



Outline for New Developments

Preliminary Plat Review

- BCSS needs to review the sewer system on preliminary plats of residential subdivisions and RV parks. We request that you provide us with a full set of construction plans and pay the total review fee at our office at that time.
- Upon payment of review fee, the preliminary plat is forwarded by BCSS to designated engineer for review.
- Review fee = \$50.00* per lot
- Once our designated engineer reviews the preliminary plat, he/ she will send BCSS either a letter with suggested changes to the plat or an approval letter, which will be provided to you.

Final Requirements

Before BCSS signs a final plat and/ or takes over ownership and maintenance of a new development's sewer system, we need the following items:

- Impact fees paid (before signing a final subdivision plat, if applicable)
- Impact fee = \$1,500.00* per lot
- Bill of Sale & Easement
- Professional Engineering Certification
- Final inspection letter from designated engineer
- 2 paper and a digital set of As-Built drawings
- Force main system: Successful Pressure Test Confirmation (usually completed by contractor)
- Gravity main system: Video of lines approved by BCSS Operations Manager

*A franchise fee is added in municipalities with franchise agreements with BCSS. You can confirm franchise and tax areas with BCSS.

This includes the city/ town limits of Spanish Fort, Elberta, Summerdale, parts of Loxley, which is 3% on all fees.

In addition, 3% should be added in the city limits of Gulf Shores and 1.5% in the police jurisdiction of Gulf Shores.