



PAPER FOX COLLECTIVE

VACANT LOT SERVICES - GUIDANCE & PROCEDURES

What is meant by the term ‘vacant lot’?

For the purposes of the services provided by Paper Fox Collective, a vacant lot is a parcel of land that is intended for development of a single family dwelling unit. In order for a vacant lot to be feasibly developed, it must possess a certain collection of characteristics that allow for the construction of a home. Written below are common land attributes that factor into the applicability of construction and how that relates to the services offered by Paper Fox Collective.

Soil: Soil plays an important role in the design of a home's septic system. When a piece of property is unable to connect to a public sewer main (typically found underneath the roadway that the site's frontage is on), it disposes of its waste through a filtered underground tank that spreads the containment into the soil through what is commonly known as a leach field. If the soil is too dense to allow a liquid to pass through (permeability) or if the ground water table in the soil is too high, complex septic solutions may be needed to remediate the solution. If the parcel of land you are selling does not have the ability for a public sewer connection, it is important to present potential buyers with soil sampling, as it will be required when retrieving a septic permit for any future development. Paper Fox Collective will identify if your property is able to connect to a public sewer main, but does not offer soil sampling services. To test your soil, we recommend contacting your local jurisdiction's environmental services department for a list of qualified and licensed soil scientists (LSS). At the time that Paper Fox Collective is engaged to begin the vacant lot services package, it is highly recommended to have the soil tested, if not done already. Although Paper Fox Collective will identify the soil type of your property during the Site Study services, we will be unable to provide the percolation rate of the soil that will be required for the septic design.

Survey: All land that is owned should include a deed with ownership. Within each deed are the descriptions of each exact boundary line of the property. Depending on the size of the property, having the exact geometry of a land parcel mapped out can be important when it comes to setbacks, easements, and various other site encroachments. Included within the Site Services provided by Paper Fox Collective, is research that will identify such site encroachments. Although pertinent information, Paper Fox Collective will not perform licensed survey work that will bridge the gap between what is written about your property and what actually exists in the world. It is recommended to include an up to date survey of your property for your records and for the listing of your property.

Environmental: If your land is in close proximity to a body of water (including but not limited to streams) or located within a regionally low elevation, your property may have the encroachment of a floodplain. Floodplains are publicly documented and are included in the research phase of the Site Study services offered by Paper Fox Collective. Floodplains may include multiple buffer zones that restrict construction practices within a certain distance from the body of water. If Paper Fox Collective discovers any site floodplains, all parties will be notified immediately.

Electricity: It is important for a site to be located reasonably close to an active power line. Paper Fox Collective will identify where the closest electrical connection can be made. Depending on the severity of distance / equipment needed, the cost of installation may hinder future development.

Steep Slopes: Paper Fox Collective will retrieve GIS topography for your property and identify if any steep slopes exist. A steep slope is defined as a grade percentage over 33%. The existence of on site steep slopes may increase the cost of construction due to the need of retaining walls and a deeper foundation system.

Site Drainage: During a rainstorm, water will generally flow through a site through natural pathways created through erosion. During the Site Study services phase, Paper Fox Collective will create a drainage area map based on GIS topography (or field run topography if already furnished) and establish where the natural paths of water are located on the property. Mapping these features will help determine what grading practices can be implemented for the placement of a home.

Well Water: Paper Fox Collective will identify if a connection can be established for on-site public water. Similarly to a public sewer connection, this connection is typically made under a public roadway. If the site is unable to retrieve public water, Paper Fox Collective will note on the design that well water will need to be used. Depending on the type of proposed well system, the soil may be required to be sampled.

In summary, the following site attributes are researched and covered under the Site Study services package provided by Paper Fox Collective: *soil type, site restrictions (publically known easements, right of ways, etc), floodplains, nearest electrical connection, steep slopes, site drainage area map, use of public water and sewer.*

The following is not provided by Paper Fox Collective and is recommended at the time of engagement: *on-site soil testing, licensed survey plan.*

It would be the pleasure of Paper Fox Collective to be allowed the chance to design a custom home for your piece of property. In an effort to insure the applicability of our services for your investment, please review the common land attributes above. We believe in the ability for a home to resemble a sanctuary, a nest that exists with the natural environment around it. From determining natural wind patterns by researching the direction of the nearest airport runway, to the constant thought of structure during the design process, the passion lives at Paper Fox Collective.

We hope to speak with you about the potential of your land and to promote wellness within the residential construction industry.

If there are any questions, please do not hesitate to ask.

Kind Regards,
Scott McGehee

A handwritten signature in black ink that reads "Scott McGehee". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

PAPER FOX COLLECTIVE, PLC 04/2022

GENERAL PROVISIONS

1. **STANDARD OF CARE:** Services performed by Paper Fox Collective, PLC under this agreement will be conducted in a manner consistent with that level of care and competence ordinarily bestowed by the Residential Design and Engineering professional community under similar circumstances. This guarantee is in lieu of all other warranties that have been communicated or indirectly described.
2. **OWNERSHIP OF DOCUMENTS:** All documents prepared by Paper Fox Collective, PLC through service by the Client are to remain the property of Paper Fox Collective, PLC.
3. **REMEDIES:** In the event the Client discovers any incorrect conveyance of information as described on the services provided by Paper Fox Collective, PLC, responsive notice of the inconsistency shall be given along with the opportunity to remedy a solution. Failure to provide such notice shall relieve Paper Fox Collective, PLC of any liability.
4. **LIMITATION OF LIABILITY:** Paper Fox Collective, PLC's liability for damages originating out of the provided services, to include negligence, shall be limited to an amount not to exceed the originally agreed upon contract amount. Any and all claims against Paper Fox Collective, PLC originating out of the provided services shall be given notice by the Client to Paper Fox Collective, PLC within one (1) year of the date of the last invoice.
5. **INVOICE COLLECTION:** Invoices will be sent on a monthly basis for the effort accumulated during each pay period (month). Invoices not paid after 30 days since their requested date will place a hold status on the affiliated project until payments are received.
6. **GOVERNING LAW:** This contract and agreement shall be governed by and construed in accordance with the laws as described by the state of North Carolina.
7. **DISPUTE RESOLUTION:** In addition to and as a condition precedent to litigation, the parties shall agree to settle any dispute, by non-binding mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association.

SERVICE RATES

The personnel types that will be used for this service include:

Software Operator	rate: \$45.00/hour
CAD Operator	rate: \$65.00/hour
Residential Designer	rate: \$75.00/hour
Engineer	rate: \$85.00/hour