



Sample Property Environmental Scan

Demonstration report for preliminary desktop screening only



Screening Summary

This sample illustrates how Zavia GIS organizes publicly available GIS and planning data into clear maps, screening notes, and suggested next questions for early-stage property decisions. The sample is fictional and does not represent a real address or regulatory opinion.

Mapped item	Example observation	Suggested next question
Subject property	Parcel context mapped using placeholder boundary	Confirm legal parcel and survey details with appropriate professional
Mapped watercourse	A watercourse is shown near the subject property in the sample map	Ask the relevant authority if setbacks, buffers, or permits may apply
Wetland / woodland	Natural features are shown near the site in public-domain layers	Confirm whether field verification or specialist review is needed.
Buffer rings	Illustrative buffer rings are shown for early screening	Do not treat desktop buffers as final regulatory limits.

Important limitation

Zavia GIS Consulting provides preliminary desktop screening and GIS mapping support based on publicly available data. Services do not replace legal, engineering, planning, environmental assessment, surveying, or regulatory approval advice. Final confirmation should always be obtained

from the relevant authority or qualified professional.