

VICINITY MAP
NOT TO SCALE

2' LANDSCAPE WALL

PAVED PARKING AREA

PROPOSED DRIVE THRU COFFEE SHOP

6' LANDSCAPE BUFFER W/ CANADIAN HEMLOCK @ 8'OC

SITE INFORMATION :

1. PARCEL ID 2817-17-3703-000
2. TOTAL AREA = 0.258 AC
3. PROPERTY IS ZONED BR-GB
4. EXISTING IMPERVIOUS AREA = 6,988 SQ FT
5. PROPOSED IMPERVIOUS AREA = 7,989 SQ FT
6. REQUIRED PARKING = 432 SQ FT/100 SQ FT/SPACE = 5 SPACES < 8 PROVIDED

OWNER :
JOHN B & PAULA E MEDLEY
2015 GEORGE HAYES RD
BOONE, NC 28607
TELE. 252-885-2760

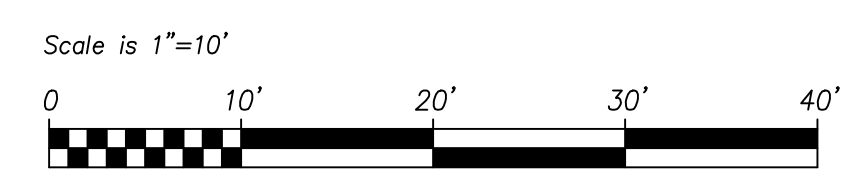
DEVELOPER :
VIKING PROPERTIES OF BLOWING ROCK, LLC
2015 GEORGE HAYES RD
BOONE, NC 28607
TELE. 252-885-2760

ENGINEER :
WARREN CONSULTING & DESIGN, PLLC
850 9TH AVE NW
HICKORY, NC 28601
TELE. 828-493-6988

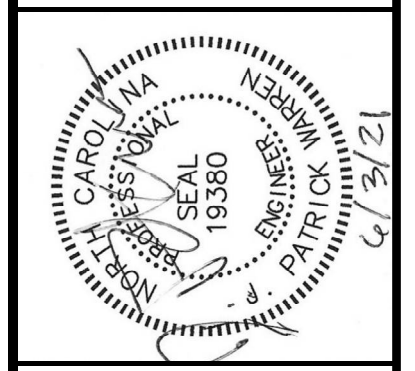
ARCHITECT :
APPALACHIAN ARCHITECTURE, PA
703 W KING ST #201
BOONE, NC 28607
TELE. 828-265-2405

GENERAL NOTES :

1. DEVELOPMENT OF THE PROJECT SHALL BE AS INDICATED HEREON AND AS REQUIRED BY THE TOWN OF BLOWING ROCK CONDITIONAL USE PERMIT.
2. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
3. BASE INFORMATION FROM BLOWING ROCK GIS, SURVEY BY APPALACHIAN SURVEYORS, PA AND ONSITE OBSERVATIONS.
4. SEE ARCHITECTURAL DRAWINGS BY APPALACHIAN ARCHITECTURE, PA FOR ELEVATIONS & EXACT DIMENSIONS OF PROPOSED BUILDING.
5. CONTOUR INTERVAL = 1 FT.



WARREN CONSULTING & DESIGN, PLLC
P-1006
850 9TH AVE NW HICKORY, NC



SUNSET DRIVE COFFEE SHOP FOR VIKING PROPERTIES OF BLOWING ROCK, LLC BLOWING ROCK, NORTH CAROLINA

DATE: MARCH 2021
SCALE: 1"=10'
REVISION: 8/5/21
INCREASED BUILDING WIDTH BY 2 FT.

SITE PLAN

SHEET
C1