

Chapter 1 General Terms and Principles

1.1 Title and Effective Date

These regulations shall be known as the Subdivision Regulations of the City of Verona, Mississippi. These regulations shall become effective on _____.

1.2 Purpose and Authority

These regulations are adopted pursuant to authority granted to the Board by Section 17-1-23 of the Mississippi Code, 1972 Annotated. These regulations have been designed to:

- (1) Establish procedures governing the filing and approval of land subdivision plats and data;
- (2) Establish minimum standards governing streets, utilities, and other required improvements;
- (3) Ensure the proper coordination of future streets and their development with existing or planned streets;
- (4) Provide an ability to vary these regulations through the approval of the governing body.

1.3 Applicability

It shall be unlawful for any person or entity to subdivide, re-subdivide, plat, or re-plat any land into lots, blocks, or streets, or to sell property therein within the unincorporated areas of Lee County which have not been subdivided, re-subdivided, platted, or re-platted according to these regulations.

The Board will withhold improvements of any nature whatsoever, including the acceptance and maintenance of streets and other infrastructure until a plat of the subdivision has been approved of meeting the procedures and standards set forth in these regulations and lawfully recorded in the Chancery Clerk's office. No lots shall be sold, nor any plat recorded, until such plat has been approved as required herein.

Subdivision of land into three (3) or more lots, any one of which has an area of five (5) acres or less, either by plat or metes and bounds description, for the purpose of transfer of ownership or building development or regardless of size when the dedication of public infrastructure is involved, shall be in accordance with these regulations.

1.4 Powers and Duties

The Board shall review and approve or deny preliminary and final plats of proposed subdivisions. The Administrator or his/her designee will then ensure and enforce that approved subdivisions are constructed in accordance with these regulations.

1.5 Definitions

For the purpose of interpreting these regulations, the following words and terms shall have the meaning as follows, unless other provisions of these regulations specifically indicate otherwise. The words “shall”, “must”, and “will” are mandatory and not discretionary.

Administrator: The Mayor or his/her designee will serve as the Administrator of these regulations.

Board: The Board of Aldermen is the governing board of these regulations.

Bond: A 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, a cashiers check, assignment of certificates of deposit or irrevocable letter of credit from a bank approved by the Board.

Building setbacks: The distance between the buildable area and the front, side, and rear property lines.

Floodplain: An area designated by the Federal Emergency Management Agency as being located within the 100-year floodplain.

Lot: Any parcel of land having an area of five (5) acres or less.

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

Plat: A map or drawing showing the lot and street arrangement and other pertinent details of the area being subdivided.

Re-subdivision: The re-division of a parcel within a previously platted subdivision.

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

Street, Alley: A minor way used primarily for vehicular service to the rear or side of properties otherwise abutting on a street and is maintained as a private street.

Street, Collector: A street having a primary function of collection and distributing traffic between local streets and a highway network.

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

Street, Local: A street having a primary function of providing service and access to abutting properties and not designed or intended to carry large traffic volumes.

Subdivider: Any person, owner, agent, or entity having control of the land proposing to subdivide into lots.

Subdivision: Any division of any tract or parcel of land into three (3) or more lots or parcels, any of which has an area of five (5) acres or less, for the purpose, whether immediate or future, of sale or building development or regardless of size when the dedication of public infrastructure is involved. It also includes re-subdivision or re-platting of land, lots, or tracts.

1.6 Variances

Where the Board reviews and determines that the strict application of these regulations would result in substantial injustice, the Board, may vary or modify such requirements so that the subdivider may develop his property in a reasonable manner, but so that the public welfare

and interest of the community are protected and the general intent and spirit of these regulations are preserved. In granting variances, the Board may require such conditions that they deem necessary to maintain the general intent and spirit of the requirements.

1.7 Amendments

These subdivision regulations may be revised or amended by the Board in accordance with applicable laws.

1.8 Validity and Repealer

If for any reason any section, paragraph, clause, phrase, or provision is determined by a court of competent jurisdiction to be invalid, it shall not affect the remaining provisions of these regulations.

