

Land Development Handbook Handbook

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The Definitive Guide to Land Development-Every Detail, Every Issue, Every Setting Land Development Handbook provides a step-by-step approach to any type of project, from rural greenfield development to suburban infill to urban redevelopment. With the latest information regarding green technologies and design, the book offers you a comprehensive look at the land-development process as a whole, as well as a thorough view of individual disciplines. Plus, a bonus color insert reveals the extent to which land development projects are transforming our communities! This all-in-one guide provides in-depth coverage of: Environmental issues from erosion and sediment control and stormwater management to current regulatory controls for plan approval, permitting, and green building certification Comprehensive planning and zoning including new development models for mixed-use, transit-oriented, and conservation developments Enhanced approaches to community and political consensus building Technical design procedures for infrastructure components including roads and utilities with a new section on dry utilities Surveying tools and techniques focusing on the use of GPS and GIS to collect, present, and preserve data throughout the design process Plan preparation, submission, and processing with an emphasis on technologies available-from CAD modeling and design to electronic submissions, permit processing, and tracking Subjects include: Planning and zoning Real Property Law Engineering Feasibility Environmental Regulations Rezoning Conceptual and Schematic Design Development Patterns Control, Boundary, and Topographical Surveys Historic Assessment and Preservation Street and Utility Design Floodplain Studies Grading and Earthwork Water and Wastewater Treatment Cost Estimating Subdivision Process Plan Submittals Stormwater Management Erosion and Sediment Control And much more!

The definitive guide to land development—fully updated to cover the latest industry advances. This thoroughly revised resource lays out step-by-step approaches from feasibility, through design and into permitting stages of land development projects. The book offers a holistic view of the land development process for public and private project types – including residential, commercial, mixed-use and institutional. Land Development Handbook, Fourth Edition contains the latest information on green technologies and environmentally conscious design methods. Detailed technical appendices, revised graphics, and case studies round out the content included. This edition covers: • Due diligence, planning, and zoning • Review procedures, building codes, and development costs • Environmental and historical considerations • Site analysis and preliminary engineering • Feasibility studies and site inspections • Conceptual and schematic design • Site selection, yield, and impact studies • Final design processes and sample plans • Components of a site plan and the approval process • Site grading, road design, and utility design • Stormwater management and hydrology • Erosion and sediment control • Permits, bonds, and construction documents • Soils, floodplain studies and stream restoration

This comprehensive reference describes how to develop condominiums, townhouses, single family homes, and neighborhoods.

An indispensable reference for land development professionals, this handbook provides comprehensive coverage of all aspects of planning, engineering, and surveying in land development design. It features detailed examples of drawings, plat plans, and reports generated throughout the stages of the design process.

Properly planned and visualized, large-scale developments can be successfully constructed, whether as master planned communities, planned unit developments, or new towns. Fundamentals of Land Development provides an in-depth approach to the design, planning, and development of large land areas into comprehensively designed communities. This book provides in-depth discussions of the full range of development tasks involved in any large development project, from site and land use selection, market analysis, preparing the land use plan and impact statements, to getting approval from the municipality and community, permitting and approval, scheduling and cost management, and the basics of engineering systems and design. Developers and other stake-holders will find guidance on such issues as: • How real-world development is driven by profits, and how team members can maximize profits while developing creatively and responsibly • Site selection and acquisition • Entering the growing business of retirement (active adult) community development Illustrated with real-world case studies drawn from the authors own experience, Fundamentals of Land Development is a practical manual for developers looking to improve the profitability of their projects and gain a better understanding of what all team members undertake in a project of this size and complexity.

Primer for use by engineering schools and their students, and will provide real estate industry professionals with the practical tools to realize quick positive project results and the ability to implement these tools immediately on the job.

Thomas Dion's Land Development has become a standard reference for the engineering information needed in site development. This revised edition brings the work completely up to date with current practices and procedures.

Proven construction administration techniques for the civil engineer—from pre-construction to closeout of land development projects The complexity of modern land development requires the civil engineer to play an integral role in working with both the owner and contractor to meet schedule and budget requirements. The engineer 's role is emphasized with the prevalence of design-build contracts and necessitated by current environmental regulations. Construction Practices for Land Development: A Field Guide for Civil Engineers builds on the design topics included in Land Development Handbook as a project progresses from design into the construction phase. In addition to traditional responsibilities such as RFI responses and shop drawing review, the civil engineer is responsible for evolving the design throughout permitting and construction to address site conditions, operations, and regulatory requirements. This hands-on civil engineering guide offers explanations of: • Project delivery methods • Pre-construction administration • Construction cost estimates • Construction stakeout surveys • Construction administration • Advanced construction roles • Construction techniques • Construction closeout • Construction equipment

The Fiscal Impact Handbook is a unique manual detailing practical methods for determining the full range of revenues and costs associated with residential and nonresidential growth. Planners, economists, businessmen, administrators, financial officers, assessors, community groups, private organizations, and those interested in the fiscal consequences of growth and non-growth will find The Fiscal Impact Handbook indispensable. Fiscal impact methods are presented in a clear, step-by-step format and are capable of being carried out by the practicing planner with minimal procedural problems.The manual is designed as a basic tool to be used for projections of direct, current public (and private) costs and revenues resulting from population or employment change to the local jurisdiction in which change is taking place. Standardized methods are presented with attention paid to the underlying assumptions, limitations, and applicability of these methods. Necessary factors affecting the planning and legal framework and documentation of key data input are covered for proper utilization of fiscal impact methods.Detailed examples are given to the six flexible methods, presented with suggestions on how they can be modified by the user to meet requirements. In addition, current computer models of analysis are evaluated for operational needs and benefits. Included also is a comprehensive bibliography of the cost-revenue field and an index for quick, easy reference. This is an invaluable work for urban analysts, planners, and developers written by two of the top minds in the field of urban policy.

What if environmentally damaged landscapes could not only be remediated from an ecological standpoint, but also designed to replenish an entire community as well as the nature surrounding it? The Handbook of Regenerative Landscape Design incorporates ecology, engineering, sociology, and design elements into a new paradigm for environmental restoration and the renewal of urban and cultural sites. This is the first resource in the field to examine the collaborative roles of scientists, landscape architects, and urban planners in transforming degraded landscapes into sustainable communities for both people and wildlife. Top practitioners and theorists from different fields and perspectives contribute innovative case studies that converge in their emphasis on new uses for reclaimed land, rather than a return to its original state. In addition, this book is one in only a handful to address the system conditions necessary for the repair of severely degraded landscapes, especially in an urban context. It elucidates the most suitable remediation strategies for treating degraded environments such as industrial landfills, mining sites, buried urban rivers, heavily polluted or effectively destroyed wetlands, Superfund sites, and abandoned factories. Bringing the perspectives of landscape architects, scientists, and urban planners to a wider audience, the Handbook of Regenerative Landscape Design demonstrates how ecological landscape restoration processes can facilitate sociological and urban renewal initiatives.

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