



STAFF REPORT

CASE # 20-029

<u>Subject Matter:</u>	Conditional Use Application – Secondary Detached Dwelling Unit
<u>Subject Property:</u>	2015 Guest Drive, Lot 4 Brenmar Place
<u>Planning Commission:</u>	September 28, 2020
<u>Public Hearing:</u>	October 19, 2020
<u>Zoning District:</u>	RR (Rural Neighborhood Residential)
<u>Ward:</u>	1- Corley

Overview:

Consideration of an application for Conditional Use Permit request for Edward Kemp for 2015 Guest Drive (Lot 4 Brenmar Place).

The applicant is requesting approval to construct a secondary detached dwelling unit on the property.

4.4.2.7 Secondary Attached/Detached Dwelling Unit:

Please see below for the responses pertaining to the requirements for a secondary detached dwelling unit. Please see the applicants written statement and exhibits in the application for additional information concerning the request (attached).

i. Definition: An attached or detached dwelling unit created on a lot with a principle dwelling unit. The secondary dwelling unit is created auxiliary to, and is smaller than, the main dwelling. Secondary dwelling units can be created in a variety of ways, including conversion of a portion of an existing house, addition to an existing house, or the construction of an entirely new building. Secondary dwelling units shall not be utilized for short term rentals or for transient lodgings (See Bed and Breakfast). Examples of secondary dwelling units are: granny flats, in-law units/suites, etc.

Response: The proposed secondary detached dwelling unit will be located on the same lot as the principle dwelling unit and will be smaller than the main dwelling. It will be utilized as a mother-in-law suite.

ii. Districts permitted: Conditional Use in RR, R-12, VMU, PUD, TND

Response: The property is zoned RR (see 'Zoning Map').

iii. Parking: One space per unit.

Application # 20-029
Date Received: September 14, 2020
Subject Property: 2015 Guest Drive
Applicant: Edward Kemp

Response: A carport will be constructed attached to the mother-in-laws suite to provide a minimum of one parking space for the detached dwelling unit.

iv. Loading: This use has no loading requirements

v. Additional Standards:

- *The principle single-family dwelling must be owner occupied and not a rented or leased dwelling unit. If, at any time, the principle dwelling is not owner-occupied, then the secondary attached/detached structure shall not be occupied as a secondary dwelling unit.*

Response: The principle single-family dwelling will be owned by the applicant and will not rented.

- *Secondary attached/detached dwellings shall be an extension of the principle single-family dwelling and shall only be occupied by the same single-family unit.*

Response: The proposed detached dwelling unit will be occupied by the applicant's mother-in-law.

- *Secondary detached dwellings shall only be permitted on lots with a (1) acre minimum.*

Response: The property is 6.67 acres.

- *Secondary attached dwellings shall only be permitted on lots with a one-half (1/2) acre minimum.*

Response: N/A. The dwelling unit will be detached.

- *The setback/minimum yard requirements for the secondary detached dwelling shall be the same as the principle dwelling.*

Response: The secondary detached dwelling will meet the setback requirements for structures located in the RR district. It will be located over 100 feet from the side property line and 276' from the front property line (see site plan).

- *Secondary attached/detached dwellings shall not have separate street addresses from the principle dwelling.*

Response: The secondary detached dwelling will not have a separate address from the principle dwelling unit.

- *Secondary attached/detached dwellings shall utilize the same driveway as the principle dwelling.*

Response: The secondary detached dwelling will utilize the same driveway as the principle dwelling.

Application # 20-029
Date Received: September 14, 2020
Subject Property: 2015 Guest Drive
Applicant: Edward Kemp

- *Secondary attached/detached dwellings shall be architecturally compatible with the principle dwelling.*

Response: The secondary detached dwelling will be constructed to match the main dwelling.

- *Secondary attached/detached dwellings shall be limited to 30% of the total square footage of the heated/cooled space of the principle dwelling.*

Response: The heated/cooled area of the secondary detached dwelling unit will be 733 sf. The principle dwelling unit has 2,939 sf of heated/cooled space. The secondary detached dwelling unit will be under 25% of the principle dwelling which is below the allowable sf requirement.

- *Secondary attached/detached dwellings shall be limited to one per principle dwelling.*

Response: The applicant is only proposing one secondary detached dwelling unit.

- *Secondary detached dwellings shall be a min. of 10 feet from the principle dwelling or other accessory structures.*

Response: The secondary detached dwelling will be located more than 10' from the principle dwelling (see site plan).

Section 9.7 Conditional Uses

Please see below for the responses pertaining to the requirements for the granting of a conditional use permit. Please see the applicants written statement and exhibits in the application for additional information concerning the request (attached).

9.7.2 Requirements for granting a conditional use or conditional use permit:

The Mayor and Board of Aldermen shall not grant a conditional use unless satisfactory provision and arrangement has been made concerning all of the following:

- Ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.*

Response: Single driveway. No more traffic than normally expected in a residential area.

- Off-street parking and loading areas.*

Response: Driveway and parking areas are more than adequate to accommodate parking for the main house as well as parking for the secondary detached dwelling unit.

- Refuse and service areas.*

Application # 20-029
Date Received: September 14, 2020
Subject Property: 2015 Guest Drive
Applicant: Edward Kemp

Response: No refuse or service area is needed or requested for this use.

d. Utilities, with reference to locations, availability, and compatibility.

Response: Utility connections are available and utilities will be installed during construction of the main dwelling.

e. Screening and buffering with reference to type, dimensions, and character.

Response: No screening will be necessary for this use. The majority of the lot is wooded.

f. Required yards and other open space.

Response: The structure/use complies with the RR zoning district requirements as well as the requirements for a detached secondary dwelling unit.

g. General compatibility with adjacent properties and other property in the district.

Response: All of the surrounding properties are zoned RR Rural Residential. This use will be compatible with the surrounding properties. The proposed secondary detached dwelling unit will be constructed to match the existing home and will be used as a dwelling for the applicants mother-in-law.

h. Any other provisions deemed applicable by the Mayor and Board of Aldermen.

