



Sample Lot Improvement Checklist

PERMITS	EXPLANATION OR DESCRIPTION OF NEED
Special Engineering	Engineering requirements may vary per municipality. A civil engineer will be needed to complete grading plans and septic designs if not already completed.
Building Permits	Costs may vary per township and third party inspection agency.
Water Tap in Fees/ Well Permit	Lot owners should verify with the local water authority to confirm additional costs if public water is available to subject lot. Septic permits may also be required per municipality, costs may vary.
Sewer Tap in Fees/ Septic System	Lot owners should verify with the local sewer authority to confirm additional costs if public sewer is available to subject lot. Septic permits may also be required per municipality, costs may vary.
Impact Fees	Verify Impact Fees with local municipality. Impact fees are typically paid by the developer or the owner of the lot prior to the subdivision
Grading Plan Review, Site Plan Review, Septic Design	Municipalities use third party companies for inspections and reviews, costs typically vary.
Electric Connection Fees	Connection fees may vary, depending on location of the electrical supply and distance to the subject home from the connection point.

POTENTIAL SITE IMPROVEMENTS	EXPLANATION OR DESCRIPTION OF NEED
Fill in/Fill Out	Fill in or fill out costs will vary from site to site depending on the topography of the lot.
Soil Erosion Controls	Silt fencing is required to prevent any runoff during the construction period and is required to be installed as per the approved soil and erosion plan.
Tree Removal	Depending on the lot and placement of the home additional cost may occur, a permit may be needed depending on the municipality.
Rock Removal & Substandard Soil Conditions	Rock removal and substandard soil conditions could be unforeseen items and may have additional costs.
Trenching	Trenching is required to install utilities to the home. Costs will vary depending on the distance of the home and setback from the road.
Infiltration Systems/ Storm Water Man- agement	Infiltration systems may be required for the home site and costs vary per municipality, verification is also necessary.
Well	In the event public water is not available a well must be installed, costs may vary depending on the depth of the well and gallons per minute.
Public Water	A cost will be associated with installing water lines from the water access point to the home. Depending on location of the water line, street cutting fees may apply as well as additional municipality fees.
Septic System	In the event public sewer is not available a septic system must be installed, costs will vary depending on the type of system.

Spectrum Group & Affiliates • 3321 7th St. Whitehall, PA 18052 • Office: (610) 439-1491
www.spectrumgrouponline.com





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Grinder Pump	In the event the sewer lines are not gravity fed a grinder pump may be required at an additional cost.
Public Sewer	A cost will be associated with installing sewer lines from the sewer access point to the home. Depending on location of the sewer line, street cutting fees may apply as well as additional municipality fees.
Driveway	Driveway costs vary depending on width and length.
Driveway Stone Only	Stone driveway is required to gain access to the home from the street during the construction period.

ADDITIONAL SITE IMPROVEMENTS	EXPLANATION OR DESCRIPTION OF NEED
Service Walks	Depending on the local municipality service walks may be required. Service walks to the front door may be concrete, paver style or stone. Materials may vary based on municipality requirements and home owner choices.
Public Walks	Depending on the municipality public walks may need to be installed. Owner should verify with locality.
Curb Cuts	A curb cut may be required when an existing curb is already installed and access must be gained to the home site.
Final Grading	Final grading is required prior to seeding. Final grade is completed to prepare the lot for seeding. Swales and other lot specifics may be required per plan. Additional top soil may be hauled in for added cost.
Seeding	Most municipalities now require seeding to be completed prior to closing. A hydro seed is Spectrum's preferred method but additional options are available. Costs will vary depending upon the amount to be seeded and application type.
Landscaping	Landscaping allowances are determined by the lot owner. Community deed restrictions may require certain landscaping to be installed within a specific period of time, once the home is completed. Review deed restrictions for verification.

The list of potential lot improvements mentioned above could be used as a checklist. Lot improvement costs & requirements will vary from site to site upon the municipality one is building in.

