



**COSHOCTON 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



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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

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 type="checkbox"/> Minor Lot Split (1.0-5.0 acres)	<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# 2023051001-03WHE Check # 1038 Amount Collected \$ 300.00

Agent Information

Name _____ Company _____ Phone (____) - _____
Address _____ City _____
Email _____ State _____ Zip _____

Grantor (Landowner/Seller) Information

Name JEFF OLIVER Company _____ Phone (740) 545-9829
Address 27799 TR 203 City FRESNO
Email kolinger@west7.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 Oliver Date 5/9/23
Date revised 9/24/2020

APPLICATION FOR PROPERTY SUBDIVISION

page 2

0420000073700

Information Regarding the Proposed Division of Property

Parcel number(s) making up Proposed Division 0420000030400 + 30500 + Township WHITE EYES

Address of Proposed Property Division 2826 Lb 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 No

30.5

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 Access

35

TRACT 2

Proposed acreage 35.0 + / 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:

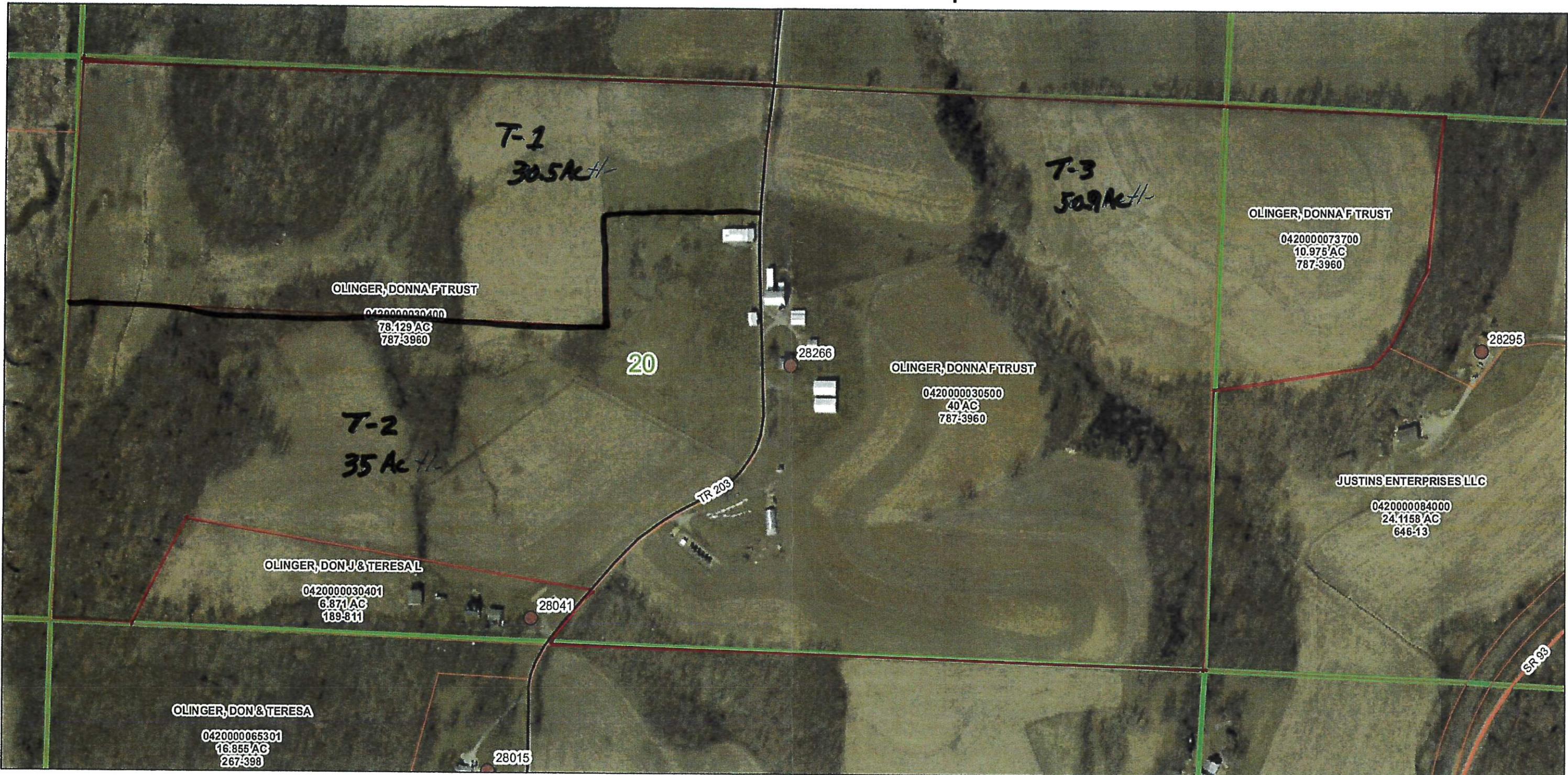
 Public Sewer Central Water Supply Private Well Spring Septic System Driveway Easement for Access

