

Guidance for Land Selection

Purchasing land for a new home can be quite an undertaking. The possibilities are endless, and decisions are influenced by personal/professional goals and finances. When looking for a site for an MKD home, it is important to consider the site's location and access, topography and size, utilities, and orientation.

Location/Site Access. Currently, we are building MKD homes in the western United States. All MKD homes must be built to a state and local building code by factories that are licensed to build the MKD homes. We are now offering MKD homes in **California, Colorado, Hawaii, Oregon, and Washington.**

Our homes travel by truck, on single lane roads, as long as there is enough clearance for height and width. Most MKD home modules, as they sit on the truck bed, are 15.5 feet wide by 15.5 feet high (pavement to top of roof). The truck length is 73 feet (module plus cab length), so very tight turns should be avoided. If a crane is required to install the module(s) onto the foundation, crane access also needs to be considered.

Because site access is critical for every MKD home and project, we require that each client schedule a site visit to develop a delivery and installation strategy. This is to be scheduled BEFORE your initial design meeting.

The **topography** of the land can be flat or sloped, but the site work for a sloped site will cost more than for a flat site.

The minimum lot **size** required for an MKD home design is determined by a combination of the following criteria:

- Your chosen MKD design (buildable envelope for each floor plan is published)
- Would you like a garage/carport? (2 car garage is approx. 500sf)
- Would you like additional decking
- What is the required size/location of your driveway?
- How much lawn and/or garden area would you like to have?
- Will you be on a septic system? If so, what is the size of your leach field?
- What are your local setback laws (the spaces on your lot boundary that you cannot build upon).

Utilities and Services should also be researched. Availability, connectivity and maintenance dramatically affect feasibility and costs of building on a site. Things to consider:

- Water
- Electricity
- Gas
- Telephone
- Septic
- County Requirements for Road/Driveway maintenance and Fire Control

When siting your MKD home, **orientation** will be based on maximizing views and energy efficiencies.