

The Development Checklist

01 ► Initial Review & Land Agreement

- Identify Parcel of Land
 - Identify Developable Acreage
 - Confirm Utility Availability
- Conceptual Plan on Property
 - Review Existing & Desired Zoning
- High Level Cost Estimate
 - Based on Per Acre Cost
 - Identify Cost of any Unique Features
- Enter into LOI or PSA on Parcel

02 ► Due Diligence

- Professional Service Agreement
 - Environmental
Wetland Review
Floodplain Confirmation
Phase 1 Environmental
Geotechnical
 - Survey
Topographic Survey
Boundary Survey
 - Legal
Title Search
Zoning Review
 - Utilities
Water
Sewer
Electric
 - Conceptual Plan to Schematic Level
Develop Desired Plan Based on
Due Diligence Performed
 - Transportation
Road & Access Review
 - Cost Estimate Based on Due Diligence

- Review of Funding
 - Financing with Public/Private Support
- Draft Development Agreement
 - Identify Procurement Methods
 - Prepare Project Schedule

03 ► Agreements & Construction Plan Documents

- Enter into Agreements & Procure Services
 - PSA for Engineering/Construction Plans
 - Solicitation/Advertise for Services
 - Make Selection for BOT
Begin Scoping Period
- Construction Plan Documents
- Secure Permits as Necessary
- Contractor/Consultant Approval for BOT
 - Public Advertisements
 - Public Hearings
 - Finalize BOT Agreement with
Guaranteed Maximum Price
- Confirm Schedule

04 ► Infrastructure Construction

- Civil/Site Contractor Begins Construction on Site Grading, Roads, Drainage, & Utilities
- Review & Inspection of Improvements
- Public Dedication/Transfer Infrastructure

05 ► Housing Construction

- Developer Secures Homebuilders
- Home Construction Begins



**Collaborating for Community:
A Public-Private Partnership
for Residential Development**



Bringing Vision to Life: From Concept to Construction

