

SUBDIVISION REGULATIONS
FOR
CITY OF WAYNESBORO, MISSISSIPPI

TABLE OF CONTENTS

	<u>Page</u>
PREAMBLE.....	i
ARTICLE I: GENERAL.....	1
100: Title.....	1
101: Purpose.....	1
102: Scope.....	1
103: Definitions.....	2
ARTICLE II: PLAT PROCEDURE.....	4
200: Preapplication Conference.....	4
201: Preliminary Plat.....	4
202: Final Plat.....	7
203: Exceptions to Filing Plats.....	10
ARTICLE III: REQUIRED IMPROVEMENTS AND DESIGN STANDARDS.....	11
300: Improvements in Subdivisions.....	11
301: Streets.....	11
302: Monuments.....	15
303: Easements.....	15
304: Blocks.....	15
305: Alleys.....	16
306: Lots.....	16
307: Floodplain Areas.....	16
308: Water System.....	17
309: Sanitary Sewers.....	19
310: Storm Drainage.....	20
311: General Grading.....	20
312: Erosion and Sediment Control.....	21
ARTICLE IV: MISCELLANEOUS.....	22
400: Fees.....	22
401: Variances.....	22
402: Penalties.....	22
403: Amendments.....	23
404: Validity.....	23
405: Repealer.....	23
406: Effective Date.....	23

ARTICLE I

GENERAL

100. TITLE

100.01 These regulations shall be known as the "City of Waynesboro Subdivision Regulation" and may be so cited.

101. PURPOSE

1001.01 These regulations have as their purpose and are designed to:

101.01-01 Establish procedures governing the filing and approval of land subdivision plats and data in The City of Waynesboro.

101.01-02 Establish minimum standards governing streets, utilities, and other required improvements.

101.01-03 Establish minimum standards governing the preparation and filing of land subdivision plats and data to be submitted to the city for approval.

101.01-04 Ensure the proper coordination of future streets and their development with existing or planned streets.

101.01-05 Fix penalties for the violation of the provisions of these regulations.

101.01-06 Provide that the city may vary these regulations in certain cases or under certain conditions.

102. SCOPE

102.01 It shall be unlawful for any person or entity, to lay out, subdivide, resubdivide, plat, or replat any land into lots, blocks, or streets, or to sell property therein, which has not been subdivided, resubdivided, platted, or replatted according to these regulations.

102.02 The Mayor and Board of Alderman of The City of Waynesboro will withhold improvements of any nature whatsoever, including the acceptance and maintenance of streets or roads, until a plat of the subdivision has been approved by the Mayor and Board of Alderman and lawfully recorded in the City Clerk's office. No lots shall be sold nor any plat recorded until such plat has been approved as required herein.

102.03 All land subdivision of two (2) or more lots or parcels, any one of which has an area less than five (5) acres, either by plat or metes and bounds description, for the

GENERAL

100. TITLE

100.01 These regulations shall be known as the "City of Waynesboro Subdivision Regulation" and may be so cited.

101. PURPOSE

1001.01 These regulations have as their purpose and are designed to:

101.01-01 Establish procedures governing the filing and approval of land subdivision plats and data in The City of Waynesboro.

101.01-02 Establish minimum standards governing streets, utilities, and other required improvements.

101.01-03 Establish minimum standards governing the preparation and filing of land subdivision plats and data to be submitted to the city for approval.

101.01-04 Ensure the proper coordination of future streets and their development with existing or planned streets.

101.01-05 Fix penalties for the violation of the provisions of these regulations.

101.01-06 Provide that the city may vary these regulations in certain cases or under certain conditions.

102. SCOPE

102.01 It shall be unlawful for any person or entity, to lay out, subdivide, resubdivide, plat, or replat any land into lots, blocks, or streets, or to sell property therein, which has not been subdivided, resubdivided, platted, or replatted according to these regulations.

102.02 The Mayor and Board of Alderman of The City of Waynesboro will withhold improvements of any nature whatsoever, including the acceptance and maintenance of streets or roads, until a plat of the subdivision has been approved by the Mayor and Board of Alderman and lawfully recorded in the City Clerk's office. No lots shall be sold nor any plat recorded until such plat has been approved as required herein.

102.03 All land subdivision of two (2) or more lots or parcels, any one of which has an area less than five (5) acres, either by plat or metes and bounds description, for the purpose of transfer of ownership or building development, or regardless of size when the dedication or vacation of any street, road, or alley is involved, shall, except as provided

in Section 303, require a plat to be filed with and approved by the Mayor and Board of Alderman.

103. DEFINITIONS

103.01 For the purpose of interpreting this regulation, the following definitions shall be used. The word "shall" is mandatory and not discretionary.

103.01-01 Alley: A minor way used primarily for vehicular service to the rear or side of properties otherwise abutting on a street.

103.01-02 Board: The City of Waynesboro Mayor and Board of Alderman.

