

## SECTION 900 – CONSTRUCTION AS-BUILTS

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### **Section 901 – General**

The submittal of the as-built drawings to the Village of New Lenox shall be made prior to the issuance of a Building Permit for residential developments and prior to the issuance of a Certificate of Occupancy for commercial developments. This submittal shall be in plan format (Model Space) at full scale (1:1) showing the entire development as well as a digital copy of the full As-Built Plan set (Paper Space) consisting of all pages, modified as required, of the originally approved construction plan set . In the case of multiple unit developments, the entire subdivision shall be submitted with the completion of each unit indicating the complete as-built conditions of the entire subdivision at the completion of the respective unit.

The as-builts plans shall be tied to the Village's coordinate system.

### **Section 902 – Required Information**

The following is a list of allowable tolerances and required as-built information that shall be provided:

1. Locations of existing drain tile connections to the storm sewer shall be indicated.
2. Accurate utility crossing information shall be provided in tabular format providing the actual as-built separation between the as-built utilities.
3. Rough grading elevations shall be within +/- 0.3 feet of all spot elevations provided on the grading plans. Specifically these elevations shall adhere to the proposed plans at all easements, drainage swales and Public Rights of Way.
4. As-built rim elevations shall be within +/- 0.1 feet of the rim elevations provided on the proposed development plans.
5. Sanitary service stubs shall be located on the As-built drawings and shall be measured dimensionally from the nearest downstream sanitary manhole.
6. Water service stubs shall be located on the As-built drawings and shall be measured dimensionally from the nearest property corner for the respective lot.
7. Rim and invert elevations for all sanitary and storm structures shall be provided.
8. The locations of all sanitary services requiring riser assemblies shall be clearly designated on the plans and as-builts.

9. In locations where it is required to provide sanitary services constructed of water main quality pipe, the location must be clearly designated on the as-builts.
10. As-built locations of the sump pump collection system and cleanouts shall be provided.
11. The following information pertaining to the As-built Detention Basins shall be provided:
  - a. A sealed statement shall be provided by the licensed professional design engineer indicating that the as-built volume of the pond has been verified.
  - b. The actual High Water Elevation (HWL) shall be verified against the design calculations.
  - c. The actual Normal Water Elevation (NWL) shall be verified against the design calculations.
  - d. The emergency overflow elevation and outlet shall be verified to comply with the proposed design calculations.
  - e. The two (2) year and one hundred (100) year restrictors shall be installed in placed and verified on the as-builts at the as-built elevations.

### **Section 903 – As-Built Submittal Format**

Only one copy of the As-built plans shall be provided for review. Upon approval of the as-built submittal, the aforementioned information shall be provided to the Village in both electronic and paper format.

#### **Section 903.01 – Approved As-Built Paper Format Submittal**

The following information is the approved As-Built paper format submittal requirements:

6. Three (3) copies of the complete construction set of plans with the as-built information incorporated and sealed by a registered professional engineer and the drainage certificate must be signed by the design engineer and the owner or the owner's attorney.
7. One (1) separate as-built grading plan
8. One (1) Mylar copy of the complete construction set of plans with the as-built information incorporated and sealed by a registered professional engineer and the drainage certificate must be signed by the design engineer and the owner or the owner's attorney.
9. One (1) Mylar copy of the Final Recorded Plat and any other recorded documents and plats associated with the project such as easements.

#### **Section 903.02 – Approved As-Built Electronic Format Submittal**

The following information is the approved As-Built electronic format submittal requirements:

1. One (1) Digital copy of the as-built improvements, in model space on compact disc. The digital submittal shall be compatible with AutoCAD MAP 2004. The layer system shall be provided as follows:
  - a. The as-built storm sewer shall be placed on the layer GIS AB\_STORM and all associated text shall be placed on the layer GIS AB\_STORM\_TEXT. The color associated with the layer shall be yellow.
  - b. The as-built sanitary sewer shall be placed on the layer GIS AB\_SEWER and all associated text shall be placed on the layer GIS AB\_SEWER\_TEXT. The color associated with the layer shall be green.
  - c. The as-built water main shall be placed on the layer GIS AB\_WATER and all associated text shall be placed on the layer GIS AB\_WATER\_TEXT. The color associated with the layer shall be blue.
  - d. The as-built parcel lot lines shall be placed on the layer GIS AB\_PARCELS and all associated text shall be placed on the layer GIS AB\_PARCELS\_TEXT. The color associated with the layer shall be black.
  - e. The as-built sump pump collection system shall be placed on the layer GIS AB\_SUMP and all associated text shall be placed on the layer GIS AB\_SUMP\_TEXT. The color associated with the layer shall be orange.
  - f. The as-built lighting system shall be placed on the layer GIS AB\_LIGHTING and all associated text shall be placed on the layer GIS AB\_LIGHTING\_TEXT. The color associated with the layer shall be red.
  - g. The as-built multi-use path system shall be placed on the layer GIS AB\_TRAIL and all associated text shall be placed on the layer GIS AB\_TRAIL\_TEXT. The color associated with the layer shall be brown.
2. One (1) Digital copy of the paper space as-built plan set on compact disc. All sheets of the original approved construction plan set, modified as necessary, shall be included. The digital submittal shall be compatible with AutoCAD MAP 2004 on compact disc. Also, provide one (1) digital copy in pdf format.
3. A monument(s) and/or benchmark shall be installed prior to project acceptance by the Village. This applies to all projects which meet the requirements for installing a permanent monument/benchmark. The monument/benchmark shall be constructed per Detail #51. The X and Y coordinates along with the elevation shall be submitted to the Village in letter format.