

# Bandit Properties LLC

## Final Development Plan



August 5, 2024

**Applicant / Current Property Owners:**

Bandit Properties LLC  
Matthew J. Bryant, President  
11470 Fancher Road  
Westerville, Ohio 43082

**Jurisdiction:**

Harlem Township, Delaware County

**Parcel Number(s):**

316-340-02-015-000

**Site Address:**

11602 Fancher Road  
Westerville, Ohio 43082

**Property Area:**

6.74 acres

**Author:**

Plan 4 Land, LLC  
Joe Clase, AICP  
1 South Harrison Street, P.O. Box 306  
Ashley, Ohio 43003  
(740) 413-4084 phone  
[www.plan4land.net](http://www.plan4land.net)

**Existing Zoning District:**

Farm Residential District (FR-1)

**Proposed Zoning District:**

Planned Commercial and Office District  
(PCD)

**Proposed Development:**

Storage/Warehouse

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For Office Use Only  
Application#: HTZC 24-08  
Date Received: 7-1-2024  
Hearing Date: \_\_\_\_\_

Harlem Township Zoning Commission  
3883 S St. Rt. 605, Galena, Ohio, 43021  
[www.harlemtwp.com](http://www.harlemtwp.com)

## Application for Amendment of Township Zoning Map

Note: All information on Page 1 shall be completed by the applicant. Information is to be typed or printed with black ink.

Application will be received only at the regular monthly meeting of the Harlem Township Zoning Commission – held on the first Monday of every month – or as advertised in the Delaware Gazette or posted on the Harlem Township website.

Name of Owner(s): Bandit Properties LLC  
Mailing Address: 11602 Fancher Road  
City, State, Zip: Westerville, OH 43082  
Telephone (Home): (614) 288-5397  
Telephone (Work): Same as Above  
Subdivision Name if applicable: N/A  
Parcel ID: 316-340-02-015-000  
Current Zoning District: FR-1 Proposed Zoning District: PCD  
Current Use: Barn Proposed Use: Commercial  
Gross Acreage to be Rezoned: 6.74 Net Acreage to be Rezoned: 6.67 acres (0.07 Right-of-Way)

**Property Legal Description:** Applicant shall include a complete legal description and matching surveyor's rendition of the property. Such LEGAL DESCRIPTION shall include a copy of the deed and if the landowner(s) are not present a power of attorney for rezoning of said land. This data shall be submitted on additional sheets and attached to this application.

**Property Owners:** Names and addresses of all property owners on file at the Delaware County Treasurer or Auditor's Office that are ADJACENT, ADJOINING, CONTIGUOUS TO, OR ACROSS FROM the property that is to be rezoned. Use **Neighboring Properties Worksheet** if it is necessary to include more than four property owners.

1. Name: FANCHER FARMS LLC  
Address: PO BOX 951  
City, State, Zip: NEW ALBANY, OHIO 43054  
Parcel ID: 316-340-01-044-003

3. Name: DENISE ANN LUKSHIN  
Address: 11682 FANCHER ROAD  
City, State, Zip: WESTERVILLE, OHIO 43082  
Parcel ID: 316-340-02-014-002

2. Name: EVELYN SCHMIDT  
Address: 6540 MILLER PAUL ROAD  
City, State, Zip: WESTERVILLE, OHIO 43082  
Parcel ID: 316-340-02-015-001

4. Name: DARLENE A LUKSHIN  
Address: 3925 SANDHILL ROAD  
City, State, Zip: MARIETTA, OHIO 45750  
Parcel ID: 316-340-02-014-003

The undersigned certifies that this application and attachments thereto contain all information required by the Zoning Commission Procedural Guidelines and that all information contained herein is true and accurate and is submitted to induce the amendment of the zoning map. Applicant agrees to be bound by the provisions of Harlem Township Zoning Resolution, Delaware County.

Applicant Signature: [Signature] Applicant Signature: \_\_\_\_\_

**NOTE:** A Rezoning Application shall include all applicable fees required at time of submittal. A nonrefundable Application Base Fee is \$1,200.00, and the Acreage Fee is based on the actual acreage proposed for rezoning. The Acreage Fee is \$165.00 per acre, with a prorated amount of \$165.00 on any fraction of an acre thereof. For example, the acreage fee for 2.25 acres is \$330.00 + \$41.25= \$371.25. **When the applicant submits payment by check, two checks are required. One check will cover the Application Base Fee; the second check will cover the Application Acreage Fee.**



Neighboring Properties Worksheet

Use this page only if there are more than 4 property owners listed on the application.

Property Owners: Names and addresses of all property owners on file at the Delaware County Treasurer or Auditor's Office that are ADJACENT, ADJOINING, CONTIGUOUS TO, OR ACROSS FROM the property that is to be rezoned. Use this worksheet to continue listing the property owners from the application.

- 5. Name: FANCHER FARMS LLC
Address: PO BOX 951
City, State, Zip: Westerville, OH 43082
Parcel ID: 316-340-02-015-000
6. Name: DENISE ANN LUKSHIN
Address: 11682 FANCHER ROAD
City, State, Zip: NEW ALBANY, OHIO 43054
Parcel ID: 316-340-01-044-003
7. Name: EVELYN SCHMIDT
Address: 6540 MILLER PAUL ROAD
City, State, Zip: WESTERVILLE, OHIO 43082
Parcel ID: 316-340-02-014-002
8. Name: DARLENE A LUKSHIN
Address: 3925 SANDHILL ROAD
City, State, Zip: WESTERVILLE, OHIO 43082
Parcel ID: 316-340-02-015-001
9. Name: BOARD OF TOWNSHIP TRUSTEES HARLEM TOWNSHIP
Address: 3883 S STATE ROUTE 605
City, State, Zip: MARIETTA, OHIO 45750
Parcel ID: 316-340-02-014-003
10. Name: HARLEM TOWNSHIP TRUSTEES
Address: 3883 S STATE ROUTE 605
City, State, Zip: GALENA, OHIO 43021
Parcel ID: 316-340-01-044-001
11. Name: BANDIT PROPERTIES LLC
Address: 11450 FANCHER ROAD
City, State, Zip: WESTERVILLE OHIO 43082
Parcel ID: 316-340-02-019-001
12. Name: CJT DEVELOPMENT COMPANY LTD
Address: PO BOX 2939
City, State, Zip: WESTERVILLE OHIO 43086
Parcel ID: 316-340-02-019-000
13. Name: JAMES H NELSON
Address: 11421 FANCHER ROAD
City, State, Zip: WESTERVILLE OHIO 43082
Parcel ID: 316-340-01-054-000
14. Name: CHURCH OF THE SAVIOUR UNITED METHODIST
Address: 11239 FANCHER ROAD
City, State, Zip: WESTERVILLE OHIO 43082
Parcel ID: 316-340-01-045-000

- 15. Name: FANCHER CEMETERY
Address: 3883 S STATE ROUTE 605
City, State, Zip: GALENA OHIO 43021
Parcel ID: 316-340-01-055-000
16. Name:
Address:
City, State, Zip:
Parcel ID:
17. Name:
Address:
City, State, Zip:
Parcel ID:
18. Name:
Address:
City, State, Zip:
Parcel ID:
19. Name:
Address:
City, State, Zip:
Parcel ID:
20. Name:
Address:
City, State, Zip:
Parcel ID:
21. Name:
Address:
City, State, Zip:
Parcel ID:
22. Name:
Address:
City, State, Zip:
Parcel ID:
23. Name:
Address:
City, State, Zip:
Parcel ID:
24. Name:
Address:
City, State, Zip:
Parcel ID:

## **1.01 PROJECT TEAM**

### **Property Owner / Developer**

Bandit Properties LLC, Matthew J. Bryant, President  
11470 Fancher Road, Westerville, Ohio 43082

### **Site Planner**

Plan 4 Land, LLC, Joe Clase, AICP  
1 South Harrison Street, P.O. Box 306, Ashley, Ohio 43003  
(740) 413-4084, <http://www.plan4land.net>

### **Surveyor**

Benchmark Land Surveying, William D. Beer, PS #7980  
3501 Manila Drive, Westerville, OH 43081  
(614) 794-9609

### **Soil Scientist**

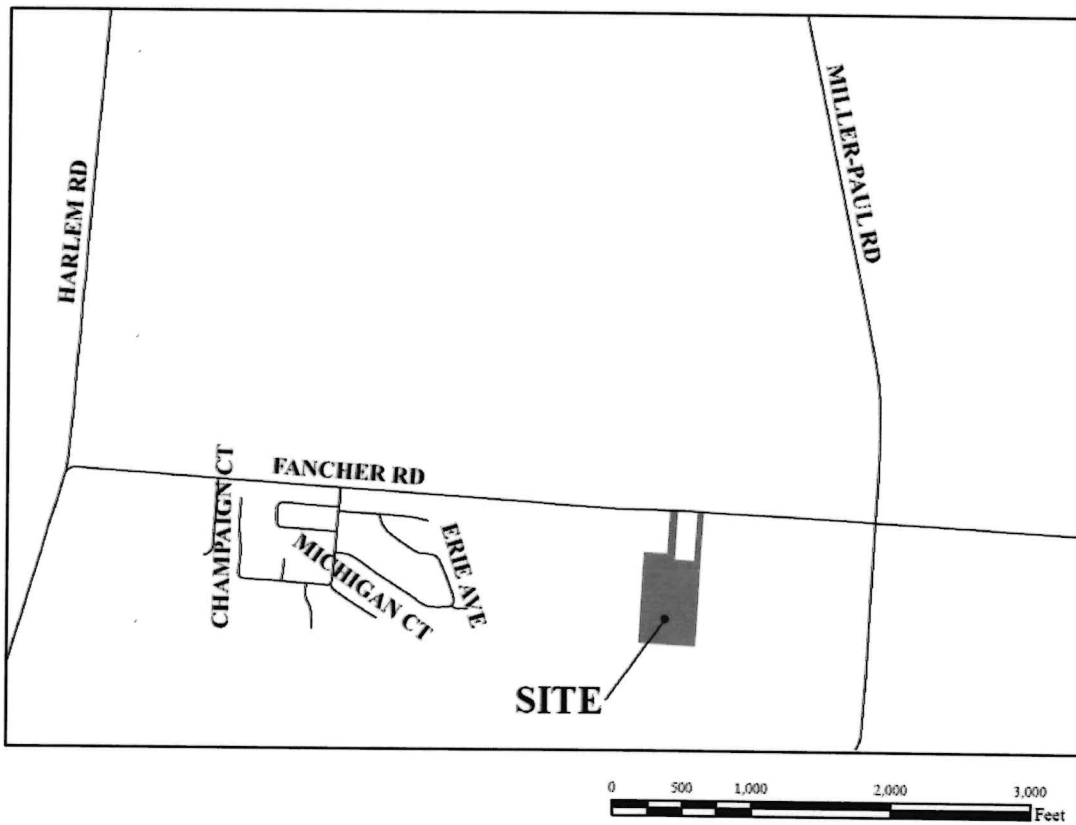
Steven Miller, CPSS  
P.O. Box 172, Kilbourne, OH 43032  
(614) 579-1164

## 2.01 DEVELOPMENT TEXT

The following zoning text shall apply to the Bandit Properties LLC property as the approved Planned Commercial and Office District (PCD) restrictions. This text indicates clarification, divergence, or additional restrictions related to the development and maintenance of the property. Unless specifically contradicted or modified herein, the provisions of the most recently adopted Zoning Resolution shall control this development.

The information presented below, and in the exhibits attached with this application, establishes the requirements for the development of this PCD zoning. The information provided below is presented in response to the requirements established in the Harlem Township Zoning Resolution. The restatement or summarizing of the text of the currently effective Harlem Zoning Resolution is presented in this application for format and informational purposes only; no change or modification of the text is intended or will occur as a result of the consideration or approval of this application. Boxed and bolded text following that zoning text indicates a response, explanation, clarification, divergence, or additional restriction, etc. related to that code provision.

The subject property has a total area of 6.74 acres, being parcel number 316-340-02-015-000 in Harlem Township, Delaware County, Ohio. The property address is 11602 Fancher Road, Westerville, Ohio 43082. The site is located in Zone X (Area of Minimal Flood Hazard) on FIRM Panel No. 39041C0289L dated 12/21/2023. The following location map is for reference. A complete survey and legal description is attached as an exhibit.



In accordance with Section 15.05 of the Harlem Township Zoning Resolution, the applicant is requesting to rezone the subject property from Farm Residential District (FR-1) to Planned Commercial and Office District (PCD).

**A. Application (Section 15.05A)**

The owner or owners of land within the township may request that the zoning map be amended to include such tracts in the Planned Commercial and Office District in accordance with the provisions of this Resolution.

The applicant is encouraged to engage in informal consultations with the Zoning Commission and Regional Planning Commission, prior to formal submission of development plan and request for an amendment of the zoning map, it being understood that no statement by Officials of the Township or the County shall be binding upon either.

**The applicant hereby requests to amend the zoning map for the subject property from FR-1 to PCD. The applicant has already engaged in informal conversations with the Harlem Township Zoning Commission and the Delaware County Regional Planning Commission prior to filing a formal application.**

**B. Development Plan (Section 15.05B)**

Development Plan: One original and thirteen (13) copies of the development plan shall be submitted to the Zoning Commission with the application, which plan shall include in text and map form the following:

1. The proposed size and location of the Planned Commercial and Office District.

**The subject property is defined by legal description (Exhibit 3) and survey plat (Exhibit 4) as prepared by Benchmark Land Surveying, dated August 6, 2018.**

<b>Gross Lot Size:</b>	<b>6.74 acre</b>
<b>Area in Right-of-Way:</b>	<b>0.07 acre</b>
<b>Net Lot Size:</b>	<b>6.67 acre</b>
<b>Lot Frontage:</b>	<b>60.37 ft. + 45.00 ft. (measured at road right-of-way line)</b>
<b>Lot Width:</b>	<b>407.39 ft. (measured at front building setback line)</b>
<b>Lot Depth:</b>	<b>956.76 ft. (measured from right-of-way to rear lot line)</b>

2. The general development character of the tract including the limitations or controls to be placed on all uses, with probable lot sizes, minimum setback requirements, and other development features including landscaping.

