

**Agritourism Site Plan Review Materials**  
*Exhibit B1- Parking and Traffic*

Confidential

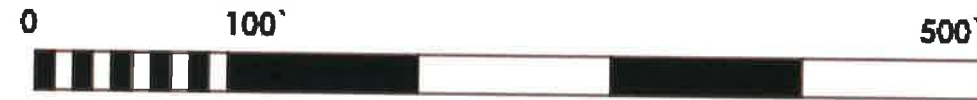
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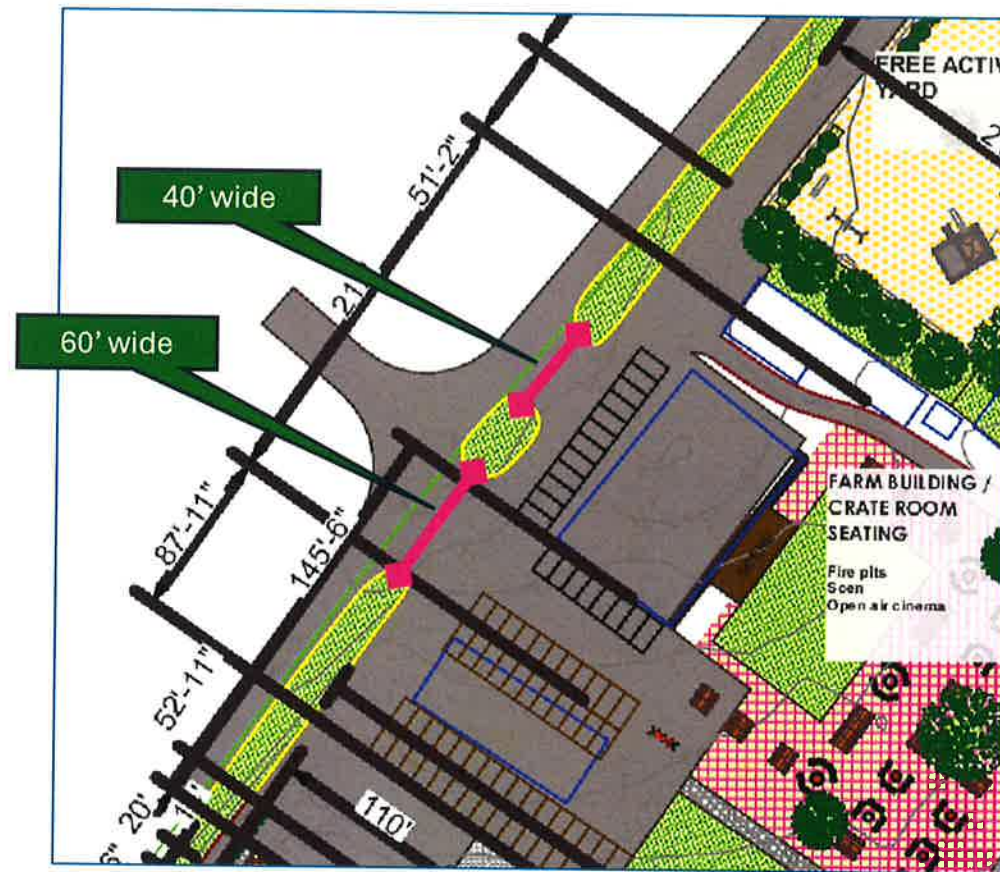
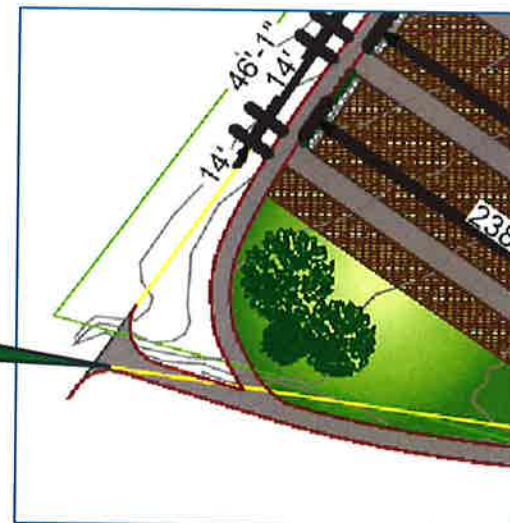
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# Entry and Exit Width



