



Site Development Checklist

The following checklist may help you in developing property you own or have an interest in acquiring:

Physical factors:

Geotechnical conditions

- Soil type and characteristics
- Depth to bedrock
- Percolation rate
- Hydrological characteristics
- Depth to water table
- Sinkhole and radon potential from underlying strata

Topographical conditions

- Desirable and undesirable slopes
- Elevation
- Sinkholes
- Floodplains

Site features

- Location
- Water bodies
- Wetlands
- Rock outcroppings
- Vegetative cover
- Drainage patterns
- Views

Hazards

- Buried storage tanks

Some of these factors are taken from Kone, Daily Linda. *Land Development, Tenth Edition*. Washington, D.C.: BuilderBooks.com., 2006. Pages 339-351 have expanded checklists that may help you. This checklist is a guide although parts of the checklist are subject to ordinances and other regulations. Other land development books may also be of valuable assistance to you.

- Hazardous materials
- Pesticide and other chemical deposits
- High tension power lines

Improvements

- Presence of installed utilities
- Roads
 - Traffic conditions (heavily traveled or not heavily traveled?)
 - Access on and off
 - Future improvements
- Buildings
- Fences
- Driveways
- Boat ramps or docks

Site history

- Prior land uses
- Presence of historical or archaeological artifacts
- Surface rights
- Mineral rights
- Fee simple title (do/would you own all rights or does someone else also have an ownership legal interest?)

Legal and political factors:

Regulatory conditions

- Federal, state and local regulations
 - Army Corps of Engineers requirements
 - Texas Commission on Environmental Quality requirements
 - Texas Department of Transportation requirements
- Comprehensive master plan guidelines
- Past and current zoning
- Future zoning
- Rights-of-way and easements
- Platting and subdivision requirements
- Adopted building, health, safety, fire protection and site development codes
 - Parking requirements
 - Landscaping requirements
 - Lighting requirements
 - Setback requirements

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- Height requirements
- Density requirements
- Signage requirements
- Stormwater requirements (SWPPP)
- Zoning overlay districts
 - Historical overlay zones
 - Design overlay zones
- Law enforcement, fire, emergency medical service and disaster services
- Deed restrictions

Political conditions

- Number and types of homeowner associations
- Special interest groups
- Impact on adjoining or adjacent properties
- Local community attitudes toward development
- Economic development incentives

Off-site factors:

- Noise
- Offensive odors
- Desirable and undesirable adjacent land uses
- Traffic conditions
- Type and condition of infrastructure
- Community services

Economic Factors:

- Property acquisition costs
- Market analysis cost
- Consultant (planning, engineering and architectural) expense
- Financing
 - Acquisition loan
 - Development loan
 - Construction loan
- Loan to Value (LTV) ratio
- Demographic and income analysis
- Pro-forma
- Permit fees

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