



**COSHOCTON COUNTY  
REGIONAL PLANNING COMMISSION**  
23194 CR 621 ★ COSHOCTON ★ OHIO ★ 43812  
PHONE: (740) 622-7776 FAX: (740) 623-6512

March 29, 2023

Curt Yoder  
Kaufman Realty & Auctions  
TRC Holdings LLC property  
1047 W Main Street  
Sugarcreek, OH 44681

Re: Application for Property Subdivision – Tract 1 – 40.3 acres; Tract 2 – 92.2 acres; Tract 3 – 79.0 acres;  
Tract 4 – 68.7 acres; Tract 5 – 45.1 acres; Tract 6 – 36.1 acres; Tract 3 – 119.0 acres  
File Number 2023031601-07OXF

Dear Mr. Yoder:

Coshocton County Regional Planning Commission (CCRPC) has reviewed your request for a property subdivision of seven (7) parcels being Tract 1 – 40.3 acres; Tract 2 – 92.2 acres; Tract 3 – 79.0 acres; Tract 4 – 68.7 acres; Tract 5 – 45.1 acres; Tract 6 – 36.1 acres; Tract 7 – 119.0 acres on County Road 106 and Township Road 262 in Oxford Township. This property subdivision request has been approved, subject to the reviews and provisions of this letter. Tract 5 cannot be marketed/sold/transferred until parcel 0301740006700 has been acquired to provide access.

**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.



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**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 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



**COSHOCTON COUNTY  
REGIONAL PLANNING COMMISSION**  
23194 CR 621★ COSHOCTON ★ OHIO ★43812  
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.

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# 2023031601-070XF Check # 22042 Amount Collected \$ 700.00

check will be sent in the mail today

**Agent Information**

Name Curt Yoder Company Kaufman Realty & Auctions Phone (330-204-2447)  
Address 1047 W MAIN ST City SUGARCREEK  
Email melody@kaufmanrealty.com State OH Zip 44681

**Grantor (Landowner/Seller) Information**

Name TRC Holdings LLC Company DUANE RABER Phone (330) 231 - 8649  
Address 1792 ZUTAVERN CHURCH RD City BOLINAR  
Email  State OH Zip 44612

**Grantee (Buyer) Information (if known)**  Not Known

Name  Company  Phone ( )  
Address  City   
Email  State  Zip

**Surveyor Information**

Name Caleb Galbraith Company Pioneer Surveying Phone (330-231-0497)  
Address  City   
Email caleb@pioneersurveyingandservices.com 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

Melody Yoder

Date 3/7/23

Date revised 9/24/2020

# APPLICATION FOR PROPERTY SUBDIVISION

page 2

0290000034900

## Information Regarding the Proposed Division of Property

Parcel number(s) making up Proposed Division see attached sheet \* Township OXFORD  
Address of Proposed Property Division CR 106/ TR 262 19469 TR 262

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 40.3 What is the intended use for Tract 1?  Recreational  Residential  Commercial  
Are 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

### TRACT 2

Proposed acreage 92.2 What is the intended use for Tract 2?  Recreational  Residential  Commercial  
Are 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 79 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 68.7 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 45.1 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

tract 6: 36.4

Total Acreage 361.4

If additional tract are needed, please add additional pages.

Date revised 9/24/2020

# APPLICATION FOR PROPERTY SUBDIVISION

page 2

## Information Regarding the Proposed Division of Property

Parcel number(s) making up Proposed Division \_\_\_\_\_ Township \_\_\_\_\_

Address of Proposed Property Division \_\_\_\_\_

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 X 6

Proposed acreage 36.1 What is the intended use for Tract 1?  Recreational  Residential  Commercial

Are 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

### TRACT X green outline T-7

Proposed acreage 119 What is the intended use for Tract 2?  Recreational  Residential  Commercial

Are 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 \_\_\_\_\_ 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 **480.4**

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

Date revised 9/24/2020

Coshcocton County Parcels

Parcel 1: part of 290000037000, part of 290000043700, part of 290000035000, 290000035200

Parcel 2: 290000032000, 290000034700, part of 290000035000, part of 290000043700, part of 290000037000

