

Town of Blowing Rock

Planning Board

Agenda

Thursday, January 21, 2021

REMOTE VIA ZOOM

5:30 p.m.

Call to Order

Approval of Agenda

Approval of Minutes

Business

1. CUP 2020-02 Green Hill Subdivision

Other Business

Adjournment

DRAFT

Planning and Zoning Board

Minutes

Thursday, December 17, 2020

5:30 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, December 17, 2020 for their regularly scheduled meeting via Zoom. Chairman Gherini called the meeting to order at 5:30 pm. Members present were Harrison Herbst, Wes Carter, Mike Page, Pete Page, Bill McCarter, Joe Papa, Kim Hartley and Sam Glover. Staff members present were Planning Director Kevin Rothrock and Planning and Zoning Support Specialist Tammy Bentley.

Chairman Gherini asked if there were any changes to the agenda. *Mr. Mike Page made a motion to approve the agenda, seconded by Mr. Pete Page. All members were in favor of the motion.*

Chairman Gherini asked if there were any changes to the November 19, 2020 minutes. *Mr. Herbst made a motion to approve the minutes, seconded by Mr. McCarter. All members were in favor of the motion.*

1. CUP 2010-03 Amendment – Foggy Rock Restaurant

Mr. Rothrock presented the staff report and Powerpoint Presentation. Foggy Rock Restaurant is requesting an amendment to their conditional use permit to provide up to 40 outdoor dining seats on the south side of the building. The arcade that was approved by Town Council in July 2020 will not be built and the basement will remain as storage. The gravel parking lot on the side and rear of the property will be paved with 43 parking spaces when complete. The property is located at 8180 Valley Blvd. The property is zoned GB, General Business. The subject property is in the WS-IV-PA water supply watershed. The property is further identified by Watauga County PIN 2817-05-9999-000.

The outdoor dining will be expanded on the front left of the building with a new covered porch area, and a seating area in front of the porch.

The required parking for the restaurant and proposed 40 outdoor seats is 40 parking spaces. The restaurant has 33 existing paved spaces and several gravel overflow parking spaces. Foggy Rock is proposing to formalize up to 14 gravel spaces and pave them for a total of 43 parking spaces on the property. Some of the existing spaces in the upper lot will be removed and converted to landscaping.

A 16-foot opaque buffer is proposed along the rear of the lower parking area along the King's Ransom subdivision. In addition, a planted buffer will be added along the stream culvert headwall where the stream opens up behind the building. Mr. Rothrock noted that the arcade that was approved in July 2020 will not be built. The downstairs of the restaurant will remain storage and equipment areas.

Mr. Preston Spencer with 444 Construction, project contractor, said they were working with Alan Crees with Municipal Engineering on the site prep documents. Mr. Spencer asked Mr. Burt Myers, co-owner of Foggy Rock, to speak to the Board.

Mr. Myers said they have lived in Blowing Rock for 40 years and love the community and are blessed to be here. Mr. Myers said that they rethought the game room to meet customer demand. Mr. Myers said they also want more curb appeal up top and more parking on the lower level.

Mr. Spencer said that Burt and Yvonne wanted to make the entry warmer and more welcoming as opposed to just going from a parking lot into the restaurant. Mr. Spencer said their list also coincided with the comprehensive plan in protecting the character of the neighborhood and added that the current renovations add to the "Blowing Rock feel". Mr. Spencer noted that the planned addition of the upper parking landscaping buffer will enhance that parking area and allow better ingress and egress with directional arrows to help with the overall flow of all the vehicular traffic.

Mr. Spencer noted that the rendering of the added seating incorporates a retaining wall to make the slope useable making the addition of the outdoor arbor and fireplace possible.

Mr. Myers said they sought out 444 because they do beautiful work and are local.

Mr. Mike Page noted the rendering does not show the stairs from the upper to lower parking area and asked how these areas would be accessed. Mr. Spencer said very few customers used the stairs, that eliminating them helps to designate the entrance. Mr. Rothrock advised that the stairs do not meet the building code as currently built. Mr. Mike Page noted that customers must walk up the slope.

Mr. Mike Page asked Mr. Rothrock if there is an issue with the amount of glass on the front of the building. Mr. Rothrock asked from the Land Use Code standpoint. Mr. Page confirmed. Mr. Rothrock said the minimum is 30%. Mr. Spencer advised the rendering is not accurate and there are more windows than shown. Mr. Rothrock said there is not an issue with the amount of windows.

Mr. McCarter asked the number of seats allowed after the renovation. Mr. Rothrock said the formula is based on the number of indoor square footage and outdoor seats and outlined the formula. Mr. Rothrock said 40 spaces are required and they are providing 43. Mr. McCarter noted there is adequate parking.

Chairman Gherini asked Mr. Myers if the entrance will remain and asked if there is any way to provide room so patrons waiting to be seated aren't so cramped. Mr. Myers said the staff won't need to be around the doors allowing for more space.

Mr. Herbst asked about the health of the creek behind the restaurant and how blacktop surfaces will impact the creek. Mr. Rothrock said the arcade approval required the paving of the lower spaces. Mr. Rothrock advised that gravel and paving have a comparable impervious value once the gravel compacts and this gravel has been there for many years. Mr. Rothrock said there won't be much change.

Mr. Alan Crees with Municipal Engineering said the green area shown is now hard packed and that gravel will be removed, and the area reclaimed. Mr. Rothrock said the gravel area, with cars as shown on the plan, is not required to be paved, that this is overflow and

employee parking. Chairman Gherini asked how customers will know where to park when they enter the parking lot. Mr. Rothrock said all parking is customer parking adding that he expects Mr. Myers will manage the gravel spaces not counted in the total.

Mr. Carter asked if there is enough space to navigate the new parking area. Mr. Rothrock confirmed. Chairman Gherini asked how firetrucks will access the property. Mr. Rothrock presumed from the south entrance. Mr. Crees said there is enough room to reach all points around the building.

Mr. Carter asked, if in creating one-way traffic, they are expecting to use part of the front as a drive-through. Mr. Myers said there will not be a drive-through. Mr. Spencer said it is one-way now but is not designated.

Ms. Hartley asked if customers must walk up the grade and not use the steps. Mr. Rothrock said the steps do not meet the building code and will be removed. Mr. Carter asked if the steps are being removed. Mr. Rothrock confirmed, adding that the deck will be constructed over the steps.

Mr. Rothrock advised the Board that he had not received any emails or calls adding that the public notice was mailed on December 7th.

Chairman Gherini made a motion to open Public Comment, seconded by Mr. Carter. Mr. Rothrock advised there was no public, that he did not get a request for the link to access this meeting.

*Mr. McCarter made a motion to recommend to Town Council as presented, seconded by Mr. Pete Page. **All members were in favor of the motion.***

1. 321 Visioning – Valley Blvd Study Implementation Strategies

Mr. Rothrock said the consensus from the October subcommittee meeting was to add an introduction and work on implementation strategies. Mr. Rothrock said at some point they will need to break away and be specific as to the parts of the code being amended. He added that this must be broken down into smaller bites for the Town Council and the public hearing. Mr. Rothrock noted the following from the document:

- Specific actions to be finalized at this time include:
 3. Limits to Exterior Building Materials – Attachment A
 4. Reduce Maximum Building Height – Attachment B
 5. Reduce the Required Front Setbacks – Attachment B
 2. Remove Permission for Subjective Modifications – Attachment D

Mr. Rothrock advised that other information will come in as these items are worked through. He said that these can possibly be taken to the Town Council at the retreat. Mr. Rothrock said they also need to work on how to handle getting the information to the public and property owners and how to incorporate the information from Mosaic Civic Design.

