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All County and Associates, Inc.



Civil / Site Planning

From vacant land to a redevelopment site, every property provides obstacles. From wetlands, to existing improvements and regulations, no obstacle is the same. This is where our diversified and experienced team comes together.

It all starts with an on-site meeting to learn your objectives. From there the team can assist in your due diligence process. One you are ready to proceed, our team manages the process. Through our experience and relationships, we guide you through the maze. In the end, the goal is to maximize the site's value and achieve your desired outcome.



Full-Service Civil Engineering Firm

**Civil/Site Engineering | Construction Management | Environmental Services |
Land Surveying | Sewage Disposal Systems | Wetland Delineation**



What Does It Take to Develop Land?

Site planning is like putting together a puzzle. There are many pieces of differing shapes and sizes that have to fit together. The final product satisfies codes, minimizes impacts and returns value.

Projects must conform to zoning and subdivision and land development ordinances (SALDO). Zoning ordinances set forth the use and lot size regulations. If you wish to develop a site inconsistent with this ordinance, you will need to seek a variance from the Zoning Hearing Board. The SALDO governs site improvements, such as roads, driveways, landscaping, stormwater, and many more. Relief from the SALDO comes in the form of a waiver. Waivers require a lower burden of proof than a variance.

Finally, projects also must gain approval from outside agencies. These may include utilities, county, state, and federal agencies. Depending on the project, these approvals can seem overwhelming and time consuming.

How Much Does a Subdivision or Land Development Plan Cost?

No two projects are identical, nor is the scope of any subdivision or land development. Many factors contribute to the cost.

These include:

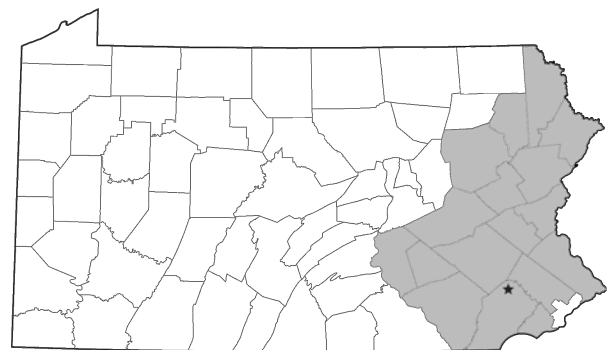
- Use - Commercial sites and residential development take more time than a minor subdivision.
- Size - A larger project, requires additional survey, design time and plans.
- Location - Regulations vary based on municipality.
- Topography - A steep site adds complexity and time.
- Complexity - A complex development requires additional time.

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ACA is a professional Land Surveying, Civil Engineering and Environmental Permitting firm located in Pottstown, Pennsylvania. As a full-service company, ACA has the knowledge and experience to make your goals become reality.

We offer many other services, including:

- Civil / Site Planning
- On-site Sewage System Inspections
- Environmental Permitting
- Wetland Investigations
- Building Permit Plans



Serving 17 Eastern Pennsylvania Counties

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