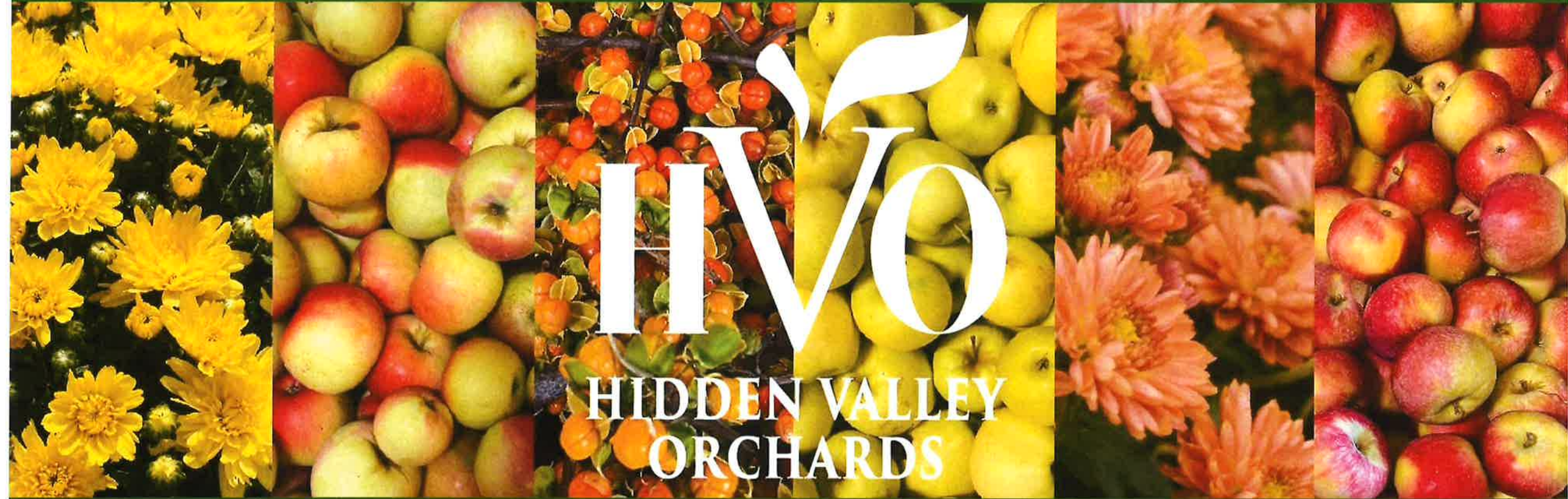


HIDDEN VALLEY ORCHARD ROHAN



RECEIVED
 AUG 15 2024
 CLEARCREEK TOWNSHIP
 ZONING DEPT.



Agritourism Site Plan Review Materials
Exhibit B1- Parking and Traffic

Confidential

1

RECEIVED

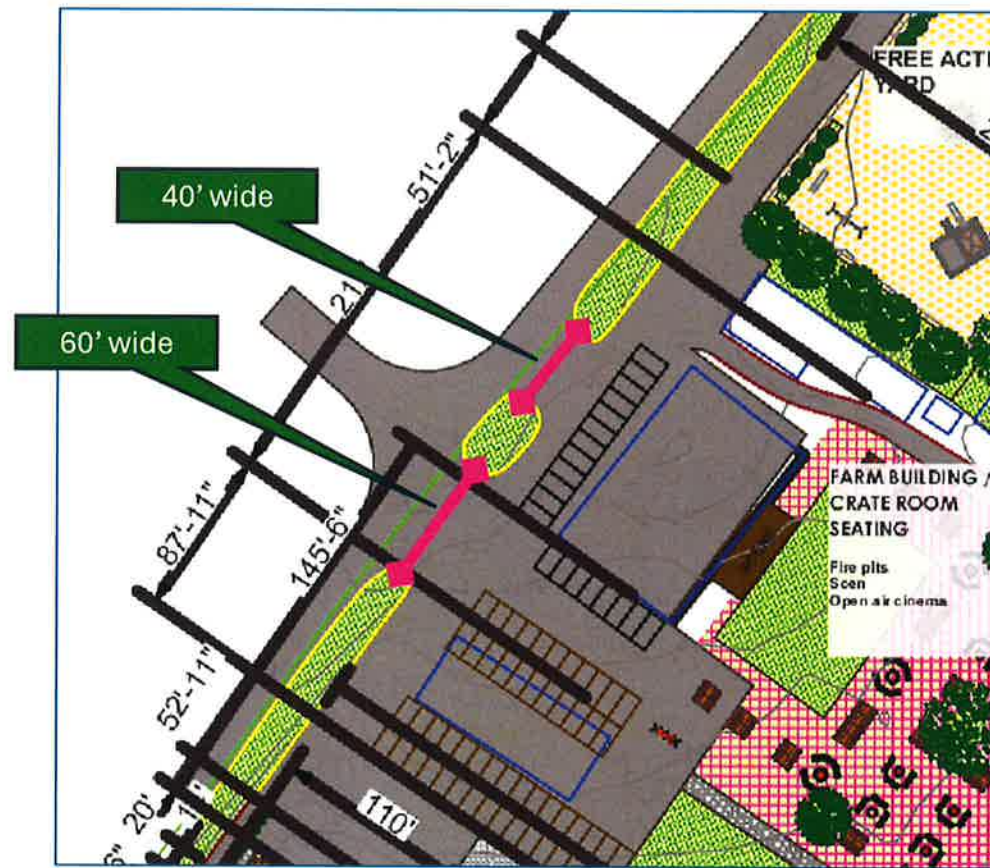
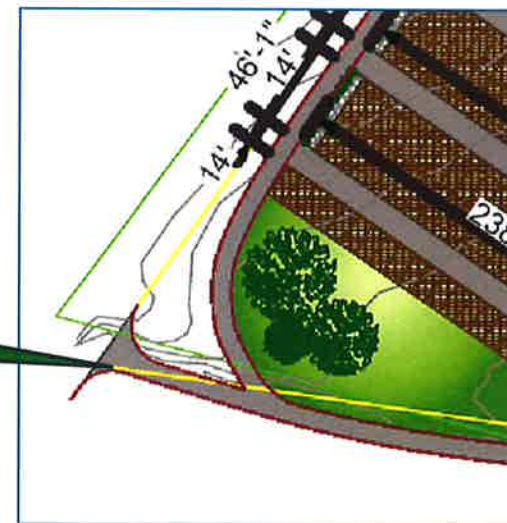
AUG 15 2024

CLEARCREEK TOWNSHIP
ZONING DEPT.

Entry and Exit Width



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



RECEIVED
AUG 15 2024
CLEARCREEK TOWNSHIP
ZONING DEPT.

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:

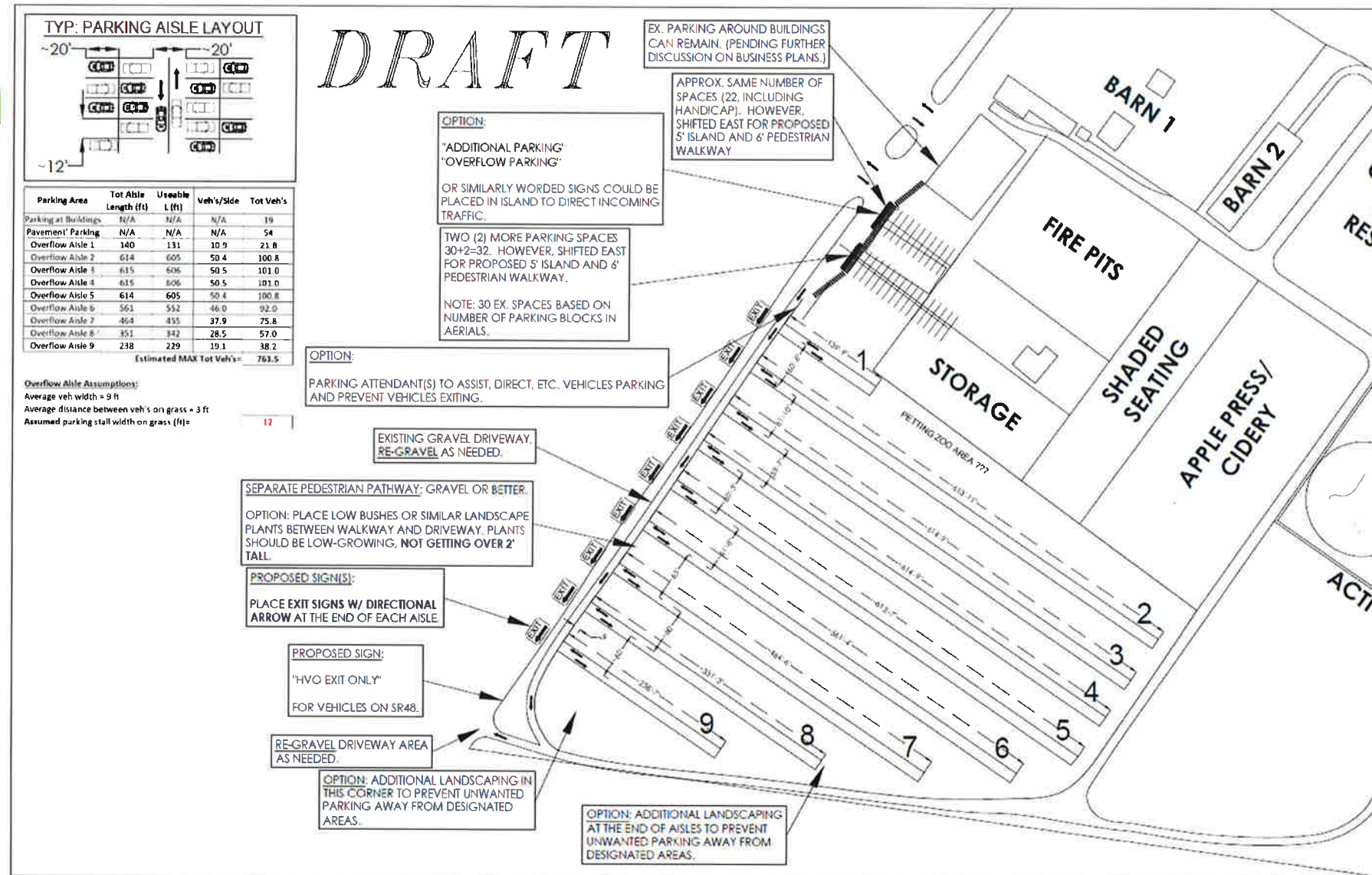
- 10% May
- 15% June
- 10% July
- 5% August
- 25% Sept
- 25% October
- 5% November
- 5% December

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

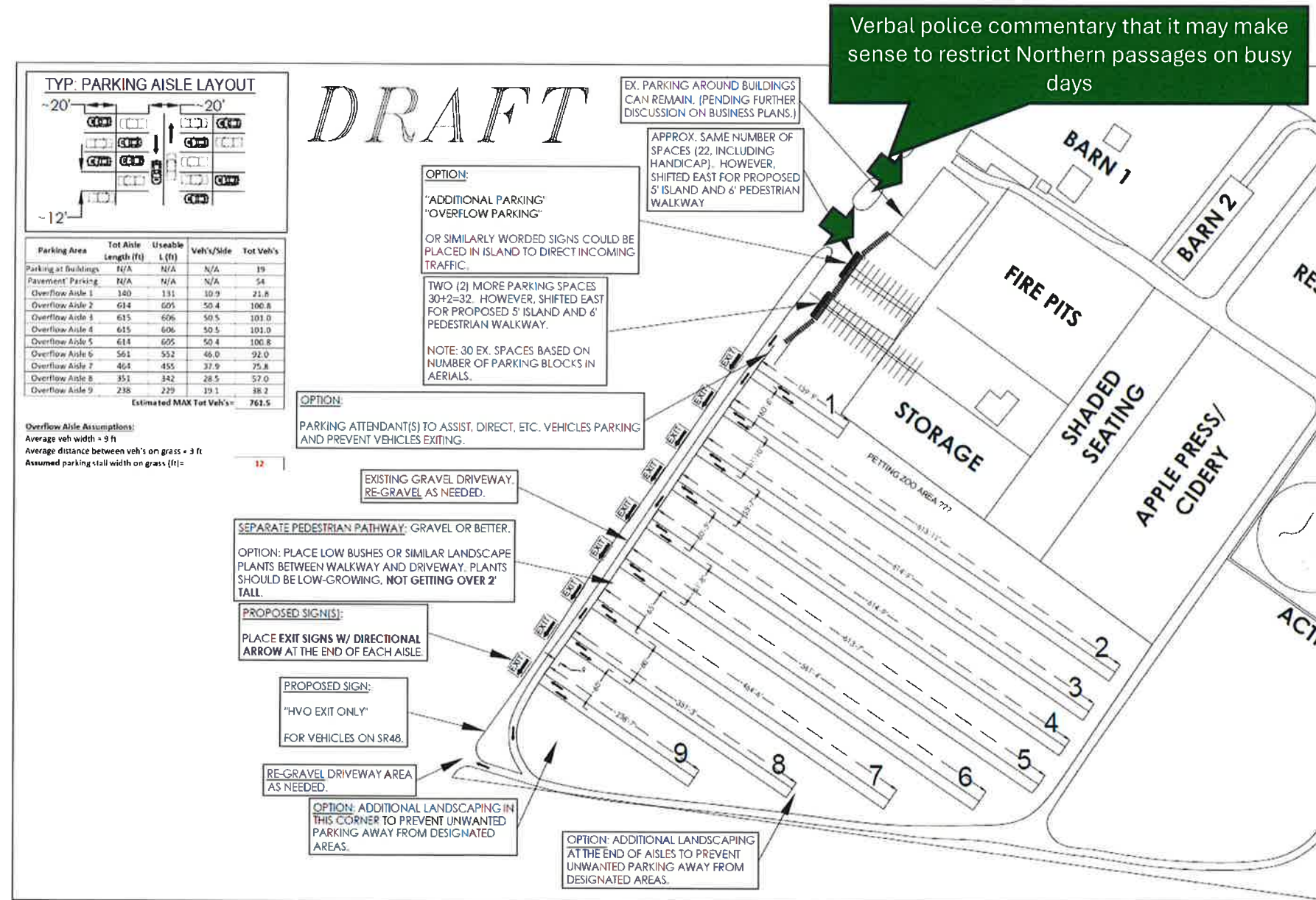


Expected peak day attendance is 2,500 people in 714 cars with ~215 during peak attendance window

RECEIVED
 AUG 15 2024
 CLEARCREEK TOWNSHIP
 ZONING DEPT.

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

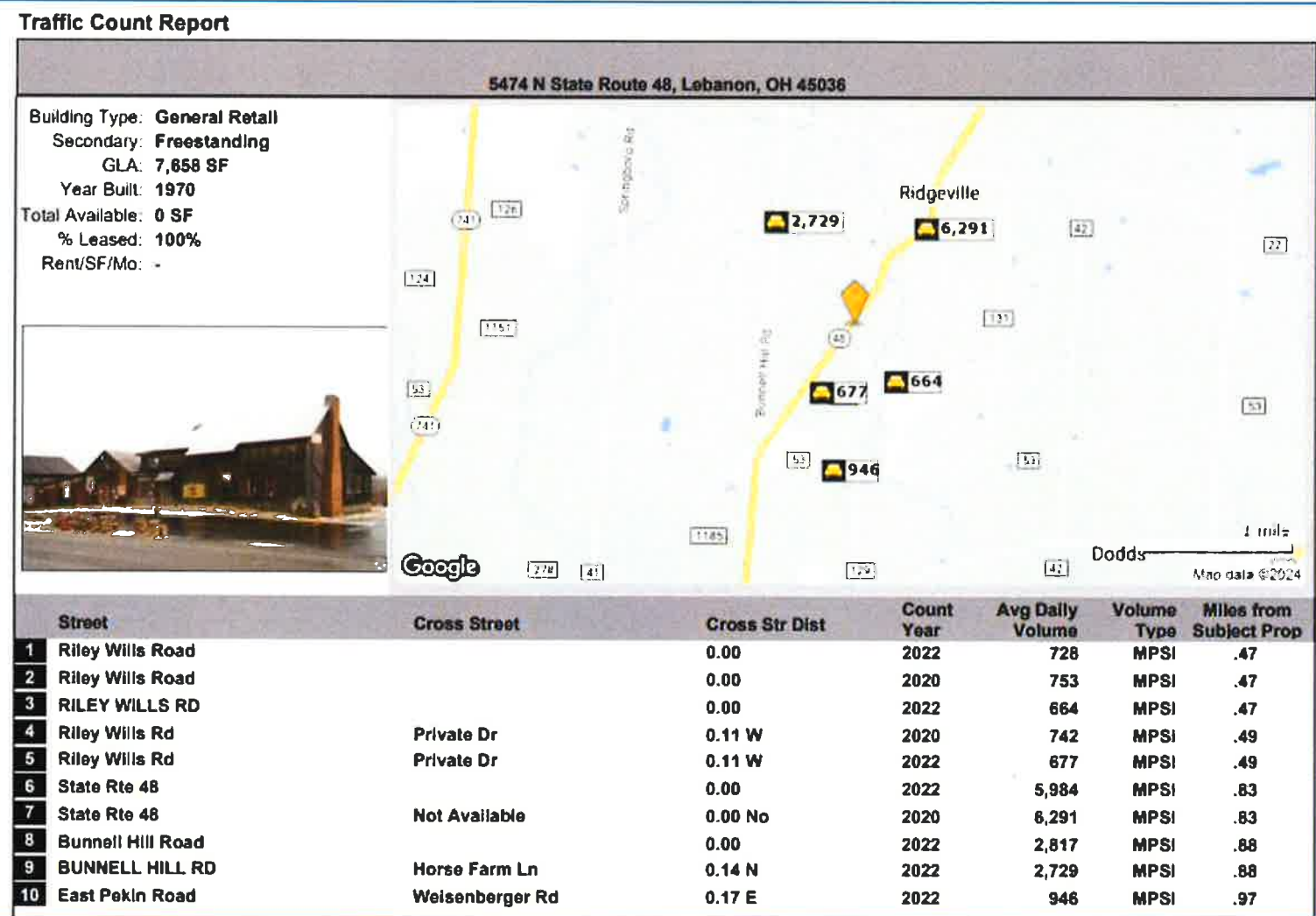
RECEIVED
 AUG 15 2024
 CLEARCREEK TOWNSHIP
 ZONING DEPT.

