

CITY OF RICHLAND

ORDINANCES PASSED

December 15, 2020

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ORDINANCE 2020-06 OF THE CITY OF RICHLAND, MISSISSIPPI, ESTABLISHING REGULATIONS GOVERNING DEVELOPMENT AND SUBDIVISION OF LAND WITHIN THE CORPORATE LIMITS OF THE CITY OF RICHLAND, MISSISSIPPI, AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF, AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, Miss. Code Ann. §§ 17-1-3, 17-1-23, 17-1-25, and 21-19-63, as amended and/or supplemented from time to time, empower the Mayor and Board of Aldermen ("Governing Body") of the City of Richland, Mississippi, ("City"), to enact subdivision regulations and provide for their administration, enforcement and amendment; and

WHEREAS, the Governing Body of the City deem it necessary for the purpose of promoting the health, safety, morals and general welfare of the City to enact a development ordinance; and

WHEREAS, the Governing Body of the City have caused to be prepared such a development ordinance designed to set forth certain provisions and standards to be followed in the development or redevelopment of land subdivisions in the City to assure that development of the City is orderly, healthful, efficient and economic; and

WHEREAS, the Governing Body have given due public notice of the hearing relating to these development regulations as indicated in the copy of the proof of publication attached hereto as **Exhibit A**, and have held such public hearings in accordance with the requirements of Miss. Code Ann. § 17-1-15.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY, THAT THESE REGULATIONS SHALL GOVERN ALL DEVELOPMENT AND SUBDIVISION OF LAND WITHIN THE CORPORATE LIMITS OF THE CITY AS FOLLOWS:

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ARTICLE I – General

100: Title

100.01: This ordinance shall be known as the “City of Richland, Mississippi, Development Ordinance” and may be so cited.

101: Purpose

101.01: This ordinance has as its purpose and is designed to:

101.01.01: Establish procedures governing the review of residential, commercial, and industrial development, on both subdivided and non-subdivided property within the City.

101.01.02: Establish procedures and requirements for filing land subdivision plats.

101.01.03: Establish minimum requirements and standards for land subdivision plats.

101.01.04: Establish minimum requirements and standards for infrastructure improvements within property being developed.

101.01.05: Establish procedures to evaluate the impact of the proposed development on existing facilities, infrastructure, and residents.

101.01.06: Establish penalties for failure to adhere to the provisions of this ordinance.

101.01.07: Establish procedure for the City of Richland to vary or amend portions of this ordinance under certain cases or conditions.

102: Scope

102.01: It shall be unlawful for any person or entity to lay out, subdivide, re-subdivide, plat or re-plat any land into lots, blocks, streets, or to sell property therein which has not been subdivided, re-subdivided, platted, or re-platted according to this ordinance.

102.02: It shall be unlawful for any person or entity to make improvements to any lot or parcel of land for residential, commercial, or industrial purposes unless improvements are made in accordance with this ordinance.

102.03: It shall be unlawful for any person or entity to sell a lot within a platted subdivision prior to approval of the final plat by the City of Richland, Mississippi, Board of Aldermen (Board).

102.04: It shall be unlawful for any person or entity to record or attempt to record a subdivision plat prior to approval of the final plat as required by this ordinance.

102.05: The City of Richland, Mississippi, Board of Aldermen may withhold approval and acceptance of any or all proposed improvements to any development, and

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may withhold issuance of building permits for failure to comply with this ordinance.

102.06: All land division or subdivision, into two (2) or more lots or parcels for the purpose of transfer of ownership or development, regardless of size of lot or parcel, shall require a Pre-Application Conference. Based on the results of the Pre-Application Conference, all land division or subdivision, into two (2) or more lots or parcels shall have a plat and description sealed by a registered professional land surveyor licensed in the State of Mississippi.

102.07: Dedications or vacations of streets and or alleys, shall require an approved plat or approved revised plat as required by this ordinance except where the effected street(s) or alley(s) are appropriately covered by easements, as required by this ordinance.

103: Procedure

103.01: Developer shall initiate development process with the City Development officer (or designee) at 380 Scarbrough Street, Richland, Mississippi, 39218, (601) 932-3000. Developer shall submit all data required by this ordinance to City Development Officer (or designee) along with other data as may be required by the City of Richland, Mississippi, Board of Aldermen.

104: City of Richland, Mississippi, Board of Aldermen Participation in Development Costs

104.01: Policy: It is the policy of the City of Richland, Mississippi, Board of Aldermen to require the Developer of the proposed development to bear all costs of required improvements. This includes all direct cost for the design and construction of all on-site improvements as well as any off-site improvements which may be required to existing facilities, such as streets and drainage, made necessary by the proposed development.

104.02: Exceptions: On a case-by-case basis, the City of Richland, Mississippi, Board of Aldermen may elect to expend public funds, to the extent allowed by law, for off-site improvements made necessary by the proposed development, if the Board believes that it is in the public interest to make such expenditures. In order to be considered for an exception, the Developer must make a written request to the Board outlining the need for the off-site improvements, the Developer's opinion of cost of the proposed off-site improvements, and a narrative outlining the advantage to the citizens of the City of Richland, Mississippi, for the Board to expend public funds on the off-site improvements.

105: Definitions

105.01: See Appendix A

ARTICLE II – Plat Procedure

200: Pre-Application Conference (All Development)

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- 200.01: Attendees: Developer, City development Officer (or designee(s)), City Engineer (or designee).
- 200.02: Location: City Hall or location designated by City Development Officer.
- 200.03: Purpose: The purpose of the pre-application conference is to allow Developer to inform and educate the City on the intentions of the Developer for the property in question and; for the City to inform and educate the Developer as to the requirements of this ordinance.
- 200.03.01 Specific topics to be discussed include but are not limited to:
- 200.03.01A: Nature of Development.
- 200.03.01B Development's effect on existing traffic.
- 200.03.01C Development's effect on existing stormwater runoff.
- 200.03.01D Development's effect on existing zoning.
- 200.04: Record of pre-application conference.
- 200.04.01: Minutes of pre-application conference to be kept by City Development Officer (or designee) or City Engineer (or designee) on Record of Pre-Application Form (see Appendix B).
- 201: Preliminary Plat Submittal Package**
- 201.01: One (1) Record of pre-application conference (see Appendix B).
- 201.02: One (1) Application.
- 201.03: One (1) Application Fee.
- 201.04: Six (6) copies of Preliminary Plat and Description.
- 201.05: One (1) copy of Draft Covenants and Restrictions (if applicable).
- 201.06: Preliminary Plat Requirements:
- 201.06.01A: Non-Subdivided Property: Minimum size 8 ½" x 11"; maximum size: 24' x 36" (20# white paper)
- 201.06.01B: Sub-divided Property: Minimum Paper Size: 18" x 24": Maximum paper size: 24" x 36" (minimum weight 20# white paper).
- 201.06.02: North Arrow
- 201.06.03A: Scale: Non-subdivided Property: (shown on plat): 1" = 10', 20', 30', 40', 50', 60', 100', 200'.

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- 201.06.03B: Scale: Sub-divided Property: (shown on plat) maximum 1" = 200' (alternate scales: 1" = 10', 20', 30', 40', 50', 60', 100').
- 201.06.04: Title block in lower right corner including the following information:
- 201.06.04A: Name of Development
- 201.06.04B: Name, address, and contact information of Developer
- 201.06.04C: Name, address, and contact information of land owner (if different from Developer).
- 201.06.04D: Date
- 201.06.04E: If multiple sheets are required to show the entire development at the maximum scale, then Sheet No. and total number of sheets shall also be shown: "Sheet __ of ____"
- 201.06.05: Property corner tie to section corner, quarter corner or other acceptable land tie.
- 201.06.06: Township, Range, and Section shown.
- 201.06.07: Sealed by Professional Land Surveyor (PLS) or Professional Engineer registered in the state of Mississippi.
- 201.06.08: Include Rankin County Tax Map Parcel number.
- 201.06.09: Show access to public street(s).
- 201.06.10: Boundary lines, boundary monuments, and total acreage of total tract to be subdivided. Boundary lines should be bold and easily distinguishable from interior lot lines. Include bearings and distances on all boundary and lot lines.
- 201.06.11: Section Lines
- 201.06.12: Political subdivision line, where applicable; municipal corporate limit lines, county lines, supervisor district lines, etc.
- 201.06.13: All pre-existing permanent easements and/or rights-of-ways (railroads, natural gas company, power transmission/distribution, potable water/sewer, etc.).
- 201.06.14: All proposed easements and rights-of-way, labeled for purpose and intent, and dimensioned, including any protected green spaces, parks, nature areas, etc. The name of the proposed easement holder shall be labeled (by specific name if known or by general type entity; for example: "Subdivision X Homeowner's Association" or "XYZ Property Management Group").
- 201.06.15: All public streets adjacent to the property to be subdivided; include average daily traffic (ADT) for all public streets for which the ADT is readily available from the Mississippi Department of Transportation (MDOT) or the Central Mississippi

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Planning and Development District (CMPDD). ADT information, if not readily available, may still be required on a case-by-case basis.

- 201.06.16: Layout of proposed development showing all lots, lot numbers, lot dimensions, and building setbacks.
- 201.06.17: All adjacent parcels bordering (sharing a common boundary, regardless of length) the proposed development with parcel owner and parcel owner contact information.
- 201.06.18: Vicinity map showing proposed development's general location within the City or a significant portion of the City. Vicinity map may be an inset on the plat.
- 201.06.19: All floodways and/or flood plains as defined by the most current Flood Insurance Rate Map (FIRM) including flood zone for the entire development as defined by the most current FIRM.
- 201.06.20: Current zoning.
- 201.06.21: Lot density expressed as lots per acre of total development.
- 201.06.22: Wetlands delineated on plat.

202: Property Description:

- 202.01: Minimum Sheet Size: 8 ½" x 11": maximum size: 8 ½" x 14" (20# white paper).
- 202.02: Type written, black type on white paper.

