



NORTH 	Page 1 of 1	Scale: 1" = 50.0' Dated: 9-4-16
Property of: William Powell Sale, Sr. 420 Forbes Street Falmouth, VA 22405		
Information for drawing obtained from: Plat by Henry W. Cropp, Jr.; Certified Land Surveyor dated January 1, 1985 and from Concept Plan A-2 Falmouth Baptist Church 86-ST109 dated June 17, 1988 prepared by Sullivan Donahoe and Ingalls		
Drawing prepared by: Elizabeth McDaniel Sale September 12, 2016 		

Plan Legend

Structures on property

- (A) 1 1/2 story frame dwelling
- (B) Main house, two story frame dwelling. This home is on the Historic Registry. It was built in the mid 1700's. House to be part of the backdrop of the event venue and part of the purpose of this endeavor is to create income to help maintain and preserve this valuable piece of Falmouth, Virginia and National history.
- (C) Early to mid century one story single car frame garage/shed.
- (D) Paddock style one story frame storage shed built in the 1980's.
- (E) Frame 1 1/2 story four car frame garage built in the 1980's. This structure is where with architectural changes and additions we are planning as the main facility to house the entertainment venue. Plans are for approximately 1590 sq/ft in additions, all single story. We would like to have hardscape patios also on front and back and walkways going around space for easy access. Parking for handicap access is just in front of this space off the driveway and is to be of tar and chip.

*Proposed additions are highlighted in gray.

Entrance-Signage 

We are intending to change the entrance, widen it so that the sight on ingress and egress is optimum for the location and safe. How this changes will dictate where any signage may be, but we have noted at the entrance of the driveway signage.

Parking

Preliminary plans for parking (other than the 8-10 spaces noted above to include the handicap parking) are to be in areas marked "proposed parking". Presently we plan to widen the drive to 20' and it to be of tar and chip. We would like the parking to be approved to be in the grass as it is our concern to keep the historic property in its natural state as much as possible. It will be our suggestion for larger parties that guests are offered transportation alternative such as van, bus, limo, etc. Also, we are exploring the possibility of off site valet parking. Assuming the maximum capacity for the structure is 300, we would need 67 parking spaces of which a minimum would need to be handicap accessible. We are showing 8-10 handicap spaces and 60 along driveway, with another 30 spaces easily accessible along drive if more people are being accommodated for a tented event.

