

TO: Mayor J.B. Lawrence and the Blowing Rock Town Council  
FROM: Kevin Rothrock, Planning Director  
SUBJECT: CZ 2016-02 Conditional Rezoning from HMC to CZ-R6M  
APPLICANT: Chestnut Development Partners  
DATE: July 6, 2016

## **REQUEST**

Chestnut Development Partners, LLC is requesting a conditional rezoning of the current Blowing Rock Hospital and Davant Medical Clinic property from HMC, Hospital Medical Complex to Conditional Zoning - R-6M, Multi-family (CZ-R-6M). The 3.61 acre property is located at 364 and 420 Chestnut Drive. Chestnut Development Partners is proposing to demolish the hospital and clinic and construct 24 condominium units. The property is further identified by Watauga County PIN 2807-96-3492-000.

## **SITE PLAN**

### *General*

The current HMC zoning district allows up to 7 units per acre for multi-family. The Applicant is requesting a residential density of up to 7 units per acre with a total of 24 units. Option "B" on the plans shows a three (3) unit building, however, if Option "A" is chosen by the Applicant, the project will have only 23 units.

### *Parking/Access*

The project requires 66 parking spaces. 76 spaces are provided with 48 of the spaces in multiple 2-car garages located under the condominium units. The remaining spaces are available for visitors.

The current hospital and clinic utilize three (3) driveways onto Chestnut Drive. The proposed project access to the site will be from two (2) new driveways constructed in approximate locations to existing driveways. The lower driveway will serve the lower side of the condominium units for garage access.

### *Storm Water*

The storm water runoff from the current hospital site is conveyed from the upper parking areas and roofs to a drainage collection system on the lower side of the site. The storm water is spread across the lower adjacent slope through a series of drainage pipes. The proposed project will have approximately 15% less impervious surfaces than the current conditions. Accordingly, there should be less runoff from storm events. The proposed drainage will effectively follow the current drainage patterns and not introduce new storm flows into pipes or conveyances that cannot handle the runoff.

### ***Utilities***

The current water and sewer systems serving the hospital and clinic are adequate for the proposed development. After consultation with the Fire Marshal and Public Works Director, the Applicant has agreed to loop the existing water main through the entire project site for improved fire flow.

### ***Landscaping***

A general landscape plan has been submitted for review. Once construction plans are finalized, a detailed landscape plan will be produced. All landscape materials shown on the final plans will meet the Land Use Code standards for species and size.

### ***Architectural***

The building plans show 4-level buildings with 3 units in each building. Two-car garage units are proposed on the bottom floor with an elevator to provide access from the garage to all living levels. The main level will have access from the parking lot. The building height will not exceed 35 feet measured from the grade at the main level entrance.

### ***Construction/Demolition Access***

At the Planning Board meeting, there was some discussion on the proposed route to be utilized by demolition debris trucks and construction grading/fill trucks. A map indicated a preferred route from the site proceeding down Chestnut Drive to Main Street and then turning left and heading south to Hwy 321 near the Blowing Rock Furniture Gallery. After further discussion, an alternate route that leaves the site and goes through upper Chestnut Drive and Chestnut Circle eventually turning left onto Main Street may be a better alternative as long as a flagger is posted at Main Street. The majority of demolition and related hauling and grading work should be done within the first three (3) months of the project. The Planning Board recommended that the contractor coordinate a safe construction traffic route with the police department and other department supervisors prior to demolition.

### ***Applicant Proposed Conditions***

1. Density shall be 7 units/acre which is in line with the current zoning.
2. Option "B" can be substituted for Option "A".
3. Project to reduce total impervious from what is currently existing.
4. New drainage patterns shall match existing as close as possible
5. Building separations of 20' shall not include decks.
6. To minimize disturbance to Chestnut Drive, utilize as much of the existing 6" ductile iron water main as possible.
7. In order to match existing drainage patterns there shall be no minimum separation between structures and storm drainage system.
8. Perimeter buffer shall be allowed to follow roadway instead of property perimeter in southwest corner for better aesthetics.
9. To avoid rock, sanitary sewer service for building pad 8 shall be allowed to run between units 6 & 7.

## **NEIGHBORHOOD MEETING**

A neighborhood meeting was held at Town Hall on June 2, 2016. Approximately 50 neighbors and other citizens attended the meeting. The Applicant shared with the group their vision for the property, how the project fits with the current grade of property, the details of the proposed condominium units, access, and potential unit prices.

## **PLANNING BOARD RECOMMENDATION**

At the June 16, 2016 meeting, the Planning Board recommended approval of the conditional rezoning with the following additional conditions:

1. Roll-out style cans will be used for garbage collection
2. All infrastructure will be completed prior to issuance of any Certificates of Occupancy
3. The Applicant will coordinate an acceptable construction traffic plan with the Police Department and other department supervisors prior to the demolition phase of the project.

## **ATTACHMENTS**

1. Draft Ordinance and Exhibits A and B
2. Site and grading plans
3. Architectural elevations and plans

**ORDINANCE NO. 2016-22****AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE  
TOWN OF BLOWING ROCK;  
CREATING THE CHESTNUT PARTNERS DEVELOPMENT  
CONDITIONAL ZONING DISTRICT (CZ-R6M)**

**WHEREAS**, the Town of Blowing Rock has the authority, pursuant to Part 3 of Article 19 of Chapter 160A of the North Carolina General Statutes, to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and may amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare; and

**WHEREAS**, this Ordinance is consistent with NC General Statutes 160A-381, establishing conditional zoning districts in local zoning jurisdictions; and

**WHEREAS**, this Ordinance is consistent with the Town's 2014 Comprehensive Plan Update for the reasons set out herein; and

**WHEREAS**, the Town of Blowing Rock has reviewed the proposed ordinance and recommends its enactment by the Town Council;

**NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF BLOWING ROCK, MEETING IN REGULAR SESSION AND WITH A MAJORITY OF THE BOARD MEMBERS VOTING IN THE AFFIRMATIVE, HEREBY ORDAINS THE FOLLOWING.**

**Section One.** Upon petition of Chestnut Development Partners, LLC, the Official Zoning Map of the Town of Blowing Rock is hereby amended to create the Chestnut Development Partners, Conditional Zoning District (CZ-R6M) as more particularly set forth herein.

