

Natural Features and Drainage Characteristics

1. Can acceptable natural features be preserved at reasonable costs? **CSWCD/OSUE**
2. Is properly located in floodway/flood plain? **City Engineer
CSWCD/CPW**
3. Have you checked on flood insurance? **CPW/Realtor/
Mortgage Co.**
4. What is prevailing wind direction? Plan future windbreak plantings. **CSWCD/OSUE**
5. Are you considering solar energy? How would this affect the placement of your home? **OSUE**
6. If stream or pond exist on property: **CSWCD/NRCS/
OSUE**
 - Are there signs of stream bank erosion?
 - Is there heavy algae growth, odor, thick sediment on the stream bed or dead fish?
 - All are signs of potential water quality problems?
 - For ponds, check for dam stability and leaks. **CSWCD/NRCS**
 - Trees should not be growing on the dam.



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!*



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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 below list can serve as a guideline to get you started.

Key to Hamilton County Agencies Listed In Pamphlet
 (This list is for the unincorporated areas of Hamilton County.
 To check on property located within a municipality, contact
 the City Administration Office).

CDBI	Hamilton Co. Dept. of Building Inspections	946-4550
CE	Hamilton Co. Engineers	946-4250
CPW	Hamilton Co. Dept. of Public Works	946-4750
CRPZ	Hamilton Co. Regional Planning/Zoning	946-4501
CGHD	Hamilton Co. General Health District	946-7800
CSWCD	Hamilton Co. Soil & Water Conservation	772-7645
NRCS	Natural Resources Conservation Service	772-7645
OSUE	Ohio State University/Extension-HC	946-8989
MSD	Metropolitan Sewer District	244-5500
CWW	Cincinnati Water Works	591-7700

Factors to Consider Contact for Additional Info.

1. What types of soils are on the property? CSWCD/NRCS
 The Hamilton County Soil Survey will list the following attributes based on soil type.
 -wetness
 -shrink/swell
 (evidence: cracking in concrete and foundation)
 -ponding
 -soil slope (% of slope)
 -sand or gravel pockets
 -depth to bedrock
 -permeability
 -flooding hazard
2. Will back filling with coarser material around foundation be necessary to reduce shrink-swell hazard? Your builder
3. Will topsoil be stockpiled during excavation for future use for lawns and final grading? Your builder
4. Is there enough topsoil to establish a good lawn and if fertility balanced? OSUE/Your builder

5. Are outlets available for footer drains (sump pump and/or gravity flow)? CPW/CDBI
6. What are the locations of Stormwater Sewer Easements? CPW/Your builder
7. Responsibility for maintenance of stormwater structure and retention/detention basins? (usually it's the property owner) Your builder

SEWAGE SYSTEMS

1. Are sanitary sewers in place? If not, are they planned for the near future? City/CGHD/CRPZ/MSD
2. Does lot meet Health Dept. requirements if on-site sewage system is needed? City/CGHD/CRPZ
3. Are maps available showing the location of the septic system and leach lines? City/CGHD
4. When was a on-site system last inspected? City/CGHD

REGULATIONS, LEGAL REQUIREMENTS, LOCAL ASSESSMENTS

1. What are existing zoning and building regulations? Building and zoning permits required? City/CDBI/CRPZ
2. Is it possible to obtain necessary easements for utilities and drainage? Attorney
3. Always determine location of underground utilities before digging. May have to contact utilities individually. Ohio Utility Protection
1- 800-362-2764
4. If property is in a recorded subdivision, are there restrictive covenants? City/CE/Co. Recorder/
Attorney
5. Does lot have a clear title? Are there mineral rights involved? County Recorder/
Attorney
6. What is the tax structure for real estate? Millage? Property taxes? Special Assessments? City/County Auditor/
Your Attorney
7. Have you checked on water & sewer assessments? Co. Auditor/MSD/CWW
8. Is roadway fronting property public or private? (If private, know your responsibilities) City/CE