Parcel 3: part of 290000035800, 290000036000, 290000035900, 290000034200

Parcel 4: 300000006000, part of 290000035800

Parcel 5: 300000005900

Parcel 6: 300000005500, 300000004500

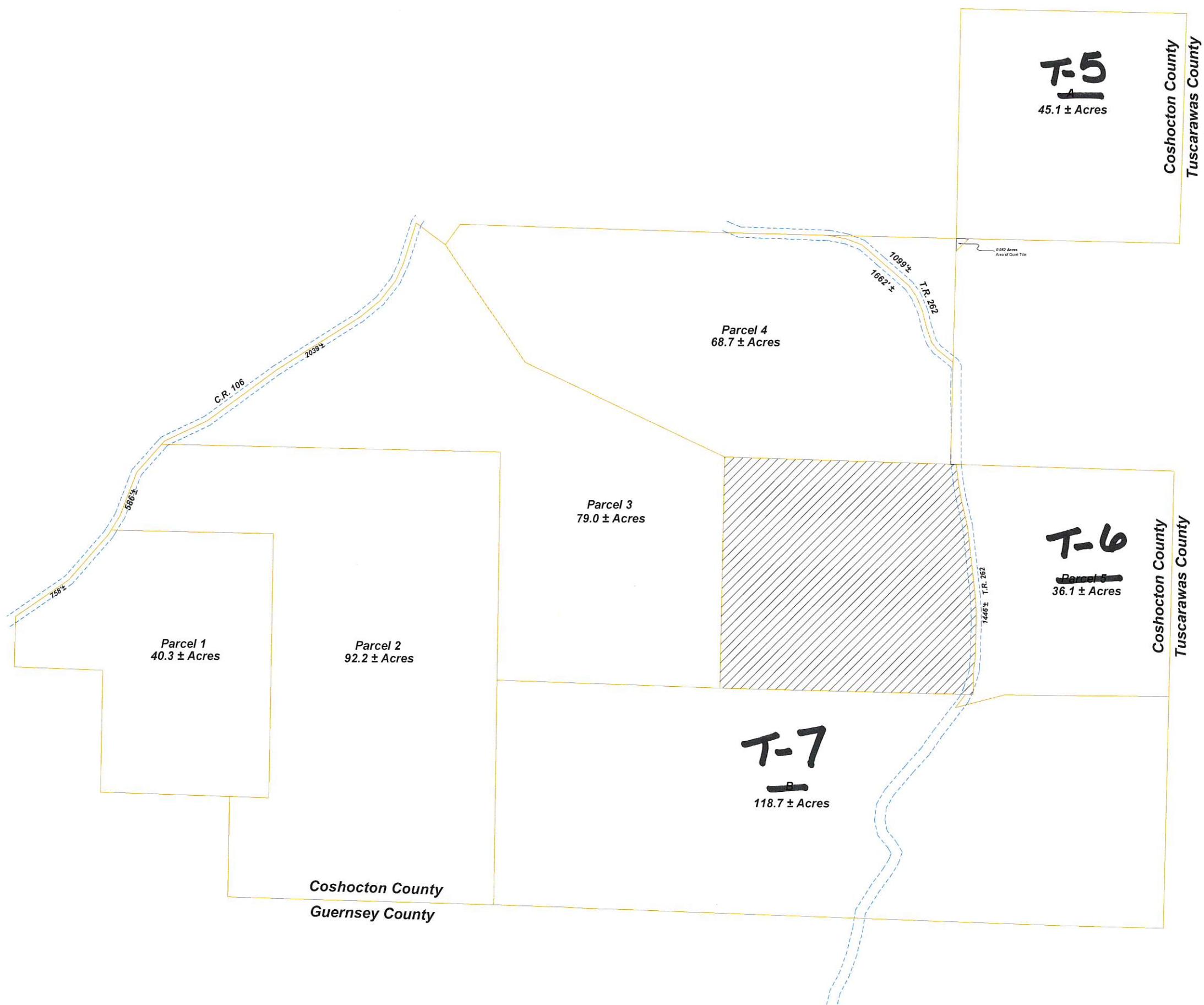


Parcel 4  
 $68.7 \pm$  Acres

T-5

$45.1 \pm$  Acres

Coshocton County  
Tuscarawas County







Coshcocton County Engineer  
Access Management Review

Split Application No. 2023031601-07OXF

Applicant: TRC Holdings, LLC

Location: CR 106, TR 262

Date Application Received: 3/16/2023

Date of Field Review: 3/24/2023

Field Review By:



County Engineer Review:

Date Returned to CCRPC: 3/27/2023

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: (40.3 Ac.) Residential – Tract 1 has an existing MinV (field) access on CR 106. Location is marked with a stake. The speed limit on CR 106 is 55 MPH and requires a Stopping Sight Distance (SSD) of 365'. The SSD is 600' to the right and 450' 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: (92.2 Ac.) Residential – Tract 2 does not have any existing access points. There is a potential location for access on CR 106. Location is marked with a stake. The SSD is 390' to the right and 600' to the left. An Access Permit must be obtained from the Coshcocton County Engineer's Office prior to constructing any access points.

Tract 3: (79 Ac.) Residential – Tract 3 does not have any existing access points. There is a potential location for access on CR 106. Location is marked with a stake. The SSD is 400' to the right and 500' to the left. An Access Permit must be obtained from the Coshcocton County Engineer's Office prior to constructing any access points.

Tract 4: (68.7 Ac.) Residential – Tract 4 has an existing MinV (field) access on TR 262. The pace speed is 35 MPH and requires an SSD of 170'. The actual SSD is 350' to the right and 270' to the left. Location is marked with a stake. 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 5: (45.1 Ac.) Residential – Tract 5 has an existing MinV (field) access on TR 262. The pace speed is 35 MPH and requires an SSD of 170'. The actual SSD is 262' to the right and 250' to the left. Location is marked with a

stake. 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 6: (36.1 Ac.) Residential – Tract 6 does not have any existing access points on TR 262. There are no locations along the road frontage of Tract 6 to construct and access. Tract 6 will utilize a Common Access with Tract 7. This location is an existing MinV (field) access. Location is marked with a stake. The SSD is 190' to the right and 250' to the left.

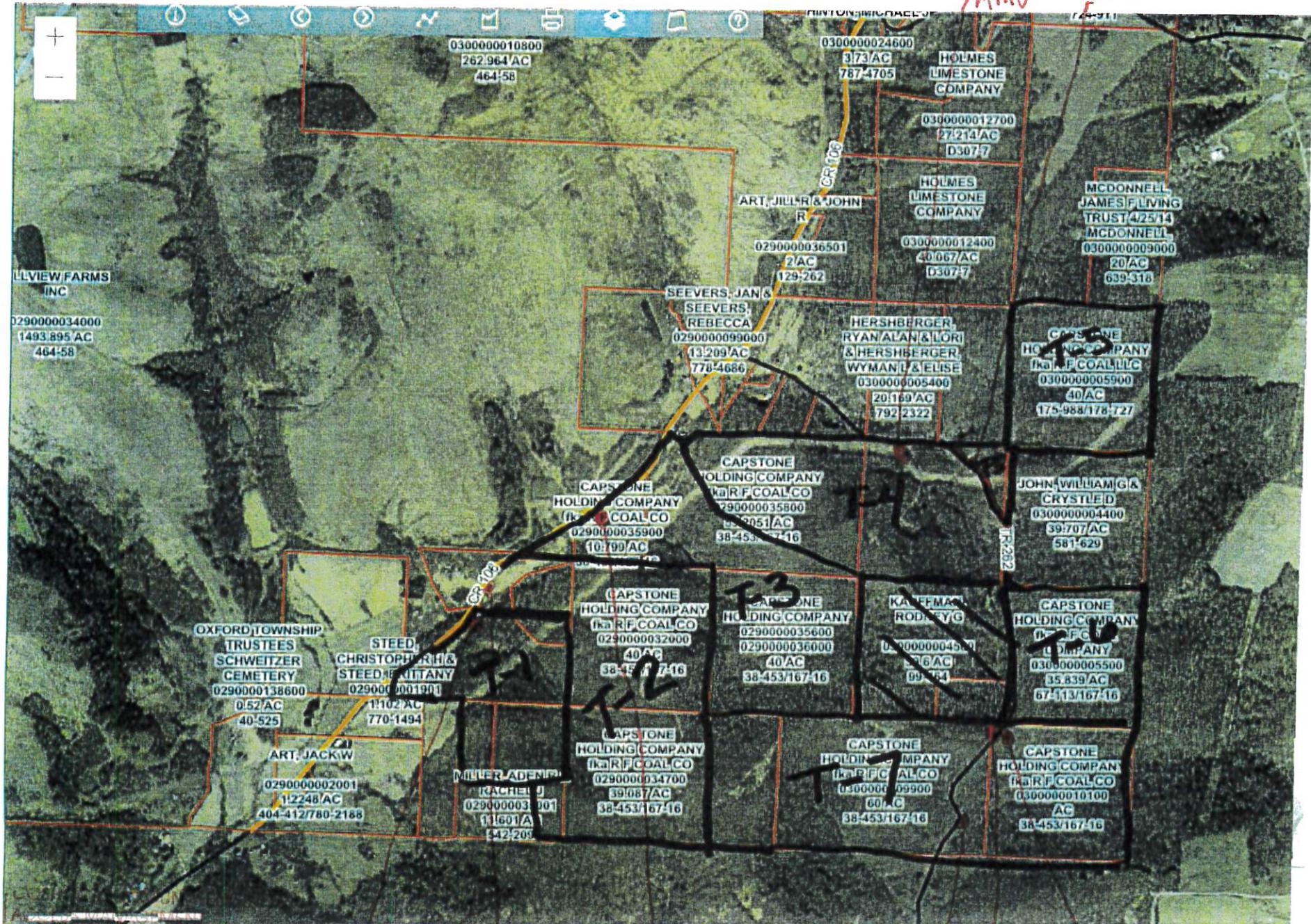
Tract 7: (119 Ac.) Residential – Tract 7 has three existing MinV (field) access points on TR 262. All locations are marked with a stake. The first access point is at the north Property Line (PL) and on the east side of the road. This access point will become a Common Access with Tract 6. The SSD is 190' to the right and 250' to the left. The second access point is across TR 262 on the west side of the road. The SSD is 250' to the right and 170' to the left. The third access point is to the south on the east side of TR 262. The pace speed is 25 MPH and requires an SSD of 115'. The SSD is 120' to the right and 120' 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



