



HOPE TIMBER
PALLET & RECYCLING
Final Development Plan

PREPARED BY:

ADR & Associates
88 West Church Street
Newark, OH 43055



ADR & Associates, Ltd.

88 West Church St.

Newark, Ohio 43055

740-345-1921

Fax 740-345-4994

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July 18, 2024

Jersey Township
Bud Witney
1481 Mink Street, SW
Pataskala, OH 43062

Phone: (614) 226-6635

Email: bwitney@jerseytownship.us

RE: Hope Timber Pallet & Recycling Final Development Plan

On behalf of the owner, Hope Timber Palley & Recycling, we are presenting to the board of township trustees the Final Development Plan for their +/-32.94 acre parcel located at 11062 Beaver Road NW, in compliance with the Worthington Corridor Overlay District requirements. Within the development, property is subject to the WCOD regulations and not to any other zoning regulations. Compliance with the WCOD regulations shall be determined by the board of township trustees or township zoning commission, as applicable. The proposed development will include general manufacturing. The site is currently used for agricultural purposes.

If you have any questions at all, please do not hesitate to contact me at 740-345-1921

Sincerely,
ADR & Associates, Ltd.

A handwritten signature in blue ink that reads "BJW".

Brian J. Wood
Project Manager

A handwritten signature in blue ink that reads "Brian Klingenberg".

Brian C. Klingenberg, PE
Project Engineer



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PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY DEVELOPMENT PLAN



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APPLICANT & PROJECT TEAM INFORMATION

APPLICANT (OWNER):

Hope Timber Pallet & Recycling, LLC
Thomas Harvey, CEO
Kevin Harvey, President
TJ Harvey, VP
Tim Harvey, VP

Hope Timber Pallet & Recycling, LLC
141 Union Street
Newark, OH 43055
(740) 344-1788 office
(740) 404-1189 cell
tharvey@hopetimber.com

ENGINEER:

ADR & Associates, Ltd.
Brian Wood, Project Manager
88 West Church Street
Newark, OH 43055
(740) 345-1921
bwood@adrinnovation.com

ARCHITECT

Project Construction | Project Architecture
Luke Baus, Architectr
149 E Main Street
Hebron, OH 43025
(740) 928-1105
luke@projectconstructionco.com

PROPERTY INFORMATION

Property located on Beaver Road, between Mink Street and Burnside Road in Jersey Township, Licking County, Ohio.

ADDRESS: 11062 Beaver Road NW
PARCEL ID: 036-110304-00.001
CURRENT USE: Agricultural
PROPOSED USE: Manufacturing
(NAICS 321920 – Wood Container and Pallet Manufacturing)
CURRENT ZONING: “RR-3” - Rural Residential
“WCOD” – Worthington Corridor Overlay District
Sub Area “IE” – Innovation Employment

DEVELOPMENT DETAILS

The proposed development will include an 18,750 square feet open-air canopy in addition to the existing barn complex. The site’s development will also include improvements to the existing access from Beaver Road. No additional access is planned.

SITE AREA: 32.948 Ac.
LOT AREA: 31.491 Ac.
RIGHT-OF-WAY: 0.457 Ac.



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OWNER HISTORY

The company was founded in 1994 by Thomas Harvey. After graduating from college, one by one his three sons (TJ, Kevin, & Tim) joined the company and in 2019 became equal partners. The company has grown from \$5 million in annual sales to \$22 million over the last six years.

Hope Timber is engaged in the wooden pallet business. It is divided equally between the used (repairable) and new pallet manufacturing. The used/repairable segment of the business entails "spotting" semi-trailers at numerous businesses throughout Central Ohio and hauling away these excess or unwanted pallets. They are then brought back to our repair shop and put through the process of refurbishing. When completed the pallet is resold into the marketplace at a price point below the price of a new pallet.

DEVELOPMENT OBJECTIVES

The proposed development is based on the requirements of the Township's "WCOD" - Worthington Corridor Overlay District (Sub Area "IE" – Innovation Employment) requirements. The expected use is Manufacturing (per NAICS 2007 CODE 321920 – Wood Container and Pallet Manufacturing).

Upon approval of the Development Plan, this project shall proceed through Licking County Planning Commission's Major Development process for review and approval. Same plans shall be reviewed and approved by the local fire district as well as the Southwest Licking Community Water and Sewer District.

There are currently no existing or proposed deed restrictions associated with this property.

Any changes to the development plan, "Minor" or "Major" as determined by the Jersey Township Zoning Inspector, will require approval prior to any revisions.