103.01-03 Building line: A line beyond which buildings must be set back from the street or road right-of-way line on which the property abuts.

103.01-04 Collector street: A street having a primary function of collecting and distributing traffic between local streets or areas and the major street of highway network.

103.01-05 Conditional: Granted or made on provisions set forth in this resolution.

103.01-06 City Engineer: The designated City of Waynesboro Engineer.

103.01-07 Cul-de-sac: A short minor street having but one vehicular access to another street and terminated with a vehicular turnaround, and not intended to be extended in the future.

103.01-08 Lot: Any parcel of land having an area of less than five (5) acres.

103.01-09 Minor of local street: A street having a primary function of providing service and access to abutting properties and not designed or intended to carry large traffic volumes but having sufficient width for occasional parking.

103.01-10 100-year flood: the highest level of flooding that, on the average, is likely to occur once every one hundred (100) years.

103.01-11 Planning Commission: The duly appointed City of Waynesboro Planning Commission.

103.01-12 Plans: All drawings, including cross sections, profiles, working details, and specification, which the subdivider prepares for the purpose of showing the type, charter, extent, and details of the improvements, required under these regulations.

103.01-13 Plat: A drawing of any lot, tract, of parcel of land requested to be recorded on record in the office of the City Clerk.

103.01-14 Resubdivision: the redivision of any part or all of any block or blocks of a previously platted subdivision, addition, lot, or tract.

103.01-15 Street: A right-of-way for vehicular traffic, whether designated a street, highway, thoroughfare, parkway, road, avenue, boulevard, place, or however otherwise designated.

103.01-16 Subdivider: Any person, owner, agent, or entity having control of any land within the areas of The City of Waynesboro and proposing to subdivide such land into lots.

103.01-17 Subdivision: Any division of any tract or parcel of land into two (2) or more lots or parcels any of which has an area of less than five (5) acres, for the purpose, whether immediate or future, of sale or building development. It also includes resubdivision or replatting of land, lots, or tracts. Division of land into parcels of (5) acres or more, but not including five (5) acres shall not be included within this definition, unless any such division of five (5) acres or more includes the planning or development of a new street or access easement, and as provided in Section 303.

ARTICLE II
PLAT PROCEDURE

200. PREAPPLICATION CONFERENCE

200.01 A preapplication conference should be held with the subdivder prior to preparation of the preliminary plat. The purpose of this conference is to afford the subdivder an opportunity to avail himself of the advice and assistance of the Planning Commission and the City Engineer before preparation of the preliminary plat and before formal application for its approval.

200.02 In the preapplication conference, the subdivder should provide general information on the type of subdivision proposed. This information may include data on existing zoning, land characteristics, and available community facilities and utilities shown on a vicinity map. It should include information describing the subdivision proposal, such as number of residential lots; typical lot width and depth; price range; business areas; playgrounds, park areas, and other public areas; proposed protective covenants and proposed utilities and street improvements.

200.03 The subdivider should also consult with other parties potentially interested in the development, such as the Mississippi State Board of Health and the Mississippi Air and Water Pollution Control Commission, regarding the suitability of the location of the proposed subdivision, the most advantageous subdivision plan, the arrangement of streets and lots, and the types of water and sewer systems to be installed.

201. PRELIMINARY PLAT (CONSTRUCTION DRAWINGS AND PLAN)

201.01 Upon reaching conclusions regarding his general program and objectives, the subdivider may begin preparation of the required preliminary plat, together with construction plans for required improvements specified in Article III.

201.02 The preliminary plat and plans shall be at scale of not less than one (1) inch equals one hundred (100) feet and shall show the following proposed improvements and conditions.

201.02-01 Title under which proposed subdivision is to be recorded, with names and addresses of owners, notation stating acreage, graphic scale, north arrow (true north), datum, benchmarks, and date of survey.

201.02-02 Vicinity map at a minimum scale of one (1) inch equals one thousand (1,000) feet showing location of the site for the proposed subdivision.

201.02-03 Bearings and distances along boundary and mathematical closure of survey.

201.02-04 Location, width, and purpose of easements.

201.02-05 Names, right-of-way and roadway widths of streets, and approximate grades and gradients similar data for alleys, if any.

201.02-06 Lot lines, including lot numbers.

201.02-07 Sites, if any, to be reserved or dedicated for parks, playgrounds, or other public uses.

201.02-08 Lines sizes, approximate invert elevations (where appropriate) of utilities, and cross sections of principal drainage ditches.

201.02-09 Sites, if any, for apartment buildings, shopping centers, churches, industry, or other nonpublic uses exclusive of single-family dwellings.

201.02-10 Minimum building setback lines.

201.02-11 Contours based on mean sea level shall be shown with a two (2) foot interval when slope is less than four (4) percent; and spot elevations along canals or ditches and at any breaks in grade or changes in elevation not readily discernible from the contours shall be shown.

201.02-12 Waste courses, marshes, flood areas, wooded areas, houses, and other significant features.

