

Land Pre-Feasibility Checklist



Getting Started With The Basics

This checklist outlines the process Homebuilders typically go through, from looking at a property before purchase to evaluating the home site potential, conducting your feasibility, and obtaining development approvals/permits. Land development today involves a rigorous, comprehensive set of evaluations and approvals involving multiple parties in both the private and public sectors. This resource will help you better understand the many steps in the land development process, the timeline, likely costs, and required due diligence associated with residential development. This checklist is a guide only and should not be relied upon to cover all conditions that your building department may require. Please remember that there are hundreds of different cities, counties, and governmental review agencies and officials in Washington state. Your local building jurisdiction can help you understand what additional requirements may be specific to your home site.



Land Investigation

Does the property have recorded legal access?

☐ Yes ☐ No ☐ N/A _____

Is the road surface permanent leading to the home (Gravel, Asphalt, or concrete)?

☐ Yes ☐ No ☐ N/A _____

Are there any access or road improvements required?

☐ Yes ☐ No ☐ N/A _____

Are the road width and slope angle suitable for EVA (Emergency Vehicle Access)?

☐ Yes ☐ No ☐ N/A _____

Are there any existing easements or covenanats on this property? If so does the project confirm to guidelines?

☐ Yes ☐ No ☐ N/A _____

Will you require any utility or access easements? Will you have potable water? What is the water source and location?

☐ Yes ☐ No ☐ N/A _____

Will you have sewer or septic, where is the connection location?

☐ Yes ☐ No ☐ N/A _____

Will there be a future right of way, sidewalks, or development needed to build a new home?

☐ Yes ☐ No ☐ N/A _____

Does the land need to be subdivided?

☐ Yes ☐ No ☐ N/A _____

Are there overhead obstructions, power lines, transmission lines, or railroads on or near the land?

☐ Yes ☐ No ☐ N/A _____

Are there any encroachments on your property line?

☐ Yes ☐ No ☐ N/A _____

Is the topography suitable for your home or are there slopes to manage? If so how will you manage slopes? Retaining walls/Grading?

☐ Yes ☐ No ☐ N/A _____

Does the soil drain (percolate) sufficiently for drain fields?

☐ Yes ☐ No ☐ N/A _____

Is the zoning/land use suitable for single-family residential? What is the zoning?

☐ Yes ☐ No ☐ N/A _____

Who is the building jurisdiction?

☐ Yes ☐ No ☐ N/A _____

Is the land treed or do stumps need to be removed?

☐ Yes ☐ No ☐ N/A _____

Do you need to import or export fill material?

☐ Yes ☐ No ☐ N/A _____

Land Investigation

Is there a view opportunity that you want to optimize?

☐ Yes ☐ No ☐ N/A _____

Where and what distance is the nearest fire hydrant?

☐ Yes ☐ No ☐ N/A _____

Are there any structures that need to be demoe'd? What is it?

☐ Yes ☐ No ☐ N/A _____

Has the land been recently logged? If so, when?

☐ Yes ☐ No ☐ N/A _____

Are there any building moratoria? Describe:

☐ Yes ☐ No ☐ N/A _____

Are there any replanting requirements or mitigation plans? What's required?

☐ Yes ☐ No ☐ N/A _____

Is the property in agriculture or forestry that requires re-zoning or back tax conversion to residential? How much?

☐ Yes ☐ No ☐ N/A _____

Is there a recent survey? Get a copy.

☐ Yes ☐ No ☐ N/A _____

What are your building setbacks?

☐ Yes ☐ No ☐ N/A _____

Are there any height or view restrictions or special setbacks? What are they?

☐ Yes ☐ No ☐ N/A _____

Are there any existing permits or permit applications submitted? What are they and when do they expire?

☐ Yes ☐ No ☐ N/A _____

Have you reviewed the Land Title Report and all attachments?

☐ Yes ☐ No ☐ N/A _____

Have you reviewed the sellers disclosure statement (If buying land)?

☐ Yes ☐ No ☐ N/A _____

Have you walked the land and taken photos?

☐ Yes ☐ No ☐ N/A _____

Have you identified potential building envelope?

