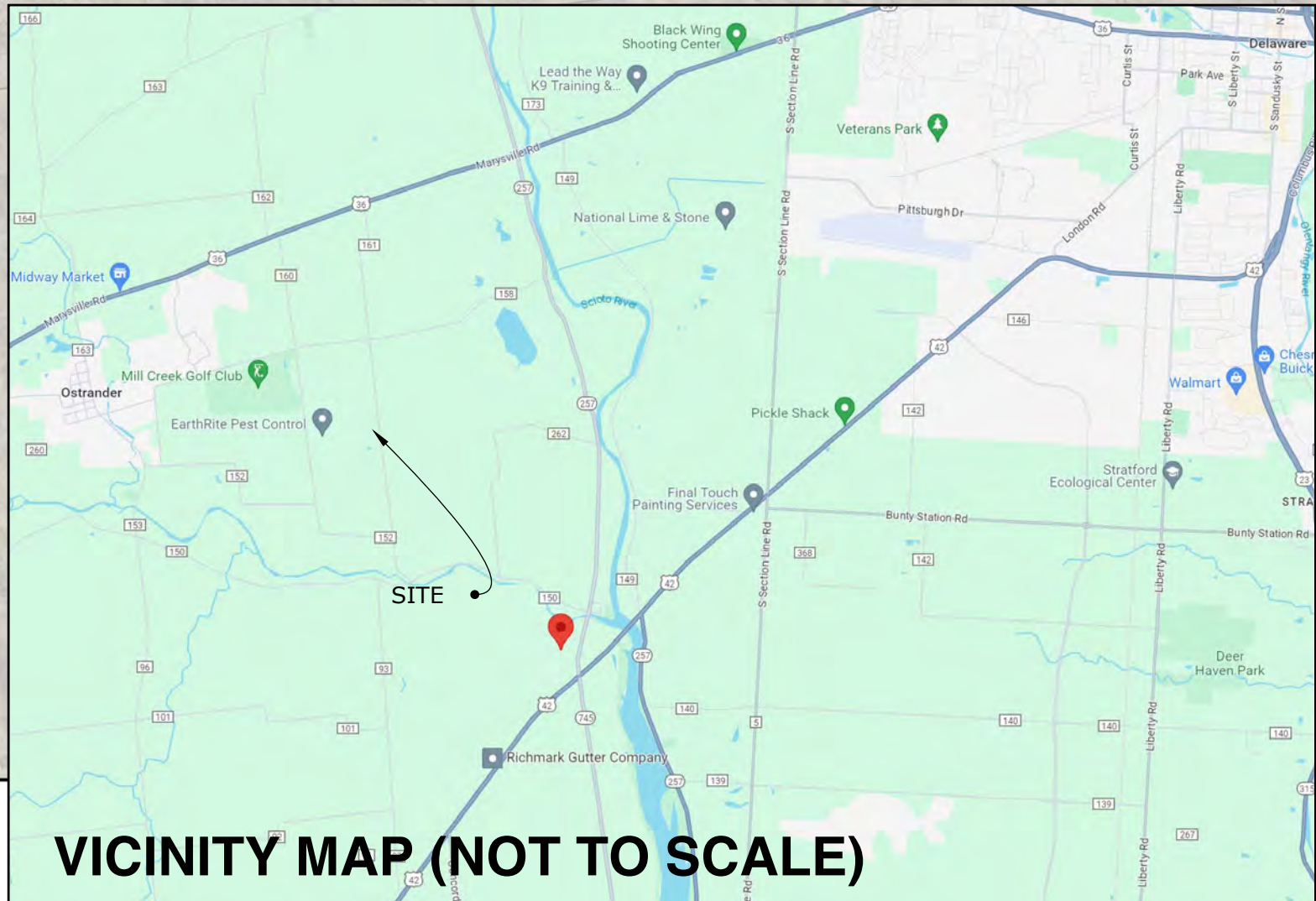
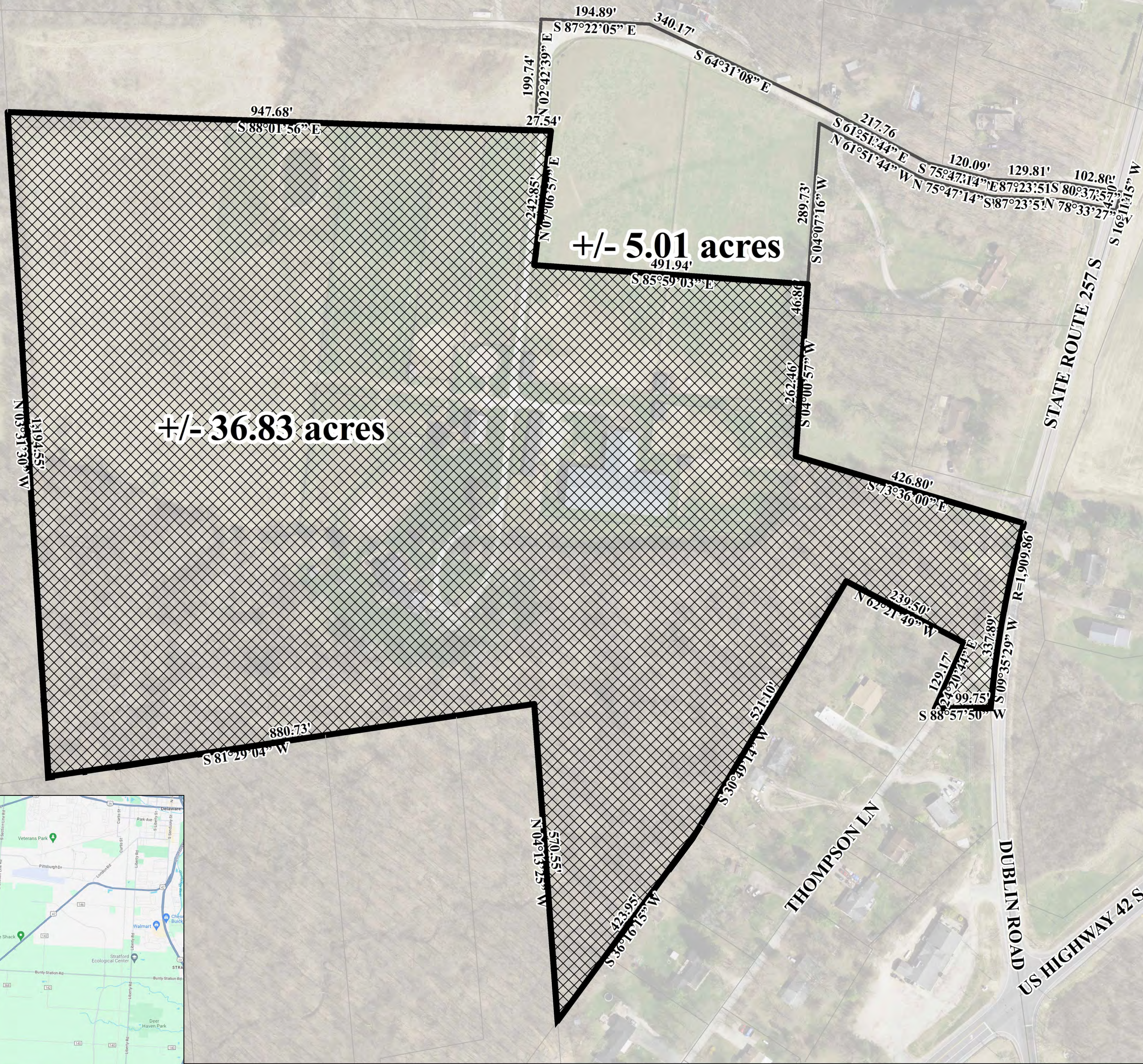


