

Planned Commercial & Office District (PCD) Development Plan



October 23, 2024

Property Owners:

Avasar LLC
970 Dearborn Drive
Worthington, Ohio 43085

Jurisdiction:

Concord Township, Delaware County

Portion of Parcel Number(s):

500-320-02-016-000
500-320-02-017-000

Property Area:

36.830 acres

Site Address:

4910 State Route 257 South
Delaware, Ohio 43015

Existing Zoning District:

Farm Residential District (FR-1)

Proposed Zoning District:

Planned Commercial and Office District
(PCD)

Proposed Development:

Emerald Farm - Banquet Facility &
Agri-tourism Activities

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Application Form

CONCORD TOWNSHIP DELAWARE COUNTY, OHIO	APPLICATION Change in Zoning
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FEE: \$ 6,124.50

Note: The initial application fee covers one meeting only.
If the applicant requests tabling, there may be associated fees for rescheduling.

PURPOSE: Banquet Facility

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

SUBMITTAL REQUIREMENTS – The following must be submitted with the correct application fee:

One (1) completed application form signed by property owner(s) or lessee(s); AND arrange the following into fifteen (15) packets:

- ☒ Detailed Development plan in accordance with Section 19.06 c.) of the Concord Zoning Resolution;
- ☒ Current list of all property owners (with complete, current mailing addresses) within 200 feet of exterior boundaries of the land for which the action is requested;
- ☒ Plot plan and subject property showing the proposed location of the structure or change (all drawings must be to scale and must be folded to fit into letter size folder);
- ☒ Any other supporting documentation in regard to this application;
- ☒ Vicinity Map and Aerial Photo of Lot(s); AND
- ☒ Conversation with applicant regarding easements JWC applicant initials.

APPLICATION NUMBER: ZC022024

DATE FILED: 02/15/2024

ADDRESS OF PROPERTY: 4910 State Route 257 South, Delaware, OH 43015

NAME OF APPLICANT: Plan 4 Land, LLC (Agent for Owner)

ADDRESS OF APPLICANT: 1 South Harrison Street, P.O. Box 306, Ashley, Ohio 43003

PHONE: 740-413-4084

EMAIL: joe@plan4land.net/lexus@plan4land.net

NAME OF OWNER: Avasar LLC

ADDRESS OF OWNER: 970 Dearborn Drive, Worthington, Ohio 43085

PHONE: (614) 745-555

EMAIL: chanakya@b3event.com

PRESENT ZONING: FR-1

PRESENT USE: PCD

DESCRIPTION OF REQUEST (LAND/STRUCTURE USE): Requesting rezoning to allow for re-use of horse barn for a banquet facility and for a proposed agri-tourism business to be referred to as Emerald Farm (formally Stallion Ranch).

The undersigned certifies that this application and the attachments thereto contain all information required by the Zoning Resolution and that all information contained herein is true and accurate and is submitted to induce the amendment of the Zoning Map or Zoning Resolution. Applicant agrees to be bound by the provisions of the Zoning Resolution of Concord Township, Delaware County, Ohio.

Owner/Lessee: _____

Date: _____

Received and Accepted by: _____
(Zoning Inspector)

Date: _____

Application Team

Planner:

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

Owner's Legal Counsel:

Manos, Martin & Pergram Co., LPA
Stephen D. Martin, Esq.
50 North Sandusky Street
Delaware, Ohio 43015-1926
740-363-1313, Ext. 204 phone
smartin@mmpdlaw.com
www.mmpdlaw.com

Surveyor:

Blue Church Surveys
Steven Newell, PS
Marengo, Ohio 43334
(419) 508-0951 phone
bluechurchsurveys@gmail.com

Civil Engineer:

Brack Engineering
Nathan Harrington, P.E.
5659 Greystone Lane
Hilliard, Ohio 43026
(614) 506-3662 phone
nharrington@brackeng.com

Soil Scientist:

Smart Services
Mitch Strain, SPSS
88 West Church Street
Newark, Ohio 43055
(740) 345-4700 phone
mstrain@smartservices-inc.com
www.smartservices-inc.com

Traffic Engineer:

Carpenter Marty Transportation
Drew Laurent, AICP
6612 Singletree Drive
Columbus, Ohio 43229
(614) 656-2421 phone
dlaurent@cmtran.com
www.cmtran.com

Applicability

The following zoning text shall apply to 36.830 acres of the Avasar LLC property as the approved Planned Commercial and Office District (PCD) restrictions, as described in the legal description labeled Exhibit 1 (pg. 37) and the 36.830 acres highlighted on the survey exhibit labeled Exhibit 2 (pg. 40).

Development Text

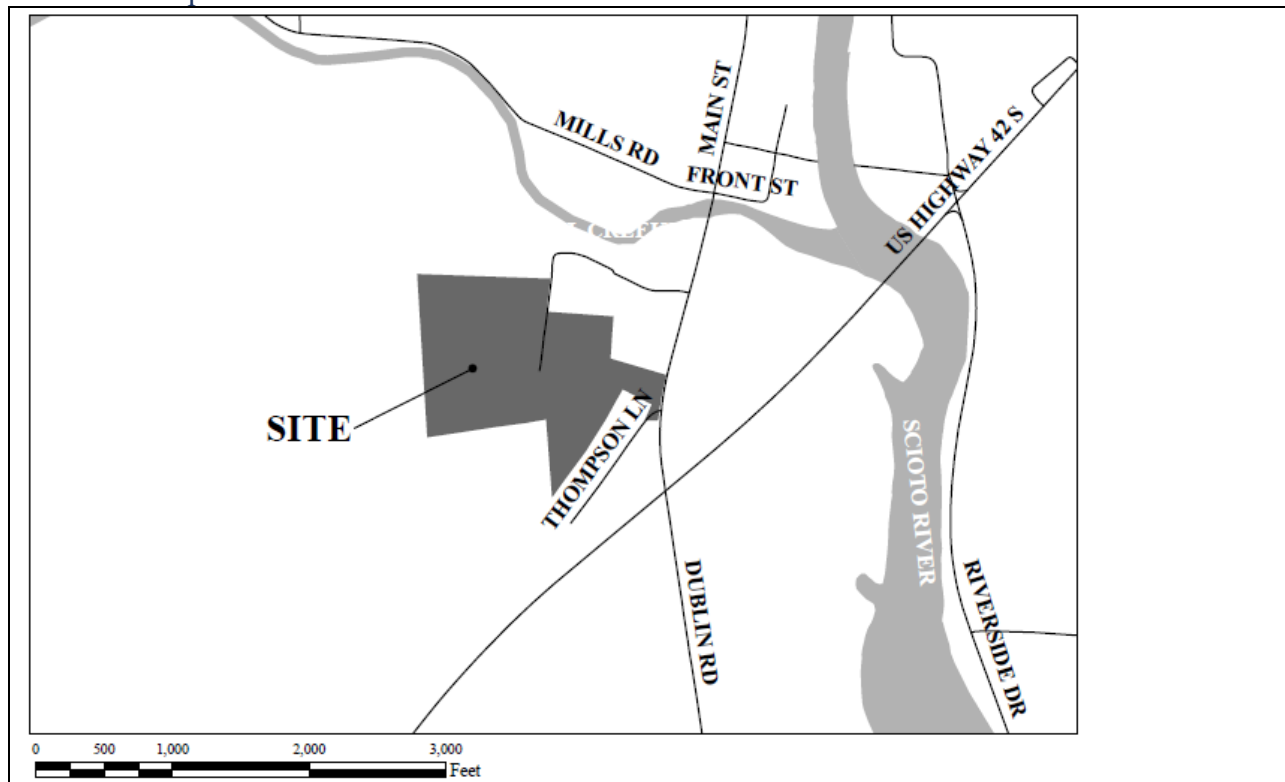
The following text represents the current Planned Commercial and Office District standards of the Concord Township Zoning Resolution, per Article XIX and the applicant's acknowledgements and commitments to the standards follows text in boxed text.

Section 19.01 - Purpose

The Township recognizing that with increased urbanization and population growth comes increased demands for well organized commercial areas to provide employment, goods and services to area residents as well as to provide a balanced economy within the Township hereby provides for the Planned Commercial and Office District, intending hereby to promote the variety and flexibility of land development for commercial purposes that are necessary to meet these demands while still preserving and enhancing the health and safety of the inhabitants of Concord Township.

The proposed development is in keeping with the purpose of the proposed district. The subject property consumes 36.830 acres, being a portion of parcel number 500-320-02-016-000 and 500-320-02-017-000 in Concord Township, Delaware County, Ohio. The property address is 4910 State Route 257 South, Delaware, Ohio 43015. The site is located in Zone X (Area of Minimal Flood Hazard) on FIRM Panel No. 39041C0210L dated 12/20/2023. The following location map is for reference. Existing conditions are highlighted in Exhibit 10 (pg. 67). A complete description of the location and boundary of the subject 36.830 acre is highlighted in the legal description labeled Exhibit 1 (pg. 37) and the survey exhibit labeled Exhibit 2 (pg. 40).

Location Map



Compliance with Comprehensive Plan

The Concord Township Comprehensive Land Use Plan, amended October 13, 2021, area properties out as “42 Corridor Overlay” and recommends limited commercial and office development as centralized sewer becomes available. The plan also calls for such non-residential development to be directed toward existing intersections and encouraging multi-tenant planned developments.

The proposed use will provide a viable economic use of the existing infrastructure on this property today and provide for a future development opportunity on adjacent properties in keeping with the comprehensive plan.

Section 19.02 - Application

The provisions of this article of the Zoning Resolution may be applied only to lands of the Township that have been approved for a zoning map amendment to PCD. An owner of the land in the township that is served by centralized water and sanitary sewer may submit an application of change to PCD zoning under the provisions of this Article. The action of the Township upon an application processed pursuant to this section shall be considered a legislative act, subject to referendum.

In keeping with other approvals for the PCD within Concord Township, the proposed use has public water, as evidenced in the water capacity study labeled Exhibit 7 (pg. 60) and will utilize a commercial septic system until such time that sanitary sewer is extended to this site. The proposed use does not demand the need for sanitary sewer at this time, as evidenced in Exhibit 6 (pg. 52) attached herein.

Section 19.03 – Permitted Use(s)

Within the Planned Commercial and Office District (PCD), the following uses, developed in strict compliance with the approved development plan and standards, shall be permitted. The precise use or type of use of the tract shall be specified in the plan as submitted and approved.

- a) Commercial and office establishments of all types developed and maintained within an organized development of associated commercial activities in accordance with the approved development plan.

Commercial Establishment Permitted

Emerald Farm Inc. will include a banquet facility and hospitality center to allow for private reservations for banquet events (limited to weddings) in conjunction with agriculture and agritourism activities on this property. Event capacity will average 150 to 200 attendees with a capacity of 300 guests.

Agricultural and Agritourism Activity Permitted

All uses specified herein other than the banquet facility and hospitality center are permitted in accordance with Ohio Revised Code (ORC) §519.01 as “agriculture”.

The Emerald Farm may repurpose pastures for production crops, vineyards, lavender fields, vegetable gardens and other horticultural production. This may include agriculture and agritourism activities, in accordance with Ohio Revised Code (ORC) §519, including but not limited to:

- Production of flowers, fruits and other field crops, including horticulture for marketing and events;
- Viticulture activities;
- Converting pasture space to apple and pear orchards for commercial production;
- Five (5) foot wide paths constructed around the site where visitors can enjoy farm activities and farm fresh produce during events;
- Fish farming in on-site ponds;
- Sale of fruits, flowers and other horticultural produce; and
- Other minor tourism activities focused on agriculture, consistent with the uses identified on the development plan and in the narrative text of such.

Any such “agriculturally exempt” uses will require prior submission highlighting the description of use and improvements to the Concord Township Zoning Inspector to obtain an agricultural zoning certificate before any change in use is permitted.

Permitted Use and Standards by Building

The following chart outlines permitted uses, required setbacks and other restrictions applicable to each commercial building permitted in the proposed development.

Buildings	Maximum Sq. Ft.	Minimum Setbacks	Permitted Use
Building I - 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 II – Office & Wedding Preparation (existing house)	3,150 sq. ft.	F = 1,000 ft. S = 200 ft. R = 600 ft.	Office for business activities relative to Emerald Farm, restrooms, and preparatory area for up to 12 people (wedding party)
Building III – Service Barn (20' x 70')	1,400 sq. ft.	F = 1,000 ft. S = 500 ft. R = 700 ft.	Storage of property maintenance equipment, restrooms, gathering space, supplies and property maintenance equipment.
<i>Building IV – Prep Kitchen</i> (24' x 30')	720 sq. ft.	<i>F = 550 ft. S = 200 ft. R = 1,000 ft.</i>	<i>Area for prep and preparing food before after it is cooked and before it is served to customers.</i>
<i>Building V – Banquet Storage</i> (24' x 30')	720 sq. ft.	<i>F = 800 ft. S = 200 ft. R = 850 ft.</i>	<i>Storage of tables, chairs, decorations, linens and other non-food supplies for the banquet facility.</i>

Bold buildings are pre-existing on-site and italics buildings are proposed.

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).

Permitted Land Use by Subarea

The following is a descriptive summary of subareas delineated on Sheet 3 (pg. 30) of the development plan with specific permitted uses limiting use in each area:

Subarea	Summary	Estimated Area	Permitted Use
Area "A"	Banquet Facility "I", Prep Kitchen "IV" and Banquet Storage "V" and surrounding entrance and service areas.	5.5 acres	This area will be used for wedding events. All activities shall maintain a minimum 100-foot setback from neighboring residential properties 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 "B"	Parking Lot	1.0 acres	This area shall provide parking with 100 designated spaces designed to comply with the Concord Township Zoning Resolution and compliant with standards of the Concord Township Fire Department.
Area "C"	Agricultural Area	14.5 acres	Dedicated to grass pastures and agriculturally exempt uses, after certification of such by the Concord Township Zoning Inspector.
Area "D"	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.
Area "E"	Offices, Wedding Preparation in "Building II" and "Service Barn III".	3.5 acres	This area will be maintained with the appearance of a single-family house and red barn with surrounding grass lawn, including outdoor wedding event space.

Uses are limited to those specifically identified herein. All other uses shall be considered prohibited, exempt that agriculturally exempt uses may be located in any area, after certification of such by the Concord Township Zoning Inspector.

- b) Community facilities such as libraries, offices or educational facilities operated by a public agency or government.

This use will not be permitted in this approved PCD.

- c) Commercial establishments normally associated with and intended to service the traveling public with motels, service stations, restaurants, travel trailer parks and overnight parking or any other allied activity.

This use will not be permitted in this approved PCD.

- d) Hospitals, medical facilities, nursing homes and convalescence homes.

This use will not be permitted in this approved PCD.

- e) Medical, dental, optical, and psychological services.

This use will not be permitted in this approved PCD.

- f) Kindergarten or child care facilities.

This use will not be permitted in this approved PCD.

- g) Other Commercial ventures not provided by this or other sections of this Resolution if approved as part of the plan.

Uses not specifically listed herein will not be permitted in this approved PCD.

- h) Wholesale Business, storage and warehouse.

This use will not be permitted in this approved PCD.

- i) Multi-Family structures or residences, when the same are specifically designed as part of the architecture of the structure in a village setting. All living units constructed within this district shall contain the following minimum floor space, to wit:

One (1) bedroom unit	800 sq. ft.
Two (2) bedroom unit	950 sq. ft.
Three (3) or more bedroom units	1,000 sq. ft.

Customary Home Occupations, which are clearly incidental and secondary to residential use, conducted by the resident of a permitted dwelling are subject to the requirements of Section 21.12.

This use will not be permitted in this approved PCD.

- j) Temporary structures such as mobile offices and temporary buildings of a nonresidential character may be used incident to construction work on the premises, or on adjacent public projects, or during a period while the permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use, which permit shall be valid for six (6) months and may be renewed not more than twice. Renewal of the permit shall be at the discretion of the Zoning Inspector on finding of reasonable progress toward completion of the permanent structure or project. The Zoning Inspector may require provisions for sanitary waste disposal, solid waste disposal and water supply, as he/she deems necessary. The fees for such permit and renewals thereof shall be established by the Township Trustees. Said temporary structure shall be removed not later than ten (10) days after expiration of said permit. No temporary structure shall be occupied as a residence.

This use will not be permitted in this approved PCD.

Section 19.04 – Reserved for Future Use

Section 19.05 – Prohibited Use(s)

- a) Any use not specifically authorized by the express terms of this article of the Zoning Resolution shall be prohibited.
- b) Outdoor storage of inoperable, unlicensed or unused motor vehicles for a period exceeding seven (7) days is prohibited. Said vehicles, if stored on the premises, shall be enclosed within a building so as not to be visible from any adjoining property or public road. This prohibition shall not apply to new or used motor vehicles stored or displayed pursuant to a legal sales or repair activity if such activities are carried out in compliance with the approved plan.
- c) Except as provided in the plan of development, not trailer, boat, motor home nor equipment of any type shall be parked in front of the front building line on any lot within this district. If a structure is located on the lot the building line shall be considered to be the front wall of the structure even if said structure is located behind the minimum building line established by this Resolution, the restrictions in the plat or deed or the development plan.
- d) Except as specifically permitted in Section 19.030, or in the approved development plan, no mobile home or mobile office structure shall be placed or occupied in this district. Modular structures in compliance with the Ohio Building Code of Ohio and designed for placement on a permanent foundation are acceptable.

Those uses listed in Section 19.05 shall be prohibited along with all uses not specifically listed as permitted in this approved PCD.

Section 19.06 – Procedure

In addition to any other procedures set out in this Resolution, all applications for amendments to the zoning map to rezone lots to this PCD district shall follow the procedures hereinafter set forth:

- a) Application - The owner(s) or lessee(s) of a lot(s) within the Township may request that the zoning map be amended to include such lots in the Planned Commercial and Office District in accordance with the provisions of this Resolution.

The applicant is submitting the “property”, herein defined, for consideration of a zoning change from FR-1 to a Planned Commercial and Office District (PCD).

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

The applicant has met with the Delaware County Regional Planning Commission and the Zoning Commission prior to application to discuss this proposal on numerous occasions.

- c) Development Plan - Ten (10) copies of the development plan shall be submitted with the application, which plan shall include in text and map form:
 - 1) The proposed boundaries, size and location of the Planned Commercial and Office District drawn to scale.

The “property” described is 36.83-acre as described by legal notice in Exhibit 1 (pg. 37) and by scaled survey exhibit in Exhibit 2 (pg. 40).

- 2) The general development character of the lots including the limitations or controls to be placed on all uses with lot sizes, minimum setback requirements, structure location and other development features including landscape.

The development character is consistent with existing structures onsite and in the area. It will be compliant with the development plan, including the following specific limitations:

On-site Employees

The Emerald Farm will employ up to three (3) full-time employees and up to three (3) parttime employees who may report to work onsite. Full-time employee roles will be (a) sales manager, (b) property manager, and (c) maintenance worker. Part-time employees will assist in these roles.

Any other activities, including food service will be performed by outside vendors. It is expected that an additional five (5) to six (6) vendors may be onsite at any time during regular hours of operation to prepare for and cater to events. Vendors may offer valet service on occasion with vehicles being parked in the shared lot. Staff, vendor, and accessible parking will be located directly adjacent to the main facility.

Hours of Operation

Events will be held between 9:00 a.m. and 10:00 p.m., with outdoor activities limited after dusk. Proposed events will be held seasonally, in accordance with demand. Traditionally, eighty percent (80%) of events are held between May and September, when weather permits outside activities. The other twenty percent (20%) are held between October and December prior to winter weather and activities will not be regularly scheduled between January and April.

The property manager will also act as a security officer and be responsible for maintaining a 24-hour, 7 day a week security system with cameras monitoring all entrances, exits and areas of regular activity. All guests will only be permitted during the hours mentioned herein. All guests will be asked to leave prior to 10:00 p.m. and any staff and vendors may be onsite for up to one (1) hour after close to clean and secure the facility.

Signs shall be posted to make guests aware of the Concord Township Noise Resolution and applicable standards to ensure it is enforceable by the owner and proper authorities. Guests observed violation of the hours of operation and Concord Township Noise Resolution will be asked to leave, if they are not willing to comply. The Delaware County Sheriff's Office indicated they have authority to cite individuals if they do not comply or fail to leave the site when asked.

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

The proposed development will include agricultural-looking structures which are primarily pole barn construction with steel roofing and wood or steel siding, as highlighted in the development plan.

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

The site will be served by an onsite septic treatment system and Del-Co Water.

Projected Wastewater Treatment

Soil tests for soil suitability have been completed in February 2024 by Smart Services, as evidenced in Exhibit 6 (pg. 52). In accordance with typical business activities highlighted in OAC 3745-42-05 regarding design flow and waste strength

requirements for treatment works sized for one hundred thousand gallons per day or less, the following highlights the projected wastewater treatment demand.

The Delaware Public Health District has reviewed and approved project feasibility, in accordance with the presented development plan, as evidenced in Exhibit 6 (pg. 52).

Water Service

Water service will be extended from existing Del-Co Water main on State Route 257 South with the driveway construction. A water pressure study was conducted and included with this package as Exhibit 7 (pg. 60), to demonstrate water supply available for potential fire suppression for the main facility and supporting fire hydrants, as required by the Concord Township Fire Department during engineering plan review.

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

To facilitate occasional events, the proposed change of use will include new access to State Route 257 South where the property has suitable road frontage. All traffic for the proposed commercial use will utilize the new proposed driveway with direct access to State Route 257.

The gated access from the existing Common Access Driveway (CAD) to the “property” will only be used for emergency access and occasional maintenance in regard to the proposed use, as requested by the Concord Township Fire Department in Exhibit 8 (pg. 61). No vendor or customer traffic will be permitted on the CAD. The owner will record and implement the maintenance agreement, included in Exhibit 5 (pg. 47) herein. Avasar commits with approval of this PCD that the CAD will be improved prior to change of use in conformance with the plans highlighted in Exhibit 8 (pg. 61). Likewise, the new driveway will provide emergency access for all existing residences on the existing CAD by allowing access to the new commercial driveway.

The applicant has engaged Carpenter Marty Transportation to seek ODOT support for the new access location, as demonstrated in Exhibit 11 (pg. 71). ODOT District VI reviewers indicated that the new driveway permit may be issued after this parcel is split off separate from the existing common access driveway, as they do not allow for more than one entrance to parcels along State Route 257 South.

Parking

Parking will be provided in a paved lot. The parking lot will contain 100 parking spaces being ten (10) feet wide and twenty (20) feet deep with 25 wide drive aisles as depicted on the development plan. Additional parking will be provided around Building “I” for accessible parking spaces and spaces for vendors and employees.

- 6) The relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable. Include a list of owners and addresses whose property is contiguous to and directly across from the applicant's property according to the most recent County Auditor's tax list.

The current property owner is:

AVASAR LLC
4910 STATE ROUTE 257 S
DELAWARE, OH 43015

An aerial photograph of the surrounding area was included with Sheet 1 (pg. 28) of the development plan and labels for neighboring property owners is included in Exhibit 4 (pg. 46) and as listed here:

ADJACENT PROPERTY OWNERS:

ROBIN & ROBERT HARRIMAN
4890 STATE ROUTE 257 S
DELAWARE, OH 43015

JOHNNY A. & JAMES A. STOYCHEFF
4902 STATE ROUTE 257 S
DELAWARE, OH 43015

NANCY K. KRUEGER
4908 STATE ROUTE 257 S
DELAWARE, OH 43015

DAVID J. & MELISSA D. HAWK
4916 STATE ROUTE 257 S
DELAWARE, OH 43015

BRETT S. & TERRI M. ALLEN
4920 STATE ROUTE 257 S
DELAWARE, OH 43015

PEIRSOL FAMILY PARTNERSHIP
4474 FRY ROAD
OSTRANDER, OH 43061

CHARLES E. OWENS
5244 THOMPSON LANE
DELAWARE, OH 43015

CODY D. BALL
5210 THOMPSON LANE
DELAWARE, OH 43015

PHILLIP M. STOWERS
5182 THOMPSON LANE
DELAWARE, OH 43015

GILLMAN L. R. A. PARKS
5164 THOMPSON LANE
DELAWARE, OH 43015

JOHN R. & RHONDA L. MILLER
5120 THOMPSON LANE
DELAWARE, OH 43015

AMY I. & STEVEN W. ROHRER
5100 THOMPSON LANE
DELAWARE, OH 43015

COREY & SARAH GANTT
5109 THOMPSON LANE
DELAWARE, OH 43015

BELLPOINT UNITED METHODIST
CHURCH
5092 STATE ROUTE 257 S
DELAWARE, OH 43015

BELLPOINT UNITED METHODIST
CHURCH
5303 STATE ROUTE 257 S
DELAWARE, OH 43015

MICHAEL LEE ALBERTINI
4994 STATE ROUTE 257 S
DELAWARE, OH 43015

ROBERT W. HARRIMAN
4952 STATE ROUTE 257 S
DELAWARE, OH 43015

- 7) The proposed size, location and use of parks and other public facility sites, if any, and their proposed ownership.

No parks or public facility sites are proposed.

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

After zoning approval, engineering plans will be presented to necessary county and state agencies for approval, prior to construction. It is expected that plan approval and permitting will take 4 to 6 months and construction will follow with another 4 to 6 months.

- 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 text form in a manner calculated to give township officials definitive guidelines for approval of future phases.

All grading will be completed in a single phase and building construction will commence within two (2) years of rezoning approval and be completed entirely within five (5) years of rezoning approval. It is estimated that construction will take 2 to 3 months to complete after grading and utility plans are approved by Delaware County, so it is likely to be complete within one (1) year.

- 10) The ability of the applicant to carry forth his/her plan by control of the land and the engineering feasibility of the plan. If the applicant is not the owner, the applicant must have written authorization from the owner.

The applicant owns the property and improvements will be funded by the applicant. The property deed is included as Exhibit 3 (pg. 41) herein. If additional evidence of financing is requested, it may be provided. Actual bids for construction will be secured after the plans are approved.

- 11) Specific statements of divergence from the development standards in Article XXI or existing county regulations or standards and the justification, therefore. Unless a variation from these development standards is specifically approved, the same shall be complied with.

The only divergence being requested with this application is from Section 19.06(g). The applicant requests the ability to split the proposed PCD lot after approval and prior to occupancy through the traditional lot split process with a recorded common access maintenance agreement and does not feel that a plat is necessary, nor should be required.

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

No public service facilities are proposed in this development.
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- d) Criteria for Approval – In approving an application for a Planned Commercial and Office District, the reviewing authorities shall determine:

- 1) If the proposed development is consistent in all respects with the purpose, intent and general standards of this Zoning Resolution.
- 2) If the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply.
- 3) If the proposed development advances the general welfare of the township and the immediate vicinity.

- e) Effect of Approval - The Development Plan as recommended for approval by the Zoning Commission and approved by the Township Trustees shall constitute an amendment to the Zoning Resolution as it applies to the lands included in the approved amendment. The approval shall be for a period of three (3) years to allow the preparation of plats required by the Subdivision Regulations of Delaware County, Ohio.

Where the land is to be developed in phases, plans for phases subsequent to the first phase shall be submitted in accordance with the timetable in the approved development plan. Unless the required plats are properly recorded and work on said development commenced within three (3) years, the approval shall be voided and the land shall automatically revert to the previous District unless the application for time extension is timely submitted and approved.

- f) Extension of Time or Modification - An extension of the time limit as a modification of the approved development plan may be recommended by the Zoning Commission and approved by the Township Trustees. Such approval shall be given only upon a finding of the purpose and necessity for such change or extension and evidence of reasonable effort toward the accomplishment of the original development plan, and that such extension or modification is not in conflict with the general health, welfare and safety of the public or development standards of the district. No extension of time shall be granted except on application filed with the Township Zoning Inspector not later than ninety (90) days before the expiration of the three (3) year period prescribed in Section 19.06 (d) as hereinbefore set forth.
- g) Plat Required - In the Planned Commercial and Office District (PCD), no use shall be established or changed, and no structure shall be constructed or altered until the required subdivision plat has been prepared and recorded in accordance with the Subdivision

Regulations for Delaware County, Ohio, and this Resolution. The subdivision plat shall be in accord with the approved development plan and shall include:

- 1) Site arrangement, including building setback lines and space to be built upon within the site; water, fire hydrants, sewer, all underground public utility installations, including sanitary sewers, surface drainage and waste disposal facilities; easements, access points to public right-of-way, parking areas and pedestrian ways; and land reserved for nonhighway service use with indication of the nature of such use.
 - 2) Deed restrictions, covenants, easements and encumbrances to be used to control the use, development and maintenance of the land, the improvements thereon, and the activities of occupants, including those applicable to areas within the lot to be developed for nonresidential uses.
 - 3) In the event that any public service facilities not to be otherwise guaranteed by a public utility have not been constructed prior to recording of the plat, the owner of the project shall post a performance bond in favor of the appropriate public officers in a satisfactory amount ensuring expeditious completion of said facilities within one year after the recording of said plat. In no event, however, shall any zoning certificate be issued for any building or use until such time that the facilities for the phase in which the building or use is located are completed.
- h) Administration Review - All plats, construction drawings, restrictive covenants and other necessary documents shall be submitted to the Zoning Inspector or his/her designated technical advisors for administrative review to ensure substantial compliance with the development plan as approved. The Board of Trustees may, from time to time, establish fees to be deposited for each administrative review in order to defray the costs associated with such review.

