

LAND DEVELOPMENT CHECK OFF LIST

START DATE:

NAME:

ADDRESS:

CITY:

STATE:

APN #:

COUNTY:

Land Development check off list: check off the applicable items as they are completed (all items may not be needed)

Research Local Regulations and Permits:

NOT DONE Check with the local municipality or county for any zoning regulations, building codes, and permits required for land development.

NOT DONE Understand the restrictions, setbacks, and other requirements specific to your property.

Engage Professionals:

NOT DONE Hire a land surveyor to conduct a survey of the property boundaries and topography including "high water mark" for FEMA requirements when building is in some kind of flood plane.

NOT DONE Hire a professional to initiate the "site plan" process. Use as planning guide for development and have the plan updated as development occurs.

NOT DONE Consult with a soils engineer for structural and septic requirements.

NOT DONE Consult with an architect, designer or engineer to design the layout and plans for your development project.

NOT DONE If needed (rarely), engage a lawyer to assist with legal aspects such as contracts, permits, and easements.

NOT DONE Consult with a well driller if there is no water hook up

NOT DONE Consult with a septic system installer if there is no sewage system hook up

NOT DONE Consult with power company if there is no power on property. Also include consulting with a solar installer if going "off grid".

NOT DONE Consult with a heavy equipment subcontractor for land development needs: grading, underground etc.

NOT DONE Consult with local fire authority for any fire management requirements

NOT DONE Consult with a forester if there are a lot of trees to be removed, which will create a plan for tree removal for the local jurisdiction.

Develop a Budget:

NOT DONE Determine the amount of money you are willing to invest in the land development project.

NOT DONE Consider costs for permits, professional services, construction, landscaping, and any unforeseen expenses.

Design and Planning:

NOT DONE Work with an architect, designer or engineer to create a design that meets your requirements and complies with local regulation

NOT DONE Plan the layout of buildings, driveways, parking areas, landscaping, and any other structures or features you desire.

Obtain Necessary Permits:

NOT DONE Apply for the required permits and approvals from the local authorities: grading permit, tree removal permit etc.

NOT DONE Provide all necessary documentation, including plans, surveys, and environmental impact assessments if required.

Clearing and Grading:

NOT DONE Clear the land of any existing structures, debris, or vegetation.

NOT DONE Grade the land for the the driveway, underground requirements and building pad making sure for proper drainage.

Infrastructure Development:

NOT DONE Install necessary utilities such as water, sewer, electricity, and gas lines.

NOT DONE Consider the placement of roads, sidewalks, and other infrastructure elements.

Land development Inspections and Approvals:

NOT DONE Schedule inspections with the local authorities to obtain necessary certificates to move forward with building the home.

NOT DONE Ensure all requirements and regulations have been met before moving on to building the home.

Remember, this is a general to-do list, and the specific tasks may vary depending on your location, property, and project requirements. It is always advisable to consult with professionals and local authorities for guidance throughout the land

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