DeKalb County
GEORGIA

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Watershed Management
1580 Roadhaven Drive
Stone Mountain, GA 30083

Water & Sewer Land Disturbance Review Checklist

Project Name _____

Project Description _____

Project Address _____

I have received and reviewed the DeKalb County Department of Watershed Management (DWM) **Water & Sewer Land Disturbance Review Checklist** and understand that all water & sewer installation plans must comply with these minimum design standards. Any request for variance from these standards shall be made by letter provided to the project's DWM plan reviewer, addressed to the Director of DWM.

_____ _____

Design professional name Design professional signature

- ☐ All design and construction for water, sewer, force mains, lift stations, and backflow prevention shall comply with DeKalb County Department of Watershed Management Design Standards Latest Edition: https://www.dekalbcountyga.gov/watershed-management/office-engineering-construction-management-services
- ☐ SEWER CAPACITY AVAILABILITY LETTER REQUIRED: Fill out Sewer Capacity Evaluation Request (SCR) application (link below), show calculations, and submit ***via email*** sewercapacity@dekalbcountyga.gov https://www.dekalbcountyga.gov/sites/default/files/users/user3566/2022%20SCR%20-%20Sewer%20Capacity%20Request.pdf
- ☐ Site conditions may dictate more stringent requirements if deemed necessary by the plan reviewer, construction inspector, or DWM engineering group.
- ☐ Include full project scope on cover sheet.
- ☐ Provide description of planned water and sewer infrastructure on all utility plans.
- ☐ Identify all GDOT roads associated with the project. Water meters are not allowed in GDOT ROW.
- ☐ Projects entering a State of Georgia controlled ROW will require a GDOT approval and GUPS utility permit.
- ☐ Water and sewer infrastructure should be as close to parallel along GDOT ROW and as close to perpendicular as possible when entering GDOT's ROW.
- ☐ Show and label any existing or proposed ROW and designate ownership (private or public).
- ☐ Include a Table of Quantities with material, diameter, and length for all water, sewer and force main pipes planned for installation.
- ☐ Existing water mains along the frontage of proposed subdivisions must be upgraded to current standards.
- ☐ Recording of easements at the Dekalb County Courthouse is required prior to Final Plat or As-built approval. A copy of the recorded easement must be provided to the plan review team.

Water

☐ Water systems must be designed to maintain a minimum of 20 psi at each connection under all conditions of flow, including while flowing fire protection demand. Normal working pressure shall not be less than 35 psi.

☐ Water systems must be designed with consideration for water quality. Water lines should be looped wherever feasible, and any dead-end lines shall have a blow-off valve or hydrant at termination.

☐ Isolation valves are required as needed to allow for maintenance and repair.

☐ Public water lines are required to be ductile iron pipe at all times, including underneath roadways.

☐ Show size, material, and location of existing and proposed water lines. Water mains should be a minimum of 8" diameter in residential areas and 12" diameter in commercial/ industrial areas.

☐ Tapping an existing water line of 16" diameter or larger will be evaluated on a case-by-case basis by DWM.

☐ Show and label all proposed and existing easements. Proposed water easements shall be a minimum of 15 feet.

☐ Show diameter and length of bore casing. Show bore pit and receiving pit locations on drawings. See Table 6.2 of the DCDWM Design Standards for casing size requirements.

☐ Show and label all water appurtenances.

☐ Label pipe size and type for each section of line.

☐ Potable water mains shall maintain a minimum horizontal clearance of 10 feet from all other underground utilities.

☐ Potable water mains shall maintain a minimum vertical clearance of 18" from any other utilities.

☐ Residential fire sprinkler lines 4" or less require a water meter.

Backflow Requirements

☐ Show the location of all proposed water meters and label meter size with the appropriate backflow prevention device per DWM Design Specifications. Tap, meter, and backflow must be the same size.

☐ Backflow preventers shall be placed on private property.

☐ Backflow prevention device is required to be installed on all non-domestic water service connections lines, including but not limited to: commercial, fire line, and irrigation services.

☐ Irrigation lines require an RPP/RPZ backflow preventer.

☐ Water connections to facilities with high hazard potential require the installation of Reduced Pressure Zone Principle (RPZ) assemblies. (See BF checklist)

Water meters

☐ Water meters shall be placed in green space. Water meters outside of ROW or an existing easement require a water meter easement recorded at the DeKalb County Court House. For small meters, 3 feet by 3 feet suffices.

☐ Separate water meters are required for: single-family dwellings, townhomes and individual condominium units.

☐ Commercial private property shall be served by a master meter for domestic water.

☐ Irrigation meters can be branched off of the domestic water tap.

Fire Hydrants

☐ Fire Hydrant Maximum Spacing:

300 feet - commercial areas. 400 feet - residential areas. 500 feet - rural areas

☐ Fire hydrants shall be located within ROW and on property lines.

☐ For residential subdivisions, locate fire hydrants at the subdivision entrance and at street intersections.

☐ Show and label 6-inch fire hydrant service lead, FH 6" gate valve, Fire hydrant symbol.

Fire water service line

☐ Label prosed fire water service line tap, line size, line material (DIP Class 51), and any appurtenances (backflow preventer, PIV, FDC, etc.).

