

# ARC Start Client Instruction Manual

## *How to Complete Your Toolkit with Confidence*

You don't need to be a developer or real estate expert to complete the ARC Start Toolkit—but you do need solid information. This guide walks you through each question, explains why we ask it, and shows you where to find the right answers.

If you're stuck on something, that's a flag—not a failure. Use this guide to get unstuck and keep moving forward.

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## **How to Use This Guide**

Each tool in the ARC Start Assess Toolkit is broken down in this guide. For every question, you'll see:

1. What We're Asking – Plain English explanation of the question
  2. Why It Matters – Why this information impacts your development success
  3. Where to Find the Answer – Tips, sources, and resources
  4. What a Strong Answer Looks Like – Examples of detailed responses
  5. Common Mistakes to Avoid – Mis-steps that could lead to issues later
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## Tool 1: Lot Feasibility Checklist

### Category: Zoning & Land Use

#### Q1: Does the lot meet the minimum area, width, and depth required by zoning?

##### 1. What We're Asking:

We want to confirm the lot is large enough and properly shaped to qualify for your intended use under the zoning code.

##### 2. Why It Matters:

Lots that are too narrow or shallow may require variances or simply not be developable for your desired use.

##### 3. Where to Find the Answer:

- Zoning code for your jurisdiction (look under dimensional standards for the zone)
- Survey or assessor site dimensions
- Zoning staff at your city or county can confirm minimums for your zoning district

##### 4. What a Strong Answer Looks Like:

“Yes – Lot is 85’x125’. Zoning (R-2) requires 70’ width and 100’ depth minimum.”

##### 5. Common Mistakes to Avoid:

- Assuming size is fine based on other nearby buildings
- Ignoring flag lots or irregular shapes that reduce usable area

#### Q2: Is your intended use allowed by right, or will you need a special use permit or rezoning?

##### 1. What We're Asking:

We want to confirm whether your planned use (e.g., restaurant, daycare, multifamily) is permitted without additional reviews.

##### 2. Why It Matters:

Uses allowed by right can proceed faster and with less risk. Conditional uses or rezonings can be denied and often require public hearings.

##### 3. Where to Find the Answer:

- Zoning code use table (often listed by zoning district)

- Speak to a planner in your jurisdiction with your specific use in mind

Search for similar approved projects nearby as reference

#### **4. What a Strong Answer Looks Like:**

“Use is permitted by right. Retail is allowed in C-1 zoning per zoning table Section 5.3.”

#### **5. Common Mistakes to Avoid:**

- Assuming a use is allowed because a similar one exists nearby
- Not checking for use-specific conditions (e.g., limits on hours or size)

### **Q3: Are setbacks, height limits, and lot coverage rules compatible with your concept?**

#### **1. What We’re Asking:**

We want to know if your intended building design fits within the dimensional standards of your zoning code.

#### **2. Why It Matters:**

Incompatible dimensions could require design changes or zoning variances, both of which delay your project.

#### **3. Where to Find the Answer:**

- Zoning code for setback, height, and lot coverage requirements
- Conceptual site layout or test-fit drawing
- Ask a design consultant or city planner for help with interpretation

#### **4. What a Strong Answer Looks Like:**

“Yes – building height is 28’ and zone allows 35’; side yard setbacks are 10’ and plan allows 12’ on each side.”

#### **5. Common Mistakes to Avoid:**

- Only checking building footprint, not height or coverage
- Ignoring secondary frontages or side yard rules on corner lots

## Q4: Is the lot subject to any overlay districts, PUD zoning, or use restrictions?

### 1. What We're Asking:

This identifies whether your site falls within a special district that has additional design or use standards beyond basic zoning.

### 2. Why It Matters:

Overlays, PUDs, or corridor plans may impose stricter rules that override your expected zoning allowances.

### 3. Where to Find the Answer:

- City or county GIS zoning layers (toggle overlays on/off)
- Ask planning staff if your site is in a historic, form-based, or special use district
- Review subdivision covenants (CC&Rs) or recorded PUD documents

### 4. What a Strong Answer Looks Like:

“Yes – Site is in Downtown Overlay, which limits building height to 2 stories and requires storefront design.”

### 5. Common Mistakes to Avoid:

- Assuming base zoning applies without checking for overlays
- Missing subdivision restrictions like architectural review boards

## Category: Topography & Conditions

## Q5: Is the slope manageable without requiring major grading or fill?

### 1. What We're Asking:

We're asking whether the lot is relatively flat or has a slope that can be worked with using standard grading techniques.

### 2. Why It Matters:

Excessive slope can lead to high site prep costs, retaining walls, or unusable areas—especially for parking or ADA access.

### 3. Where to Find the Answer:

- Topographic survey or contour map
- Site visit with photos or drone footage

- Civil engineer input or local GIS slope maps

#### **4. What a Strong Answer Looks Like:**

“Site slopes 4% front to back. Minimal grading required.”

#### **5. Common Mistakes to Avoid:**

- Relying on visual impressions instead of topographic data
- Not factoring in slope for ADA parking, drainage, or cut/fill costs

### **Q6: Will grading require import/export of significant soil volumes?**

#### **1. What We’re Asking:**

We want to know if you’ll need to bring in or haul away soil due to elevation changes, trenching, or pad leveling.

#### **2. Why It Matters:**

Soil import/export adds trucking costs and environmental management risks. Balanced sites are generally cheaper.

#### **3. Where to Find the Answer:**

- Rough grading plan from a civil engineer
- Conceptual site plan overlaid on topographic survey
- Contractor estimate for cut/fill calculations

#### **4. What a Strong Answer Looks Like:**

“No – site balanced. Minor leveling only; no off-haul anticipated.”

#### **5. Common Mistakes to Avoid:**

- Not considering fill needs for slab height or driveways
- Assuming balanced cut/fill without a basic grading review

### **Q7: Are retaining walls or slope stabilization likely to be required?**

#### **1. What We’re Asking:**

We want to know if grade changes will require structural solutions to hold soil in place or prevent slippage.

#### **2. Why It Matters:**

Retaining walls are expensive and may trigger extra design, permitting, or inspections.

### 3. Where to Find the Answer:

- Preliminary grading plan or topo review
- Civil engineer site walkthrough
- Review of adjacent developments on similar terrain

### 4. What a Strong Answer Looks Like:

“Yes – retaining wall (max 5') likely along rear property line due to slope drop.”

### 5. Common Mistakes to Avoid:

- Ignoring slope breaks behind building pads
- Missing small wall needs that add up around parking areas

## Category: Geotechnical

### Q8: Have soil conditions been evaluated, and are they suitable for development?

#### 1. What We're Asking:

We're asking whether you have any information on subsurface soil conditions—like bearing capacity, groundwater levels, or shrink/swell potential.

