



Selecting the site of your new home

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Now that March is here and many people begin to think about building a new home, there is much to consider just from the perspective of where you want to live. The obvious considerations are the city or township in which you want to reside, the school district to send your children or the proximity to work and amenities such as restaurants, shopping or downtown. But another very important item to consider is the lot in which your home will be built upon. The abundance of shovel ready building lots available in the wonderful communities around Dayton allows you to get everything you ever wanted if, you plan ahead.

The amount of land you desire is usually the first consideration. Local communities include a variety of choices; they can have close proximity to neighbors such as new urbanism developments touting walk ability, porches and small low maintenance yards. Another choice may be the active adult communities offering many of the same amenities but have the added feature of no yard or exterior maintenance – because it is all managed by a homeowners association. The lot sizes in these types of developments are usually under a quarter of an acre or don't even have lot lines.

More traditional developments offer larger lots in the quarter acre to three quarter acres. Traditional developments are usually desired by growing families and have streets with sidewalks and cul-de-sacs. The next type of community allows you to spread out a little more in a natural setting. These lot sizes vary from one acre to several acres. The

streets tend to wind and meander and drainage is managed with more natural culverts versus storm sewer catch basins and curbs. Another difference is these developments may tend to have septic systems because they are further away from sanitary sewer lines provided by local governments.

The last choice would be to select a large parcel of land in a rural setting. This choice will allow you to have plenty of room to provide privacy and if desired, seclusion, but comes with a few extra chores before you can build. Because this would be considered undeveloped land, zoning approval may be required, a lot split to divide the land before you can purchase may be in order and utilities such as water, sewer (tests may be needed to determine if the land can support a septic system), gas, and electric may need to be extended before you can get services.

Once you decide how much land your dream home requires and what type of setting you want to be surrounded by, you now have a few other considerations.

Do you want to walk out basement? If so you will need a building lot that has enough slope to accommodate windows or doors from the lower level. Low spots are not good places to build a home for several reasons, if you have a three acre lot, you might choose a location to build that doesn't have cattails growing abundantly. This could be an indication of ponding water and you will avoid future drainage issues. The topography around a home can be very beautiful and if the house is properly positioned, you can enjoy the terrain and avoid water problems.

If you want to enjoy your morning coffee watching the sun rise you will need a lot and or a floor plan that places the breakfast nook on the east side of the house. The direction a home faces becomes a permanent factor and with some types of communities there isn't much choice in how the house is situated on the lot. This is where creativity with the floor plan is the solution, a good architect or designer can make suggestions on room layouts that take advantage of the building lots natural features or help you avoid less pleasing site lines of your new neighbor's clothes lines.

There is always plenty to consider when building a new home and now is a great time to get out and see what new homes have to offer.