**The following limitations and controls shall be enacted on the subject property with approval of this rezoning request:**

- a. **Permitted Use:** The principal permitted use of the property shall be limited to “storage and warehousing” as specifically permitted in Section 15.03(H) of the Harlem Township Zoning Resolution. The permitted business type utilizing the property in line with this permitted use, shall be limited to landscape service

businesses (including tree care, lawn care and similar type businesses), agricultural support businesses (including seed suppliers, hauling logistics, equipment repair, and similar type businesses), and construction contractors (including plumbers, electricians, roofers, and similar type businesses). Exterior storage shall be limited to designated areas on the development plan for materials and equipment in accordance with the permitted use. Fuel and chemical storage shall be maintained in the designated area, central to the site, and in accordance with all federal, state and local regulations regarding such. Accessory permitted use of the property may include administrative services, office activities and onsite vehicle and equipment repair, if entirely enclosed within the existing building. The development plan shall prohibit herein any unlisted use, unless subsequently approved by the Harlem Township Zoning Commission and/or Board of Trustees, including residential use of this property. No production of goods or services shall occur onsite. Two 40-foot freight containers may be used for on-site storage and screening, as designated on the development plan.

b. **Hours of Operation:** Regular hours of business operation will be Monday through Friday between 7:00 a.m. and 9:00 p.m. Activities outside of these hours will be limited to employees having emergency access to supplies and equipment. Any activity on the property outside of permitted hours of operation, shall be limited to ensure no audible noise is generated that can be heard from neighboring residences. Noise of 40 dB or greater outside of these hours of operation shall be a violation of this development plan.

c. **Setbacks:** The principal building currently exists with the following setbacks that will be maintained:

Front Setback:	536.91 ft. from road centerline
Minimum Side Setback:	83.4 ft. minimum
Minimum Rear Setback:	355.75 ft. minimum

d. **Parking / Driveway:** The site will be primarily accessed by the existing driveway on the east 45-foot wide road frontage of this lot. No vehicular access will be permitted along the western 60-foot wide frontage. The driveway entrance shall be maintained to be a surface width of at least twenty (20) feet with asphalt and/or asphalt millings at the surface for the first 500 feet off the road. A total of twenty five (25) parking spaces for vehicles shall be maintained as delineated on the development plan to provide for employee parking. In accordance with parking standards for warehousing, this may provide for a minimum of 20 parking spaces, plus one space for each 2 employees. Parking spaces shall be ten (10) feet wide by twenty (20) feet deep. All drive aisles accessing storage and parking, shall be at least twenty-five (25) feet wide. Drive and parking surfaces beyond the 500-foot entrance drive shall be compacted aggregate, eliminating ruts and potholes, while minimizing dust.



- e. **Landscaping, Buffering and Stormwater:** The depicted development plan includes preservation of existing landscaping and open space, grass lawn outside of the planned improvements and maintaining two landscape screening mounds that shall be planted with natural grasses and/or mulched with natural woodchips to promote growth of natural woodland plants to screen parking and exterior storage areas. All landscape areas, shall be maintained free of weeds and exposed soils. Existing trees may be removed only if they are dead or dying. Any trees removed must be replaced with new plantings of a similar species totaling the same diameter of the tree trunk, measured at five (5) feet above the average grade around the tree. Existing stormwater is managed through a drainage tile and retention basin that will be maintained in functioning order.
- f. **Security:** Access to the building shall be through keys or electronic keypads at pedestrian access door(s). Video surveillance shall be provided to monitor all driveways, parking areas, perimeter of the building and storage areas to monitor assets and deter unauthorized access, theft and damage to property.
- g. **Lighting:** Outdoor lighting for the property shall be limited to existing downcast, can lighting in the soffit of the existing building. Such lighting shall be shielded to eliminate light being cast on any neighboring properties and controlled with photocell and/or timer. Specification for the location and foot candles of these lights is included in Exhibit 9.
- h. **Prohibitions on Storage of Certain Materials:** The storage of drugs, explosives or other dangerous materials are prohibited. It is understood that certain fuels, fertilizers, herbicides and pesticides may be stored onsite with the permitted use and these shall be stored in accordance with federal, state and local standards, including the standards of the Ohio Department of Agriculture. Any fuel storage shall have protective barriers, as required to secure it from damage. All fuel or chemicals stored outside of the building shall be stored on a concrete pad with a perimeter collection system to ensure they are not permitted to leach into the groundwater.
- i. **Employee & Vehicle Limitations:** No more than six (6) full-time equivalent employees shall work on-site. This shall be measured by the average weekly hours of operation. Off-site employees who report to this site to pick-up, drop-off or otherwise carpool to off-site job sites, shall be limited based on the amount of available parking spaces. No vehicles shall be regularly parked outside of designated spaces. No more than twenty-five (25) vehicles shall be permitted onsite.
- j. **Equipment & Material Storage:** Equipment and outdoor material storage shall be limited to those areas designated on the development plan and shall not exceed twenty (20) feet in height above grade. The depth of aisles shall not exceed 100 feet from any twenty-five (25) foot wide driveway aisle to provide for emergency access and safe circulation.

3. Architectural design criteria for all structures and criteria for proposed signs with proposed control procedures.

**The following architectural design criteria shall be enacted on the subject property with approval of this rezoning request:**

- a. **Building Materials:** The exterior building materials shall be steel siding. Roofing shingles may be metal, or dimensional asphalt shingles. All sides of the building shall contain steel wainscoting. All exterior materials must be at least 25-year guaranteed.
- b. **Building Colors:** All exterior walls shall be a red brick to mahogany shade and utilize a dark gray wainscoting at the base of the building and soffit. Accent colors will be white used for overhead and pedestrian entry doors, and windows, as applicable.
- c. **Building Dimensions:** A maximum building area of 4,000 square feet (current dimension of 64.1 feet by 62.0 feet). The maximum permitted building height shall be 35 ft.
- d. **Signage:** None proposed with this rezoning, though this development plan shall administratively permit one (1) future free standing identification sign, compliant with Section 22.04(B) and one (1) or more wall signs, compliant with Section 22.04(C) of the Harlem Township Zoning Resolution.

4. The proposed provisions for water, fire hydrants, sanitary sewer and surface drainage with engineering feasibility studies or other evidence of reasonableness.

**All known easements are depicted on the Development Plan and the following utility provisions and feasibility is provided herein:**

- a. **Construction Provision:** All new utilities shall be located underground.
- b. **Electric Service:** Existing electric is overhead by American Electric Power.
- c. **Water Supply:** The site contains an existing well for water service, approved by the Delaware General Health District, as evidenced by the inspection report provided herein as Exhibit 5.
- d. **Wastewater Treatment:** The site is served by an onsite septic system, approved by the Delaware General Health District. Soil evaluations were completed by Steve Miller in 2018 (attached Exhibit 6) for the primary septic system that was installed as well as a backup septic treatment system, if required. It is more probable that sanitary sewer would be available before a secondary system is necessary. A copy of the design permit is herein attached as Exhibit 7.

5. The proposed traffic patterns showing public and private streets and other transportation facilities, including their relationship to existing conditions, topographical and otherwise.

**The site will maintain one (1) controlled ingress/egress access off Fancher Road, as indicated on the Development Plan and restricted herein. This access shall allow for vehicles to enter and exit the public roadway in a forward direction with adequate area for maneuverability. Cross-access from the commercial outlot between the two frontages may be permitted, if granted by the neighboring owner. All internal circulation areas shall be reviewed and approved by the Harlem Township Fire Department and the Delaware County Engineer, as required to ensure property driveway widths, curve radius or other required conditions.**

6. The relationship of the proposed development to existing and probable uses of surrounding areas.

**The subject property is adjacent to another commercial property between it's road frontage on Fancher Road. It is also located behind the Fancher Road Cemetery. This and neighboring properties are recommended for future mixed use development at a density of eight (8) units per net developable acre. This probable use of the property and surrounding lands will provide for compatible commercial use in the future. The applicant's single-family house is located adjacent to west of the subject property. Other area single-family residences are depicted on the aerial photograph in the development plan. There are a number of commercial businesses located in the area of this site, that demonstrate compatibility of the proposed use with the area:**

- a. **Reichle Brothers Landscaping (AR-1) – 7050 Harlem Road**
- b. **Del-Car Used Auto Parts (AR-1) – 6650 Harlem Road**
- c. **Bell Electric Co. (C-2) – 10725 Fancher Road**
- d. **Judges Sanitation (C-2) – 10745 Fancher Road**
- e. **Harlem Township Storage Facility (PCD) – 10816 Fancher Road**
- f. **J. Beckner Construction (PCD) – 10840 Fancher Road**
- g. **AK Irrigation (PCD) – 10855 Fancher Road**
- h. **Kurapkat and Lakeman (C-2) – 10877 Fancher Road**
- i. **McRae's Lawn Service (AR-1) – 11101 Fancher Road**
- j. **Glen's Sports Barn (AR-1) – 11283 Fancher Road**

**k. Schmidt Property (C-2) – 11616 Fancher Road**

7. Location of schools, parks and other facility sites, if any.

**There are no schools or parks located on this site or surrounding lands, however there is one known burial ground adjacent to the property (i.e. Fancher Cemetery on Fancher Road), but no other known areas of archeological significance within and adjacent to the property.**

**The NWI wetlands, watercourses and waterbodies are included on the Development Plan indicating no such features onsite. The naturally occurring water feature (i.e. pond) is located in area preserved in open space.**

8. The proposed time schedule for development of the site including streets, buildings, utilities and other facilities.

**Upon completion of the rezoning process and any demonstration of compliance with the standards herein to the Harlem Township Zoning Inspector, the site will be utilized for business purposes. The Harlem Township Zoning Inspector shall be notified of any construction before it commences and after it is completed to allow for proper inspection.**

**It is intended that the PCD will allow for some proper utilization and return on investment of the existing improvements to this property until a mixed use development is designed and proposed in conformance with the current Harlem Township Comprehensive Plan.**

9. If the proposed timetable for development includes developing the land in phases, all phases to be developed after the first, which in no event shall be less than five (5) acres or the whole tract (whichever is smaller), shall be fully described in textual form in a manner calculated to give township officials definitive guidelines for approval of future phases.

**All improvement work, if any, will be in a single phase to be completed upon approval of this rezoning.**

10. The ability of the applicant to carry forth its plan by control of the land and the engineering feasibility of the plan.

**The owner / applicant has ownership and control of the land. The owner shall be responsible for any improvements highlighted in this plan, even if the business or businesses occupying the property are leasing the property.**

11. Specific statements of divergence from the development standards in Article XXI and/or XXII or existing county regulations or standards and the justification therefor. Unless a

variation from these development standards is specifically approved the same shall be complied with.

**Specific statements of divergences are highlighted in the following Section 3.01 of this development plan.**

12. Evidence of the applicant's ability to post a bond if the plan is approved assuring completion of the public service facilities to be constructed within the project by the developer.

**No public service facilities are planned to be constructed with this application and, as such, no bond will be required.**

### **3.01 LIST OF DIVERGENCES FROM ZONING RESOLUTION**

The following divergences are being requested:

- A. Section 15.05(F) – Divergence requested to allow existing parcel to remain un-platted as no additional easements or access easements or streets are required and therefore a plat shall not be required.
- B. Section 21.02(B) - Divergence to allow parking areas to remain gravel.

#### 4.01 PCD DEVELOPMENT STANDARDS (SECTION 15.06)

When a planned district is utilized it shall be in a manner that avoids isolated development. Any proposed development shall include plans for necessary infrastructure improvements and shall have minimal negative impact on existing residential areas. Infrastructure improvements include, but are not limited to, adequate roadways, and central water and sewer. The preservation of open spaces, township roadscapes, cultural resources, and existing natural features, as well as provisions for present and future connectivity between neighboring developments and pedestrian access to any development, shall be priorities when considering a development plan. In addition to any other provisions of this Resolution the following standards are required in this district.

- A. Fire and Explosion Hazards: All activities, including storage, involving flammable or explosive materials shall include the provisions of adequate safety devices against the hazard of fire and explosion. All standards enforced by the Occupational Safety and Health Administration shall be adhered to. Burning of waste materials in open fire is prohibited, as enforced by the Ohio Environmental Protection Agency.

**The development will be maintained in compliance with this standard.**

- B. Air Pollution: No emission of air pollutants shall be permitted which violate the Clean Air Act Amendments of 1977 or later amendments as enforced by the Ohio Environmental Protection Agency.

**The development will be maintained in compliance with this standard.**

- C. Glare, Heat, and Exterior Light: Any operation producing intense light or heat such as high temperature processing, combustion, welding, or other, shall be performed within an enclosed building and not be visible beyond any lot line bounding the property whereon the use is conducted.

**The development will be maintained in compliance with this standard.**

- D. Dust and Erosion: Dust or silt shall be minimized through landscaping or paving in such a manner as to prevent their transfer by wind or water to points off the lot in objectionable quantities.

**The development will be maintained in compliance with this standard.**

- E. Liquid or Solid Wastes: No discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply or interfere with bacterial processes in sewage treatment, shall be permitted. The standards of the Ohio Environmental Protection Agency shall apply

**The development will be maintained in compliance with this standard.**

- F. Vibrations and Noise: No uses shall be located and no equipment shall be installed in such a way as to produce intense, earth shaking vibrations which are discernible without instruments at or beyond the property line of the subject premises. Noise standards of the Environmental Protection Agency shall be adhered to.

