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Land/Lot Development Procedure

The process of taking raw land or partially developed property and making it complete, with a home and all the improvements necessary for occupancy. The price will vary depending on location, the size of home you select, and the distance those utilities such as power and water needed to be brought to the home site. Other variables would be septic designs, how deep the well must be drilled, cost of building permits and type of financing obtained. The manufactured home industry calls this a "turn key" price.

To get a "turn key" price, the following are some of the most common items needed in a development bid. DeTray's can recommend a contractor to assist you in obtaining a competitive site bid.

1.	Building Permit: Per county / city code
2.	Excavation: To include digging the pit, leveling the site (backfill runners if applicable) and final grade.
3.	Clearing: Removing trees, stumps, etc. as necessary and completing a building envelope.
4.	Perk and Design: For septic system
5.	Septic System: Installed per design and county code.
6.	Crushed Rock: For foundation systems, driveways, etc.
7.	Utility Trenches: For power, water, sewer, etc. per county code
8.	Well and Well House: Drill and install pump.
9.	Permanent Foundation: Runners, slab concrete, foundation works system
10.	Assisted Placement: With remote control mini cat or dozer if necessary.
11.	Water Lines: To include gate valve and meter hook-up if necessary.
12.	Install Electric to Home: To include 200 Amp service per code.
13.	Tie Downs: Per county code. (N/A with the foundation works system)
14.	Permanent Foundation Facia: Choice of materials such as Duraskirt, (smooth wall or aggregate finish), concrete block wall, T-1-11 or pressure treated plywood backfill.
15.	Gutters and Downspouts: Splash blocks or drain system as required.
16.	Landings or Steps: At all entrances, per county code.
17.	Plans and Specifications: FHA/VA specifications and engineering for lender
18.	Concrete flat work: Install sidewalks, driveways, and patios as required