Planning Commission Recommendation:

Staff Recommendation:

Adjoining Property Owners Notified:

PPIN	Name	Address	City	State	Zip
31762	Joe Ellingburg	700 Brenmar St	Brandon	MS	39042
31763	Paul & Nancy Crocker	702 Brenmar St	Brandon	MS	39042
31479	Cynthia Davis	704 Brenmar St	Brandon	MS	39042
Lot 1	Jonathan & Tiffany Fletcher	937 Timberton Dr	Pearl	MS	39208
Lot 2	Ashleigh & Raymond Nickelberry	458 Luckney Road	Brandon	MS	39042
Lot 3	Michael & Karen Nelms	306 Overlook Dr	Brandon	MS	39042

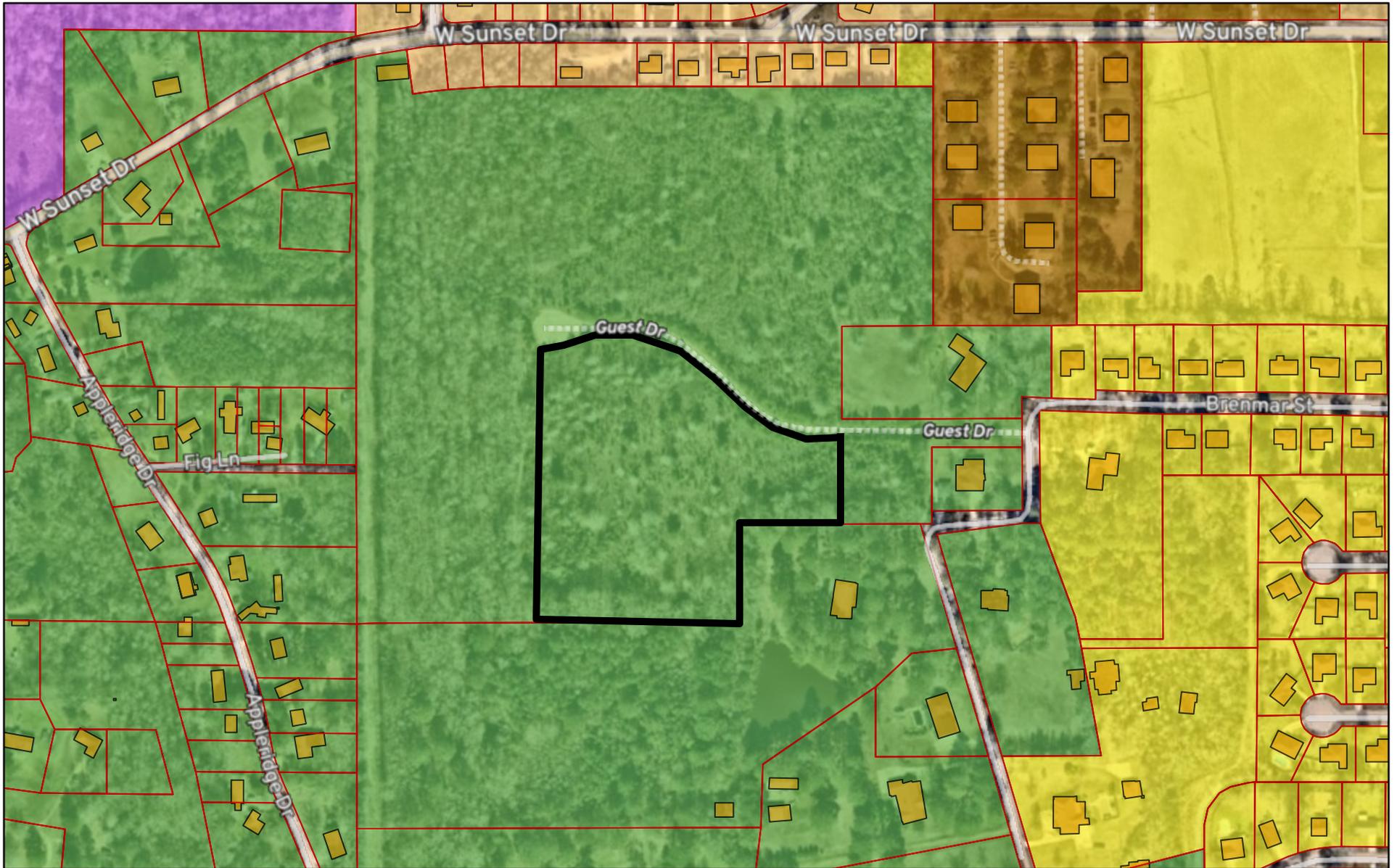
Notice Filed in Paper: September 30, 2020

Report Prepared By: Matthew Dodd, Community Development Director

Exhibits:

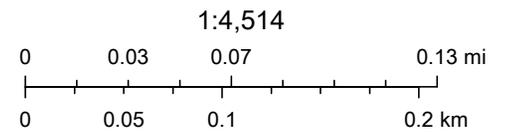
- A) Location and Zoning Map
- B) Adjacent Owners Map
- C) Conditional Use Application

Zoning Map



9/24/2020, 1:53:51 PM

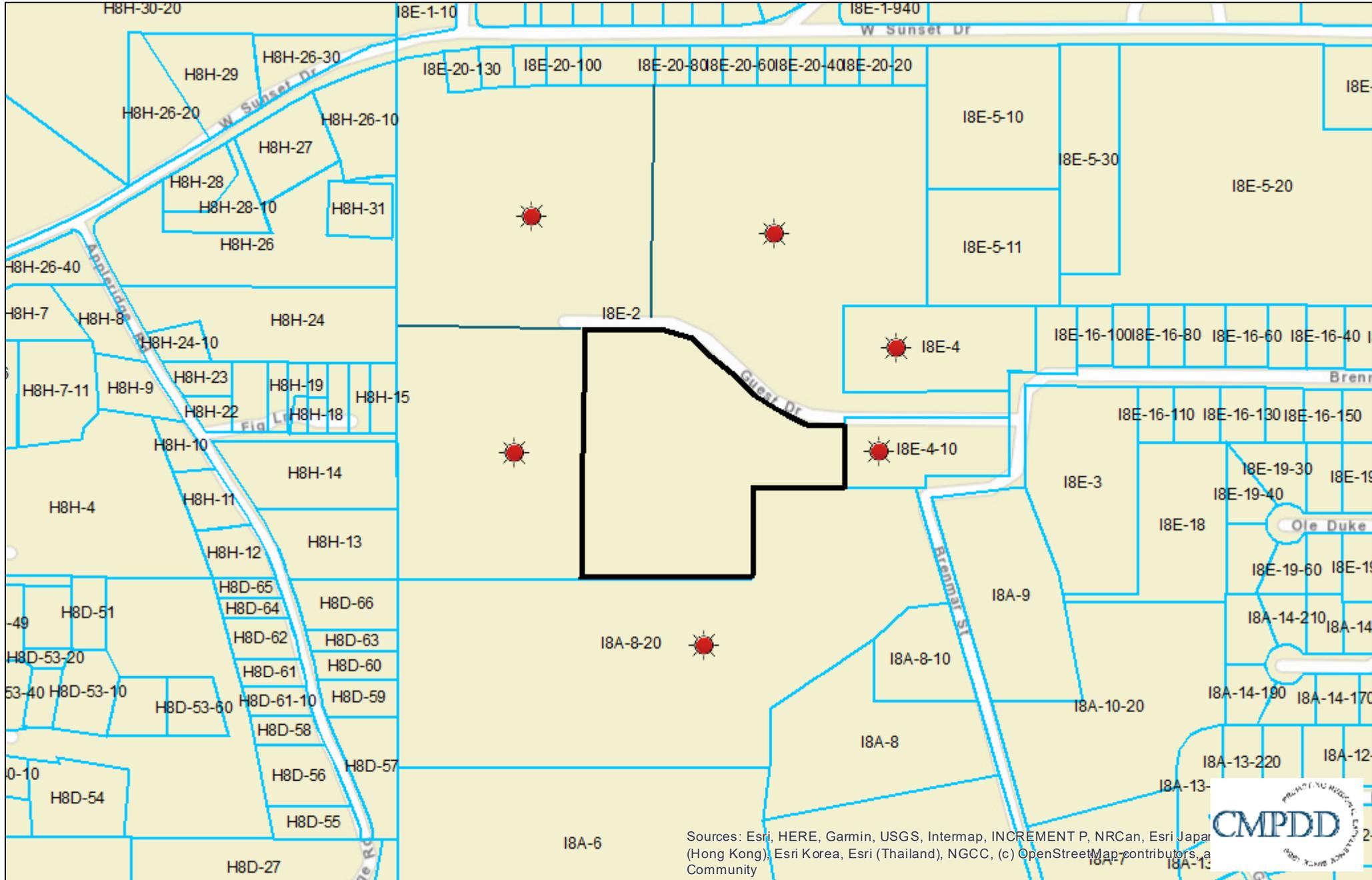
- Zoning
- | | | | |
|---|-----------------------------|---|-----------------------------------|
|  | RR: Rural Neighborhood |  | RM-8: Suburban Mixed Neighborhood |
|  | R-12: Suburban Neighborhood |  | RH: Suburban Multi-Family |
|  | I-1: Light Industrial | | |



