

ORDINANCE NO. 2004-06

**AN ORDINANCE TO ESTABLISH COMPREHENSIVE REGULATIONS,
GUIDELINES AND STANDARDS FOR THE DEVELOPMENT OF
SUBDIVIDED LANDS WITHIN THE CITY OF CLINTON**

WHEREAS, on May 29, 1980, the City of Clinton passed Ordinance No. 118 which established a set of guidelines and regulations for the development of subdivided land within the city limits; and,

WHEREAS, the guidelines and regulations set forth in Ordinance No 118 are now dated and not in accordance with the City's zoning ordinance; and,

WHEREAS, the City Council has determined there is a need for its Ordinance regulating the subdivision of land to relate to, and conform with, the current zoning ordinance;

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Clinton, Arkansas.

ARTICLE 1

PURPOSE, INTENT, AUTHORITY AND JURISDICTION

Section 1-1. Purpose and Intent

The purpose of these regulations is to control the development of land within the corporate limits of the City of Clinton in order to promote the public health, safety, order, convenience, prosperity and general welfare of the area. They are intended to guide development in accordance with plans to further the orderly layout and use of land; to ensure proper legal description and placement of monuments on subdivided land; to facilitate the further subdivision of large tracts into smaller tracts of land; to provide for economy of maintenance for the city and utility companies.

Section 1-2. Authority

The following regulations for the subdividing and developing of land are adopted in accordance with the provisions of Act 26 of the General Assembly of 1955 and Act 186 of the General Assembly of 1957.

Section 1-3. Jurisdiction

These regulations shall govern all development and subdivision of land within the corporate limits of the City of Clinton as are now and hereinafter set.

ARTICLE 2

DEFINITIONS

Section 2-1. Certain words in these regulations are defined for the purposes hereof as follows:

1. Alley A minor public way used primarily for vehicular service access to the back or side of property abutting a street.
2. Building Line A line within the property and parallel to the property line, beyond which no structure may be built.
3. City City of Clinton, Arkansas.
4. Contour Intervals Topographic map lines connecting points of equal elevations.
5. County Van Buren County, Arkansas.
6. Cul-de-sac A street having one end open to traffic and being terminated at the other end by a vehicular turnaround.
7. Dedication Land and improvements offered to the City, County, or State and accepted by them for public use, control, and maintenance.

8. Development Plan A drawing showing all proposed improvements to a piece of property such as streets, parking lots, buildings, drives, signs, utilities, drainage, grading, and planting by size and location.
9. Easement A grant by the property owner of the use by the public, a corporation, or person(s), of a strip of land for specific purposes.
10. Improvements Physical changes made to property to prepare it for development such as street grading, drainage structures, street surface, sidewalks, curbs and gutters, utility lines, bridges and similar items.
11. Lot A portion of the subdivision, or any other parcel of land, intended as a unit of transfer of ownership or for development.
12. Planning Commission Clinton Planning Commission.
13. Planning Area The City of Clinton.
14. Plat A map or chart containing information necessary to transfer, locate and survey all property indicated therein.
15. Protective Covenants Developmental restrictions that run with the land, binding the lot buyer as a condition of the sale contract.
16. Streets A major public way intended for vehicular traffic and providing the principle means of access to the abutting property.
 - A Major Arterial Street Wide straight streets designed to carry fast traffic between distant parts of the planning area.
 - B. Minor Arterial Street Wide streets designed to carry moderately fast traffic to and from major activity centers in the city.

C. Collector Street A street designed to collect traffic from several minor streets and carry it to arterial streets.

D. Local Street A street designed to serve abutting property.

17. Subdivider/Applicant/
Developer Any person, individual, firm, partnership, association, corporation, estate or trust, or any other group or combination acting as a unit who may desire to develop or subdivide land within the purpose and intent of these regulations.

18. Subdivision The dividing of land into two or more lots, the recording of easements for the extension of utilities, the dedication, vacating, widening, or change of alignment of access to lots.

19. Yards and Setbacks The area between buildings and lot lines unobstructed by structures and open to the sky.

ARTICLE 3

PROCEDURAL REQUIREMENTS

Section 3-1. Step One

A. Letter of Intent Whenever an applicant intends to develop or subdivide land within the meaning of these regulations, and before a detailed plat is filed, he shall file a Letter of Intent with the secretary of the Planning Commission, indicating the type of development intended and a general description of the land to be developed.

