

APPENDIX Q

GENERAL NOTES	
	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 and larger diameter 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 and an additional 11" x 17" exhibit "A" shall be provided to be included with easement document prepared by City staff. All sanitary sewer easements shall be fully executed prior to plan approval. Include total area of easement to be dedicated to the City of Fayetteville in square feet.
	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. An 11" x 17" exhibit "A" shall be provided indicating location of facilities and will be included with dedication form prepared by City staff.
	Easement and facilities dedication documents shall be recorded by the developer upon completion of project and original documents shall be returned to Fayetteville Public Utilities.
	Proposed average and peak 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.
	All stream buffer encroachment variances shall be obtained from Georgia Environmental Protection Division and/or U.S. Army Corps of Engineers permit prior to plan approval.
	Minimum slope for 8-inch and larger gravity sanitary sewer pipe shall be 0.40%, the maximum slope shall be 15.0%.
	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 Protecto 401 interior coating.
	Bedding for sanitary sewers shall be Class B or greater.
	Sanitary sewage force mains shall be ductile iron pipe, Class 50 with Protecto 401 interior coating.
	Service lateral pipe material shall be SDR 26 PVC or Ductile Iron sewer pipe as required. If connection to an existing vitrified clay (VC) sewer pipe is required, connection shall be made with an appropriate bell donut. The bell donut shall be equivalent to those manufactured by Fernco, Inc.
	Cleanouts shall be placed on all building service laterals at the point at which City 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 if located in concrete or asphalt otherwise it the cap can be PVC. Clean-outs shall not be placed in pavement areas if at all possible. If required, use traffic grade cleanouts when located within pavement areas.
	Buildings proposing to connect to sanitary sewer shall be connected by a separate sanitary sewer tap.
	The minimum diameter of sanitary sewer pipe shall be 8-inches with the exception of building service laterals that may be 6-inches or 4-inches for single residential lines.
	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 400 feet.
	The minimum angle between lines entering and exiting a manhole is 90 degrees.
	Outside drop connections shall be constructed at manholes on all influent sewers where the invert elevation is greater than 2 feet above the invert elevation of the effluent sewer. Outside drops shall not exceed 10 vertical feet. Slope of incoming pipe into outside drop manhole may not exceed 10%.
	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. All pumping stations shall be located above the 100-year flood plain and out of storm drainage flow paths.
	All sewage pumping stations shall have an auxiliary power source. Additionally, they shall be provided with a remote telemetry system compatible with the City's existing system and a potable water service with a reduced pressure zone (RPZ) backflow preventer.

SEWER PLAN CHECKLIST (CONTINUED)

	<p>Sewer Maintenance Access shall be maintained on all Sanitary Sewer Easements. Maintenance Access is defined as alignment grades, soil compaction and cross slopes that will allow a sewer jet truck (weighing approximately 50,000 lbs.) to navigate easily. Maximum grade 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.</p>
	<p>Sanitary sewers over 20'-0" in depth will not be permitted unless the developer can demonstrate no other alternative exists. Each instance will be reviewed on a case by case basis.</p>