MCLENDON DRIVE WATER TRANSMISSION MAIN REPLACEMENT PROJECT

Public Information Open House

Date: November 2, 2026

Project Email : projectinfo@dekalbcountyga.gov

Project Website : McLendon Drive Water Transmission Main Replacement Project

DWM Project Hotline : 1-800-986-1108 (M.-F. 8.30 a.m. – 5 p.m.)

Agenda

Reasons for Project

- Drivers/Needs
- Condition of Existing Water Mains
- Problems/Proposed Solutions
- Basis for McLendon Drive Water Transmission Main Replacement Project

Scope Overview

- McLendon Drive Water Transmission Main Replacement Project Scope Overview
- Impacts to Private Properties
- Environmental Impact
- Project Timeline

Communication Plan

- Virtual Meeting Room/Website
- Method of Communication

Project Purpose

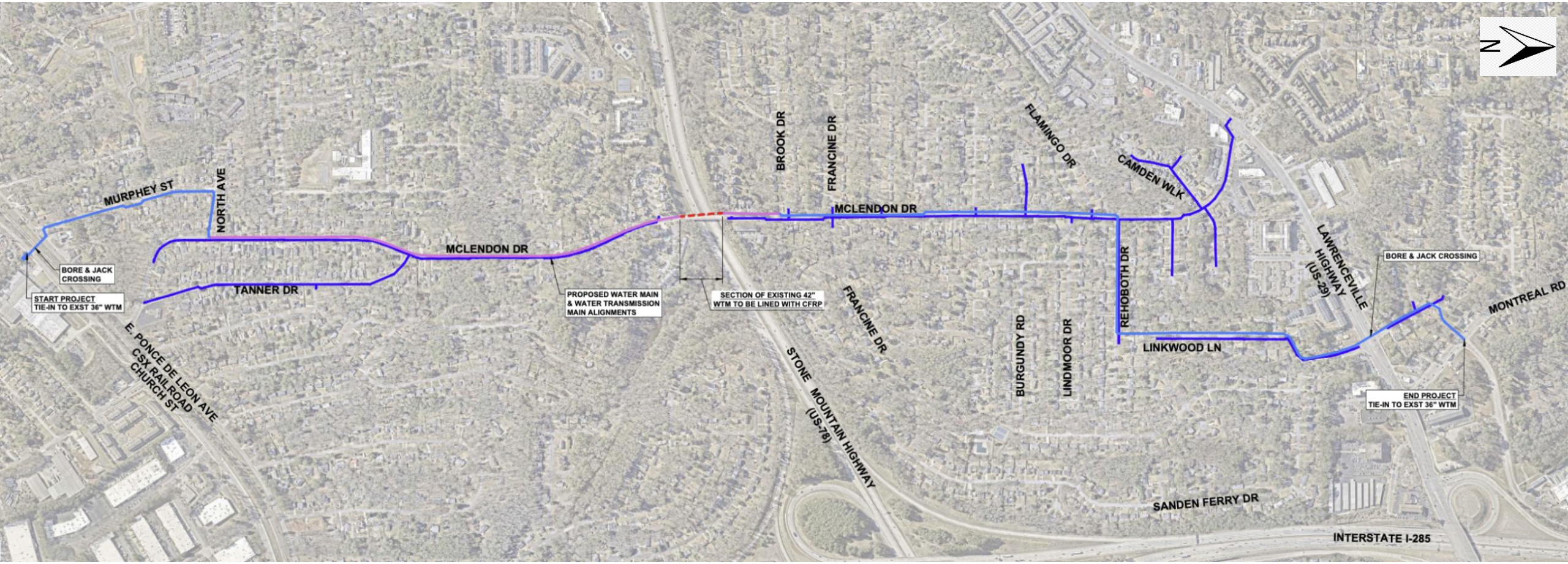


- Replace aged water transmission and distribution mains along McLendon Drive and surrounding roadways
- Existing main was installed in the 1970s and has experienced multiple breaks in recent years
- Part of DWM's Capital Improvement Program, PCCP Transmission Main Replacement, Phase D

Goals and Objectives

- Replace Aged Infrastructure (Installed in 1970s)
- Prevent Water Main Breaks
- Support Public Safety
- Strengthen Resilience
- Increase Water Distribution Capacity
- Minimize Community Disruptions