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



RECEIVED

AUG 15 2024

CLEARCREEK TOWNSHIP
ZONING DEPT.

ODOT Traffic Count

9,000 cars per day to the South of HVO and 5,700 to the North of HVO on N Rte 48

AADT & Counts

ID: 23483
SR-48
N OF LEBANON/WARREN

Table Graph

Select a tile for additional data.

Direction: 2-WAY

Year 2023 PA 8,740 (97%)
AADT 9,018 BC 278 (3%)

Direction: 2-WAY

Year 2022 PA 8,502 (97%)
AADT 8,772 BC 270 (3%)

Direction: 2-WAY

Year 2021 PA 8,072 (97%)
AADT 8,315 BC 243 (3%)

Direction: 2-WAY

Year 2020 PA 7,345 (97%)
AADT 7,566 BC 221 (3%)

Direction: NB

Year 2023 PA 4,261 (97%)
AADT 4,403 BC 142 (3%)

Direction: NB

Year 2022 PA 4,145 (97%)
AADT 4,283 BC 138 (3%)

Direction: NB

Year 2021 PA 4,005 (97%)
AADT 4,134 BC 129 (3%)

Direction: NB

Year 2020 PA 3,645 (97%)
AADT 3,762 BC 117 (3%)

Direction: SB

Year 2023 PA 4,478 (97%)
AADT 4,615 BC 137 (3%)

Direction: SB

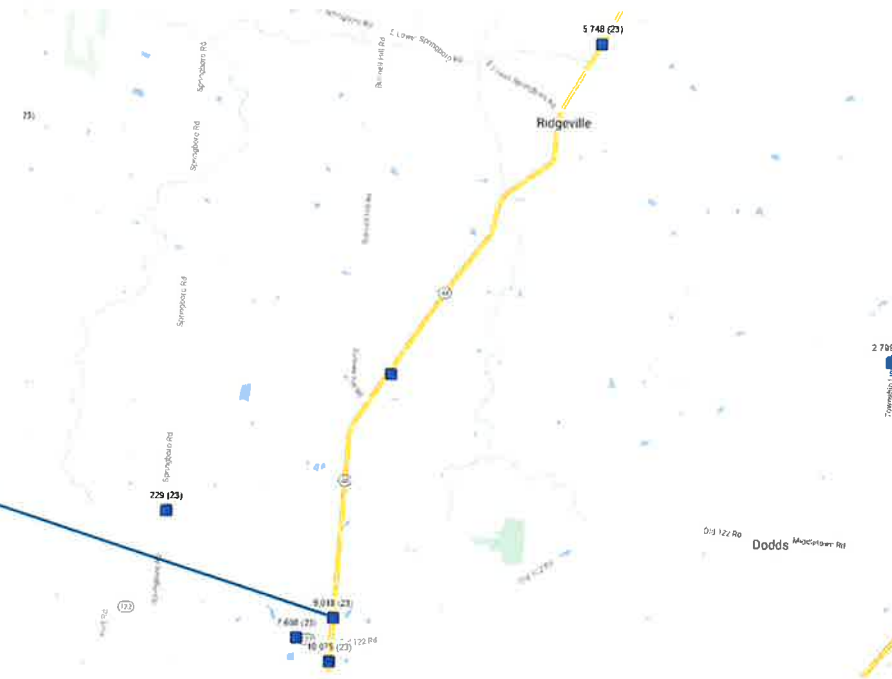
Year 2022 PA 4,356 (97%)
AADT 4,480 BC 133 (3%)

Direction: SB

Year 2021 PA 4,063 (97%)
AADT 4,179 BC 116 (3%)

Direction: SB

Year 2020 PA 3,697 (97%)
AADT 3,803 BC 106 (3%)



Source: https://odot.public.ms2soft.com/TDMS.UI_Core/trafficviewer

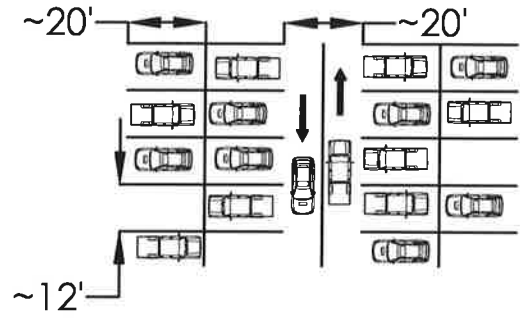
RECEIVED

AUG 15 2024

CLEARCREEK TOWNSHIP
ZONING DEPT.

DRAFT

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

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.**

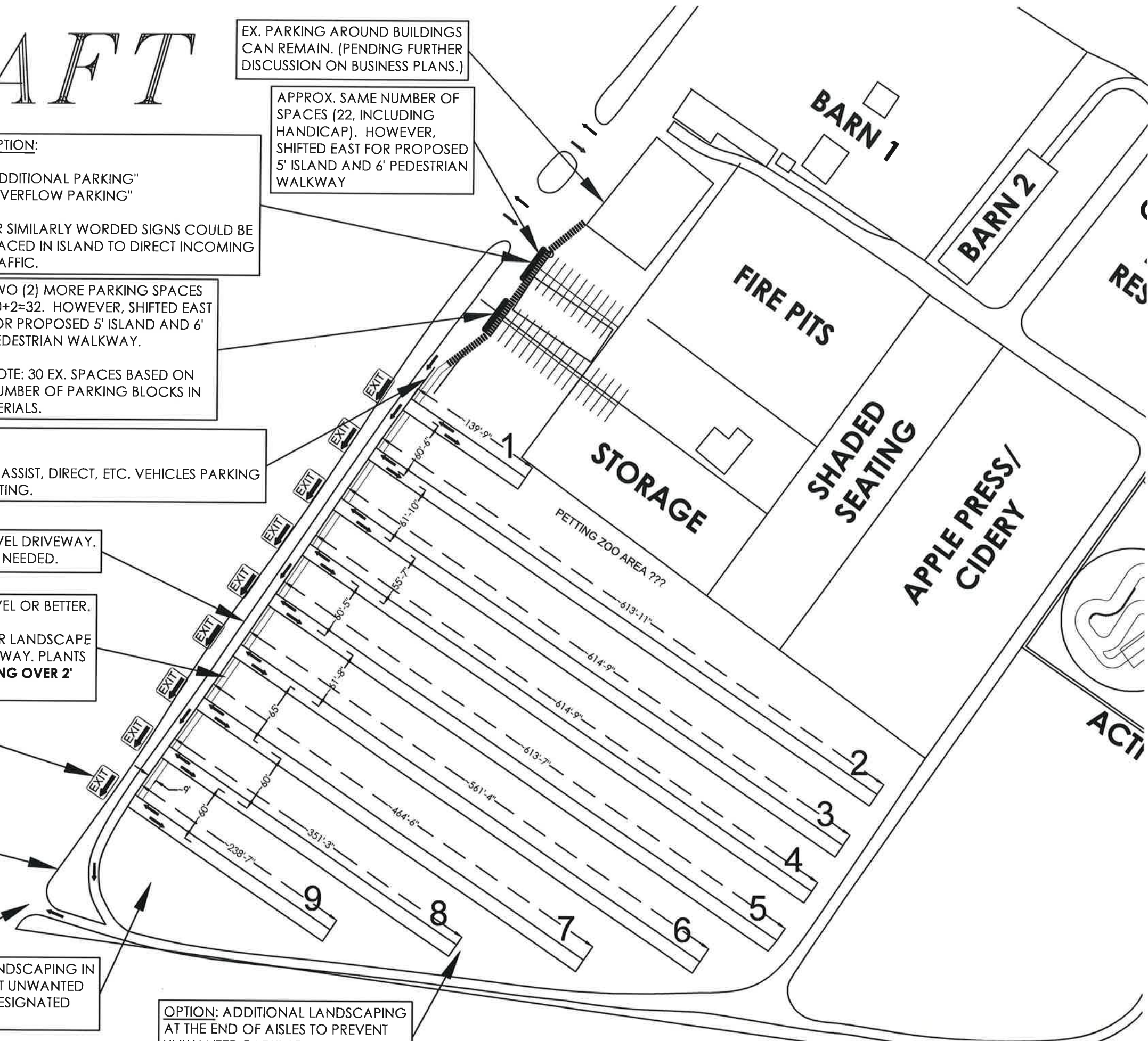
PROPOSED SIGN(S):
 PLACE **EXIT SIGNS W/ DIRECTIONAL ARROW** AT THE END OF EACH AISLE.