**Section Two.** This Ordinance is found to be consistent with the Town of Blowing Rock 2014 Comprehensive Plan Update, in particular with the following policies contained therein:

- ) H-1: Future land uses at the current hospital site will be compatible with surrounding development and the character of the Town.
- ) H-2: The architectural design of new development on the site will reinforce the western NC vernacular and respect the character of the town and surrounding neighborhoods.
- ) LC-3.1: Amend the Land Use Code to increase the density allowed in the most intensive residential zoning district to allow at least 8 multi-family dwelling units per acre by-right.

- ) LC-5.1: Utilize zoning and use transitions between higher intensity uses and lower intensity uses...
- ) LC-6.4: Encourage the use of the Conditional Zoning process to address situations where rezoning to an existing base zoning district would not be compatible with surrounding development in the absence of conditions tailored to the particular nature of the proposed use or development.

**Section Three.** The zoning classification of that certain real property shown on the aerial photo map, attached hereto as **Exhibit A** and made a part hereof, is hereby changed from HMC, Hospital Medical Complex to CZ-R6M, Conditional Zoning-R6M, Multi-family. Said property is also identified on Watauga County PIN 2807-96-3492-000.

**Section Four.** The Chestnut Development Partners Conditional Zoning District is a conditional zoning district established pursuant to the Land Use Ordinance of the Town of Blowing Rock by means of authority granted by the North Carolina General Statutes. Future development and use of lands situated within the Chestnut Development Partners Conditional Zoning District, and the processing of applications to develop and use such lands, shall comply with the conditions set forth on the document entitled, Chestnut Development Partners Conditional Zoning District: List of Standards & Conditions, which is attached to this ordinance as **Exhibit B** and incorporated herein. The aforementioned List of Standards & Conditions, made a part thereof, shall run with the land and shall be binding on Chestnut Development Partners, LLC, its heirs and assigns.

**Section Five.** Pursuant to Section 16-9.6 of the Town of Blowing Rock Land Use Ordinance, the Master Plan replaces all conflicting development regulations set forth in the Land Development Standards, and such development regulations are varied to the extent they conflict with the Master Plan and List of Standards & Conditions. The Master Plan specifically includes the architectural plans and civil engineering and site plans submitted to Town Council on July 12, 2016 and subsequent construction drawings revised as a result of additional conditions imposed by Town Council after the July 12, 2016 public hearing. Construction drawings include at a minimum: site plan, utility plan, grading plan, landscape plan, and architectural plan and elevations. Any substantial change to the Master Plan as noted below shall be reviewed by the Planning Board and approved or denied by the Town Council as an amended conditional zoning district. The following changes to the CZ Master plan shall require approval by the Town Council:

- (a) Land area being added or removed from the conditional district.
- (b) Modification of special performance criteria, design standards, or other requirements specified by the enacting ordinance.
- (c) A change in land use or development type beyond that permitted by the approved master plan.
- (d) When there is introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access.
- (e) Hours of operation and/or delivery hours.

All other changes to the Master plan shall receive approval by the Administrator. However, if in the judgment of the Administrator, the requested changes alter the basic development concept of the Conditional Zoning District, the Administrator may require concurrent approval by the Town Council.

**Section Six.** Enactment of this Ordinance constitutes the approval of a site-specific development plan resulting in the establishment of a vested right, pursuant to N.C.G.S. 160A-385.1, to undertake and complete the development and use of the property under the terms and conditions specified in the Master Plan and the List of Standards & Conditions. Such vested right shall have a term of two years from the date of adoption of this Ordinance.

**Section Seven.** The Office of the Zoning Administrator is hereby authorized and directed to modify the Town’s Official Zoning Map consistent with this Ordinance.

**Section Eight.** If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

**Section Nine.** All ordinances or portions thereof in conflict herewith are hereby repealed to the extent of such conflict.

**Section Ten.** This ordinance shall be in full force and effect from and after the date of adoption.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Town Clerk

## **Exhibit B**

Chestnut Development Partners Conditional Zoning District  
Conditional Zoning – R6M, CZ-R6M  
PIN 2807-96-3492-000

364 and 420 Chestnut Drive

### List of Standards & Conditions

1. Density shall be 7 units/acre which is in line with the current zoning.
2. Option “B” can be substituted for Option “A”.
3. Project to reduce total impervious from what is currently existing.
4. New drainage patterns shall match existing as close as possible
5. Building separations of 20’ shall not include decks.
6. To minimize disturbance to Chestnut Drive, utilize as much of the existing 6” ductile iron water main as possible.
7. In order to match existing drainage patterns there shall be no minimum separation between structures and storm drainage system.
8. Perimeter buffer shall be allowed to follow roadway instead of property perimeter in southwest corner for better aesthetics.
9. To avoid rock, sanitary sewer service for building pad 8 shall be allowed to run between units 6 & 7.
10. Roll-out style cans will be used for garbage collection
11. All infrastructure will be completed prior to issuance of any Certificates of Occupancy
12. The Applicant will coordinate an acceptable construction traffic plan with the Police Department and other department supervisors prior to the demolition phase of the project.