PRELIMINARY ACCESS APPROVAL  
APPROVED 3-27-2023 DATE  
NOT APPROVED 3-27-2023 DATE  
PERMIT REQUIRED PRIOR TO  
DRIVEWAY CONSTRUCTION



COSHOCTON COUNTY ENGINEER  
ACCESS MANAGEMENT  
PRELIMINARY ACCESS APPROVAL  
APPROVED ME DATE 3-27-2023  
NOT APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
PERMIT REQUIRED PRIOR TO  
DRIVEWAY CONSTRUCTION

T-7 MinV  
T-7 MinV  
T-7 MinV  
Common Access  
with T-6



## 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)

March 28, 2023

To: Coshocton County Regional Planning Commission

Subject: Proposed Parcel Split – TRC Holdings

Review of records for TRC Holdings, Parcel number 0290000034900 located in Oxford Township on CR106 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 South Seventh Street  
Coshocton, Ohio 43812  
Ph. 740 622-1426 Fax 740 295-7576  
e-mail [coshcohd@odh.ohio.gov](mailto:coshcohd@odh.ohio.gov)**

File Number: 2023031601-07OXF

**Lot Split Report**

Current Owner: Duane Raber, TRC Holdings LLC \_\_\_\_\_

**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.**

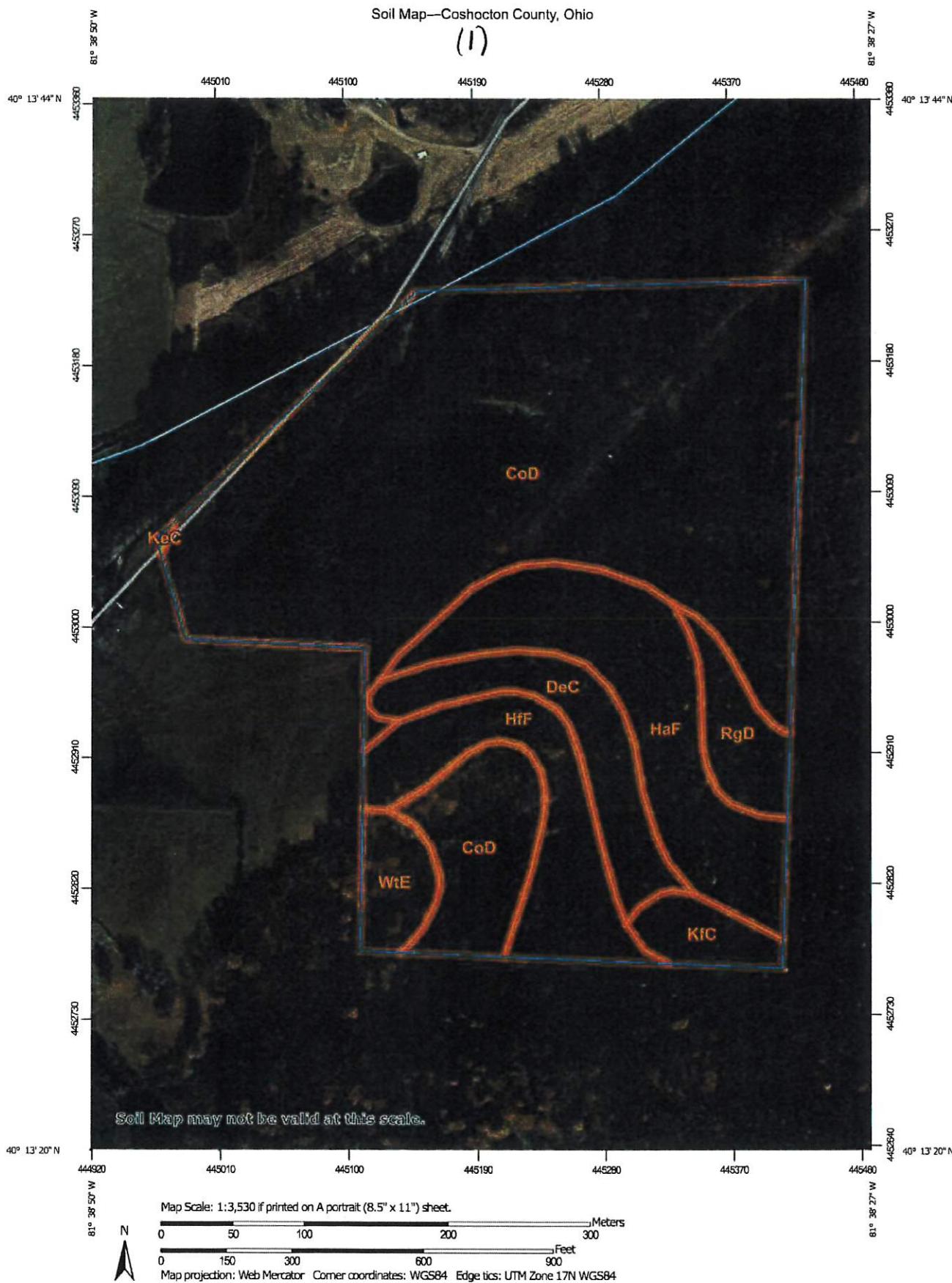
**Limitations/Restrictions:** Tract 1- No encroachments with the proposed lot review.