Southern Exit: 15' road leading to 40' wide exit point



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# Engineer Parking Plan

## Summary

- A parking and pedestrian flow plan was put together plan put together by licensed traffic engineer Jason Oaks, PE
- See Exhibit C attached with PDF detail
- We expect 60,000 visitors a year with peak attendance of 15,000 in each of September and October
- Operating hours: 830am to 10pm
- We expect most people will arrive in family units (avg. 3.5 people per car)

## By month:

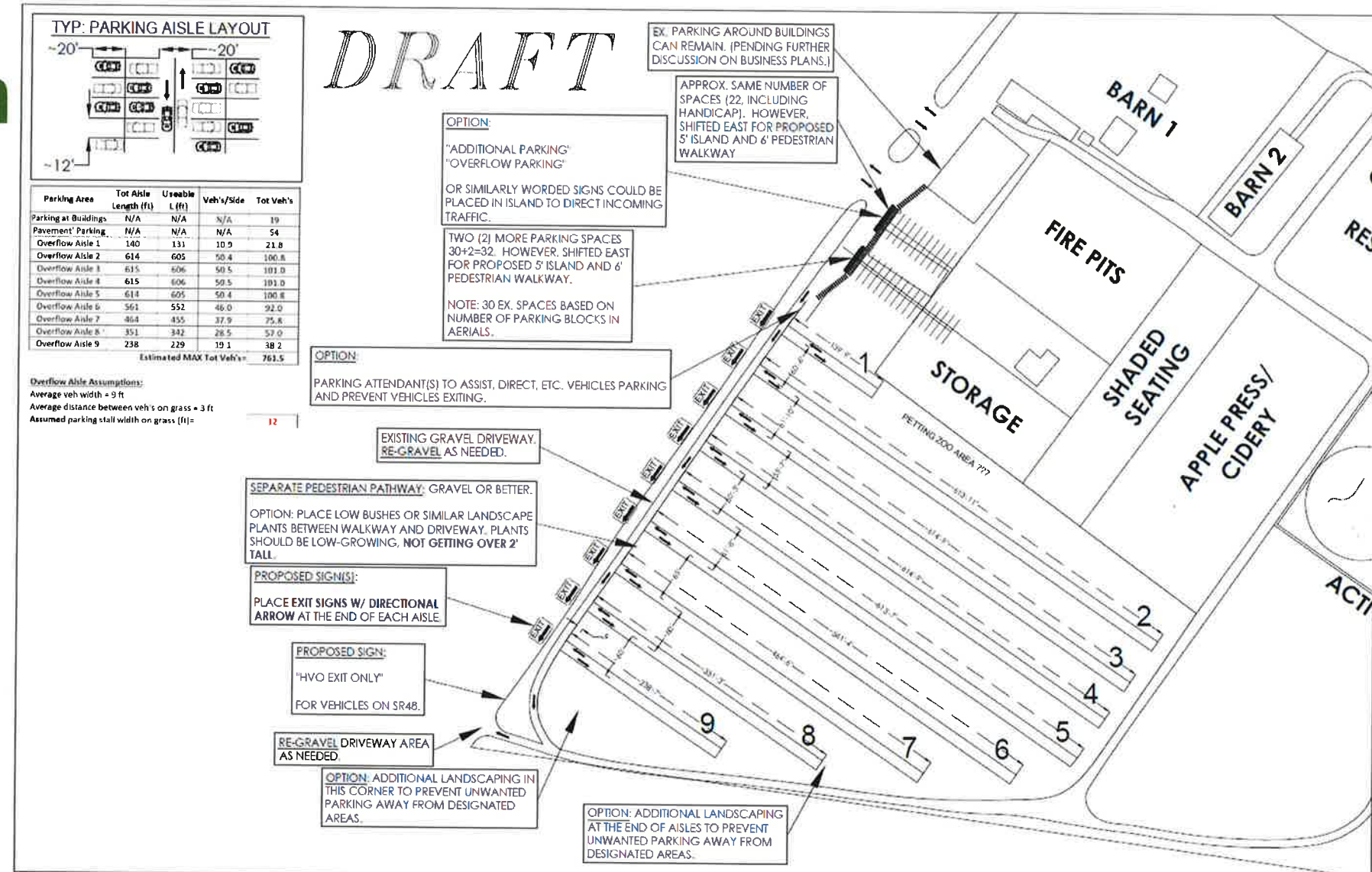
- 10% May
- 15% June
- 10% July
- 5% August
- 25% Sept
- 25% October
- 5% November
- 5% December