Section 19.07 – Development Standards

In addition to any other provisions of this resolution, the following standards are required in this district:

- a) Setbacks: The physical relationship of the structure or use areas and their minimum yard spaces shall be developed in strict compliance with the development plan or the provisions of Article XXI unless a variance is approved.

Proposed building setback from State Route 257 is a minimum of 400 feet from edge of the road right-of-way and a minimum of 100 feet from all other adjacent property lines, or as specifically restricted herein.

- b) Building Height Limits: No building or structure in this district shall exceed four (4) stories or forty-five (45) feet in height. See Section 21.02 for exceptions.

All buildings will be in compliance with this stated restriction on building height as evidenced by the building profile illustrations on the development plan.

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

Maximum permitted building dimensions are depicted herein on the development plan and within this text. Strict compliance will be maintained.

Proposed Improvements and Coverage

The proposed property coverage is broken down as follows, **with retained buildings in bold:**

LAND USE	QUANTITY (SQ. FT.)	QUANTITY (ACRES)	PERCENTAGE OF TOTAL
BUILDINGS	21,214	0.487	1.3%
Building I - Banquet Barn (70' x 180' banquet area + 32' x 72' service area + 8' x 20' x 2 restrooms)	15,224		
Building II - Offices & Hospitality (old house)	3,150		
Building III - Service Barn (20' x 70')	1,400		
<i>Building IV – Prep Kitchen (24' x 30')</i>	<i>720</i>		
<i>Building V – Banquet Storage (24' x 30')</i>	<i>720</i>		
OTHER COVERAGE	170,206	3.907	10.6%
<i>Driveways and Parking Areas</i>	<i>120,000</i>		
<i>Sidewalks and Walkways</i>	<i>50,000</i>		
<i>Dumpster Pad</i>	<i>200</i>		
<i>Road Pavement</i>	<i>5,850</i>		
OPEN SPACE	1,412,895	32.436	88.1%
<i>Greenspace</i>	<i>1,396,055</i>		
<i>Water Features</i>	<i>4,500</i>		
TOTALS	1,604,315	36.830	100.0%

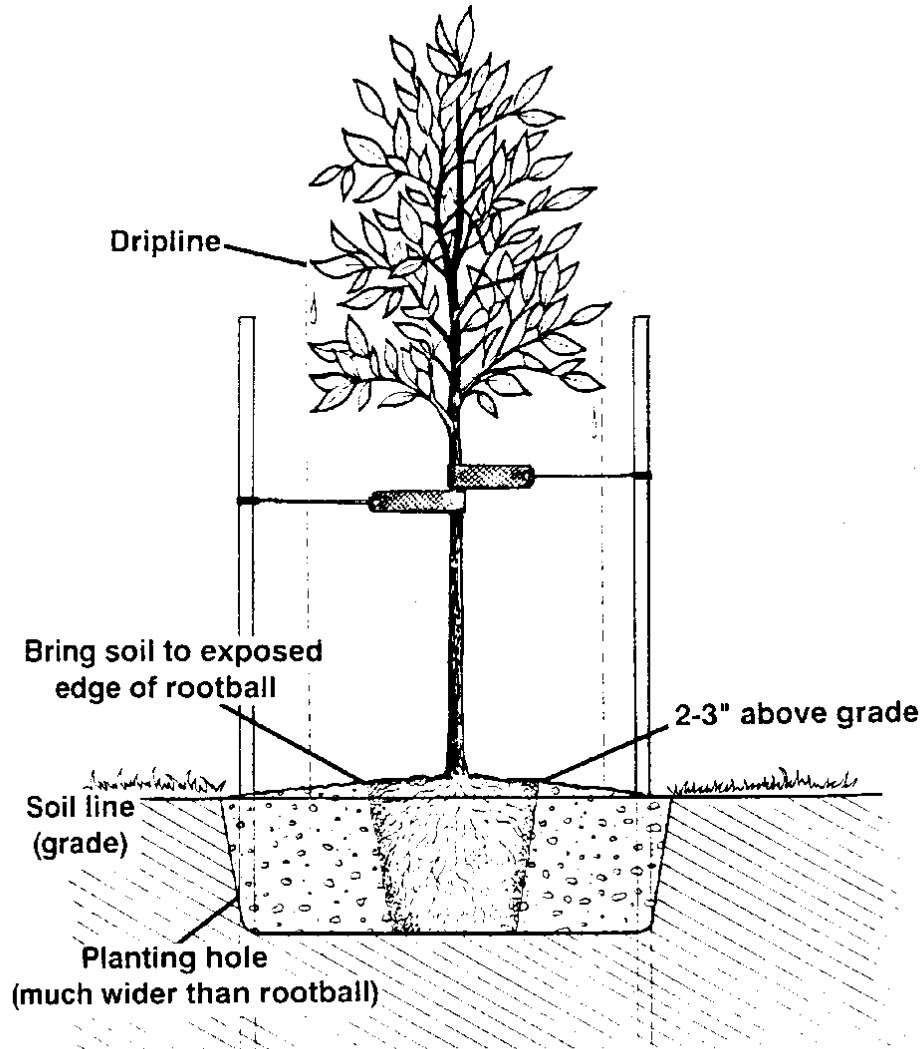
- d) Landscape: Article XIII applies. All yards, front, side and rear, shall be landscaped, and all organized open spaces or nonresidential use areas shall be landscaped. Such landscape plans shall be submitted with the subdivision plat and shall be subject to approval in the same manner required of the subdivision plat.

Proposed landscaping will include sixty-five (65) large trees planted in accordance with the development plan.

STANDARDS	PROPOSED COMPLIANCE
Perimeter Landscape Requirements	50% Winter Opacity + 70% Summer Opacity will be maintained on areas where the proposed rezoning abuts residential property.
Property Perimeter Requirement	The perimeter will be preserved consistent with the development plan in complete compliance with the PCD standards requiring green buffers. The driveway entrance will at its closest be 15 feet from the neighboring residential property due to the existing ravine in that area. Evergreen landscaping will be added to ensure compliance with the 10-foot perimeter landscaping requirements, as specified on the plan.
Vehicular Use Perimeter	Pavement will be maintained in compliance with the code.
Interior Landscape for Vehicular Use Areas (VUA)	There is over 30,000 square feet of green space preserved within the VUA in the PCD boundary, well in excess of the requirement. The planting requirements with 1 tree / 30 feet and a 6 foot high earth mound will be added along the southern edge of the proposed PCD use of the property to demonstrate further compliance as highlighted on the development plan.
Interior Landscape for Building Coverage	This standard would require almost 500 square feet of landscaping which is far exceeded by the plan.
Minimum Trees	The applicant is proposing to plant at least 65 trees to demonstrate compliance with this standard. The code appears to require 45 trees, or 1 tree for every 5,000 sq. ft. of coverage, up to 50,000 sq. ft. + 1 tree for every 4,000 sq. ft. of coverage over 50,000 sq. ft.
Landscaping for Service Structures	The proposed dumpster will be fenced with privacy fence and surrounded by proposed trees and a gate to achieve 100% opacity
Street Trees	The proposal is to maintain existing vegetation along the roadway as to minimize any change in appearance.

Commitment for tree replacement. Any tree removed during construction will be replaced with additional trees onsite of a total equivalent trunk diameter at chest-height.

All required trees to be planted will be at least two and a half (2.5) inches in trunk diameter at chest-height and will be planted in accordance with the following standards:



The proposed 52 trees and any tree replacement will be a variety of one of the following species, or equivalent:

- i. Arborvitae (*Thuja occidentalis*)
- ii. Niobe Golden Weeping Willow (*Salix alba* 'Niobe')
- iii. Red Maple (*Acer rubrum*)

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

All natural drainage courses, vegetation, and contours in excess of (6) percent will be maintained in preparation of the grading improvement plans for this project.

- f) 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 proposed facility will maintain adequate off-street parking for the proposed commercial use of the property. The capacity of the proposed facility will be limited to 300 guests and parking will be provided to ensure at least one parking space per three seats in accordance with public assembly requirements, the most pertinent standard. A parking plan is provided demonstrating compliance with 100 parking spaces delineated.

- g) Signs: Except as provided under the provisions for home occupations or as controlled by Article XXII of this Resolution and except as recommended by the Zoning Commission and approved by the Trustees, no signs shall be permitted in this district except a 'For Sale' or 'For Rent' or 'For Lease' sign advertising the lot on which the said sign is located. Such sign shall not exceed six (6) square feet in area on each of two (2) sides. The owner or developer of a subdivision or similar area may, upon the conditions and for the time period recommended by the Zoning Commission and approved by the Trustees, erect one sign not exceeding forty-eight (48) square feet in area on each of two (2) sides advertising said subdivision, development or lot for sale.

The Emerald Farm will be identified with a "farm sign" in accordance with Section 22.02(f) denoting the farm name and address. This will be limited to one (1) sign along State Route 257 at the entrance, no larger than four (4) square feet per side, with no more than two (2) sides. This sign will be pole mounted outside of the road right-of-way. No additional commercial signage is proposed with the PCD zoning.

- h) Construction and Maintenance of Improvements Within Right-of-Way: Unless otherwise specifically required by applicable law, the construction and maintenance of all improvements behind the curb line or the edge of pavement including but not limited to drainage improvements, landscape improvements, sidewalks and/or driveways approaches shall be the responsibility of the abutting property owner.

The proposed development will comply.

- i) Performance Standards: All uses within this district shall be in compliance with the provisions of Article XXI, Section 21.11.

The proposed use will comply.

Proposed Lighting

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.

LED PATHWAY LIGHT

BRONZE FINISH — METAL CONSTRUCTION

5 YEAR WARRANTY

PATHWAY LIGHT
BRIGHTNESS SCALE: 1 7 10

FLOOD LIGHT
BRIGHTNESS SCALE: 1 7 10

5 in DIA
12.7 cm DIA

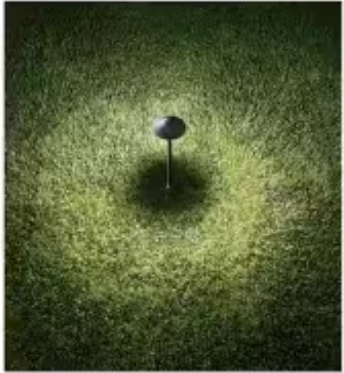
16.1 in H
40.9 cm AL

6.6 in H
16.7 cm AL

Mounting Options:
Stake Mount

Assembled Dimensions
5 in DIA x 22.7 in H
Dimensiones del producto ensamblado:
12.7 cm DIA x 57.6 cm AL

LIGHT PATTERN



LIGHTING PERFORMANCE:
RENDIMIENTO DE ILUMINACIÓN: **PATHWAY LIGHT**
LUZ PARA SENDERO

3	Watts (Power Consumed) Watts (Energía consumida)		
150	Lumens (Light Output) Lúmenes (Intensidad de luz)		
Amber: Amaro 2500K	Warm White: Blanco cálido 3000K 3200K	Bright White: Blanco brillante 5000K	Daylight: Luz de día 6500K

Parking and driveway lights will be limited to eight (8) 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 light shed and to ensure there is no glare.

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

Category: Outdoor
Finish: Black (Painted)
Construction: Steel Construction



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

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

Lights are only proposed along pedestrian and vehicular corridors. Spacing will be determined based on functional use.

- j) Special Conditions: 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; landscape, development, improvement, and maintenance of common open space; and any other pertinent development characteristics.

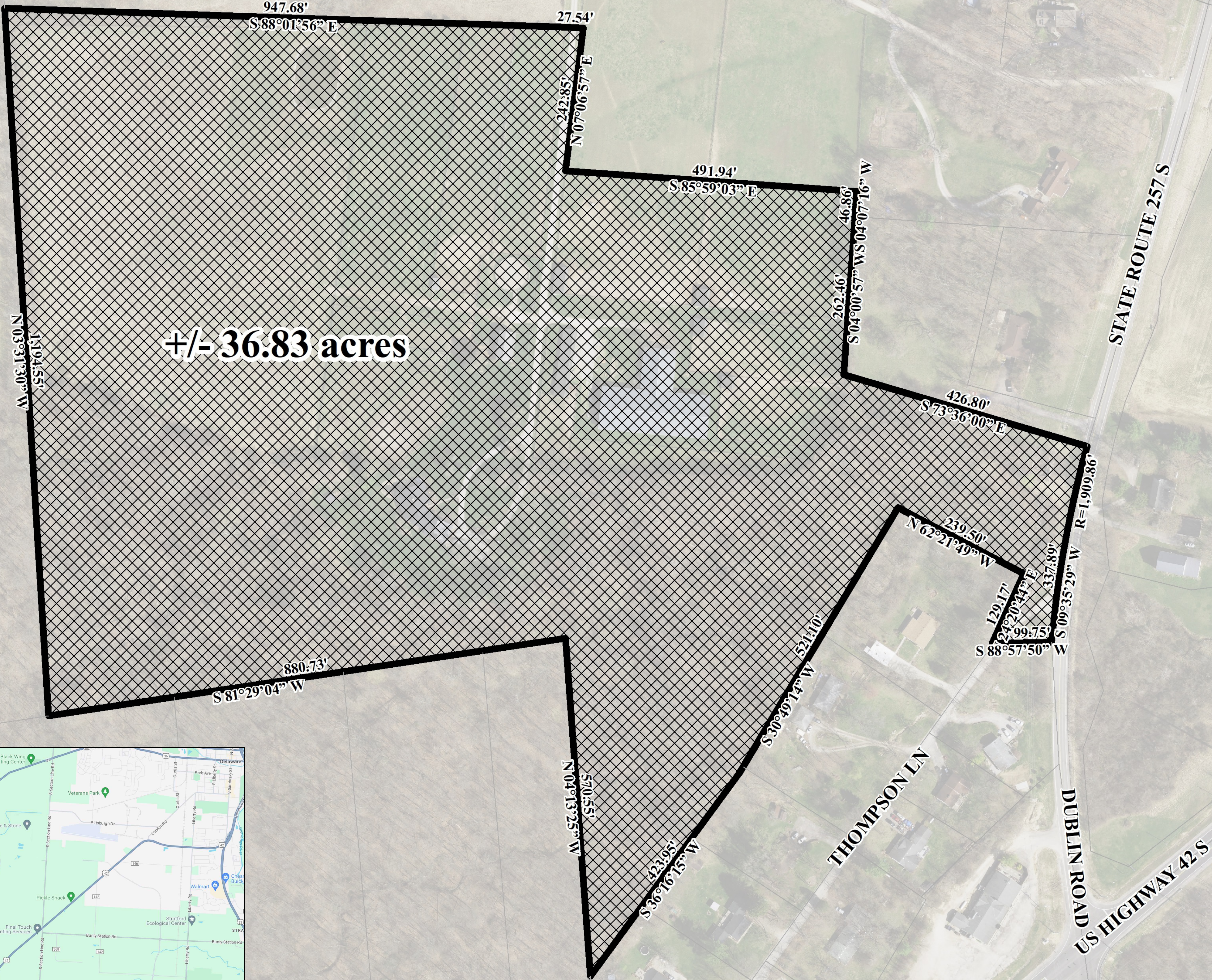
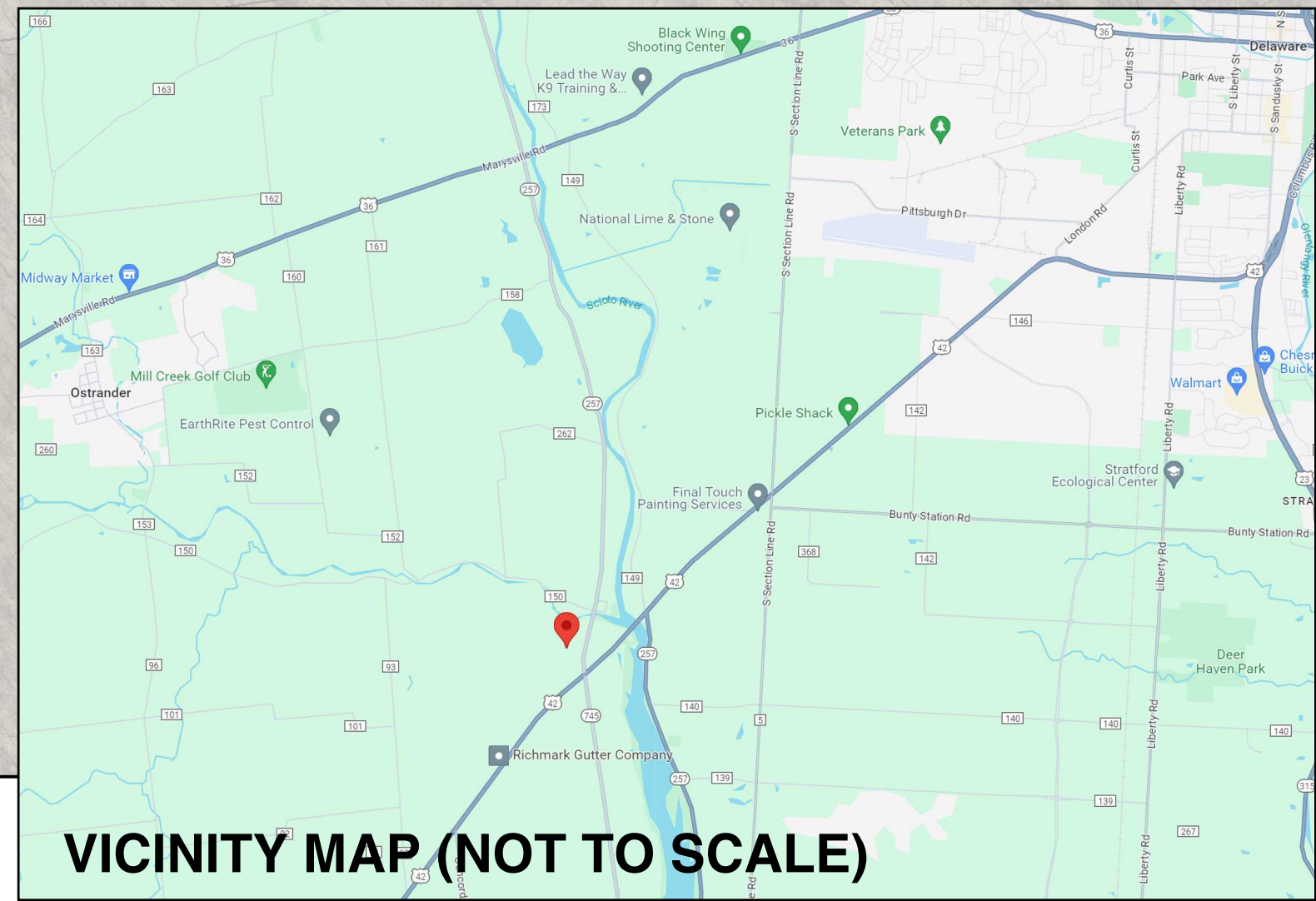
The applicant commits to included responses to neighbor comments included in Exhibit 9 (pg. 64), any verbal commitments not otherwise documented herein, but specifically stated in Concord Township meeting minutes.

- Legend
- Area Subject to PCD Rezoning

Other Lot Lines

+/- 36.83 acres

Road Centerline



23-0050

Plan 4 Land

LAND MANAGEMENT

PREPARED BY

Plan 4 Land

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

PROJECT NAME

Emerald Farm

CLIENT

Avasar LLC, Chanakya Gandhi & Arindam Guha
970 Dearborn Dr., Worthington, OH 43085

SITE INFORMATION

4910 State Route 257 South, Delaware, OH 43015 (+/- 36.83 acres)
Concord Township, Delaware County, State of Ohio
Parcel Nos. 500-320-02-016-000 & 500-320-02-017-000

PRINTED

October 23, 2024

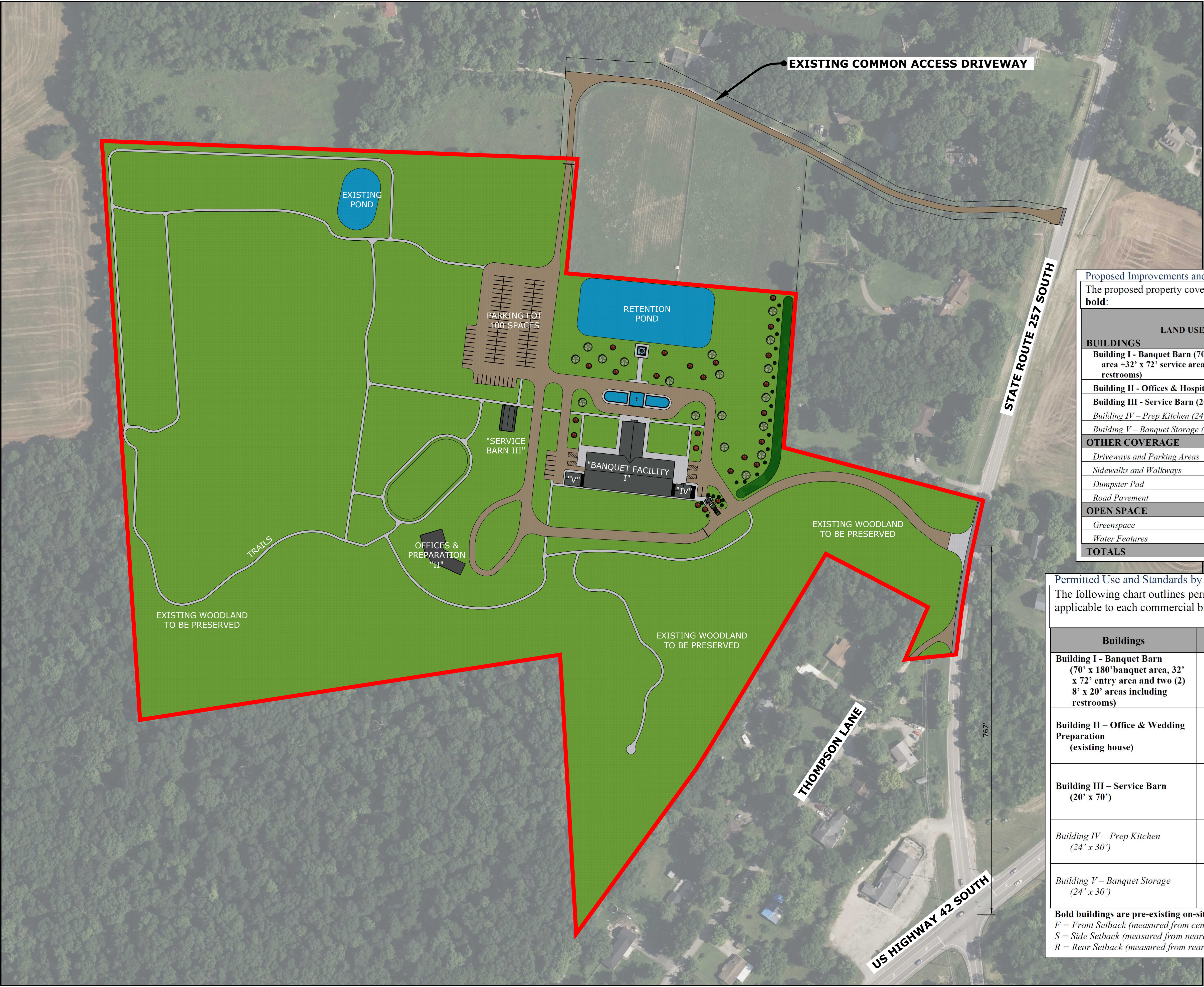
Emerald Farm

REZONING BOUNDARY

NORTH

PAGE 28

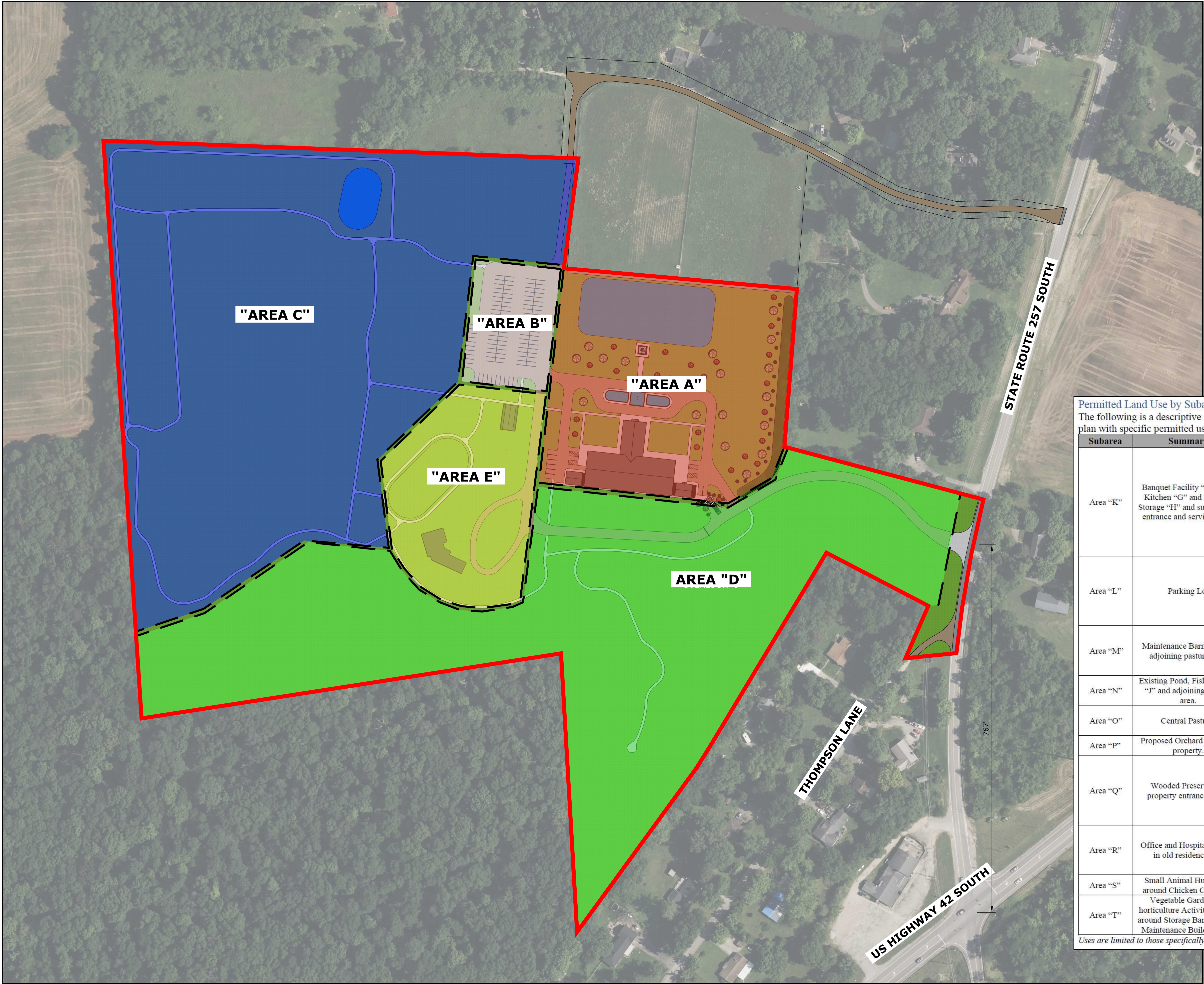
01 / 09



Proposed Improvements and Coverage			
The proposed property coverage is broken down as follows, with retained buildings in bold:			
LAND USE	QUANTITY (SQ. FT.)	QUANTITY (ACRES)	PERCENTAGE OF TOTAL
BUILDINGS	21,214	0.487	1.3%
Building I - Banquet Barn (70' x 180'banquet area +32' x 72' service area + 8' x 20' x 2 restrooms)	15,224		
Building II - Offices & Hospitality (old house)	3,150		
Building III - Service Barn (20' x 70')	1,400		
Building IV - Prep Kitchen (24' x 30')	720		
Building V - Banquet Storage (24' x 30')	720		
OTHER COVERAGE	170,206	3.907	10.6%
Driveways and Parking Areas	120,000		
Sidewalks and Walkways	50,000		
Dumpster Pad	200		
Road Pavement	5,850		
OPEN SPACE	1,412,895	32.436	88.1%
Greenspace	1,396,055		
Water Features	4,500		
TOTALS	1,604,315	36.830	100.0%

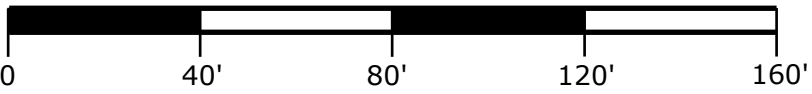
Permitted Use and Standards by Building			
The following chart outlines permitted uses, required setbacks and other restrictions applicable to each commercial building permitted in the proposed development.			
Buildings	Maximum Sq. Ft.	Minimum Setbacks	Permitted Use
Building I - Banquet Barn (70' x 180'banquet 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 II – Office & Wedding Preparation (existing house)	3,150 sq. ft.	F = 1,000 ft. S = 200 ft. R = 600 ft.	Office for business activities relative to Emerald Farm, restrooms, and preparatory area for up to 12 people (wedding party)
Building III – Service Barn (20' x 70')	1,400 sq. ft.	F = 1,000 ft. S = 500 ft. R = 700 ft.	Storage of property maintenance equipment, restrooms, gathering space, supplies and property maintenance equipment.
Building IV – Prep Kitchen (24' x 30')	720 sq. ft.	F = 550 ft. S = 200 ft. R = 1,000 ft.	Area for prep and preparing food before after it is cooked and before it is served to customers.
Building V – Banquet Storage (24' x 30')	720 sq. ft.	F = 800 ft. S = 200 ft. R = 850 ft.	Storage of tables, chairs, decorations, linens and other non-food supplies for the banquet facility.
Bold buildings are pre-existing on-site and italics buildings are proposed. 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).			





