Municipal Development Standards

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The City of SPRUCE GROVE

- 1) The warranty period will expire when the City has issued the Final Acceptance Certificate. The Developer shall be responsible to correct any defects or deficiencies in design, material, and/or installation that are noted during the warranty period. Refer to Section IV.6.a-d of the City of Spruce Grove Standard Development Agreement for the warranty periods of various infrastructure.
- 2) Application for FAC must be made within fourteen (14) days of the maintenance period expiration. Surface Improvements, can, at the approval of the City, be preinspected up to three (3) months in advance of formal inspection to identify removals.

The following must be submitted electronically to request a formal inspection and apply for FAC:

- □ Completed Appendix A-3 FAC Request Form and Certificate specifying any exclusions to the improvement;
- Overall Plan highlighting infrastructure being requested;
- □ Previously rejected FAC (as applicable);
- □ As-built Record Drawings submitted within six (6) months of the CCC being issued;
- Report certifying that the Improvements are constructed and maintained in accordance with the Municipal Development Standards and in compliance with the Development Agreement, including any Special Clause as applicable;
 - Underground Utilities
- Closed-circuit television (CCTV), conducted within three (3) months of maintenance expiration, complete with summary report, and uploaded to a web storage provided by the consultant;
- □ Infrastructure Summary Table Underground
- □ Sufficient turf establishment with confirmation from the City's Landscape inspector (SWMF);
- Grade Verification below NWL (SWMF);
 - Surface Improvements
- □ Pre-inspection deficiency report;
- □ Geotechnical testing report;
- □ Summary of final asphalt core density and thickness assessment;
- Infrastructure Summary Table Surface;
 Landscaping Improvements
- Digital copy of approved Landscape drawing set;
- Deficiency list from CCC inspection;
- 3) Within 30 days of receipt of FAC Inspection Request, provided all requirements are met, the City shall schedule an inspection (weather and ground conditions permitting). The Consultant and all applicable contractors shall attend the FAC inspections with the City's representative(s).

Where the FAC inspection reveals deficiencies to be corrected, the Consultant shall provide a list of such deficiencies to the Developer and the City within ten (10) days. The Developer shall be responsible for immediately correcting such deficiencies and notifying the City when such is complete. The City shall conduct another FAC inspection within two weeks of such notification. Should the City note any remaining outstanding deficiencies at subsequent FAC inspections, the FAC inspection cycle shall repeat until all deficiencies are corrected to the satisfaction of the City, the City reserves the right to charge a special inspection fee to the Developer to recover the costs to the City for excessive re-inspections.

All deficiencies must be corrected within the same construction season to a maximum of six (6) months from the time of the initial inspection or a full re-inspection will be required.

5) Should the re-inspection of the corrected deficiencies not be completed prior to weather related restrictions, the FAC will not be issued until the following spring where a full re-inspection will be required. Additional fees may apply.

No FAC inspections for Surface Improvements will occur after October 15th.

No FAC inspections for Landscape Improvements will occur after <u>September 15th</u>. All deficiencies for Landscape Improvement FAC's must be completed and FAC's issued by <u>October 1st</u> or it will be carried over to the following spring where a full re-inspection will be required. Additional fees may apply.

- 6) The warranty period will be extended indefinitely until all outstanding deficiencies are corrected by the Developer to the satisfaction of the City.
- 7) The City will issue the FAC upon satisfactory inspection of the site and acceptance of all required submissions.

Submit applications by email to:

Land Development Inspector (Underground/Surface) Landscape Inspector (Landscaping/Fencing) *For inquiries:* engineering.inquiries@sprucegrove.org

*Development Agreement Application Fee and Inspection Fee are both established under the Development Fees and Fines Bylaw



Appendix A-3 FAC Request Form – Infrastructure Summary

Surface Improvements

Development Project:

Contractor Name:

Total Cost of Improvement:

Road Name /	ROADWAYS				CURB & GUTTER / SIDEWALKS / RAMPS / TRAILS / SWALES						
Location (Specify road classification)	Asset Description (Include separate lines for: asphalt; base & subgrade; overlay)	Length (m)	Width (m)	Surface area (m ²)	Total cost (\$)	Useful Life (yr) Leave blank	Asset Description (RF, SF, Mono, Separate Walk, SUP, Concrete Swale, Ramp, Crossing, Median)	Length (m; or specify)	Width (m)	Total cost (\$)	Useful Life (yr) Leave blank
Ex. King St (Collector)	70mm-LT	36	11	396	\$9,543.60		SF curb	72	0.4	\$9,642.40	
Ex. King St (Collector)	300mm-20mm GBC & 200mm subgrade	36	11	396	\$8,355.60		Pararamp	2 ea	1.5	\$4,614.26	
Ex. King St (Collector)	40mm-LT FAC lift	36	11	396	\$8,102.16						

Note: Mailbox pads and temporary infrastructure that will not be contributed to the City do not need to be listed.



