



This guideline provides a typical construction sequence for new residential subdivisions. Although much of the work is not linear, avoiding sequence conflicts will help to maintain the builder's forward progress in a planned and efficient manner. If project is phased, all items must be completed for entire phase.

A list of normal sequential elements is provided below in brevity. Please refer to the Civil Engineering Construction Inspection Checklist for more detailed content and policy references for these elements. The best resource for sequence questions is the inspector. We encourage responsible questions with one point of contact – usually the superintendent.

- 1) Approved plans, civil permits, and Blue Stake complete.
- 2) Call to schedule a preconstruction meeting with inspector - 48 hours in advance
  - a. Owner's rep, contractors, consultant and materials lab. Discuss scope of work
  - b. Phasing: Best done in plan review stage. Very important to understand
- 3) Storm water BMPs: CSW permit and BMPs installed prior to any earth work or construction access.
- 4) Salvage operations: CES permit, clearing, boxing trees, nursery, preservation fence
- 5) Staking: see policy
- 6) Grading: Item (4) completed and signed off to purchase CGD permit
  - a. CGD must be purchased before or concurrently with water/sewer/dry utilities
  - b. Rough and final grading of streets, retention areas and pads
  - c. Import/export material – have understanding of stockpiles, haul routes, permits
  - d. Retaining walls
- 7) Traffic restrictions: TRACS permits are requested through the inspector.
- 8) Utilities: Sewer starting from low end outfall, then water, storm drain lines and dries.
- 9) Fire protection: Sewer and water must be installed, backfilled tested and approved as-builts to obtain "interim acceptance" of the lines. Building permits may be issued at this point. Combustible materials may be brought on site with fire protection in place.
- 10) Concrete CCO: All of (8) and (9) complete, and pad elevation certifications to begin concrete. Curbs, sidewalks, scuppers, and catch basins etc. Forms inspected.
- 11) Paving CPA: Subgrade preparation, string line, proof rolling, Approved ABC material and compaction reports. ABC string line, approved asphalt material and testing.
- 12) Surface completion:
  - a. Landscape: irrigation and trees required for final walk through.
  - b. Adjustments: water/sewer collars, vacuum, insecta, hydrovac etc.
  - c. Streetlights and signs
- 13) Final Walk: As-built close out, G/D and off-site as-builts (see checklist), field correction items.

These elements may not include everything as each project is unique. Communicate with the inspector for specific information on sequencing. There may be limited "at risk" options available, if certain conditions are met.