



COSHOCOTON COUNTY REGIONAL PLANNING COMMISSION

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

June 6, 2019

Courtney Gagner
1 E. High St.
London, OH 43140

Re: Application for Property Subdivision – Tract 1 – 5.180 acres; Tract 2 – 5.125 acres; Tract 3 – 5.316 acres
File Number 2019053003-03PER

Dear Ms. Gagner:

Coshocton County Regional Planning Commission (CCRPC) has reviewed your request for a property subdivision of three (3) parcels being Tract 1 – 5.180 acres; Tract 2 – 5.125 acres; Tract 3 – 5.316 acres on Township Road 381 in Perry 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 not** appear that portions of the proposed tracts are located within the floodplain. Please contact the Coshocton County Engineer's office for questions regarding applicable regulations and area development permits for properties located within a floodplain.

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

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



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REGIONAL PLANNING COMMISSION**

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

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

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

Sincerely,

Andrew Jones
For Coshocton County Regional Planning Commission

cc: Surveyor of Record
Agent of Record



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REGIONAL PLANNING COMMISSION
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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.

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) Private Road Subdivision (Major Subdivision)
 Public Road Major Subdivision
 2019053063-03 PER
 File# 0199 Check # 0000780 Amount Collected \$ 300

Agent Information

Name Courtney Gagner Company Access Title Agency Phone (740) 900-5001
 Address 1 E. HIGH ST City LONDON
 Email Courtney.gagner@accesstitle247.com State OH Zip 43140

Grantor (Landowner/Seller) Information

Name JAMES ARTHUR THORNBERRY JR Company _____ Phone () _____
 Address _____ City _____
 Email *DEED INCLUDED-PARCEL 0310000012115 State _____ Zip _____

Grantee (Buyer) Information (if known) Not Known

Name SHANNON L. WILSON Company _____ Phone () _____
 Address _____ City _____
 Email *DEED INCLUDED-PARCEL 0310000012115 State _____ Zip _____

Surveyor Information

Name LANDMARK Company _____ Phone () _____
 Address _____ City _____
 Email *SEE COPY INCLUDED* State _____ Zip _____

Proposed Property Corners are staked. Yes No

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 Courtney Gagner Date 5.29.19

APPLICATION FOR PROPERTY SUBDIVISION

① 0310000012115
② 0310000012105
③ 0310000012106

Information Regarding the Proposed Division of Property

Parcel number(s) making up Proposed Division _____ Township _____

Address of Proposed Property Division TWP RD 301, WARSAW, OH 43044; 32391 TR 301, WARSAW, OH;

Adjoining dedicated public road(s) for frontage SEE DISAPPROVED LETTER

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

Are there current buildings on Tract 1? Yes No If Yes, please describe SEE GIS MAP

Is there an existing:
Public Sewer Central Water Supply Private Well Spring Septic System Driveway Easement for Access

TRACT 2

Proposed acreage 5.125 What is the intended use for Tract 2? Recreational Residential Commercial

Are there current buildings on Tract 2? Yes No If Yes, please describe SEE GIS MAP

Is there an existing:
Public Sewer Central Water Supply Private Well Spring Septic System Driveway Easement for Access

TRACT 3

Proposed acreage 5.310 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

If additional tract are needed, please add additional pages.