Adjacent Owners Map



Author: Rankin County, MS.
Date: 9/24/2020





COMMUNITY DEVELOPMENT
Conditional Use Permit
Application

RECEIVED
CITY OF BRANDON, MS
SEP 14 2020
COMMUNITY DEVELOPMENT
200835
PERMIT NUMBER
20-029

Form with handwritten entries:
Property Address: 2015 Guest Drive Brandon MS 39042
Current Zoning Classification: Rural Residential
Current or Previous Use of the Property: New Construction
Proposed Use of the Property: New Home/Mother-In-law Suite
Applicant: Edward B. Kemp
Street Address: 579 Oak Park Circle
City: Pearl, State: MS, Zip Code: 39208
Contact Name: Edward B. Kemp

The following items are required for consideration of a conditional use*:

- Completed Application and Non-Refundable \$275 Fee
Ownership Verification Letter
Legal Written Description of the Property
Written Statement
Site Plan

*Note that additional items may be required depending on the proposed use. Contact the Community Development Department at 601-824-4580.

Applicant's Signature: [Signature] Date: 9-14-20

zoning@brandonms.org

Save

Print

Submit via Email



COMMUNITY DEVELOPMENT
Conditional Use Permit
Acknowledgements



The applicant agrees to:

- If determined by the City Planner or other city officials that a detailed site plan is necessary to review a request to rezone property, a site plan shall be submitted by the applicant in accordance with the Zoning Ordinance of the city and all expenses of the zoning variance review shall be paid by the applicant.
• By signing the application, it is understood and agreed that permission is given to the Department of Community Development to place a sign(s) on said property, giving notice to the public that said property is being considered for zoning action. It is further understood by the applicant that the removal of the sign before the hearing will constitute a withdrawal of the application and the case will not be heard at the next scheduled hearing.
• It is further understood and agreed by the applicant, and permission is hereby granted to the city for inspections, investigations, and/or evaluation reports by the proper departments, pertaining to said property. In the event such investigations, etc., disclose this property does not meet the requirements for the proposed use, then this request will be held in abeyance until such time as those requirements are met and/or evidence of such is submitted.
• The application fee for this request is non-refundable regardless of the outcome.

The applicant agrees to attend the official development review meetings listed below:

Planning Commission Meeting: _____
Board of Aldermen Public Hearing: _____

Both meetings are held in the Board Room of the Brandon Municipal Complex, located at 1000 Municipal Drive in Brandon, Mississippi at 6 o'clock in the evening.

The above information is true, correct, and complete to the best of my knowledge, and I acknowledge the stipulations listed herein.

Applicant: _____ Date: _____

Owner: [Signature] Date: 9-14-20

State of Mississippi
County of Rankin
Sworn to and subscribed before me,
Notary: _____
Date: _____



Book:2020 Page:8080-8084
DEED
RCD: 05/06/2020 @12:35:29 PM
Rankin County, MS
Larry Swales Chancery Clerk

BMP
L4

21-5-3

THIS DOCUMENT WAS PREPARED BY:

FRANK M. YOUNGBLOOD, JR.
Attorney at Law
111 Office Park Drive
Brandon, Mississippi 39042
Phone: 601.825.5200
MS Bar # 6667

RETURN TO:

Title & Escrow Services, Inc.
111 Office Park Drive
Brandon, Mississippi 39042
Phone: 601.825.5200

Indexing Instructions: LOT 4, BRENMAR PLACE
RANKIN County, Mississippi

GRANTORS ADDRESS:

Name: DAVID L. MORROW, JR.
and ROBERT R. MORROW

Address: 200 E. Government Street
Brandon, Mississippi 39042
Phone No.: 601-824-5040

GRANTEES ADDRESS:

Name: SARA MCKAY KEMP
and EDWARD B. KEMP

Address: 579 Oak Park Circle
Pearl, Mississippi 39208-2955

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, legal and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, **DAVID L. MORROW, JR. and ROBERT R. MORROW**, do hereby sell, convey and warrant unto **SARA MCKAY KEMP and husband, EDWARD B. KEMP**, as tenants by the entirety with full rights of survivorship and not as tenants in common the following described land lying and being situated in **RANKIN** County, State of Mississippi, and being more particularly described as follows, to-wit:

LOT 4, BRENMAR PLACE, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Rankin County at Brandon, Mississippi in Plat Cabinet E at Slots 228 and 229, reference to which map or plat is hereby made in aid of and as a part of this description.

TOGETHER WITH: an undivided one-fourth (1/4) interest in Lot 5, Brenmar Place, being more particularly described on the attached Exhibit "A".

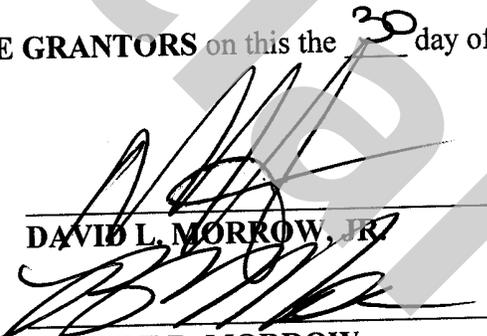
By acceptance of this deed, Grantees agree and understand that they, their successors and/or assigns, and the other three lot owners in Brenmar Place subdivision shall each be responsible for one-fourth (1/4) of the maintenance and upkeep of the street parcel, known as Lot 5 on the plat of the subdivision, which is a private street to be utilized for ingress and egress for each of the lots in Brenmar Place.

The above described property constitutes no part of the homestead of the Grantors herein.

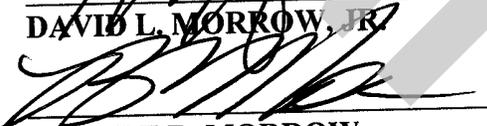
THIS CONVEYANCE is made subject to all applicable building restrictions, zoning restrictions, protective covenants, easements, rights-of-way and mineral reservations of record.

