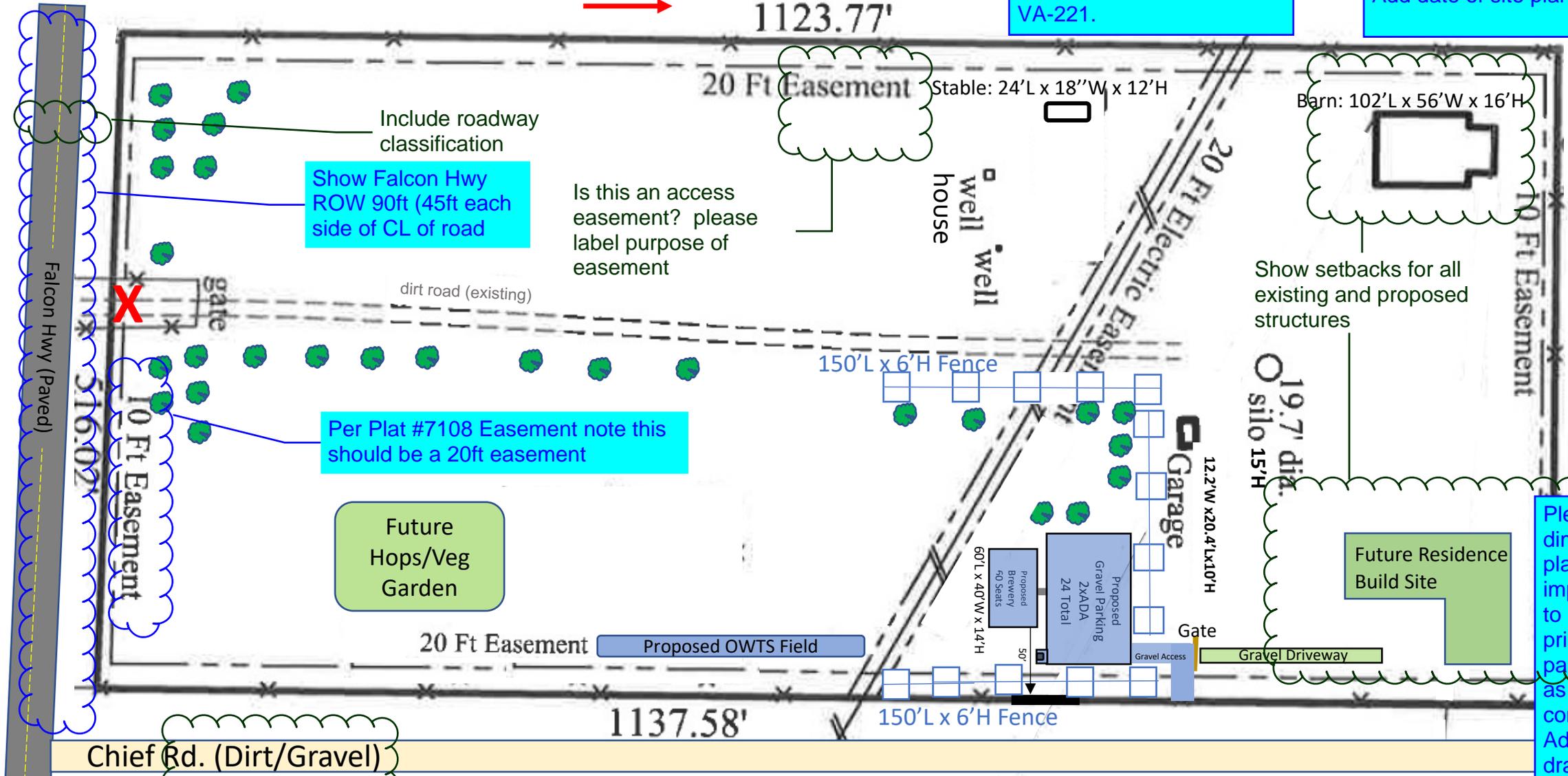




Please add PCD File No. VA-221.

Add date of site plan



Show Falcon Hwy ROW 90ft (45ft each side of CL of road)

Is this an access easement? please label purpose of easement

Per Plat #7108 Easement note this should be a 20ft easement

Show setbacks for all existing and proposed structures

Please add dimensions to planned improvements to include primarily the parking area as scale is not consistent Add note that drawing is not to scale across the entire site plan

Future Hops/Veg Garden

Future Residence Build Site

Proposed OWTS Field

Proposed Gravel Parking 2xADA 24 Total

Proposed Brewery 40 Seats 60' L x 40' W x 14' H

Garage 12.2' W x 20.4' L x 10' H

19.7' dia. silo 15' H

150' L x 6' H Fence

150' L x 6' H Fence

Falcon Hwy (Paved) 10 Ft Easement 316.02'

10 Ft Easement 516.01'

1123.77' 20 Ft Easement

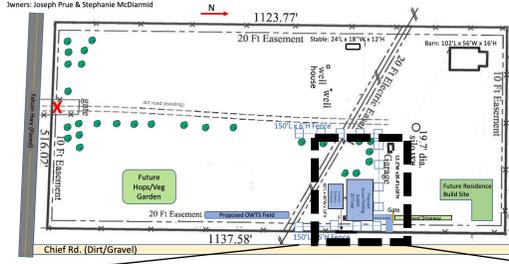
1137.58'

Chief Rd. (Dirt/Gravel)