203: Final Plat Submittal Package:

- 203.01: One (1) transmittal letter, on Developer letterhead, requesting approval of final plat.
- 203.02: Six (6) paper copies, three (3) mylar copies, and one (1) chartex (cloth) copy of Final Plat, **all 18" X 24"**
- 203.03: Surface Asphalt Security (See Appendix I for determination of security amount).
- 203.04: Record Construction Drawings per Section 319.
- 203.05: Warranty letter on Developer's letterhead, warranting all improvements dedicated to the City for two (2) years from the date of acceptance of the street surface wearing course.
- 203.06: Warranty letter on Developer's letterhead, warranting all construction and maintenance of the detention/retention basin(s) (if applicable) until the Surface Asphalt Security for the streets in the applicable phase of the development to be served by the basin is returned to the Developer.

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203.07: Evidence of establishment of or contractual agreement with a maintenance management authority such as a home-owners association or property management group.

203.08: Final Plat Requirements

203.08.01: All pertinent requirements of Section 201.07.

203.08.02: Street Name(s)

203.08.03: All certifications listed in Appendix D.

204: Application

204.01: See Appendix C

ARTICLE III – Required Improvements and Design Standards

300: Property Improvements

300.01: Perimeter Boundary Monuments: Changes of direction (bearing) of all perimeter boundary lines shall be marked with a concrete monument. The monument shall be 4" x 4" square or 4" in diameter and a minimum of eighteen inches (18") long. The monument shall have a 1/2" diameter x 12" long steel rod in its center protruding 1/2" above the top of the concrete. The monument shall be buried such that 2" to 4" of the monument extends above the ground surface.

300.02: Lot Corners: All lot corners shall be marked with a 1/2" diameter x 18" long steel rod, buried such that the top of the rod extends 1" to 3" above the ground surface.

300.03: Rights-of-Ways and Permanent Easements: Right-of-way boundaries and permanent easement boundaries shall be marked with concrete markers at 500' intervals and at all changes in direction (bearing) of the boundaries. Concrete monuments shall conform to the dimensions of Section 300.01. Monuments shall be buried flush with ground surface.

300.04: Minimum lot size:

300.04.01: Residential: Per current Zoning Ordinance

300.04.02: Commercial/Industrial: Per current Zoning Ordinance

300.05: Minimum Street Frontage:

300.05.01: Residential: Per current Zoning Ordinance

300.05.02: Commercial/Industrial: Per current Zoning Ordinance

300.06: Blocks

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300.06.01: At least 400' long and not more than 1320' long

301: Master Drainage Plan and Rough Grading

301.01: The Developer shall provide a master drainage plan for the entire development and a rough grading plan for the phase(s) of the development for which the Application pertains. All proposed drainage, runoff conveyance systems, drainage structures, and detention/retention basins shall take in account the master drainage plan for the entire development. Developer shall explore the effects of the proposed development on existing lake and pond dams including but not limited to runoff from the development for lakes and ponds downstream of the development and the possible change in dam classification for lakes and ponds upstream of the development.

301.02: Master drainage plan shall include existing and proposed contours on five-foot (5') intervals. Readily available contour data such as recent LIDAR or digital quadrangle maps is acceptable for this purpose. The plan shall include direction of flow arrows.

301.03: Grading plan(s) for the phase of a development for which the application pertains shall include existing and proposed contours to one-foot (1') intervals. Readily available contour data such as recent LIDAR is acceptable for this purpose. Each proposed lot within the development shall include finished contours indicating the proposed drainage for that lot. The grading plan must be sealed by a professional engineer (PE) registered in the State of Mississippi.

301.04: A swale shall be provided between each lot in developments defined as "Medium Density" in the current Zoning Ordinance. Runoff may be designed to go to the front or the rear of the lot. Direction of runoff flow shall be indicated by flow arrows. Swales may not be required if the adjacent land is common area.

302: Public Access

302.01: Public access shall be provided for all developments except for those conditions specifically provided for in Section 303.

302.02: Public access shall be provided through the connection of a street (or streets) within the development to existing public street(s).

302.03: Public access within the development shall be designed to the standards presented herein.

302.04: Public access, and associated rights-of-way and easements, within the development must be dedicated to the City.

302.05: All parcels and lots within the development must have access to an existing public street or to the streets within the development that are to be dedicated to the City.

302.06: Developer may be required to make off-site improvements to existing public streets if traffic analysis determines that the existing public street does not have

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sufficient capacity and or operational functionality to provide the proper level of service for the existing public street, once the development is fully developed.

302.07: Developer **MAY** be required to provide a **Haul Bond** for repair of streets with accelerated damage due to Developer's material hauling operations. Developer shall outline the proposed haul route(s) for the development on a city map. The necessity for a **Haul Bond** will be made on a case-by-case basis depending on the haul route(s) selected, and the decision as to whether a Haul Bond will be required shall be made in the sole discretion of the City of Richland Street and Drainage Manager and/or the City Consulting Engineer; said decision shall be final. The amount of the **Haul Bond** shall be as designated in Appendix J. The **Haul Bond** shall be returned to the Developer upon repair of the damage to the haul route streets caused by the hauling operations to the development covered under the **Haul Bond** as determined by the City Engineer or his designee.

303: Private Streets/Gated Developments

303.01: Developer may request, in writing, from the Board, that the streets within the development remain the property of the Developer (or his assignee). If granted by the Board, maintenance of the streets within the development will remain the responsibility of the Developer (or assignee).

303.02: Developer must submit a twenty-year maintenance plan, for Board approval, for all private streets. The maintenance plan must include a schedule for maintenance, including overlay, an opinion of the cost of the scheduled maintenance, and the source of funding for the scheduled maintenance.

303.03: Developer must also provide an Emergency Access Plan to the development. The plan shall include emergency access for police, fire, medical, rescue, electric power supplier, natural gas supplier (if applicable), and other services or utilities as may be required by the Board. Developer's emergency access plan must be reviewed and approved by the City Emergency Management Team, City police department, City fire department, and primary responding medical service. Approval of said agencies shall be evidenced by the appropriate signatures affixed to the Emergency Access Plan prior to submittal to the Board for review.

303.04: Developer must also provide a Scheduled Service Plan that must include Developer's plan for access for mail service, school bus service, potable water service personnel, sanitary sewer service personnel, telephone service personnel, cable television service personnel, and any and all other service personnel that may be identified.

303.05: Plats shall clearly indicate that streets are not public and will not be maintained by the City.

303.06: Documents used for the transfer of ownership of lots within the development shall include verbiage which clearly states that the streets within the development are not public streets and that the City will not maintain the streets. The documents shall also include verbiage that explains how the maintenance of the streets will be financed. The developer shall provide a sample copy of the document to be used for City review.

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303.07: Entrances from public streets to all gated communities shall include a "turn-around" on the public side of the gate to allow traffic to re-access the public street in a forward movement without passing through the gate.

304: Easements

304.01: Permanent easements shall be provided for all utilities serving the development, including but not limited to: natural gas, cable television, electric power, telephone, drainage. The permanent easements shall be dedicated to a Homeowner's Association or management authority for residential developments or a management authority for commercial developments. Potable water and sanitary sewer shall be on the street right-of-way unless an exception is granted by the City.

304.02: Multiple utilities may be proposed within the same easement unless prohibited by law or State agency regulation.

304.03: Easement widths may vary depending on the number of utilities being proposed within the easement but shall be a minimum of ten feet (10') in width and shall be parallel and adjacent to the proposed street right-of-way along both sides of each proposed street.

304.04: Drainage easements shall have a minimum width of fifteen feet (15').

304.05: There shall be no structures installed or constructed on an easement, including but not limited to fences, sheds, shops, playground equipment, etc.

305: Floodplain Areas

305.01: Floodways, flood plains, and flood zone as identified by the most current FIRM for the development, must be indicated on plats and construction drawings.

305.02: No buildings or structures will be allowed in the floodway.

305.04: Structures placed within flood plains shall have a minimum finished floor elevation (FFE) of two feet (2') above the 100-year flood base flood elevation (BFE).

305.05: Development in areas where no 100-year flood elevation has been established, shall consider historical flooding, when determining FFE's and final elevations of proposed improvements.

306: Stormwater Detention

306.01: General: A hydrological analysis of the development shall be conducted to determine the amount of stormwater runoff in various storm events. Methodology for conducting hydrological analysis may be the Rational Method, USGS 1991 report, SCS methods, or other, industry accepted methodology. Storm events to be evaluated are: 2yr-24 hr., 5 yr-24 hr., 10 yr-24 hr., 25 yr-24 hr., 50 yr-24 hr., and 100 yr-24 hr. The detention/retention basin shall be designed to retain the

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difference in stormwater runoff between the pre-development stormwater runoff and the post-construction stormwater runoff. All components of the stormwater detention shall comply with the most current version of the *City of Richland Mississippi Stormwater Ordinance*.

- 306.01.01: Modeling software incorporating methodologies specified in Section 306.01 may be used. All assumptions, input data, and results shall be clearly disguisable on the software output.
- 306.01.02: The hydrological analysis shall include a pre-construction map depicting drainage basin(s) and runoff data for each basin; and a post construction map depicting the revised drainage basins and runoff data for each basin.
- 306.01.03: Stormwater runoff from post developed site shall not exceed runoff from pre-developed site in any evaluated storm event.
- 306.01.04: The detention basin shall be placed on a separate lot and dedicated to the City. There shall be no structures on the lot that are not related to the detention basin and its operation.
- 306.01.05: Stormwater detention design shall be sealed by a professional engineer (PE) registered in the State of Mississippi.
- 306.01.06: The City will collect field data at the conclusion of all construction activities to verify that actual construction of the detention/retention basin comply with the provided design.
- 306.02: Detention: Depressions, ponds, basins, or other means shall be included to provide storage volumes in accordance with the requirements of Section 306.01.03.
- 306.02.01: Design depth of storage must not exceed three feet (3') unless the basin is enclosed by a commercial grade woven wire fabric fence a minimum of six feet (6') high. Emergency spillways shall be provided as required.
- 306.02.02: Earthen Detention: Back-slopes shall not be steeper than 4:1. Fore-slopes shall not be steeper than 3:1. Bottom of basin shall be sloped to outfall structure. A paved flume shall be provided in the center of the bottom. Paved flume shall extend from the outfall structure to the detention boundary farthest from the outfall structure.
- 306.02.03: Outfall Structure shall be designed to detain the required volume of runoff and also allowing the detention volume to completely drain within 30 hours of the end of the storm event. Structure shall also be designed to maintain discharge in the presence of trash and debris that tends to collect around discharge structures.
- 306.02.04: Designs of detention storage, other than earthen basins, may be provided.
- 307: Streets (Private and Proposed Public)**
- 307.01: Streets must be designed according to the requirements set forth in Appendix E.

