

**SANDY SPRINGS COMMUNITY DEVELOPMENT  
AS-BUILT CHECKLIST**

Project Name: \_\_\_\_\_ Tax ID #: \_\_\_\_\_

Project Number: \_\_\_\_\_ Date: \_\_\_\_\_

Reviewed By: \_\_\_\_\_ Telephone: \_\_\_\_\_

**Please address all items marked with an "X"**

**Please submit four (4) sets with re-line comments to this office**

- \_\_\_ 1. Signature of the Construction Inspector and field acceptance of As-Builts is required prior to approval of As-Builts.
- \_\_\_ 2. As-Built Submittal Form completed
- \_\_\_ 3. Landscape and Tree protection approval required before approval of as-builts.
- \_\_\_ 4. Public Works, Traffic Division approval required before approval of as-builts.
- \_\_\_ 5. Professional Engineer's seal and signature on As-Built drawings required.
- \_\_\_ 6. City of Atlanta water as-built approval required
- \_\_\_ 7. Fulton County sanitary sewer as-built approval required
- \_\_\_ 8. Erosion Control inspection approval required before approval of as-builts.
- \_\_\_ 9. Four copies of As-Builts
- \_\_\_ 10. List project name including a.k.a.'s, Sandy Springs or Fulton County Land Disturbance Permit (L.D.P.) number.
- \_\_\_ 11. Include address and Building Permit number on all non-subdivision projects.
- \_\_\_ 13. Indicate engineer's name, address, phone number. Dates of revision shall be included and plans shall be signed and sealed by a Professional Engineer.
- \_\_\_ 14. Depict Land Lot, Districts, Section, City, and County.
- \_\_\_ 15. List owner's name, address, and telephone number.
- \_\_\_ 16. Scale shall be 1" = 20'. The As-Built submittal shall be on 24" x 36" sheets and include a location map.
- \_\_\_ 17. Street names shall match that of the final plat and be reserved through Zoning.
- \_\_\_ 18. Show all adjacent property lines, subdivisions, and existing buildings.
- \_\_\_ 19. Show location of all burn pits with distance from lot lines. (Bury pits not allowed)

- \_\_\_ 20. Show all pipe crossings (storm drainage, sanitary sewer, water, and sewer laterals) on plan and profile views.
- \_\_\_ 21. Indicate type of pipe, size, slope, and length of sanitary, storm sewers, and water.
- \_\_\_ 22. All manholes indicated with identification, station number, top elevation, invert elevations (in and out). Manhole inverts shall have a minimum 2/10 of a foot (0.20") drop across the manhole.
- \_\_\_ 23. Shade ALL easements (sanitary and storm) dedicated to Fulton County or Sandy Springs. All public easements must be recorded.
- \_\_\_ 24. Concrete collars on storm pipes lines are required when the slope is greater than 20% of conditions.
- \_\_\_ 25. Provide calculations verifying pipe slopes in excess of 30% will not cause flooding conditions downstream.
- \_\_\_ 26. Provide roadway compaction reports, as required by inspector on all pipe installation and utility crossings not bored.
- \_\_\_ 27. All internal angles in the direction of flow shall be shown on sewer lines. Show all bearings and indicate direction of flow on sewer lines.
- \_\_\_ 28. Plan and profile of all existing and proposed wastewater pipes with storm and water crossings, on a scale of not more than 1"=100 ft. horizontally and 1"=10 ft. vertically.
- \_\_\_ 29. Sewer laterals shall be provided for each lot. All laterals from street wastewater lines must extend at least ten and one-half (10.5) feet behind back of curb. On commercial projects, show clean-outs at limits of easement.
- \_\_\_ 30. Show all storm drainage, including profile of detention pond and all offsite drainage easements.
- \_\_\_ 31. Show the following on detention ponds:
  - 6 ft. fence, 10 ft. inside access easement, 20 ft. landscape strip around pond, and a 20 ft. access easement leading to pond.
  - Outlet structure with dimensions.
  - Indicate 25-yr. and 100-yr. storm elevations, volume of pond and how detention is provided if no pond is on site.
- \_\_\_ 32. Provide Sandy Springs Pond Certificate form signed and sealed by Professional Engineer.
- \_\_\_ 33. Show size, length and width of rip-rap at head walls.
- \_\_\_ 34. Show R/W and pavement widths. Show all pavement striping and signage.
- \_\_\_ 35. Profile of roadway, indicate As-Built slopes.
- \_\_\_ 36. Show all curb and gutter, sidewalk and concrete apron if applicable.
- \_\_\_ 37. Provide engineer core reports for roadway asphalt pavement.

**Please note the following:**

- Re-Inspection fees to be paid at time of submittal.
- All permit revisions/phasing and/or field changes must be submitted and approved prior to final submittal.
- Maintenance Bonds are required prior to final approval of As-Builts.