



FULTON COUNTY AS-BUILT CHECKLIST

Department of Public Works
11575 Maxwell Road
Alpharetta, GA 30009
404-730-7470

Project Name:

Date:

WR Permit Number:

Phone Number:

Reviewed By:

(UPDATED: FEBRUARY 2025)

As-Built Site Construction Plan Completeness Checklist

For the County to accept the project as complete, submit the following information:

Submittal (Applicant/Inspector Verify)

- Two paper hard copy sets (see requirements below and punch list)
- One Zip Drive labeled "As-Built – Project Name, Project No.– Submittal Date"

Prior to the final acceptance of a site improvement, the applicant shall furnish the County Inspector with the following items:

- 1. Two legible, full-sized marked-up sets of the existing County approved as-builts that identify all field changes and the final locations of all approved site improvements. Refer to checklist.
 - 2. One Zip Drive of the As-Built drawings the following electronic formats: • PDF format; and • AutoCad format ".dwg".
 - 3. Drawings shall clearly and accurately represent all changes (strike through approved original dimensions & notes and add updated information) with both vertical and horizontal, as recorded at the time the material and equipment were installed.
 - 4. Include the words "As-Built" in the revision title block with the current date on each sheet of the revised plans.
 - 5. A licensed Professional Engineer (PE) and/or a Professional Land Surveyor (PLS) registered in the State of Georgia must stamp the as-built site construction plans.
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As-Built Site Construction Plan Checklist

As-Built drawings shall be required for private and public construction of subdivisions, single family residential, commercial and mixed-use developments. When all items on the punch list are completed (see below), the County will process the project for final acceptance.

- 1. Project Name, including A.K.A's; Fulton County WR Number.
- 2. Street address on all non-subdivision projects.
- 3. Surveyor's name, address and phone number. Dates of revisions shall be included and all plans shall be signed and sealed by a registered land surveyor.
- 4. Contractor's name, address and phone number.
- 5. Owner's name, address and phone number.
- 6. Land Lot, District, Section, City, County and State.
- 7. Scale shall be no smaller than 1" = 50'.
- 8. Location map.
- 9. Show all adjacent property lines, subdivisions and existing buildings.
- 10. Street names shall match that of the final plat and right-of-way width. The posted speed limit of roads with a speed limit greater than 25 mph shall be shown.
- 11. Show all pipe crossings (storm drainage, sanitary sewer, water and sewer laterals) on plan and profile views.
- 12. For sanitary sewer, show type of pipe, size, slope, and length of sanitary sewer. Show total length of 8-inch and larger sanitary lines and total number of manholes.
- 13. For water system, show type of pipe, size, and length of water lines. Show total length of 6-inch and larger water lines and total number of valves and fire hydrants.
- 14. All manholes indicated with identification, station number, top elevation, invert elevation (influent and effluent), lateral invert elevations.
- 15. Number and total linear feet of all sanitary sewer private lateral connections.
- 16. Manhole inverts shall have a minimum of 2/10 of a foot (0.20') drop across the manhole.
- 17. Location of concrete collars shall be shown on all lines exceeding 20% slope and at aerial crossings.
- 18. Reflection angles shall be shown at all sewer manholes including the tie-in manhole
- 19. Direction of flow arrows shall be shown on sewer lines.
- 20. Plan and profile of all existing and new sanitary pipes with storm and water crossing at a scale not smaller than 1" = 50' horizontal and 1" = 10' vertical.
- 21. Stationing and offset of all sewer laterals from the downstream manhole and their location shown on the plans.
- 22. Heavy duty traffic bearing cleanouts in all paved areas.
- 23. Laterals shall be provided for each lot. Laterals may extend a maximum of 125 feet, off site. Laterals must be 6" pipe at a minimum 1% slope. Laterals cleanouts shall be installed at the edge of public road right-of-way or County easement on owner's property.
- 24. No structure can be within 5 feet of a sewer cleanout. Including, but not limited to any type of building, porches, foundations, stairs, signs, fences, retaining wall, etc.
- 25. Minimum slope for wastewater lines are as follows:
 - 2.0% on 4-inch lines (pre-approved only)

- 1.0% on 6-inch lines
- 0.7% on 8-inch lines
- 0.5% on 10-inch lines
- 0.4% on 12-inch lines
- 0.3% on 15-inch lines
- 0.25% on 18-inch lines

21-inch and larger sizes shall maintain 2 feet/sec at one quarter capacity.

26. All pipes installed at less than the minimum slope shall be flow tested as follows: Minimum 2 fps flowing one-third full on pipes 18-inch and smaller. Minimum pipe size is 8-inch for public sewer lines. Pipes larger than 18-inches shall maintain a minimum 2 fps when flowing one-half full.