ROBERTS, CHARLES E. & ROBERTS, DONNA
748-573
10.367 AC
0310000012107

YODER, DANIEL E. & YODER, MARY ESTHER
722-257
5.251 AC
0310000012118

DOVENBARGER, JAMES N.
288-33
5.199 AC
0310000012112

HAGUE, CAMERON D. & HAGUE, TIFFANY A.
694-60
5.179 AC
0310000012111

NELSON, ROGER L. & SUSAN F.
271-160
5.032 AC
0310000012116

TRUBEE, DAVID F SR & PAMELA S.
293-290
3.561 AC
0310000012117

MILLER, RONALD L. & ARLENE I. & KOSKI, LYNN A.
379-236
6.989 AC
0310000012113

CARTER, JENNIFER B.
734-749
6.407 AC
0310000012100

THORNBERRY, JAMES ARTHUR JR.
719-215
5.316 AC
0310000012106

THORNBERRY, JAMES ARTHUR JR.
741-176
5.18 AC
0310000012115

THORNBERRY, JAMES A.
439-930/571-711
5.125 AC
0310000012105

YODER WOODLANDS LTD.
740-642
104.41 AC
0310000007200

ZID E. & MARRER, ESTHER A.
746-161
10 AC
0310000002201

BOOTH, RONALD L.
69-324
7.453 AC
0310000012104

411

411

381

T-3

T-2

T-1

Esri, HERE, DeLorme, @OpenStreetMap (Map data), and

**COSHOCTON COUNTY
GENERAL HEALTH DISTRICT**

**724 South Seventh Street
Coshocton, Ohio 43812
Ph. 740 622-1426 Fax 740 295-7576
e-mail coshcohealth@coshoctoncounty.net**

File Number: **pin 0310000012115 PER**

Current Owner Thornberry Tract 1

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

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

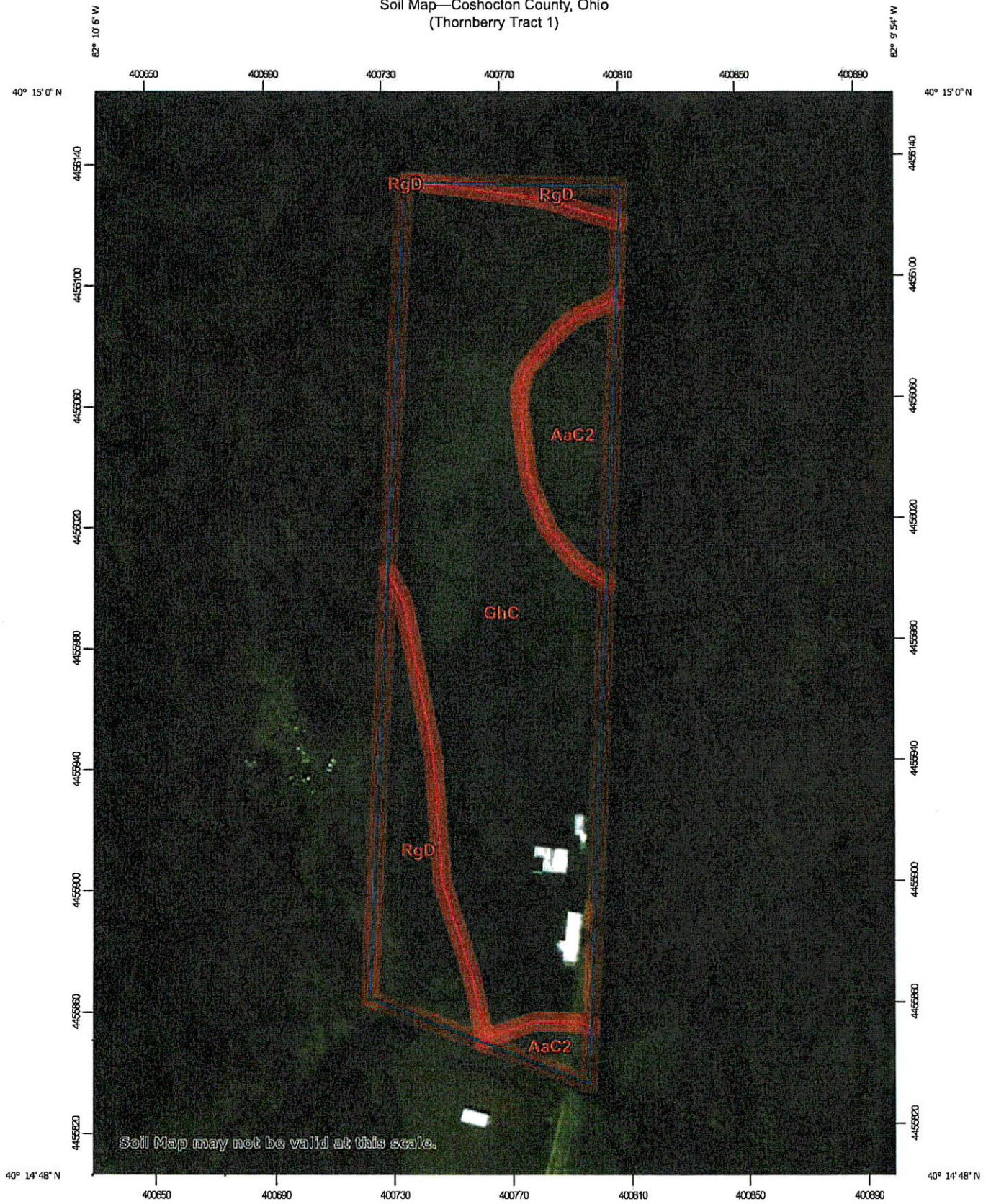
Comments. No encroachments were found with the lot split review. A soil evaluation report will be required for the designing and permitting of sewage treatment systems.

