

**AN ORDINANCE REQUIRING SUBDIVISION PLATS AND ADOPTING  
SUBDIVISION REGULATIONS FOR THE CITY OF RIPLEY, MISSISSIPPI, AND  
PROVIDING FOR THE ADMINISTRATION AND ENFORCEMENT THEREOF**

WHEREAS, The City of Ripley is empowered to enact subdivision regulations and provide for the administration, enforcement and amendment thereof; and

WHEREAS, The City of Ripley has prepared such regulations designed to set forth certain procedures and standards to be followed in the development of and redevelopment of land subdivisions within the City of Ripley, Mississippi, to assure that development of the city provides for the coordination of streets within subdivisions with other existing or planned streets or with other features of lots or tracts; for requirements of the Preliminary and Final Plats; for minimum standards of physical improvements in new subdivisions; for adequate open spaces for traffic, utilities, fire fighting apparatus, recreation, light and air, and for distribution of population and traffic all of which are to improve the health, safety, and general welfare of the community.

WHEREAS, the Board of Aldermen has given due public notice of hearings relating to such subdivision regulations, and has held such public hearings in accordance with \_\_\_\_\_, Mississippi Code of 1972, as amended and recompiled; NOW, THEREFORE,

BE IT RESOLVED AND ORDAINED BY THE BOARD OF ALDERMEN OF CITY OF RIPLEY, MISSISSIPPI:

**ARTICLE 1 - GENERAL**

SECTION 1 - TITLE: This ordinance shall be known as the City of Ripley Subdivision Regulations and may be so cited.

SECTION 2 - PURPOSE: These regulations have as their purpose and are designed to provide for harmonious land development within the incorporated parts of the City of Ripley, Mississippi. Specifically, the intent is:

- A. Establish procedures governing the filing and approval of land subdivision plats and data in the City of Ripley.
- B. Establish minimum standards governing streets, utilities, and other required improvements.
- C. Establish minimum standards and procedures governing the preparation and filing of land subdivision plats and data to be submitted to the City for approval.
- D. Ensure the proper coordination of future streets and their development with existing or planned streets.

- E. Fix penalties for the violation of the provisions of these regulations.
- F. Provide that the City may vary these regulations in certain cases or under certain conditions.

SECTION 3 - SCOPE:

- A. It shall be unlawful for any person being the owner, agent, or person having control of any land within the incorporated areas of the City of Ripley, Mississippi to cause to develop (including but not limited to subdivisions, condominiums, apartment complexes, and officer/commercial/retail/industrial complexes as defined in Section 4) such land in such a manner as to create a connection to an existing public right-of-way without having followed the procedures established in these regulations.
- B. Any area hereafter annexed to a city or town or incorporated as a City or Town, immediately upon annexation or incorporation shall be no longer subject to the City of Ripley Subdivision Regulations, but shall conform to the subdivision regulations adopted by the City or Town.
- C. Construction shall not commence for proposed development improvements including grading, drainage, streets, utilities or any other improvements until compliance with these regulations has been achieved and acknowledged by approvals from the City of Ripley Planning Commission and the City of Ripley Board of Aldermen as stated in the official minutes of each.
- D. The City of Ripley Board of Aldermen will withhold improvements, of any nature whatsoever, including the acceptance and maintenance of streets or roads, until approval of the development has been recommended by the City of Ripley Planning Commission, approved by the City of Ripley Board of Aldermen and any required documents (such as a plat or condominium master document) have been lawfully recorded in the Chancery Clerk's Office. No lots, parcels or units are to be lawfully sold until compliance with these regulations has been satisfied and approval granted by the City of Ripley Board of Aldermen.
- E. Only one dwelling on a lot in a subdivision is permitted and no lot can be subdivided without approval of the Planning Commission.
- F. It is not the intent of these regulations to prohibit or in any way disadvantage family or individuals who wish to will or deed property to children, siblings, and/or other family members. It is also not the intent to impose restriction on City of Ripley landowners unless he or she intends to develop the land in a manner as defined by these regulations.

SECTION 4 - DEFINITIONS:

- A. For the purpose of interpreting this ordinance, certain words used herein are defined as follows:

1. ALLEY: A minor way used primarily for vehicular service to the rear or side of properties otherwise abutting a street.
2. BOARD: The City of Ripley Board of Aldermen.
3. BOND: Guarantee which secures installation of improvements in the event a Subdivider defaults on required subdivision improvements. An acceptable bond shall include a surety bond from a company licensed to do business in the State of Mississippi; cashiers check, assignment of certificates of deposit or irrevocable letters of credit from a bank located in City of Ripley and adjoining counties in Mississippi.
4. BUILDING LINE: A line shown on the plat beyond which structures must be set back from the street or road right-of-way line upon which the property abuts.
5. CONDITIONAL: Granted or made on provisions set forth in this ordinance.
6. CUL-DE-SAC: A permanent dead-end street or court culminated by a turnaround and not intended to be extended in the future.
7. EASEMENT: Authorization by a property owner for use by another, and for a specified purpose, of any designated part of his property.
  - a. Utility: An easement reserving space for utilities.
  - b. Access: For purpose of this ordinance a private way which is permanently reserved as the principal means of vehicular access to abutting property, and the terms of use of which are of public record.
8. ENGINEER: The Engineer appointed by the Board of Aldermen to act as Consultant to the Board of Aldermen and to the City of Ripley Planning Commission. The Engineer shall be registered as a Professional Engineer in the State of Mississippi by the State Board of Registration for Professional Engineer and Land Surveyors.
9. LOT: A parcel of land of at least sufficient size to meet minimum requirements for use, coverage, and area, and to provide such yards and other open spaces as are herein required. Such lots shall have frontage on a public right-of-way, public road or public street.
10. PLANNING COMMISSION: The duly appointed City of Ripley Planning Commission. In the absence of such appointed Planning Commission, the Board of Aldermen shall be considered as the Planning Commission.