B. Sketch Plan At the time of submitting the Letter of Intent, the applicant shall provide a Sketch Plan of the development based on general knowledge of the property, so that the Planning Commission may

determine general conformance to all official plans and regulations.

C. Pre-application Conference

The Planning Commission shall advise the applicant, after presentation of the Letter of Intent and the Sketch Plan that he may proceed with the preparation of the plat so long as he conforms with plans currently in effect and with the Plat Requirements, the Design and Layout Requirements and Improvement Requirements as contained herein. It will be the applicant's responsibility to notify all effected agencies outside of City government and obtain proper permits. The Letter of Intent will contain name, address and phone number of applicant.

Section 3-2. Step Two

A. Preliminary (Construction) Plat

At least fifteen (15) days before the regular meeting of the Planning Commission which will consider the development proposal, the applicant shall file three (3) copies of the preliminary plat with plans and specifications, one copy of geotechnical investigation, one set of drainage calculations, other documents that may be necessary and/or requested by the City, approval documents from Other Jurisdictions, and review fee, with the Planning Commission. A complete review and approval will not be made until all required documents have been properly submitted. No permits will be issued and no work can be performed until the City issues a Letter of Approval.

B. Other Jurisdictions

When projects fall within the jurisdiction of other jurisdictional bodies, such as, but not limited to, the U.S. Army Corps of Engineers (COE), Arkansas Department of Environmental Quality (ADEQ), Arkansas Highway and Transportation Department (AHTD), the applicant shall submit sufficient evidence that documents have been submitted, approved and

permitted by those other jurisdictions, as applicable. It is the applicants responsibility to be certain as to whether or not other jurisdictions will require a review and approval of the proposed development. A National Pollutant Discharge Elimination System (NPDES) Permit is required by ADEQ on all projects of five (5) acres or greater in area.

C. Minimum Drawing Requirements

Plans and specifications shall be prepared, sealed and signed by a Professional Engineer that is currently licensed in Arkansas. The project name, drawing title, drawing number, legend, north arrow and bar scale shall be shown on each drawing as applicable. Roadway drawings shall contain plan and profile, cross sections, erosion control, applicable details, and specifications, and shall be drawn to scale. The scale shall not exceed 1"= 100' horizontal and 1"=10' vertical. Profile drawings shall show existing and proposed profile grade lines, and shall show the profile of drainage and cross drains. Other existing and proposed utilities shall also be plotted and noted. Roadway cross sections shall be shown at no greater than 50' station intervals and at intersecting streets and driveways. Drawings shall include a vicinity map with project location delineated on the map.

D. Approval of Construction Documents

Upon review of the submitted documents, the City will respond to the applicant with comments that may require corrections and/or adjustments to the documents. Once all comments have been addressed, revised documents shall be re-submitted to the City to continue the review process. Once all comments have been satisfactorily addressed, the City, at its discretion, will issue a Letter of Approval, and a set of construction documents bearing a signed and dated stamp of approval which will be returned to the applicant. The City, at its discretion, may utilize the City's retained Engineer for review of any or all submittals.

E. Floodplains, Floodways

And Wetlands

No draining, excavation, dredging or filling may be performed within a these areas without first securing approval of the U.S. Army Corps of Engineers (COE). Written proof of approval (404 permit) will be required, when applicable, prior to issuance of any City approvals or permits.

F. Special Exceptions/Variations

and Waivers

When applicant desires to deviate from the requirements stated herein, the applicant must petition the Planning Commission for a variance or waiver, as applicable, prior to submitting final plans for review. The applicant must demonstrate sound reasoning for any deviation, and not violate any existing laws, codes or regulations of higher authorities. No deviation will be allowed without a properly issued variance or waiver, approved by the Planning Commission.

G. Review

The Planning Commission shall submit copies of the preliminary plat, with all support documents, permits, etc. to all affected City agencies, such as:

City Council
Water and Sewer Department
Fire Department
City Street Department

The applicant will be responsible for providing copies to affected agencies outside of City government, such as:

School Board
County Road Department
State Highway Department
Post Office
Public Utilities
State Health Department

The plat shall be checked against the Design Standards, Plate Requirement, Layout Requirements and Improvement Requirements as contained herein.