☐ Yes ☐ No ☐ N/A _____



Additional Things to Consider

Does the land have:

Wetlands

☐ Yes ☐ No ☐ N/A

Rock outcroppings

☐ Yes ☐ No ☐ N/A

Low areas

☐ Yes ☐ No ☐ N/A

Slopes

☐ Yes ☐ No ☐ N/A

Flood plains

☐ Yes ☐ No ☐ N/A

Water elements

☐ Yes ☐ No ☐ N/A

High points and ridgelines

☐ Yes ☐ No ☐ N/A

Land forms unique natural features

☐ Yes ☐ No ☐ N/A

Views/Vistas

☐ Yes ☐ No ☐ N/A

Unusual Sounds/Smells/Noise

☐ Yes ☐ No ☐ N/A

High wind zones

☐ Yes ☐ No ☐ N/A

Cultural and historic zoning or resources

☐ Yes ☐ No ☐ N/A

Heavy snow loads in higher elevations over 700' elevation

☐ Yes ☐ No ☐ N/A

Is the land characterized or exposed to:

Poor soils

☐ Yes ☐ No ☐ N/A

Soil erosion

☐ Yes ☐ No ☐ N/A

Subsidence

☐ Yes ☐ No ☐ N/A

Geologic hazards

☐ Yes ☐ No ☐ N/A

Ingress/Egress limitations

☐ Yes ☐ No ☐ N/A

Poor surface water drainage

☐ Yes ☐ No ☐ N/A

High water table

☐ Yes ☐ No ☐ N/A

Proximity to industrial facilities

☐ Yes ☐ No ☐ N/A

Unightly views

☐ Yes ☐ No ☐ N/A

Upstream dam

☐ Yes ☐ No ☐ N/A

Heavy air traffic

☐ Yes ☐ No ☐ N/A

Heavy vehicle traffic

☐ Yes ☐ No ☐ N/A

Any actual or apparent safety concerns heavy wind or snow loads?

☐ Yes ☐ No ☐ N/A

Are special consultants or studies needed downstream drainage or waterways?

☐ Yes ☐ No ☐ N/A

Organics or fill material in the soil (soft soil conditions)

☐ Yes ☐ No ☐ N/A



Inventory Natural Resources:

Does the homesite contain/have:

Topography (Steep slopes)

☐ Yes ☐ No ☐ N/A _____

Forest cover and species

☐ Yes ☐ No ☐ N/A _____

Natural or man made bodies of water

☐ Yes ☐ No ☐ N/A _____

Ditches, culverts, or other water conveyance systems

☐ Yes ☐ No ☐ N/A _____

Wetland delineation

☐ Yes ☐ No ☐ N/A _____

Gopher/Prairie plan study or requirement

☐ Yes ☐ No ☐ N/A _____

Floodplains or other buffers constraining the building site or access

☐ Yes ☐ No ☐ N/A _____

Wildlife and any buffers or restrictions

☐ Yes ☐ No ☐ N/A _____

Challenging Soils or rock

☐ Yes ☐ No ☐ N/A _____

Plant communities and species

☐ Yes ☐ No ☐ N/A _____

Invasive or nuisance plants

☐ Yes ☐ No ☐ N/A _____

Additional Investigations

Are there any mapped wetlands or waters of the U.S. on site or running through the site?

☐ Yes ☐ No ☐ N/A _____

Have soil test pits been dug and are currently exposed?

☐ Yes ☐ No ☐ N/A _____

Have preliminary perc tests been completed?

☐ Yes ☐ No ☐ N/A _____

Are there any current or expired septic designs or building permits?

☐ Yes ☐ No ☐ N/A _____

What is the frontage depths relative to the road?

☐ Yes ☐ No ☐ N/A _____

How far back from the access road do you want to set the house?

☐ Yes ☐ No ☐ N/A _____

Are there adequate stormwater outfalls or suitable soils for infiltration?

☐ Yes ☐ No ☐ N/A _____

Has there been any drug manufacturing onsite?

☐ Yes ☐ No ☐ N/A _____

Does the land require an environmental Phase 1 investigation?

☐ Yes ☐ No ☐ N/A _____

Are there any hazardous materials that will require clean-up or disposal?

☐ Yes ☐ No ☐ N/A _____

Are police and fire services provided?

☐ Yes ☐ No ☐ N/A _____

Is there trash pick-up available?

☐ Yes ☐ No ☐ N/A _____

Is the property subject to any WDFW (Washington fish and wildlife) game regulations or mapped hunting units?

☐ Yes ☐ No ☐ N/A _____

Are there any threatened or endangered species on site?

☐ Yes ☐ No ☐ N/A _____

Has any portion of the property been classified as historical or archeologically significant?

☐ Yes ☐ No ☐ N/A _____

Land Encumbrances

Are there any

Back taxes owed?