This property was formally a horse boarding facility comprised of 27 stalls, a 12,000 SF Riding Arena, a 5,000 SF Hay Barn, and a 3-bedroom attached home.

Due to the increased business and logistical closeness to Beach Road, & Mink Road, Hope Timber Pallet & Recycling is proposing to convert the existing structures into a satellite pallet repair shop. This shop would employ 6-8 people engaged in handling and repairing pallets that are coming from our present and potential new customers in the Beech Road & Mink Road area, Northern Franklin County, Delaware County, and a projected Western Licking County Customers.

The business process is relatively simple as Hope Timber Pallet supplies semi-trailers at our customers' facilities where they are loaded with their excess pallets. When the trailer is full, we



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pull the trailer loaded with approximately 500 pallets to the Beaver Road facility, where it is unloaded by forklift and brought to the repair shop to be refurbished into a sellable product. The pallet is either directly loaded into another semi-trailer for delivery to a customer or placed in inventory to be delivered at a later date. We project to have 2-4 trucks of incoming pallets per day and have 2-3 trucks of finished outgoing. As one of our trucks arrives with incoming pallets, it would then hook to a full finished load and head to the appropriate customer.

The existing structures are located in the back-third of the property (approximately 1000 FT) from Beaver Road. To accomplish this development objectives, the following upgrades to the property are proposed:

1. Install a concrete floor within the existing 12,000(+/-) square foot indoor riding arena to transform into a working pallet repair building.
2. Construct an 11,664(+/-) square foot open-air canopy structure to store and unload incoming and inventoried pallets. This structure will be located behind the existing horse stall building and would be shielded from the front and sides of the property to limit visibility from Beaver Road.
3. Construct a loading dock system adjacent to the proposed pallet repair building & open-air canopy to accommodate the loading and unloading of pallets & supplies.

The normal operation hours of business will be from 7am until 5pm M-F and employ 6-8 people handling and repairing pallets. At any given time, there may be 7-8 trailers at the docks unloading or loading pallets.

All noise levels would be contained within the repair building, except for forklift traffic moving pallets to and from trailers.

Stormwater treatment will be accomplished using stormwater basins. Operations and maintenance manuals and agreements will be in place per Ohio EPA requirements. All storm sewer systems shall be designed to meet the requirements of the Licking County Soil Erosion & Stormwater Regulations, including storm release rates.

Water service for the property will continue to be provided by the water well currently installed and approved by the Licking County Health Department. The development will connect to a future 16" water main currently in the design phase by the Southwest Licking Community Water and Sewer District (SWLCWSD) within one (1) year of the public utility becoming available. The water main is expected to be constructed and operational by fall of 2025 as noted in the attached Utility Correspondence letters.



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Sanitary sewer treatment will continue to be provided by the existing Small Flow On-Site Treatment Systems (SFOSTS). The Licking County Health Department has acknowledged that the existing system is sufficient to handle the proposed change of use as noted in the attached Utility Correspondence letters. It is anticipated that public sanitary sewer will be provided by Southwest Licking Community Water and Sewer District (SWLCWSD) will be available in the future, although no anticipation date has been provided. All buildings will be required to connect to the public sewer within one (1) year of becoming available.

Discussions with the developer, Township, and County have concluded that the development as proposed does not meet the criteria necessitating a traffic impact study.

Site access will be limited to improving the existing single full access point along Beaver Road.

The maximum existing building height is approximately 28'-0". The proposed open-air canopy structure height will be 24'-0" measured to the top of the building, both of which are well below the 60'-0" allowable height. There are no new mechanical units (ground or rooftop) proposed as part of this development.

Although no signs are currently proposed, the Jersey Township Zoning Inspector shall approve all signs proposed in the future. Any future entrance signs shall be monument style and/or wall mounted and be illuminated by landscaping style fixtures. No pole signs or digital/LED style signs will be permitted.

Any fencing installed shall be at least 6' tall and no more than 15' tall. Fencing material shall be pressure treated wood, iron clad, or black vinyl coated at a minimum and may include vinyl slats for screening. Additional decorative material may be approved by the Jersey Township Zoning Inspector.

Buildings shall have the same caliber of finish on all elevations. Building additions and Accessory Structures, whether attached or detached, shall be of similar design, materials, and construction to that of the existing or principal structure.

Existing tree lines & wooded areas shall be maintained where possible. Additional landscaping shall be provided throughout the development consisting of trees, shrubs and prairie grasses to accent the buildings. Selection of landscaping materials shall be limited to species generally grown or planted in Central Ohio and not generally susceptible to disease. Trash dumpsters shall be screened from view from adjoining properties and rights of way.



