



## PROPERTY DUE DILIGENCE SERVICES

### OPTIONS:

#### 1. **Zoning Assessment:**

Fee: \$500.00

\* Applicable for any property, one acre or less.

\* Assessment will provide:

a). Current Zoning

- Permitted Uses
- Setbacks
- Height Restrictions
- Area Requirements
- Frontage requirements and lot dimensions

b). Specific use if requested:

ex: If customer wanted to know the maximum number of multi-family units allowed per code, we would provide that information.

c). Potential Planning issues:

- Access/Traffic
- Permitting
- Concurrency

d). Site Visit:

- Cursory review for potential wetland, environmental or tree mitigation issues.
- Review for access, traffic and planning issues.

#### 2. **Conceptual Site Plan**

Fee: \$500.00

\* Using a zoning assessment as noted above, a conceptual site plan will be provided based on the owner's proposed usage and the applicable zoning criteria.

\* The accuracy of the site plan will depend on the property boundary information provided. If a survey is provided, the accuracy will be greater.

\* The conceptual site plan will present a "maximized" usage of the property unless otherwise directed.

#### 3. **Pre-application meeting**

Fee: \$500.00

\* An informal pre-application meeting will be scheduled and held with the City or County having jurisdiction. The materials in Options 1 & 2 above will be presented for validation with the City/County.

\* An assessment of the comments provided by the municipality having jurisdiction will be provided with any recommendations.