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	Gemination, 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.



Emerald Farm SITE PLAN - DETAIL

SITE INFORMATION
4910 State Route 257 South, Delaware, OH 43015 (+/- 36.83 acres)
Concord Township, Delaware County, State of Ohio
Parcel Nos. 500-320-02-016-000 & 500-320-02-017-000

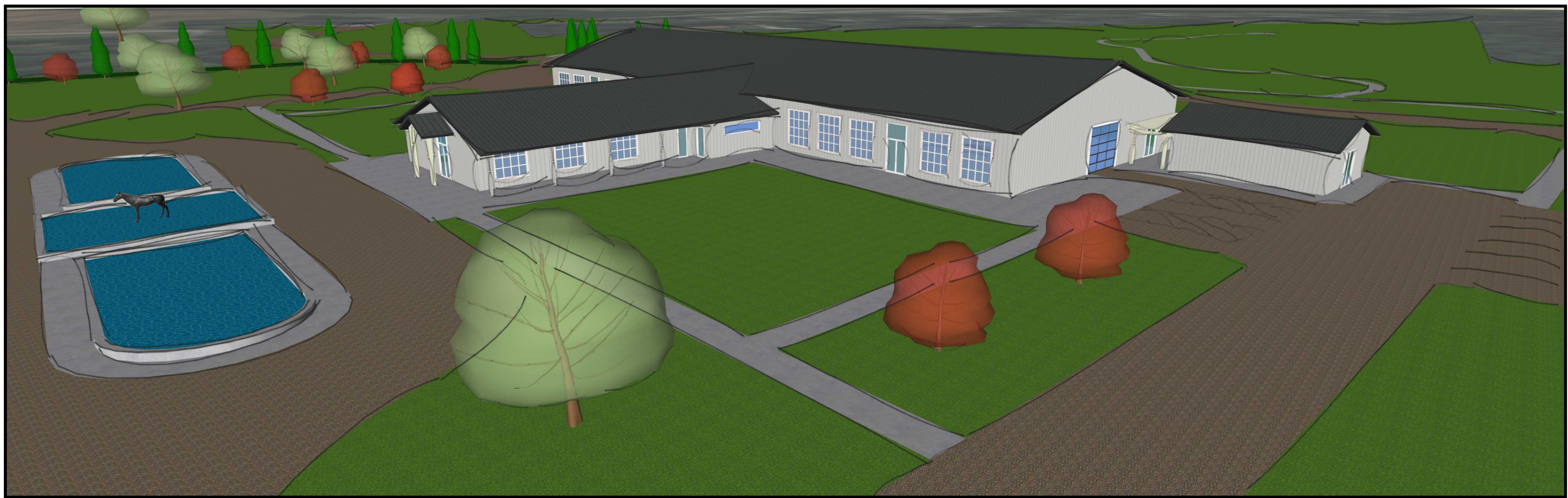
PRINTED
October 23, 2024

PROJECT NAME
Emerald Farm

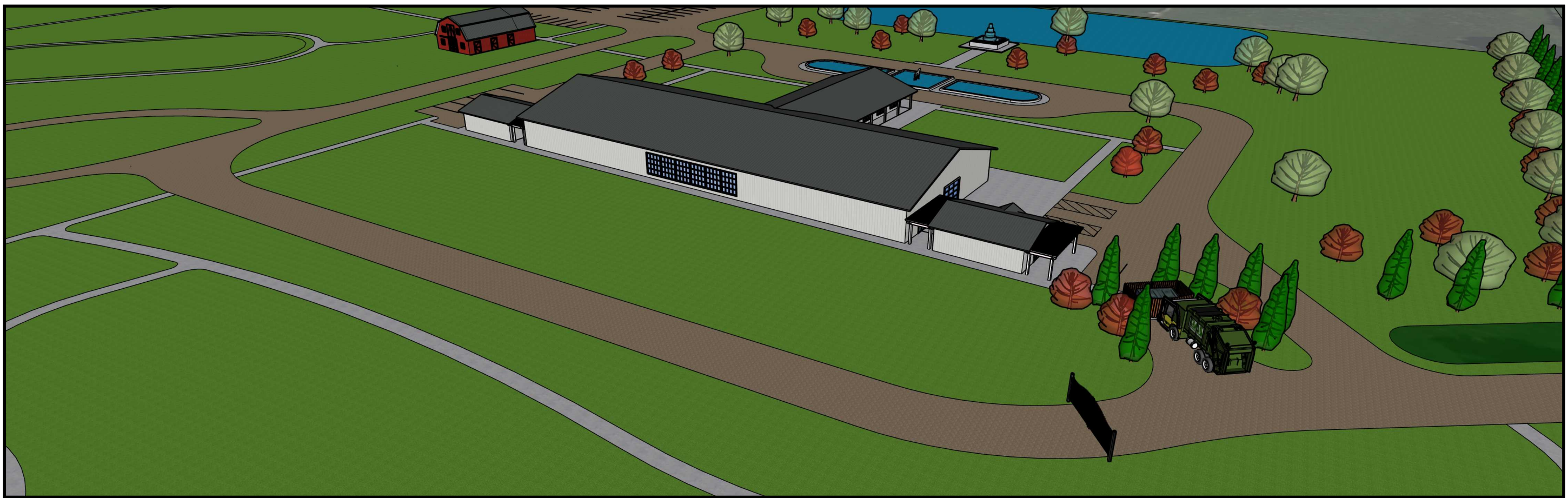
CLIENT
Avasar LLC, Chanakya Gandhi & Arindam Guha
970 Dearborn Dr., Worthington, OH 43085

PREPARED BY
Plan 4 Land
LAND MANAGEMENT

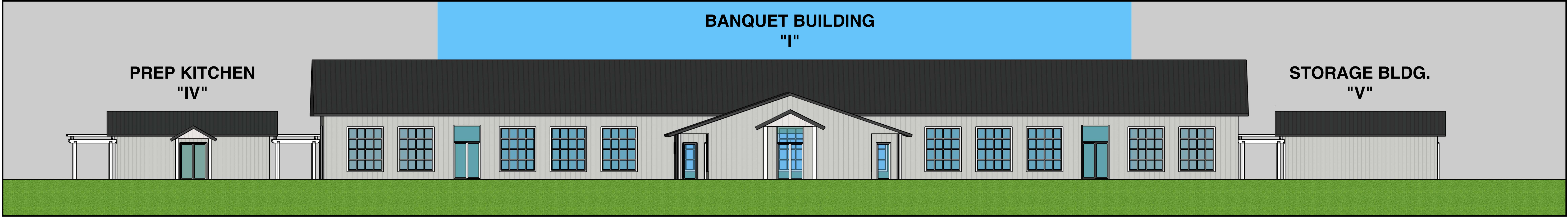
Plan 4 Land, LLC, Joe Glase, AICP, Principal
11 S. Harrison St., P.O. Box 306, Ashley, OH 43003
(740) 413-4084 | joe@plan4land.net | www.plan4land.net



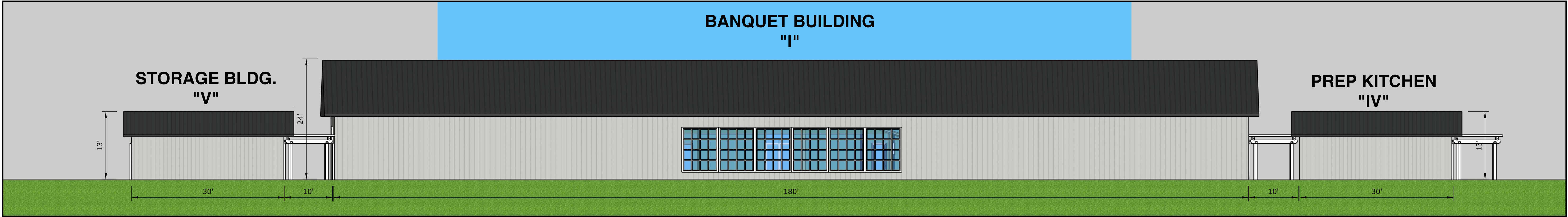
View of Entrance to Main Facility



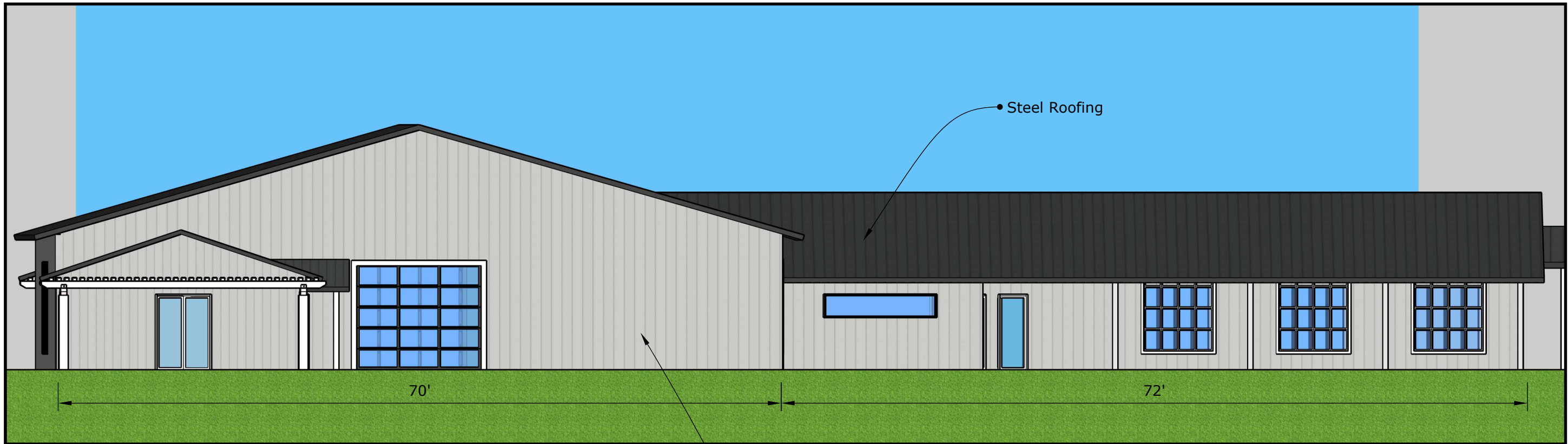
View of Rear of Main Facility



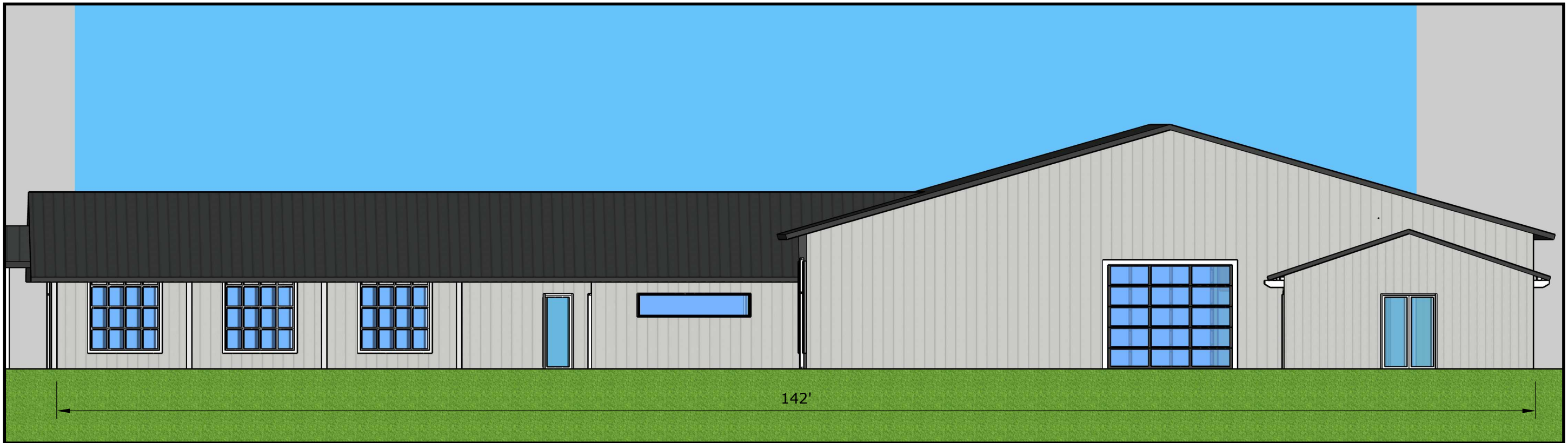
Front Profile View



Rear Profile View



Left Profile View



Right Profile View





**6/12 GABLE ROOF, WOOD SIDING,
STEEL ROOFING**



**GAMBREL ROOF, STEEL SIDING,
STEEL ROOFING**



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

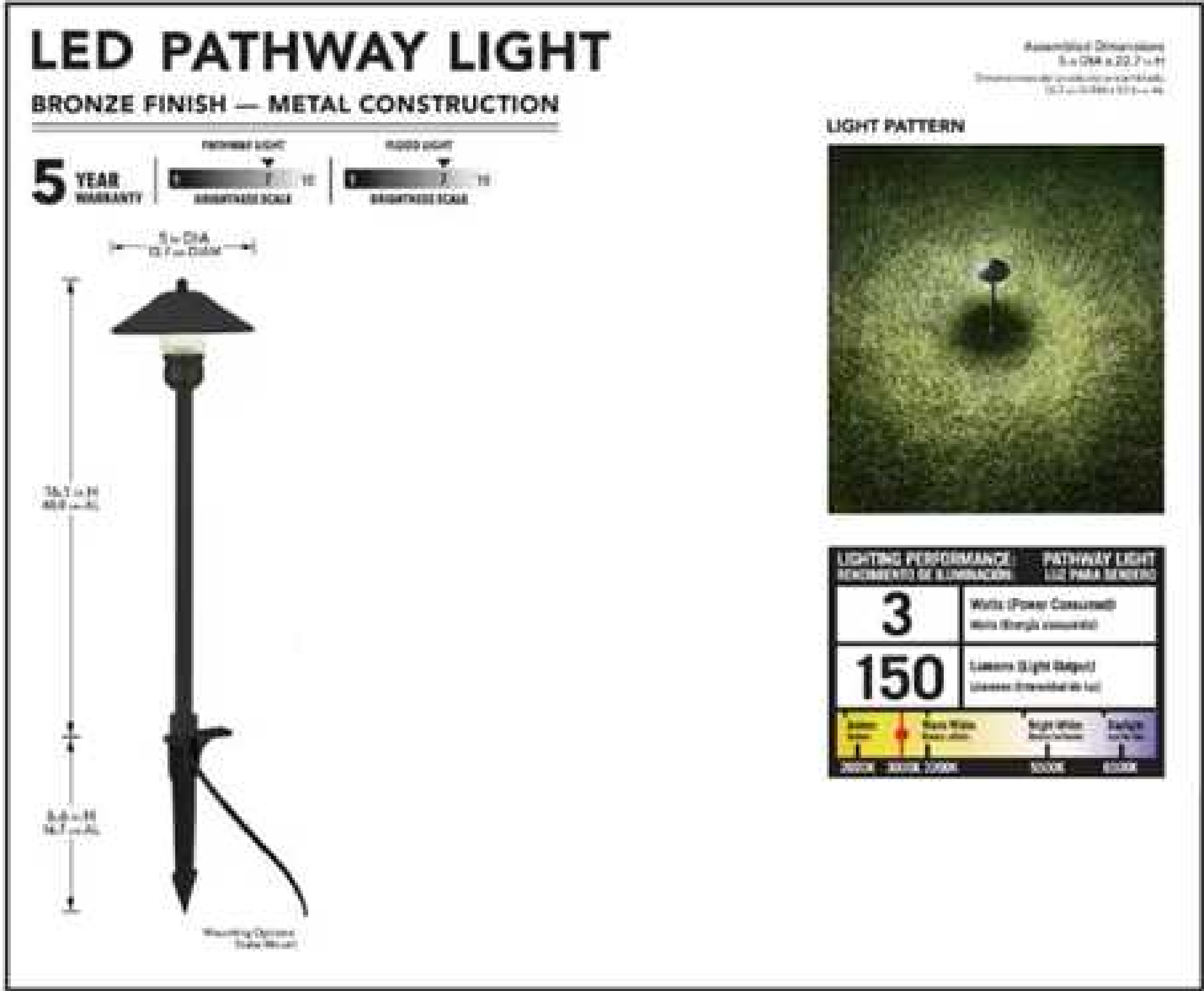
7 foot tall matching aluminum post can be installed with photocell to allow for dusk to dawn operation, installed on timers and with motion sensors to allow for dimming when there is no activity in the area.

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.

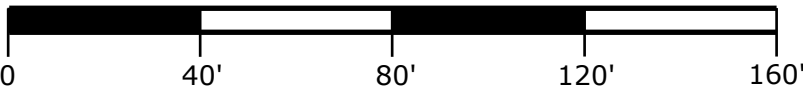
These pole lights are only proposed at vehicular intersections, along vehicular corridors and to illuminate parking areas. Spacing will be every 50 to 100 feet to provide for guiding light. The projected photometric light shed is a 15 foot radius, based on the manufacture's specifications.

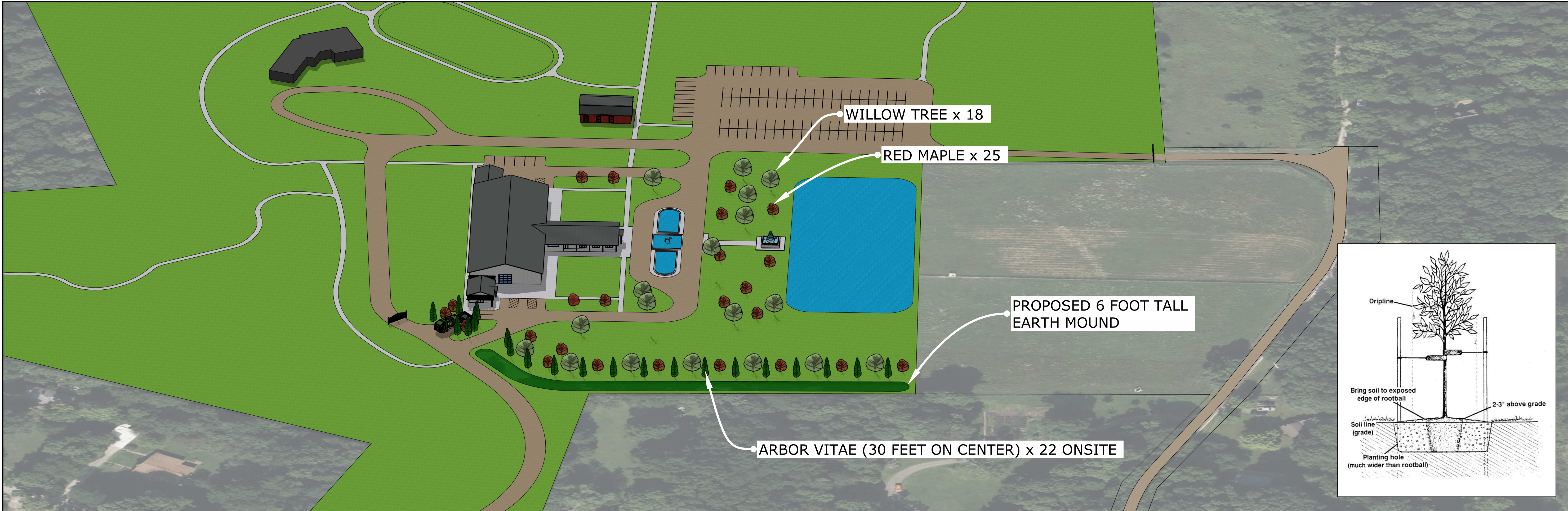
Pedestrian Walkway Lighting



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.

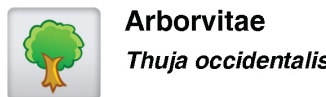
Low voltage walkway lights will be limited to two (2) feet in height and downcast at a consistent spacing along pedestrian corridors between the facility and parking lot.





PLANT FINDER

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



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

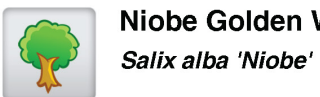
Columbus Garden Center - 1156 Oakland Park Avenue, Columbus, OH 43224-3317 Phone: 614-268-3511 Fax: 614-784-7700
Delaware Garden Center - 25 Kilbourne Road, Delaware, OH 43015 Phone: 740-548-6633 Fax: 740-363-2091
Dublin Garden Center - 4261 West Dublin-Granville Road, Dublin, Ohio 43017 Phone: 614-874-2400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

1. ARBORVITAE x 22 PLANTS ON PCD LOT WEST OF EARTH MOUND (5 FOOT HEIGHT)



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

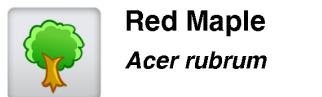
Columbus Garden Center - 1156 Oakland Park Avenue, Columbus, OH 43224-3317 Phone: 614-268-3511 Fax: 614-784-7700
Delaware Garden Center - 25 Kilbourne Road, Delaware, OH 43015 Phone: 740-548-6633 Fax: 740-363-2091
Dublin Garden Center - 4261 West Dublin-Granville Road, Dublin, Ohio 43017 Phone: 614-874-2400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

2. NIOBE GOLDEN WEEPING WILLOW x 18 PLANTS ON PCD LOT AROUND VEHICULAR USE AREA (2 1/2 INCH DIAMETER)



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

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

3. RED MAPLE x 25 PLANTS ON PCD LOT AROUND VEHICULAR USE AREA (2 1/2 INCH DIAMETER)

23-0050

PREPARED BY
Plan 4 Land
LANDSCAPE ARCHITECTS

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

PROJECT NAME
Emerald Farm

CLIENT
Avasar LLC, Chanakya Gandhi & Arindam Guha
970 Dearborn Dr., Worthington, OH 43085

SITE INFORMATION
4910 State Route 257 South, Delaware, OH 43015 (+/- 36.83 acres)
Concord Township, Delaware County, State of Ohio
Parcel Nos. 500-320-02-016-000 & 500-320-02-017-000

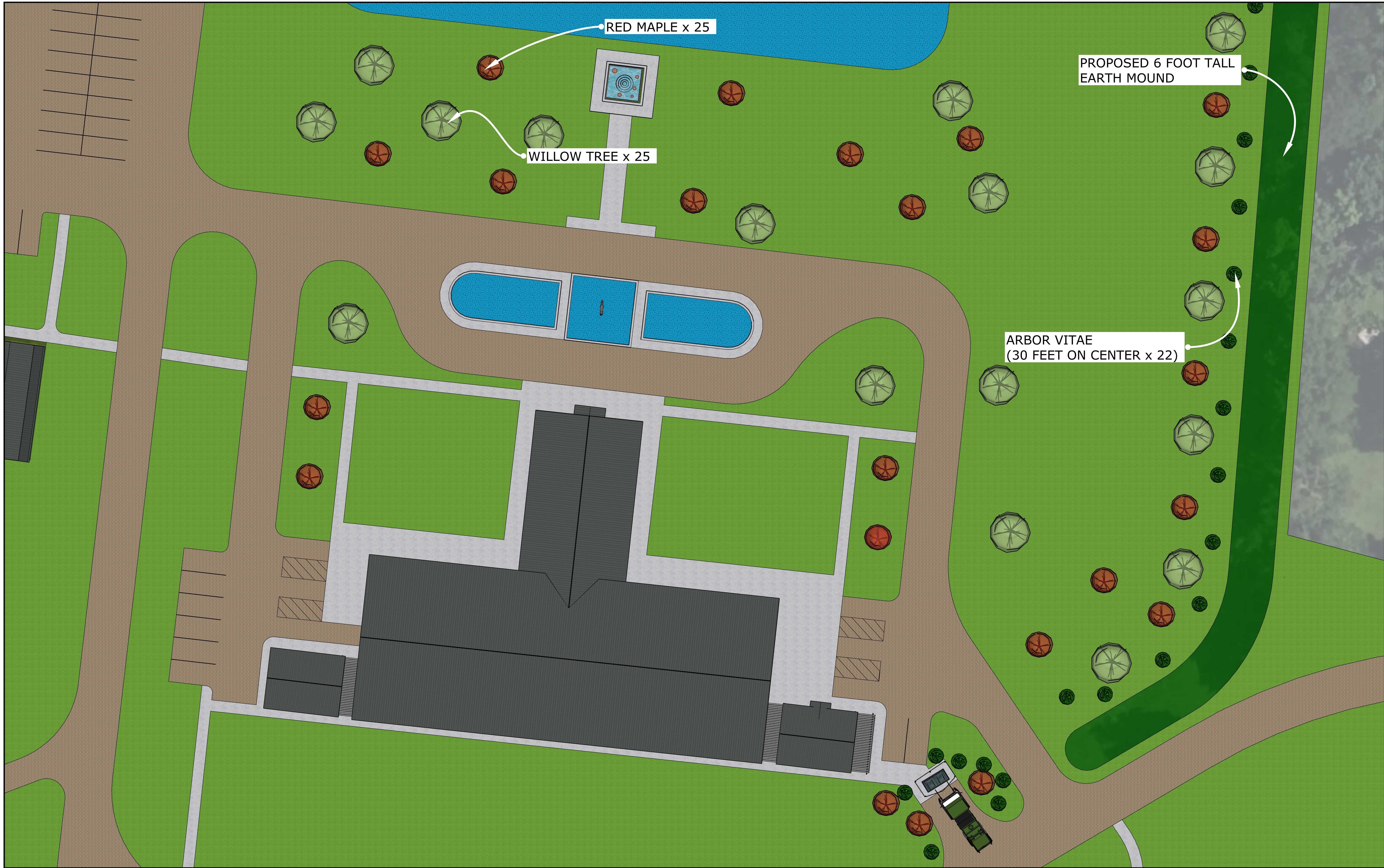
PRINTED
October 23, 2024

Emerald Farm
LANDSCAPE DETAILS

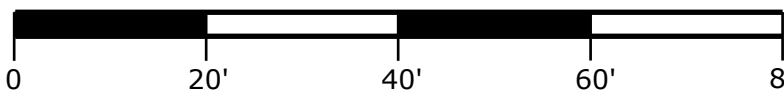


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08 / 09



1. ARBORVITAE x 22 PLANTS ON PCD LOT ON EARTH MOUND AND PARKING SCREEN (5 FOOT HEIGHT)
2. NIOBE GOLDEN WEEPING WILLOW x 18 PLANTS ON PCD LOT AROUND VEHICULAR USE AREA (2 1/2 INCH DIAMETER)
3. RED MAPLE x 25 PLANTS ON PCD LOT AROUND VEHICULAR USE AREA (2 1/2 INCH DIAMETER)



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09/09

LANDSCAPE PLAN

SITE INFORMATION
4910 State Route 257 South, Delaware, OH 43015 (+/- 36.83 acres)
Concord Township, Delaware County, State of Ohio
Parcel Nos. 500-320-02-016-000 & 500-320-02-017-000

PRINTED
October 23, 2024

PROJECT NAME
Emerald Farm

CLIENT
Avatar LLC, Chanakya Gandhi & Arindam Guha
970 Dearborn Dr., Worthington, OH 43085

PREPARED BY
 Plan 4 Land

Plan 4 Land, LLC, Joe Glase, AICP, Principal
151 Harrison St., P.O. Box 306, Ashley, OH 43003
(740) 413-4084 | joe@plan4land.net | www.plan4land.net

23-0050

Exhibit 1 - Legal Description for Proposed Rezoning

LEGAL DESCRIPTION

36.830 ACRES

Situate in the State of Ohio, County of Delaware, Township of Concord, Pt. VMS No. 2673 Lot 7 and Lot 8, and being part of a 23.492 acre tract (Parcel 2) of land and a 18.346 acre tract (Parcel 1) of land conveyed to Avasar LLC as recorded in O.R. 2050, page 1916 (all references to deeds, plats, surveys, etc. refer to the Delaware County Recorder's Office or Engineer's Office), being more particularly described as follows;

COMMENCING FOR REFERENCE at an ODOT monument found at the intersection of the centerline of U.S. Rt. 42 with the centerline of St. Rt. 257;

Thence along the centerline of said St. Rt. 257 North 08°34'45" West for a distance of 120.94 feet, to a 2" MAG nail set;

Thence continuing along the centerline of said St. Rt. 257 on a curve to the right with a radius of 1909.86 feet, with a central angle of 12°26'00" with an arc distance of 414.45 feet, with a long chord bearing of North 02°21'45" West for a distance of 413.63 feet, to a spike found at the northeast corner of a tract of land conveyed to Corey Gantt and Sarah Gantt as recorded in O.R. 519, page 2276, said point being the **TRUE POINT OF BEGINNING** of the herein described tract of land;

Thence leaving said centerline and along the north line of said Gantt tract **South 88°10'25" West** for a distance of **100.25 feet**, to a spike found at a corner of 1.478 acre tract of land conveyed to Amy I. Rohrer and Steven W Rohrer as recorded in O.R. 1817, page 727, passing an iron pin set at 30.00 feet;

Thence along an east line of said 1.478 acre tract **North 23°33'19" East** for a distance of **129.17 feet**, to an iron pin set at the northeast corner thereof;

Thence along the north line of said 1.478 acre tract **North 63°09'14" West** for a distance of **239.50 feet**, to a 3/4" iron pipe found (no cap) at the northwest corner thereof;

Thence along the west line of said 1.478 acre tract and the west line of a 1.407 acre tract of land conveyed to John R. Miller and Rhonda L. Miller as recorded in O.R. 1271, page 837 **South 30°01'49" West** for a distance of **521.10 feet**, to a 3/4" iron pipe found (no cap) at the northwest corner of a 0.71 acre tract of land conveyed to Rebecca A. Parks as recorded in O.R. 2077, page 922;

Thence along the west line of said 0.71 acre tract and the west line of a 0.70 acre tract of land conveyed to Phillip M. Stowers as recorded in O.R. 1331, page 2161 and the west line of a 1.19 acre tract of land conveyed to Cody D. Ball as recorded in O.R. 1598, page 2652 **South 35°28'50" West** for a distance of **432.95 feet**, to a 3/4" iron pipe found (no cap) on the east line of VMS Survey 2673 Lot 9;

Thence along the east line of said VMS Survey 2673 Lot 9 **North 05°00'50" West** for a distance of **570.55 feet**, to a 3/4" iron pipe found (no cap) at the northeast corner of said VMS Survey 2673 Lot 9;

Thence along the north line of said VMS Survey Lot 9 **South 80°41'39" West** for a distance of **880.73 feet**, to a 3/4" iron pipe found at the southeast corner of a 49.25 acre tract of land conveyed John E. Peirsol, trustee and settlor, Janis E. Peirsol, trustee, and Janie E. Peirsol, trustee of the John E. Peirsol Trust as recorded in O.R. 1607, page 300;

Thence leaving said lot line and along the east line of said 49.25 acre tract **North 04°18'55" West** for a distance of **1194.55 feet**, to a 3/4" iron pipe found (no cap) at the southwest corner of a 4.29 acre tract of land conveyed to Brett S. Allen and Terri M. Allen as recorded in O.R. 1617, page 123;

Thence along the south line of said 4.29 acre tract **South 88°49'21" East** for a distance of **947.68 feet**, to a 3/4" iron pipe found (no cap) at the southeast corner of a 4.29 acre tract;

Thence across said 23.190 acre tract, on a new dividing line **South 89°25'11" East** for a distance of **27.57 feet**, to a 3/4" iron pipe found (no cap) at corner of said 18.350 acre tract;

Thence along a line of said 18.350 acre tract **South 06°19'32" West** for a distance of **243.00 feet**, to an iron pin set;

Thence leaving said line and across said 18.350 acre tract, on a new dividing line **South 86°43'53" East** for a distance of **491.85 feet**, to an iron pin set on a west line of a 3.06 acre tract of land conveyed to Robert W. Harriman as recorded in O.R. 1560, page 1086;

Thence along a line of said 3.06 acre tract **South 03°19'51" West** for a distance of **46.64 feet**, to a 3/4" iron pipe found (no cap) at the northwest corner of a 1.647 acre tract of land conveyed to Michael Lee Albertini as recorded in O.R. 1044, page 617;

Thence along the west line of said 1.647 acre tract **South 03°13'32" West** for a distance of **262.46 feet**, to a 3/4" iron pipe found (no cap) at the southwest corner thereof;

Thence along the south line of said 1.647 acre tract **South 74°23'25" East** for a distance of **427.15 feet**, to a 2" MAG nail set on the centerline of said St. Rt. 257, passing an iron pin set at 397.15 feet;

Thence along the centerline of said St. Rt. 257 on a curve to the left with a **radius of 1909.86 feet**, with a **central angle of 09°50'41"** with an **arc distance of 328.16 feet** with a **long chord bearing of South 08°46'36" West** for a distance of **327.76 feet**, to the **TRUE POINT OF BEGINNING** containing **36.830 acres**, more or less.

