

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**



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Bringing Vision to Life: From Concept to Construction

