



Land Development Surveying & Approval Checklist

A quick pre-design checklist for subdivision planning in Pocatello, Chubbuck, and Bannock County.

Project Location/Address: _____

Before Design Begins

- Boundary lines verified (not assumed)
- Legal access confirmed (public road/frontage or recorded access)
- Prior plats/surveys/records collected and reviewed
- Known easements/rights-of-way identified (utilities, access, drainage)
- Zoning designation confirmed and allowed uses understood

Site Conditions & Constraints

- Topography/slope documented (steep areas flagged)
- Drainage flow paths understood (where water goes today)
- Basalt rock or subsurface constraints anticipated
- Floodplain/environmental constraints checked (if applicable)
- Existing utilities and major site features located/verified

Subdivision & Layout Planning

- Minimum lot size, frontage, setbacks confirmed
- Road standards/right-of-way requirements understood
- Utility service availability confirmed (water, sewer/septic, power, etc.)
- Easements and corridors accounted for in early layouts
- Preliminary lot yield evaluated using constraints (not optimistic sketching)

Review Readiness

- Survey deliverables prepared for development review (not just records)
- Coordination plan established with engineer/planner (who provides what)
- Likely reviewing agencies identified (city/county + others)
- Timeline expectations set (including review cycles and resubmittals)
- Key risks documented with mitigation steps



Notes

Key constraints identified: _____

Open questions: _____

Agencies likely involved: _____

Note: This checklist is a general planning resource. Site-specific conditions and local regulations may require evaluation by licensed professionals.