201.02-13 Any proposed protective covenants.

201.03 Construction plans for required improvements as specified in Article III shall be considered a part of preliminary plat.

201.03-01 The improvements specified therein shall be designed by and constructed under the inspection of a registered professional engineer.

201.03-02 In order to obtain approval for the construction of improvements in a subdivision, the owner or owners shall submit together with the preliminary plat, construction plans showing the types of improvement contemplated. Said plans shall be submitted and approved before construction of any type is begun in the subdivision. The construction plans shall be prepared on sheets twenty-four (24) by thirty-six (36) inches and shall consist of a combination plan and profile for each street and a typical cross section of the proposed grading, drainage, base course, and pavement. Detailed plans shall be submitted for the water and sanitary sewer systems and for culverts, drainage structures, and bridges; or if applicable, standard plans issued by the Mississippi State Highway Department may be included for reference. The plan and profile sheets (streets and sanitary

sewers) shall be drawn to a horizontal scale designated by the City Engineer and a vertical scale of one (1) inch equals ten (10) feet and shall be based on U.S. Government datum (mean sea level). Such plans and specifications for the proposed water and sewer system shall be accompanied by written certification from the Mississippi State Board of Health and the Mississippi Air and Water Pollution Control Commission that the proposed systems and treatment facilities are in conformance with all applicable laws and regulations. Construction plans shall be accompanied by an erosion and sediment control plan as specified in Section 312.

201.04 Two (2) copies of the preliminary plat and two (2) copies of the construction plans for required improvements specified in Article III shall be submitted initially to the Planning Commission and the City Engineer with a letter requesting approval. This data shall be submitted at least fifteen (15) days prior to the Planning Commission meeting at which it is to be considered.

201.05 Following a review of the preliminary plat and other material submitted for conformity to these regulations, and following negotiations with the subdivider on changes deemed advisable and the type of improvements to be made in the proposed subdivision, the Planning Commission and the City Engineer shall express informally their approval or disapproval and state the conditions of such.

201.06 The action of the Planning Commission and the City Engineer and any conditions thereof shall be entered into their minutes, noted on copies of the preliminary plat, and forwarded to the Mayor and Board of Alderman. Upon approval by the Board, one (1) copy shall be returned to the subdivider and one (1) returned to the City Engineer.

201.07 Approval of the preliminary plat and plans shall not constitute approval of the final plat, nor shall the preliminary plat and plans be recorded in the City Clerk's office. Approval of the preliminary plat and plans by the Board shall constitute authorization for the subdivider to proceed with construction of the subdivision. Construction of all required improvements is subject to inspection and approval by the City Engineer and other appropriate officials or agencies which have a lawful interest in the development. All construction shall be done in conformance with the approved preliminary plat and construction plans.

202. FINAL PLAT

202.01 The final plat shall conform substantially to the preliminary plat as approved; and if desired by the subdivider, it may constitute only that portion of the approved preliminary plat which he proposes to record and develop at the time; provided, however, that such portion conforms to all requirements of these regulations. The plat or plats shall be drawn on sheet of good muslin-backed paper, eighteen (18) by twenty-four (24) inches, and when necessary the plat may be on several sheets accompanied by an

index sheet showing the entire subdivision. The final plat shall be prepared at a scale of one (1) inch equals one hundred (100) feet and shall contain the following information.

202.01-01 Primary control points, approved by the City Engineer, or descriptions and "ties" to such control points to which all dimensions, angles, bearings, and similar data on the plat shall be referred. Section lines and half section lines with ties to lot corners shall be shown.

202.01-02 Tract boundary lines, right-of-way lines of streets and easements, and property lines of residential lots and other sites. Sufficient data shall be shown, including accurate dimensions, bearings, deflection angles and radii, arcs, and central angles of all curves to determine readily and reproduce on the ground any line on the map.

202.01-03 Name and width of each street or other right-of-way.

202.01-04 Location, dimension and purpose of any easements.

202.01-05 Number to identify each lot or site.

202.01-06 Purpose for which sites, other than residential lots, are dedicated or reserved, and any areas subject to flooding by a one hundred (100) year frequency flood shall be clearly identified and delineated.

202.01-07 Minimum building setback line on all lots and other sites.

202.01-08 Location and description of boundary monuments.

202.01-09 Title, graphic scale, north arrow (true north) and date.

202.01-10 Any proposed protective covenants in form for recording.

202.01-11 A metes and bounds description of the subdivision boundary.

202.01-12 Engineer's or Surveyor's Certificate (or equivalent statement): It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision.

Engineer or Surveyor

Certificate No.

Date

202.01-13 Owner's Certificate (or equivalent statement): The undersigned owner(s) of the property shown hereon hereby adopts this plat as in (our) plan of subdivision and dedicate the street and street rights-of way and easements as shown to public use forever.

