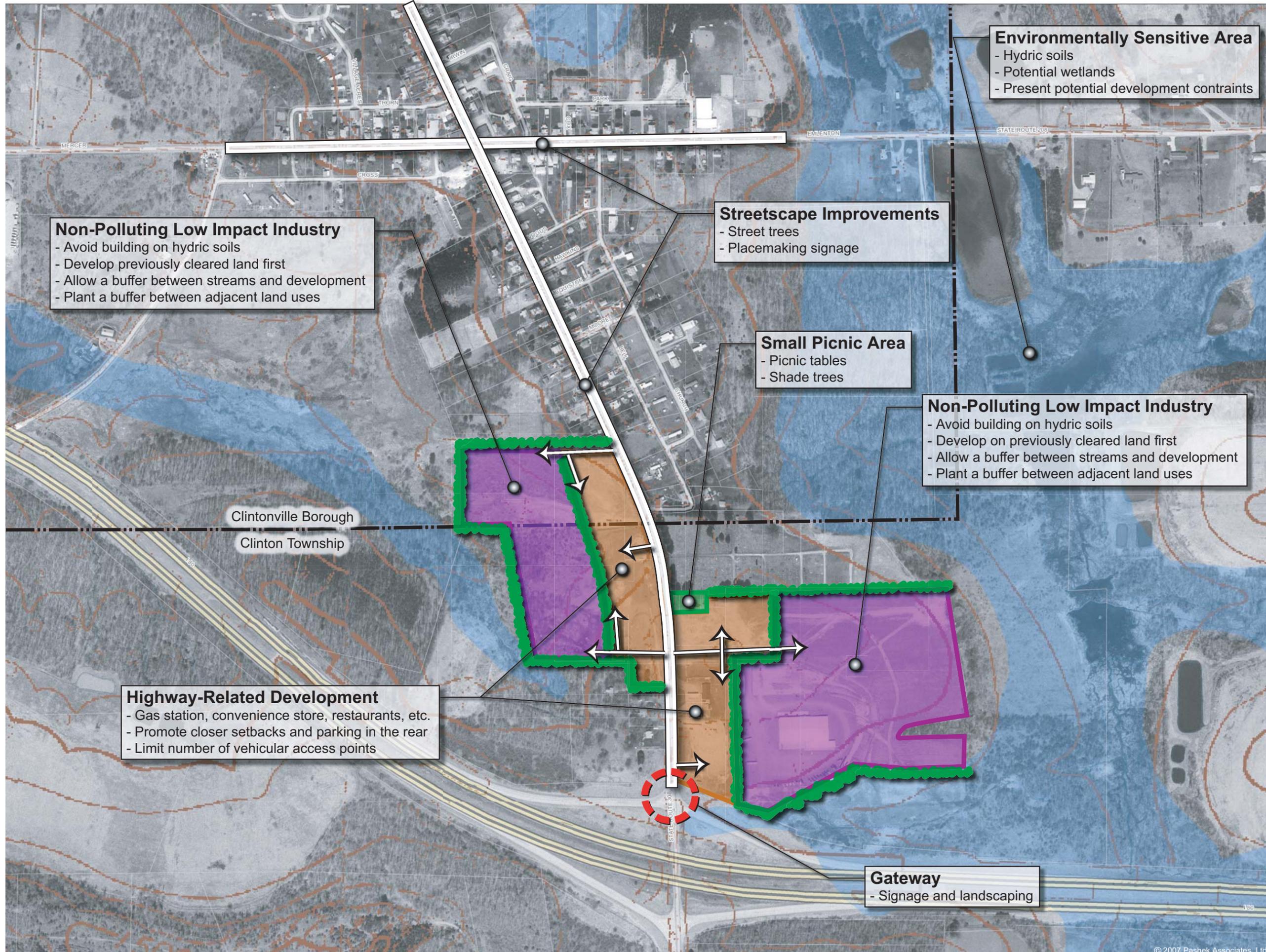


Clintonville Concept Plan



Non-Polluting Low Impact Industry

- Avoid building on hydric soils
- Develop previously cleared land first
- Allow a buffer between streams and development
- Plant a buffer between adjacent land uses

Streetscape Improvements

- Street trees
- Placemaking signage

Small Picnic Area

- Picnic tables
- Shade trees

Non-Polluting Low Impact Industry

- Avoid building on hydric soils
- Develop on previously cleared land first
- Allow a buffer between streams and development
- Plant a buffer between adjacent land uses

Highway-Related Development

- Gas station, convenience store, restaurants, etc.
- Promote closer setbacks and parking in the rear
- Limit number of vehicular access points

Gateway

- Signage and landscaping

Environmentally Sensitive Area

- Hydric soils
- Potential wetlands
- Present potential development constraints

Legend

Existing

Hydric Soils

Proposed

Vehicular Access Point

Vegetative Buffer

Gateway



Southern
Venango County
Regional
Comprehensive Plan