



## COSHOCOTON COUNTY REGIONAL PLANNING COMMISSION

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

August 10, 2023

Jeff Olinger  
27799 TR 203  
Fresno, OH 43824

Re: Application for Property Subdivision – Tract 1 – 30.5 acres; Tract 2 – 35.0 +/- acres; Tract 3 – 50.975 acres  
File Number 2023051001-03WHE REVISED

Dear Mr. Olinger:

Coshocton County Regional Planning Commission (CCRPC) has reviewed your request for a property subdivision of three (3) parcels being Tract 1 – 30.5 acres; Tract 2 – 35.0 +/- acres; Tract 3 – 50.975 acres on Township Road 203 in White Eyes Township. This property subdivision request **has been approved**, subject to the reviews and provisions of this letter.

**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** 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** 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



**COSHOCOTON COUNTY  
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

Revised 8-9-2023



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REGIONAL PLANNING COMMISSION**  
23194 CR 621 ★ COSHOCTON ★ OHIO ★ 43812  
PHONE: (740) 622-7776 FAX: (740) 623-6512  
[CountyPlanning@coshocotonty.net](mailto:CountyPlanning@coshocotonty.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.

☐ Public Road Major Subdivision (Platted) ☐ Private Road Subdivision (Major Subdivision 4-5) ☐ Private Road Subdivision (Minor Subdivision 1-3)  
☐ Minor Lot Split (1.0-5.0 acres) ☐ Large Lot (5.001-20.00 acres) ☐ Property Division (over 20.0 acres)  
☐ Adjoiner Only Division ☐ Ag/Rec Exemption (5.0-20.0 acres)

File# 2023051001-03WHE Check # 1038 Amount Collected \$ 300.00

**Agent Information**

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

**\* Grantor (Landowner/Seller) Information**

Name JEFF OLINGER Company \_\_\_\_\_ Phone 740 502-8235  
Address 27299 TR 203 City FRESNO  
Email kolinger@vnet.com State OHIO Zip 43824

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

☐ Not Known

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

**Surveyor Information**

Name 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

Jeff Olinger

Date

5/9/23

Data revised 9/24/2020



## APPLICATION FOR PROPERTY SUBDIVISION

page 2

0420000013700

## Information Regarding the Proposed Division of Property

Parcel number(s) making up Proposed Division 0420000030400 + 30500 + Township WHITE EYESAddress of Proposed Property Division 28266 TR 203

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

Will the property subdivision involve opening, widening or extending the dedicated public road? ☐ Yes ☒ NoWill the property subdivision involve the creation of a private road? ☐ Yes ☒ No30.5

## TRACT 1

Proposed acreage 30.5 +/- What is the intended use for Tract 1? ☐ Recreational ☐ Residential ☐ CommercialAre there current buildings on Tract 1? ☐ Yes ☐ No If Yes, please describe \_\_\_\_\_

Is there an existing:

☐ Public Sewer ☐ Central Water Supply ☐ Private Well ☐ Spring ☐ Septic System ☐ Driveway ☐ Easement for Access35

## TRACT 2

Proposed acreage 35 +/- What is the intended use for Tract 2? ☐ Recreational ☐ Residential ☐ CommercialAre there current buildings on Tract 2? ☐ 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 3

Proposed acreage 50.975 What is the intended use for Tract 3? ☐ Recreational ☐ Residential ☐ CommercialAre 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 ☐ CommercialAre 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 ☐ CommercialAre there current buildings on Tract 5? ☐ Yes ☐ No If Yes, please describe \_\_\_\_\_

Is there an existing:

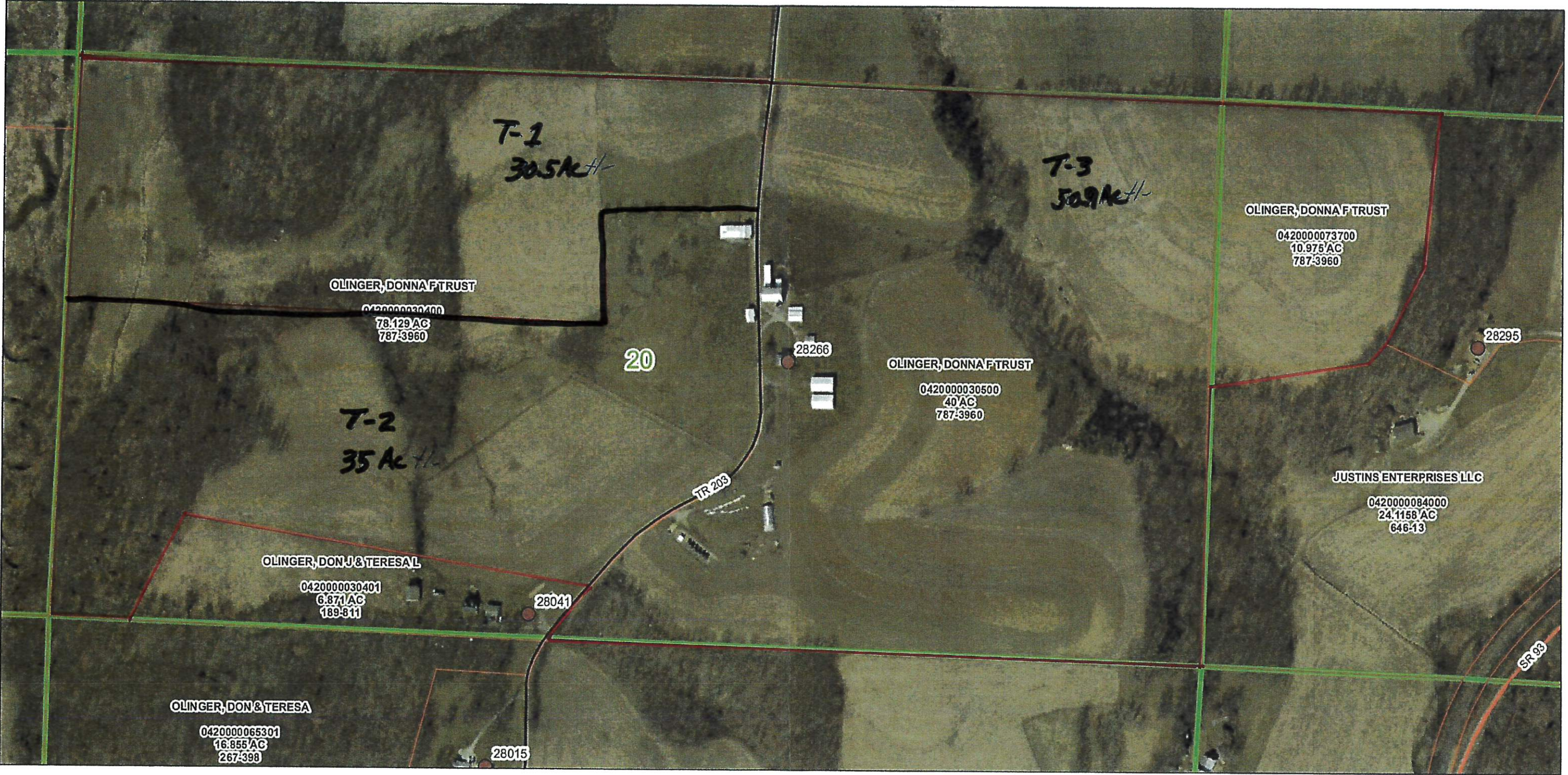
☐ Public Sewer ☐ Central Water Supply ☐ Private Well ☐ Spring ☐ Septic System ☐ Driveway ☐ Easement for AccessTotal Acreage 129.104

If additional tract are needed, please add additional pages.