Total 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 Roads - RoadCenterlines Parcels
● Residence T - Township Road SectionsLots
— S - State Route

Revised T-1 : T-2

1:4,514

0 0.04 0.07 0.15 mi
 0 0.05 0.1 0.2 km

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

Coshcocton 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 Coshcocton 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 Coshcocton 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 Coshcocton 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 Coshcocton County Engineer's Office for an Application for Access Permit.

Coshcocton County Engineer's Office

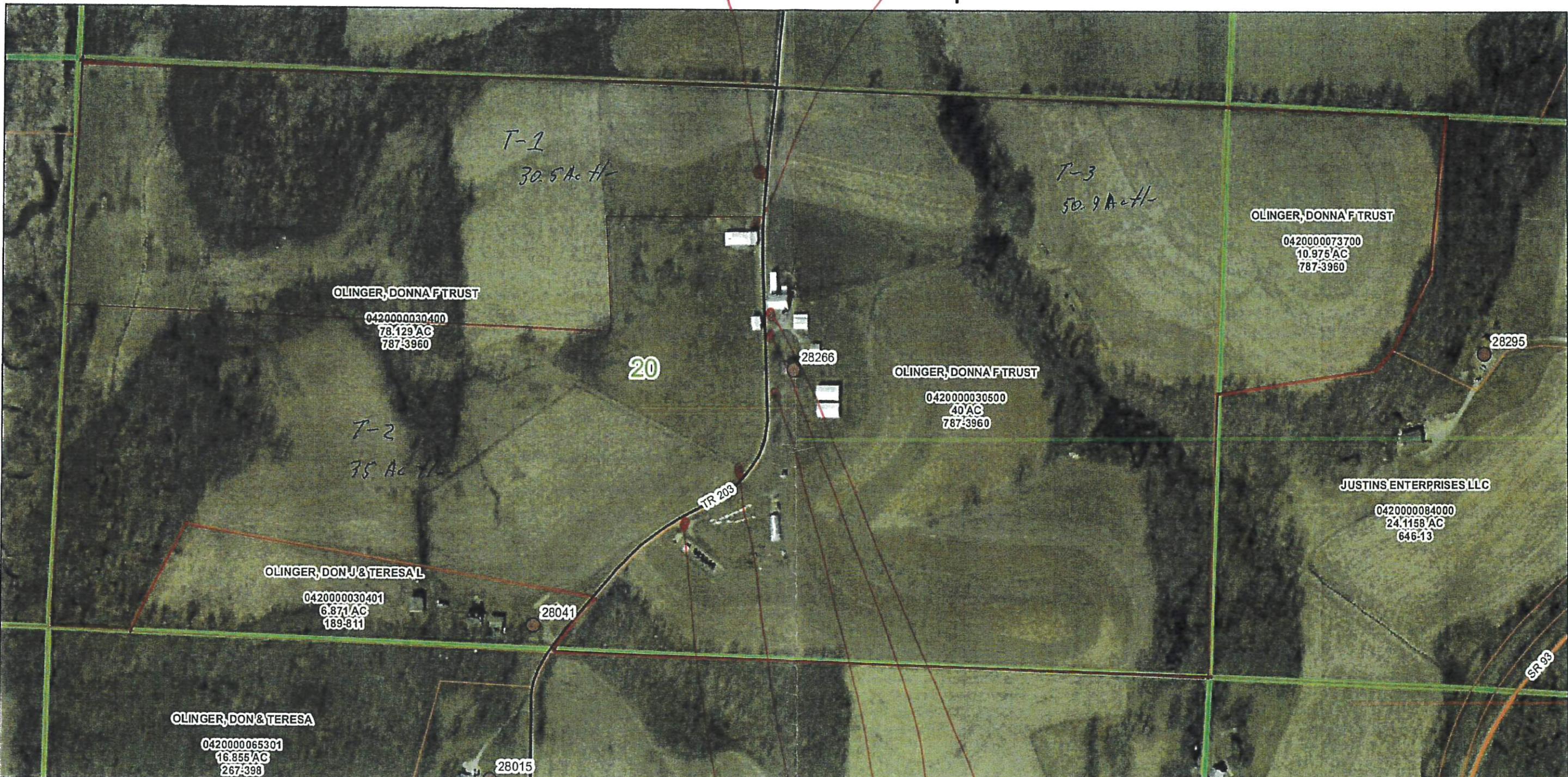


Matthew R. Shannon
Inspections and Permits

Tabloid ANSI B Landscape

T-1 Potential Access T-2 Min

T-2 Min



August 7, 2023

Addresses

Roads - RoadCenterlines Parcel

• Residence

— T. Township Road

— S - State Route