**The development will be maintained in compliance with this standard.**

- G. Odors: No use shall be operated so as to produce the continuous, frequent, or repetitive emission of odors or odor-causing substances in such concentrations as to be readily perceptible at any point at or beyond the lot line of the property on which the use is located. The applicable standards of the Environmental Protection Agency shall be adhered to.

**The development will be maintained in compliance with this standard.**

- H. Setbacks: The physical relationships of the structures or use area and their minimum yard spaces shall be developed in strict compliance with the development plan or the provisions of Article XXI unless variance therefrom is approved.

**The development will be maintained in compliance with this standard.**

- I. Building Height Limits: No building or structure in this district shall exceed thirty-five (35) feet in height measured from the finished grade established not closer than fifteen (15) feet to the exterior wall of structure. Elevator shafts, aerials and antennas may be constructed to any safe height.

**The development will be maintained in compliance with this standard.**

- J. Building Dimensions: Buildings may contain such area of floor space as is approved in the development plan.

**The development will be maintained in compliance with this standard.**

- K. Landscaping: All yards, front, side and rear, shall be landscaped. Such landscaped plans shall be submitted with the subdivision plat and shall be subject to approval in the same manner required of the subdivision plat.

**The development will be maintained in compliance with the approved development plan.**

- L. Site Development: To the maximum extent possible, all natural drainage courses, vegetation, and contours in excess of six (6%) percent shall be maintained.

**The development will be maintained in compliance with this standard. All such features are proposed to be maintained.**

- M. Parking: Off-street parking shall be provided, at the time of construction of the main structure or building, with adequate provisions for ingress and egress according to the development plan. In preparing and approving the parking plan the provisions of Article XXI of this Resolution shall, when appropriate, be incorporated.

**The development plan delineates 25 vehicle parking spaces as well as equipment storage area that will be maintained in compliance with this standard, with the exception of the divergence requested to permit gravel parking. The main driveway is asphalt material, but the applicant desires to maintain gravel parking.**

- N. Signs: Except as controlled by Article XXII of this resolution, no signs shall be permitted in this district except a “For Sale” or “For Rent or Lease” sign advertising the tract on which the said sign is located. Such sign shall not exceed six (6) square feet in area on each side. The owner or developer of a subdivision or similar area may, upon the conditions and for the time period established by the Zoning Commission, erect one sign not exceeding forty-eight (48) square feet in area per side advertising said subdivision, development or tract for sale.

**The development will be maintained in compliance with this standard. No signage is proposed with this rezoning approval, but the development may consist of one freestanding identification sign and a wall sign in compliance with Article 22 of the Harlem Township Zoning Resolution.**

- O. The Township Zoning Commission and/or the Board of Township Trustees may impose special additional conditions relating to the development with regard to type and extent of public improvements to be installed, landscaping, development, improvement, and maintenance of common open space, and any other pertinent development characteristics.

**If additional conditions are requested with this approval, the applicant may verbally agree to them in the public record and they shall be documented with minutes that note the approval of this plan.**



**AFFIDAVIT – TEMPORARY POWER OF ATTORNEY**

I, the undersigned Affiant, hereby temporarily authorize individual(s) employed with Plan 4 Land, LLC to serve as my agent (attorney-in-fact) to act for me and in my name and for my use and benefit in making decisions regarding an application for rezoning, conditional use, variance and/or appeal regarding the subject real estate to which I own interest. There shall be no successor for this assignment.

This authorization allows Plan 4 Land, LLC to submit and represent the application to the furthest extent permitted by law. This authorization does NOT allow the assigned agent(s) to create, revoke or terminate any change in ownership, make a gift, assign or change survivorship rights, assign or create beneficiary designation, allow authorization of another person to exercise any rights under this power of attorney, waive any rights and/or exercise any fiduciary powers. The agent(s) are not to use the subject property to benefit them or any person whom the agent owes an obligation of support.

This temporary power of attorney shall be effective immediately upon my signature below and shall remain in effect for up to six (6) months after the effective date or until the proposed rezoning, conditional use, variance or appeal takes effect. If the subject application is not filed within 30 days of this authorization, this authorization is hereby terminated.

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it has terminated or is invalid.

**AFFIANT INFORMATION**

**Matt Bryant, Bandit Properties LLC**

Printed Name

11602 Fancher Road

Address

Westerville, Ohio 43082

City, State & Zip

**SUBJECT PROPERTY**

316-340-02-015-000

Parcel No(s).

6.74

Parcel Size

Harlem Twp., Delaware Co.

Jurisdiction

The above listed Affiant hereby executes this instrument.

  
Signature of Affiant

7-1-24  
Date

STATE OF Ohio  
COUNTY OF Delaware, ss:

On this 7 day of July, 2024, before me, a Notary Public in and for said County, personally came the Affiant in the foregoing affidavit, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

## LEGAL DESCRIPTION

6.74 acres

Situated in the State of Ohio, County of Delaware and in the Township of Harlem, located in Farm Lot 4, Section 3, Township 3, Range 16, United States Military Lands, and being a 6.74-acre tract conveyed to Bandit Properties LLC in Official Record 1620, Pages 1636-1638 and being more particularly described as follows:

Commencing, for reference at **Point of Beginning** at the intersection of the centerline of Fancher Road (County Road 20), being a 60-foot-wide road right-of-way, at the northeast corner of Fancher Cemetery lying south of Fancher Road (Deed Book 162, Page 231);

Thence S 86°53'26" E along the centerline of Fancher Road, and along the northern boundary of said tract, a distance of 60.37 feet to the northwest corner of a 1.118-acre tract deeded to Evelyn Schmidt;

Thence S 03°12'13" W a distance of 350.00 feet to the southwest corner of the same 1.118-acre tract deeded to Evelyn Schmidt (passing an iron pin in the south right-of-way line of Fancher Road at 30.00 feet);

Thence S 86°53'26" E a distance of 138.36 feet along the southern boundary of said 1.118-acre tract deeded to Evelyn Schmidt to an iron pin found;

Thence N 03°26'36" E a distance of 350.01 feet to the northeast corner of the same 1.118-acre tract deeded to Evelyn Schmidt to a railroad spike found (passing an iron pin in the south right-of-way line of Fancher Road at 320.01 feet);

Thence S 86°53'26" E along the centerline of Fancher Road, and along the northern boundary of said tract to its northeast corner, a distance of 45.00 feet to the northwest corner of a 5.011-acre tract deeded to Denise Ann Lukshin;

Thence S 03°26'36" W a distance of 956.76 feet to the southeast corner of said tract at the southwest corner of a 5.309-acre tract deeded to Darlene A. Lukshin to an iron pin found (passing an iron pin in the south right-of-way line of Fancher Road at 30.00 feet and another iron pin dividing the lands of Denise Ann Lukshin and Darlene A. Lukshin);

Thence N 86°43'50" W a distance of 407.39 feet to the southwest corner of said tract to the southeast corner of a 7.2-acre tract deeded to Matthew J. and Ashley A. Bryant (passing an iron pin found at 45.00 feet);

Thence N 03°11'09" E a distance of 643.83 feet along the western line of said tract and the eastern line of a 7.2 acre tract deeded to Matthew J. and Ashley A. Bryant to an iron pin found;

Thence S 87°55'51" E a distance of 166.76 feet, along the southern line of Fancher Cemetery to an iron pin found at the southwest corner of Fancher Cemetery;

Thence N 03°08'28" E a distance of 308.74 feet to the northeast corner of the Fancher Cemetery (passing an iron pin in the south right-of-way line of Fancher Road at 278.74 feet) to the **Point of Beginning**.

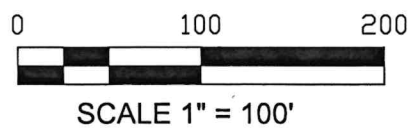
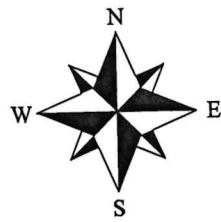
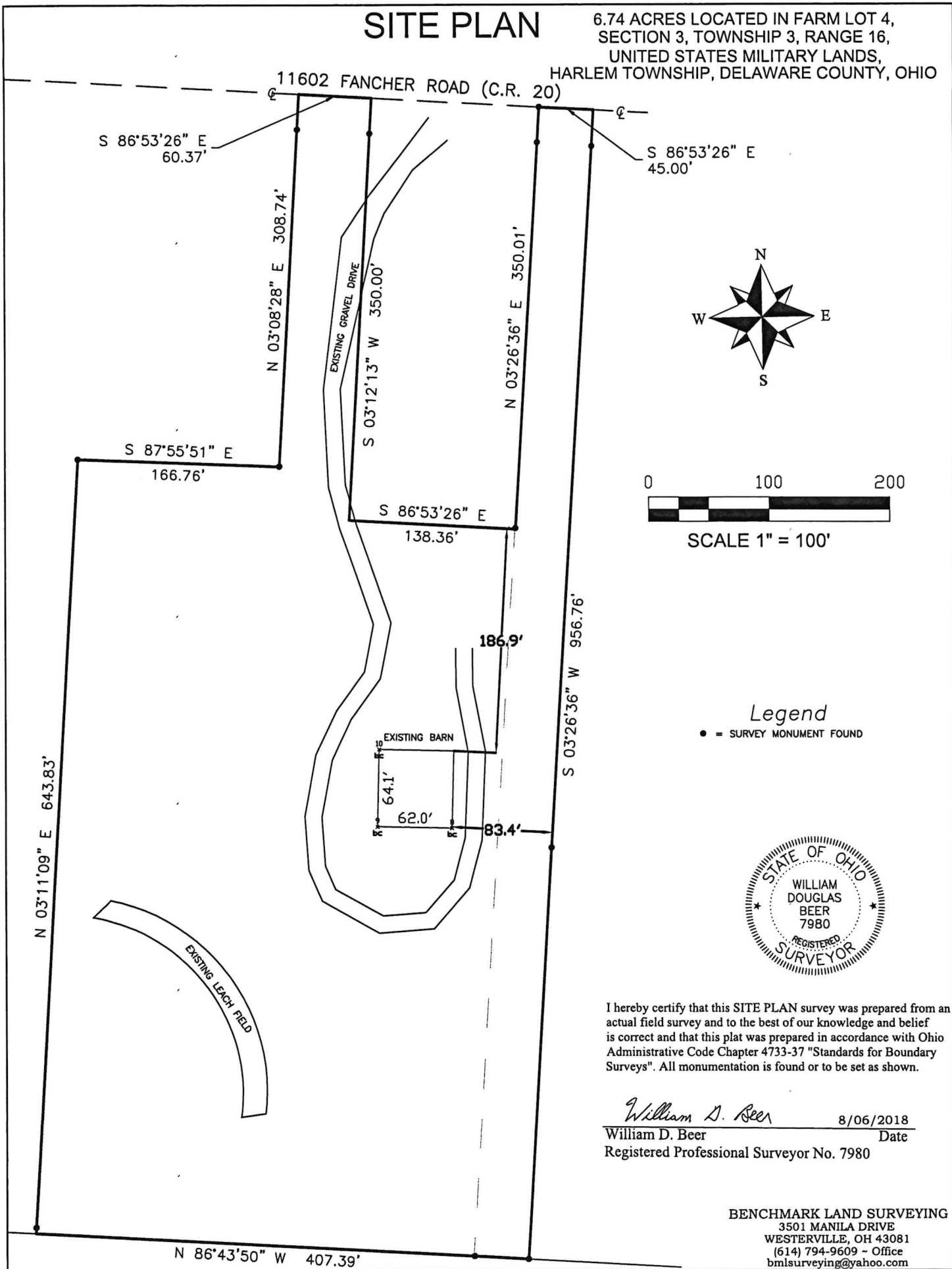
Legal description is based on a field survey and site plan, dated August 6, 2018, prepared by William D. Beer, Registered Professional Surveyor No. 7980.

All references being to the records of the Recorder's Office, Delaware County, Ohio.

Parcel Number 316-340-02-015-000

# SITE PLAN

6.74 ACRES LOCATED IN FARM LOT 4,  
SECTION 3, TOWNSHIP 3, RANGE 16,  
UNITED STATES MILITARY LANDS,  
HARLEM TOWNSHIP, DELAWARE COUNTY, OHIO



### Legend

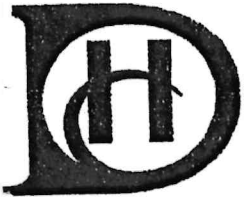
● = SURVEY MONUMENT FOUND



I hereby certify that this SITE PLAN survey was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or to be set as shown.

*William D. Beer* 8/06/2018  
 William D. Beer Date  
 Registered Professional Surveyor No. 7980

BENCHMARK LAND SURVEYING  
 3501 MANILA DRIVE  
 WESTERVILLE, OH 43081  
 (614) 794-9609 - Office  
 bmlsurveying@yahoo.com



**Delaware General  
Health District**  
Dedicated to your health

# Delaware General Health District

1 and 3 West Winter Street • P.O. Box 570  
Delaware, Ohio 43015-0570  
(740) 368-1700 Fax (740) 368-1736  
www.delawarehealth.org

Shelia L. Hiddleston, RN, MS  
Health Commissioner

January 31, 2017

MATTHEW & ASHLEY BRYANT  
15265 OLIVE GREEN RD  
CENTERBURG, OH 43011

Dear MATTHEW & ASHLEY BRYANT:

RE: 11602 FANCHER RD

We are pleased to report that the water sample(s) taken at the above referenced address on 01/25/2017, were found to be at an acceptable level at the time of sampling. This represents the final requirement for the approval of the private water system. As such the private water system is hereby approved.

If you have any questions regarding this matter, please call 740-368-1700. Our office hours are 7:30 a.m. to 5:00 p.m., Monday through Friday.

