



CITY OF BROADVIEW HEIGHTS ENGINEERING DEPARTMENT

9543 BROADVIEW ROAD
BROADVIEW HEIGHTS, OH 44147
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As-Built Plan Requirements

Prior to the release of public improvement bonds or the approval of comprehensive permits for newly completed subdivisions, as-built drawings shall be submitted in accordance with the following standards:

1. As-built plans shall utilize the NAD-83 Ohio South State Plane Coordinate System for horizontal control and the NAVD-1988 for vertical control.
2. As-built construction plans shall be conducted upon completion of all public improvements as shown on the approved construction plans and prior to acceptance by the City of Broadview Heights. As-built drawings shall contain the following:
 - a. Sanitary sewer:
 - i. Lengths, inverts, rim elevations, pipe material (labeled “as shown on approved construction plans”), and percent grades. ii. Locations (by station number & offset and state plane coordinates) of all sanitary sewer main appurtenances (manholes, clean-outs, etc.).
 - b. Storm sewer:
 - i. Lengths, inverts, rim elevations, pipe material (labeled “as shown on approved construction plans”), and percent grades.
 - ii. Locations (by station number & offset and state plane coordinates) of all storm sewer appurtenances (catch basins, manholes, field grates, centerline information for paved ditches, headwalls, etc.).
 - c. Water:
 - i. Depth to the top of the water valve nuts for all water valves.
 - ii. Locations (by station number & offset and state plane coordinates) of all water main appurtenances (valves, fire hydrants, water meter pits, curb stops, etc.).
 - d. Miscellaneous utilities:

i. Locations (by station number & offset and state plane coordinates) of all electrical and telecommunications appurtenances if visible and/or installed (i.e., hand boxes, transformers, cross-overs (pick-up E stamped on curb), light poles, etc.) and gas lines.

e. Detention Basin:

i. Locations (by station number & offset and state plane coordinates) of all inlets and outlet structures, spillways, etc. Elevations shall be provided for all items. Orifice diameters shall be provided.

ii. Topography of the basin and downstream flow channels shall be shown. The design and as-built volumes of the basin shall be listed in cubic feet. The as-designed information shall be shown in black, while the as-built information shall be shown in red with the as-designed information being struck out with a single line. The as-built location of improvements shall be graphically shown in both plan and profile views in red.

3. The as-built grading plan will need to be conducted prior to the construction of any homes within the subdivision. Any deviations from the grading as shown in the approved grading plans shall be shown in red with the original grading shown in black.

4. All subdivision boundary corners shall also be tied to the NAD-83 Ohio South State Plane Coordinate System and labeled with a northing and easting as well as centerline intersections, cul-de-sac center points and offsets and offsite easement centerlines where requested.

5. As-built plans shall be submitted on standard 22" x 34" or 24" x 36" white sheets, include all sheets from title sheet to last sheet (i.e., if approved construction plans have 15 sheets, all 15 sheets shall be required for as-built plans) and be stamped by a professional engineer or surveyor registered in the State of Ohio.

6. Digital copies of all as-built plans shall also be submitted on CD in AutoCAD and PDF formats with both design and as-built information shown as described above. AutoCAD layouts shall be provided allowing for the reproduction of a complete set of plans as needed.

If you have any questions please call (440) 838-4705 or email gyelenosky@broadview-heights.org