#### 2. Why It Matters:

Unstable or expansive soils can require upgraded foundations, drainage systems, or geotechnical mitigation that significantly increases cost.

#### 3. Where to Find the Answer:

- Geotechnical report (soil borings or analysis) from a licensed engineer
- Past reports from nearby developments
- Phase I ESA if environmental concerns are noted

#### 4. What a Strong Answer Looks Like:

“Yes – geotechnical report shows sandy clay mix with stable bearing. No groundwater issues identified.”

#### 5. Common Mistakes to Avoid:

- Assuming soil is suitable without testing
- Relying on nearby sites when conditions can vary dramatically even within one parcel

## Category: Utilities

### Q9: Is municipal water available directly at the lot line?

#### 1. What We're Asking:

We're asking whether a water line is already installed to the property boundary, not just nearby.

#### 2. Why It Matters:

If not available, installation or extension costs can be significant and may delay the project.

#### 3. Where to Find the Answer:

- City utility maps or GIS system
- Contact the water utility department
- Survey or title documents showing utility stubs

#### 4. What a Strong Answer Looks Like:

"Yes – 6" water main stubbed at the northeast corner of the lot."

#### 5. Common Mistakes to Avoid:

- Assuming proximity equals availability
- Not checking for stub location or tap requirements

### Q10: Is municipal sewer available directly at the lot line?

#### 1. What We're Asking:

We want to know if your lot is directly served by a municipal sewer line or stub.

#### 2. Why It Matters:

If not available, extending sewer lines or installing septic can impact feasibility and timeline.

#### 3. Where to Find the Answer:

- City or district utility maps
- Contact the sewer utility or public works
- Developer plans or past utility site plans

#### 4. What a Strong Answer Looks Like:

"Yes – 8" sewer stub available at rear alley access point."

## 5. Common Mistakes to Avoid:

- Assuming site has sewer just because the street does
- Not verifying invert elevation for gravity flow

## Q11: If sewer is not available, is a septic system feasible based on soils, slope, and local guidelines?

### 1. What We're Asking:

This determines if a septic system can be used and permitted as an alternative to sewer.

### 2. Why It Matters:

Some lots aren't suitable for septic due to soil, slope, or spacing setbacks. This can be a deal-breaker in rural areas.

### 3. Where to Find the Answer:

- County health department septic guidelines
- Soil testing reports (perk test or soil logs)
- Licensed septic system contractor

### 4. What a Strong Answer Looks Like:

"Yes – perk test passed for a 4-bedroom system, permit issued in 2022."

### 5. Common Mistakes to Avoid:

- Skipping testing and assuming septic is allowed
- Not accounting for setback distances from wells, property lines, or water bodies

## Q12: If water is not available, is a well feasible considering spacing, setbacks, and groundwater access?

### 1. What We're Asking:

We're checking if a private well is a valid option in the absence of municipal water service.

### 2. Why It Matters:

Well permitting depends on groundwater access, location setbacks, and spacing from other wells or septic systems.

### 3. Where to Find the Answer:

- State water resources or county well permit agency



- Licensed well driller
- Site plan showing distances from septic, structures, and lot lines

#### **4. What a Strong Answer Looks Like:**

“Well permitted and drilled in 2020. Static water level 110’, 20 GPM yield.”

#### **5. Common Mistakes to Avoid:**

- Not confirming with driller or county if a well is feasible
- Assuming nearby wells mean your site qualifies

### **Q13: Is natural gas available at or near the site, or will propane or electric be required?**

#### **1. What We’re Asking:**

We want to know what type of heating and energy systems can be supported based on gas service availability.

#### **2. Why It Matters:**

Natural gas is often preferred for cost and performance, but not all areas are served—especially rural or mountain regions.

#### **3. Where to Find the Answer:**

- Local utility provider (Xcel, Atmos, etc.)
- GIS utility map or developer utility plan
- Call the gas provider with the site address or parcel number

#### **4. What a Strong Answer Looks Like:**

“No natural gas. Propane tank or all-electric HVAC required.”

#### **5. Common Mistakes to Avoid:**

- Assuming availability based on nearby development
- Failing to confirm with provider before design decisions

### **Q14: Are electric and telecom utilities available on or near the site?**

#### **1. What We’re Asking:**

We’re asking whether you can connect to electricity, internet, and telecom services at the property.

## **2. Why It Matters:**

Missing infrastructure could mean trenching, boring, or costly service extensions.

## **3. Where to Find the Answer:**

- Check with local electric co-op or utility company
- Fiber/internet providers often have service maps online
- Visual inspection for poles or conduit is also helpful

## **4. What a Strong Answer Looks Like:**

“Yes – overhead electric and fiber on east property line. Service confirmed by Xcel and CenturyLink.”

## **5. Common Mistakes to Avoid:**

- Assuming all utilities are bundled together
- Overlooking telecom access or assuming fiber is available

## **Q15: Will off-site extensions be required—and are they feasible from a permitting and cost standpoint?**

### **1. What We’re Asking:**

We want to know if your utilities are not only nearby—but actually reachable and permittable.

### **2. Why It Matters:**

Crossing other parcels or roadways for utility access may require easements or jurisdictional permits, adding risk.

### **3. Where to Find the Answer:**

- Ask a civil engineer to review utility routing options
- Contact the permitting authority (e.g., city engineering or CDOT)

Look for notes in title reports or previous entitlements

### **4. What a Strong Answer Looks Like:**

“Yes – sewer line must be extended 180’ under county road. Encroachment permit required.”

### **5. Common Mistakes to Avoid:**

- Focusing only on distance, not the complexity of extension
- Failing to confirm permitting feasibility for utility crossings

## Category: Access & Circulation

### Q16: Does the site have legal and functional access from a public road?

#### 1. What We're Asking:

We're asking whether the parcel is legally accessible via a public right-of-way and whether that access is practical for vehicles.

#### 2. Why It Matters:

Without legal and physical access, the site may be undevelopable or require costly easements or legal action.

#### 3. Where to Find the Answer:

- Title report (look for access easements or legal frontage)
- Site survey showing road frontage or shared drive
- Local GIS system showing parcel lines and roads

#### 4. What a Strong Answer Looks Like:

"Yes – 100' frontage on Main Street. Public access confirmed by title and plat."

#### 5. Common Mistakes to Avoid:

- Confusing private roads with public rights-of-way
- Assuming access is legal because it's physically possible

### Q17: Will the lot allow for construction and emergency vehicle access?

#### 1. What We're Asking:

We want to confirm that fire trucks, ambulances, and construction equipment can safely reach and maneuver on site.