# RZ 2016-02 Chestnut Development Rezoning HMC to CZ-R6M

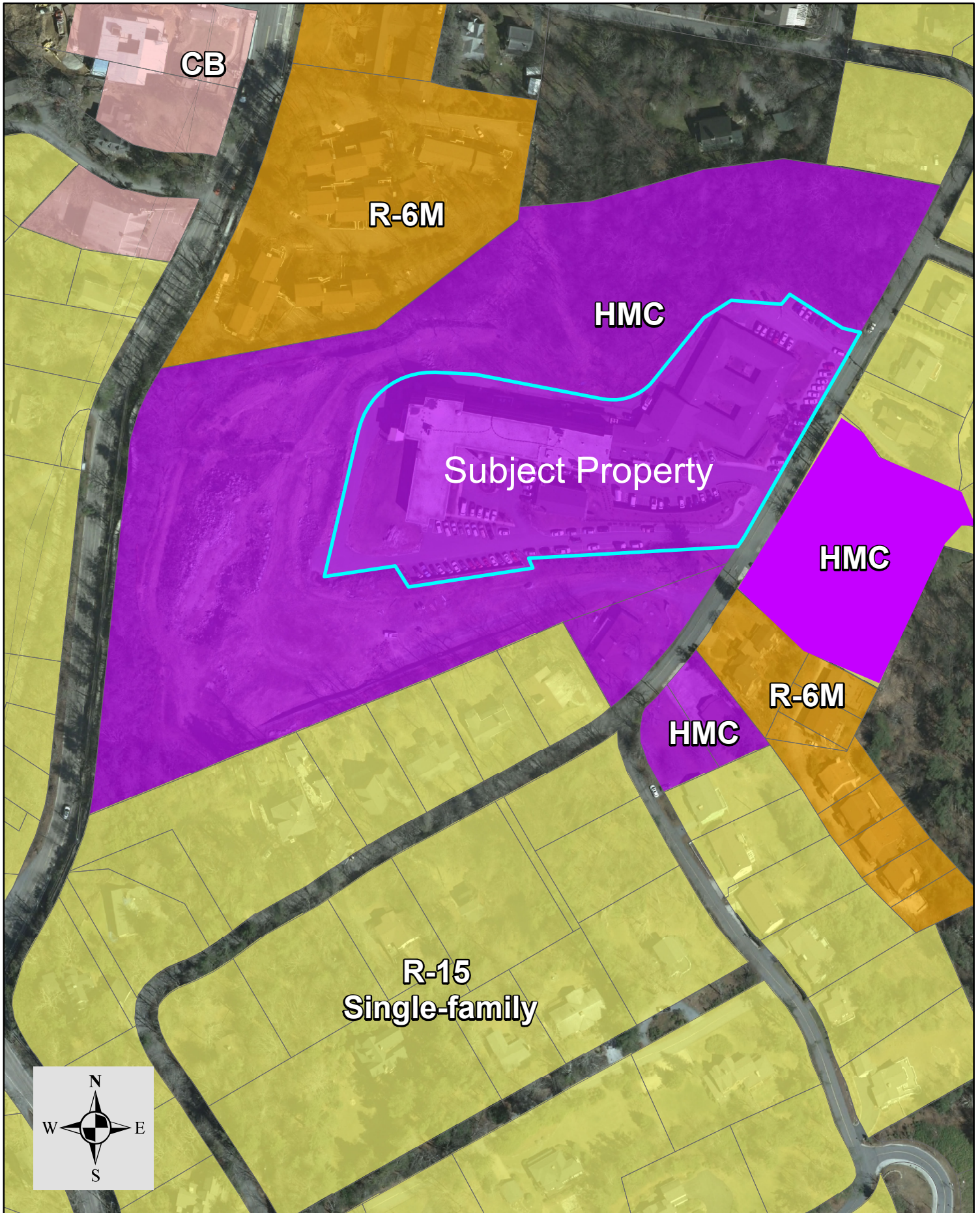


EXHIBIT A





**SEWER MAIN & SERVICE NOTES:**

1. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
2. NEW SANITARY SEWER MAINS SHALL BE 8" CLASS 350 DUCTILE IRON PIPE UNLESS SPECIFIED OTHERWISE.
3. ALL SANITARY SEWER SERVICES SHALL BE 6" CLASS 350 DUCTILE IRON PIPE, CONSTRUCTED ACCORDING TO NC BUILDING CODE. PLACE 2-DIRECTIONAL CLEANOUTS ON S.S. SERVICE WITHIN 10' OF BUILDING.
4. PLUMBING ENGINEER SHALL CONFIRM SIZE, MATERIAL, AND LOCATION OF ALL SEWER SERVICES.
5. SANITARY SEWER MAIN SHALL BE BEDDED IN STONE IN POOR SOIL CONDITIONS AND AT DEPTHS GREATER THAN 10' OR AS DIRECTED BY ENGINEER.
6. RIM ELEVATIONS MAY VARY AFTER GRADING IS COMPLETED. MATCH RIM ELEVATIONS TO FINISHED GRADE.
7. THE CONTRACTOR/PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGE TO THE SEWER MAINS IN THE CONSTRUCTION AREA UNTIL CONSTRUCTION IS COMPLETE.
8. ALL NEW SEWER MAINS LOCATED OUTSIDE THE TOWN OF BLOWING ROCK'S ROAD RIGHT-OF-WAY SHALL HAVE A 25' EASEMENT DEDICATED TO THE TOWN OF BLOWING ROCK. THE EASEMENT SHALL BE GENERALLY CENTERED ON THE NEW SEWER MAIN, HOWEVER IT MAY BE OFFSET TO AVOID EXISTING STRUCTURES.

