



# **JAMES R. HILL, INC.**

## **PLANNERS ENGINEERS SURVEYORS**

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### **SERVICES**

- Land Planning
- Land Development Engineering
- Land Surveying
- Construction Surveying
- Landscape Architecture
- Project Management
- Project Financial Planning and Risk Analysis

Over the past year, James R. Hill, Inc. has provided civil engineering, design plans, specifications, construction staking, and site observation for streets, utilities, and drainage systems; staked over 1,200 residential lots, staked over 1,300 homes for construction, and planned, platted, and surveyed over 2,400 acres for development.

### **MUNICIPAL PLANNING, ENGINEERING & LAND SURVEYING**

James R. Hill, Inc. can provide technical planning and engineering expertise assistance for a community's continued growth. Planning services include writing comprehensive guide plans, preparing and analyzing various development scenarios, capital improvement programming, zoning and subdivision ordinance preparation, land use studies, environmental assessment worksheets, and reviewing development proposals.

Municipal engineering services include special studies for storm water management, sanitary sewer, storm sewer and water utilities; providing feasibility reports, detailed plans and specifications, bid preparation and evaluation, pre-construction meetings and site observation and/or management of public or private improvement projects. Observation services include necessary reports and testing to recommend acceptance of public or private construction improvement projects.

Other miscellaneous services include preparing assessment rolls, recommending general financing of public improvement projects, providing technical assistance and representation for municipal state aid plans, maintaining and updating city utility and street base maps, land use maps, and zoning maps. Our in-house CADD and computer systems are capable of preparing base maps, grading calculations, estimating earthwork, street center-line profiles and street plans. Our approach is timely, comprehensive, and thorough.

An integral part of James R. Hill, Inc. is our licensed land surveyors, team of experienced technicians, and five to seven survey crews who provide a full compliment of surveying services.

Our firm can provide a wide range of services to assist city staff in their duties and responsibilities. We can assist in doing special studies, writing staff reports, reviewing plans, preparing visual aids, updating city base maps, and preparing information and exhibits for various reports. Our philosophy is to look at your work or business as our own. We do not consider our job finished until we complete it to your satisfaction.

## LAND PLANNING

James R. Hill, Inc. strongly believes that the success of any project depends on the planning process setting clear objectives. Through our knowledge and experience we offer clients intelligent forethought and coordination for appropriate future action.

Planning is the positive influence and vehicle by which our clients' needs, goals, and aspirations become reality. By considering various courses of action, identifying goals and objectives, combined with time management, planning will help maximize the return on your investment.

We offer to you over 29 years of practical experience in development activities. Through our experience and on-going affiliation with related professional organizations we are aware of market trends and successful design principles. We will help in establishing your objectives and will offer innovative concepts, designs, and alternatives. We make it our business to know your goals.

We cannot overemphasize to investors in land development activities our experience and knowledge of the public planning process. Through our experience we offer to our clients a network of contacts in the public sector on a professional and peer relationship. Knowing the approval process, communicating our ideas, and negotiating benefits are all requirements to complete a win-win project.

Our staff has extensive experience in private and public sector planning and we offer the following services:

- Land Use Planning and Design
- Residential, Commercial, and Industrial Site Planning
- Planned Unit Development (PUD) Design
- Comprehensive Guide Plan Review
- Zoning and Subdivision Regulation Review
- Developer Representation
- Coordination of Approval Process
- Plan Exhibits and Displays
- Landscape Architecture
- Environmental Assessment Worksheets
- Tree Preservation Plans

## COMMERCIAL & INDUSTRIAL PLANNING, DESIGN, & ENGINEERING

James R. Hill, Inc. can render the engineering services for your development. Commercial centers and industrial parks are an important part of municipal and regional planning. Our expertise extends to residential, commercial, industrial land development; providing environmental assessments, feasibility reports, grading and erosion control plans; stormwater management planning, specification writing and development, FHA-VA development plans, community and government requirements, and the final design and drafting of construction plans.

If needed we have the ability to make a well-planned presentation to neighborhood meetings, to city public hearings, and to various other agencies impacted by your project. Our working knowledge surrounding public involvement will simplify the planning of a development.

Computer Aided Drafting and Design (CADD) is an important link between concept and design. Our equipment is continually updated to provide current, state-of-the-art techniques in preparing and analyzing plans. Use of this advanced technology insures you of rapid turn-around time and correct design criteria needed to advance the specific project you envisioned.

The demands of tenants, owners, and the public creates complicated planning and design problems that demand the best talent and advice. We have the capabilities to provide services for any portion of your project. Services range from feasibility studies to completion of construction and record drawings. This allows your company the flexibility to use our firm to represent you in those areas where you may need additional expertise. We can design and provide construction expertise for site specific facilities including utilities (sanitary sewer, watermain, storm sewer), highways, streets, parking lots, drainage basin analysis, and site engineering (buildings, golf courses, parks, recreational areas).