#### 2. Why It Matters:

Access that's too narrow, steep, or constrained can trigger Fire Department rejection or site redesign.

#### 3. Where to Find the Answer:

- Site plan showing driveway widths and turning radii
- Fire code access requirements for your jurisdiction
- Talk to local Fire Marshal if unsure

#### **4. What a Strong Answer Looks Like:**

“Yes – 26’ wide access drive with 50’ hammerhead turnaround, meets fire code.”

#### **5. Common Mistakes to Avoid:**

- Assuming access is OK without confirming fire turnaround
- Overlooking slope, clearance, or dead-end limitations

### **Q18: Is there an existing curb cut or access easement?**

#### **1. What We’re Asking:**

We’re asking whether there’s an existing driveway cut or legal access via a shared drive.

#### **2. Why It Matters:**

Existing access can save time and money. Lack of it may require new permits or redesign.

#### **3. Where to Find the Answer:**

- Survey or civil plan showing driveway locations
- Photos of the site’s street frontage
- Title report or recorded easement documents

#### **4. What a Strong Answer Looks Like:**

“Yes – 18’ curb cut exists on west side, permitted and in use since 2010.”

#### **5. Common Mistakes to Avoid:**

- Assuming you can cut a curb anywhere
- Not checking whether existing curb cuts are legal or sufficient

### **Q19: Are there any grade or visibility issues at the access point?**

#### **1. What We’re Asking:**

We want to know whether the driveway location is safe and visible for vehicles entering or exiting.

#### **2. Why It Matters:**

Poor sight lines or steep driveways can create safety hazards and fail DOT or city engineering standards.

#### **3. Where to Find the Answer:**

- Site photos from driver height at proposed access point

- Slope analysis or grading plan near access area
- Traffic engineer opinion if slopes or corners are tight

**4. What a Strong Answer Looks Like:**

“Yes – slight grade change but clear visibility for 200’ in both directions.”

**5. Common Mistakes to Avoid:**

- Ignoring dips, crests, or curves that obstruct sight lines
- Assuming access is safe without verifying visibility triangle

## Category: Environmental Factors

### Q20: Is the site free from floodplain, wetland, or habitat restrictions?

**1. What We’re Asking:**

We want to know if any part of the site falls within FEMA flood zones, designated wetlands, or sensitive habitat areas.

**2. Why It Matters:**

Development in these areas often requires special permits, increased costs, or may not be allowed at all.

**3. Where to Find the Answer:**

- FEMA Flood Map Service Center ([msc.fema.gov](https://msc.fema.gov))
- City or county GIS layers for wetlands and habitat
- Speak to an environmental consultant for review if unsure

**4. What a Strong Answer Looks Like:**

“Yes – parcel is outside floodplain and not in a designated habitat or wetland buffer zone.”

**5. Common Mistakes to Avoid:**

- Assuming because it hasn’t flooded that it’s not in a flood zone
- Ignoring protected habitat near waterways or tree corridors

### Q21: Are there any known contamination risks or Phase I red flags?

**1. What We're Asking:**

We want to know if the site has a history of industrial use, underground tanks, or hazardous materials.

**2. Why It Matters:**

Environmental remediation can be costly and delay entitlements, especially on commercial infill sites.

**3. Where to Find the Answer:**

- Phase I Environmental Site Assessment (ESA)
- Historical use records or aerial photos
- State environmental agency databases for known spills or contamination

**4. What a Strong Answer Looks Like:**

"Phase I ESA completed 2022. No Recognized Environmental Conditions (RECs) identified."

**5. Common Mistakes to Avoid:**

- Assuming a clean appearance = no risk
- Skipping due diligence in older commercial zones

## Q22: Are stormwater, drainage, or erosion control measures likely to be required?

**1. What We're Asking:**

We're asking whether your project will require drainage plans, stormwater detention, or erosion mitigation.

**2. Why It Matters:**

These are often required by city or county code—even on smaller projects—and can affect site layout and grading.

**3. Where to Find the Answer:**

- Local stormwater management regulations or engineering design standards
- Civil engineer review of slope, impervious surface area, and runoff paths
- Ask your planning or public works department for thresholds

**4. What a Strong Answer Looks Like:**

"Yes – detention pond and erosion control plan required for sites over 10,000 SF of disturbance."

## 5. Common Mistakes to Avoid:

- Forgetting to include this in early budgets
- Assuming these only apply to large subdivisions or public works

## Category: Layout & Usability

### Q23: Is there adequate buildable area for your desired footprint?

#### 1. What We're Asking:

We're asking whether the portion of the lot not limited by setbacks, easements, slopes, or buffers is large enough for your intended building.

#### 2. Why It Matters:

Even if a lot meets size requirements, constraints can shrink the usable area to less than what your plan requires.

#### 3. Where to Find the Answer:

- Site survey or plat with dimensions
- Preliminary site layout or building footprint sketch
- Zoning code setbacks, buffers, or easements

#### 4. What a Strong Answer Looks Like:

"Yes – footprint fits within 85' x 100' buildable envelope after setbacks and easements."

#### 5. Common Mistakes to Avoid:

- Ignoring rear or side yard easements
- Assuming buildable = total lot size

### Q24: Can you fit driveways, garages, or required parking within the site envelope?

#### 1. What We're Asking:

We want to know if required access and parking features can fit alongside your building without triggering variances.

#### 2. Why It Matters:

Parking and access design is a frequent roadblock for small or oddly-shaped lots.

#### 3. Where to Find the Answer:

- Zoning code parking requirements by use type
- Sketch showing building, access points, and parking layout
- Speak with a civil or site designer if unsure

#### **4. What a Strong Answer Looks Like:**

“Yes – 22 spaces fit with required 24’ drive aisle and side loading access.”

#### **5. Common Mistakes to Avoid:**

- Ignoring ADA or delivery vehicle space requirements
- Underestimating the area needed for drive aisles

### **Q25: Does the lot orientation support natural light, usability, and energy performance?**

#### **1. What We’re Asking:**

This checks whether the layout supports passive solar gain, daylighting, outdoor spaces, or avoids harsh conditions like full western exposure.

#### **2. Why It Matters:**

Poor orientation can increase energy bills, limit comfort, or create less desirable units.

#### **3. Where to Find the Answer:**

- Aerial view or satellite image showing direction of north
- Conceptual floor plan with window and outdoor area layout
- Energy consultant or architect input

#### **4. What a Strong Answer Looks Like:**

“Yes – front faces east, rear yard receives afternoon shade. Good solar access for south wall.”