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- 307.02: Street design must be sealed by a professional engineer (PE) registered in the State of Mississippi.
- 307.03: A geotechnical investigation shall be provided for all streets within the development. The investigation shall be conducted and sealed by a professional engineer (PE) registered in the State of Mississippi. At a minimum, the investigation should include soil borings along the centerline of the proposed street(s) at 250-foot intervals. Depth of borings shall be a minimum of five feet (5').
- 307.04: Curb and gutter in residential developments is not recommended but, may be approved under special circumstances and, if proposed, must meet the requirements of Appendix E.
- 307.05: Alleys
- 307.05.01: Alleys may be provided, in commercial and industrial zones only, for service access to interior lots.
- 307.05.02: Minimum right-of-way for alleys shall be twenty-five feet (25').
- 307.05.03: Minimum lane width for alleys shall be fifteen feet (15').
- 307.05.04: Alleys may not be dedicated to the City for maintenance. Maintenance responsibility shall remain with the Developer or his assignee.
- 307.05.05: Dead-end alleys will not be permitted.
- 307.06: Asphalt surface
- 307.06.01: Asphalt surface course shall not be installed until 80% of the lots have been developed.
- 307.06.02: Upon completion of asphalt base coarse but prior to final plat approval, Developer shall provide to the City a Surface Asphalt security. The amount of the security shall be as calculated in Table G-1. The security may be provided by a performance bond, an irrevocable letter of credit, or certified cashier's check.
- 307.07: Pavement markings shall adhere to the requirements of the most current edition of the Manual of Uniform Traffic Control Devices (MUTCD).
- 307.08: Warranty
- 307.08.01: Upon completion of all surface asphalt, striping, and signage, Developer shall provide, on Developer's letterhead, a one (1) year warranty on the final surface coarse asphalt for all collector streets and a two (2) year warranty on the final surface coarse asphalt on all arterial streets. Upon receipt of the warranty letter, the City will release the **Surface Asphalt Security**.
- 308: **Drainage**

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- 308.01: Drainage improvements must be designed to the requirements set forth in Appendix F.
- 308.02: All drainage pipes shall be installed with a full perimeter filter cloth wrap at each joint. The filter cloth shall meet the requirements of Type V geotextile fabric as specified in Table 714.13.11 of the *Standard Specifications for State Aid Road and Bridge Construction*, 2004 Edition. The wrap shall be a minimum of twelve inches wide and of sufficient length to provide twelve inches of overlap for the diameter of pipe being installed.
- 308.03: Drainage design must be sealed by a professional engineer (PE) registered in the State of Mississippi.
- 308.04: Design methodology shall be generally accepted methodology for Central Mississippi. City Engineer may recommend to the Board that additional study or calculation be provided by Developer if City Engineer believes that it is in the public interest to do so.
- 308.05: Major natural drainage conveyance may not be altered without prior approval of the City Engineer. Major drainage conveyance systems shall be any conveyance system that requires a pipe greater than 36" in diameter when the flow is calculated per Appendix F. Pipes with diameters greater than 36" will not be allowed outside the right-of-way to be dedicated to the City. Alterations to major drainage conveyance systems shall primarily be open channel sections with hard armored inverts and slopes.
- 308.06: Drainage designed to be installed along the backs of lots shall be placed on a fifteen foot (15') wide piece of property dedicated to the City as "Drainage Way" and so labeled on the final plat.
- 308.07: Developer shall submit, to the City, a digital file of the "as constructed" drainage system. The digital file shall include X, Y, and Z coordinates, on NAD83 Mississippi West State Plane Coordinate System. The file shall include the location of all drainage system appurtenances.

309: Potable Water

- 309.01: Potable Water improvements must be designed to the requirements set forth in Appendix G and as shown on the City of Richland, Mississippi Standard Water Detail Sheet.
- 309.02: Gate valves required at all legs of intersection water mains.
- 309.03: Casing required where all water lines (mains and services) cross streets and driveways. HDPE carrier pipe may be approved under driveways without casing. Casing end seals and line spacers shall be used for all cased carrier mains.
- 309.04: Fire hydrants: collision type, one (1) five inch (5") pumper truck quick connect with cap, two (2) two and one-half inch (2 ½") hose ports; five hundred feet (500') maximum spacing between hydrants in residential areas and three hundred

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feet (300') maximum spacing between hydrants in commercial areas; minimum of five feet (5') from any other utility appurtenance (power poles, junction boxes, control panels, etc.); provide with sufficient bury length to provide hydrant connection to riser spool a minimum of one inch (1") and a maximum of six inches (6") above finished grade.

309.05: Service connections: Water service shall be provided as shown on the standard detail sheet. A minimum separation of ten feet (10') shall be provided between all water and sewer services. The water meter and the meter box will be provided by the City. Developer shall leave 36" of water service tubing above ground terminated with a brass right-angle wing curb stop. If concrete curb and gutter have been approved then the letter "W" shall be stamped into the wet concrete curb directly in-line with the water service.

309.06: Hydrostatic testing: A twenty-four (24) hour hydrostatic pressure test shall be conducted on all water mains. The test pressure shall be one hundred fifty pounds per square inch (150 psi) at the test location. City engineer shall approve the test location. Allowable leakage shall be in accordance with AWWA C-600.

309.07: Bacteriological Testing: New water mains shall be disinfected per the requirements of the Mississippi State Department of Health. Once system has been disinfected and flushed, Developer shall request (through City Water Department) that samples to be pulled by City of Richland Water System personnel for testing by the Mississippi State Department of Health.

309.08: Developer shall submit review letter from the Mississippi Department of Health (MDOH) approving the potable water system for the development prior to installation of any potable water improvements.

309.09: The City will review and approve details of the potable water system.

309.10: The "as constructed" potable water system shall be shown on the roadway Record Drawings.

309.11: Developer shall submit, to the City, a digital file of the "as constructed" potable water system. The digital file shall include X, Y, and Z coordinates, on NAD83 Mississippi West State Plane Coordinate System. The file shall include the location of all gate valves, tie-ins, underground fittings, fire hydrants, meter boxes, and other miscellaneous appurtenances.

309.12: Water service will not be provided to builders until the Developer has completed all construction associated with the development except surface asphalt.

310: Sanitary Sewer

310.01: General requirements: Sanitary sewer facilities shall be provided to adequately service the development. The applicant shall install sanitary sewer facilities in a manner prescribed by the City of Richland construction standards and specifications. All plans shall be designed in accordance with the rules, regulations, and standards of the City of Richland, Mississippi Department of Environmental Quality, Office of Pollution Control. Plans shall be approved by

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the above agencies. Refer to City standard sewer and pump station detail sheets and Appendix H.

- 310.02: Medium Density (R-2), High Density Residential (R-3) and Nonresidential Zoning Districts: Sanitary sewerage facilities shall connect with public sanitary sewerage systems. Sewers shall be installed to serve each lot and to grades and sizes required by approving officials and agencies. No individual disposal system or treatment plants shall be permitted. Sanitary sewerage facilities (including the installation of laterals in the right-of-way) shall be subject to the specifications, rules, regulations, and guidelines of the City and appropriate State agencies.
- 310.03: Low (A1, R1) Density Residential Zoning Districts: Sanitary sewerage systems shall be constructed as follows:
- 310.03.01 Where a public sanitary sewerage system is reasonably accessible the applicant shall connect with same and provide sewers accessible to each lot in the development.
- 310.03.02 Where public sanitary sewerage systems are not reasonably accessible but will become available within a reasonable time (not to exceed fifteen (15) years), the applicant may choose one of the following alternatives:
- 310.03.02A Central Sewerage System, the maintenance cost to be assessed against each property benefited. Where plans for future public sanitary sewerage systems exist, the applicant shall install the sewer lines, laterals, and mains to be in permanent conformance with such plans and ready for connection to such public sewer mains; or
- 310.03.02B Individual disposal systems, provide the applicant shall install sanitary sewer lines, laterals, and mains from the street curb to a point in the development boundary where a future connection with the public sewer main shall be made. Sewer lines shall be laid from the house to the street line, and a connection shall be available in the home to connect from the individual disposal system to the sewer system when the public sewers become available. Such sewer systems shall be capped until ready for use and shall conform to all plans for installation of the public sewer system, where such exist, and shall be ready for connection to such public sewer main.
- 310.03.03 Where sanitary sewer systems are not reasonable accessible and will not become available for a period in excess of fifteen (15) years, the applicant may install sewerage systems as follows:
- 310.03.03A Low Density (R1) Residential Zoning Districts: A central sewerage system only. No individual disposal system will be permitted. Where plans exist for a public sewer system to be built, for a period in excess of fifteen (15) years, the applicant shall install all sewer lines, laterals, and mains to be in permanent conformance with such plans and ready for connection to such public sewer main.
- 310.03.03B Agricultural Zone (A1) Residential District: Individual disposal systems or central sewerage systems may be used.

