



GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

**STANDARD POLICY REQUIREMENTS FOR THE INSTALLATION OF WATER
AND SANITARY SEWER MAINS WITHIN PRIVATE DEVELOPMENTS:**

APARTMENTS

NAME OF PROJECT: _____

NAME OF DEVELOPER: _____

DISTRICT/LAND LOT/PARCEL(s): _____

The following standard policy identifies those requirements which shall be adhered to for the design and construction of water and sanitary sewer mains within a private multi-family apartment development, which can be identified as having streets which are not located within dedicated Gwinnett County right-of-way. This policy document assumes these private streets include private roadways and alleyways.

REVIEW AND APPROVAL: All proposed private development projects shall have water and sanitary sewer mains designed in accordance with the current Gwinnett County Department of Water Resources Water Main and Sanitary Sewer Design and Construction Standards and Specifications, by a registered engineer, and shall be reviewed by Gwinnett County for compliance. Approval of said plans is contingent upon complete and accurate submittal of all items associated with the proposed work.

MASTER WATER METER: A master water meter may be utilized for apartment developments if all units will be located on a single parcel with a single owner and all units are rented or leased. However, if more than 15 units are connected and service 25 people or more, then the development meets the State of Georgia’s definition of a Public Water Source (PWS). All State permitting shall be the responsibility of the developer. A waiver of the water main standards outlined within this document shall be granted if the development is permitted as a Public Water Source (PWS).

EASEMENTS: All water and/or sanitary sewer mains within a private development shall be installed within a permanent easement which shall be recorded and dedicated to the Gwinnett County Water and Sewerage Authority (WSA) and shall be of such form and wording acceptable to the Gwinnett County Law Department. No conditional easements or easements with special stipulations may be granted to the County. Permanent easements for water mains shall be a minimum of forty (40) feet wide, and shall be centered on the street. Permanent easements for sanitary sewer mains shall be centered on the main and shall be a minimum of twenty (20) feet wide for normal depths (less than 16 feet deep). For lines deeper than 16 feet, the permanent easement width shall be

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coordinated with the Gwinnett County Department of Water Resources (GCDWR) as part of the variance review process. Should the sanitary sewer main be located within a street, the easement shall be sufficiently wide enough to extend at least 10-feet on either side of the paving, to permit maintenance of the sewer stubs to this location. It is permissible for water mains and sanitary sewer mains to parallel one another as long as a minimum of ten (10) foot horizontal separation is maintained. In such cases, a shared easement is allowed.

A metes and bounds plat showing all permanent easements shall be attached to this executed policy document.

OTHER UTILITIES: Other utilities shall be permitted to be located within the permanent easements provided that parallel utilities maintain the minimum horizontal separation from the water and/or sanitary sewer mains. Perpendicular crossings of the water and/or sanitary sewer mains by other utilities including storm drains shall maintain a minimum of one and one half (1.5) feet of vertical clearance.

LOCATION OF MAINS AND APPURTENANCES: The standard location for water main placement is on the north side of east-west streets, and on the west side of north-south streets. Water mains shall be located parallel to paved surfaces at a distance of four (4) feet behind the curb, and at a minimum depth of four (4) feet. These dimensions shall be maintained throughout the entire project. Fire hydrants shall be located within the permanent easement adjacent to the water mains on the side away from the street and approximately every four-hundred (400) feet. Due to the placement of fire hydrants as close as possible to property lines, the exact distances apart shall be determined by the width of the property lines as indicated on the preliminary plans. The developer shall work in good faith with GCDWR and the Gwinnett County Department of Planning and Development to identify potential water main looping opportunities associated with the proposed development.

Sanitary sewer mains shall be installed as indicated on the approved and permitted plans. The design plans should provide access to all properties to be served without any individual sewer lateral crossing an adjacent property. This will minimize the number of manholes necessary to construct the line. Sanitary sewer stub-outs shall extend past the edge of pavement onto the lot to be served, to the edge of the permanent easement, and shall be at least five feet deep at the point that the stub-out crosses the edge of pavement.