#### **5. Common Mistakes to Avoid:**

- Only considering building fit, not orientation or exposure
- Overlooking impact of adjacent buildings on sunlight and privacy

### **Q26: Is there space for outdoor amenities, trash enclosures, or fire access features?**

#### **1. What We’re Asking:**

We’re asking if there's enough room for functional elements like trash, fire lanes, patios, or delivery zones that may not be in your main layout.



## **2. Why It Matters:**

Missing space for these elements can derail site plan approval or require redesign.

## **3. Where to Find the Answer:**

- Preliminary site layout with all functional areas marked
- Zoning code or fire marshal access regulations
- Speak to site planner or civil engineer for guidance

## **4. What a Strong Answer Looks Like:**

“Yes – 10’ x 20’ trash pad, 6’ setback fire lane, and 15’ rear yard patio area planned.”

## **5. Common Mistakes to Avoid:**

- Omitting non-building features from early layouts
- Underestimating fire access width and turnaround requirements

## **Category: Neighborhood Context**

### **Q27: Are nearby land uses compatible or complementary to your planned use?**

#### **1. What We’re Asking:**

We’re asking if surrounding properties will support—or conflict with—your planned development.

#### **2. Why It Matters:**

Incompatible neighbors (like industrial next to residential) can reduce property value, increase noise, or limit tenant appeal.

#### **3. Where to Find the Answer:**

- Aerial map or GIS land use layers
- Site visit and visual inspection
- Local zoning map to understand designated use

#### **4. What a Strong Answer Looks Like:**

“Yes – site is surrounded by small offices, retail, and multifamily residential. All compatible with proposed medical office.”

#### **5. Common Mistakes to Avoid:**

- Only looking at zoning without reviewing actual use

- Ignoring indirect impacts (noise, odors, traffic) from nearby uses

## Q28: Are there any adjacent nuisances (e.g., noise, industrial uses, crime risk)?

### 1. What We're Asking:

This identifies visible or environmental conditions that could negatively affect tenants, visitors, or customers.

### 2. Why It Matters:

Nuisances can deter investment and reduce long-term viability of the site.

### 3. Where to Find the Answer:

- Site visit at multiple times of day
- Crime heat maps or local police reports
- Environmental databases (e.g., noise or air quality monitors)

### 4. What a Strong Answer Looks Like:

"Yes – adjacent to active construction equipment yard with 6am truck activity."

### 5. Common Mistakes to Avoid:

- Ignoring temporary nuisances that may become permanent
- Overlooking sensory impacts like lighting or odor

## Q29: Is the surrounding area improving, stable, or declining in value?

### 1. What We're Asking:

We want to know whether this neighborhood is trending upward, remaining flat, or losing value.

### 2. Why It Matters:

Project timing and pricing strategy depend heavily on momentum and perception of the surrounding area.

### 3. Where to Find the Answer:

- Talk to local real estate brokers or appraisers
- Review comps and recent sales or lease activity
- Look at reinvestment activity, remodels, and permit volume

#### **4. What a Strong Answer Looks Like:**

“Improving – multiple recent rehabs and permit volume up 40% over prior year.”

#### **5. Common Mistakes to Avoid:**

- Assuming price trends = market demand
- Not identifying if demand is driven by speculation or stable fundamentals

### **Q30: Does local market demand support your product type and pricing assumptions?**

#### **1. What We’re Asking:**

We’re asking whether there’s proven demand for what you want to build—and at the price point you expect.

#### **2. Why It Matters:**

Even a great location can fail if your product doesn’t match what buyers or tenants want.

#### **3. Where to Find the Answer:**

- Recent comps for similar projects (sale or lease)
- Local broker opinions or feasibility studies
- Survey data or demographic trends (e.g., ESRI, CoStar, etc.)

#### **4. What a Strong Answer Looks Like:**

“Yes – demand confirmed for 2BR townhomes at \$2,400/month, matching new comps within 2 miles.”

#### **5. Common Mistakes to Avoid:**

- Only reviewing average market data instead of your specific segment
- Not adjusting for new supply or vacancy trends

### **Category: Entitlements & Risk**

### **Q31: Are there any HOA rules, deed restrictions, or design review boards limiting your plan?**

#### **1. What We’re Asking:**

We’re asking whether recorded covenants or review boards could impact your design, layout, or even allowable uses.

## **2. Why It Matters:**

These restrictions may override zoning and trigger additional approvals or limitations—even if the city says "yes."

## **3. Where to Find the Answer:**

- Title report or preliminary commitment from a title company
- Recorded CC&Rs or subdivision covenants
- Ask the HOA or design board for current review requirements

## **4. What a Strong Answer Looks Like:**

"Yes – HOA requires Spanish tile roofing and stucco finishes per design review board."

## **5. Common Mistakes to Avoid:**

- Ignoring private rules in favor of public code
- Not reviewing design guidelines during due diligence

## **Q32: Will you avoid needing variances, zoning adjustments, or special approvals?**

### **1. What We're Asking:**

We want to know if your project meets all base zoning standards—or if you're asking for exceptions that require public review.

### **2. Why It Matters:**

Variances and adjustments introduce approval risk, delays, and neighbor opposition.

### **3. Where to Find the Answer:**

- Compare your site and concept against zoning requirements (e.g. height, setbacks, lot coverage)
- Talk with a zoning planner or land use consultant
- Review local variance process timelines

### **4. What a Strong Answer Looks Like:**

"Yes – all dimensional standards met. No variances required."

### **5. Common Mistakes to Avoid:**

- Assuming small deviations will be "waived" automatically

- Missing triggers like floor area ratio (FAR) or open space minimums

## Q33: Are there any recorded easements that significantly limit the buildable area or impact layout?

### 1. What We're Asking:

We're asking if legal easements for access, drainage, or utilities restrict where you can build.

### 2. Why It Matters:

Easements can block key building areas, trigger redesigns, or require costly relocations.

### 3. Where to Find the Answer:

- Title report (schedule B exceptions usually show these)
- Survey showing easement locations
- Civil engineer or land use attorney review if unclear

### 4. What a Strong Answer Looks Like:

"Yes – 20' drainage easement runs through center of site. Building must be offset accordingly."

### 5. Common Mistakes to Avoid:

- Assuming easements are "inactive" or flexible
- Overlooking side or rear easements that affect building placement

## Category: Fire & Massing

## Q34: Does the site meet fire code turnaround, hydrant proximity, and access requirements?

### 1. What We're Asking:

We want to confirm whether emergency responders can reach the building within required distances and turn around safely.

### 2. Why It Matters:

Fire code issues can halt plan approvals and require major site layout changes or infrastructure upgrades.