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- 310.03.04 In all cases, approval of the selected alternative will be required from the City of Richland, Mississippi Department of Environmental Quality, and County Sanitarian.
- 310.04: Mandatory Connection to Public Sewer System: If a public sanitary sewer is accessible and a sanitary sewer is placed in a street or alley abutting upon property, the owner thereof shall be required to connect to said sewer for the purpose of disposing of waste, and it shall be unlawful for any such owner or occupant to maintain upon any such property an individual sewage disposal system.
- 310.05: Individual Disposal System Requirements: If public sewer facilities are not available and individual disposal systems are proposed, minimum lot areas shall conform to the requirements of the Zoning Ordinance and percolation tests and test holes shall be made as directed by the County Sanitarian and the results submitted to the Health Department. The individual disposal system, including the size of the septic tanks and size of the tile fields or other secondary treatment device, shall also be approved by the County Sanitarian.
- 310.06: Design Criteria for Sanitary Sewers:
- 310.06.01 Sanitary sewer facilities shall be provided to adequately service the development, conform to the City's sewerage plan, and to conform to all applicable state and local laws pertaining to sewerage plan, and to conform to all applicable state and local laws pertaining to sewerage collection and treatment. These design criteria are not intended to cover extraordinary situations. Deviations will be allowed and may be required in those instances where considered justified by the City Water/Sewer Manager, City Engineer, State Board of Health, and County Sanitarian.
- 310.06.02 Design Factors: Sanitary sewer systems should be designed for the ultimate tributary population. Due consideration should be given to current zoning regulations and approved planning and zoning reports where applicable. Sewer capacities should be adequate to handle the anticipated maximum hourly quantity of sewerage and industrial waste together with an adequate allowance for infiltration and other extraneous flow. Gradients, pipe type, location and type of manholes, characteristics of lift stations and treatment facilities shall comply with the requirements of the Mississippi Department of Environmental Quality, Office of Pollution Control. The unit design flows presented hereinafter should be adequate in each case for the particular type of development indicated. Sewers shall be designed for the total tributary area using the following criteria:
- 310.06.02A One and Two-Family Dwellings: .02 cubic feet per second (c.f.s.)/acre.
- 310.06.02B Apartments: One and Two Story - .02 c.f.s./acre. Three through Six Stories - .03 c.f.s./acre.
- 310.06.02C Commercial: Small Stores, Offices and Miscellaneous Business - .02 c.f.s./acre; Shopping Centers - .02 c.f.s./acre; Other - As directed by City Engineer.

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These design factors shall apply to watersheds of 300 acres or less. Design factors for watersheds larger than 300 acres and smaller than 1,000 acres shall be computed on the basis of a linear decrease from the applicable design factor for an area of 300 acres to a design factor of .01 c.f.s./acre for an area of 1,000 acres unless otherwise directed by the City Engineer. Design factors for watersheds larger than 1,000 acres shall be .01 c.f.s./acre unless otherwise directed by the City Engineer.

- 310.06.03 Maximum Size. The diameter of sewers proposed shall not exceed the diameter of the existing or proposed outlet, whichever is applicable, unless otherwise approved by the City Engineer.
- 310.06.04 Minimum Size. No public sewer shall be less than eight (8) inches in diameter. Sewer pipe materials shall be one of the following:
- 310.06.04.01 Poly-vinyl Chloride (PVC) Sewer Pipe, SDR 26 or SDR 21, conforming to the latest requirements of ASTM Designation D-3034 with integral bell-and spigot rubber gasketed joints conforming to the latest requirements of ASTM Designation F-477;
- 310.06.04.02 Ductile Iron (DI) Pipe conforming to the latest requirements of ASTM Designation A-746 with rubber ring compression push-on joints conforming to the latest requirements of ANSI A21.11.
- 310.06.05 All sewer pipe installed in Class B or C bedding shall have select material placed from the bedding material to at least twelve (12) inches over the top of the installed pipe. Gravity sewer in casing must use end seals and centralizers; force mains in casing would be treated like water line. Pipe installed under streets, roadways, parking lots, or other traffic areas shall have select backfill material placed and compacted in lifts from the bedding to the trench surface. Backfill placement and compaction shall be in accordance with specifications acceptable to the City Engineer.
- 310.06.06 Minimum Slope. All sewers shall be designed to give mean velocities when flowing full of not less than 2.7 feet per second. All velocity and flow calculations shall be based on the Manning Formula using an N value of 0.013. The design slopes shall be evenly divisible by four (4). The slopes shall be minimum for the size indicated. Exceptions to these minimum slopes shall be made at the upper end of lateral sewers serving under thirty (30) houses. Said sewers shall have a minimum slope of 0.76 percent. Where lateral sewers serve less than ten (10) houses, the minimum slope shall be not less than 1 per cent. (See Table 3.)

TABLE 3
MINIMUM SLOPES FOR SEWER SIZE INDICATED

Sewer Size (In Inches)	Minimum Slope in Feet Per 100 Feet
8	0.60
10	0.44
12	0.36

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	15	0.28
	18	0.24
	21	0.20
	24	0.16
310.06.07	Alignment. All sewers shall be laid with straight alignment between manholes, unless otherwise directed or approved by the City Engineer.	
310.06.08	Manhole Location. When possible, sewers shall be located between the edge of the pavement and the street right-of-way. Manholes shall be no further than four hundred (400) feet apart, unless greater spacing is approved by City Engineer, and shall be installed at each change in grade, size, or alignment; at all intersections; and at the end of each line; and shall be provided with traffic grade cast iron lids and frames.	
310.06.09	Manholes. The difference in elevation between any incoming sewer and the manhole invert shall not exceed 12 inches except where required to match crowns. The use of drop manholes will require approval by the City Engineer. The minimum inside diameter of the manholes shall be four (4) feet. When a smaller sewer joins a larger one, the crown of the smaller sewer shall not be lower than that of the larger one. The minimum drop through manholes shall be 0.2 feet. All manholes shall be coated with polyurethane, epoxy, or cementitious coating approved by City Engineer.	
310.06.10	Sewerage Locations. Sanitary sewers shall be located within street or alley rights-of-way unless topography dictates otherwise. When located in easements on private property, access shall be provided to all manholes. A manhole shall be provided at each street or alley crossing. End lines shall be extended to provide access from street or alley right-of-way where possible. Imposed loading shall be considered in all locations. Not less than six (6) feet of cover shall be provided over top of pipe in street and alley rights-of-way or three (3) feet in all other areas, unless otherwise approved by the City Engineer.	
310.06.11	Relation of Sewers to Water Mains. A minimum horizontal distance of ten (10) feet shall be maintained between parallel water and sewer lines. At points where sewers cross water mains, the sewer shall be constructed of ductile iron pipe or encased in concrete for a distance of ten (10) feet in each direction from the crossing, measuring perpendicular to the water line. This will not be required when the water main is at least two (2) feet above the sewer.	
310.06.12	Sanitary sewer service stub-outs shall be minimum 6-inch diameter pipe and shall be of one of the approved materials for sewer pipe cited in 504.01-03. Service pipe shall extend from the sewer main to approximately two (2) feet inside the property line at or near the center of the lot. Accurate measurements to the stub-out shall be shown on the as-built plans. Each stub-out shall be plugged with an approved plug or stopper, which is made specifically for such purposes and which shall be removable without causing damage to the service pipe. Water and sewer service shall have a minimum horizontal separation of ten (10) feet. Stub service should be showing three feet above ground. Where concrete curbs have been approved, the letter "S" shall be stamped into the wet concrete curb in-line with the sewer service.	

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- 310.06.13 Any sewer lines exposed through ditches shall be minimum of Pressure Class 350 ductile iron or the equivalent.
- 310.06.14: The maximum allowable infiltration into any section of sewer shall not exceed two hundred (200) gallons per day per inch of pipe diameter per mile of pipe. All installed pipe shall be air tested between manholes and a copy of the test results shall be submitted to the City Engineer for review and approval. The air test should be done on entire system, including services. Criteria for approving air test results shall be as established by the City Engineer. In lieu of air testing, a standard infiltration test may be permitted if ground water conditions are conducive to such testing in the opinion of the City Engineer.
- 310.16.15: The sanitary sewer facilities constructed for the development shall be connected with the sanitary sewer system of the City of Richland. No subdivision plat shall be approved where the sewer system for the subdivision is not connected to the City's sanitary sewer system. No sewer facilities shall be connected to the City's sanitary sewer system unless the lines to which the sewer facilities are connected have sufficient capacity available to provide sewer service to the development. Available capacity shall be determined by the City based on the recommendation of the City Engineer.
- 310.06.16: The City requires a strip of land, donated to the City to locate the pump station. The pump station shall be installed on back side of lot; fenced, generator hook up, access drive according standard pump station detail sheet.
- 310.07: Developer shall submit, to the City, a digital file of the "as constructed" sanitary sewer system. The digital file shall include X, Y, and Z coordinates, on NAD83 Mississippi West State Plane Coordinate System. The file shall include the location of all manholes with invert and top elevations, service tees/wyes, pump stations, force mains and other miscellaneous appurtenances.
- 311: Stormwater Pollution Prevention Plan (SWPPP)**
- 311.01: Developer shall submit a copy of the review letter from the Mississippi Department of Environmental Quality (MDEQ) approving the SWPPP for the development (if required by State Law).
- 311.02: Developer shall submit a copy of the SWPPP for the development.
- 311.03: Developer shall submit a copy of the Construction Notice of Intent (CNOI) for developments that disturb more than one (1) acre.
- 311.04: For developments larger than five (5) acres, Developer shall submit a copy of the Large Construction Stormwater Permit Certificate of Coverage.
- 311.05: For subdivided property, Developer shall submit a copy of Individual Lot Coverage Registration Form.
- 311.06: SWPPP designs shall be consistent with MDEQ standards.

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312: Lighting

312.01: All streets within the development that are to be dedicated to the City shall include lighting and must adhere to the following minimum requirements:

312.01.01: Lights shall be provided at all intersections, and every 200 feet between intersections.

312.01.02: Lights shall be mounted to concrete or decorative metal poles specifically designed for use with overhead street lighting.

312.01.03: Lights shall be 150-watt equivalent LED.