Date revised 9/24/2020



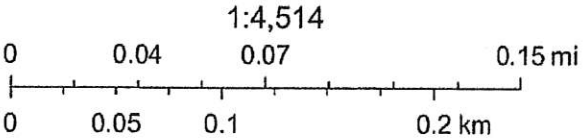
Tabloid ANSI B Landscape



August 7, 2023

- Addresses
- Residence
  - T - Township Road
  - S - State Route
- Parcels
- Sections/Lots

Revised T-1 : T-2



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Coshocton County GIS Office, Esri Community Maps Contributors, West


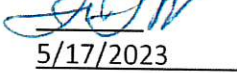


Coshocton County Engineer  
Access Management Review

Split Application No. 2023051001-03WHE

Applicant: Jeff Olinger

Location: TR 203

Date Application Received: 5/10/2023 Revised 8/9/2023  
Date of Field Review: 5/16/2023 8/9/2023  
Field Review By:   
County Engineer Review:   
Date Returned to CCRPC: 5/17/2023 8/10/2023

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: (30.5 Ac.) Residential – Revised – Tract 1 does not have any existing access points. There is a location for access 100' north of the MinV (field) access at the barn on Tract 2. Location is marked with a stake. The Pace speed on TR 203 is 35 MPH and requires a Stopping Sight Distance (SSD) of 170'. The actual SSD is 600'+ to the right and 350' to the left. This access point can be upgraded to a VLV (residential) access if the proper permit is obtained from the Coshocton County Engineer's Office.

Tract 2: (35 Ac.) Residential – Tract 2 has an existing MinV (field) access on the curve of the road. The SSD is 180' to the right and 270' to the left. This access point can be upgraded to a VLV (residential) access if the proper permit is obtained from the Coshocton County Engineer's Office.

Revised – There is an existing MinV (field) access at the barn. The SSD is 500'+ to the right and 450'+ to the left.

Tract 3: (50.9 Ac.) Residential – House and outbuildings – Tract 3 has three existing VLV (Residential) access points and one MinV (field) access on TR 203. The MinV (field) access is to the south. The SSD is 200' to the right and 330' to the left. The first VLV access services the house (28266). The SSD is 800' to the right and 390' to the left. The next two VLV access points make a "Y" access that services the barns. The south access has an SSD of 750' to the right and 310' to the left. The north access has an SSD of 700' to the right and 310' to the left.