6550 Chief Road (A-5)  
Lot 19 Arrowhead Estates  
(4307004005)  
13.4 Acres  
Not in a flood zone.

- Chainlink Fence
- Wood Fence
- Wire Fence
- Fund. Monument - Pipe
- Overhead Power Line
- Existing Trees

- Proposed: part of Variance of Use Request
- Intended (Future): **NOT** part of Variance Request
- Existing Structures



**6550 Chief Road (A-5)**  
**Lot 19 Arrowhead Estates**  
**(4307004005)**  
**13.4 Acres**  
*Not in a flood zone.*

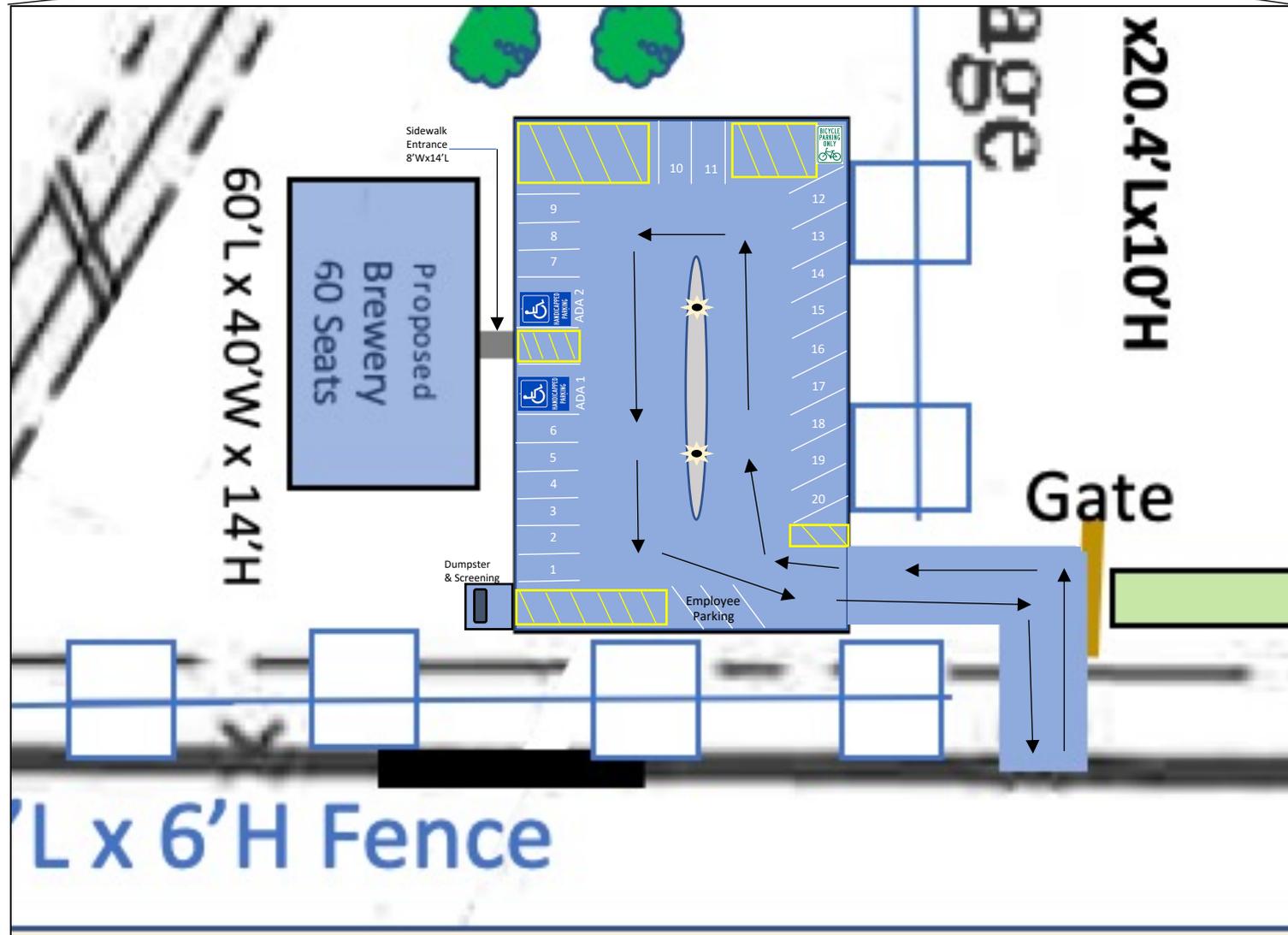
- Chainlink Fence
- Wood Fence
- Wire Fence
- Fnd. Monument - Pipe
- Overhead Power Line
- Light Pole  $\leq 10'$  &  $< 1800$  lumens/light
- Existing Trees

Proposed: part of Variance of Use Request

Intended: **NOT** part of Variance Request

Parking Computation:

- 60 Brewery Seating Area w/ 24 Parking spaces
- Code Requires: 1 Space per 3 Seats
- 60/3 = 20 Parking Spaces (Min)
- Parking spaces 1-20: Typical Size
- Employee parking (2): Typical Size
- ADA Parking Spaces Req: 1 (2 Provided)
- Bike rack parking: 3



Vicinity map showing the adjacent neighbors

St Benedict Catholic Church	12355 Falcon Highway	6735 Chief Rd
12179 Falcon Highway	6525 Chief Rd	6750 Chief Rd
12275 Falcon Highway	6625 Chief Rd	