## By day of week:

- 5% Wednesday
- 15% Thursday
- 20% Friday
- 30% Saturday
- 30% Sunday

## By hour of day (on a weekend):

- 20% Between 830am and 10am
- 20% between 10am and 12pm
- 30% between 12pm and 4pm
- 30% between 4pm and 8pm



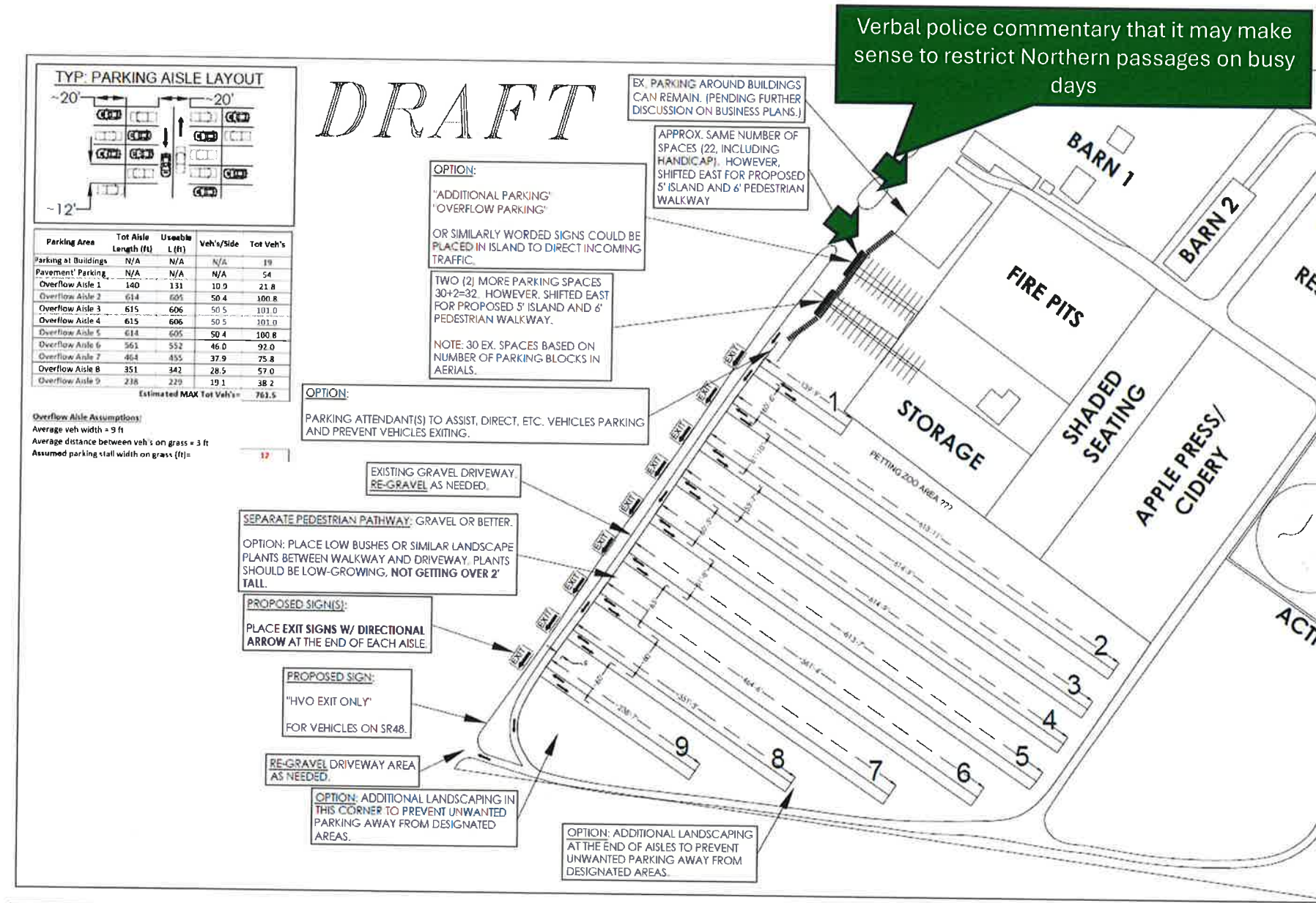
Expected peak day attendance is 2,500 people in 714 cars with ~215 during peak attendance window

