



SITE INVESTIGATION

ENSURING THE SAFE AND ECONOMICAL DEVELOPMENT OF YOUR SITE

By Jim Caliendo

You've made the decision to expand your retail branch network. You've researched the market and found the ideal location. You've visited countless properties and found the perfect site. Now what?

The design of a structure that is both economical and safe to construct as well as durable with low maintenance costs, depends upon a complete understanding of the nature of the ground. This understanding comes from an awareness of the materials in the ground, and how they respond under various influences and constraints during the construction and lifetime of the structure. An adequate and properly structured site investigation is therefore an essential part of any building project.

When preparing to evaluate your site, you should consider the following:

1. Obtain an environmental firm to ensure the site is compliant with all state and federal regulations regarding hazardous material contamination.
2. Ensure the storm water management system for the parcel is based on the ability to sheet drain water directly to the natural drainage area.
3. Confirm unrestricted access to adjacent roadways.
4. Confirm unrestricted access to all utilities, including but not limited to, natural gas, potable water, sanitary sewer, storm sewer, telephone, cable television and electric.
5. Confirm that any easements, utility or otherwise, that affect the development of the parcel and the placement of the facility is not restrictive to the full development of the parcel.
6. Confirm that there are not any building setback requirements that affect the development of the parcel and the placement of the facility.
7. Confirm that the zoning classification of the parcel permits the establishment of a full-service drive-up financial facility.

8. Confirm that the zoning classification of the parcel permits the use of signage that is conducive to supporting the identification requirements of the financial facility.
9. Obtain a reputable engineering firm to perform a comprehensive geological study.
10. Have a site feasibility study performed to ensure the premises are reasonably suitable for a financial facility.
11. Obtain approval of all applicable governmental authorities for the construction of the planned improvements.
12. Obtain approval of reasonable land development and subdivision plans if applicable to the premises.
13. Consider any personal requirements your organization may have.

As you can see, there are many elements that factor into determining whether the site you have chosen is suitable. The more knowledge you can gain regarding the site the better the chances are for the safe and economical development of that site.



James G. Caliendo is a former bank executive and now President and COO at the 108 year old design/build and retail services firm. In the past 18 years alone, under Jim's direction, PWCampbell has worked with over 500 financial institutions influencing millions of square feet of retail and operational space to create engaging, impactful and scalable solutions for every sized facility project.