Chairman Gherini asked Mr. Rothrock if he had contacted Benchmark to see if other communities are doing this. Mr. Rothrock said he had not yet contacted them.

Chairman Gherini asked Mr. McCarter if he had any experience using a points system. Mr. McCarter advised he had not. The Board discussed how a point system could be devised and implemented.

The Board discussed each item in detail. The Board agreed that they do not want to be too restrictive and want to reserve the ability to review projects along Valley Boulevard on a case-by-case basis when necessary.

*Mr. Gherini made a motion to move forward with Attachments A, B and D, seconded by Mr. Herbst. **All members were in favor of the motion.***

Other Business

Chairman Gherini for an update. Mr. Rothrock advised that John Winkler has applied for a CUP for a subdivision fronting Green Hill Road on lots owned by the Country Club. Mr. Rothrock advised that this will be presented to the Board at the January 2021 meeting. Chairman Gherini asked if Mr. Winkler is moving forward with the subdivision off Rankin Road. Mr. Rothrock advised he is not. Chairman Gherini asked what becomes of the CUP. Mr. Rothrock said it is valid for two years, after which it expires.

Mr. McCarter advised the Board that he has spent a lot of time revising NCGS 160-D and hopes to review it next week.

Chairman Gherini asked the status of Rainey Lodge. Mr. Rothrock advised that he is waiting for the bond letter of credit.

Mr. Rothrock advised the Board that the Bass Lake sidewalk project was awarded to Country Boy Landscaping and they have subbed that to Greene Construction.

*Having no further business Mr. Herbst made a motion to adjourn, seconded by Mr. Carter. **All members in favor of the motion.***

Chairman Gherini adjourned the meeting at 6:43 p.m.

Chairman Gherini

Tammy Bentley
Planning & Zoning Support Specialist

Blowing Rock Planning Board

STAFF REPORT

Project: CUP 2020-02 Green Hill Subdivision
Meeting Date: January 21, 2021
Applicant: John Winkler
Staff: Kevin Rothrock, Planning Director

REQUEST

John Winkler is requesting a conditional use permit for an 8-lot single-family subdivision and a new public street. The 4.715-acre subject property fronts Green Hill Rd and Hwy 321 and was formerly part of the old No. 6 hole at the Blowing Rock Golf Course. The property is zoned R-15, Single-family. The subject property is not in a water supply watershed. The property is in Watauga County and Caldwell County and further identified by NC PIN 2817-52-1239, 2817-42-9326, 2817-52-1317, and 2817-52-2501.

SITE PLAN

The subject property is mainly a field and was the old No. 6 hole at Blowing Rock Country Club. The larger extent of the subject property is 6 lots that is still owned by Blowing Rock Country Club. The applicant plans to recombine the current 6 lots into 5 lots with the largest lot of 4.7 acres being the proposed subdivision and proposed street. The remaining 4 lots will front Green Hill Road with three (3) of those lots relatively unchanged from their current configuration. Each lot meets the minimum size requirement of 15,000 sq feet and minimum lot width of 100 feet.

Lot No. 8 fronts on Hwy 321, however, access will be through a driveway to the new street.

Street Design

The proposed road access will connect to Green Hill Road just north of the intersection of Tarry Acres Circle. The road connection is situated at the apex of a curve that provides the most sight distance for both directions on Green Hill Road.

The new road as shown has a total length just over 400 feet to the center of the cul-de-sac. The road will be built to Town standards with a maximum grade of 15%, 18 feet of pavement, and 24-inch curb and gutter. The total width of the street from face of curb to face of curb is 21 feet. The applicant intends to offer the road for public dedication upon completion and the Town will be responsible for street maintenance and snow removal.

Storm Water Management

Storm water detention is required due to the increased impervious areas being generated by the proposed road. The storm water drainage system will be designed to accept runoff from the proposed roadway and convey it through a detention system before releasing to the NCDOT drainage easement and the creek below the property. As shown on the preliminary plan, it appears that the storm water design will meet the Land Use Code standards.

Street Trees

The proposed subdivision requires street trees be planted or retained an average of every 30 feet on each side of the street.

Water and Sewer Utilities

A 6-inch water line with two (2) hydrants along the new street is proposed. An additional hydrant is to be located at the south corner of Green Hill Road and the proposed street.

The proposed sewer will be a low-pressure sewer system and will connect to the gravity sewer main in Green Hill Road. Staff and the Town Engineer will approve water and sewer systems to meet the Town Code.

Staff Comments

Staff also recommends a 20-foot rear/side setback and undisturbed buffer along the perimeter of lots 5, 6, and 8 where the subdivision backs up to existing homes. The current setback is 12 feet.

ATTACHMENTS

1. Aerial vicinity map
2. Site plan
3. Overall plan
4. Utility plan
5. Grading plan
6. Road profile plan
7. Street tree plan

GENERAL NOTES:

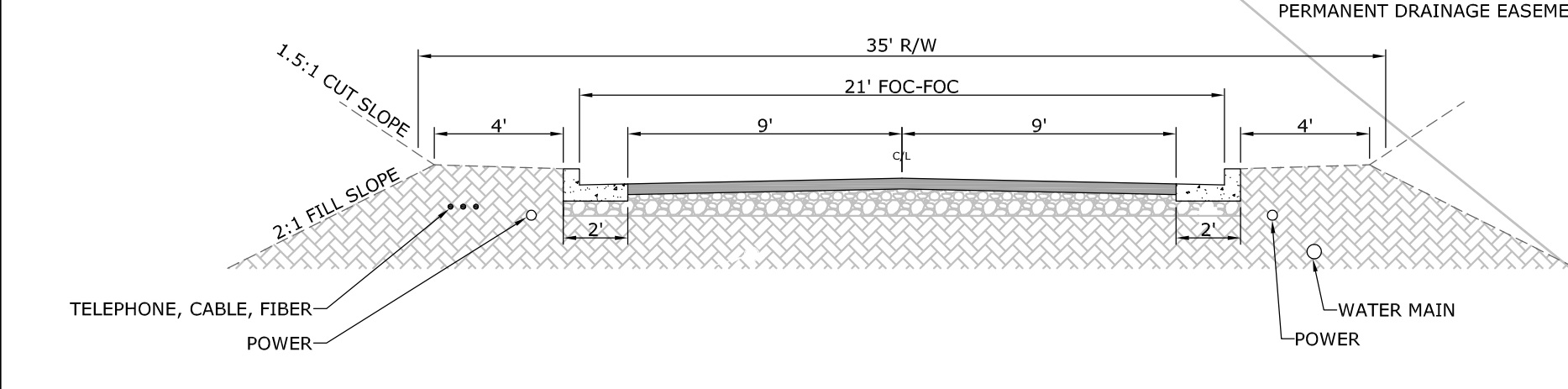
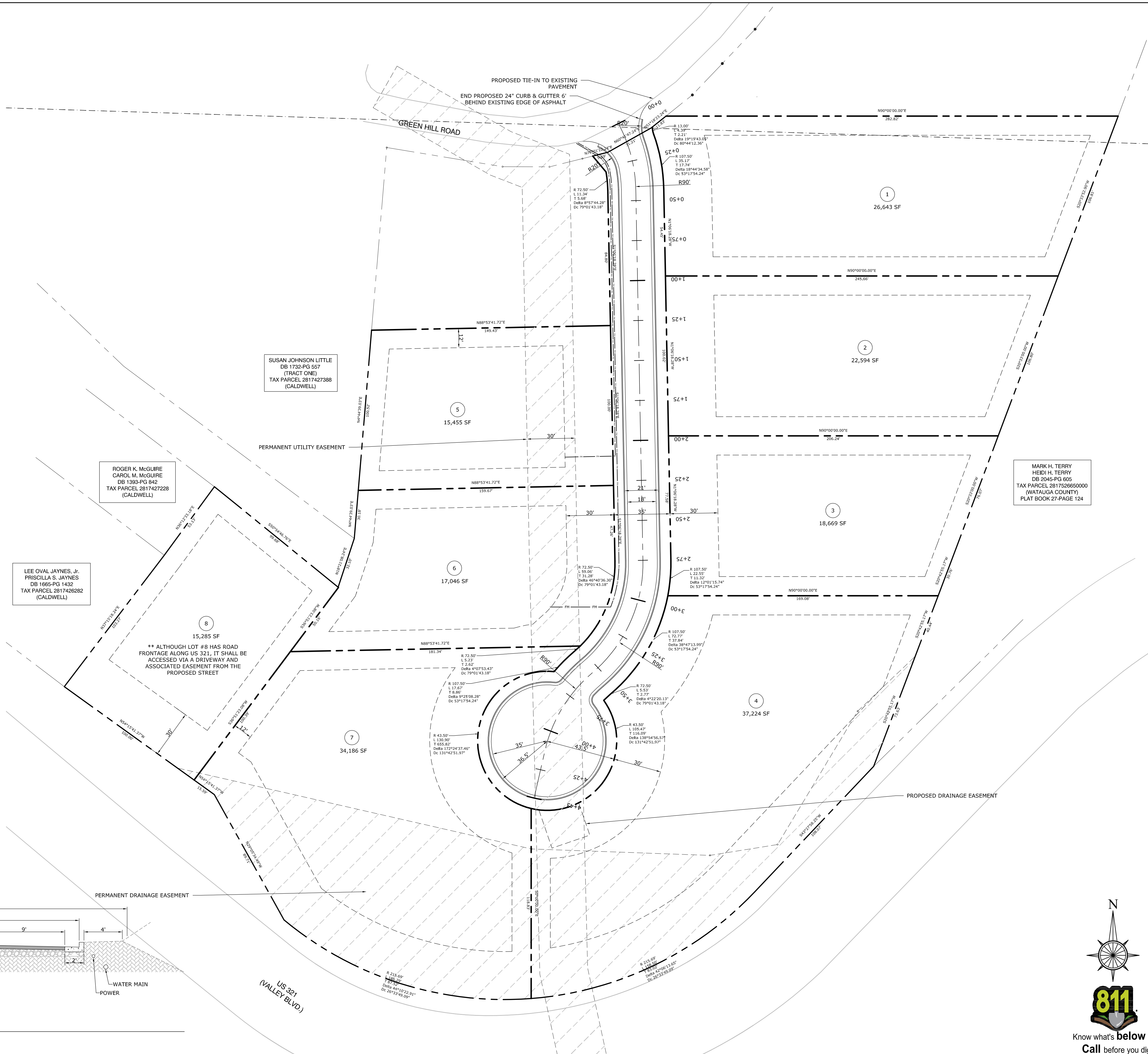
- CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.
- ALL NEW UTILITIES SHALL BE UNDERGROUND.

SITE NOTES:

- TRACT IS ZONED R-15 AND IS OUTSIDE ANY WATERSHED.
- SEE RESIDENTIAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, AND OTHER ARCHITECTURAL DETAILS.
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRICS PLAN IN ARCH. PLANS).
- ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
- SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
- ALL PAVEMENT MARKING WITHIN NCDOT R/W SHALL BE CONSTRUCTED ACCORDING TO NCDOT SPECIFICATIONS.
- ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
- CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ZONING DIVISION OF DEVELOPMENT SERVICES.
- ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
- THE JURISDICTION ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
- 24 HOUR CONTACT: JASON GASTON, P.E., 770-722-9178

LEGEND	
	PROPOSED CONCRETE
	PROPOSED SIGN
	PROPERTY LINE
	ADJACENT PROPERTY LINES

LAND USE CALCULATIONS (R-15)	
TOTAL SITE AREA:	4.715 ACRES
MAXIMUM ALLOWABLE # OF LOTS (OUTSIDE WATERSHED):	3 UNITS / ACRE
MAXIMUM ALLOWABLE # OF LOTS:	14
PROPOSED # OF LOTS:	8
MINIMUM LOT SIZE:	15,000 SF



1 18' ROADWAY CROSS SECTION
NOT TO SCALE

PROJECT:
Green Hill Road Subdivision
A Single Family Major Subdivision

ADDRESS:
TBD Green Hill Road
Blowing Rock, NC

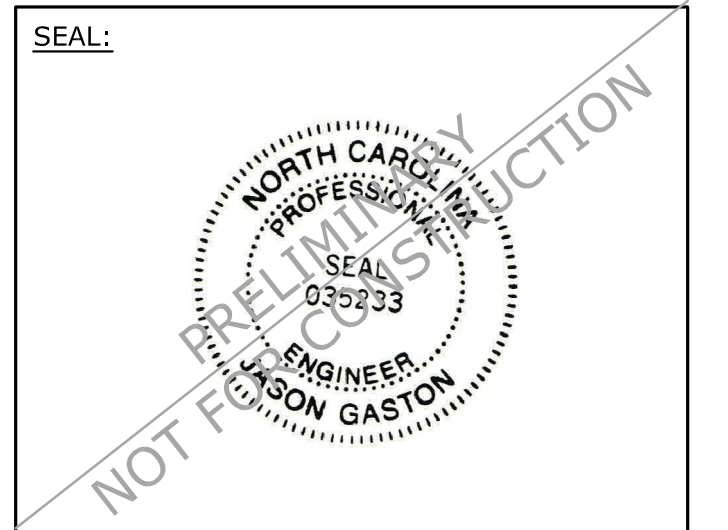
DEVELOPER:

RESIDENTIAL & COMMERCIAL PROPERTY MANAGEMENT
215 Boone Heights Drive, Ste. 100
Boone, NC 28607
828-262-3431

CONTACT: MR. JOHN WINKLER

ENGINEER:

215 Boone Heights Drive, Ste. 107
Boone, NC 28607
828-262-9807
www.valorengineering.com



REVISIONS	DATE

PROJECT MANAGER: JEG
DRAWING BY: JEG
JURISDICTION: TOWN BLOWING ROCK
DATE: 12/14/20
SHEET TITLE:

PRELIMINARY SITE PLAN

SHEET NUMBER: C-1

SCALE: 1" = 30'

FILE NUMBER: 001-052



GRADING NOTES:

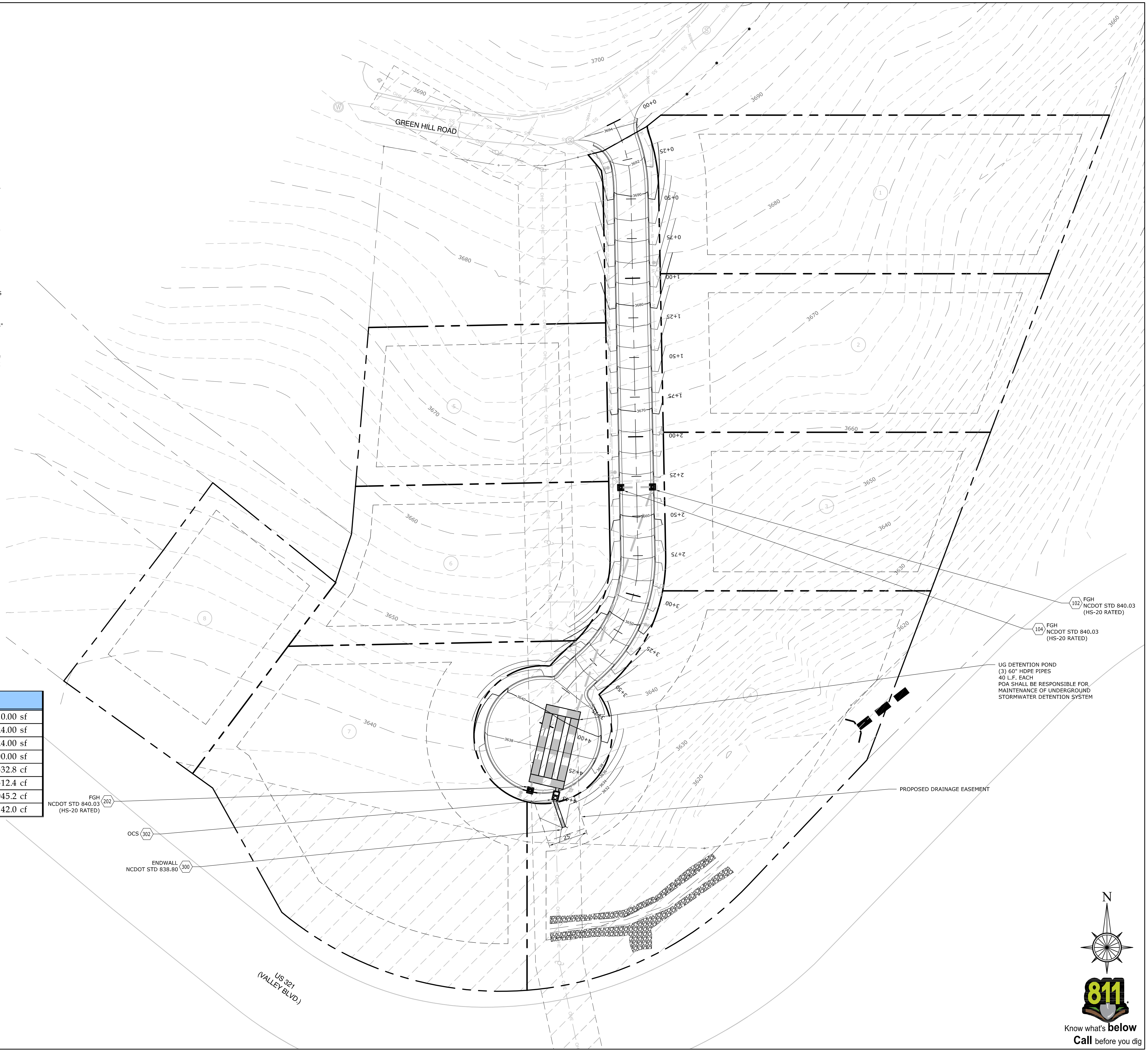
- 1.) ALL SPOT ELEVATIONS SHOWN ARE @ THE EOP UNLESS OTHERWISE NOTED.
- 2.) ALL PROPOSED SIDEWALKS SHALL BE BUILT WITH A 2% CROSS-SLOPE AWAY FROM THE BUILDING.
- 3.) THE CONTRACTOR SHALL CLEAN OUT ACCUMULATED SILT IN STORM WATER CONVEYANCE CHANNELS AND PIPES AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
- 4.) COORDINATE WITH THE TOWN OF BLOWING ROCK INSPECTIONS DURING CONSTRUCTION.
- 5.) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
- 6.) CONSTRUCT EROSION CONTROL BARRIERS PER THE TOWN OF BLOWING ROCK INSPECTOR AND MAINTAIN UNTIL PERMANENT VEGETATION IS ESTABLISHED.
- 7.) THE CONTRACTOR SHALL RE-ESTABLISH ALL RIGHT OF WAY AREA WHICH IS DAMAGED OR DISTURBED TO ORIGINAL CONDITIONS OR BETTER DURING AUTHORIZED WORK. ALL WORK IN NC DOT RIGHT OF WAY SHALL COMPLY WITH NC DOT SPECIFICATIONS.
- 8.) ALL CURBED ISLANDS SHALL BE FILLED TO TOP OF CURB WITH TOPSOIL AND SEEDED.
- 9.) MAXIMUM CUT SLOPE IS 1.5:1 AND MAXIMUM FILL SLOPE IS 2:1.
- 10.) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 11.) ALL HDPE STORM PIPE SHOWN ON THIS PLAN SHALL BE WRAPPED WITH LOCATION WIRE AND TAPE.
- 12.) IN ALL AREAS OF FILL OR OTHERWISE DISTURBANCE OF EXISTING CONDITIONS, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL FULLY AND COMPLETELY REMOVE AND LEGALLY DISPOSE OFF-SITE, ALL PLANT MATERIALS INCLUDING BUT NOT LIMITED TO ROOT SYSTEMS, CONCRETE, REINFORCED CONCRETE, ASPHALT DEBRIS, UNDERBRUSH, TOPSOIL, AND OTHER DELETERIOUS MATERIAL. THE SUBGRADE TO REMAIN SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY FOLLOWING FULL REMOVAL OF THESE MATERIALS.
- 13.) ALL SUBGRADE PREP AND AREAS OF THE SITE TO RECEIVE FILL SHALL BE COMPLETED IN STRICT CONFORMANCE WITH THE RECOMMENDATIONS PROVIDED BY THE PROJECT GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL HAVE THIS REPORT ON THE JOB SITE FOR REFERENCE AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE EARTHWORK OPERATIONS AND CONSTRUCTION PHASE MONITORING TO ENSURE THAT ALL COMPACTION IS COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE TESTING REPORTS TO THE OWNER REGARDING COMPACTION TESTING PER THE TESTING PROTOCOL IN THE GEOTECHNICAL REPORT.
- 14.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN QUALIFIED PROFESSIONAL ADVICE WHEN QUESTIONS ARISE CONCERNING DESIGN AND EFFECTIVENESS OF EROSION CONTROL DEVICES. 24 HR. CONTACT: MR. JASON GASTON (770) 722-9178
- 15.) NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER PANEL 3712818003, DATED 12/3/09.
- 16.) STORMWATER MANAGEMENT FACILITIES AND EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED. STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.
- 17.) EXTREME CAUTION SHALL BE USED WHEN WORKING WITHIN THE VICINITY OF THE EXISTING OVERHEAD POWER LINES. CONTRACTORS SHALL NOTIFY/COORDINATE WITH NEW RIVER LIGHT AND POWER COMPANY PRIOR TO CONSTRUCTION.
- 18.) ALL PUBLICLY MAINTAINED SIDEWALK SHALL BE BUILT WITH 5,000 PSI CONCRETE WITH FIBER 4" THICK AND 4" WASHED STONE UNDERNEATH. SIDEWALK TO BE SEALED WITH CONCRETE SEALER. ALL DRIVEWAYS SHALL BE 6" WASH STONE AND 6" 5,000 PSI CONCRETE WITH FIBER AND SEALED. ALL PROPOSED SIDEWALKS SHALL BE BUILT WITH A 2% CROSS-SLOPE AWAY FROM THE BUILDING.
- 19.) ANY EXISTING MATERIAL (SIDEWALK, ASPHALT, ETC.) THAT IS DAMAGED FOR THE PURPOSES OF STORM DRAINAGE TIE-IN WORK SHALL BE REPLACED IN KIND AS SOON AS INSTALLATION WORK IS COMPLETED. ANY EXISTING DRIVEWAYS SHALL BE KEPT IN SERVICE DURING BUSINESS HOUSES OF THE ASSOCIATED PROPERTY.

LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINES
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING CONTOURS
	PROPOSED CONTOURS

EARTHWORK CALCULATIONS		
REQ'D CUT =	+ 625	CY
REQ'D FILL =	- 1,025	CY
ADDITIONAL REQ'D FILL FOR SHRINKAGE, ETC. =	- 150	CY
ADDITIONAL CUT FROM PAVEMENT BASE =	+ 200	CY
BALANCE:	- 350	CY

- EARTHWORK NOTES:**
- 1.) A SHRINKAGE OF 15% WAS TO ACCOUNT FOR REMOVAL OF TOPSOIL, COMPACTION, ETC.
 - 2.) REQ'D CUT IS IN SITU CUT.
 - 3.) ANY SOIL MATERIAL TO BE TRANSPORTED OFFSITE SHALL BE EXPORTED TO A SPOIL SITE APPROVED BY THE GOVERNING JURISDICTION.
 - 4.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL QUANTITIES AND BID NUMBERS. THESE CALCULATIONS ARE PROVIDED FOR REFERENCE ONLY.

Table 6: Detention Pond Summary	
Existing Impervious Area Prior to 9/15/93	0.00 sf
Proposed Impervious Area	12,124.00 sf
Net Impervious Area for Storage:	12,124.00 sf
Proposed Vegetative Cover Area:	6,200.00 sf
Required Storage for Net Impervious Area (9,100 cf/acre):	2,532.8 cf
Required Storage for Vegetative Cover Area (3,600 cf/acre):	512.4 cf
Total Storage Required per 16-16.31.3.2	3,045.2 cf
Total Storage Provided:	3,142.0 cf



PROJECT:
Green Hill Road Subdivision
A Single Family Major Subdivision

ADDRESS:
 TBD Green Hill Road
 Blowing Rock, NC

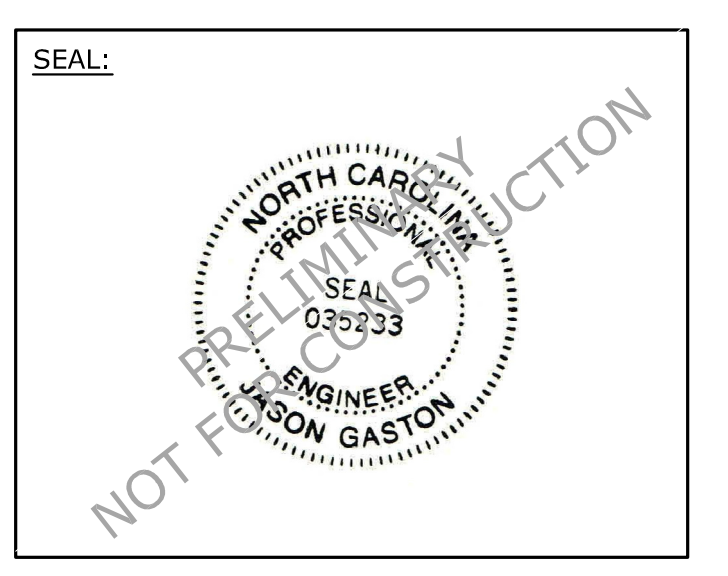
DEVELOPER:

 Residential & Commercial Property Management
 215 Boone Heights Drive, Ste. 100
 Boone, NC 28607
 828-262-3431

CONTACT: MR. JOHN WINKLER

ENGINEER:

 215 Boone Heights Drive, Ste. 107
 Boone, NC 28607
 828-262-9807
 www.valorengineering.com



REVISIONS	DATE

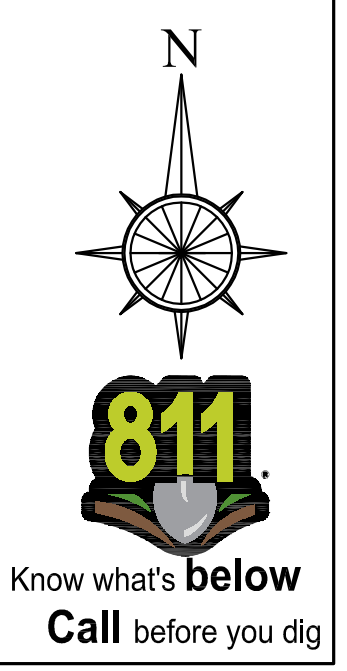
PROJECT MANAGER: JEG
DRAWING BY: JEG
JURISDICTION: TOWN BLOWING ROCK
DATE: 12/14/20
SHEET TITLE:

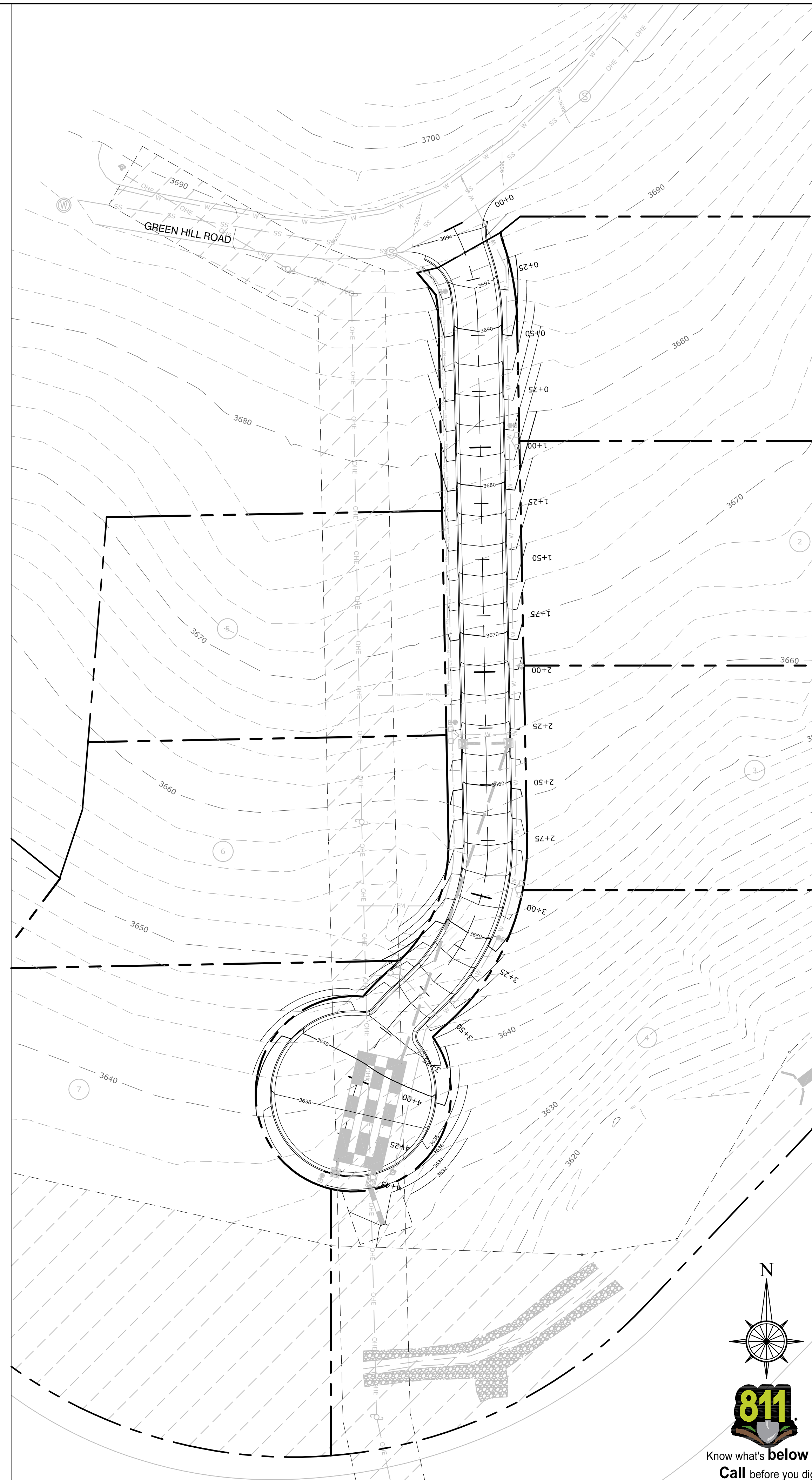
PRELIMINARY GRADING & DRAINAGE PLAN

SHEET NUMBER: C-2

SCALE: 1" = 30'

