

PLAN REVIEW CHECKLIST
SANITARY SEWERS

PROJECT NAME: _____

REVIEWER: _____

PLANS RECEIVED: _____

PLANS RETURNED TO ENGINEER/ARCHITECT WITH CORRECTIONS TO BE MADE: _____

GENERAL

 3rd 2nd 1st

			1.	2 sets of preliminary drawings furnished for initial review.
			2.	Plans requiring water or sewer main construction stamped by Professional Engineer or Registered Land Surveyor. (Fire sprinkler drawings prepared by sprinkler contractor and stamped with "Certificate of Competency" will not be accepted or approved.)
			3.	Legible project location map provided.
			4.	The following fees shall be paid prior to plan approval: _____ \$50.00 plan review fee _____ linear feet sewer main x \$2.00 per lf = \$ _____
			5.	Elevation data referenced to mean sea level (MSL) and survey referenced to state-plane coordinate system including all proposed manholes.
			6.	Drawings requiring sanitary sewer main construction shall bear the following notes: <input type="checkbox"/> "The Hall County Public Works and Utilities Department shall be notified 24 hours prior to any water or sanitary sewer line construction or repairs. Only contractors approved by Hall County Public Works and Utilities Department will be allowed to perform construction or repairs connected to said water or sanitary sewer mains. Call Engineering Inspector's office at (770) 531-6800 prior to beginning construction or to become an approved contractor." <input type="checkbox"/> "All water main and sanitary sewer materials and workmanship shall be in accordance with the Hall County "Standard Specifications for Construction Sanitary Sewers, latest edition." <input type="checkbox"/> "The Contractor shall be responsible for maintaining a marked-up set of design drawings showing "as-built" conditions. These "record drawings" shall be made available to the designer and/or the County Inspector upon request. The mark-ups shall be at the site at all times and shall be utilized to develop final record drawings. Final acceptance of water and/or sewer main construction will not be granted until as-built drawings have been received by Utilities Engineering and Planning office."
			7.	Sewer details used match County standard details, latest edition.
			8.	No trees shall be located within perpetual water or sewer easements or above fire protection water mains in order to prevent pipeline root damage. The County's Tree Protection Ordinance shall be considered and addressed by the project owners, designers, and contractors as is applicable.
			9.	Minimum 10 feet horizontal distance between water & sewer lines.
			10.	Minimum 18 inch vertical distance between water and sewer lines.
			11.	Where water and sanitary sewer lines cross, the water main shall be 18 inches above the sewer. If the sewer must be above the water main the sewer shall be at least 18 inches above and encased in concrete a minimum of 10 feet on each side of the water main. Joints shall be spaced to provide maximum distance from crossing.
			12.	Where water or sanitary sewer mains cross storm drains; minimum 18 inch vertical separation shall be maintained.
			13.	Minimum cover over sewer lines shall be 4 feet. Sewer mains 16-inches and larger shall have a minimum of 5-feet of cover.
			14.	Sanitary sewers shall be located outside of paved areas where practical. Locating sanitary sewers in paved areas will only be allowed when no other alternative exists. Bore under existing roadways where possible to prevent pavement damage.