☐ Yes ☐ No ☐ N/A _____

Bank or tax liens unpaid on the title report?

☐ Yes ☐ No ☐ N/A _____

Private owner contracts or leases?

☐ Yes ☐ No ☐ N/A _____

Trustees or committees required to approve the sale and convey the land?

☐ Yes ☐ No ☐ N/A _____

Encroachments or boundary line disputes?

☐ Yes ☐ No ☐ N/A _____

Access, utility or other easements?

☐ Yes ☐ No ☐ N/A _____

Mineral rights?

☐ Yes ☐ No ☐ N/A _____

Clouds or encumbrances on title?

☐ Yes ☐ No ☐ N/A _____

Land Studies or Documentation

Studies or information that may be available or may be required by the local building jurisdiction

- ☐ Current zoning and land use
- ☐ Plat map
- ☐ CC&R's (Covenants, Conditions, and Building Restrictions)
- ☐ Title report
- ☐ Sellers disclosure
- ☐ Legal description and Tax ID#
- ☐ Soils reports from a geologist
- ☐ Septic designs or reports
- ☐ Well logs
- ☐ Wetland reports or delineations
- ☐ Agricultural harvesting agreements
- ☐ Gopher or prairie plan studies
- ☐ Forestry plan
- ☐ Water, sewer, power availability or will serve letters
- ☐ Level 1 environmental reports
- ☐ Land sale contracts
- ☐ Boundary or easement agreements
- ☐ Leases
- ☐ Building or clearing violations



Setback Ordinances

- ☐ What are the front, inside, and rear property setbacks? _____
- ☐ Are there any height or view restrictions or easements? _____



Utility Availability

WATER

Have you determined what public utilities are available (water, sewer, power, stormwater, gas, cable etc)?

☐ Yes ☐ No ☐ N/A _____

Who is the purveyor and what is connection cost?

☐ Yes ☐ No ☐ N/A _____

Have you determined what the connection costs and development costs are for any public utility?

☐ Yes ☐ No ☐ N/A _____

If you need to drill a well, do you know the depths of neighboring wells?

☐ Yes ☐ No ☐ N/A _____

Have you investigated well water GPM volumes and looked at the bacteriological tests?

☐ Yes ☐ No ☐ N/A _____

Will you need an "In house" sprinkler system? What are the water requirements?

☐ Yes ☐ No ☐ N/A _____

Will you need house fire special water pumps or a water system?

☐ Yes ☐ No ☐ N/A _____

Is there an existing hand-dug well or an incompatible well that needs to be decommissioned?

☐ Yes ☐ No ☐ N/A _____

Is there a fire hydrant within 300feet?

☐ Yes ☐ No ☐ N/A _____

What is the time needed to obtain potable water and at what cost?

☐ Yes ☐ No ☐ N/A _____

SANITATION

Is the land served by public sewer?

☐ Yes ☐ No ☐ N/A _____

Who is the purveyor and what is connection cost?

☐ Yes ☐ No ☐ N/A _____

Is the sewer on the site, stubbed up, or deep into the ground?

☐ Yes ☐ No ☐ N/A _____

Is the sewer in the street, across the street, or down the road? At what depths?

☐ Yes ☐ No ☐ N/A _____

Have soil logs been recently dug?

☐ Yes ☐ No ☐ N/A _____

What are the soil types and does the land perc in the locations you require?

☐ Yes ☐ No ☐ N/A _____

Does the land drain off water or are there high water tables?

☐ Yes ☐ No ☐ N/A _____

Are there any active or expired septic designs?

☐ Yes ☐ No ☐ N/A _____

Does the sewage drain downhill (gravity system) or will the system require a pump (pressure system)?

☐ Yes ☐ No ☐ N/A _____

Are there high water tables that require an above-ground mound system?

☐ Yes ☐ No ☐ N/A _____

How many bedrooms will the septic system be required to manage?

☐ Yes ☐ No ☐ N/A _____

Will you be adding on in the future and will you enlarge your system?

☐ Yes ☐ No ☐ N/A _____

Is there an existing septic system and is it operational or does it need to be decommissioned?

☐ Yes ☐ No ☐ N/A _____

What is the time needed to obtain sanitation and at what cost?

☐ Yes ☐ No ☐ N/A _____





POWER

Who is the purveyor and what is connection cost?

☐ Yes ☐ No ☐ N/A _____

Is there power on the lot, in the street, across the street, or down the road?

☐ Yes ☐ No ☐ N/A _____

Is the power overhead or underground?