27. HDPE and C900 PVC pipes to be used with wastewater applications only.

- a. Ductile iron pipes and PVC may be used for private lines 6" and smaller. For 8" private sewer lines, DIP and PVC may be used only with specific approval by the FCPW.
- b. Minimum thickness for HDPE pipes shall be DR 17.
- c. For sewer installations with no live load and not along stream banks, the standard pipe shall be C900 DR 26 PVC or HDPE DR 17 in ductile iron pipe size (DIPS) for pipe sizes 8-inch through 48-inch with maximum bury depth of 20 feet.
- d. For sewer installations with HS20/25 live loads, or with bury depth greater than 20 feet and not along stream banks, the standard pipe shall be C900 DR 18 PVC or HDPE DR 17 in ductile iron pipe size (DIPS) for pipe sizes 8-inch through 30-inch.
- e. For force mains, regardless of bury depth, live load requirements and not along riverbanks, the standard pipe shall be DR 18 PVC or HDPE DR 11 in ductile iron pipe size (DIPS) for pipe sizes 8-inch through 30-inch.
- f. For sewer installations with no live loads and located along stream banks, the standard pipe shall be DR 17 HDPE in ductile iron pipe size (DIPS) for pipe sizes 8-inch through 48-inch and maximum bury depth of 20 feet.

28. For all sanitary lines above ground, wrapped and coated steel pipe or DIP shall be used.

29. No more than 4 connections per manhole.

30. DIP outside drop required for the following conditions when the influent invert to the effluent invert drop exceeds the following:

<u>PIPE SIZE</u>	<u>DROP</u>
8-inch	27-inches
10-inch	27-inches
12-inch	30-inches
15-inch	36-inches
18-inch	42-inches

31. Intermediate cleanout required where the outside drop exceeds 10-feet.

32. All manholes outside of roadways and right-of-ways in non-landscaped areas shall be 18- inches above grade with a precast eccentric cone section and bolt down flange up frame and covers.

33. All manholes within a flood plain or high water area shall have water tight covers and extend above the 100-year flood hazard elevation.

- 34. Manholes may not be flush with the ground except in landscape areas.
- 35. Manholes in excess of 24-feet shall be pre-approved by the Development Permitting Section, on an individual basis.
- 36. Neoprene couplings with stainless steel bands and shear rings or Harco fitting adapters are required for joining different types of sanitary sewer pipes. Show the locations on the plans.
- 37. Eight inch (8") or larger pipe lines shall be CCTV inspected. A virus free portable storage drive (USB Flash Drive) and written inspection log shall be provided when as-builts are submitted.
- 38. Provide water as-built plan view.
- 39. Show location and stationing of all water appurtenances (fire hydrants, valves, tees, water meters, sampling stations, vaults, backflow vaults, hose bibb at dumpster pad, etc.) on the plans.
- 40. Show the location of all water services.
- 41. Show the location of all mechanical joints 22-1/2 degrees or larger.
- 42. Show the location of all thrust blocks, blocking and deadmans.
- 43. Show the casing diameter and material on all casings.
- 44. Lightly shade all water and sanitary sewer easements outside of the right-of-way or utility easement along private streets dedicated to Fulton County.
- 45. Show pre-development and post-development grades on all profiles.
- 46. Provide the plat book and page numbers of all easements.
- 47. Signature of the inspector and field acceptance of the as-builts are required prior to the approval of the as-builts.
- 48. Depth of lateral at cleanout.
- 49. Material of lateral.
- 50. Location of piers on aerial crossings.
- 51. Rip rap location on stream crossings.
- 52. Show existing water main location, type and size along the entire property frontage.
- 53. All public easements must be recorded.
- 54. Approval from Public Works, Pretreatment Division for grease trap, sand trap and oil/water separator.

Please note the following:

- Re-inspection fees are to be paid at time of submittal.
- All permit revisions/phasing and/or field changes must be submitted and approved by the inspector prior to final submittal.
- Maintenance bonds are required prior to final approval of as-builts.
- A detailed cost estimate should be submitted to the inspector, to include at a minimum the following information and its associated unit cost, and total construction cost:
 - Linear footage of public sanitary sewer mains 8-inch and larger
 - Total manhole vertical feet
 - Number of manholes ring and covers
 - Linear footage of public water mains 6-inch and larger
 - Number and size of meter boxes and vaults

- Number of fire hydrant assemblies
- Number, size and type of valves
- Number of water service connections
- Linear feet and size of all service lines