All ordinances or parts of which are found to be in conflict or inconsistent with these regulations are hereby repealed to the extent necessary to give these regulations full force and effect.

1.9 Fees

Fees may be established by the Board in order to defray cost incurred of reviewing and monitoring subdivision development. These fees may periodically change so they are not stated in these regulations but any such fees must be adopted by the Board.

1.10 Penalties

Any person, firm, entity, or corporation using an unapproved and unrecorded plat in the sale of subdivided land or violating any of the terms and provisions of these regulations shall be guilty of a misdemeanor, and, upon conviction, may be punished by a fine of not more than one thousand dollars (\$1,000) and/or thirty (30) days in jail. Each violation and each day of failure to comply with the provisions of these regulations shall constitute a separate violation.

1.11 Appeals

Appeals from the decision of the Administrator shall be by written appeal to the Board. Any such appeal shall be made to the Board no later than 15 days after the date of the Administrator's decision.

Appeals from the decision of the Board shall be by petition for appeal to the Circuit Court. Any such petition to the Court shall be filed with the Court Clerk no later than 30 days after the date of the decision is entered into the Official Minutes.

Chapter 2 Approval and Development Procedures

2.1 Pre-application Conference and Application Submission

The Subdivider should schedule a pre-application conference with the Administrator to discuss the preliminary plat. The purpose of this conference is to afford the subdivider

advice and assistance before submitting a preliminary plat for review by the Board. The Subdivider should have a preliminary plat draft and information required for preliminary plat filing for the pre-application conference.

The Administrator will determine the completeness of the Subdivider's subdivision application before submitting it to the Board for review and decision. A complete application would address the requirements and information requested within the preliminary plat and other information the Administrator feels is important before the Board could make an informed decision.

2.2 Preliminary Plat

The Preliminary Plat shall be at a scale of not less than one (1) inch equals one hundred (100) feet and shall show on the plat or on additional documents the following proposed improvements and conditions:

- (1) Subdivision name as it would be recorded, with names and addresses of owners, notation stating acreage, graphic scale, north arrow, datum, benchmarks, and date of survey;
- (2) Vicinity map showing location of the site for the proposed subdivision with relation to other developed areas;
- (3) Bearings and distances along boundaries and mathematical closure of survey;
- (4) Location, width, and purpose of easements;
- (5) Layout and names of streets with right-of-way and street widths;
- (6) Lot lines and size including lot numbers;
- (7) Proposed use of all sites;
- (8) Minimum building setback lines;
- (9) General Contour information;
- (10) Identification of watercourses, marshes, flood areas, wooded areas, existing land use, and other significant features;
- (11) Any proposed protective covenants.

2.3 Approval of Preliminary Plat

The Board will review the preliminary plat and render a decision to table, approve, deny or approve with changes or conditions. Approval of the preliminary plat shall not constitute approval of the final plat, nor shall the preliminary plat be recorded in the Chancery Clerk's office. Approval of the preliminary plat by the Board shall constitute authorization for the subdivider to proceed with construction plans in accordance with the changes or conditions of the approval.

2.4 Construction Plans

Construction plans specified therein shall be designed by and constructed under the supervision of a Registered Professional Engineer. The Construction plans shall be prepared on sheets twenty-four (24) by thirty-six (36) inches in size and shall consist of the following information:

- (1) The approved Preliminary Plat and information;
- (2) A combination plan and profile for a typical cross section of the proposed grading, drainage, base course, and pavement;

- (3) Detailed plans on water and wastewater systems;
- (4) Detailed plans on culverts, drainage structures, bridges;
- (5) Plan and profile sheets shall be drawn to a scale acceptable to the Administrator
- (6) Erosion and sediment control plan.

Construction plans and specifications for the proposed water and wastewater systems shall be accompanied by written certification from the Mississippi State Health Department and the Mississippi Department of Natural Resources that the proposed plans are in conformance with all applicable laws and regulations. Four (4) sets of the construction plans should be provided to the Administrator.

2.5 Approval of Construction Plans

The Administrator shall review the construction plans for compliance with the subdivisions regulations and render an approval or disapproval.