Date: 06/04/2019

Sanitarian: Steve Lonsinger



Soil Map—Coshocton County, Ohio
(Thornberry Tract 1)




Map Scale: 1:1,740 if printed on A portrait (8.5" x 11") sheet.
0 25 50 100 150 Meters
0 50 100 200 300 Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 17N WGS84




Soil Map—Coshocton County, Ohio
(Thornberry Tract 1)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

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

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

Water Features

 Streams and Canals

Transportation

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

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Coshocton County, Ohio
Survey Area Data: Version 14, Sep 17, 2018

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

Date(s) aerial images were photographed: Apr 5, 2012—Mar 22, 2017

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
AaC2	Aaron silt loam, 6 to 15 percent slopes, eroded	0.6	12.1%
GhC	Gilpin silt loam, 8 to 15 percent slopes	3.8	72.7%
RgD	Rigley sandy loam, 15 to 25 percent slopes	0.8	15.2%
Totals for Area of Interest		5.2	100.0%

**COSHOCTON COUNTY
GENERAL HEALTH DISTRICT**

**724 South Seventh Street
Coshocton, Ohio 43812
Ph. 740 622-1426 Fax 740 295-7576
e-mail coshcohealth@coshoctoncounty.net**

File Number: **pin 0310000012105 PER**

Current Owner Thornberry Tract 2

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

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

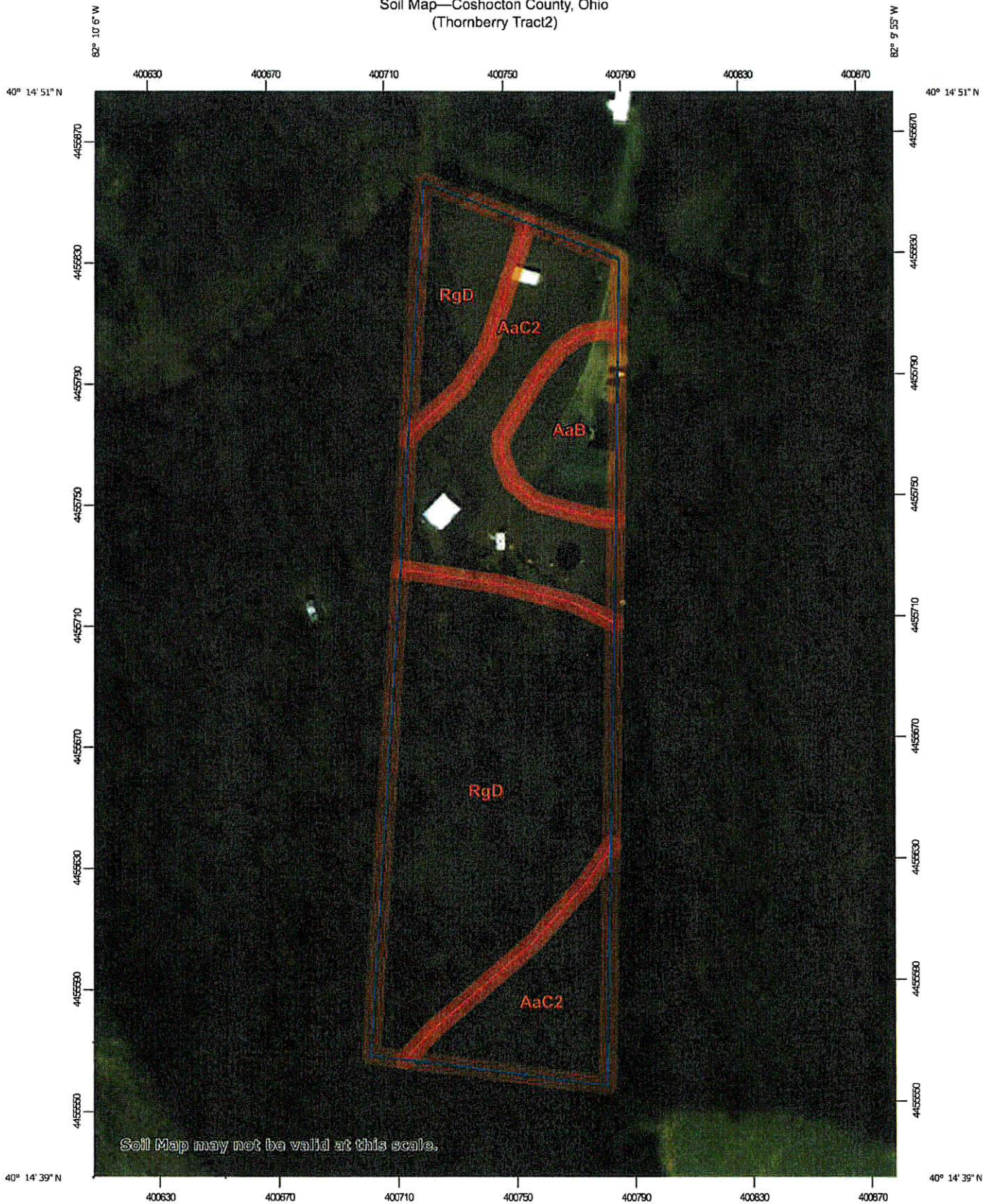
Comments. No encroachments were found with the lot split review. A soil evaluation report will be required for the designing and permitting of sewage treatment systems.