PT. PID 500-320-02-016-000 – 14.140 AC. (Parcel 1 OR 2050, page 1916)

PT. PID 500-320-02-017-000 – 22.690 AC. (Parcel 2 OR 2050, page 1916)

Lot 7 – 22.290 AC

Lot 8 – 14.540 AC.

SURVEY NOTES:

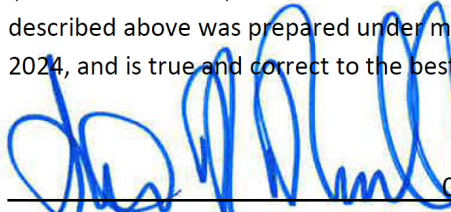
Basis of Bearings for the herein described tract of land are referenced to the Ohio State Plane Coordinate System (North Zone) by GPS measurements referenced to the ODOT VRS Network with the centerline of St. Rt. 257 having a bearing of **North 15°23'15" East.**

All iron pins set are 5/8" diameter steel pin by 30" in length with a yellow plastic cap stamped "NEWELL 7212".

Distances described herein are horizontal lengths, expressed in U.S. Survey foot and hundredths of a foot.

SURVEYOR CERTIFICATE:

I, Steven W. Newell, Ohio Professional Surveyor Number 7212, certify that the land description described above was prepared under my direct supervision, based on a field survey performed in May, 2024, and is true and correct to the best of my knowledge.


Steven W. Newell

06/26/2024

Date

Ohio Registered Surveyor No. 7212

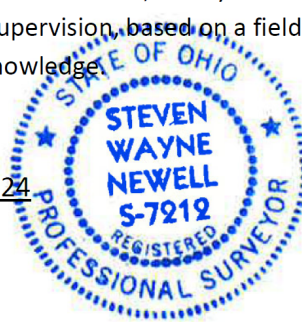


Exhibit 2 – Rezoning Boundary Exhibit

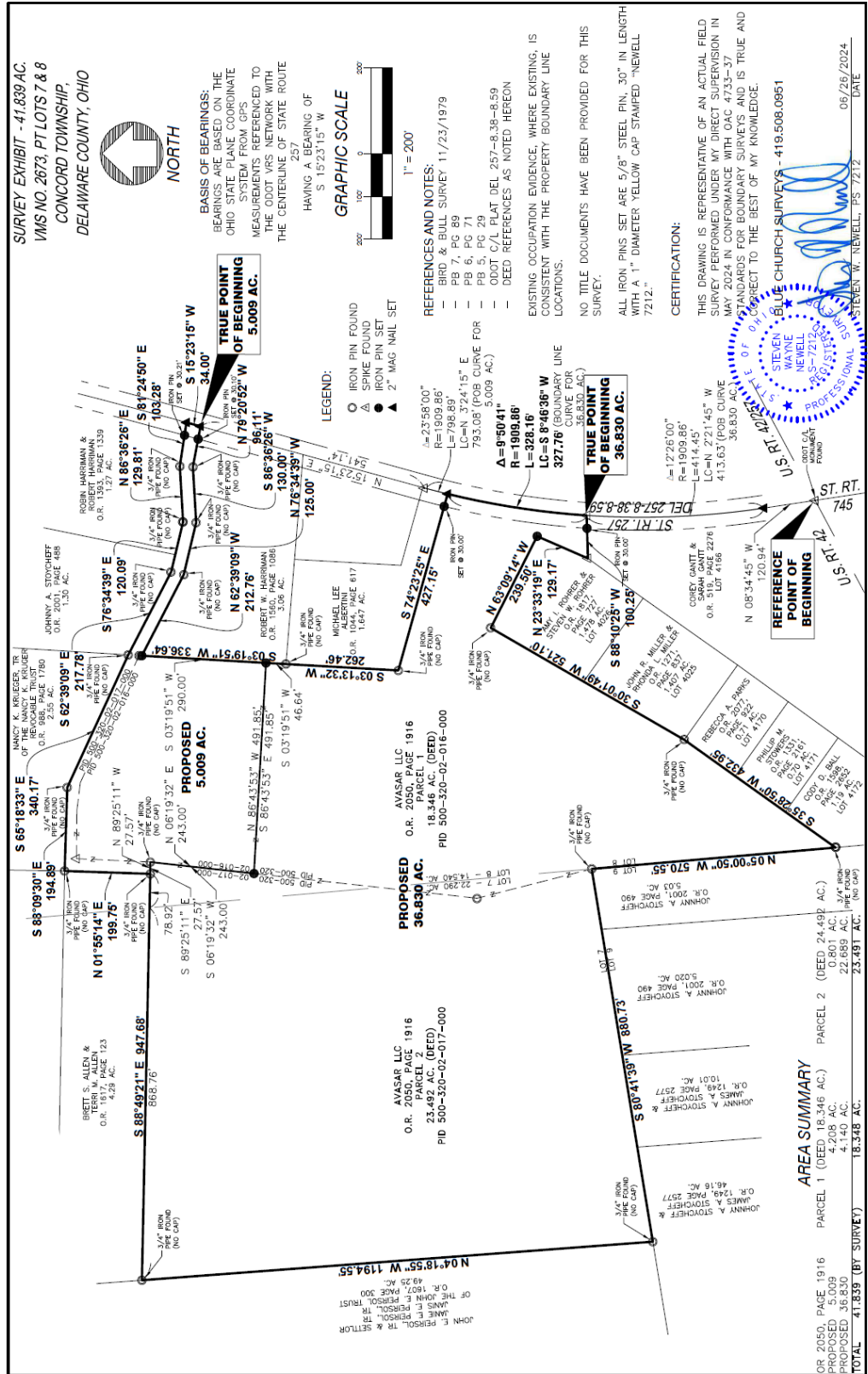


Exhibit 3 – Deed of Record

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 8-28-23 Transfer Tax Paid 5523⁰⁰
~~TRANSFERRED OR TRANSFER NOT NECESSARY~~
Delaware County Auditor By [Signature]

SEARCH 2 CLOSE BOX


Doc ID: 014886400005 Type: OFF
Kind: DEED
Recorded: 08/31/2023 at 09:20:35 AM
Fee Amt: \$58.00 Page 1 of 5
Workflow# 0000336788-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2023-00018452
BK **2050** PG **1916-1920**

FIDUCIARY DEED Statutory Form

KNOW ALL MEN BY THESE PRESENTS that G. DANIEL DEFFET,
ADMINISTRATOR of the Estate of Suzanne T. Deffet a/k/a Suzanne Tabor Deffet
("Grantor"), by the power conferred by the Probate Court of Delaware County,
Ohio, Case Number 2210 1782PES, and every other power, grants, with fiduciary
covenants, to AVASAR LLC, an Ohio limited liability company ("Grantee"), whose
tax mailing address is 970 Dearborn Drive Columbus, OH 43085, the following real
property:

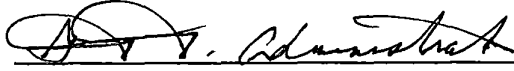
See Attached Exhibit A

PARCEL #:	500-320-02-017-000 and 500-320-02-016-000
Prior Instrument Reference:	Book 1341, Page 2758, Official Records, Delaware County Recorder
Property Address:	4910 State Route 257, Delaware, OH 43015

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

The Grantor has hereunto executed this deed this 24 day of AUGUST, 2023.

Estate of Suzanne T. Deffet
a/k/a Suzanne Tabor Deffet


G. DANIEL DEFFET, ADMINISTRATOR

STATE OF OHIO)
)ss
DELAWARE COUNTY)

The foregoing instrument was acknowledged before me, this 24 day of AUGUST, 2023, by G. DANIEL DEFFET, ADMINISTRATOR of the Estate of Suzanne T. Deffet a/k/a Suzanne Tabor Deffet.


Notary Public



PATRICK RIELL
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

Instrument Prepared By: Patrick Riell Law, LLC; 4155 Champaign Shelby Rd. Conover, OH 45317
Return To: Search2Close

Exhibit A

Parcel 1:

Situated in the State of Ohio, County of Delaware, Township of Concord, in Lot Nos. 7 and 8 in L. Thomas' Virginia Military Survey No. 2673 and being a portion of a 41.838 acre tract of land conveyed to Newell E. and Mary Yable by Deed of record in Deed Book 370, page 235, Recorder's office, Delaware County, Ohio, and bounded and described as follows:

Beginning at an old corner stone found at the Northeast corner of Lot 9, at the Southeast corner of said Lot 7 and in the West line of said Lot 8, said stone also being at a corner of said 41.838 acre tract;

Thence N. 13° 33' 02" W. a distance of 276.11 feet to an iron pin set;

Thence N. 7° 06' 57" E. a distance of 766.15 feet to an iron pin set;

Thence N. 3° 24' 21" E. a distance of 172.61 feet to an iron pin set;

Thence S. 88° 38' 54" E. a distance of 112.36 feet to an iron pin set;

Thence S. 82° 10' 26" E. a distance of 65.34 feet to an iron pin set;

Thence S. 64° 24' 00" E. a distance of 326.56 feet to an iron pin set;

Thence S. 4° 07' 16" W. a distance of 6.40 feet to an iron pin found at a corner of said 41.838 acre tract at the Northwest corner of a 3.06 acre tract of land conveyed to William C. and Donna M. Covey by Deed of record in Deed Book 424, page 208, Recorder's Office, Delaware County, Ohio;

Thence continuing S. 4° 07' 16" W. along an East line of said 41.838 acre tract and along the West line of said 3.06 acre tract a distance of 336.60 feet to an iron pin found at a corner of said 41.838 acre tract, at the Southeast corner of said 3.06 acre tract and at the Northwest corner of a 1.647 acre tract of land conveyed as Parcel II to Jack L. and Patricia W. Barkhurst by Deed of record in Deed Book 413, page 112, Recorder's Office, Delaware County, Ohio;

Thence S. 4° 00' 57" W. along an East line of said 41.838 acre tract and along the West line of said 1.647 acre tract a distance of 262.46 feet to an iron pin found at a corner of said 41.838 acre tract and at the Southwest corner of said 1.647 acre tract;

Thence S. 73° 36' 00" E. along a line of said 41.838 acre tract and along the south line of said 1.647 acre tract a distance of 426.80 feet to a railroad spike found in the curved centerline of South Ohio Route 257 (60 feet wide), at a corner of said 41.838 acre tract and at the Southeast corner of said 1.647 acre tract (passing an iron pin found at 387.79 feet);

Thence Southerly along the curved centerline of South Ohio Route 257, along the curved East line of said 41.838 acre tract and with a curve to the left, data of which is: Radius equals 1,909.86 feet and a sub-data plus 9° 50' 56" a sub-cord distance of 327.89 feet bearing S. 9° 35' 29" W. to a railroad spike found at a Southeast corner of said 41.838 acre tract;

Thence S. 88° 57' 50" W. along a South line of said 41.838 acre tract a distance of 99.75 feet to an iron pin found in the centerline of Old Ohio Route 42, now vacated, and at a corner of said 41.838 acre tract, said iron pin being in a Southeast line of Lot No. 4026 in Thomas Hill's Subdivision, as shown of record in Plat Book 5, page 29, Recorder's Office, Delaware County, Ohio;

Thence N. 24° 20' 44" E. along a line of said 41.838 acre tract and along a Southeast line of said Lot No. 4026 a distance of 129.17 feet to an iron pin found at a corner of said 41.838 acre tract and at the eastern-most corner of said Lot No. 4026;

Thence N. 62° 21' 49" W. along a South line of said 41.838 acre tract and along the Northeast line of said Lot No. 4026 a distance of 239.50 feet to an iron pin found at a corner of said 41.838 acre tract and at the northern-most corner of said Lot No. 4026;

Thence S. 30° 49' 14" W. along a Southeast line of said 41.838 acre tract, along the Northwest line of said Lot No. 4026 and along the Northwest line of Lot 4025 in said Thomas Hill's Subdivision a distance of 521.10 feet to an iron pin found at a corner of said 41.838 acre tract, at the western-most corner of said Lot No. 4025 and at the northern-most corner of Lot No. 4170 in Thomas Hill's Resubdivision of Lot No. 4024, as shown of record in Plat Book 7, page 89, Recorder's Office, Delaware County, Ohio;

Thence S. 36° 16' 15" W. along a Southeast line of said 41.838 acre tract, along the Northwest line of said Lot No. 4170, and along the Northwest lines of Lots Nos. 4171 and 4172 in said Thomas Hill's

DESCRIPTION APPROVED
FOR TRANSFER
Chris Bauseman
Delaware County Engineer

[Handwritten signature]
8/28/23

Resubdivision of Lot No. 4024 a distance of 423.95 feet to an iron pin found at the southern-most corner of said 41.838 acre tract, at the Northwest corner of said Lot No. 4172, in the West line of said Lot 8 and in the East line of said Lot No. 9;

Thence N. 4° 13' 25" W. along a West line of said 41.838 acre tract, along a portion of the West line of said Lot No. 8 and along a portion of the East line of said Lot No. 9 a distance of 570.55 feet to the place of beginning, containing 18.346 acres of land, more or less, of which approximately 0.255 acre is in said Lot No. 7 and approximately 18.091 acres are in said Lot No. 8.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, LTD., Consulting Engineers & Surveyors, Worthington, Ohio, partially from a field survey by Stults & Associates, dated October 25, 1972, and partially from a field survey by C.F. Bird & R.J. Bull, LTD. in November, 1979.

Parcel 2:

Situated in the State of Ohio, County of Delaware, Township of Concord, in Lot Nos. 7 and 8 in L. Thomas' Virginia Military Survey No. 2673 and being a portion of a 41.838 acre tract of land conveyed to Newell H. and Mary Yable by Deed of record in DB 370, Page 235, Recorder's Office, Delaware County, Ohio, and bounded and described as follows:

Beginning at an old corner stone found at the northeast corner of Lot No. 9, at the southeast corner of said Lot No. 7 and in the west line of Lot No. 8, said stone also being at a corner of said 41.838 acre tract;

Thence S 81° 29' 04" W along a portion of the south line of said Lot No. 7, along a portion of the north line of said Lot No. 9 and along a south line of said 41.838 acre tract a distance of 880.73 feet to an iron pin found at a southwest corner of said 41.838 acre tract;

Thence N 3° 31' 30" W along a west line of said 41.838 acre tract a distance of 1,194.55 feet to an iron pin found at a northwest corner of said 41.838 acre tract and at the southwest corner of a 4.416 acre tract of land conveyed as Parcel "B" to Robert Stannard, Dorothy S. Allen and Frank Stannard by Deed of record in Deed Book 388, Page 196, Recorder's Office, Delaware County, Ohio;

Thence S 88° 01' 56" E along a north line of said 41.838 acre tract and along the south line of said 4.416 acre tract a distance of 947.68 feet to an iron pin found at a corner of said 41.838 acre tract and at the southeast corner of said 4.416 acre tract;

Thence N 2° 42' 39" E along a west line of said 41.838 acre tract and along the east line of said 4.416 acre tract a distance of 199.75 feet to an iron pin found at a northwest corner of said 41.838 acre tract, at the northeast corner of said 4.416 acre tract and at the southwest corner of a 2.55 acre tract of land conveyed to Nancy C. Krueger by Deed of record in Deed Book 411, Page 365, Recorder's Office, Delaware County, Ohio;

Thence S 87° 22' 05" E along a north line of said 41.838 acre tract and along a south line of said 2.55 acre tract a distance of 194.89 feet to an iron pin found at a corner of said 41.838 acre tract and at a corner of said 2.55 acre tract;

Thence S 64° 31' 08" E along a north line of said 41.838 acre tract and along a south line of said 2.55 acre tract a distance of 340.17 feet to an iron pin found at a corner of said 41.838 acre tract, at the southeast corner of said 2.55 acre tract and at the southwest corner of an original 2.64 acre tract of land (2.571 acres by recent survey) conveyed to Johnny A. Stoycheff by Deed of record in Deed Book 412, Page 707, Recorder's Office, Delaware County, Ohio;

Thence S 61° 51' 44" E along a north line of said 41.838 acre tract and along a south line of said original 2.64 acre tract (2.571 acres by recent survey) a distance of 217.76 feet to an iron pin found at a corner of said 41.838 acre tract and at a corner of said original 2.64 acre tract (2.571 acres by recent survey);

Thence S 75° 47' 14" E along a north line of said 41.838 acre tract, along a south line of said original 2.64 acre tract (2.571 acres by recent survey) and along a south line of a 1.270 acre tract of land conveyed out of said original 2.64 acre (2.571 acres by recent survey) to Tommy Joe and Rebecca Sue Miller by Deed of record in Deed Book 428, Page 269, Recorder's Office, Delaware County, Ohio, a distance of 120.09 feet to an iron pin found at a corner of said 41.838 acre tract, at a corner of said 2.64 acre tract (2.571 acres by recent survey) and at a corner of said 1.270 acre tract (passing an iron pin found at the southwest corner of said 1.270 acre tract at 34.00 feet);

Thence N 87° 23' 51" E along a north line of said 41.838 acre tract, along a south line of said original 2.64 acre tract (2.571 acres by recent survey) and along a south line of said 1.270 acre tract a

distance of 129.81 feet to an iron pin found at a corner of said 41.838 acre tract, at a corner of said 2.64 acre tract (2.571 acres by recent survey) and at a corner of said 1.270 acre tract;

Thence S 80° 37' 57" E along a north line of said 41.838 acre tract, along a south line of said original 2.64 acre tract (2.571 acres by recent survey) and along a south line of said 1.270 acre tract a distance of 102.8 feet to a railroad spike found in the centerline of Ohio Route 257 (60 feet wide), at a northeast corner of said 41.838 acre tract, at the southeast corner of said 1.270 acre tract (passing an iron pin found in the west right of way line of Ohio Route 257 at 72.62 feet);

Thence S 16° 11' 15" W along the centerline of Ohio Route 257 and along an east line of said 41.838 acre tract a distance of 34.00 feet to a railroad spike found at a corner of said 41.838 acre tract and at the northeast corner of a 3.06 acre tract of land conveyed to William C. and Donna M. Covey by Deed of record in Deed Book 424, Page 208, Recorder's Office, Delaware County, Ohio;

Thence N 78° 33' 27" W along a line of said 41.838 acre tract and along a north line of said 3.06 acre tract a distance of 95.65 feet to an iron pin found at a corner of said 41.838 acre tract and at a corner of said 3.06 acre tract;

Thence S 87° 23' 51" W along a line of said 41.838 acre tract and along a north line of said 3.06 acre tract a distance of 130.00 feet to an iron pin found at a corner of said 41.838 acre tract and at a corner of said 3.06 acre tract;

Thence N 75° 47' 14" W along a line of said 41.838 acre tract and along a north line of said 3.06 acre tract a distance of 125.00 feet to an iron pin found at a corner of said 41.838 acre tract and at a corner of said 3.06 acre tract;

Thence N 61° 51' 44" W along a line of said 41.838 acre tract and along a north line of said 3.06 acre tract a distance of 212.74 feet to an iron pin found at a corner of said 41.838 acre tract and at the northwest corner of said 3.06 acre tract;

Thence N 4° 07' 16" E a distance of 6.40 feet to an iron pin set;

Thence N 64° 24' 00" W a distance of 326.56 feet to an iron pin set;

Thence N 82° 10' 26" W a distance of 65.34 feet to an iron pin set;

Thence N 88° 38' 54" W a distance of 112.36 feet to an iron pin set;

Thence S 3° 24' 21" W a distance of 172.61 feet to an iron pin set;

Thence S 7° 06' 57" W a distance of 766.15 feet to an iron pin set;

Thence S 13° 33' 02" E a distance of 276.11 feet to the place of beginning;

Containing 23.492 acres of land more or less, of which approximately 22.035 acres are in said Lot No. 7 and approximately 1.457 acres are in said Lot No. 8. The above tract of land is subject to an easement for driveway along the northernmost property lines. See Survey Volume 11, Page 115, Engineer's Office, Delaware County, Ohio and Articles Agreement Book 9, Page 20, Recorder's Office, Delaware County, Ohio.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Ltd., Consulting Engineers and Surveyors, Worthington, Ohio, partially from a field survey by Stults & Associates, Dated 10/25/72 and partially from a field survey by C.F. Bird & R.J. Bull, Ltd, in 11/1979.

Parcel Numbers: 500-320-02-017-000 and 500-320-02-016-000

Exhibit 4 – Mailing Labels for Public Notice

**AVASAR LLC
4910 STATE ROUTE 257 S
DELAWARE, OH 43015**

**AVASAR LLC
970 DEARBORN DR.
WORTHINGTON, OH 43085**

**PLAN 4 LAND, LLC
1 S. HARRISON ST.
P.O. BOX 306
ASHLEY, OH 43003**

**ROBIN & ROBERT HARRIMAN
4890 STATE ROUTE 257 S
DELAWARE, OH 43015**

**JOHNNY A. & JAMES A.
STOYCHEFF
4902 STATE ROUTE 257 S
DELAWARE, OH 43015**

**NANCY K. KRUEGER
4908 STATE ROUTE 257 S
DELAWARE, OH 43015**

**DAVID J. & MELISSA D. HAWK
4916 STATE ROUTE 257 S
DELAWARE, OH 43015**

**BRETT S. & TERRI M. ALLEN
4920 STATE ROUTE 257 S
DELAWARE, OH 43015**

**PEIRSOL FAMILY
PARTNERSHIP
4474 FRY ROAD
OSTRANDER, OH 43061**

**CHARLES E. OWENS
5244 THOMPSON LANE
DELAWARE, OH 43015**

**CODY D. BALL
5210 THOMPSON LANE
DELAWARE, OH 43015**

**PHILLIP M. STOWERS
5182 THOMPSON LANE
DELAWARE, OH 43015**

**GILLMAN L. R. A. PARKS
5164 THOMPSON LANE
DELAWARE, OH 43015**

**JOHN R. & RHONDA L.
MILLER
5120 THOMPSON LANE
DELAWARE, OH 43015**

**AMY I. & STEVEN W. ROHRER
5100 THOMPSON LANE
DELAWARE, OH 43015**

**COREY & SARAH GANTT
5109 THOMPSON LANE
DELAWARE, OH 43015**

**BELLPOINT UNITED
METHODIST CHURCH
5092 STATE ROUTE 257 S
DELAWARE, OH 43015**

**BELLPOINT UNITED
METHODIST CHURCH
5303 STATE ROUTE 257 S
DELAWARE, OH 43015**

**MICHAEL LEE ALBERTINI
4994 STATE ROUTE 257 S
DELAWARE, OH 43015**

**ROBERT W. HARRIMAN
4952 STATE ROUTE 257 S
DELAWARE, OH 43015**

Exhibit 5 – Common Access Driveway Maintenance Agreement

DRAFT EASEMENT

GRANT OF PRIMARY DRIVE EASEMENT, WITH RETAINED MAINTENANCE OBLIGATIONS AND GRANT OF SPRINGING SECONDARY EASEMENT

WHEREAS, Avasar LLC, an Ohio limited liability company (“Grantor”), is the record title owner of 41.839 acres comprised of two parcels, Parcel 1 of 18.346 acres, Delaware County Parcel Identification Number (“PIN”) 500-320-02-016-000, having a street address of State Route 257 S, Delaware, Ohio 43015, and Parcel 2 of 23.492 acres, PIN 500-320-02-017-000, having a street address of 4910 State Route 257 S, Delaware, Ohio 43015. Parcel 1 and Parcel 2 (together the “Property”) were acquired by Grantor by the Fiduciary Deed recorded in Official Record 2050, Page 1916-1920, a copy of which is attached as Exhibit 1 hereto.

RECITALS

A. WHEREAS, at the time of this Grant, vehicular access to the Property is by a shared driveway along the north boundary line of Parcel 1 (the “Shared Driveway”).

B. WHEREAS, the Shared Driveway provides the only vehicular access from State Route 257 for eight (8) other parcels of real property, all located to the north or the west of Grantor’s Parcel 1. Those parcels, collectively the “Grantee Parcels,” are:

“Parcel 3” Currently titled to Robin Harriman and Robert Harriman, who acquired title in Official Record 1393, Page 1339, which has a street address of 4890 State Route 257 S, Delaware, Ohio 43015, PIN 500-310-05-003-000, and the legal description of which is attached hereto as Exhibit 2

“Parcel 4” Currently titled to Johnny A. Stoycheff, who acquired title in Deed Book 412, Page 707, which has a street address of 4902 State Route 257 S, Delaware, Ohio 43015, PIN 500-310-05-004-000, and the legal description of which is attached hereto as Exhibit 3

“Parcel 5” Currently titled to Nancy K. Krueger, Trustee, and her Successors in Trust under the Nancy K. Krueger Revocable Trust Dated August 10, 2010, who acquired title in Official Record 988, Page 1780, which has a street address of 4908 State Route 257 S, Delaware, Ohio 43015, PIN 500-320-02-015-000, and the legal description of which is attached hereto as Exhibit 4

“Parcel 6” Currently titled to Brett S. Allen and Terri M. Allen, who acquired title in Deed Book 544, Page 840, which has a street address of State Route 257 S, Delaware, Ohio 43015, PIN 500-320-02-014-000, and the legal description of which is in the attached Exhibit 5 as Parcel B therein

“Parcel 7” Currently titled to Brett S. Allen and Terri M. Allen, who acquired title in Official Record 1617, Page 123, which has a street address of 4920 State Route 257 S, Delaware, Ohio

43015, PIN 500-320-02-011-000, and the legal description of which is in the attached Exhibit 5 as Parcel A therein.

