



4.8 As-Built Certifications

Prior to obtaining a Certificate of Occupancy, two (2) complete copies of as-built drawings with the appropriate professional certifications must be provided to Knox County Engineering for approval. The as-built drawings will be compared to the approved stormwater management plan for any irregularities or non-conformance with the approved plans.

The as-built drawings shall reflect the “as-constructed” condition of the development, and shall include sufficient information to demonstrate conformance with the approved stormwater management plan. Significant deviations from the approved plan shall be considered violations of the Knox County Stormwater Management Ordinance and are grounds for the invocation of the injunctions and penalties defined therein, and/or withholding the release of a bond pending the completion of corrective action(s), and/or requiring a submittal of a revised stormwater management plan. In the event that the Director requires submittal of a revised plan, the revision shall include a description of the discrepancies between the site conditions and the prior approved stormwater management plan, along with design calculations that demonstrate that the as-built conditions comply with the Knox County Stormwater Management Ordinance. Should the as-built conditions be shown to have a negative impact with regards to flooding, maintenance, erosion or water quality, the Director has the authority to require other mitigation measures and proposed design plans to mitigate any potential impacts from the development.

Only complete as-built plans will be accepted by Knox County Engineering for review. The As-Built Certification checklist presented in Appendix E shall be included in the as-built plan to indicate that a complete plan is being submitted. As-built plans shall contain the information and certification(s) listed, as applicable to the development. Some requirements of the checklist in Appendix E will not be applicable to all projects. These requirements should be checked as “not applicable”. The Director has the authority to request the submittal of additional information with the as-built plan as necessary to allow a thorough review of the as-constructed conditions. Omission of any required items shall render the plans incomplete, and they will be returned to the applicant, or their engineer, so that they may be completed.

Plats, easements and BMP locations shown in the Operations and Maintenance Plan must be field checked by the property owner or developer prior to submitting the as-built plan to ensure that the field locations are approximately correct. Prior to submittal of the as-built drawings, all easements and survey plats, and the final Operations and Maintenance Plan for the development must be recorded in the Knox County Register of Deeds’ office. Copies of the recorded documents or other verification of the recording shall be included with the as-built drawings.

As-built plans must be prepared and stamped by the appropriate design professional as required to stamp the original stormwater management plan, and/or a registered land surveyor licensed to practice in the State of Tennessee. Land surveyors providing as-built plans must provide the following certification, in addition to the surveyor’s seal and an original signature and date across the seal.

<p><i>I hereby certify that I have surveyed the land boundaries and easements shown hereon in accordance with the accuracy requirements for a Category I survey and that the ratio for precision of the unadjusted survey is not less than 1:10,000.</i></p>		
<p><i>I further certify that I have located all natural and manmade features shown hereon in accordance with the current Standards of Practice as adopted by the Tennessee State Board of Examiners for Land Surveyors. I certify the location, elevation and description of these features.</i></p>		
<p>_____ <i>Printed name</i></p>	<p>_____ <i>Date</i></p>	<p>_____ <i>RLS Number</i></p>



The reviewing engineer shall provide the following certification, in addition to the engineer's seal and an original signature and date across the seal.