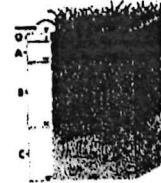
Sincerely,

AARON DECKER R.S.  
Residential Services Unit  
Environmental Health Division  
DELAWARE GENERAL HEALTH DISTRICT

Cc: KEEN WELL & PUMP INC  
KEEN WELL & PUMP INC

*"Healthy People, Healthy Habits, Healthy Communities"*  
Environmental Health • Plumbing • Keep Delaware County Beautiful  
Vital Statistics • Clinic Services • Health and Safety Education • WIC

Soil and Environmental  
Consulting Services, Inc.



Wednesday, December 21, 2016

Matt Bryant  
614-288-5397  
BryantsTree@gmail.com

**Re: Soil investigation for onsite sewage treatment suitability for 11602 Fancher Road,  
Harlem Township, Delaware County, Ohio.**

Enclosed you will find the requested detailed soil descriptions for 11602 Fancher Road, Harlem Township, Delaware County, Ohio.

The soils of the selected sites were mapped and described on the enclosed sheets for your records. The locations of the soil borings have been located using GPS and the locations have been delineated on the enclosed map. Copies of this letter, soil boring descriptions, sketch, and system drawing should be submitted to local health department. The health department will make the determination as to whether the soil and site area is suitable for onsite sewage treatment. It may also be necessary for the soil borings to be located by a surveyor.

Please protect all areas approved for septic disposal by having the contractor stake and rope off the proposed locations prior to driveway and basement excavation. No soil, building, or waste material should be stored on the proposed absorption areas. Disturbance to the areas may result in compaction and the subsequent failure of the system. Any disturbance to the absorption area voids the results of this analysis.

If you have any questions or want to move forward with the septic design process feel free to contact us.

Steven Miller, CPSS



1. INTERPOLATION - IN THIS PAGE  
IN THE CASE OF THE BOUNDARY LINE  
DIMENSIONS IN THE CENTER OF THE  
LINE AND NOT IN THE END OF THE  
EFFECTIVE SCALAR. THE SCALAR IS  
EFFECTIVE SCALAR. THE SCALAR IS  
EFFECTIVE SCALAR. THE SCALAR IS

BY THE STATE AND DIVISION

STATE OF TEXAS  
COUNTY OF ...  
SECTION ...  
TOWNSHIP ...

# Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Delaware  
 Township / Sec.: Harlem  
 Property Address/Location: 11602 Fancher Road  
 Applicant Name: Matt Bryant  
 Address: \_\_\_\_\_  
 Phone #: \_\_\_\_\_  
 Lot #: 1  
 Test Hole #: \_\_\_\_\_  
 Latitude/Longitude: 40.13118997 -82.826546  
 Method: Pit Auger  Probe

Land Use / Vegetation: Lawn  
 Landform: Till Plain  
 Position on Landform: Backslope  
 Percent Slope: 1 to 2%  
 Shape of Slope: Linear / Linear  
 Bedrooms or GPD: 4  
 Date: Tuesday, December 20, 2016  
 Evaluator: Steven Miller, CPSSc  
Soil & Environmental Consulting, Inc.  
P.O. Box 172  
 Job Number: Kilbourne OH 43032  
 Soil Series: 16L055



Signature: [Signature]  
 Phone#: p-614.579.1164  
soilconsultant@yahoo.com

Soil Profile		Estimating Soil Saturation				Estimating Soil Permeability						Other Soil Features
		Munsell Color (hue, value, chroma)		Redoximorphic Features		Texture		Structure		Consistence		
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0 to 12	10YR 3.5/3			sil	20	2	2	m	gr	fr	
Bt1	12 to 30	10YR 5/4	20%10YR 5/6	20%10YR 5/2	sic1	35	2	2	m	sbk	fi	
Bt2	30 to 38	10YR 5/6		30%10YR 5/2	sic1	38	2	2	m	sbk	fi	
BC	38 to 42	10YR 5/4		20%10YR 5/2	sic1	36	2	1	m	sbk	fi	
Cd	42+	10YR 4/4		15%10YR 5/2	cl	35	5	0		m	vfi	
<b>Limiting Conditions</b>												
Perched Seasonal Water Table	Depth to (in.)	Descriptive Notes										
Apparent Water Table	12	perched on glacial till										
Highly Permeable Material	>50	See attached letter and map for more detailed information										
Bedrock	>50											
Restrictive Layer	42	glacial till										

Note : The evaluation shall include a complete site plan or site drawing including all requirements in paragraphs (B)(1) through (B)(4) of OAC 3701-29-08.



# Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Delaware  
 Township / Sec.: Harlem  
 Property Address/Location: 11602 Fancher Road  
 Applicant Name: Matt Bryant  
 Address: \_\_\_\_\_  
 Phone #: \_\_\_\_\_  
 Lot #: 2  
 Test Hole #: \_\_\_\_\_  
 Latitude/Longitude: 40.13090391 -82.82661423  
 Method:      Pit      Auger X Probe

Land Use / Vegetation: Lawn  
 Landform: Till Plain  
 Position on Landform: Backslope  
 Percent Slope: 1 to 2%  
 Shape of Slope: Linear / Linear  
 Bedrooms or GPD: 4  
 Date: Tuesday, December 20, 2016  
 Evaluator: Sieven Miller, CPSSC  
 Soil & Environmental Consulting, Inc.  
 P.O. Box 172  
 Kilbourne OH 43032  
 Job Number: \_\_\_\_\_  
 Soil Series: 16L055



Signature: [Signature]  
 Phone#: P-614.579.1164  
 Email: soilconsultant@yahoo.com

Soil Profile		Estimating Soil Saturation				Estimating Soil Permeability					
		Munsell Color (hue, value, chroma)		Redoximorphic Features		Texture		Structure		Consistence	
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence
Ap	0 to 6	10YR 4/3			sil	20	2	2	m	gr	fr
Bt1	6 to 14	10YR 5/6			sic1	32	2	2	m	sbk	fi
Bt2	14 to 35	10YR 5/6		10%10YR 5/2	sic1	36	2	2	m	sbk	fi
BC	35 to 39	10YR 5/4		30%10Yr-5/2	sic1	35	2	1	m	sbk	fi
Cd	39+	10YR 4/4		25%10YR 5/2	cl	33	5	0	m	m	vfi
<b>Limiting Conditions</b>											
Perched Seasonal Water Table	Depth to (in.)	14	Descriptive Notes		perched on glacial till						
Apparent Water Table	Depth to (in.)	>50	Surface water should be diverted around system. Subsurface ag drainage may be present.								
Highly Permeable Material	Depth to (in.)	>50	See attached letter and map for more detailed information								
Bedrock	Depth to (in.)	>50									
Restrictive Layer	Depth to (in.)	39	glacial till								

Note : The evaluation shall include a complete site plan or site drawing including all requirements in paragraphs (B)(1) through (B)(4) of OAC 3701-29-08.

Landform
Upland*
Terrace
Flood Plain
Lake Plain
Beach Ridge
*Includes glacial till plain and end moraine

Position on Landform
Depression
Flat
Knoll
Crest
Hillslope
Footslope

Shape of Slope
Convex
Concave
Linear
Complex

Horizon Nomenclature		
Master Horizons	Horizon Suffixes	Horizon Modifiers
O Predominantly organic matter (litter & humus)	a Highly decomposed organic matter	Numerical Prefixes: Used to denote lithologic discontinuities.
A Mineral, organic matter (humus) accumulation, loss of Fe, Al, clay	b Buried genetic horizon	
E Mineral, loss of Si, Fe, Al, clay, organic matter	d Dense layer (physically root restrictive)	Numerical Suffixes: Used to denote subdivisions within a master horizon.
B Subsurface accumulation of clay, Fe, Al, Si, humus; sesquioxides; loss of CaCO <sub>3</sub> ; subsurface soil structure	e Moderately decomposed organic matter	
C Little or no pedogenic alteration, unconsolidated earthy material, soft bedrock	g Strong gley	
R Hard bedrock	i Slightly decomposed organic matter	
	p Plow layer or artificial disturbance	
	r Weathered or soft bedrock	
	t Illuvial accumulation of silicate clay	
	w Weak color or structure within B	
	x Fragipan characteristics	

Soil Texture	
Texture Class Abbreviations	Textural Class Modifiers
Course Sand cos	Gravelly GR
Sand s	Fine Gravelly FGR
Fine Sand fs	Medium Gravelly MGR
Very Fine Sand vfs	Coarse Gravelly CGR
Loamy Coarse Sand lcos	Very Gravelly VGR
Loamy Sand ls	Extremely Gravelly XGR
Loamy Fine Sand lfs	Cobbly CB
Loamy Very Fine Sand lvfs	Very Cobbly VCB
Coarse Sandy Loam cosl	Extremely Cobbly XCB
Sandy Loam sl	Stony ST
Fine Sandy Loam fsl	Very Stony VST
Very Fine Sandy Loam vfl	Extremely Stony XST
Loam l	Bouldery BY
Silt Loam sil	Very Bouldery VBY
Silt si	Extremely Bouldery XBY
Sandy Clay Loam scl	Channery CN
Clay Loam cl	Very Channery VCN
Silty Clay Loam sicl	Extremely Channery XCN
Sandy Clay sc	Flaggy FL
Silty Clay sic	Very Flaggy VFL
Clay c	Extremely Flaggy XFL

\*Estimate approximate clay percentage within 5 percent

Soil Structure					
Grade		Size		Type (Shape)	
Structureless	0	Very Fine	vf	Granular	gr
Weak	1	Fine	f	Angular Blocky	abk
Moderate	2	Medium	m	Subangular Blocky	sbk
Strong	3	Coarse	co	Platy	pl
		Very Coarse	vc	Prismatic	pr
		Extr. Coarse	ec	Columnar	cpr
		Very Thin*	vn	Single Grain	sg
		Thin*	tn	Massive	m
		Thick*	tk	Cloddy	CDY
		Very Thick*	vk		

\* The sizes Very Thin, Thin, Thick, and Very Thick, are used when describing platy structure only. Substitute thin for fine, and thick for coarse when describing platy structure.

Moist Consistence	
Loose	l
Very Friable	vfr
Friable	fr
Firm	fi
Very Firm	vfi
Extremely Firm	efi

For a more detailed explanation on describing and sampling soils, please refer to the "Field Book for Describing and Sampling Soils" Schoeneberger, P.J., Wysocki, D.A., Benham, E.C., and Broderson, W.D. (editors) 2002. Field book for describing and sampling soils, version 2.0. Natural Resources Conservation Service, USDA, National Soil Survey Center, Lincoln, NE.

Receipt # 2003933

Permit # 2017015

Local Health District  
Delaware General Health District

# Permit To Install or Alter a Sewage Treatment System

The issuance of this permit confirms that all requirements of OAC rule 3701-29-09(B) are complete as documented below.

Site Review Application, associated fees, and the following:

Completed Soil Evaluation in accordance with OAC rule 3701-29-07, If waived by the Board of Health, state why: \_\_\_\_\_

Completed STS Design, in accordance with OAC rule 3701-29-10 Estimated System Cost: \$ 17,000

If applicable, Incremental replacement plan as per OAC rule 3701-29-09 (C).

Application for Permit and associated fees

Proof of registration with the Ohio EPA Class V injection well program  N/A

This sewage treatment system permit is being issued to:

Owner's or Designate Representative's Name (printed) **Mathew & Ashley Bryant** Township **Harlem**

Property Street Address, City, OH (location of the installation, replacement or alteration)  
**11602 Fancher Rd., Westerville, OH**

STS Contractor(s) performing the work.

1	Company Name: <b>Wee Dig It</b>	Installer Registration #: <b>184</b>
	Company Address: <b>6779 Johnsville Rd., Centerburg, OH</b>	
2	Company Name:	Installer Registration #:
	Company Address:	

- Notice to the Owner and STS Contractor:**
- The installation, replacement or alteration shall comply with the approved site review, any conditions of this permit, and any conditions of a product approval, the design, and Chapter 3701-29 of the Administrative Code.
  - The owner of the STS and/or an authorized agent shall be responsible for all coordination between the local health district, designer, soil evaluator, installer, and Ohio EPA, if applicable.
  - The protection of the sewage treatment system area is required prior to, during, and after construction.
  - This installation, replacement or alteration permit may be revoked by the board of health prior to its expiration if a change in site conditions, the quality of the work, or if other conditions arise that are not in compliance with Chapter 3701-29 of the Administrative Code.
  - This permit is valid for one (1) year from the date issued by the Board of Health.