Review

T-1 : F-

11-3

Min

1

1

1-3

VLV

1:4.514

0.15 mi

1 COSHOCOTON COUNTY ENGINEER 0

COLLEGE COUNTY ENVIRONMENT ACCESS MANAGEMENT

PRELIMINARY ACCESS APPROVAL Source: *null* B8333

8-7-20 NEAS
Geoland

2001-2002 DEQUAD 3 PERIOD 10 County

GENERAL CONSTRUCTION

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodataslyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Coshocton 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

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 740 295-7576
e-mail 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.

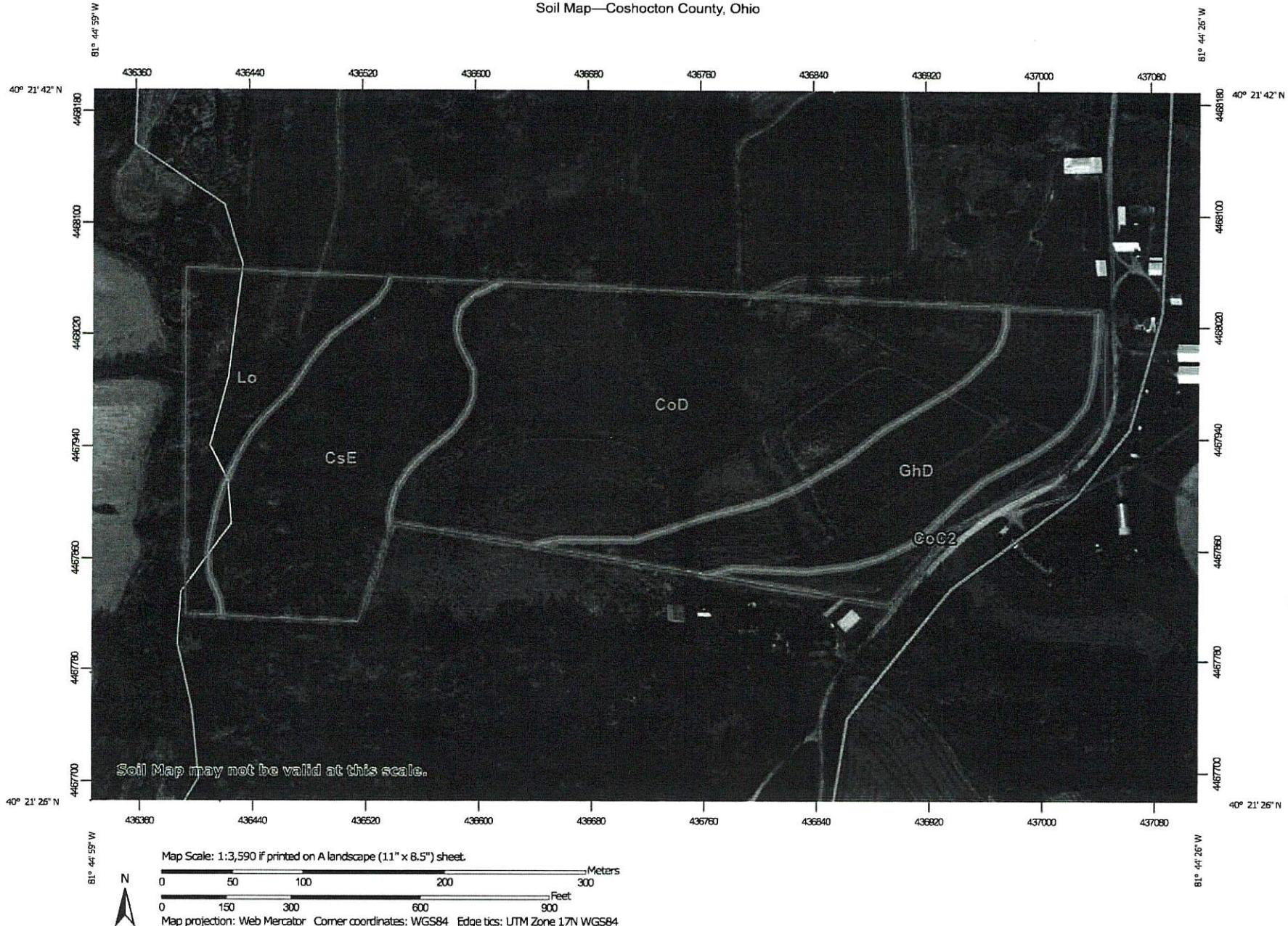
This lot review is not a guarantee that a Sewage Treatment System installation will be permitted and/or approved. Landowners and builders are strongly encouraged to obtain an approved sewage system site application prior to the start of construction to assure that a STS system will be permitted.