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# Parking Comment

- Verbal police chief comment was to restrict the Northern entry / exit on busy days
- Based on the combination of parking consultant recommendations and verbal police comment, on busy weekend days in September and October, we believe it would be best to restrict these areas to ENTRY ONLY ingress
- This allows the property to handle ample turn-in volume from both lanes of N State Route 48 and a clean parking and exit flow to the South of the property



Expected peak day attendance is 2,500 people in 714 cars with ~215 during peak attendance window

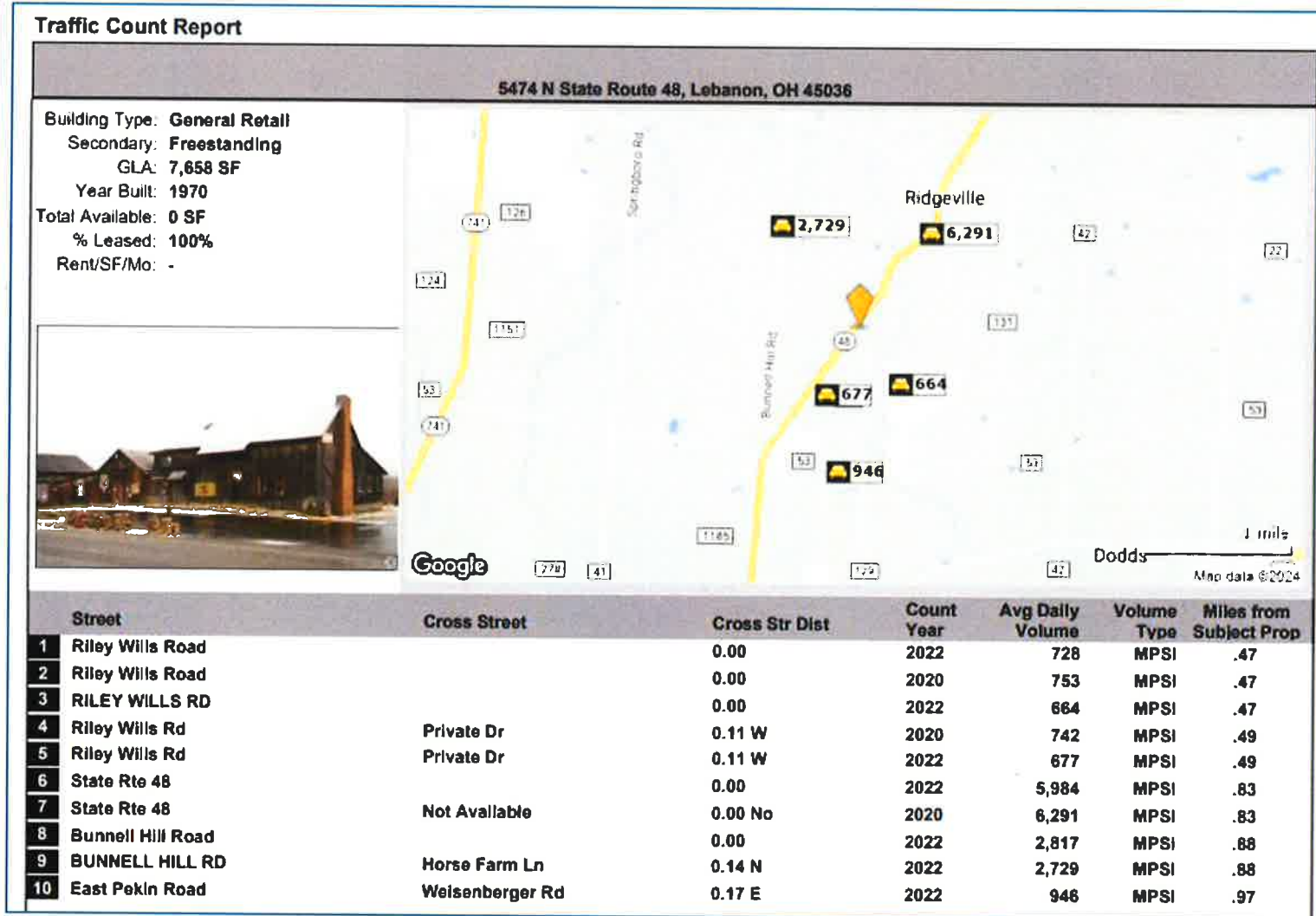
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# Traffic Count Report