It is understood and agreed that taxes for the current year have been prorated as of the date of this Warranty Deed on an estimated basis. When said taxes are actually determined, if the proration is incorrect, then Grantors agree to pay to the Grantees or their assigns, any deficiency on an actual proration, and likewise the Grantees agree to pay to the Grantors or their assigns, any amount over paid by them.

WITNESS THE SIGNATURES OF THE GRANTORS on this the ³⁰ day of April, 2020.



DAVID L. MORROW, JR.



ROBERT R. MORROW

STATE OF MISSISSIPPI

COUNTY OF Rankin

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named **DAVID L. MORROW, JR.**, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this the 30 day of April, 2020.

Betsy Boone
NOTARY PUBLIC

My Commission Expires

Jan. 13, 2024

STATE OF MISSISSIPPI

COUNTY OF Rankin

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named **ROBERT R. MORROW**, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this the 30 day of April, 2020.

Betsy Boone
NOTARY PUBLIC

My Commission Expires

Jan. 13, 2024

STATE OF MISSISSIPPI

COUNTY OF Rankin



PLEASE RECORD & RETURN TO:
TITLE & ESCROW SERVICES, INC.
111 OFFICE PARK DRIVE
BRANDON, MISSISSIPPI 39042

**DESCRIPTION
FOR
LOT 5**

A TRACT OR PARCEL OF LAND CONTAINING 1.70 ACRES, MORE OR LESS, LYING AND BEING SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, T5N-R3E, CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3/8" IRON PIN MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; RUN THENCE

EAST FOR A DISTANCE OF 1535.95 FEET; THENCE

NORTH FOR A DISTANCE OF 388.39 FEET TO AN IRON PIN ON THE WESTERLY RIGHT-OF-WAY OF BRENMAR STREET AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE

WEST FOR A DISTANCE OF 492.57 FEET TO AN IRON PIN; THENCE

NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT FOR A DISTANCE OF 180.64 FEET, SAID CURVE HAVING A RADIUS OF 230.00 FEET AND A DEFLECTION ANGLE OF 45 DEGREE 00 MINUTES 00 SECONDS (CHORD BEARING AND DISTANCE, NORTH 67 DEGREES 30 MINUTES 00 SECONDS WEST, 176.03 FEET); THENCE

NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 161.47 FEET TO AN IRON PIN; THENCE

NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT FOR A DISTANCE OF 133.52 FEET TO AN IRON PIN, SAID CURVE HAVING A RADIUS OF 170.00 FEET AND A DEFLECTION ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS (CHORD BEARING AND DISTANCE, NORTH 67 DEGREES 00 MINUTES 00 SECONDS, 130.11 FEET); THENCE

EAST FOR A DISTANCE OF 156.36 FEET TO AN IRON PIN; THENCE

SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT FOR A DISTANCE OF 24.80 FEET TO AN IRON PIN, SAID CRUVE HAVING A RADIUS OF 50.00 FEET AND A DEFLECTION ANGLE OF 28 DEGREES 25 MINUTES 19 SECONDS (CHORD BEARING AND DISTANCE, SOUTH 51 DEGREES 04 MINUTES 51 SECONDS WEST, 24.55 FEET) THENCE

RANKIN COUNTY, MS LARRY SWALES, CHANCERY CLERK
I CERTIFY THIS INSTRUMENT WAS FILED ON 5/6/2020 12:35:29 PM AND RECORDED IN DEED 2020 8080

NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT FOR A DISTANCE OF 143.15 FEET TO AN IRON PIN, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A DEFLECTION ANGLE OF 164 DEGREES 02 MINUTES 12 SECONDS (CHORD BEARING AND DISTANCE, NORTH 32 DEGREES 41 MINUTES 23 SECONDS WEST, 99.03 FEET); THENCE

SOUTHESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT FOR A DISTANCE OF 81.86 FEET TO AN IRON PIN, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A DEFLECTION ANGLE OF 93 DEGREES 48 MINUTES 06 SECONDS (CHORD BEARING AND DISTANCE, SOUTH 83 DEGREES 46 MINUTES 14 SECONDS EAST, 73.02 FEET); THENCE

EAST FOR A DISTANCE OF 156.36 FEET TO AN IRON PIN; THENCE

SOUTH 87 DEGREES 59 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 16.07 FEET TO AN IRON PIN; THENCE

SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT FOR A DISTANCE OF 164.57 FEET TO AN IRON PIN, SAID CURVE HAVING A RADIUS OF 230.00 FEET AND A DEFLECTION ANGLE OF 40 DEGREES 59 MINUTES 45 SECONDS (CHORD BEARING AND DISTANCE, SOUTH 65 DEGREES 29 MINUTES 53 SECONDS EAST, 161.08 FEET); THENCE

SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 161.47 FEET TO AN IRON PIN; THENCE

SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT FOR A DISTANCE OF 133.52 FEET TO AN IRON PIN, SAID CURVE HAVING A RADIUS OF 170.00 FEET AND A DEFLECTION ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS (CHORD BEARING AND DISTANCE, SOUTH 67 DEGREES 30 MINUTES 00 SECONDS EAST, 130.11 FEET); THENCE

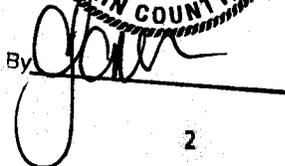
EAST FOR A DISTANCE OF 492.67 FEET TO AN IRON PIN ON THE WESTERLY RIGHT-OF-WAY OF BRENMAR STREET; THENCE

SOUTH ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

F:\DWG\20-02\DESCRIPTION FOR LOT 5.DOCX
04/09/2020

Prepared by:
Guest Consultants, Inc.
Consulting Engineers - Surveyors
26 Eastgate Drive, Suite C
Brandon, MS 39042
P. O. Box 1225
Brandon, MS 39043
(601)825-8341