### 3. Where to Find the Answer:

- Fire code standards from local fire department or IBC/IFC guidelines
- Conceptual site plan with fire lane and hydrant locations

- Consultation with Fire Marshal if unsure

#### **4. What a Strong Answer Looks Like:**

“Yes – 26’ wide fire lane and 300’ hose reach from existing hydrant meet code.”

#### **5. Common Mistakes to Avoid:**

- Assuming fire access is fine without checking local code
- Overlooking distance to hydrants or turnaround clearances

### **Q35: Will the structure fit within bulk plane, height limit, or massing envelopes?**

#### **1. What We’re Asking:**

We’re asking whether your planned building respects limits on height, setback angles, or bulk plane, especially in residential or urban contexts.

#### **2. Why It Matters:**

Violating bulk plane or height rules often requires variances and can face neighbor opposition.

#### **3. Where to Find the Answer:**

- Zoning or Development code section on building height, bulk plane, or setbacks
- Elevation drawings or 3D massing models
- Speak with an architect or zoning planner

#### **4. What a Strong Answer Looks Like:**

“Yes – 2-story structure at 28’ height fits within 35’ max and side setback angle limits.”

#### **5. Common Mistakes to Avoid:**

- Measuring from the wrong grade level
- Assuming flat site conditions in sloped areas

### **Q36: Are there view, sun/shadow, or privacy concerns from adjacent properties?**

#### **1. What We’re Asking:**

We want to know whether your building might block key views, cast significant shadows, or overlook private yards or windows.

#### **2. Why It Matters:**

These factors can lead to neighbor resistance, planning commission pushback, or added design constraints.

### **3. Where to Find the Answer:**

- Shadow studies or sun path diagrams
- Site section drawings showing adjacent buildings
- Planning feedback from similar nearby projects

### **4. What a Strong Answer Looks Like:**

“Rear deck elevation avoids direct line-of-sight into adjacent patio. Sun study shows no shadow impact until late afternoon.”

### **5. Common Mistakes to Avoid:**

- Assuming as-of-right zoning means no neighbor objections
- Overlooking seasonal sunlight patterns or proximity issues

## Tool 2: Permit & Compliance Overview

### Category: Core Permits

#### Q1: Will you need a building permit for new construction or substantial improvement?

**1. What We're Asking:**

We're asking whether the project includes new structures or significant upgrades that require a building permit.

**2. Why It Matters:**

Virtually all new construction requires permits. Skipping this step leads to serious legal, safety, and insurance risks.

**3. Where to Find the Answer:**

Check your city or county's building department website

Call the building official to clarify what's considered "substantial improvement"

Review project scope against permit thresholds in code

**4. What a Strong Answer Looks Like:**

"Yes – new 2,500 SF retail structure requires full building permit per city requirements."

**5. Common Mistakes to Avoid:**

Assuming permits are only needed for commercial projects

Overlooking structural or mechanical work as permit triggers

#### Q2: Is a demolition permit required to remove any existing structures?

**1. What We're Asking:**

We want to know if existing structures or improvements must be demolished—and if a separate permit is needed.

**2. Why It Matters:**

Demolition often triggers separate review, environmental checks, and utility shut-offs.

**3. Where to Find the Answer:**

Check local permitting site for demolition permit rules

Ask your local building department if the site has any recorded improvements

Review aerial imagery or assessor records for existing structures

**4. What a Strong Answer Looks Like:**

"Yes – demo permit needed for removal of existing garage and concrete pad."



## 5. Common Mistakes to Avoid:

- Assuming only full buildings require demo permits
- Ignoring older slabs or utility-connected structures

### Q3: Will grading or earthwork trigger a separate permit?

#### 1. What We're Asking:

We're asking if excavation, grading, or soil movement will exceed the threshold that requires permitting.

#### 2. Why It Matters:

Even if you're not building yet, moving dirt often requires erosion control, drainage review, and inspections.

#### 3. Where to Find the Answer:

- Municipal code section on grading thresholds
- Contact your city engineering or stormwater division
- Civil engineer can help quantify cubic yard volumes

#### 4. What a Strong Answer Looks Like:

"Yes – grading over 50 CY triggers permit and drainage plan approval."

## 5. Common Mistakes to Avoid:

- Overlooking site prep or pad cuts as a permit trigger
- Not budgeting for erosion control or hauling fees

### Q4: Are separate permits needed for water, sewer, or electrical tap connections?

#### 1. What We're Asking:

We're asking whether utility connections require specific permits separate from the main building permit.

#### 2. Why It Matters:

These permits are often issued by separate departments and can affect both timing and fees.

#### 3. Where to Find the Answer:

- Utility provider websites or engineering department
- City fee schedule for tap or service connection permits
- Ask your civil engineer or local utility rep

#### 4. What a Strong Answer Looks Like:

"Yes – separate tap permits required for 1" water and 6" sewer line from city utility."

## 5. Common Mistakes to Avoid:

Assuming tap fees are included in the building permit  
Not budgeting for multiple utility taps or meter charges

## **Q5: Will a septic permit be required due to lack of sewer?**

### **1. What We're Asking:**

We want to confirm if your project needs a septic system—and if that requires separate health department approval.

### **2. Why It Matters:**

Septic permits depend on soil and design, and may involve long approval times and additional testing.

### **3. Where to Find the Answer:**

County health department or environmental health agency  
Septic system contractor or soil testing lab  
Review past permit records if redevelopment

### **4. What a Strong Answer Looks Like:**

“Yes – septic permit required. Design submitted to county with 1,250-gallon tank and leach field.”

### **5. Common Mistakes to Avoid:**

Assuming septic approval is automatic or fast  
Overlooking per-bedroom sizing requirements

## **Q6: Is a right-of-way (ROW) permit needed for work in the public road or sidewalk area?**

### **1. What We're Asking:**

We're asking if your site work will affect any part of the public right-of-way, including sidewalk, curb, or street cuts.

### **2. Why It Matters:**

ROW work usually requires a separate review and often bonding or insurance documentation.

### **3. Where to Find the Answer:**

City or county public works department  
Civil engineering plans showing impact area  
Permit checklist or matrix from local jurisdiction

### **4. What a Strong Answer Looks Like:**

“Yes – ROW permit needed for sidewalk demo and driveway apron construction.”

### **5. Common Mistakes to Avoid:**

Overlooking utility trenching that crosses sidewalks

Starting work without traffic control plan approval

## Q7: Do you need a driveway access permit from the city, county, or DOT?

### 1. What We're Asking:

We're checking whether the driveway or access point to the site requires formal approval from the road authority.