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

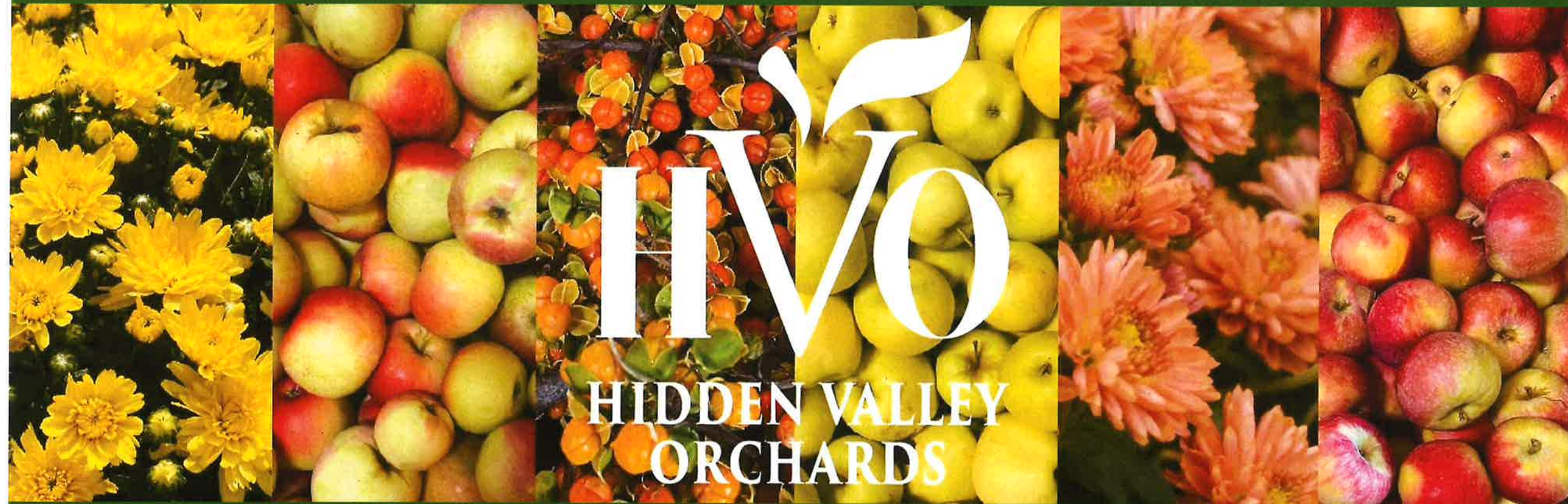
RE-GRAVEL DRIVEWAY AREA AS NEEDED.

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.



RECEIVED
 AUG 15 2024
 CLEARCREEK TOWNSHIP
 ZONING DEPT.



Agritourism Site Plan Review Materials

Exhibit C - Structure Summary

Confidential

1

RECEIVED

AUG 15 2024

CLEARCREEK TOWNSHIP
ZONING DEPT.

Exhibit C Structure Summary

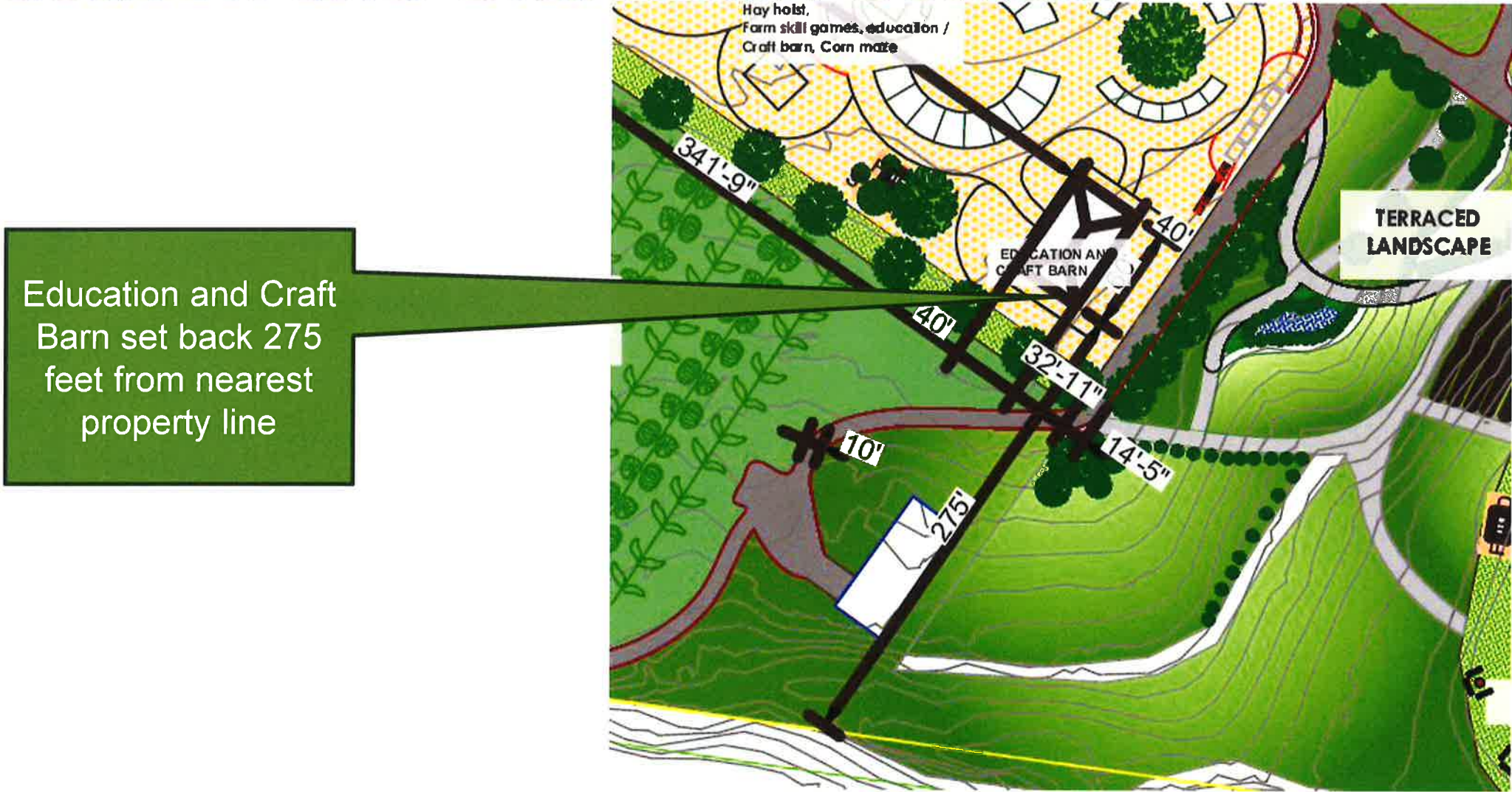
Key Area	Primary Use	Description	Size	Min Setback	Agricultural Processing/Production Relevance
Apple press / Cidery	Agriculture	<ul style="list-style-type: none"> Facility for pressing apples and producing cider, including fermentation and bottling areas with service window No enclosed seating areas 	2,400 sf 40' x 60'	325'	<ul style="list-style-type: none"> Central to apple processing, turning raw apples into value-added products like cider
Farm kitchen building	Agritourism	<ul style="list-style-type: none"> A kitchen with serving windows dedicated to producing value-added food products including farm-derived inputs such as baked goods, fried & roasted foods seasoned with farm derived inputs Not a restaurant, no enclosed seating area 	3,200 sf 40' x 80'	169'	<ul style="list-style-type: none"> Processes farm produce into marketable food products, enhancing farm revenue and value
Animal barns (2x)	Agriculture	<ul style="list-style-type: none"> Housing for animals (e.g., chickens, pigs, goats, sheep, cows, horses) 	100 sf each 10 x 10	250'	<ul style="list-style-type: none"> Shelter for animals and for their care
Food service cabins (3x)	Agritourism	<ul style="list-style-type: none"> Sale of prepared and packaged foods around the farm These are non-permanent, mobile cabins that can be picked up & moved 	200 sf each 10 X 20	140', 180', 320'	<ul style="list-style-type: none"> Selling of food service items including farm value add items
Education & craft barn	Agriculture	<ul style="list-style-type: none"> Chick hatchery & dairy processing with craft, game, & demonstration areas 	2,400 sf 40 x 60	275'	<ul style="list-style-type: none"> Chick hatchery, milking, butter churning, training and admin for agricultural staff
Apple sorting & storage barn	Agriculture	<ul style="list-style-type: none"> A barn for sorting, grading, storing, & processing apples before they are further processed or sold 	4,000 sf 50' x 80'	260'	<ul style="list-style-type: none"> Apple processing, quality control, storage and cold storage
Pavilions (4x)	3x – agriculture 1x – agritourism	<ul style="list-style-type: none"> Pole-foundation freestanding structures to provide storage areas for produce, animals, equipment, and shade for agritourism activities 	1,000 sf each 25' x 40'	250'	<ul style="list-style-type: none"> Storage of equipment and produce, maintenance area
Storage Barns (2x)	Agriculture	<ul style="list-style-type: none"> Storage of equipment, tools, supplies primarily related to agriculture 	40' x 80'	40'	<ul style="list-style-type: none"> Storage of equipment and produce, maintenance area

