

Questions to Ask

Before You Buy Or Build

NATURAL FEATURES & DRAINAGE CHARACTERISTICS



- ❑ Can acceptable natural features of the lot be preserved at a reasonable cost?
- ❑ Is property located in a floodway/flood plain/wetland area? If so, are permits and or flood insurance needed?
- ❑ Are there any trees that could be saved for shade? What is prevailing wind direction? What about future windbreak plantings?
- ❑ Could there be concerns of runoff from neighboring lots/fields? Have you visited the lot during or after periods of heavy rainfall to see if rain water freely flows off of (or ponds on) lot?
- ❑ Is outlet ditch for property (or curtain drain) on county ditch maintenance program? If so, what is the maintenance base (cost)? Is there an easement to that outlet? Have you checked regulations regarding easements along ditches for operating ditch maintenance equipment?
- ❑ Radon is a concern in Greene County. Get information on radon resistant new construction (RRNC) and test kits for existing homes from Health District.
- ❑ Planning a horse or livestock operation? Contact GSWCD/NRCS for manure handling information.
- ❑ Existing tile lines on property? If tile is found during excavation, then it is critical to reconnect and direct around any structures. Tile lines can become plugged with tree roots—keep area clear of trees.
- ❑ Finish grading around house and any outbuildings to direct surface flow of water away from structures.
- ❑ Elevate finish floor grade of all structures to prevent surface flow of water from entering.

Be informed

Know your options

Make educated decisions

Local Contacts To get you started

Greene Soil & Water Conservation District

- Greene County Soil Survey CD available free (interpretation on soil limitations)
- Lot review for erosion, storm water control, and home site development
- Technical guidance on drainage, pond installation, wildlife habitat and forestry enhancement
- Ditch maintenance

Local Jurisdiction (municipality or township)

- Zoning regulations
- Building permits

Greene County Combined Health District

- Septic and well permits
- Radon information

Greene County Regional Planning & Coordinating Commission

- Plat and subdivision regulations
- Flood plain information

Greene County Offices

<www.co.greene.oh.us>>



Notes



A Checklist

Before You Buy Or Build

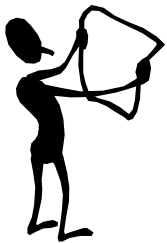


sponsored by

Greene Soil & Water
Conservation District

In Cooperation with:

- * Greene County Engineer
- * Greene County Commissioners
- * Regional Planning & Coordinating
Commission
- * USDA Natural Resources
Conservation Service
- * Greene County Combined Health
District



Questions to Ask

Before You Buy Or Build

SOILS & SEWAGE SYSTEMS

- ❑ What type of soils are found on the property? Are they suitable for building? Is there adequate soil depth of six foot or more over bedrock? During excavation, topsoil should be stockpiled for future use for lawns & final grading.
- ❑ Are outlets available for footer drains (sump pump and/or gravity flow)?
- ❑ Will artificial drainage be necessary to handle excess soil wetness?
- ❑ Does the municipality or township provide a drainage review before you build?
- ❑ Is a public sanitary sewer available to your site? Have you checked on water and sewer assessments?
- ❑ Does the lot meet health department requirements for on-site sewage disposal?
- ❑ Is on-lot disposal area down grade from home so effluent can flow by gravity to leach field? Will lot be large enough to isolate water supply from sewage disposal system?
- ❑ Is a detailed sketch or map available showing location of existing septic tank and leach fields? Sewer lines? Field tile?



WATER SUPPLY

- ❑ Is a safe and acceptable water supply obtainable on the lot? Will it be adequate?
- ❑ Is water available from a public water system? If so, what is the cost of the water?



REGULATIONS, LEGAL REQUIREMENTS, & LOCAL ASSESSMENTS

- ❑ ALWAYS be sure to determine location of underground utilities BEFORE digging (even for a tree)! Call this free service — before you dig — Ohio Utilities Protection Service at 1-800-362-2764.
- ❑ Have you checked existing local zoning?
- ❑ What easements are on or adjacent to your property?
- ❑ Have you checked specifications for driveway culverts? Don't forget the permit.
- ❑ If property is in a recorded subdivision, are there restrictive covenants?
- ❑ Are the corners of the lot marked clearly with iron pins or concrete markers? Can you find each referenced point mentioned in the deed description?
- ❑ What school district are you in?
- ❑ What is the tax structure for real estate? Millage? Property tax? Any special assessments?



