



**Contact:**

Ryan Kelso  
 PO Box 1914  
 353 Malaga-Alcoa Hwy.  
 Appleyard Business Park, Suite 3  
 Wenatchee, WA 98807  
 Phone: 509.662.3699  
 Fax: 509.663.9876

When looking at new property to build on take into account the following questions to help you assess if the parcel will suit your needs and budget.

**Land characteristics**

Define in terms of grading and excavation, foundation requirements.

- Earthquake faults: How close and how risky?
  - Elevations: Is the property level? Hilly? Marked by canyons? Are there rock formations that will hamper grading?
  - Flood plane: Near enough to provide a hazard?
  - Is a Geo-Tech evaluation required
  - Is parcel large enough for your new structure?
  - Riparian areas located on site?
  - Soil type: Is it sandy, rocky, full of clay?
  - Subdivision restrictions i.e. conveniences?
  - Vegetation: Are there trees you can incorporate as a noise or sight buffer, or as an open space corridor for common use? Or will you clear everything to provide landscaping?
  - Water: Lakes, lagoons, rivers, streams or ponds?
  - Water table, percolation rate: Will these affect foundations and drainage?
  - Will Snow load affect design of future structure?
  - Wind or Sun exposure?
  - Zoning limitations?
- Other \_\_\_\_\_

**Services**

Check those already in place. If not, how much will it cost to provide them, if required?

- |   | Name of Provider |
|---|------------------|
| <input type="checkbox"/> Cable                | _____            |
| <input type="checkbox"/> Electricity          | _____            |
| <input type="checkbox"/> Fiber                | _____            |
| <input type="checkbox"/> Gas                  | _____            |
| <input type="checkbox"/> Recycling disposal   | _____            |
| <input type="checkbox"/> Sewers, storm drains | _____            |
| <input type="checkbox"/> Telephone            | _____            |
| <input type="checkbox"/> Trash disposal       | _____            |
| <input type="checkbox"/> Water                | _____            |
| <input type="checkbox"/> Other                | _____            |

### Improvements

- How much will it cost to install services and improvements?
- What will I have to build?
- What will I be assessed for?
- Power lines or transmission towers: Where are they? Will they interfere with my plans?
- Roads: Location? Are they adequate to handle increased traffic generated by my project?
- Traffic loads on major streets and highways?
- Existing buildings: Will I need to demolish them?
- Transportation infrastructure: Proximity of railroad lines, ports, freeways?
- Is a fire sprinkler system required?
- Purchase price vs. requirements to prepare site for new structure?
- Other \_\_\_\_\_

### Amenities

Which of the following are conveniently located or accessible?

- Grade school
- Middle school
- High school
- Fire protection
- Law enforcement
- Recreation