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Night operations are not expected, and sight lighting is not currently proposed, the Jersey Township Zoning Inspector shall approve all lighting if proposed in the future. Any future light fixtures shall be no more than 25' in height and shall be cut off type fixtures. Lighting, if provided, shall be for the safety of personnel in loading zones. Lighting shall be reduced 50% during non-operational hours. Footcandles at any property line adjacent to residential zones shall not exceed 0.3 footcandle.

Environmentally sensitive areas (wetlands) shall be restricted from any development or any disturbance and remain in its natural state, unless properly permitted and mitigated by the United States Army Corps of Engineers (USACE) and/or the Ohio Environmental Protection Agency (OEPA). No activity or use which would as a natural consequence of such, impede or make more difficult the accomplishment of the purpose of which the buffer was created. Additional restriction include:

1. No dumping or burning of refuse, including yard waste.
2. No hunting or trapping.
3. Natural resources of the zone shall remain undisturbed, and no topsoil, sand, gravel, or rock shall be excavated, removed, or graded.
4. Nothing shall be permitted to occur within the buffer which would contribute to the erosion of the land. No trees shall be cut or removed, except for dead, diseased, noxious, or decayed trees or vegetation which may be required for conservation of scenic purposes, or for reasons of public safety. Trees felled for the purpose noted above shall occur in a neat manner, and stumps shall remain in place.
5. No public encroachment shall be permitted such as, but not limited to, planting of flowers, shrubs, garden materials, etc., dumping of refuse or debris, or the installation of any type of recreation or other facility or convenience.



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The following are highlighted development requirements of the “WCOD” Text:

Minimum Lot Size:	5.0 Ac.
Minimum Lot Width:	½ of lot depth#
Building Height:	60' Max.
Lot Coverage:	80% Max.
Building Setbacks:	100' Front (From R/W) 60' Side (Unless it abuts a residential district) 100' Side (When it abuts a residential district) 60' Rear (Unless it abuts a residential district) 100' Rear (When it abuts a residential district)
Landscaping Setback:	10' Wide along the frontage
Screening:	5' tall between residential & non-residential uses.
Parking Setbacks:	40' Front 5' Side (Unless it abuts a residential district) 100' Side (When it abuts a residential district)
Min. Parking Spaces:	2.0 Spaces per 1,000 square feet#
Max. Parking Spaces:	2.5 Spaces per 1,000 square feet#

See “Divergence From Standards” section.

DIVERGANCE FROM STANDARDS

The applicant requests that the divergences from the following sections be approved as part of this Development Plan:

Section 14.05.F.3:

A Divergence from this standard is requested to reduce the minimum lot width required from 752.64' to the currently recorded 250.01'. No reduction of the existing lot width is proposed as part of this development.

Section 14.05.H.3.b.2:

A Divergence from this standard is requested to reduce the minimum number of parking spaces required from 12 to 6 based on the number of employees (5) on the largest shift. Ample space is available for additional parking if a change of use were to occur in the future.

Section 14.05.H.4.d:

A Divergence from this standard to eliminate the requirement for installation of a 10' multi-use path along the frontage of the parcel as there is no potential connectivity anywhere along Beaver Road. A 15' multi-use path easement has been provided along the parcel frontage for future installation.