☐ Yes ☐ No ☐ N/A _____

How far is the closest transformer and do you need to upgrade it to connect or install a new one?

☐ Yes ☐ No ☐ N/A _____

Do you want overhead or underground power?

☐ Yes ☐ No ☐ N/A _____

What type of HVAC and appliances do you want and what are the total KW consumption rates?

☐ Yes ☐ No ☐ N/A _____

Do you wish to build an ADU, addition, or shop in the future which will all require more power?

☐ Yes ☐ No ☐ N/A _____

What is the time needed to obtain power and at what cost?

☐ Yes ☐ No ☐ N/A _____

STORMWATER

Is this a large lot where downspouts and a dispersion system are compatible?

☐ Yes ☐ No ☐ N/A _____

Is this a small lot where a stormwater system will be required?

☐ Yes ☐ No ☐ N/A _____

Do the soils perc?

☐ Yes ☐ No ☐ N/A _____

Are there seasonal high water tables?

☐ Yes ☐ No ☐ N/A _____

Can the stormwater be contained and managed onsite?

☐ Yes ☐ No ☐ N/A _____

Will heavy stormwater flows erode the land or cause neighboring property damage (stormwater trespass)?

☐ Yes ☐ No ☐ N/A _____

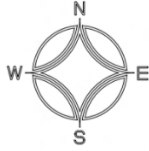
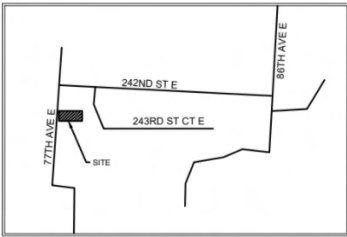
Is there enough land area to contain a well septic drain field system with a reserve and a stormwater management system?

☐ Yes ☐ No ☐ N/A _____




Site Development Planning

Sample Site Plan



GRAPHIC SCALE



1 INCH = 20 FEET

TAX DESCRIPTION:
L 1 S P 92-04-09-0185 EASE OF REC OUT OF
2-013 SEG E0550BO 9-22-92BO

SURVEY DISCLAIMER:
THIS IS NOT A BOUNDARY SURVEY

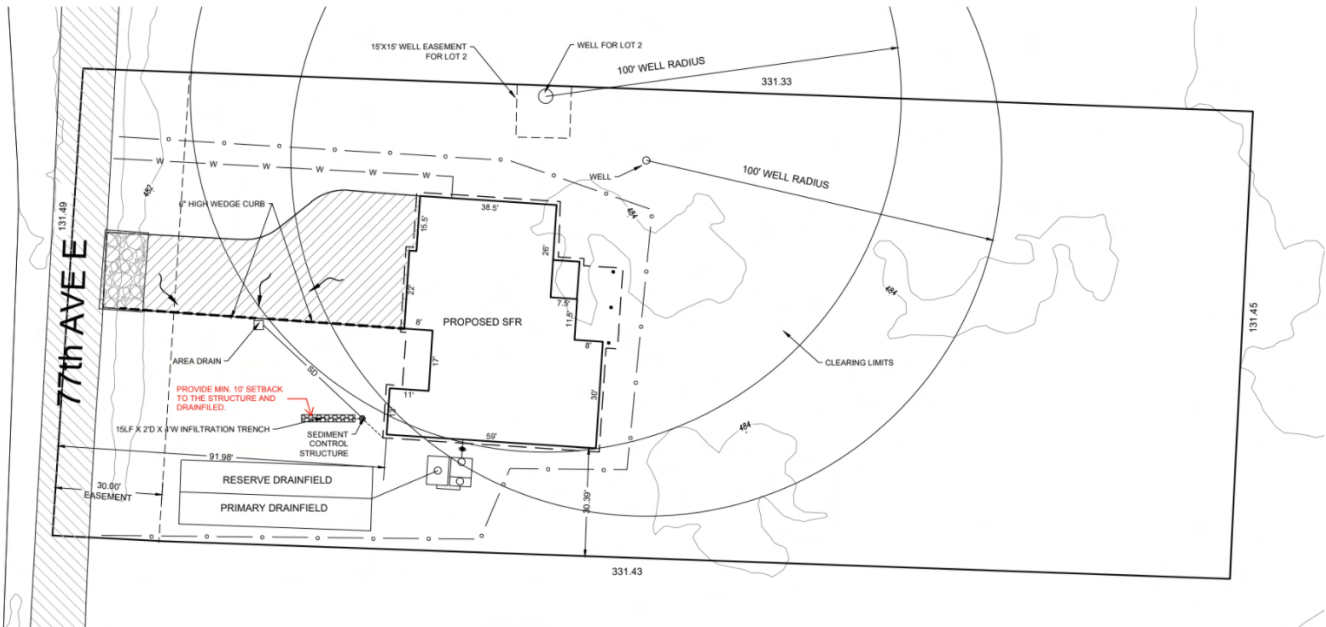
SOIL LOGS:
BY: BILL CREVELING, DATE: 1-30-2021

