



## COSHOCTON COUNTY REGIONAL PLANNING COMMISSION

23194 CR 621 ★ COSHOCTON ★ OHIO ★ 43812  
PHONE: (740) 622-7776 FAX: (740) 623-6512

September 7, 2022

Rae Anderson  
New Castle Ministries property  
32421 US 36  
Walhonding, OH 43843

Re: Application for Property Subdivision – Tract 1 – 0.10 acres; Tract 2 – 0.958 acres  
File Number 2022083101-02NEW

Dear Ms. Anderson:

Coshocton County Regional Planning Commission (CCRPC) has reviewed your request for a property subdivision of two (2) parcels being Tract 1 – 0.10 acres; Tract 2 – 0.958 acres on Township Road 1135 in New Castle Township. This property subdivision request **has been approved**, subject to the reviews and provisions of this letter. Tract 1 is approved as non-residential parcel.

**Coshocton County Engineer: Access Management** has reviewed the proposed property division for appropriate access to the various tracts. Attached, please find specific information regarding the access points and any conditions or modifications to the request.

An Access Permit from the Coshocton County Engineer's Office must be obtained prior to the construction on any access points. **Any new access points or upgrades to an existing approved access points requires an Application for Access Permit.** Contact the Coshocton County Engineer's Office for an Application for Access Permit prior to initiating any driveway construction.

**Coshocton County Engineer: Floodplain** It **does not** appear that portions of the proposed tracts are located within the floodplain. Please contact the Coshocton County Engineer's office for questions regarding applicable regulations and area development permits for properties located within a floodplain.

**Coshocton Soil and Water Conservation District:** The SWCD **does not** have record of conservation practices on file for your review. If you are interested in soils information for your property, please go to Web Soil Survey at <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>. A qualified geotechnical engineer or soil scientist can be consulted for differing site conditions for construction on this parcel. A list of qualified companies and individuals can be found on the Regional Planning website.

**Coshocton County General Health District:** The Coshocton County General Health District has **reviewed** the proposed lot(s) for compliance with Chapters 3701-28 and 3701-29 of the Ohio Administrative Code. Please see the



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REGIONAL PLANNING COMMISSION**

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attached documents as they contain important information regarding potential conditions and/or limitations for these properties.

Copies of these reports are attached for your review and future disclosure to prospective buyers. This approval is based upon the Subdivision Regulations at this time and is valid for a period of one (1) year from the date of this approval.

Copies of these reports should be transmitted to your attorney and surveyor for completing this transaction. Please reference the Coshocton County website for additional information that may provide helpful in the transfer process. Should you have any further questions, please do not hesitate in contacting this office.

Sincerely,

Frederick T. Wachtel, P.E., P.S.  
For Coshocton County Regional Planning Commission

cc: Surveyor of Record  
Agent of Record



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REGIONAL PLANNING COMMISSION**  
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PHONE: (740) 622-7776 FAX: (740) 623-6512  
[CountyPlanning@coshoctoncounty.net](mailto:CountyPlanning@coshoctoncounty.net)

**APPLICATION FOR PROPERTY SUBDIVISION**

Please complete this application in its entirety, it will not be accepted if left incomplete. Please use ink.

Please check the appropriate property division. Check all that apply.

<input type="checkbox"/> Public Road Major Subdivision (Platted)	<input type="checkbox"/> Private Road Subdivision (Major Subdivision 4-5)	<input type="checkbox"/> Private Road Subdivision (Minor Subdivision 1-3)
<input checked="" type="checkbox"/> Minor Lot Split (1.0-5.0 acres) <b>.10 ACRE NON-RESIDENTIAL</b>	<input type="checkbox"/> Large Lot (5.001-20.00 acres)	<input type="checkbox"/> Property Division (over 20.0 acres)
<input type="checkbox"/> Adjoiner Only Division		<input type="checkbox"/> Ag/Rec Exemption (5.0-20.0 acres)

File# 2022083101-02NEW Check # 13240 Amount Collected \$ 200.00

**Agent Information**

Name \_\_\_\_\_ Company \_\_\_\_\_ Phone ( ) \_\_\_\_\_  
 Address \_\_\_\_\_ City \_\_\_\_\_  
 Email \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**Grantor (Landowner/Seller) Information**

Name New Castle Ministries Company (Contact - Rae Anderson 740-3274985) Phone ( 740 ) 294 - 9786  
 Address 32421 US Rt. 36 City Walondine  
 Email newcastleministries@gmail.com State OH Zip 43843

**Grantee (Buyer) Information (if known)**

Name NEW CASTLE TWP  Not Known Company ERIC WILSON Phone ( 740 ) 502 - 2825  
 Address \_\_\_\_\_ City MARK BEED  
 Email \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**Surveyor Information**