COMMUNITY FEATURES

- ❑ What home utilities are available? Electric, water, gas, sewer, telephone, cable?
- ❑ Have you checked out surrounding area for land uses that you may consider a nuisance to live near, such as industries, livestock operations, etc?
- ❑ How far is the fire station? Does the community have an ambulance and a rescue squad?

LISTING OF OFFICES TO CONTACT

Bath Township		
FO, Elaine Brown	879-1853	
Beavercreek City		
FO, Christine Bucheit	320-7388	
Engineering & Inspection	427-5513	
City Manager, Michael Cornell	427-5510	
Public Service Department	427-5540	
Zoning Inspector, Sandra Periera	427-5512	
Beavercreek Township		
FO, Christy Ahrens	426-3036	
Bellbrook City		
FO, Jill Robinette	848-4321	
Zoning Inspector, Eileen Minamy	848-8477	
Water Department	848-4638	
Bowersville Village		
FO, Diane Phelps	453-2223	
Caesarscreek Township		
FO, Jim Randall	546-2440	
Cedarville Township		
FO, Robert Ankeney	767-2026	
Cedarville Village		
FO, Rodney Johnson	766-2061 x21	
Admin., Paul Terrell	766-2061 x12	
Clifton Village		
FO, Sue Chasnou	767-1767	
Fairborn City		
FO, Julie Taylor	754-3030	
Manager, Deborah McDonnell	754-3030	
Jamestown Village		
FO, Marsha Haines	675-5540	

[FO = Fiscal Officer]

Jefferson Township		
FO, Linda Flichman	453-2441	
Zoning, Mike Sutter	453-2412	
Miami Township		
FO, Margaret Silliman	767-2460	
New Jasper Township		
FO, Sandy Coakley	376-2681	
Ross Township		
FO, Lee Snell	675-5931	
Shawnee Hill Association		
Zoning, Brandon Huddleson	675-3130	
Silvercreek Township		
FO, Melissa Smith	675-2877	
Spring Valley Township		
FO, Kitty Crockett	488-2024	
Spring Valley Village		
FO, Janet Miller	862-4491	
Sugarcreek Township		
FO, Ted Hodson	848-8426	
Zoning, Kara Killkelly	848-8426	
Xenia City		
Building Inspection	562-7420	
City Planner	376-7285	
FO, Michelle Johnson	376-7235	
Engineer	376-7265	
Street, Water, Sewer	376-7260	
Xenia Township		
FO, Barbara Miller	372-0859	
Zoning, Alan Stock		
Yellow Springs Village		
FO, Debra Benning	767-9126	

LOCAL

GREENE COUNTY

Airport	376-8107
Animal Control	562-7400
Auditor	562-5065
Beaver Creek Wetlands Assoc.	320-9042
Building Regulations	562-7420
Combined Health District	374-5606
Commissioners	562-5006
Development	562-5007
Engineer	562-7500
Greene County Offices < www.co.greene.oh.us >	
OSU Extension	372-9971
Regional Planning	562-7480
Recorder	562-5270
Recreation & Parks	562-7440
Sanitary Engineer	562-7450
USDA Natural Resources Conservation Service & Greene Soil and Water Conservation District	372-4478

OHIO

Dept. of Natural Resources		
Division of Forestry	(513)	932-6836
Division of Water	(614)	265-6740
well log info: < www.dnr.state.oh.us/water/ >		
Division of Wildlife		372-9261
Department of Transportation	(513)	932-3030
Environmental Protection Agency		285-6357
Utility Protection Service	(800)	362-2764

Names and numbers subject to change. (937) area code, unless noted.



Greene SWCD/NRCS are equal opportunity employers and providers.

www.co.greene.oh.us/soils

**Before you buy or build ...
ask questions!!**