Legend

Lot Boundaries

- Other Lot Lines
- Area Subject to PCD Rezoning
- FR-1 Lot Area
- +/- 36.83 acres
- Road Centerline



23-0050

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PROJECT NAME
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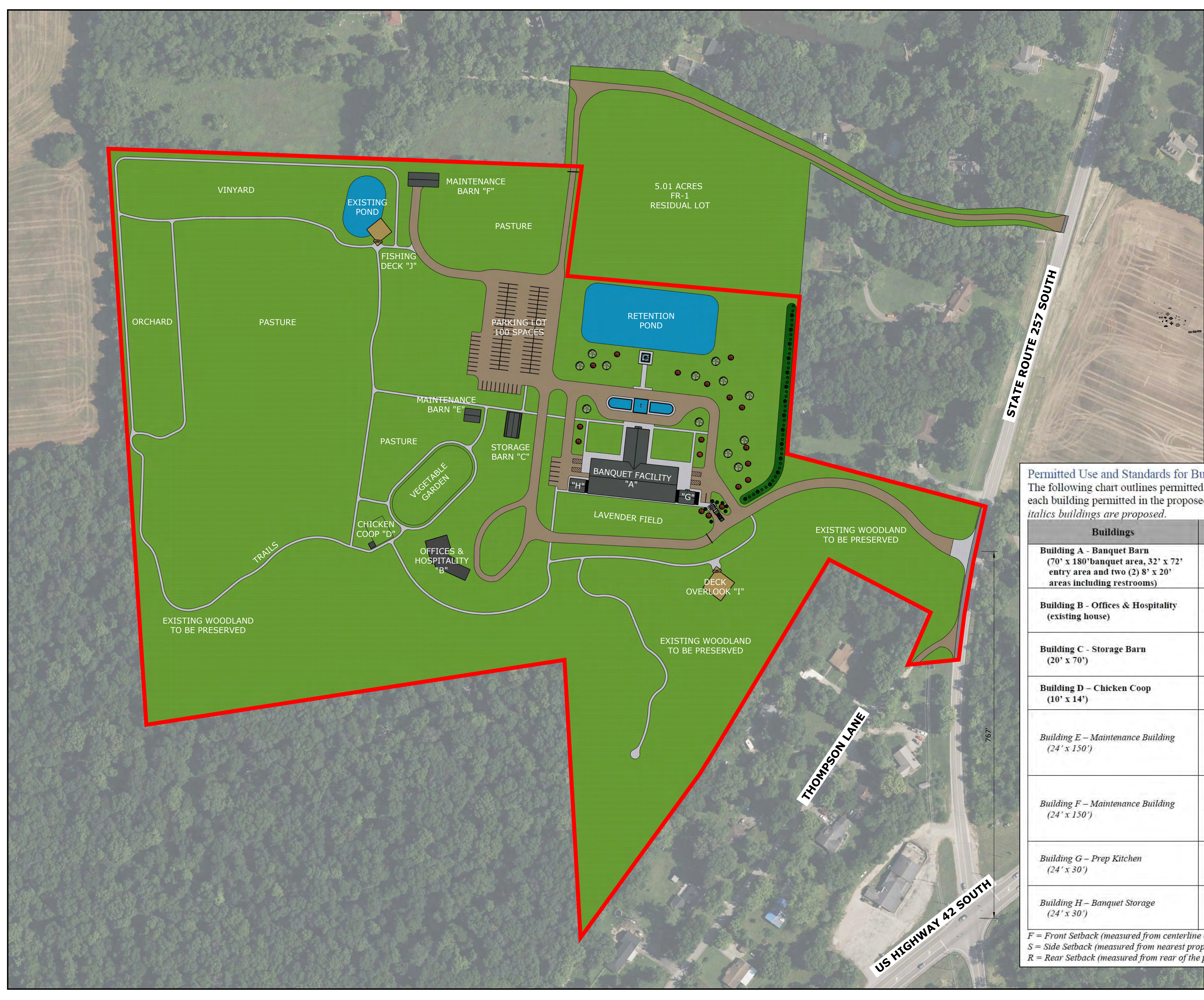
CLIENT
Avasar LLC, Chanyakya Gandhi & Arindam Guha
970 Dearborn Dr., Worthington, OH 43085

SITE INFORMATION
4910 State Route 257 South, Delaware, OH 43015 (+/- 41.84 acres)
Concord Township, Delaware County, State of Ohio
Parcel Nos. 500-320-02-016-000 & 500-320-02-017-000

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REZONING BOUNDARY

01 / 09



Permitted Use and Standards for Buildings
 The following chart outlines permitted uses, required setbacks and other restrictions applicable to each building permitted in the proposed development. **Bold buildings are pre-existing and italics buildings are proposed.**