6,000 cars / day drive along State Rte 48 between HVO and Ridgeville

2,700 cars / day driving north on Bunnell Hill Rd

Source: CoStar



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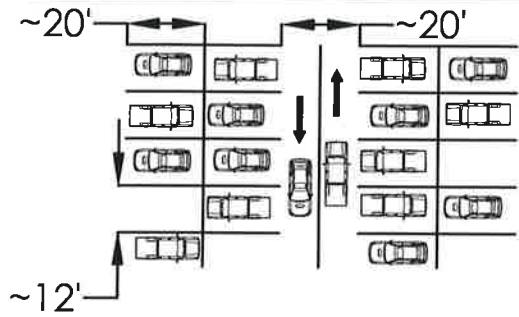
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**TYP: PARKING AISLE LAYOUT**



Parking Area	Tot Aisle Length (ft)	Useable L (ft)	Veh's/Side	Tot Veh's
Parking at Buildings	N/A	N/A	N/A	19
Pavement Parking	N/A	N/A	N/A	54
Overflow Aisle 1	140	131	10.9	21.8
Overflow Aisle 2	614	605	50.4	100.8
Overflow Aisle 3	615	606	50.5	101.0
Overflow Aisle 4	615	606	50.5	101.0
Overflow Aisle 5	614	605	50.4	100.8
Overflow Aisle 6	561	552	46.0	92.0
Overflow Aisle 7	464	455	37.9	75.8
Overflow Aisle 8	351	342	28.5	57.0
Overflow Aisle 9	238	229	19.1	38.2
Estimated MAX Tot Veh's=				761.5

**Overflow Aisle Assumptions:**

Average veh width = 9 ft  
 Average distance between veh's on grass = 3 ft  
 Assumed parking stall width on grass (ft)=

12

*DRAFT*

EX. PARKING AROUND BUILDINGS CAN REMAIN. (PENDING FURTHER DISCUSSION ON BUSINESS PLANS.)

APPROX. SAME NUMBER OF SPACES (22, INCLUDING HANDICAP). HOWEVER, SHIFTED EAST FOR PROPOSED 5' ISLAND AND 6' PEDESTRIAN WALKWAY

OPTION:  
 "ADDITIONAL PARKING"  
 "OVERFLOW PARKING"  
 OR SIMILARLY WORDED SIGNS COULD BE PLACED IN ISLAND TO DIRECT INCOMING TRAFFIC.

TWO (2) MORE PARKING SPACES 30+2=32. HOWEVER, SHIFTED EAST FOR PROPOSED 5' ISLAND AND 6' PEDESTRIAN WALKWAY.  
 NOTE: 30 EX. SPACES BASED ON NUMBER OF PARKING BLOCKS IN AERIALS.

OPTION:  
 PARKING ATTENDANT(S) TO ASSIST, DIRECT, ETC. VEHICLES PARKING AND PREVENT VEHICLES EXITING.

EXISTING GRAVEL DRIVEWAY. RE-GRAVEL AS NEEDED.

SEPARATE PEDESTRIAN PATHWAY: GRAVEL OR BETTER.  
 OPTION: PLACE LOW BUSHES OR SIMILAR LANDSCAPE PLANTS BETWEEN WALKWAY AND DRIVEWAY. PLANTS SHOULD BE LOW-GROWING, **NOT GETTING OVER 2' TALL.**

