

II. CODE REVIEW FOR NEW DEVELOPMENTS

City of Ridgeland

Code Review

Reviewed by: _____ Date: _____ Name: _____
_____ Subd/Owner _____

Names and Addresses of Owners _____

Preliminary Plat & Plans

Yes No

- | | | |
|--|-------|-------|
| *Scale - 1" = 100' or less | _____ | _____ |
| *Subdivision Name | _____ | _____ |
| *Name & Address of Owners | _____ | _____ |
| *Acreage | _____ | _____ |
| *Graphic Scale | _____ | _____ |
| *North Arrow (True North) | _____ | _____ |
| Datum (MSL) | _____ | _____ |
| Bench Marks | _____ | _____ |
| *Date of Survey _____ | _____ | _____ |
| *Vicinity Map @ 1" = 1000' | _____ | _____ |
| *Bearings Along Boundary | _____ | _____ |
| *Distances Along Boundary | _____ | _____ |
| *Mathematical Closure of Survey | _____ | _____ |
| *Location of Easements | _____ | _____ |
| *Width of Easements | _____ | _____ |
| *Purpose of Easements | _____ | _____ |
| *Names of Streets | _____ | _____ |
| *R.O.W. of Streets | _____ | _____ |
| *Roadway Widths of Streets | _____ | _____ |
| Approximate Grades and Gradients | _____ | _____ |
| *Lot Lines | _____ | _____ |
| *Lot Numbers | _____ | _____ |
| *Dedicated Sites (N/A _____) | _____ | _____ |
| Utility Lines With Sizes | _____ | _____ |
| Approximate Utility Invert Elevations | _____ | _____ |
| *Existing On and Off-Site Utilities | _____ | _____ |
| Water Lines w/Sizes | _____ | _____ |
| Sewer Lines w/Sizes & Inverts | _____ | _____ |
| Fire Hydrants | _____ | _____ |
| Power Lines | _____ | _____ |
| Telephone Lines | _____ | _____ |
| Gas Lines | _____ | _____ |
| Sites excl. of Sing. Fam. Dwell. (N/A _____) | _____ | _____ |
| *Building Setback Lines | _____ | _____ |

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	Yes	No
Contours (MSL) - (Slope < 4%=2' intervals, Slope > 4%=5' interval)	_____	_____
Spot Elevations Along Ditches or Canals	_____	_____
Water Courses, Marshes	_____	_____
*Flood Areas	_____	_____
*Wooded Areas	_____	_____
Houses (Existing)	_____	_____
Other Significant Features	_____	_____
Any Proposed Protective Covenants (N/A _____)	_____	_____
*Copy of Covenants Provided to City	_____	_____
Construction Plans	_____	_____
Professional Engineer's Stamp	_____	_____
Plans on 24" X 36" Sheets	_____	_____
Plan Profile Sheets (Each Street)	_____	_____
Water System Details	_____	_____
Sanitary Sewer System Details	_____	_____
Storm Sewer System Details	_____	_____
Drainage Structure Details (N/A _____)	_____	_____
Bridge Details (N/A _____)	_____	_____
Typical Street Cross-Section	_____	_____
Drainage	_____	_____
Base Course	_____	_____
Pavement	_____	_____
 Preliminary Plat:		
Approved	_____	_____
Not Approved	_____	_____
Approved As Noted	_____	_____

* Requirements for Preliminary Plat

Preliminary Plan Design Standards

<u>Streets</u>	Yes	No
Right-of-Way Width, Collector 60'	_____	_____
Right-of-Way Width, Local 50'	_____	_____
Curb to Curb, Back to Back, Collector 33'	_____	_____
Curb to Curb, Back to Back, Local 29'	_____	_____
Curb to Curb, Back to Back, Cul-de-Sac 27' or 29' if Serving More Than 7 Lots	_____	_____
 <u>Street Configuration</u>		
Proposed streets are a continuation of existing street patterns where applicable	_____	_____
 <u>Site Distance</u>		
Collector - 300'	_____	_____
Local - 200'	_____	_____
Street Jogs w/CL offsets, min. of 125'	_____	_____
 <u>Reverse Curves</u>		
Collector - min. 100' tan. between Rev. Curves	_____	_____
 <u>Horizontal Curves</u>		
Collector - 400' min. Radius (from CL)	_____	_____
Local - 200' min. radius (from CL)	_____	_____
Intersection Angle, 75 degrees - 90 degrees	_____	_____
Full Streets (no half streets)	_____	_____
Permanent Dead-End Streets Less Than 500'	_____	_____
Dead-End Turn Around w/80' Dia. Paved Surface	_____	_____
Dead-End Turn Around Street, Prop. Line Dia=100'	_____	_____
 <u>Monuments</u>		
Mon. at Boundary Corners on Alignment Changes	_____	_____
Mon. at Boundary Corners, Curves, Angle Points of street R-O-W. Boundary Lines	_____	_____
4" X 4" X 30" (min.) Concrete Monuments With 1/2" St. Rod Reinforcement With 1/4" (min) Projection	_____	_____
Markers at All Corners or Alignment Changes in Lot Boundaries	_____	_____
1/2" X 24" (min.) Steel Rod Markers	_____	_____

