

## QUESTIONS TO ANSWER BEFORE PURCHASING A VACANT LOT

**Checklist for:** \_\_\_\_\_  
(Property Address)

**Expenses Involved:**  
Purchase Price: \$ \_\_\_\_\_

### ZONING

- Is this lot zoned residential?
- What are the other zoning classifications near this lot?

### PLAN FIT

- Do you own floor plans yet? Do they fit on this lot?
- After checking the setbacks (See Building Department), does the plan still fit?

### WHICH UTILITIES ARE ALREADY TO THE SITE?

- |                                |          |                                    |          |
|--------------------------------|----------|------------------------------------|----------|
| <input type="checkbox"/> Gas   | \$ _____ | <input type="checkbox"/> Electric  | \$ _____ |
| <input type="checkbox"/> Water | \$ _____ | <input type="checkbox"/> Telephone | \$ _____ |
| <input type="checkbox"/> Sewer | \$ _____ | <input type="checkbox"/> Cable     | \$ _____ |

Total Additional Costs  
to Run Utilities to Site: \$ \_\_\_\_\_

### HOMEOWNERS ASSOCIATION DOCUMENT REVIEW

- Does the minimum floor plan size meet your requirements?
- What are the exterior material requirements?
- What are acceptable materials for the driveway?
- Are there other restrictions that may be a problem?

Driveway Connection to Road: \$ \_\_\_\_\_  
Extra Costs for HOA Requirements: \$ \_\_\_\_\_

### MATERIAL INVESTIGATION

- Has this lot been filled?
- If so, can you obtain the compaction test?
- Are visible rocks present?
- Can you identify the soil type?

Prepare Building Pad: \$ \_\_\_\_\_  
(Haul in fill, spread and compact)

### TOPOGRAPHY

- If you have floor plans, will they work well with this topography?
- Do you need retaining walls and/or are they required?
- Does the lot need a culvert pipe?

Extra costs due to Topography: \$ \_\_\_\_\_

Culvert Installation: \$ \_\_\_\_\_

### BUILDING DEPARTMENT QUESTIONS

- Are sidewalks required?
- What are the driveway connection requirements?
- Does this lot need an Impact Study?
- What, if any, permits are required?
- Will there be sewer and water connection fees?
- What trees can be legally cleared?
- Are there any stormwater measures required?
- What are the building setbacks?

Sidewalk Installation: \$ \_\_\_\_\_

Impact Study Fee: \$ \_\_\_\_\_

Permits: \$ \_\_\_\_\_

Utility Connections: \$ \_\_\_\_\_

Clearing Trees: \$ \_\_\_\_\_

Stormwater Prevention: \$ \_\_\_\_\_

**Approximate Costs to Get Lot Ready to Build: \$ \_\_\_\_\_**