

Coshocton County Homebuyer's Guide

This guide was designed with the cooperation of:

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This guide was designed to assist prospective homebuyers and home builders with information and items to consider when evaluating lots / building sites or selecting land for development. This guide will not answer all your questions and is simply a starting point for one of your most significant purchases. Taking time to investigate soil types, groundwater availability, building requirements, septic regulations, and required permits before you build or buy will save you headaches and money later on.

Living in the Country

If you are looking to build or buy a house in Coshocton County, there are some things you need to first consider. While living in a rural setting is a pleasure due to the peace and quiet, privacy, and open spaces; there may be things you haven't considered.

Agriculture is the number one industry in Coshocton County and important to all of us. Farmers are well established in our community. Farming today is big business, and it requires long work hours in the spring and fall. We must remember that these men and women make their living working the land to provide food and fiber for the rest of us.

Some things you might want to consider:

- Farmers run noisy equipment late into the night
- They create dust at planting and harvesting time
- They run slow moving machinery on the road
- They occasionally haul and apply manure to fields; you may notice the aroma!
- They transport livestock in large trailers or trucks which move slowly on roads
- They invest large amounts of money in machinery, and these big machines may take up all lanes of the road. Most farmers do their best to move equipment when traffic is slower. It is important to be respectful as we share the road because this is a necessity in today's agriculture.

Agriculture Work Calendar

SPRING: Working ground, planting, applying fertilizer, make first cutting hay

SUMMER: Scouting fields for pests, cutting wheat, applying pesticides for weeds where necessary, make second cutting hay, cut silage

FALL: Harvest soybeans and corn, plant winter wheat

WINTER: Planning for next year, plowing snow, purchasing seed and fertilizer for early discounts, feeding livestock

Some other things you might consider

- Is the road on which the house or property you are looking at gravel? Chances are it will stay that way, and that means it can be dusty, muddy and impossible to keep a car spotless. Paved roads are expensive, and just because a few houses are built on the road doesn't mean the township or county will have the funds for paving.
- Have you thought about the soil under that house or building site you are looking at? Did you know that Coshocton County has abandoned strip mine ground and underground mines that can slip and cause problems in years to come? Are you familiar with the types of soils you have and their best land use?
- Are you ready for more responsibility? Living in the country can mean more responsibility for the homeowner. Unlike a municipality, there are usually no water lines, sewers or storm water drains to connect to. It becomes the homeowner's responsibility to maintain the water, sewer and drainage on your property. Water runs downhill and you must be aware of the water drainage pattern on your property and make sure you do not interfere with your neighbor's drainage. While there are no storm drains in the country, you should still be aware of the runoff from your property and where it is going. Managing this water is one of the BMP's (best management practices) that should be included in your building plans.
- Is there a municipal water supply? If there is no municipal water supply to tap into, you may need to dig your own well. Many parts of the county have a limited supply of groundwater. You need to be aware of this before you buy or build a house.
- Is your site in a floodplain? Certain areas of our county are prone to flooding. Did you know that you cannot install a septic system in a flood plain? And if you buy property in the drier months, it may not be evident that you are actually looking at a flood plain property.
- Have you considered future land use? Anyone relocating to the country should take the area's current and future potential land use into consideration. You may want to read The Comprehensive Land Use Plan of Coshocton County, August 2006. While Coshocton County has no zoning in place, ideas have been compiled for future land uses, and much of this information can be found in this plan. While you may not want a large-scale chicken farm or a sub-division built adjacent to your property, if someone else owns the land and decides to change the land use, unfortunately there is nothing you can do to prevent it.
- Coshocton County Commissioners have spent considerable time and money putting together a county website (www.coshoctoncounty.net). From information about each of the county's agencies to GIS mapping land parcels, streets and roads, soils, and many other features; the website will be useful in your research.
- This guide is not designed to discourage you from buying or building in a more rural set-ting. It is meant to be used as an educational resource.
- The following checklists are provided to help you make those decisions by outlining steps you need to take before you buy or build and where to get the answers for help. This information is meant to be helpful and not necessarily all-inclusive.

