

TO: Mayor Charlie Sellers and the Blowing Rock Town Council
FROM: Kevin Rothrock, Planning Director
SUBJECT: CZ 2017-02 Conditional Rezoning from CB to CZ-CB, Inn on Cornish
APPLICANT: Winkler Organization
DATE: December 6, 2017

REQUEST

The Winkler Organization is requesting a conditional rezoning of two parcels on Main Street from CB, Central Business to Conditional Zoning - CB. The property, totaling 0.906 acres, is located at 567 Main Street, at the intersection of Cornish Road, and includes the adjacent vacant lot. The Applicant is proposing to demolish one residential structure and construct a 21-room inn on the property. The property is further identified by Watauga County PINs 2817-08-8480-000 and 2817-08-8580-000.

SITE PLAN

General

The property is located on the corner of Main Street and Cornish Road. The majority of the property lies within the flood hazard area and half of the property is within the regulated floodway. No part of the building will be located within the regulated floodway.

A driveway on Main Street will connect to the main level parking area and front entrance. A second driveway on Cornish Road will connect to a lower level parking area with internal access into the building.

Setbacks

The applicable street setbacks for Central Business is 15 feet and is measured from the back of the existing/proposed sidewalk along each street. The building as proposed will encroach into the street setback along Cornish Road on 3 corners of the building. Most of this due to the applicant moving the proposed sidewalk toward the building to widen Cornish Road and provide curb and gutter and sidewalk. The applicant has requested this flexibility in the list of proposed conditions.

Building Height

The maximum building height of 30 feet is measured from the average elevation of the sidewalk along Main Street. The proposed building height is 32 feet. The applicant has requested this flexibility in the list of proposed conditions.

Parking/Access

The project requires 21 parking spaces. The upper garage provides 7 spaces and the lower garage provides 20 spaces.

Storm Water

The storm water runoff from the site will be conveyed to a drainage collection system under the building and the lower parking garage. This will meet the Land Use Code storm water requirements and will slowly release storm flow between 2.2 and 2.4 cfs to the Middle Fork New River.

Garbage Collection

Garbage generated from this property will be minimal and will be collected by cleaning staff and placed in an area in the lower parking garage. As currently planned, this garbage will be hauled away privately.

Landscaping

A general landscape plan has been submitted for review. Once construction plans are finalized, a detailed landscape plan will be produced. All of the trees on the front of the property will be removed including the large white pines. The applicant plans to replace these trees with shade trees between the building and the sidewalk.

All landscape materials shown on the final plans will meet the Land Use Code standards for species and size.

NEIGHBORHOOD MEETING

A neighborhood meeting was held at Town Hall on October 26, 2017. Approximately 35 neighbors and other citizens attended the meeting. The Applicant shared with the group their vision for the property, the hotel building materials, how the hotel would function differently from a traditional hotel, the construction timeframe, and other related topics.

WAIVERS REQUESTED

For this project to be approved, the following waivers must be granted:

1. Street setback from required 15 feet from the back of the sidewalk to allow the three (3) building corners to encroach into the setback. The building corner encroachments vary between 7.5 feet and 2.5 feet.
2. Building height increased from 30 feet to not more than 32 feet measured from the finished sidewalk elevation along Main Street.

PLANNING BOARD RECOMMENDATION

At the November 16, 2017 meeting, the Planning Board recommended approval of the conditional rezoning as submitted.

ATTACHMENTS

1. Draft Ordinance and Exhibit A and B
2. Site, grading, utility, and landscape plans
3. Architectural elevations and rendering

ORDINANCE NO. 2017-15**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE
TOWN OF BLOWING ROCK;
CREATING THE INN ON CORNISH
CONDITIONAL ZONING DISTRICT (CZ-CB)**

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 Board of Commissioners;

NOW, THEREFORE, THE TOWN OF BLOWING ROCK BOARD OF COMMISSIONERS, 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 the Winkler Organization, the Official Zoning Map of the Town of Blowing Rock is hereby amended to create the Inn on Cornish, Conditional Zoning District (CZ-CB) 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, particularly with the following policies contained therein:

- LC-1 Refocus growth on Blowing Rock's core through policies and actions that encourage both infill development and the redevelopment of properties that are not being utilized for their highest and best use.
- 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-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 CB, Central Business to CZ-CB, Conditional Zoning-Central Business. Said property is also identified on Watauga County PINs 2817-08-8480-000, and 2817-08-8580-000.

Section Four. The Inn on Cornish 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 Inn on Cornish 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, Inn on Cornish 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 The Winkler Organization, 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 December 12, 2017 and subsequent construction drawings revised as a result of additional conditions imposed by Town Council after the December 12, 2017 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 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 _____, 2017.

