



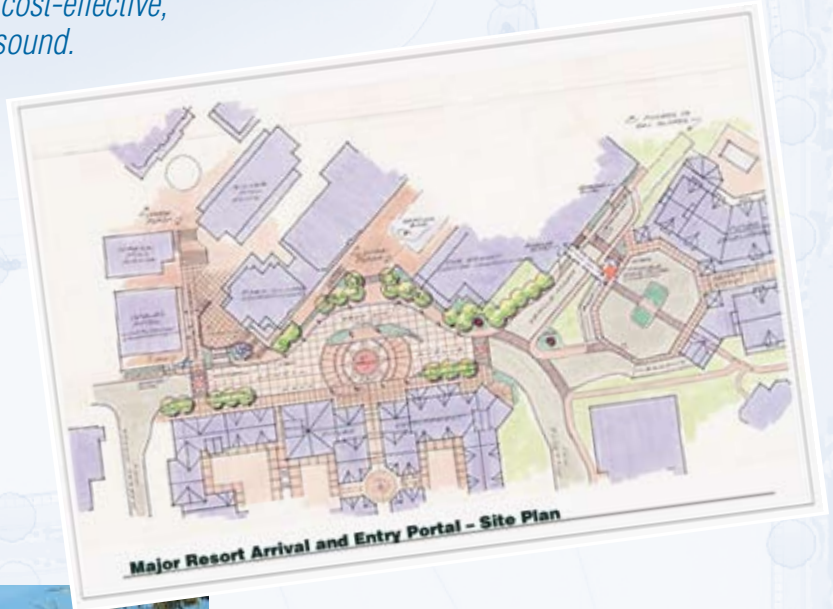
Planning For Success

Great developments have at least one thing in common: great plans. That's what you get at Manhard Consulting.

Our land planners work closely with our engineering and environmental staff to prepare plans that are realistic, cost-effective, aesthetically balanced and technically sound.

Land planning and entitlement services from Manhard put solid footing under your development, so it can go from paper to reality with beautiful results.

Our completed projects tell the story. In communities across the U.S., Manhard Consulting has provided plans for some of the country's most impressive developments.



Manhard Consulting delivers planning, entitlement and landscape architecture services to residential, commercial, business/industrial, institutional and recreational developers and local, state and federal agencies. Services are available nationwide.

Land Planning and Landscape Architecture Services

- ◆ Land Planning
- ◆ Landscape Planting Plans
- ◆ Entry Monument Plans and Design
- ◆ Detailed Grading Design
- ◆ Landscape Costing
- ◆ Streetscape Design
- ◆ Park Design
- ◆ Athletic Field Design
- ◆ Irrigation Design

Planning and Entitlement Services

- ◆ Land Use Planning
- ◆ Municipal Planning and Zoning Strategies
- ◆ Property Annexation
- ◆ Utilities Planning and Mapping
- ◆ Density Analysis
- ◆ Highest and Best Use Analysis
- ◆ Entitlements
- ◆ Litigation Support

To see a list of disciplines, services and completed projects, please visit manhard.com.

Form and function, aesthetics and technology. Land planning and entitlement services from Manhard Consulting bring competing aspects of a development into perfect balance. So your project happens on time, on schedule, with few surprises, and with stunning results. With Manhard, you can plan on it.



Plan It and Build It

Anyone can provide a land use plan. But with Manhard Consulting, you get detailed plans that are well designed, thorough, and most importantly, buildable. The Manhard land planning team addresses governmental compliance and environmental issues up front, so potential bottlenecks are resolved early. Zoning, property annexation, site considerations, utilities mapping, site restrictions and other crucial details are built into each plan. Our team can help with public presentations using state-of-the-art full-color renderings that are designed to communicate intent and build consensus in the community. And since our land planning team has access to the multi-disciplinary Manhard network, technical feasibility can be explored from many angles before the plan reaches you. If we put it in a plan, it can be built.

Plan for Balance

Manhard plans are a thing of beauty – not just technically, but aesthetically and emotionally. Our plans focus equally on the technical integrity of a development as well as its image, appearance, and the overall sense of place that will set the finished development apart. It's a big-picture, goal-oriented approach to planning that also focuses on the smallest details of sustainable design, such as how materials will be used and how engineering and construction resources can best be deployed. No detail is too small, no outcome is left to chance.

Plan Ahead

With Manhard, you can work with one company from concept to completion, from planning through construction. Our planning team can prepare site studies related to density analysis, environmental issues, site access, governmental regulations and more. We have years of experience solving land use problems and creating feasible, forward-looking plans that can actually be built.

Plan on Perfection

The Manhard land planning team has completed projects for residential, commercial, industrial, municipal and recreational clients nationwide. Projects have included everything from new urbanist infill and redevelopments to commercial sites and multi-thousand-acre master planned communities. Our in-house team focuses entirely on land planning and is backed by the full resources of the nationwide Manhard network to deliver related services in civil engineering, surveying, water resources engineering, water and wastewater engineering, landscape architecture and construction management. With over 30 years in civil engineering,

hundreds of on-staff engineers, and a culture of accountability, the Manhard team is a true partner. We do whatever it takes.

Plan to Call Manhard

The nationwide Manhard network includes offices in the Midwest, Rocky Mountain West, desert Southwest and Southeastern U.S. Wherever you work with a Manhard team, you get the same service, commitment and attention to detail that has defined our company since 1972. Please call us or go online today, and learn how our team can help you plan for success.



The Manhard planning team works with many of the top architects and golf course designers in the nation. Planning is driven by real-world considerations across all relevant disciplines, taking into account site restrictions, environmental concerns, regulatory policies and community expectations.



Full-color rendered presentations capture design intent at key stages of your process. Manhard can provide presentation exhibits for the approval process, phasing analysis exhibits for PUD documents, litigation exhibits, marketing exhibits and other artistic images as needed. Plans are clear and detailed, so you go from paper to construction with few surprises.



Manhard planners and architects know how to listen, so client needs and goals are fully incorporated into every plan. The end result is a quality development that meets or exceeds expectations while finding the perfect balance between technical and aesthetic priorities.