Approval of the construction plans shall not constitute approval of the final plat, nor shall the plat be recorded in the Chancery Clerk's office. Approval of the construction plans by the Administrator shall constitute authorization for the subdivider to proceed with construction.

Prior to beginning construction, the subdivider shall furnish the Administrator with an approximate schedule for installation of required improvements. The Administrator can make periodic inspections of improvements during the course of construction and shall make written inspections reports to the Board detailing the results of such inspections.

2.6 Final Plat

The final plat shall conform substantially to the approved preliminary plat and if desired by the subdivider, it may constitute only that portion of the approved preliminary plat that is proposed to be recorded, provided that such portion conforms to all requirements of these regulations. The plat shall be drawn on sheets of good quality film that are of dimensions suitable to the Chancery Clerk, and when necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. The scale of the final plat shall conform to the requirements of the Chancery Clerk and shall contain the following information:

- (1) Primary control points, approved by the Administrator, or descriptions and "ties" to such control points to which all dimensions, angles, bearings, and similar data on the plat are referred;
- (2) Tract boundary lines, right-of-way lines of streets and easements, and property lines of lots and other sites. Sufficient data shall be shown, including accurate dimensions, bearings, deflection angles and radii, arcs, and central angles of all curves to determine readily and reproduce on the ground any line on the map;
- (3) Name and width of each street or other right-of-way;
- (4) Location, dimensions, and purpose of any easements;
- (5) Lot lines together with identification of all lots which shall be numbered consecutively;

- (6) Purpose of which sites, other than single family residential lots, are dedicated or reserved, and any areas subject to flooding by a flood with an expected frequency of one hundred (100) year shall be clearly identified and delineated;
- (7) Minimum building setback lines on all lots and other sites;
- (8) Location and description of boundary monuments;
- (9) Title, graphic scale, north arrow, and date;
- (10) Any proposed protective covenants in form for recording;
- (11) A metes and bounds description of the subdivision boundary;
- (12) Certificate of Registered Professional Engineer or Land Surveyor:

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision.

Professional Engineer or
Land Surveyor

Registration No.

Date

- (13) Owner's Certificate:

The undersigned owner(s) of the property shown hereon hereby adopts this plat as my (our) plan of subdivision and dedicate the streets and street rights-of-way and easements as shown to public use forever:

Owner(s)

Date

- (14) Administrator's Recommendation:

I have examined this plat and find that it conforms to all conditions set forth on the preliminary plat as approved by the Board Supervisors and thus recommend final approval.

(Title)

- (15) Approval Certificate:

I hereby certify that this is a true copy and that this plat was approved by the _____ on the _____ day of _____, _____.

(Mayor)

Attest:

(Clerk)

2.7 Final Plat Approval

The Administrator shall recommend the final plat for Board approval after examining its conformance to the approved preliminary plat and “as built” construction improvements, in accordance with these approvals and regulations.

The Final plat shall not be approved by the Board until the subdivider has done one of the following:

- (1) Actually completed construction of all improvements as required and in accordance with in these regulations;
- (2) Given to the Board a bond, as defined within the definitions, in an amount equal to 125% of the total estimated cost of the remaining public improvements.

At the time of dedication of the subdivision’s public right-of-way to the City of Verona, the subdivider shall submit a title certificate to the land being subdivided. Upon approval of the final plat by the Board, an endorsement shall be made thereon by the Mayor and attested by the City Clerk indicating approval together with the date of the approval of the Board.

An original and a copy of the final plat shall be prepared and submitted to the Board for approval. The original copy of the final plat shall be returned to the subdivider and the second copy shall be filed with the Chancery Clerk.

Chapter 3 Improvements and Construction Standards

3.1 Improvements

In consideration of the acceptance by the Board and assumption of the responsibility for maintaining the dedicated public infrastructure constructed therein, the owner or owners of the subdivision shall cause to be constructed, at no expense to the City of Verona, the following improvements according to the specifications set forth hereinafter. All subdivision improvements shall be designed by a Registered Professional Engineer who is authorized to practice in the State of Mississippi, and his seal shall appear where appropriate on all construction drawings.

