

HANCOCK ASSOCIATES

Surveyors | Engineers | Scientists



DEVELOPMENT FEASIBILITY ANALYSIS

If you have property to develop, take the first step with Hancock's Development Feasibility Analysis. We start with thorough research of the site and then provide detailed reports based on our findings. This small investment in due diligence can help detect potential problems before you make a major investment and give you the critical information you need to move forward.

In-Depth Research:

- ✓ Confirm latitude and longitude of project site
- ✓ Search Assessor's website and local GIS for Parcel ID, current ownership information and abutter information
- ✓ Determine Municipal GIS zoning districts, site topography and nearby municipal utilities as available
- ✓ Request information from and consult with municipal engineering department, department of public works, regional utility associations and private utility companies on availability of utility services and possible requirements for improvements
- ✓ Study municipal zoning maps, ordinances and bylaws
- ✓ Consult with municipal planning and inspectional service departments on zoning compliance, municipal permitting path and any other requirements
- ✓ Verify municipal wetlands regulations
- ✓ Search state GIS systems for:
 - ✓ Wetland Resource Areas and other protected areas such as drinking water protection areas, Chapter 91 jurisdiction, wells, protected and endangered species mapping
 - ✓ Site limitations based on previous uses (underground storage tanks, activity and use limitations (AULs), hazardous materials, brownfields, agricultural uses, etc.)
 - ✓ USGS Mapping
 - ✓ Historic photographs and past land uses
- ✓ Examine FEMA Flood Mapping
- ✓ Study NRCS soils information
- ✓ Review NOAA Bathymetric elevations and rainfall data
- ✓ Check Massachusetts Historic Commission Historic Property database
- ✓ Search online Registry of Deeds for deeds, record plans, easements, previous surveys, Orders of Conditions, Chapter 91 Licenses, previous railroad property, etc.
- ✓ Walk site to determine/confirm Wetland Resource Areas and other pertinent site features
- ✓ Assess site access and ownership of abutting rights of ways
- ✓ Organize permit pre-filing meetings with state agencies

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Comprehensive Reports and Information:

- ✓ Report of findings
- ✓ Annotated plan of compiled existing conditions information
- ✓ Zoning analysis and summary (with determination by municipal zoning officer if needed)
- ✓ List of permits and approvals required
- ✓ Approximate permitting timeline
- ✓ Summary of required fees for approvals including sanitary sewer inflow and infiltration fees
- ✓ MESA/DMF/DFW Determination of Rare Species report
- ✓ Massachusetts Historic Commission Determination of Historic Properties results
- ✓ Will Serve letters from municipal engineering or department of public works and private utility companies as available
- ✓ Concept plan (created in coordination with project team if desired)

Ready to get started? Contact Hancock Associates today.

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