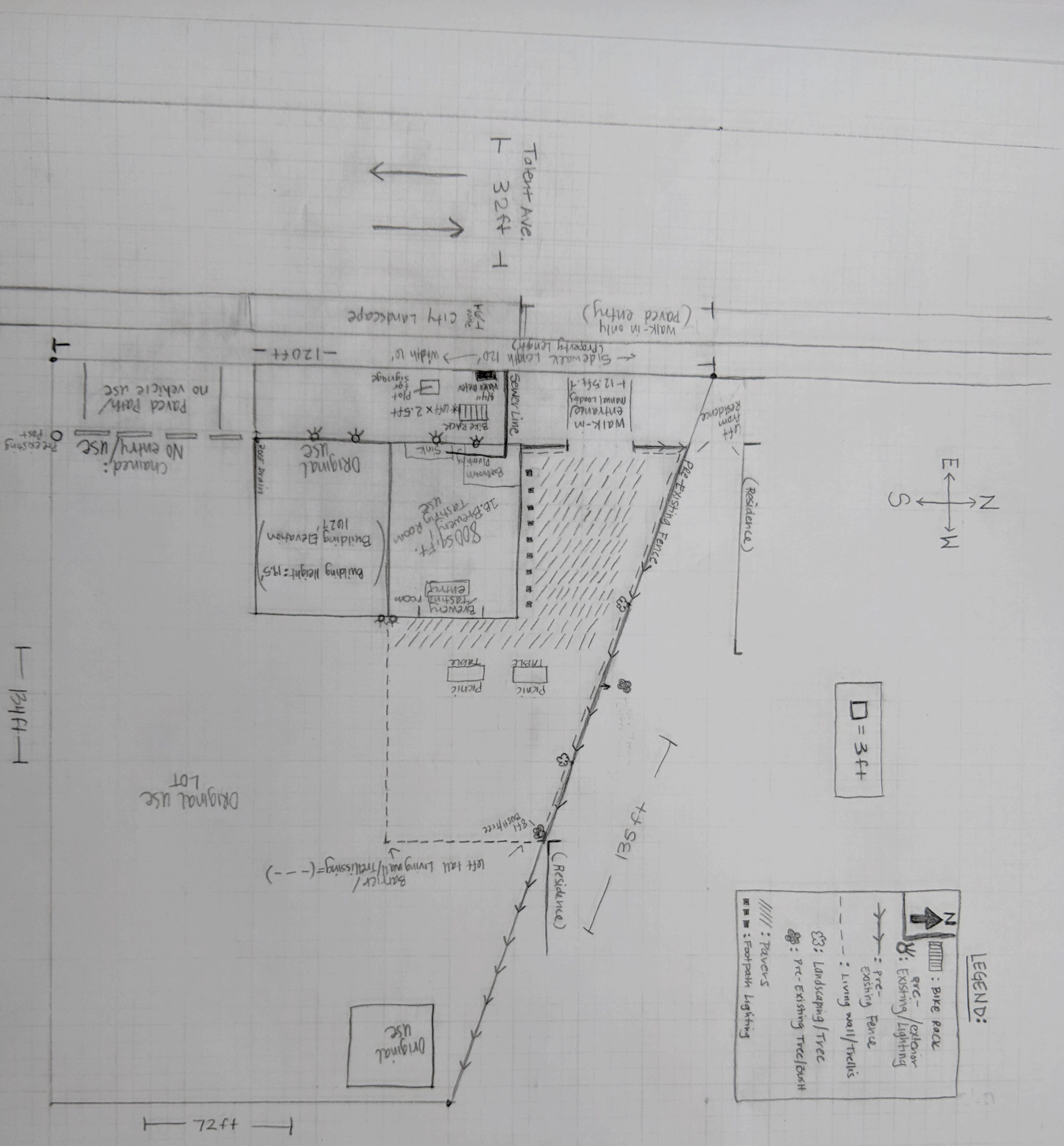


8-3L.140

- A. Provided on S.P.
- B. Provided on S.P.
- C. Provided on S.P.
- D. Provided on S.P.
- E. Provided on S.P.
- F. There is a previous use of street access on North and South sides of the building facing Talent Avenue. However, the south drive will be blocked by chain so there will be no vehicular entry and the north drive will be the only entry to the building. It will be entry by foot only and all pick-ups and deliveries will be received outside of the lot. We have no plan to distribute our product so these will be minimal.
- G. There are four lights on the front of the building facing Talent Avenue and two downward facing flood lights on the rear where the entrance to the tasting room will be. There will be large halogens inside the tasting room that will also provide ambient light to the courtyard. We will have foot path lights on the north side of the building aligned with the pavers. This side we will not encourage people to loiter as we want to have full surveillance of patrons at all time. That is why we prefer not to have more inviting lighting there. This is also the area that is parallel with the residence so we wouldn't want folks mingling there.
- H. There is a pre-existing wrought iron, chain-linked fence at 6'. We will be adding wooden trellising with plants between the required trees at 30' in width. There will also be a removal garden wall/ trellis that will wrap around the courtyard where outdoor picnic tables are provided.
- I. We will provide two additional Leyland Cypress trees at 30' as suggested by the city. The neighbors have said trees so we think it will be aesthetically pleasing and these types of trees are very manageable. Leyland Cypress mature at 60-70' tall and at a 15-25' spread. The growth rate is 24" a year, and we will maximize our growth by pruning at 10' in height and width of 3'. We believe with the already existing trees and proposed trellising, our plan will be reasonable buffering for such a small capacity of patronage.
- J. N/A
- K. N/A
- L. N/A
- M. Buffering will be a pre-existing fence, living wall/ trellising, and small trees as recommended by City Planners.
- N. On property there is one existing tree/bush at 8' tall and a circumference of 6'. (On Map)
- O. N/A
- P. N/A
- Q. Location of sewer and water meter located on map. Water Meter is ¾". The current water meter has provided a 1 BBL (one barrel) brewing system ample water supply as we have no pumps. Water usage similar to homebrewing.
- R. -Y. N/A

Kimber Parris / David Brattman
 121 Union St. Ashland, OR 97520
 Assessor's Map: 38-1W-23DC
 Tax Lot: 902
 Location: 59 Talent Ave.



D = 3ft

LEGEND:

- [Symbol]: Bike rack
- [Symbol]: Pre-existing Fence
- [Symbol]: Living wall/Frettilis
- [Symbol]: Landscaping/Tree
- [Symbol]: Pre-existing tree/bush
- [Symbol]: Pavers
- [Symbol]: Footpath Lighting