11. PLANS: All drawings, including cross sections, profiles with working details and specifications, which the Subdivider prepares to show the type, character, extent, and details of the improvements required under this ordinance.
12. PLAT: A map or drawing showing the lot and street arrangement or other features or details of the area being subdivided and is further defined as follows:
  - a. Preliminary Plat: A plat conforming to the requirements of Article II hereof for preliminary approval.
  - b. Final Plat: A plat conforming to the requirements of Article II for final approval and recording in the Office of the Chancery Clerk.
13. PUBLIC ROAD: A publicly traveled road on the official maintenance plan of the State, County or City.
14. RIGHT-OF-WAY: The entire strip of land lying between property lines of a street or alley.
15. RESUBDIVISION: The resubdivision of any part or all of any block or blocks of a previously platted subdivision, addition, lot or tract.
16. SHALL: To be interpreted in its mandatory sense.
17. STREET: A way for vehicular traffic, whether designated a street, highway, thoroughfare, parkway, throughway road, roadway, avenue, boulevard, land, place, or however otherwise designated.
18. SUBDIVIDER: Any person, individual, firm, partnership, association, corporation, trust, or any other group or combination acting as a unit, who undertakes the subdivision of land as defined herein.
19. SUBDIVISION: The development of a tract or parcel of land into a division of three (3) or more parcels or lots, for the purpose of transfer of ownership and subsequent structure construction of any size or nature on the lots.
20. ENFORCEMENT: The City of Ripley Board of Aldermen or their designee shall be responsible for enforcement of these regulations.
21. DEVELOPMENT: The improvement of a parcel of land to construct multiple structures for the purposes of dwelling, retailing, manufacturing, or professional servicing and requiring the construction of a street(s) or road(s) and utilities to

connect with an existing public street(s) or road(s) and utilities.

22. APARTMENT COMPLEX: The development of a parcel of land proposing the construction of multiple structures consisting of non-owner occupied units on a parcel of land as such to require the construction of improvements such as streets, roads and utilities that will connect with existing streets, roads, and utilities.
23. CONDOMINIUM COMPLEX: The development of a parcel of land proposing the construction of multiple structures consisting of owner occupied units on a parcel of land as such to require the construction of improvements such as streets, roads, and utilities that will connect with existing streets, roads and utilities.
24. COMMERCIAL/RETAIL/OFFICE/INDUSTRIAL COMPLEX: The development of a parcel of land proposing the construction of multiple structures consisting of non-dwelling units on a parcel of land as such to require the construction of improvements such as streets, roads and utilities that will connect with existing streets, roads and utilities.
24. DEVELOPMENT: Encompasses the terms subdivision, apartment complex, condominium complex and commercial/retail/office/industrial complex.

## ARTICLE II - PROCEDURES FOR DEVELOPMENT APPROVALS

### SECTION 1 - PREAPPLICATION CONFERENCE

- A. Prior to filing an application for approval consisting of formal documents such as site plans, plats, construction plans, and technical specifications on a development, the developer shall present a conceptual drawing to the Planning Commission with enough detail to allow for general discussion of issues relevant to the development and its compliance with the regulations contained herein. The conceptual drawing shall be composed of the entire development. If the development is to be done in phases, all phases must be included on the conceptual drawing for the pre-application conference.
- B. Acceptability of the conceptual drawing does not constitute preliminary or final approval for the development. The acceptability of the conceptual drawing and any statements or suggestions by the Planning Commission will allow the developer to continue with the procedures established and adherence to the standards contained in these regulations with regards to preliminary and final approval.
- C. The purpose of the "Preapplication Conference" is to afford the developer an opportunity to avail himself of the advice and assistance of the Planning Commission prior to the preparation of formal documents required by the preliminary and final approval.
- D. The developer shall consult with other agencies interested in the development (including but not limited to the County Health Department Sanitarian, electric utility supplier, water utility supplier, sanitary sewer utility supplier, natural gas supplier, phone utility

supplier, and cable utility supplier) with an intention of reaching a firm conclusion regarding compliance with the regulations of those agencies or parties.

## SECTION 2 - PRELIMINARY APPROVAL

- A. After achieving acceptable conclusions on the development at the "Preapplication Conference," the developer shall cause to be prepared the required formal documents for the type of development that approval is being sought. Ten (10) copies of the Preliminary Plat/Site Plan and two (2) copies of construction plans and technical specifications shall be submitted to the Planning Commission. One completed Application for Submission Approval form, one completed preliminary approval checklist form, any variance requests, and the application fee must also be submitted. All Submissions, including variance requests, are to be made no later than fifteen (15) calendar days prior to the meeting date that the applicant desires to have the application placed on the agenda for hearing.
- B. Site Plan documents required for preliminary approval on CONDOMINIUM, APARTMENT, COMMERCIAL, OFFICE, RETAIL, and INDUSTRIAL complexes shall include the following as a minimum:
1. Graphic survey plot of the development boundary indicating the bearings and distances along the perimeter and the mathematical closure of the survey.
  2. Proposed rights-of-way to be dedicated to the City of Ripley.
  3. Proposed easements (with location indicated by bearing and distances if not parallel to boundary lines) indicating width and purpose.
  4. Proposed structure locations with number of units per structure for assignment of E-911 addresses.
  5. Vicinity map at a minimum scale of one (1) inch equals one thousand (1,000) feet showing the location of the proposed development.
  6. Location of points of ingress/egress that connect to existing public right-of-way.
  7. Adjacent property boundaries with existing structures and/or any significant features located in relation to the development boundary.
  8. Water courses and marshes shall be indicated with notation regarding Corps of Engineers jurisdictional under Section 404 of the Clean Water Act.

9. Certification from design engineer that no wetlands, as defined by the Corps of Engineers, are within the development boundary.
  10. Flood level information showing contours for the "100 Year Frequency Flood Elevations" and "Floodways" if any part of the proposed development lies within either. Site Plan must contain a statement that the 100 Year Flood Frequency Contour does not lie within the development boundary if not graphically indicated.
  11. Location of existing and proposed utilities for the development along with the connection location with the utility provider.
  12. Letters of agreement to provide service from the appropriate utility provider.
  13. Title of the proposed development, graphic scale, and north arrow.
  14. If the site plan will require recording for the purpose of dedicating right-of-way and/or easements, then provisions contained herein for a Preliminary Plat and Final Plat of a subdivision shall also be adhered to for the development.
- C. Preliminary plats for subdivisions shall be at a sufficient scale to allow the entire development (including all phases) to be shown on a "D" size plat (24" x 36"). Minimum data required for the preliminary plat and any accompanying documents shall include the following:
1. Boundary lines: Bearings and distances along perimeter boundary and lot lines and mathematical closure of survey.
  2. Proposed lot lines, lot numbers and lot layout for the subdivision.
  3. Easements: Location, bearings and distances if not parallel with lot lines, width, and purpose.
  4. Streets: Location of all existing and proposed streets, alleys or access easements with dimensions, right-of-way widths and street names.
  5. 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.
  6. Minimum building setback lines.
  7. Proposed use of all land in the subdivision including any reserved areas for parks, playgrounds or other public usage and the acreage. Water courses and marshes, shall be shown with notation regarding Corps of Engineers jurisdictional determination under Section 404 of the Clean Water Act. Existing houses and other significant features shall also be shown.

