

Lot Constructability Analysis

Beavercreek South Lot 12



Ben,

I walked Beavercreek South Lot 12 and I am presenting my observations as a builder. Specifically, I reviewed the lot with the goal of analyzing it for ease of constructability, identification of potential geotechnical issues, vehicular access, solar access, acoustics, observe features on the property that are attractive, and whether, as a developer, there would be a good exit strategy for the property (a straight forward resale).

With those criteria in mind, I have the following observations:

Beavercreek South Lot 12
6.260 acres

Pros:

- Fantastic views of the Gallatin Range to the East.
- Close to Ophir School.



- There appears to be a great flat location on the lot for building a crawl space type home, while also allowing to take in the fall of off the lot to the east side for a potential walk-out.
- There is a road cut in to the home site that should only require minimal work to finish the driveway.
- End of the road privacy, with only one other home beyond the driveway.
- There does not appear to be any Pine Beetle damaged trees on site (although we are not forestry experts).
- Where the potential home site is located, there should be good sun in the mornings, without experiencing massive solar heat gains in the summer.
- Does not appear to have any potential geotechnical issues on site (although it is highly recommended that a soils study is done by a licensed engineer).



Cons:

- The lot overlooks, and is close to, Highway 191. This could have an impact on vehicle noise.
- The home could be in the shade from mid-day to night most of the year.



Other Points:

- The Design Guidelines for this lot are governed by the BSOA, so it is recommended that they be consulted for potential issues with exterior finish and style.

Overall, Lot 12 is a very nice lot with great views, and is close to the school and local amenities. It appears that the development costs could be pretty low since there is a road cut in and the possibility of a crawlspace home is apparent. This could be a great lot for a young family with kids wanting to have their own semi-private Montana retreat.

If I have not addressed a particular question that you may have, please feel free to contact me (the information is below).

Respectfully,

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