H. Approval

After the preliminary plat has been reviewed by other agencies and against the criteria established herein, the Planning Commission shall approve the plat or disapprove it with reasons in writing. Failure of the Planning Commission to act within forty-five (45) days shall be deemed approval.

I. Expiration of Approval

Preliminary plat approval shall expire within one (1) year if there is no performance of required improvements. The Planning Commission may grant a six (6) month extension of approval, provided that the applicant can show that unusual circumstances prevented them from starting the subdivision within one (1) year and that conditions in the area of development have not changed substantially.

Section 3-3. Step Three

A. Final Plat

After the applicant has installed the required improvements to the satisfaction for all inspecting agencies. They must submit the final plat to the Planning Commission for approval. At least fifteen (15) days before the regular meeting of the Planning Commission which will consider the plat, the applicant shall file seven (7) copies of the final plat with the Planning Commission.

B. Review and Approval

After checking the final plat against the approved preliminary plat, the certificates of approval for installed improvements and the requirements established in Section 4-1, Section 7-1, and Section 7-2, the Planning Commission shall approve the plat for recording with the County recorder, or disapprove it with reasons in writing. Failure of the Planning Commission to act in forty-five (45) days after the plat is filed shall be deemed approval.

Section 3-4. Exceptions

Large Lot Splits When an applicant wishes to subdivide large lots or unplatted land into lots of a size no smaller than five (5) acres that do not require the installation of utilities, dedication of streets, alleys or easements and no new public services are required, no sketch plan or preliminary plat is required. A final plat of the proposed subdivision shall be filed for the approval of the Planning Commission, subject to the procedures outlined in Section 3-3.

Section 3-5. Items and Issues

Not addressed Each individual development may be subject to its own unique developmental circumstances and require special consideration. When an item is not specifically addressed in these requirements, the Planning Commission will render it's decisions and requirements which may be subject to appeal to the City Council, by the applicant, if he chooses to do so.

ARTICLE 4

PLAT REQUIREMENTS

Section 4-1. Information Required

Before the Planning Commission may accept plats for review and approval, the applicant shall submit the information indicated on the following schedule for the respective plats.

	Sketch	Prelim.	Final	Large
REQUIREMENTS	Plan	Plat	Plat	Lot Splits

A. Plat information

1. Name and address of subdivision,

applicant,
owner(s)
surveyor(s)

X	X	X	X
---	---	---	---

2. Date, graphic
scales, north
arrow.

X	X	X	X
---	---	---	---

3. Exact boundary of
property with legal
description.
(Property reference
shall be in terms of
the United States
system of surveying
public lands.)

X	X	X	X
---	---	---	---

4. Acreage

X			
---	--	--	--

5. Space for
approval of
Planning Commission

	X		X
--	---	--	---

6. Certification of
Registered Engineer
and Surveyor

		X	
--	--	---	--

REQUIREMENTS	Sketch Plan	Prelim. Plat	Final Plat	Large Lot Splits
--------------	----------------	-----------------	---------------	---------------------

B. Topographic
Information

1. Original topography:
2 foot contour
intervals where
slope is over 10%.

		X	
--	--	---	--

2. Location and names

- of all streets, high-ways, streams, buildings, etc. within 300 feet of property boundary. X X X X
3. Location of nearest schools, playgrounds and shopping area. X

C. Proposals

1. Proposed use of all Land. X X
2. Location and dimension of all easements, right-of-way, land to be dedicated to public use. X X X
3. Lots and blocks, Including numbers, Legal description And lot lines. (Lot Lines shall show radii of curves, tangents, dimensions and bearings of all lines not parallel or perpendicular to lines of known bearing. Interior angles of lots may be shown in lieu of bearings and all bearings shall be referred to true north.) X X

- | | Sketch Plan | Prelim. Plate | Final Plat | Large Lot Splits |
|---------------------------------------|-------------|---------------|------------|------------------|
| 4. Conformance to Master Street Plan, | | | | |

General Land Use
Plan, and Zoning
Ordinance.