FILE NUMBER: 001-052





PROJECT:
Green Hill Road Subdivision
A Single Family Major Subdivision

ADDRESS:
 TBD Green Hill Road
 Blowing Rock, NC

DEVELOPER:



RESIDENTIAL & COMMERCIAL PROPERTY MANAGEMENT

215 Boone Heights Drive, Ste. 100
 Boone, NC 28607
 828-262-3431


CONTACT: MR. JOHN WINKLER

ENGINEER:



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SEAL:

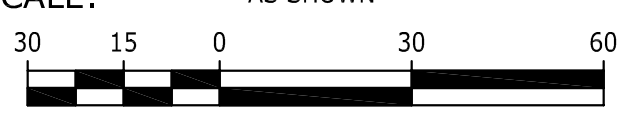


REVISIONS	DATE

PROJECT MANAGER: JEG
DRAWING BY: JEG
JURISDICTION: TOWN BLOWING ROCK
DATE: 12/14/20
SHEET TITLE:

PRELIMINARY ROADWAY PLAN & PROFILE

SHEET NUMBER: C-2.1

SCALE: AS SHOWN

 SCALE IN FEET

FILE NUMBER: 001-052



GENERAL NOTES:

- 1.) POWER PROVIDED (TO BE DETERMINED) WILL PROVIDE UNDERGROUND ELECTRICAL SERVICE FOR THE DEVELOPMENT. CONTRACTOR TO COORDINATE WITH POWER PROVIDER FOR FINAL COORDINATION OF UNDERGROUND CONDUITS AND TRANSFORMER LOCATIONS.
- 2.) COORDINATE AS REQUIRED WITH TOWN OF BLOWING ROCK INSPECTIONS DURING CONSTRUCTION FOR REQUIRED INSPECTIONS.
- 3.) THIS SITE INDICATES POTABLE WATER SERVICE AND SANITARY SEWER LATERALS. NORTH CAROLINA STATE LAW REQUIRES THIS WORK TO BE INSTALLED BY A NORTH CAROLINA LICENSED PLUMBER. ALL WORK MUST BE INSPECTED TOWN OF BLOWING ROCK CODES AND INSPECTION DEPARTMENT.
- 4.) ALL ON-SITE PVC PIPE SHALL BE PRESSURE CLASS SDR-26 WITH CLASS B BEDDING. PVC MUST BE MANDREL, CCTV, AND PRESSURE TESTED BY THE UTILITY CONTRACTOR AND WITNESSED/INSPECTED BY THE TOWN OF BLOWING ROCK.
- 5.) ALL CONDUIT, PIPE, AND CHASE PIPE SHALL BE WRAPPED WITH THE APPROPRIATE LOCATION WIRE AND TAPE.
- 6.) NOTIFY WATER AND SEWER INSPECTOR PRIOR TO START OF CONSTRUCTION.
- 7.) ALL ELECTRIC POWER LINES, GAS DISTRIBUTION, TELEPHONE AND CABLE TELEVISION LINES SHALL BE PLACED UNDERGROUND.
- 8.) UPON COMPLETION OF ALL WORK PERFORMED WITHIN THE PUBLIC R/W, THE DISTURBED AREA SHALL BE REPLACED IN KIND WITH EQUAL OR BETTER MATERIALS.

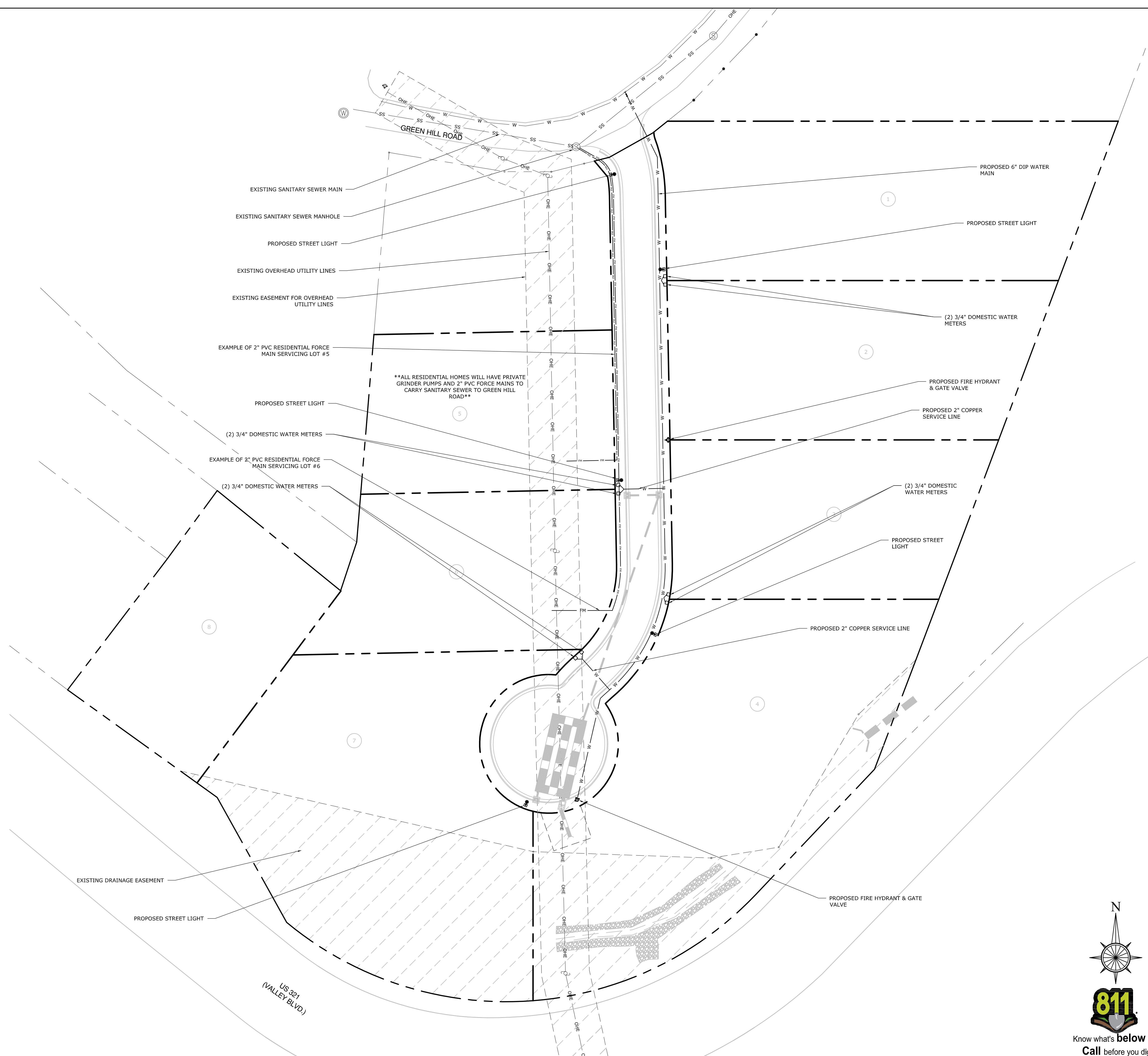
FIRE MARSHAL NOTES:

- 1.) ALL FIRE HYDRANTS SHALL BE FITTED WITH HYDRANT MARKERS FOR INCLEMENT WEATHER LOCATION (3/8" x 60" BARCO PRODUCTS OR EQUIVALENT).
- 2.) ALL STREET NUMBERS SHALL BE 8" MIN HEIGHT AND A COLOR CONTRASTING THE BUILDING FINISH.