By 

TITLE & ESCROW SERVICES INC.
111 OFFICE PARK DRIVE
BRANDON, MS 39042

Edward B. Kemp
579 Oak Park Circle
Pearl, MS 39208

City of Brandon
1000 Municipal
Drive Brandon, MS
39042

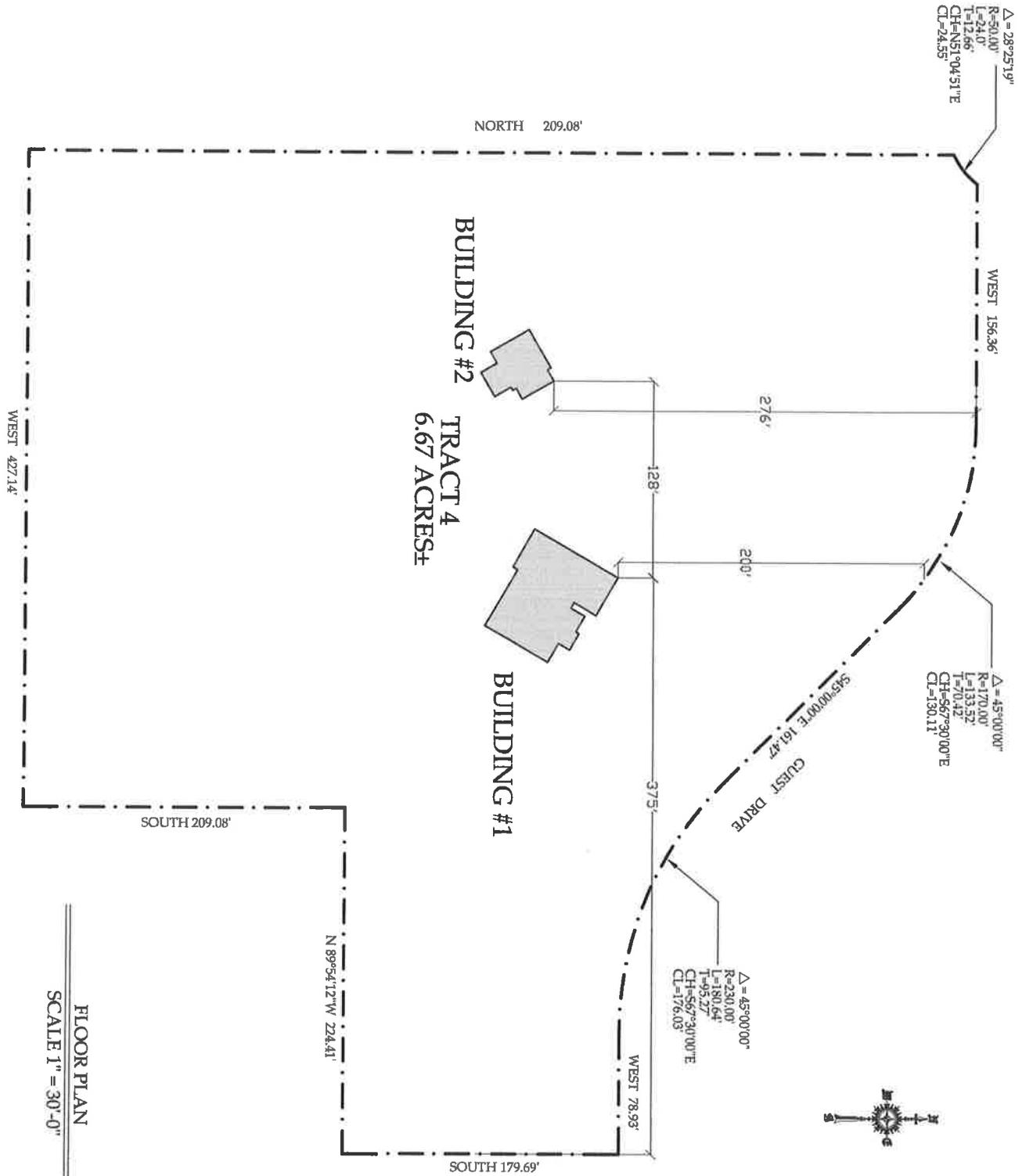
RE: Conditional Use
Permit Application

Dear Sir or
Mam,

Reason for the conditional use is a Mother-in-law suite. Site plan is city water, on-site sewer system, Entergy power and Center Point gas services. Three fire hydrants are located on Guest Drive. Our property is zoned for Rural Residential. With a conditional use, the zoning permits a secondary attached/detached dwelling unit which can be the construction of an entirely new building. The property is 6.67 acres; setback and spacing will be uniform with the main dwelling. The building will be uniform with the main dwelling and shall not exceed 30% of the total square footage of the main dwelling. The mother-in-law suite will share the driveway and address with the main dwelling.

Thank you,

Edward Kemp



FLOOR PLAN
SCALE 1" = 30'-0"



Drawn by: TAA
Checked by: BK
Date: 04/28/2020
SHEET C1

HOUSE PLANS FOR BRANDON and SARAH KEMP
2 GUEST DRIVE
BRANDON, MISSISSIPPI

05/22/2020

TONY ANDREWS
238 OAK BEND DRIVE
MADISON, MS.
601-214-45

COPYRIGHT



FLOOR PLAN
SCALE 1/4" = 1'-0"

Heated and Cooled
 ground floor 2,237 Sq. Ft±
 Heated and Cooled
 bonus room 702 Sq. Ft±
 Heated and Cooled
 mother in law 733 Sq. Ft±

COPYRIGHT

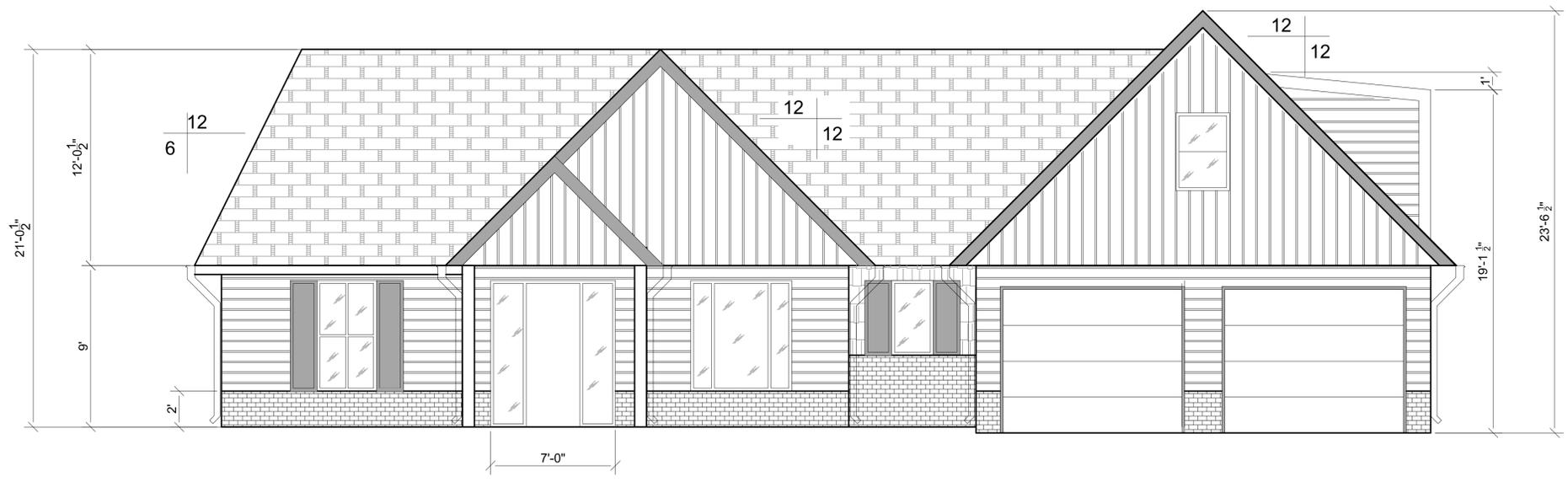
TONY ANDREWS
 238 OAK BEND DRIVE
 MADISON, MS.
 601-214-45

