

LAND DEVELOPMENT



**COMMERCIAL
SITE DEVELOPMENT**
*Outlets of Des Moines,
Altoona, IA*

MAXIMIZING YOUR BUDGET

A creative, cost-conscious approach to planning drives our land development team. Regardless of project size, our goal is consistent—to make the best use of available land and minimize construction costs.

From tight budgets to fast-tracked schedules, permits, and regulations, there's no shortage of hurdles to clear. We foresee and mitigate these challenges with multidisciplinary expertise grounded in years of practice. A diverse team of engineers, planners, landscape architects, surveyors, and other professionals allows us to respond quickly and efficiently to your needs.

DUE DILIGENCE COMES FIRST

Detailed research is the foundation of project success. From the review of legal documents recorded with your local jurisdiction to endangered species, floodplain, and wetland information accessible through the DNR, we'll delve deep into the history and current state of your property.

Armed with the knowledge of a property's physical and environmental limitations, concept planning, preliminary layouts, and cost opinion, processes are streamlined with greater accuracy. From this step forward, we strive to go beyond expectations and build long-term relationships with the people we serve.



LAND DEVELOPMENT
LAND PLANNING
OWNER REPRESENTATION
SITE DEVELOPMENT
SUBDIVISION & PLATTING
SURVEY





SUBDIVISION DEVELOPMENT

Altoona, IA

HOW WE CAN HELP

PROPERTY RIGHTS & RESTRICTIONS

Through title work and research, we assess how your project aligns with current zoning restrictions and your community's master plan. We can also provide information to support rezoning or plan changes.

ENVIRONMENTAL ANALYSIS

To determine project viability and potential challenges, we'll create a base map of the project site and study the surrounding environment.

STORMWATER MANAGEMENT

A variety of components including rate control, volume control, infiltration, thermal control, and water quality are addressed to manage stormwater.

CONCEPT DEVELOPMENT

We'll prepare preliminary design concepts identifying site improvements and proposed building locations. Concept planning uncovers development challenges before detailed designs are created.

INITIAL BUDGETING

Long-standing relationships with contractors and suppliers, in addition to project experience, helps us provide informed cost opinions. As your project develops, we'll notify you of any changes that may impact cost and develop a focused go/no-go site evaluation.

MAXIMIZING SITE FUNCTIONALITY

After determining access points, utility connections, public utility requirements and extensions, we'll prepare lot layouts, street design, and utility routing. We address site circulation conflicts and provide design efficiencies to help control development cost and maintain site functionality.

PLATTING & APPROVALS

Previous experience and knowledge of your municipality's development process will assist us in creating an efficient schedule for your project. This will ensure we meet all project and submittal deadlines for approval of your plat.

LANDSCAPE DESIGN

With a focus on efficient use of space and low-maintenance materials, our landscape architects can integrate a well-functioning, aesthetically pleasing site into the design.