

# Pre-Construction Checklist for Scottsdale Projects

Use this checklist to avoid costly delays and ensure your Scottsdale, AZ project is set up for success from the ground up. This tool was designed by Schembri Engineers to help property owners, contractors, and developers plan smarter.

## ■ Site Preparation & Planning

- ■ Conduct soil analysis and geotechnical report.
- ■ Verify site survey and property lines.
- ■ Check for flood zone or drainage concerns.
- ■ Confirm access for grading and construction equipment.

## ■ Permits & Legal Requirements

- ■ Obtain grading and drainage permits from the City of Scottsdale.
- ■ Confirm zoning compliance (setbacks, easements, overlays).
- ■ Coordinate with HOA (if applicable).
- ■ Verify utility locations and clearances (Blue Stake AZ).

## ■ Civil Engineering Considerations

- ■ Finalize grading and drainage design with a licensed civil engineer.
- ■ Plan erosion control and water retention strategies.
- ■ Check if a retaining wall design is needed.
- ■ Include expansion joints for temperature shifts.

## ■ Structural Coordination

- ■ Review load-bearing needs for buildings, walls, or driveways.
- ■ Coordinate civil and structural drawings to avoid design conflicts.
- ■ Use local wind and seismic data in structural design.
- ■ Plan for future expansion (e.g., RV pad, guest house).

## ■ Pre-Construction Readiness

- ■ Verify contractor licenses and insurance.

- ■ Set realistic timeline with buffer for permits and inspection.
- ■ Ensure construction access and staging area availability.
- ■ Schedule pre-construction site meeting with Schembri Engineers.