### 2. Why It Matters:

Many jurisdictions control how and where driveways connect to public roads, especially state highways.

### 3. Where to Find the Answer:

Contact your city engineering department or CDOT (for state roads)

Review plat notes for access control restrictions

Site plan review comments or prior entitlement documents

### 4. What a Strong Answer Looks Like:

"Yes – driveway access permit required from CDOT for connection to Highway 287. Permit issued in 2023."

### 5. Common Mistakes to Avoid:

Assuming access is automatic if a curb cut exists

Not accounting for driveway slope, width, or visibility standards

## Category: Zoning & Entitlements

## Q8: Will your project require a rezoning or zoning map amendment?

### 1. What We're Asking:

We're asking whether the site's current zoning allows your use and density—or if it must be changed.

### 2. Why It Matters:

Rezoning is a major entitlement step that can delay the project and isn't always approved.

### 3. Where to Find the Answer:

Zoning map and zoning code use table

Talk to a city planner with your project concept

Check past rezoning cases nearby for precedent

### 4. What a Strong Answer Looks Like:

"Yes – site is zoned R-1 but project needs R-3 for multifamily. Rezoning will be submitted."

### 5. Common Mistakes to Avoid:

Assuming rezoning is guaranteed

Not budgeting time or fees for rezoning process

## **Q9: Are you pursuing a Planned Unit Development (PUD)?**

### **1. What We're Asking:**

We want to know if your project will use a custom zoning overlay or site-specific development plan like a PUD.

### **2. Why It Matters:**

PUDs offer flexibility but require more design, community outreach, and approval effort.

### **3. Where to Find the Answer:**

Talk to planning staff about zoning overlay or PUD options

Review examples of approved PUDs in your area

Consult with a land use attorney or zoning consultant

### **4. What a Strong Answer Looks Like:**

"Yes – 4-acre site will be rezoned as a PUD to allow mixed-use with higher density."

### **5. Common Mistakes to Avoid:**

Assuming PUDs are faster or easier than base zoning

Submitting without clear justification or precedent

## **Q10: Is a Conditional Use Permit (CUP) or Special Use Permit (SUP) needed?**

### **1. What We're Asking:**

We're asking whether your use is allowed only with discretionary approval under your site's zoning.

### **2. Why It Matters:**

These permits require public hearings, neighbor notification, and may impose special conditions.

### **3. Where to Find the Answer:**

Zoning use table (look for uses marked as Conditional or Special)

Ask a planner if your use requires a CUP or SUP

Review past case studies to understand common objections

### **4. What a Strong Answer Looks Like:**

"Yes – preschool requires a Special Use Permit in R-1 zone. Application in process."

### **5. Common Mistakes to Avoid:**

Assuming approval is automatic for conditional uses

Not preparing for hearing or neighbor objections

## **Q11: Will you need a variance or administrative adjustment?**

## **1. What We're Asking:**

We're asking whether your plan includes anything that doesn't comply with zoning requirements but might be waived via variance or admin review.

## **2. Why It Matters:**

Even small deviations require approvals that introduce risk, delay, and possible redesign if denied.

## **3. Where to Find the Answer:**

Zoning code dimensional standards (height, setback, lot coverage)

Review your concept site plan against the requirements

Ask a zoning official about flexibility for small deviations

## **4. What a Strong Answer Looks Like:**

"Yes – 2' rear setback variance needed. Request filed with zoning board."

## **5. Common Mistakes to Avoid:**

Assuming small deviations will be ignored or forgiven

Not factoring in timeline for public notice and appeal

### **Q12: Is a pre-application meeting required before formal submission?**

## **1. What We're Asking:**

We want to know if your city requires or recommends a pre-app meeting before you can submit planning or permit documents.

## **2. Why It Matters:**

Pre-app meetings often uncover process or design issues early—and some jurisdictions won't accept submittals without one.

## **3. Where to Find the Answer:**

- Planning department's development review process chart or checklist
- Call the permit intake office and ask about pre-app requirements
- Review submittal forms for required meeting documentation

## **4. What a Strong Answer Looks Like:**

"Yes – pre-application meeting held with city on March 10, 2024."

## **5. Common Mistakes to Avoid:**

- Skipping the pre-app and getting delayed at intake
- Assuming it's optional when it's actually mandatory for your use or size

### **Q13: Is a public hearing required (Planning Commission, City Council, etc.)?**

## **1. What We're Asking:**

We're asking if any part of your application—like a rezoning, SUP, or variance—triggers a formal public hearing.

## **2. Why It Matters:**

Public hearings require public notice, extended timelines, and open you up to opposition or changes.

## **3. Where to Find the Answer:**

Talk to a planner about hearing thresholds for your jurisdiction

Review the submittal process for any hearing triggers

Ask if your case would go to the Planning Commission or other board

## **4. What a Strong Answer Looks Like:**

"Yes – zoning change triggers Planning Commission and Council hearings, scheduled for Q3 2024."

## **5. Common Mistakes to Avoid:**

Assuming staff-level approval means no hearing

Not budgeting time or preparing presentation materials

## **Category: Studies & Reports**

### **Q14: Will a tree survey or arborist report be required?**

## **1. What We're Asking:**

We want to know whether your site contains mature trees or protected species that trigger a tree preservation or removal review.

## **2. Why It Matters:**

Many cities require tree protection or mitigation plans before approving site disturbance.

## **3. Where to Find the Answer:**

- Aerial or site photos showing tree coverage
- City tree protection ordinance or planning department guidelines
- Consult with a certified arborist for report standards

## **4. What a Strong Answer Looks Like:**

"Yes – 3 mature oaks identified along frontage. Arborist report submitted with mitigation plan."

## **5. Common Mistakes to Avoid:**

Assuming you can remove trees without city review

Failing to map tree drip lines or protected zones

### **Q15: Is a traffic impact study needed based on use or size?**

## **1. What We're Asking:**

We're asking whether your project generates enough daily trips to require a traffic study or signal review.

## **2. Why It Matters:**

These studies can delay your project and result in off-site improvement requirements.

## **3. Where to Find the Answer:**

City traffic or transportation engineering department  
Check trip generation thresholds in development code  
Hire a traffic engineer to estimate peak hour trips

## **4. What a Strong Answer Looks Like:**

"Yes – project exceeds 100 peak hour trips. TIA required and submitted."

## **5. Common Mistakes to Avoid:**

- Underestimating trips based on use assumptions
- Skipping early scoping meeting with transportation staff

## **Q16: Do you need a drainage or stormwater management report?**

### **1. What We're Asking:**

We want to know if your project requires hydrologic calculations to show runoff impact and mitigation plans.