Project Overview Map



Conditions of Existing Corridor

CSX Rail Crossing



Murphey Street



McLendon Drive



Aerial Creek Crossing



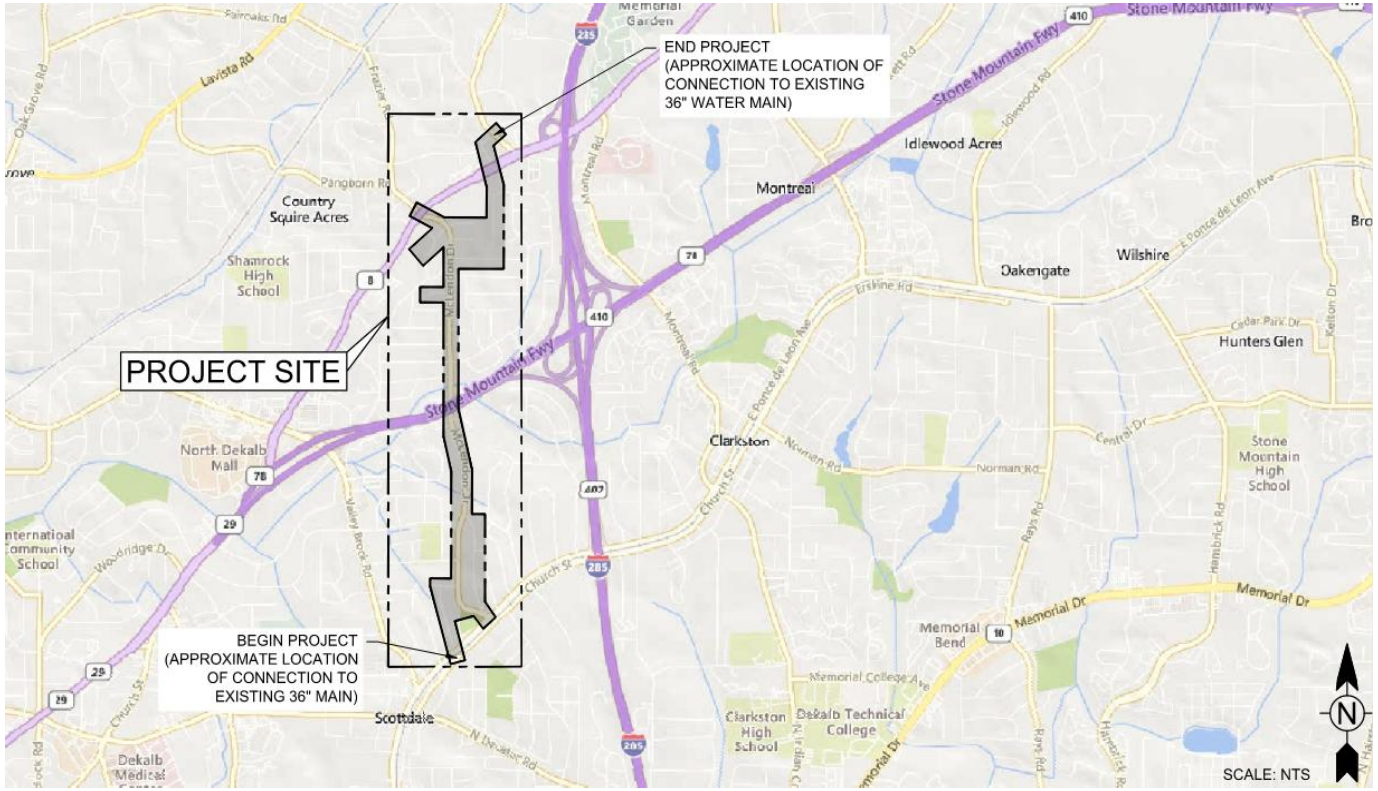
Open Cut Crossing at McLendon Drive/Lawrenceville Hwy