X X X

5. Location and
Descriptions of all
Monuments and stakes.

X

6. Areas to remain
unplatted

X X X

7. Building setback
Lines

X X X

8. Drainage plan with
proposed cuts and
fills

X

9. Location of utility
Lines and drainage
Systems

X X

10. Street cross-sections with
improvements, as required

X X

11. All proposed planting
or other additions
other than buildings

X

D. Information to Supplement
The Plat

1. Letter of Intent

X

2. Letter of Transmittal

X X X

3. Protective Covenants

X X X

4. Certificates of approval
of required improvements
from appropriate city and

- | | |
|-------------------------------|---|
| state agencies and utilities. | X |
| 5. Bill of Assurance | X |

Section 4-2. Right of Planning Commission to have Survey Made

The Planning Commission may have a survey made of the subdivision to determine of said description is correct. In the event there is an error in said description, the applicant shall pay for said survey and correct the description to the satisfaction of the Planning Commission.

Section 4-3 Scale

Plans shall be prepared on sheets 18 x 27 inches at a scale of not more than one (1) inch equals one hundred (100) feet.

ARTICLE 5

DESIGN STANDARDS

Section 5-1. Conformance with Official Plans

- A. The subdivision shall conform to all plans adopted in accordance with state Statutes for municipal and joint cooperation in planning, as may be subsequently amended.
- B. The Planning Commission shall not approve the subdivision of land where it is evident from the investigations and recommendations of the public agencies concerned that the site is not suitable for development of the type proposed.
- C. The Developer shall have a Geotechnical Consultant perform a sub-surface investigation of the proposed development. The investigation shall consist of suitable numbers of borings and/or test pits throughout the development to ascertain a reasonable understanding of sub-surface soil types, groundwater and other conditions. Each road way shall have no less than two borings, and

they shall be spaced no greater than five hundred (500) feet apart along the roadway. The investigation shall contain a complete report of the findings along with plotted soil logs and recommendations for construction. Core Drilling of existing pavements may be requested by the Planning Commission on a case by case basis.

D. The Developer shall be held responsible that the Contractor be properly licensed in the state of Arkansas and maintain a qualified and competent Superintendent on the work site while work is in progress. The Superintendent shall have a good understanding of the Construction Documents, the work itself, City and Regulatory Requirements and have supervisory control of the work and personnel.

Section 5-2. Street Design Standards

A. Master Street Plan The character and location of all streets, including
Minimum width of rights-of-way, shall conform With the Master Street Plan. The Planning Commission may permit adjustments in the location
of major streets due to topographical conditions and public convenience and safety.

B. Continuation of Existing Streets 1. For streets not indicated on the official Plans, the arrangements of streets in the subdivision shall provide for the continuation or appropriate projection of existing principal streets in the surrounding area, except where topographical or other conditions make continuance or conformance to existing streets impractical.

2. The proposed street system extend existing Streets at same or greater width, but not less than the required minimum width.

C. Street Intersections 1. Street intersections should be, insofar as

Practical, at right angles, but in no case shall one street cross another at an angle less than 75 degrees.

2. Intersections of minor streets with a major street or highway shall be at least 1000 feet apart.

D. Street Jogs
Street jogs and centerline offsets of less than one hundred, twenty five (125) feet shall be avoided.

E. Access on Major Streets
1. Curb cuts may be prohibited on major Streets.

2. Curb cuts shall be prohibited within forty (40) feet of corners.
3. Curb cuts shall not be over thirty (30) feet wide.

F. Street Grades
(Maximum)

1. Street grades, wherever topographically feasible, shall not exceed the following:

Arterials	5% maximum
Collectors	7% maximum
Local	10% maximum

2. Grades over 7% shall not extend more than three hundred (300) feet,
3. Grades on all streets shall not exceed 7% within fifty (50) feet of an intersection

G. Street Grades
(Minimum)
No street grade shall be less than one-half of one (0.5%) percent.

H. Street Widths

The minimum right-of-way for streets shall be as follows:

Four-Lane Divided	100 foot minimum
Four-Lane Undivided	80 foot minimum
Two-Lane Undivided	80 foot minimum
Collector	64 foot minimum
Local	50 foot minimum

I. Corners at Intersections

Property lines at street intersections shall rounded on a radius of twenty-five (25) feet, except that on any property or subdivision which is to be developed for highway-oriented commercial, industrial, manufacturing, bulk storage, or for mobile homes, or wherever large vehicles normally require access, property lines at street intersections shall be rounded on a radius of fifty (50) feet.