TOWN OF BLOWING ROCK WATER LINES


- 1.) ANY EXISTING WATER METER(S) TO BE REMOVED BY THE CONTRACTOR MUST BE RETURNED TO THE TOWN OF BLOWING ROCK. THE EXISTING WATER SERVICE TAP LINES MUST BE REMOVED AND/OR DISCONNECTED FROM THE WATER MAINS BY THE TOWN OF BLOWING ROCK.
- 2.) CONCRETE BLOCKING (3000 PSI) TO BE PLACED AT ALL BENDS OR AS REQUIRED.
- 3.) STANDARD DEPTH OF COVER TO BE THREE (3) FEET EXCEPT AT VALVE OR HYDRANT LOCATIONS OR OTHER SPECIAL SITUATIONS. COVER IS BASED ON ELEVATION BELOW EDGE OF PAVEMENT OR AS INDICATED ON THE PLANS. PROVIDE CONCRETE PADS (30" x 30" x 6") AT ALL VALVE BOXES.
- 4.) EXTENSIONS FOR VALVE BOXES, WHEN REQUIRED, ARE TO BE 5" SOIL PIPE.
- 5.) ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARD DETAILS OF THE NC DEPARTMENT OF TRANSPORTATION. PAVEMENT CUTS ARE TO BE REPLACED IMMEDIATELY AFTER BACKFILLING OF INITIAL CUT EITHER WITH PERMANENT REPLACEMENT OR A TEMPORARY REPLACEMENT OF 1-1/2" OF 1-2 OR 4" OF H-BINDER.
- 6.) REPAIRS TO MAIN BREAKS:
 - A. BELL CLAMPS WILL NOT BE ALLOWED, EXCEPT IN SPECIAL SITUATIONS AND AS DIRECTED BY THE DIRECTOR OF PUBLIC UTILITIES.
 - B. SOLID SLEEVES TO BE USED FOR CONNECTING SPIGOT ENDS SHALL BE OF THE LONG PATTERN TYPE.
- 9.) IN ANY INSTANCE WHERE IT WILL BE NECESSARY TO HAVE THE WATER SHUT OFF ON EXISTING MAINS IN ORDER TO MAKE A TIE-IN, THE WORK MUST BE DONE UNDER THE DIRECT SUPERVISION OF THE DIRECTOR OF PUBLIC UTILITIES, AND AT THE TIME LEAST INCONVENIENT TO THE WATER CUSTOMERS INVOLVED.
- 10.) WHEN A WATER MAIN CROSSES AN EXISTING SEWER MAIN, THE CONTRACTOR IS TO REPLACE THE SEWER PIPE SPANNING THE DITCH WITH DUCTILE PIPE WHEN THE FOLLOWING CONDITIONS OCCUR:
 - A. ANYTIME A WATER MAIN IS INSTALLED UNDER A SEWER MAIN.
 - B. WHEN A WATER MAIN IS OVER A SEWER MAIN AND THE VERTICAL DISTANCE BETWEEN THE TWO MAINS IS 18" OR LESS.
- 11.) WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 10 (TEN) FEET HORIZONTAL SEPARATION FROM SEWER LINES, WHERE THIS IS NOT POSSIBLE, AS DETERMINED BY THE DIRECTOR OF PUBLIC UTILITIES, BOTH THE WATER LINE AND THE SEWER LINE SHALL BE DUCTILE IRON PIPE.
- 12.) WATER LINES SHALL BE DISINFECTED AND HYDROSTATICALLY TESTED IN ACCORDANCE WITH ALL STATE AND TOWN OF BLOWING ROCK REQUIREMENTS.
- 13.) THE TOWN OF BLOWING ROCK SHALL BE RESPONSIBLE FOR ALL WATER METER AND METER VAULT INSTALLATIONS. ALL WATER METERS SHALL BE INVENUS TOUCHREAD AND SHALL BE INSTALLED 18-INCHES FROM THE METER FACE TO THE TOP OF THE METER BOX.
- 14.) MEGA LUG M3 GLANDS AND THRUST BLOCKING MUST BE INSTALLED ON ALL MJ FITTINGS. THREAD ROD SHALL BE USED ON ALL FIRE HYDRANT ASSEMBLIES.
- 15.) ALL FIRE HYDRANTS SHALL BE KENNEDY GUARDIAN K-81, M&H MODEL 129, OR MUELLER SUPER CENTURION.
- 16.) ALL PVC WATER MAINS TO BE C-900 WITH LOCATION WIRE AND INSTALLED PER THE LATEST VERSION OF AWWA C605.

LEGEND		
---	---	PROPERTY LINE
OHE	OHE	EXISTING O/H ELECTRIC LINE
UG/E	UG/E	EXISTING U/G ELECTRIC LINE
FM	FM	EXISTING FORCE MAIN
GAS	GAS	EXISTING U/G GAS LINE
SS	SS	EXISTING SANITARY SEWER LINE
W	W	EXISTING WATER LINE
		EXISTING STORM LINE
GAS	GAS	PROPOSED GAS LINE
SS	SS	PROPOSED SANITARY SEWER LINE
W	W	PROPOSED WATER LINE
UG/E	UG/E	PROPOSED U/G ELECTRIC LINE
		PROPOSED U/G ELECTRIC SERVICE
		PROPOSED STORM PIPE



PROJECT:
Green Hill Road Subdivision
 A Single Family Major Subdivision

ADDRESS:
 TBD Green Hill Road
 Blowing Rock, NC

DEVELOPER:

 Winkler organization
 Residential & Commercial Property Management

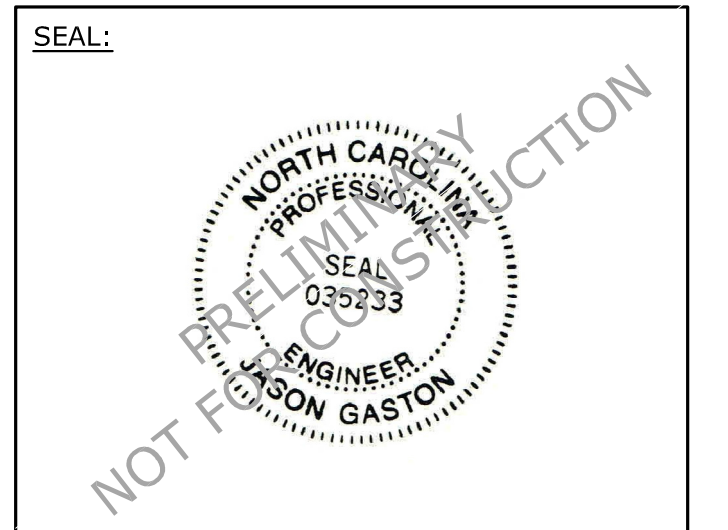
215 Boone Heights Drive, Ste. 100
 Boone, NC 28607
 828-262-3431

CONTACT: MR. JOHN WINKLER

ENGINEER:

 VALOR ENGINEERING

215 Boone Heights Drive, Ste. 107
 Boone, NC 28607
 828-262-9807
 www.valorengineering.com

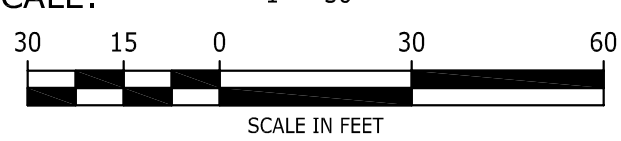


REVISIONS	DATE

PROJECT MANAGER: JEG
DRAWING BY: JEG
JURISDICTION: TOWN BLOWING ROCK
DATE: 12/14/20
SHEET TITLE:

PRELIMINARY UTILITY PLAN

SHEET NUMBER: C-3

SCALE: 1" = 30'

 SCALE IN FEET

FILE NUMBER: 001-052





TREE SPACING FOR STREET LIGHT (TYP.)

