

ATTACHMENT 5-B
SINGLE FAMILY HOUSING SITE CHECKLIST
(To be used with New and Existing Dwellings)

Applicant's Name _____ Property Address _____

Name of Subdivision: _____

Note: If the answer is "YES," provide comments and discuss with the appropriate State Office technical staff (Architect, Engineer, or State Environmental Coordinator) for further evaluation and guidance. The presence of any of the following conditions must be considered in the appraised value.

1. SITE SUITABILITY, ACCESS, AND COMPATIBILITY WITH SURROUNDING DEVELOPMENT

Has the site been used as a dump, sanitary landfill, or mine waste disposal area? () Yes () No

Is there indication of:

	<u>Yes</u>	<u>No</u>		<u>Yes</u>	<u>No</u>
distressed vegetation	()	()	oil/chemical spills	()	()
waste material/containers	()	()	abandoned machinery, cars,		
soil staining, pools of liquid	()	()	refrigerators, etc.	()	()
loose/empty drums, barrels	()	()	transformers, fill/vent pipes,		
			pipelines, drainage structures	()	()

Are there other unusual conditions on site which might indicate potential for contamination from hazardous waste, hazardous substances, or petroleum products? () Yes () No

Note: Complete a Transition Screen Questionnaire, if a "YES" answer is given to any of the above three items, before proceeding further with this application.

Is the site compatible with surrounding area in terms of:

	<u>Yes</u>	<u>No</u>		<u>Yes</u>	<u>No</u>
Land use	()	()	Building type	()	()
Height, bulk, mass	()	()	Building density	()	()

Will the site be unduly influenced by:

	<u>Yes</u>	<u>No</u>		<u>Yes</u>	<u>No</u>
Building deterioration	()	()	Transition of land uses	()	()
Postponed maintenance	()	()	Incompatible land uses	()	()
Obsolete public facilities	()	()	Inadequate off-street parking	()	()

2. SOIL STABILITY, EROSION, AND DRAINAGE

Slopes: () Not applicable () Steep () Moderate () Slight

Is there evidence of slope erosion or unstable slope conditions on or near the site? () Yes () No

Is there evidence of ground subsidence, high water table, or other unusual conditions on the site?
() Yes () No

Is there any visible evidence of soil problems (foundations cracking or settling, basement flooding, etc.) in the neighborhood of this site? () Yes () No

Have soil studies or boring been made for the site or the area? () Yes () No () Unknown

Do the soil studies or boring indicate marginal or unsatisfactory soil conditions? () Yes () No

Is there indication of cross-lot runoff, swales, drainage flows on the property? () Yes () No

Are there visual indications of filled ground? () Yes () No

Are there active rills and gullies on site? () Yes () No

If the site is not to be served by a municipal waste water disposal system, has a report of the soil conditions suitable for on-site septic systems been submitted? () Yes () No () Not Applicable

3. NUISANCES AND HAZARDS

Will the site be affected by natural hazards:

	<u>Yes</u>	<u>No</u>		<u>Yes</u>	<u>No</u>
Faults, fracture	()	()	Fire hazard materials	()	()
Cliffs, bluffs, crevices	()	()	Wind/sand storm concerns	()	()
Slope-failure from rains	()	()	Poisonous plants, insects, animals	()	()
Unprotected bodies of water	()	()	Hazardous terrain features	()	()

Will the site be affected by built hazards and nuisances:

	<u>Yes</u>	<u>No</u>		<u>Yes</u>	<u>No</u>
Hazardous street	()	()	Railroad crossing	()	()
Dangerous intersection	()	()	Inadequate screened		
Through traffic	()	()	drainage catchments	()	()
Inadequate separation			Hazards in vacant lots	()	()
of pedestrian/vehicle traffic	()	()	Chemical tank-car terminals	()	()
Traffic way	()	()	Other hazardous chemical storage	()	()
Inadequate street lighting	()	()	High-pressure gas or liquid		
Quarries			petroleum transmission		
or other excavations	()	()	lines on site	()	()
Dumps/sanitary landfills or			Overhead transmission lines	()	()
mining	()	()	Hazardous cargo		
Heavy industry	()	()	transportation routes	()	()
Incinerators	()	()	Oil or gas wells	()	()
Power generating plants	()	()	Industrial operations	()	()
Oil refineries	()	()	Cement plants	()	()

Will the site be affected by nuisances:

	<u>Yes</u>	<u>No</u>		<u>Yes</u>	<u>No</u>
Gas, smoke, fumes	()	()	Unsightly land uses	()	()
Odors	()	()	Abandoned vehicle	()	()
Vibration	()	()	Vermin infestation	()	()
Vacant/boarded-up			Industrial nuisances	()	()
buildings	()	()	Other _____	()	()

4. WATER SUPPLY, SANITARY SEWERS, AND SOLID WASTE DISPOSAL

Is the site served by an adequate and acceptable:

- water supply () Yes () No () Municipal () Private;
- sanitary sewers and waste disposal systems () Yes () No () Municipal () Private;
- and trash collection and solid waste disposal () Yes () No () Municipal () Private.

If the water supply is non-municipal, has an acceptable “system” been approved by appropriate authorities and agencies?

Yes No

If the sanitary sewers and waste water disposal systems are non-municipal, has an acceptable “system” been approved by appropriate authorities and agencies?

Yes No

5. NOISE ABATEMENT

Is the site located near a major noise source, i.e., civil airports (within 5 miles), military airfields (15 miles), major highways or busy roads (within 1000 feet), or railroads (within 3000 feet)? Yes No

6. AIRPORT HAZARDS

Is the project within 3,000 feet from the end of a runway at a civil airport? Yes No

Is the project within 2-1/2 miles from the end of a runway at a military airfield? Yes No

7. OTHER CONDITIONS

Are there any field conditions not specified above that would adversely affect the acceptability of the lots/sites? Yes No

Inspected By

Date

ITEM NUMBER	ADDITIONAL COMMENTS

(01-23-03) SPECIAL PN
Revised (09-10-03) PN 363