8. Flood level information showing contours for "100 Year Frequency Flood Elevations" and "Floodways" if any part of the proposed subdivision lies within a flood plan. Plat must contain a statement that 100 year flood frequency contour is not involved with development.
  9. Title under which proposed subdivision is to be recorded, with names and addresses of owners, notation stating acreage, graphic scale, north arrow (true arrow), mean sea level (msl) datum, benchmarks, and date of survey.
  10. Certification from design engineer that no wetlands, as defined by the U. S. Corps of Engineers, is within the platted area.
  11. Proposed utilities: Line sizes, approximate invert elevations (where approximate), and cross sections of principal drainage districts.
  12. Construction plans and technical specifications for required improvements prepared in accordance with "Article III - Design Standards" and "Article IV - Minimum Required Improvements" shall be considered a part of the Preliminary Plat.
  13. The names and adjoining boundaries of all adjoining subdivisions and the names of recorded owners of adjoining parcels of unsubdivided land.
  14. Conformity with "Minimum Standards," as promulgated by the Mississippi State Board of Registration for Professional Engineers and Land Surveyors.
  15. Engineer and Surveyor certifications as set forth in Section 3 D.7.
- D. Following a review of the required formal documents and any other material submitted for conformity to these regulations, and negotiations with the developer on changes deemed advisable and the kind and extent of improvements to be made in the proposed development, the Planning Commission shall express their approval and state the conditions of such approval, if any, or if disapproved, shall express their disapproval and the reasons therefore.
- E. The action of the Planning Commission and any conditions thereof shall be noted on copies of the Preliminary Plat/Site Plan. Two (2) copies shall be returned to the Developer and six (6) retained by the Planning Commission for distribution.
- F. Preliminary approval of the development does not constitute any final approval, nor shall any documents (such as preliminary plat, site plan, or master document) be recorded in the City of Ripley Chancery Clerk's office, nor shall any lots or units be sold or recorded until final approval by the Board of Aldermen has been granted and any conditions thereof have been satisfied. Preliminary approval of the development by the Planning Commission and the Board of Aldermen shall constitute authorization for the developer the proceed with construction of the proposed improvements in the development. Construction of all required improvements is subject to inspection by the Engineer and/or



other designated representatives of the City or agencies, which have a lawful interest in the development. All construction shall be done in conformance with the approved formal documents.

- G. Preliminary approvals granted by the Planning Commission and the Board of Aldermen is valid for one (1) year from the date of the Board of Aldermen's approval. If construction of the proposed improvements is not completed and Final approval requested, the developer must resubmit for preliminary approval or request in writing an extension of the preliminary approval. Extensions may be granted for a period not to exceed six (6) months and no more than two extensions will be granted per development.

### SECTION 3 - FINAL APPROVAL

- A. Final approval shall not be granted by the Planning Commission or the Board of Aldermen until the developer has done one (1) of the following:
1. Completed construction of all improvements in accordance with Article III and Article IV as approved on the Preliminary Plat/Site Plan; or
  2. A performance bond, certified check, bank letter of credit, or an established escrow account in an amount equal to the total estimated cost of the installation of the required improvements, filed with City of Ripley, securing the construction of the improvements as specified in this article. The amount of such bond must be approved by the Board of Aldermen. The Procedures for posting or releasing of Bonds, Certified Check, Bank Letter of Credit, or Escrow Account shall be as follows:
    - a. The developer shall sign an Agreement with the City of Ripley agreeing to install or provide the required improvements and shall file with City of Ripley a bond, certified check, bank letter of credit, or escrow account. This agreement and bond certified check, bank letter of credit, or escrow account shall be conditional to secure the construction of the required improvements listed in this Article in a satisfactory manner and within a period as set by City of Ripley such period not to exceed two years. No such bond, certified check, bank letter of credit, or escrow account shall be accepted unless it is enforceable by or payable to City of Ripley in a form with surety and conditions approved by the Attorney for City of Ripley. Where costs of improvements are not specified, this amount may be estimated by the Board of its designee.
    - b. When all of the required improvements have been constructed, the developer shall contact the Planning Commission for a final inspection and shall provide certification that the final improvements have been installed according to County specifications. The designated representative of City of Ripley will inspect the development and make a report, a copy of which is to be provided to the developer, Planning Commission and City of Ripley.

- c. The bond, certified check, bank letter of credit, or escrow account will be released when the subdivision receives final approval by the Board of Aldermen of City of Ripley.
- B. All documents submitted for final approval shall conform substantially to the documents given preliminary approval, and, if desired by the developer, it may constitute only that portion of the Preliminary approved plans which he proposes to record and develop at the time, provided, however, that such portion conforms to all requirements of these regulations.
- C. Eight (8) copies of the Final Plat of site plan shall be submitted to the Planning Commission for review. Following the granting of final approval by the Planning Commission and the Board of Aldermen, applicant shall submit an original copy containing all required notarized signatures for recording. Original copies shall be drafted or reproduced on a stable base 4 mil. Double matte drafting film.
- D. The Final 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 show the following:
1. Primary control points, or descriptions and "ties" to such control points to which all dimensions, angles, bearing, and similar data on the plat shall be referred.
  2. Monuments, tract boundary lines, right-of-way lines of streets and easements, and property lines of residential lots and other sites. Sufficient data to determine readily and reproduce on the ground any line on the map, including accurate dimensions, bearings, deflection angles and radii, arcs, and central angles of all curves.
  3. All data shown on the approved Preliminary Plat.
  4. Location and description of boundary monuments.
  5. Title, graphic scale, north arrow (true north) and date.
  6. Recording information showing Book and Page Number(s) for Protective Covenants.
  7. In accordance with these regulations, the following Engineer's and Surveyor's Certificates shall be affixed to, sealed and attested to by the person or persons responsible for the design and surveying reflected on the Final Plats.

**Engineer's Certificate**

It is hereby certified that this plat is true and correct, is in conformance with the design requirements of the Subdivision Regulations and specific conditions imposed on this development, and takes into account all applicable federal, state and local laws and regulations.