Owner(s)

Date

202.01-14 City Engineer's Recommendation: (or equivalent statement): I have examined this plat and find that it conforms to all conditions set forth on the preliminary plat as approved by the Mayor and Board of Alderman and thus recommend final approval.

City Engineer

202.01-15 City Approval Certificate: I hereby certify that this is a true copy and that this plat was approved by the Mayor and Board of Alderman in session on the _____ day of _____, 20____.

Mayor
City of Waynesboro, Mississippi

ATTEST:

City Clerk
City of Waynesboro, Mississippi

202.02 One (1) original and three (3) copies of the final plat shall be prepared and submitted to the Board and the City Engineer within one (1) year after approval of the preliminary plat. If the subdivider has not filed within the one (1) year, he must resubmit his final plat for a re-review as per Section 202.

202.03 It shall be the duty of the City Engineer to examine the final plat to be certain that it conforms to existing streets, drainage, and utility systems and that all conditions set forth on the preliminary plat have been satisfied.

202.04 The final plat shall not be approved by the Board until the subdivider has done one (1) of the following:

202.04-01 Actually completed construction of all improvements as required in Article III and as approved on the preliminary plat; or

202.-04-02 Given to the Board a performance bond or certified check, or established an escrow account in an amount equal to the total estimated cost of installation of the required improvements.

202.05 Subject to the City Engineer's report that the roads and streets are in satisfactory condition and were constructed in conformity with the standards set forth in these regulations, the Board will adopt and order at the next regularly scheduled meeting formally accepting said roads and streets. As a prerequisite to acceptance, the subdivision owner or his agent shall first file a Maintenance Bond in an amount equal to the cost of the construction with the City of Waynesboro Mayor and Board of Alderman. Said bond shall be executed by a responsible surety company qualified and licensed to do business in Mississippi and shall guarantee the maintenance of the work for a period of one (1) year after the date of acceptance by the City of Waynesboro Board. The owner of the subdivision and the surety company furnishing the maintenance bond shall obligate themselves to pay the costs of any repairs, replacements, or reconstruction of any or all portions of the work which may be damaged by traffic, inadequate drainage, or which may be reasonably attributed to faulty construction or use of inferior materials.

202.06 Upon approval of the final plat by the Board, an endorsement shall be made thereon by the Mayor and attested by the City Clerk indicating approval together with the date of the order of the Board. The original copy of the final plat shall be returned to the subdivider; one (1) exact duplicate of the final plat shall be filed with the City Clerk; one (1) copy shall be retained by the City Engineer; and one (1) copy shall be transmitted to the City of Waynesboro Health Department.

202.07 It shall be understood that the Board's acceptance of the completed roads and streets in any subdivision or access roads includes only the normal construction items usually required for city roads such as grading work, drainage ditches, bridges, culverts, drainage structures, storm sewers, base courses, curbs and gutters, pavements, grassing, erosion control, and other necessary work within the limits of the dedicated rights-of-way. The Board assumes no responsibility for the maintenance of sanitary sewers, water main, gas mains, electric conduits or other privately and publicly owned utilities installed under roads and streets nor maintenance of easements beyond road rights-of-way. The owners or operators of said utilities shall be responsible for the maintenance and shall

bear the expense of restoring and repairing all damages to public property caused by leaks or failure of such installations.

202.08 The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions or flood heights may be increased by man-made or natural causes, such as bridge openings restricted by debris. This ordinance does not imply that areas outside flood plain areas of land uses permitted within such districts will be free from flooding or flood damages. This ordinance shall not create

ARTICLE III

REQUIRED IMPROVEMENTS AND DESIGN STANDARD

300. IMPROVEMENTS IN SUBDIVISIONS

300.01 In consideration of the acceptance by the city and assumption of the responsibility for maintaining the dedicated streets constructed therein, the owner or owners of the subdivision shall cause to be constructed, at no expense to the city, the following improvements according to the specifications set forth hereinafter.

300.02 All services for utilities shall be made available for each lot in such a manner as will eliminate disturbing the street pavement and drainage structures when connections are made.

300.03 Upon completion of construction on any such utilities or improvements, one set of complete final plans, dated, signed, and certified by the engineer in charge, shall be filed with the City Engineer showing all features as actually installed, including materials, size, location, depth or elevation, numbers, ends of lines, connections, wyes, valves, storm sewer drains, inlets, and all other pertinent information. There shall be no connections made to such utilities serving the subdivision until the foregoing has been completed with and an operating permit obtained from the Mississippi Air and Water Pollution Control Commission and a letter of acceptance secured from the Mississippi State Board of Health.

301. STREETS

301.01 The City Engineer and Planning Commission shall review the street system for the proposed subdivision and shall classify all proposed streets in one of the following categories.

301.01-01 Collector: Streets that carry traffic from local streets to arterial streets or highways, including the principle entrance streets of the subdivision.

301.01-02 Local: Streets that are used primarily for access to abutting properties.