Jack and Bore Crossing at Linkwood Lane/Lawrenceville Hwy

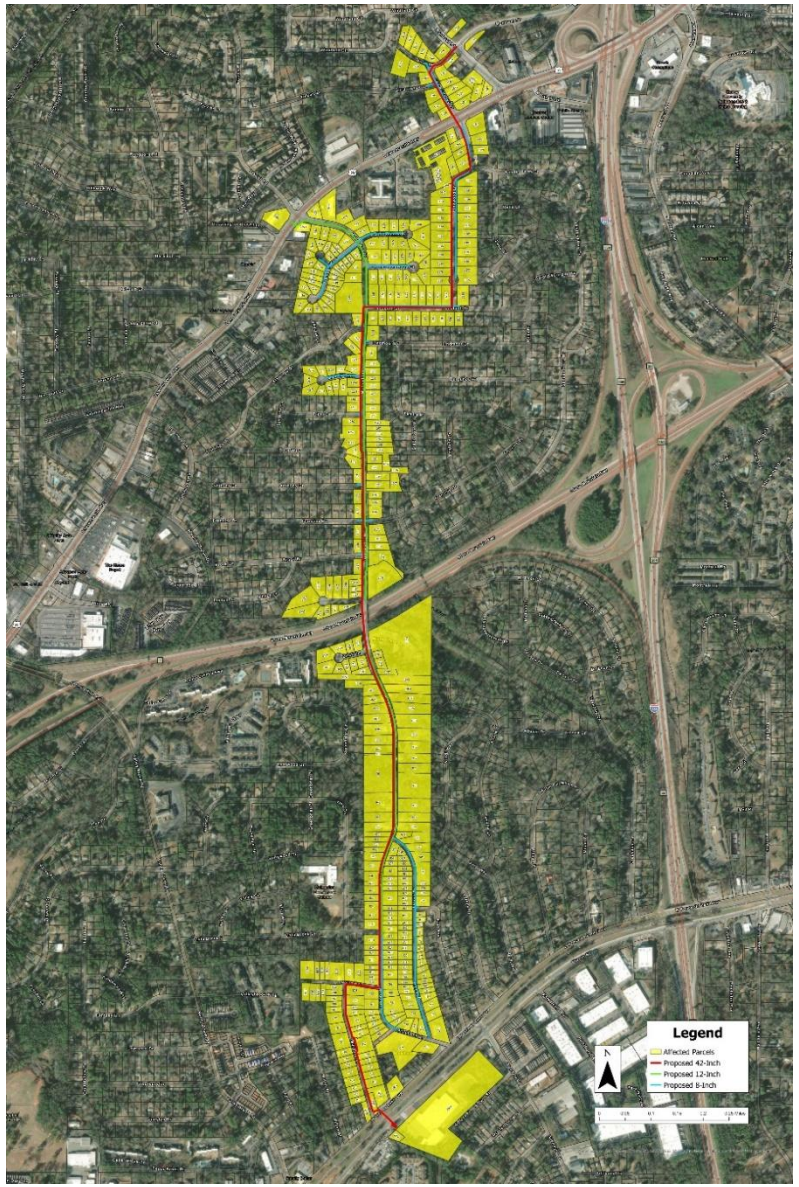


Project Scope Overview



- Transmission main length: **13,000 LF (2.5 miles)**
- Transmission main diameter: **42”**
- Distribution main length: **19,000 LF (3.6 miles)**
- Distribution main diameter: **Varies from 8” to 12”**
- Design Engineer: **Tetra Tech**
- Transmission Main Consists of 2 Sections:
  - **Section A:** *New mains: From Church Street to North Ave, along McLendon Drive to south of Highway 78, along Tanner Dr, north of Hwy 78 to Hwy 29, Rehoboth Dr to Montreal Rd, neighborhood roads near Hwy 29.*
  - **Section B:** *Lining of existing main: Underneath Hwy 78.*

