



## **Outline for New Development**

### **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 to BCSS Operations Manager for review.
- Review fee = \$50.00\* per lot
- Once BCSS Operations Manager reviews the preliminary plat, he/ she will send either a letter with suggested changes to the plat or an approval letter.

### **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 (original documents)
- Maintenance Bond (original documents)
- Guarantee (original document)
- Lien Waiver (original documents)
- Professional Engineering Certification (original documents)
- 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
- Email: [angela@baldwincountysewer](mailto:angela@baldwincountysewer) to schedule the final inspection
- Final inspection approval letter from 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.*

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**Note:** BCSS does not install sewer main infrastructure in developments. We can usually provide and install a lift station if applicable. Contact us for a lift station quote as needed. A lift station can be ordered once it is paid in full, and oftentimes delivery to BCSS takes several weeks.