Date: 06/04/2019

Sanitarian: Steve Lonsinger

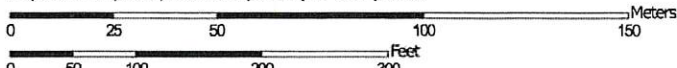


Soil Map—Coshocton County, Ohio
(Thornberry Tract2)



Soil Map may not be valid at this scale.

Map Scale: 1:1,750 if printed on A portrait (8.5" x 11") sheet.







































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



Soil Map—Coshocton County, Ohio
(Thornberry Tract2)

MAP LEGEND

- | | | | | |
|-------------------------------|---|------------------------|---|-----------------------|
| Area of Interest (AOI) |  | Area of Interest (AOI) |  | Spoil Area |
| Soils |  | Soil Map Unit Polygons |  | Stony Spot |
| |  | Soil Map Unit Lines |  | Very Stony Spot |
| |  | Soil Map Unit Points |  | Wet Spot |
| Special Point Features |  | Blowout |  | Other |
| |  | Borrow Pit |  | Special Line Features |
| |  | Clay Spot | Water Features | |
| |  | Closed Depression |  | Streams and Canals |
| |  | Gravel Pit | Transportation | |
| |  | Gravelly Spot |  | Rails |
| |  | Landfill |  | Interstate Highways |
| |  | Lava Flow |  | US Routes |
| |  | Marsh or swamp |  | Major Roads |
| |  | Mine or Quarry |  | Local Roads |
| |  | Miscellaneous Water | Background | |
| |  | Perennial Water |  | Aerial Photography |
| |  | Rock Outcrop | | |
| |  | Saline Spot | | |
| |  | Sandy Spot | | |
| |  | Severely Eroded Spot | | |
| |  | Sinkhole | | |
| |  | Slide or Slip | | |
| |  | Sodic Spot | | |

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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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Soil Survey Area: Coshocton County, Ohio
Survey Area Data: Version 14, Sep 17, 2018

