

SITE & SUBDIVISION INSPECTION

Most Common Items that Prohibit and Delay Project Acceptance

Submittal of accurate and matching Final Cost & Quantities, Construction Summary, Intersection Drawings, and As-Built Plans are required to achieve Project Acceptance. The below list provides the most common items that prohibit and delay project acceptance through the Site and Subdivision Inspection processes. These are listed to provide awareness in assisting the development community to have a smoother and more expeditious project.

Final Cost & Quantities

- incomplete or inaccurate project cost
- discrepancy from original contract cost
- inaccurate project cost and quantities in comparison with plans

Construction Summary

- incomplete or inaccurate project cost
- inaccurate construction summary material or quantities in comparison with plans

Intersection Drawings

- drawings do not match plan set
- inaccurate locations and measurements

As-Built Plan Set

- Inspector not provided with most up-to-date corrected/revised plans
- inaccurate construction summary material, cost or quantities in comparison with plans
- indecipherable and/or incomplete plan set submitted

Maintenance Bond

- maintenance bond does not match the final reported cost of the project in the right of way
- submittal does not follow the template format and required information

Timing

- project close out documentation is given at different times requiring a more lengthy review process
- project connecting into a proposed or unaccepted project

Additional Austin Water Maps & Record Items

- final cost & quantities, construction summary, valve turn report and intersections not matching plans
- invalid or incorrect utility easement document numbers

<http://www.austintexas.gov/page/commercial-site-and-subdivision-inspections>

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