**Sewage Treatment System Permit Requirements**  Installation  Replacement  Alteration

**Sewage Treatment System:**

1.  Soil Absorption      2.  NPDES System      3.  Non-NPDES System      4.  Tank Replacement

**Gray Water Recycling System:**

1.  Type 1      2.  Type 2      3.  Type 3      4.  Type 4

**System Description:**

1.  Septic tank to shallow leach lines      2.  Pretreatment to shallow leach lines      3.  Septic tank to 18"-30" leach lines

4.  Pretreatment to 18"-30" leach lines      5.  Septic tank to sand mound      6.  Pretreatment to sand mound

7.  Septic tank to drip distribution      8.  Pretreatment to drip distribution      9.  NPDES System

10.  Other \_\_\_\_\_      11.  Septic Tank to LPP      12.  Pretreatment to LPP

13.  Spray Irrigation      14.  Privy or Holding tank      15.  Sand Lined Systems

**Soil Depth Credit (if applicable)**

1.  One foot credit allowed      2.  Two foot credit allowed       Six inch credit allowed

Was a variance granted by the Board of Health prior to this permit being issued?  Yes  No

Date Approved (if Yes): \_\_\_\_\_ Variance requested for OAC 3701-29- \_\_\_\_\_

Comments: \_\_\_\_\_

PROPERTY OWNER or DESIGNATE REPRESENTATIVE SIGNATURE (if applicable) *[Signature]* DATE OF SIGNATURE: **1-30-17**

**\*THIS PERMIT IS VALID ONE (1) YEAR FROM THE DATE ISSUED.\***

DATE ISSUED: **1/30/2017**

PERMIT ISSUED BY (RS or SIT only)  
**Aaron T. Decker R.S., REHS** SIGNATURE *[Signature]*

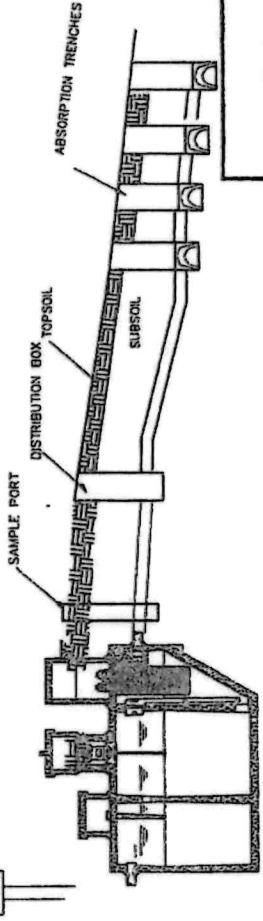
PERMIT EXTENSION

Approved By	Date Approved	Date Expires
-------------	---------------	--------------



CONTROL AND WARNING CENTER (AUDIO AND VISUAL)

**SYSTEM SCHEMATIC**  
(Not Intended For Construction)



**APPROVED**  
Delaware General Health  
District  
By *Aaron Decker R.S.*  
Date *1-30-17*

**GENERAL NOTES - CHAMBER SYSTEM WITH AERATION**

1. ALL INSTALLATION AND CONSTRUCTION TECHNIQUES SHALL CONFORM TO OHIO ADMINISTRATIVE CODE 3701.29 PERTAINING TO ONSITE SEWAGE SYSTEMS AND THE PERMIT FOR THIS SITE. THIS DESIGN COMPLIES WITH OAC 3701.29 AND LOCAL HEALTH BOARD CODE AND HAS BEEN REVIEWED BY THE LHO TO MEET ALL STANDARDS. NO GUARANTEES OR IMPLIED WARRANTIES.
2. THE INSTALLATION OF THIS SYSTEM SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND PROCEDURES AS SUPPLIED BY THE MANUFACTURER OF THE EQUIPMENT.
3. ALL PVC PIPE AND FITTINGS SHALL BE IN ACCORDANCE WITH PRESSURE APPLICATIONS BETWEEN HOUSE AND TANKS. THE PIPE BETWEEN THE TANK, AND LEACHING TRENCH MAY BE SCH. 40 OR SCH. 35. ALL GULLED JOINTS SHALL BE CLEANED AND PRIMED WITH PURPLE (DYE) PVC PRIMER PRIOR TO BEING GULLED.
4. NO WET WEATHER INSTALLATION PERMITTED.
5. NO ACTIVITY ON ABSORPTION TRENCHES OR STORAGE MATERIALS ON ABSORPTION AREA. ABSORPTION AREA MUST BE PROTECTED WITH CONSTRUCTION OR SET FENCE.
6. HORIZONTAL SPACING BETWEEN TRENCH SIDEWALL MUST BE A MINIMUM OF FOUR FEET.
7. THE BUILDING SEWER SHALL BE 4" SCH. 40 WITH A MINIMUM SLOPE OF 1/8" PER FOOT. THERE SHALL BE NO BENDS GREATER THAN 45 DEGREES. CLEANOUTS SHOULD BE PROVIDED EVERY 100 FEET. FOR CONSTRUCTION TECHNIQUES AND GUIDANCE REFER TO OAC 3701.29 AND THE OHIO DEPARTMENT OF HEALTH WEBSITE.
8. SHOULD BE NOTED: THE TRENCHES SHALL BE INSTALLED WITH A MINIMUM SOIL DISTURBANCE. TREES SHOULD BE CUT OFF WITHIN THE SOIL SURFACE AND TRENCHES SHALL BE INSTALLED AROUND THE LARGER STUMPS. EXCESSIVE SOIL DISTURBANCE WILL REQUIRE THE SYSTEM TO BE RELOCATED.
9. THE CONTRACTOR SHALL BE LICENSED WITH THE LOCAL HEALTH DEPARTMENT TO INSTALL THIS TYPE OF SYSTEM. THE CONTRACTOR SHALL HOLD A PRE CONSTRUCTION MEETING WITH THE INDIVIDUALS RESPONSIBLE FOR SOIL EVALUATIONS, SYSTEM DESIGN, PERMITTING, AND INSPECTIONS PRIOR TO SITE WORK BEGINNING TO ENSURE PROTECTION OF SOIL CONDITIONS AND TO REQUIRE THE INSTALLATION OF THE SYSTEM TO DEVIATE FROM THESE PLANS.
10. ALL SITE WORK SHALL STOP IMMEDIATELY AND THE DESIGNER SHALL BE NOTIFIED. ANY ONGOING WORK SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. NEVER ENTER A SEPTIC TANK. ANY WORK TO REPLACE PUMPS, SWITCHES, OR CONNECTIONS SHOULD BE MADE FROM THE OUTSIDE. THE SEWAGE GASES PRODUCED IN THE TANK CAN BE A HAZARDOUS TO HEALTH.
12. IT IS RECOMMENDED THAT ALL TREES AND SHRUBS SHALL BE CLEARED AT LEAST 25' AWAY FROM THE LEACHING TRENCHES. IF TREES ARE NOT REMOVED HOMEOWNER ACCEPTS THE RISK ASSOCIATED WITH ROOTS. SOME TREE SPECIES ARE MORE AGGRESSIVE AT SEEKING WATER THAN OTHERS; RESEARCH TREE SPECIES PRIOR TO PLANTING NEAR SYSTEM OR IF EXISTING TREES ARE NEAR BY.
13. IT WILL BE NECESSARY TO CHECK FOR FONDING NEAR THE CHAMBER TRENCHES AND INSPECT THE TANK FOR FLOOR OR SPEED LEAKS IN THE DISTRIBUTION BOX. TWENTY-FIVE PERCENT OF THE SYSTEM SHOULD BE CLOSED AT ALL TIMES TO ALLOW THE BIOMAT TO DECOMPOSE. LEACHING TRENCHES HAVE A LIMITED LIFE SPAN AND BEGIN CLOSING THE SOIL AT THE POINT CLOSES TO THE DISTRIBUTION BOX. ROTATING TRENCH RESTING WILL SLOW THE CREEPING FAILURE RATE AND INCREASE SYSTEM LONGEVITY.
14. THE MINIMUM COVER OVER THE CHAMBER IS 6" OR MANUFACTURER'S SPECIFICATION. THE CHAMBER TRENCH SHALL BE COVERED WITH A MINIMUM OF 18" OF TOPSOIL. THE COVER SHALL BE INSTALLED TO THE SPECIFIED TRENCH DEPTH.
15. THE FIRM APPROVED AND SANITATED PLANS FROM THE HEALTH DEPARTMENT MUST BE USED FOR INSTALLATION.
16. HOMEOWNER IS AWARE OF SYSTEM INSTALLATION AND OPERATION COSTS AND OF OTHER SEWAGE TREATMENT SYSTEM OPTIONS.
17. SEE OHIO DEPARTMENT OF HEALTH AND AERATOR WEBSITE FOR OPERATION AND MAINTENANCE INFORMATION.
18. CONTACT THE DESIGNER FOR QUESTIONS OR CLARIFICATIONS. SITE VISITED ON 12/20/2016
19. PURPLE FLAGS ON SITE REPRESENT THE PERIMETER OF THE SEWAGE SYSTEM.

**Estimated Quantities**

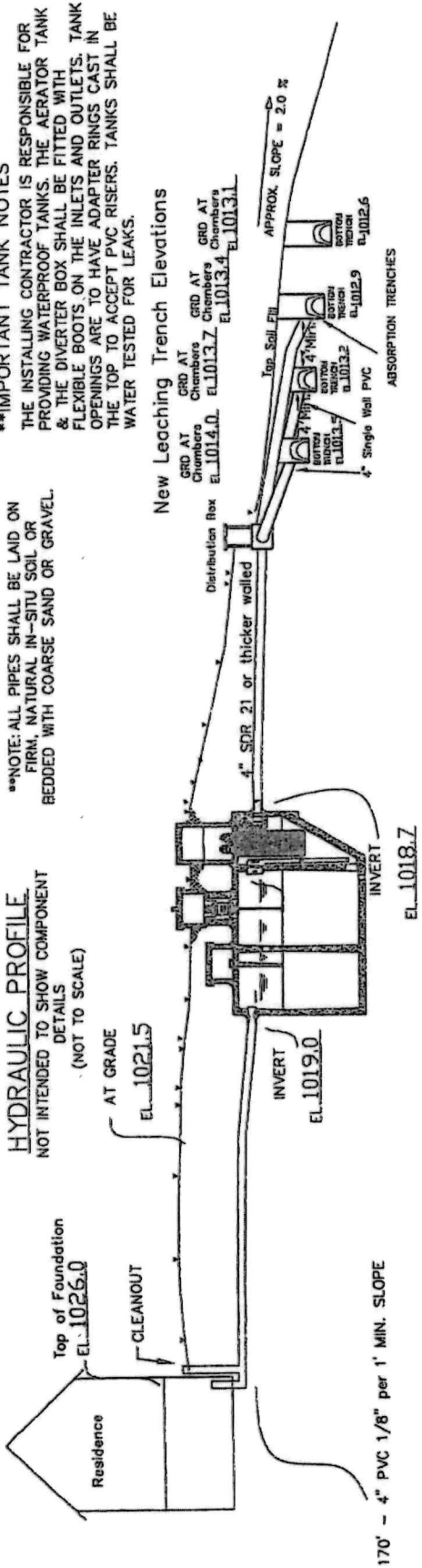
- 4" PVC SCH 40 Pipe (& Fittings) 200 feet
- Quick4 Equalizer 36 L.P. Chamber (22") 800 feet
- Quick4 Plus ALL-IN-ONE Endcaps 36 (22") 8 each
- Quick4 Plus Standard Endcaps 36 (22") 8 each
- 4" SDR 21 Pipe or thicker walled (& Fittings) 320 feet
- AGGREGATE (Tank, d-box, pipe bed) As Needed
- 4" PVC SCH 40 Clean Outs 1 each
- Distribution Box 1 each
- Speed Levels or 90 Degree Elbow 8 each
- Jet 500 ATU or Equivalent 1 each
- Electric Service Supply Material As Needed
- Inspection Ports 8 each
- Top Soil Cover from Site and/or Hauled In 8+ inches

- SHEET 1 COVER SHEET & NOTES
- SHEET 2 HYDRAULIC PROFILE
- SHEET 3 SITE LAYOUT
- SHEET 4 AERATOR DETAILS
- SHEET 5 CALCULATION SHEET

Notice to Landowner and Contractor - Call Before You Dig  
It is the landowner and contractor's responsibility to contact the Ohio Utilities Protection Service 48 hours prior to construction. All utilities shall be clearly marked and identified prior to any construction activities.  
Call OUPS at 1-800-382-2764.

TITLE: COVER PAGE & NOTES	
Bryant Residence 11802 Fancher Road Harlem Township, Delaware County, Ohio	
DR. BY: SAM	Drawn By: Soil & Environmental Consulting Services, Inc.
DATE: 01/02/2017	PE No 172, 43032 01-275-1164
SCALE: None	
FILE: 16L055	

**HYDRAULIC PROFILE**  
NOT INTENDED TO SHOW COMPONENT DETAILS  
(NOT TO SCALE)



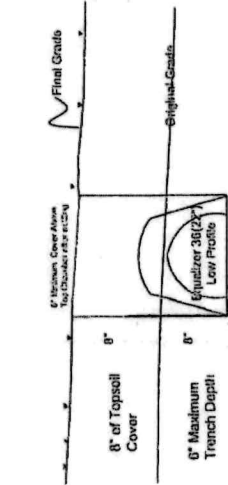
**\*\*IMPORTANT TANK NOTES**

THE INSTALLING CONTRACTOR IS RESPONSIBLE FOR PROVIDING WATERPROOF TANKS. THE AERATOR TANK & THE DIVERTER BOX SHALL BE FITTED WITH FLEXIBLE BOOTS ON THE INLETS AND OUTLETS. TANK OPENINGS ARE TO HAVE ADAPTER RINGS CAST IN THE TOP TO ACCEPT PVC RISERS. TANKS SHALL BE WATER TESTED FOR LEAKS.

**New Leaching Trench Elevations**

\*\*NOTE: ALL PIPES SHALL BE LAID ON FIRM, NATURAL IN-SITU SOIL OR BEDDED WITH COARSE SAND OR GRAVEL.

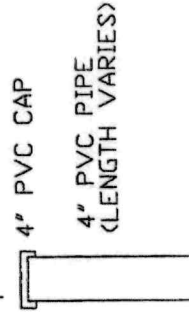
**CHAMBER ABSORPTION FIELD**  
Infiltrator Quick4 Equalizer 36(24")



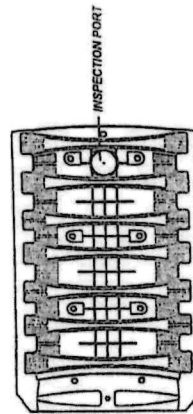
**Notes:**

- 1) Chambers shall be level along its length and shall follow the natural surface contour maintaining the vertical separation distance.
- 2) The minimum side to side distance between trench sidewalls must be 4 feet. Greater distances may be necessary when following contour.
- 3) Trees are not desirable in the vicinity of the absorption trenches. Roots often block the pipes. It is highly recommended that trees be removed to a minimum distance of 25' from all absorption trenches to allow the system to function properly.
- 4) Fill material must meet standards established under Ohio Administrative Code 3701-29-15 (OAS).
- 5) System length, depth, vertical separation distance and depth credits are on page four.