Utility service shall be made available to each lot in such a manner that avoids disturbing the street pavement and drainage structures when connections or repairs are made.

Upon completion of construction of any such utilities or improvements, one set of complete “As Built” plans, dated, signed, and certified by the design engineer, shall be filed with the Administrator showing all features as actually installed, including materials, sizes, location, depths, elevations, ends of lines, connections, wyes, valves, storm sewer drains, inlets, and all other pertinent information.

3.2 Streets

The Administrator will review the street system for the proposed subdivision and will classify all proposed streets as a collector street, a local street, or a cul-de-sac.

Street width standards:

Classification	Minimum Right-of-way	Minimum Paved Area	Minimum Shoulder	Minimum Sight Distance
Collector	40 feet	24 feet	4 feet	150 feet
Local	40 feet	20 feet	4 feet	100 feet
Cul-de-sac	90 feet in diameter	80 feet in diameter	4 feet	N/A

Street slope design:

Pavement slope from centerline to edge of pavement should be two percent (2%) and shoulder slope from pavement edge to edge of shoulder should be four percent (4%). Radii of pavement at intersections should be 30 feet.

Street structural design:

All streets shall have a base course consisting of cement stabilized sandy clay topping material, clay gravel, or crushed limestone conforming to the appropriate sections or subsections of the Mississippi Standard Specifications for State Aid Road and Bridge Construction. The base course shall be installed to a thickness of six (6) inches when a surface course of hot mixed asphalt is utilized and eight (8) inches when a double bituminous surface treatment (DBST) is utilized.

All streets shall be paved with a surface course consisting of a minimum of two (2) inches of hot mixed asphalt or with DBST installed on an applicable base as required above. The subdivider may elect to install streets paved with four (4) inches, minimum, of black base and a wearing surface of two (2) inches of hot mixed asphalt, when approved by the Administrator. In all instances, materials and construction methods shall conform to requirements set forth in the Mississippi Standard Specifications for State Aid Road and Bridge Construction.

Curb and gutter is optional and when installed, shall be in accordance with specifications approved by the Administrator and the installation of curb and gutter eliminates the minimum shoulder requirements.

Street Layout Standards:

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

within the preliminary plat approval. Any change in street layout will require Board approval. The following are the Street Layout Standards:

1. Trees or shrubs planted near or within public right-of-way should not interfere with proper drainage and maintenance or obstruct vision required for public safety;
2. Street intersects with centerline separation of less than one hundred twenty-five (125) feet shall be avoided;
3. A tangent of at least one hundred (100) feet shall be introduced between reverse curves on collector streets;
4. Horizontal curves on collector streets shall have a minimum radius of four hundred (400) feet computed from the centerline. Horizontal curves on local streets shall have a minimum radius of two hundred (200) feet computed from centerline;
5. Streets shall be laid out so as to intersect as nearly as possible at right angles, and no street shall intersect at less than seventy-five (75) degrees;
6. Property lines at street intersections shall be rounded with a radius of ten (10) feet or with a greater radius when the Administrator deems it necessary. The Administrator may require comparable cutoffs or chords 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;
7. 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 within such tract;
8. Permanent dead-end streets should not be longer than five hundred (500) feet and shall be provided at the closed end with a cul-de-sac with the above mentioned standards and design;
9. No street names shall be used which will duplicate or be confused with the names of existing streets in Lee County. Street names shall be subject to the approval of the Board.

3.3 Monuments

Monuments shall be placed at all corners or changes in alignment along the boundary of the subdivision and at all block corners, angle points, or curves in street right-of-way boundary lines. These monuments shall consist of four (4) inch by four (4) inch concrete posts not less than thirty (30) inches in length and reinforced with a single one-half (1/2) inch steel rod in center that extends not less than one-fourth (1/4) inch above the top of the concrete.

Markers shall be placed at all corners or changes in alignment in lot boundaries. The markers shall consist of a reinforcing rod of not less than one-half (1/2) inch in diameter and not less than twenty-four (24) inches in length.