“Parcel 8” Currently titled to Johnny Stoycheff, who acquired title in Deed Book 374, Page 304, which has a street address of 4912 State Route 257 S, Delaware, Ohio 43015, PIN 500-320-02-013-000, and the legal description of which is attached hereto as Exhibit 6

“Parcel 9” Currently titled to David J. Hawk and Melissa D. Hawk, who acquired title in Official Record 805, Page 1137, which has a street address of 4916 State Route 257 S, Delaware, Ohio 43015, PIN 500-320-02-012-000, and the legal description of which is attached hereto as Exhibit 7

C. WHEREAS, Parcel 3, Parcel 4, Parcel 5, and Parcel 8 were each granted easements for the Shared Driveway which easement was described as an easement 12 feet in width adjoining the south side of said premises (each of Parcel 3, Parcel 4, Parcel 5, and Parcel 8), while Parcel 6 and Parcel 7 were granted the right to use the private driveway of said premises (each of Parcel 6 and Parcel 7) and Parcel 9 was granted the right to use the private roadway running south and east to the Delaware and London Highway (State Route 257). None of the grants of easement to the Shared Driveway contained any provision with respect to the maintenance of the Shared Driveway.

D. WHEREAS, a part of the Property has been rezoned and is being split into two new parcels, one of which is a parcel of 36.830 acres (“Parcel A”), a copy of the legal description of which is attached hereto marked “Parcel A.” Parcel A has been rezoned Planned Commercial & Office District (PCD) by the Board of Trustees of Concord Township, Delaware County, Ohio. The remainder of the Property, a parcel of 5.009 acres (“Parcel B”) on which the Shared Driveway is located, will remain zoned Farm Residential-1. A copy of the legal description of Parcel B is attached hereto marked “Parcel B.”

E. WHEREAS, in accordance with the Development Plan approved as part of the rezoning of Parcel A to PCD for a commercial use as a banquet facility and agri-tourism business to be known as Emerald Farm, Grantor will be obtaining a permit for an access drive to serve Parcel A direct to State Route 257 which Parcel A fronts on and the Shared Driveway will no longer be used as the primary access drive to Parcel A, but the Shared Driveway and the north/south drive from the shared Driveway to Parcel A along with the west boundary of Parcel B (the “Parcel B Driveway) shall be limited to use by Parcel A’s owners, occupants, business invitees, and guests only as a secondary emergency access.

F. WHEREAS, the rezoning and Development Plan approval for Parcel A incorporates as a condition of said approval that the Shared Driveway and the Parcel B Driveway are approved as depicted and shown in Exhibit 5 of the Development Plan, designated Joe Clase Plan 4 Land Project Number 23-0050 dated 08/30/2024, conditioned upon the Shared Driveway and the Parcel B Driveway being (1) widened to a width of 16 feet but with 20 feet width at the 90 degree turn from the Shared Driveway (which runs east-west) to the Parcel B Driveway(which runs north-south), (2) fire hydrants to be placed where indicated by the Concord Township Fire Department, (3) Grantor’s private engineer to certify to the Concord Township

Fire Department that the shared Driveway and Parcel B Driveway will support 80,000 pounds of vehicle weight, (4) tree limbs and all vegetation will be kept clear to the height of 14 feet for the width of the Shared Driveway and the Parcel B Driveway (16 feet except at the 90-degree turn, where the cleared width is to be 20 feet), and (5) “no parking” signs as approved by the Concord Township Fire Department to be installed along the shared Driveway and the Parcel B Driveway at locations approved by the Concord Township Fire Department.

G. WHEREAS, the Development Plan requires that Parcels 3, 4, 5, 6, 7, 8, and 9 be granted a secondary means of vehicular ingress and egress when the Shared Driveway cannot be used due to construction of improvements, maintenance, or other closure, there shall be granted an easement for the benefit of said Parcels to use the Parcel B Driveway and the drives and parking lot drive aisles to be constructed on Parcel A to provide access to State Route 257 through Parcel A from the south terminus of the Parcel B Driveway to State Route 257 at the to-be-constructed Parcel A driveway access to State Route 257 (the “Parcel A Drives”). It is additionally required that Parcel B be provided such an easement over Parcel A from the south terminus of the Parcel B Driveway to State Route 257 via the Parcel A Drives. At the time of severance of record title ownership of Parcel A from Parcel B, the deed by the record title owner of Parcel A to the new record title owner of Parcel B shall include a grant of an easement to the new record title owner of Parcel B as provided hereinabove.

NOW, THEREFORE, Grantor hereby grants and declares the following perpetual non-exclusive easements.

1. The above Recitals are incorporated hereinbelow as if fully rewritten hereinbelow.

2. Grant of Easement: Shared Driveway. Grantor hereby grants in perpetuity a non-exclusive easement to each of Parcel 3, Parcel 4, Parcel 5, Parcel 6, Parcel 7, Parcel 8, and Parcel 9 to use the Shared Driveway as a shared driveway serving said Parcels and Parcel B for regular vehicular ingress and egress over the Shared Driveway and further grants to Parcel 3, Parcel 4, and Parcel 5 the right to maintain or construct, within the 40’ easement area of the Shared Driveway, a driveway or driveways for ingress and egress from each of Parcel 3, Parcel 4, and Parcel 5 to the Shared Driveway, provided such driveway(s) do not drain storm water onto the Shared Driveway or otherwise cause damage to the Shared Driveway and do not interfere with above-ground or below-ground utilities. As the existing grant of easement to each of Parcel 3, Parcel 4, Parcel 5, Parcel 6, Parcel 7, Parcel 8, and Parcel 9 is for an easement located within the larger Shared Driveway easement area granted hereinabove and do not conflict with the Shared Driveway easement granted hereinabove, said existing easements are not nullified hereby but rather are incorporated and subsumed into the Shared Driveway easement granted herein.

3. Grant of Easement: Parcel B Driveway. Grantor hereby grants for the benefit of Parcel 3, Parcel 4, Parcel 5, Parcel 6, Parcel 7, Parcel 8, and Parcel 9 a perpetual non-exclusive secondary access easement across the Parcel B Driveway to use the Parcel B Driveway as a secondary means of vehicular ingress and egress when the Shared Driveway cannot be used due to construction of improvements, maintenance, or other closure.

4. Grant of Easement: Parcel A. Grantor hereby grants a perpetual, non-exclusive easement to Parcel 3, Parcel 4, Parcel 5, Parcel 6, Parcel 7, Parcel 8, and Parcel 9 to use the Parcel A Drives, in conjunction with the use of the Parcel B Driveway, to pass through Parcel A to its access point onto State Route 257 when the Shared Driveway cannot be used due to construction of improvements, maintenance, or other closure.

5. Limitation of Use. In accordance with the Development Plan, the use of the Shared Driveway and the Parcel B Driveway shall be limited, as to use by the owners, occupants, business invitees, guests, and other vehicle traffic to Parcel A and any of the facilities thereon to secondary emergency access use and Grantor shall, at its cost and expense, install, with approval of the Concord Township Fire Department, and thereafter maintain appropriate signage and such gates or other barriers on Parcel A at the south terminus of the Parcel B Driveway to restrict use, to or from Parcel A, to State Route 257 via the Parcel B Driveway and the Shared Driveway to only such secondary emergency use. This restriction in the use of the Shared Driveway and the Parcel B Driveway shall be perpetual and be a covenant running with the land from such time as Parcel A has direct access to and from State Route 257 at a location on its frontage on State Route 257 as approved by the Ohio Department of Transportation on its frontage on State Route 257.

6. Improvements to Shared Driveway and Parcel B Driveway. In accordance with the conditions in the Board of Trustees of Concord Township, Ohio's approval of the Development Plan for rezoning and developing Parcel A, to be known as Emerald Farm, as PCD, Grantor shall improve, at its sole cost and expense, the Shared Driveway and Parcel B Driveway as set forth in Recital F hereinabove. The use of Parcel A as a banquet facility and agri-tourism business shall not commence prior to the Concord Township Fire Department's approval of the improvements to the Shared Driveway and the Parcel B Driveway. The requirements of this section 6 shall be enforceable by the Concord Township Fire Department, the Concord Township Zoning Officer, and any of the owners of Parcel 3, Parcel 4, Parcel 5, Parcel 6, Parcel 7, Parcel 8, Parcel 9, or Parcel B, who shall be entitled to recover in any legal or equitable action their reasonable attorney fees if they prevail in enforcing the requirement of this section 5.

MAINTENANCE AGREEMENT

7. Maintenance of Shared Driveway and Parcel B Driveway. Grantor and its successors or assigns in title to Parcel A shall, at its sole cost and expense, repair and maintain as needed the Shared Driveway and the Parcel B Driveway in good repair, substantially equal to the condition as at the time of the Concord Township Fire Department's approval of the improvements required of Grantor by section 6 hereof, and consistent with Concord Township Fire Department's letter by Fire Inspector Jack Guyton of September 9, 2024, a copy of which is attached hereto. The requirements of this Maintenance Agreement may be enforced by the Concord Township Fire Department, the Concord Township Zoning Officer, and any of the owners of Parcel 3, Parcel 4, Parcel 5, Parcel 6, Parcel 7, Parcel 8, Parcel 9, or Parcel B, who shall be entitled to recover in any legal or equitable action their reasonable attorney fees if they prevail in enforcing the requirement of this section 7.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Easement Grant of Primary Drive Easement, with Retained Maintenance Obligations, and Grant of Springing Secondary Easement, this ____ day of _____, 2024.

AVASAR LLC, an Ohio limited liability company

By

Chanakya Gandhi, Member

By

Arindam Guha, Member

STATE OF OHIO,
COUNTY OF DELAWARE ss:

Before me, a Notary Public, in and for said County and State, personally appeared the above named Chanakya Gandhi, a Member of Grantor Avasar LLC, who acknowledged that he did sign the foregoing instrument and that the same is his and its free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this ____ day of _____, 2024.

Notary Public

STATE OF OHIO,
COUNTY OF DELAWARE ss:

Before me, a Notary Public, in and for said County and State, personally appeared the above named Arindam Guha, a Member of Grantor Avasar LLC, who acknowledged that he did sign the foregoing instrument and that the same is his and its free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this ____ day of _____, 2024.

Notary Public

This instrument prepared by: Manos, Martin & Pergram Co., LPA, 50 North Sandusky Street, Delaware, OH 43015-1926; 740-363-1313

Exhibit 6 – Letter of Septic Feasibility and Soil Evaluations



GARRETT GUILLOZET, MPA, REHS | HEALTH COMMISSIONER
470 SOUTH SANDUSKY STREET | DELAWARE, OHIO 43015
PHONE: (740) 368-1700 FAX: (740) 368-1736 | DELAWAREHEALTH.ORG



July 16, 2024

Plan 4 Land LLC
1 South Harrison Street
PO Box 3067
Ashley, Oh 43003

Re: Lot Feasibility Letter for 4910 State Route 257 S. (Parcel # 500-320-02-016-000 & 500-320-02-017-000)

Per request, this office conducted a Lot Feasibility Study for the above referenced property. Based on the soil reports submitted dated February 1st, 2024, and an on-lot inspection performed on May 8th, 2024, the lot can be approved for a Small Flow Onsite Sewage Treatment System (SFOSTS) under current Sewage Treatment System Rules. The approval is based on a proposed banquet facility with a 200 person max event size, utilizing flow equalization to keep the wastewater created under 1000 gallons per day.

To begin the permitting procedure the system will need to be designed by a sewage treatment system designer. The site/plan review can then be applied for followed by the SFOSTS permit with this office.

This letter does not guarantee that the SFOSTS will be approved for this lot. The designated areas must be protected from disturbance as any disturbance may render the areas unusable.

If you have any questions or concerns, please contact me at 740-203-2078.

Sincerely,

Michael Rogich
Residential Services Unit
Environmental Health Division
Delaware General Health District

COMMUNITY HEALTH | ENVIRONMENTAL HEALTH | PREVENTATIVE HEALTH | BIRTH & DEATH RECORDS

April 23, 2024

Delaware General Health District
470 South Sandusky,
Delaware, Ohio 43015

Re: Stallion Ranch

Health District Staff,

Please see attached lot feasibility application for property located at 4910 State Route 257 South, Delaware, Ohio 43015.

Soil evaluations collected by Mitch Strain with Smart Services to explore treatment options for a banquet facility. The average event size will be 200 people. The owner would like to install flow monitoring, storage and equalization facilities since the peak use is on the weekend. We are asking for preliminary feasibility based on OAC Rule 3745-42-05 for Banquet Hall, being calculated at 15 gallons per day (GPD) per employee plus 3 GPD per seat without kitchen facilities or 7 per seat with kitchen facilities. 400 Waste strength range BOD5 (milligrams per liter). Our clients are seeking to have a prep-kitchen only with the banquet hall to allow caterers a spot to plate meals.

We need a feasibility letter to share with our rezoning application on or before May 10, if possible.

Please let me know if you have any questions or need any additional information. Thank you!

Sincerely,

Lexus Thornton

Project Coordinator



April 22, 2024

Joe Clase, AICP
Plan4 Land LLC
1 South Harrison St., P.O. Box 306
Ashley, Ohio 43003

Mr. Clase:

Please consider this a feasibility report for the property located at 4910 State Route 257, Delaware, Ohio, and Parcel Nos. are 500-320—02-016-000 and 500-320-02-017-000 (Property). Smart Services Inc. conducted a soil evaluation on February 1, 2024, It is our understanding that the project consists of a 41.84-acre parcel and proposed Equestrian and Event Center.

The soil evaluation was to determine if the proposed lots have sufficient areas suitable for primary and secondary soil-based Household Sanitary Treatment Systems (HSTS).

Soils on the Property are in the Glynwood catena, topographic sequence, and consist of deep somewhat poorly drained soils formed in loamy glacial till with expected perched seasonal high-water tables ranging from 8 to 10 inches below the soil surface and a dense till restrictive feature at 50 inches of the soil surface. Both lots have sufficient area for HSTS. The specific HSTS has not been determined but could include spray irrigation, drip, or engineered mound. Copies of this letter, soil profile description, and aerial mapping should be submitted to the Delaware County Health Department (DCHD) for their approval.

If you have questions or need more information, please do not hesitate to contact me at 614.202.821 or electronically at mstrain@smartservices-inc.com.

Sincerely,

Mitchel R Strain

SMART SERVICES, INC.
Mitchel R. Strain, CPSS
Director of Environmental Services

88 W. CHURCH STREET, NEWARK, OHIO 43055
PHONE: (740) 345-4700 FAX: (740) 522-4706
SMARTSERVICES-INC.COM

Site and Soil Evaluation for Sewage Treatment and Dispersal

County:	Delaware	Land Use / Vegetation:	Ag/Grass & Forbs
Township / Sec:	Concord	Landform:	Upland
Property Address/Location	4910 SR 257 S.	Position on Landform:	Flat
	Delaware, Ohio 43015	Percent Slope:	1-4
Applicant Name:	Joe Class, AICP, Plan 4 Land LLC	Shape of Slope:	Linear
Address:	1 S. Harrison St., P.O. Box 306		
	Ashley, Ohio 43003	Date:	2/1/24
Phone #:	833.752.6452	Evaluator:	Mitchel R. Strain
Parcel #:	500-320-02-016-000 & 500-320-02-017-00		
Test Hole #:	1		
Latitude/Longitude:	N/A		
Method:	X Pit X Auger ___ Probe		
		Certification Stamp or #:	02619
		Signature:	Mitchel R Strain
		Phone #:	614.202.8621

Soil Profile		Estimating Soil Saturation				Estimating Soil Permeability							Other Soil Features		
		Munsell Color (hue, value, chroma)				Redoximorphic Features		Texture		Structure				Consistence	
		Matrix Color	Concentrations	Depletions	Class										Approx. % Clay
Horizon	Depth (inches)														
Ap	0-7	10YR 4/3	None	None	None	sil	15	0	2	f	gr	vfr		Few Fine Roots	
BE	7-8	10 YR 5/4	None	None	None	sil	20	2	2	m	sbk	fr		Few Fine Roots	
Btg	8-30	10 YR 6/2	7.5YR 5/4	None	None	sicl	35	5	2	m	sbk	fi			
BCt	30-50	10YR 4/4	7.5YR 5/6	10YR 5/2		cl	40	5	1	co	sbk	fi			
Cd	50-60	10YR 4/3	10YR 5/6	10YR 5/2		cl	40	5	0	NA	m	vfi			
Limiting Conditions		Depth to (in.)		Descriptive Notes		Remarks / Risk Factors:									
Perched Seasonal Water Table		8		Reduced Matrix											
Apparent Water Table		None													
Highly Permeable Material		None													
Bedrock		>60													
Restrictive Layer		50		Dense Till											

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Delaware	Land Use / Vegetation: Ag/Grass & Forbs	
Township / Sec: Concord	Landform: Upland	
Property Address/Location: 4910 SR 257 S.	Position on Landform: Flat	
	Percent Slope: 1-4	
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC	Shape of Slope: Linear	
Address: 1 S. Harrison St., P.O. Box 306		
	Date: 2/1/24	Certification Stamp or #: 02619
Phone #: 833.752.6452	Evaluator: Mitchel R. Strain	Signature: <i>Mitchel R Strain</i>
Parcel #: 500-320-02-016-000 & 500-320-02-017-00		
Test Hole #: 2	88 W. Church St	
Latitude/Longitude: N/A	Newark, Ohio	Phone #: 614.202.8621
Method: ☒ Pit ☒ Auger ☐ Probe		

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features	
Horizon	Depth (inches)	Matrix Color	Redoximorphic Features		Class	Texture		Structure			Consistence		
			Concentrations	Depletions		Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)			
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots	
BE	8-10	10 YR 5/4	None	None	sil	20	2	2	m	sbk	fr	Few Fine Roots	
Btg	10-30	10 YR 6/2	7.5YR 5/4	None	sicl	35	5	2	m	sbk	fi		
BCt	30-50	10YR 4/4	7.5YR 5/6	10YR 5/2	cl	40	5	1	co	sbk	fi		
Cd	50-60	10YR 4/3	10YR 5/6	10YR 5/2	cl	40	5	0	NA	m	fi		
Limiting Conditions		Depth to (in.)		Descriptive Notes		Remarks / Risk Factors:							
Perched Seasonal Water Table		10		Reduced Matrix									
Apparent Water Table		None											
Highly Permeable Material		None											
Bedrock		>60											
Restrictive Layer		50		Dense Till									

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Delaware Township / Sec: Concord Property Address/Location: 4910 SR 257 S. Delaware, Ohio 43015 Applicant Name: Joe Clase, AICP, Plan 4 Land LLC Address: 1 S. Harrison St., P.O. Box 306 Ashley, Ohio 43003 Phone #: 833.752.6452 Parcel #: 500-320-02-016-000 & 500-320-02-017-00 Test Hole #: 3 Latitude/Longitude: N/A Method: ☒ Pit ☒ Auger ☐ Probe	Land Use / Vegetation: Residential/Maintained Grass Landform: Upland Position on Landform: Flat Percent Slope: 1-4 Shape of Slope: Linear Date: 2/1/24 Evaluator: Mitchel R. Strain Smart Services Inc. 88 W. Church St Newark, Ohio Certification Stamp or #: 02619 Signature: <i>Mitchel R Strain</i> Phone #: 614.202.8621	
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Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability								Other Soil Features	
		Munsell Color (hue, value, chroma)			Redoximorphic Features		Texture			Structure				Consistence
		Matrix Color	Concentrations	Depletions			Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)		
Horizon	Depth (inches)													
Ap	0-7	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots		
BE	7-8	10 YR 5/4	None	None	sil	20	2	2	m	sbk	fr	Few Fine Roots		
Btg	8-30	10 YR 6/2	7.5YR 5/4	None	sicl	35	5	2	m	sbk	fi			
BCt	30-50	10YR 4/4	7.5YR 5/6	10YR 5/2	cl	40	5	1	co	sbk	fi			
Cd	50-60	10YR 4/3	10YR 5/6	10YR 5/2	cl	40	5	0	NA	m	fi			
Limiting Conditions		Depth to (in.)	Descriptive Notes		Remarks / Risk Factors:									
Perched Seasonal Water Table		8	Reduced Matrix											
Apparent Water Table		None												
Highly Permeable Material		None												
Bedrock		>60												
Restrictive Layer		50	Dense Till											

Note: The evaluation should include a complete site plan or site drawing.

ODH – Dec. 2006 – Revised Sept 2007

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 Designations		
Master Horizons		Horizon Suffixes
O	Predominantly organic matter (litter & humus)	a Highly decomposed organic matter
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)
B	Subsurface accumulation of clay, Fe, Al, Si, humus, sesquioxides, loss of CaCO ₃ , 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
Horizon Modifiers		
		Numerical Prefixes Used to denote lithologic discontinuities
		Numerical Suffixes Used to denote subdivisions within a master horizon

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 Course 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 fsil	Very Stony VST
Very Fine Sandy Loam vfsil	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 silcl	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.	

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

Moisture Characteristics	
Loose	l
Very Friable	vfri
Friable	fri
Firm	fi
Very Firm	vfi
Extremely Firm	efi

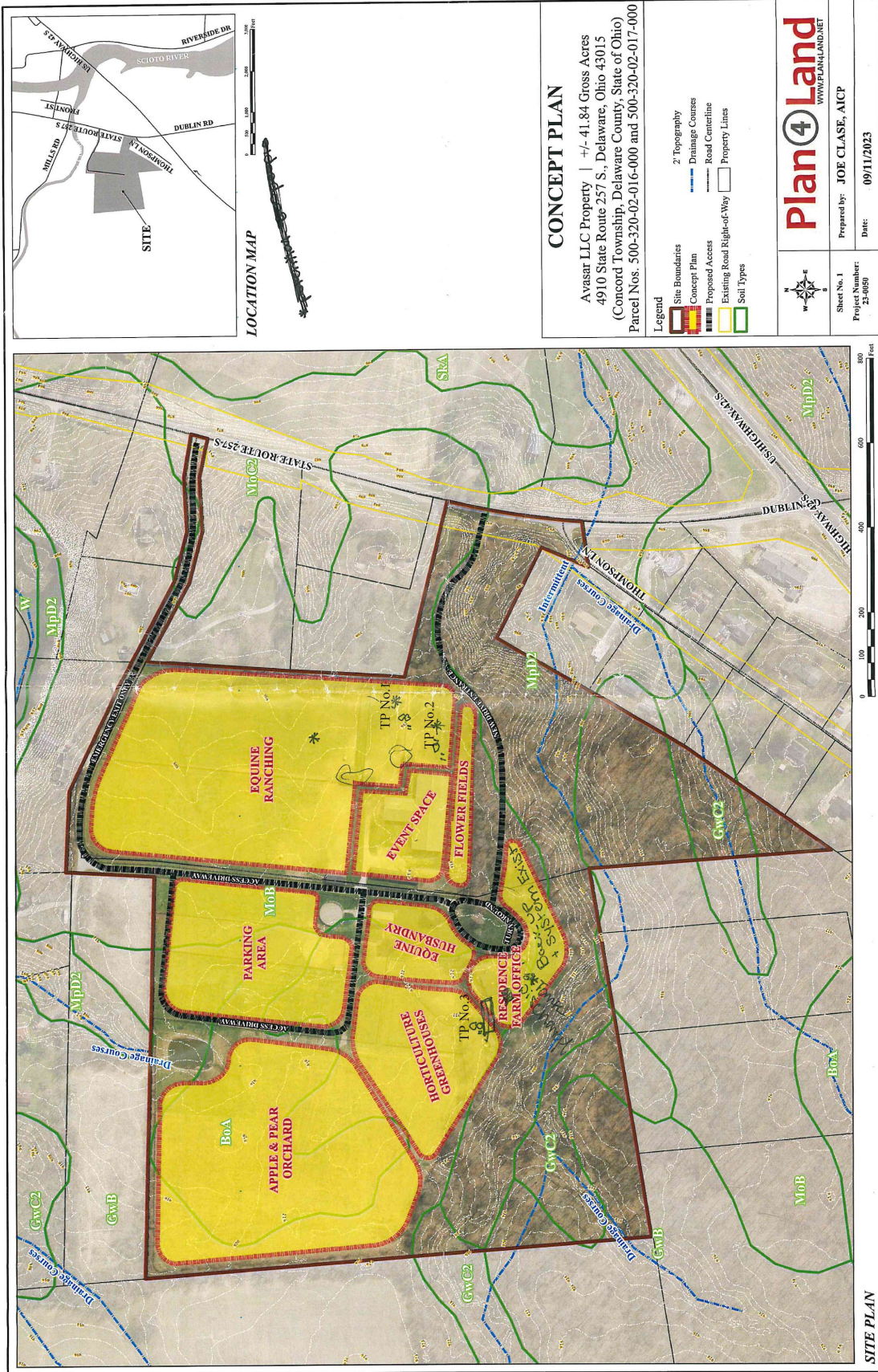
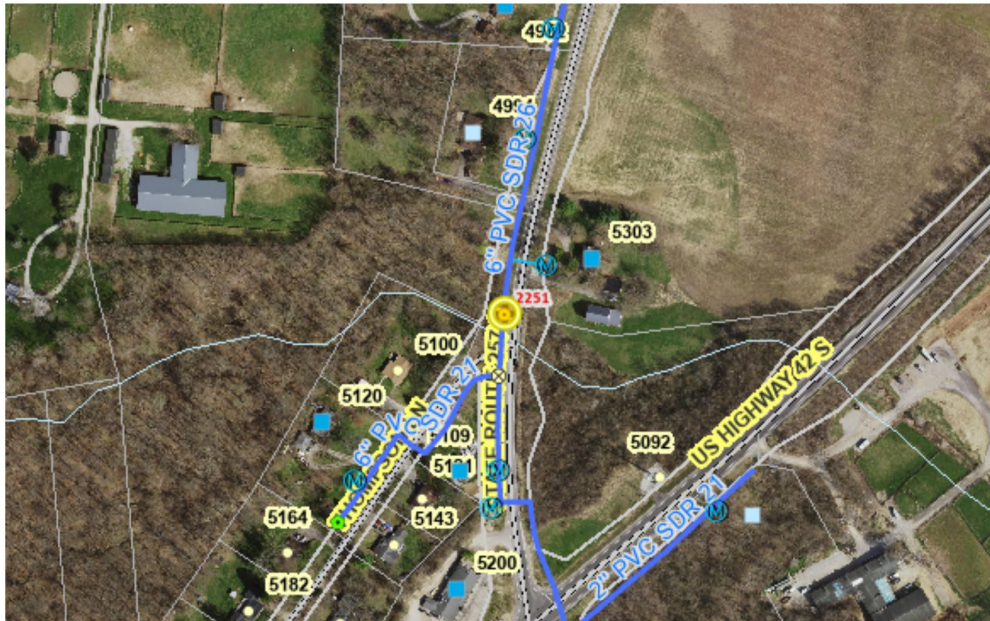


Exhibit 7 – Del-Co Water Capacity & Pressure Study

Del-Co Flow Test Report



6658 Olentangy River Rd
Delaware, OH 43015
(740) 548-7746 Office
(740) 549-1149 Fax



Date of Test:	7/3/2024	Residual Hydrant:	6781
Time of Test:	2:24 PM	Residual Hyd Elev:	862'
Tester 1:	Chris Hoffman	Test Hydrant:	2251
Tester 2:	Gregg Frentsos	Test Hyd Elev:	896'
Test Results		Approx Dist Between Hydrants:	1,244'
		Water Source (MPRV, Tank, Etc.):	
		Comments:	

Nozzle Coefficient:	0.9
Measured Flow Rate:	530 GPM
Static Pressure:	95 PSI
Residual Pressure:	28 PSI
Calculated Flow at 20 PSI:	563.29 GPM

Exhibit 8 – Concord Township Fire Department Review & Standards



CONCORD TOWNSHIP FIRE DEPARTMENT

Station 340
7990 Dublin Road
Delaware Ohio 43015
614 981 9781

09/09/2024

Joe Clase AICP
Plan 4 Land

Joe

Concord Township Fire Department has reviewed and approves the common access driveway for suitability for use as an emergency access driveway and approves exhibit 5 of Emerald Farm from Joe Clase Plan 4 Land project number 23-0050 dated 08/30/2024 contingent upon the following conditions

- Place fire hydrants as discussed.
- All Maintenance conditions will be kept up by Emerald Farms and future business owners
- The existing driveway widen to sixteen (16) feet wide then to twenty (20) feet wide at the 90-degree turn.
- Certified by the owner's private engineer the drive will support 80,000 lbs. vehicle weight.
- All surface conditions will be maintained.
- The surface will be plowed during the winter
- Trees and all vegetation will be kept clear to a width of 16 feet and to a height of 14 feet.
- No parking along the drive enforced by no parking signs.