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Easements

Yes

No

Utility Easements - 15' Wide (min.)
No. Perm. Bldgs, Paving, Planting in Easements
Drainage, Watercourse Easements Provided

Blocks

Building Sites Suitable for Intended Purpose
Convenient Access of Street Traffic
Adequate Circulation of Street Traffic
Adequate Control of Street Traffic
Adequate Safety of Street Traffic

Lots

All Lots for Sale Abutt a Dedicated Street/Road
Lot Sizes Conform w/Zoning Ordinances

Flood Plain Areas

Land Subject to 100 yr. Flood (If Land is
Subject to 100 yr. Flood, It May be
Subdivided Only if Precautionary
Measures are Taken)
Precautionary Measures Used _____

Measures do not Adversely Effect Other Lands
Measures do not Impede or Restrict Water Flow
Are Flood Areas Designated on Final Plat
All Utilities Located/Elevated to Eliminate
or Minimize Flood Damage

Water System

Design Meets City Standards
Copy of Water System Hydraulics (KY Pipe Model)
Design Meets State Standards
Design Meets Federal Standards

Sanitary Sewers

Sanitary Sewerage Facilities Provided
Conforms to State & Federal Laws
Conforms to City Standards

Storm Drainage

Design Conforms to City Standards	_____	_____
Material Conforms to City Standards	_____	_____
Construction Conforms to City Standards	_____	_____
Invert Slope Protection Provided to Prevent Erosion	_____	_____
All Swales & Other Areas Within 25' of a Building Site Slope to a Gradient of 1' per 100' (min.)	_____	_____
Gradients Yield Flow = 3' per sec. (min.)	_____	_____
Gradients Yield Flow > 5' per sec.	_____	_____
Protective Materials Used: Solid Sod	_____	_____
Concrete	_____	_____
Rip-Rap	_____	_____
Specify Other_____	_____	_____
Method Used to Size Storm Water Drainage		
A < 640 acres _____		
A > 640 acres _____		
Rational Method and Manning Equation (A < 640)	_____	_____
Method used (A > 640)_____		
Storm Sewers/Culverts - 15" min.	_____	_____
Headwalls as Required	_____	_____
Inlets as Required	_____	_____
Manholes as Required	_____	_____
Minimum Velocity = 3' per second	_____	_____
Maximum Velocity = 10' per second	_____	_____
Manning Formula: N = 0.015 (R.C.P.)	_____	_____
N = 0.025 (C.M.P.)	_____	_____
N = 0.0275 (Earth)	_____	_____
Earth Channel Protection Provided (v 7.5'/sec)	_____	_____
Manholes Provided at Changes in Size/Grade	_____	_____
Revised 08/26/96		
Runoff calculations before constructions	_____	_____
Runoff calculations after constructions	_____	_____

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Reviewed By: _____ Date: _____

<u>Final Plat</u>	Yes	No
Conforms Substantially to Preliminary Plat	_____	_____
18" X 24" Sheets	_____	_____
Index Sheet Showing Entire Subdivision (if plat requires more than 1 sheet)	_____	_____
Scale - 1" = 100'	_____	_____
Primary Control Points or Descriptions and Ties to Control Points	_____	_____
Dimensions	_____	_____
Angles	_____	_____
Half Section Lines with Ties to Lot Corners	_____	_____
Tract Boundary Lines	_____	_____
Street R-O-W	_____	_____
Easement R-O-W	_____	_____
Residential Lots Property Lines	_____	_____
Other Sites Property Lines	_____	_____
Accurate Dimensions	_____	_____
Bearings	_____	_____
Curve Data	_____	_____
Deflection Angles	_____	_____
Radii	_____	_____
Arcs	_____	_____
Central Angles	_____	_____
Name of Each Street	_____	_____
Width of Each Street	_____	_____
Width of all R-O-W	_____	_____
Lot Numbers	_____	_____
Purpose for Dedicated Sites (N/A_____)	_____	_____
Areas Subject to 100 Yr. Flood(N/A_____)	_____	_____
Building Setback Lines for all Lots/Sites	_____	_____
Location and Description of Boundary Monuments	_____	_____
Title	_____	_____
Graphic Scale	_____	_____
North Arrow (True North)	_____	_____
Date	_____	_____
Any Proposed Protective Covenants in Form for Recording (N/A_____)	_____	_____
Copy of Covenants Provided to City	_____	_____
Metes and Bounds Description of Subdivision Boundary	_____	_____
Certificates of Approval	_____	_____
Surveyor/Engineer - Cert. of Perf. Owners	_____	_____
Surveyor/Engineer - Cert. of Compl.	_____	_____
Acknowledgement of Signatures	_____	_____
City Planning & FHA Approval	_____	_____
City Approval Certificate	_____	_____