☐ Minimum 8-inch fire service line if the line is supplying more than one fire outlet (sprinkler systems and/or hydrants).

☐ Water main Tap size and backflow preventer size must match. No reducer is allowed between the water main tap and the backflow preventer.

Sewer

☐ Show and label size, material, location, and **flow direction** of all existing and proposed sewer mains.

☐ Show, label, and number all proposed manholes including rim, invert elevations, and station numbers.

☐ All MHs located in roadways must be traffic-rated. Refer to standards for MH rings and covers.

☐ Show stub locations for each lot. Minimum of 6" clean out must be located within ROW, property boundary, or easement boundary.

☐ Sewer stubs located beneath roadway ROW shall be minimum 6" DIP.

☐ Show and label all proposed and existing easements. Sewer easements shall be a minimum of 20 feet.

☐ Private sewer infrastructure is not allowed within County ROW or easements.

☐ Show angle deflection at manholes.

☐ Gravity sewer line material shall be DIP (Class 350) within the ROW or any roadway.

☐ Add material list, including length, type, size and number of manholes for proposed sewer lines 8" or larger.

☐ Manhole spacing:

Maximum distance between MHs for mains under 24": 400 feet
Maximum distance between MHs for mains 24" to 36": 500 feet
Maximum distance between MHs for mains over 36": 800 feet

☐ Manholes shall be a minimum of 4 feet from the curb line when located within the public right-of-way.

☐ Sanitary sewer mains shall be located as near to center of the street as practical.

☐ Show the size and location of all jack and bore pits.

☐ Installation at extreme depth should be avoided. Depths of greater than 20 feet will be evaluated on a case-by-case basis by DWM.

Sewer Profiles

☐ Show all lines and manholes per site plan beginning at existing infrastructure/ MH. Include MH numbers for existing DWM MHs.

☐ Show all utility crossings. Include **water line crossings** in sanitary sewer profiles.

☐ Show pipe length, slope, pipe size, and pipe type for each section of line.

☐ Show manhole numbers, stations numbers, rim elevations, inverts in and out elevations.

☐ Show proposed drops at manholes. If greater than a 2-foot drop, an outside drop must be utilized. Inside drops require a 60" diameter manhole.

☐ Show 100-year flood elevation. Manholes within the flood plain must have bolted or lockable covers. Rim shall be placed no more than 2 feet above ground elevation.

☐ Show existing and proposed grade on profiles.

☐ Show horizontal and vertical scales.

☐ PVC pipes shall have a minimum depth of cover of four (4) feet and a maximum depth of cover of fifteen (15) feet in unpaved areas.

☐ DIP is the only pipe material allowed under a roadway at any depth.

☐ Maintain a minimum 0.20 foot elevation drop across manhole.

Notes

☐ FOG Compliance (Grease Trap) review and approval required. Permit is provided at building occupancy stage. Contact the FOG Division ***prior to installation of any grease interceptor equipment.***

FOG Permitting Packet:
https://www.dekalbcountyga.gov/sites/default/files/users/user3566/FOG%20Permitting%20Information_01.pdf

☐ Contact the Backflow Division ***prior to installation of any backflow assembly.***

☐ For Industrial sites, a separate review is required by DWM IPP at IPP@dekalbcountyga.gov

☐ Buildings, building pads, walls, and any permanent structure must maintain 10 feet of horizontal clearance and cannot be placed within easements.

☐ Manholes located outside of the right-of-way shall be centered within a sanitary sewer easement.

☐ Vaults shall have only one (1) line entering and leaving the structure.

☐ Projects involving construction of (individually owned) townhomes and/or condominiums are required to have individual water meters and sewer clean outs for each unit.

☐ Field changes during construction must be submitted for review and approval by the DeKalb County Department of Watershed Management BEFORE changes are implemented.

☐ For projects located within the Cities, the developer shall provide a maintenance bond to DeKalb County Watershed Management prior to approval of As-Built Plans.

☐ Contractor must jet clean and CCTV sanitary sewer lines after all tie-in connections are made to the existing sewer infrastructure. Tracer wire shall be installed for all PVC pipes.

☐ Contractor to notify the DWM Construction Inspector at least 72 hours prior to commencing construction activities. Email dwminspect@dekalbcountyga.gov with approved plan application number to schedule.

☐ Water and sewer access fees may be leveed for: New Construction, Re-Development, Additions, Change of Use, Change of Occupancy etc. Payments for permitted activities are made to the Permitting Department.

o Fees are to be paid through the epermitting portal or at 178 Sams Street, Decatur, GA 30030.

☐ Lift stations (public or private) must receive separate approval from DWM CIP Engineering. If you need a review of a lift station design after plan review, provide details to your DWM plan reviewer.

Contacts:

Plan review assignments:	dwmplan@dekalbcountyga.gov
Meter installation information:	newmeter@dekalbcountyga.gov
Water & sewer emergencies:	dekalbwaterops@dekalbcountyga.gov
FOG Permitting information:	FOG@dekalbcountyga.gov
Backflow information:	dekalbbackflow@dekalbcountyga.gov
Industrial pre-treatment:	IPP@dekalbcountyga.gov
Sewer capacity information:	sewercapacity@dekalbcountyga.gov