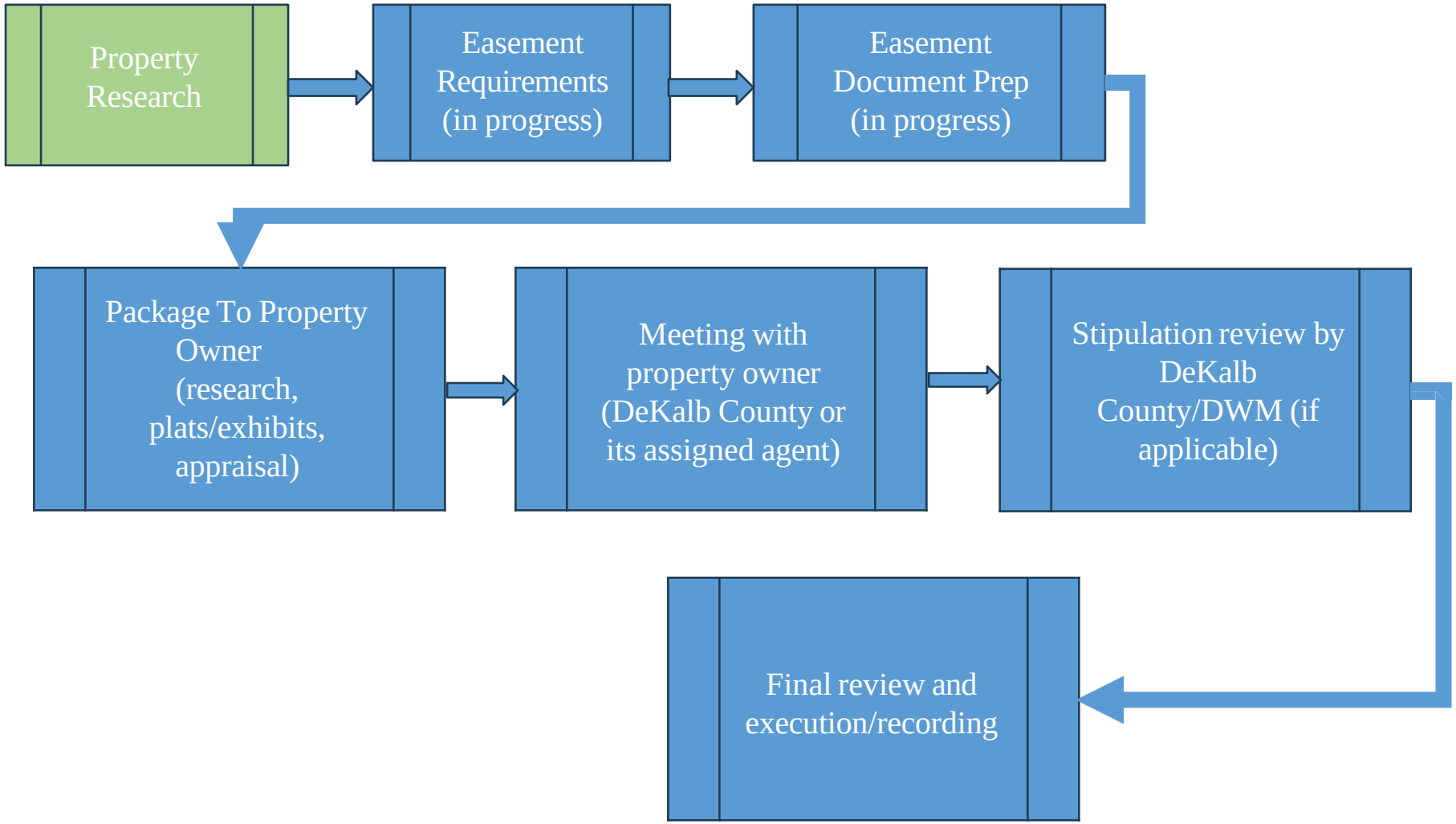
Project Impact on Private Properties



- Jurisdictions
  - Mostly located in Unincorporated DeKalb County
  - City of Clarkston
  - City of Tucker
- Number of parcels affected – Approximately 430*
- Proposed Easements
  - Permanent Easement - 20 feet wide along water main alignment**
  - Temporary Easement - As needed for construction **

**Approximate No. of Parcels at 90% Design Stage*
***Available existing easements are currently being researched*

Easement Negotiation Process Workflow



Example of Right of Entry Form (ROE) and Easement Plat

DeKalb County
GEORGIA

RIGHT OF ENTRY (ROE) PERMISSION FORM

Date and Time	
Property Address	
Name (Print) *Property Owner*	
Phone Number (Home and/or Work) *Property Owner*	
Name (Print) *County or Contractor Employee*	
Phone Number *County or Contractor Employee*	
ROE Tracking Number	

DeKalb County ("County") and/or its contractor will be required to be outside of the County-owned easement area located on or adjacent to your property for sewer line assessment work associated with the ***Shoal Creek Trunk Sewer Replacement Project.*** The County and/or its contractor will require access to enter the property at ___(insert address)_____. Your permission will be required for County crews and/or Contractors to perform sewer line replacement outside dedicated easements or rights of way. This project is required by the 2011 Consent Decree and 2021 Modified Consent Decree mandated by the United States Environmental Protection Agency (EPA) and the State of Georgia Environmental Protection Division (EPD). The County is seeking your consent for work to begin on the property at the address noted above.

