



PRELIMINARY DEVELOPMENT DUE-DILIGENCE REPORT

PRELIMINARY SITE FEASIBILITY & DEVELOPMENT DUE-DILIGENCE ASSESSMENT

Property:	<i>[Property Address]</i>
Parcel ID:	<i>[Parcel Number]</i>
County:	<i>[County, Georgia]</i>
Prepared For:	<i>[Client]</i>
Prepared By:	SiteWise Development Solutions
Date:	<i>[Date]</i>

Know Before You Build.

This preliminary assessment is a desktop due-diligence tool only and does not constitute professional engineering, surveying, architectural, legal, or environmental certification services.

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1. EXECUTIVE SUMMARY

Proposed Development

The client is evaluating the subject property for development of:

[Description of proposed project]

Preliminary Finding

Based upon the publicly available information and materials reviewed, the property appears:

- ☐ Potentially Suitable
- ☐ Potentially Suitable With Identified Constraints
- ☐ Significant Issues Identified
- ☐ Additional Investigation Required Before Determination

Major Findings

Zoning	<i>[Finding]</i>
Site Size	<i>[Finding]</i>
Access	<i>[Finding]</i>
Water	<i>[Finding]</i>
Sewer/Septic	<i>[Finding]</i>
Floodplain	<i>[Finding]</i>
Wetlands/Environmental	<i>[Finding]</i>
Topography	<i>[Finding]</i>
Parking	<i>[Finding]</i>
Primary Development Concern	<i>[Finding]</i>

Recommendation

[Concise explanation of whether the client should continue due diligence and the next professional investigations recommended.]

2. PROPERTY INFORMATION

Property Address	
Parcel Number	
Property Owner	
County	
Municipality	
Acreage	
Current Use	
Existing Improvements	
Road Frontage	
Approximate Dimensions	
Current Assessed Value	
Available Survey	
Available Site Plans	

3. ZONING & LAND-USE REVIEW

Current Zoning Classification	
Future Land-Use Designation	
Proposed Use	
Permitted Use	
Conditional/Special Use Required	
Rezoning Required	
Minimum Lot Size	
Minimum Lot Width	
Front Setback	
Rear Setback	
Side Setbacks	
Maximum Building Height	
Maximum Lot Coverage	
Required Buffers	
Landscape Requirements	
Other Development Standards	

Preliminary Zoning Assessment

[Summary]

The client should obtain written confirmation from the applicable local governmental authority before relying upon zoning information for acquisition, financing, design, permitting or construction.

4. SITE CHARACTERISTICS

Parcel Configuration

Describe the general shape and apparent developable configuration of the parcel.

Topography

Review available topographic information and identify apparent slopes or site characteristics that could materially affect development.

A professional topographic survey and/or engineering evaluation may be required.

Existing Structures

Identify apparent existing buildings, structures or improvements.

Adjacent Properties

Describe surrounding land uses and potential compatibility concerns.

5. ACCESS & TRANSPORTATION

Road Name	
Road Classification	
Public/Private	
Approximate Road Frontage	
Existing Driveway	
Potential Access Location	
Sidewalk Requirements Identified	
Potential DOT/Local Access Approval Required	

Access Observations

[Findings]

Final driveway locations, sight-distance requirements, traffic considerations and transportation engineering determinations must be evaluated by the applicable governmental authority and/or appropriately licensed professionals when required.

6. UTILITIES

Water

Provider	
Public Water Apparently Available	
Distance/Location if Known	
Additional Investigation Required	

Sewer

Provider	
Public Sewer Apparently Available	
Distance/Location if Known	
Additional Investigation Required	

Septic

If public sewer is unavailable, identify the potential need for soil evaluation and health-department approval.

Electricity

Provider	
Service Apparently Available	

Natural Gas

Provider/Availability	
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Utility Assessment

[Summary]

Utility availability should be independently confirmed with the applicable utility providers before property acquisition or development commitments.