RECEIVED

AUG 15 2024

CLEARCREEK TOWNSHIP
ZONING DEPT

Education and Craft Barn Setback



Education and Craft Barn set back 275 feet from nearest property line

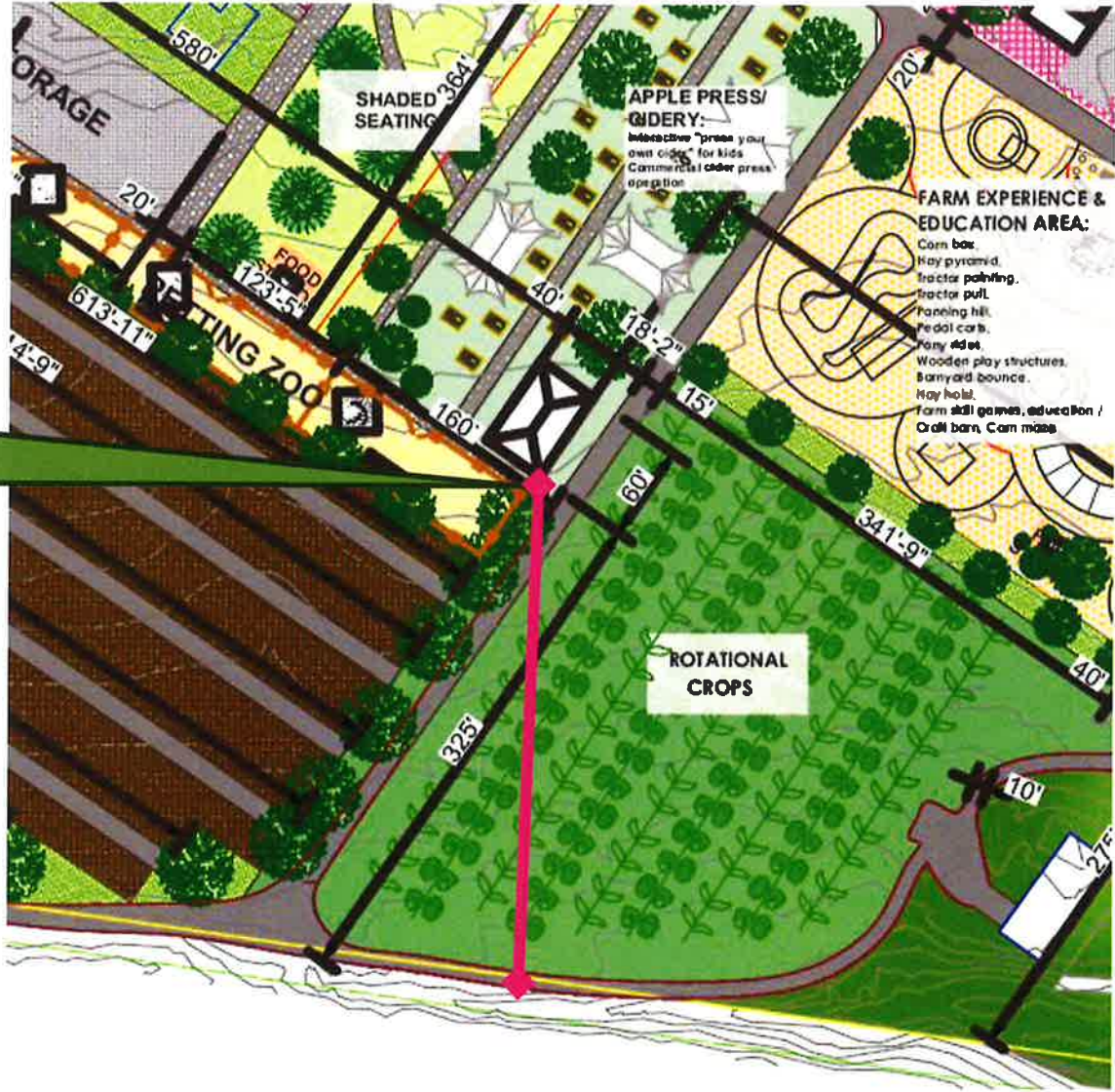
RECEIVED

AUG 15 2024

CLEARCREEK TOWNSHIP
ZONING DEPT.

Cidery Setback

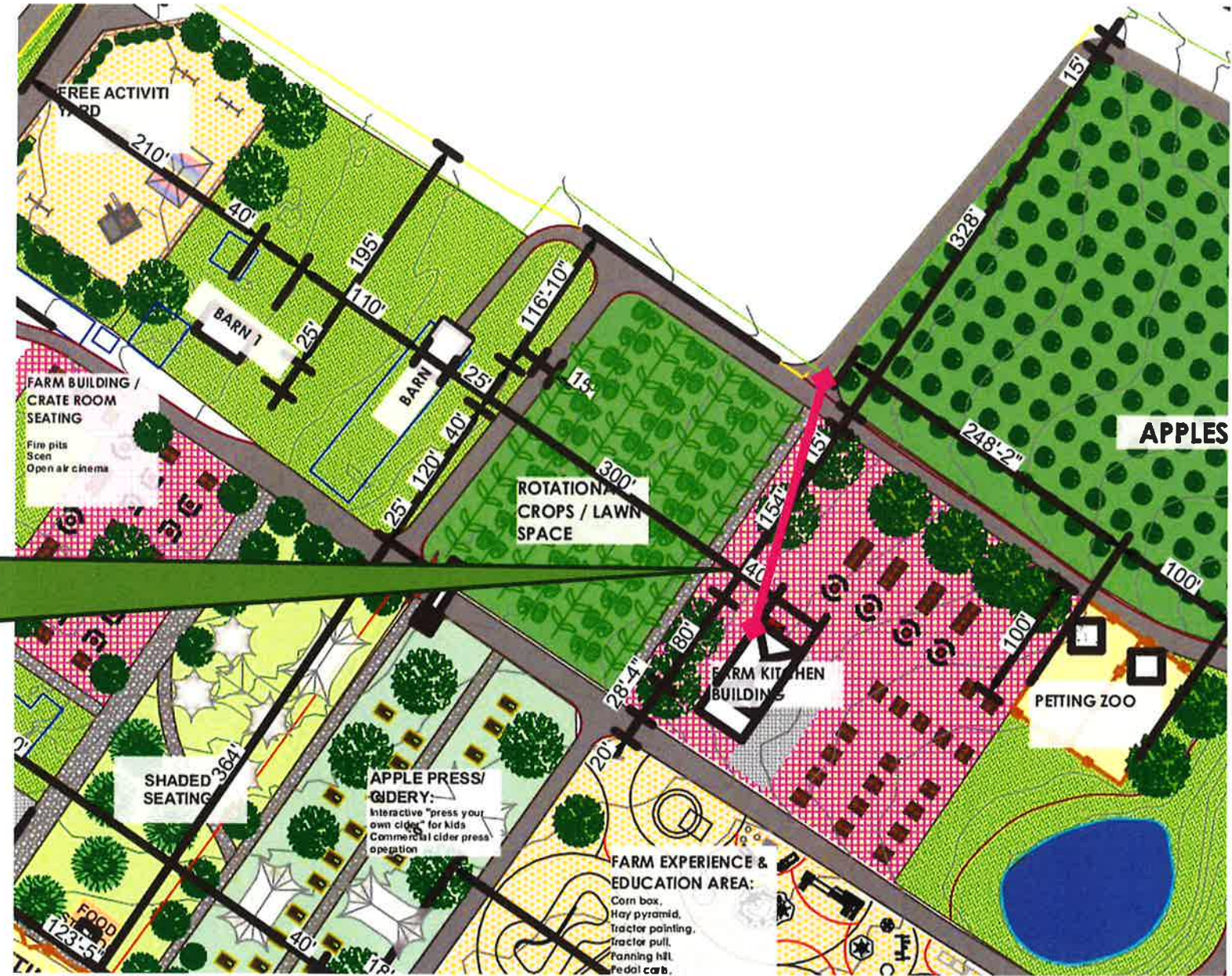
Cidery set back 325 feet from the nearest property line



