



**Franklin County
PLANNING & BUILDING CODES
DEPARTMENT
315 West Main Street Room 305
Frankfort, KY 40601
Phone: (502) 875-8701
Fax: (502) 875-8755
www.franklincounty.ky.gov**

OFFICE USE ONLY

Received: _________
 Payment Amt: _____
 Receipt #: _____
 Meeting: _____

APPLICATION FOR MINOR SUBDIVISION PLAT

MEETING DATE: _____ FILING DEADLINE: _____

The undersigned owner (s) of the following described property hereby request(s) the consideration of approval of a Minor Subdivision Plat, as specified below:

GENERAL INFORMATION

1. Applicant: _____
2. Mailing Address: _____

3. Phone Number:
 Home: _____ Work: _____
4. Name of Surveyor or Engineer: _____
 Registration Number: _____
 Engineering Firm: _____
 Address of Firm: _____
 Phone Number: _____

SITE INFORMATION

5. General Location of Property: _____

6. Street Address: _____
7. Type of Subdivision:
 Minor Subdivision (5 or less lots): _____
 Consolidation of 2 or more lots: _____
 Lot Split (1 Lot into 2 or more lots): _____

ZONING INFORMATION

8. Zoning of Property: _____
9. Existing Use of Property: _____
10. Proposed Use of Property: _____
11. Size of Property: Acres: _____ Sq. Ft. _____
12. Number of Lots: _____
13. Average Square Foot of Each Lot: _____
-

SUPPORTING INFORMATION:

The following items must be attached to the application as supporting information to this request:

A. Four (4) original copies of the Minor Subdivision Plat (18"x24") plus two (2) 11" X 17" copies, with all requirements listed under Article 3 of the Franklin County Subdivision Regulations. A checklist for the requirements for minor subdivision plats is attached for reference in completing this plat. Also attached are the certifications that must be placed on the final plat. Each of these certifications must be signed, with original signatures on all copies. A copy of the Frankfort/Franklin County Subdivision Regulations is available from this office.

B. Filing Fee \$60 (for lot line adjustment only) \$100.00 (for new lots created) (Checks should be made payable to the Frankfort/Franklin County Planning Commission.) *Note: Any fees incurred with the County's Engineering consultant for plan review, inspections, etc. will be forwarded to the applicant for payment.*

Date	Signature of Property Owner

Note: One (1) copy of this form and the Supporting Information, Items A and B, must be filed with the Frankfort/Franklin County Planning Commission at the Franklin County, Department of Planning and Building Codes by 1:00 p.m. on the deadline date.

FOR OFFICE USE ONLY

DATE FILED: _____

FEE PAID: _____ RECEIPT #: _____

DATE OF NOTICE IN NEWSPAPER: _____

DATE OF NOTICE TO ADJOINING PROPERTY OWNERS: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION:

APPROVAL: _____ DENIAL: _____

MINUTE BOOK: _____ PAGE #: _____

CERTIFICATE OF LAND USE RESTRICTIONS FILED IN THE COUNTY CLERK'S
OFFICE ON: _____.

DATE

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

Date	Signature of Owner
------	--------------------

CERTIFICATION OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Frankfort/Franklin County Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the County Engineer or the City Engineer.

Date	Registered Engineer or Surveyor
	Registration Number
	Name of Engineering or Surveying Firm

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Frankfort and Franklin County, Kentucky, with the exception of such variances, if any, as are noted in the minutes of the Frankfort/Franklin County Planning Commission and that it has been approved for recording in the office of the County Clerk.

Date	Chairman, Frankfort/Franklin County Planning Commission or designee
------	------------------------------------------------------------------------

If property will be on a Septic System or Private Treatment Plant, use the following certification.

CERTIFICATION OF APPROVAL FOR SEWAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWAGE TREATMENT PROPOSED FOR INSTALLATION ON THIS PROPERTY FULLY MEETS THE REQUIREMENTS OF THE KENTUCKY CABINET OF HUMAN RESOURCE AND IS HEREBY APPROVED

Date	Authorized Health Official
------	----------------------------

If property will be attaching to the City of Frankfort's Sewer System, use one of the two, following certifications, whichever applies.

Certification of Sanitary Sewers When Sewers are Existing and Adjacent
The Frankfort Sewer Department hereby certifies that the property (properties) created by this action can be served by a public sewer by access across public right of way or dedicated easement and without otherwise crossing private property. We further certify that all easements or rights of ways noted on this plat/plan are acceptable to the Frankfort Sewer Department and based on the information provided to us, meet the property rights requirements of the Frankfort Sewer Department. This action does not release any property right not specifically noted.

ACCEPTANCE OF EASEMENT RESTRICTIONS

The area indicated on the site plan by dashed lines and marked utility easements are hereby reserved for use by the City of Frankfort and Frankfort Plant Board facilities, for the purpose of providing utility services which include but not limited to: 1. Construct, maintain, operate, replace or rebuild pole lines, pipelines, and/or underground lines; 2. Right of ingress and egress over all lots to and from indicated easements; 3. Right to trim or remove any trees, shrubs, or undergrowth necessary to maintain proper service, and 4. Right to keep said easements free of any structures or obstacles that may create a hazard, or prevent use of the easement for its intended purpose, or to limit or hinder access through, over, and along easement, to the said service of poles, cables, transformers, enclosures or lines. It is understood that as part of the easement stipulation that owners, their heirs, or assigns hereby agree that no excavation will be attempted within five (5) feet of any buried facilities installed within the easement herein defined. Buried facilities shall be located prior to excavation by calling BUD 1-800-752-6007. Property owners who place, construct, build or install structures, trees, fences, landscaping or any other item within the easement, may be subject to charges relating to the use shall not interfere with the right and privileges herein reserved.

Date

Owner