7. FLOODPLAIN & ENVIRONMENTAL SCREENING

FEMA Flood Zone	
FEMA Map Number	
Mapped Floodplain Apparent	
Mapped Wetlands Apparent	
Streams/Water Features Apparent	
Environmental Concerns Identified	
Recommended Additional Investigation	

This section constitutes preliminary screening of available information and is not an environmental assessment, wetlands delineation or professional engineering determination.

8. CONCEPTUAL SITE LAYOUT

Prepare a preliminary CAD exhibit illustrating, when appropriate:

- Proposed building footprint
- Approximate property boundaries based upon available information
- Potential parking layout
- Potential driveway/access
- Conceptual circulation
- Potential setbacks
- Potential buffers
- Potential outdoor/common areas
- Conceptual utility locations where known

IMPORTANT — CONCEPTUAL ONLY. NOT FOR CONSTRUCTION.

The exhibit is intended solely to assist with preliminary development evaluation and does not constitute an engineering plan, architectural plan, boundary survey or construction document.

9. PARKING ANALYSIS

Proposed Use	
Applicable Parking Standard Identified	
Estimated Required Spaces	
Conceptual Spaces Provided	
ADA Considerations	
Loading/Service Considerations	

Finding

[Summary]

Final parking requirements must be confirmed with the applicable governmental authority and reflected in professionally prepared plans when required.

10. DEVELOPMENT CONSTRAINT MATRIX

Issue	Status	Risk	Recommended Action
Zoning	☐	Low / Med / High	
Setbacks	☐	Low / Med / High	
Site Size	☐	Low / Med / High	
Access	☐	Low / Med / High	
Water	☐	Low / Med / High	
Sewer/Septic	☐	Low / Med / High	
Floodplain	☐	Low / Med / High	
Wetlands	☐	Low / Med / High	
Topography	☐	Low / Med / High	
Stormwater	☐	Low / Med / High	
Parking	☐	Low / Med / High	
Environmental	☐	Low / Med / High	

11. PROFESSIONAL STUDIES RECOMMENDED

Based upon the preliminary assessment, the following may be recommended before development:

- | | |
|---|---|
| ☐ Boundary Survey | ☐ Topographic Survey |
| ☐ Professional Civil Engineering | ☐ Geotechnical Investigation |
| ☐ Environmental Assessment | ☐ Wetlands Delineation |
| ☐ Septic/Soil Evaluation | ☐ Architectural Design |
| ☐ Traffic Study | ☐ Stormwater Analysis |
| ☐ Utility Capacity Confirmation | ☐ Land-Use Attorney |
| ☐ Other: _____ | |

12. PRELIMINARY DEVELOPMENT ROADMAP

1 Property Due Diligence

Complete outstanding property investigations identified in this report.

2 Professional Site Investigation

Engage appropriately licensed professionals for required surveying, engineering, architectural, geotechnical and environmental services.

3 Governmental Confirmation

Confirm zoning, proposed use, utilities and applicable development requirements with relevant governmental agencies.

4 Design

Proceed with professional site, architectural and engineering design.

5 Approvals

Submit required applications and plans for applicable governmental approvals and permits.

6 Construction Documents and Permitting

Complete required professional construction documents and obtain necessary permits.

13. OVERALL PRELIMINARY ASSESSMENT

Development Potential

- ☐ Strong
- ☐ Moderate
- ☐ Challenging
- ☐ Insufficient Information

Principal Opportunities

[Summary]

Principal Risks

[Summary]

Recommended Immediate Next Action

[Specific next action.]

LIMITATIONS & DISCLAIMER

This report is intended solely as a preliminary development due-diligence and informational assessment based upon information available at the time of preparation.

The report does not constitute professional engineering, land surveying, architecture, legal advice, environmental certification, geotechnical engineering or other professional services requiring licensure.

Conceptual CAD exhibits included with this assessment are provided solely for preliminary planning and discussion and are not construction documents, engineering plans, surveys or permit documents.

Property boundaries shown on conceptual exhibits should not be relied upon in place of a survey prepared by an appropriately licensed land surveyor.

No representation or guarantee is made that the proposed development will receive governmental approval or that the property is suitable for construction.

The client should obtain appropriate professional evaluations and governmental confirmations before purchasing property, obtaining financing, completing final design or beginning construction.