301.02 Street right-of-way widths shall be as follows:

<u>Type of Street</u>	<u>Minimum Right-of-Way Width</u>	<u>Minimum Building Setback from Right-of-Way</u>
Collector	60 feet	30 feet
Local		
Open ditch	60 feet	25 feet
Curb and gutter	50 feet	25 feet

301.02-01 Typical Section of Streets and Road with Surface Ditches

	<u>Collector Roads</u>	<u>Local Roads</u>
1. Minimum width of roadway out-to-out of shoulders	34 feet	28 feet
2. Foreslopes and Back slopes from edge to shoulder to ditch flow line, not steeper than	3:1 slope	3:1 slope
3. Back slope from ditch flow line to top of cut, shall be	3:1 slope	3:1 slope
4. Minimum depth of ditch from edge of shoulder to flow line	1 ft 6in	1ft 6in
5. Minimum width of shoulders	5 feet	4 feet
6. Minimum slope of shoulder to ditch	½ inch	½ inch
7. Minimum gradient, flow line of open ditch	0.4%	0.4%
8. Maximum gradient of roadway profile	10%	15%
9. Minimum width of base course	26 feet	22 feet
10. Minimum width of pavement	24 feet	20 feet
11. Minimum radii of pavement at intersections	30 feet	20 feet
12. Minimum radii of outside pavement edge at dead end turn-around circle		35 feet

301.02-02 Typical Section of Streets with Curbs and Gutters

- | | |
|---|-----------------|
| 1. Minimum width of streets - back to back of curbs | |
| (a) Local or Dead-End Streets | 27 feet |
| (b) Collector Streets | 33 feet |
| (c) Major Thoroughfares | 48 feet |
| 2. Minimum gradient of street profile | 0.4% |
| 3. Minimum curb and gutter gradient | 0.4% |
| 4. Minimum radii of curbs and gutter at intersections | 20 feet |
| 5. Minimum width of shoulders behind curb | 4 feet |
| 6. Minimum slope of shoulders to curb | ½ inch per foot |
| 7. Minimum slope of radii of turnaround dead-end street | 35 |

301.03 At the discretion of the Board and based upon the recommendation of the City Engineer the design and typical section of roads and streets shall conform to the minimum and maximum geometric standards of one of the following alternates.

301.03-01 Minimum Thickness of Alternate Types of Pavements.

Alternate 1

Clay Gravel Base Course after compaction	8 inches minimum
Hot Mix Asphaltic Concrete Pavement	2 ½ inch maximum

or

Alternate 2

Hot Plant Mix Base (black base)	5 inches minimum
Hot Mix Asphaltic Concrete Pavement	1 ½ inch minimum

or

Alternate 3

Clay Gravel Base Course after compaction	6 inches minimum
Double Bituminous Surface Treatment	

301.04 The specifications governing all materials construction methods for road and street work in subdivisions shall conform to the applicable provisions of the Standard Specifications for State Aid Road and Bridge Construction, Mississippi State Highway

Department. Compaction of subgrade shall be ninety-five percent (95%) of maximum theoretical densities. Compaction of base course shall be at least one hundred percent (100%) of maximum theoretical densities for clay gravel and 97% for black base.

301.05 The City Engineer may, at his discretion, require that the owner or developer of the Subdivision submit test reports covering the materials incorporated in the work. Any laboratory tests required to establish the specified quality of material used, or densities of base course construction, shall be performed by a reputable commercial testing laboratory, at the subdivider's expense.

301.06 Curb and gutter shall be installed for drainage purposes when recommended by the City Engineer.

301.07 The Arrangement of streets in a subdivision shall either provide for the continuation of existing principal streets in surrounding areas; or conform to a plan for the neighborhood as a whole that has been devised to meet an unusual situation such as topography or other conditions that make continuation of existing streets impractical.

301.08 When a subdivision is being platted and part of the subdivision boundary abuts any existing state highway or city road, the Board may require the dedication of additional right-of-way to meet minimum standards if that road is being considered as a part of the state aid road system.

301.09 No trees or shrubs will be permitted to be planted at street intersections; however, controlled planting of shrubs and trees on public property, provided that plantings do not interfere with proper drainage and maintenance or obstruct vision required for public safety, may be permitted.

301.10 Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall be avoided.

301.11 Horizontal curves on collector streets shall have a minimum of a four hundred (400) foot radius computed from the center line. Horizontal curves of local streets shall have a minimum of a two hundred (200) foot radius computed from the center line.

301.12 Streets shall be laid out so as to intersect as nearly as possible at right angles, and no street shall intersect any other street at less than seventy-five (75) degrees.

301.13 Half-streets shall be prohibited, except in such cases where there exists a half-street continuous thereto. Wherever a half-street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract.

301.14 Permanent dead-end streets shall not be longer than five hundred (500) feet and shall be provided at the closed end with a turnaround having a paved surface diameter of at least seventy (70) feet and a street property line diameter of at least one hundred (100) feet when curb and gutter is installed and one hundred and ten (110) feet when open ditches are used.