RECEIVED
AUG 15 2024
CLEARCREEK TOWNSHIP
ZONING DEPT.

Farm Kitchen

Farm Kitchen set back more than 169' from nearest property line



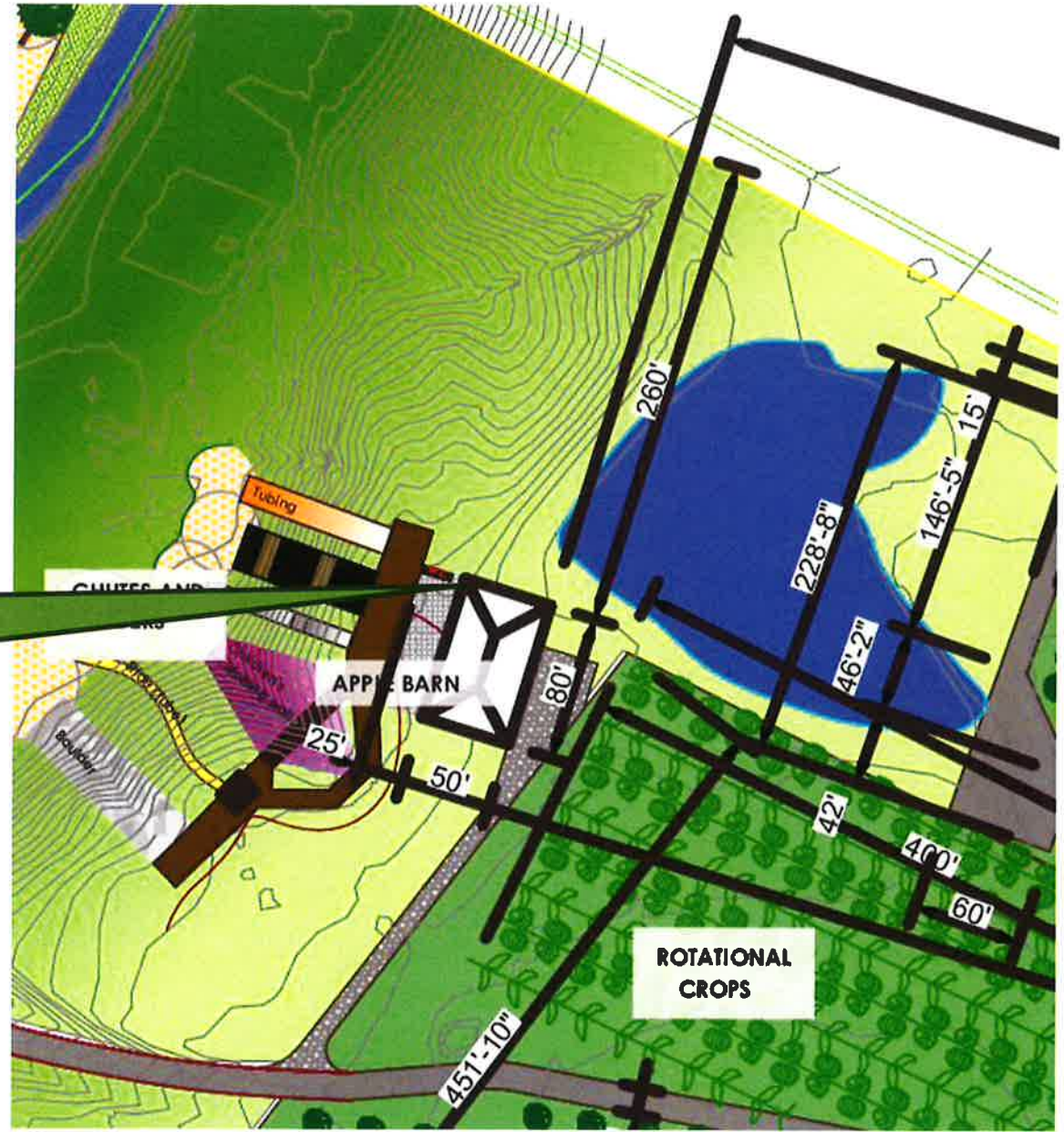
RECEIVED

AUG 15 2024

CLEARCREEK TOWNSHIP
ZONING DEPT.