Key for Agencies

SWCD Coshocton Soil & Water Conservation District

CE Coshocton County Engineer

HD Coshocton County Health Department

ES The Ohio State University Extension, Coshocton County

RPC Coshocton Co. Regional Planning Commission

DMR Ohio Department of Natural Resources, Division of Mineral Resources

TT Township Trustee

CCHD City of Coshocton Health Department

SSD City of Coshocton, Safety Service Director

Getting a Good Start

- Select potential home site using information available from the different county/city agencies listed in this guide.
- Obtain local zoning regulations and permits from zoning inspector if applicable. CE or TT
- Get a soils map for property location.
SWCD or <http://websoilsurvey.nrcs.usda.gov/app>
- If you are dividing property into different parcels contact: RPC
Have the property surveyed.
- Obtain your new address: CE or SSD
- Obtain a driveway access permit; depending where the property is located: CE, ODOT or SSD
- If you are in the City limits you will need to connect to City Sewer and Water: SSD
- If you are in the country you will need to drill a well; you must first get a permit: HD
- Will a water softener, iron filter or other equipment be needed to condition well water prior to its use? HD
- Talk to neighbors to see if their wells provide an adequate, safe supply of water.
- Is water pressure and supply adequate for all normal uses? Have you checked the water well logs at ODNR/Division of Water? www.ohiodnr.com/water/maptechs/wellogs/appNEW
- What type of home sewage treatment system is the soil suited for on this lot or acreage? What is the approximate cost? HD
- Obtain a septic permit prior to installation: HD
- Is the property in a flood plain? If the property is developed, a permit is required: CE or <http://gis.coshocounty.net>
- Is there a history of mining on the property location? www.ohiodnr.com/mineral
- Do you want to build a pond on your property? SWCD or ES
- Who do I contact for lawn care and seeding information? ES
- Where do I purchase ornamentals and tree seedlings? SWCD

Construction Checklist

When building a new home or adding on to your current home, there are a few important things to keep in mind. The following checklist will assist you in ensuring that the appropriate factors have been considered.

- Evaluate the Site: Before construction begins, evaluate the entire site, marking for protection of any important trees and associated rooting zones, unique areas to be preserved, streams, wetlands, potential hydric soils, and vegetation suitable for filter strips, especially in perimeter areas. Remember to call The Ohio Utilities Protection Service (OUPS) at 800-362-2764, 48 hours before you dig, as well as the Oil and Gas Producers Underground Protection Service at 800-925-0988.
- Install Perimeter Controls: Identify the areas where sediment runoff could leave the construction site, and install perimeter controls to minimize the potential for off-site sedimentation. This could include leaving a buffer strip, using silt fence, protecting driveway entrance with gravel, and protecting storm drain inlets.
- Build the Structure and Install Utilities: Construct the house or addition and install utilities, as well as the sewage disposal system and well, if applicable.
- Maintenance: Maintain all erosion and sediment control measures until construction is complete and the lot is stabilized. Inspect at least once per week and any time after a storm event. Sweep or scrape soil tracked onto roadways.
- Re-vegetate the Site: Immediately after all out-side activities are complete, stabilize the lot with seed, sod and mulch. Redistribute the stockpiled soil and spread to a depth of 4-6 inches over rough-graded areas. Spread mulch on newly seeded areas.
- Remove Remaining Temporary Control Measures: Once the sod and/or vegetation is established, re-move any temporary erosion and sediment control measures.