**INSPECTION PORT**  
Through top part of end cap  
4" PVC CAP



Connect 4" PVC to Inspection Port on top of end cap



**DISTRIBUTION BOX**

**Notes:**

- 1) Distribution box to service each trench line individually
- 2) PVC 80 degree elbows or Speed Levellers to be used to control flow to each trench individually
- 3) The elbows or Speed Levellers must be replaced at least once a year to allow for settling of a minimum of 25% of the leaching trenches.
- 4) Distribution box to be placed on bed of sand or gravel to reduce settling. A level box is imperative for a system to function properly.

TITLE: HYDRAULIC PROFILE

Bryant Residence  
11602 Fancher Road  
Harlem Township, Delaware County, Ohio

DR. BY: SAM

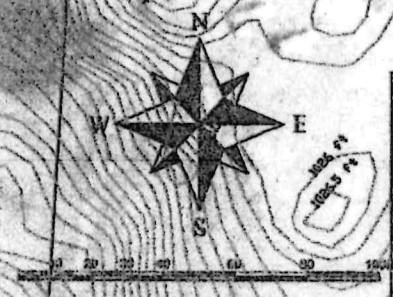
Soil & Environmental Consulting Services, Inc.  
PO Box 172  
Cass  
614-328-1114

DATE: 01/02/2017

SCALE: None

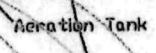
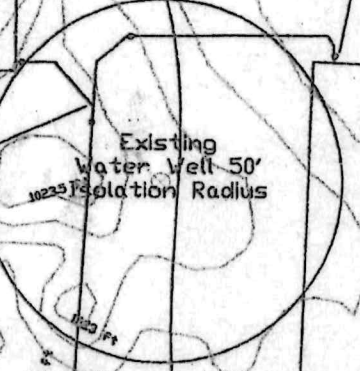
FILE: 16L055

SHEET 2 OF 5

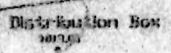
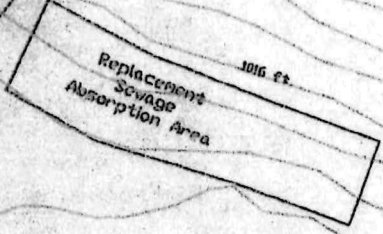


Cleanouts - one in first 75' then one every 100' thereafter

STUB OUT 'Y' TO CONNECT HOUSE TO AT LATER DATE



Inspection Ports



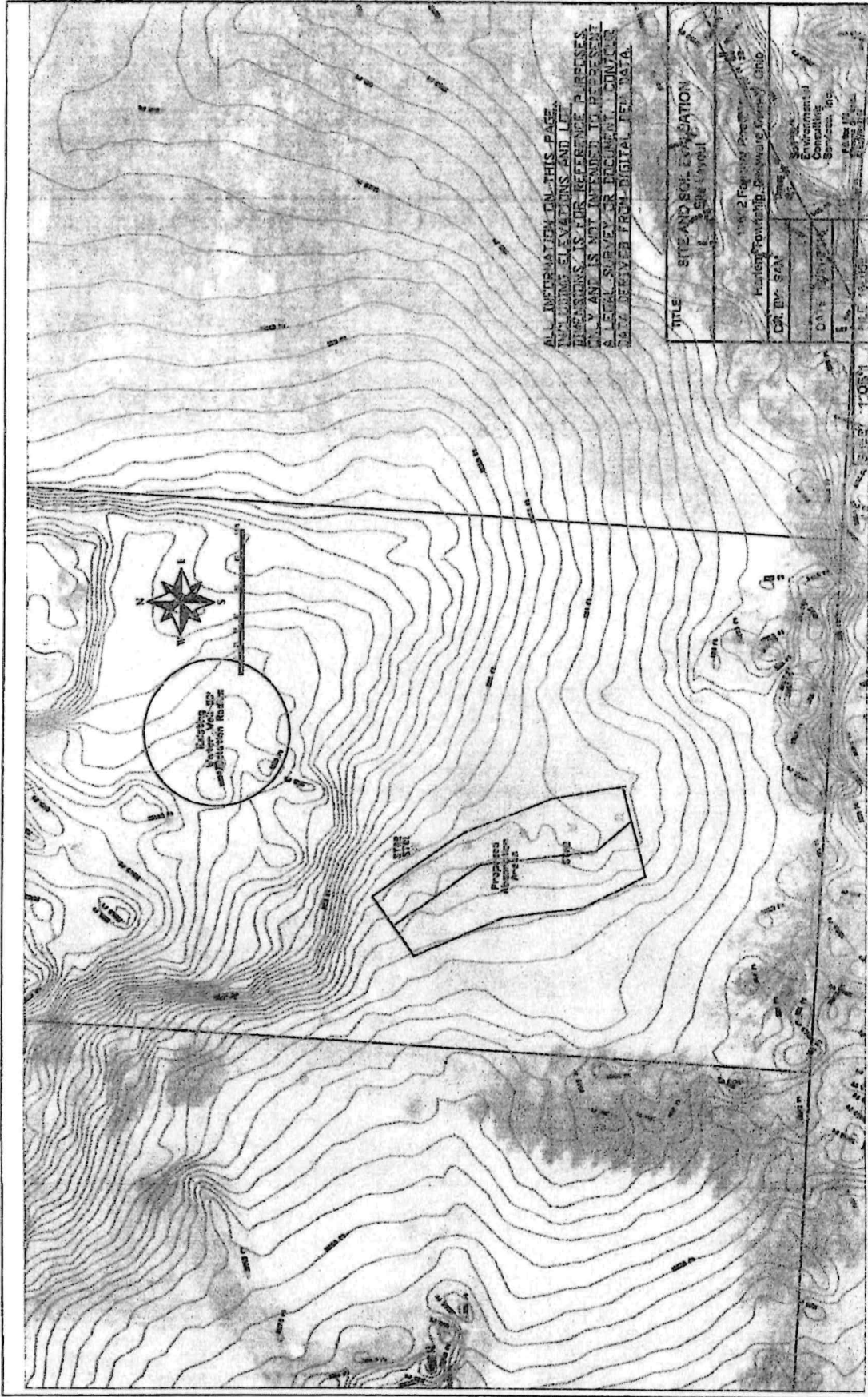
Inspection Ports

MANUA Data derived from county and state GIS data. Information should only be used for septic purposes. Contours derived from LIDAR. This is not intended to represent a legal survey. Errors may exist. To be printed on 11" x 17" paper - to maintain scale and legibility.

SHEET NO. 3 OF 5 PROJECT NO. 2017-0005	TITLE	STELAYOUT
	DR. BY: 9AM	DR. BY: 9AM
DATE: 03/22/2017	DATE: 03/22/2017	DATE: 03/22/2017
SCALE: None	SCALE: None	SCALE: None
Client Residence 11602 Fencher Road Harlan Township, Delaware County, Ohio		For Environmental Services, Inc. 11602 Fencher Road Harlan, Ohio 43027

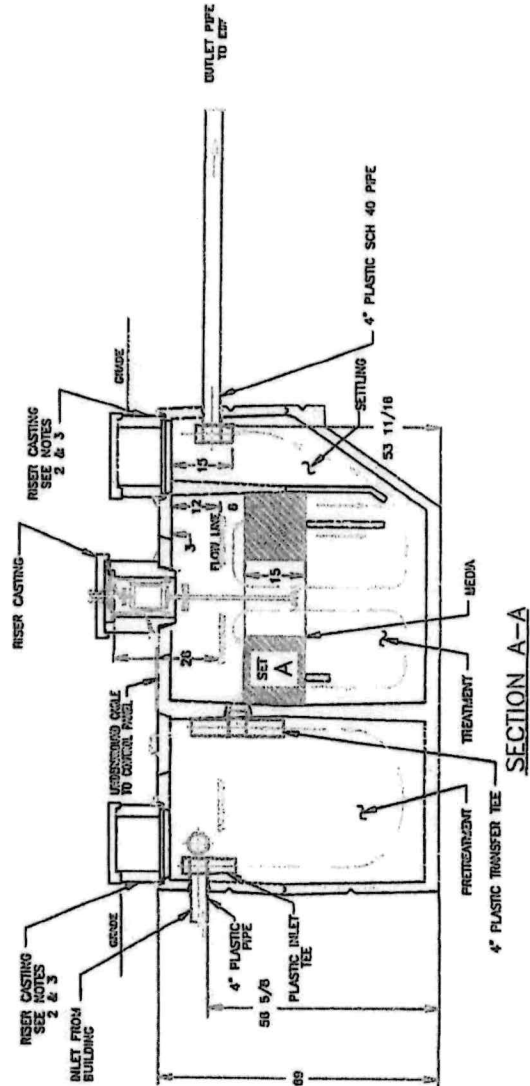
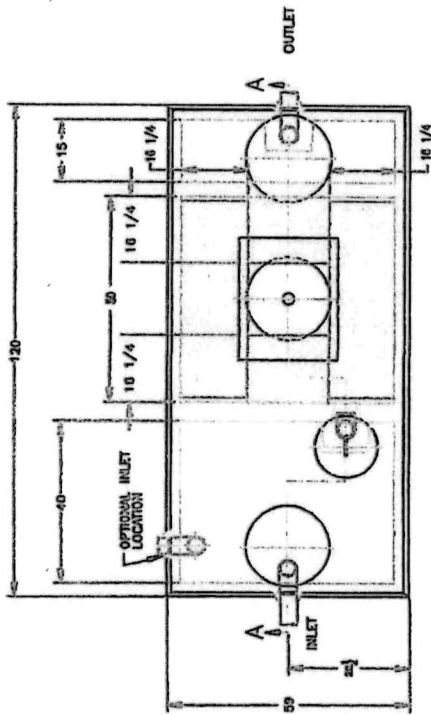
NOT TO SCALE

NOT TO SCALE



**NOTES:**

- 1.) AERATOR MODEL 700LL CONTINUOUS OPERATION MUST BE USED.
- 2.) IF AERATOR MOUNTING CASTING HAS NO RISER, RISERS ARE NOT REQUIRED HERE. REMOVABLE CONCRETE COVERS ARE REQUIRED.
- 3.) IF AERATOR MOUNTING CASTING HAS A RISER(S), COVERED RISERS ARE REQUIRED HERE. RISERS SHOULD BE DEVELOPED TO GRADE OR TO 6"-12" BELOW GRADE.



DATE	10/10/00	BY	JJ
PROJECT	WASTEWATER TREATMENT	SCALE	AS SHOWN
NO.	080904	REV.	
1		2	
3		4	
5		6	
7		8	
9		10	
11		12	
13		14	
15		16	
17		18	
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89		90	
91		92	
93		94	
95		96	
97		98	
99		100	



**ABSORPTION TRENCH CALCULATION SHEET**

Job Name: Bryant Residence  
 Address: 11602 Fancher Road  
 Location: Harlem Twp, Delaware County  
 Date: Monday, January 2, 2017

1     480     DESIGN VOLUME (GPD)     4     NUMBER OF BEDROOMS

**SOILS INFORMATION**

2     2.4     SOIL LOADING RATE AS EVALUATED (GPD/FT)  
 3     2,600     DESIGN VALUE USED FOR SOIL LOADING RATE (GPD/FT)  
 4     0.6     BASAL LOADING RATE AS EVALUATED (GPD/SQ.FT)  
 5     0.30000     DESIGN VALUE USED FOR BASAL LOADING RATE (GPD/SQ.FT)  
 6     12     DEPTH TO PERCHED SEASONAL WATER (IN)  
 7     18     REQUIRED SEPARATION DEPTH (IN) PER HEALTH DEPARTMENT  
 8     6     REQUIRED INSITU DEPTH (IN) WITH     12     (IN) DEPTH CREDIT

**LATERAL INFORMATION**

9     2.00     TRENCH WIDTH (FT)  
 10     200     LATERAL LENGTH (FT)  
 11     4     TOTAL NUMBER OF LATERALS  
 12     800     TOTAL LENGTH OF LATERALS (FT)  
 13     4     MINIMUM DISTANCE BETWEEN LATERAL SIDEWALLS (FT)  
 14     6     TRENCH DEPTH (IN)  
 15     0     AGGREGATE DEPTH (IN)  
 16     4     SIZE OF DISTRIBUTION LATERALS (IN)

**MAIN SUPPLY INFORMATION**

17     164     LENGTH OF MAIN (FT) - From tank to diverter box  
 18     4     SIZE OF MAIN (IN)

**HYDRAULIC INFORMATION**

19     OPTIONAL SYSTEM FLOW RATE (GPM)  
 20     N/A     STATIC LIFT (FT)  
 21     N/A     SUPPLY PIPE HEAD LOSS (FT)  
 22     N/A     NETWORK HEAD LOSS (FT)

DOSING - Times dosed & times per day  
 23     OPTIONAL VOLUME THAT DRAINS BACK TO THE DOSING TANK FROM MAIN SUPPLY (GALLONS)  
 24     N/A     NET DOSE VOLUME (GALLONS)  
 25     N/A     TOTAL DOSE VOLUME (GALLONS)

TANKS  
 26     500     SIZE OF AERATION TANK (GPT)  
 27     OPTIONAL SIZE OF DOSING TANK (GALLONS)  
 28     N/A     DOSING TANK VOLUME PER DEPTH (GALLONS PER INCH)  
 29     N/A     DEPTH OF DOSING TANK (IN)  
 30     N/A     DEPTH FROM BOTTOM FOR OFF FLOAT (INCHES)  
 31     N/A     DEPTH FROM BOTTOM FOR ON FLOAT (INCHES)  
 32     N/A     DEPTH FROM BOTTOM FOR ALARM FLOAT (INCHES)

33     DISTRIBUTION & DIVERTER BOXES  
 1     NUMBER OF DISTRIBUTION BOXES

34     PUMP MANUFACTURER AND MODEL  
 OPTIONAL

Bryant Residence  
 11602 Fancher Road  
 Harlem Twp, Delaware County

DR. BY: SAM  
 DATE: 2-Jan-2017  
 SCALE: NONE  
 FILE: 16L055

DRAWN BY:  
 SOIL & ENV.  
 CONSULTING  
 SERVICE, INC.  
 P.O. Box 172  
 Kewanee OH 43022  
 614-279-1164

# Delaware County Engineer's Office

## Application for New Driveway Permit

### Applicant Information

Applicant Name (Company Name): <u>Bandit Properties, LLC</u>		Phone # <u>(614) 288-5397</u>
Address: <u>11602 Fancher Rd</u>		
City: <u>Westerville</u>	Zip: <u>43082</u>	Fax # <u>( )</u>
Name of Contact Person doing the work: <u>Matt Bryant</u>		Phone # <u>(614) 288-5397</u>

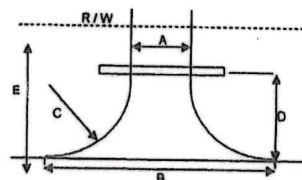
### Type of Permit Desired

<input checked="" type="checkbox"/> Residential Drive (\$60.00 permit fee)	CAD DESC permit # _____
<input type="checkbox"/> Commercial/Industrial/Common Access (\$200.00 permit fee)	

Fees, as shown above made payable to the Delaware County Engineer's Office, must accompany this application. Reinspection fees, if necessary, will be charged at the current rate per hour. The County must be notified at least 1 working day in advance of the subgrade/form inspection.