By: \_\_\_\_\_ (Seal)(Date)  
Mississippi Certificate No. \_\_\_\_\_

**Surveyor's Certificate**

I hereby certify that this is a Class \_\_\_\_\_ Survey and that the ratio of precision of the unadjusted survey is 1: \_\_\_\_\_ or greater; that this plat has been prepared by me or under my individual supervision and conforms with applicable state laws and County Subdivision Regulations and the specific conditions imposed on this development relating to the practice of surveying.

By: \_\_\_\_\_ (Seal)(Date)  
Mississippi Certificate No. \_\_\_\_\_

**City Approval Certificate**

I hereby certify that this is a true copy and that this plat was approved by the Board of Aldermen in session on \_\_\_\_\_.

(Date)

\_\_\_\_\_  
Mayor  
City of Ripley, Mississippi

ATTEST:

\_\_\_\_\_  
City Clerk  
City of Ripley, Mississippi

- E. All subdivision construction will be guaranteed for a period of one (1) year after acceptance by City of Ripley, subject to normal wear and tear. A maintenance bond, certified check, bank letter of credit, or escrow account will be required in order to assure the satisfactory condition of the required improvements. The maintenance bond shall continue to be in effect for a minimum of one (1) year after the date of acceptance of the subdivision, and the County may require an additional one (1) year maintenance bond if City of Ripley deems the additional year necessary.
- F. It shall be the duty of the Planning Commission to examine the Final Plat (Site Plan) to be certain that it conforms to existing streets, drainage and utility systems and that all conditions established by the Planning Commission. After review and approval of the Final Plat by the Planning Commission, the Plat shall be forwarded to the Board of Aldermen with a recommendation for approval.
- G. Upon approval of the Final Plat (Site Plan) by the Board of Aldermen, an endorsement shall be made thereon by the Mayor and attested by the Clerk indicating approval together with the date of the Order of the Board. One (1) original copy of the Final Plat shall be returned to the Subdivider, one (1) original copy of the Final Plat shall be filed with the Chancery Clerk and eight (8) prints shall be retained by the Planning Commission. Six (6) prints shall be distributed with one (1) print to the County Health Department, one (1) print to the City of Ripley Ambulance Service, one (1) print to the fire department responsible for initial response to fires and other emergencies in the subdivision, one (1) print to the Tax Assessor, one (1) print to the Sheriff's department, and one (1) print to the City Street Department. Two (2) copies shall be retained by the Planning Commission.

### **ARTICLE III - DESIGN STANDARDS**

#### **SECTION 1 - STREETS AND ROADWAYS**

- A. The Planning Commission shall review the street system for the proposed development and shall classify all proposed streets in one of the following categories:
1. Arterial Roadway: A major artery connecting existing county roads and extending as a through street through the subdivision.
  2. Collector: Streets that carry traffic from local streets to arterial roadways or existing State Aid routes and highways, including the principal entrance streets of the subdivision.

3. Local: Streets that are used primarily for access to abutting properties.

B. Minimum street rights-of-way widths and building setbacks shall be as follows:

STREET CLASSIFICATION	TYPICAL SECTION TYPE	MINIMUM RIGHT-OF-WAY WIDTH	MINIMUM BUILDING SETBACK FROM RIGHT-OF-WAY
Arterial	Road Ditch	80 Feet	40 Feet
Arterial	Curb & Gutter	80 Feet	30 Feet
Collector	Road Ditch	60 Feet	35 Feet
Collector	Curb & Gutter	60 Feet	30 Feet
Local	Road Ditch	50 Feet	30 Feet
Local	Curb & Gutter	50 Feet	25 Feet
Cul-de-Sac	All	100 Feet	35 Feet

C. In the event that a subdivision (development) is being platted along any existing county road, the Board of Aldermen may require the dedication of additional right-of-way in order that the right-of-way of the existing road may be increased to the standards as specified in this ordinance. The dedication of additional right-of-way shall be limited only to the side of the road, which the proposed development abuts, and then only to the extent that one-half ( $\frac{1}{2}$ ) of the right-of-way needed to bring the total right-of-way to the specified standard shall be dedicated. In the event that a development abuts both sides of an existing road of highway, then the total additional right-of-way necessary to bring such road or highway to the specified standard shall be so dedicated.

D. The arrangement of streets in a development shall either: (a) provide for the continuation of existing principal streets in surrounding areas; or (b) 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. Such a neighborhood plan shall be prepared by the Developer and shall be submitted for approval to the Planning Commission. All developments with more than twenty (20) lots shall have more than one (1) location of ingress and egress from an existing roadway.

E. When connecting street lines deflect from each other at any point by more than three (3) degrees, they shall be connected by a curve with a radius sufficient to insure an adequate sight distance, or of such radii as determined for special cases. Minimum sight distance for streets shall be as follows:

STREET TYPE	MINIMUM SIGHT DISTANCE (FEET)
Arterial Roadway	600 Feet
Collector	300 Feet
Local	200 Feet

- F. No trees or shrubs will be permitted to be planted at street intersections; however, the Planning Commission may permit the controlled planting of shrubs and trees on public property, provided that the plantings do not interfere with proper drainage and maintenance or obstruct vision required for public safety.
- G. Street jogs with centerline offsets of less than one hundred fifty (150) feet shall be avoided.
- H. A tangent of at least one hundred (100) feet shall be introduced between reverse curves on collector streets. Horizontal curves on collector streets shall have a minimum of two hundred fifty (250) feet radius computed from the centerline. Horizontal curves on local streets shall have minimum of one hundred (100) feet radius computed from the centerline.
- I. Streets shall be laid out so as to intersect as closely as possible at right angles, and no street shall intersect any other street at less than seventy-five (75) degrees.
- J. Property lines at street intersections shall be rounded with a radius of fifteen (15) feet or of a greater radius when the Board deems it necessary. Comparable cutoffs or chords may be required in place of rounded corners. A comparable chord shall be considered a chord or line connecting the points of tangency of the radius it is replacing.
- K. Half streets shall be prohibited, except in such cases where there exists a half street contiguous thereto. Wherever a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted with such tract.
- L. Dead-end streets will be accepted under phased construction only based on an overall development plan. Temporary turnaround shall be provided for all dead-end streets, which extend more than one lot in length. Temporary turnarounds shall have a minimum paved surface of eighty (80) feet in diameter and three (3) feet gravel shoulders.
- M. Cul-de-sac streets may be provided if proper access is given to all lots from a dedicated street or roadway. All cul-de-sac streets shall terminate in a dedicated right-of-way space having a minimum radius of fifty (50) feet, or other satisfactory arrangement for turning vehicles. Cul-de-sac street shall not extend more than eight hundred (800) feet from a through local street, collector street, arterial roadway or highway.

