

**SENATOBIA, MISSISSIPPI
PRELIMINARY PLAT APPLICATION FOR SUBDIVISION**

1st Submission _____ 2nd Submission _____ Fee _____

SUBDIVISION NAME: _____

PROPOSED NO. OF LOTS: _____ SUBDIVISION ACREAGE: _____

PHYSICAL ADDRESS OF SITE: _____

TAX PARCEL ID #: _____

ZONING OF PROPERTY: _____

APPLICANT'S NAME: _____

APPLICANT'S ADDRESS: _____

APPLICANT'S PHONE: () _____ EMAIL: _____

OWNER OF PROPERTY: _____

SUBMITTED BY: _____

ENGINEER: _____ PHONE: () _____

Owner Signature

Date

Applicant Signature, if different from Owner

Date

Checklist of materials required to be submitted follow on next page. Checklist should be included with submittal with items checked.

SENATOBIA, MISSISSIPPI
PRELIMINARY PLAT FOR SUBDIVISION CHECKLIST
(TO BE SUBMITTED WITH APPLICATION FORM)

- _____ Preliminary plat, showing information as required by Article V, Section 1 of City Subdivision Regulations.
- _____ Typical cross-sections of all street improvements with curb, gutter, and sidewalks. Centerline profiles of approximate street grades, may be required by the staff, if deemed advisable.
- _____ The size and location of all utilities on or adjacent to the tract to be subdivided, including pipelines and power transmission lines.
- _____ Preliminary construction plans showing proposed utilities and the proposed source and adequacy for provision of water and sewer.
- _____ Proposed topography and grading plan, in addition to grading and drainage information, including preliminary proposals for on-site detention of storm water, if necessary, in accordance with City storm water drainage policy.
- _____ Traffic control signs and striping layouts as described in Article VII, Section 1 of City Subdivision Regulations.
- _____ Any required documentation from the Mississippi Department of Environmental Quality (DEQ) regarding storm water drainage as discussed further in Article VII, Section 1 of City Subdivision Regulations.
- _____ An erosion and sediment control plan as described in Article VII, Section 1 of City Subdivision Regulations.
- _____ Proposed street lighting plan.
- _____ An existing tree survey of all major tree growth defined as trees greater than six (6) inches in diameter at four (4) feet above the ground. The survey shall include the species of the tree and the size in diameter measured four (4) feet above the ground.
- _____ Required/proposed landscape buffering on side and rear property lines (shown on the plan graphically and in cross section).
- _____ Proposed landscape plan noting individual trees from the tree survey that are proposed to be removed and those that are to be preserved on site. The plan shall detail the size and type of all proposed landscaping inside and outside of the required buffers. Proposed landscaping shall include the required number of trees based on the replacement ratio in Article VI, Section 11 of City Subdivision Regulations.
- _____ Existing and proposed covenants and restrictions. Any documentation establishing a Property Owners Association.
- _____ Any other information that may be necessary for the full and proper consideration of the proposed PUD or subdivision if such material is deemed reasonable and essential to the consideration of the project. Such material may include, but not be limited to, studies of traffic generation, drainage, sewer and public utilities, marketing and economic feasibility analyses and other issues that may be pertinent to the site and surrounding area.