



AS-BUILT GENERAL REQUIREMENTS

- 1) After construction is complete, draft as-built plans shall be revised to reflect the final constructed conditions and submitted to the District for review.
- 2) The Developer is responsible to have an “As-Built Survey” performed by a licensed surveyor of the Developer’s choosing. If the Developer is unable to perform the survey, the District shall perform the work at the Developer’s cost.
- 3) This survey shall be limited to surface features associated with the water and sanitary sewer system, along with the elevation of all sewer manhole rims and pipe inverts.

The “As-Built Survey” shall be provided to the District as a separate AutoCAD layer in accordance with the Submittal Requirements below.

- 4) For utility infrastructure features that changed location during construction compared to the approved design, the plans shall be updated to reflect the new as-constructed locations. Changing the text, length or locations on the original plans is not acceptable.
- 5) Include the original plan set cover sheet with the project information. Survey datum shall be shown on each sheet.
- 6) The revised plans shall include a new approval block and the notation of “As-Built” with the date, District project number and design standards (i.e. year) in effect at the time of construction. See template below, which can be provided by the District.

SILVER LAKE WATER AND SEWER DISTRICT AS-BUILT PLANS	
District Project No.:	
As-Built Date:	
District Approval By / Date:	
ORIGINAL CONSTRUCTION PLANS	
Design Engineer:	
Date Signed:	
District Engineer:	
Date Approved:	
District Standards Version:	

- 7) Final as-built plans shall be submitted after the construction punchlist walkthrough, and incorporate all changes from the original with all constructed utility facilities.
- 8) The Developer shall be responsible for any required changes to the As-Built plans and electronic AutoCAD files that are found to be inconsistent with the final as-constructed conditions.

PLAN REVISION REQUIREMENTS

- 1) All dimensions shall be corrected and updated to match the as-constructed conditions. No lined-out dimensions or notes will be accepted.
- 2) Remove the following items from the final as-built plans:
 - a. Non-applicable notes and data, such as “proposed” or “to be” language.
 - b. Previously existing structures and contours.
 - c. Remove all District or City / County standard details if included.
 - d. All TESC notes / details.
 - e. Roadway stationing / centerline information.
 - f. All hatching and landscaping.
- 3) Newly constructed water and sewer facilities should be shown with bold text and lines.
- 4) Storm drainage facilities and hardscape features (parking lot islands, walls, trash enclosures, etc.) should be shown with faded text and lines.
- 5) Show all dedicated District utility easements with dimensions.
- 6) Show existing water and sewer infrastructure, as well facilities removed and/or abandoned in-place.
- 7) If development is not detached SFR (i.e. duplex, multi-family or commercial), show outline of buildings and number of units.
- 8) Sewer Information to include:
 - a. List of sewer material brands / suppliers on all pages.
 - b. Rim, inlet and outlet elevations of all manholes.
 - c. Slope of mainline pipes.
 - d. Length and material of mainline pipes between manholes.
 - e. Manhole numbering shall be shown on the plan and profile views, and numbering shall be consistent with the approved plans (i.e. not GIS asset ID).
 - f. Lateral stationing from downstream manhole.
 - g. Offset distance from each lateral to the nearest water meter.
 - h. Length of laterals and depth of end of pipes from finished grade.
 - i. Locate box points.
 - j. Note which lots / buildings have backwater valves and/or interior sewer pumps.
 - k. Size and location of all sewer pre-treatment devices.
- 9) Water Information to include:
 - a. List of water material brands / suppliers on all pages.
 - b. Length and material of mainline pipes between fittings, valves, hydrants, and appurtenances.
 - c. Depth and size of all fittings, valves, hydrants, and appurtenances.
 - d. Locate box points.
 - e. Profile or cross section of all vertical bends if installed.
 - f. Meter box locations, and note if used for irrigation.
 - g. Note if fire sprinklers are required in structures.

SUBMITTAL REQUIREMENTS

- 1) The Developer or their Engineer shall submit an electronic PDF copy of the preliminary As-Built plans to the District for review and comment.
 - a. Preliminary As-Built plans can be submitted via email or a secure file transfer service, depending on the size of the file, coordinate with the District.
- 2) The District will review the preliminary As-Built plans and comment thereon. The Developer's Engineer shall incorporate the District's comments into the As-Built plans and provide the District with a revised plan set for verification.

Prior to receiving final District acceptance, the Developer shall submit:

- 1) Two (2) sets of 22" x 34" paper copies of the final As-Built plans.
- 2) Electronic copies of the final As-Built plans that contain the following:
 - A table of contents describing each layer name and information.
 - One flattened PDF rendering of the final As-Built plans that is identical to the printed As-Built plans that are delivered. PDFs should be approximately 300 DPI in resolution
 - One AutoCAD DWG file compatible with AutoCAD 2019 or earlier version. The electronic file should contain the following information in one file (no External References or XREFs):
 - i. Water Infrastructure
 - ii. Sewer Infrastructure
 - iii. Parcels
 - iv. Street Centerlines
 - v. As-Built Survey Points
 - vi. Easements
 - The AutoCAD DWG file and all layers in that plan shall be set and moved to the following coordinate system:
 - i. NAD 1983 State Plane Washington North FIPS 4601 feet (ESRI:102748). An alternate name for the coordinate system is: EPSG Projection 2285 - NAD83/Washington North (Feet US).
 - ii. There are multiple ways to set geographic location. Instructions on one way in AutoCAD can be found at the link below:
<https://knowledge.autodesk.com/support/autocad/learn-explore/caas/CloudHelp/cloudhelp/2019/ENU/AutoCAD-Core/files/GUID-4138A163-80D8-435B-B1FD-878E14FC8E9F-htm.html>

Electronic copies of the final As-Built plans (PDF and AutoCAD) shall be submitted through the District's website at <https://www.slwsd.com>

- Scroll to the very bottom and click: "Submit As-Builts":



Drag/Drop files to the site, or click the Upload button

- Updated September 2023