07/14/2020

HOUSE PLANS FOR BRANDON and SARAH KEMP
 2 GUEST DRIVE
 BRANDON, MISSISSIPPI

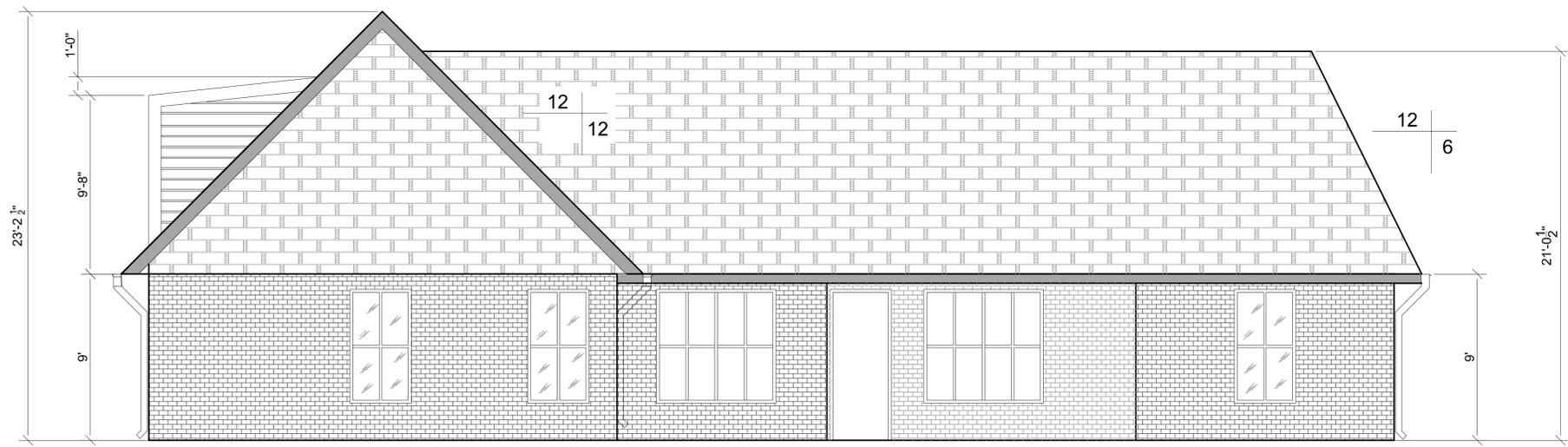
Drawn by: TMA
 Checked by: BK
 Date: --/--/--
 SHEET A-1

Z:\Drawings\2020 CADD DRAWINGS\BK HOUSE\BK 1.dwg, 7/14/2020 7:57:44 AM



FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

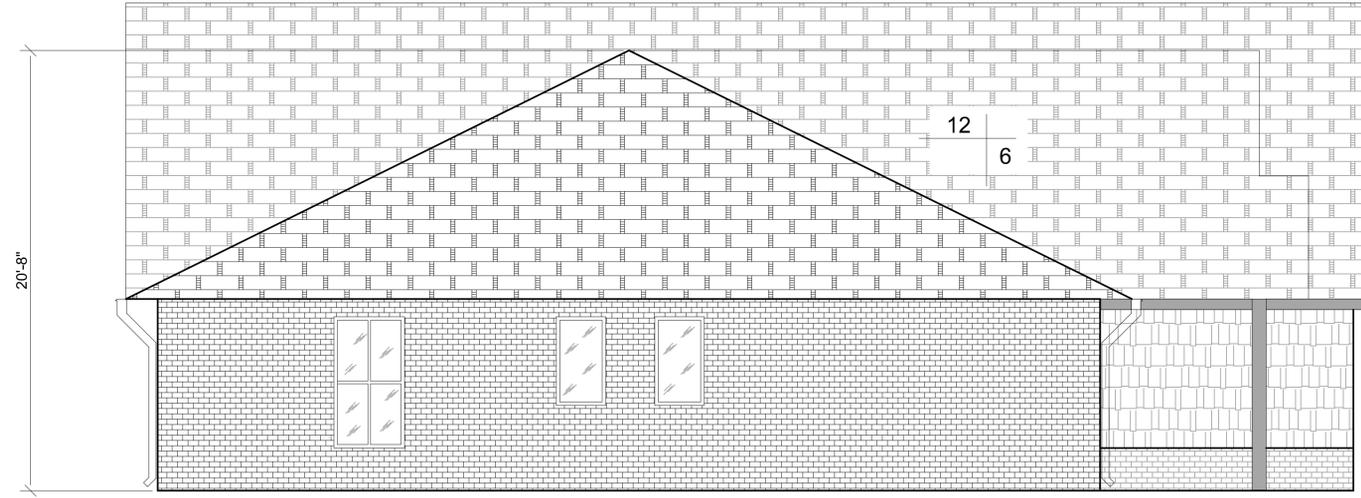
SCALE 1/4" = 1'-0"

HOUSE PLANS FOR BRANDON and SARAH KEMP
 2 GUEST DRIVE
 BRANDON, MISSISSIPPI

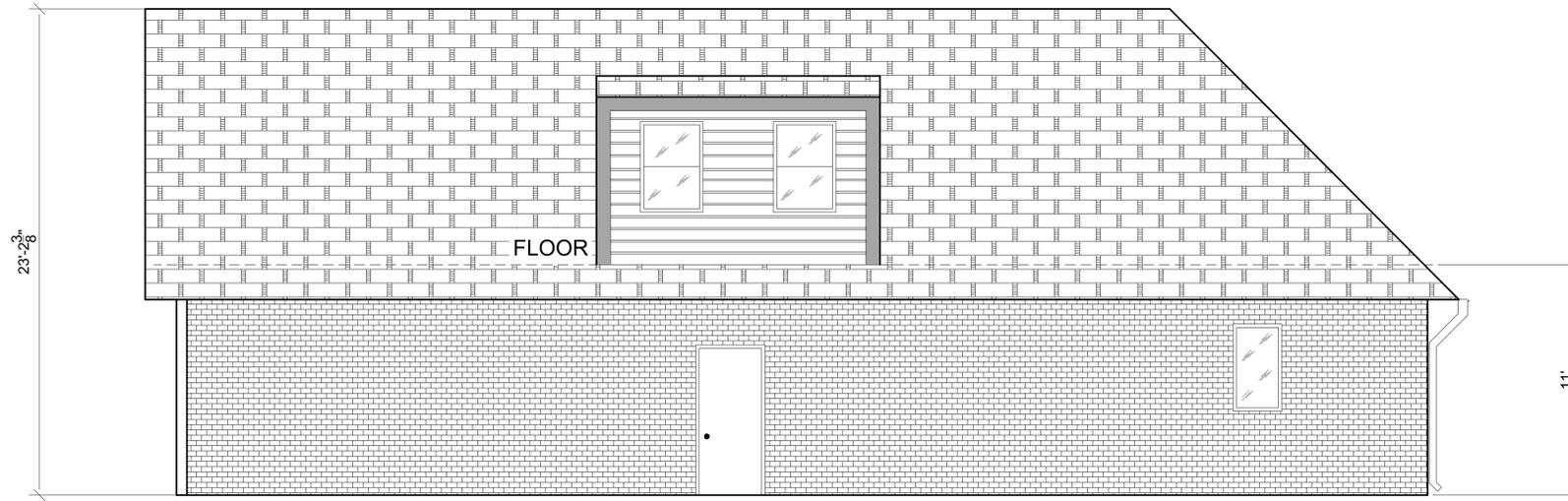
TONY ANDREWS
 238 OAK BEND DRIVE
 MADISON, MS.
 601-214-45