- N. No street names shall be used which will duplicate or be confused with the names of existing streets. Subdivider shall submit a letter from the United States Postal Service indicating street names have been checked and no duplications have been found.
- O. All lots have at least one (1) driveway connected to a public road (existing or proposed as part of the development) for ingress and egress with drainage structure to be approved by City of Ripley if a drainage structure is required.

## SECTION 2 - EASEMENTS

- A. A drainage and/or utility easement, dedicated to the County, shall extend across the front of all subdivision lots and shall have a width of no less than ten (10) feet. All side lot lines shall have a drainage/utility easement extending five (5) feet on both sides of the lot line. Easements across rear lot lines may be included if deemed necessary by the Subdivider.
- B. Where easements intersect or sharp changes in alignment are necessary, corners shall be cut off sufficiently to permit equipment access as determined by the Engineer.
- C. No buildings shall be permitted in easements.
- D. 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.

## SECTION 3 - BLOCKS

- A. The lengths, widths, and shapes of block shall be determined with due regard to:
  - 1. Provision of adequate building sites suitable to the special needs of the type of use contemplated.
  - 2. Needs for convenient access, circulation, control, and safety of street traffic.
  - 3. Limitation and opportunities of topography.
  - 4. Utilities.
  - 5. Drainage requirements.

## SECTION 4 - ALLEYS

- A. All alleys shall have a pavement surface and structure thickness adequate to accommodate proposed traffic.
- B. The width of an alley in commercial and/or industrial areas shall be a minimum of eighteen (18) feet.
- C. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be cut off sufficiently to permit safe vehicular movement.
- D. Dead-end alleys shall be avoided where possible, but if permitted, shall provide a turnaround having an outside roadway diameter of at least ninety (90) feet and a right-of-way diameter of at least one hundred (100) feet. The Planning Commission may require a larger turnaround when it is deemed necessary to provide adequate turnaround space.

#### SECTION 5 - LOTS

All subdivisions shall be surveyed and laid out in such a manner that each and every lot intended for sale shall face a public thoroughfare.

### **ARTICLE IV - MINIMUM REQUIRED IMPROVEMENTS**

#### SECTION 1 - IMPROVEMENTS IN SUBDIVISION

- A. In consideration of the acceptance by the County 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 County, the improvements specified herein according to the specification set forth hereinafter.
- B. All services for utilities shall be made available for each lot in such a manner as will obviate the necessity for disturbing the street pavement and drainage structures when connections are made.
- C. Upon completion of construction of any such utilities or improvements, one set of "Record Drawings" of completed work, dated, sealed, signed, and certified by the engineer and surveyor representing the Subdivider, shall be filed with the Chancery Clerk of City of Ripley showing all features as actually installed, including materials, size, location, depth, or elevation, numbers, ends of lines, connections, service connections, valves, storm sewer drains, inlets, and all other pertinent information.
- D. The Subdivider shall provide and install all required traffic signs and posts prior to opening the new road to public traffic and prior to the occupancy of any structures built in the development. These signs will consist of all the regulatory hazard and warning signs as required by the Engineer including the Road Naming signs as required by the E-911 Coordinator. All signs shall conform to the most current procedures, specifications and requirements as established by the Office of State Aid Road Construction and as



specified in the most current edition of the Mississippi Standard Specification for State Aid Road and Bridge Construction, and the federal Highway Administration's Manual on Uniform Traffic Control Devices.

## SECTION 2 - MONUMENTS

- A. Monuments shall be placed at all corners or changes of alignment along the perimeter boundary of the Subdivision, including the perimeter boundary of each construction phase. Curves lying along the perimeter(s) shall be monumented at the beginning and ending of each curve and at point on the curve at intervals of no more than one hundred (100) feet. These monuments shall consist of a four (4) inch concrete post not less than twenty-four (24) inches in length reinforced with a single one-half (½) inch steel rod in the center extending not less than one-fourth (1/4) inch about the top of the concrete.
- B. Iron pin markers shall be placed at all lot corners, changes alignment in lot boundaries and street right-of-way, including beginning and ending point of curves. All monumentation shall comply with Rule 21.0 Minimum Standards for Land Surveying.
- C. All monuments or markers shall be set with the top thereof flush with finish grade. Where necessary to prevent disturbance, the monument shall be sunk underground and referenced to permanent landmarks.

## SECTION 3 - STREETS

- A. A typical cross section for all subdivision streets shall conform to the minimum standards as follows:

- 1.

ROADWAY CLASSIFICATION	SHOULDER WIDTH ROAD DITCH (EDGE TO EDGE)	PAVEMENT WIDTH ROAD DITCH (EDGE TO EDGE)	PAVEMENT WIDTH CURB & CUTTER BACK TO BACK
Arterial Roadway	36 Feet	24 Feet	34 Feet
Collector	34 Feet	22 Feet	30 Feet
Local	30 Feet	20 Feet	26 Feet
Cul-de-sac (Turnaround Section)	90 Feet	80 Feet	84 Feet
Alley	24 Feet	18 Feet	22 Feet

2. Transverse grade two (2) percent minimum.
3. Longitudinal grade ten (10) percent maximum, 0.5 % minimum.

B. All subdivision roads shall be constructed with approved sub grade, sub base, base and pavement structure. Design and construction of all roads shall meet City requirements contained herein and the most current edition of the Mississippi Standard Specifications for State Aid Road and Bride Construction and must be reviewed for approval by the Engineer. Pavement structure including sub base and base design shall be as follows:

1. The roadway structure for subdivision streets shall consist of a minimum of 6" of compacted crushed limestone placed over a suitable base meeting the requirements of the Standard Specifications, with 3 ½" of hot bituminous asphalt paving meeting standards for SC-1 Surface Course. 2" of asphalt will be placed, with the final 1 ½" lift to be installed after 75% of the housing construction in the development is completed. Any failed areas must be repaired prior to placing the final lift.
2. All materials for sub base and base construction shall meet the requirements of the Mississippi Standard Specifications for State Aid Road and Bride Construction. Approved base materials consist of Hot Bituminous Base Course, Granular Material or Granular Material with lime-fly ash stabilization. Preapproval of the base materials must be obtained from the Engineer prior to incorporation into roadway or street construction.

