



# YES QUICKCHECK ENTITLEMENT TOOL

Clarity and confidence before you go under contract.

YES QuickCheck is a fast, focused due diligence screening that flags major entitlement risks (utilities, zoning, environmental, timelines, etc.) so you can move forward, or walk away, with your eyes wide open.

Delivered in days, not weeks. Flat fee. No fluff.



**Analysis:** The parcel is a total of 170 acres. The floodplain area on eastern portion of the properties and the stream feature that bisect the larger parcel account for approximately 108 acres of the total lot area. The remaining developable area of the parcel is 62 acres. Due to the large size of the parcel and the Town of Loudsburg's allowance of Cluster Subdivisions, development of this parcel will be able to utilize the entire 170 acres to calculate density. Realistic yield for a subdivision with an average lot size of 10,000 square feet is projected to be 130-260 units, depending on Loudsburg's willingness to allow a density approaching the PD-R maximum of 6 dwelling units per acre.

## Go / No-Go Summary

TOPIC	RISK (1-3)	RISK LEVEL
Water / Sewer	1	Town of Loudsburg inter-utility agreement between the city, the Loudsburg wastewater treatment plant and the town of Loudsburg is in place.
Environmental	2	Watershed floodplain is present.
Zoning	2	Re-zoning required PD-R recommended.
Land Use	2	Future land use matches proposed use of the parcel - this is not a risk to the project.
Approval Times	2	All the necessary Loudsburg documents and approvals are in place.
GO / NO-GO SUMMARY	2	Not a risk with existing potential yield - large amount of stream, wetlands, and floodplains reduce the overall developable area of the parcel, but Loudsburg's flexibility in allowing cluster subdivisions allows development to maintain overall density. Rezoning of the parcel is required, but this requirement appears to match the intent of the Loudsburg Future Land Use Plan.

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## WHY YES QUICKCHECK?

- Know the deal before you commit time or capital
- Spot major entitlement issues early
- Screen more sites faster with less overhead

## WHAT YOU'LL GET



Go/No-Go summary with risk-level scoring



Environmental risks clearly noted



Location of utilities or desktop analysis of soil suitability for septic



Realistic yield projections based on regulations and constraints



Zoning + Land Use alignment and rezoning options



Approval timeline estimate

START YOUR PROJECT TODAY 919-395-3099