Buildings	Maximum Sq. Ft.	Minimum Setbacks	Permitted Use
Building A - Banquet Barn (70' x 180' banquet area, 32' x 72' entry area and two (2) 8' x 20' areas including restrooms)	15,224 sq. ft.	F = 600 ft. S = 200 ft. R = 900 ft.	Wedding Event Gathering Space, Restrooms & Changing Rooms
Building B - Offices & Hospitality (existing house)	3,150 sq. ft.	F = 1,000 ft. S = 200 ft. R = 600 ft.	Office for business activities relative to Emerald Farm and temporary lodging for up to 12 people (wedding party)
Building C - Storage Barn (20' x 70')	1,400 sq. ft.	F = 1,000 ft. S = 500 ft. R = 700 ft.	Storage of agricultural equipment, supplies and property maintenance equipment.
Building D - Chicken Coop (10' x 14')	140 sq. ft.	F = 1,200 ft. S = 200 ft. R = 500 ft.	Animal Husbandry, limited to poultry (chickens, turkeys, quail, pheasant, etc.)
<i>Building E - Maintenance Building</i> (24' x 150')	3,600 sq. ft.	F = 1,200 ft. S = 500 ft. R = 600 ft.	<i>Storage and maintenance of agricultural equipment, supplies and property maintenance equipment. Seasonal horticultural activities.</i>
<i>Building F - Maintenance Building</i> (24' x 150')	3,600 sq. ft.	F = 1,200 ft. S = 25 ft. R = 500 ft.	<i>Storage and maintenance of agricultural equipment, supplies and property maintenance equipment. Seasonal horticultural activities.</i>
<i>Building G - Prep Kitchen</i> (24' x 30')	720 sq. ft.	F = 550 ft. S = 200 ft. R = 1,000 ft.	<i>Area for prep and preparing food before after it is cooked and before it is served to customers.</i>
<i>Building H - Banquet Storage</i> (24' x 30')	720 sq. ft.	F = 800 ft. S = 200 ft. R = 850 ft.	<i>Storage of tables, chairs, decorations, linens and other non-food supplies for the banquet facility.</i>

F = Front Setback (measured from centerline of State Route 257 South).
 S = Side Setback (measured from nearest property line).
 R = Rear Setback (measured from rear of the property, opposite of State Route 257 South).



23-0050

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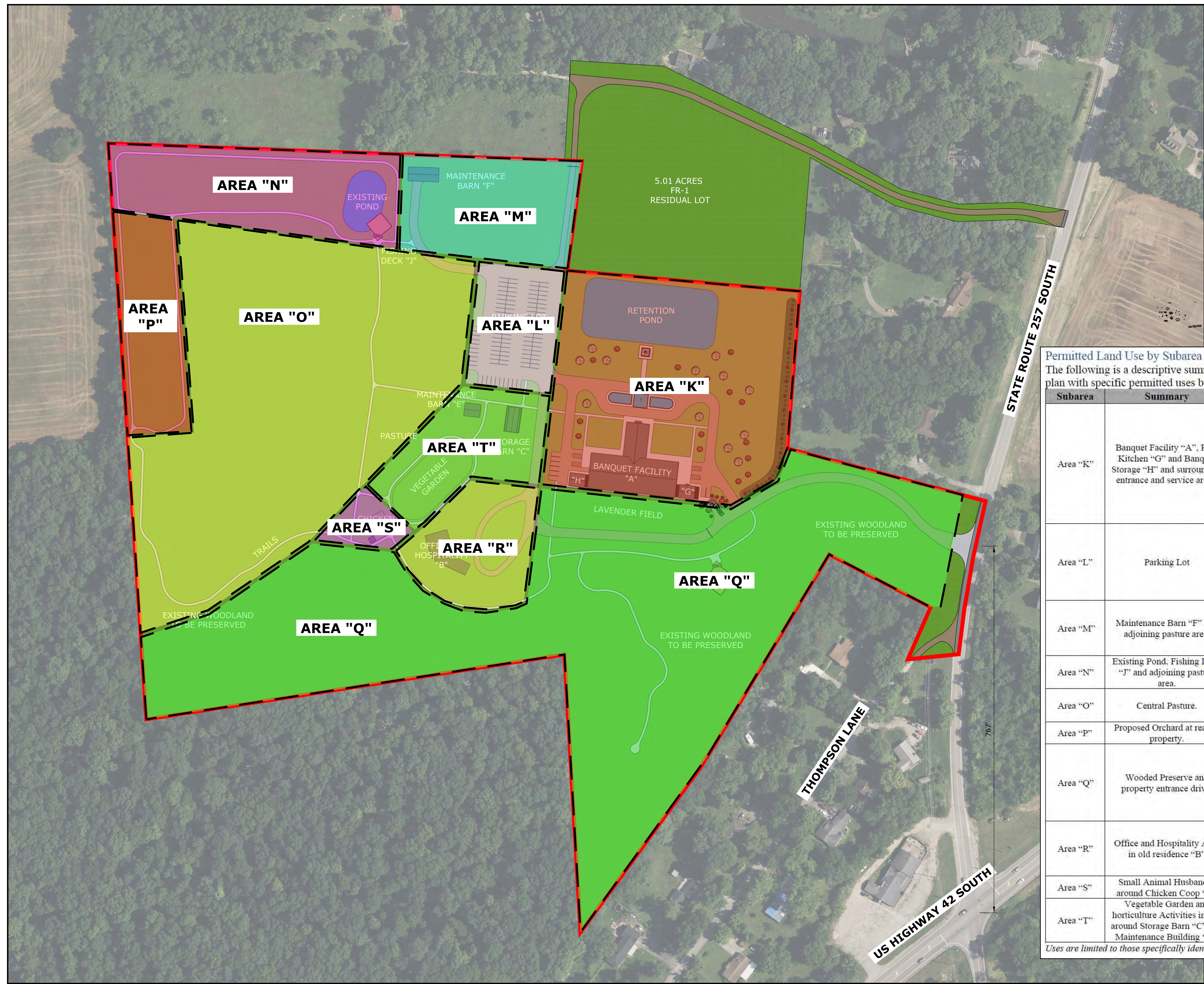
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Emerald Farm

SITE PLAN - OVERVIEW

NORTH

02 / 09



Permitted Land Use by Subarea
 The following is a descriptive summary of subareas delineated on Sheet 3 of the development plan with specific permitted uses by subarea and other restrictions applicable to each area:

Subarea	Summary	Estimated Area	Permitted Use
Area "K"	Banquet Facility "A", Prep Kitchen "G" and Banquet Storage "H" and surrounding entrance and service areas.	5.5 acres	This area will be used for wedding events. All activities shall maintain a 100-foot setback from neighboring residential property and shall otherwise comply with the standards of this development text and the regulations of Concord Township, including noise ordinances. Includes parking for vendors, employees, accessible parking, retention pond and dumpster pad.
Area "L"	Parking Lot	1.0 acres	This area shall be maintained as dust free gravel parking with 100 designated spaces designed to otherwise comply with the Concord Township Zoning Resolution and compliant with standards of the Concord Township Fire Department.
Area "M"	Maintenance Barn "F" and adjoining pasture area.	1.5 acres	Storage of agricultural equipment, supplies and property maintenance equipment. Adjacent area to contain fruit trees, grape vines or other plants to provide vertical screening.
Area "N"	Existing Pond, Fishing Deck "J" and adjoining pasture area.	2.0 acres	Stocked fishing pond. Adjacent area to contain fruit trees, grape vines or other plants to provide vertical screening.
Area "O"	Central Pasture.	9.0 acres	Alfalfa, wheat production or other field crop that can be bailed or agriculturally harvested.
Area "P"	Proposed Orchard at rear of property.	1.5 acres	Apple, pear and other fruit orchards for commercial production.
Area "Q"	Wooded Preserve and property entrance drive.	12.0 acres	This area will be for growth and production of existing woodland, while providing a scenic corridor for installation of the proposed entrance. A field of lavender or similar planting to be in the open prairie between Area K and the proposed driveway.
Area "R"	Office and Hospitality Area in old residence "B"	1.5 acres	This area will be maintained with the appearance of a single-family house with surrounding grass lawn, permitting yard activities around the prior residence "B"
Area "S"	Small Animal Husbandry around Chicken Coop "D"	0.5 acres	Area dedicated to poultry husbandry and production.
Area "T"	Vegetable Garden and horticulture Activities in and around Storage Barn "C" and Maintenance Building "E".	2.0 acres	Germination, planting, care and harvesting of vegetable garden plants for use at events and/or occasional sale to the public.

Uses are limited to those specifically identified herein. All other uses shall be considered prohibited.

23-0050

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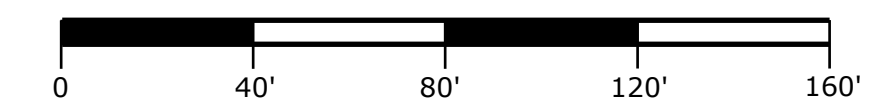
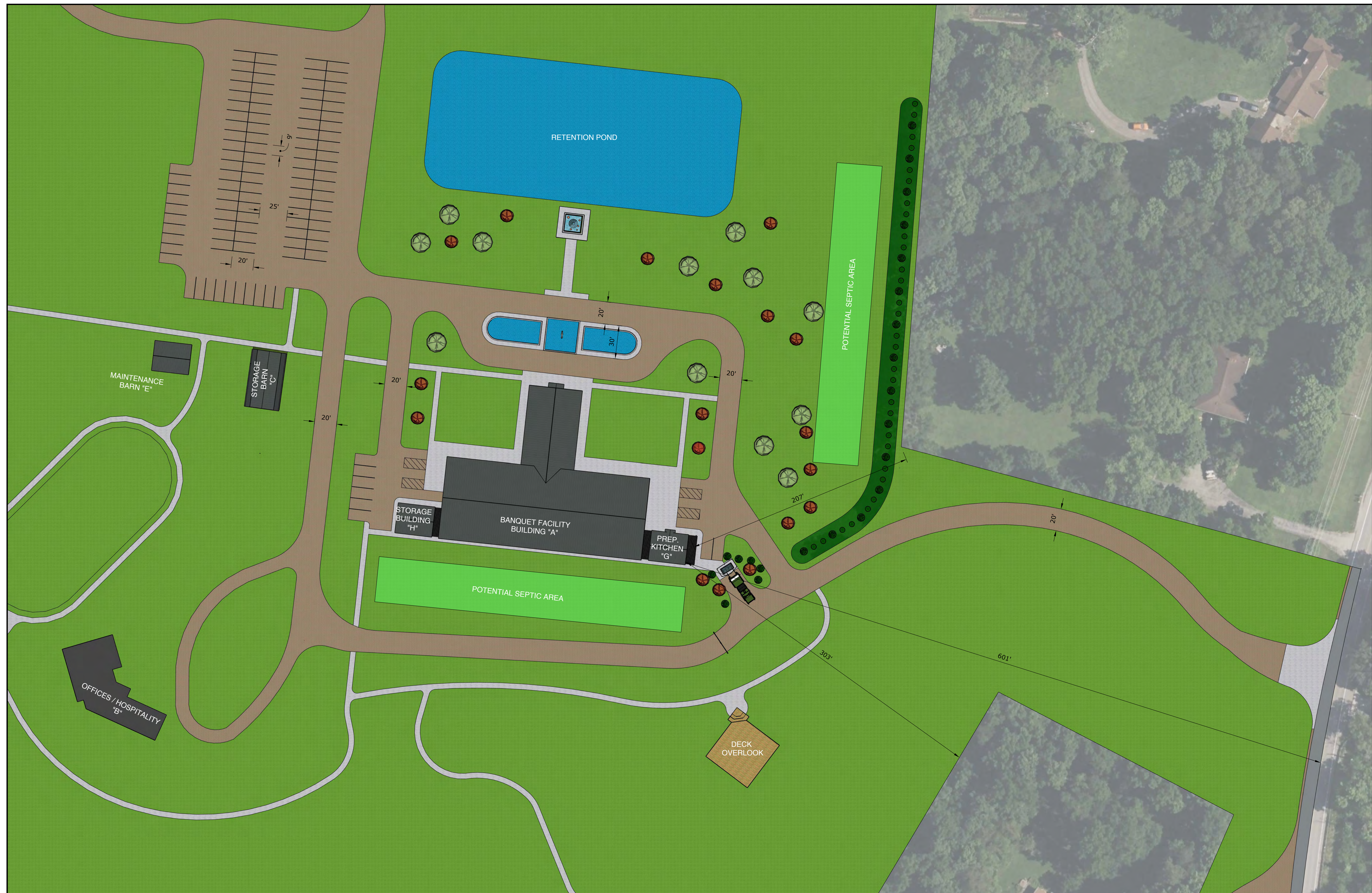
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Emerald Farm