SL6	
0" - 28"	BROWN FINE SAND WITH GRAVEL, COBBLES, SILT, LOOSE
28" - 65"	TAN GRAVEL WITH SAND, MINOR SILT, LOOSE



Approved by Ryan Pearson, PE
for PPW Development
Engineering only
08/02/2021

RECYCLED CONCRETE AGGREGATE IS NOT ALLOWED FOR CONSTRUCTION ENTRANCES OR DRIVEWAY SURFACES. FOR USE OF RECYCLED CONCRETE AGGREGATE FOR SUBGRADE, PROVIDE SUPPLIER TESTING AND CERTIFICATION FOR LEAD. TESTING SHALL BE NO OLDER THAN 90 DAYS FROM THE DATE THE MATERIAL IS DELIVERED TO THE SITE. AMEND ALL DISTURBED SOILS PER ATTACHED NOTES. INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE AS DIRECTED BY THE INSPECTOR. SEE ATTACHED DETAILS.



Some things to consider when designing your homesite

- Where do I want my home located along with well, septic, and stormwater locations?
- How do I want it orientated? Facing East, West, North or South etc?
- Where do I want my driveway located? What shape and size surface covering material?
- Where will the septic tank and drainfield be located?
- Where will the well be located?
- Where does power come from?
- Where can we drain the stormwater?

Financial Considerations - Does It Pencil?

\$ _____ **What is your total project budget, all-in with everything including the cost of the land?**
(Add a 10% cost overrun contingency)

-\$ _____ Subtract the land cost.

=\$ _____ **Subtotal.** What is left is your total budget for the house, site development, permits etc.

-\$ _____ Subtract sales tax (Tax rate based on site location)

-\$ _____ Subtract on-site development.

-\$ _____ Subtract utility connection fees.

-\$ _____ Subtract utility development costs.

-\$ _____ Subtract septic/well design costs.

-\$ _____ Subtract septic installation costs.

-\$ _____ Subtract well drilling costs.


-\$ _____ Subtract permitting costs.

-\$ _____ Subtract plans and site/building engineering costs.

-\$ _____ Subtract other costs as determined by your feasibility due diligence

==-\$ _____ **Balance is your total budget to construct the house.**





“ Development requirements come in many forms and can be imposed on this process by governments at different levels. At the local level, jurisdictions may charge permit, utility hook-up, and impact fees and establish development and construction standards that either directly increase costs on builders and developers or cause delays that translate to higher costs. ”

Source: Paul Emrath, Ph.D. "How Government Regulation Affects the Price of a New Home." Housing Economics, 2011."



***Land Pre-Feasibility Disclosure**

Diggs Custom Homes offers a free "land pre-feasibility," which is not a "feasibility" study. A pre-feasibility study consists of an online evaluation of your property conducting research of the public records to try to understand your lands zoning, setbacks, potential critical areas of concern (i.e., wetlands, topographical challenges, slopes, endangered wildlife, and other environmental issues) access limitations, title issues, seller disclosure review. We then conduct physical site inspections to determine issues that would/may prohibit building or make the project not financially viable. We then work with you to help estimate an overall construction budget and pair you with the right preferred lender. Diggs does not warrant a building permit with this research. The information researched and provided is to help you better understand the project only and should not be relied upon to guarantee permits. The homeowner should take all research information discovered and conduct an independent investigation (feasibility) and verification directly with the building jurisdiction governing the land. Alternatively, you can hire a Civil Engineer to do this for you, but they typically also do not guarantee permits even then. Building jurisdictions can change zoning or building codes through the year, and there may be competing jurisdictional bodies that govern the land or building with different interpretations of the code. Only once an application is "accepted" by the building jurisdictions do you typically get "vested" (locked in) under the current codes. By signing the Diggs Signature Specifications, you hold Diggs and its contractors and employees harmless of any liability or responsibility for the information obtained with a free pre-feasibility study.