Report Date: March 22<sup>nd</sup>, 2023

Sanitarian: Zach Fanning

Soil Map—Coshocton County, Ohio

(1)



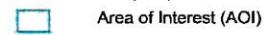
Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

3/17/2023  
Page 1 of 3

## MAP LEGEND

### Area of Interest (AOI)



Area of Interest (AOI)

### Soils



Soil Map Unit Polygons

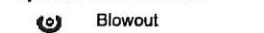


Soil Map Unit Lines



Soil Map Unit Points

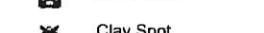
### Special Point Features



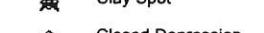
Blowout



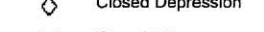
Borrow Pit



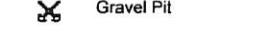
Clay Spot



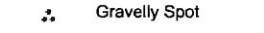
Closed Depression



Gravel Pit



Gravelly Spot



Landfill



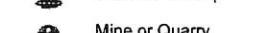
Lava Flow



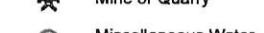
Marsh or swamp



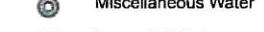
Mine or Quarry



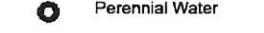
Miscellaneous Water



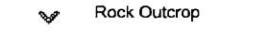
Perennial Water



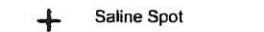
Rock Outcrop



Saline Spot



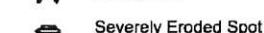
Sandy Spot



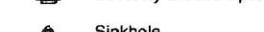
Severely Eroded Spot



Sinkhole

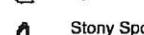


Slide or Slip



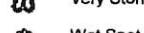
Sodic Spot

### Spoil Area



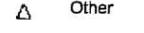
Spoil Area

### Stony Spot



Stony Spot

### Very Stony Spot



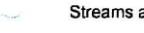
Very Stony Spot

### Wet Spot



Wet Spot

### Other



Other

### Special Line Features



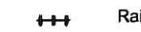
Special Line Features

### 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.

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.



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

3/17/2023

Page 2 of 3

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CoD	Coshocton silt loam, 15 to 25 percent slopes	24.6	62.3%
DeC	Dekalb channery sandy loam, 6 to 15 percent slopes, stony	2.6	6.7%
HaF	Hazleton channery sandy loam, 35 to 70 percent slopes	5.4	13.6%
HfF	Hazleton channery loam, 25 to 70 percent slopes, stony	3.5	8.7%
KeC	Keene silt loam, 6 to 15 percent slopes	0.0	0.1%
KfC	Keene silt loam, 8 to 15 percent slopes	1.0	2.5%
RgD	Rigley sandy loam, 15 to 25 percent slopes	1.4	3.4%
WiE	Westmoreland silt loam, 25 to 40 percent slopes	1.1	2.7%
<b>Totals for Area of Interest</b>		<b>39.5</b>	<b>100.0%</b>

**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](mailto:coshcohd@odh.ohio.gov)**

File Number: 2023031601-07OXF

**Lot Split Report**

Current Owner: Duane Raber, TRC Holdings LLC \_\_\_\_\_

**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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**Limitations/Restrictions:** Tract 2- No encroachments with the proposed lot review.

Report Date: March 22<sup>nd</sup>, 2023

Sanitarian: Zach Fanning

Soil Map—Coshocton County, Ohio

(2)



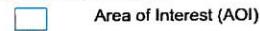
Natural Resources  
 Conservation Service

Web Soil Survey  
 National Cooperative Soil Survey

3/17/2023  
 Page 1 of 3

## MAP LEGEND

### Area of Interest (AOI)



Area of Interest (AOI)

### Soils



Soil Map Unit Polygons

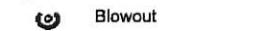


Soil Map Unit Lines

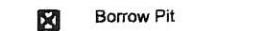


Soil Map Unit Points

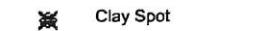
### Special Point Features



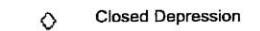
Blowout



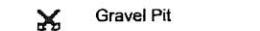
Borrow Pit



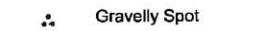
Clay Spot



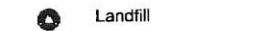
Closed Depression



Gravel Pit



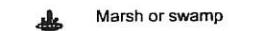
Gravelly Spot



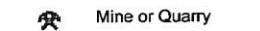
Landfill



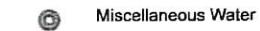
Lava Flow



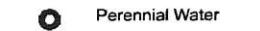
Marsh or swamp



Mine or Quarry



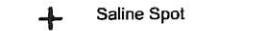
Miscellaneous Water



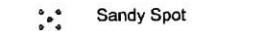
Perennial Water



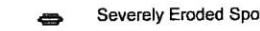
Rock Outcrop



Saline Spot



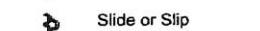
Sandy Spot



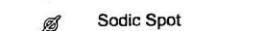
Severely Eroded Spot



Sinkhole



Slide or Slip

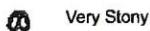


Sodic Spot

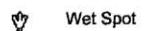
Spoil Area



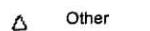
Stony Spot



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.

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.



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

3/17/2023  
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**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](mailto:coshcohd@odh.ohio.gov)**