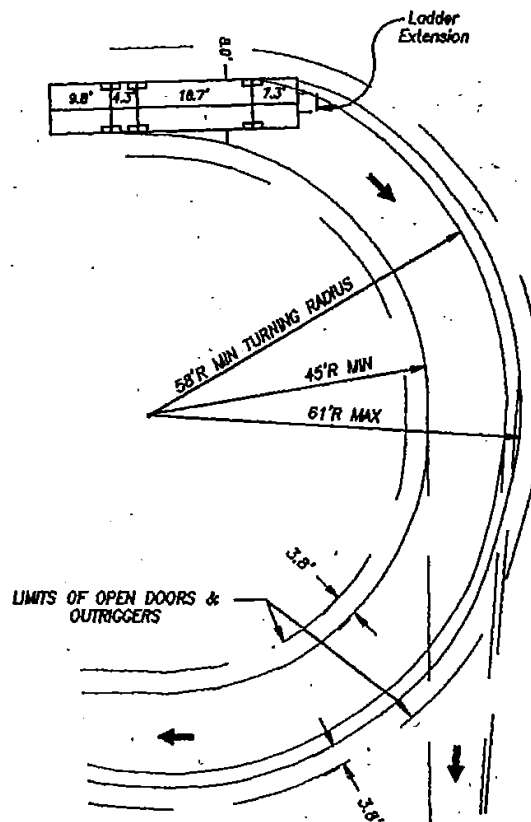
If you have any further questions, please feel free to contact me.

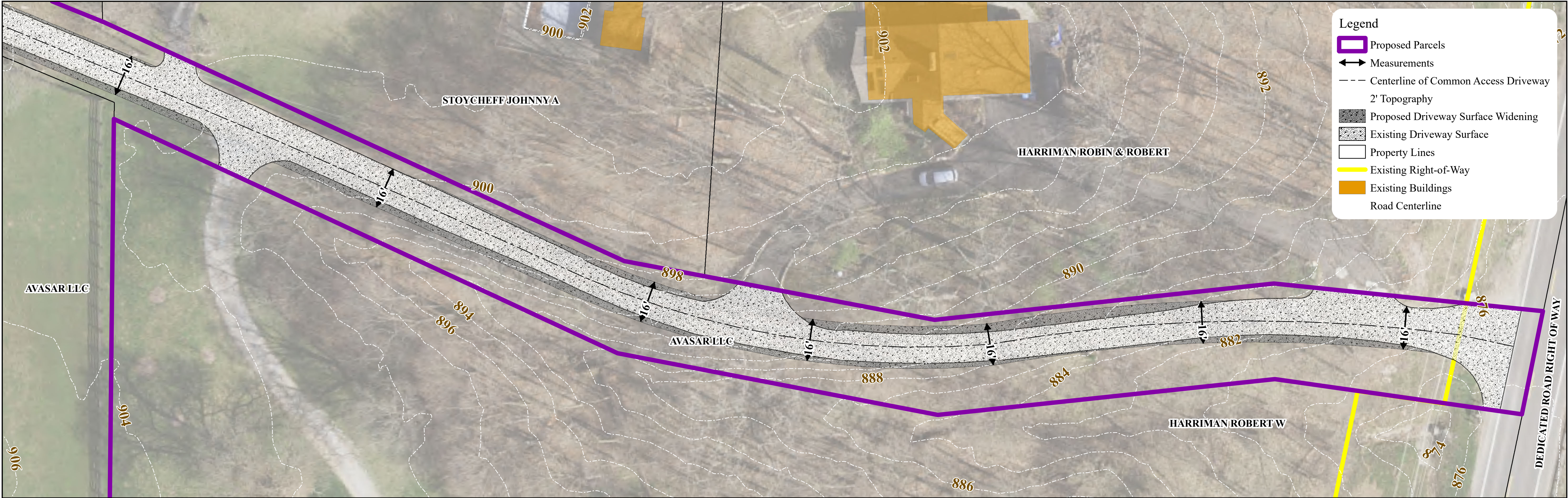
Fire Inspector
Jack Guyton

ORANGE TOWNSHIP LADDER 362 Turning Right

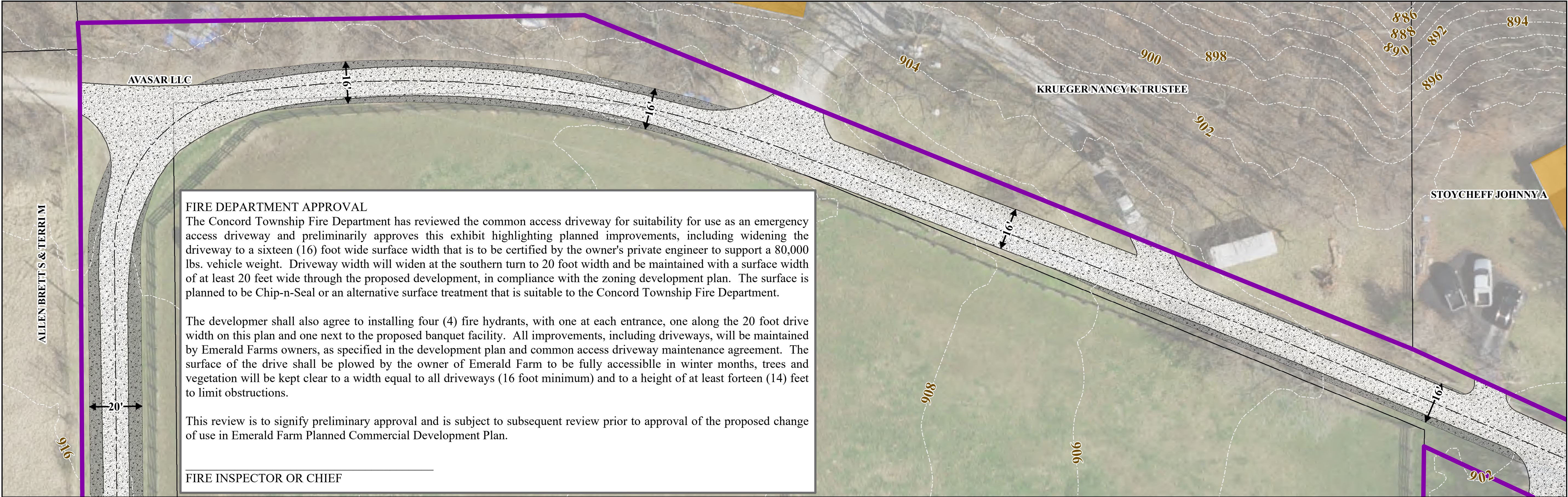
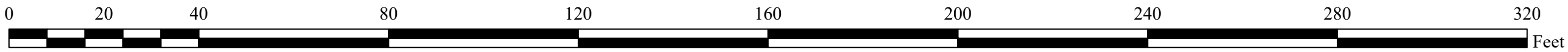
Scale: 1"=40'

March 16, 2001

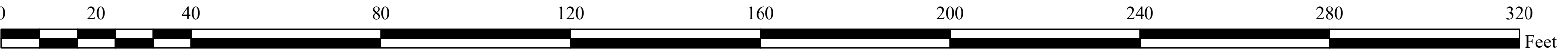




DRIVEWAY ENTRANCE (EAST PORTION)



DRIVEWAY FRONTAGE (WEST PORTION)



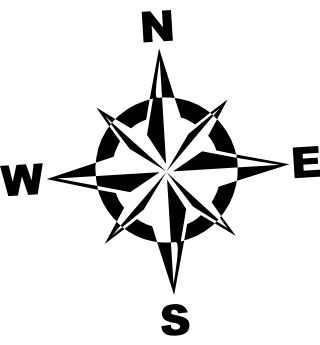
FIRE SAFETY PLAN - DEVELOPER COMMITMENTS & PROPOSED DRIVEWAY IMPROVEMENTS

Emerald Farm Proposed Improvement of Common Access Driveway (by Avasar LLC)
4890-4952 State Route 257 South, Delaware, OH 43015
Concord Township, Delaware County, State of Ohio

Date: 09/10/2024

Prepared by: JOE CLASE, AICP

Plan 4 Land
WWW.PLAN4LAND.NET



Project Number:
23-0050

Exhibit 9 – Letter of Response to Neighbor Comments

Plan④Land

July 16, 2024

Sent Via Email Reply

Concord Township Zoning Commission
Concord Township Board of Trustees
Administration Building
6385 Home Rd.
Delaware, OH 43015

Re: Response to Public Comment on Application ZC022024

To: Concord Township Zoning Officials,

We would like to offer some written clarification of the subject application for rezoning of the proposed 36.83 acre Planned Commercial District (PCD) property for The Emerald Farm.

We are in receipt of public comment from Brett & Terri Allen (4920 St. Rt. 257 South), Dave & Melissa Hawk, (4916 St. Rt. 257 South), and Johnny Stoychef (4912 St. Rt. 257 South). The following is a response to the comments made via e-mail, dated July 3, 2024.

***Neighbor Comments:** The March 2024 revision to the original application indicates a dramatic increase of commercial zoning from approximately 8 acres to 36 acres of commercial zoning. What necessitates this substantial increase? This leaves approximately 5 acres which will not be zoned commercial. What is intended for the 5 acres of noncommercial zoning?*

Applicant Response: The original intent was to minimize the “commercial” area dedicated to the banquet facility to only what was not agriculturally exempt but, after conversation with the township’s legal counsel and zoning officer, it was determined that this was problematic for compliance with the PCD zoning and enforcement. It is difficult to draw a line between the agriculturally exempt uses of this property and the proposed use of the large horse barn for wedding activities since they share access and parking. As a result, the township legal counsel asked the applicant to propose rezoning of the entire acreage for The Emerald Farm’s use.

The agricultural and commercial activity associated with The Emerald Farm will be limited to the new improved entrance to State Route 257. Since this property will no longer be used for residential purposes, as the old house gets renovated into offices and hospitality center, leaving five (5) acres along the shared driveway will leave the possibility that a single residential home may utilize the shared driveway in the future. The applicant has no plans to build on this lot today, but to simply maintain it as additional open space as it has been used in the past. It will be planted with additional screening. The current gated access on the drive will be used for occasional maintenance

(740) 413-4084 | WWW.PLAN4LAND

and be maintained as emergency access to provide a second way in and out of this property. Additionally, it will provide alternative emergency access for residents on the current common access driveway, if ever needed.

Neighbor Comments: *The current gravel road, to the north of the proposed ranch, is contiguous to all of the homeowners. It is currently not maintained and has not been maintained for years. There are unsightly high weeds between the road and the existing fence, and a very large dead limb over the road near the main entrance of the driveway posing a dangerous situation. Page 18 of the Stallion Ranch booklet states that the existing road maintenance will be provided according to “historical precedence”. Please clarify your perspective of the meaning of “historical precedence” and responsibility for the maintenance of the road.*

Applicant Response: As soon as the owners purchased the property last August, they applied two (2) truckloads of gravel and made efforts to remove weeds, which they will continue to do in the future. They inquired about a larger foundation fix to the driveway to remove washouts and potholes along the driveway. It was determined that the driveway may need to be closed in phases to allow for reconstruction (improvement) of the common access driveway. This will be more practical after the new improved access to The Emerald Farm is constructed. Once the new access drive is ready, they plan to work with neighbors to schedule repairs to the existing driveway to address these neighbor concerns that the applicant also shares. The concerns of a specific limb they can plan to meet onsite and address. It is our client’s acknowledgment that they will continue to maintain the driveway as a “residential” common access driveway with increased access for emergency services in the future.

Neighbor Comments: *Another concern is the potential impact on transportation needs for those of us along the lane. All of us are dependent upon this gravel road to access our homes. The Stallion Ranch describes potential wedding events which would not end until 11:00 PM with another hour listed as an allowance for cleanup. We believe that arriving or departing traffic could back up along St. Rt. 257, potentially limiting or blocking access to and from St Rt. 257. It is our understanding that ODOT is currently considering the logistics of a new access road heading directly into the Event Center located between the existing gravel lane and Thompson Lane. What is the current ODOT status of this new proposed driveway? Is there a back-up plan if this request is not approved?*

Applicant Response: We are currently working with ODOT for the new access driveway and after addressing their concerns, they have indicated that this +/- 36-acre property with The Emerald Farm needs to be separately deeded for this access driveway to be approved. The traffic study indicated the need for a left turn lane that will also be required with this proposed driveway. We are confident that this new driveway, as a condition of the rezoning, shall provide sufficient access, so as to not require any use of the current driveway for The Emerald Farm’s activities. Since this proposed rezoning includes a commitment to compliance with the submitted development plan, use of this driveway for anything other than a potential single-family house and emergency access will be strictly prohibited in the future.

Neighbor Comments: *The level of noise is another meaningful concern for all residents, as this area has represented a quiet place for many decades. Events lasting until 11:00 PM with bands or other groups performing until that hour are of potential concern. There is a conflicting issue which we have observed regarding noise. Current township requirements limit such events and associated noise to 10:00 PM. The Stallion Ranch booklet identifies the event closing time as 11:00 PM, page 14. How does the Stallion Ranch intend to handle this discrepancy of the township noise limit requirements and potential noise issues? All outdoor events will follow current township requirements.*

Applicant Response: We agree to comply with the noise ordinance and make any necessary adjustments to the comments made in the development text. All indoors event noise will be limited to ensure compliance and we can stipulate that any outdoor activities are similarly restricted to ensure compliance. Signs can be posted to further stipulate compliance with guests. Any event or guest who violates this ordinance may hold the applicant in violation of the development plan and we realize this may come with enforcement measures from the township, so we will take all cautionary measures recommended to ensure compliance. It is our hope that this use will be as compatible with the surrounding neighborhood as the horse farm has been in the past.

Neighbor Comments: *The ranch area is approximately 42 acres. This has always provided a significant space for wildlife of all types. With respect to the growing reality of habitat loss, we strongly wish to preserve our wildlife, and hope that the Stallion Ranch will do everything possible to continue with the tradition of the lane.*

Applicant Response: We are all in agreement with this statement as well and feel that this proposed use will do well to protect wildlife versus the potential to develop this property into single-family residential lots, as permitted in the current zoning. This site is unique and has many amenities that are attributed to wildlife and natural resource preservation.

We look forward to a dialogue on these topics and to otherwise addressing the application with the Zoning Commission and any neighbors in attendance this evening! We are happy to provide any additional information or clarification to help highlight the great Thank you!

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Clase', with a stylized flourish at the end.

Joe Clase, AICP
Principal

cc: Brett & Terri Allen, Dave & Melissa Hawk, and Johnny Stoychef

Exhibit 10 - Existing Conditions of Property

Avasar LLC purchased the subject +/- 41.84 acre property on August 31, 2023. The site is located at 4910 State Route 257 South, Delaware, Ohio 43015, composed of parcel numbers 500-320-02-016-000 and 500-320-02-017-000, Concord Township, Delaware County, Ohio. The property is partially wooded and contains a 4,167 square foot single-family residence that was built in 1973, as pictured here.



The site is currently accessed by a common access driveway along the northern edge of the property, as pictured here.



The driveway entrance for this property on the common access driveway is gated. The property has contained active commercial horse stables for the past few decades in a large 15,000 square foot pole barn, pictured below and on the cover of this application.



The majority of this large building area, over 80% is comprised of a large riding arena for the horses that are stabled on site, pictured here.



There are various other agricultural structures onsite surrounded by pastures, including a red barn that is in good shape and suitable for continued agricultural use and attractive for agritourism, as pictured here.



At least 15 acres of the site is heavily wooded, as pictured here, and was used for trails, which are also attractive for agri-tourism.



There are a few additional existing structures that are not as attractive and are to be removed with the proposed rezoning and agritourism activities.



Exhibit 11 – Traffic Study and ODOT Review Comments



June 19, 2024

RE: Disposition of Comments for Stallion Ranch TIS submittal dated 3/18/24

The Stallion Ranch TIS was submitted on March 18, 2024. ODOT District 6 provided comments on May 3, 2024. The comments are provided below, followed by the Carpenter Marty Transportation (CM) response in red.

- 1) Refer to Sections 4.1 and 4.2 of ODOT's SHAMM for allowable access and driveway spacing. Based on the site drawing provided, the 360' minimum spacing is not met at the current location. Consider using the existing Dublin Road access point to maintain adequate spacing. Additionally, only one driveway per parcel or contiguous parcels under the same owner is permitted.
CM Response: Noted. The updated site plan is provided in the revised study. A new access is proposed to separate commercial traffic from residential traffic on Dublin Road. The Dublin Road access to the proposed development will be emergency only. A meeting will be requested with ODOT to discuss.
- 2) ODOT recommends analyzing the entering volumes during the PM peak hour of the roadway since start times will vary and may occur during this time.
CM Response: Complied.
- 3) Apply Peak Hour to Design Hour Factors to the count volumes.
CM Response: Complied.
- 4) Please contact MORPC for growth rates.
CM Response: Complied.
- 5) The full capacity of the venue should be used for the trip generation. In previous studies, ODOT has accepted an average trip generation rate of 0.40* (capacity) for event centers.
CM Response: Updated.
- 6) Update the turn lane warrant labels to Entry/Exit instead of AM/PM.
CM Response: Updated.
- 7) Provide a sight distance drawing at the proposed drive.
CM Response: Complied.

June 19, 2024

**RE: Results of the Emerald Farms Traffic Study (4910 State Route 257)
Traffic Access Study (TAS)**

To whom it may concern,

We have completed a traffic access study for the proposed Emerald Farms (formerly Stallion Ranch) development site. The proposed development is along SR-257, north of US-42 in Concorde Township, Delaware County, OH. The methods and results of this analysis are summarized below.

Background

Figure 1 shows the location of the proposed site in Delaware, OH.

Figure 1—Location of the Proposed Site (Yellow Shading)



The site currently contains a 4,167 SF single-family home and various agricultural buildings including horse stables. The site is proposed to be redeveloped as an agritourism destination and a wedding/event venue with a maximum capacity of 300 people.

June 19, 2024

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Agritourism is defined as an agriculturally related educational, entertainment, historical, cultural, or recreational activity, including you-pick operations or farm markets, conducted on a farm that allows or invites members of the general public to observe, participate in, or enjoy that activity. The event venue portion of the site is expected to host mainly weddings, family get togethers, or other such private events.

The site is proposed to have one full access on SR-257. The site concept plan can be found in **Attachment A**.

The purpose of this traffic study is to analyze the proposed site access point and determine if roadway improvements are required as a result of the site redevelopment.

Projected Traffic

In order to conduct analysis, Opening Year (2025) and Horizon Year (2035) traffic volumes were developed.

The proposed site will provide agritourism activities throughout the week and is expected to host events mainly on Fridays and Saturdays. Since the agritourism portion of the site is expected to only generate about 10 vehicular trips a day, volumes were developed focusing on the event venue portion of the site, which is expected to be the driving force of any roadway improvements that may be required as a result of this proposed site. The peak hour of vehicles entering the event center was assumed to be the same as the PM peak hour of SR-257 which is 4:15-5:15 PM (Entry peak), and the peak hour of vehicles exiting the event center is expected to be 7:00-8:00 PM (Exit peak). For events that hold receptions, the Exit peak hour would experience even less exiting trips, as vehicles would filter out throughout the remainder of the night. To be conservative, volumes were developed assuming all entering trips and all exiting trips would occur within their respective peak hour.

Entry and Exit peak hour segment count data from a Thursday in 2021 was obtained from the ODOT Transportation Data Management System. This data was grown to 2023 using a 2.7% linear annual growth rate obtained from the Mid-Ohio Regional Planning Commission (MORPC).

Segment data was also obtained from StreetLight for an average Friday and Saturday in 2023. StreetLight produces origin-destination (OD) data by utilizing Connected Vehicle Data (CVD) from vehicles with location technology, along with other sources. The OD data can show the relative amount of traffic that starts, or enters, a user-defined zone (the origin) and exits, or stops, at a separate zone (the destination). Using these OD zones, coupled with permanent count station data, volumes can be estimated for all roadways.

The 2021 Thursday segment count data grown to 2023 was compared to the 2023 Friday and 2023 Saturday segment data obtained from StreetLight. Since the 2023 Thursday count data was higher in both the Entry and Exit peak, the 2023 Thursday count was carried forward in volume development. Count data and growth rate data can be found in **Attachment B**.

The 2023 Thursday counts volumes were adjusted using Peak Hour to Design Hour factors obtained from ODOT resources.

The adjusted count volumes were then projected to the Opening (2025) and Horizon (2035) years of this study based on the previously mentioned 2.7% linear annual growth rate to produce Background, or No Build, volumes for the Opening and Horizon Years.

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, does not include a Land Use Code (LUC) for event centers or wedding venues. Thus, an alternative method of estimating trips was required. A trip generation method for event centers was provided by ODOT. In previous studies, ODOT has accepted an average trip generation rate of 0.40 vehicle trips per person. The developer has indicated that the event center will have a maximum capacity of 300 people. In order to produce conservative results, the analysis herein assumes a wedding without a reception and a maximum capacity wedding.

Table 1- Trip Generation Summary

Land Use	Size	Entry Peak		Exit Peak	
		Entry	Exit	Entry	Exit
Wedding/Event Venue	300-person max capacity	120	0	0	120

Site traffic was distributed to/from the site based on the count data, knowledge of the surrounding area, and engineering judgment. Site traffic was added to the No Build traffic to produce Build traffic for the Opening and Horizon Years. The full volume calculations can be found in **Attachment C**.

Analysis

A turn lane warrant analysis was conducted at the site access point using methodologies located in the ODOT Location & Design (L&D) Manual. If a turn lane was warranted in any scenario, the required length was calculated using ODOT criteria.

An intersection sight distance analysis was conducted at the site access point using methodologies located in the ODOT L&D Manual, to determine if any obstructions would block the sight lines of vehicles exiting the proposed site.

Results & Conclusions

The turn lane warrant analysis shows that a 245' northbound left turn lane is warranted at the site access point. The full turn lane warrant analysis can be found in **Attachment D**.

The sight distance analysis shows that the sight lines for vehicles exiting the site are not expected to be obstructed. The sight distance exhibit can be found in **Attachment E**.

Based on the results of this traffic study herein, it is recommended that a 245' northbound left turn lane be installed at the proposed site access point. No other improvements are required nor recommended for the proposed development.

If I can help in any way, do not hesitate to contact me at gbalsamo@cmtran.com or 614.656.2429 anytime.

Sincerely,



Gina Balsamo, PE, PTOE
Project Manager
Carpenter Marty Transportation

Attachment A

Site Plan

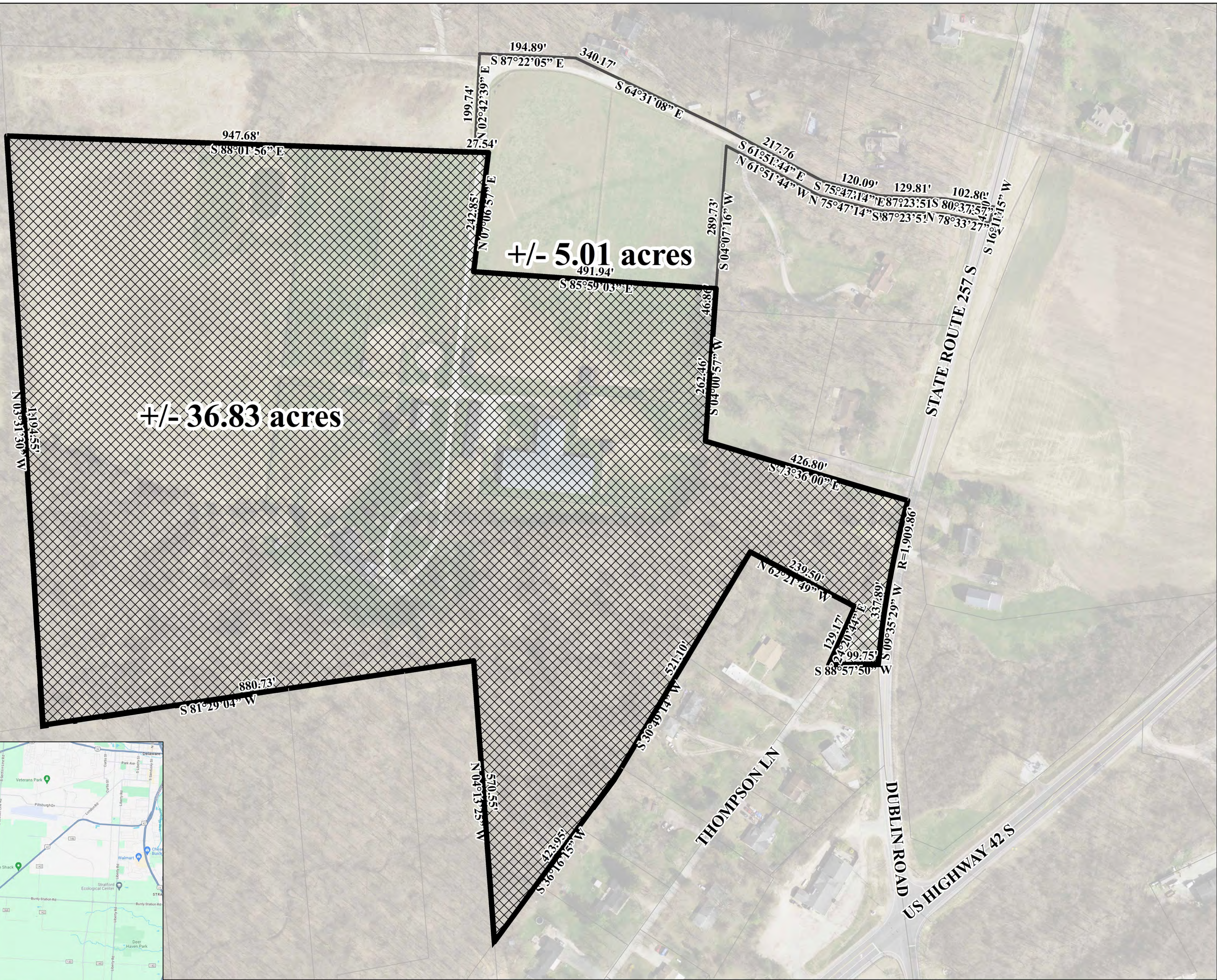
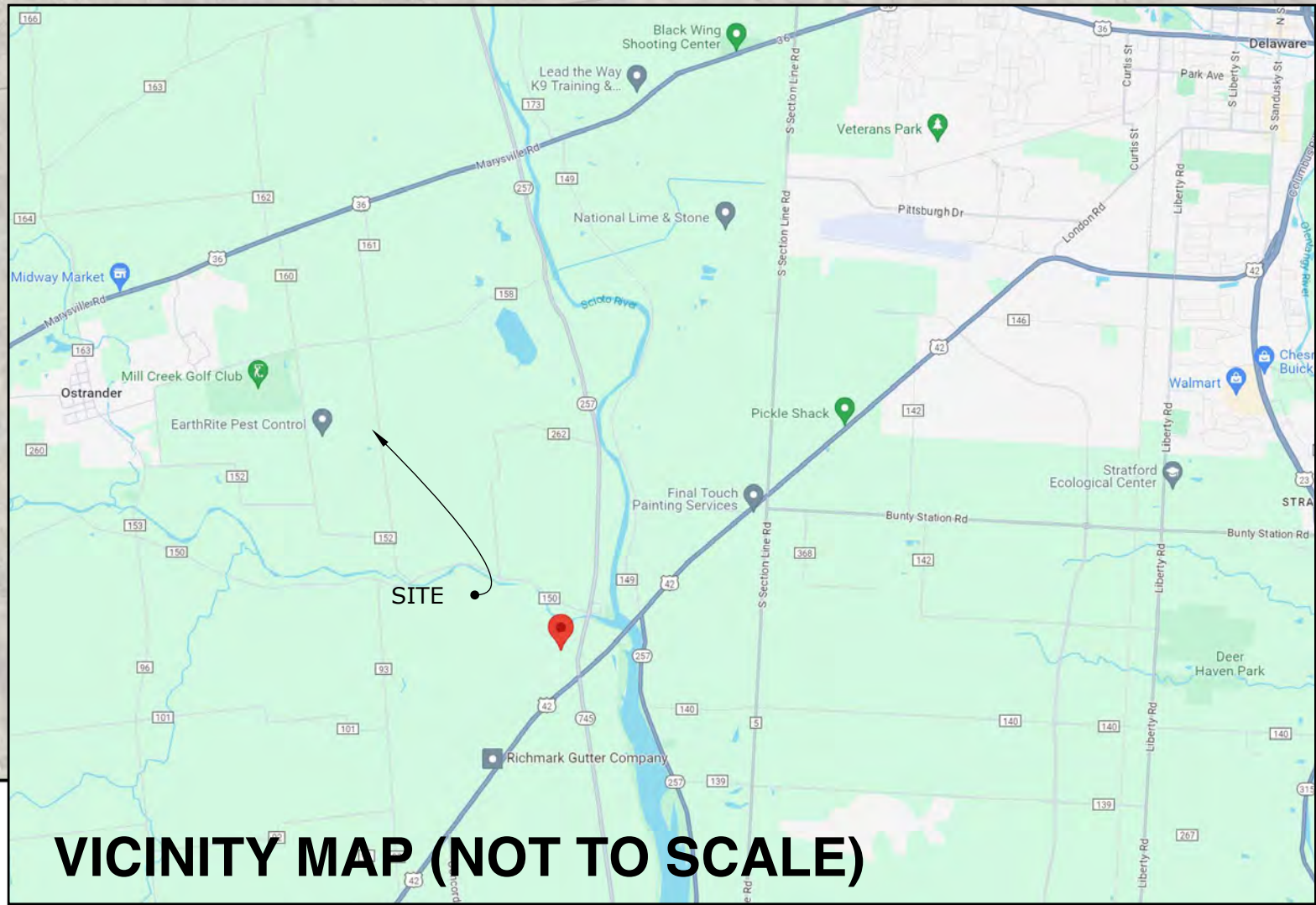
Attachment A