301.15 No street names shall be used which will duplicate or be confused with the names of existing streets. Street names shall be subject to the approval of the Board. Street sign shall be provided by the developer at the opening of any street to the approval of City Engineer.

302. MONUMENTS

302.01 Monuments shall be placed at all corners of the subdivision and at all block corners. These monuments shall consist of a four (4) inch by four (4) inch concrete post not less than thirty (30) inches in length and reinforced with a single one-half (1/2) inch in diameter and not less than twenty-four (24) inches in length.

302.02 Markers shall be placed at all corners in alignment in lot boundaries and in changes in alignment along the boundary of the subdivision and angle points or curves in street right-of-way boundary lines. The markers shall consist of a reinforcing rod of not less than one-half (1/2) inch in diameter and not less than twenty-four (24) inches in length.

302.03 All monuments or markers shall be set with the top thereof flush with the finished grade. Where necessary to prevent disturbance, the monument shall be sunk underground and referenced to permanent landmarks.

303. EASEMENTS

303.01 Easements across lots or centered on front, rear, or side lot lines shall be provided for utilities where necessary.

303.02 Where easements intersect or sharp changes in alignment are necessary, corners shall be cut off sufficiently to permit equipment access as determined by the City Engineer.

303.03 No fences, buildings, or paving, will be permitted in easements.

303.04 Any overhanging limbs, shrubbery, or vegetation of any kind may be removed from within the limits of easements at the sole discretion of the maintenance personnel of the utilities installed or to be installed in or above the easements.

304. BLOCKS

304.01 The lengths, widths, and shapes of blocks shall be determined with due regard to:

304.01-01 Building sites that are suitable for the special needs of the uses of contemplated.

304.01-02 Convenient access, circulation, control, and safety of street traffic.

301.01-03 Limitation and opportunities of topography.

304.02 As a usual practice, block lengths shall not exceed eighteen hundred (1,800) feet or be less than four hundred (400) feet.

305. ALLEYS

305.01 Alleys shall be provided in commercial or industrial subdivisions, except that the City Engineer, following consultation with the Planning Commission, may recommend waiver of this requirement where other definite and assured provisions are made for service access, such as off-street loading and parking consistent with and adequate for the uses proposed.

305.02 The right-of-way width of an alley in commercial and industrial areas shall be a minimum of twenty-five (25) feet.

305.03 Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be cut off sufficiently to permit safe vehicular movement.

305.04 Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with a turnaround having an outside roadway diameter of at least eight (80) feet and a right-of-way diameter of at least one hundred (100) feet. The City Engineer and the Planning Commission may recommend to the Board a larger turnaround when it is determined necessary to provide adequate turnaround space.

305.05 Alleys will not be permitted in residential areas.

306. LOTS

306.01 All subdivisions shall be surveyed and laid out in such a manner that each and every lot intended for sale shall abut a dedicated public street or road.

306.02 In no case shall lots contain less than seven thousand (7,000) square feet or be less than seventy-five (75) feet wide at the building setback line.

307. FLOODPLAIN AREAS

307.01 Land subject to flooding with a frequency of one hundred (100) year flood shall not be subdivided unless precautionary measures are taken to eliminate or minimize flood hazards. All building grades shall be raised to an elevation equal to or above the maximum flood elevation or a one hundred (100) year flood calculated for the area in which the proposed subdivision is situated. This is provided, however, that no fill shall be made, or any subdivision constructed, which will increase flood hazards to other lands, or in any manner impede or restrict the flow of water in flood situation. All areas which will remain subject to flooding after the subdivision is constructed shall be delineated on the final plat.

307.02 All utilities and facilities, such as water, sewer, gas, and electrical systems, shall be located, elevated, and constructed to eliminate or minimize flood damage; and adequate drainage shall be provided so as to reduce exposure to flood hazards.

308. WATER SYSTEM

308.01 The water system shall have a sufficient number of flushing hydrants of sufficient size to properly flush the system when needed.

308.02 The water system shall be designed so that the calculated pressure within the system, at maximum use flows, shall not be less than twenty (20) pounds per square inch at any curb stop.

308.03 Individual water wells may be used only if written approval is obtained from the City of Waynesboro Health Department and then only if all lots are three (3) acres or more.

308.04 In the event the proposed subdivision is near or adjacent to the City of Waynesboro's existing municipal water system, every effort shall be made by the subdivider to connect the water system of the proposed subdivision with that of the City of Waynesboro. In any event, the water system constructed within the subdivision shall meet the minimum requirements of these regulations.

308.05 In the event that the proposed subdivision is located within or abuts an existing water district or association, the water system within the subdivision should be connected to such water district or association, and should conform to the specification of such water district or association. The water system constructed within the subdivision shall meet the minimum requirements of these regulations or the water district specifications, whichever is the most restrictive.