**FIRE PROTECTION NOTES:**

1. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING LOCATION, SIZE & TYPE OF ALL EXISTING PIPES AT TIE-IN POINTS, PRIOR TO ORDERING NEW PIPE OR FITTINGS.
2. SPRINKLER CONTRACTOR SHALL NOT CALCULATE FOR SPRINKLER SUBMITTAL ABOVE 90% AVAILABLE WATER. NO VALVE PITS OR BUILDING ENTRY FOR SHUT OFF. PROVIDE KNOX BOX SECURITY SYSTEM FOR FIRE DEPARTMENT ENTRY. COORDINATE LOCATION OF KNOX BOX, FDCs AND PIVs WITH FIRE MARSHALL. (828) 295-5218
3. SPRINKLER CONTRACTOR SHALL CONFIRM SIZE, MATERIAL, AND LOCATION OF ALL FIRE AND FDC LINES.
4. RPZ DETECTORS SHALL BE LOCATED ON THE FIRE LINE IN EACH OF THE SPRINKLER ROOMS OR OUTSIDE IN A HOT BOX. A DRAIN MUST BE INSTALLED TO HANDLE CATASTROPHIC FAILURE OF THE RELIEF VALVES AND OUTLET TO THE ATMOSPHERE IF INSTALLED IN SPRINKLER ROOMS.
5. FIRE DEPARTMENT CONNECTIONS (FDCs) SHALL BE LOCATED A MAXIMUM OF 100' FROM FIRE HYDRANTS. FDCs SHALL BE PROPERLY MARKED.
6. THE MAIN STRUCTURE ADDRESS NUMBER HEIGHT SHALL BE 8" OF CONTRASTING COLOR TO THE BUILDING WITH THE LOCATION TO BE DETERMINED BY THE BLOWING ROCK FIRE DEPARTMENT. ADDITIONAL REQUIREMENTS ARE POSSIBLE UPON REVIEW OF BUILDING PLANS.

**WATER MAIN & SERVICE NOTES:**

1. ALL UNDERGROUND UTILITIES SHALL BE FIELD LOCATED BY CONTRACTOR PRIOR TO EXCAVATION.
2. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING LOCATION, SIZE & TYPE OF ALL EXISTING PIPES AT TIE-IN POINTS, PRIOR TO ORDERING NEW PIPE OR FITTINGS.
3. ANY NEW WATER MAINS SHALL BE CLASS 350 DUCTILE IRON OR C-900 PVC PIPE.
4. ALL WATER SERVICE LINES SHALL BE SDR 13.5 PVC UNLESS OTHERWISE SPECIFIED.
5. ALL WATER MAINS AND SERVICES SHALL HAVE A MINIMUM 3' COVER UNLESS SPECIFIED OTHERWISE.
6. ALL VALVES SHALL BE RESILIENT-SEAT DUCTILE IRON GATE VALVES.
7. COORDINATE LOCATION OF ALL NEW TAPS & METERS WITH TOWN OF BLOWING ROCK UTILITY DEPARTMENT
8. CONCRETE THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS AND FITTINGS FOR MAINS AND SERVICES OVER 4" IN DIAMETER.
9. ALL BENDS AND TEES SHALL BE RESTRAINED JOINT AND HAVE THRUST BLOCKING. SEE DETAIL SHEET FOR SCHEDULE OF THRUST BLOCKING.
10. ALL HYDRANTS MUST BE KENNEDY K-81 HYDRANTS OR APPROVED EQUAL. COORDINATE WITH TOWN OF BLOWING ROCK UTILITY DEPARTMENT.
11. PLUMBING ENGINEER SHALL CONFIRM SIZE, MATERIAL, AND LOCATION OF ALL WATER SERVICES. SPRINKLER CONTRACTOR SHALL CONFIRM SIZE, MATERIAL, AND LOCATION OF ALL FIRE AND FDC LINES.
12. PLUMBING CONTRACTOR & SPRINKLER CONTRACTOR SHALL COORDINATE WITH TOWN OF BLOWING ROCK UTILITY DEPARTMENT REGARDING BACKFLOW PREVENTION REQUIREMENT PRIOR TO CONSTRUCTION.
13. THE CONTRACTOR/PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGE TO THE WATER MAINS IN THE CONSTRUCTION AREA UNTIL CONSTRUCTION IS COMPLETE.

**WATER METER NOTES:**

1. WATER METERS SHALL BE LOCATE OUTSIDE THE BUILDING IN INDIVIDUAL METER BOXES. METERS SHALL BE SENSUS TOUCH READ OR APPROVED EQUAL WITH DUAL CHECK SETTERS.
2. COORDINATE TAPS AND METERS WITH TOWN OF BLOWING ROCK UTILITY DEPARTMENT (828-295-5240).

**BACKFLOW PREVENTION NOTES:**

1. RPZ DETECTORS ARE REQUIRED FOR EACH FIRE LINE INTO THE BUILDING. RPZ DETECTORS MAY BE LOCATED IN A SPRINKLER ROOM INSIDE THE GARAGE OR IN AN ABOVE GROUND HOT BOX OUTSIDE THE BUILDING.
2. RPZ DETECTORS LOCATED IN SPRINKLER ROOMS SHALL HAVE A DRAIN INSTALLED TO HANDLE CATASTROPHIC FAILURE OF THE RELIEF VALVES AND OUTLET TO THE ATMOSPHERE.
3. SPRINKLER CONTRACTOR SHALL PROVIDE THE TOWN OF BLOWING ROCK WITH SPECIFICATIONS FOR RPZ DETECTOR ALONG WITH CALCULATIONS FOR DRAIN.

**GENERAL NOTES:**

1. SITE IS CURRENTLY ZONED HMC. PROPOSED ZONING IS CZ R6-M.
2. PROPOSED PROPERTY AREA = 3.610 ACRES.
3. PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES. CALL 811.
4. ALL UTILITIES SHALL BE UNDERGROUND.
5. CONTACT BREMCO FOR LOCATION OF POWER.
6. CONTACT AT&T FOR PHONE SERVICE (828-262-4908).
7. CONTACT CHARTER COMMUNICATIONS FOR CABLE SERVICE (828-733-1510).
8. ALL SIDEWALKS WITHIN THE TOWN OF BLOWING ROCK RIGHT OF WAY SHALL CONFORM TO ALL REQUIREMENTS OF TOWN'S DEVELOPMENT ORDINANCE.
9. 24" CONCRETE CURB & GUTTER (NC DOT STD. 846.01) SHALL BE USED AS SHOWN ON PLAN.
10. PARKING SPACE DIMENSIONS ARE TO FACE OF CURB (TYP). RADII ARE TO BACK OF CURB (TYP).
11. THE CONTRACTOR/PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGE TO THE WATER & SEWER MAINS IN THE CONSTRUCTION AREA UNTIL CONSTRUCTION IS COMPLETE.
12. HANDICAP SPACES SHALL BE MARKED BOTH ON PAVEMENT & WITH SIGNS IN COMPLIANCE WITH THE LATEST EDITION OF THE NORTH CAROLINA ACCESSIBILITY CODE.