**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.

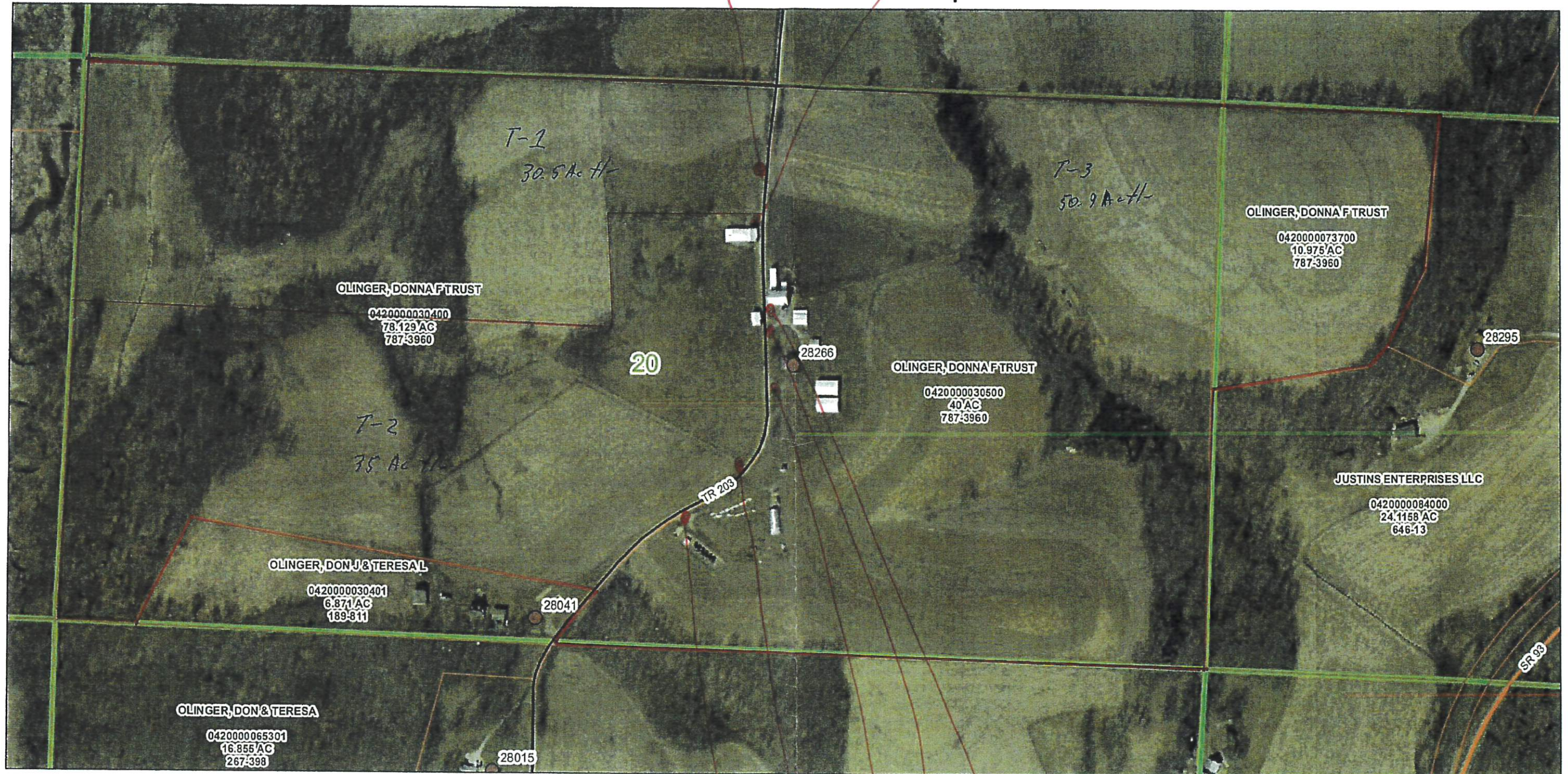
Coshocton County Engineer's Office



Matthew R. Shannon  
Inspections and Permits



# Tabloid ANSI B Landscape



August 7, 2023

Addresses  
 ● Residence  
 Roads - RoadCenterlines  
 T - Township Road  
 S - State Route  
 Parcels  
 Sections/Lots

Revised

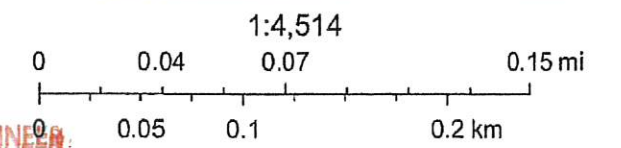
T-1 : T-2

T-3  
MinV

T-3  
V4V

T-3  
V4V

COSHOCTON COUNTY ENGINEER  
 ACCESS MANAGEMENT  
 PRELIMINARY ACCESS APPROVAL  
 DATE 8-9-2023  
 FOR REVIEW PRIOR TO  
 DRIVEWAY CONSTRUCTION



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodataslyrelen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Coshoclon County GIS Office, Esri Community Maps Contributors, West





## 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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May 10, 2023

To: Coshocton County Regional Planning Commission

Subject: Proposed Parcel Split – Olinger, Jeff

Review of records for Jeff Olinger, Parcel number 0420000030400 located in White Eyes Township on TR203 found Coshocton SWCD **DOES HAVE** 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 South Seventh Street  
Coshocton, Ohio 43812  
Ph. 740 622-1426 Fax 740 293-7576  
e-mail [coshcohd@odh.ohio.gov](mailto:coshcohd@odh.ohio.gov)**