CONSTRUCTION AND INSTALLATION: Construction and installation of the water mains and sanitary sewer mains shall be in accordance with all GCDWR standards and specifications. All portions of the project concerning water and/or sanitary sewer mains must be inspected and approved by the County prior to acceptance. Construction is to be made utilizing a "County Approved Contractor", who is required to obtain a construction permit prior to beginning any construction of the water and/or sanitary sewer mains.

OWNERSHIP OF MAINS AND APPURTENANCES: Absolute title and ownership of all water and sanitary sewer mains within the private development shall be conveyed to Gwinnett County WSA at the time of acceptance by the County. Title and ownership conveyance shall be in such form and wording as acceptable to the Gwinnett County Law Department.

PRIVATE FACILITIES: Private pump stations, private force mains and private gravity sewers are only allowed for commercial properties under single ownership within a development. Gwinnett

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County is not responsible for operation and maintenance of these facilities. The limits of these private facilities shall be clearly shown on the plans.

WARRANTY OF INSTALLATION: The owner of the proposed private development shall submit a fully executed copy of this standard policy document for both the water and sanitary sewer main installations. This agreement provides that the owner warrants the installation of the mains for a period of one (1) calendar year from the date of acceptance. The agreement further states that if within that one year it is determined that the owner's contractor failed to follow the Gwinnett County standards and specifications for construction, or utilized non-specified materials or procedures, that the owner shall make the necessary modifications and extend the warranty for an additional one (1) year from the date of modification.

REPAIR AND MAINTENANCE: After the warranty period has expired, GCDWR assumes full responsibility for the repair and maintenance of the water and/or sanitary sewer mains and appurtenances. Any areas disturbed by repair or maintenance efforts shall be restored as near to its original condition as feasible by the County with the following exceptions. Sod or seeded lawns and landscaping shall be graded, smoothed, and re-sodded or re-seeded, whichever is appropriate. Driveways, sidewalks, and other paved areas with the exception of streets shall be re-paved to their original dimensions utilizing similar materials. Streets and other paved surfaces damaged by repair and maintenance efforts shall be filled with crushed stone and/or temporarily covered with steel plates. Permanent repairs to the streets shall be made by the developer, homeowners association, or other entity having maintenance responsibilities for the proposed development. Repairs and restoration to all other paved surfaces shall only be made to those areas immediately affected by the maintenance effort with the exception of concrete driveways. Concrete driveways may be re-poured in sections, depending on the extent of the affected area. Maintenance responsibility by Gwinnett County for individual water service lines shall extend only to the water meter. Responsibility for any maintenance beyond the meter shall be borne by the individuals being served. Maintenance responsibility by Gwinnett County for individual sanitary sewer stubs shall extend to the end of the standard six-inch stub. Responsibility for any maintenance beyond the stub shall be borne by the individuals being served.

MARKERS AND VALVE PADS: Standard concrete valve pads and concrete markers shall be installed at each in-line and branch valve, and shall be maintained in its original placement and location at all times by the owner/developer or any subsequent property owner. Standard wooden 4"x4" marker posts shall be installed at the end of each sanitary sewer stub and shall be maintained in place until such time as the residence is connected to the sanitary sewer system by the builder.

ACCESS BY THE COUNTY: GCDWR shall have access to the subject property at all times for purposes including, but not limited to, maintaining the water and/or sanitary sewer systems and reading of meters.

FAILURE TO COMPLY: Failure to comply with any of the provisions stated herein by either the owner/developer or any subsequent property owner(s) shall be cause for the County to refuse to issue "Building Permits" and/or "Certificates of Occupancy" until such failures are remedied to the satisfaction of Gwinnett County. This policy shall be applicable to the owner/developer of the private development and any subsequent owners, associations, corporations, management companies, or any other company or organization which has the responsibility of management or ownership of the common areas within the private development

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"I hereby acknowledge notice of, and agree to adhere with the current Gwinnett County Department of Water Resources Water Main and Sanitary Sewer Design and Construction Standards and Specifications, as well as the foregoing requirements in this standard policy document."

(Signed - Owner/Developer)

(Notary Public)

(Printed Name)

Title

Date

Date

Unofficial Witness

(Attach Corporate Seal)

(Printed Name)

ATTACH METES AND BOUNDS PLAT