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

Date(s) aerial images were photographed: Apr 5, 2012—Mar 22, 2017

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AaB	Aaron silt loam, 2 to 6 percent slopes	0.5	8.8%
AaC2	Aaron silt loam, 6 to 15 percent slopes, eroded	1.8	35.5%
RgD	Rigley sandy loam, 15 to 25 percent slopes	2.9	55.7%
Totals for Area of Interest		5.1	100.0%

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File Number: **pin 0310000012106 PER**

Current Owner Thornberry Tract 3

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

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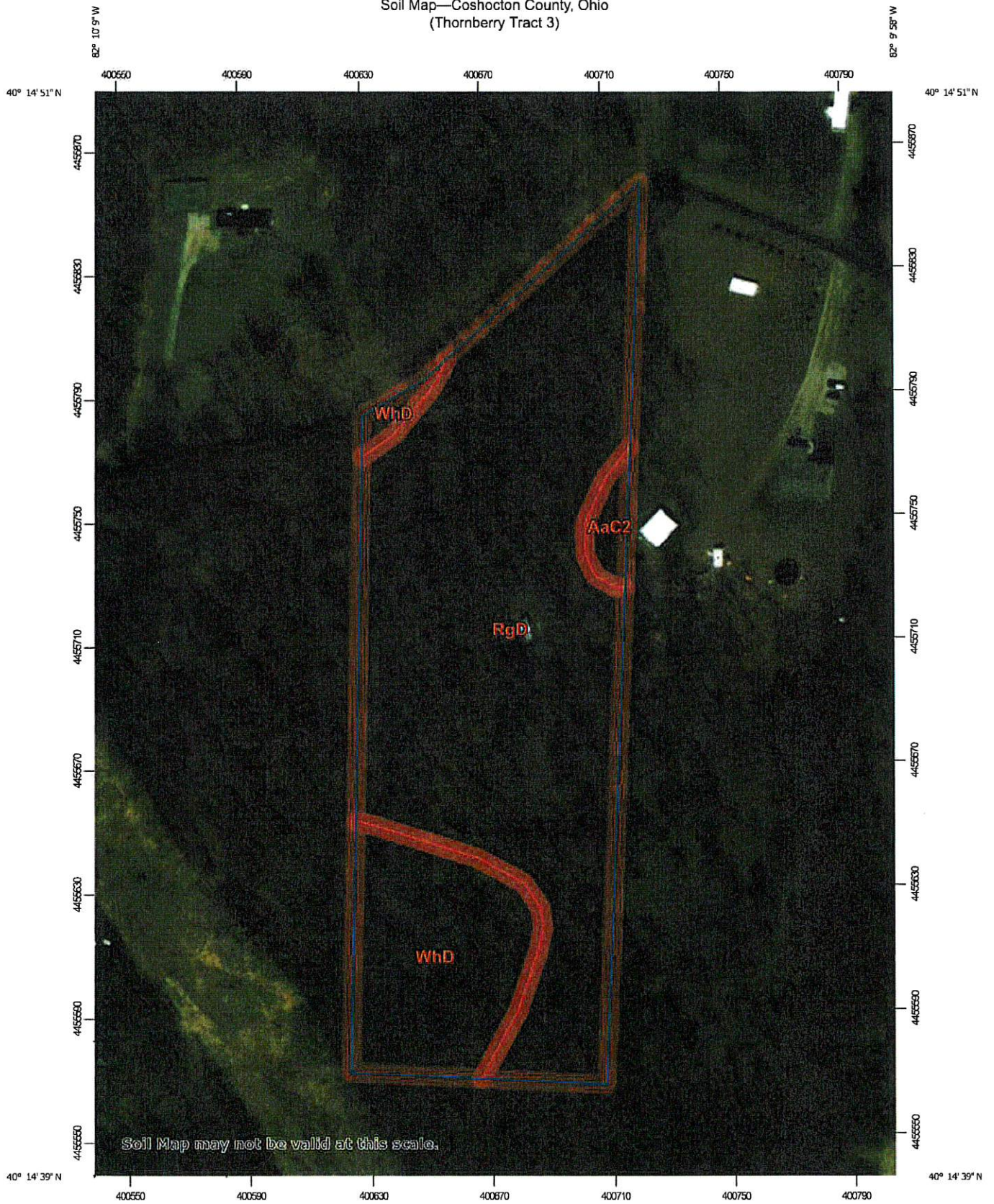
Comments. No encroachments were found with the lot split review. A soil evaluation report will be required for the designing and permitting of sewage treatment systems.

