

TYPICAL CIVIL ENGINEERING-LAND DEVELOPMENT PROJECT SEQUENCE OF EVENTS (FOR SINGLE FAMILY DWELLINGS)

Once the land owner/developer enters into an agreement with the Municipality and retains a Civil Engineer, the civil design process can begin. The steps are generally as follows:

1. Civil Engineer attends a pre-design meeting, and submits forms required, with Local Governing Authorities to obtain the recommendations for site servicing. This includes all works within municipal right-of-way areas.
2. Payment of administration fees to Municipality and other Governing Authorities.
3. Coordination between other sub-consultants (Building Designer, Legal Surveyor, Geotechnical Engineer etc.)
4. Conceptual engineering design for review with developer and Governing Authorities (including BC Hydro, Telus, Shaw Cable, Fortis BC and Canada Post etc.)
5. Submission of detailed engineering design for Approval Submission with all Governing Authorities, reports, construction cost estimate and required letters and payments required - this includes bonding for the normal one year maintenance period.
6. Review of engineering drawing by Governing Authorities (this can take anywhere from 4 weeks to 6 months depending on Governing Authorities workload)
7. Revisions to engineering design drawings by engineering firms, after reviewing comments and ensuring that the owners best interests and costs are addressed.
8. Civil Engineer to submit Construction Safety Plan for soil deposit/removal and associated permits, if required.
9. Once Final Approval by Governing Authorities has been received (Letters of Acceptance etc.), Issued for Construction drawings are issued to all sub-consultants and contractor.
10. Pre-construction meeting between all Governing Authorities and sub-consultants occurs.
11. Work by Municipalities and other Governing Authorities scheduled and completed by their crew.
12. Work by contractor may begin.
13. Once the civil works have been completed, the legal/topographic surveyor will go out and record the as-constructed information for preparation of the as-constructed drawings and documentation.
14. As-constructed drawings and documentation reviewed and approved by Municipal staff.
15. Municipal services Warranty Period starts and lasts a term of one year - developer is responsible for the maintenance of the civil off-site works during this time.
16. Once Warranty Period expires the bond is released to developer and the maintenance of works (not including Strata Lots) development servicing on municipal property becomes the responsibility of Governing Authorities.
17. Prepared lots can then be serviced to the proposed dwelling (on-site construction).
18. Once on-site construction is complete, the Municipal Building Inspector performs inspections to ensure dwelling is built to the appropriate Building Code requirements.
19. When Building Inspector is satisfied, the occupancy permit is issued and happy new home owners move in!