J. Half-Streets

Half-streets shall be prohibited, except where:

1. essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations;
2. the Planning Commission finds it will be practical to require the dedication of the other half when the adjoining property is subdivided. Whenever a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract.

K. Dead-End Streets

Dead-end streets, designed to be so permanently, as in a cul-de-sac, shall not be longer than 500 feet and shall be provided at the closed end with a turn-around having an outside diameter of at least eighty (80) feet and a street/property line diameter of at least one hundred (100) feet.

L. Street Dedication Every lot shall be served by a dedicated public street with a right-of-way width in conformance with requirements of the Master Street Plan and Street Widths enumerated herein.

M. Street Names

1. No street names shall be used which duplicates or may be confused with the names of existing streets either in spelling or pronunciation.
2. Whenever existing streets are extended in line, the extension shall carry the existing street name.

N. Design of Local Streets

The location and alignment of local streets should be such that their use by through traffic will be discouraged.

O. Alleys

Alleys, when provided, shall:

1. be a minimum of twenty (20) feet in width.
2. avoid intersections and sharp changes in alignment.
3. avoid dead-ending

Section 5-3. Easements

A. Utilities

Easements across lots or centered on rear or side lot lines shall be provided for utilities and shall be at least twelve (12) feet wide, where necessary.

B. Surface Drainage.

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

purpose. Parallel streets may be required in connection therewith. In no way shall natural drainage ways be dammed, blocked, or have their course changed without the expressed consent of the Planning Commission.

Section 5-4. Blocks

A. Shape The use of rectangular blocks, longer than wide, is encouraged in the interest of economy to the developer and to the City or the County in future maintenance of streets and other utilities.

B. Length Blocks shall be not less than four hundred (400) feet nor More than one thousand four hundred (1400) feet long.

C. Width Blocks shall be wide enough to allow two (2) tiers of lots, Except where:

1. one(1) tier of lots fronts on major streets or highways, or
2. backs on streams, steep grades, parks or on to the perimeter of a subdivision.

In such cases, additional lot depth shall be provided for a Buffer or planting strip.

Section 5-5. Lots

A. Shape The shape of residential lots shall not be required to conform to any stipulated pattern. Lots should be of such shape as to best accommodate the type of house to be built in order to provide for adequate spacing between houses and to satisfy other requirements in these regulations.

B. Use The use of lots shall conform to the provisions of all plans Adopted in accordance with State statutes, as stipulated in Section 5-1 of these regulations.

C. Size No lot intended to be used for the purpose of placing a building or structure thereon shall be less in size than the minimum required in the current Zoning Ordinance for:

1. The Zoning District where the Subdivision will be located.
2. The General Land Use Plan, or the closest Logical Zoning District, with the approval of the Planning Commission.

D. Corner Lot Corner Lots for residential use shall have extra width to permit appropriate building setback from and orientation to both streets.

E. Street Access Each lot shall have satisfactory access to a public street.

F. Additional Area Requirement The Planning Commission shall not approve any lot whose size is in conflict with minimum standards established in any plan or regulations adopted in accordance with State statutes, as stipulated in Section 5-1 herein.

Section 5-6. Non-residential Development

A. Location Areas within subdivisions not intended for residential use shall be clearly identified on the plat.

B. Uses Permitted A non-residential use area shall be in conformance with all plans and regulations adopted in accordance with State statutes, as stipulated in Section 5-1 herein.

ROOM 502 230

C. Plan Requirements

Before a non-residential use or uses can be established in the area designated, a plan of development must be presented to the Planning Commission for approval. This plan of development shall include, but not be limited to:

1. Location and use of structure or structures on the lot or parcel.
2. The means of ingress and egress to public streets and highways.
3. Location and dimensions of drives and parking areas.
4. Other improvements contemplated.

E. Plan Submission An approved plan of development is required in advance of the actual installation of the use, not prior to subdivision plat approval.

Section 5-7. Design and Layout Guide

The Planning Commission may have available a Design and Layout Guide for the purpose of advising developers as to good criteria for the design and layout of subdivisions within the purpose and intent of the regulations.