File Number: 2023051001-03WHE

**Lot Split Report**

Current Owner: Jeff Olinger \_\_\_\_\_

**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.**

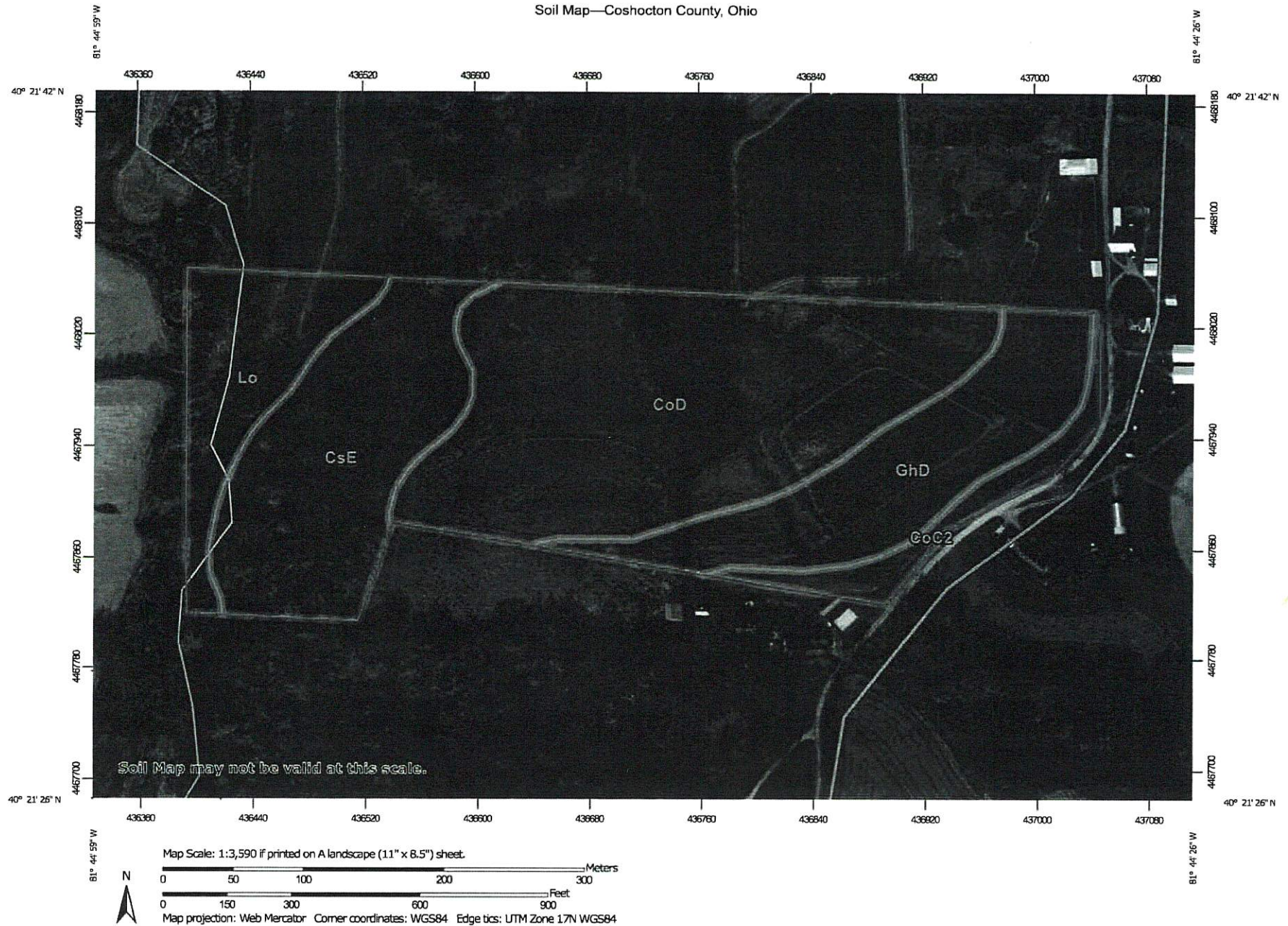
**Limitations/Restrictions:** Tract 1- No encroachments noted with tract 2. A soils report and design will be required for the installation and permitting of a new sewage treatment system.