City of Ripley reserves the right to inspect and test sub base and base material in place for compliance with these specifications. The County shall require proof rolling to be witnessed by the designated representative of City of Ripley of the entire roadway base immediately prior to placing the surface pavement.

3. Concrete curbs and gutters with appropriate subsurface drainage and inlets are required if lot frontage is less than 100 feet. Curb and gutter may also be required by the City if the finish slopes in the development are deemed unstable by the Engineer.

#### SECTION 4- WATER SYSTEM

The water system improvements for all subdivision shall be submitted first to the City or private supplier for approval; following approval by the City, construction plans and specification shall be submitted to the Mississippi Department of Health, Environmental Engineering Division for review and approval. The distribution and fire protection system shall be designed to furnish domestic water supply and fire protection to every lot in accordance with accepted design criteria, and must be prepared and stamped by a professional engineer licensed to practice in the State of Mississippi.

The proposed water system improvements shall meet these minimum requirements.

- A. Water mains shall be located in street rights-of-way or utility easements.

- B. The installation of the water system, including fire hydrants, shall be subject to approval of the governing Authority/Utility Owner, Department of Public Health and the Board of Aldermen.
- C. Fire hydrants meeting the City standard shall be installed in all subdivisions having public water supply. The hydrants shall be located not more than five hundred (500) feet as measured along a dedicated street from all lots in the subdivision. All fire hydrants will be served by a six (6) inch or larger water line.
- D. All main water lines shall be 6" Class 200 PVC, and must meet the City's standard specifications.

#### SECTION 5- SANITARY SEWER SYSTEM

- A. Centralized sewage collection and treatment facilities will be provided on all lots in all subdivisions except as hereafter provided, and shall conform to all applicable state and local laws, regulations and procedures.
- B. The treatment and collection facilities shall be designed in accordance with rules, regulations, guidelines and standards of the Mississippi Department of Health and the Mississippi Department of Environmental Quality.
- C. The Subdivider shall submit a letter from the Ripley County Health Department indicating approval of individual septic systems on a lot by lot basis.
- D. All subdivisions hereafter filed for record in the Office of the Chancery Clerk shall be approved only for use with central collection and treatment of sewage unless there is affixed to the plat a notation signed on behalf of Ripley Health Department that septic tanks may be used on the lots. Sub dividers contemplating use of central collection and treatment need not submit such plats to the Health Department, but all approvals by the County will only authorize centralized collection and treatment. Notations on the Preliminary Plat and Final Plat authorizing use of septic tanks by the Ripley County Health Department shall be in bold font of a line weight and size which is easily readable and substantially in the following form:

**"A CENTRAL SANITARY SEWAGE SYSTEM IS NOT AVAILABLE FOR LOTS IN THIS SUBDIVISION. DESIGN AND LAYOUT FOR A SEPTIC TANK OR OTHER INDIVIDUAL TREATMENT FACILITY MUST BE REVIEWED BY THE CITY OF RIPLEY HEALTH DEPARTMENT AND APPROVED FOR CONSTRUCTION BEFORE WORK IS BEGUN ON EACH INDIVIDUAL LOT."**

RIPLEY COUNTY HEALTH DEPARTMENT

By: \_\_\_\_\_

RIPLEY COUNTY HEALTH OFFICER

DATE: \_\_\_\_\_

## SECTION 6 - STORM DAMAGE

- A. Materials and construction shall conform to Mississippi Standard Specifications for State Aid Road and Bridge Construction, latest edition.
- B. Drainage structures shall be sized using the rational formula or SCS methodology, and shall be designed by a professional engineer licensed in the State of Mississippi. All drainage structures shall be sized for a minimum 25 year, 24 hour SCS Type II precipitation event with flood critical areas sized for 50/100 year flood frequency.
- C. Reinforced concrete headwalls or flared end section shall be provided on all roadway cross drains and on all other pipe twenty-four (24) inches and larger. The minimum diameter for storm drain pipe shall be fifteen (15) inches for side drain pipes and eighteen (18) inches for cross drain pipes. Pipe length shall be adequate to provide a 3:1 slope from the finish shoulder of the road to the top of the pipe, but no less than four (4) feet beyond the edge of the gravel shoulder or of sufficient-length to provide 3:1 fore slope to the bottom of the ditch, whichever is greater. Storm drainpipe may be corrugated metal, high-density polyethylene or reinforced concrete pipe.

Corrugated metal pipe shall be coated with approved coating with paved or coated smooth invert. The minimum wall thickness shall be fourteen (14) gauge metal. Reinforced concrete pipe shall be a minimum of Class III reinforced concrete. All storm drainpipes shall conform to the most current edition of the Mississippi Standard Specification for State Aid Road and Bridge Construction, Section 708.

All driveway culverts shall have a minimum pipe length of twenty (20) feet.

## SECTION 7 - GENERAL GRADING

- A. General grading, typical sections and centerline gradients shall be in accordance with construction plans, profiles and cross sections designed by the engineer for the Subdivider and approved by the Board.
- B. Areas to be graded by cutting or filling shall be rough graded to within one-tenth (0.1) of a foot of the accepted elevation after necessary allowance has been made for the thickness of topsoil, paved areas, and other installations.

- C. Final cross sections and profiles of streets and other installations shall conform to grades approved by the Engineer. Elevations shall be based on mean sea level.
- D. 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 the Mississippi Department of Environmental Quality (MDEQ) so as to leave areas that have been disturbed with a neat, clean and finished appearance. Burying on site will not be permitted. Burning will be permitted with an approved permit from MDEQ.

#### SECTION 8 - EROSION AND SEDIMENT CONTROL

- A. No work shall begin on any development until a Storm Water Permit has been obtained from the Mississippi Department of Environmental Quality (MDEQ), if applicable for the size of the development. Note that any development which disturbs more than one (1) acre must have a storm water erosion control plan. 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 by an erosion and sediment control plan which shall be submitted to the Engineer for review and recommendations. Practical combinations of the following technical principles shall be used:
  1. The smallest practical read of land shall be exposed at any one time during development.
  2. When land is exposed during development, the exposure shall be kept to the shortest practical period of time.
  3. Temporary vegetation and/or mulching shall be used to protect critical areas exposed during development.
  4. Sediment basins (debris basins, desilting basins, or silt traps) shall be installed and maintained to remove sediment from runoff waters from land undergoing development.
  5. Provisions shall be made to effectively accommodate the runoff caused by changed soil conditions during and after development.
  6. Permanent final vegetation and structures shall be installed as soon as practical in the development. All erosion control required such as seeding, sodding, mulching, excelsior blanket, paved ditch, and fertilizer shall conform to the applicable sections and subsections of the most current edition of the Mississippi Standard Specifications for Road and Bridge Construction, Sections 212, 214, 215, 226, 227 and 229. All substantial grass growth on the shoulders, fore slopes and back slopes shall be established before final acceptance of the subdivision improvements. The maximum slope allowed on all fore slopes and back slopes shall not be greater than a 3:1 slope.