File Number: 2023031601-07OXF

**Lot Split Report**

Current Owner: Duane Raber, TRC Holdings LLC \_\_\_\_\_

**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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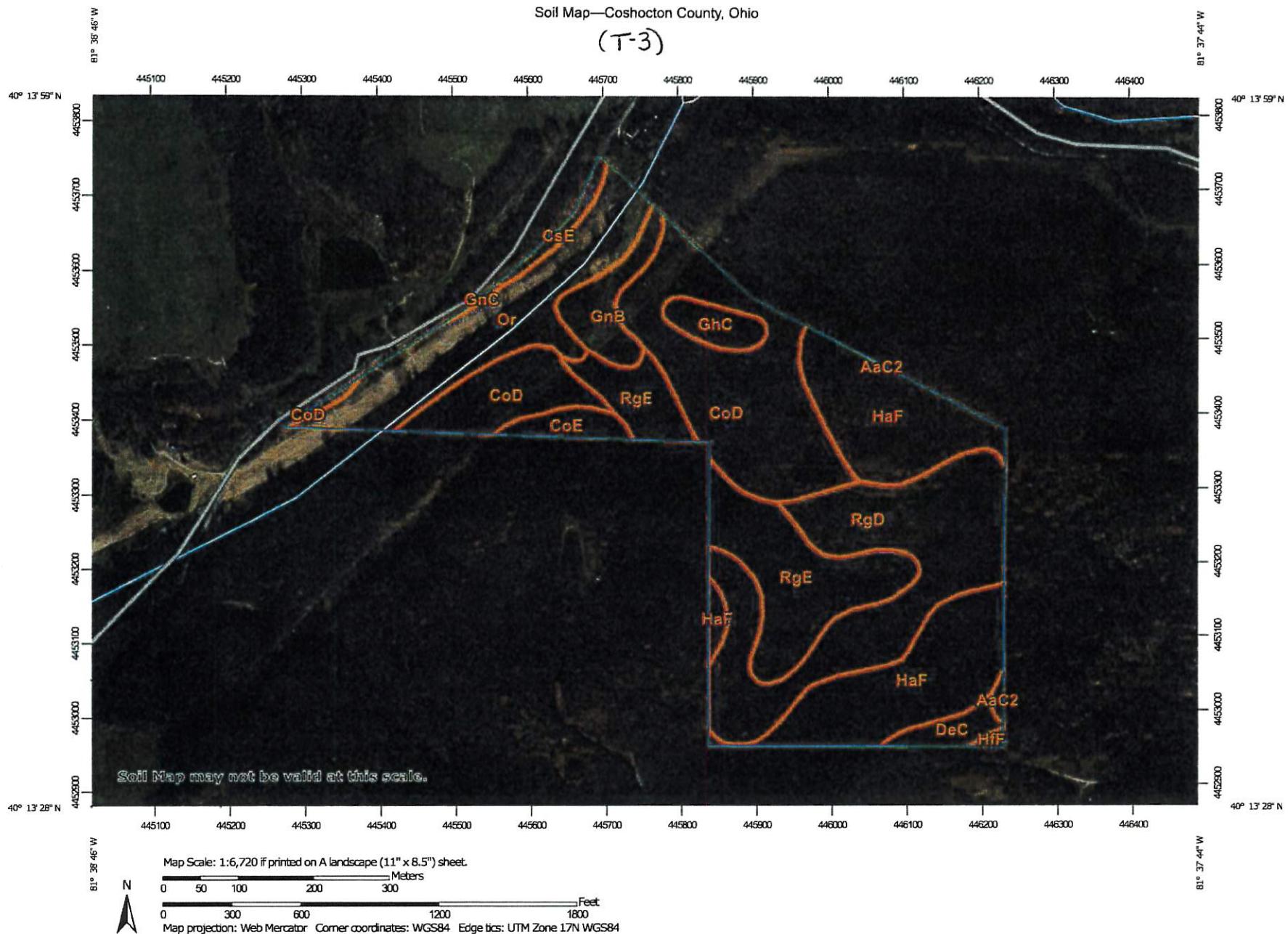
**Limitations/Restrictions:** Tract 3- No encroachments with the proposed lot review.

Report Date: March 22<sup>nd</sup>, 2023

Sanitarian: Zach Fanning

Soil Map—Coshocton County, Ohio

(T-3)



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

3/17/2023  
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

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Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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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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## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AaC2	Aaron silt loam, 6 to 15 percent slopes, eroded	0.2	0.3%
CoD	Coshocton silt loam, 15 to 25 percent slopes	17.4	22.0%
CoE	Coshocton silt loam, 25 to 35 percent slopes	1.3	1.7%
CsE	Coshocton-Westmoreland complex, 25 to 35 percent slopes	0.8	1.0%
DeC	Dekalb channery sandy loam, 6 to 15 percent slopes, stony	1.3	1.6%
GhC	Gilpin silt loam, 8 to 15 percent slopes	1.6	2.0%
GnB	Glenford silt loam, 3 to 8 percent slopes	2.8	3.6%
GnC	Glenford silt loam, 8 to 15 percent slopes	0.1	0.1%
HaF	Hazleton channery sandy loam, 35 to 70 percent slopes	16.5	20.8%
HfF	Hazleton channery loam, 25 to 70 percent slopes, stony	0.2	0.2%
Or	Orville silt loam, 0 to 3 percent slopes, occasionally flooded	10.1	12.7%
RgD	Rigley sandy loam, 15 to 25 percent slopes	16.2	20.4%
RgE	Rigley sandy loam, 25 to 35 percent slopes	10.9	13.7%
<b>Totals for Area of Interest</b>		<b>79.3</b>	<b>100.0%</b>