Legend

Lot Boundaries

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



REZONING BOUNDARY

01 / 06

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

PRINTED
June 16, 2024

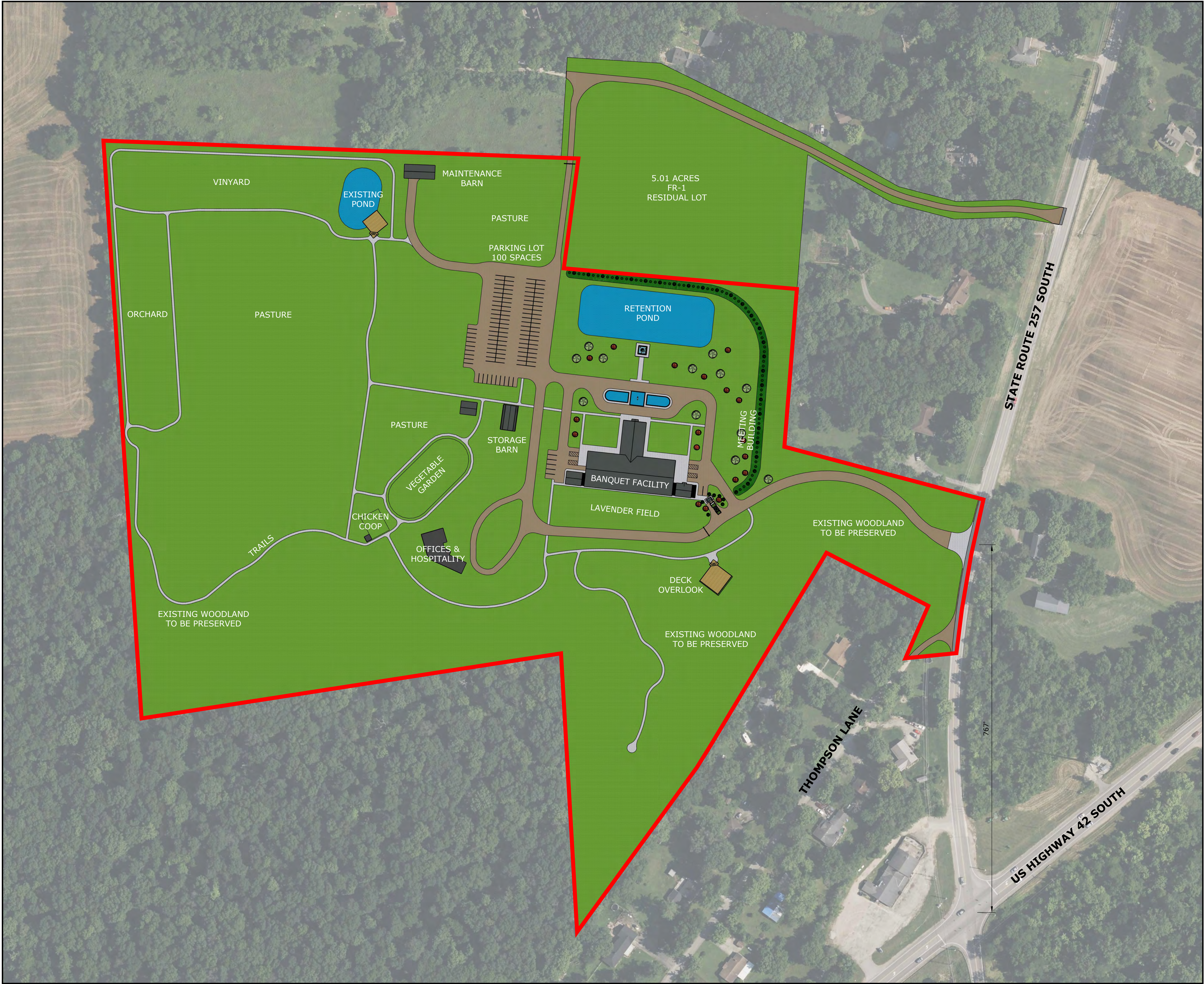
PROJECT NAME
Emerald Farm

CLIENT
Avasar LLC, Chanakya Gandhi & Arindam Guha
970 Dearborn Dr., Worthington, OH 43085

PREPARED BY

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

23-0050

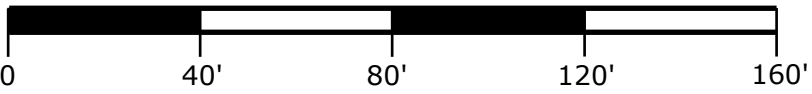
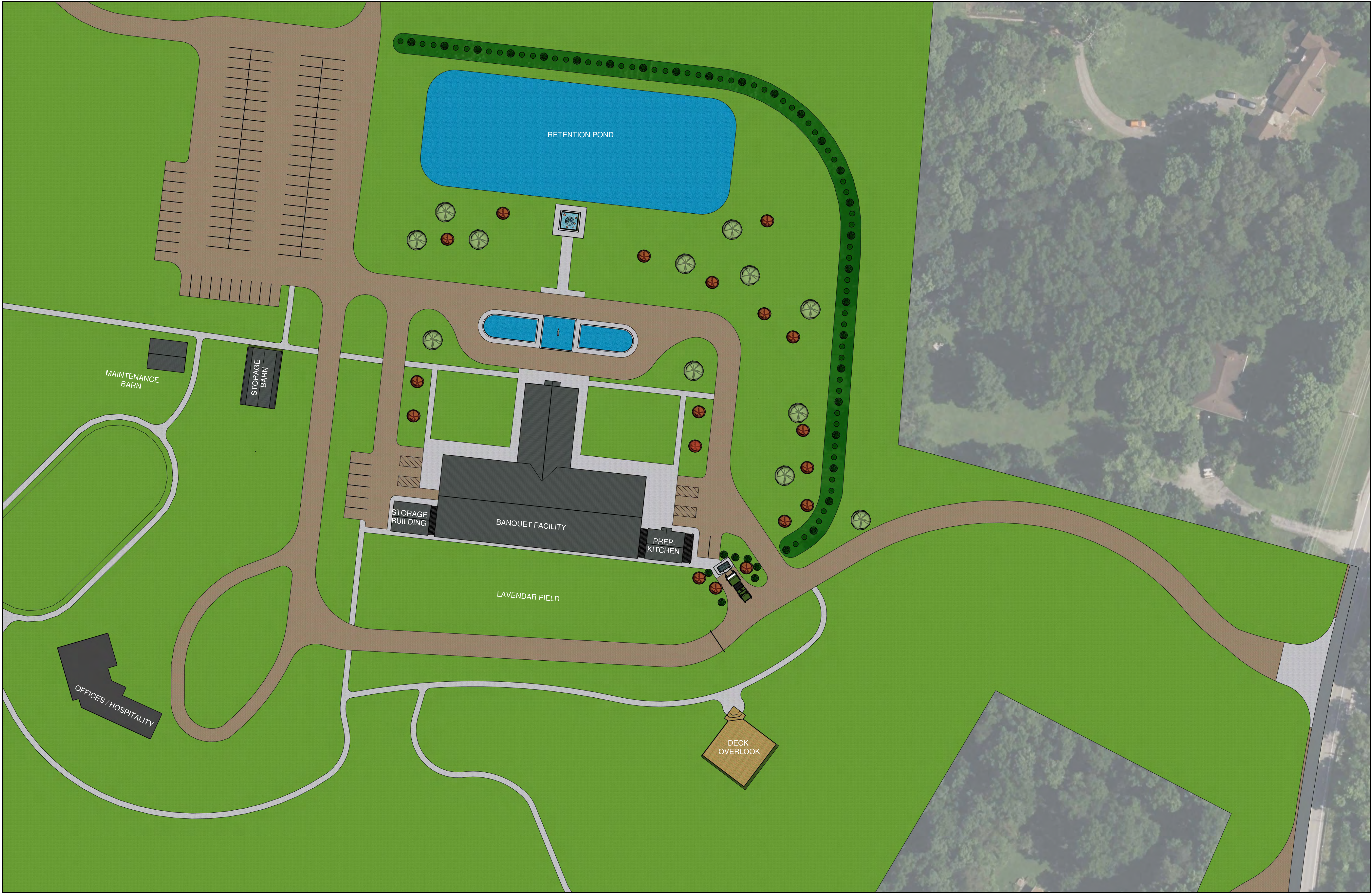


Emerald Farm
SITE PLAN

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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115 Harrison St., P.O. Box 306, Ashley, OH 43003
(740) 413-4084 | joe@plan4land.net | www.plan4land.net



Emerald Farm

SITE PLAN - DETAIL

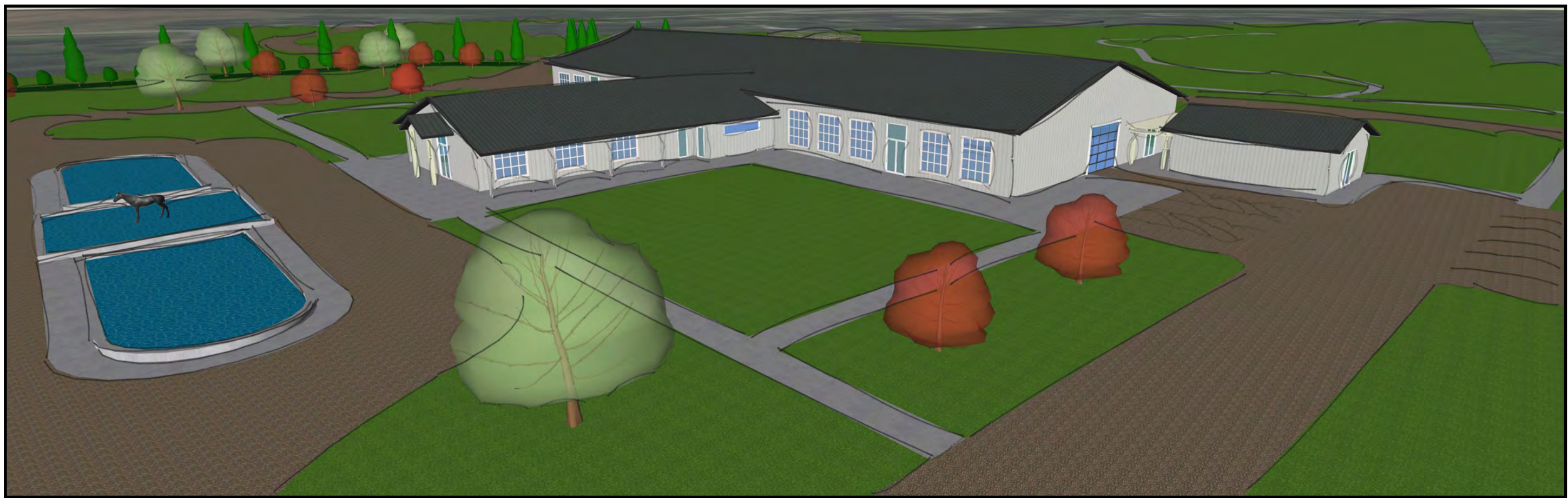
03 / 06

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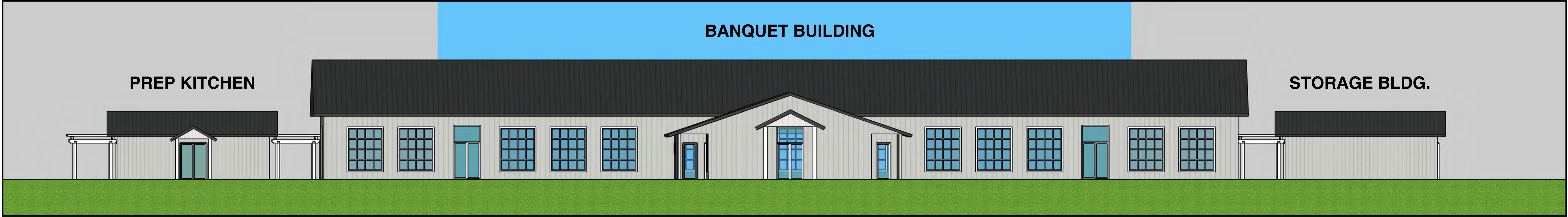
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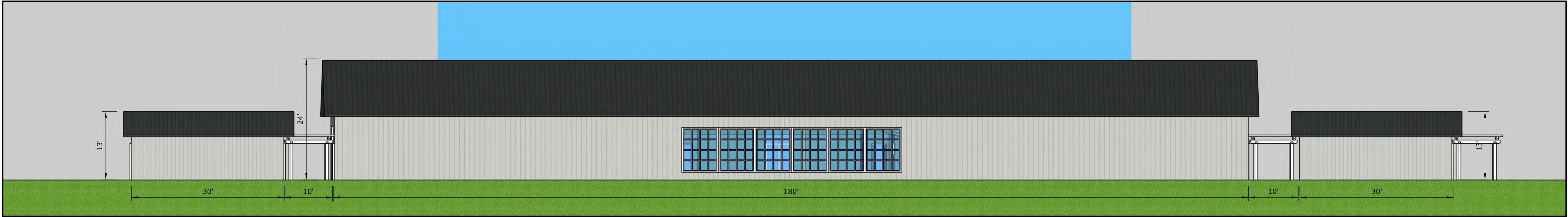
View of Entrance to Main Facility



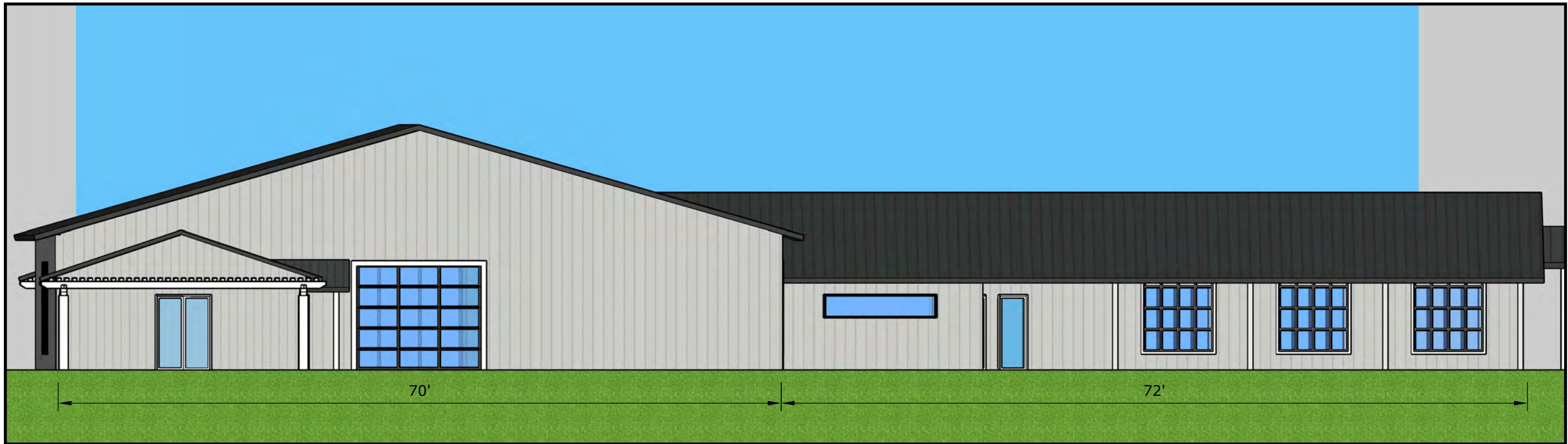
View of Rear of Main Facility



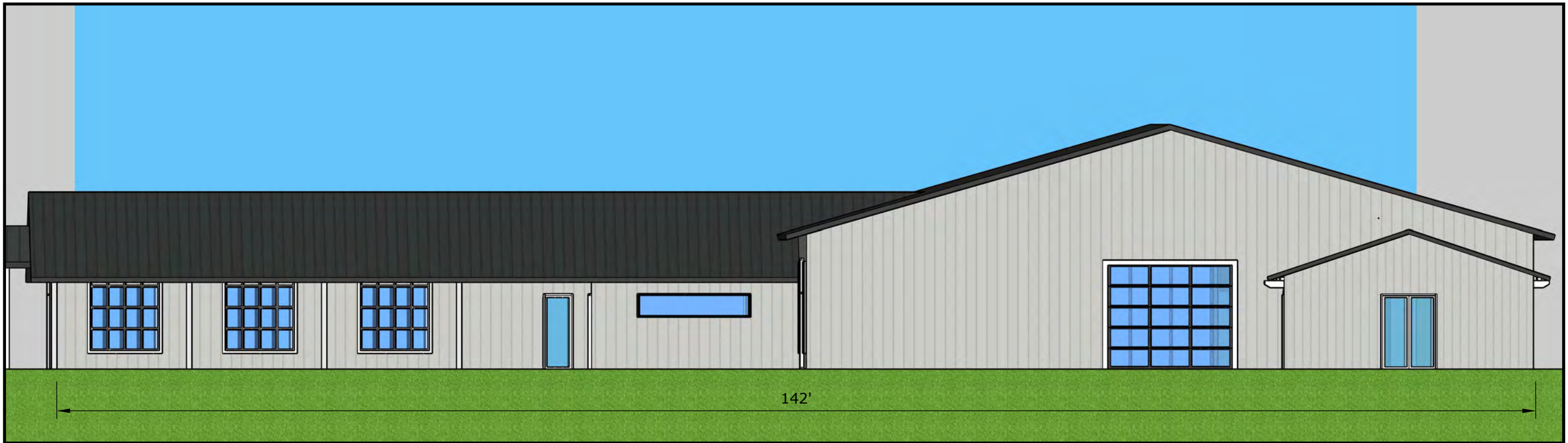
Front Profile View



Rear Profile View



Left Profile View



Right Profile View



23-0050

PREPARED BY

Plan 4 Land

PROJECT NAME

Emerald Farm

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

CLIENT

Avassar LLC, Chanakya Gandhi & Arindam Guha
970 Dearborn Dr., Worthington, OH 43085

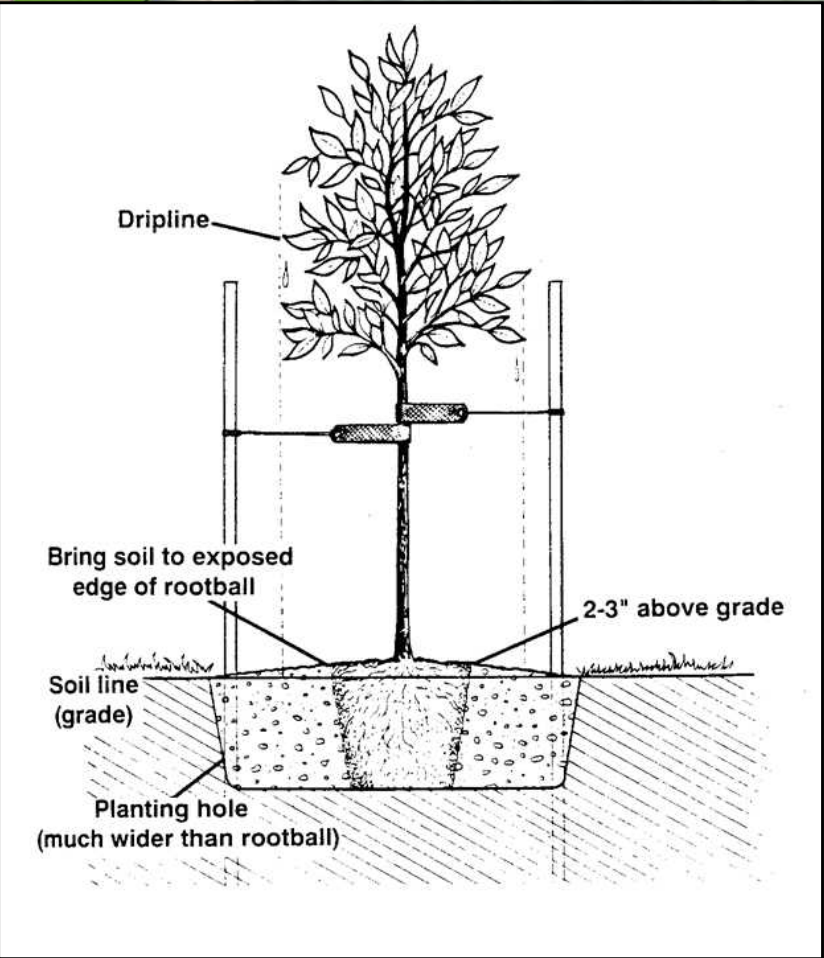
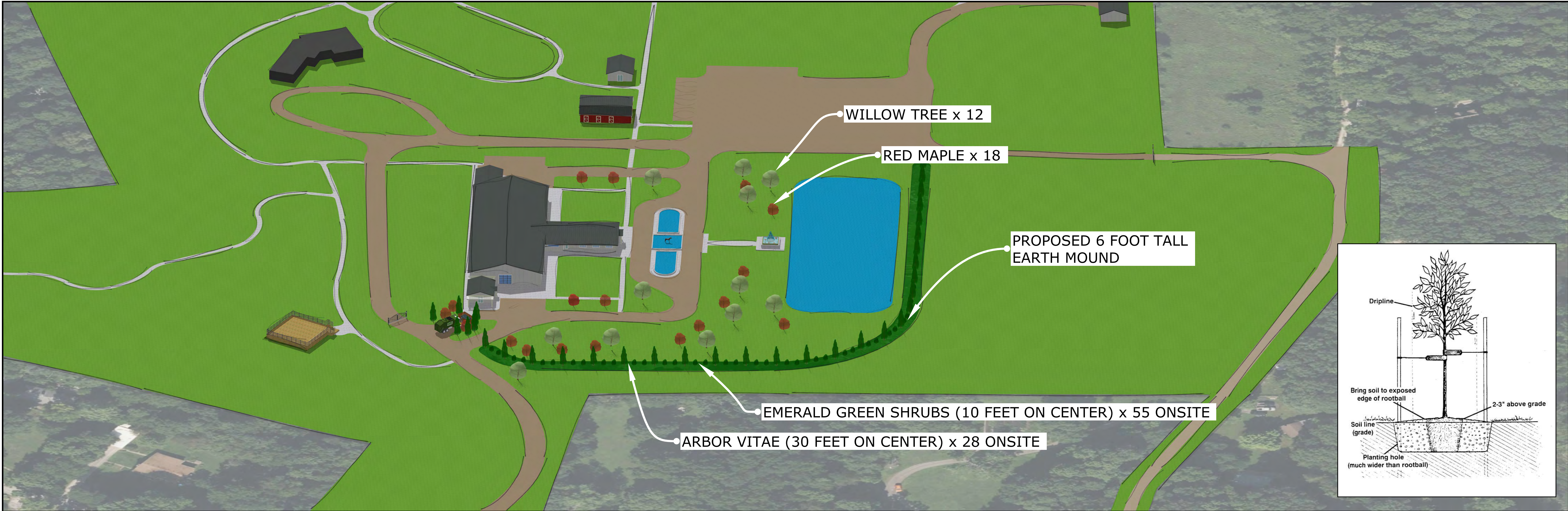
PRINTED

June 16, 2024

Emerald Farm

MAIN BUILDING

04 / 06



PLANT FINDER

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

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

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

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

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

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

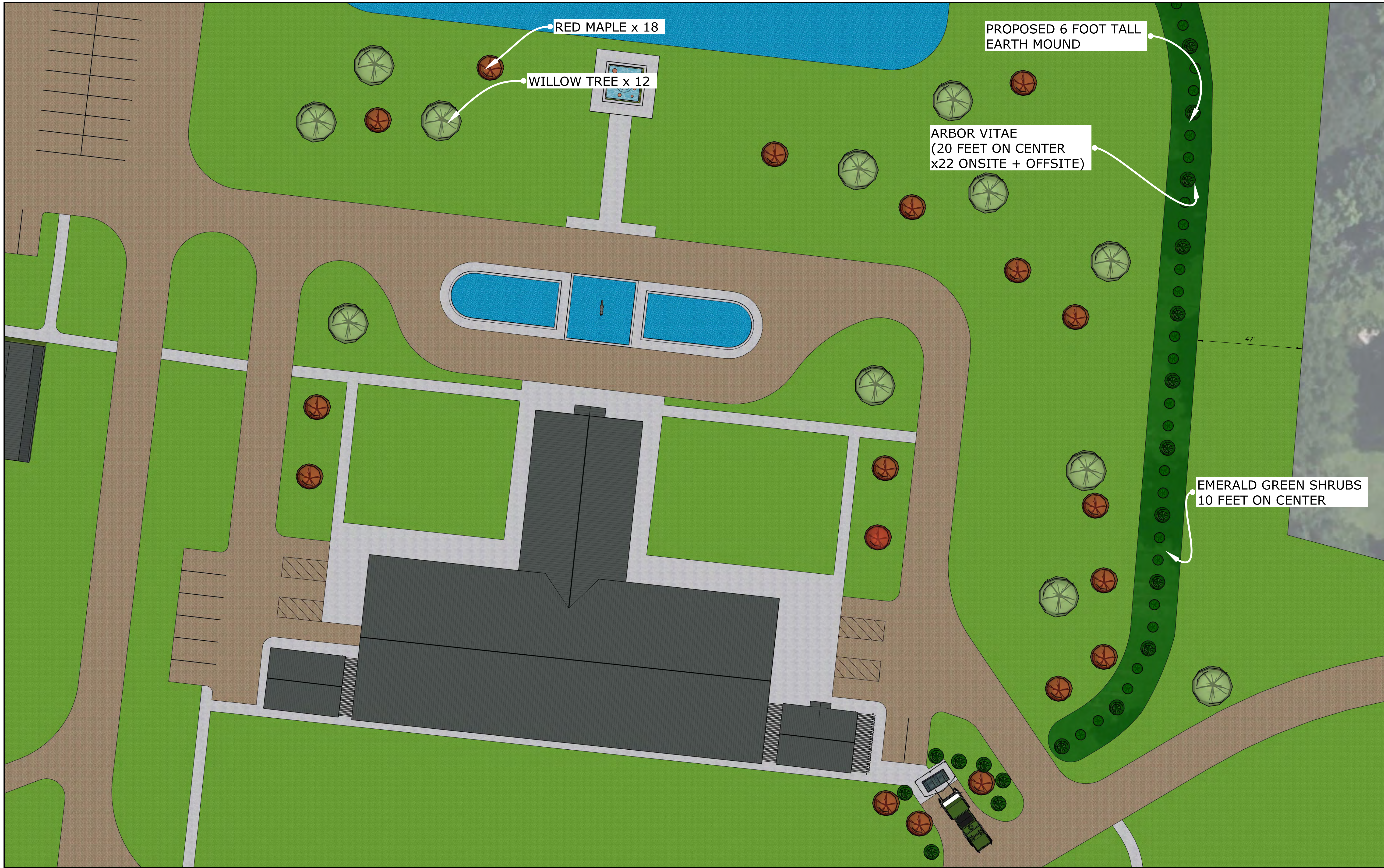
Columbus Garden Center - 1156 Oakland Park Avenue, Columbus, OH 43224-3317 Phone: 614-268-3511 Fax: 614-784-7700
Delaware Garden Center - 25 Kilbourne Road, Delaware, OH 43015 Phone: 740-548-6633 Fax: 740-363-2091
Dublin Garden Center - 4261 West Dublin-Granville Road, Dublin, Ohio 43017 Phone: 614-874-2400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

1. EMERALD TRIUMPH VIBURNUM x 20 PLANTS ON PCD LOT + 60 OFF-LOT ON EARTH MOUND (1 GALLON POTS)

2. ARBORVITAE x 20 PLANTS ON PCD LOT + 30 OFF-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)

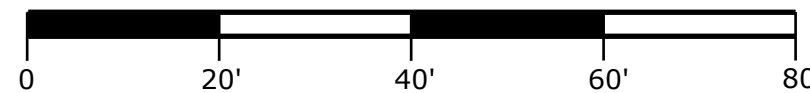


1. EMERALD TRIUMPH VIBURNUM x 20 PLANTS ON PCD LOT + 60 OFF-LOT ON EARTH MOUND (1 GALLON POTS)

2. ARBORVITAE x 20 PLANTS ON PCD LOT + 30 OFF-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)



23-0050

PREPARED BY

Plan 4 Land

Plan 4 Land, LLC, Joe Glase, AICP, Principal
115 Harrison St., P.O. Box 306, Ashley, OH 43003
(740) 413-4084 | joe@plan4land.net | www.plan4land.net

PROJECT NAME

Emerald Farm

CLIENT

Avassar LLC, Chanakya 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

PRINTED

June 16, 2024

Emerald Farm

LANDSCAPE PLAN

06 / 06

Attachment B

Count Data and Growth Rate Data

Volume Count Report

LOCATION INFO	
Location ID	6621_NB
Type	SPOT
Funct'l Class	4
Located On	SR-257
Loc On Alias	
Direction	NB
County	Delaware
Community	SW OF DELAWARE
MPO ID	
HPMS ID	
Agency	ODOT

COUNT DATA INFO	
Count Status	Accepted
Holiday	No
Start Date	Thu 8/26/2021
End Date	Fri 8/27/2021
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	
Notes	odot
Station	000066211050
Study	
Speed Limit	
Description	
Sensor Type	Tube Class
Source	
Latitude,Longitude	

INTERVAL:15-MIN					
Time	15-min Interval				Hourly Count
	1st	2nd	3rd	4th	
 0:00-1:00	2	4	2	0	8
1:00-2:00	1	0	1	2	4
2:00-3:00	1	1	1	0	3
3:00-4:00	2	0	1	1	4
4:00-5:00	0	0	0	1	1
5:00-6:00	0	0	1	4	5
6:00-7:00	5	4	8	11	28
7:00-8:00	14	15	15	22	66
8:00-9:00	13	19	25	20	77
9:00-10:00	25	16	23	21	85
10:00-11:00	20	33	26	44	123
11:00-12:00	22	25	22	25	94
12:00-13:00	19	22	31	15	87
13:00-14:00	23	27	24	18	92
14:00-15:00	20	38	34	37	129
15:00-16:00	47	60	56	58	221
16:00-17:00	66	57	58	58	239
17:00-18:00	63	51	48	50	212
18:00-19:00	37	42	33	22	134
19:00-20:00	17	22	19	22	80
20:00-21:00	19	21	17	15	72
21:00-22:00	22	16	5	7	50
22:00-23:00	7	4	4	2	17
23:00-24:00 	4	4	1	7	16
Total					1,847
AM Peak	10:15-11:15 125				
PM Peak	15:15-16:15 240				

Volume Count Report

LOCATION INFO	
Location ID	6621_SB
Type	SPOT
Funct'l Class	4
Located On	SR-257
Loc On Alias	
Direction	SB
County	Delaware
Community	SW OF DELAWARE
MPO ID	
HPMS ID	
Agency	ODOT

COUNT DATA INFO	
Count Status	Accepted
Holiday	No
Start Date	Thu 8/26/2021
End Date	Fri 8/27/2021
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	
Notes	odot
Station	000066211050
Study	
Speed Limit	
Description	
Sensor Type	Tube Class
Source	
Latitude,Longitude	

INTERVAL:15-MIN					
Time	15-min Interval				Hourly Count
	1st	2nd	3rd	4th	
 0:00-1:00	1	0	2	0	3
1:00-2:00	1	1	1	2	5
2:00-3:00	0	0	1	1	2
3:00-4:00	0	1	1	0	2
4:00-5:00	0	3	4	4	11
5:00-6:00	5	12	23	15	55
6:00-7:00	16	30	57	46	149
7:00-8:00	53	60	66	35	214
8:00-9:00	45	30	49	32	156
9:00-10:00	29	28	29	21	107
10:00-11:00	13	20	30	21	84
11:00-12:00	68	21	30	17	136
12:00-13:00	17	30	19	26	92
13:00-14:00	23	18	13	21	75
14:00-15:00	22	32	29	16	99
15:00-16:00	30	34	45	49	158
16:00-17:00	23	37	46	35	141
17:00-18:00	44	39	25	19	127
18:00-19:00	24	18	26	24	92
19:00-20:00	17	12	15	18	62
20:00-21:00	4	17	13	12	46
21:00-22:00	10	11	3	5	29
22:00-23:00	2	0	3	3	8
23:00-24:00 	5	3	1	0	9
Total					1,862
AM Peak	06:45-07:45 225				
PM Peak	16:30-17:30 164				

Leiana Yates

From: Hwashik Jang <hjang@morpc.org>
Sent: Wednesday, May 22, 2024 3:08 PM
To: Leiana Yates
Cc: Raj Roy; Nick Gill; Drew Laurent
Subject: RE: Growth Rate Request - Stallion Ranch Traffic Study

Leiana,

We have completed processing growth rates for your traffic study.

