

Jefferson County Contacts

EMERGENCY.....9-1-1
 Air Park.....(740) 264-5388
 Auditor.....(740) 283-8511
 Auto Title Dept.(740) 283-8509
 Board of Elections.....(740) 283-8522
 County Commissioners.....(740) 283-8697
 County Engineer's Office.....(740) 283-8574
 Developmental Disabilities...(740) 264-5812
 EMA.....(740) 264-4646
 Floodplain Manager.....(740) 283-8568
 Friendship Park.....(740) 733-7941
 General Health District.....(740) 283-8530
 Job & Family Services.....(740) 282-0961
 NRCS.....(740) 937-2500
 OSU Extension.....(740) 264-2212
 Recorder's Office.....(740) 283-8566
 Regional Planning.....(740) 283-8568
 Sheriff's Office.....(740) 283-8600
 Soil & Water Conservation....(740) 264-9790
 Treasurer's Office.....(740) 283-8572
 Veteran's Services.....(740) 283-8571
 Water & Sewer.....(740) 283-8577

State of Ohio Contacts

Dept. of Natural Resources
 Fernwood State Forest.....(740) 266-6021
 Div. of Gas & Oil.....(614) 265-6922
 Div. of Wildlife Officer.....(330) 245-3050
 Jefferson Lake S.P.(330) 222-1712
 Dept. of Transportation.....(740) 765-4609
 Emergency Spill Hotline.....(800) 282-9378
 EPA.....(740) 385-8501
 Highway Patrol.....(740) 264-1641
 Utility Protection (OUPS).....(800) 362-2764



Jefferson Soil and Water
Conservation District

(740) 264-9790

JEFFERSONSWCD.ORG

PROMOTING CONSERVATION OF OUR LANDS
AND WATERS

WHAT TO KNOW

before you Build or Buy



Common items to consider
before purchasing or
developing land in
Jefferson County, Ohio.

DEVELOPED BY
JEFFERSON SOIL & WATER CONSERVATION DISTRICT



Natural Features & Drainage Characteristics

- What are your plans with this land, and do you have enough acreage to support your objectives?
- What was the land previously used for?
- Can natural features of the land be preserved at a reasonable cost?
- Can you properly manage and maintain the land?
- Is the property located in a floodway, floodplain, or wetland? If so, are permits or flood insurance needed?
- Is there a history of mining on the property? Underground or surface mine? Was it reclaimed or is it abandoned?
- Are there any trees that could be saved for shade?
- What is the prevailing wind direction?
- Could there be concern of runoff from neighboring lots/fields?
- Have you visited the property during or after periods of heavy rainfall to see if rain water flows freely or if it ponds on the lot?
- Are there any field tile drains on the property? If tile is found during excavation, then it is critical to reconnect and direct around any structures.



Drinking Water Supply

- If well water, is the water supply safe, acceptable, and obtainable?
- Is water available from a public water system?
- What is the cost of drinking water?
- Do you have any other water needs?



Soil Considerations

- Have you contacted the Jefferson Soil & Water Conservation District to learn about your soil types?
- What are the soil types at the property?
- Are soils suitable for building?
- Did you know the frost depth is 36-inches in Jefferson County?
- Are soils suitable for agricultural purposes?
- Any steep or slip prone slopes?
- During excavation, stockpile your topsoil for future use for lawns and final grading.
- Will artificial drainage be necessary to handle excess soil wetness?



Sanitary Sewers & Home Septs

- Is a public sanitary sewer available at the property?
- Have you checked on sewer rates?
- Will you need to invest in a home septic treatment system?
- Have you had the existing home septic system tested by the county health department?
- Does the lot meet health department requirements for on-site home septic treatment systems?
- Can effluent flow by gravity, or does it need pumped to the leach field?
- Do you know the maintenance requirements for a septic system?
- Is a detailed sketch or map available showing locations of existing septic leach fields or sewer lines?



Local Regulations & Legal Requirements

- What easements are on or adjacent to your property? ROW, drainage, utility.
- Need to install a driveway? You'll need a driveway permit (ODOT, County Engineer, Township, or Municipality)
- Have you checked specifications for driveway culverts?
- Is the property in a recorded subdivision?
- Are there any HOA fees?
- Are there restrictive covenants?
- Are the corners of the property clearly marked with iron pins or concrete markers?
- Can you identify the property boundary?
- Have you researched property tax evaluations?
- Have you checked with the municipality about building permits? Zoning? Stormwater Permitting?



Community Features

- What school district are you in?
- What home utilities are available (Electric, water, sewer, gas, telephone, cable, internet, trash)?
- Have you checked out surrounding areas for land uses that you may consider a nuisance to live near (farms, industries, highways, etc.)?
- How far are you from fire/police/ems services?
- How far are you from stores?
- Will you need a four-wheel drive vehicle to access the property during the winter and spring?