SITE PLAN - SUBAREAS

NORTH

03 / 09



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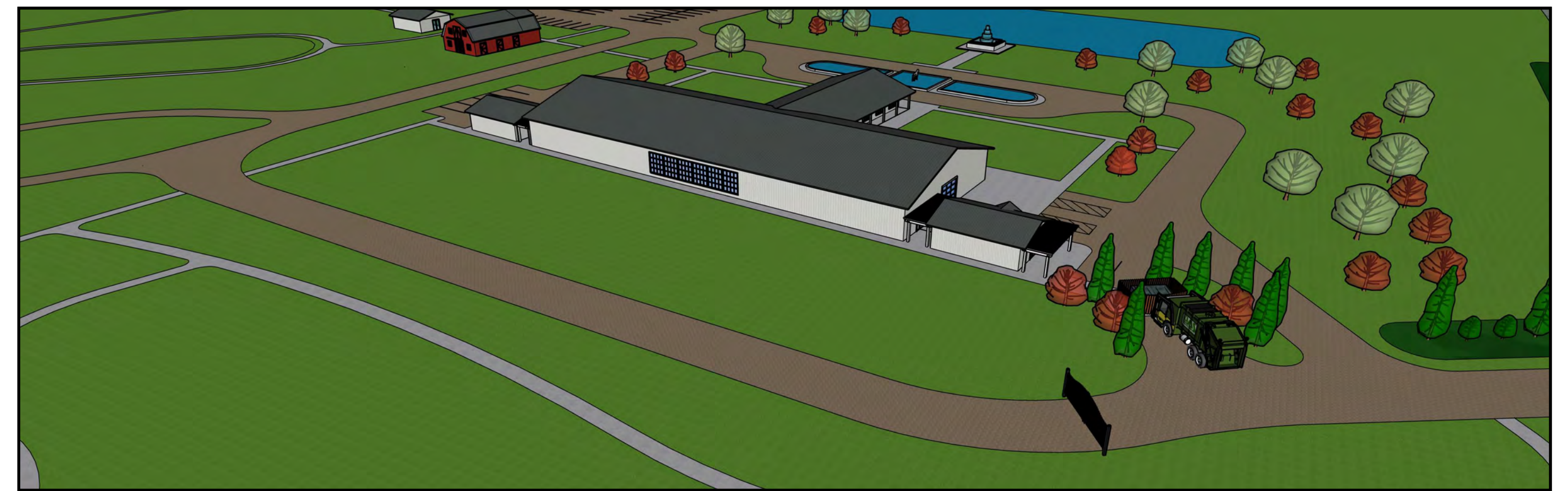
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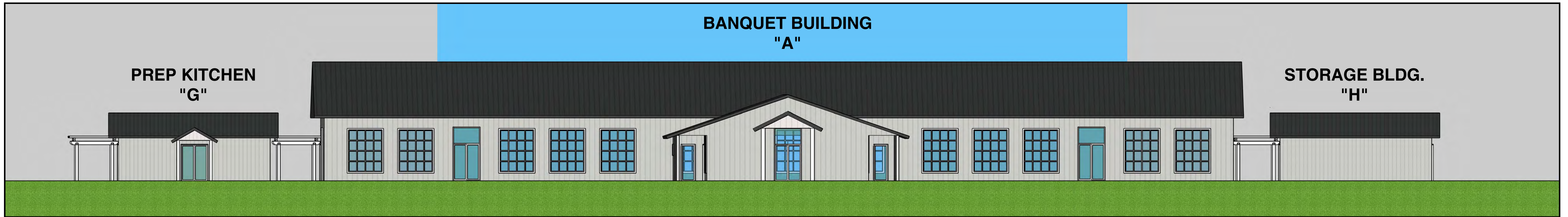
Emerald Farm
SITE PLAN - DETAIL