### Site Information Required for Inspection

Location of Work		
Subdivision Name (if applicable): _____		
Street Address AND Lot #: <u>11602 Fancher Rd</u>	County / Township <i>Circle One</i>	Road # _____
Township: <u>Hartlem</u>	Length of Property Frontage: <u>45'</u> feet	
Type of existing street: _____ Curb and Gutter	<input checked="" type="checkbox"/> Non-Curb and Gutter	
Width of driveway surface (beyond flare or radius):	A <u>20</u> feet	10' -20' residential 20-35' min com, 12' min CAD 40' min. residential (w/ radius) 14' min. residential (w/ flare) 90' min com, 52' CAD (w/ radius)
Width of driveway at edge of pavement of existing road:	B <u>40</u> feet	22' CAD (w/ flare)
Radius of radial flare to existing non-curb/gutter road:	OR	15'-20' residential 35'min com / 20'min CAD
Width of non-radial flare to existing curb/gutter road:	C <u>15</u> feet	2'-5' residential
If the driveway joins a street without an existing curb and gutter system, a drive pipe is required. The size of the pipe and location will be determined by the County or by the design engineer.		
Distance from existing edge of pavement to center of pipe :	D <u>10</u> feet	10' min. unless otherwise approved
Distance from the face of curb to the right-of-way	E _____ feet	
Length of driveway pipe :	<u>40</u> feet	30' min. Any pipe beyond the drive pipe length is considered an enclosure and requires a separate permit.
Material Type: <u>Poly</u>		For office use only Size of pipe <u>12"</u> inches



### Inspection Notice

Contact the Delaware County Engineer's Office 24 hours in advance to schedule the inspection at **740-833-2439**. Please allow 7 working days to process this application.

**CALL OUPS BEFORE YOU DIG 1-800-362-2764**

X <u>[Signature]</u>	Signature of Applicant	<u>4-4-22</u>	Date
	For Office Use Only		
	<u>[Signature]</u>	<u>4-12-22</u>	Date
	County Permit Approval		
	<u>[Signature]</u>	<u>6-22-22</u>	Date
	Form work approval - County Inspector		
<u>12" REDUCING T W/ SQUARE STRUCTURE</u>	Sidewalk approval - County Inspector		Date
Inspection Notes:		Permit # <u>DECO DR 2022 0216</u>	
Revised: 01-01-08		Chk # <u>126</u>	

PERMIT EXPIRES 12 MONTHS FROM APPROVAL DATE

Project		Catalog #		Type	
Prepared by		Notes		Date	



# HALO

## HLBSL6

6-Inch LED Lens Downlight with Remote Driver / Junction Box

### Typical Applications

Residential

### Interactive Menu

- Order Information page 2
- Product Specifications page 2
- Photometric Data page 3
- Energy & Performance Data page 3
- Product Warranty
- Dimming Guide

### Product Certification



Refer to ENERGY STAR® Certified Products List.  
Can be used to comply with California Title 24 High Efficacy requirements.  
Certified to California Appliance Efficiency Database under JAB.

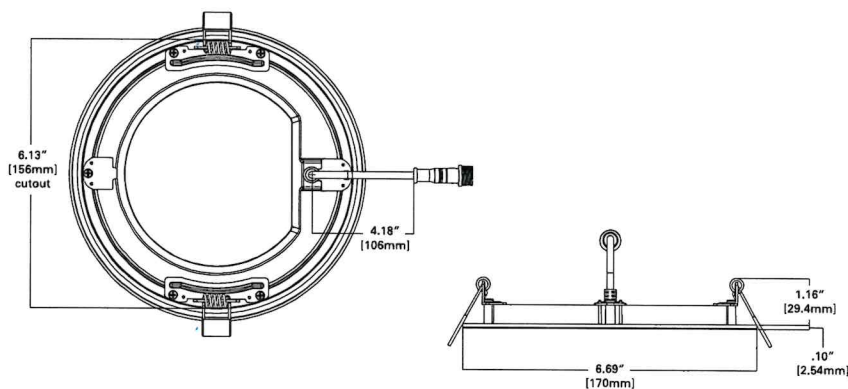
### Product Features



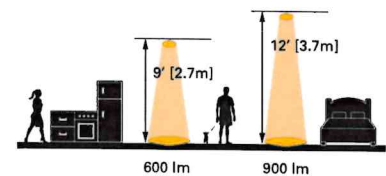
### Top Product Features

- Direct mount - does not require recessed housing or junction box
- Delivers up to 1,049 lumens
- Achieves L70 at 35,000 hours in IC and non-IC applications
- 2700, 3000, 3500, 4000 and 5000, 6000K field selectable CCT

### Dimensional and Mounting Details



### Scale



[additional product diagrams](#)

## Order Information

Icon Key: ▲ Configurable Product

SAMPLE ORDER NUMBER: HLBSL6099FS351EMWR

Models	Lumens	CRI / CCT	Driver	Finish	Packaging
HLBSL6 = 6-inch LED smooth lens downlight with plastic housing and remote driver / junction box	09 = 900 lumens (nominal)	9FS23 = 90 CRI minimum, field selectable 2700K, 3000K, 3500K CCT 9FS35 = 90 CRI minimum, field selectable 3000K, 4000K, 5000K CCT 9FS46 = 90 CRI minimum, field selectable 4000K, 5000K, 6000K CCT	1E = 120V 60Hz, LE & TE phase cut 10% dimming	MW = matte white flange	R = recyclable 4-color unit carton suitable for point of purchase merchandising display
Notes	Notes	Notes	Notes	Notes	Notes

### Accessories

Accessories
HL6RSMF = 6" new construction mounting frame HLB6ROTMW = 6" round oversized trim ring, 8.875" OD, matte white
<b>Extension Cable   seleCC Table Driver/Jbox</b> HLB06FSEC = 6 ft. extension cable HLB12FSEC = 12 ft. extension cable HLB20FSEC = 20 ft. extension cable
Notes

## Product Specifications

### Housing

- Plastic mounting frame with integral flange provides passive thermal cooling achieving L70 at 35,000 hours in IC and non-IC applications

### Optics

- Precision acrylic light guide organizes source flux into wide distribution with 1.28 spacing criteria, useful for general area illumination

### LED Array

- Plurality of mid power LED's provides a uniform source with high efficiency and long life
- Available in 90 CRI minimum, R9 greater than 50 provides high color rendering
- Field Selectable color temperature (3 colors)
  - 2700K, 3000K, 3500K
  - 3000K, 4000K, 5000K
  - 4000K, 5000K, 6000K
  - Color accuracy of 4 step at the ends, 7 step in the middle
- Meets ENERGY STAR® color angular uniformity requirements, deviation is less than 0.006 u' v'

### Remote Driver / Junction Box

- Die formed metal driver / junction box with captive hinged junction box cover
- Listed for (6) #12 AWG 90° C splice conductors, 2-in, 2-out plus (2) ground
- (4) ½" conduit pry-outs
- Accepts 14-2, 14-3, 12-2, 12-3 U.S. and 14-2, 14-3, 12-2 Canadian NM cable
- (3) wire nuts for quick and reliable mains voltage connections
- Integral mounting facilitates direct mounting to building structure or mounting frame

### Driver

- 120V 60 Hz constant current driver provides noise free operation
- Continuous, flicker-free dimming from 100% to 10% with select leading or trailing edge 120V phase cut dimmers

### Installation

- Can be installed in 3/8" to 5/8" thick ceilings
- Round ceiling cutout
- Heat treated springs hold fixture fitting securely in the ceiling eliminating light leaks
- Housing is less than ½" thick and can span a 2" nominal framing member
- Can be removed from below the ceiling for service or replacement

### Compliance

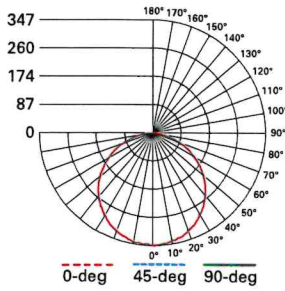
- cULus certified type IC suitable for direct contact with air permeable insulation
- Not recommended for use in direct contact with spray foam insulation, reference NEMA LSD57-2013
- Wet location listed and IP44 ingress protection
- Airtight per ASTM-E283-04
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements
- EMI/RFI emissions per FCC 47CFR Part 15 consumer limits
- Contains no mercury or lead and RoHS compliant
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11
- Can be used for State of California Title 24 high efficacy LED compliance under JA8, reference Modernized Appliance Efficiency Database System (MAEDBS) for 2019 JA8 High Efficacy Lighting
- ENERGY STAR® certified, reference "Certified Light Fixtures" database

### Warranty

- Five year warranty standard.

## Photometric Data

[View IES files](#)



**HLBSL6099FS351EMWR**  
 Spacing criterion: (0-180) 1.28  
 (90-270) 1.24  
 (Diagonal) 1.38  
 Beam Angle: 112.9°  
 Field Angle: 161.5°  
 Lumens: 866  
 Input Watts: 12.9 W  
 Efficacy: 67.13 LPW  
 Test Report:  
 HLBSL6099FS351EMWR.ies

Zonal Lumen	Lumens	% Lumens
0-30	233.8	27
0-40	383.6	44.3
0-60	682.4	78.8
0-90	866.0	100



### COLOR METRIC SUMMARY

#### HLBSL6099FS231EMW

2700K		3000K		3500K	
TM-30-15	Rf = 91.0 Rg = 98.0	TM-30-15	Rf = 91.0 Rg = 99.0	TM-30-15	Rf = 91.0 Rg = 99.0
CRI/CIE	Ra = 93.1 R9 = 60.1	CRI/CIE	Ra = 94.2 R9 = 68.7	CRI/CIE	Ra = 93.6 R9 = 69.3

#### HLBSL6099FS351EMW

3000K		4000K		5000K	
TM-30-15	Rf = 92.0 Rg = 99.0	TM-30-15	Rf = 90.0 Rg = 98.0	TM-30-15	Rf = 90.0 Rg = 97.0
CRI/CIE	Ra = 94.4 R9 = 72.4	CRI/CIE	Ra = 95.6 R9 = 86.1	CRI/CIE	Ra = 94.4 R9 = 80.6

#### HLBSL6099FS461EMW

4000K		5000K		6000K	
TM-30-15	Rf = 91.0 Rg = 98.0	TM-30-15	Rf = 91.0 Rg = 99.0	TM-30-15	Rf = 91.0 Rg = 99.0
CRI/CIE	Ra = 94.0 R9 = 78.1	CRI/CIE	Ra = 94.9 R9 = 84.9	CRI/CIE	Ra = 95.1 R9 = 84.4

## Energy and Performance Data

		Lumens	Power (W)	LPW
HLBSL6099FS231EMW	2700K	940	12.6	74.6
	3000K	1018	12.5	81.4
	3500K	1005	12.5	80.4
HLBSL6099FS351EMW	3000K	866	12.9	67.1
	4000K	954	12.7	75.1
	5000K	957	12.9	74.2
HLBSL6099FS461EMW	4000K	991	12.5	79.3
	5000K	1049	12.3	85.3
	6000K	1015	12.5	81.2

Note: Refer to IES files for more product data.