### **2. Why It Matters:**

This report often determines detention pond size, outlet structure design, and erosion control needs.

### **3. Where to Find the Answer:**

- Local drainage criteria manual or engineering standards
- Civil engineer's drainage study or grading plan
- Ask city engineer or public works staff

### **4. What a Strong Answer Looks Like:**

"Yes – report shows 10-year and 100-year storm calculations with on-site detention sizing."

### **5. Common Mistakes to Avoid:**

- Relying on generic detention rules instead of site-specific needs
- Failing to tie drainage plan into stormwater permit

## **Q17: Will you need an erosion control or SWPPP plan?**

## **1. What We're Asking:**

We're asking whether your project will disturb enough soil to require erosion control or a formal Stormwater Pollution Prevention Plan (SWPPP).

## **2. Why It Matters:**

Disturbing more than 1 acre often triggers state and federal SWPPP requirements and ongoing inspections.

## **3. Where to Find the Answer:**

- EPA or state stormwater guidelines
- Civil engineer's grading and erosion control plan
- City or county development regulations

## **4. What a Strong Answer Looks Like:**

"Yes – project disturbs 2.3 acres, so SWPPP and NOI submitted to state environmental agency."

## **5. Common Mistakes to Avoid:**

Assuming small projects don't need erosion control  
Not coordinating SWPPP with construction phasing

## **Q18: Are geotechnical or soils reports required?**

## **1. What We're Asking:**

We want to know whether your site needs a professional evaluation of soil type, stability, groundwater, or foundation support.

## **2. Why It Matters:**

Poor soils can lead to added construction costs, design changes, or structural risks if ignored.

## **3. Where to Find the Answer:**

- Geotechnical engineering firm or lab report
- Talk to your structural engineer about local standards
- City development checklist or past permit files

## **4. What a Strong Answer Looks Like:**

"Yes – soils report shows sandy clay with moderate shrink/swell. Spread footing design adjusted accordingly."

## **5. Common Mistakes to Avoid:**

Assuming soils are OK without testing  
Using reports from other parcels instead of site-specific data

## **Q19: Will you need a Phase I Environmental Site Assessment (ESA)?**



## **1. What We're Asking:**

We're asking if a Phase I ESA is required to identify historical or potential environmental contamination risks.

## **2. Why It Matters:**

Most lenders and city staff require a Phase I ESA on commercial or redevelopment sites.

## **3. Where to Find the Answer:**

- Environmental consultant or engineering firm
- Lender checklist for site due diligence
- Check with your architect, civil, or legal advisor

## **4. What a Strong Answer Looks Like:**

"Yes – Phase I ESA completed. No RECs identified, no Phase II required."

## **5. Common Mistakes to Avoid:**

- Relying on old reports or seller-provided summaries
- Skipping ESA on sites with prior industrial or unknown use

## **Q20: Might a Phase II ESA be triggered based on known site history?**

### **1. What We're Asking:**

We want to know if contamination identified in the Phase I (or known prior use) requires sampling, drilling, or remediation plans.

### **2. Why It Matters:**

Phase II findings can affect your budget, insurance, schedule, and even project viability.

### **3. Where to Find the Answer:**

- Environmental engineer's Phase I report and recommendations
- Site history or aerial photos showing former industrial/agricultural use
- State environmental agency records or cleanup databases

### **4. What a Strong Answer Looks Like:**

"Yes – soil testing recommended due to historic dry cleaner. Phase II drilling scheduled."

### **5. Common Mistakes to Avoid:**

- Assuming no issues because the site looks clean today
- Ignoring recommendations in Phase I ESA

## **Q21: Is a noise study or sound attenuation plan required?**

## **1. What We're Asking:**

We want to know if your project (e.g., residential near highway or mixed-use site) requires formal noise mitigation measures.

## **2. Why It Matters:**

Noise studies often dictate wall construction, window types, or outdoor space design.

## **3. Where to Find the Answer:**

City planning or building code for noise thresholds  
Acoustical consultant or architect familiar with code  
Examples from similar nearby projects

## **4. What a Strong Answer Looks Like:**

"Yes – site backs to freeway. Noise study recommends STC 30-rated windows and rear wall upgrade."

## **5. Common Mistakes to Avoid:**

- Forgetting that residential near commercial or roads may still require mitigation
- Not including outdoor use areas in the analysis

## **Q22: Do you need a lighting or photometric plan?**

### **1. What We're Asking:**

We're asking whether your project's site lighting will need to be analyzed for brightness, glare, or spillover to adjacent parcels.

### **2. Why It Matters:**

Photometric plans help cities ensure safety while protecting neighbors from excess light.

### **3. Where to Find the Answer:**

City zoning or design standards for outdoor lighting  
Lighting engineer or site planner can run simulations  
Review past staff comments for similar projects

### **4. What a Strong Answer Looks Like:**

"Yes – photometric plan shows 0.5 footcandle max at property line."

### **5. Common Mistakes to Avoid:**

Assuming light pole layout alone is sufficient  
Ignoring lighting impacts on residential neighbors

## **Q23: Is a sun-shadow or view impact analysis required?**

## **1. What We're Asking:**

We want to know if your building height or location may block views or cast shadows on adjacent properties.

## **2. Why It Matters:**

These studies are often required for buildings over 2 stories or in urban infill sites with adjacency concerns.

## **3. Where to Find the Answer:**

City planning or form-based code guidelines  
Architect's 3D model with shadow diagrams  
Ask staff if your height or adjacency triggers a study

## **4. What a Strong Answer Looks Like:**

"Yes – shadow study submitted. Impact on adjacent yard limited to late afternoon in winter."

## **5. Common Mistakes to Avoid:**

Assuming small projects are exempt  
Ignoring shadow impact on private outdoor spaces or solar panels

### **Q24: Will a fire access or emergency response plan be needed?**

## **1. What We're Asking:**

We're asking whether you'll need a site-specific plan to show how emergency responders can reach, enter, and operate at your site.

## **2. Why It Matters:**

Fire access plans ensure code compliance for turning radii, hydrant reach, and building access.

## **3. Where to Find the Answer:**

- Fire code appendix D or local fire access regulations
- Site plan showing emergency lanes and access points
- Review with Fire Marshal during entitlement

## **4. What a Strong Answer Looks Like:**

"Yes – plan shows hammerhead turnaround and 150' hose reach to all units."

## **5. Common Mistakes to Avoid:**

Assuming fire access is covered by normal civil plans  
Skipping Fire Marshal review until late in design

### **Category: Agency Reviews**

### **Q25: Will your project be reviewed by the Health Department?**

## **1. What We're Asking:**

We want to know if your project includes food service, medical services, or on-site septic that triggers Health Department oversight.