**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](mailto:coshcohd@odh.ohio.gov)**

File Number: 2023031601-07OXF

**Lot Split Report**

Current Owner: Duane Raber, TRC Holdings LLC

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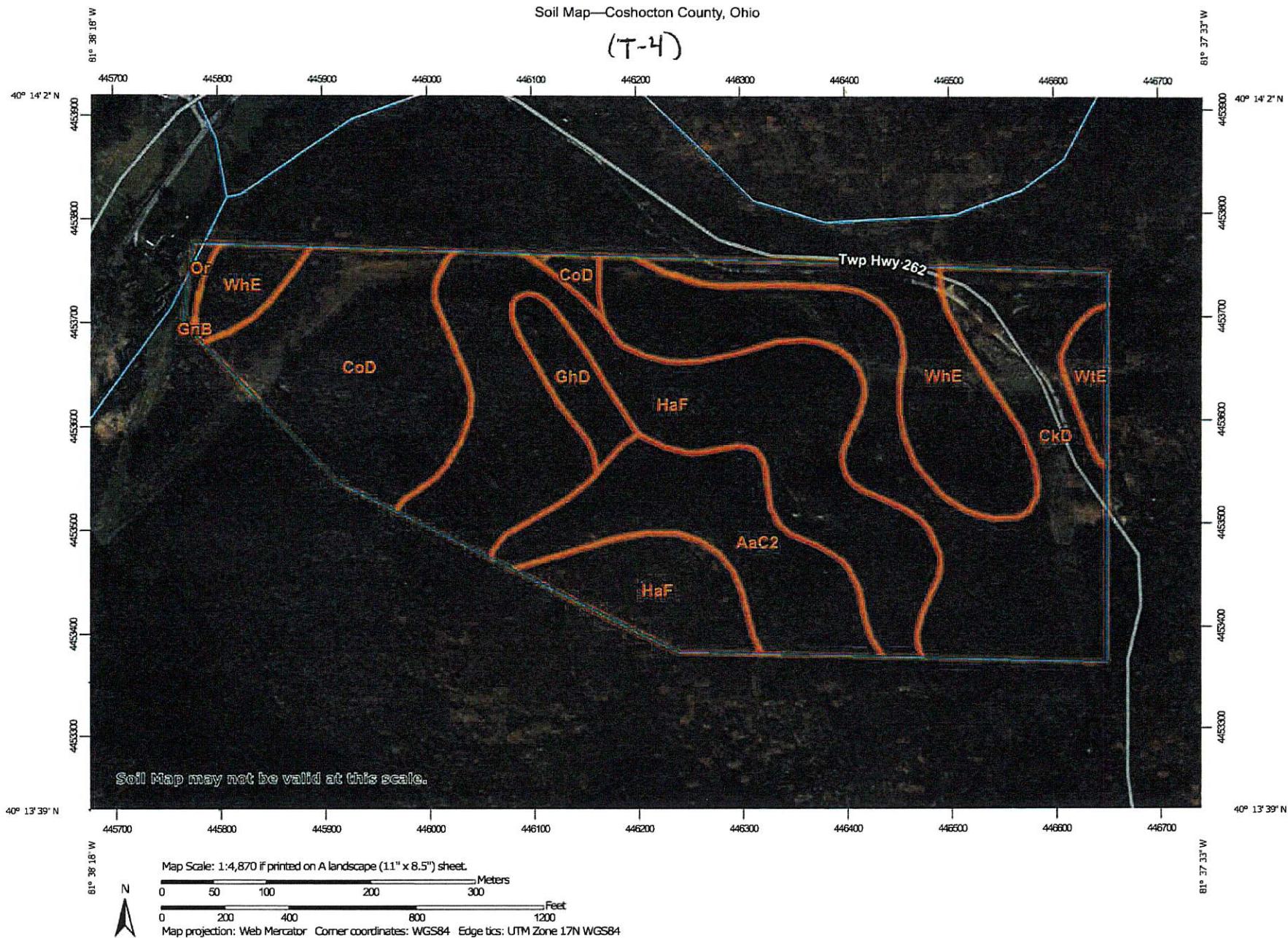
**Limitations/Restrictions:** Tract 4- No encroachments with the proposed lot review.

Report Date: March 22<sup>nd</sup>, 2023

Sanitarian: Zach Fanning

## Soil Map—Coshocton County, Ohio

(T-4)



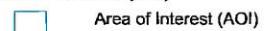
Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

3/17/2023  
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



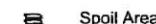
Sinkhole



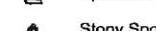
Slide or Slip



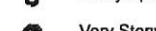
Sodic Spot



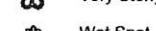
Spoil Area



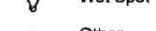
Stony Spot



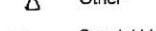
Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes

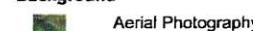


Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

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Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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Survey Area Data: Version 18, Sep 8, 2022

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## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AaC2	Aaron silt loam, 6 to 15 percent slopes, eroded	7.8	11.4%
CkD	Clarksburg silt loam, 15 to 25 percent slopes	18.1	26.4%
CoD	Coshocton silt loam, 15 to 25 percent slopes	10.6	15.4%
GhD	Gilpin silt loam, 15 to 25 percent slopes	1.9	2.8%
GnB	Glenford silt loam, 3 to 8 percent slopes	0.0	0.0%
HaF	Hazleton channery sandy loam, 35 to 70 percent slopes	21.2	30.8%
Or	Orrville silt loam, 0 to 3 percent slopes, occasionally flooded	0.3	0.4%
WhE	Westmoreland silt loam, 25 to 35 percent slopes	7.7	11.2%
WtE	Westmoreland silt loam, 25 to 40 percent slopes	1.1	1.6%
<b>Totals for Area of Interest</b>		<b>68.7</b>	<b>100.0%</b>

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AaC2	Aaron silt loam, 6 to 15 percent slopes, eroded	2.1	2.3%
CoD	Coshocton silt loam, 15 to 25 percent slopes	14.9	16.0%
CoE	Coshocton silt loam, 25 to 35 percent slopes	6.0	6.4%
DeC	Dekalb channery sandy loam, 6 to 15 percent slopes, stony	3.3	3.5%
HaF	Hazleton channery sandy loam, 35 to 70 percent slopes	15.8	17.0%
HfF	Hazleton channery loam, 25 to 70 percent slopes, stony	17.1	18.3%
KfC	Keene silt loam, 8 to 15 percent slopes	11.7	12.5%
Lo	Lobdell silt loam, 0 to 3 percent slopes, occasionally flooded	0.1	0.1%
Or	Orrville silt loam, 0 to 3 percent slopes, occasionally flooded	3.5	3.8%
RgD	Rigley sandy loam, 15 to 25 percent slopes	7.8	8.4%
RgE	Rigley sandy loam, 25 to 35 percent slopes	4.8	5.2%
WhE	Westmoreland silt loam, 25 to 35 percent slopes	5.9	6.4%
<b>Totals for Area of Interest</b>		<b>93.0</b>	<b>100.0%</b>

**COSHOCTON COUNTY  
GENERAL HEALTH DISTRICT**

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Ph. 740 622-1426 Fax 740 295-7576  
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File Number: 2023031601-07OXF

