

Site-Readiness Evaluation

Property Name: _____

Ownership and Property Information

- ☐ Site Map/Photos
- ☐ Property Address
- ☐ Boundary/Topographic Survey
 - ☐ Easements
 - ☐ Deed Restrictions/Covenants
- ☐ Zoning Designation
- ☐ Total Acreage

Site Marketability

- ☐ Proximity to Major Modes of Traffic
(i.e. Highway, River, Air, Railroad, etc.)
- ☐ Local Market Demand/Targeted Industries
- ☐ Business Advantages
- ☐ Official Letters of Support
- ☐ Chief elected official
- ☐ Economic Development Agency
- ☐ Funding Agencies
- ☐ Other Major Stakeholders

Site Development Plans

- ☐ Conceptual Site Plan
- ☐ Maximum buildable area
- ☐ Zoning Requirements
- ☐ Infrastructure Improvements Needed
 - ☐ Waterway Crossings
 - ☐ Retaining Walls to Achieve Grade
 - ☐ Electrical Upgrades
 - ☐ Water/Sewer Extensions
- ☐ Park Features/Individual Lot Sizes
- ☐ FEMA Floodplain Delineation

Available Utility Infrastructure

Electric/Communication

- ☐ Provider Name
- ☐ Single Phase
- ☐ Three-Phase
- ☐ Voltage/Capacity
- ☐ Connectivity

Water

- ☐ Provider Name
- ☐ Size of Main
- ☐ Available Pressure
- ☐ Excess Capacity

Natural Gas

- ☐ Provider Name
- ☐ Size of Line
- ☐ Pressure Designation
- ☐ Available Capacity

Sanitary Sewer

- ☐ Provider Name
- ☐ Size of Main
- ☐ Available Capacity

Due Diligence Reports/Studies

- ☐ Traffic Impact Study
- ☐ Preliminary Geotechnical Investigations
- ☐ Floodplain Risk Determination
- ☐ Environmental Site Assessment
- ☐ Biological (Threatened/Endangered Species)
- ☐ Stream/Wetland Determination
- ☐ Cultural Resources (Historical)
- ☐ Air Quality/Noise

Permitting Needs

- ☐ Zoning Permit
- ☐ United States Army Corps of Engineers Permit
- ☐ Floodplain Permit
- ☐ Local Grading/Development Permit
- ☐ Air Quality Permits
- ☐ Dept of Transportation Right-of-Way Permit

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