Date: 06/04/2019

Sanitarian: Steve Lonsinger

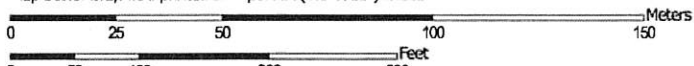


Soil Map—Coshocton County, Ohio
(Thornberry Tract 3)



Soil Map may not be valid at this scale.

Map Scale: 1:1,710 if printed on A portrait (8.5" x 11") sheet.



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







































Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/3/2019
Page 1 of 3

Soil Map—Coshocton County, Ohio
(Thornberry Tract 3)

MAP LEGEND

Area of Interest (AOI)		 Spoil Area	
 Area of Interest (AOI)		 Stony Spot	
Soils		 Very Stony Spot	
 Soil Map Unit Polygons		 Wet Spot	
 Soil Map Unit Lines		 Other	
 Soil Map Unit Points		 Special Line Features	
Special Point Features		Water Features	
 Blowout		 Streams and Canals	
 Borrow Pit		Transportation	
 Clay Spot		 Rails	
 Closed Depression		 Interstate Highways	
 Gravel Pit		 US Routes	
 Gravelly Spot		 Major Roads	
 Landfill		 Local Roads	
 Lava Flow		Background	
 Marsh or swamp		 Aerial Photography	
 Mine or Quarry			
 Miscellaneous Water			
 Perennial Water			
 Rock Outcrop			
 Saline Spot			
 Sandy Spot			
 Severely Eroded Spot			
 Sinkhole			
 Slide or Slip			
 Sodic Spot			

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Coordinate System: Web Mercator (EPSG:3857)

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RgD	Rigley sandy loam, 15 to 25 percent slopes	4.2	77.8%
WhD	Westmoreland silt loam, 15 to 25 percent slopes	1.1	20.2%
Totals for Area of Interest		5.4	100.0%

Coshocton County Engineer
Access Management Review

Split Application No. 2019053003.03PER

Applicant: James Arthur Thornberry JR.

Location: TR 381

Date Application Received: 5/30/2019

Date of Field Review: 6/3/2019

Field Review By: 

County Engineer Review: 

Date Returned to CCRPC: 6/3/2019

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: (5.180 Ac.) Residential – Buildings have been removed – Tract 1 has an existing VLV (residential) access. The pace speed is 25 MPH due to the steepness of the road and the peak of the hill. A Stopping Sight Distance (SSD) of 115' is required. The actual SSD is 190' to the right and 115' to the left.

Note: The shrubs and foliage need to be removed from the left side of the driveway to allow for proper Stopping Sight Distance.

Tract 2: (5.125 Ac.) Residential – House and garage – Tract 2 has an existing VLV (residential) access. The SSD is 140' to the right and 198' to the left.

Tract 3: (5.316 Ac.) Residential – Tract 3 has an existing MinV (field) access. The SSD is 409' to the right and 280' to the left. This access point can be upgraded to a VLV (residential) if the proper Access Permit is acquired from the Coshocton County Engineer's Office. This access point will require work to bring it into compliance with the Coshocton County Smart Growth Transportation Policy, Feb. 1, 2009.

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.

