



**DeKalb County
Roads and Drainage Division
Public Works Department**

Procedures for Plat and LDP Review Process

Engineering Review

Public Streets

- Provide the drainage pattern and structures for the proposed development. Sketch Plats should include conceptual drainage patterns and structures. Flow arrows are encouraged.
- A separate Drainage and Grading plan is required for all LDPs.
- Clearly delineate all existing drainage patterns and structures in the catchment area.
- Verify the adequacy, functionality and suitability of any existing structures and pipes to be impacted. Note on the drawings that these have been satisfied.
- The proposed drainage system should not create hardship to properties downstream. Analyze downstream analysis and mitigate where necessary. Run-off should be piped rather than "sheet-flow" across adjoining properties.
- Cross property drainage is not accepted. A drainage easement should be provided.
- Drainage basins may not be diverted from their natural locality. Provide detention for each basin, if required per Code, with appropriate access.
- Drainage improvements shall accommodate potential run-off from the entire upstream drainage area and shall be designed to prevent increases in downstream flooding. The County may require the use of "control methods", such as Detention or Retention, and/or construction of off-site drainage improvements to mitigate the impacts of the proposed development.
- Storm drain systems must be designed to convey 100-year storm run-off to a detention facility. Final discharge must be to a watershed (creek or existing system), and indicated on the plat.
- Provide drainage easements for all storm drains (pipes) and structures located outside of the County Right of Way.
- Show existing easements associated with existing storm drains and structures.
- Easements for storm drains shall be centered on the drain pipes.
- You must obtain off-site drainage easements from adjoining property owners if any pipes/swales are to be routed through the adjoining property.
- RCP shall be used where drain pipes are required beneath the roadway.
- Provide a 15'/20" maintenance easement free and clear of permanent structures or any other obstructions, to detention ponds; and a clear 10' clear all around the pond.

- Access easements to ponds should not exceed 4:1 slopes and should be provided with a suitable gravel base.
- Install a 4' chain link fence with double gates for access if the depth of the pond exceeds 4'.
- Indicate clearly the inlet and outlet structures from a detention pond to a watershed, even if the pond is to be privately maintained.
- Detention ponds on commercial developments are to be maintained by the owners; if the pond to be used is located outside the limits of the property, maintenance should still be the responsibility of the owners and indicated on the plat.
- Discharge from a detention pond must be a minimum of 25' from the property line.
- The responsibility for stormwater management must be noted on plans.
- Provide storm drain profiles and show the 100-year HGL on profiles 100-year HGL on profiles.
- All corrugated metal pipes to be fully asphalt coated or aluminum coated type II, with paved inverts.
- Catch Basin spacing should not exceed 300 feet.
- Where drainage easements are to be utilized by other utilities, the easement shall be increased by an additional 5' for each other utility.
- All drainage structures and pipes shall satisfy County codes and standards.
- Drainage pipes must travel perpendicular to public streets.
- Cross-drains on public streets must be sized for 100-year storms.
- Longitudinal drains on public streets maybe sized for the 25-year storm.
- Maximum gutter spread at each catch basin is 8ft. in a 10-year storm.
- Provide Water Quality per County standards and guidelines for all runoff, prior to leaving the site. The county has adopted the GSMM for these designs.
- All Water Quality structures and features must be clearly noted on plans.
- Show detail of detention facility Outlet Control Structure.
- Detention and Water Quality can be done in the same pond but not in a creek. Detention can be in a creek within the county 50' stream buffer but only by a variance. Water quality must be outside the creek buffer, not in the State 25' stream buffer.
- Clearly delineate the state and county stream buffers.
- Any proposed works in State Waters requires approval from the Army Corps.
- An earth-embankment pond will not be allowed in a creek; it would have to be a non-erodible embankment like a poured wall (or weir).
- Underground detention is not allowed in residential subdivisions; they may be allowed in commercial developments but must be out of the county right of way.
- Underground facilities should be designed specifically to store and convey runoff.
- All privately maintained detention facility and storm water management systems should be accompanied by a Maintenance Agreement.
- Provide a Flood Map with FIRM panel, indicating the location of the site and the appropriate Flood Statement.

Interior Streets

- Provide a Right of Way of at least 55'.
- Show existing and proposed Right of Way, dimensioned from the centerline.
- Provide 2 travel lanes of 12'.(26'fc. to fc.)
- Install 18"curb & gutter, 5' planting strip and 5' concrete sidewalk throughout the subdivision and on both sides of the roadway.
- Install ADA ramps at all street intersections.
- Install islands with 16' radii and mountable curb all around the islands in "cul-de-sacs" and "eye brows".
- The County will not maintain Private Drives and any streets not satisfying County standards.(single 12' lanes are considered alleyways).
- All Townhome developments require public roads; only Condos and "Gated communities" can have private streets.
- The maximum length of streets should be 1200'.
- Catch basin spacing should not exceed 300'.
- The maximum speed limit on interior streets is 25mph.
- Maximum slope in "cul-de-sacs" should be 5%.
- There shall be no work in the County right of way, including paved surfaces without the written authorization from the Public Works Dept.
- GDOT review is required for all developments fronting any State Roads.