COPYRIGHT

05/22/2020



END ELEVATION
 (BEDROOMS #1 & #2)
 SCALE 1/4" = 1'-0"



END ELEVATION (GARAGE)
 SCALE 1/4" = 1'-0"

COPYRIGHT

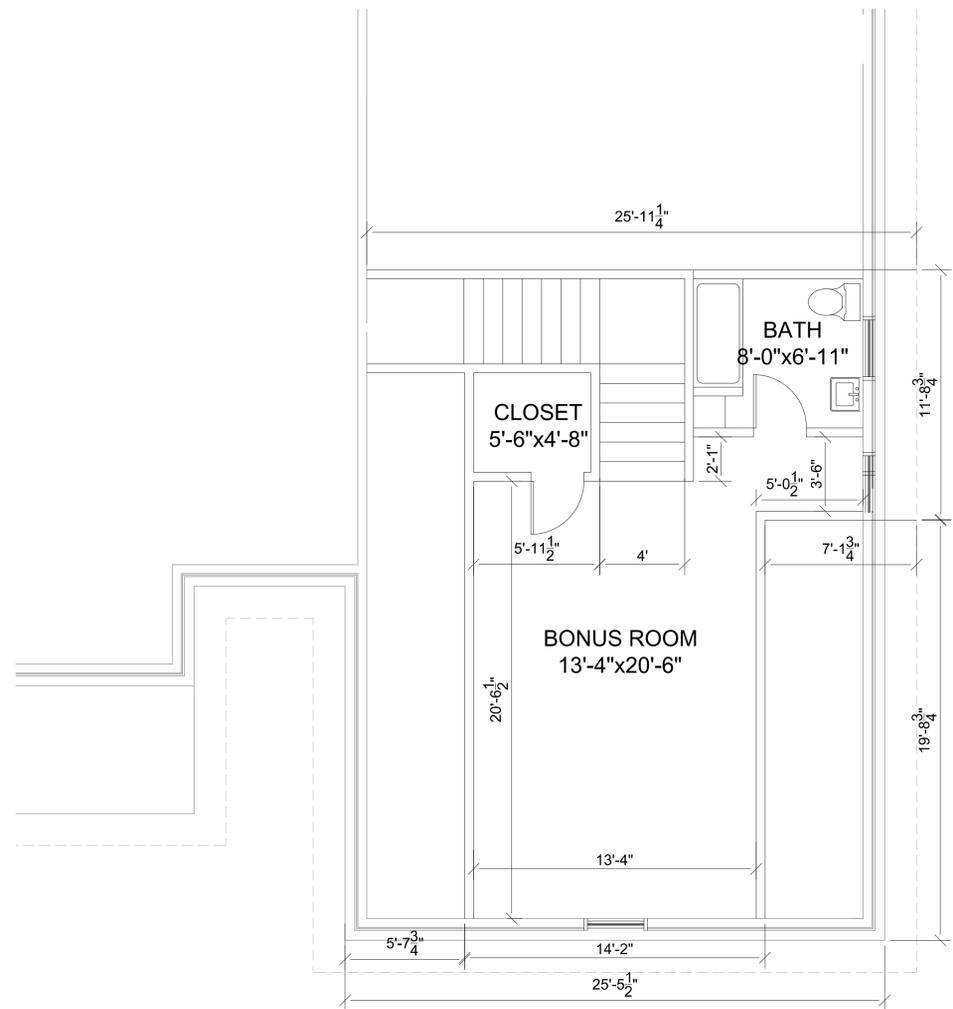
TONY ANDREWS
 238 OAK BEND DRIVE
 MADISON, MS.
 601-214-45

05/22/2020

HOUSE PLANS FOR BRANDON and SARAH KEMP
 2 GUEST DRIVE
 BRANDON, MISSISSIPPI

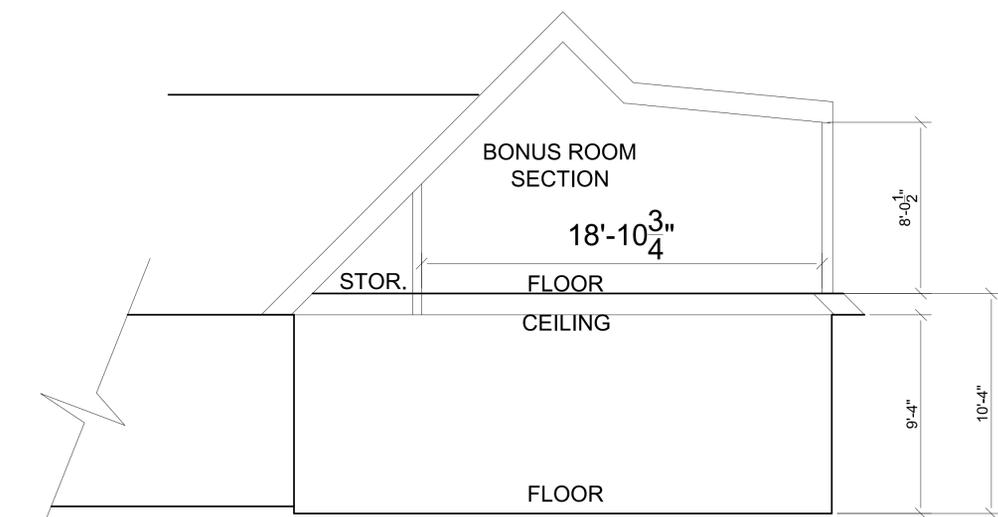
Drawn by: TMA
 Checked by: BK
 Date: 04/25/2020