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 12th , 2023

Sanitarian: Zach Fanning

Soil Map—Coshocton County, Ohio



USDA

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
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	Lobdell silt loam, 0 to 3 percent slopes, occasionally flooded	3.6	11.3%
Totals for Area of Interest		31.5	100.0%



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GENERAL HEALTH DISTRICT**

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e-mail coshcohd@odh.ohio.gov**

File Number: 2023051001-03WHE

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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 12th, 2023

Sanitarian: Zach Fanning

**COSHOCTON COUNTY
GENERAL HEALTH DISTRICT**

**724 South Seventh Street
Coshocton, Ohio 43812
Ph. 740 622-1426 Fax 740 295-7576
e-mail coshcohd@odh.ohio.gov**

File Number: 2023051001-03WHE

Lot Split Report

Current Owner: Jeff Olinger _____

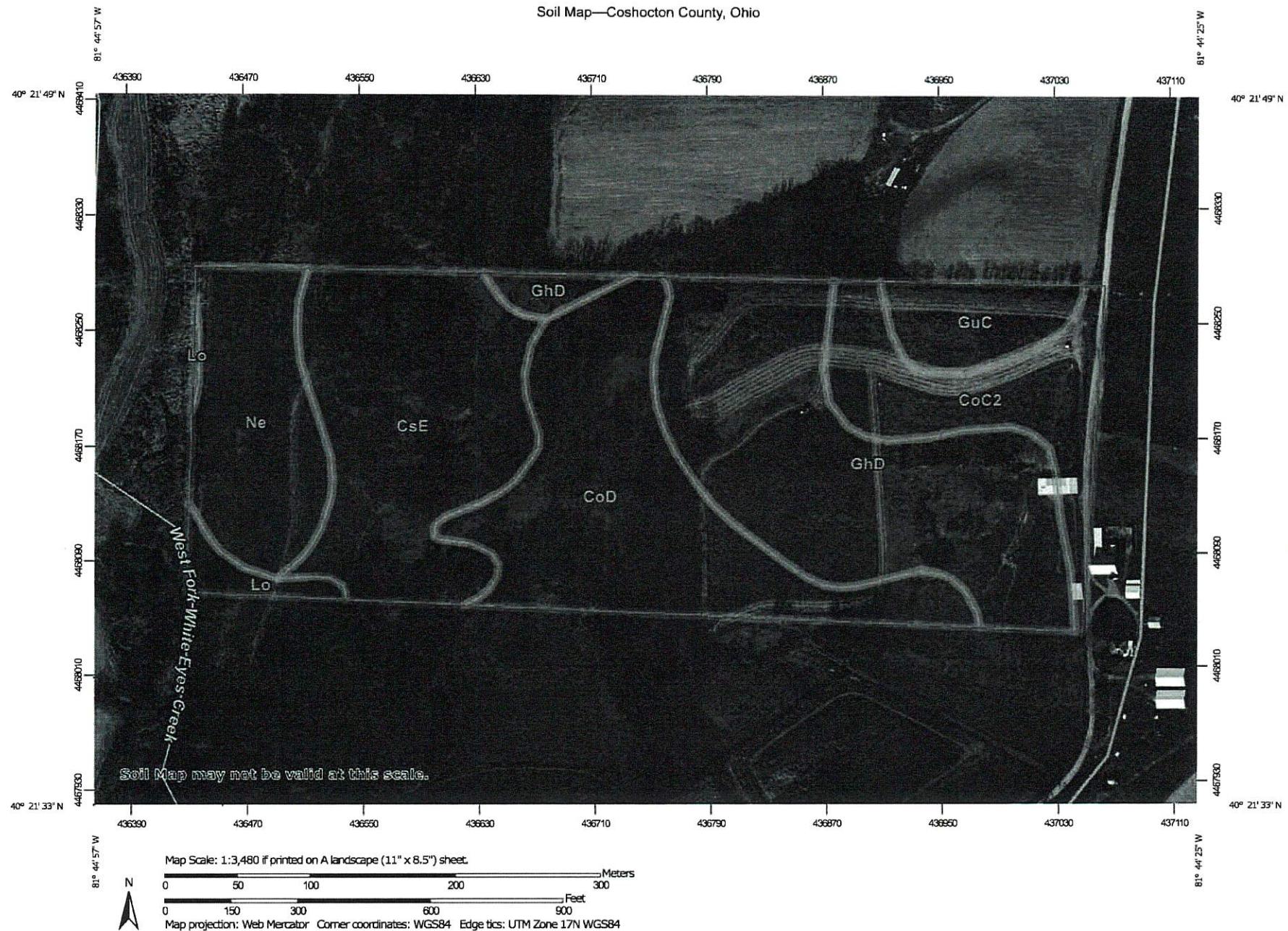
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Limitations/Restrictions: Tract 2- No encroachments noted with tract 2. A soils report and design will be required for the installation and permitting of a new sewage treatment system.

Report Date: May 12th, 2023

Sanitarian: Zach Fanning



MAP LEGEND

Area of Interest (AOI)



Area of Interest (AOI)

Soils



Soil Map Unit Polygons

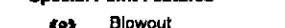


Soil Map Unit Lines



Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



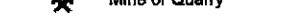
Lava Flow



Marsh or swamp



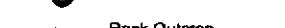
Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



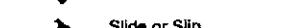
Saline Spot



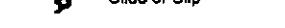
Sandy Spot



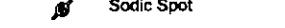
Severely Eroded Spot



Sinkhole



Slide or Slip



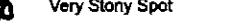
Sodic Spot

Spoil Area



Spoil Area

Stony Spot



Stony Spot

Very Stony Spot



Very Stony Spot

Wet Spot



Wet Spot

Other



Other

Special Line Features



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes

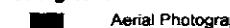


Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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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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Soil Survey Area: Coshocton County, Ohio

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Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/12/2023
Page 2 of 3

Map Unit Legend

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CsE	Coshocton-Westmoreland complex, 25 to 35 percent slopes	7.6	21.0%
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	Lobdell 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%
Totals for Area of Interest		36.2	100.0%

**COSHOCTON COUNTY
GENERAL HEALTH DISTRICT**

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File Number: 2023051001-03WHE