The County and its contractor(s) are required to restore your property and any authorized improvements back to substantially the same condition once the work is complete. This includes any portion of authorized driveways, fences, and trees, and the potential replacement of any lawn areas with new seed or sod. Excavated material will be used as backfill when possible.

Please note however, that the County will not be responsible for damages to, or replacement of, any irrigation systems, fences, wires, poles, or structures that have been installed either: (1) in the County Right-of-Way in violation of DeKalb County Code Sec.17-6 (see below); or (2) in any County-owned easement area in violation of the terms of such easement.

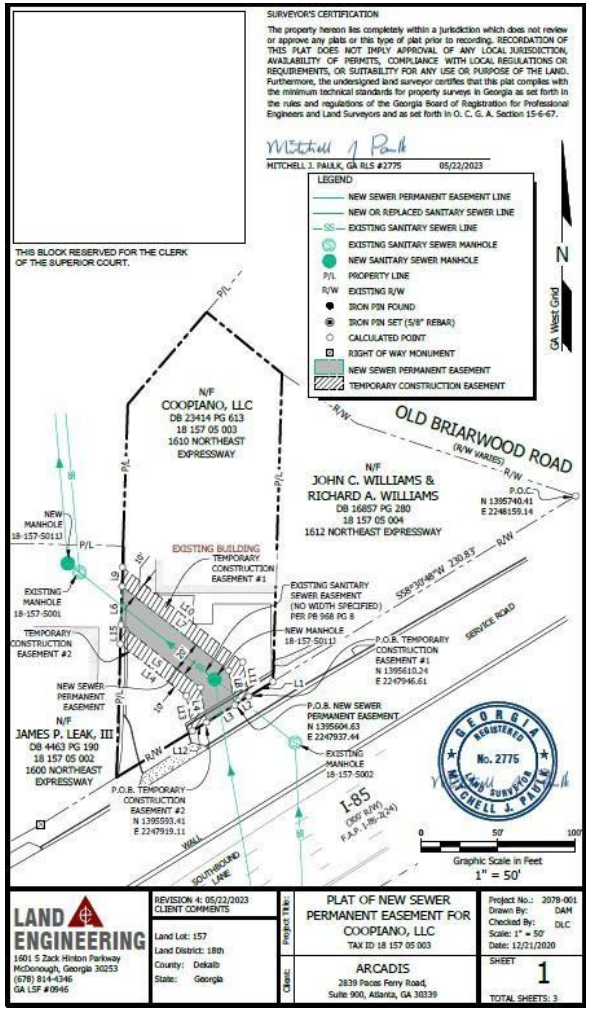
I, _____ (Property Owner), do hereby give my permission for the County and/or its contractor to enter my property and perform the needed sewer line assessment work. The right of entry will remain in effect until the assessment work is complete.

_____ _____
Signature (Property Owner) Date

_____ _____
Signature (County Representative/Firm) Date

ROE Permission Form Page 2 Attachment 1: Sec. 17-6. - Obstructions to right-of-way. (a) Prohibited. It shall be unlawful for any person to obstruct the right-of-way of any public road, street or other easement in the unincorporated area of the county by placing or maintaining thereon any obstruction, whether it is in the nature of

Example of Right of Entry Form (ROE)



Example of Easement Plat

Method of Construction

Open Trench Excavation – Majority of McLendon Drive Water Transmission Main and Distribution Main Replacement





Jack and Bore Under Lawrenceville Highway, CSX Rail/ E. Ponce-de-Leon Ave/ Church Street



