



## 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.*