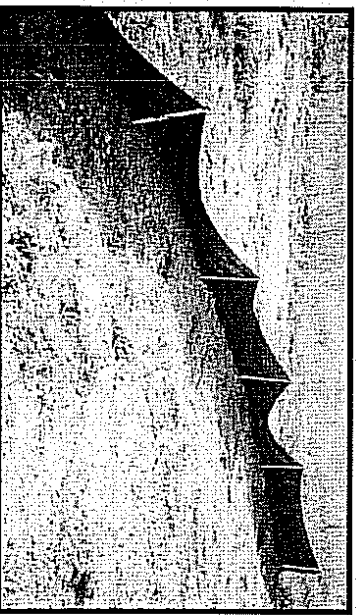


Keeping existing trees can add value to the landscape

- Have flood insurance rate maps been checked? (SWCD, NRCS, ACPC, Insurance Co.)
- Will landscape be needed and will there be problems associated with its maintenance? (OSU, SWCD, NRCS, Local Nursery)
- Are there any trees that should be maintained for shade or aesthetics? (OSU)
- What is the prevailing wind direction and is a windbreak needed? (SWCD, NRCS)
- Does the lot have an adequate water supply for geothermal heating? (SWCD, NRCS)
- Are you considering solar heating and how will this affect the placement of your home? (SWCD, NRCS, OSU)

* *Culverts and roadside ditches could be under the jurisdiction of: 1) ODOT for state highways; 2) County Engineer for county roads; 3) Township Trustees for township roads. ODOT and the County Engineer both issue driveway permits.*



A silt fence keeps sediment out of local streams

LISTED AGENCIES

(KEY)

Ashland Soil and Water Conservation District (SWCD)
Phone 419-281-7645

USDA, Natural Resource Conservation Service (NRCS)
Phone 419-289-2421

(OSU) Extension
Ohio State University Extension
Phone 419-281-8242

Ashland County Health Department (HD)
Phone 419-289-0000

Ohio Environmental Protection Agency,
Bowling Green (OEPA)
Phone 1-800-686-6930

Ashland County Planning Commission (ACPC)
Phone 419-282-4262

Ashland County Engineer (CO ENG)
Phone 419-289-0000
Water Department (WD)
Phones:

Ashland - 419-289-8322
Londonville - 419-994-3214

Corp. of Engineers (COE)
Phone 216-364-6177

This brochure is provided by
Ashland Soil & Water Conservation District
804 US Rt. 250 East
Ashland, Ohio 44805
419-281-7645 or 419-289-2421

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SOILS, DRAINAGE, AND

HOME BUILDING IN ASHLAND COUNTY



The soil and water resources here in Ashland County are vital to our economic existence. We need these resources to meet our basic needs as humans. They also provide the basis for all other natural growth, including trees, meadows, wildlife, agricultural crops, and the food we eat.

Living among these resources, utilizing them, and blending in with the landscape without being a detriment can be a challenge. Drainage, drinking water, soil limitations, solid foundations, and septic fields are all issues that must be dealt with when building a home without the availability of public utilities.

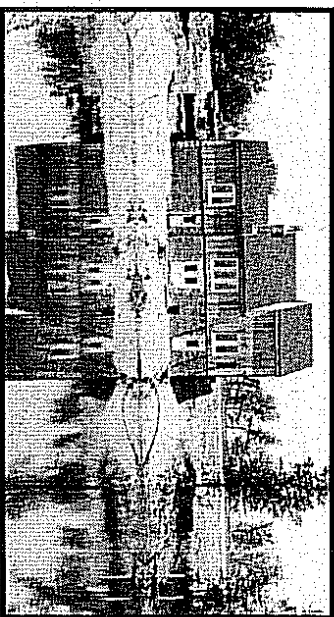
Fortunately, there are agencies and guidelines available to assist in helping homeowners make sure that the problems associated with soil and water issues are avoided. When precautions are taken and limitations are overcome, a homeowner can be free of many hidden maintenance costs. The following are items to consider when building a new home to avoid the problems that nature may bring.