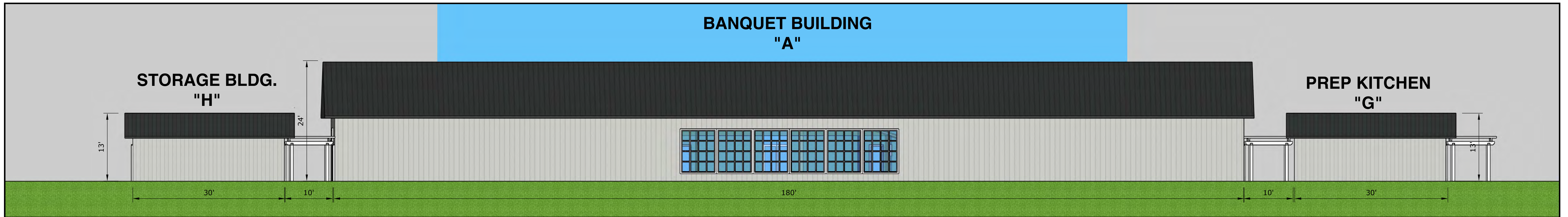
View of Entrance to Main Facility



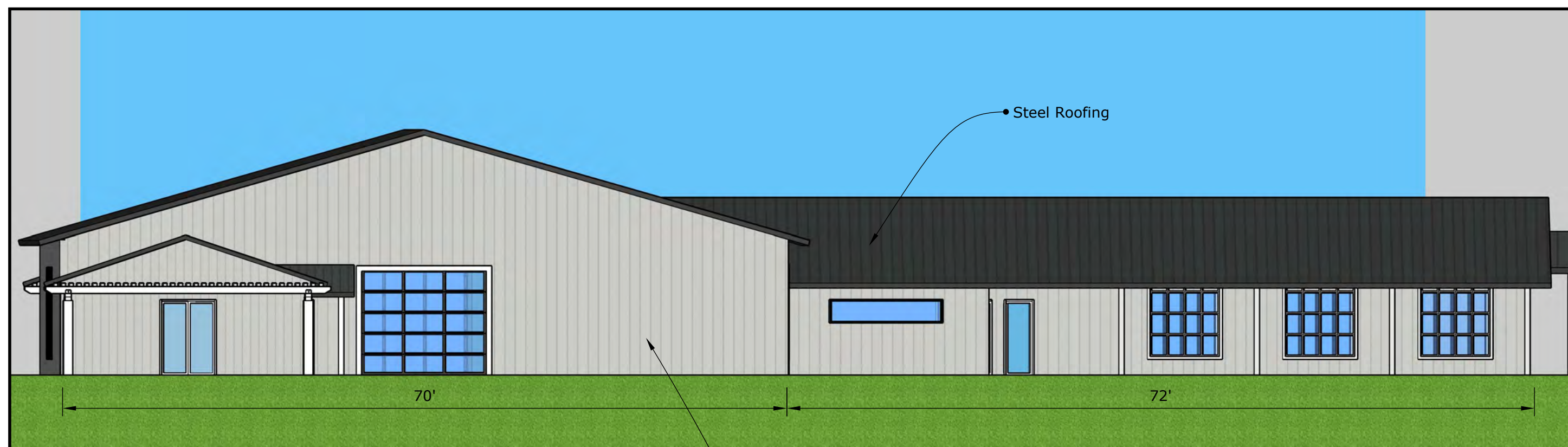
View of Rear of Main Facility



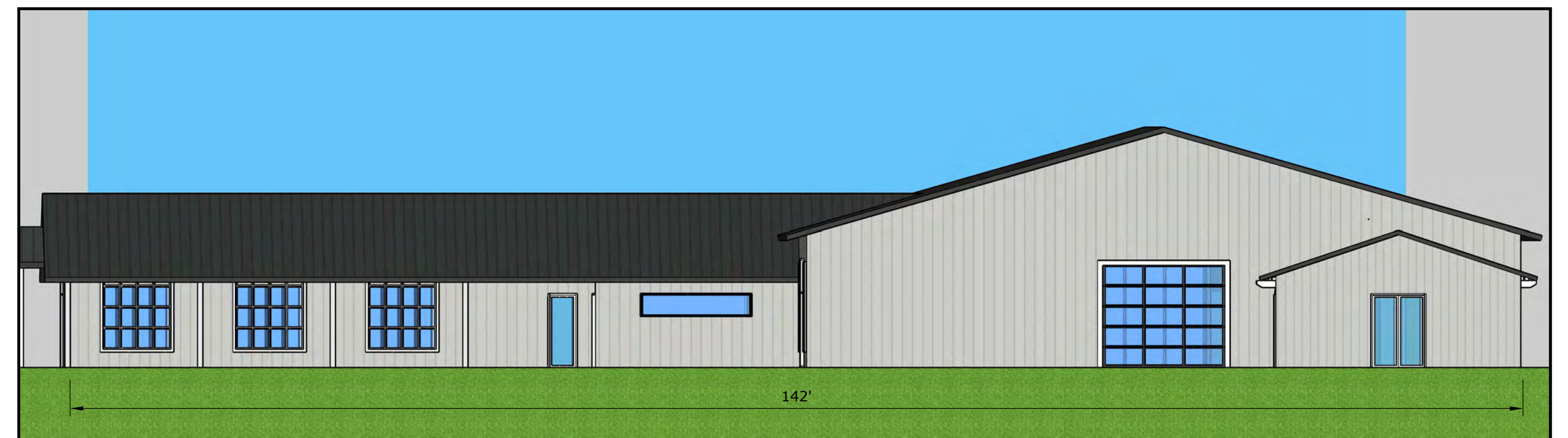
Front Profile View



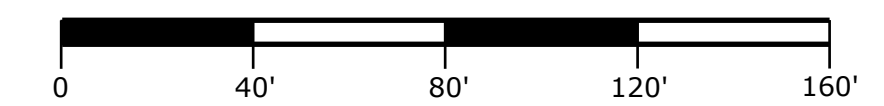
Rear Profile View



Left Profile View



Right Profile View



23-0050

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Emerald Farm
MAIN BUILDING





Office / Hospitality "B"

6/12 GABLE ROOF, WOOD SIDING, STEEL ROOFING



Storage Barn "C"

GAMBREL ROOF, STEEL SIDING, STEEL ROOFING



Chicken Coop "D"

SKILLION ROOF, STEEL SIDING, STEEL ROOFING



Maintenance Barn "E"

SKILLION OR GABEL ROOF, STEEL OR WOOD SIDING, STEEL ROOFING



Maintenance Barn "F"

SKILLION OR GABEL ROOF, STEEL OR WOOD SIDING, STEEL ROOFING



Fishing Pond



Gated Entrance & Perimeter Fencing



Open Pasture with Perimeter Treelines

Driveway & Parking Lighting

Farmhouse Outdoor Lantern with Post or Wall Mount

- Perfect for lighting outdoor settings
- One-light lantern with a hammered shade offers a rustic touch
- Two-toned metal finish gives warmth and beauty while amplifying illumination
- Coordinates with other Englewood outdoor fixtures to add an aesthetically-pleasing appeal to farmhouse and rustic exteriors
- Finished in statement-making Black with a copper interior finish
- Measures 16 in wide X 13-1/2 in height, extends 12 in
- Dark Sky compliant and UL Safety listed for use in wet locations
- Uses one 100-watt max medium base bulb, or LED equivalent, that is sold separately
- Includes installation instructions and mounting hardware
- Fits 3 in post that is sold separately
- Progress Lighting products are designed for exceptional quality, reliability, and functionality



Diameter: 12"
Height: 13-7/16"
Depth: 16"

Category: Outdoor

Finish: Black (Painted)

Construction: Steel Construction

7 foot tall matching aluminum post can be installed with photocell to allow for dusk to dawn operation, installed on timers and with motion sensors to allow for dimming when there is no activity in the area.

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Post top - fitter for 3" post or pedestal mounted	Pre-wired 6" of wire supplied 120 V	Quantity: One 100w max. Medium Base E26 base Porcelain socket	cCSAus Wet location listed

Parking and driveway lights will be limited to seven (7) feet in height and downcast. The following fixtures will be proposed or something comparable. All lights will be set back at least 15 feet from property lines to be outside of the area of shed and to ensure there is no glare.

These pole lights are only proposed at vehicular intersections, along vehicular corridors and to illuminate parking areas. Spacing will be every 50 to 100 feet to provide for guiding light. The projected photometric light shed is a 15 foot radius, based on the manufacture's specifications.

Pedestrian Walkway Lighting

LED PATHWAY LIGHT

BRONZE FINISH — METAL CONSTRUCTION

5 YEAR WARRANTY

RECESSED LIGHT

7' DIA

WALL MOUNT

7' DIA

7' H

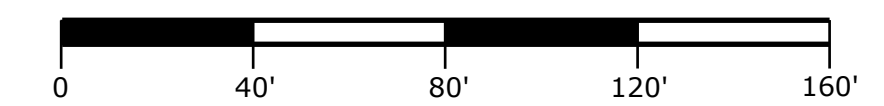
12" DIA

15' RADIUS

LIGHTING PERFORMANCE REQUIREMENTS BY LUMINOUS		PATHWAY LIGHT LUMINOUS REQUIREMENTS	
3	Watts (Power Consumed) Max 3000 (max/fixture)		
150	Lumens (Light Output) Min 150 (min/fixture)		

Existing lighting will be maintained and the following light fixtures will be added with at least a 15 foot setback from neighboring property lines, properly shielded and screened to ensure no light will penetrate or glare across property lines.

Low voltage walkway lights will be limited to two (2) feet in height and downcast at a consistent spacing along pedestrian corridors between the facility and parking lot.