312.01.04: Lights shall be mounted with a minimum vertical clearance from the driving surface of fifteen feet (15').

313: Landscaping

313.01: Landscaping shall be provided at all intersections of streets within the development with existing public streets.

313.02: At a minimum, landscaping shall include complete grass cover for all non-paved areas of the public right-of-way.

313.03: Additional landscaping may be provided but shall not interfere with the line of sight for drivers approaching the intersection.

314: Lakes

314.01: All lakes proposed within the development or adjacent to the development must be reviewed and have the approval of the Mississippi Department of Environmental Quality (MDEQ) Dam Division.

314.02: Developer shall submit evidence that lake has been reviewed and approved by the Mississippi Department of Environmental Quality (MDEQ) Dam Division.

315: Signage

315.01: Signage shall be provided, by Developer, for all street names. Signs shall be located at intersections. Signs shall meet the current requirements of the City of Richland Street Department.

315.02: Developer shall also provide and install off—site signage (such as “Intersection Ahead” or “Side Road Ahead”) made necessary by the addition of the street(s) within the new development.

315.03: Off-site, informational signage shall include street name placards. Street name placards shall be consistent with existing placards in the area of the new development.

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- 315.04: Developer shall provide and install all regulatory signs required by the most current edition of the Manual of Uniform Traffic Control Devices (MUTCD).
- 315.05: Speed limits for all streets within the development shall be set by the Board.
- 316: Utility Crossings**
- 316.01: All utilities, except drainage and sanitary sewer services, crossing public streets to be dedicated to the City shall be placed in casing.
- 316.02: Casing may be SDR 26 PVC, A 36 steel, or high-density polyethylene (HDPE).
- 317: Construction Documents (Drawings and Specifications)**
- 317.01: Six (6) sets of construction drawings and specifications shall be submitted for review after approval of preliminary plat.
- 317.01.01: Construction drawings shall be prepared on 24" x 36" white paper with black line work. Some color may be acceptable if it is provided to clarify the intent of the drawing.
- 317.01.02: Construction drawings shall include a title sheet with all pertinent information including but not limited to:
- 317.01.02A: Name of Development
- 317.01.02B: Vicinity Map (showing development's location within the City)
- 317.01.02C: Name and contact information of Developer
- 317.01.02D: Seal of professional engineer (P.E.) responsible for design of improvements
- 317.01.02E: Sheet index
- 317.01.02F: Date
- 317.01.02G: Note stating that drawings are for review only, not for construction. After drawings have been accepted by City, the note can be removed or revised to indicate that the drawings are approved construction drawings.
- 317.01.02H: The construction drawings shall be organized in an orderly manner and be legible, facilitating ease of review.
- 317.02: Specifications shall be submitted on 8 1/2" x 11" white paper with black type. Specification shall be organized in an orderly, logical manner, generally presented in the same order as the construction drawings.
- 3.17.03: Six (6) thumb drives containing a digital copy of all construction drawings and specifications and six (6) hardcopies of construction drawings and specifications shall be submitted.

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318: City Review

318.01: Pre-construction

318.01.01: Pre-application conference: City shall review all information presented at the pre-application conference and inform Developer of any special issues which will need to be addressed. Within five working days of completion of the pre-application conference, City will notify the Developer, in writing, of any special needs or reasons why additional review time is required. City will also notify Developer of the amount of the **Application Fee** required to be submitted with the application.

318.01.02: Application for Development: City will begin review of application upon receipt of application and required **Application Fee**. Within five (5) working days of submittal of application, City will notify the Developer, in writing, of approval or rejection (with reasons) or reasons why additional review time is required.

318.01.03: Preliminary Plat: In conjunction with submittal of the Application for Development, Developer may submit preliminary plat. Within thirty days of submittal of preliminary plat, City will notify the Developer, in writing, of approval or rejection (with reasons) or reasons why additional review time is required. Developer shall submit Construction Drawings (hard and digital) to the City for review within one year of the date of approval of the Application. If the Construction Drawings are not submitted to the City within one year of the date of approval of the Application then the Application may be deemed forfeited due to lack of activity and the Developer may be required to re-start the process for development with a new Pre-Application Conference.

318.01.04: Construction Documents: Construction drawings and specifications may be submitted (hard and digital) after City approval of the preliminary plat. Construction documents shall be submitted with the appropriate **Construction Drawing Review Fee**. Within thirty (30) days of submittal of construction documents, City will notify the Developer, in writing, of approval or rejection (with reasons) or reasons why additional review time is required. Developer shall begin construction within one year of the date of approval of the Construction Drawings. If the construction has not commenced within one year of the date of approval of the Construction Drawings or if construction has ceased for a continuous period of one year from the initial start of construction then the development may be deemed abandoned and the Developer may be required to re-start the process for development with a new Pre-Application Conference.

318.02: Construction Phase

318.02.01: Developer may begin construction of improvements to development once the construction documents have been reviewed and approved by the City and the **Construction Field Observation Fee** and any required **Haul Bond** is received by the City.

318.02.02: Any construction activity that the City is unable to observe due to the actions or inactions of the Developer or his agents shall be deemed a "failure" under this

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ordinance. The following construction activities are required to be observed by the City prior to proceeding with additional activities:

- 318.02.02A: Installation of all SWPPP best management practices (BMPs) must be installed prior to displacement of native material or placement of borrow material. City must review installed SWPPP BMPs prior to displacement of native material or placement of borrow material. Developer shall be responsible for contacting City Engineer (or designee) after installation of BMPs. Within two working days of notification by Developer that BMPs have been installed, City Engineer (or designee) will notify Developer that construction may proceed or provide reasons why construction may not proceed.
- 318.02.02B: Drainage pipes: All drainage pipe installations must be observed by the City Engineer (or designee) prior to placement of backfill.
- 318.02.02C: Curb and gutter (where applicable) sub-grade shall be proof-rolled to demonstrate stability. Density will be determined by Developer provided nuclear density testing.
- 318.02.02D: Street sub-grade shall be proof-rolled to demonstrate stability. Density will be determined by Developer provided nuclear density testing.
- 318.02.02E: Placement of all asphalt, base and surface, shall be observed by the City Engineer (or designee).
- 318.02.02F: Installation of all potable water and sanitary sewer facilities.
- 318.02.02G: It shall be the Developer's (or designee) responsibility to coordinate with City for the required observations. Cost of initial visit by City, City Engineer (or designee) shall be included in the **Construction Field Observation Fee**. Cost of re-visits to observe testing that initially failed will be the responsibility of the Developer.
- 318.03: Post-construction
 - 318.03.01: Developer shall coordinate a final review by City Engineer (or designee) after all infrastructure improvements have been completed, with the exception of surface asphalt.
 - 318.03.02: Developer shall provide **Surface Asphalt Security** after City concurrence that all infrastructure improvements have been properly made, with the exception of placement of surface asphalt. The intent of the bond is to provide the City with financial resources to repair infrastructure improvements, damaged during other construction within the development, prior to the placement of surface asphalt. The amount of the security shall be as provided for in Appendix I. The security will be returned to the Developer upon City acceptance of Developer placed surface asphalt unless Developer elects to use the security as the surface asphalt warranty security described in Section 307.08. The **Surface Asphalt Security** may be used to correct deficiencies other than surface asphalt.

319: **Record Drawings:**

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- 319.01: The Developer shall provide record drawings (hard and digital) of all the data indicated in the construction drawings. The horizontal data shall be 1983 State Plane Coordinate Mississippi West Zone. The vertical data shall be NAVD 83. Developer shall submit six (6) digital copies (thumb drive) and two (2) hardcopy sets of record drawings. Digital files must be in .dbf, .elf, .prj, .shp, .shx, or in the format required by the City GIS Coordinator.

ARTICLE IV - Miscellaneous

400: Variances

- 400.01: The Board may grant variances to the requirements presented within this ordinance, if, in the opinion of the Board, adherence to certain requirements is not in the public interest or does not advance public safety.
- 400.02: Requests for variances must be made in writing and shall include documentation supporting the request.
- 400.02.01: Requests for variances in Section III requirements shall be supported by documentation from a professional engineer (PE) registered in the state of Mississippi.

401: Penalties

- 401.01: It shall be unlawful for any person, firm, entity or corporation to make improvements to property without a proper City permit.
- 401.02: It shall be unlawful for any person, firm, entity, or corporation to sale portions of a tract of land or lots within sub-divided property using an unapproved or unrecorded plat.
- 401.03: Any person, firm, entity, or corporation committing the act(s) described in Sections 102.01, 102.02, 102.03, 102.04, 401.01 and or 401.02 shall be guilty of a misdemeanor, and upon conviction, may be punishable by a monetary fine not to exceed one thousand dollars (\$1,000.00) per occurrence.
- 401.04: Each violation and each day of failure to comply with this ordinance shall constitute a separate violation.

402: Amendments

- 402.01: This ordinance may be amended by the Board.

403: Validity

- 403.01: If for any reason any section, paragraph, clause, phrase, or provision of this ordinance should be held invalid; it shall not affect the remaining portions of this ordinance or any other regulation or ordinance of the City to which this ordinance may relate.

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404: Repealer

404.01: All regulations, ordinances, parts of regulations or ordinances found to be in conflict with the requirements of this ordinance, including the subdivision ordinance adopted in 2016, are hereby fully repealed to give this ordinance full force and effect.

405: Fees

405.01: All fees and bonds will be as indicated in Appendix I.

406: Effective Date

406.01: This Ordinance shall be effective thirty (30) days from and after passage in accordance with law.

SO ORDAINED, this the 15th day of December, 2020.

