

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 and pasture management.
- ❑ Existing tile drainage 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 available on web at <websoilsurvey.nrcs.usda.gov> or the District office
- 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
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Build**

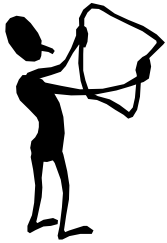


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**Greene Soil & Water
Conservation District**

In Cooperation with:

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



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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 drainage tile?



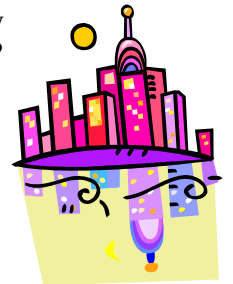
WATER SUPPLY

- ❑ 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			Jefferson Township		
FO, Elaine Brown	879-1853		FO, Linda Flieman	425-9620	
Beavercreek City			Zoning, Rhonda Painter	475-2408	
Clerk Dianne Lampton	320-7388		Miami Township		
Engineering & Inspection	427-5513		FO, Margaret Silliman	767-2460	
City Manager, Michael Cornell	427-5510		New Jasper Township		
Public Service Department	427-5540		FO, Chris Bailey	372-4140	
Zoning Inspector, Matthew Funk	427-5512		Zoning Rhonda Painter	475-2408	
Beavercreek Township			Ross Township		
FO, Christy Ahrens	429-4472		FO, Lee Snell	675-5931	
Bellbrook City			Shawnee Hill Association		
Clerk Carrie Smith	848-4666		Zoning, Don Sellars	675-2638	
Zoning Inspector, Eileen Minamyers	848-8477		Silvercreek Township		
Water Department	848-4638		FO, Melissa Smith	675-2877	
Bowersville Village			Spring Valley Township		
FO, Carla Pratter	675-4159		FO, Kitty Crockett	603-0348	
Caesarscreek Township			Spring Valley Village		
FO, Jim Randall	372-8711		FO, Janet Miller	862-4491	
Cedarville Township			Zoning Rhonda Painter	475-2408	
FO, Deborah Krajicek	478-5140		Sugarcreek Township		
Zoning Rhonda Painter	475-2408		FO, Theodor Hodson	848-8426	
Cedarville Village			Zoning, Cara Tilford	848-8426	
FO, Ron Corry	766-2061		Xenia City		
Admin., Paul Terrell	766-2061		Building Inspection	562-7420	
Clifton Village			City Planner	376-7285	
FO, Sue Chasnou	767-1767		Clerk, Michelle Johnson	376-7235	
Fairborn City			Engineer	376-7265	
Clerk, Julie Taylor	754-3030		Street, Water, Sewer	376-7265	
Manager, Deborah McDonnell	754-3030		Xenia Township		
Jamestown Village			FO, Barbara Miller	372-0859	
FO, Marsha Haines	675-5511		Zoning, Alan Stock		
			Yellow Springs Village		
			Clerk Judy Kinter	767-9126	

[FO = Fiscal Officer]

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	374-5600
	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	562-6440
	Sanitary Engineer	562-7450
USDA Natural Resources Conservation Service & Greene Soil and Water Conservation District	372-4478 x3	

OFFICE	Dept. of Natural Resources		
	Division of Forestry	(513)	932-6836
	Div. Soil & Wat. Resource	(614)	265-6010
	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

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ask questions!!