Appendix A-3 FAC Request Form – Infrastructure Summary

Development Project:

Contractor Name:

Total Cost of Improvement:

Asset Description (Mainline, Manhole, CB, CBMH, CB lead, SWMF, Valve, Hydrant, Residential lot services)	Utility / Use (water, sanitary, storm)	Size / Diameter (mm)	Material (if applicable)	Cover (if applicable)	Quantity (m; or specify)	Total Cost (\$)	Useful Life (yr) Leave blank
Ex: Manholes	Storm	1200	Concrete	NF80	3 ea	\$15,244.20	
Ex: SWMF	Storm	N/A	N/A	N/A	1 ea	\$12,356.54	
Ex: Residential lot services	All	20 water; 100 sanitary; 150 storm	Copper; PVC; PVC	N/A	20 ea	\$98,306.33	
Note: Mainlines do not need to be broken down b							

Note: Mainlines do not need to be broken down by depth. Additional miscellaneous costs can be allocated to the total cost of the item/s it was intended for.

Underground Utilities

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	SPRUCE GROVE
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Soft Landscaping

Appendix A-3
FAC Request Form – Infrastructure Summary

Municipal Development Standards

Development Project:	 	
Contractor Name:	 	
Total Cost of Improvement:	 	

Description of Work	Quantity	Cost
Fine grade existing topsoil and seed		
Fine grade existing topsoil and sod		
Wood chip mulch		
Trees		
Shrubs		
Perennials		
Annuals		



Hard Landscaping

Appendix A-3
FAC Request Form – Infrastructure Summary

Municipal Development Standards

Development Project:		_
Contractor Name:		
Total Cost of Improvement:	 	

Description of Work	Quantity	Cost
Waste receptacle		
Bench		
Bollards		
Fences – chain link		
Fences - wood		
Fences – decorative steel		

FINAL ACCEPTANCE CERTIFICATE

DEVELOPMENT AREA:		
DEVELOPER:		
CONTRACTOR:		
MUNICIPAL IMPROVEMENT*:		
	*(attachment outlining location must be included	with this application)
DATE OF APPLICATION:		
Pursuant to the Development Agreen	nent between The City of Spruce Grove and the Develope	er named herein.
	, of	
	e said Municipal Improvement is complete and construct	
	with The City of Spruce Grove's Municipal Development	Standards, and I hereby
ecommend this Municipal Improven	nent for Final Acceptance.	
Professional Seal		
	Project Manager	Date
	Signing Officer (Professional Engineer)	Data
	Signing Officer (Professional Engineer)	Date
Maintenance Period End Date:		
nspection Date:		
s this a Re-Inspection? DNO	Yes (Date of original inspection):	
nspection Results: 🛛 Rejected/re	e-inspection required	
	corrections/follow-up required by (date):	
, Г		
	I hereby certify that all noted deficiencies hav	e been corrected.
	Project Manager	Date
□ Approved		
	Authorized City Inspector	Date
	Director of Engineering	Date



FINAL ACCEPTANCE CERTIFICATE LANDSCAPING

DEVELOPMENT AREA:		
DEVELOPER:		
CONTRACTOR:		
MUNICIPAL IMPROVEMENT*:	*(attachment outlining location must be included v	vith this application)
DATE OF APPLICATION:		
Pursuant to the Development Agree	ment between The City of Spruce Grove and the Developer	named herein,
I,	, of	, (Consulting Firm)
approved construction drawings and recommend this Municipal Improver Professional Seal	l with The City of Spruce Grove's Municipal Development S ment for Final Acceptance.	tandards, and I hereby
	Project Manager	Date
	Signing Officer (Professional Landscape Architect)	Date
Maintenance Period End Date:		
Is this a Re-Inspection?	Yes (Date of original inspection):	
Inspection Results: Rejected/	re-inspection required	
	corrections/follow-up required by (date):	
	I hereby certify that all noted deficiencies have	been corrected.
	Project Manager	Date
Approved		
	Authorized City Inspector	Date
	Director of Engineering	Date