**SIGNAGE NOTES:**

1. ALL SIGNAGE SHALL BE PERMITTED SEPARATELY.

**LIGHTING NOTES:**

1. ALL SITE LIGHTING SHALL CONFORM TO THE STANDARDS IN THE TOWN OF BLOWING ROCK DEVELOPMENT ORDINANCE.

**TRASH/RECYCLING NOTES:**

1. EACH UNIT SHALL HAVE INDIVIDUAL ROLLOUT CONTAINERS FOR TRASH AND RECYCLING.

**PROJECT PHASING NOTES:**

1. THE PROJECT CONSTRUCTION SHALL BE PHASED.
2. ALL INFRASTRUCTURE TO SUPPORT THE DEVELOPMENT SHALL BE CONSTRUCTED FOR PHASE 1.
3. EACH BUILDING TO RECEIVE A CERTIFICATE OF OCCUPANCY AS THEY ARE CONSTRUCTED.
4. DEVELOPER SHALL PHASE THE PROJECT SUCH THAT DISTURBANCE IS MINIMIZED FOR RESIDENTS OCCUPYING THE DEVELOPMENT.

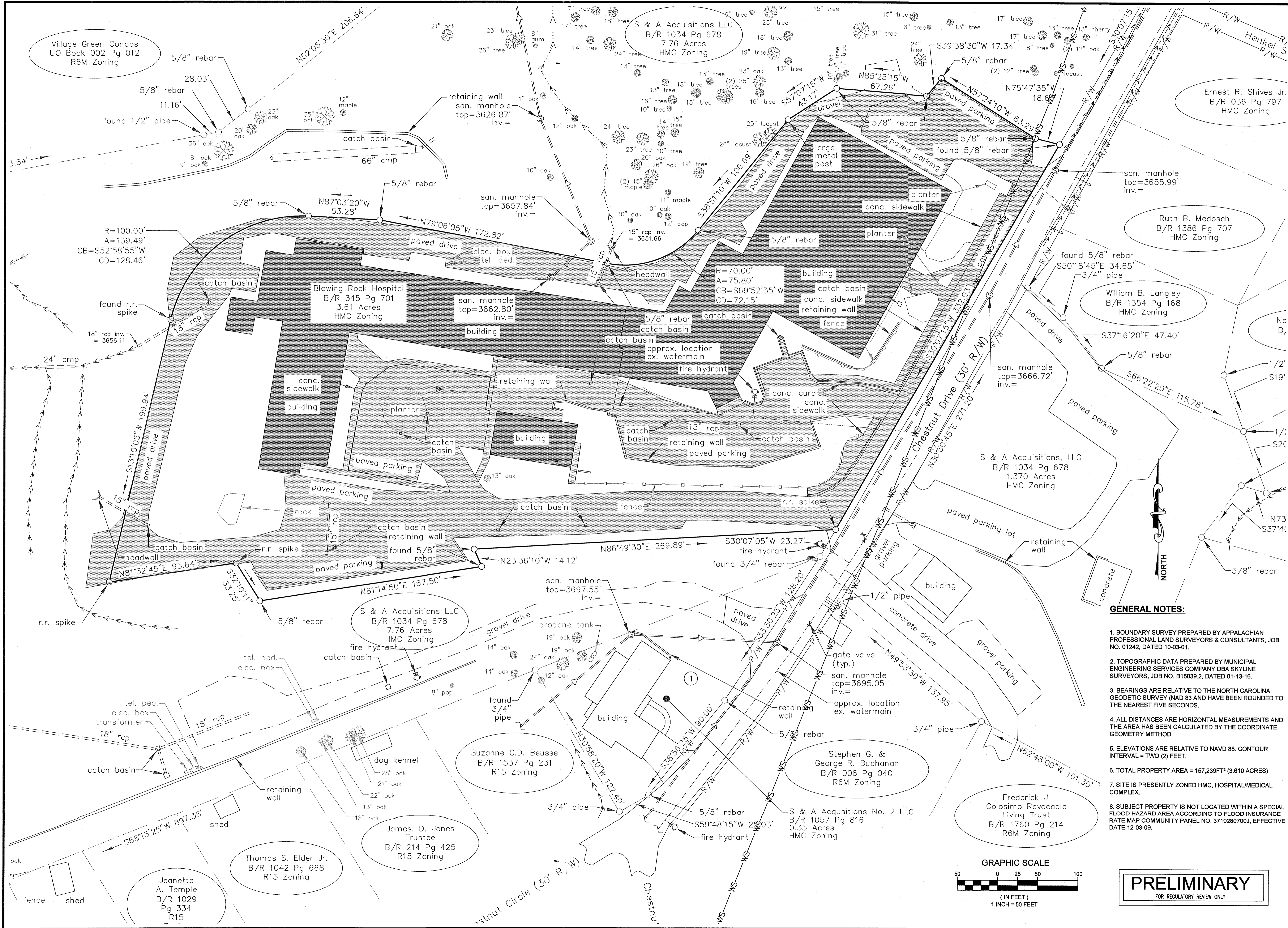


**CHESTNUT DEVELOPMENT PARTNERS, LLC**  
**AT OLD BLOWING ROCK HOSPITAL**  
**BLOWING ROCK, NORTH CAROLINA**

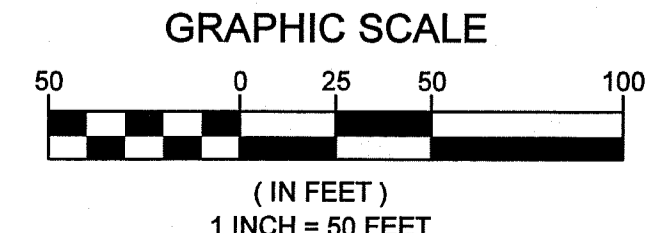
DATE	BY	REV.	DESCRIPTION

SCALE: AS SHOWN  
 DATE: 5-20-16  
 DRWN. BY: EGT  
 CHKD. BY: MPT  
 PROJECT NUMBER  
 B15039.1  
 DRAWING NO. C-2 SHEET NO. 2 OF 5