Erosion Control for Home Builders

Eroding construction sites are a leading cause of water quality problems in Ohio. For every acre under construction, about a dump truck and a half of soil washes into nearby drainage systems unless the builder uses erosion controls. Problems caused by this sediment include:

- Clean up of sediment in streets, sewers and ditches adds extra costs to local government budgets.
- Property values are altered when lakes or streams fill with sediment.
- Nutrient rich sediment encourages weed growth, and sediment laden water reduces water quality and also damages or destroys habitat of aquatic organisms.
- The burden of dredging sediment from lakes and drainage channels is carried by the taxpayer.

Controlling Erosion is Easy

Erosion control is important even for home sites of less than an acre. The materials needed are easy to find and relatively inexpensive; straw bales or silt fence, stakes, gravel, plastic tubes and grass seed. Putting these materials to use is a straightforward process. Only a few basic controls are needed on most sites:

1. Preserve existing trees and grass where possible to prevent erosion
2. Place silt fence or straw bales on the down-slope sides of the lot to trap sediment
3. Place soil piles away from any roads or waterways.
4. Construct diversions on up-slope side of land disturbance and around stockpiles
5. Install stone/rock access drive used by all vehicles to limit tracking of mud onto streets/roads
6. Clean up sediment carried off-site by vehicles or storms
7. Use downspout extenders or splash blocks to prevent erosion from roof runoff
8. Seed and mulch exposed areas within seven (7) days after final grading.

CONTACT INFORMATION - County Agencies

COUNTY AUDITOR

349 Main Street, Coshocton, OH 43812

(740) 622-1243

www.coshoctoncounty.net/agency/auditor

COUNTY ENGINEER

23194 C. R. 621, Coshocton, OH 43812

(740) 622-2135

www.coshoctoncounty.net/agency/engineer

COUNTY BOARD OF ELECTIONS

724 S. Seventh Street, Coshocton, OH 43812

(740) 622-1117

www.coshoctoncounty.net/agency/boe

COUNTY COMMISSIONERS

401 1/2 Main Street, Coshocton, OH 43812

(740) 622-1753

www.coshoctoncounty.net/agency/boc

EMERGENCY MANAGEMENT

724 S. Seventh St, Lower level, Coshocton, OH 43812

(740) 622-1984

www.coshoctoncounty.net/agency/ema

COUNTY GIS TAX MAP

349 ½ Main Street, Coshocton, OH 43812

(740) 622-3184

www.coshoctoncounty.net/agency/taxmap

<http://gis.coshoctoncounty.net>

COUNTY HEALTH DEPARTMENT

724 S. Seventh Street, Coshocton, OH 43812

(740) 622-1426

www.coshoctoncounty.net/agency/health

REGIONAL PLANNING COMMISSION

349 ½ Main Street, Coshocton, OH 43812

(740) 622-7776

www.coshoctoncounty.net/agency/rpc

OSU EXTENSION SERVICE

724 S. Seventh Street, Coshocton, OH 43812

(740) 622-2265

www.coshocton.osu.edu

SOIL & WATER CONSERVATION

724 S. Seventh Street, Rm 120, Coshocton, OH 43812

(740) 622-8087, Ext. 4

www.coshoctonswcd.org

County Municipalities

CITY OF COSHOCTON

760 Chestnut Street, Coshocton, OH 43812

(740) 622-1373

www.coshoctoncityhall.com

VILLAGE OF WARSAW

322 Mill Street, Warsaw, OH 43844

(740) 824-3600

www.warsawohio.us

VILLAGE OF WEST LAFAYETTE

P. O. Box 175

113 East Railroad St.,

West Lafayette, OH 43845

(740) 545-7834

www.westlafayettevillage.com

VILLAGE OF CONESVILLE

700 Conesville Road

Conesville, OH 43811

(740) 829-2785

VILLAGE OF NELLIE

117 North Main Street,

Warsaw, OH 43844

(740) 824-3378

VILLAGE OF PLAINFIELD

205 S. Park

Plainfield, OH 43836

(740) 545-6072

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Made possible by:

Coshocton SWCD

Coshocton County Engineer

County Regional Planning Commission

OSU Extension Coshocton County