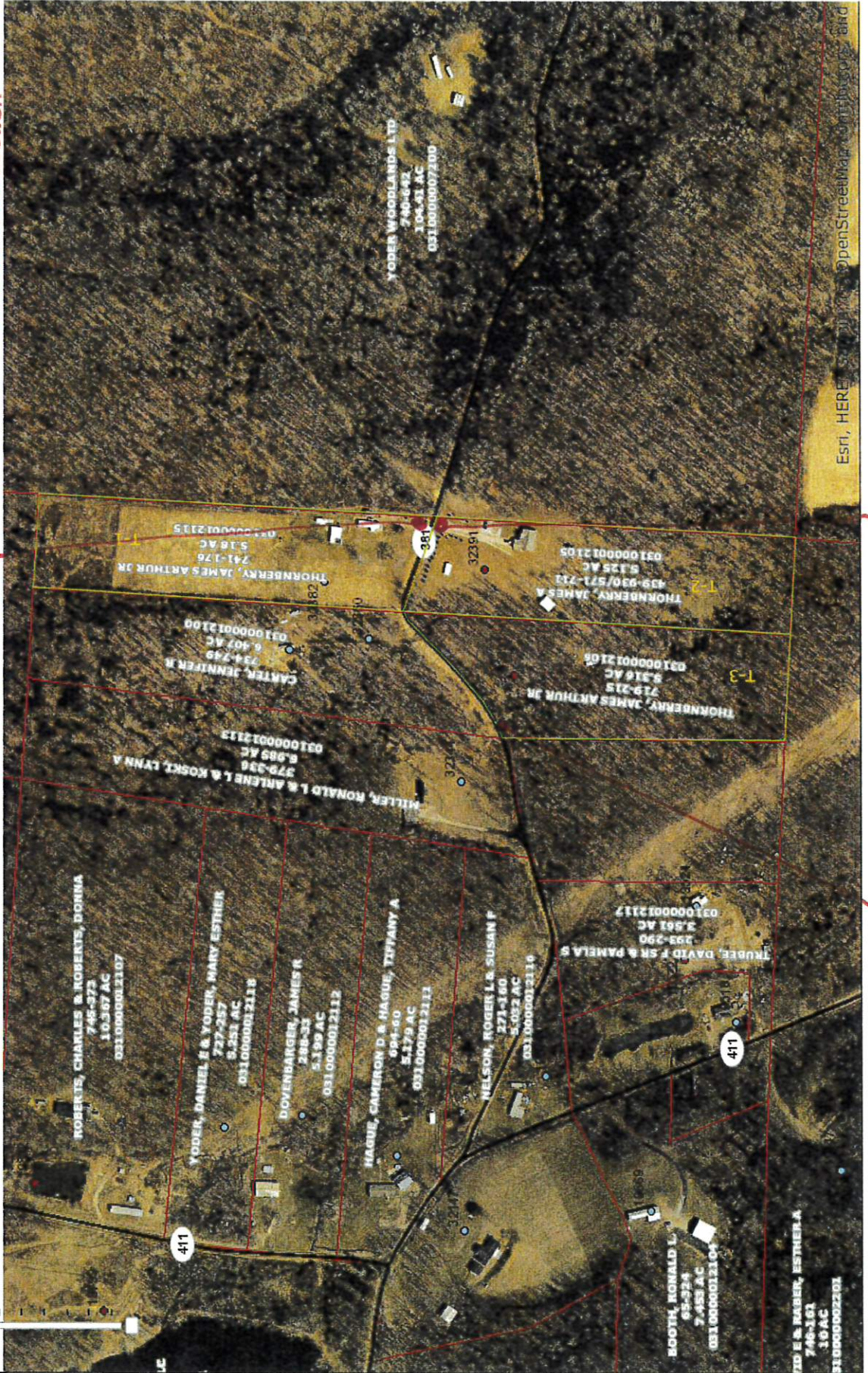
Coshocton County Engineer's Office



Matthew R. Shannon
Inspections and Permits

COSHOCTON COUNTY ENGINEER
ACCESS MANAGEMENT
PRELIMINARY ACCESS APPROVAL
APPROVED DATE 6-3-2019
NOT APPROVED DATE _____
PERMIT REQUIRED PRIOR TO _____
DRIVEWAY CONSTRUCTION

T-1
 Existing
 VLV



Esri, HERE, DeLorme, OpenStreetMap, AeroMap, GeoEye, Bing

T-2
 Existing
 ULV

T-3
 Existing
 MINV



Coshocton Soil and Water Conservation District

724 S. Seventh Street
Coshocton, Ohio 43812

Phone: (740) 622-8087, Ext. 4 - Fax: (740) 622-7047

www.coshoctonswcd.org

June 4, 2019

To: Coshocton County Regional Planning Commission

Subject: Proposed Parcel Split – Thornberry, James

Review of records for James Thornberry, Parcel number 03100000012105 located in Perry Township on TR381 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