**PRELIMINARY**  
 FOR REGULATORY REVIEW ONLY



- GENERAL NOTES:**
1. BOUNDARY SURVEY PREPARED BY APPALACHIAN PROFESSIONAL LAND SURVEYORS & CONSULTANTS, JOB NO. 01242, DATED 10-03-01.
  2. TOPOGRAPHIC DATA PREPARED BY MUNICIPAL ENGINEERING SERVICES COMPANY DBA SKYLINE SURVEYORS, JOB NO. B15039.2, DATED 01-13-16.
  3. BEARINGS ARE RELATIVE TO THE NORTH CAROLINA GEODETIC SURVEY (NAD 83) AND HAVE BEEN ROUNDED TO THE NEAREST FIVE SECONDS.
  4. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS AND THE AREA HAS BEEN CALCULATED BY THE COORDINATE GEOMETRY METHOD.
  5. ELEVATIONS ARE RELATIVE TO NAVD 88. CONTOUR INTERVAL = TWO (2) FEET.
  6. TOTAL PROPERTY AREA = 157,239FT<sup>2</sup> (3.610 ACRES)
  7. SITE IS PRESENTLY ZONED HMC, HOSPITAL/MEDICAL COMPLEX.
  8. SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3710280700J, EFFECTIVE DATE 12-03-09.



**PRELIMINARY**  
FOR REGULATORY REVIEW ONLY

**Engineering Company, P.A.**  
Municipal Services

P.O. BOX 97 GARNER, N.C. 27529  
(919) 772-5393  
LICENSE NUMBER: C-0281

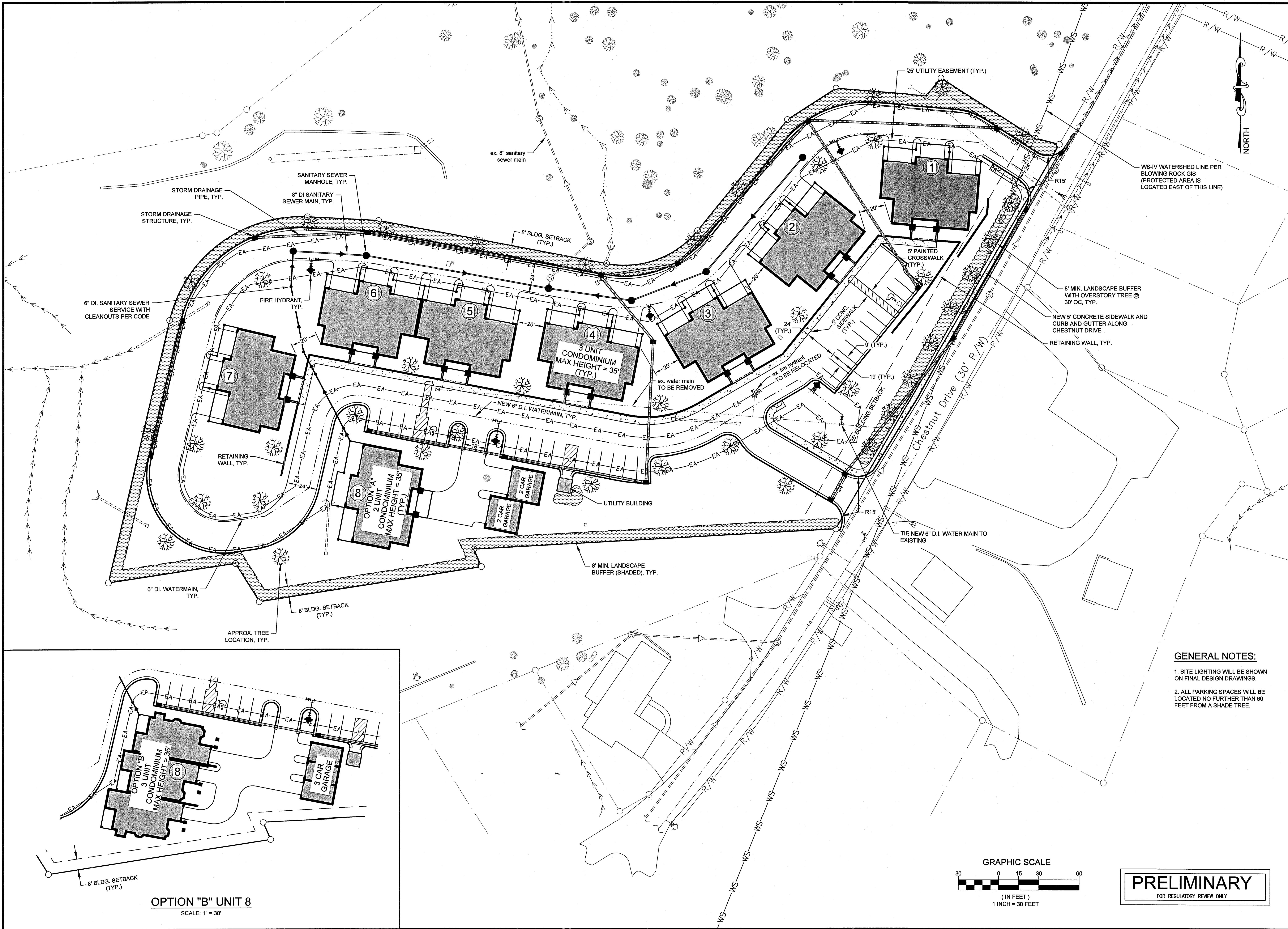
**CHESTNUT DEVELOPMENT PARTNERS, LLC**  
**CHESTNUT DEVELOPMENT PARTNERS, LLC**  
**AT OLD BLOWING ROCK HOSPITAL**  
**BLOWING ROCK, NORTH CAROLINA**