Name ALAN DONAKER Company \_\_\_\_\_ Phone ( ) \_\_\_\_\_  
 Address \_\_\_\_\_ City \_\_\_\_\_  
 Email \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Proposed Property Corners are staked.  Yes  No  
 Property Lines at Road Frontage Staked (Required)  Yes  No

Check box if paper copy of approval is needed. Address to be mailed to: \_\_\_\_\_

The undersigned applicant or agent of the applicant requests approval of the property subdivision described by the attached sketch and application. The signature below affirms that all statements appearing on this form and the attachments are true and correct to the best of their knowledge. The statutory authority of the Coshocton County Regional Planning Commission to approve said property subdivisions is located in the Ohio Revised Code as well as the Coshocton County Subdivision Regulations.

Applicant/Agent Signature Rae Anderson Date 8-29-2022

**APPLICATION FOR PROPERTY SUBDIVISION**

**Information Regarding the Proposed Division of Property**

Parcel number(s) making up Proposed Division 0270000019700 Township NEW CASTLE

Address of Proposed Property Division 25731 TR 1135

Adjoining dedicated public road(s) for frontage \_\_\_\_\_

Will the property subdivision involve opening, widening or extending the dedicated public road?  Yes  No

Will the property subdivision involve the creation of a private road?  Yes  No

**TRACT 1**

Proposed acreage 0.10 What is the intended use for Tract 1?  Recreational  Residential  Commercial

Are there current buildings on Tract 1?  Yes  No If Yes, please describe \_\_\_\_\_

TO build TWP building - NON-RESIDENTIAL

Is there an existing:

- Public Sewer  Central Water Supply  Private Well  Spring  Septic System  Driveway  Easement for Access

**TRACT 2**

Proposed acreage 0.958 What is the intended use for Tract 2?  Recreational  Residential  Commercial

Are there current buildings on Tract 2?  Yes  No If Yes, please describe \_\_\_\_\_

REMAINDER

Is there an existing:

- Public Sewer  Central Water Supply  Private Well  Spring  Septic System  Driveway  Easement for Access

**TRACT 3**

Proposed acreage \_\_\_\_\_ What is the intended use for Tract 3?  Recreational  Residential  Commercial

Are there current buildings on Tract 3?  Yes  No If Yes, please describe \_\_\_\_\_

Is there an existing:

- Public Sewer  Central Water Supply  Private Well  Spring  Septic System  Driveway  Easement for Access

**TRACT 4**

Proposed acreage \_\_\_\_\_ What is the intended use for Tract 4?  Recreational  Residential  Commercial

Are there current buildings on Tract 4?  Yes  No If Yes, please describe \_\_\_\_\_

Is there an existing:

- Public Sewer  Central Water Supply  Private Well  Spring  Septic System  Driveway  Easement for Access

**TRACT 5**

Proposed acreage \_\_\_\_\_ What is the intended use for Tract 5?  Recreational  Residential  Commercial

Are there current buildings on Tract 5?  Yes  No If Yes, please describe \_\_\_\_\_

Is there an existing:

- Public Sewer  Central Water Supply  Private Well  Spring  Septic System  Driveway  Easement for Access

Total Acreage 1.058

*If additional tract are needed, please add additional pages.*



Coshocton County Engineer  
Access Management Review

Split Application No. 2022083101-02NEW

Applicant: New Castle Ministries – Rae Anderson

Location: TR 1135

Date Application Received: 8/31/2022

Date of Field Review: 9/1/2022

Field Review By:

County Engineer Review:

Date Returned to CCRPC: 9/6/2022

This split application was reviewed based upon the information provided by the Coshocton County Regional Planning Commission. The configuration as presented on the attached drawing is **approved / denied**.

**Any change to the configuration of split will nullify this approval and will require another review by the County Engineer.**

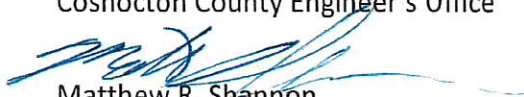
Comments:

Tract 1: (0.10 Ac.) Non-Residential – Tract 1 does not have any existing access points. The New Castle Township is acquiring Tract 1 for a township building. There is a potential location for access. The speed limit is 25 MPH and requires a Stopping Sight Distance (SSD) of 115'. The actual SSD is 115' to the right and 150' to the left. An Access Permit must be obtained from the Coshocton County Engineer's Office prior to constructing any access points.

Tract 2: (0.958 Ac.) Remainder – Residential – House (25731) – Tract 2 has an existing VLV (residential) access. The SSD is 300'+ straight ahead.

**Any new access points or upgrade to existing access points require an Application for Access Permit.** Contact the Coshocton County Engineer's Office for an Application for Access Permit.