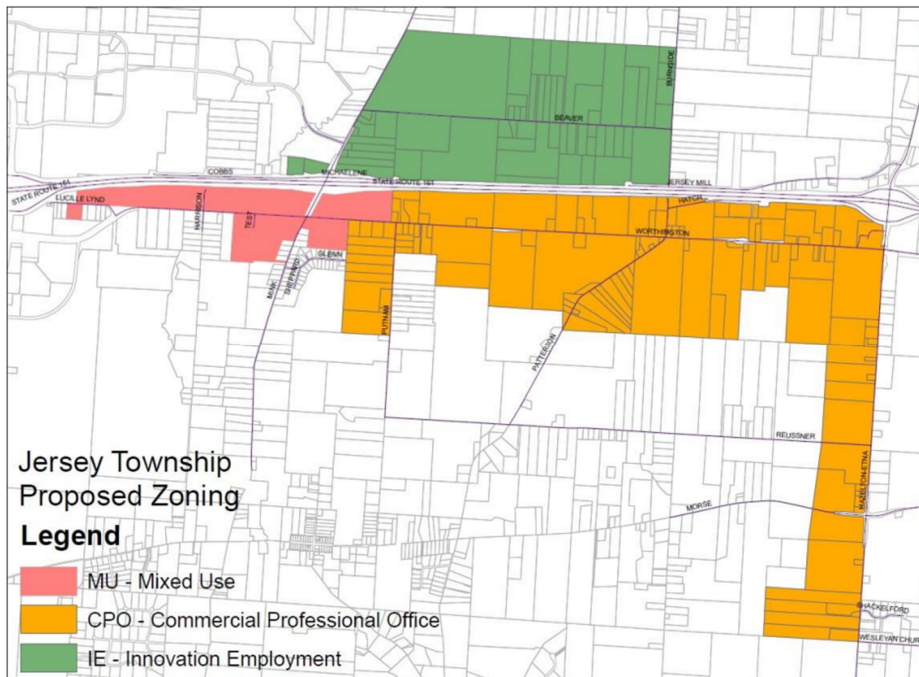
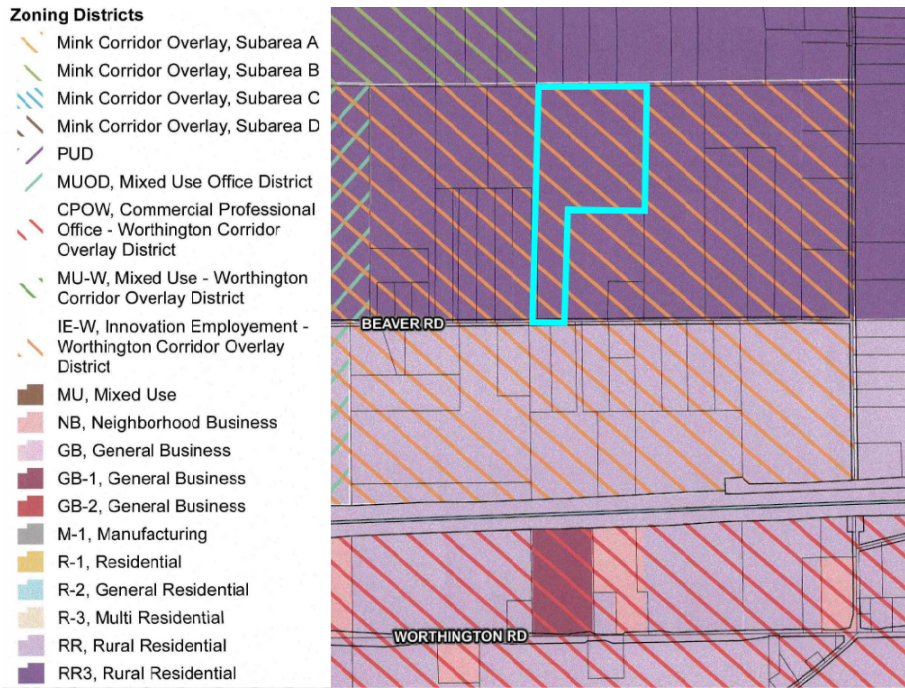
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LOCATION MAP / AERIAL PHOTO MAP




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EXISTING ZONING MAP / SUB-AREAS



Pg. 10

TRANSFERRED
Date Oct. 8, 2021
Michael Smith
Licking County Auditor
SEC. 319.202 COMPLIED WITH
MICHAEL L. SMITH, AUDITOR
BY: Dem #4 224.60


202110080030856
Pgs:4 \$50.00 T20210030253
10/8/2021 1:11 PM MEPBELLSEARC
Bryan A. Long Licking County Recorder

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER
APPROVED BY
[Signature] 10-8-21

*Bright Star Land Title
575 Copeland Mill Rd.
#1, Arcesville, OH 43081 File 21-316
Westerville, OH 43081*

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS THAT Carrie R. Ryan, Trustee of The Sherman and Susan Ryan Property Trust, dated March 17, 2017, the Grantor, claiming title by or through instrument recorded as Instrument Number 201704060006964, Licking County Recorder's Office, for valuable consideration thereunto given, and for the sum of Ten and 00/100 Dollars (\$ 10.00) received to her full satisfaction of **Beaver Rd., LLC, an Ohio limited liability company**, the Grantee, whose tax mailing address will be

7326 SR 19, #2809, Mt. Gilead, OH 43338, does:

GIVE, GRANT, BARGAIN, SELL AND CONVEY unto said Grantee, its heirs, assigns and successors, the following described premises, situated in the Township of Jersey, County of Licking, and State of Ohio:

See attached Exhibit "A" for legal description.