DATE	BY	DESCRIPTION

EXISTING CONDITIONS

SCALE: 1" = 30'  
DATE: 5-20-16  
DRWN. BY: EGT  
CHKD. BY: MPT

PROJECT NUMBER: B15039.1  
DRAWING NO.: C-3  
SHEET NO.: 3 OF 5



**CHESTNUT DEVELOPMENT PARTNERS, LLC**  
**AT OLD BLOWING ROCK HOSPITAL**  
**BLOWING ROCK, NORTH CAROLINA**

DATE	BY	REV.	DESCRIPTION

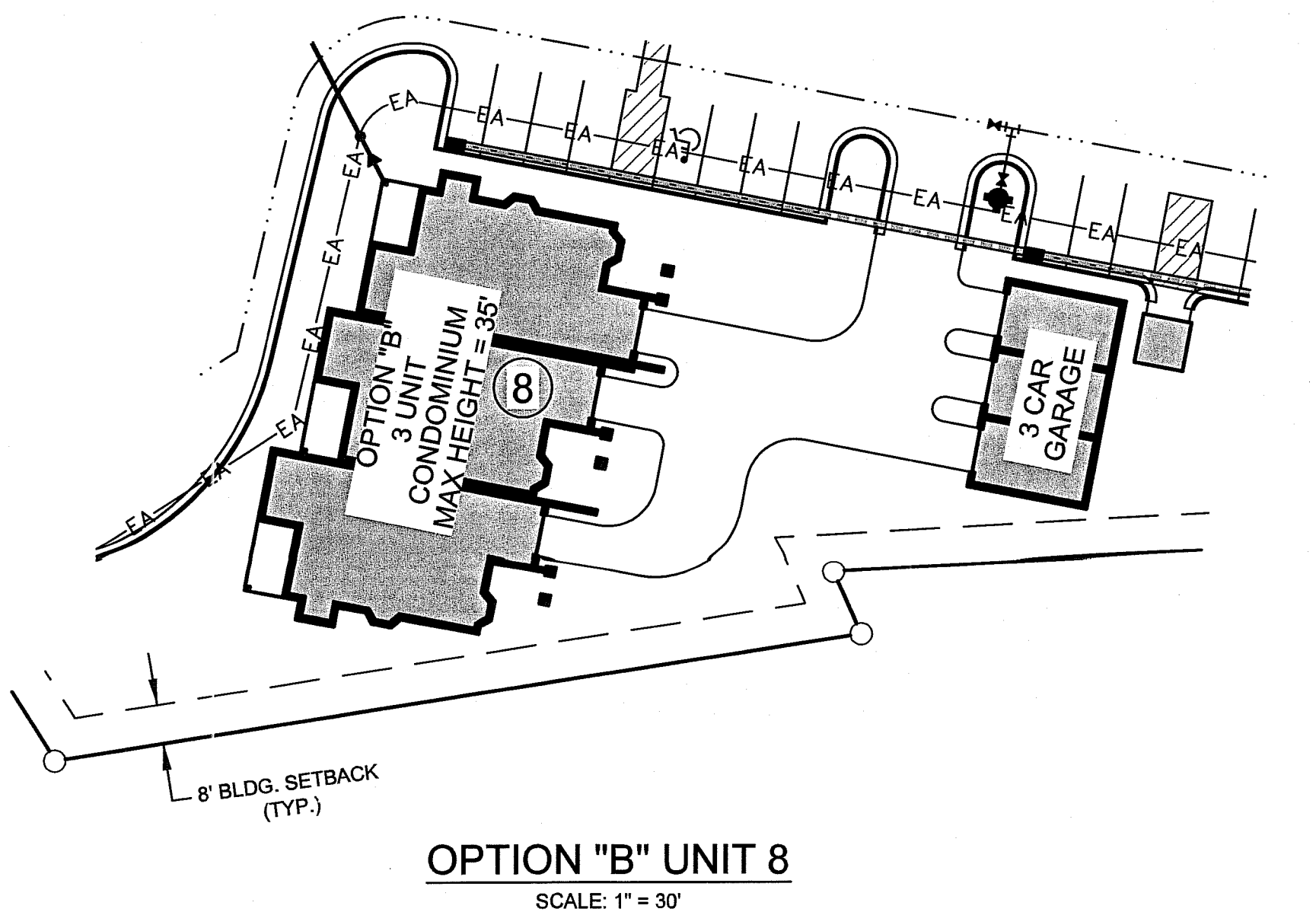
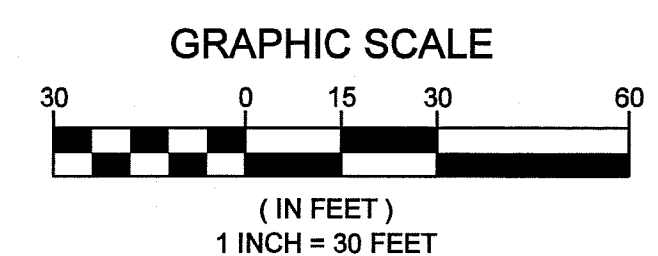
PRELIMINARY SITE & LANDSCAPE PLAN

