

PLOT PLANS FOR WARREN COUNTY

Generally, the plot plan shall demonstrate:

1. That the proposed structure is properly located on the property and does not violate the appropriate zoning requirements, subdivision requirements or easements.
2. That the proposed structure is properly elevated so that it is:
  - A. At least 1' or more above the 100 year flood elevation of any drainage structure or drainage facility.
  - B. Above any elevation restrictions for that subdivision.
3. The area around the proposed structure is site graded so that it does not significantly affect:
  - A. Existing drainage patterns and flow.
  - B. Adjoining property and/or improvements.
4. The area around the proposed structure is site graded to conform with any drainage plan designed for that location.

WHO MAY PREPARE PLOT PLANS:

Anyone who is capable of preparing an accurate, detailed document (in manner as described on attached sheets) of proposed construction.

Plot plans shall be drawn to scale and shall include:

1. Name, address, phone number of builder.
2. Name, address, phone number of property owner.
3. Name, address, phone number of building owner if different from Item #2.
4. Subdivision name and lot number (not required when building lot is not in a recorded subdivision).
5. Lot area (give area in sq.ft. for lot areas less than 1.25 acres).
6. North Arrow, scale, name of person preparing plot plan and vicinity map. (Vicinity map not required when building lot is in recorded subdivision.) All graphical information shall be drawn to scale.

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4<sup>th</sup> Page - ENT. PIPE

APPENDIX C.1-83-17-WC

WARREN FISCAL COURT  
NO. 83-17 WC

ORDINANCE ADOPTING PLOT PLAN REGULATIONS FOR WARREN COUNTY, KENTUCKY

WHEREAS, it is the intent of Warren Fiscal Court that Plot Plans be filed in certain circumstances in Warren County, Kentucky; and

WHEREAS, Warren Fiscal Court has reviewed the Plot Plan Regulations attached hereto; and

WHEREAS, said Plot Plans as set forth in the attachment was brought on before Warren Fiscal Court at its regular meeting for a first reading on the 18 day of March, 1983; and

WHEREAS, said Plot Plan Regulations were read a second time and considered for final passage on the 25 day of March, 1983; and

WHEREAS, a Motion was made by Esquire Holland and seconded by Esquire Lewis that Plot Plans be adopted; and

WHEREAS, said Plot Plan Regulations were unanimously approved by the court;

IT IS HEREBY ORDAINED BY THE FISCAL COURT OF WARREN COUNTY, KENTUCKY that the Ordinance setting forth Plot Plan Regulations for Warren County, Kentucky is hereby approved as set forth and attached hereto.

This Ordinance is adopted pursuant to KRS 67.077 in that it was published in summary form on the 08 day of March, 1983, and was introduced and read on the 18 day of March, 1983, and given final reading on the 25 day of March, 1983; and said Ordinance will be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424 and KRS 67.077 sub-section 3.

APPROVED this the 25 day of March, 1983.

Attested:

Marie Smith  
WARREN FISCAL COURT CLERK

Ernest Brown  
WARREN COUNTY JUDGE-EXECUTIVE

Charles W. Marsden  
WARREN COUNTY COURT CLERK

Passed by a vote of 8 to 0

Sponsored by: Boris Grigori

505-A

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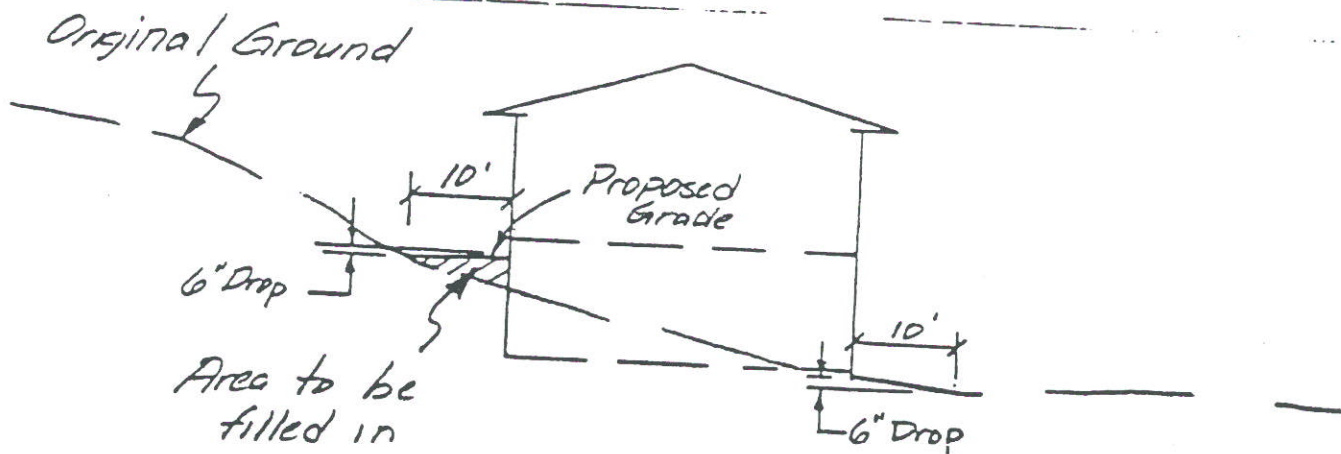
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7. Widths of front, rear and side yards. (Dimensions perpendicular (90°) to property lines.) Show only if distances are 50' or less from proposed building to property line. Distances shall be measured from furthest extension of building (over hangs, porches, footer). Minimum allowable yard widths are dependant upon the zoning and right-of-way width at that location.
8. Show property lines, property corner monuments, all easements (if within 50' of proposed structure and if on subject property).
9. Show location and dimensions of existing and proposed structures (if within 50' of proposed construction.) Show sidewalks and drives. Show existing and proposed drainage patterns and structures that would affect proposed structure.
10. Proposed and existing elevations of all finished floor levels of all buildings existing or proposed buildings within 50' of proposed construction.
11. Location and size of public utilities (recommended).
12. Show existing and proposed grade elevations at each corner of proposed structure. There must be a 6" fall in 10' in final grade from proposed structure.



13. Elevation of the edge of street pavement at extension of lot lines. (Show only if street right-of-way is within 100' of proposed structure.)
14. Location and dimensions of existing and proposed entrances. Must have state entrance permit if located on state maintained (state or federal) highway. See attached sheet for entrance requirements in county.
15. Size, length, type of existing and proposed entrance drainage structures with inlet and outlet elevations. Minimum allowable pipe size is 15" round pipe; 15" elliptical equivalent reinforced concrete pipe; 17" x 13" iron, steel, or aluminum alloy pipe arch. (The pipes must meet manufacturers specifications as to type used, for that particular application.) The minimum length of structure is 24'. If headwalls are used, the minimum length shall be as needed. No headwalls shall be higher in elevation than the edge of entrance pavement nearest the end of pipe.
16. Existing and proposed contours. Two foot contour interval minimum. Contour limits shall:
  - A) Cover at least 20,000 sq.ft. around proposed structure.
  - B) Extend at least 50' past the limits of any area to be site graded.
  - C) Contours need not be extended past property limits.
- 17) Location and description of durable bench mark to be used during construction. i.e. manhole cover, headwall, railroad spike in tree, p.k. nail on edge of pavement.
- 18) On lots with area of more than 1.25 acres and the proposed structure is for a single-family residence or accessory structure, one or more of the requirements of item 10, 11, 12, 13, 16, and 17 may be waived by the Warren County Building Inspector after he has visited the

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building site and determined the lot and location of proposed building would meet all applicable site and zoning requirements set forth in items 10, 11, 12, 13, 16 and the Zoning Ordinance/Resolution and has recorded such finding on plot plan of subject site.

Note: It is suggested that all areas adjacent to flood prone areas, streams, rivers, tributaries, detention basins and drainage easements obtain the services of a Registered Professional Engineer to establish an elevation for the finish floor elevation above the 100 year flood plain.

#### EXCEPTIONS FOR BUILDING PERMIT PLOT PLANS

The following structures meeting the minimum requirements listed shall not require building permit plot plans.

1. Any barn, shed, garage or other accessory structure for agriculture uses and not for commercial uses as required by KRS 100.203(4).