* * * *

The motion to adopt the foregoing Ordinance, having been made by Alderman Beth Sanford and having been seconded by Alderman Robert Craft and no request having been made by any member of the Mayor and Board of Aldermen that said Ordinance be read by the Clerk before vote was taken, said Ordinance was adopted by the vote of the Board of Aldermen, the results being as follows:

Alderman Gus Black	voted: <u>AYE</u>
Alderman Clay Burns	voted: <u>AYE</u>
Alderman Robert Craft	voted: <u>AYE</u>
Alderman Beth Sanford	voted: <u>AYE</u>
Alderman Cathey Wynne	voted: <u>AYE</u>

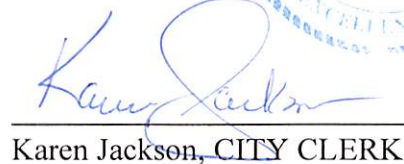
The motion having received the affirmative vote of all members of the Board of Aldermen present, the Mayor declared the motion so carried and this Ordinance unanimously adopted this the 15th day of December, 2020.

Approved:




Pat Sullivan, MAYOR

ATTEST:


Karen Jackson, CITY CLERK

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EXHIBIT A

AF

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RANKIN COUNTY NI

STATE OF MISSISSIPPI
COUNTY OF RANKIN

THIS 23RD DAY OF DECEMBER, 2020, per

NOTICE OF ADOPTION OF
ORDINANCE 2020-6 OF THE CITY
OF RICHLAND, MISSISSIPPI
CONCERNING THE DEVELOPMENT
AND SUBDIVISION OF LAND
WITHIN THE CORPORATE LIMITS
OF THE CITY OF RICHLAND,
MISSISSIPPI AND PROVIDING
FOR THE ADMINISTRATION,
ENFORCEMENT, AND AMENDMENT
THEREOF, AND FOR THE REPEAL
OF ALL ORDINANCES IN CONFLICT
THEREWITH ("ORDINANCE").

NOTICE is hereby given that the Board of Aldermen ("Board") of the City of Richland, Mississippi (the "City"), on the 15th day of December, 2020, adopted the Ordinance to regulate the development and subdivision of land within the City. The Ordinance passed by unanimous vote of the Board and was signed by Mayor Pat Sullivan and attested by City Clerk Karen Jackson. The above information is merely a summary of the fully-adopted Ordinance. A full copy of the Ordinance is available for public inspection at Richland City Hall, 380 Scarbrough Street, the Richland Public Library, 370 Scarbrough Street, and the Richland Community Center, 410 East Harper Street, in the City during regular business hours. The City Clerk shall furnish any resident of the City a copy of the full text of the Ordinance upon request.

Published by order of the Board of Aldermen, City of Richland, Rankin County, Mississippi.
By: s/Karen Jackson
City Clerk
December 23, 2020
#1314



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APPENDIX A

Board	The City of Richland, Mississippi Board of Aldermen
City	For the purposes of this ordinance, "City" shall mean Richland, Mississippi
County	For the purposes of this ordinance, "County" shall mean Rankin County, Mississippi
City Engineer	Professional engineer (PE) registered in the state of Mississippi, employed by or under contract to the City of Richland, Mississippi Board of Aldermen.
Detention	Storage of stormwater runoff within an impoundment for a defined time period during and after a rainfall event.
Developer	Any person, firm, entity, or corporation engaged in making improvements to a parcel or tract of land, or sub-dividing a parcel or tract of land for the intent of sale or development of the individual lots.
Drainage	A term which may refer to individual components of a system conveying stormwater runoff, or the entire system as a whole; or the overland flow of stormwater runoff.
Easement	Permission granted from property owner to a second party for a described piece of property, for the specific purpose of operating and or maintaining a utility or infrastructure system.
Haul Bond	For the purposes of this ordinance, "haul bond" shall be defined as a method of security or collateral for the purpose of protecting the county public roads. The county prefers the use of Letters of Credit as the method of collateral under this ordinance
Improvements	Any physical change to a lot, parcel or tract of land with the exception of maintenance mowing of grass or bailing of hay
Infrastructure	Drainage systems, streets and bridges, and utilities.
Potable Water	Public drinking water subject to the requirements of the Safe Drinking Water Act and the Mississippi State Department of Health standards
Retention	Storage of stormwater runoff in an impoundment for a defined time period during and after a rainfall event, said storage being above the normal water surface elevation provided in a permanent water feature.
Road	For this ordinance, road shall equal street
Sanitary Sewer	Wastewater, which falls under the jurisdiction of the Mississippi Department of Environmental Quality, produced in a residence or commercial or industrial establishment
Stormwater	Runoff from rainfall events
Stormwater Pollution Prevention Plan (SWPPP)	A site-specific plan to reduce erosion produced by stormwater runoff and prevent discharge of sediment or other objectionable materials from the site.
Street	A public or private thoroughfare for vehicular travel.
Subdivision	Legally separating a larger tract of property into two or more smaller lots or parcels of property.

CITY OF RICHLAND

ORDINANCES PASSED

December 15, 2020

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APPENDIX B

CITY OF RICHLAND, MISSISSIPPI

Record of Development Pre-Application Conference: Date: _____

Developer: _____

Address: _____

_____ Zip

email: _____

Telephone: _____ Cell: _____

Developer Contact Person: _____

City Representative(s): _____

Other Attendees: _____

Location of Development: _____

Nearest Public Street

Section

Township

Range

Total Acres Involved: _____

Nature of Development: _____

(Residential/Commercial/Industrial/Combination)

Brief Description of Commercial/Industrial Activity: _____

Issues Discussed: _____

Add Sheets as Needed

CITY OF RICHLAND

ORDINANCES PASSED

December 15, 2020

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Street Light Spacing:

—

CITY OF RICHLAND

ORDINANCES PASSED

December 15, 2020

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APPENDIX C

CITY OF RICHLAND, MISSISSIPPI

Application for Development

Application No.:

2020-0001

Date:

Developer:

Address:

Street

City

State

Zip

email:

Telephone:

Cell:

Developer Contact Person:

Name of Development:

Developer's Engineer:

Engineer's Address:

Street

City

State

Zip

Engineer's Contact Person:

Telephone:

Cell:

Engineer's email:

Application Fee

(\$125/per Lot up to \$600 maximum)

Application Submitted By:

Developer or Developer's Agent

Attach copy of Record of Pre-Application Conference (Form DEV001)

Submit Application with Preliminary Plat

No work may begin until approval of Construction Drawings

Approval of Preliminary Plat : CITY OF RICHLAND, MISSISSIPPI

Date

Official Use: Attach copy of City Engineer's Recommendation for Approval of Preliminary Plat and copy of fee payment.

Provide developer a copy of this sheet upon approval.

CITY OF RICHLAND

ORDINANCES PASSED

December 15, 2020

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Construction Drawings Submitted for Review:

2020-0001

Date

Construction Drawings Submitted by:

Print Name

Telephone:

Cell:

Signature

Construction Drawing Review Fee (per Section 405)

Approval of Construction Drawings: CITY OF RICHLAND, MISSISSIPPI

Date

Official Use: Attach a copy of City Engineer's Recommendation for Approval of Construction Drawings and copy of application fee payment. Provide a copy of this sheet to developer after approval of construction drawings.

Developer may begin construction of improvements after approval of Construction Drawings and submittal of Construction Field Observation Fee.

Construction Field Observation Fee (per Section 405)

Construction Field Observation Fee Submitted:

Date

Fee Submitted By:

Print Name

Signature

City Acknowledgment of Receipt of Construction Field Observation Fee

Date

Receipt of a copy of this sheet with City acknowledgment of receipt of Construction Field Observation Fee will serve as Developer's authorization to proceed with construction of proposed improvements indicated in the Construction Drawings.

CITY OF RICHLAND

ORDINANCES PASSED

December 15, 2020

2567

City Engineer's Review of Preliminary Plat

Application No.:

2020-0001

201.01	One (1) Record of pre-application conference	
201.02:	One (1) Application.	
201.03:	One (1) Application Fee	
201.04:	Four (4) copies of Preliminary Plat and description.	
201.05:	One (1) copy of Draft Covenants and Restrictions (if applicable).	
201.06:	One (1) copy of proposed work activity	
201.07.01:	Proper Paper Size:	
201.07.02:	North Arrow	
201.07.03:	Scale	
201.07.04:	Proper Title Block	
201.07.05:	Property Corner Tie:	
201.07.06:	Township, Range, and Section shown	
201.07.07:	Properly Sealed by PLS	
201.07.08:	Include Rankin County Tax Map Parcel number	
201.07.09:	Show access to public street(s).	
201.07.10:	Boundary Lines, Boundary Monuments, Total Acres Shown	
201.07.11:	Section Lines	
201.07.12:	Political Subdivision lines	
201.07.13:	Pre-Existing Easements	
201.07.14:	Proposed Easements	
201.07.15:	Public Street Traffic Data	
201.07.16:	Proposed Lot Layout	
201.07.17:	Adjacent Property Information	
201.07.18:	Vicinity Map	
201.07.19:	Floodways	
201.07.20:	Current Zoning	
201.07.21:	Lot Density shown	
201.07.22:	Wetlands Delineated/Mitigated	
202:	Proper Property Description Format	

PRELIMINARY PLAT RECOMMENDED FOR APPROVAL

PRELIMINARY PLAT NOT RECOMMENDED FOR APPROVAL

DUE TO FAILURE TO COMPLY WITH ORDINANCE

City Engineer Signature

Date

CITY OF RICHLAND

ORDINANCES PASSED

December 15, 2020

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CITY OF RICHLAND, MISSISSIPPI

City Engineer's Review of Construction Drawings

Application No.:

2020-0001

301.01:	Master Drainage & Rough Grading Plan included	
302.07:	Haul Route acceptable/Bond Provided	
303.03:	Emergency Action Plan Provided (for private/gated streets)	
303.04:	Scheduled Service Plan Provided (for private/gated streets)	
306.01:	Stormwater Runoff Properly addressed	
306.01.05:	Copy of Transfer Document Provided (w/306.01.04 language)	
307:	Street Criteria Met	
308:	Drainage Criteria Met	
309.01:	Letter of Intent to Serve Provided	
309.02:	MSDOH Approval Letter Provided	
310.01:	Letter of Intent to Serve Provided	
310.02:	MDEQ Approval Letter Provided	
310.04:	Rankin County Sanitarian Letter Provided (if applicable)	
311.01:	MDEQ SWPPP Approval Letter Provided	
311.02:	Copy of SWPPP Provided	
311.03:	Copy of CNOI Provided	
311.04:	Copy of Certificate of Coverage Provided	
311.05:	Copy of Individual Lot registration Form Provided	
312:	Lighting Criteria Met	
313:	Landscaping Criteria Met	
314.02:	MDEQ Approval Letter Provided (if applicable)	
315:	Signage Criteria Met	
317.01.01:	Proper Paper Size and Format	
317.01.02:	Proper Title Sheet and Title Block	
317.02:	Proper Specifications format	

I have reviewed the Construction Drawings and Specifications for the referenced development and take no exceptions to the City of Richland, Mississippi Board of Aldermen approving said documents and releasing the development to construction upon Developer adherence to all pre-construction requirements of this ordinance.