TREE SPACING FOR FUTURE DRIVEWAY (TYP.). FINAL TREE LOCATIONS TO BE DETERMINED WHEN DRIVEWAY LOCATIONS ARE KNOWN.

PROJECT:
Green Hill Road Subdivision
A Single Family Major Subdivision

ADDRESS:
 TBD Green Hill Road
 Blowing Rock, NC

DEVELOPER:



RESIDENTIAL & COMMERCIAL PROPERTY MANAGEMENT

215 Boone Heights Drive, Ste. 100
 Boone, NC 28607
 828-262-3431

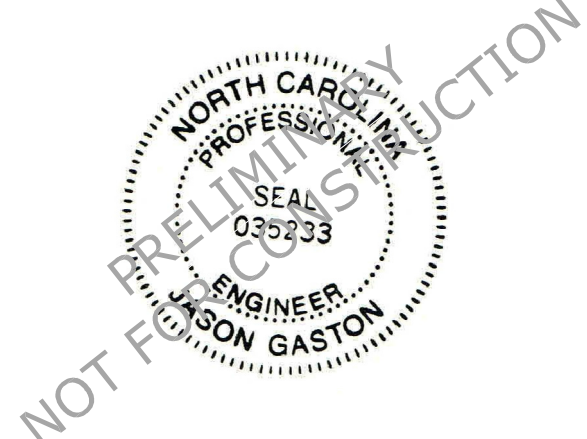
CONTACT: MR. JOHN WINKLER

ENGINEER:



215 Boone Heights Drive, Ste. 107
 Boone, NC 28607
 828-262-9807
 www.valorengineering.com

SEAL:



NOT FOR CONSTRUCTION


REVISIONS	DATE

PROJECT MANAGER: JEG
DRAWING BY: JEG
JURISDICTION: TOWN BLOWING ROCK
DATE: 12/14/20
SHEET TITLE:

PRELIMINARY STREET TREE PLAN

SHEET NUMBER: C-4

SCALE: 1" = 30'



FILE NUMBER: 001-052

STREET TREE CALCULATIONS

918 L.F. OF STREET FRONTAGE
 1 TREE / 30' OF STREET FRONTAGE
 TOTAL REQUIRED TREES: 31
 TOTAL PROVIDED: 31

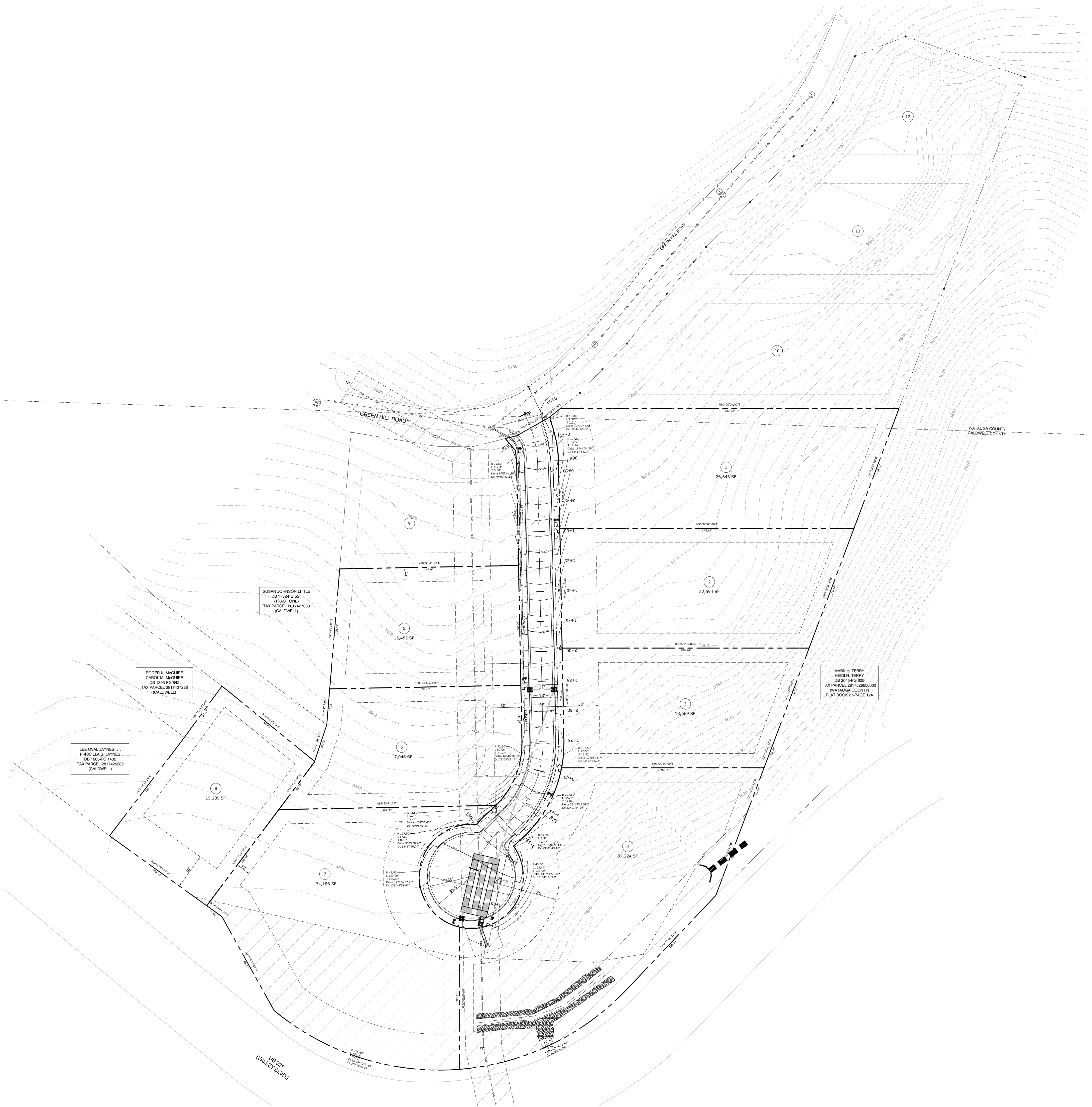


CUP 2020-02

Green Hill Subdivision - Aerial

Search for Parcel or Road





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DB 1805-PG 1432
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(CALDWELL)

ROGER K. MCGUIRE
CAROL M. MCGUIRE
DB 1303-PG 802
TAX PARCEL 2817427228
(CALDWELL)

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(TRACT ONE)
TAX PARCEL 2817427388
(CALDWELL)

MARK H. TERRY
HEIDI H. TERRY
DB 2048-PG 895
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WATAUGA COUNTY
PLAT BOOK 27-PAGE 124

US 301
(VALLEY BLVD)

WATAUGA COUNTY
CALDWELL COUNTY