23-0050

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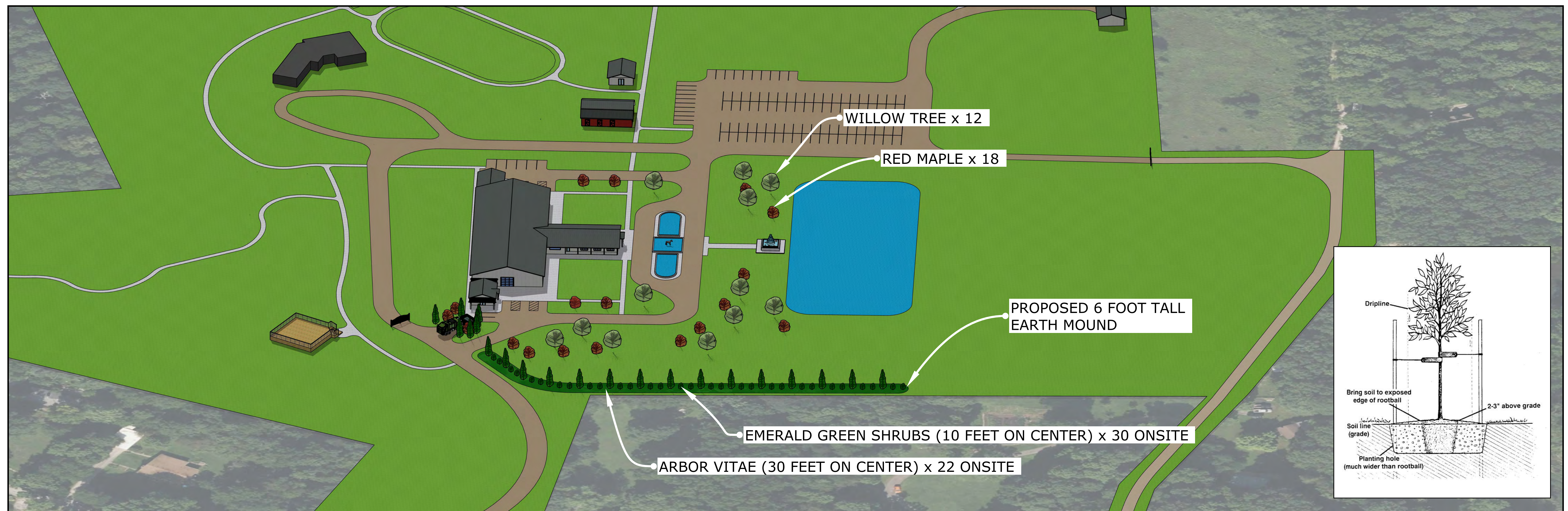
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Emerald Farm
LIGHTING PLAN



07 / 09



PLANT FINDER
If you haven't been to Oakland Nursery, you simply haven't been to a nursery!

Emerald Triumph Viburnum
Viburnum 'Emerald Triumph'

Height: 7 feet
 Spread: 7 feet
 Sunlight: ☉ ●
 Hardiness Zone: 4a

Description:
 An outstanding hybrid garden shrub, featuring flat-topped clusters of creamy white flowers in spring and fruit which starts orange-red changing to black in fall; rounded and compact, tough and adaptable, a great specimen for the shrub garden

Ornamental Features
 Emerald Triumph Viburnum features showy creamy white flat-top flowers at the ends of the branches in mid spring. The red fruits are held in abundance in spectacular clusters from late summer to late fall. It has dark green deciduous foliage. The fuzzy pointy leaves turn an outstanding burgundy in the fall.

Landscape Attributes
 Emerald Triumph Viburnum is a multi-stemmed deciduous shrub with a more or less rounded form. Its average texture blends into the landscape, but can be balanced by one or two finer or coarser trees or shrubs for an effective composition.

This is a relatively low maintenance shrub, and should only be pruned after flowering to avoid removing any of the current season's flowers. It is a good choice for attracting birds to your yard, but is not particularly attractive to deer who tend to leave it alone in favor of tastier treats. It has no significant negative characteristics.

Emerald Triumph Viburnum is recommended for the following landscape applications:



Emerald Triumph Viburnum
 Photo courtesy of NetPS Plant Finder



Emerald Triumph Viburnum in bloom
 Photo courtesy of NetPS Plant Finder

Columbus Garden Center - 1156 Oakland Park Avenue, Columbus, OH 43224-3317 Phone: 614-268-3511 Fax: 614-784-7700
 Delaware Garden Center - 25 Kilbourne Road, Delaware, OH 43015 Phone: 740-548-6633 Fax: 740-363-2091
 Dublin Garden Center - 4261 West Dublin-Granville Road, Dublin, Ohio 43017 Phone: 614-874-2400 Fax: 614-874-2420
 New Albany Garden Center - 5211 Johnstown Rd, New Albany, Ohio 43054 Phone: 614-917-1020 Fax: 614-917-1023



PLANT FINDER
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Arborvitae
Thuja occidentalis

Height: 30 feet
 Spread: 20 feet
 Sunlight: ☉ ●
 Hardiness Zone: 2b

Other Names: Eastern White Cedar

Description:
 An extremely hardy and rugged northern evergreen; the species is typically a tall, pyramidal tree with reddish peeling bark, very attractive, however foliage tends to yellow in winter; numerous and diverse cultivars are available

Ornamental Features
 Arborvitae is primarily valued in the landscape for its distinctively pyramidal habit of growth. It has rich green evergreen foliage. The scale-like sprays of foliage remain green throughout the winter. The shaggy antique red bark adds an interesting dimension to the landscape.

Landscape Attributes
 Arborvitae is a dense evergreen tree with a strong central leader and a distinctive and refined pyramidal form. Its relatively fine texture sets it apart from other landscape plants with less refined foliage. This is a relatively low maintenance tree. When pruning is necessary, it is recommended to only trim back the new growth of the current season, other than to remove any dieback. It has no significant negative characteristics.

Arborvitae is recommended for the following landscape applications:

- Shade
- Vertical Accent
- Hedges/Screening

Planting & Growing

Arborvitae will grow to be about 30 feet tall at maturity, with a spread of 20 feet. It has a low canopy with a typical clearance of 2 feet from the ground, and should not be planted underneath power lines. It grows at a slow rate, and under ideal conditions can be expected to live for 50 years or more.



Arborvitae
 Photo courtesy of NetPS Plant Finder

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PLANT FINDER
If you haven't been to Oakland Nursery, you simply haven't been to a nursery!

Niobe Golden Weeping Willow
Salix alba 'Niobe'

Height: 50 feet
 Spread: 50 feet
 Sunlight: ☉
 Hardiness Zone: 2a

Description:
 A picturesque specimen tree featuring gracefully weeping golden branches; stunning when overhanging water; needs plenty of wide open space to achieve its finest form at maturity; tends to drop branchlets, aggressive root system, so do not plant near homes

Ornamental Features
 Niobe Golden Weeping Willow is primarily valued in the landscape for its highly ornamental weeping form. It has rich green deciduous foliage. The glossy narrow leaves turn yellow in fall. The furrowed brown bark and gold branches are extremely showy and add significant winter interest.