KRS 100.203(4) READS:

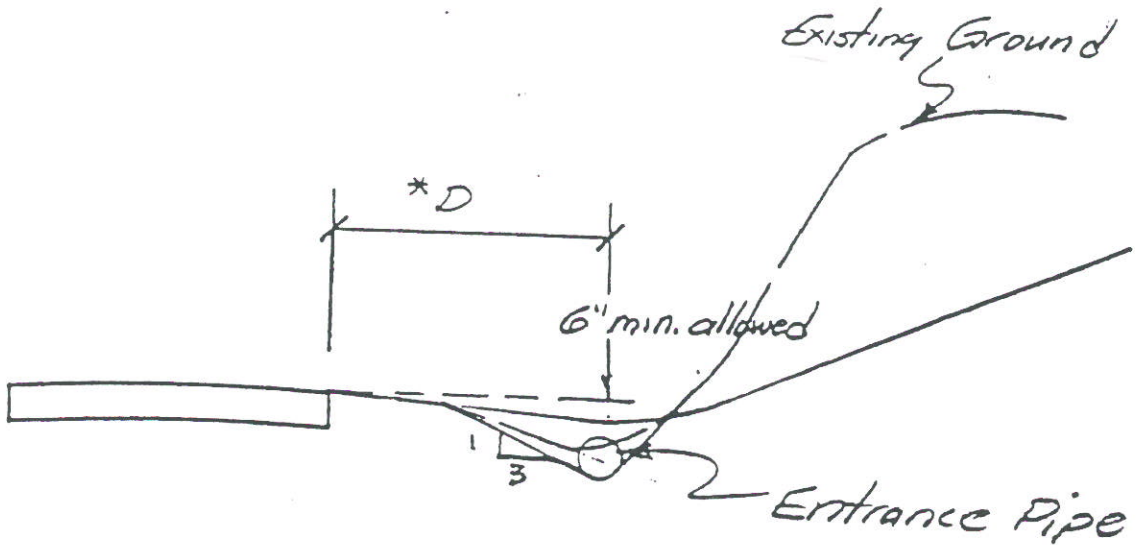
- (4) Text provisions to the effect that land which is used solely for agricultural, farming, dairying, stockraising, or similar purposes shall have no regulations imposed as to building permits, certificates of occupancy, height, yard, location or courts requirements for agricultural buildings, including and limited to one (1) mobile home used as a dwelling except that:

- (a) Setback lines may be required for the protection of existing and proposed streets and highways, and;
- (b) That all buildings or structures in a designated floodway or flood plain or which tend to increase flood heights or obstruct the flow of flood waters may be fully regulated.

2. Public utilities operating under the jurisdiction of:
  - a) The Energy Regulatory Commission and Utility Regulatory Commission or;
  - b) The Bureau of Vehicle Regulation or;
  - c) Federal Power Commission or;
  - d) Railroadsshall be exempt (provided they are located outside a designated or 100 year flood plain) for the location or relocation of any of their service facilities other than:
  - a) Office space, garage space and warehouse space when such space is incidental to service facility.
3. Any building with the total floor area of 100 sq.ft. or less. (Note: It shall be the property owners responsibility to insure that the building does not violate setback requirements for that area.)
4. Publically owned buildings that are not located in a 100 year flood plain are exempt.

# WARREN COUNTY ENTRANCES

## PROFILE



\*D - DISTANCE FROM EDGE OF PAVEMENT TO CENTERLINE OF DITCH.

<u>D<sub>min.</sub></u>	<u>ROAD</u>
9'	SUBDIVISION STREET
7'	SUBDIVISION STREET (CUL-DE-SAC)
6'	COUNTY ROAD

The distance D shown above is the minimum distance allowable with the application of a 15" pipe. The distance D will be greater for larger diameter pipes.

