

LAND WORKSHEET

PROPERTY

DESCRIPTION: _____

Copy of Survey Available/Attached? _____ Copy of Deed attached? _____

Does the current deed describe all or part of land or more than the subject property? _____

1. Physical Characteristics of the Property

Property Size:

Acreage: _____ Square Footage: _____ Road Frontages _____

Dimensions: _____ Corner _____

Lot: _____

2. Terrain / Slope / Grade:

Flat/Rolling/Hilly: _____

Hole / Hill: _____

3. Soil / Composition: Rock, Dirt, Tree

Covered: _____

4. Access:

Existing Curb _____

Cuts: _____

Parking areas and _____

driveways: _____

5. Soil Conditions

Are there improvements located on filled or expansive soil, or are there foundation, structural, or soil problems on the Property, including the driveways and the parking areas? _____

6. Contamination Issues.

Is there or has there been a Land Fill nearby?

Underground Storage Tanks.

Are there any underground storage tanks on the Property? _____ Status: _____

Are there any aboveground storage tanks on the Property? _____ Status: _____

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Environmental Audits Done?

Phase I: _____ Date: _____ Copy
Available: _____
Phase II: _____ Date: _____ Copy
Available: _____
Monitoring Wells on site?

7. Any Existing Deed Restrictions:

Violations: _____

8. Easements:

Are there any easements or agreements (including public or private utilities and sewers) affecting or benefiting the Property?

_____ Driveways / Rights of way?

_____ Unrecorded agreements or obvious rights-of-way: _____

9. Flood Areas.

Is the Property situated in a flood zone area? _____ FIRM Panel Map #: _____
Copy of Appropriate area attached _____

8. Zoning Ordinances.

Controlling Municipality / County: _____

Contact: _____

General Zoning Classification: _____

_____ Known violations of codes or ordinances concerning this Property: _____
Attitude of community concerning rezoning: _____

_____ Conforming Use : _____ Or Non Conforming use: _____

_____ Pending Zoning changes in the area: _____

_____ Moratoriums: _____

10. Utilities.

Sewer or Septic Field: _____ Unknown: _____ Location of Septic Field: _____

Water or Well: _____

Unknown: _____

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Drainage Agreements: _____

Electrical / Cable/ Data
/Other: _____
Moratoriums: _____

Copy of Utility Maps Available and Attached: _____ Contact: _____
Impact Fees: _____

11. Roads, Proposed Plans or Condemnation.

Is the Property located in an area studying a road widening, new exit, thoroughfare, rail or utility construction, redevelopment, or other projects? _____

Traffic Light? _____ Median: _____ Left turn Lane: _____
Traffic Hazards: _____ Speed
Limit: _____
Corner
location? _____
Main Road: _____ Secondary
Road: _____
Existing Curb
Cuts: _____
Decel/Accel Lane: _____ Traffic Count Map Attached: _____

9. Other: _____

10. Attachments:

Deed	Utility map
Survey	FIRM
Plat Deed	Restrictions
Tax Map	Traffic Count data
Zoning map	Other relative or required data

Disclaimer: This checklist is an educational tool and may be used in the field, but no representation is made as to its completeness or usefulness. In addition, the licensee should consider whether providing this information to clients and customers is providing advice and guidance beyond his/her level of expertise and in accordance with the agency relationship(s) established.