## **2. Why It Matters:**

Health departments review plans for public safety, sanitation, and health code compliance.

## **3. Where to Find the Answer:**

Ask your local health department if your use type triggers plan review

City or county permit matrix showing agency responsibilities

Check if your project includes kitchens, patient care, or septic systems

## **4. What a Strong Answer Looks Like:**

"Yes – commercial kitchen requires plan review and approval by county Health Department."

## **5. Common Mistakes to Avoid:**

Assuming the building department handles all health-related issues

Forgetting to coordinate with Health on septic or food service

## **Q26: Is a Fire Marshal review required?**

## **1. What We're Asking:**

We want to confirm whether the Fire Marshal will review your site or building plans for access, suppression, or emergency systems.

## **2. Why It Matters:**

Fire code review is often required for any non-residential project or any project with fire lane, hydrant, or alarm/sprinkler requirements.

## **3. Where to Find the Answer:**

Contact your city or district fire department

Fire code appendix D or local ordinances

Ask during pre-application or permit intake

## **4. What a Strong Answer Looks Like:**

"Yes – Fire Marshal must review plans due to new hydrant and commercial fire lane access."

## **5. Common Mistakes to Avoid:**

Assuming plan review will happen later in construction

Overlooking fire lane width or turning radius issues

## **Q27: Is there a Floodplain Administrator or FEMA map that could affect your project?**

## **1. What We're Asking:**

We're asking whether your site touches or lies within a regulated flood zone or area of special flood hazard.

## **2. Why It Matters:**

Building in a flood zone may require elevation certificates, drainage plans, or special construction details—and in some cases, it may not be allowed.

## **3. Where to Find the Answer:**

- FEMA Flood Map Service Center ([msc.fema.gov](https://msc.fema.gov))
- City or county floodplain administrator
- Civil engineer or stormwater consultant familiar with the site

## **4. What a Strong Answer Looks Like:**

"Yes – 20% of lot lies in Zone AE. Elevation certificate and floodplain permit required."

## **5. Common Mistakes to Avoid:**

Assuming floodplain review only applies if the entire site is affected  
Not checking local maps in addition to FEMA overlays

## Tool 3: Financial Feasibility Snapshot

### Understanding Feasibility: Construction vs. Financial

The ARC Start Assess Toolkit helps you evaluate both construction and financial feasibility—two very different challenges:

- **Tool 1: Lot Feasibility Checklist** and **Tool 2: Permit & Compliance Overview** focus on **construction and development feasibility**. These tools determine whether your site can be built on, permitted, and connected to essential services.
- **Tool 3: Financial Feasibility Snapshot** focuses on **financial feasibility**. Just because a project is physically buildable doesn't mean it makes financial sense. This tool helps you decide if the numbers add up.

### What We're Asking

You'll be estimating your total development costs (land, hard costs, soft costs), choosing a for-sale or rental revenue model, and reviewing return metrics like ROI, cash-on-cash return, and IRR.

### Why It Matters

Many projects fall apart *after* design and entitlements—because the pro forma doesn't work. This tool helps you test basic financial viability *before* investing time or capital into full planning.

### How to Complete It

Do not guess. Instead, reach out to people who can give you real-world numbers. For example:

- **Contractor** for construction costs and contingencies
- **Architect or civil engineer** for design and permitting estimates
- **Lender** for interest rate and financing assumptions
- **Accountant or investment partner** for return thresholds

Only include numbers you understand and can defend. If you're unsure, leave it blank or add a note for your ARC consult.

### Important Note

This tool is not a substitute for professional underwriting or a detailed pro forma. If you need help reviewing or validating your numbers, we recommend upgrading to ARC Start Advisor, ARC Start Pro or engaging StrideArc for advisory support.

## Tool 4: Red Flag Report

### What We're Asking

This tool is a rapid risk scanner. It asks you to score key categories—like access, zoning, utilities, and permitting—using a color-coded system:

- **Green** = low risk
- **Yellow** = moderate risk or unknown
- **Red** = high risk or likely dealbreaker

It doesn't replace a full feasibility review—but it flags the categories most likely to cause problems if overlooked.

### Why It Matters

The biggest threats to real estate projects aren't always obvious at first. One or two red flags might be manageable—but three or more often signal a site that's not worth pursuing without serious mitigation or rethinking.

This tool helps you step back and look at the project holistically. Instead of getting caught up in one exciting detail (like a good price or great location), it forces you to weigh risk across the board.

### How to Complete It

- Start by reviewing your answers from **Tools 1, 2, and 3**.
- For each category, select the color that reflects your current level of certainty and risk:
  - **Green** if you're confident the issue is resolved and not a concern
  - **Yellow** if you're unsure, it's pending, or there may be complications
  - **Red** if it's a known challenge or a possible dealbreaker

Use the notes column to explain anything flagged yellow or red. You don't need all the answers now—but you do need to know where the gaps are.

### Common Mistakes to Avoid

- Scoring everything green just to “feel good” about the site
- Ignoring yellow flags that could turn red under further review
- Skipping this tool because it seems repetitive—this is the summary layer

### Important Note

This tool is most powerful when reviewed alongside an experienced consultant. During your ARC session, we'll focus on your yellow and red flags—and help you decide whether to move forward, walk away, or restructure your approach.

## Wrapping Up: What Comes Next

You've just completed the ARC Start Feasibility Toolkit—great work. This free version is designed to give you a clear starting point and highlight areas where your project may need more research, planning, or expert insight.

If you found yourself stuck—unsure about zoning, confused by permitting steps, or not quite confident in your financials—you're not alone. That's where the next level comes in.

### Step Up to ARC Start Advisor

When you're ready to move forward, upgrading to ARC Start Advisor lets you submit your completed toolkit and meet one-on-one with an ARC advisor. Together, we'll:

- Review the questions that tripped you up
- Clarify any “maybes” or red flags
- Identify missing info or blind spots
- Give you a clear, strategic path to move ahead

You'll also unlock access to additional tools and resources that help you refine your plan even further.

### Need a More In-Depth Review? Go Pro

If you're close to committing to a site or pitching your project to investors, ARC Start Pro is the best next step. This tier includes:

- A full toolkit review by a panel of three experienced advisors
- Consolidated feedback on risk areas and feasibility
- A follow-up call with your lead advisor to help you make a confident decision

### Looking Beyond the Toolkit?

StrideArc offers ongoing advisory services to support you beyond this phase—whether you're building your team, navigating permitting, or overseeing construction. We're here to help you manage the big picture.

### Contact StrideArc Consulting

**Website:** [www.stridearc.com](http://www.stridearc.com)

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