Permanent Parcel No(s): 36-110304.00.001 and 36-110304.00.000
Property Address: 11062 Beaver Road Northwest, Johnstown, OH 43031
and Beaver Rd NW, Johnstown, OH 43031

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantee, and its separate heirs, assigns and successors forever.

AND THE SAID Grantor, for herself and her heirs, assigns and successors, hereby covenants with the said Grantee, its heirs, assigns and successors, that said Grantor is the true and lawful owner of said premises, and is well seized of the same in fee simple, and has good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances, except zoning ordinances, easements, reservations, conditions and restrictions of record, if any, and real estate taxes and assessments, general and special, which are a lien at the time of transfer, but which are not then due and payable, and further, that said Grantor will warrant and defend the same against all claims whatsoever except as provided herein.


0215000020000008300


0215000020000008300

IN WITNESS WHEREOF, the Grantor does hereunto set her hand the 29 day of September, 2021.

GRANTOR:

Carrie R. Ryan, TRUSTEE
CARRIE R. RYAN, TRUSTEE

STATE OF OHIO)
) SS:
FRANKLIN COUNTY)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named Grantor and acknowledged that she did sign this instrument and the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 29 day of September, 2021. This is an acknowledgment clause. No oath or affirmation was administered to the signer(s).

(SEAL)

Carolyn A. Miller
NOTARY PUBLIC



CAROLYN ANN MILLER
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
12-10-2023

This Instrument Prepared By:
JOSEPH E. BUDDE, ESQ, Atty.Reg.No. 0004666
259 W SCHROCK RD
WESTERVILLE, OH 43081
614-764-0000
Joe@BuddeRealEstateLaw.com

Exhibit "A"
Legal Description

RYAN TRACT 1 DESCRIPTION - 32.948 ACRE PARCEL

Situated in Lot 9, 1st Quarter, Township 2N, Range 15W, U.S.M.L., Jersey Township, County of Licking, State of Ohio, and being all of the Carrie R. Ryan Trustee, TRACT 1, 32.900 Acre parcel, as recorded in Instrument Number 201704060006964, all references are the Records of the Licking County Recorder, said parcel being further described as follows:

Commencing at intersection of east line of said Lot 9 and the centerline of Beaver Road, aka Township Road 90;

Thence, North 86° 54' 38" West, 764.38 feet, along the centerline of said Beaver Road, to a point, said point being the southwest corner of the Carrie R. Ryan Trustee, PARCEL ONE, 15.782 Acre tract, as recorded in Instrument Number 201704060006964, said point being the True Point of Beginning for the parcel herein described;

Thence, North 86° 54' 38" West, 250.01 feet, continuing along the centerline of said Beaver Road, to a point, said point being the southeast corner of the Erik J. and Nancy A. Holmquist parcel, as recorded in Instrument Number 200003310010090;

Thence, North 03° 32' 32" East, 2257.91 feet, along the east line of said Holmquist parcel, passing an iron pin set at 30.00 feet, to a stone found at the northeast corner of said Holmquist parcel, said point also being on the south line of the Dino Ventresca parcel, as recorded in Instrument Number 201410220020802;

Thence, South 86° 44' 02" East, 985.58 feet, along the south line of said Ventresca parcel, and along the south line of the Dino Ventresca parcel, as recorded in Instrument Number 201604120006971, and along the south line of the Steven J. and Kristine A. Muir parcel, as recorded in Instrument Number 201608120017159, to a 5/8" Dia. iron pin found at the northwest corner of the Carrie R. Ryan Trustee, PARCEL TWO 10.00 Acre tract, as recorded in Instrument Number 201704060006964, said point also being northeast corner of said Lot 9;

Thence, South 02° 49' 35" West, 1170.66 feet, along the west line of said Carrie R. Ryan Trustee, PARCEL TWO 10.00 Acre tract, and along the west line of Carrie R. Ryan Trustee, 21.088 Acre parcel., as recorded in instrument Number 201704060006964, to a 5/8" Dia. iron pin found at the northeast corner of the Carrie R. Ryan Trustee, PARCEL ONE 15.782 Acre tract. as recorded in Instrument Number 201704060006964;

Thence, North 86° 55' 26" West, 749.74 feet, along the north line of said the Carrie R. Ryan Trustee. PARCEL ONE 15.782 Acre tract, to a 5/8" Dia. iron pin found:

Thence, South 03° 34' 05" West, 1084.01 feet, along the west line of said the Came R. Ryan Trustee, PARCEL ONE 15.782 Acre tract, passing an iron pin set at 1054.01 feet, to the True Point of Beginning.

Containing 32.948 Acres, more or less, subject to all legal highways, all limitations of public access to highways, leases, zoning regulations, easements of record and restrictive covenants.