Apple Barn

260 foot setback
from nearest
property line



RECEIVED

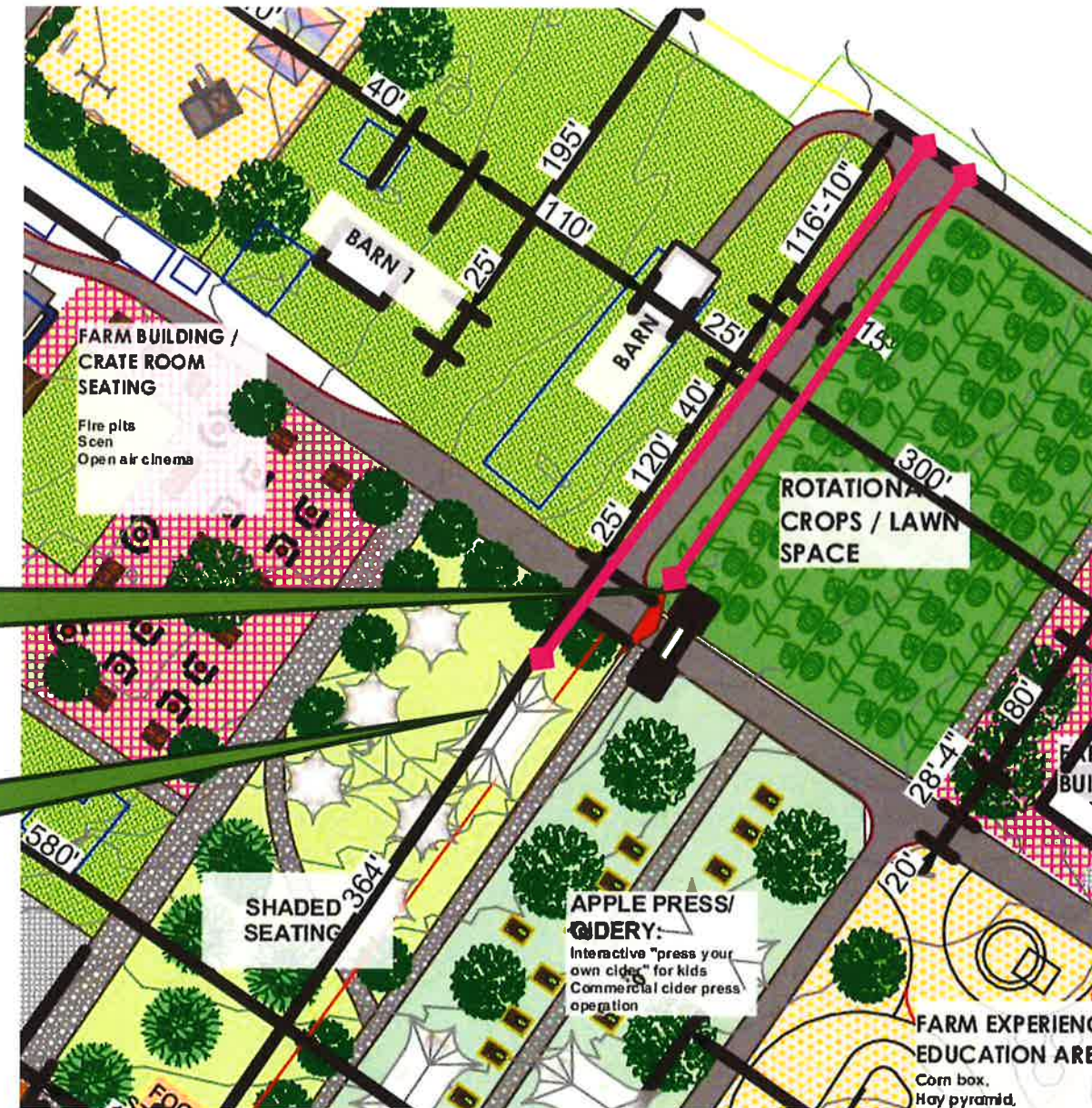
AUG 15 2024

CLEARCREEK TOWNSHIP
ZONING DEPT.

Pedestrian Entry and Pavilion

Entry is more than 260 feet from nearest lot line

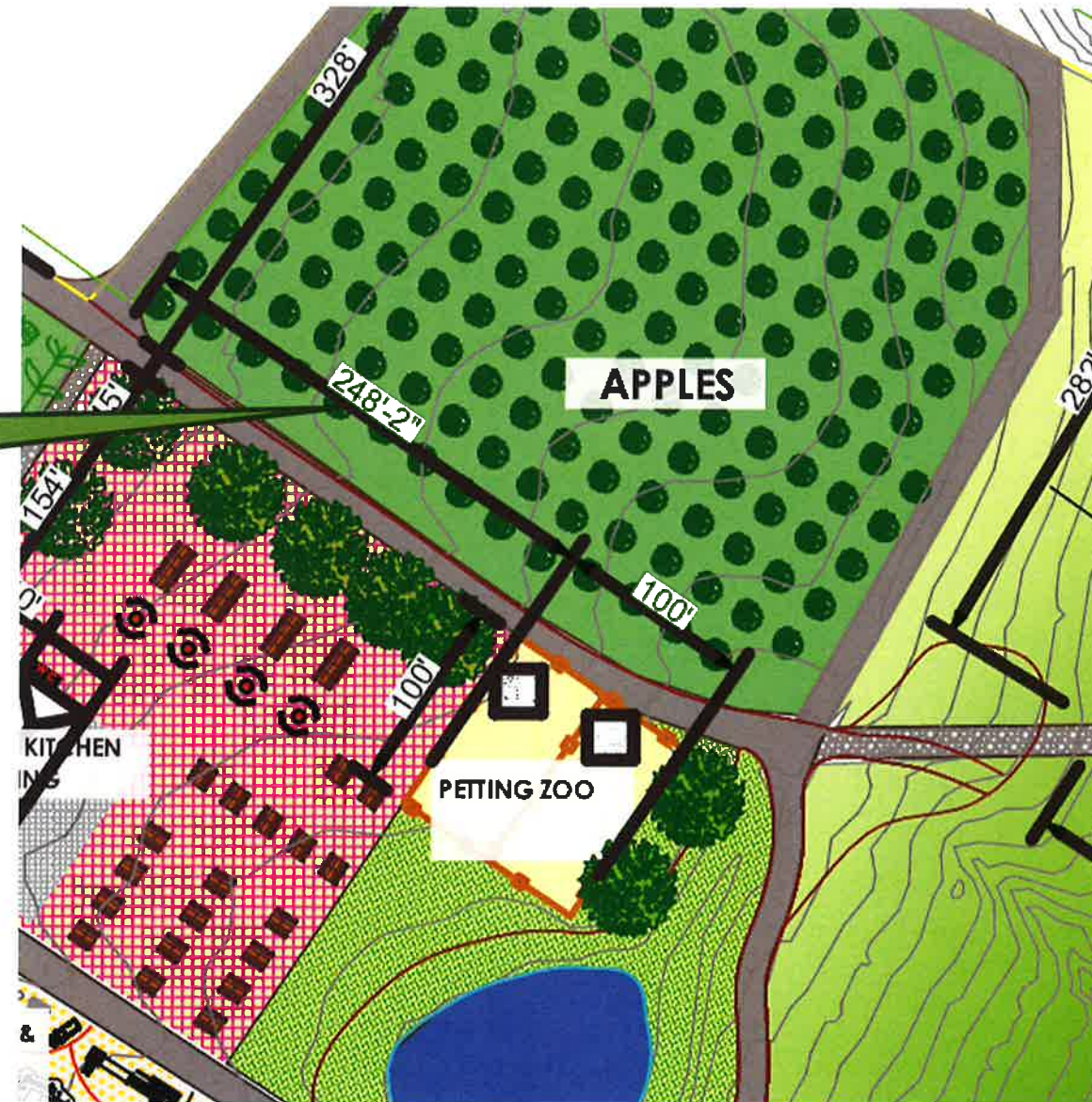
Closest pavilion a to lot line is more than 250 feet



RECEIVED
AUG 15 2024
CLEARCREEK TOWNSHIP
ZONING DEPT.

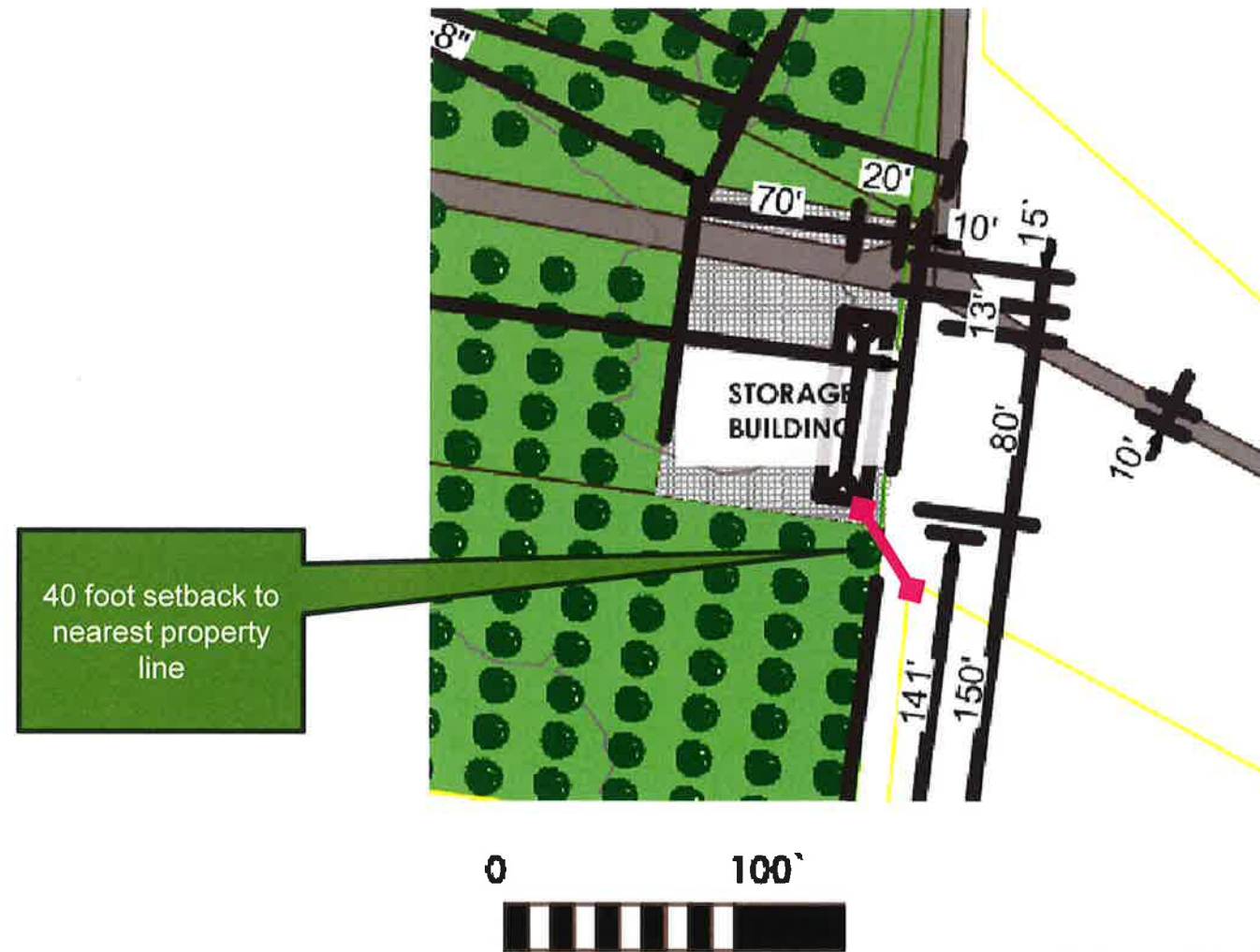
Animal Barns

Animal barns
more than 250'
setback to nearest
lot line



RECEIVED
AUG 15 2024
CLEARCREEK TOWNSHIP
ZONING DEPT.

