

3.5 As-Constructed Document Requirements

Prior to the City's inspection for the release of the site plan letter of credit, the Owner shall provide a complete set of "as constructed" documentation as follows:

- 3.5.1.1 (a) "As Constructed" site servicing and grading plan(s) – handwritten red line revisions on the plans are not acceptable, to include the following:
- 3.5.1.1 (a) (i) The following certification shall be sealed, signed and dated by a Professional Engineer on the "As Constructed" site servicing and grading plan(s):

CONSULTANT'S COMPLETION CERTIFICATE

I have reviewed the "as constructed" site conditions and certify that:

- the site grading has been completed according to the approved drawings including all retaining walls (less than 1 m), toe curbs, curbs, asphalt areas, sod areas, fencing, railing and sidewalk as shown on the approved plans; and

plus either of:

- the actual grading and appurtenant drainage works have been constructed in accordance with the approved site servicing and grading plan(s) and stormwater management report.

or

- the actual grading and appurtenant drainage works have not been constructed in conformity with the approved site servicing and grading plan(s), however, the recommendations and design requirements of the approved stormwater management report have been met. The allowable stormwater outflow and stormwater storage have been attained using sound engineering principles. The site grading, drainage and storage will not adversely affect adjacent lands.

- 3.5.1.1 (a) (ii) "As constructed" elevations at all lot lines, stormwater ponding areas, retaining walls, toe curbs, curbs, pipe inverts of all lot line connections, are to be shown on the approved plan and identified in the legend.
- 3.5.1.1 (a) (iii) Any revised site conditions such as a deleted retaining wall(s), new driveway connection(s), relocated hydrant(s), etc.
- 3.5.1.1 (b) The engineer shall provide a letter certifying that all the stormwater management components (e.g., rooftop controls, orifice control, stormwater storage volumes, etc.) and grading including associated works have been completed in accordance with the approved site servicing and grading plan(s) and stormwater management report.
- 3.5.1.1 (c) A separate Geotechnical and/or Structural Engineer certification shall be submitted for retaining walls greater than 1m in height.
- 3.5.1.1 (d) If applicable, a certificate shall be required from the noise consultant, sealed, signed and dated by a Professional Engineer certifying that the recommended noise attenuation measures have

been implemented in the development in accordance with the noise report noted in the site plan agreement.

- 3.5.1.1 (e) If applicable, a certificate shall be required from the electrical consultant, sealed, signed and dated by a Professional Engineer certifying that all outside lighting erected on the lands have been diffused and directed downward and inward from adjacent land uses and public streets.
- 3.5.1.1 (f) Any other relevant documentation which may be required on a site-specific basis.

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