All iron pins set are 5/8" dia. x 30" long, rebar with Orange ID Cap.

Bearings are based on State Plane Grid, South Zone NAD83(2011).

PN 36-110304.00.001

This Description is based on a survey made under the direct supervision of Todd D. Willis in July 2021, Reg. Surveyor No. 7996. Phone No. 740-739-4030, Willis Engineering & Surveying.

RYAN TRACT 2 DESCRIPTION - 15.786 ACRE PARCEL

Situated in Lot 9, 1st Quarter, Township 2N, Range 15W, U.S.M.L., Jersey Township, County of Licking, State of Ohio, and being all of the Carrie R. Ryan Trustee, PARCEL ONE, 15.782 acre tract, as recorded in Instrument Number 201704060006964, all references are the Records of the Licking County Recorder, said parcel being further described as follows:

Commencing at intersection of east line of said Lot 9 and the centerline of Beaver Road, aka Township Road 90;

Thence, North 86° 54' 38" West, 350.14 feet, along the centerline of said Beaver Road, to a point, said point being the southwest corner of the NATIONAL GAS & OIL COOPERATIVE parcel, as recorded in Instrument Number 202003040005320, said point being the True Point of Beginning for the parcel herein described;

Thence, North 86° 54' 38" West, 414.24 feet, continuing along the centerline of said Beaver Road, to

a point, said point being the southeast corner of the Carrie R. Ryan Trustee, TRACT 1, 32.900 Acre parcel, as recorded in Instrument Number 201704060006964;

Thence, North 03° 34' 05" East, 1084.01 feet, along the east line of said Carrie R Ryan Trustee, TRACT 1, 32.900 Acre parcel, passing an iron pin set at 30.00 feet, to a 5/8" Dia. iron pin found;

Thence, South 86° 55' 26" East, 749.74 feet, along the south line of said Carrie R. Ryan Trustee, TRACT 1, 32.900 Acre parcel, to a 5/8" Dia. iron pin found on the west line of the Carrie R. Ryan Trustee, PARCEL ONE 21.088 Acre tract, as recorded in Instrument Number 201704060006964;

Thence, South 02° 47' 41" West, 704.06 feet, along the west line of said Carrie R. Ryan Trustee, PARCEL ONE 21.088 Acre tract, to a 5/8" Dia. iron pin found at the northeast corner of said NATIONAL GAS & OIL COOPERATIVE parcel:

Thence, North 86° 54' 31" West, 350.01 feet, along the north line of said NATIONAL GAS & OIL COOPERATIVE parcel, to a 5/8" Dia. iron pin found;

Thence, South 02° 48' 49" West, 380.11 feet, along the west line of said NATIONAL GAS & OIL COOPERATIVE parcel, passing a 5/8" Dia. iron pin found at 350.11 feet, to the True Point of Beginning.

Containing 15.786 Acres, more or less, subject to all legal highways, all limitations of public access to highways, leases, zoning regulations, easements of record and restrictive covenants.

All iron pins set are 5/8" dia. x 30" long, rebar with Orange in Cap.

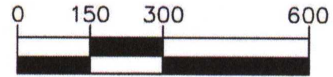
Bearings are based on State Plane Grid, South Zone NAD83(2011)
PN 36-110304.00.000

This Description is based on a survey made under the direct supervision of Todd D. Willis in July 2021, Reg. Surveyor No. 7996, Phone No. 740-739-4030, Willis Engineering & Surveying.