ITEMS TO CONSIDER

For additional information contact the agency listed in parenthesis (). Look for the key to agencies on back.

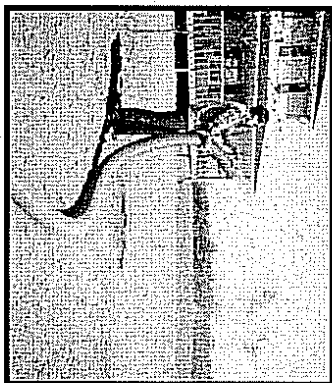
SOILS

- Do you need to improve your soil nutrients?
 - Soil Testing Kits (OSU)
- What kind of soils are found on the property? (SWCD, NRCS, OSU)
- What limitations do these soils have for building? (SWCD, NRCS)
 - wetness or seasonal water tables
 - shrink and swell potential
 - ponding
 - slope or topography
 - sand and gravel pockets
 - depth to bedrock
 - permeability (internal water movement)
 - flooding
- Is the lot surface free of rock formations that would adversely affect excavation for basement and foundation walls? (SWCD, NRCS)
- During excavation, will topsoil be stockpiled for future use for lawns and gardens? (SWCD, NRCS)
- Is there a pond site with suitable soils? (SWCD, NRCS)



Newly constructed pond and homestead

- Are there wetland soils, protected by federal policy? (SWCD, NRCS, COE)
- Will I need erosion control during construction? (SWCD, NRCS)
- What, when, and how should the lawn be seeded? (SWCD, NRCS, OSU)



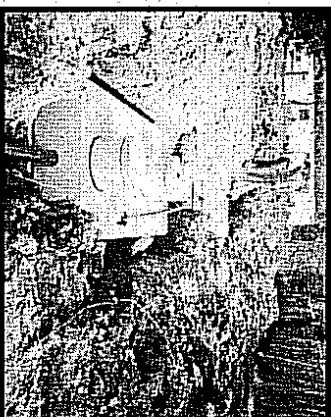
Blowing straw mulch onto a newly seeded lawn conserves moisture and reduces erosion.

WATER SUPPLY

- Is a safe and acceptable water supply obtainable? (HD)
- Is water available from a public water system? (HD, WD, OEPA)
- Do you have a permit to install a private water system if public water is not available? (HD)
- Do neighbors' private water systems in the immediate vicinity provide an adequate, safe water supply? How deep are they? (HD)
- Will a water softener, iron filter, or other equipment be needed to condition a private water supply prior to its use? (HD)

SEWAGE DISPOSAL SYSTEM

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



County Health Department inspecting septic system

- future? (ACPC, HD, OEPA)
- Does the lot meet the minimum amount of space required for onsite sewage disposal? (HD)
- Is there a clear area big enough for a sewage disposal system, a replacement sewage disposal system, and perimeter drains? (HD)
- Is the leaching area located down hill so that effluent can flow by gravity from a sewage tank? (HD)
- Will the lot be big enough to isolate the private water supply well at least 50' - 100' from the leaching area and 10' from property lines? (HD, ACPC)
- Is a detailed sketch or map available showing the location of the sewage disposal system? (HD)

NATURAL FEATURES AND DRAINAGE CHARACTERISTICS

- Will artificial drainage be necessary to handle excess wetness? (SWCD, NRCS, HD)
- Are the natural features of the lot acceptable? (drainage, wet areas, trees, streams, etc.?) (SWCD)
- Is there an open ditch available for tile outlets that handle footer drains, curtain drains, roof runoff, and low areas in the lawn? (SWCD, NRCS, *CO ENG)
- Is a culvert needed for a driveway? What size? (*CO ENG)
- Can intended use of the land be accomplished without causing environmental deterioration? (stream pollution, erosion, bank slippage, etc.) (SWCD, NRCS)
- Could there be runoff problems from adjacent property? (SWCD, NRCS)
- Is the property located in a floodway or floodplain? (SWCD, NRCS, ACPC)