HLBSL6099FS231EMW

PRODUCT SPECIFICATIONS	
Lumens	954
Watts	12.7
Lumens Per Watt (Efficacy)	75.1
Color Accuracy (CRI)	93
Light Color (CCT)	3000K
Correlated Color Temperature (CCT)	
2700K	3000K
4500K	6500K

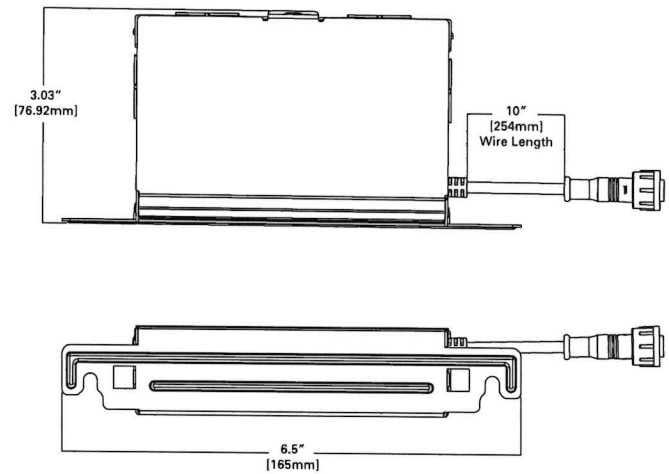
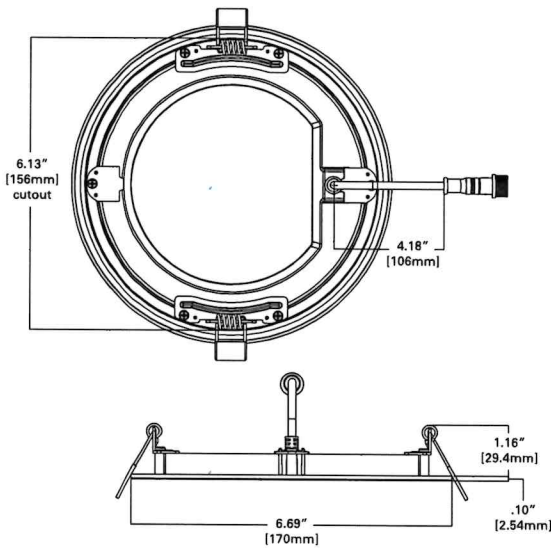
HLBSL6099FS351EMW

PRODUCT SPECIFICATIONS	
Lumens	940
Watts	12.6
Lumens Per Watt (Efficacy)	74.6
Color Accuracy (CRI)	93
Light Color (CCT)	3000K
Correlated Color Temperature (CCT)	
2700K	3000K
4500K	6500K

HLBSL6099FS461EMW

PRODUCT SPECIFICATIONS	
Lumens	991
Watts	12.5
Lumens Per Watt (Efficacy)	79.3
Color Accuracy (CRI)	93
Light Color (CCT)	4000K
Correlated Color Temperature (CCT)	
2700K	3000K
4500K	6500K

## Dimensional Details





Photograph of the north side (front) of the existing building.



Photograph of the south side (back) of the existing building.



Photograph of the existing drive entrance looking north toward Fancher Road.



Photograph of existing screening between site and cemetery.





Photograph of the west side (office entrance) of the existing building.



Photograph of existing evergreen screening to the north east.



Photograph of south screening and equipment storage lot from rear of building.



Photograph of east side of the building, toward residential lots.



Photograph looking east from the rear of the building.



Photograph looking north along the east edge of the building showing nearest residence.

**AFFADAVIT – TEMPORARY POWER OF ATTORNEY**

I, the undersigned Affiant, hereby temporarily authorize individual(s) employed with Plan 4 Land, LLC to serve as my agent (attorney-in-fact) to act for me and in my name and for my use and benefit in making decisions regarding an application for rezoning, conditional use, variance and/or appeal regarding the subject real estate to which I own interest. There shall be no successor for this assignment.

This authorization allows Plan 4 Land, LLC to submit and represent the application to the furthest extent permitted by law. This authorization does NOT allow the assigned agent(s) to create, revoke or terminate any change in ownership, make a gift, assign or change survivorship rights, assign or create beneficiary designation, allow authorization of another person to exercise any rights under this power of attorney, waive any rights and/or exercise any fiduciary powers. The agent(s) are not to use the subject property to benefit them or any person whom the agent owes an obligation of support.

This temporary power of attorney shall be effective immediately upon my signature below and shall remain in effect for up to six (6) months after the effective date or until the proposed rezoning, conditional use, variance or appeal takes effect. If the subject application is not filed within 30 days of this authorization, this authorization is hereby terminated.

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it has terminated or is invalid.

**AFFIANT INFORMATION**

**Matt Bryant, Bandit Properties LLC**

Printed Name

**11602 Fancher Road**

Address

**Westerville, Ohio 43082**

City, State & Zip

**SUBJECT PROPERTY**

**316-340-02-015-000**

Parcel No(s).

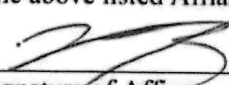
*6.74*

Parcel Size

**Harlem Twp., Delaware Co.**

Jurisdiction

The above listed Affiant hereby executes this instrument.

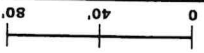
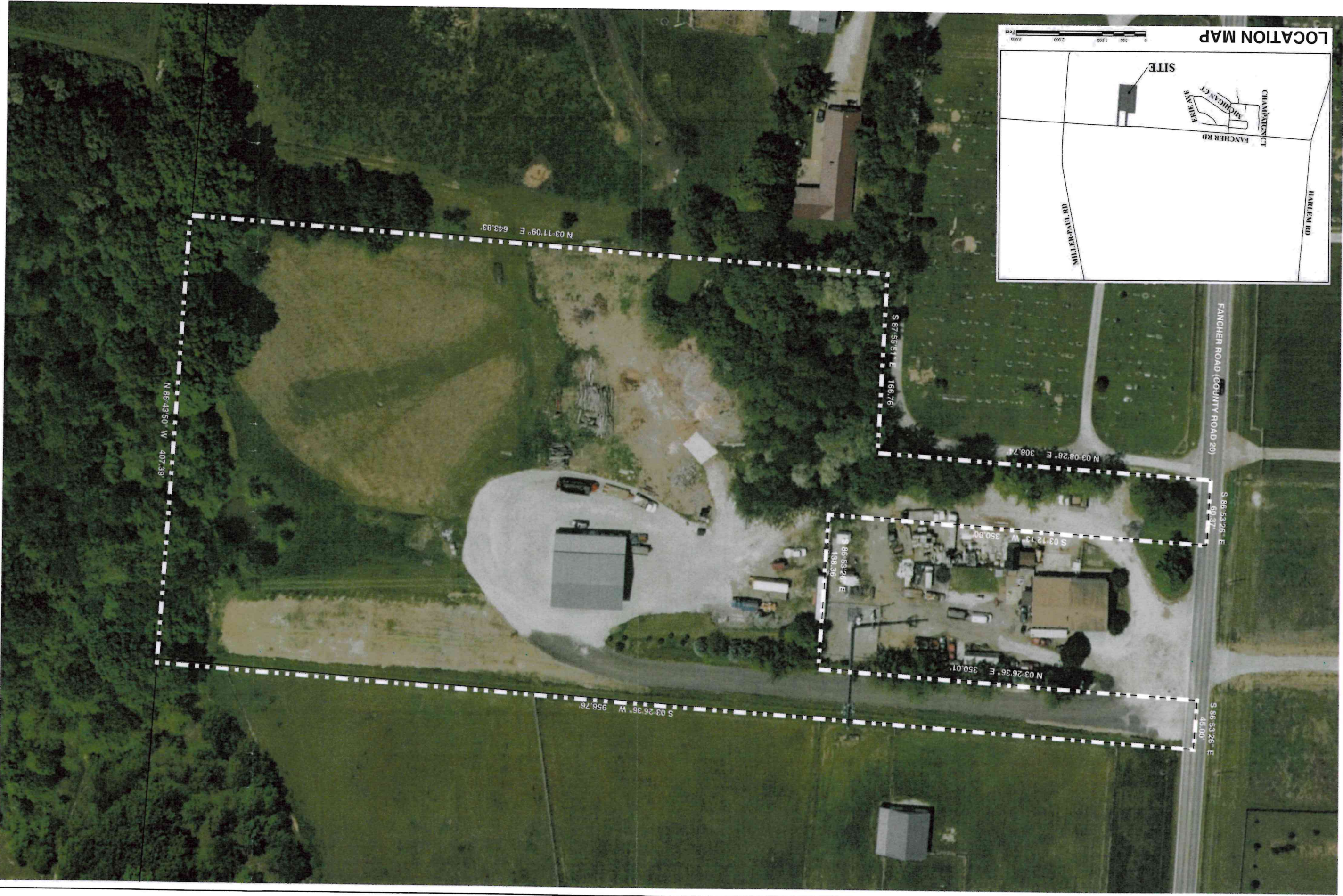
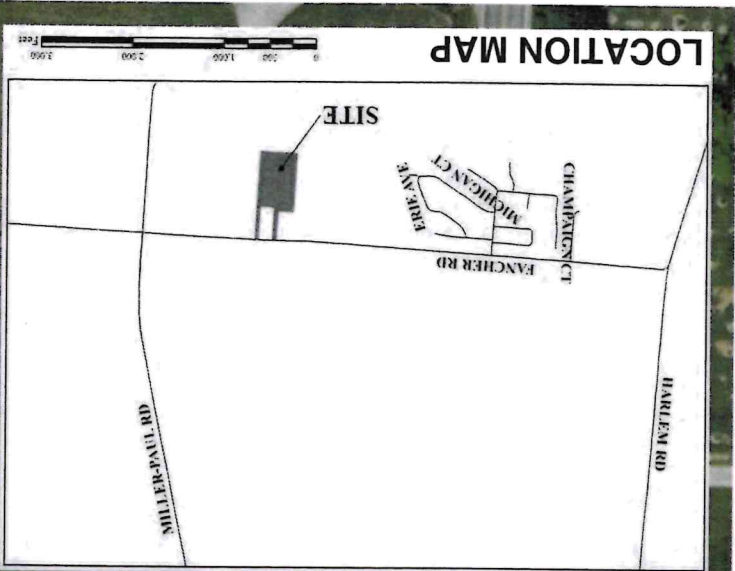
  
Signature of Affiant

*7-1-24*  
Date

STATE OF OHIO  
COUNTY OF Delaware, ss:

On this 7 day of July, 2024, before me, a Notary Public in and for said County, personally came the Affiant in the foregoing affidavit, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.



01/03



*Barditt Properties*  
**AERIAL PHOTOGRAPH**

**SITE INFORMATION**  
11470 Fancher Road, Westerville, OH 43082 (+/- 6.74 acres)  
Harden Township, Delaware County, State of Ohio  
Parcel Nos. 316-340-02-015-000  
**PRINTED**  
August 4, 2024

**PROJECT NAME**  
Barditt Properties

**CLIENT**  
Barditt Properties, LLC, Matthew J. Bryant  
11470 Fancher Road, Westerville, OH 43082

**PREPARED BY**  
**Plan 4 Land**  
Plan 4 Land, LLC, Joe Class, AICP, Principal  
1 S. Harrison St., P.O. Box 306, Ashley, OH 43003  
(740) 413-4084 | joe@plan4land.net | www.plan4land.net



02/03



*Bandit Properties*  
**DEVELOPMENT PLAN**

**SITE INFORMATION**  
 11470 Fancher Road, Westerville, OH 43082 (4.674 acres)  
 Harrison Township, Delaware County, State of Ohio  
 Parcel Nos. 316-360-02-015-000  
 PRINTED  
 August 4, 2024

**PROJECT NAME**  
 Bandit Properties

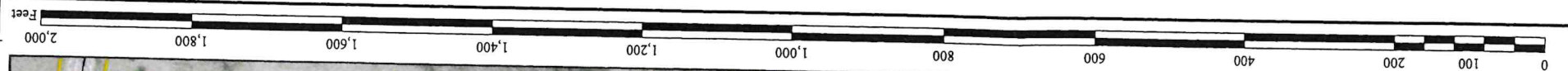
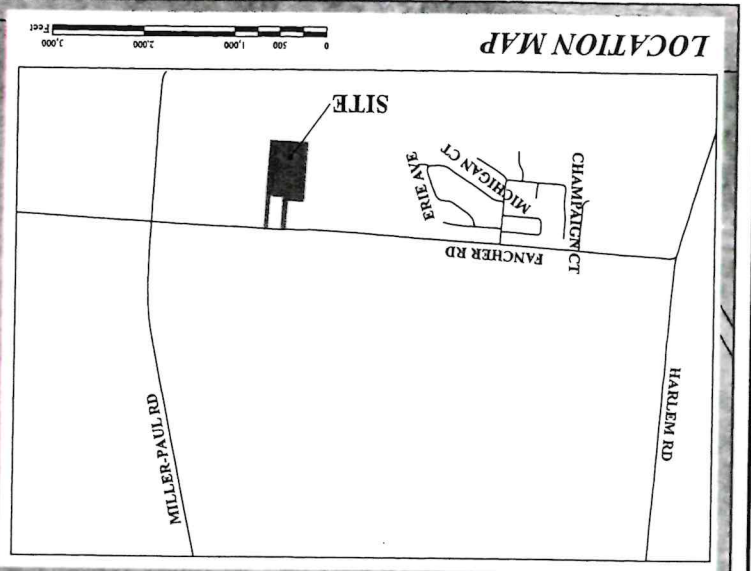
**CLIENT**  
 Bandit Properties, LLC, Matthew J. Bryant  
 11470 Fancher Road, Westerville, OH 43082

**PREPARED BY**  
**PlanLand**  
 Plan 4 Land, LLC, Joe Chase, AICP, Principal  
 1 S. Harrison St., P.O. Box 306, Ashley, OH 43003  
 (740) 413-4084 | joe@planland.net | www.planland.net

24-0028

TYPE OF COVERAGE	SQ. FT.	PERCENTAGE OF TOTAL
BUILDINGS	4000	1.4%
FREIGHT CONTAINERS	680	0.2%
ROAD PAVEMENT	1300	0.4%
ASPHALT DRIVEWAY	11470	3.9%
COMPACTED GRAVEL AGGREGATE OR SOIL	96252	32.8%
POTENTIAL CONCRETE	4000	1.4%
SCREENING MOUNDS	14500	4.9%
POND	1350	0.5%
WOODED AREA	35000	11.9%
GRASS	125042	42.6%
<b>TOTAL COVERAGE</b>	<b>293594</b>	<b>100.0%</b>





**Legend**

- Existing Right-of-Way
- Site Boundaries
- Public Notices
- Property Lines
- Road Centerline



Project Number: 24-0028

Date: 08/05/2024  
Prepared by: JOE CLASE, AICP

**Plan 4 Land**  
WWW.PLAN4LAND.NET

**NEIGHBORING PROPERTIES**

11602 Fancher Road, Westerville, Ohio 43082  
Parcel Number 316-340-02-015-000 | 6.741 acres  
Harlem Township, Delaware County, State of Ohio