BEFORE YOU BUILD

YOUR LOT-PLANNING CHECKLIST

Already own a lot? Start here.

Use this checklist to organize your first conversation with a builder. Each property is different. Confirm requirements with the appropriate local officials and qualified professionals before finalizing your plans.

☐ 1. Survey and property boundaries

Gather your survey or plat. Confirm boundaries, easements and rights-of-way; discuss whether an updated or topographic survey is needed.

☐ 2. Zoning, setbacks and neighborhood rules

Check the buildable area, height and lot-coverage limits, HOA requirements, floodplain restrictions and stream buffers.

☐ 3. Slope, soil and drainage

Review how the house will meet the grade. Identify engineering needs, grading, retaining walls and stormwater considerations early.

☐ 4. Utilities and access

Confirm water, sewer or septic feasibility, power and gas. Review driveway access and space for construction trucks and deliveries.

☐ 5. Trees and any existing home

Discuss trees to preserve and local tree rules. If a house is already on the lot, compare renovation with rebuilding and allow for demolition.

☐ 6. Goals, investment and timing

Bring your priorities, desired timeline, total investment range, site photos and available records. Account for site-development costs, not just the house.

LET'S WALK YOUR PROPERTY

Ron personally walks the lot during the initial property review at no charge. We'll discuss your goals and what needs closer study.

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Companion to "Building on a Lot You Already Own: What to Check First."
General planning guidance, not a substitute for a survey, engineering or permit review.