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

3.4 Easements

Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary and shall be at least fifteen (15) feet wide at ground level with an additional six (6) foot wide overhang on each side from twelve (12) feet above and up, or a width designated by the Administrator.

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

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

Where a subdivision is traversed by a watercourse, drainage way, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such watercourse or an accepted canal or drainage course, and any further width of construction as will be adequate for drainage purposes.

3.5 Blocks

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

- (1) Building sites that are suitable for the special needs of the uses contemplated;
- (2) Convenient access, circulation, control, and safety of street traffic;
- (3) Limitation and opportunities of topography.

As a usual practice, block lengths shall not exceed fifteen hundred (1,500) feet or be less than two hundred (200) feet.

3.6 Lots

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

3.7 Floodplain Areas

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

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

3.8 Storm Water Drainage

The plan shall be laid out so as to provide proper drainage to the area being subdivided. Elevations of side drainage ditches, flow line inverts and other elevations needed by the Administrator to determine the adequacy of drainage facilities and systems shall be shown on the plan. Drainage improvements shall maintain any natural water course and shall prevent any increase in storm water runoff to downstream properties and drainage systems. Retention, detention and drainage piping facilities and systems shall be designed with sufficient capacity to accommodate all runoff caused by the development in excess of that runoff which would occur from the site if left in its natural, undeveloped condition. This storage and system shall be sufficient to manage all excess flows for a 25-year storm of 24-hour duration.

All drainage pipes shall be concrete, asphalt-coated metal pipe, or galvanized pipe. All galvanized pipe for sizes 21 inches through 96 inches shall be one gauge heavier than the approved gauge for asphalt-coated pipe. The Subdivider shall furnish the Administrator with shipping tickets or other documentation showing the gauge of pipe installed. All materials and construction practices shall conform to the requirements of the Mississippi Standard Specifications for State Aid Road and Bridge Construction.

All driveway culverts shall be installed by the Subdivider. Required sizes of driveway culverts shall be shown on the construction plans for the Subdivision.

Reinforced concrete head walls or pre-cast flared end sections shall be provided on eighteen (18) inch pipe and larger. The minimum diameter for storm drain pipe shall be fifteen (15) inches, and when used as a culvert, the length shall be such that the ends project at least four (4) feet beyond the edge of the pavement.

Adequate protection of invert slopes shall be provided to prevent erosion. The Administrator may require paving of ditches or appropriate stabilization. Sufficient easements shall be provided for maintenance of large ditches.

3.9 General Grading

Grading and centerline gradients shall be in accordance with plans and profiles recommended by the Administrator. Areas to be graded by cutting or filling shall be rough graded to within two-tenths (0.2) of a foot of the accepted elevation after necessary allowance has been made for the thickness of topsoil, paved areas, and other installations.

Final cross sections and profiles of streets and other installations shall conform to grades approved by the Administrator. 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 so as to leave areas that have been disturbed with a neat and finished appearance.

3.10 Erosion and Sediment Control

Installation of the above improvements shall be done in such a manner as to provide for the most effective control of erosion and sediment, and the Subdivider shall prepare and submit

to the Administrator for his approval an Erosion and Sediment Control Plan. Practical combinations of the following technical principles shall be used when preparing the plan:

- The smallest practical area of land shall be exposed at any one time during development;
- When land is exposed during development, the exposure shall be kept to the shortest practical period of time;
- Temporary vegetation and/or mulching shall be used to protect critical areas exposed during development;
- Sediment basins (debris basins, de-silting basins, or silt traps) shall be installed and maintained to remove sediment from runoff waters from land undergoing development;
- Provisions shall be made to effectively accommodate the runoff caused by changed soil conditions during and after development;
- Permanent final vegetation and structures shall be installed as soon as practical in the development;
- The development plan shall be fitted to the topography and soils so as to create the least possible erosion;
- Whenever feasible, natural vegetation shall be retained and protected.