**Lot Split Report**

Current Owner: Duane Raber, TRC Holdings LLC \_\_\_\_\_

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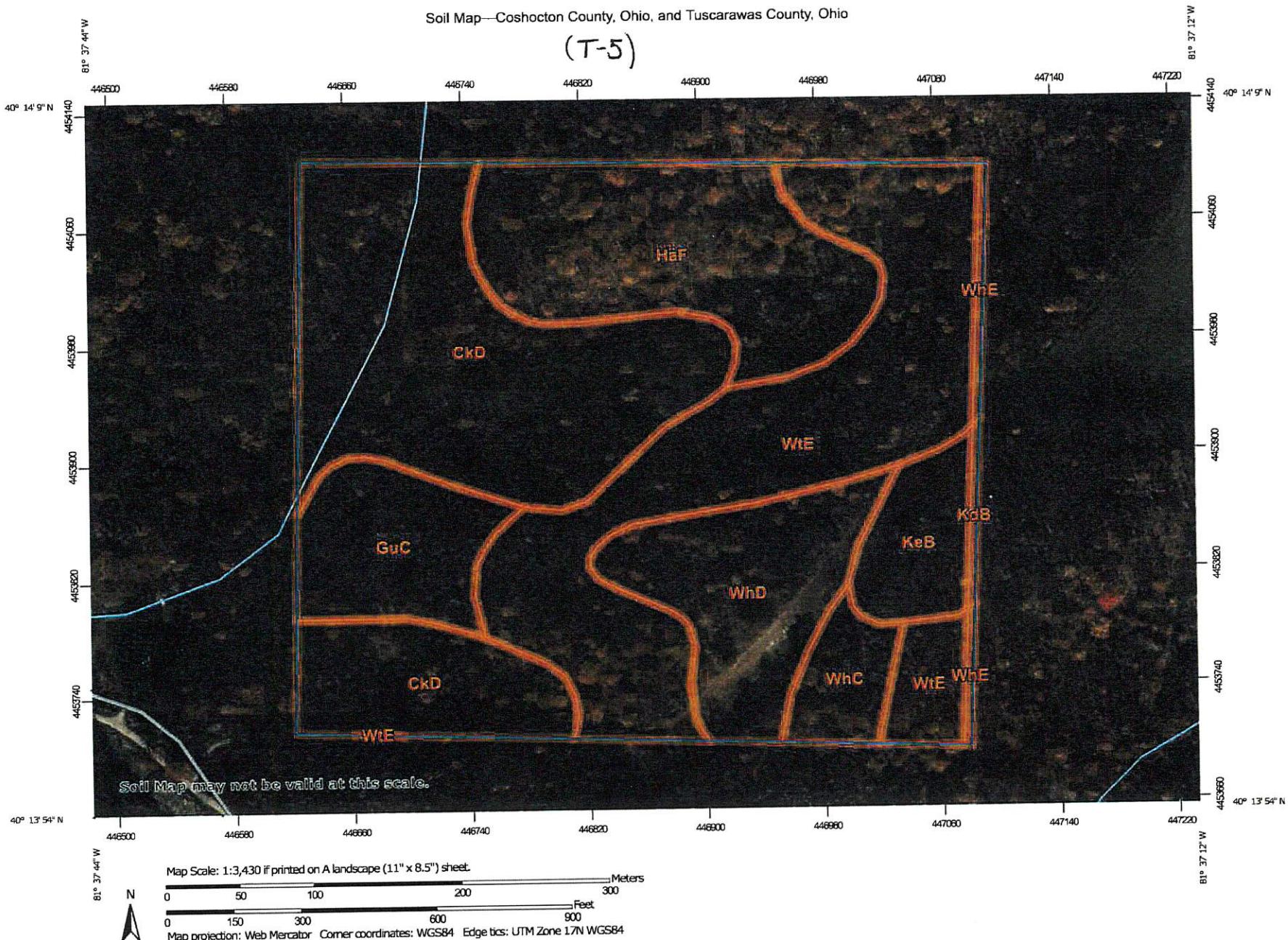
**Limitations/Restrictions:** Tract 5- No encroachments with the proposed lot review.

Report Date: March 22<sup>nd</sup>, 2023

Sanitarian: Zach Fanning

## Soil Map—Coshocton County, Ohio, and Tuscarawas County, Ohio

(T-5)



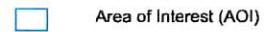
Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

3/17/2023  
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## MAP LEGEND

### Area of Interest (AOI)



Area of Interest (AOI)

### Soils



Soil Map Unit Polygons



Soil Map Unit Lines



Soil Map Unit Points

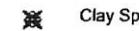
### Special Point Features



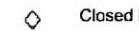
Blowout



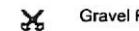
Borrow Pit



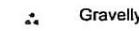
Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



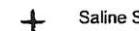
Miscellaneous Water



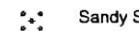
Perennial Water



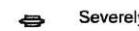
Rock Outcrop



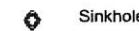
Saline Spot



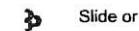
Sandy Spot



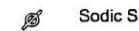
Severely Eroded Spot



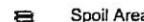
Sinkhole



Slide or Slip



Sodic Spot



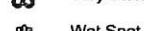
Spoil Area



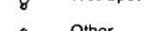
Stony Spot



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 Survey Area: Tuscarawas County, Ohio

Survey Area Data: Version 21, Sep 12, 2022

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

3/17/2023  
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**MAP LEGEND**

**MAP INFORMATION**

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
CkD	Clarksburg silt loam, 15 to 25 percent slopes	14.1	31.0%
GuC	Guernsey silt loam, 8 to 15 percent slopes	3.2	7.1%
HaF	Hazleton channery sandy loam, 35 to 70 percent slopes	7.1	15.7%
KeB	Keene silt loam, 3 to 8 percent slopes	2.0	4.3%
WhC	Westmoreland silt loam, 8 to 15 percent slopes	1.4	3.1%
WhD	Westmoreland silt loam, 15 to 25 percent slopes	4.7	10.4%
WhE	Westmoreland silt loam, 25 to 40 percent slopes	12.4	27.2%
<b>Subtotals for Soil Survey Area</b>		<b>44.9</b>	<b>98.9%</b>
<b>Totals for Area of Interest</b>		<b>45.4</b>	<b>100.0%</b>

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
KdB	Keene silt loam, 2 to 6 percent slopes	0.2	0.4%
WhE	Westmoreland silt loam, 25 to 35 percent slopes	0.3	0.8%
<b>Subtotals for Soil Survey Area</b>		<b>0.5</b>	<b>1.1%</b>
<b>Totals for Area of Interest</b>		<b>45.4</b>	<b>100.0%</b>

