CHAPTER 10

AS-BUILT REQUIREMENTS

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10.1 "AS-BUILT" REQUIREMENTS

10.1.1 Submittal Requirements

A. "As-Built" plans submitted to the City shall be of high enough quality to allow microfilming. They shall have dimensions between 22 inches x 34 inches and 24 inches x 36 inches with a thickness of 4 mils. A bond or paper set of black line drawings (including redlines of all field changes) shall be submitted to the Engineering Department for review. Upon Engineering Department approval of the redlined bond set, a final Mylar copy of the plans shall be submitted for signature.

B. As-Built plans shall be signed and sealed by a Registered Professional Engineer or Registered Land Surveyor with the "AS-BUILT CERTIFICATION" approval block (See Administrative section of this manual).

10.1.2 Minimum Technical Requirements

The following items are to be corrected to reflect the as-built datum:

A. Paving Plans

1. Station for all grade breaks.
2. Back of curb offset dimension at all changes in alignment.
3. Top of curb, gutter, and pavement centerline elevations at all grade breaks, curb returns, valley gutters, plus any other location necessary to adequately show drainage.
4. Survey monuments - installation and accuracy certifications.

B. Traffic Signal Plans

1. Street centerline station and offset dimension to all fixture poles, cabinets, boxes, or other signal related furniture.

C. Signing & Striping Plans

1. Street centerline station and offset dimension to all signage, painted arrows, wording, and symbols.
2. Face of curb dimensions to all striping.

D. Irrigation and Storm Drains

1. Street centerline station and offset dimension to the main at all changes in alignment and/or changes in grade.

2. Street centerline station and offset dimension to all structures and changes in alignment.

3. Top and invert elevations for all structures.

E. Landscaping

1. Revise as needed to reflect the addition, removal, relocation or change of irrigation lines, plant materials or hardscape.

F. Grading and Drainage Plans

1. Elevations shall be provided at all drainage control points (i.e. retention overflow point, tops and bottoms of retention basins, drain rims, valley gutters, curbs, etc.).

2. The Engineer/Land Surveyor preparing the As-Built Grading & Drainage plans shall provide calculations to verify the actual as-built volume of all retention facilities included on the as-builts. They shall also include a table which compares the as-built volumes with the approved, required volumes indicated in the approved Drainage Report.

3. Retention calculations shall be revised to as-built condition.

4. The Engineer/Land Surveyor preparing the As-Built Grading & Drainage plans shall provide the ADEQ Registration Number, Latitude & Longitude and the completed Annual Drywell Inspection Report for each drywell constructed in the project

5. First floor or pad elevations shall be provided.

6. Location of all existing structures (e.g. buildings) shall be provided.

G. Water Plans

1. Street centerline station and offset dimension to:

a. All fire hydrants and fittings (e.g. valves).

b. Main at all changes in alignment.

c. All horizontal control points (e.g. centerline intersects, PC, PT).

2. Dimension to all operating nuts referenced to the water main on valves with offset operating devices.

3. Centerline station and offset to each service tap; size of tap and dimension to nearest side property line.

4. Note centerline station, offset and elevations to all changes in vertical alignment (e.g. dips, bends, etc. required to avoid conflicts with other utilities).

H. Sewer Plans

1. Street centerline station and offset dimension from street centerline to main at manholes and all changes in alignment.

2. Sewer line station at center of each manhole.

3. Rim and invert elevation for each manhole.

4. Calculated slope between manholes.

5. Sewer line stationing at centerline of each service tap at 90 degrees to main; if not installed at 90 degrees to main, station and offset to end of each service tap.

I. Reclaimed Water Plans

1. Street centerline station and offset dimension to:

a. All hydrants, blind flanges, and fittings (e.g. valves).

b. Main at all changes in alignment.

c. All horizontal control points (e.g. centerline intersects, PC, PT).

2. Dimension to all operating nuts referenced to the reclaimed water main on valves with offset operating devices.

3. Centerline station and offset to each service tap; size of tap and dimension to nearest side property line.

4. Note centerline station, offset and elevations to all changes in vertical alignment (e.g. dips, bends, etc. required to avoid conflicts with other utilities).

J. Master Utility Plan

Revise as needed to reflect relocated, added or omitted items.

10.1.3 Additional Requirements

A. Street Light Plans

1. As-built plans for street lights are required to have the ID number of each street light noted on the plan.