

Case Number: _____
(For City of Senatobia Use Only)

**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.

Preliminary Plat Review

City of Senatobia

Name of Project: _____

Article V, Section 1e - Information Required on Preliminary Plat

1. _____ Vicinity map, a drawing of the proposed site that shall locate streets and highways, railroads, schools, parks and other community facilities, section lines, tract lines, existing subdivisions and other significant features within one-half (1/2) mile of the proposed PUD.
2. _____ North arrow and scale (graphically and numerically).
3. _____ Date of the survey and date of proposed PUD outline plan.
4. _____ Proposed PUD or subdivision name.
5. _____ Exact boundary lines of the tract indicated by a heavy line or other acceptable control traverse, giving dimensions to the nearest one-tenth foot, and angles to the nearest minute, which shall be balanced and closed with an error of closure not to exceed one to 5,000.
6. _____ Tie in dimension and distance from property corner to nearest existing street(s) and to section corner.
7. _____ Names and address of the owners of the property, including the names of the existing mortgages, the Developer or Subdivider, and the engineer platting the tract
8. _____ The location of the tract by legal description giving total acreage.
9. _____ Source of title, giving deed record book and page number.
10. _____ Preliminary engineering certificate.
11. _____ Any city and county political lines, section lines, or other significant information to locate the particular parcel of land.
12. _____ Existing zoning districts of subject property and surrounding properties.
13. _____ Required dimension and location of all setback lines.
14. _____ Adjoining subdivisions by name, section and lot number, and zoning designation, with plat book, page references; and the names of owners, parcel acreage and instrument number for all abutting un-subdivided tracts (across the street is construed to mean abutting).
15. _____ Existing and platted streets abutting the proposed subdivision, showing the rights-of-way from centerline. Street center lines showing angles of deflection angles of intersection, radii, length of tangents and arcs, degree of curvature, and all required curve data.
16. _____ The locations of existing streets on the parcel, with both the existing and proposed rights-of-way from centerline. Street center lines showing angles of deflection, angles of intersection, radii, length of tangents and arcs, degree of curvature, and all required curve data.
17. _____ Lot and block numbers, and lot lines with dimensions to the nearest one-tenth foot, necessary internal angles, arcs and chords and radii of rounded corners.
18. _____ Every lot shall be shown in its entirety on one sheet or another -- no lots split across pages as the only portrayal of the lot.
19. _____ The right-of-way, pavement widths, and names of all proposed streets.
20. _____ Any other existing and proposed right-of-way, sidewalks, or easements showing locations, widths, and designated purposes.

21. _____ Existing topography showing contour intervals, to sea level datum, of not more than two feet when the slope is less than four percent, and not more than five feet when the slope is greater than four percent, referenced to a United States Geological Survey or Coast and Geodetic Survey benchmark or monument.
22. _____ Natural features within and immediately surrounding the proposed subdivision, including drainage channels, bodies of water, wooded areas, and other significant features. On all watercourses leaving the tract, the direction of flow shall be indicated; and for all watercourses entering the tract, the drainage area above the point of entry shall be noted.
23. _____ A note reporting the status of the land in the proposed subdivision related to the FEMA FIRM Maps (located in Zone X, A, AE, FW, etc.) with the Map number and date.
24. _____ If the land is located in a designated floodplain area shown as FEMA Floodway and Flood Plain, boundaries as shown on current FEMA maps shall be clearly shown and identified including the Base Flood Elevation (BFE). Or, if any portion of the land of the proposed subdivision is subject to inundation by storm drainage or overflow or ponding of local storm water; the extent of the land so affected shall be clearly shown and identified.
25. _____ Accurate outlines and descriptions of any areas to be dedicated or reserved for public use or acquisition, such as proposed parks, playgrounds, open space, or school sites, with the purposes indicated thereon; and of any areas to be reserved by deed covenant for common use by all the property owners.

Article V, Section 1(f) - Plans or Documents Accompanying the Preliminary Plat

1. _____ Typical cross sections of all street improvements with curb, gutter, and sidewalks. Centerline profiles of approximate street grades, derived from office computations, may be required by the staff if deemed advisable.
2. _____ Size and location of all utilities on or adjacent to the tract to be subdivided, including pipe lines, and power transmission lines should be noted.
3. _____ Preliminary construction plans showing proposed utilities and the proposed source and adequacy for provision of water and sewer.
4. _____ 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.
5. _____ Traffic control signs and striping layouts as described in Article VII, Section 1.
6. _____ Any required documentation from the Mississippi Department of Environmental Quality (MDEQ) regarding storm water drainage as discussed further in Article VII, Section 1.
7. _____ An erosion and sediment control plan as described in Article VII, Section 1.
8. _____ An erosion and sediment control plan as described in Article VII, Section 1.
9. _____ 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. They survey shall include the species of the tree and the size in diameter measured four (4) above the ground.
10. _____ Required/proposed landscape buffering on side and rear property lines (shown on the plan graphically and in cross section).
11. _____ 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.
12. _____ Existing and proposed covenants and restrictions. Any documentation establishing a Property Owners Association.

13. _____ Any other information that may be necessary for the full and proposer 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.