Landscape Attributes
 Niobe Golden Weeping Willow is a dense deciduous tree with a rounded form and gracefully weeping branches. Its relatively fine texture sets it apart from other landscape plants with less refined foliage. This is a high maintenance tree that will require regular care and upkeep, and is best pruned in late winter once the threat of extreme cold has passed. Gardeners should be aware of the following characteristic(s) that may warrant special consideration;

- Messy
- Invasive

Niobe Golden Weeping Willow is recommended for the following landscape applications:

- Accent

Planting & Growing

Niobe Golden Weeping Willow will grow to be about 50 feet tall at maturity, with a spread of 50 feet. It has a low canopy with a typical clearance of 1 foot from the ground, and should not be planted underneath power lines. It grows at a fast rate, and under ideal conditions can be expected to live for 50 years or more.



Niobe Golden Weeping Willow
 Photo courtesy of NetPS Plant Finder

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PLANT FINDER
If you haven't been to Oakland Nursery, you simply haven't been to a nursery!

Red Maple
Acer rubrum

Height: 50 feet
 Spread: 40 feet
 Sunlight: ☉
 Hardiness Zone: 3b

Other Names: Swamp Maple, Scarlet Maple

Description:
 The tree that lights up New England yellow and red in fall; a great shade tree, but very intolerant of alkaline soils; fall color is not consistently red in the species, so the many named cultivars are often chosen

Ornamental Features
 Red Maple features showy clusters of red flowers along the branches in early spring before the leaves. It has green deciduous foliage which emerges red in spring. The lobed leaves turn an outstanding red in the fall. It produces red samaras in late spring. The furrowed silver bark and brick red branches add an interesting dimension to the landscape.

Landscape Attributes
 Red Maple is a deciduous tree with a shapely oval form. Its average texture blends into the landscape, but can be balanced by one or two finer or coarser trees or shrubs for an effective composition.

This is a relatively low maintenance tree, and should only be pruned in summer after the leaves have fully developed, as it may "bleed" sap if pruned in late winter or early spring. It has no significant negative characteristics.

Red Maple is recommended for the following landscape applications:

- Accent
- Shade



Red Maple in fall
 Photo courtesy of NetPS Plant Finder



Red Maple in fall
 Photo courtesy of NetPS Plant Finder

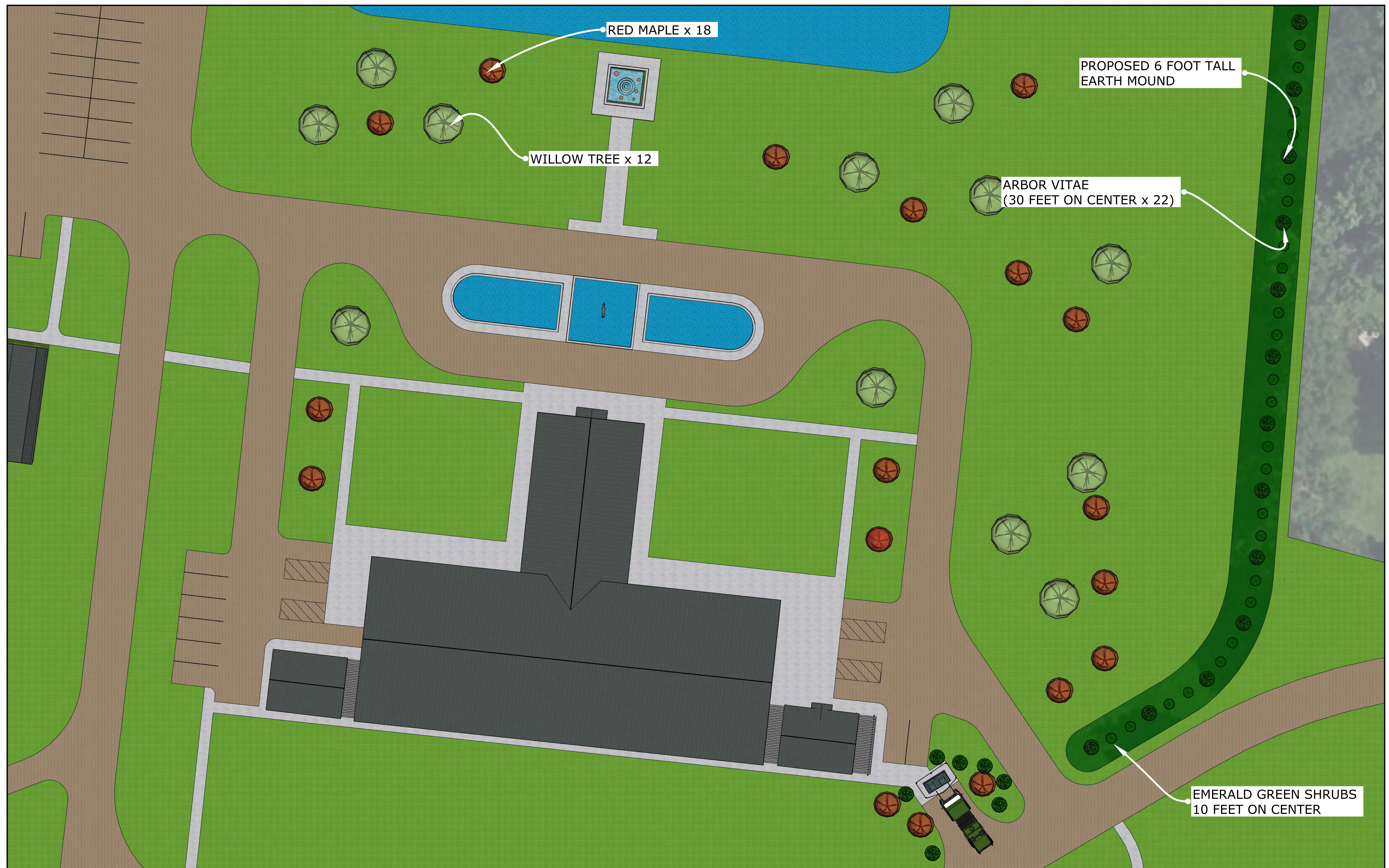
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1. EMERALD TRIUMPH VIBURNUM x 30 PLANTS ON PCD LOT ON EARTH MOUND (1 GALLON POTS)

2. ARBORVITAE x 22 PLANTS ON PCD LOT ON EARTH MOUND AND PARKING SCREEN (5 FOOT HEIGHT)

3. NIOBE GOLDEN WEEPING WILLOW x 12 PLANTS ON PCD LOT AROUND VEHICULAR USE AREA (2 1/2 INCH DIAMETER)

4. RED MAPLE x 18 PLANTS ON PCD LOT AROUND VEHICULAR USE AREA (2 1/2 INCH DIAMETER)



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