SHEET A-3



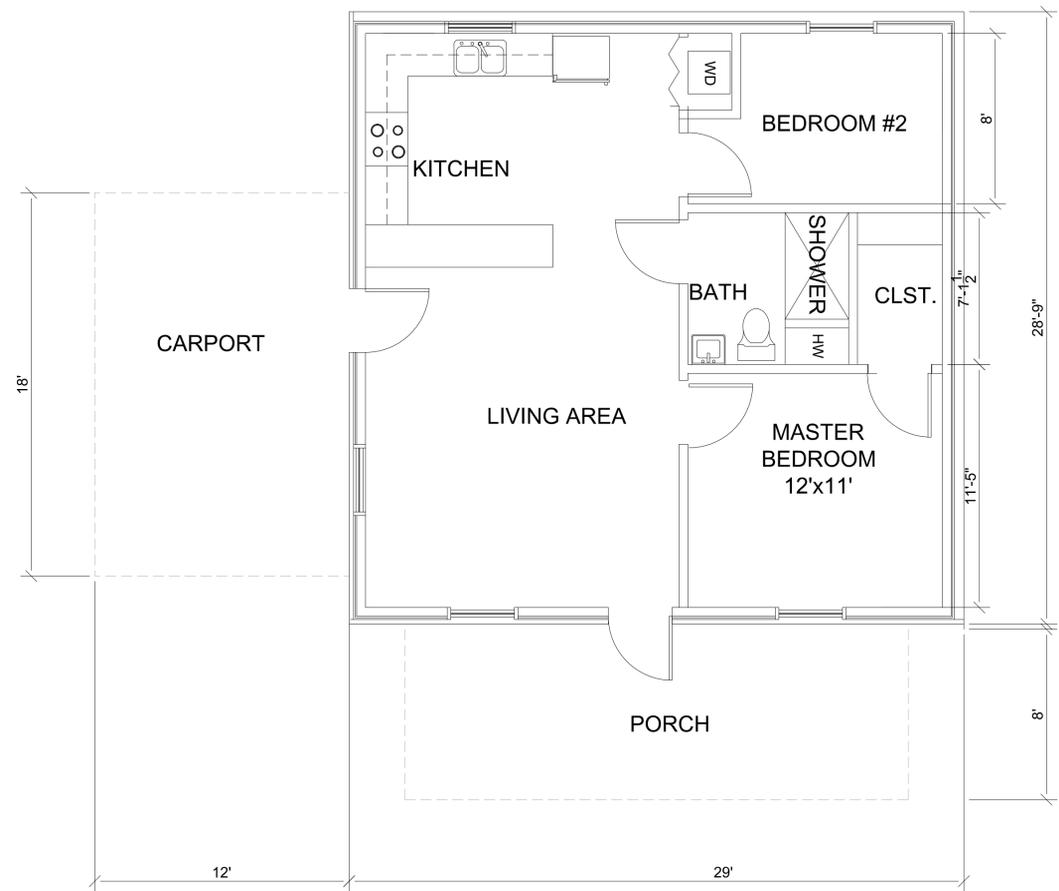
2nd FLOOR PLAN
SCALE 1/4" = 1'-0"

Heated and Cooled
bonus room 702 Sq. Ft±



SECTION (GARAGE and 2nd FLOOR)

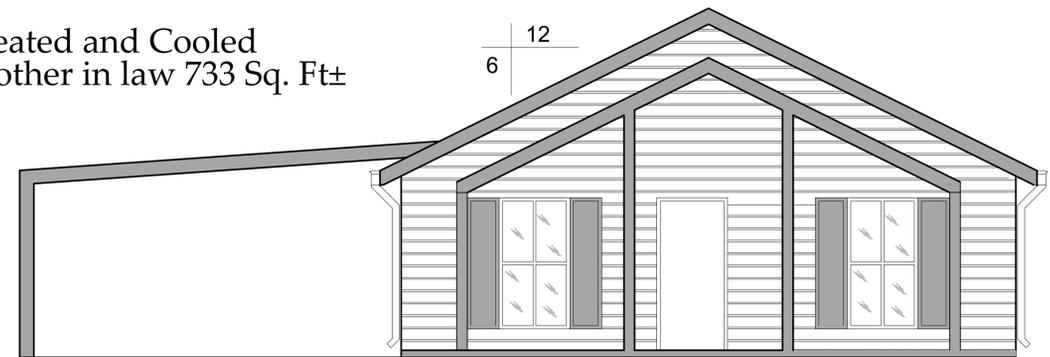
SCALE 1/4" = 1'-0"



MOTHER IN-LAW PLAN

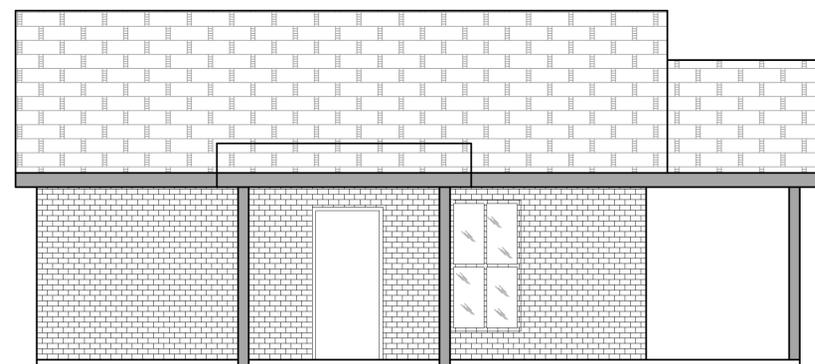
SCALE 1/4" = 1'-0"

Heated and Cooled
mother in law 733 Sq. Ft±



MOTHER IN-LAW FRONT

SCALE 1/4" = 1'-0"



MOTHER IN-LAW CARPORT SIDE

SCALE 1/4" = 1'-0"

TONY ANDREWS
238 OAK BEND DRIVE
MADISON, MS.
601-214-45

COPYRIGHT

05/22/2020

HOUSE PLANS FOR BRANDON and SARAH KEMP
2 GUEST DRIVE
BRANDON, MISSISSIPPI

Drawn by: TMA
Checked by: BK
Date: 04/25/2020

SHEET A-4

General Placement/Location of Soil Boring(s):

Notes:

Author: JIM RICHARDSON

If the overland discharge option is chosen, depending on the exact location of the discharge point, a two point manifold may be required.

Next Steps:

Please make several copies of this document (Permit/Recommendation), and supply to the following if applicable:

- * Public utility supplying water, to receive a water meter
- * Certified well driller, if water source is from a private well
- * County Code Office (Planning Department), placement/building permit
- * Certified Installer, for installation

REMINDER: Approval of the design, construction or installation of an Individual On-site Wastewater Disposal System by the Department is required. The Certified Installer is responsible for notifying the Department 24-hours before beginning installation of your Individual On-site Wastewater Disposal System and, at that time, to schedule a time for inspection of the system with the Department.

After the inspection, you must provide the Department with the following to obtain Final Approval:

- * Affidavit - Installation (From the Certified Installer)
- * Affidavit - Maintenance (From you, if an Advanced Treatment System was installed)
- * An additional fee of \$97.50 may be required for Final Approval, if not paid with initial application (Please see "Application" box on this form).

PLEASE BE AWARE, the Department cannot give Final Approval to any installation that occurs without inspection by the Department at the time of installation.

REMINDER: If any person or Certified Installer fails to obtain Final Approval or submit an Affidavit of proper installation to the Department in the installation of the system, the Department, after due notice and hearing, may levy an administrative fine not to exceed \$10,000.00. Also, if any person is operating in the state as an installer without certification by the Department, the Department, after due notice and opportunity for an administrative hearing, may impose a monetary penalty not to exceed \$10,000.00 for each violation as per Section 41-67-7(4) and 41-67-25(8) of the Mississippi Individual On-site Wastewater Disposal System Law.

Environmentalist Signature:



Date:

09/04/2020