

CITY OF HIGHLAND HEIGHTS, KENTUCKY

ORDINANCE NO. 03-2004

AN ORDINANCE AMENDING ORDINANCE 26-94
REQUIRING A FIELD SURVEY BY A REGISTERED
PROFESSIONAL LAND SURVEYOR/ENGINEER
PRIOR TO POURING THE FOOTINGS DURING
THE CONSTRUCTION OF ANY DWELLING,
BUILDING OR BUILDING ADDITION.

BE IT ORDAINED BY THE CITY OF HIGHLAND HEIGHTS, KENTUCKY AS
FOLLOWS:

SECTION I

That immediately prior to the pouring of the footings for the foundation of any dwelling, building or building addition, including decks, swimming pools and fences the builder shall have performed a field survey by a registered professional land surveyor/engineer that clearly ~~marking~~ marks with surveyor stakes the precise location of the planned dwelling, building or building addition and a prepared site plan indicating ~~said~~ the field work submitted to the zoning administrator.

SECTION II

No construction on the planned dwelling or building or building additions shall begin until the zoning administrator or the building inspector ~~have~~ has verified that the filed survey required pursuant to this ordinance has been performed and that the proposed dwelling, building or building addition is in compliance with all city ordinances.

SECTION III

No work shall be performed in placing the dwelling, building or building addition in its final resting place until the filed survey with accompanying surveyor stakes had been completed and inspected by the building inspector and zoning administrator.

SECTION IV

If the building inspector or zoning administrator in their sole discretion determine that this ordinance has not been complied with or is not being complied with; then a stop work order shall issue immediately preventing any work from being conducted on the premises.

SECTION V

The building inspector and/or zoning administrator shall at their sole discretion require a filed

survey to be performed at any time during construction to verify lot lines, building locations, and/or building set back distances.

SECTION VI

This ordinance is to be consistent with and in addition to the Kentucky Building Code and nothing herein is meant to supplant any requirements of said code.

SECTION VII

Any surveys required by this ordinance shall be at the sole expense of the builder and/or owner.

SECTION VIII

If there is physical evidence of the property corners and/or property lines that clearly defines the limits of the property-the building inspector or zoning administrator may waive the requirements for a new survey and allow a site plan to be prepared using the existing defined limits. Evidence can include survey markers, curb notches, monuments, railroad spikes, iron pins, trees and fences without supporting survey by previous survey drawings (trees and fences without supporting survey documents are not acceptable as proof of location). The submitted site plan shall accurately show the property lines, existing buildings and construction to scale.

Section IX

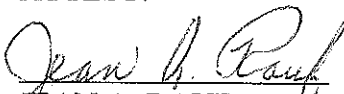
This Ordinance shall be signed by the Mayor, attested by the City Clerk/Treasurer, recorded and published. Same shall be in effect at the earliest time provided by law.

First reading this 20 day of April, 2004.

Passed on second reading this 4th day of May 2004.


MAYOR CHARLES ROETTOER, III

ATTEST:


JEAN A. RAUF
CITY CLERK/TREASURER
Ord04.03