

## Site Considerations

### Climate

#### *Prevailing winds*

Direction

Maximum, minimum, and average velocities

Special considerations (g., tornado, flood, hurricane-prone areas)

#### *Solar orientation*

Sun angles

Days of sunlight

Cloud cover

Shading of (or from) adjacent structures, natural features, and vegetation

#### *Temperature*

Variation

Maximums and minimums for various times of year

#### *Humidity*

Variation

Maximums and minimums for various times of year

#### *Precipitation*

Peak period total

Annual and seasonal total

### Topography

#### *Legal property description, including:*

Limits of property

Easements

Rights of way

North indication

**Topography (cont.)***Topographic maps and aerial photos*

- Contours and spot elevations
- Slopes: percentage, aspect, orientation
- Escarpments
- Erosion channels
- Location and configuration of rocks, ledges, outcrops, ridges, drainage lines
- Visual characteristics
- Potential problem areas during construction: silt, erosion, et

*Analysis of physical features*

- Views and vistas
- Neighboring structures: buildings, satellite dishes, etcetera
- Shading and solar access
- Noise from streets, emergency services, aircraft, etcetera
- Odors

**Access and circulation**

## Vehicular

Road access to property line existing \_\_\_\_\_

Number of Parking Spaces required outside Garage \_\_\_\_\_

## Pedestrian

*Vegetation**Water bodies*

- Location, size, depth, direction of flow
- Water quality: clean, polluted, anaerobic conditions, et
- Use: seasonal, year-round
- Wetlands: ecological features
- Variations: expected water levels, tides, wave action
- Coastal features

*Drainages: rivers, streams, marshes, lakes, ponds, etcetera*

- Natural and built
- Alignments and gradients
- Pattern and direction

## Topography (cont.)

### *Waterway easements*

- Surface

- Subsurface

### *Surface drainage*

- Location of streams and washes

- Proximity to floodplains

  - Maximum flood levels

  - Frequently flooded areas

- Local watershed areas, amount of runoff collected, and location of outfalls

- Swampy and concave areas without drainage

- Other obstacles that may interrupt or obstruct natural surface drainage

### *Unique site features*

## Geotechnical/soils

*Basic surface soil type: sand, clay, silt, rock, shale, gravel, loam, limestone, etcetera*

*Rock and soil type: character/formation and origin*

- Geologic formation process and parent material

- Inclination

- Bearing capacity

*Bedrock*

- Depth

- Type classification

*Seismic conditions*

*Environmental hazards*

**Utilities***Potable water*

Municipal

Well

If a well, is there a well-share? Y / N

Spring

*Electricity*

Public Utility

already at property line? Y / N

Photovoltaic

location:

*Gas*

Natural

already at property line? Y / N

Propane

*Telephone*

How many numbers needed? \_\_\_\_\_

*Television*

None

Satellite

Cable

Antenna

*Sanitary sewer service*

Municipal

Septic

Septic with supplemental blackwater treatment

*Storm drainage (surface, subsurface)**Irrigation*

same as potable

rainwater catchment

greywater

*Fire protection*

## General Services

*Fire and police protection*

*Trash/refuse removal services*

*Snow removal, including on-site storage*

## Cultural Factors

### Site History

#### *Former site uses*

- Hazardous dumping / Landfill
- Old foundations
- Archaeological grounds

#### *History of existing structures*

- Historic value
- Affiliations
- Outline
- Location
- Floor elevations
- Type
- Condition
- Use

### Land Use, Ownership, and Control

#### *Present zoning of site and adjacent property*

- Site Location in Town
- Subject to review
- Site location in County
- Subject to review
- Restrictive Covenants (please provide)
- Subdivision with architectural Guidelines (please provide)
- Subject to review

#### *Adjacent (surrounding) land uses*

- Present
- Projected
- Probable effects of site development

#### *Type of land ownership*

## Land Use, Ownership, and Control (cont.)

*Function and pattern of land use: public domain, farm type, grazing, urbanized*

Present

Past

Location, type, and size of pertinent community services

Schools and churches

Shopping centers

Parks

Municipal services

Recreational facilities

Banks

Food services

Health services

Access to highways, public transportation

## Regulatory Factors

*Zoning Codes*

Permitted uses

By variance

By special use permits

Accessory structures

Minimum site area requirements

Building height limits

Yard (setback) requirements

Lot coverage

Off-street parking requirements

Landscaping requirements

Sign requirements

## Regulatory Factors (cont.)

### *Subdivision, Site Plan Review, and Other Local Requirements*

#### Lot requirements

- Size

- Configuration

- Setbacks and coverage

#### Street requirements

- Widths

- Geometry: grades, curves

- Curbs and curb cuts

- Dead-ends

- Intersection geometry

- Construction standards

- Utility location(s)

- Sidewalks

- Drainage

- Removal of spring and surface water

- Stream courses

- Land subject to flooding

- Detention/retention ponds

- Parks

- Open space requirements

- Park and playground requirements

- Screening from adjacent uses

## Environmental Regulations

*Water, sewer, recycling, solid waste disposal*

*Clean air requirements*

*Soil conservation*

*Protected areas, wetlands, floodplains, coastal zones, wild and scenic areas*

*Fish and wildlife protection*

*Protection of archaeological resources*



## Other Codes and Requirements

*Historic preservation and landmarks*

*architectural (design) controls*

*Special districts*

*Miscellaneous: mobile homes, billboards, noise*

*Site-related items in Building Codes*

Building separation

Parking and access for persons with disabilities

Service and emergency vehicle access and parking