City Engineer's Signature

Date

CITY OF RICHLAND, MISSISSIPPI

City Engineer's Review of Final Plat

Application No.:

2020-0001

CITY OF RICHLAND

ORDINANCES PASSED

December 15, 2020

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203.01	Transmittal Letter	
203.02	Six (6) paper copies, three (3) mylar, one (1) chartex (cloth)	
203.03	Surface Asphalt Security Provided	
203.04	Record Construction Drawings per Section 319 with CD	
203.05	Warranty Letter on all improvements dedicated to County Provided	
203.06	Warranty Letter on Detention/Retention Maintenance	
203.07	Maintenance Management Authority indicated	
203.08.01	All Requirements of Section 201.07	
203.08.02	Street Names	
203.08.03	All Certifications Listed in Appendix C	
300.01	All Monuments verified	
300.02	Lot Corners Installed	
300.03	ROW and Permanent Easements Shown	
300.04	Minimum Lot Size met	
300.05	Minimum Street Frontage Met	
300.06	Block Size (if applicable) meets requirement	

I have reviewed the Final Plats for the referenced development and take no exceptions to the City of Richland, Mississippi Board of Aldermen approving said Plat and releasing the development to operation.

City Engineer's Signature

Date

CITY OF RICHLAND

ORDINANCES PASSED

December 15, 2020

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APPENDIX D

CERTIFICATE OF ACKNOWLEDGEMENTS

SURVEYOR'S ACKNOWLEDGEMENT

STATE OF MISSISSIPPI

COUNTY OF RANKIN

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within names _____ Registered Land Surveyor, who acknowledged to me that he signed and delivered this plat and certificate thereon as his act and deed on the date and in the year therein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 20____.

Notary Public

My Commission Expires:

CITY OF RICHLAND

ORDINANCES PASSED

December 15, 2020

2571

CERTIFICATE OF FILING AND RECORDATION

STATE OF MISSISSIPPI

COUNTY OF RANKIN

I, _____, Clerk of the Chancery Court, in and for said
County and State, do hereby certify that the Final Plat of _____
(Name of Development)
was filed for record in my office on this the _____ day of _____, 20____, and
was duly recorded in Plat Cabinet _____, at slide _____ of the records of maps and
plats of land of Rankin County, Mississippi.

Given under my hand and seal of office, this the _____ day of _____, 20____.

Chancery Clerk

CITY OF RICHLAND

ORDINANCES PASSED

December 15, 2020

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CITY APPROVAL AND ACCEPTANCE

**CITY APPROVAL AND ACCEPTANCE
CITY OF RICHLAND, COUNTY OF RANKIN
STATE OF MISSISSIPPI**

The above plat of _____ is hereby approved by the City
of Richland Board of Aldermen of Rankin County, Mississippi, pursuant to the authority of an order
and resolution of said Board duly adopted on the _____ day of _____,
20_____.

WITNESS OUR SIGNATURES, this the _____ day of _____ 20_____.

Mayor

City Engineer

CITY OF RICHLAND

ORDINANCES PASSED

December 15, 2020

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CITY ENGINEER'S APPROVAL

CITY ENGINEER'S APPROVAL

**CITY OF RICHLAND
STATE OF MISSISSIPPI**

COUNTY OF RANKIN

I have examined this plat and find that it conforms to all conditions set forth on the preliminary plat as approved by the City of Richland, Mississippi Board of Aldermen and thus recommend final approval.

City Engineer

CITY OF RICHLAND

ORDINANCES PASSED

December 15, 2020

2574

OWNER'S ACKNOWLEDGEMENT

OWNER'S ACKNOWLEDGMENT STATE OF MISSISSIPPI COUNTY OF RANKIN

PERSONALLY appeared before me, the undersigned officer in and for the said County and State, the within named, _____, the Owner, who acknowledged to me that he signed and delivered this plat and the certificate thereon as his own act and deed for and in behalf of said Owner after being authorized to do so on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 20____.

Notary Public

My commission expires:

CITY OF RICHLAND

ORDINANCES PASSED

December 15, 2020

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OWNER'S CERTIFICATE

OWNER'S CERTIFICATE

STATE OF MISSISSIPPI

COUNTY OF RANKIN

I, (WE) _____ do hereby certify that
(OWNERS)
I (we) are the owners of the land described in the foregoing certificate of _____,
Registered Land Surveyor, and I (we) have caused the same to be sub-divided and platted
as shown hereon, and have designated the same as _____ that I (we)
(Name of Development)
hereby adopt this plat of subdivision as its free act and deed and dedicate all street
rights of way to Rankin County for public use forever.

WITNESS MY SIGNATURE, this the ____ day of _____, 20____.

Owner(s)

CITY OF RICHLAND

ORDINANCES PASSED

December 15, 2020

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PROFESSIONAL ENGINEER'S CERTIFICATE

I, _____, Registered Professional Engineer with the State
of Mississippi do hereby certify that _____ meets all rules,
(Name of Development)
regulations, and ordinances as required by the City of Richland, Mississippi except for
those altered by official action of the City of Richland Mississippi Board of Aldermen.

Registered Professional Engineer

(SEAL)

The property shown hereon is located in Zone _____ according to FEMA-FIRM Flood

Insurance Rate Map Number _____, effective date _____.

CITY OF RICHLAND

ORDINANCES PASSED

December 15, 2020

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(1) **REGISTERED LAND SURVEYOR'S CERTIFICATES**

STATE OF MISSISSIPPI

COUNTY OF RANKIN

I _____, Registered Land Surveyor, do hereby certify

that at the request of _____, the Owner(s), I have subdivided and platted

the following described land being situated in the _____ of Section _____

Township _____, Range _____, City of _____, Rankin County,

Mississippi, as follows, to-wit:

(Legal Description of Survey)

The above described parcel of property is located in

_____, of Section _____, Township _____,

Range _____ Rankin County, Mississippi, and contains _____,

acres, more or less.

WITNESS my signature, this the _____ day of _____, 20____.

(Signature)

Mississippi Registration Number

Registered Land Surveyor

(SEAL)

- (2) This survey meets the minimum standards for Class "B" Surveys adopted by the Mississippi State Board of Registration for Professional Engineers and Land Surveyors.

CITY OF RICHLAND

ORDINANCES PASSED

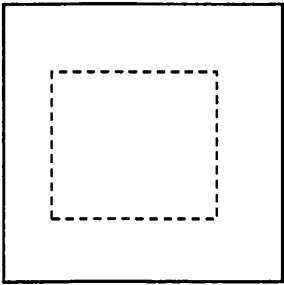
December 15, 2020

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Reference Meridian-true North based on _____

- Indicates ferrous metal rod along property lines or at property comers.

- (3)
- Typical Setback Schedule
Front.....
Side.....
Rear.....
Comer (side street).....



STREET

Setback lines shall be dashed-in on all lots on the final plat.

CITY OF RICHLAND

ORDINANCES PASSED

December 15, 2020

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APPENDIX E

CITY OF RICHLAND, MISSISSIPPI

DEVELOPMENT ORDINANCES

APPENDIX E -STREET DESIGN STANDARDS

TABLE E-1

GEOMETRIC DESIGN CRITERIA FOR LOCAL STREETS

DESIGN ELEMENT		UNDER 100 ADT	100-400 ADT
Design Speed		25 MPH	30 MPH
Lane Width		13'	
Cross Slope	Lane	2%	
	Shoulder	4%	
ROW, Minimum	Curb & Gutter	50'	
	Open Ditch	60'	
Concrete Curb & Gutter	Width	30"	
	Cross Slope	4%	
	Long. Slope	0.40%	
Centerline Grades	Minimum	0.40%	
	Maximum	9%	8%
Shoulder Width, Minimum		3'	4'
Minimum Stopping Sight Distance		185'	
Minimum Radius		200'	
Minimum Tangent between reverse curves		100'	
Maximum Degree of Curvature (e=10%)		30°	25°
Vertical Curve K-Values	Crest	20	25
	Sag	25	30
Superelevation Rate		Per Section 3-4.01 MDOT 2001 Design Manual	
Open Ditch Geometric Design	Front Slope, Min.	4:1	
	Back Slope, Min.	3:1	
	Long. Slope, Min.	0.40%	
	Depth, Min.	1'	
Stormwater Collection Design	Cross Drains	25 Yr- 24 Hr	
	Side Drains	10 Yr-24 Hr	
Minimum Bridge Design		HS-20	
Minimum Base Asphalt Thickness, BB-1		4"	
Minimum Asphalt Surface Thickness, SC-1		2"	
Calming Devices		Required for developments in High Density zones and where street length exceeds 900 lf	
Minimum Structural Number, SN		5.54	
Intersection Radius, min.		25'	25'
Driveway Radius, min.		10'	10'
Center to Center, Intersections		200'	200'
Center to Center, Driveways		25'	25'
Center to center, Driveway to Intersection		55'	55'

CITY OF RICHLAND

ORDINANCES PASSED

December 15, 2020

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CITY OF RICHLAND, MISSISSIPPI DEVELOPMENT ORDINANCES APPENDIX E -STREET DESIGN STANDARDS