SEWER

3rd 2nd 1st

			1.	A 30'-0" permanent, recorded, easement shall be required on all 8-inch through 18-inch diameter sanitary sewers with up to 20'-0" of cover and a 40'-0" permanent, recorded easement shall be required if cover is over 20'-0". A 40'-0" permanent, recorded easement shall be required on all 24-inch diameter sanitary sewers regardless of depth of cover. The sewer shall be on the centerline of the easement and no buildings or other structures shall be built within easements. Easements shall be shown on all plans including landscape plan. All sanitary sewer easements shall be fully executed prior to plan approval.
			2.	Developments requiring installation of public sewer mains within public right-of-way shall be required to sign and record a "Facilities Dedication" form prior to plan approval.
			3.	Proposed sanitary sewer flows shall be submitted prior to plan approval to determine if all downstream wastewater facilities including wastewater treatment plant, gravity sanitary sewer lines, and wastewater pumping stations shall have adequate capacity for future wastewater flows from proposed development.
			4.	All stream buffer encroachment variances shall be obtained from Georgia Environmental Protection Division (E.P.D.) and/or U.S. Army Corps of Engineers Permit prior to plan approval.
			5.	Minimum slope for 8-inch and larger gravity sanitary sewer pipe shall be 0.50%, the maximum slope shall be 15.0%.
			6.	Gravity sanitary sewer pipe material shall be SDR 26 PVC unless depth of cover is 20' or greater, less than 4', or the sewer is to be laid in fill area. In these cases, the pipe shall be ductile iron, Class 50 with Polybond Plus or Protecto 401 interior coating.
			7.	Bedding for sanitary sewers shall be Class B or greater.
			8.	Sanitary sewer force mains shall be ductile iron pipe, Class 50 with Polybond Plus or Protecto 401 interior coating.
			9.	Service lateral pipe material shall be SDR 26 PVC, as required.
			10.	Cleanouts shall be placed on all building service laterals at the point at which County maintenance terminates. This point shall be the curb line, the property line, the right of way line, or the easement line as applicable. Cleanouts shall be 6-inch and have a brass cap. Use traffic-grade cleanouts when located within pavement areas.
			11.	All service lines shall be connected to gravity sewer pipe if at all possible. If connection to manhole is required, the invert of building service lines shall be placed at or above the crown of the County sewer but not to exceed 2 feet above the crown of the County sewer.
			12.	The minimum diameter of sanitary sewer pipe shall be 8-inches with the exception of building service laterals which may be 6-inches.
			13.	Manholes shall be placed at all changes in direction and grade of sanitary sewers. Manholes shall be spaced such that the distance between manholes does not exceed 350 feet. The minimum angle between lines entering and exiting a manhole is 90°.
			14.	Outside drop connections shall be constructed at manholes on all influent sewers where the invert elevation is greater than 2 feet over the invert elevation of the effluent sewer. Outside drops shall not exceed 10ft. Slope of incoming pipe into outside drop manhole may not exceed 10%.
			15.	Sewage pumping stations will not be permitted unless the developer can demonstrate extreme hardship would result if the station were denied. Pumping stations will be discouraged and therefore, only permitted on a case by case basis.
			16.	All sewage pumping stations shall have an auxiliary power source and a yard hydrant for wash down purposes. Additionally, they shall be provided with a remote telemetry system compatible with the County's existing system.
			17.	Plans and profiles showing all utility and pipeline crossings as well as existing and proposed grades shall be provided for all sanitary sewers. Building services are exempt.
			18.	Sewer maintenance access shall be maintained on all existing and proposed sanitary sewer easements. Maintenance access is defined as grades, soil compaction and cross slopes which will allow a sewer jet truck (weighing approximately 50,000 lbs.) to navigate easily. Maximum slope shall not exceed 20% and easement contour lines shall be shown on grading plans. Minimum of 2' contour intervals shall be used. Access to existing sanitary sewer easements located within proposed construction areas shall be maintained during all phases of construction.

PRETREATMENT REQUIREMENTS

3 rd	2 nd	1 st		
			1.	Projects requiring Pre-Treatment shall bear the following note: “Prior to Pre-Treatment device installation, contact Engineering Inspectors office at (770) 531-6800.”
			2.	Sand traps and oil separators with sample station manholes shall be installed in all sanitary sewer service lines from service stations, garages, car washes, and similar operations. Domestic sewage shall not pass through sand traps, oil separators, or sample stations.
			3.	Grease traps and sample station manholes shall be installed in process waste lines of all sanitary service sewers for commercial, industrial, and institutional establishments with food preparation areas. Domestic sewage shall not pass through grease traps or sample stations.
			4.	Lint traps and sample station manholes shall be installed in all sanitary sewer service lines from laundry mats. Domestic sewage shall not pass through lint traps or sample stations.
			5.	If dumpster pad drains are to be tied onto the sanitary sewer, a grease trap and sample station manhole shall be placed between the pad and the County sewer. Domestic wastewater shall be excluded from the trap. Food process waste streams may utilize the same trap if sized appropriately.
			6.	Rainwater shall be prevented from entering the sanitary sewer at all dumpster pad locations. Method must be detailed on drawings.
			7.	Grease trap and oil separator details shall appear on the project drawings and shall be approved prior to installation.
			8.	Oil separators shall be sized to handle two (2) times the expected flow rate.
			9.	Grease traps shall be sized as necessary with the minimum allowable size being 1500 gallons.
			10.	Sample station manholes may be required on commercial, industrial, and institutional sanitary service sewers. Domestic sewage shall not pass through sample station manholes.

COMMENTS: _____

****ORIGINAL RED-LINE COMMENTS MUST BE RETURNED WITH REVISED PLANS FOR FINAL PLAN APPROVAL. CONTACT PLAN REVIEWEE AND SCHEDULE APPOINTMENT FOR PLAN APPROVAL/SIGN-OFF. ****