

CHAPTER 5. LAND PLANNING IN FEASIBILITY ANALYSIS

- 5-1. GENERAL. Should planning analysis be requested at this stage, it may include all phases of site planning, routine phases of civil engineering and community planning, referral of serious problems of site engineering, sanitary engineering and community planning to others for specialized analyses, as may be needed, and incorporation of the results of any specialized analyses into the work of the processing section.
- a. Coordination with Architectural Section. Close coordination with the Architectural and Engineering Section may be desirable in consideration of the proposed basic dwellings. The placement of dwellings and the composition of dwelling masses are greatly affected by the arrangement of dwelling sites. Analysis and coordination on these matters may be carried out by joint consideration and discussion of plans by personnel of the Architectural Section and Land Planning personnel involved.
 - b. Coordination with Valuation. Close coordination is also maintained with the Valuation Section so that the land planning and improvements will reflect local market desires as much as possible and thereby assure the most favorable appraisals on individual properties.
 - c. Water and Sewer. Matters in plans and data furnished by the sponsor for a specific development which pertain to water-supply and sanitary sewerage are referred to the Architectural and Valuation Sections who receive advice and assistance from the Sanitary Engineer.
 - d. Acceptability and Suitability. The Land Planner may also analyze the submitted preliminary subdivision plan, protective covenants and other exhibits to determine (1) the general acceptability of the preliminary planning, and (2) the suitability of the preliminary subdivision plans for purposes of definite HUD-FHA determination of neighborhood requirements to be specified in Pre-construction Analysis.
 - e. Excessive Costs. If it appears necessary to recommend requirements that will result in excessive costs, the Land Planner will bring the problem to the attention of the Field Office being served.

- f. Report Preparation. The Land Planner prepares his report to the Field Office for use in sponsor conferences, interim correspondence with the sponsor over the signature of the

Field Office Director, and preparing a draft of Form ASP-7. The action taken is determined by the character of the findings, the availability of the sponsor for conferences and other processing circumstances involved in the specific subdivision. The Land Planner prepares suggestions and requirements regarding submitted plans in verbal or written form where practical to do so, or in the form of an HUD-FHA Suggested Revised Plan. The sponsor indicates concurrence or makes counterproposals. Agreements made are used as the basis for preparation of the exhibits required for Pre-construction Analysis. If agreement cannot be reached with the sponsor or with local planning authorities, processing of the development proposal is terminated and the sponsor so notified.

5-2. SITE ENGINEERING ANALYSIS. In the consideration of proposed subdivision plans it is essential that all site engineering problems be given serious attention. Site engineering problems in general consist of flood hazard, storm drainage, street construction, soils engineering problems relating to grading and other site improvement engineering problems.

- a. Specialized Analysis. When it becomes apparent that the proposal involves any complex site engineering problem which requires the application of engineering design formula, or specialized engineering judgment, knowledge or skills, such as in Soils Engineering or Flood Hazard Evaluation, the Civil Engineer assigned to the Field Office jurisdiction is called upon to make a specialized analysis of the proposal.
- b. Controlled Earthwork. Special procedures set forth in Reference (1) of the Foreword shall supersede any conflicting procedure whenever:
 - (1) Any building foundations are to be supported by more than two feet of fill;
 - (2) Control of earthwork is essential to avoid slope instability or other natural hazards; or

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- (3) Such special procedures are essential to preclude or reduce potential adverse soil movements or behavior.
- c. Suggestions and Requirements. Guided by instructions in Reference (2) of the Foreword, the Civil Engineer prepares suggestions and requirements used in negotiations toward agreement among the sponsor, HUD-FHA and local public agencies. The resulting agreements are used in development analysis.

- 5-3. SANITARY ENGINEERING ANALYSIS. Every proposal is analyzed on the basis of its sanitary engineering aspects, to include but not be limited to the following (See also Reference (8) of the Foreword.
- a. Water Supply: a continuing provision of safe, potable and adequate water.
 - b. Sanitary Facilities: a safe and adequate method of sewage disposal, with all necessary safeguards against contamination of the water supply.
 - c. Solid Waste Disposal: adequate plans for disposal with minimal attraction to rodents and other vermin.
- 5-4. COMMUNITY PLANNING ANALYSIS. If the sponsor's proposal involves a new community; a separate new neighborhood unit; a large subdivision involving a shopping center, school site or other major community facility; or a neighborhood presenting serious community planning problems such as adjustment to major highway systems, a HUD-FHA Community Planner is called upon to make a specialized analysis of the proposal. Guided by instructions in Reference (2) of the Foreword, he prepares suggestions and requirements regarding submitted plans. These are used in negotiations toward agreement and subsequently in preparation of Form ASP-7.