~ DRAFT ~

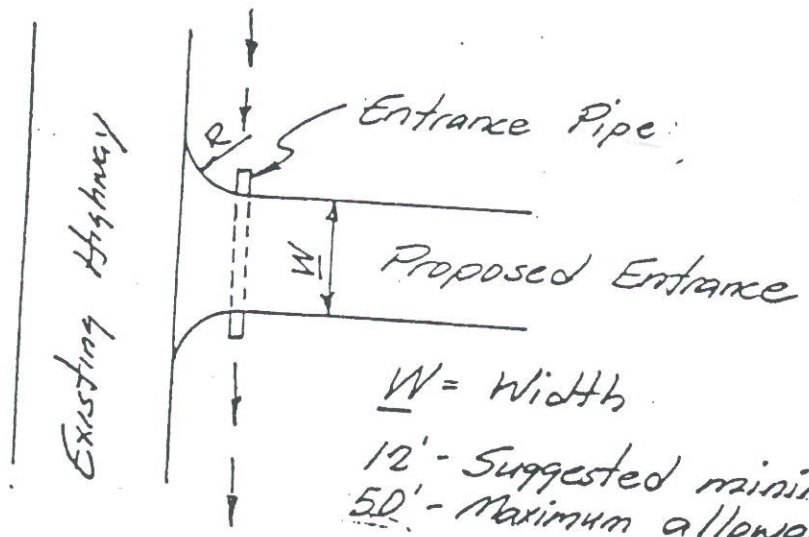


PLAN VIEW

R = RADIUS

15' - minimum

25' - desirable

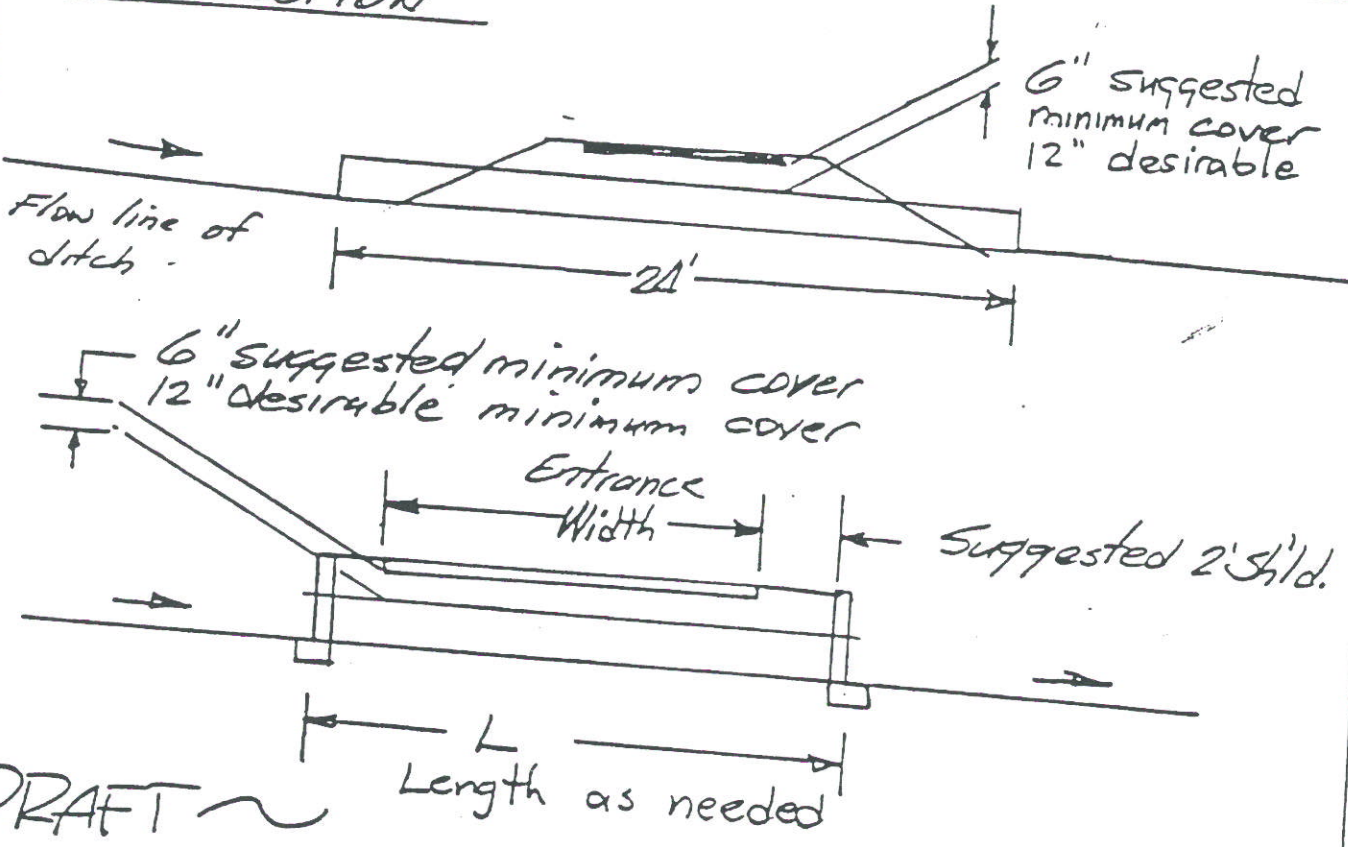


W = Width

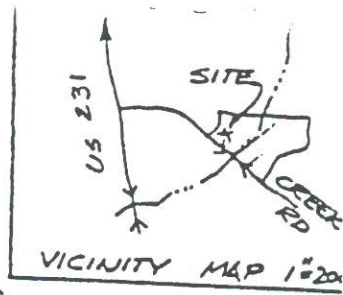
12' - Suggested minimum

50' - Maximum allowable

CROSS SECTION