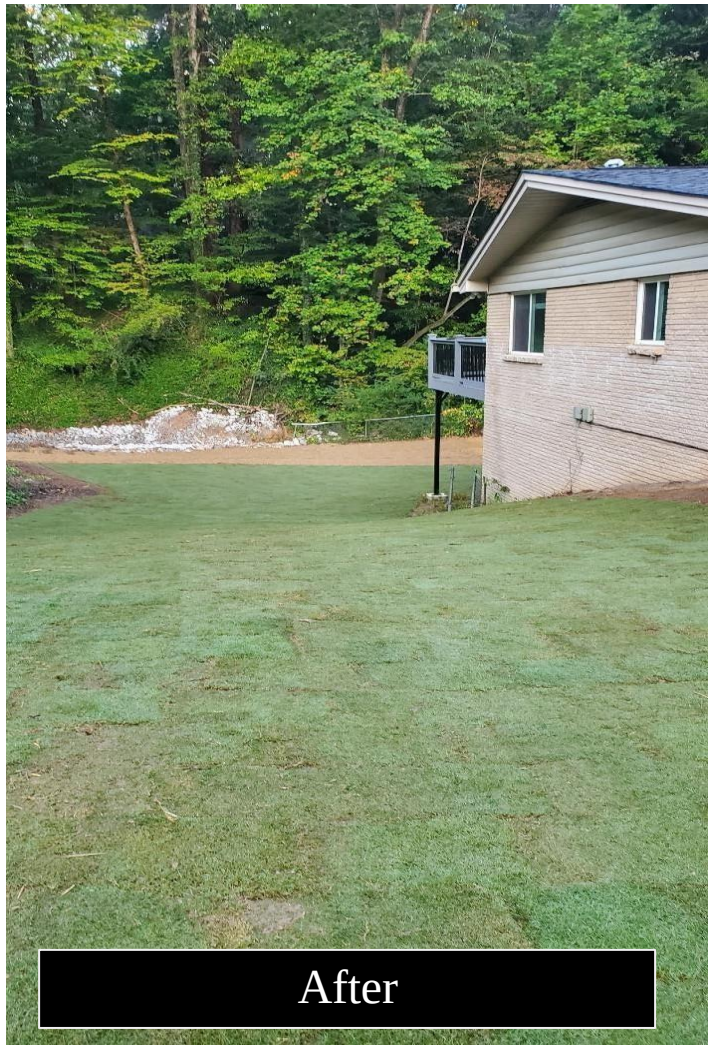


Site Restoration



Before

Restore In Kind


After

Project Timeline

Design Phase

- **NTP:** December 16, 2024
- **Kick Off:** January 3, 2025
- **30% Design:** October 2025
- **60% Design:** June 2026
- **90% Design:** October 2026
- **100% Design:** January 2027
- **Easement Acquisition** - 2027
- **Permitting** - 2027

Bid Phase

- **Bid Phase:** Beginning 2028
- **Bid Duration:** Up to 12 mo.

Construction Phase

- **Construction:** 2028-2030
- **Duration:** Approx. 2 Years
- **Substantial Completion:** 2030
- **Final Completion:** 2030

Post Construction Phase

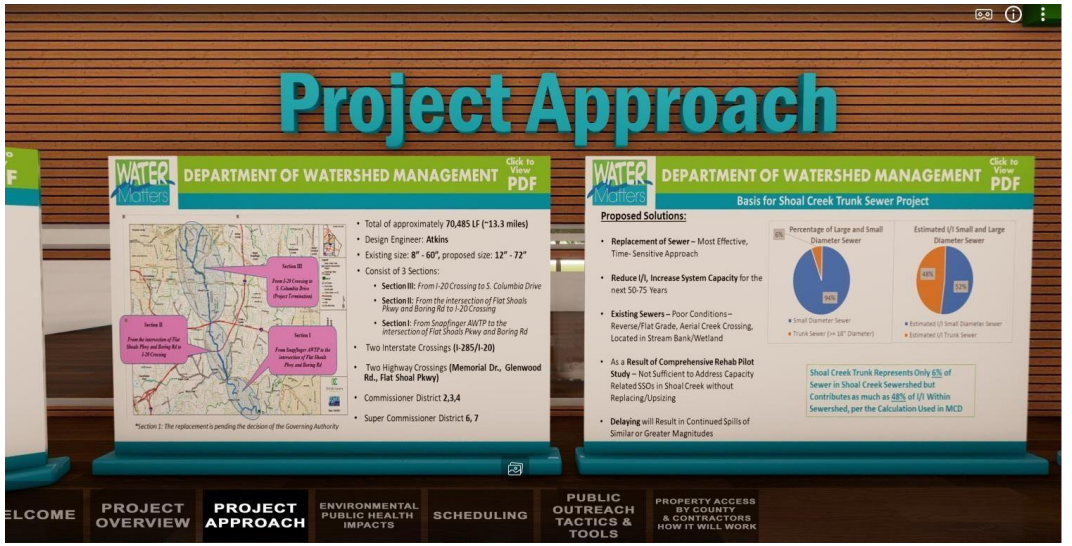
- **Warranty Period:** Beginning 2030

**Estimate Schedule*

Website and Virtual Meeting Room

- Interactive Web Access for Project Information
- Reside on DWM website







[Link to Virtual Open House]