**TABLE E-2
GEOMETRIC DESIGN CRITERIA FOR COLLECTOR STREETS**

DESIGN ELEMENT		<400 ADT	400-1500 ADT
Design Speed		40 MPH	50 MPH
Lane Width		12'	
Cross Slope	Lane	2%	
	Shoulder	4%	
ROW, Minimum	Curb & Gutter	60'	
	Open Ditch	60'	
Concrete Curb & Gutter	Width	24"	
	Cross Slope	4%	
	Long. Slope	0.40%	
Centerline Grades	Minimum	0.40%	
	Maximum	9%	8%
Shoulder Width, Minimum		4'	5'
Minimum Stopping Sight Distance		185'	225'
Maximum Degree of Curvature (e=10%)		18°	12°
Vertical Curve K-Values	Crest	33	68
	Sag	38	63
Superelevation Rate		Per Section 3-4.01 MDOT 2001 Design Manual	
Open Ditch Geometric Design	Front Slope, Min.	3:1	
	Back Slope, Min.	4:1	
	Long. Slope, Min.	0.40%	
	Depth, Min.	1'	
Stormwater Collection Design	Cross Drains	25 Yr- 24 Hr	
	Side Drains	10 Yr-24 Hr	
Minimum Bridge Design		HS-20	
Minimum Base Asphalt Thickness, BB-1		4"	
Minimum Asphalt Surface Thickness, SC-1		2"	
Calming Devices		Required for developments in High Density zones and where street length exceeds 900 lf	
Sidewalks		YES	
Intersection Radius, Minimum		50'	
For Proposed ADT values greater than 1500, requirements will be set by City Engineer			

CITY OF RICHLAND

ORDINANCES PASSED

December 15, 2020

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APPENDIX F

CITY OF RICHLAND, MISSISSIPPI

DEVELOPMENT ORDINANCES

APPENDIX F -DRAINAGE DESIGN STANDARDS

TABLE F-1

DRAINAGE DESIGN CRITERIA

Discharge Determination Methodology	< 200 Acres	Rational Formula: USGS Methodology 1991 Report, Rural Discharge		
	> 200 Acres	USGS Methodology 1991 Report, Rural Discharge or SCS Method		
	Intensity	100 Yr- 24 Hr		
Pipe Parameters	Min. Dia.	15"	Connections between pieces of pipe (joints) shall be fully wrapped in Type V filter cloth	Headwalls or flared end sections required at all ends
	Min. Velocity	2.5 FPS		
	Acceptable Material		Plastic	See Standard Detail Sheet
			RCP	See Standard Detail Sheet
			Metal	See Standard Detail Sheet
Open Ditch Parameters (Natural Invert)	Min. Slope	0.40%	For velocities above 7 fps, inverts shall be lined with concrete, armored with rip rap or other acceptable armor: 4:1 fore and back slope	
	Max. Velocity	7 fps		

CITY OF RICHLAND

ORDINANCES PASSED

December 15, 2020

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APPENDIX G

CITY OF RICHLAND, MISSISSIPPI
DEVELOPMENT ORDINANCES
APPENDIX G -POTABLE WATER DESIGN STANDARDS

TABLE G-1

POTABLE WATER DESIGN CRITERIA

Standard Line Size		8"	Standard Pipe Material	PVC-C900	Other materials may be acceptable
Minimum Line Size		4"	requires pre-approval by City Engineer		
Minimum Cover		36"	12 ga locator wire required on all lines		
Use Standard Detail Sheet			Comply with requirements of Mississippi State Department of Health		
Gate Valve Manufacturers			Mueller, American, M&H, Clow		
Fire Hydrant Manufacturers			Mueller, American, M&H, Clow (collision type)		
Ductile Iron Pipe, If Used			Pressure Class 350, ANSI/AWWA C151/A21.51		
			Rubber Gasket Joints ANSI/AWWA C111/A21.11		
			MJ ANSI/AWWA C153/A21.53		
Specials and Fittings			ANSI/AWWA C110/A21.10		
Casing			Steel: A-53, Grade B		PVC: Schedule 40 or SDR 21
			HDPE: SDR 18		

CITY OF RICHLAND

ORDINANCES PASSED

December 15, 2020

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APPENDIX H

CITY OF RICHLAND, MISSISSIPPI
DEVELOPMENT ORDINANCES
APPENDIX H -SANITARY SEWER DESIGN STANDARDS

TABLE H-1

SANITARY SEWER DESIGN CRITERIA

Standard Main Line Size		8"	PVC-SDR26	Bedding	Class B
Minimum Service Line Size		4"	PVC-SDR26	Bedding	Class B
Use Standard Detail Sheet		Comply with requirements of Mississippi Department of Environmental Quality			
Ductile Iron Pipe, If Used		Pressure Class 350, ANSI/AWWA C151/A21.51			
		Rubber Gasket Joints ANSI/AWWA C111/A21.11			
		MJ ANSI/AWWA C153/A21.53			
Manhole Spacing	400'	Manhole Additive		Xypex	
Manhole Lining	100% solid Epoxy: 3 mils surfacer/ 6 mils primer/ 100 mils finish				
	Polyurea: 5mils polymer primer or 100 mils base polyurea/420 mils foam/75 mil corrosion barrier				
	Cementous Corrosion Inhibitor Lining: Permaform or equal				

CITY OF RICHLAND

ORDINANCES PASSED

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APPENDIX I

CITY OF RICHLAND, MISSISSIPPI
DEVELOPMENT ORDINANCES
APPENDIX I - FEES AND BONDS

TABLE I-1

FEES AND BONDS

BE ADVISED, Fees subject to change without notice.

APPLICATION FEE (required for all Development and submitted with Preliminary Plat)

\$125 per Lot up to a \$600 maximum

CONSTRUCTION DRAWING REVIEW FEE (Submitted with Construction Drawings)

<u>Length of Street</u>	<u>Cost</u>	<u>Length of Drainage</u>	<u>Cost</u>	<u>Total Fee</u>
0-500	\$750	0-1000	\$600	\$1,350
501-1000	\$1,400	1001-2500	\$900	\$2,300
1001-2500	\$2,100	2501-5000	\$1,600	\$3,700
2501-5000	\$2,800	5001-10,000	\$2,100	\$4,900
5001-10,000	\$3,500	10,001-20,000	\$2,500	\$6,000
10,001-15,000	\$4,500	20,001-30,000	\$3,000	\$7,500

CONSTRUCTION FIELD OBSERVATION FEE (Submitted after Construction Drawing approval)

<u>Length of Street</u>	<u>Cost</u>	<u>No. of Cross Drains</u>	<u>Cost</u>	<u>No. Visits</u>	<u>Total Fee</u>
0-500	\$1,200	0-5	\$1,000	6	\$2,200
501-1000	\$2,000	6-10	\$2,000	12	\$4,000
1001-2500	\$3,000	11-20	\$3,000	18	\$6,000
2501-5000	\$4,000	21-30	\$4,250	25	\$8,250
5001-10,000	\$5,000	31-45	\$5,500	32	\$10,500
10,001-15,000	\$6,000	46-60	\$7,000	40	\$13,000

CITY OF RICHLAND

ORDINANCES PASSED

December 15, 2020

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Developer pays all costs of re-testing for failed tests at actual cost to City, minimum of \$250/trip

SURFACE ASPHALT SECURITY CALCULATION

$$\frac{\text{Length of Roadway (FT)} \times \text{Width of Roadway (FT)}}{9} \times \text{Asphalt (In.)} \times 110/2000 \times \text{\$/Ton} \times 2$$

\$/TON = Estimated price per ton of surface asphalt to be determined by City Engineer

All bonds shall remain effective throughout the time required. Bonds shall have a minimum effective life of one-year with auto renewal until released by the City

CITY OF RICHLAND

ORDINANCES PASSED

December 15, 2020

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APPENDIX J

Enter Name of Street	STREET NAME
Enter the Date	DATE
Enter Length of Paved Roadway	
Enter Width of Roadway	
Enter Estimated Percentage of Base Repair	
Enter Current County Contract Amount (Base)	
Enter Current County Contract Amount (Surface)	
Enter Estimated Excavation Cost	
Enter Estimated Cost of Limestone	

CITY OF RICHLAND, MS.		
STREET NAME		
Road Bond Calculation Estimate		
DATE		
	Approximate Length of Paved Roadway (feet)	0
	Approximate Roadway Width (feet)	0
Direct Construction	Excavation for Base Repair (Cubic Yards)	0
	Estimated Cost per Cubic Yard	\$0.00
	Sub-Total Excavation	\$0.00
	Approximate Tonnage of Asphalt (4" Base Repair)	0
	Estimated Cost per Ton	\$0.00
	Sub-Total Base Repair	\$0.00
	Excavation for Full Depth Base Repair (Cubic Yards)	0
	Estimated Cost per Cubic Yard	\$0.00
	Sub-Total Excavation for Full Depth Base Repair	\$0.00
	Crushed Limestone for Base Repair	0
	Estimated Cost per Ton	\$0.00
	Sub-Total Limestone for Full Depth Base Repair	\$0.00
	Approximate Tonnage of Asphalt (2" Overlay)	0
	Estimated Cost per Ton	\$0.00
	Sub-Total Overlay	\$0.00
	Culvert Replacement	
	Sub-Total Culvert Replacement	\$0.00
	Traffic Control	
	Sub-Total Traffic Control	\$0.00
	Mobilization	
	Sub-Total Mobilization	\$0.00

CITY OF RICHLAND

ORDINANCES PASSED

December 15, 2020

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	Total Direct Construction	\$0.00
In-Direct Costs		
	Engineering	\$0.00
	Legal	\$0.00
	Total In-Direct Costs	\$0.00
	Total Direct Construction & In-Direct Costs	\$0.00
	Recommended Bond Amount	\$0.00

CITY OF RICHLAND

ORDINANCES PASSED

December 15, 2020

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