



**Community Development**  
 11360 Lakefield Drive, Johns Creek, GA 30097  
[www.JohnsCreekGA.gov](http://www.JohnsCreekGA.gov)  
 678-512-3200

# AS-BUILT / END OF DEVELOPMENT CHECKLIST

## OVERVIEW

As-builts and stormwater facilities maintenance agreements are required for both commercial and residential projects. Water & Sewer as-builts must be approved by Fulton County and storm system as-builts and maintenance agreements are required and reviewed and approved by the City of Johns Creek. All documentation is required prior to the issuance of a Certificate of Occupancy or Completion.

## CONTACT US

**678-512-3200**

Planning & Zoning.....	Ruchi Agarwal
GIS/Addressing.....	Catherine Cronlund
Land Development Manager.....	Gilbert Quinones
Public Works/Transportation.....	Chris Haggard
Fire.....	Chris Clanton

## OTHER HELPFUL TELEPHONE NUMBERS

Fulton County Environmental Health Services.....	(404) 332-1801
Septic Tank Permits (Residential & Commercial), Water Well Permits, Community Swimming Pools	
Call Before You Dig.....	(800) 282-7411 or 811
Georgia Department of Transportation.....	(404) 986-1094
Fulton County Water / Sewer.....	(404) 730-7399

*The City of Johns Creek reserves the right to change this checklist as necessary at any time.*

## AS-BUILT CHECKLIST

1. Provide Professional Engineer's seal and signature on As-Built drawings for stormwater management facilities.
2. Fulton County water as-built approval required
3. Fulton County sanitary sewer as-built approval required
4. List project name including a.k.a./f.k.a, the City of Johns Creek Land Disturbance Permit (L.D.P.) number.
5. Provide North Arrow (state plane GA West)
6. Indicate engineer's name, address, and phone number. Dates of revision shall be included and plans shall be signed and sealed by a Professional Engineer.
7. Depict Land Lot, Districts, Section, City, and County.
8. List owner's name, address, and telephone number and 24-hour contact name/local phone.
9. The as-built submittal shall be to scale on 24" x 36" sheets. Include a location map.
10. Street names shall match that of the final plat/LDP.
11. Show all new improvements:
  - A. Building/structure, parking lot with striping, sidewalks and/or trails, outdoor lighting, etc.
  - B. Right-of-Way improvements including roadway expansion, curb & gutter, sidewalks, striping, etc.
12. Show all building setback lines, zoning buffers, landscape strips, stream buffers and impervious setbacks.
13. Show all adjacent property owners and zoning.
14. Show all pipe crossings (storm drainage, sanitary sewer, water, and sewer laterals) on plan and profile views.
15. Indicate type of pipe, size, slope, and length of sanitary sewer, storm drainage system, and water. Delineate centerline of all streams, local and state stream buffers, and 100-yr floodplain.
16. All manholes indicated with identification, station number, top elevation, invert elevations (in and out).
17. Show ALL easements (water, sanitary sewer, drainage, access, utility, combination, etc.). All public easements must be recorded and clearly shown as such. All storm drain lines and conveyances shall have a twenty (20) feet drainage easement shown.
18. Show all storm drainage systems, including profile of storm pipes and detention ponds, and all offsite drainage easements. All storm drain lines and conveyances shall have a twenty (20) feet drainage easement shown.
19. Provide two State Plane coordinates, Georgia West Zone.
20. Show the following on detention ponds:
  - A. 6 ft. fence, 10 ft. inside access easement, 20 ft. landscape strip around pond, and a 20 ft. access easement leading to pond.
  - B. Outlet structure with dimensions.
  - C. Indicate 25-yr. and 100-yr. storm elevations, volume of pond and how detention is provided if no pond is on site.
21. Provide an As-Built Hydrology Study signed and sealed by Professional Engineer. Study must indicate and state that the stormwater management facility(s) functions as designed per the land disturbance permit and that all stormwater management requirements of the City of Johns Creek have been met.
22. Show size, length and width of rip-rap at head walls.
23. Stormwater Facilities Maintenance Agreement: Recorded with the Clerk of Superior Court of Fulton County showing the Deed Book and Page Number on the Final Plat.

## REQUIRED DOCUMENTS INSTRUCTIONS

### **As-Built Stormwater Management Facility - As-Built Hydrology Study**

Provide an As-Built Hydrology Study signed and sealed by Professional Engineer. Study must indicate and state that the stormwater management facility(s) functions as designed per the land disturbance permit and that all stormwater management requirements of the City of Johns Creek have been met.

### **As-Built Flood Study (if applicable)**

Provide an As-Built Flood Study signed and sealed by Professional Engineer, this would only be required if the original development required a flood study for permitting.

### **Stormwater Facilities Maintenance Agreement**

This agreement, which shall be recorded among the deed records of the Clerk of Superior Court of Fulton County, states that all stormwater facilities will be maintained by the property owner.