Coshocton County Engineer's Office

  
Matthew R. Shannon  
Inspections and Permits



T-1  
Potential Access

T-2  
ULV

COSHOCTON COUNTY ENGINEER  
 ACCESS MANAGEMENT  
 PRELIMINARY ACCESS APPROVAL  
 APPROVED AM DATE 9-1-2022  
 NOT APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
 PERMIT REQUIRED PRIOR TO  
 DRIVEWAY CONSTRUCTION



## Coshocton Soil and Water Conservation District

724 S. Seventh Street  
Coshocton, Ohio 43812  
Phone: (740) 622-8087, Ext. 4  
[www.coshoctonswcd.org](http://www.coshoctonswcd.org)

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September 6, 2022

To: Coshocton County Regional Planning Commission

Subject: Proposed Parcel Split – New Castle Ministries

Review of records for New Castle Ministries, Parcel number 0270000019700 located in Newcastle Township on TR1135 found Coshocton SWCD **DOES NOT have** any records of conservation practices on file for this farm.

If you have any questions, please give our office a call.

Sincerely,

Ryan Medley  
District Technician

## Coshocton County General Health District

724 S. Seventh Street  
Coshocton, Ohio 43812-2362  
www.coshoctoncounty.net



Phone: (740) 622-1426  
Fax: (740) 295-7576  
E-Mail: coshcohealth@coshoctoncounty.net

**Public Health**  
Prevent. Promote. Protect

File Number: **2022083101NEW**

Current Owner New Castle Ministries Tract 1

**The proposed lot(s) were reviewed by the Coshocton County Health Department for compliance with Chapters 3701-29 (Sewage Treatment system rules) and 3701-28 (Private Water System rules). The review included examination of the lot's size, configuration, developments, and other physical attributes, BUT THE REVIEW DOES NOT INVOLVE AN EVALUATION OF THE SOILS' SUITABILITY FOR ON-LOT SEWAGE TREATMENT. A soil evaluation in accordance with Section 3701-29-07 O.A.C. is required to determine if a lot is suitable for on-lot sewage treatment and to determine the sewage system design.**

**This lot review is not a guarantee that a Sewage Treatment System installation will be permitted and/or approved. Landowners and builders are strongly encouraged to obtain an approved sewage system site application prior to the start of construction to assure that a STS system will be permitted.**

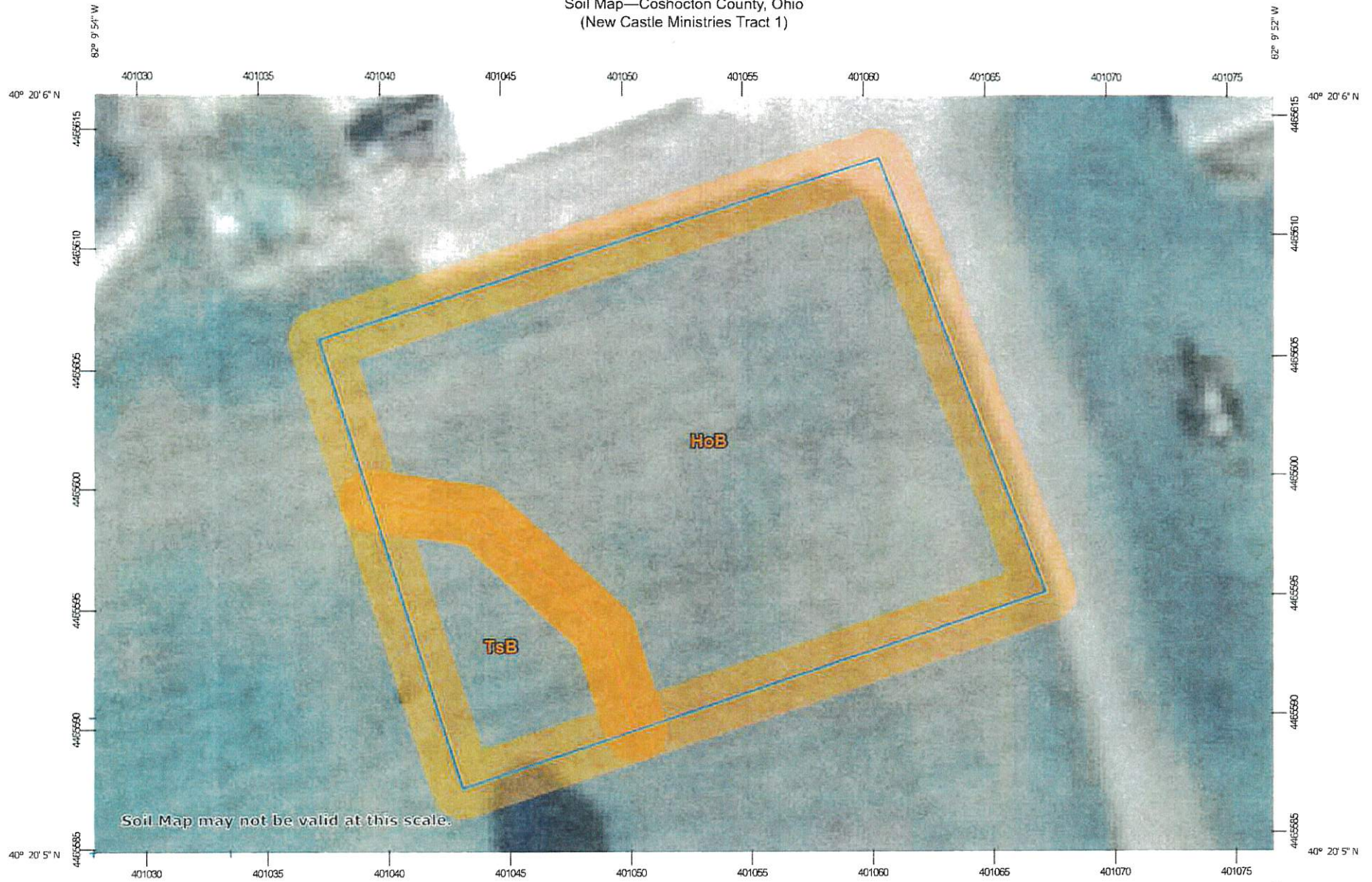
**Comments.** No encroachments were discovered with the proposed lot split. A soil evaluation report is required for the designing and permitting of any new or replacement sewage treatment systems.