7. The development plan shall be fitted to the topography and soils as to create the least erosion potential.
8. Whenever feasible, natural vegetation shall be retained and protected.

## SECTION 9 - APPROVAL OF CONSTRUCTION PLANS

- A. The improvements specified herein shall be designated by and constructed under the observation of a Registered Professional Engineer retained by the Subdivider.
- B. In order to obtain approval for the construction of improvements in a subdivision, the owner or owners shall submit together with the preliminary plat, as hereinafter required, two (2) blue-line prints of the plans showing the types of improvements contemplated. Said plans shall be submitted and approved as hereinafter set forth before construction of any type is begun in the subdivision.

The construction plans, as a minimum, shall consist of a cover sheet, index sheet, quantity sheet, typical sections detailing roadway base and pavement structure, intersection details including paving, drainage plan and all details, erosion control plan, striping and sign plan, plan-profile sheets, and standard details. Detail plans for water and sanitary sewer systems may be submitted with the roadway and drainage plans, or may be submitted separately. Plan and profile sheets for streets and gravity sewers should be drawn to a horizontal scale of one (1) inch equals fifty (50) feet and a vertical scale of one (1) inch equals five (5) feet and shall be based on U.S. Governmental mean sea level datum. Plans and specifications for the proposed water and sanitary sewer system shall be accompanied by written certification from the Mississippi Department of Health and the Mississippi Department of Environmental Quality that the proposed system and treatment facilities are in conformance with all applicable laws and regulations.

## ARTICLE V - REVISION OF RECORDED PLATS

### SECTION 1 - ERRORS

Errors on recorded subdivision plats may be corrected by the Subdivider by making a written request to the Board to have such correction made. The Board may direct that the correction be made directly on the existing recorded plat, or they may direct that a complete new plat be filed as in Section 2 below.

## SECTION 2 - REVISION OF PLATS

The City of Ripley Board of Aldermen on such terms and conditions as it imposes, may authorize revision of recorded plat combining lots, changing lot lines or calls, correcting errors and other revisions on application by the owners of the lots being changed. The corrected plat shall be filed as a separate revision of the subdivision to include a notation attached to the originally recorded plat showing revisions made and location of corrected plat; and a title certificate may be required on the corrected plat.

## SECTION 3 - VACATION OF PLATS

- A. Any recorded plat or portion thereof may be vacated by the Subdivider at any time before the sale of any lot therein, by a written request to the Planning Commission with a copy of such plat attached. Such written request shall be approved by the Planning Commission and the Board of Aldermen and recorded in the Office of the Chancery Clerk. The Board of Aldermen may reject such request, which destroys any public rights in any of its public uses, improvements or streets. The recorded vacation of plat shall destroy the effect of the recorded plat and shall divest all public rights in streets, public grounds and all dedications provided in such plat.
- B. When lots have been sold, the recorded plat may be vacated in the manner described in Paragraph A, provided all the owners of lots in such plat join in the execution of such written request. A title certificate shall be included with the written request to the Planning Commission, along with a copy of the recorded plat.

## ARTICLE VI - OTHER PROVISIONS

### SECTION 1 - FEES

At the time of filing an application for preliminary plat approval with the City of Ripley Planning Commission, the Subdivider shall pay to the City of Ripley General Fund a filing fee of one hundred dollars (\$100.00) plus five dollars (\$5.00) per lot. No action of the Planning Commission or the Board of Aldermen shall be valid until the fee has been paid to the City of Ripley General Fund. This fee shall be charged on all preliminary plats, regardless of the actions taken, whether the plat is approved or disapproved.

### SECTION 2 - VARIANCES

- A. Where the Planning Commission finds that extraordinary hardships may result from 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 special variances will not have the effect of nullifying the intent and purpose of these regulations. All variance requests must be presented to the Planning Commission in the form of a written letter stating the exact nature of the request and the specific reasons of justification for the requests. Also, all variance request must be submitted with the preliminary plat and construction plans for a subdivision and with the site plan on all other development which

are required fifteen (15) calendar days prior to the meeting date that the applicant desires to be on the agenda for hearing as stated in Article II, Section 2, Paragraph A. Only formal written requests for variances will be considered and acted upon.

- B. In granting variances, the Planning Commission may require such conditions that are necessary, in their judgment, to secure substantially the objectives of the standards or requirements so varied or modified.

### SECTION 3 - PENALTIES

Any person, firm, entity or corporation using an unapproved and unrecorded plat in the sale or subdivided land or violating any of the terms or provisions of these subdivision regulations shall be guilty of a misdemeanor and, upon conviction, shall be punished by fine of not more than one hundred dollars (\$100.00). Each violation and each day of failure to comply with the provisions of these regulations shall constitute a separate violation.

### SECTION 4 - AMENDMENTS

The Board of Aldermen 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 of Aldermen after giving adequate public notice and public hearing as required by law.

### SECTION 5 - VALIDITY

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

### SECTION 6 - REPEAL OF CONFLICTING ORDINANCES

All ordinances or resolution in conflict with this ordinance or inconsistent with the provisions of the ordinance are hereby repealed to the extent necessary to give this ordinance full force effect.

### SECTION 7 - EFFECTIVE DATE

This Ordinance shall take effect and be in force from an after its passage and adoption.

Adopted, this the 4th day of April, 2006.