Please use linear annual growth rates below.

Segment of SR-257 north of US-42 in Concord Township: 2.7%

Note: The above rate was derived based on planning level analysis by using MORPC's regional travel demand model.

If you have any questions, please let me know.

Thanks,

HWASHIK JANG

Senior Planner | Mid-Ohio Regional Planning Commission

T: 614.233.4145 | hjang@morpc.org

111 Liberty Street, Suite 100 | Columbus, OH 43215



MID-OHIO REGIONAL
MORPC
PLANNING COMMISSION

From: Leiana Yates <lyates@cmtran.com>
Sent: Monday, May 6, 2024 11:42 AM
To: Hwashik Jang <hjang@morpc.org>
Cc: Raj Roy <rroy@morpc.org>; Nick Gill <NGILL@morpc.org>; Drew Laurent <dlaurent@cmtran.com>
Subject: Growth Rate Request - Stallion Ranch Traffic Study

Some people who received this message don't often get email from lyates@cmtran.com. [Learn why this is important](#)

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact the IT team

Good morning,

We would like to request growth rates for a segment of SR-257 north of US-42 and south of Front Street in Concord Township, Delaware County, OH.

We are conducting a traffic study for a development on the west side of SR-257 along the noted segment. The site is proposed to be an agritourism destination and a wedding/event venue with a maximum capacity of 200 people. The opening year will be 2025 with a 10 year horizon. The study will be reviewed by ODOT District 6. Please see the attached counts and preliminary site plan for your use.

Please note that the count data does not include truck counts.

Thank you,

Leiana Yates

Project Engineer

**CARPENTER
MARTY** *transportation* 

614-656-2508 | www.cmtran.com

Attachment C

Volume Calculations

Emerald Farms Traffic Study
Traffic Volume Calculations

	Year	Period	Scenario	Plate
			Growth Rates	
^ N SR-257 2.7% Site Access 2.7%				

Emerald Farms Traffic Study
Traffic Volume Calculations

	Year	Period	Scenario	Plate
			Non-Pass-By Distribution	
^ N SR-257 Site Access 45% 45% 55% 55%				

Emerald Farms Traffic Study

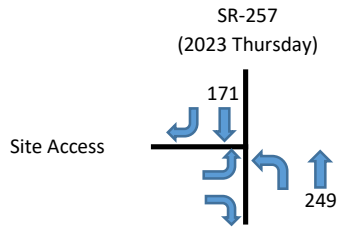
Traffic Volume Calculations



Year	Period	Scenario	Plate
2023	Entry*	Count	

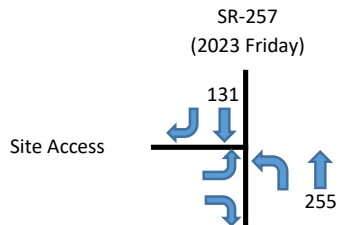
^
N

*The Entry peak hour utilizes the PM peak hour of SR-257 (4:15-5:15 PM)

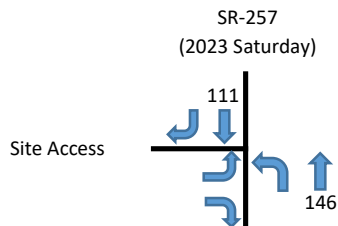


2021 Thursday segment data along SR-257 was obtained from ODOT Transportation Data Management System

The 2021 segment data was grown to 2023 segment data using growth rates obtained from ODOT Traffic Forecasting Management System.



2023 Friday segment data along SR-257 was obtained from StreetLight



2023 Saturday segment data along SR-257 was obtained from StreetLight

Since the 2023 Thursday segment data shows the highest combined volumes along SR-257 during the Entry Peak (4:15-5:15 PM), that data was utilized to develop OY and HY volumes for this project.

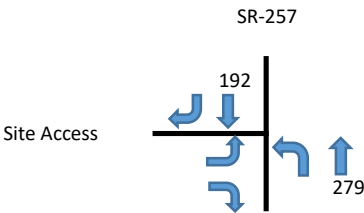
Emerald Farms Traffic Study
Traffic Volume Calculations

	Year	Period	Scenario	Plate
	2023	Entry Peak	Peak Hour to Design Hour Adjustment	A1

^

N

Peak Hour to Design Hour Factor 1.12



Emerald Farms Traffic Study
Traffic Volume Calculations

	Year	Period	Scenario	Plate
	2025	Entry Peak	No Build	B1 = A1 Grown
^ N SR-257 202 Site Access 294				

Emerald Farms Traffic Study
Traffic Volume Calculations

	Year	Period	Scenario	Plate
	2025	Entry Peak	Non-Pass-By Trips	C1
^ N Entry120 Exit0 SR-257 Site Access 54 0 0 66				

Emerald Farms Traffic Study
Traffic Volume Calculations

	Year	Period	Scenario	Plate
	2025	Entry Peak	Build	D1 = B1 + C1
^ N SR-257 54202 00 00 Site Access 66294				

Emerald Farms Traffic Study
Traffic Volume Calculations

	Year	Period	Scenario	Plate
	2035	Entry Peak	No Build	E1 = A1 Grown
^ N SR-257 254 Site Access 369				

Emerald Farms Traffic Study
Traffic Volume Calculations

	Year	Period	Scenario	Plate
	2035	Entry Peak	Build	F1 = C1 + E1
^ N SR-257 Site Access 54 254 0 0 66 369				

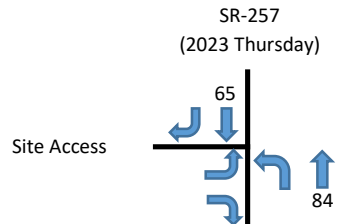
Emerald Farms Traffic Study Traffic Volume Calculations



Year	Period	Scenario	Plate
2023	Exit*	Count	

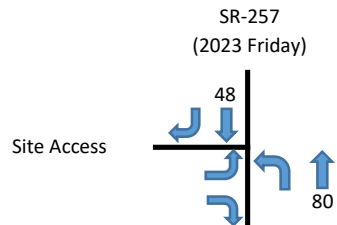
^
N

*The Exit peak hour of the proposed development is expected to be from 7-8 PM

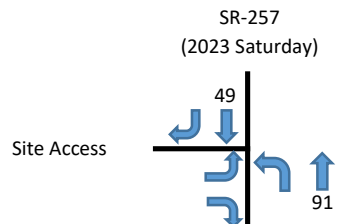


2021 Thursday segment data along SR-257 was obtained from ODOT Transportation Data Management System

The 2021 segment data was grown to 2023 segment data using growth rates obtained from ODOT Traffic Forecasting Management System.



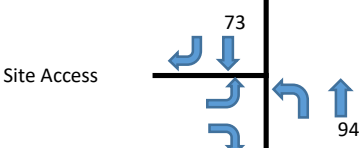
2023 Friday segment data along SR-257 was obtained from StreetLight



2023 Saturday segment data along SR-257 was obtained from StreetLight

Since the 2023 Thursday segment data shows the highest volumes along SR-257 during the Exit Peak (7-8 PM), that data was utilized to develop OY and HY volumes for this project.

Emerald Farms Traffic Study
Traffic Volume Calculations

	Year	Period	Scenario	Plate
	2023	Exit Peak	Peak Hour to Design Hour Adjustment	A2
^ N Peak Hour to Design Hour Factor 1.12 SR-257 73 Site Access 94 				

Emerald Farms Traffic Study
Traffic Volume Calculations

	Year	Period	Scenario	Plate
	2025	Exit Peak	No Build	B2 = A2 Grown
^ N SR-257 77 Site Access 99				

Emerald Farms Traffic Study
Traffic Volume Calculations

	Year	Period	Scenario	Plate
	2025	Exit Peak	Non-Pass-By Trips	C2
^ N Entry0 Exit120 *For the purposes of this analysis, it is assumed that all exiting traffic occurs within the peak hour. This is the most conservative approach, and would be likely if an event with no reception is held at this venue. SR-257 0 54 66 Site Access 0				

Emerald Farms Traffic Study
Traffic Volume Calculations

	Year	Period	Scenario	Plate
	2025	Exit Peak	Build	D2 = B2 + C2
^ N SR-257 077 5466 099 Site Access				

Emerald Farms Traffic Study
Traffic Volume Calculations

	Year	Period	Scenario	Plate
	2035	Exit Peak	No Build	E2 = A2 Grown
^ N SR-257 97 Site Access 124				

Emerald Farms Traffic Study
Traffic Volume Calculations

	Year	Period	Scenario	Plate
	2035	Exit Peak	Build	F2 = C2 + E2
^ N SR-257 097 5466 0124 Site Access				

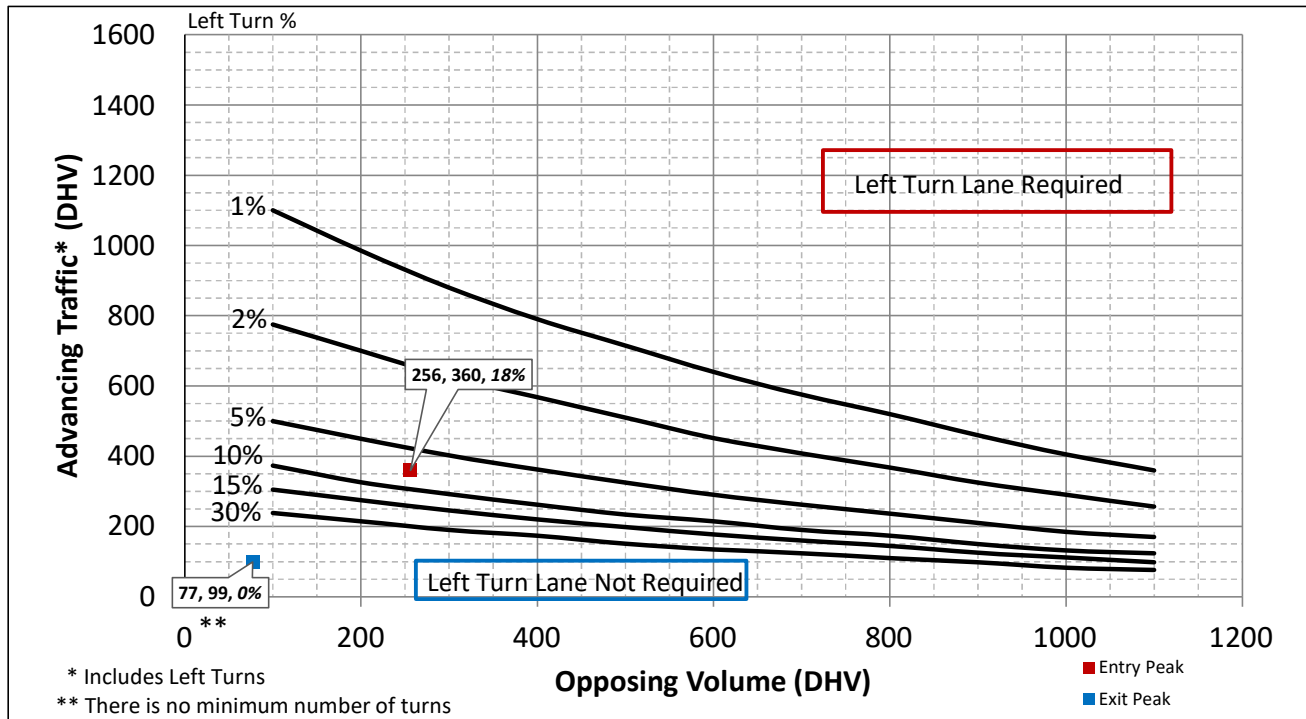
Attachment D

Turn Lane Warrant Analysis

Attachment D



2-Lane Highway Left Turn Lane Warrant (> 40 mph or 70 kph Posted Speed)



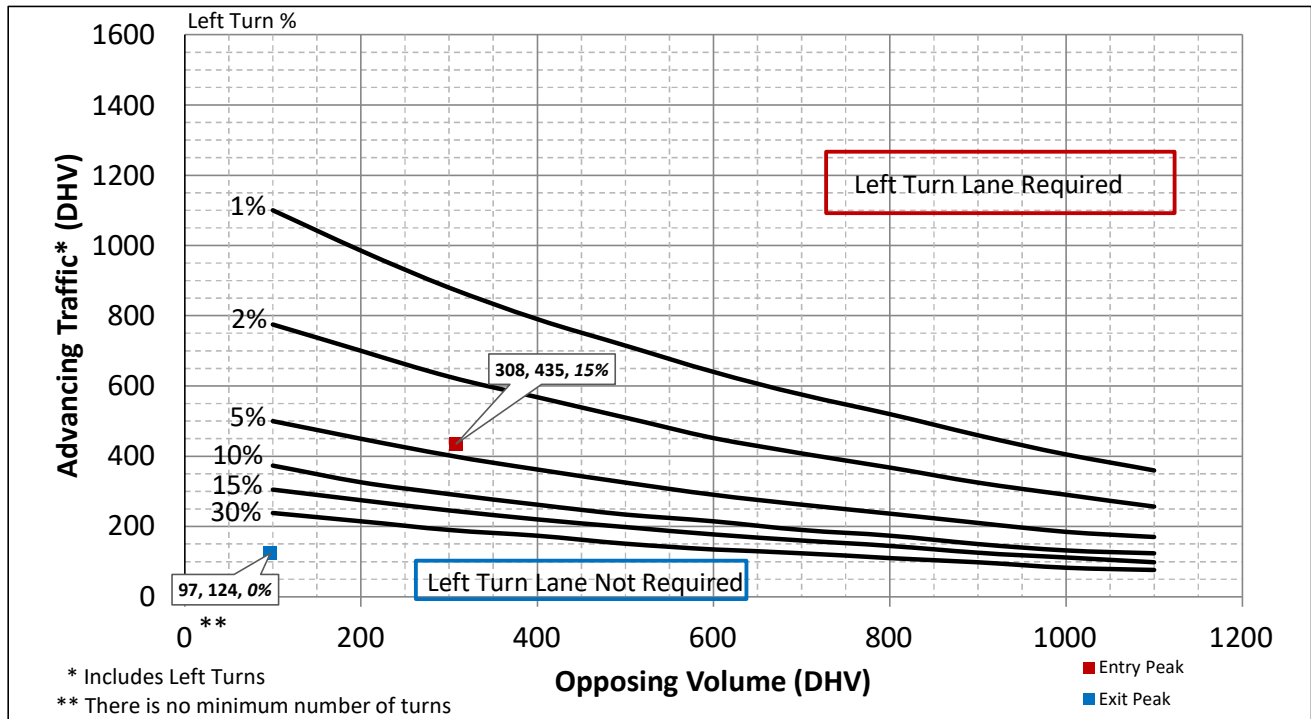
Turn Lane Length Calculations

Entry Peak	Design Speed	50	mph
	Traffic Control	Unsignalized	
	Cycle Length	Unsignalized	
	Cycles Per Hour	60	Assume 60
	Turn Lane Volume	66	VPH
	Advancing Traffic	360	VPH
	Opposing Volume	256	VPH
	Left Turn Percentage	18%	
	Location Type	Through Road	
	Condition	B or C	
	Vehicles/Cycle	2	
	Turn Lane Length	See Column to Right	245
	Offset Width	12	
	Approach Taper	600	
Exit Peak	Design Speed	50	mph
	Traffic Control	Unsignalized	
	Cycle Length	Unsignalized	
	Cycles Per Hour	60	Assume 60
	Turn Lane Volume	0	VPH
	Advancing Traffic	99	VPH
	Opposing Volume	77	VPH
	Left Turn Percentage	0%	
	Location Type	Through Road	
	Condition	B	
	Vehicles/Cycle	1	
	Turn Lane Length	225	
	Offset Width	12	
	Approach Taper	600	
Is Left Turn Warrant Met		Yes	See Above

* Turn Lane Length includes 50 ft diverging taper

* Turn Lane Length includes 50 ft diverging taper

2-Lane Highway Left Turn Lane Warrant (> 40 mph or 70 kph Posted Speed)



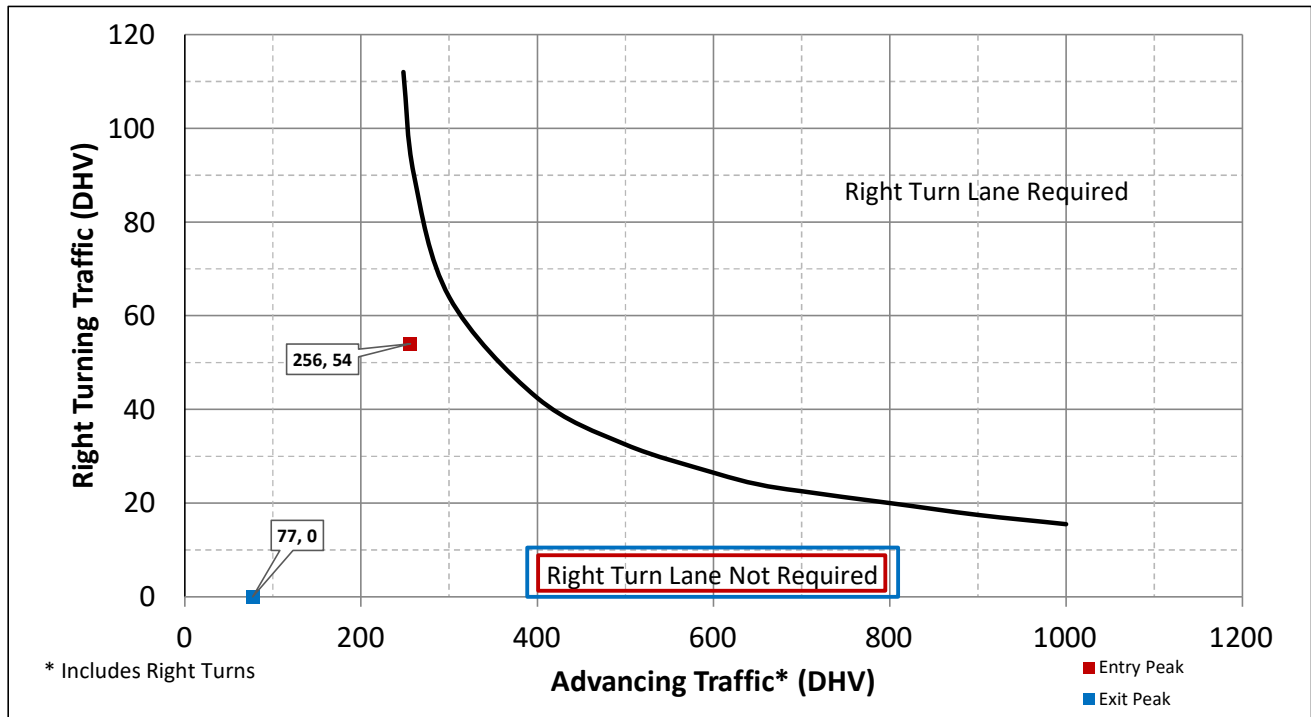
Turn Lane Length Calculations

Entry Peak	Design Speed	50	mph
	Traffic Control	Unsignalized	
	Cycle Length	Unsignalized	
	Cycles Per Hour	60	Assume 60
	Turn Lane Volume	66	VPH
	Advancing Traffic	435	VPH
	Opposing Volume	308	VPH
	Left Turn Percentage	15%	
	Location Type	Through Road	
	Condition	B or C	
	Vehicles/Cycle	2	
	Turn Lane Length	See Column to Right	245
	Offset Width	12	
	Approach Taper	600	
Exit Peak	Design Speed	50	mph
	Traffic Control	Unsignalized	
	Cycle Length	Unsignalized	
	Cycles Per Hour	60	Assume 60
	Turn Lane Volume	0	VPH
	Advancing Traffic	124	VPH
	Opposing Volume	97	VPH
	Left Turn Percentage	0%	
	Location Type	Through Road	
	Condition	B	
	Vehicles/Cycle	1	
	Turn Lane Length	225	
	Offset Width	12	
	Approach Taper	600	
Is Left Turn Warrant Met		Yes	See Above

* Turn Lane Length
includes 50 ft diverging
taper

* Turn Lane Length
includes 50 ft diverging
taper

2-Lane Highway Right Turn Lane Warrant
(> 40 mph or 70 kph Posted Speed)



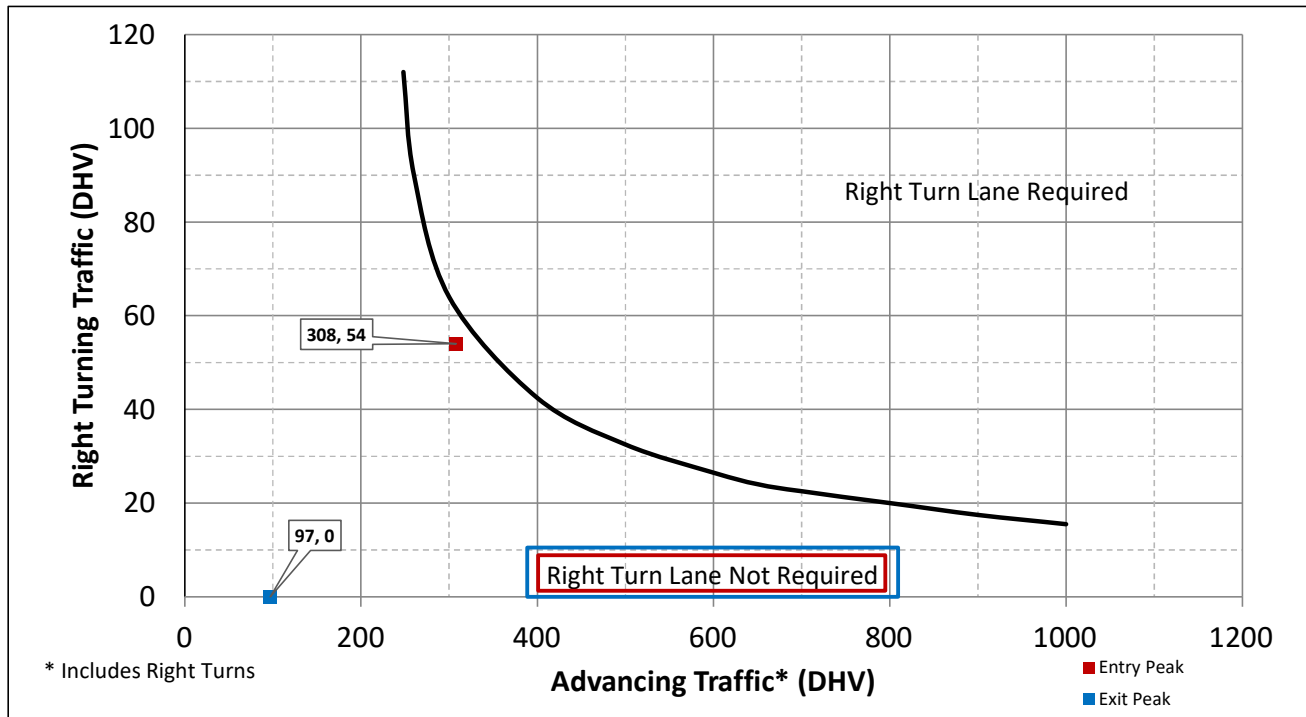
Turn Lane Length Calculations

Entry Peak	Design Speed	50	mph
	Traffic Control	Unsignalized	
	Cycle Length	Unsignalized	
	Cycles Per Hour	60	Assume 60
	Turn Lane Volume	54	VPH
	Advancing Traffic	256	VPH
	Right Turn Percentage	21%	
	Location Type	Through Road	
	Condition	B or C	
	Vehicles/Cycle	1	
	Turn Lane Length	See Column to Right	225
Exit Peak	Design Speed	50	mph
	Traffic Control	Unsignalized	
	Cycle Length	Unsignalized	
	Cycles Per Hour	60	Assume 60
	Turn Lane Volume	0	VPH
	Advancing Traffic	77	VPH
	Right Turn Percentage	0%	
	Location Type	Through Road	
	Condition	B	
	Vehicles/Cycle	1	
	Turn Lane Length	225	
Is Right Turn Warrant Met		No	No Right Turn Lane Required

* Turn Lane Length includes 50 ft diverging taper

* Turn Lane Length includes 50 ft diverging taper

2-Lane Highway Right Turn Lane Warrant
(> 40 mph or 70 kph Posted Speed)



Turn Lane Length Calculations

Entry Peak	Design Speed	50	mph
	Traffic Control	Unsignalized	
	Cycle Length	Unsignalized	
	Cycles Per Hour	60	Assume 60
	Turn Lane Volume	54	VPH
	Advancing Traffic	308	VPH
	Right Turn Percentage	18%	
	Location Type	Through Road	
	Condition	B or C	
	Vehicles/Cycle	1	
	Turn Lane Length	See Column to Right	225
Exit Peak	Design Speed	50	mph
	Traffic Control	Unsignalized	
	Cycle Length	Unsignalized	
	Cycles Per Hour	60	Assume 60
	Turn Lane Volume	0	VPH
	Advancing Traffic	97	VPH
	Right Turn Percentage	0%	
	Location Type	Through Road	
	Condition	B	
	Vehicles/Cycle	1	
	Turn Lane Length	225	
Is Right Turn Warrant Met		No	No Right Turn Lane Required

* Turn Lane Length includes 50 ft diverging taper

* Turn Lane Length includes 50 ft diverging taper

Attachment E

Sight Distance Exhibit

Attachment E



STALLION RANCH TRAFFIC STUDY

MODEL: Sheet 1 PAPER: 34x22 (in) DATE: 6/19/2024 TIME: 7:42:48 AM USER: lyates
P:\TRA\24\24007 - Stallion Ranch Traffic Study\Analysis\Sight Distance\Basemap.dgn



DESIGN AGENCY	
	
DESIGNER	LRY
REVIEWER	XXX MM-DD-YY
PROJECT ID	0
SHEET	TOTAL
P.1	1

EMERALD FARMS TRAFFIC STUDY
SR-257 & SITE ACCESS SIGHT DISTANCE EXHIBIT

