

## Tool 1: Lot Feasibility Checklist

This checklist helps you determine if a site is physically, functionally, and financially feasible before you commit resources to it. We walk through core issues like access, topography, zoning, and utility availability. These may seem basic, but we've seen projects stall for months—or fail entirely—because one of these early factors was missed.

Use this tool to:

- Identify deal-breaking conditions early (e.g., no legal access, costly utility extensions).
- Compare multiple lots side-by-side.
- Prepare smart questions for your ARC strategy call.

**Tip 1:** Bring a copy of your survey, zoning map, or any planning documents to your consult. They help us go deeper, faster.

**Tip 2:** If you're unsure about any question or answer "Maybe," make a note for discussion during your ARC consult. These gray areas are often where value is gained—or lost.

Category	Expanded Question	Met?	Notes
<b>Zoning &amp; Land Use</b>	Does the lot meet the minimum area, width, and depth required by zoning?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
	Is your intended use allowed by right, or will you need a special use permit or rezoning?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
	Are setbacks, height limits, and lot coverage rules compatible with your concept?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
	Is the lot subject to any overlay districts, PUD zoning, or use restrictions?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
<b>Topography &amp; Conditions</b>	Is the slope manageable without requiring major grading or fill?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
	Will grading require import/export of significant soil volumes?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
	Are retaining walls or slope stabilization likely to be required?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
<b>Geotechnical</b>	Have soil conditions been evaluated, and are they suitable for development?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
<b>Utilities</b>	Is municipal <b>water</b> available directly at the lot line?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
	Is municipal <b>sewer</b> available directly at the lot line?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	

Category	Expanded Question	Met?	Notes
	If sewer is not available, is a septic system feasible based on soils, slope, and local guidelines?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
	If water is not available, is a well feasible considering spacing, setbacks, and groundwater access?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
	Is natural gas available at or near the site, or will propane or electric be required?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
	Are electric and telecom utilities available on or near the site?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
	Will off-site extensions be required—and are they feasible from a permitting and cost standpoint?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
<b>Access &amp; Circulation</b>	Does the site have legal and functional access from a public road?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
	Will the lot allow for construction and emergency vehicle access?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
	Is there an existing curb cut or access easement?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
	Are there any grade or visibility issues at the access point?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
<b>Environmental Factors</b>	Is the site free from floodplain, wetland, or habitat restrictions?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
	Are there any known contamination risks or Phase I red flags?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
	Are stormwater, drainage, or erosion control measures likely to be required?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
<b>Layout &amp; Usability</b>	Is there adequate buildable area for your desired footprint?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
	Can you fit driveways, garages, or required parking within the site envelope?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
	Does the lot orientation support natural light, usability, and energy performance?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
	Is there space for outdoor amenities, trash enclosures, or fire access features?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
<b>Neighborhood Context</b>	Are nearby land uses compatible or complementary to your planned use?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
	Are there any adjacent nuisances (e.g., noise, industrial uses, crime risk)?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
	Is the surrounding area improving, stable, or declining in value?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
	Does local market demand support your product type and pricing assumptions?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	

Category	Expanded Question	Met?	Notes
<b>Entitlements &amp; Risk</b>	Are there any HOA rules, deed restrictions, or design review boards limiting your plan?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
	Will you avoid needing variances, zoning adjustments, or special approvals?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
	Are there any recorded easements that significantly limit the buildable area or impact layout?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
<b>Fire &amp; Massing</b>	Does the site meet fire code turnaround, hydrant proximity, and access requirements?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
	Will the structure fit within bulk plane, height limit, or massing envelopes?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	
	Are there view, sun/shadow, or privacy concerns from adjacent properties?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> ?	

Want help assessing your answers? Consider upgrading to ARC Start Advisor or ARC Start Pro for support resolving complex conditions.