Report Date: May 12<sup>th</sup> , 2023

Sanitarian: Zach Fanning



# Soil Map—Coshocton County, Ohio





## 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 18, Sep 8, 2022

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

Date(s) aerial images were photographed: Nov 7, 2020—Nov 8, 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
CoC2	Coshocton silt loam, 6 to 15 percent slopes, eroded	1.5	4.9%
CoD	Coshocton silt loam, 15 to 25 percent slopes	13.7	43.6%
CsE	Coshocton-Westmoreland complex, 25 to 35 percent slopes	6.9	21.8%
GhD	Gilpin silt loam, 15 to 25 percent slopes	5.8	18.4%
Lo	Loddell silt loam, 0 to 3 percent slopes, occasionally flooded	3.6	11.3%
<b>Totals for Area of Interest</b>		<b>31.5</b>	<b>100.0%</b>



**COSHOCTON COUNTY  
GENERAL HEALTH DISTRICT**

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Ph. 740 622-1426 Fax 740 295-7576  
e-mail [coshcohd@odh.ohio.gov](mailto:coshcohd@odh.ohio.gov)**

File Number: 2023051001-03WHE

**Lot Split Report**

Current Owner: Jeff Olinger \_\_\_\_\_

**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.**

**Limitations/Restrictions:** \_Tract 1- No encroachments noted with tract 1. A soils report and design will be required for the installation and permitting of a new sewage treatment system.

Report Date: May 12<sup>th</sup>, 2023

Sanitarian: Zach Fanning



**COSHOCTON COUNTY  
GENERAL HEALTH DISTRICT**

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**Limitations/Restrictions:** Tract 2- No encroachments noted with tract 2. A soils report and design will be required for the installation and permitting of a new sewage treatment system.

Report Date: May 12<sup>th</sup>, 2023

Sanitarian: Zach Fanning



# Soil Map—Coshocton County, Ohio



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

5/12/2023  
Page 1 of 3

## 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.

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Survey Area Data: Version 18, Sep 8, 2022

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Date(s) aerial images were photographed: Nov 7, 2020—Nov 8, 2020

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GhD	Gilpin silt loam, 15 to 25 percent slopes	10.1	27.9%
GuC	Guernsey silt loam, 8 to 15 percent slopes	1.7	4.6%
Lo	Loddell silt loam, 0 to 3 percent slopes, occasionally flooded	0.7	1.8%
Ne	Newark silt loam, 0 to 3 percent slopes, occasionally flooded	4.1	11.4%
<b>Totals for Area of Interest</b>		<b>36.2</b>	<b>100.0%</b>

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**Limitations/Restrictions:** \_Tract 3- No encroachments noted with tract 3. Existing farm and buildings on tract 3.

