



AS -BUILT DRAWING AND POST CONSTRUCTION SURVEY REQUIREMENTS

Revision Date: 7/19/2019

1. All projects requiring As-Builts are to have a post construction survey conducted by a professional land surveyor, professional engineer, or under the supervision of one of those professionals.
2. Survey shall include the following:
 - a. Datum (all plans shall be designed and constructed to NAVD88)
 - b. Roadway alignment, both horizontal and vertical including curve data
 - c. Roadway section/thickness that was installed
 - d. Driveway locations (if provided during construction)
 - e. Pipe Main(s) with length, size, material, and slope
 - f. Manhole location (with station) and rim, bottom, and invert elevation(s)
 - g. Catch basin and curb inlet location and rim, bottom, and invert elevation(s)
 - h. Storm outfall location and invert elevation
 - i. Detention pond structures or other water quality structures (inlets and outlets) location and rim, bottom, and invert elevation(s)
 - j. Stormwater outlet control structures details including rim, inverts, pipe sizes, pipe materials
 - k. Location of cleanouts, vaults, fire hydrants, blowoff assemblies, water meters, and water valves including size, type, and elevation.
 - l. Location/elevation(s) of laterals at main and at cleanouts, and slope of laterals
 - m. Type of connection to main (insert-a-tee, wye, etc)
 - n. Location of omniball markers.
 - o. Location of any street lights including wattages
 - p. Location of all recorded easements.
 - q. New right of way location (old location shall not be shown if dedication occurred)
 - r. Location of any sight triangles or clear vision zones.
 - s. Permanent and temporary survey control points.
 - t. State any changes to manufacturer types in the General Notes or on Standard Drawings if a deviation was made
3. All pages of As-Built drawings must display:
 - a. "AS BUILT" or "RECORD DRAWING"
 - b. Engineer, Surveyor, and/or Architect's name, address, and phone number
4. All pages of the As-Built drawings shall be noted with the following statement:

"The improvements noted on these drawings were constructed in accordance with the City of Oregon City approved plans, APWA/ODOT specifications for construction, standard drawings and standard specifications. These drawings are a true and accurate representation of the actual construction."

5. Using the post construction survey as a reference, display all changes of alignment and location to the approved on-site and off-site construction plans including but not limited to:
 - a. Roadway alignment, both horizontal and vertical, and
 - b. All sanitary sewer, storm, water utility infrastructure, and other structures related to public infrastructure
6. Make sure changes are reflected on both the plan and profile sheets.
7. All infrastructure that is labeled "Proposed" or "Determined in the field" etc., and was not constructed shall be removed from the As-Built drawing along with its associated text.
8. Using the approved construction plans as background, prepare the As-Builts using the following requirements:
 - a. Make changes to ALL numerical values to be correct based on a post construction survey. (rims, inverts, slopes, lengths, size, etc.)
 - b. Add any new pipes, structures, etc. that were not on the original plans or were moved to a different location than originally proposed
 - c. Ensure all material callouts and pipe sizes are correct to what was actually built
 - d. At a minimum, include all survey items listed under item 2 of these requirements
9. Obtain the record drawing number from the City of Oregon City Engineering Department and number sequentially the individual plan sheets with the record drawing number, a period and a page number, starting at .00 for the cover sheet, .01 for the next sheet and so on. The text shall be Arial Font, **BOLD**, 20 point in size. Place the number in the lower right hand corner of sheet or where appropriate. As-Built plan set shall include all sheets in approved plan set, plus supplemental sheets if applicable.

Example Text : "**100106.00**" and "**100106.01**"

10. Provide the following product :
 - a. For Review:
 - Submit As-Builts in PDF format
 - b. Upon Approval:
 - Provide full set As-Builts in PDF, formatted as Highest Quality Print
 - One (1) paper As-Built plan set

Paper and PDF As-Built submittals shall be 22" x 34" or 24" x 36" in size.