

# HIDDEN VALLEY ORCHARD ROHAN

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SEP 24 2024

CLEARCREEK TOWNSHIP  
ZONING DEPT.



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**Legend:**

Apples	Road	Hedge
Rotational crops	Paving	Fire pit
Lawn	Existing building	Wooden deck
Slope	New building	Stairs
Food and relaxation area	Pavilions or shade structures	Picnic table
Children's playground	Mobile food kiosk	
Hardscape	Clery	
Petting zoo	Children's slides	
Green parking zone	Restroom	



1 - Farm Kitchen Building  
 2 - Primary Agritourism Pavilion  
 3 - Existing Structures residential, agricultural, neighborhood business  
 4 - Primary Agriculture Pavilions

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- 1 - Farm Kitchen Building
- 2 - Primary Agritourism Pavilion
- 3 - Existing Structures residential, agricultural, neighborhood business
- 4 - Primary Agriculture Pavilions
- 5 - Hatchery, Education & Craft Barn
- 6 - Cidery
- 7 - Apple Barn
- 8 - Storage Shed

# SITE PLAN

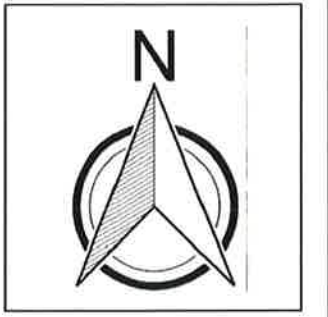
5474 N State Route 48,  
Lebanon Ohio 45036

Paper Size: 11"x17"

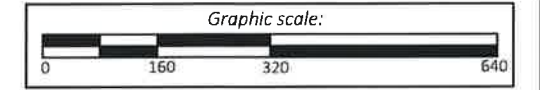
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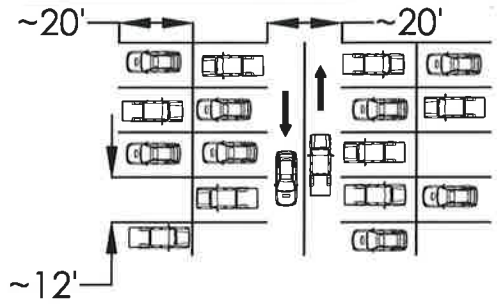


scale 1"=260'



VICINITY MAP

**TYP: PARKING AISLE LAYOUT**



Parking Area	Tot Aisle Length (ft)	Useable L (ft)	Veh's/Side	Tot Veh's
Prop'd ADA Parking	N/A	N/A	N/A	6
Non-ADA Pavement Parking	N/A	N/A	N/A	47
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=				741.5

**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

ACCESS POINT CLOSED.  
 PROPOSED SIGN(S): "HVO **ENTER** ONLY" (FOR VEHICLES ON SR48.)  
 BOLLARDS INSTALLED IN EXISTING PAVEMENT.  
 OPTION: LANDSCAPE PLANTERS BETWEEN/BEHIND PROPOSED BOLLARDS.  
 ACCESS POINT SHALL BE REALIGNED WITH SPRING BLOSSOM DR.  
 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.

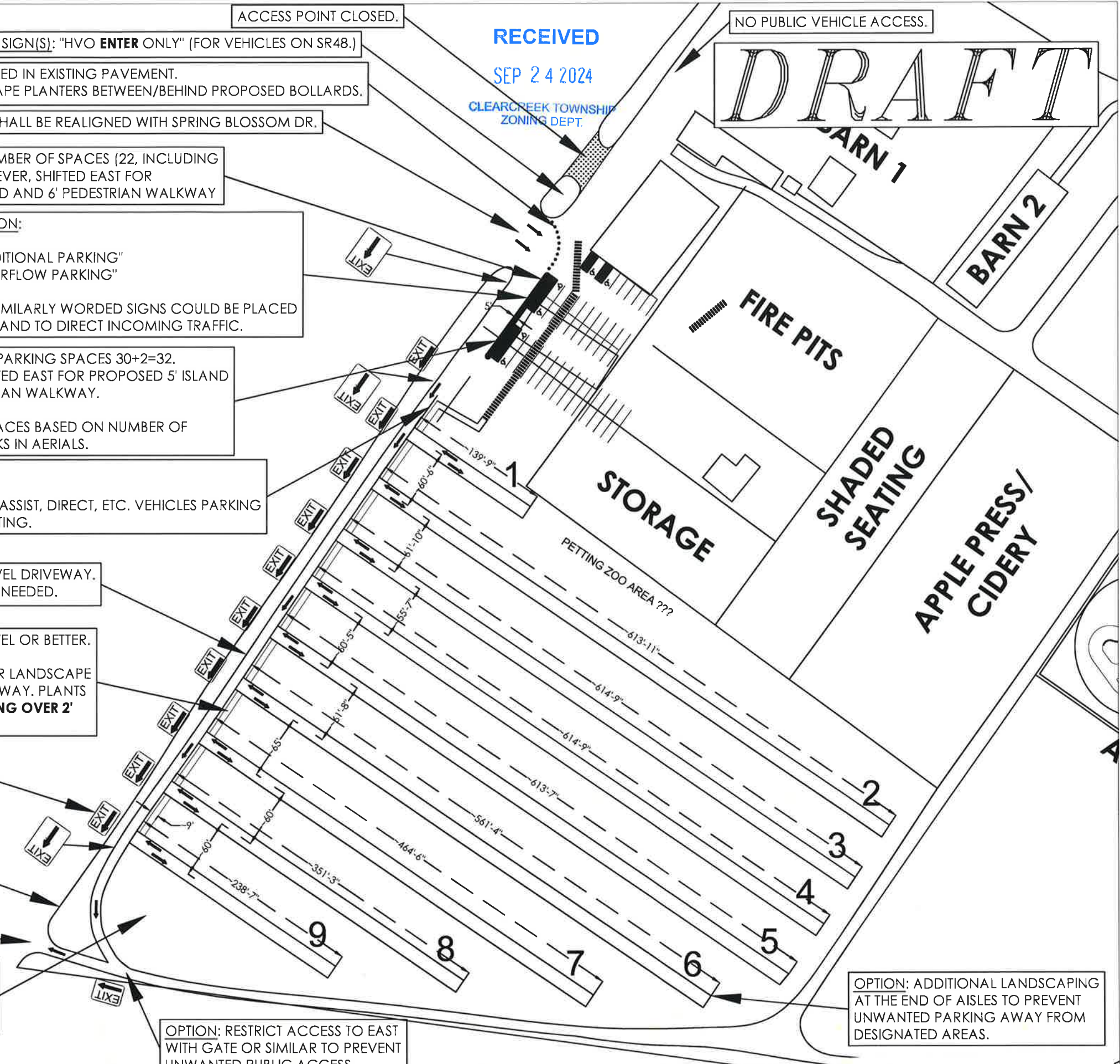
PROPOSED SIGN:  
 "HVO **EXIT** ONLY"  
 FOR VEHICLES ON SR48.

RE-GRAVEL DRIVEWAY AREA AS NEEDED.

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

OPTION: RESTRICT ACCESS TO EAST WITH GATE OR SIMILAR TO PREVENT UNWANTED PUBLIC ACCESS.

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



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NO PUBLIC VEHICLE ACCESS.  
**DRAFT**