



Land Group Partners, LLC
Specializing in land development and site construction



FOR SUCCESS

Fee Development

Land Group Partners offers a full spectrum of services for residential land development, mixed-use, and active adult communities. From an initial vision through project completion, LGP has the depth of experience in the diverse disciplines required to approach and form solutions to any development project. Thorough planning and coordinated execution of all phases are carefully managed for optimal outcome.



Land Development & Site Planning Services include:

- Conduct initial meeting with developer to identify early opportunities and constraints.
- Conduct feasibility analysis
- Develop a conceptual design
- Site development planning
- Development of project timeline
- Walk the property for initial assessment
- Analyze zoning and determine if rezoning is necessary. If necessary:
 - File rezoning application
 - Meet with County inspectors on land plan and zoning issues
 - Meet with zoning attorney and monitor progress
 - Generate a rezoning package
 - Determine development opposition and create an action plan if necessary
- Create a land plan and basic lot fit
- Phase 1 & 2 environmental
- Level 3 soil test (if no sewer)
- Floodplain study to determine need for H.E.C. 3
- Seismic traverse for rock
- Test pits
- Conduct soil tests and ground water level tests
- Check sewer inverts of surrounding manholes

Once a fairly simple matter, land development today has become a complicated art and science. The old ways of doing business no longer apply. Land Group Partners is a single source for the various stages of land development: locating raw land, pre-development and entitlement approval, site construction, and marketing. Through proper planning, methodology, streamlined technology solutions, and engaged management we enable builders to concentrate their resources and efforts on building homes. We focus on developing community-minded site plans, integrated amenities, and green space to preserve the natural landscape of the area.

Our goal is to cover the range of environmental, technical, and planning issues necessary to successfully meet our client's goals and objective.



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