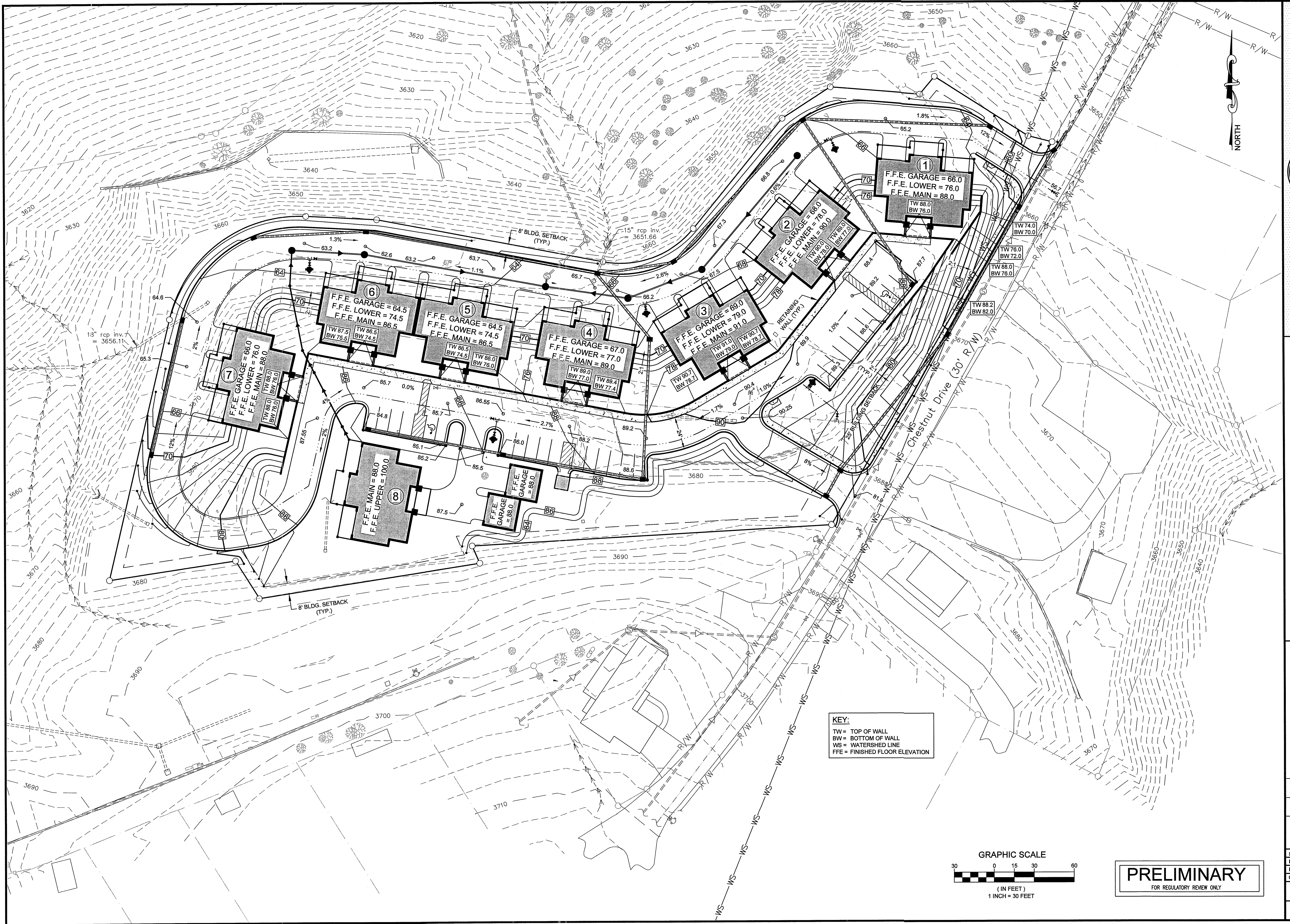
SCALE:	1" = 30'
DATE:	5-20-16
DRWN. BY:	EGT
CHKD. BY:	MPT
PROJECT NUMBER:	B15039.1
DRAWING NO.:	C-4
SHEET NO.:	4 OF 5

**GENERAL NOTES:**

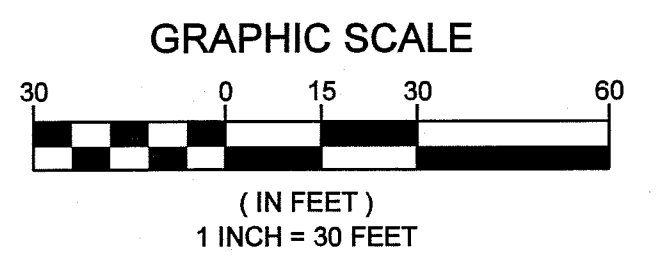
1. SITE LIGHTING WILL BE SHOWN ON FINAL DESIGN DRAWINGS.
2. ALL PARKING SPACES WILL BE LOCATED NO FURTHER THAN 60 FEET FROM A SHADE TREE.

**PRELIMINARY**  
 FOR REGULATORY REVIEW ONLY





**KEY:**  
 TW = TOP OF WALL  
 BW = BOTTOM OF WALL  
 WS = WATERSHED LINE  
 FFE = FINISHED FLOOR ELEVATION



**PRELIMINARY**  
 FOR REGULATORY REVIEW ONLY

**Engineering  
Company, P.A.**

P.O. BOX 948 BOONE, N.C. 28607  
(828) 282-1787  
LICENSE NUMBER: C-0281

**Municipal  
Services**

P.O. BOX 87 GARNER, N.C. 27629  
(919) 772-5593

**CHESTNUT DEVELOPMENT PARTNERS, LLC  
 CHESTNUT DEVELOPMENT PARTNERS, LLC  
 AT OLD BLOWING ROCK HOSPITAL  
 BLOWING ROCK, NORTH CAROLINA**

DATE	BY	REV.	DESCRIPTION
			PRELIMINARY GRADING PLAN

SCALE: 1" = 30'  
 DATE: 5-20-16  
 DRWN. BY: EGT  
 CHKD. BY: MPT  
 PROJECT NUMBER: B15039.3  
 DRAWING NO.: C-5  
 SHEET NO.: 5 OF 5





CHESTNUT DRIVE



SITE PLAN



CHESTNUT

BLOWING ROCK, NORTH CAROLINA

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CHESTNUT DEVELOPMENT PARTNER

2101 COLTSGATE ROAD  
SUITE 300 CHARLOTTE NC 28211



ARCHITECT, PLLC

PO BOX 163  
LINNELL, NORTH CAROLINA 28646  
828.878.4938 FAX 828.878.4938





ENTRY SIDE





MAIN STREET



VIEW SIDE

# Chestnut Development Partners Construction Routing

