

# SITE ANALYSIS PROCESS

## PHASE 1

- Evaluate the site's location, topography, and soil cut/fill
- Determine utility access and cost of infrastructure
- Research zoning
- Verify environmental background inspection or contamination reporting
- Identify existing structures or infrastructure that need to be relocated
- Evaluate general cost parameters
- Enter a purchase and sale agreement with the land seller

## PHASE 2

- Complete soil condition evaluation
- Complete geotechnical analysis
- Complete wetland review and delineation reports
- Complete environmental analysis
- Complete traffic analysis
- Research available development tax incentives or credits
- Review storm water management design and local requirements
- Further design development and overall construction cost analysis

## PHASE 3

- Detailed analysis of the site design and engineering
- Determine the stabilization plan and cost to fix any issues
- Evaluate the return on investment once expenses are determined