Date 9/1/2022

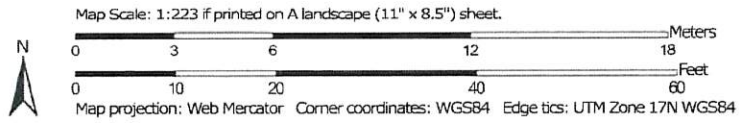
Sanitarian: Steve Lonsinger



Soil Map—Coshocton County, Ohio  
(New Castle Ministries Tract 1)




Soil Map may not be valid at this scale.



Soil Map—Coshocton County, Ohio  
(New Castle Ministries Tract 1)

### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)




















**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Coshocton County, Ohio  
Survey Area Data: Version 17, Sep 1, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 1, 2020—Oct 1, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HoB	Homewood silt loam, 2 to 6 percent slopes	0.1	84.9%
TsB	Titusville silt loam, 2 to 6 percent slopes	0.0	15.1%
<b>Totals for Area of Interest</b>		<b>0.1</b>	<b>100.0%</b>

## Coshocton County General Health District

724 S. Seventh Street  
Coshocton, Ohio 43812-2362  
[www.coshoctoncounty.net](http://www.coshoctoncounty.net)



Phone: (740) 622-1426  
Fax: (740) 295-7576  
E-Mail: [coshcohealth@coshoctoncounty.net](mailto:coshcohealth@coshoctoncounty.net)

**Public Health**  
Prevent Promote Protect

File Number: **2022083102NEW**

Current Owner New Castle Ministries Tract 2

The proposed lot(s) were reviewed by the Coshocton County Health Department for compliance with Chapters 3701-29 (Sewage Treatment system rules) and 3701-28 (Private Water System rules). The review included examination of the lot's size, configuration, developments, and other physical attributes, **BUT THE REVIEW DOES NOT INVOLVE AN EVALUATION OF THE SOILS' SUITABILITY FOR ON-LOT SEWAGE TREATMENT.** A soil evaluation in accordance with Section 3701-29-07 O.A.C. is required to determine if a lot is suitable for on-lot sewage treatment and to determine the sewage system design.

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**Comments.** No encroachments were discovered with the proposed lot split. A soil evaluation report is required for the designing and permitting of any new or replacement sewage treatment systems.

Date 9/1/2022

Sanitarian: Steve Lonsinger



Soil Map—Coshocton County, Ohio  
(New Castle Ministries Tract 2)



Soil Map may not be valid at this scale.

Map Scale: 1:584 if printed on A portrait (8.5" x 11") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84




Soil Map—Coshocton County, Ohio  
(New Castle Ministries Tract 2)


### MAP LEGEND


**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**



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Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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Soil Survey Area: Coshocton County, Ohio

Survey Area Data: Version 17, Sep 1, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 1, 2020—Oct 1, 2020

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### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HoB	Homewood silt loam, 2 to 6 percent slopes	0.7	71.6%
TsB	Titusville silt loam, 2 to 6 percent slopes	0.3	28.4%
<b>Totals for Area of Interest</b>		<b>1.0</b>	<b>100.0%</b>