



# Services by Land Development Phase

## *Quick Reference Cheat Sheet*

### Phase 1: Site Selection & Feasibility

#### **Client Goal:**

Determine if the land is worth pursuing.

#### **H&M Services**

- Boundary Survey (Preliminary)
- Existing Conditions / Recon Survey
- GIS Data Review & Mapping
- Floodplain & FEMA Mapping
- Preliminary Topographic Data
- UAV Orthophotography (as needed)

#### **Why It Matters**

- Avoids bad land purchases
- Identifies fatal flaws early
- Supports go / no-go decisions

## Phase 2: Due Diligence

### Client Goal:

Identify constraints, risks, and legal realities.

### H&M Services

- Boundary Survey
- ALTA/NSPS Land Title Survey
- Detailed Topographic Survey
- Wetland & OCRM Delineation (where applicable)
- Easement Research & Mapping
- Utility Mapping (when required)
- UAV LiDAR & Photogrammetry

### Why It Matters

- Prevents surprises
- Supports engineering design
- Protects client investment

## Phase 3: Engineering & Site Design

### Client Goal:

Design a buildable, compliant site.

### H&M Services

- High-Accuracy Topographic Survey
- Horizontal & Vertical Control
- Base Mapping for Civil 3D
- UAV LiDAR for large or complex sites
- Coordination with Civil Engineers

### Why It Matters

- Design accuracy starts with survey accuracy
- Reduces redesigns and change orders

## Phase 4: Entitlement & Permitting

### Client Goal:

Obtain approvals from governing authorities.

### H&M Services

- Preliminary & Final Plats
- Legal Descriptions
- Boundary Adjustments
- Easement & Right-of-Way Exhibits
- Setback & Zoning Support
- Agency-specific exhibits

### Why It Matters

- Agencies rely on stamped survey data
- Errors cause delays and re-submittals

## Phase 5: Financing & Closing

### Client Goal:

Secure funding and close the deal.

### H&M Services

- ALTA/NSPS Surveys
- Lender-Required Certifications
- Title Coordination
- Surveyor's Affidavits & Exhibits

### Why It Matters

- Funding does not move without a clean survey
- Timing is critical at closing

## Phase 6: Construction

### Client Goal:

Build the project correctly, safely, and on schedule.

### H&M Services

- Construction Staking
- Grading & Drainage Layout
- Utility Layout (Storm, Sanitary, Water)
- Roadway & Curb Layout
- Building Layout
- As-Built Data Collection
- UAV Progress Documentation

### Why It Matters

- Prevents rework and costly mistakes
- Surveying is continuous during construction

## Phase 7: Closeout & Long-Term Use

### Client Goal:

Obtain acceptance, occupancy, and record documents.

### H&M Services

- As-Built Surveys
- Record Plats
- Final Certifications
- GIS Data Delivery (when applicable)

### Why It Matters

- Required for COs and acceptance
- Final impression of H&M's professionalism



## Internal Reminder for All H&M Team Members

- Surveying is **not a single step**
- Our work influences:
  - Cost
  - Schedule
  - Risk
  - Safety
  - Client trust
- Accuracy First, Customers Always applies at **every phase**