

PRINTABLE PLANNER

# Land & Building Site Planner

Due diligence, survey & zoning, soils & septic, well & utilities,  
access & driveway, clearing, budget, contractor bids,  
permits and timeline for turning a lot into a home site

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US Letter · Free sample

Property / parcel

Address or location

Planning started

## COMPARE

# Lot Comparison

|                                        | Lot A | Lot B | Lot C |
|----------------------------------------|-------|-------|-------|
| Address / parcel number                |       |       |       |
| Asking price · price per acre          |       |       |       |
| Acreage · shape · frontage             |       |       |       |
| Zoning & allowed use                   |       |       |       |
| Setbacks · height limits               |       |       |       |
| HOA / covenants / design review        |       |       |       |
| Road: public, private, or easement?    |       |       |       |
| Driveway length & grade needed         |       |       |       |
| Water: public tap or well?             |       |       |       |
| Sewer or septic? Perc results          |       |       |       |
| Power at the road? Distance            |       |       |       |
| Gas / propane · internet · cell signal |       |       |       |
| Slope · drainage · wet spots           |       |       |       |
| Flood zone · wetlands · rock           |       |       |       |
| Trees to clear · views                 |       |       |       |
| Easements · survey issues              |       |       |       |
| Taxes · assessments · tap fees         |       |       |       |
| Estimated site-prep cost               |       |       |       |
| Where the house would sit              |       |       |       |
| Overall score (1-10)                   |       |       |       |

Favorite lot & why

**Planning note:** Price the whole project, not just the land: add estimated site, utility, driveway, and fee costs to each asking price before comparing.

# Soils, Perc Test & Septic

Where there is no public sewer, a home needs an approved onsite wastewater (septic) system. Rules, testing methods, and who may evaluate the site differ by state and county, so start with your local health or environmental department.

|                                   |  |                            |  |
|-----------------------------------|--|----------------------------|--|
| Health dept. contact              |  | Evaluator / soil scientist |  |
| Date of evaluation                |  | Permit / application #     |  |
| Bedrooms the site is approved for |  | System type approved       |  |

**Before you close**

Confirmed who performs the site evaluation locally

— Evaluation or perc test done on the actual proposed area

— Approval or written report received (not just a verbal OK)

Repair / replacement area identified (often required)

House, drive, well, and trees placed so they do not conflict with the septic area

— Estimated installation cost from at least one installer

Ongoing maintenance and pumping expectations understood

| Test hole / area | Depth | Soil description | Result / rate | Passed? |
|------------------|-------|------------------|---------------|---------|
| Area 1           |       |                  |               |         |
| Area 2           |       |                  |               |         |
| Area 3           |       |                  |               |         |
| Area 4           |       |                  |               |         |
|                  |       |                  |               |         |
|                  |       |                  |               |         |

**Planning note:** Seasonal high water table, shallow rock, steep slopes, and heavy clay can limit or change the type of system allowed. Do not assume a lot will pass because a neighbor’s did.