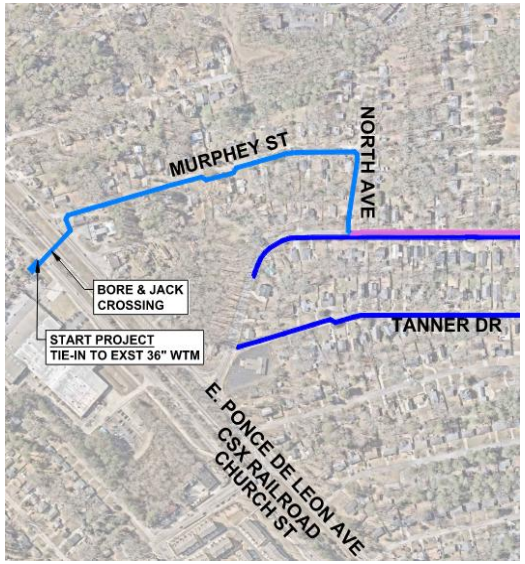
Visualization Capabilities (Available on Website)

Virtual Map Tour video

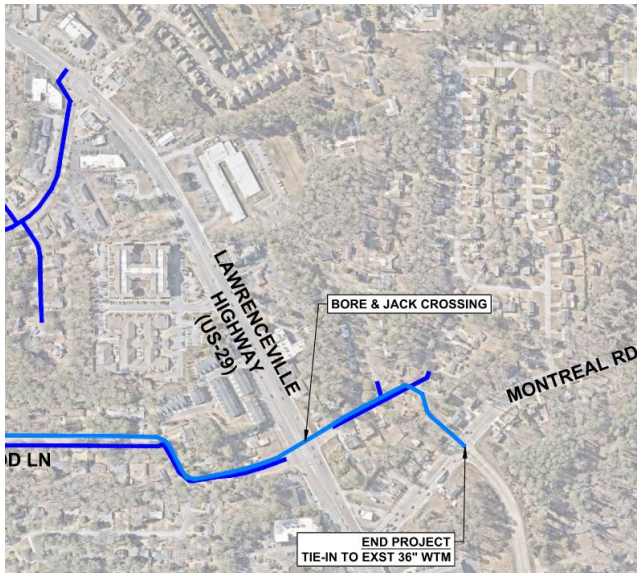


[Virtual Map Tour]

Critical Project Area Points







Method of Communication

NEXTDOOR

Subject: DWM and contractors will hold a Public Information Open House event for a new water project design. The event will take place Nov. 2.

Audience: Residents and Businesses of Decatur

710 Murphy Street, Scottdale, GA 30079
3104 North Ave, Scottdale, GA 30079
823 Tanner Drive, Scottdale, GA 30079
3137 Brook Dr, Decatur, GA 30033
3130 Francine Dr, Decatur, GA 30033
3038 Flamingo Dr, Decatur, GA 30033
3179 Burgundy Rd, Decatur, GA 30033
3248 Lindmoor Dr, Decatur, GA 30033
1062 McLendon Dr, Decatur, GA 30033
1189 McLendon Dr, Decatur, GA 30033
3233 Rehoboth Dr, Decatur, GA 30033
1431 Linkwood Ln, Decatur, GA 30033
2732 Lawrenceville Hwy, Decatur, GA 30033
1548 Montreal Rd, Tucker, GA 30084
1397 Camden Walk, Decatur, GA 30033
DECATUR GA

As part of DeKalb County's $4.27 billion capital improvement program, the Department of Watershed Management (DWM) will be improving the capacity and service of the Watershed systems serving your community. The **McLendon Water Transmission Main Replacement Project** is being designed to improve the watershed system in your community.

Please join the department to learn more about the **McLendon Water Transmission Main Replacement Project**, interact with the project team and provide feedback.