Section 5-8. Special Design Considerations

This section is specifically included to provide guidance for development of properties which may not have access to centralized or approved community sewer facilities. Since some of the planning area is not served by sewer, the criteria set forth herein will have significant impact on subdividing and development of properties particularly for residential purposes.

The guidelines and requirements have been established by the Arkansas State Health Department.

A. Complete and detailed plans and specifications by a registered engineer are required and they must include the following:

- (1) Vicinity location.
- (2) Layout of properties, streets, easements, and all topographical features.
- (3) Dimensions of lots, streets, easements, etc.
- (4) Results of 10 foot soil borings.
- (5) Location of percolation test holes.
- (6) Water and Sewerage facilities.
- (7) Route of sewage effluent, if a sewerage system is provided.
- (8) Water table.
- (9) Certification by the engineer that all percolation tests and soil borings were done in accordance with Arkansas State Department of Health Bulletin No. 9.

B. If the use of a public water supply is proposed and individual septic tank-absorption field systems are to be used for sewage disposal, the following criteria is required:

- (1) Lot size should be a minimum of 21,780 square feet, but is not mandatory, in accordance with Bulletin No. 9 of the Arkansas State Department of Health.
- (2) The lot width and size requirements may be varied in areas where percolation rates and subsurface conditions permit and approval of the Arkansas State Department of Health is obtained.
- (3) The septic tank-absorption field system must be constructed in accordance with Bulletin No. 9 of the Arkansas State Department of Health.
The above criteria also apply to building sites not located within subdivision areas.

ARTICLE 6

REQUIRED IMPROVEMENTS

Section 6-1. Required Improvements

No final plat shall be approved by the Planning Commission until the following improvements have been installed by the applicant, subject to alternatives specified in Section 6-2, and approved by appropriate city, county and State agencies, utilities and the Planning Commission.

Prior to starting construction and at intervals of construction progress, the City shall be notified no less than twenty four (24) hours in advance for inspections. The Developer and his Contractor shall fully cooperate with the City by making the work accessible and visible to the Inspector. The City Inspector, Street Department or Water and Sewer Department Superintendents or their designated agent shall observe all formwork for sidewalks, concrete paving, driveway aprons, curbs and gutters, drainage structures and other concrete improvements prior to placement of concrete. Forms, reinforcement and string lines must be in place and at their proper alignment and grade at the time of inspection. Water and sewer line ditch and bedding depth must be confirmed and all pressure testing completed. Under no circumstances will backfilling be accomplished until inspections are accomplished. The inspector may request proof-rolling, mix design documents, verification of grades or other tasks be performed by the Contractor to demonstrate satisfactory conformance with the approved drawings and specifications. When work is found to not meet City requirements, corrections shall be made before proceeding with subsequent work.

Section 6-2. Water

A. Water mains shall be no smaller than six (6) inches in diameter, properly connected with the Clinton Water supply system, and shall be

constructed in such a manner as to adequately serve all lots shown on the subdivision plat for both domestic use, and fire protection.

B. Water mains shall be installed to Clinton Water requirements and specifications. Mains must be bedded in material that has no rocks larger than 1/2" in diameter, and must have at least thirty (30) inches of cover. Piping must be Class 200 or greater gasketed pipe.

C. All water mains must be tested to a minimum of 150 psi.

D. The location of valves and hydrants, shall be approved by Clinton Water and the fire chief prior to acceptance by the Planning Commission.

Section 6-3. Sewer

A. Provision shall be made for the satisfactory disposal of sewage from all lots in the subdivision.

B. Any lot that is within three hundred (300) feet of the public water or sewer system, is required by the Arkansas Department of Health to connect to the system, if it is economically feasible. An exception would be where elevation would not allow for a gravity sewer service line to the main.

C. When located within the service area of a public sewer system, sanitary sewers shall be installed in such a manner as to adequately serve all lots. Design and construction of the sewer lines shall:

Properly connect to the lines with the Clinton Sewer system.

Sewer mains must be a minimum of 8" SDR 21 gasketed sewer pipe. Sewer mains must be bedded in concrete rock, with a maximum size of one and one-half (1 1/2) inch diameter material, six (6) inches below pipe, and four (4) inches above pipe, a total of eighteen (18) inches of bedding. Installation of all piping must be approved by the Clinton Sewer Department. Manholes must be installed no farther than four hundred (400) feet apart.