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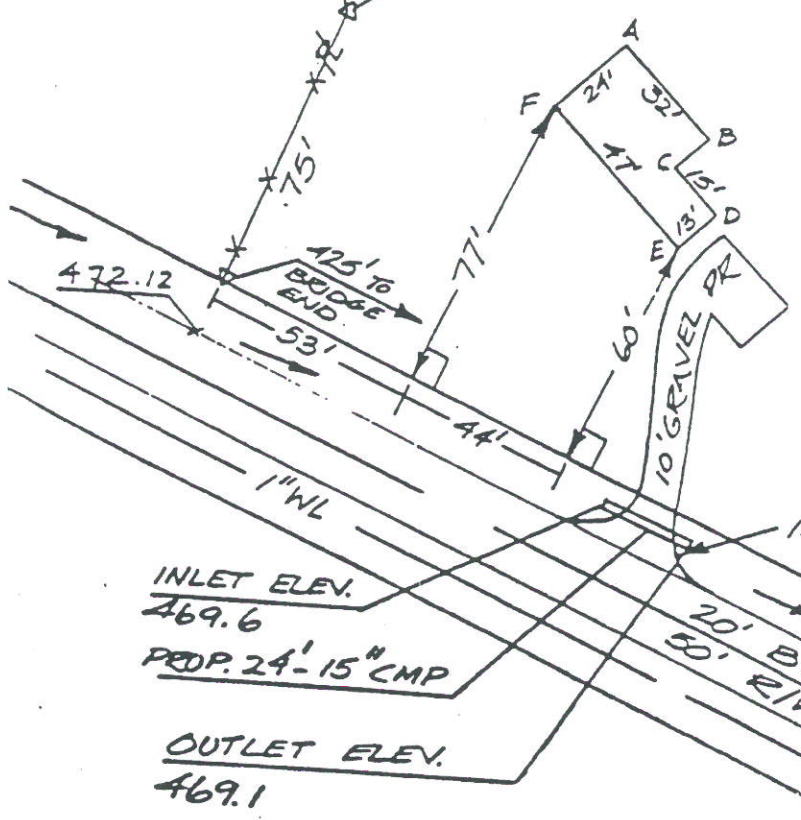


ELEVATIONS		
	EXIST.	PROP.
A	471.2	470.8
B	470.6	470.8
C	470.0	470.8
D	470.5	470.8
E	470.9	470.8
F	472.5	470.8

AREA = 56 AC.

(USC # 63 DATUM)  
 BM 472.36  
 TOP OF IRON PIPE

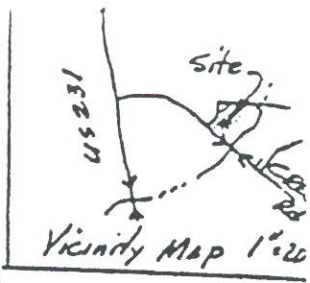
SCALE 1" = 50'