Storage Building

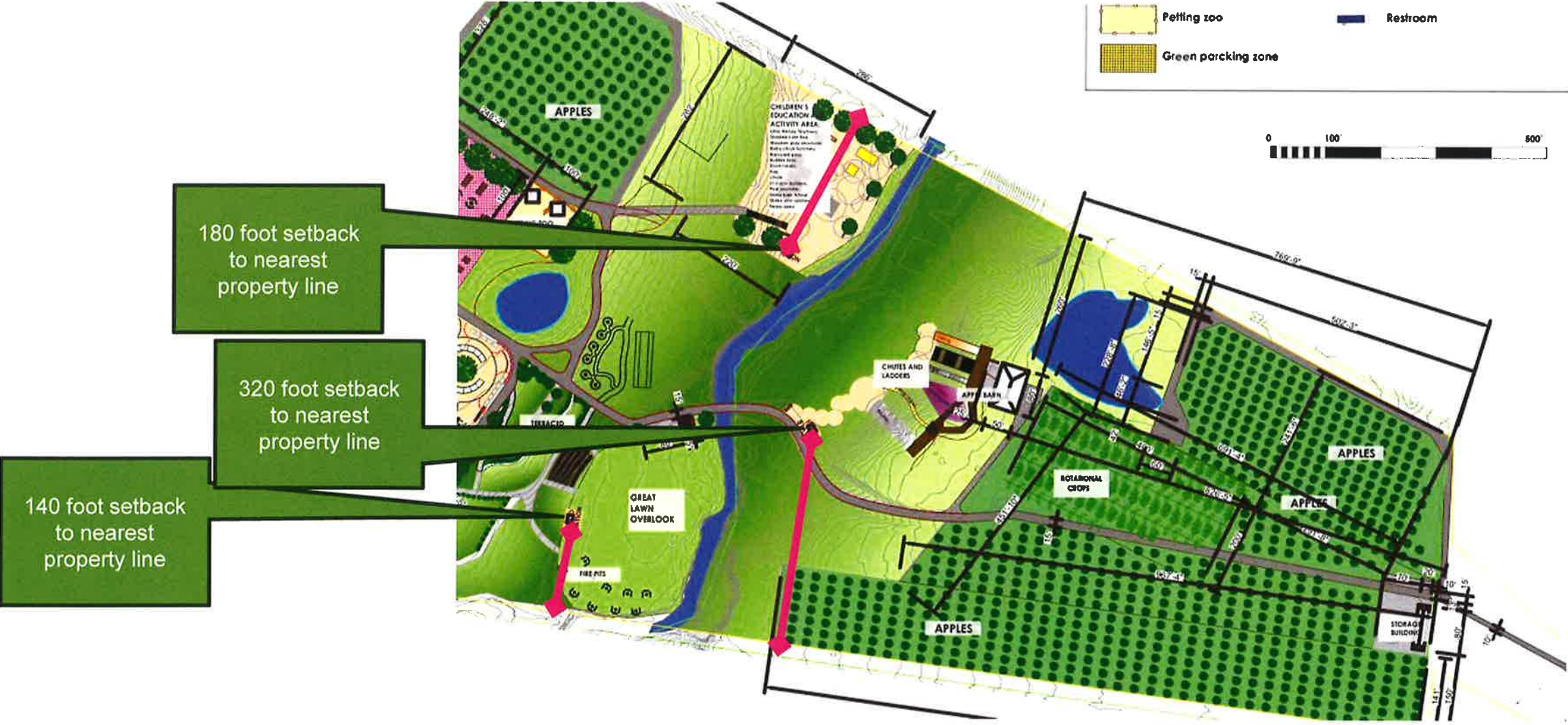


RECEIVED

AUG 15 2024

CLEARCREEK TOWNSHIP
ZONING DEPT.

Food Stations



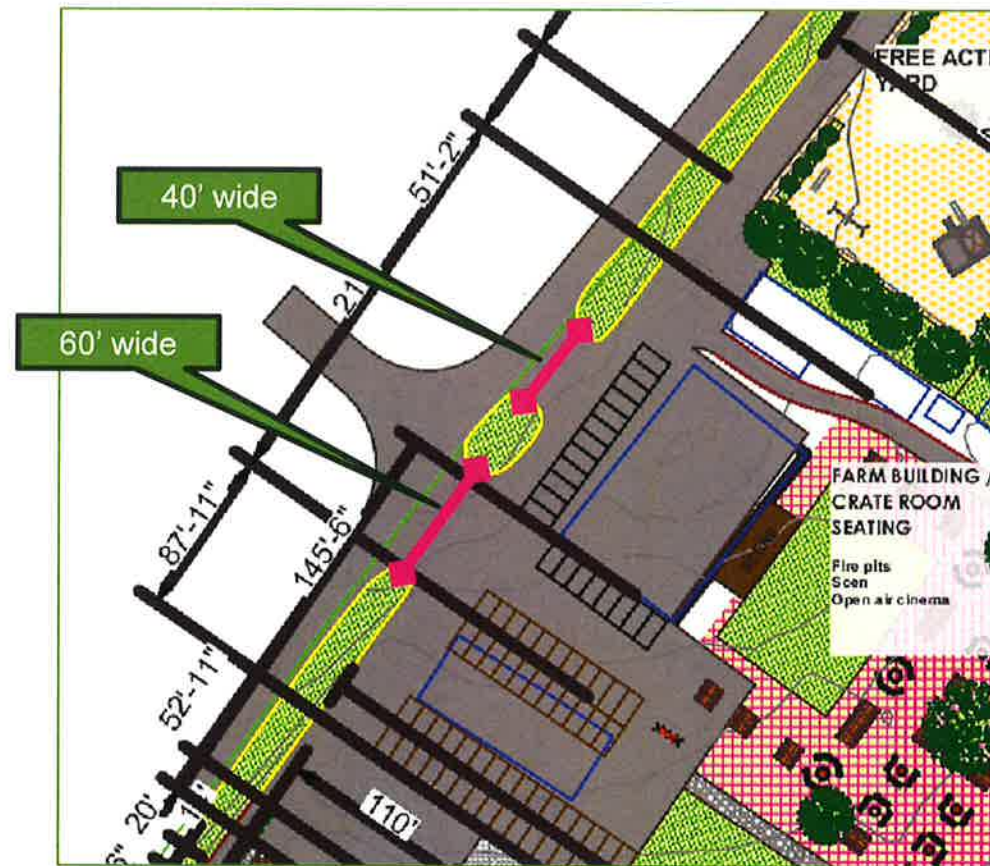
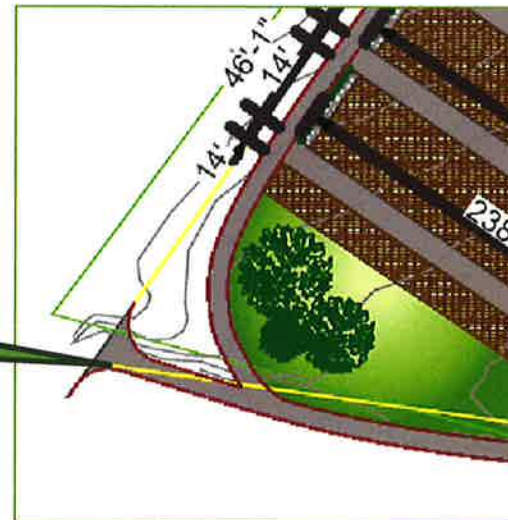
Endurance Farm Partners 10

RECEIVED
 AUG 15 2024
 CLEARCREEK TOWNSHIP
 ZONING DEPT.

Entry and Exit Widths



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



RECEIVED
AUG 15 2024
CLEARCREEK TOWNSHIP
ZONING DEPT.