



Gathering Site Data

An inventory of ownership, physical, and cost information for EcoVillage and Tiny House Community Projects

A. Site Ownership and Physical Characteristics

1. Property name, address, and tax map/land registry identifiers
2. Ownership of site (note any liens, easements, and/or encumbrances)
3. Maps of site (including boundary map including plats of subdivisions, topo map, zoning/land use map, floodplain map, roads map, and map of existing utilities)
4. Site photos (including aerial photos if possible)
5. Total site area (in acres or hectares)
6. Soils survey test findings
7. Floodwater and storm drainage issues
8. Environmental impact issues
9. Expected developable site area (sq. feet or sq. meters)
10. Baseline building/lot coverage (%)
11. Condition of existing roads on site
12. Proposed road/access improvements (bridges, parking, walkways etc, including municipal, state, or national government building repair/entrance road requirements)
13. Proposed water/septic/sewer connections
14. Proposed electrical connections
15. Key zoning changes/special use permits needed for site development and building construction
16. Current use of adjacent lands
17. Inventory of existing buildings on site (type, condition, ownership, current use)
18. Proximity of site to highway
19. Distance of site to airport(s)
20. Distance of site from nearest ocean port

B. Data for Financial Modeling

1. Land acquisition cost (via direct purchase or long-term lease of site)
2. Overall cost of proposed road/access improvements (bridges, parking, walkways etc.) for site
3. Overall cost of proposed water service for site
4. Overall cost of proposed septic service (standard or engineered) or sewer connection for site
5. Overall cost of proposed electrical service for site
6. Overall cost of lot clearing, grading, stormwater management, and landscaping
7. Construction cost for treehouse (per sq. ft. or sq. meter under roof)
8. Construction cost for hobbit house (per sq. ft. or sq. meter under roof)
9. Construction cost per 400 sq ft tiny house on wheels (assuming SIP panels on a \$3K flat trailer - per sq. ft. or sq. meter under roof)
10. Construction cost for an _____ sq ft/sq. meter community center with common kitchen, recreation areas (per sq. ft. or sq. meter under roof)
11. Proposed sources of capital (private) for land acquisition, onsite infrastructure improvement and site preparation, and building construction
12. Proposed debt: equity ratio for project financing
13. Sale policy/lease policy for Openworld Village real estate.
14. Financing terms (term, interest rate, grace period).
15. Average time frame for
 - land development
 - utilities connections
 - residential building constructions
 - other building construction (community centers, etc)