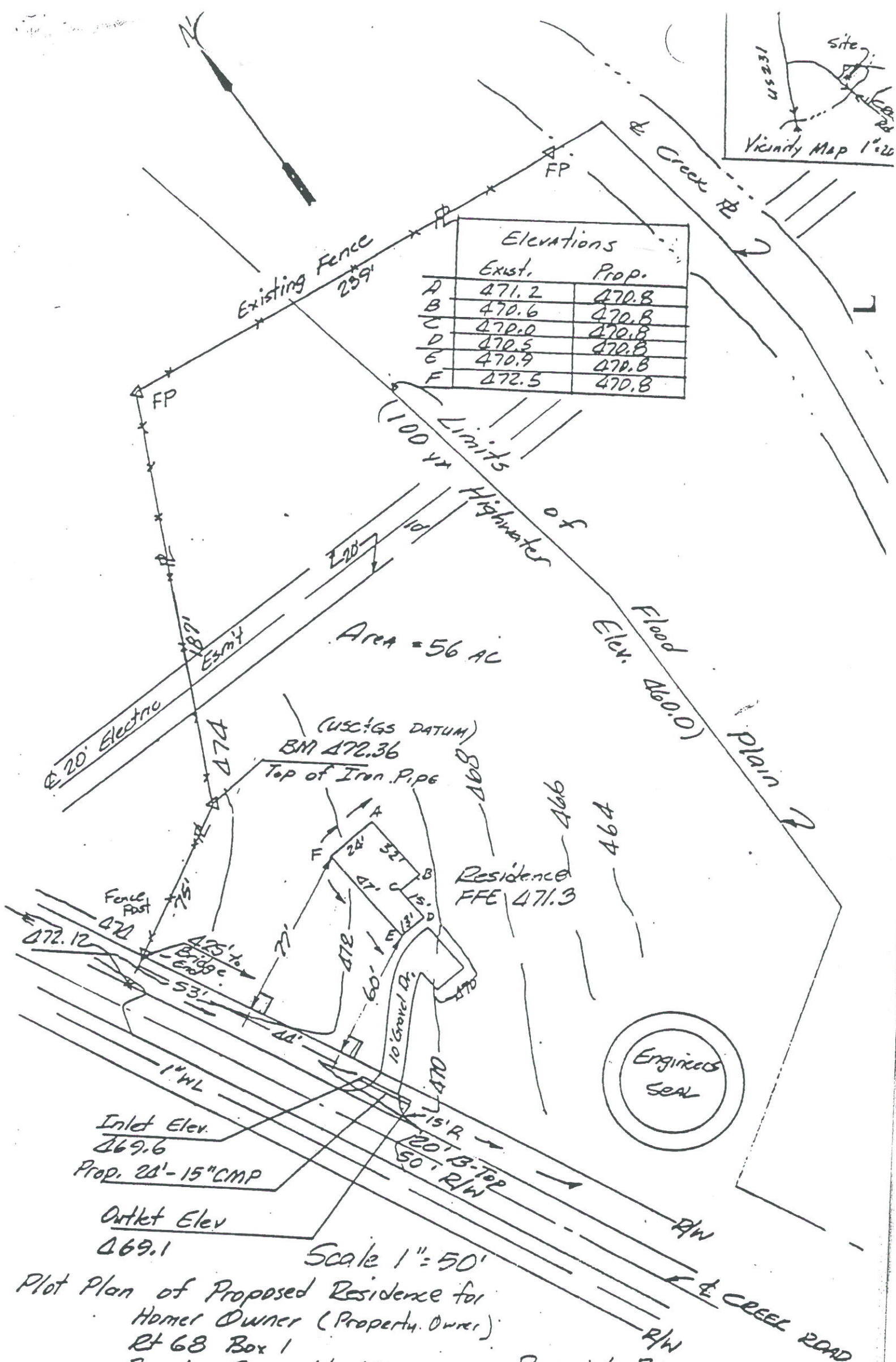
INLET ELEV.  
 469.6  
 PROP. 24' - 15" CMP  
 OUTLET ELEV.  
 469.1

CLIENT: WE BUILDER  
 20067 DEVELOPMENT DR  
 BOWLING GREEN, KY

LOT PLAN OF PROPOSED RESIDENCE FOR  
 HOMER OWNER (PROPERTY OWNER)  
 RT 68 BOX 1  
 BOWLING GREEN, KY 42101  
 502-555-0000



Elevations		
	Exst.	Prop.
A	471.2	470.8
B	470.6	470.8
C	470.0	470.8
D	470.5	470.8
E	470.9	470.8
F	472.5	470.8



Plot Plan of Proposed Residence for  
Homer Owner (Property Owner)  
Rt 68 Box 1  
Bowling Green, Ky 42101  
502-555-0000

Builder: WE BUILDER  
20067 DEVELOPEMENT DR  
BOWLING GREEN KY 42101

Prepared By:  
WE Engineer AND LAND SURVEY  
20068 DEVELOPEMENT DR.  
BOWLING GREEN, KENTUCKY  
42101