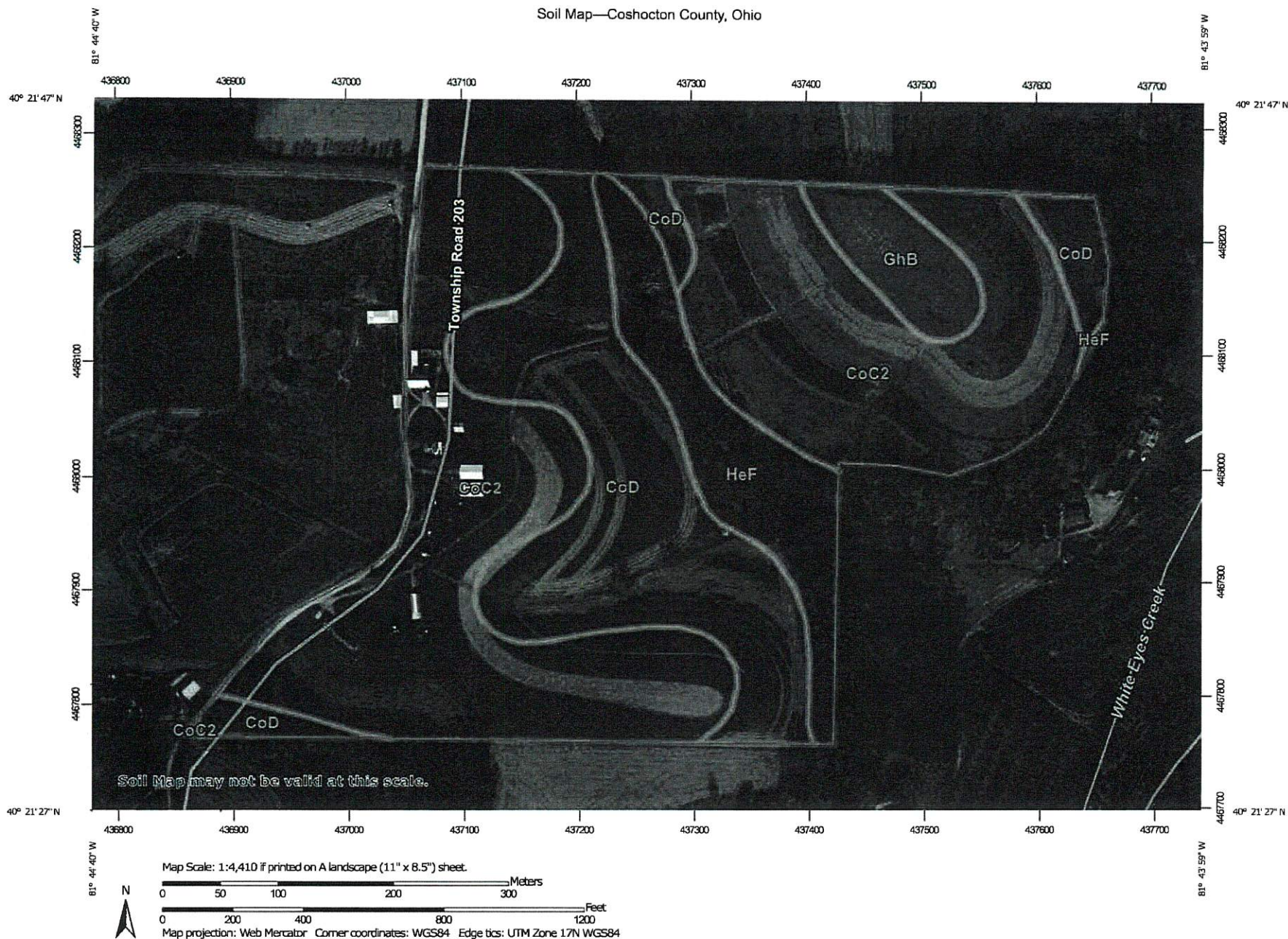
Report Date: May 12<sup>th</sup>, 2023

Sanitarian: Zach Fanning





Soil Map—Coshocton County, Ohio



## 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

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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
CoC2	Coshocton silt loam, 6 to 15 percent slopes, eroded	35.9	56.7%
CoD	Coshocton silt loam, 15 to 25 percent slopes	17.9	28.2%
GhB	Gilpin silt loam, 3 to 8 percent slopes	2.9	4.5%
HeF	Hazleton channery sandy loam, 25 to 70 percent slopes, very bouldery	6.7	10.7%
<b>Totals for Area of Interest</b>		<b>63.3</b>	<b>100.0%</b>