  
\_\_\_\_\_  
Mayor  
City of Ripley, Mississippi



ATTEST:

Elizabeth Shelton  
City Clerk  
City of Ripley, Mississippi

Amended, this the \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
Mayor  
City of Ripley, Mississippi

ATTEST:

\_\_\_\_\_  
City Clerk  
City of Ripley, Mississippi

## APPLICATION FOR DEVELOPMENT APPROVAL

1. The development of a tract or parcel of land into a division of three (3) or more parcels or lots, for the purpose of transfer of ownership and subsequent structure construction of any size or nature on the lots.
2. Prior to final approval of any lot in City of Ripley which does not have central collection and treatment for sewage, an application must be submitted to the City of Ripley Health Department for notation that septic tanks will be approved and any conditions or limitations for such approval.
3. No plat or replat subdividing land in accordance with the definition of a subdivision set forth in 1. above shall be filed or recorded in the Office of the Chancery Clerk of City of Ripley, Mississippi, unless and until approved by the Board and no lot shall be sold from such plat or replat until the plat is filed for record in the Office of the Chancery Clerk of City of Ripley, Mississippi.
4. Only those applications that complete the requirements for specific information requested shall be accepted for placement on the Planning Commission agenda. See Preliminary or Final Plat Checklist for specific information and items needed to complete a subdivision application.
5. As owner, developer, agent, or engineer (indicate which) it is requested that the proposed subdivision as described on the following page of this application be given approval by the City of Ripley Planning Commission and the City of Ripley Board of Aldermen in accordance with the City of Ripley Subdivision Regulations.

**APPLICATION FOR SUBDIVISION APPROVAL  
CITY OF Ripley PLANNING COMMISSION**

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1. Name of Subdivision

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2. Location: The proposed subdivision is located on the \_\_\_\_\_ side of \_\_\_\_\_ Road and \_\_\_\_\_ of \_\_\_\_\_ Road, in Section \_\_\_\_\_, Township \_\_\_\_\_, and Range \_\_\_\_\_.

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3. Are there existing structures on the property? \_\_\_\_\_ If so, please list on separate sheet:

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4. Property Owner:

Address:

Telephone:

Fax:

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5. Subdivider:

Address:

Telephone:

Fax:

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6. Engineer/Surveyor:

Address:

Telephone:

Fax:

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7. Gross Acreage: \_\_\_\_\_ 8: Number of lots: \_\_\_\_\_ 9: Average Frontage: \_\_\_\_\_

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10. Are Public Sewers Provided? Yes \_\_\_ No \_\_\_ By Whom \_\_\_\_\_

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11. Is Public Water Provided? Yes \_\_\_ No \_\_\_ By Whom \_\_\_\_\_

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12. Have all items on the preliminary and/or final plat checklist been addressed? \_\_\_\_\_

13. Fee: \$100.00 + \$5.00 per lot - \$ \_\_\_\_\_

14. Signature of Owner, Developer, Agent, or Engineer:

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed)

\_\_\_\_\_  
(Date)

## PRELIMINARY PLAT CHECKLIST

Each copy of the application shall be accompanied by:

1. THE OFFICIAL FORM:

PRELIMINARY PLAT:

Ten (10) copies of the preliminary Plat at a scale of 1" = 100' and two (2) copies of Construction Plans and Specifications shall be submitted with the following data:

- a. Boundary lines.
- b. Proposed lot lines, lot numbers.
- c. Location of easements, width and purpose.
- d. Existing and proposed streets named or numbered for reference, including dimensions of right-of-way.
- e. Location or vicinity map showing relationship of subdivision site to the area, including township, range, section and parts of a section.
- f. Minimum building setback lines.
- g. Identification of proposed use of land, including any reserved areas and their acreage.
- h. Identification of any areas subject to periodic flooding (100 Year Flood Elevation).
- i. Subdivision title, North point, graphic scale and acreage of land to be subdivided.
- j. Proposed utilities.
- k. Ownership of all adjacent parcels and names, adjoining boundaries of all adjacent subdivisions.
- l. Engineer's name, developer's name.
- m. The following application fee shall be submitted.
- n. Filing Fees (\$100.00 plus \$5.00 per lot).
- o. Letters from E-911 Coordinator and U. S. Postal Service representative on street name availability/duplication.

Subdivisions - \$100.00 plus \$5.00 per lot.

## FINAL PLAT CHECKLIST

Each copy of the application shall be accompanied by:

1. THE OFFICIAL FORM:

One (1) copy of the original submitted fifteen (15) days prior to the Planning Commission meeting, signed by the applicant or his agent; and

2. FINAL PLAT:

Two (2) Original Plats for filing and eight (8) copies at a scale of 1" = 100' shall be submitted with the following data:

- a. Primary Control Points.
- b. Boundary lines of area subdivided with accurate distances and angles.
- c. All dimensions, both linear and angular, necessary for locating the boundaries of the subdivisions, lots, streets, alleys, easements, and areas for public or private use. Linear dimensions are to be given to the nearest 1/100 of a foot.
- d. Radii, arcs or chords, points of tangency and central angle for curvilinear streets and radii for rounded corners.
- e. Location or vicinity map showing relationship of subdivision site to the area including township, range, section, and parts of sections.
- f. Location of all survey monuments and their descriptions.
- g. Existing and proposed streets, widths and names.
- h. Location of existing street, widths, names within 100 feet of the subdivision.
- i. Location of all adjacent property lines.
- j. Proposed lot lines and identification of all lots numbered consecutively.
- k. Location of all building setback lines, easements.
- l. Accurate outline of any property intended for public use with a statement of dedication.
- m. Name of subdivision, North pointy and graphic scale.
- n. Title certificate showing the owner or owners of the land to be subdivided.
- o. Certificate, Mississippi registration number and legal seal of registered engineer and land surveyor.
- p. Storm Water Management Permit from MDEQ.
- q. Letter of approval of water system from Health Department.
- r. Letter of approval of sanitary sewer system from MDEQ.
- s. Construction bond or letter of credit.

## **REQUIRED SHEETS FOR CONSTRUCTION PLANS SUBMITTED TO THE CITY OF RIPLEY**

All submissions for preliminary approval for proposed subdivisions must include the following sheets in the construction plans unless otherwise authorized in writing from the City of Ripley Planning Department:

1. Cover Sheet - Shall include development name, developer's name, utility owners, vicinity map, and engineer's name
2. Proposed Lot Layout Sheet (can be preliminary plat sheet)
3. Topographic Survey Sheet (encompassing entire development)
4. Grading and Drainage Plan
5. Erosion Control Plan (including details)
6. Typical Section Sheet (including dimension and application details)
7. Intersection Detail Sheet
8. Signage and Striping Plan
9. Water System Improvements Plan
10. Water System Detail Sheet(s)
11. Sanitary Sewer System Improvements Plan
12. Sanitary Sewer System Detail Sheet(s)
13. Plan & Profile Sheet(s)