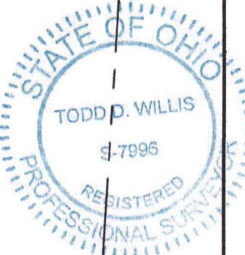
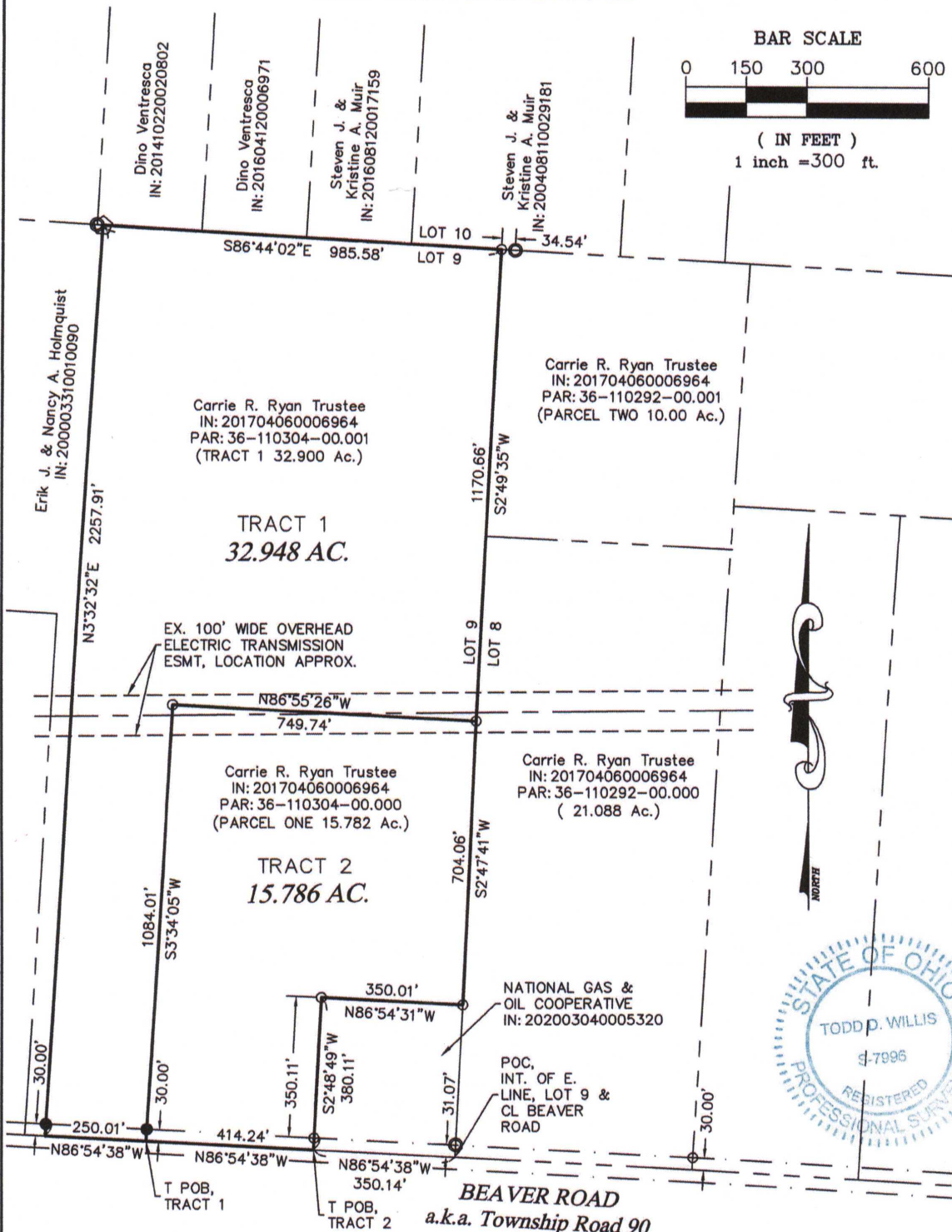
**PLAT OF SURVEY
RYAN PARCEL**

SITUATED IN LOT 9, 1ST QTR., TWP 2N, RNG 15W, U.S.M.L.,
JERSEY TOWNSHIP, LICKING COUNTY, OHIO

BAR SCALE



(IN FEET)
1 inch = 300 ft.



LEGEND

- 5/8" Dia. Iron Pin Found
- ⊙ 3/4" O.D. Iron Pipe Found
- Iron Pin Set 5/8" Dia x 30" L rebar w Org ID Cap
- ◇ Stone Found

BASIS OF BEARINGS

Ohio State Plane Grid, South Zone, NAD83(2011)

PROJ. NO. 21113

I hereby certify that this plat represents a true and accurate survey made under my direct supervision of the parcel herein shown and all measurements were made in accordance with Chapter 4733-37 of the Ohio Administrative Code.

Todd D. Willis
7-06-2021

Todd D. Willis, PS
Reg. No. S-7996
Willis Engineering & Surveying
740-739-4030



Tom Harvey
11062 Beaver Road NW
Johnstown, OH 43031

Re: Septic system and private water system for 11062 Beaver Road NW Johnstown, OH 43031

Mr. Harvey,

Regarding the address stated above, the Licking County Health Department has no issues with a change in use for the building located on the property with an existing well & septic system. The email correspondence between our office and you have stated that a maximum of 8 employees will be utilizing the building Monday – Friday. This equals an estimated usage of 160 gallons per day. The existing septic system was designed for a 3-bedroom home at 360 gallons per day. You have stated the building will have no public access. If any further changes are made, please notify our office.

