

**REVISED ADDITION TO THE TOWN OF GREENEVILLE SUBDIVISION  
REGULATIONS**

**ARTICLE II, D**

**D. “AS BUILT” PLANS**

1. In a major subdivision or any development that shall involve new improvements such as the construction of new streets, roads, public water or sewer facilities, sidewalks, stormwater management structures, or similar facilities, the use of the development shall commence only after an as-built plan has been approved by the Town Planner, who shall fully describe the same to the Planning Commission.
  
2. All plans submitted shall be certified by an *engineer* or *surveyor*. The certification shall include a validated professional’s seal and a signed statement, printed on the “As-built” plans, stating that the information presented in the “As-built” Plans is based on a survey of the improvements in their “as-built” condition, and that the information is in accordance with the Greeneville Water Commission and Public Works Departments’ standards of latest issue. The original and 5 copies of the final grading plan, and plans of completed improvements, shall be drawn to a scale of 1"=100' horizontal, 1"=5' or 1"=10' vertical, on sheets no larger than 24" by 36". Large projects may be drawn on sheets no larger than 30" by 42". “As-built” plans shall be prepared in the same manner as site plans – involving a preliminary and a final – and shall include the following information:
  - a) Cross sections of each street, street profiles (referenced to sea level datum) with stations indicated, percent grades on slopes, vertical curve lengths, k-values, *street* and right-of-way widths, centerline bearings and curve radii, and turning radii.
  
  - b) The proposed stormwater system including drainage basins, pipe locations, sizes, grades, profiles, and depths, catch basins and their locations, sizes and construction details of other all other structures as detailed in the applicable Greeneville Stormwater Ordinance, including but not limited to ditches, flumes, headwalls, and detention and water quality basin volumes.
  
  - c) The as-built grading plan showing pre-construction contours in dashed lines and as-built grading contours in solid lines at vertical intervals of not more than two feet based on North American Vertical Datum 88.
  
  - d) The water distribution system including pipe locations and sizes, the location of valves, service laterals and fire hydrants, profiles of the system and hydraulic grade lines.
  
  - e) The sanitary sewer collection system including design calculations, pipe locations, sizes, profiles, service line locations and elevations (North American Vertical Datum 88) of manholes.
  
  - f) Refer to the “As-Built Plans Check List”, included in the appendix of these regulations for additional information to include in the “As-Built” Plan

## **AS-BUILT PLANS CHECK LIST**

Project Name: \_\_\_\_\_

Location: \_\_\_\_\_

Date of submission of "As Built": \_\_\_\_\_

Review: Preliminary \_\_\_\_\_ Final \_\_\_\_\_

### **COVER SHEET:**

- Provide the Name of the development
- Provide the words "As-Built Plans" in the title
- Provide the Date
- Provide the name and address of the Owner and/or Developer
- Provide the name and address of the Engineer or Surveyor responsible for the As-Built Plans
- Provide the Engineer's or Surveyor's professional seal, properly validated
- Provide the Name of the Designer of the development
- Provide the Name of the Contractor that built the development project
- Provide an index of Sheet Numbers (a table of contents)
- Provide a Location Map (at a scale presenting street names that are readable)

### **HORIZONTAL LAYOUT OF COMPLETED STREETS, DRIVEWAYS AND CROSS SECTION:**

- Compare the as-built conditions to the approved site plans and provide tabulated information that indicates the difference between the as-built and proposed site plans.
- Provide Street Names for each street
- Provide Centerline Curve data (Radii, Delta, Length)
- Provide Centerline Tangent Bearings
- Provide Stationing along the Center line
- Provide a typical street cross section for each different street used in the development
- Show profile of final street tangents with labeling providing tangent grades
- Show vertical curves with labeling providing vertical curve lengths and elevation of high and low points
- Show lines representing the edge of pavement
- Provide for each street dimensioning for width of pavement, curb and gutter, grass strip, sidewalk, and side slopes
- Provide identification of type of curb and gutter that was constructed
- Show lines representing the back of curb
- Provide for each street dimensioning for width as measured from Back of curb to Back of curb

- Provide dimensioning for the width of each grass strip
- Show lines representing the front and back of sidewalk for each street
- Provide dimensioning for the width of sidewalk on each street
- Show the right-of-way lines for each side of the street, if different from the back of sidewalk
- If the back of sidewalk is not at the right-of-way line, provide dimensioning for distance between the back of sidewalk and the right-of-way line
- Provide the location of each handicap ramp, and indicate if truncated domes are present
- Provide dimensions of driveways
- Specify if driveway is heavy duty or not.

