



This document provides the typical construction phasing guidelines for new residential subdivisions. Although much of the work is not linear, avoiding phasing conflicts will help to maintain the builder's forward progress in a planned and efficient manner. There may be limited "at risk" options available, if certain conditions are met. For questions or more information, contact the assigned Civil Inspector.

Typical phasing milestones for a new residential subdivision include but are not limited to:

- 1) Phased plans are approved, all relevant civil permits are purchased, and Arizona 811 utility location (AZ Blue Stake) is complete.
- 2) A preconstruction meeting with the assigned Civil Inspector is scheduled at least 48 hours in advance.
 - a. The owner's representative, contractors, and consultant will discuss the scope of work.
 - b. Phasing will be reviewed with the project team and Civil Inspector.
- 3) Stormwater best management practices are installed per the approved stormwater management plan (SWMP) prior to any earth work or construction access.
- 4) Native Plant Inventory and Salvage operations are complete. This includes preservation fencing, boxing trees, nursery set up, and clearing and grubbing.
- 5) Construction Staking is complete and has been approved by the Civil / Site Inspector per TRT 00919.
- 6) Grading may occur after the native plant salvage operations are completed and approved and the grading and drainage (CGD) permit is purchased.
 - a. The CGD permit must be purchased before or concurrently with water/sewer/dry utilities permits.
 - b. Rough and final grading of streets, retention areas and pads may occur.
 - c. Review and understand stockpile and haul route permitting requirements (TRT 00103 and TRT 00049, respectively)
 - d. Obtain retaining wall permits (TRT 00355).
- 7) Traffic restrictions must be in place per the City of Phoenix Street Transportation Department Right of Way Management Division's Traffic Barricade Manual. Associated TRACS permits are requested through the assigned Civil inspector.
- 8) Utilities should be installed in the following order: Sanitary sewer (starting from low end outfall), water, storm drain, and dry utilities.
 - a. Sewer and water lines must be installed and backfilled tested.
 - b. Approved as-builts may then be submitted to obtain "interim acceptance."
- 9) Combustible materials may be brought on site with fire protection in place. Building permits may be issued at this point.
- 10) Concrete work including curbs, sidewalks, scuppers, catch basins, etc. may begin after utilities are installed and accepted, pad elevations certifications are complete, and fire protection is in place. Concrete work must be 100% complete prior to surface improvements.

- 11) Paving may commence in the following order after the materials are tested and approved, and the compaction reports are submitted: subgrade preparation, string line, proof rolling.
- 12) Surface completion activities are completed next and include landscaping, water and sewer adjustments, streetlights, and signs.
 - a. Landscape consists of proper installation of irrigation and trees per the approved plans. These must be completed before the final walk through.
 - b. Sewer and water line collars are adjusted at this time along with line cleaning (hydrovac / vacuuming), sewer insecticide treatment, etc.
 - c. Streetlights and signs may be installed per approved plans.
- 13) As-built paperwork must be submitted and closed out using the Civil Infrastructure Acceptance Requirements (TRT 00308).
- 14) Once all the previous steps have been completed, the final walk through may be scheduled at least 48 hours in advance with the assigned Civil Inspector. The Civil Engineering Construction Checklist (TRT 00081) should be used as a guide.
- 15) Any deficiencies noted during the final walk through (Civil Inspections Final Punch Checklist – TRT 00293) must be corrected before final acceptance.