3.11 Water System

Water systems shall be install that provide adequate fire protection to each proposed lot. Where water pumping and storage facilities are not of sufficient capacity to provide fire protection on an immediate basis, water mains and fire hydrants as specified hereinafter shall be installed to permit future connection.

All dead-end mains shall be equipped with an approved outlet sufficient to periodically flush the main. Where possible, water mains shall be located in the street right-of-way at least two (2) feet behind the existing or proposed curb line or as approved by the Administrator.

All water lines shall be constructed with American Water Works Association (AWWA) approved pipe and rubber push-on-joints, and shall have a minimum diameter of six (6) inches. PVC pipe shall meet C-900 specifications (Class 160 or better). Cast iron pipe shall be cement-lined. All water mains shall have a minimum cover depth of thirty (30) inches.

All fire hydrants shall be an AWWA approved type with a five and one-fourth (5 ¼) inch opening installed at the extremity of a six (6) inch minimum diameter pipe with a six (6) inch diameter gate valve installed three (3) feet from the centerline of the fire hydrant. Fire hydrants shall be located within five hundred (500) feet of each lot to be served or where approved by the Administrator.

Services in subdivisions shall consist of a corporation stop provided at the main with three-fourths (3/4) inch diameter flexible copper tubing or a high-molecular-weight plastic tubing conforming to the latest American Society for Testing and Materials standard for the material. The plastic tubing shall be suitable for one hundred sixty (160) PSI pressure and shall be approved by the National Sanitation Foundation (NSF) for potable water and so

labeled. The service tubing shall run from the main to the lot line and terminate with a compatible curb stop.

Hydrostatic test(s) shall be performed on the water system with a pressure of one hundred sixty (160) PSI for twenty-four (24) hours. Before any part of the work is placed in service, the system shall be disinfected and re-disinfected as necessary until samples are found to meet Mississippi State Health Department standards as to bacteriological quality. Samples for the tests shall be taken from remote parts of the system.

Water systems must meet the design requirements for the Mississippi State Department of Health and the Subdivider shall furnish to the Administrator a letter from said Health Department approving design of the system prior to its installation.

3.12 Wastewater System

Wastewater collection shall be provided to each proposed lot within a subdivision and connect into the municipal wastewater system for treatment and disposal. If it is found by the Board that connecting into the municipal system is impractical, a centralized wastewater collection and treatment facilities shall be provided for each lot and shall conform to all applicable state and local laws pertaining to wastewater collection and treatment.

All wastewater pipes shall be concrete, vitrified clay, iron, or PVC as approved by the American Society for Testing and Materials (ASTM). Wastewater pipe installed with trench depth up to and including ten (10) feet shall be standard strength; and for trench depth greater than ten (10) feet, extra strength pipe shall be used.

The minimum diameter pipe for wastewater lines shall be eight (8) inches. Minimum diameter service pipe for house connections shall be four (4) inches for single family dwellings and six (6) inches for multi-family dwellings and nonresidential structures. House connections shall be stubbed out to each property lot line before street construction and plugged with extended wastewater stub marker tape from pipe to surface.

All joints shall be either rubber gasket, bituminous plastic cement, preformed plastic joint, or factory cast plastic seal.

The following are the minimum slopes that will be allowed; however, slopes greater than these are desirable:

Wastewater line size	Minimum Slope in feet per 100 feet
8-inch	0.400
10-inch	0.280
12-inch	0.220
14-inch	0.170
15-inch	0.150
16-inch	0.140
18-inch	0.120

Manholes shall be no more than four hundred (400) feet apart, shall be placed at each change in alignment or grade, and shall be provided with traffic-grade cast-iron lids and frames.

There shall be a minimum ten (10) foot separation between all parallel wastewater and water mains. Any wastewater mains exposed through ditches shall be Class 150 cast iron for mains, or cast-iron soil pipe for services. Infiltration in any section of wastewater main shall not exceed three hundred (300) gallons per inch of pipe diameter, per mile, per day.

Individual septic tanks or other on-site treatment methods may be used in subdivisions where central wastewater collection and treatment is not available but only if written approval is obtained from the Mississippi State Health Department acting through the Lee County Health Department.