DWM will host a **Public Information Open House (PIOH)** event about this project:

Meeting

Monday, Nov. 2
4:30 - 6:30 p.m.
DeKalb County Tobi Grant Recreation Center
593 Parkdale Drive
Scottdale, GA 30079

The **McLendon Water Transmission Main Replacement Project** will address the aging transmission and distribution mains throughout the system by replacing these water mains, improving transmission-system reliability and enhancing water system resilience.



DOOR HANGERS/FLYERS

DeKalb County
GEORGIA

770.621.7200 (o)
770.621.7271 (f)
DeKalbCountyga.gov

Watershed Management
1580 Roadhaven Drive
Stone Mountain, GA 30083

Reginald D. Wells, Director

Chief Executive Officer
Lorraine Cochran-Johnson

Board of Commissioners
District 1
Robert Patrick
District 2
Michelle Long Spears
Nicole Massiah
District 4
Chakira Johnson
District 5
Mereda Davis Johnson
District 6
Edward "Ted" Terry
District 7
LaDena Bolton

October 23, 2026

Subject: McLendon Drive Water Transmission Main Replacement Project – Public Information Open House

Dear Resident/Homeowner,

As part of DeKalb County's $4.27 billion capital improvement program, the Department of Watershed Management (DWM) will be improving the capacity and service of the watershed systems serving your community. **The McLendon Drive Water Transmission Main Replacement Project** has been designed to improve the watershed system in your community.

This letter is a formal invitation to learn more about the **McLendon Drive Water Transmission Main Replacement Project**, interact with the project team and provide feedback. DWM will host a **Public Information Open House (PIOH)** event about this project:

Meeting Date, Time & Location:

Monday, Nov. 2
4:30 - 6:30 p.m.
DeKalb County Tobi Grant Recreation Center
593 Parkdale Drive
Scottdale, GA 30079

The **McLendon Drive Water Transmission Main Replacement Project** will address the aging water transmission and distribution mains throughout the system by replacing these water mains, improving transmission-system reliability, and enhancing system resilience.

Construction is expected to begin Spring 2028 and last until Summer 2030, barring any unforeseen circumstances and weather delays.

Tetra Tech, working on behalf of DeKalb County, is the engineering and design company for the **McLendon Drive Water Transmission Main Replacement Project**. Should you have any questions or concerns about this project, please contact the DWM Project Information line at 1-800-986-1108 or email projectinfo@dekalbcountyga.gov.

DWM looks forward to your attendance and appreciates your support as we work diligently to improve DeKalb County's water system.

MEDIA RELEASE

DeKalb County
GEORGIA

Department of Communications
www.dekalbcountyga.gov

MEDIA CONTACT:
• Alicia Pennie, Public Relations Manager, atpennie@dekalbcountyga.gov, 678-858-9488 (c)

FOR IMMEDIATE RELEASE
October 26, 2026

****Correction****
Public Information Open House Event for the McLendon Water Transmission Main Replacement Project on Nov. 2

DECATUR, Ga.— Efforts to improve the watershed system throughout DeKalb County continue with the design of the **McLendon Water Transmission Main Replacement Project**.

The county is hosting a **Public Information Open House (PIOH)** event about this project.

Meeting Date, Time & Location:

Monday, Nov. 2
4:30 - 6:30 p.m.
DeKalb County Tobi Grant Recreation Center
593 Parkdale Drive
Scottdale, GA 30079

The **McLendon Water Transmission Main Replacement Project** will address the aging transmission and distribution mains throughout the system by replacing these water mains, improving transmission-system reliability and enhancing water system resilience. ***Construction is expected to begin in Spring 2028 and last until Summer 2030, barring any unforeseen circumstances and weather delays.***

Tetra Tech, working on behalf of DeKalb County, is the engineering and design company for the **McLendon Water Transmission Main Replacement Project**.

For more information about the **McLendon Water Transmission Main Replacement Project** and **its upcoming open house,** contact the DWM Project Information Line at 1-800-986-1108 or email projectinfo@dekalbcountyga.gov.

-MORE-

- Notification Letter/Doorhanger
- Media Release
- Website
- NextDoor – to targeted stakeholders
- Social Media
- Project Fact Sheet (English and Spanish version)
- Frequently Asked Questions, FAQ (English and Spanish version)

Questions