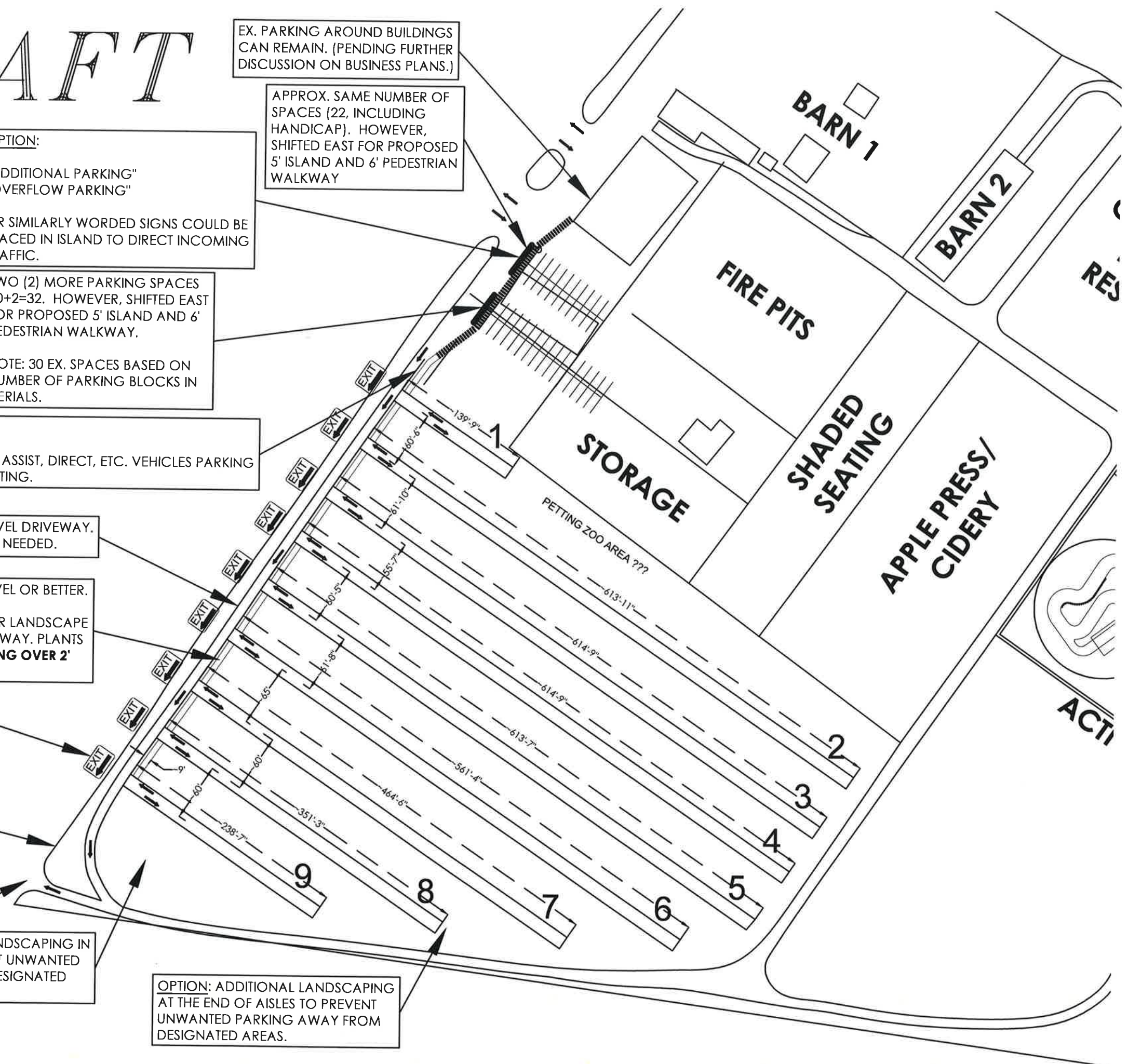
PROPOSED SIGN(S):  
 PLACE **EXIT SIGNS W/ DIRECTIONAL ARROW** AT THE END OF EACH AISLE.

PROPOSED SIGN:  
 "HVO EXIT ONLY"  
 FOR VEHICLES ON SR48.

RE-GRAVEL DRIVEWAY AREA AS NEEDED.

OPTION: ADDITIONAL LANDSCAPING IN THIS CORNER TO PREVENT UNWANTED PARKING AWAY FROM DESIGNATED AREAS.

OPTION: ADDITIONAL LANDSCAPING AT THE END OF AISLES TO PREVENT UNWANTED PARKING AWAY FROM DESIGNATED AREAS.



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