

Subdivision Plan Review

Individual On-site Wastewater Disposal System availability review

Subdivision: Any land divided into ten (10) or more lots, tracts, sites or parcels for the purpose of residential development. Local ordinances may reduce the minimum below ten (10) lots.

Preliminary Information:

Developer Name: _____ Telephone: _____ Date: _____

Developer Address: _____ City: _____ State: _____ Zip Code: _____

Engineer Name: _____ Telephone: _____

Engineer Address: _____ City: _____ State: _____ Zip Code: _____

Subdivision Name: _____ # of proposed lots: _____ County: _____

Water Supply: Public: Name: _____ Private: Individual Wells

Location of Nearest Centralized Wastewater Treatment System to Proposed Development

Name: _____ Distance to development: _____ Miles

Documentation Required (PDFs or hard copies accepted):

- Preliminary Plat:
 - Lot numbers (sequential and must match the total number of lots – i.e. 1-35 for 35 lots)
 - Lot lines, Lot dimensions and total area
 - Contours with consistent elevation numbering
 - Street names, easements, proposed or existing drainways
 - Known bodies of water, flood areas or wetlands (a wetland delineation may be requested)
 - Property Covenants (if applicable)
 - Phases (if applicable)
 - Stamped by Engineer or Surveyor (must be provided prior to approval of subdivision)
- Directions/Vicinity Map for proposed area of development.
- Confirmation of Water Supply (Public Water only)
- Names of adjacent property owners and locations abutting proposed development.
- Written statement of intentions of any remaining land owned but not part of preliminary plat (if applicable)
- Feasibility Study (for developments that are 35 or more lots and additional phases of developments by same owner)
 - NOTE: may be requested for developments of less than 35 lots on a case-by-case basis
- Wetland Delineation (for developments exhibiting signs of wetlands within the property)

Property must be accessible (grass mowed, available area to park, see contours standing on lot) at time of evaluation. Development should have lot corners marked and lot numbers available on the property. No lots are to be sold or have construction start on prior to evaluation. No portion of lots of proposed development will be waived from evaluation. All lots are reviewed for general suitability of on-site wastewater treatment and disposal for a single residence per lot. Any existing portion of a subdivision will be reviewed to determine feasibility of on-site wastewater treatment and disposal for the development as a whole.

Subdivision Fee: **\$325 + \$6.50/lot** (for new phases of an existing subdivision, all existing lots will be included on this fee)

This plan review will be voided if the developer alters the plat without notifying the Department first. The Department must determine if the alteration(s) are cosmetic or require a new plan review. Plats with severe restrictions including wells, bodies of water, or wetlands may be less likely to be acceptable after cosmetic modifications if lots are of smaller size.

By signing this form or typing my name below, I acknowledge that I understand that any falsification of documentation submitted for review or violation of regulations is punishable by **Mississippi Code of 1972, Annotated Sections, 41-3-59, 41-67-28, 97-7-10, 97-9-59 and 97-6-61.**

Signature: _____ Date: _____