NATURAL FEATURES AND DRAINAGE CHARACTERISTICS

 Can acceptable natural features be preserved at reasonable costs?

• Is property located in floodway / flood plain? **BCEO/SWCD/BPD**

• Have you checked on flood insurance? **BPD/Realtor/Mortgage**

What is the prevailing wind direction?
 Plan future windbreak planting.
 SWCD /OSUE

• If you are considering solar energy, how would that affect placement of your home? SWCD/OSUE

• If there is a pond or stream on the property:

- Are there signs of stream bank erosion? **SWCD /NRCS**

- Is there heavy algae growth, odor, thick sediment on the stream bed or dead fish?

Are there signs of potential water quality problems?

- For ponds, check for dam stability and leaks.

Trees should not be growing on the dam.

SWCD /NRCS

 Have you obtained a permit needed to install a drainage culvert on a public right-of-way?

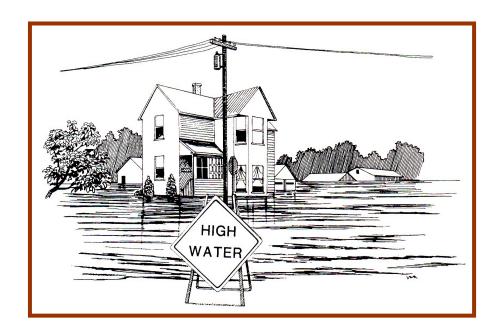
BCEO

• Is your property in an environmentally sensitive area such as a wetland or wellhead protection area? **SWCD**

All District programs and services are offered on a nondiscriminatory basis without regard to race, color, national origin, religion, sex, age, marital status or handicap.

LOOK!

BEFORE YOU BUY



Butler Soil & Water Conservation District

1810 Princeton Road Hamilton, Ohio 45011 Phone: (513) 887-3720

www.butlercountyohio.org/conservation

Look Before You Buy!

When contemplating the purchase of a new home or property, it is vital to think about numerous aspects of the land and local regulations. The list below can serve as a guideline to get you started.

KEY TO BUTLER COUNTY AGENCIES LISTED IN PAMPHLET

This list is for the unincorporated areas of Butler County. To check on property located within a municipality, contact the city administration office.

		Telephone	Fax
BBZ	Butler Co. Building And Zoning	887-3204	887-5664
BCEO	Butler Co. Engineer	867-5744	867-5849
BPD	Butler Co. Planning Dept.	887-3413	887-3505
BHD	Butler Co. Health Dept.	887-1770	863-4372
BDES	Butler Co. Dept. of Environmental Services	887-3071	887-3777
SWCD	Soil and Water Conservation District	887-3720	737-0365
NRCS	Natural Resources Conservation Service	887-3720	737-0365
OSUE	Ohio State University Extension	887-3722	887-3726

SOILS

What types of soil are on the property?
 The Butler County Soil Survey lists the

following attributes based on soil type:
-wetness -ponding

-shrink/swell -soil slope (as a %) -sand or gravel pockets -depth to bedrock -permeability -flooding hazard

• Will back filling with coarser material around foundation be necessary to reduce shrink/swell hazard?

Will topsoil be stockpiled during excavation for future use for lawns and final grading?

Your builder

Is there enough topsoil to establish a good lawn and is fertility balanced?

OSUEYour builder

 Are outlets available for footer drains-sump pump and/or gravity flow?
 BBZ/ Your builder

• Where are storm sewer easements located? BCEO /Your builder

 Who has responsibility for maintenance of stormwater structures and retention/detention basins? **BCEO /Your builder**

SEWAGE SYSTEMS

 Are sanitary sewers in place? If not, are they planned for the near future?

BHD /BPD/BDES

 Does lot meet Health Dept. requirements if on-site sewage system is needed?

• Are maps available showing the location of the septic system and leach lines?

When was the on-site system last inspected?

REGULATIONS, LEGAL REQUIREMENTS, LOCAL ASSESSMENTS

What are existing zoning and building regulations? BBZ/BPD

What building and zoning permits are required?

BBZ/BPD

 Is it possible to obtain necessary easements for utilities and drainage?

Attorney

Always determine location of underground utilities.

May have to contact each utility.

Ohio Utility
Protection Service
1-800-362-2764

• If property is in a recorded subdivision, are there restrictive covenants?

BCEO/County
Recorder/Attorney

Does lot have a clear title? Are mineral rights
 Involved?
 County Recorder/
 Attorney

What is the tax structure for real estate? Millage?
Property taxes? Special assessments?

City / County
Auditor / Attorney

• Have you checked on water and sewer assessments? BCDES/

County Auditor BCEO

 Is roadway fronting property public or private? (If private, know your responsibilities.)

Do you have any questions on water rights or drainage laws?

SWCD/OSUE/ Attorney