Lot Split Report

Current Owner: Jeff Olinger _____

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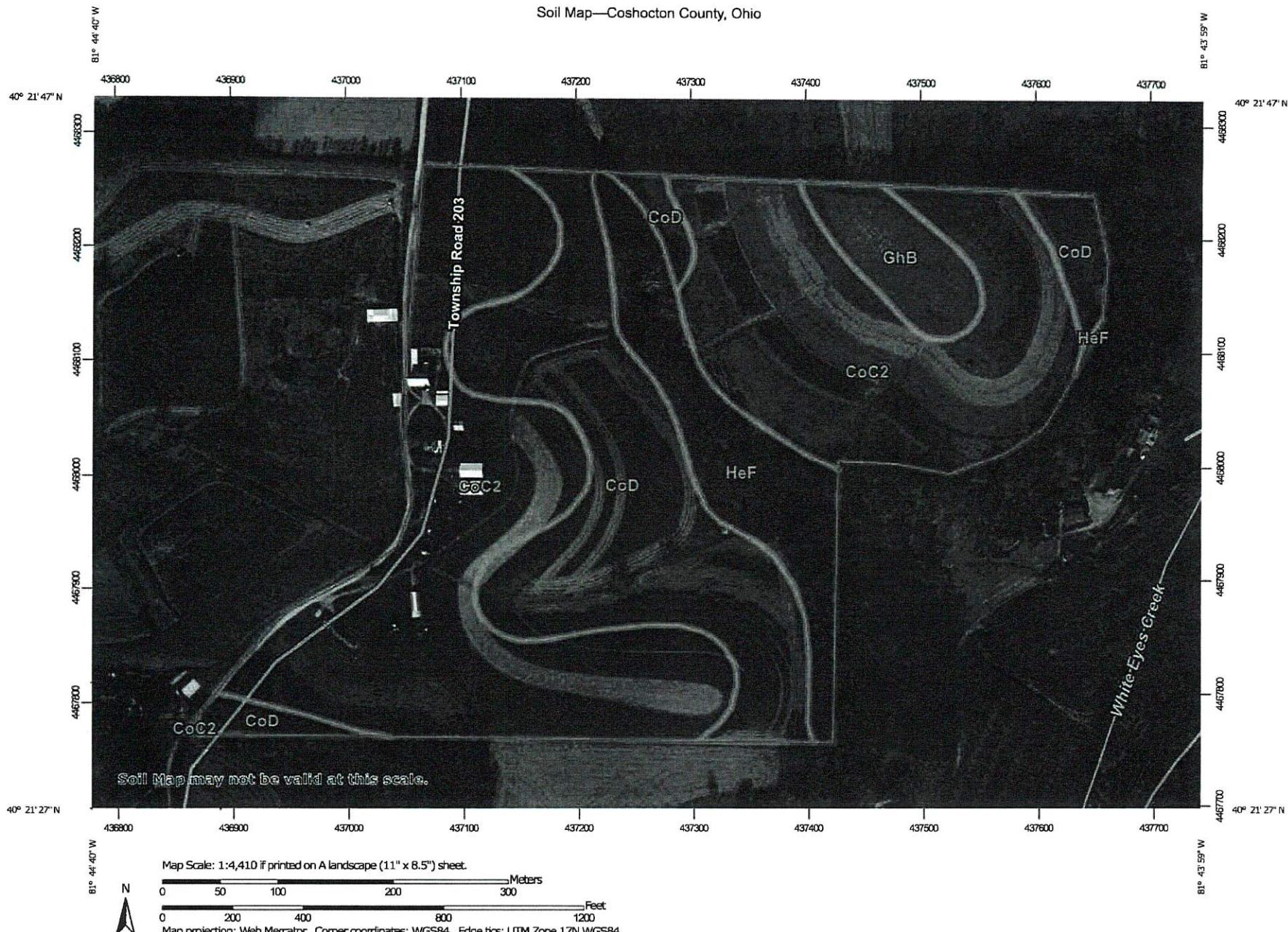
Limitations/Restrictions: Tract 3- No encroachments noted with tract 3. Existing farm and buildings on tract 3.

Report Date: May 12th, 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

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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	66.7%
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%
Totals for Area of Interest		63.3	100.0%