**PROFILE OF THE VERTICAL ALIGNMENT OF THE COMPLETED STREET  
AND STORM WATER PIPES:**

- Compare the as-built conditions to the approved site plans and provide tabulated information that indicates the difference between the as-built and proposed construction
- Show location of storm water inlets and associated boxes or manholes, provide identification
- Using labels, indicate the top and invert elevations, the type of inlet used and the type of construction used for the box or manhole below the inlet
- Show the profile of all storm water pipes, provide identification labeling, indicate the slope of each storm water pipe, the diameter of each pipe and the type of pipe material used in the installation
- Show the profiles of all storm water channels that were constructed for the development, providing slope and channel lining material (rip-rap, grass, etc.)

**EXPLICIT STORMWATER DRAINWAYS:**

- Compare the as-built conditions to the approved site plans and provide tabulated information that indicates the difference between the as-built and proposed construction
- Show storm water inlet locations and use identification labeling to help the plan user locate the same inlet on the profile of the storm water pipe
- Provide labeling that will indicate the type of inlet found (for standard combined curb and gutter or combined mountable curb and gutter)
- Provide labeling for the type of construction used for the box or manhole below the inlet (for example: precast)
- Provide labeling to indicate the type of lid used on these manholes (grate with frame, or solid lid with frame)
- Provide labeling that will provide the type of construction used for the manholes
- Show storm water pipe routes and provide identification labeling common with the corresponding storm pipe profile
- Provide labeling to show the diameter and the type of material used for the storm water pipe (RCP, HDPE, CMP, etc.)

- Show storm manholes that are not associated with storm water inlets, and use identification labeling common with the corresponding storm pipe profile
- Show storm manholes that are not associated with storm water inlets, and use identification labeling
- Show locations of all end walls and provide identification labeling common with the corresponding storm pipe profile
- Show location of open channels constructed for storm water transport, providing labeling showing the width of the channel bottom and top, and the type of lining used (rip-rap, grass, etc)
- Show locations of other storm water structures associated with the Subdivision construction and provide dimensioning and identification labeling
- Provide labeling to indicate the type of material and construction used for these other storm water structures (precast concrete, concrete cast in place, corrugated metal, etc.)
- Show any special drainage easements, providing labeling to indicate width, and the lengths and bearings of its centerline

#### **STORMWATER MANAGEMENT STRUCTURES AND BRIDGES:**

- Compare the as-built conditions to the approved site plans and provide information that indicates the difference between the as-built and proposed site plans
- Provide a detail drawing for each different type of storm water inlet, box, manhole, culvert, bridge, or open channels constructed in the development. Research the approved construction plans and use those details if they apply, if not create a detail to fit what was observed in the as-built survey
- Provide the location and size of the emergency overflow channel, provide labeling to indicate width, length, and depth of the channel
- Provide location of any permanent erosion control used around inlets and outlets to the basin Show a detail of the outlet flow control structure
- Show the outlet flow control structure's location within the basin
- Provide labeling that will identify the size, shape, type of material used for constructing the structure
- Provide the elevations of the various outlet openings in the structure of the structure, including the top elevation

#### **STORM WATER DETENTION AND WATER QUALITY FACILITIES, ETC.:**

- Compare the as-built conditions to the approved site plans and provide information that indicates the difference between the as-built and proposed site plans
- Show the location and size measurements of completed detention basin:
- Provide location within the development
- Provide foot print at top of berm elevation

- Provide the as-built storage volume
- Provide slope rate for its sides (such as 3:1 or 2:1)

**FLOODPLAIN AND FLOODWAY BOUNDARIES:**

- Show any streams existing within the subdivision, its corresponding floodplain boundary, elevations of the 25 year flood at intervals, and floodway boundaries as required by the Greeneville Stormwater Ordinance. Utilize FEMA, State, City, and developer's engineering studies to obtain the data
- Show any sink holes existing within the development, providing the corresponding 25 year floodplain boundary and elevation. Utilize FEMA, State, City, and developer's engineering studies to obtain the data
- If any sink holes were approved by the Tennessee Department of Environment and Conservation to act as injection wells, provide the as-built conditions of the injection well, and include any detail drawings from the site plans that accurately reflect the way the injection well was constructed
- If any sink holes were approved by the Tennessee Department of Environment and Conservation to be closed by filling or other type of construction, provide as-built tope of the former sink hole and include detail drawings from the construction plans that will reflect the way the sink hole was closed.

**STRUCTURES, GREEN SPACE AND UTILITIES SERVICES:**

- Show the location and dimensions of all principal structures, outdoor recreational areas, customary accessory structures and shades
- Show the location and dimensions of all parking spaces
- Tabulate the total number of handicap and ordinary parking spaces.
- Show the measurements of setbacks.
- If a variance was granted, add a note stating the variance and the date of approval.
- Show the location of any new trees planted, and provide a legend to identify the type of tree.
- Show the location of any and all easements.
- Show the location of the street light poles and other utility poles within the development, and provide labeling identifying the pole
- Show the location of electric company boxes, telephone company and cable television boxes and equipment located in the development, provide labeling identifying the company (Power, Telephone, CTV, etc)
- Show water and sanitary sewer facilities as-built information as specified by the Water and Sewer Department