308.06 Where possible, water mains shall be located five (5) feet inside the street right-of-way or as approved by the City Engineer.

308.07 In subdivisions with a water system designed for fire protection, the materials for the water mains shall conform to the following requirements.

308.07-01 Cast iron pipe: Cast iron pipe shall have a minimum diameter of six (6) inches and conform to the latest revision of the American Water Works Association (AWWA) specification C106 or C108, Class 150.

308.07-02 Asbestos-cement pipe: Asbestos-cement pipe shall have a minimum diameter of six (6) inches and shall conform to the latest AWWA specification C400, Class 150.

308.08 In subdivisions with water systems not designed for fire protection, the material for the water mains shall conform to the following requirement.

308.08-01 Cast iron pipe: See Section 308.07-01

308.08-02 Ductile Iron

308.08-03 Plastic pipe: All plastic pipe shall conform to the latest commercial standards published by the U.S. Department of Commerce and carry the seal of acceptance of the National Sanitation Foundation for use in domestic water systems. The wall thickness of the pipe specified shall be governed by ASTM-D2241 for standard dimensions ratios (SDR) and the SDR shall not be greater than twenty-six (26). Operating pressures of all plastic pipe shall not exceed two-thirds ($2/3$) of the rated working pressure pipe used. All plastic pipe of two (2) inches and larger shall be a slipjoint rubber gasket type.

308.09 Services in subdivisions receiving water supply from the City of Waynesboro or utility districts shall be in accordance with the City or utility specifications. In the event that the utility district specifications are less than those specified in this regulation, the requirements of this regulation shall apply.

308.10 Services in subdivisions not covered by Section 308.09 above shall consist of the following: A corporation stop shall be provided at the main with three-fourth ($3/4$) inch flexible copper tubing or a high-molecular-weight plastic tubing shall run from the main to the lot line and terminate with a compatible curb stop.

308.11 All dead-end mains shall be equipped with an approval outlet sufficient to periodically flush the main.

308.12 All fire hydrants shall be of the same type as installed in the existing municipality or utility district or as approved by the City Engineer.

308.13 Hydrostatic test(s) shall be performed on the new water system with a pressure of one hundred fifty (150) pounds per square inch for twenty-four (24) hours. Before any or all of the work is placed in service, the system shall be disinfected and re-disinfected as necessary until chlorine-free samples are found to meet Mississippi State Board of Health standards as to bacteriological quality. Samples for the tests shall be taken from remote parts of the system.

309. SANITARY SEWERS

309.01 Community sewage collection and treatment facilities shall be provided in all subdivisions and shall conform to all applicable state and local laws pertaining to sewage collection and treatment. Individual septic tanks may be used in small subdivisions only if written approval for the construction of residential sewage disposal systems (septic tanks) in a subdivision, the subdivider shall submit with the preliminary plat a letter from the Mississippi State Board of Health, Division of Sanitary Engineering, that other acceptable means of collection, treatment, and disposal of sanitary sewage are not economically feasible.

309.02 In the event the proposed subdivision is near or adjacent to an existing sewer system every effort shall be made by the subdivider to connect the sewer system of the proposed subdivision with that of the existing system. If the proposed subdivision abuts The City of Waynesboro or utility district or if the subdivision is to be connected to a municipal or other existing system, the sewer system within the subdivision shall conform to the specifications required by that existing system or municipality as if the subdivision were constructed within the subdivision shall at least meet the minimum requirements of these regulations.

309.03 All gravity flow sewer pipe shall be vitrified clay, concrete, plastic, or other approved types. All sewer pipe twenty four (24) inches nominal diameter and smaller installed with trench depth up to and including ten (10) feet shall be standard strength; for trench depth greater than ten (10) feet, extra strength pipe shall be used.

309.04 The minimum diameter pipe for sanitary sewers shall be eight (8) inches. The minimum diameter house connection and service pipe shall be four (4) inches for single-family dwellings and six (6) inches for multifamily dwellings. House connections shall be stubbed out to each lot property line before street construction and plugged with extended sewer stub marker tape form pipe to the surface.

309.05 Sanitary sewer design criteria shall be in accordance with that required by the Mississippi Air and Water Pollution Control Commission.

309.06 All joints shall be either rubber gasket, bituminous plastic cement, pre-formed plastic joint, or factory cast plastic seal, whichever conforms to the type of pipe being used.

309.07 Where possible, sewer main shall be located five (5) feet inside the street right-of-way or as approved by the City Engineer. Manholes shall be no more than four hundred (400) feet apart, and shall be placed at each change in alignment or grade, and shall be provided with traffic-grade cast iron lids and frames.

309.08 Infiltration and exfiltration on any section of line shall not exceed three hundred (300) gallons per inch of pipe diameter per mile per day for any section of the system.

310. STORM DRAINAGE

310.01 Materials and construction shall conform to Mississippi Standard Specification for State Aid Road and Bridge Construction.