**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](mailto:coshcohd@odh.ohio.gov)**

File Number: 2023031601-07OXF

**Lot Split Report**

Current Owner: Duane Raber, TRC Holdings LLC \_\_\_\_\_

**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.**

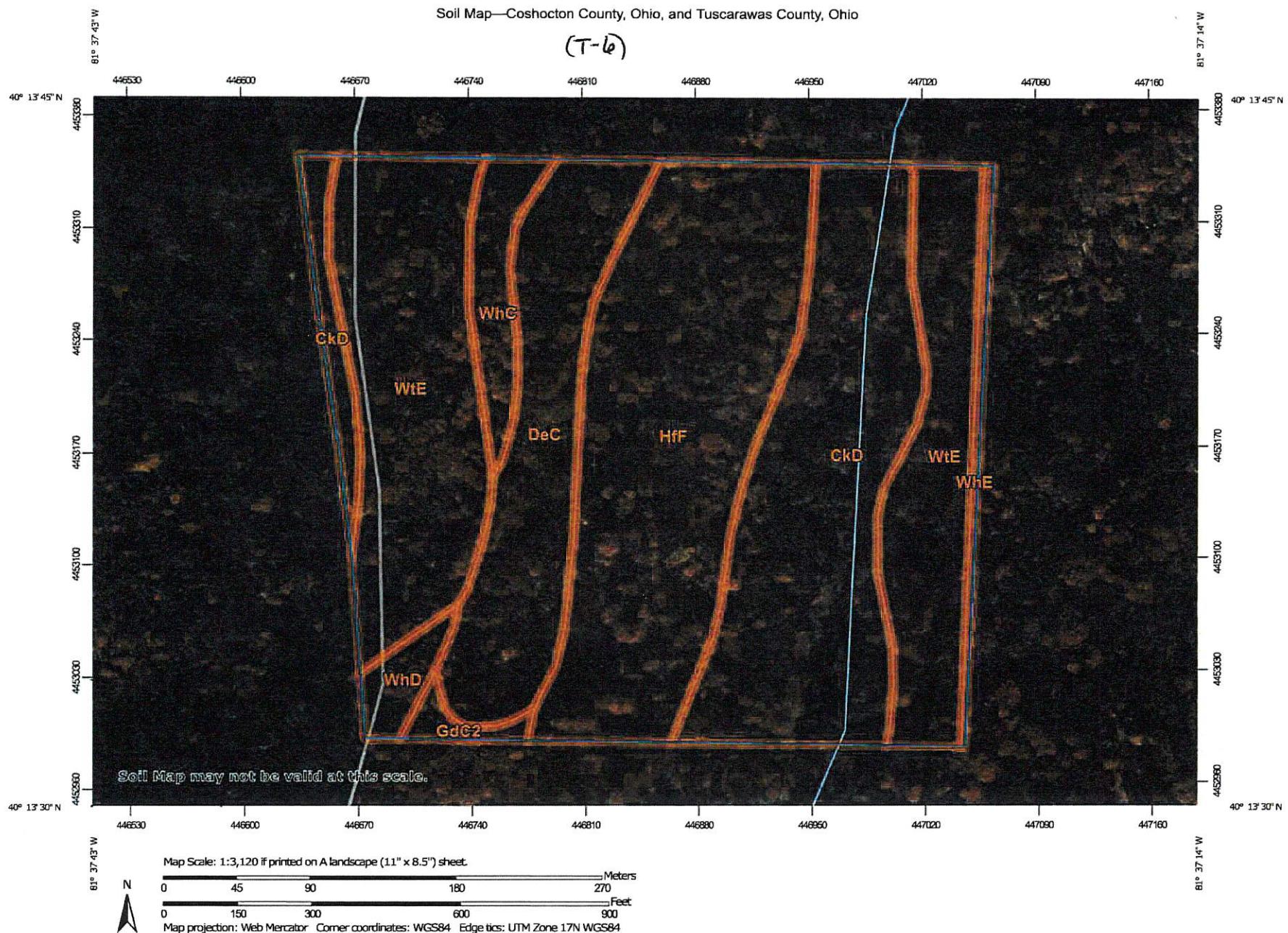
**Limitations/Restrictions:** Tract 6- No encroachments with the proposed lot review.

Report Date: March 22<sup>nd</sup>, 2023

Sanitarian: Zach Fanning

Soil Map—Coshocton County, Ohio, and Tuscarawas County, Ohio

(T-16)



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

3/17/2023  
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## 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.

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Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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



Soil Map—Coshocton County, Ohio, and Tuscarawas County, Ohio

**MAP LEGEND**

**MAP INFORMATION**

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**Natural Resources  
Conservation Service**

**Web Soil Survey  
National Cooperative Soil Survey**

3/17/2023  
Page 3 of 4

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CkD	Clarksburg silt loam, 15 to 25 percent slopes	8.8	24.7%
DeC	Dekalb channery sandy loam, 6 to 15 percent slopes, stony	4.9	13.7%
GdC2	Germano sandy loam, 6 to 15 percent slopes, eroded	0.3	0.9%
Hff	Hazleton channery loam, 25 to 70 percent slopes, stony	9.6	26.9%
WhC	Westmoreland silt loam, 8 to 15 percent slopes	1.2	3.4%
WhD	Westmoreland silt loam, 15 to 25 percent slopes	0.6	1.6%
WIE	Westmoreland silt loam, 25 to 40 percent slopes	9.9	27.7%
<b>Subtotals for Soil Survey Area</b>		<b>35.3</b>	<b>99.0%</b>
<b>Totals for Area of Interest</b>		<b>35.7</b>	<b>100.0%</b>

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
WhE	Westmoreland silt loam, 25 to 35 percent slopes	0.4	1.0%
<b>Subtotals for Soil Survey Area</b>		<b>0.4</b>	<b>1.0%</b>
<b>Totals for Area of Interest</b>		<b>35.7</b>	<b>100.0%</b>



**COSHOCTON COUNTY  
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File Number: 2023031601-07OXF

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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 7- No encroachments with the proposed lot review.

Report Date: March 22<sup>nd</sup>, 2023

Sanitarian: Zach Fanning

Soil Map—Coshocton County, Ohio

(T-7)



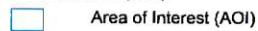
Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

3/17/2023  
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## 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



Streams and Canals

### Transportation

#### Rails



Rails

#### Interstate Highways



Interstate Highways

#### US Routes



US Routes

#### Major Roads



Major Roads

#### Local Roads



Local Roads

### Background

#### Aerial Photography



Aerial Photography

## MAP INFORMATION

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Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

3/17/2023  
Page 2 of 3

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AaB	Aaron silt loam, 2 to 6 percent slopes	0.9	0.7%
AaC2	Aaron silt loam, 6 to 15 percent slopes, eroded	0.4	0.3%
AbC	Aaron silt loam, 8 to 15 percent slopes	7.5	6.3%
CkD	Clarksburg silt loam, 15 to 25 percent slopes	29.2	24.6%
CrC2	Coshocton silt loam, 8 to 15 percent slopes, eroded	0.7	0.6%
CvD	Coshocton-Guernsey silt loams, 15 to 25 percent slopes, very stony	1.9	1.6%
DeC	Dekalb channery sandy loam, 6 to 15 percent slopes, stony	2.6	2.2%
GdC2	Germano sandy loam, 6 to 15 percent slopes, eroded	1.7	1.5%
HaF	Hazleton channery sandy loam, 35 to 70 percent slopes	4.8	4.1%
HfF	Hazleton channery loam, 25 to 70 percent slopes, stony	53.9	45.5%
KeB	Keene silt loam, 3 to 8 percent slopes	2.5	2.1%
KfC	Keene silt loam, 8 to 15 percent slopes	2.2	1.9%
WhD	Westmoreland silt loam, 15 to 25 percent slopes	0.0	0.0%
WfE	Westmoreland silt loam, 25 to 40 percent slopes	10.1	8.5%
<b>Totals for Area of Interest</b>		<b>118.6</b>	<b>100.0%</b>