Our staff has extensive experience in commercial, and industrial site planning and we offer the following services:

- Land Use Planning and Design
- Comprehensive Guide Plan Review
- Zoning and Subdivision Regulation Review
- Developer Representation
- Coordination of Approval Process
- Plan Exhibits and Displays
- Landscape Architecture
- Environmental Assessment Worksheets
- Tree Preservation Plans

## **LAND DEVELOPMENT ENGINEERING**

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Land development requires refined knowledge in both planning and engineering. We have the technical talent and the management ability to get your project built in the manner that you envisioned.

## **LAND SURVEYING**

Land surveying is a very old profession that is changing drastically with modern technology. The greatest technological advancements having come in the last decade. During this time, land surveying became a part of the land development services offered by James R. Hill, Inc. Utilizing the newest electronic equipment and specialized computer systems, our land surveying services are expanding tremendously.

We dispatch six to eight crews on a daily basis. The survey crews have support from a team of licensed land surveyors and experienced technicians. Each land surveyor and technician has developed their own specialized area of expertise to better serve our clients.

Some of the land surveying services we provide include:

- Boundary Surveys
- Land Title and ALTA Surveys
- Final Plats
- Land Descriptions and Deed Analysis
- Mortgage Loan Inspections and Surveys
- Condominium Site Plans and Floor Plans
- Easement Descriptions and Locations

James R. Hill, Inc. uses a team approach in providing the above services. By working with the client, governmental agencies, client's attorney, title company, and lender, we insure all work is completed in a timely and professional manner to meet everyone's requirements.

## **CONSTRUCTION SURVEYING**

The surveying staff at James R. Hill, Inc. has many years of construction experience providing staking services to developers, builders, and contractors. Our office personnel and survey crews understand your construction plans and can efficiently transfer your project from paper to project site.

We believe James R. Hill, Inc. is unique in our approach to utilizing our computer and CADD system in maximizing our construction staking efficiency. Survey technicians and computer technicians reduce the construction plans to a computer file. This computer file allows the survey crews to utilize computer generated information for construction staking. To our clients this means efficiency.

Some of the construction staking services we provide include:

- Topographic and Location Survey
- Photo Control
- Building Permit Certificates
- Construction and Building Staking
- Site Grading Stakes
- Street and Utility Staking

## **LANDSCAPE ARCHITECTURE**

Public recognition of landscape architectural expertise in land use planning, site design, and planting design has increased over the years. James R. Hill, Inc. continues to integrate the artistic sensitivity and ecological awareness of landscape architecture with land development engineering. Landscape architecture services include:

- Land Use Studies
- Comprehensive Park and Open Space Planning
- Landscape Grading Design
- Surface and Subsurface Drainage Plans
- Landscape Plans
- Tree Preservation Plans
- Layout of Landscape Elements
- Vehicular and Pedestrian Circulation
- Preparation of Construction Plans

The proper location of structures, utilities, or alternative uses can impact the future of a project in its construction and long-term maintenance. Today we increasingly face legal and ethical responsibilities the effect of landscape designs has on the environment. The effect of landscape design and construction necessitates the understanding of soils and grading, water and drainage, and utilities and roads. This consideration and understanding are an integral part of landscape design and construction at James R. Hill, Inc.

We understand that a fast growing population will place heavy demands on services and facilities. We also know the importance landscape architecture plays in controlling or maintaining the environment while providing an orderly expansion and effective service delivery.

## **PROJECT MANAGEMENT**

Timely completion of your project will also benefit from our management experience. We can assist you in estimating construction costs, provide construction scheduling and observation, draft and administer contracts, expedite permits, and coordinate with local community and governmental agencies.

It is our philosophy to review the plans and correctly identify the construction process being implemented. We have the expertise to correctly transform the design concept into a useful system. This requires understanding the legal and environmental issues involved with any construction project. Knowing the correct construction practices and methods used to build a facility is the basis for getting a project built on time and within budget constraints.

Managing a project is more than observing the work; it is following all the processes discussed above. Our staff has this knowledge and skill, as well as the support staff necessary to ensure timely completion of your project.

## **PROJECT FINANCIAL PLANNING & RISK ANALYSIS**

One of the most critical areas in any business is the anticipation and understanding of the economic ramifications of alternative courses of action. Our financial analyst will develop cash flow spreadsheets and research the impact of changes in key project variables. Utilizing computer models, we can analyze the complexities of your project and provide a thorough assessment of the estimated financial return before you make a significant cash investment.

If you own property, then we can assess its marketability and potential for subdivision relative to current market conditions and local political constraints. Our financial assessment and analysis will assist you in obtaining institutional financing.

If you are considering property acquisition, then our financial analysis of your development objectives will give you the knowledge necessary to negotiate favorable terms. Our analysis of risk versus return may change your mind.

Regardless of your development objectives, we can give you the financial information and analysis necessary to plan a profitable development.