310.02 Drainage structures shall be sized using the rational formula and calculated by a licensed engineer of the State of Mississippi. However, the minimum allowable design shall be a twenty five (25) year storm frequency or other design as approved by the City Engineer.

310.03 Reinforced concrete headwalls or precast flared end sections shall be provided on eighteen (18) inch pipe and larger. The minimum diameter for storm drain pipe shall be eighteen (18) inches. When used as a meter for storm drain pipe shall be eighteen (18) inches. When used as a culvert, the length shall be such that the ends project as least four (4) feet beyond the edge of the pavement. The minimum diameter for storm drain pipe shall be fifteen (15) inches when used for driveways. All corrugated metal culverts shall have a minimum wall thickness of fourteen (14) gage metal with an asphalt coating. Concrete culverts shall be a minimum of Class II reinforced concrete. All driveway culverts shall have a minimum pipe length of twenty (20) feet.

310.04 Adequate protection of invert slopes shall be provided to prevent erosion.

311. GENERAL GRADING

311.01 Grading and centerline gradients shall be in accordance with plans and profiles approved by the City Engineer.

311.02 Areas to be graded by cutting or filling shall be rough graded to within two-tenths (0.2) of a foot of the accepted elevation after necessary allowance has been made for the thickness of topsoil, paved areas, and other installations.

311.03 Final cross sections and profiles of streets and other installation shall conform to grades approved by the City Engineer. Elevations shall be based on mean sea level.

311.04 All timber, logs, trees, brush, vegetable matter, and other rubbish shall be removed or otherwise disposed of in accordance with the rules and regulations of Mississippi Air and Water Pollution Control Commission so as to leave areas that have been disturbed with a neat and finished appearance.

312. EROSIN AND SEDIMENT CONTROL

312.01 Installation of the above improvements shall be done in such a manner as to provide for the most effective control of erosion and sediment. Each plat shall be accompanied to the City of Waynesboro Soil and Water Conservation District for review and recommendations. Practical combinations of the following technical principles shall be used:

312.01-01 The smallest practical area of land shall be exposed at any one time during development.

312.01-02 When land is exposed during development, the exposure shall be kept to the shortest practical period of time.

312.01-03 Temporary vegetation and/or mulching shall be used to protect critical areas exposed during development.

312.01-04 Sediment basins (debris basins, desilting basins, or silt traps) shall be installed and maintained to remove sediment from runoff waters form land undergoing development.

312.01-05 Provisions shall be made to effectively accommodate the runoff caused by changed soil conditions during and after development.

312.01-06 Permanent final vegetation and structures shall be installed as soon as practical in the development.

312.01-07 The development plan shall be fitted to the topography and soils so as to create the least possible erosion.

312.01-08 Whenever feasible, natural vegetation shall be retained and protected.

403. AMENDMENTS

403.01 The Board may from time to time adopt amendments that will tend to increase the effectiveness of these subdivision regulations. The subdivision regulations may be revised or amended by the Board as required by law.

404. VALIDITY

404.01 If for any reason any section, paragraph, subdivision, clause, phrase, or provision of this regulation shall be held invalid, it shall not affect the remaining provisions of this, or any regulation of the city, to which these rules and regulations relate.

405. REPEALER

405.01 All regulations or parts of regulations in conflict with this regulation, or inconsistent with the provisions of the regulation, are hereby repealed to the extent necessary to give this regulation full force and effect.

406. EFFECTIVE DATE

406.01 This order shall become effective on the _____ day of _____, 20_____.

Mayor
City of Waynesboro, Mississippi

ATTEST:

City Clerk

ARTICLE IV

MISCELLANEOUS

400. FEES

400.01 At the time of filing an application for preliminary plat approval, and at the time of filing an application for final plat approval, the subdivider shall pay to the City of Waynesboro Board a filing fee of twenty-five (25) dollars plus fifty-cents (.50) per lot for subdivisions containing five (5) lots or less shall be ten dollars (10) per lot. For subdivisions with lots larger than one (1) acre, the additional fee shall be one (1) dollar per acres for the entire subdivision. No action of the Planning Commission or Board shall be valid until the fee has been paid to the City Clerk. This fee shall be charged on all plats, regardless of whether the plat is approved or disapproved.

401. VARIANCES

401.01 Where the Board finds the extraordinary hardships may result form strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured, provided that such variance will not have the effect of nullifying the intent and purpose of these regulations.

401.02 In granting variances the Board may require such conditions that are necessary, in its judgment, to secure substantially the objectives of the standards or requirements so varied or modified.

402. PENALTIES

402.01 Any person, firm, entity or corporation using an unapproved and unrecorded plat in the sale of subdivided land whether by plat or metes and bounds or violating any of the terms or provisions of these subdivision regulations shall be guilty of a misdemeanor, and upon conviction, may be punished by a fine of not more than one hundred (100) dollars. Each violation and each day of failure to comply with the provisions of these regulations shall constitute a separate violation.