If no alterations are made to either system (change in system components, additional buildings, new foundation), no permit will be needed from our office. We would request that a septic system inspection be performed and any servicing done to the system be reported to our office to ensure the septic system is in good working condition.

Please let us know if you have any other questions or concerns.

Thank you,
Scott Morris
Scott Morris, REHS
Licking County Health Department
Environmental Health Director
smorris@lickingcohealth.org
740-349-6504

Tom Harvey

From: Tom Weigand <tweigand@lickingcohealth.org>
Sent: Tuesday, January 16, 2024 10:19 AM
To: Tom Harvey
Cc: Scott Morris
Subject: RE: Hope Timber/ Septic system questions
Attachments: 11062 BEAVER.pdf; SEWAGE TREATMENT SERVICE PROVIDERS-08-28-2023.PDF;
SEWAGE TREATMENT HAULERS-06-05-2023.PDF

EXTERNAL EMAIL WARNING! Use caution with links or attachments. NEVER PROVIDE YOUR LOGIN OR PASSWORD!

Good morning Tom,

Per our discussion earlier, it seems that your plans to move to this building and use the existing well and septic should work. From what I gather, the building would house 7-8 employees working 5 days a week, and existing restrooms would be the only input to the septic system. I would also like to clarify if this building will expect many customers to be coming in and using the bathrooms on site. If you could just reply with confirmation/clarification on those items, then we can verify our estimation is accurate.

On another note, we highly recommend that prior to purchase that a septic inspection be performed. This could either be done by our office or a registered service provider (both for a fee). Having the system pumped prior to use may also be beneficial; some of the registered haulers are also registered as service providers and can perform an inspection at the same time as pumping. We would also like to have an affidavit for the use of the existing septic system, which essentially clarifies the intended use case of the system (including details of the number of employees, usage, etc.). Also, that if in the case a system failure occurs, that the property owner will notify our department and work on an appropriate fix for the system.

We had also discussed the use of the water well on the property. There should be no issue using it, especially if you plan to bring in drinking water. If you do plan on using the existing water well for drinking water, you might have it tested to ensure it meets drinking water standards. It passed the required bacteria sample when it was installed in 1999 and the system is approved, so by no means would it be required to be sampled.

Hopefully this information has helped clarify some things. I also went ahead and attached some documents to this email. The original well, septic, and plumbing applications are attached as well as the lists of registered service providers and haulers for septic systems. Feel free to reach back out if you have additional questions or any concerns. I've cc'd Scott Morris, our environmental health director, as he is in the loop on our discussion and can also answer any questions you have.

Best,
Tom Weigand
Sanitarian in Training
(740)349-6685
Licking County Health Department
675 Price Rd. | Newark, OH | 43055
www.lickingcohealth.org

SOUTHWEST LICKING COMMUNITY WATER & SEWER DISTRICT

MAILING ADDRESS:
P.O. Box 215
Etna, Ohio 43018

ADMINISTRATIVE OFFICE:
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January 11, 2024

Project Architecture Ltd.
c/o: Luke Baus
149 East Main Street
Hebron, OH 43025

Re: Water/Sanitary Utility Location Request – Beaver Road, Jersey Township, Licking County (036-110304-00.000)

Dear Mr. Baus,

Preliminarily, it appears that:

1. With relation to potable water services, the District is in preliminary design of a 16" water main on that is anticipated to be installed on Beaver Road SW. It is estimated that the water main constructed and in service by the fall of 2025; and
2. With relation to sanitary sewer services, the District is in design of the Raccoon Creek Wastewater Treatment Center. It is estimated that this facility will be constructed and operational by the fall of 2027. Additionally, the District is in preliminary design of the Worthington Road Trunkline Sewer Project. It is also estimated that these facilities would be constructed and operational by the fall of 2027. Sanitary sewer service for Beaver Road has not yet been identified within the Districts long range Capital Improvements Plan. The District is working with local governmental officials and stakeholders in area to determine the location and timing of additional sanitary sewer systems within Jersey Township.

Per SWLCWS District Rules and Regulations Section 106, "The District does not guarantee water and/or sanitary sewer service capacity to any person as defined herein for any purpose, whether such purpose be residential, commercial or industrial/manufacturing. Nothing in these Rules and Regulations or other written document of the District shall be construed to constitute an expressed or implied guarantee of the availability of water and/or sanitary sewer services to any property in any amount, or of the intent of the District to provide the same."

If you have any questions, please feel free to contact me at any time.

Sincerely,

Christopher Gilcher
Operations Director
740-927-0410
cgilcher@swlcws.com