Mayor

ATTEST:

Town Clerk

**RZ 2017-02 Inn on Cornish Rezoning
CB to CZ-CB**

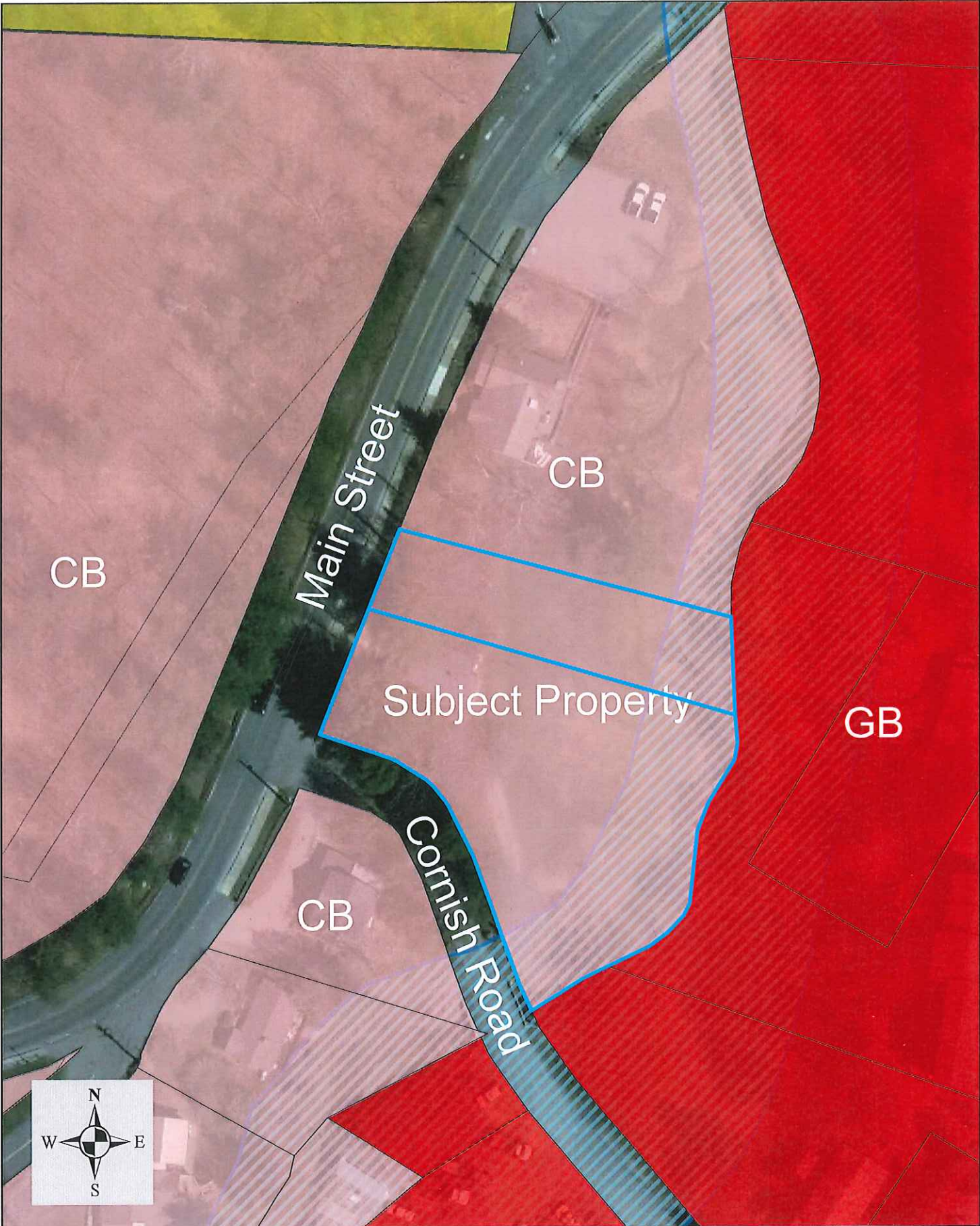


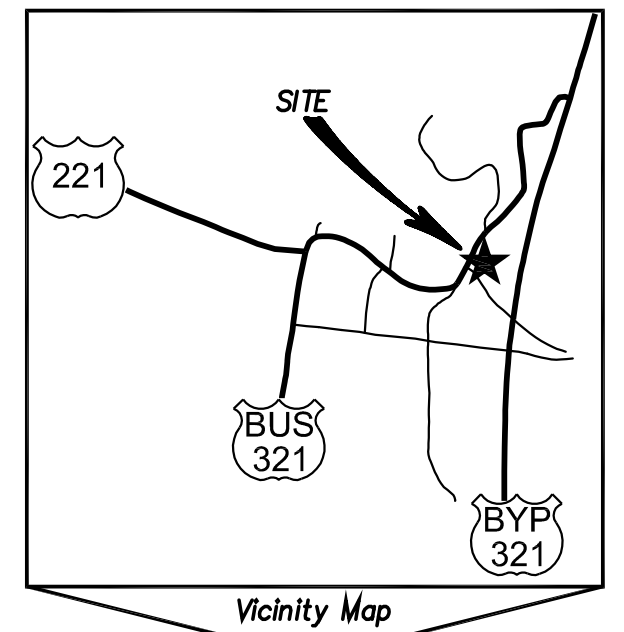
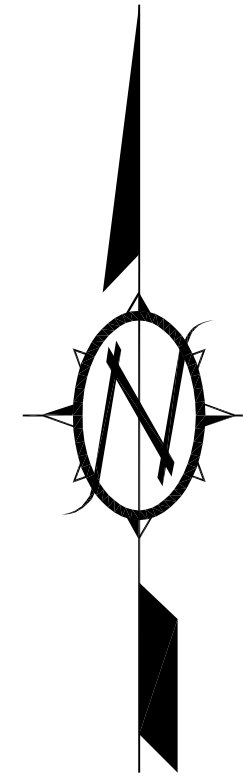
EXHIBIT A

Exhibit B

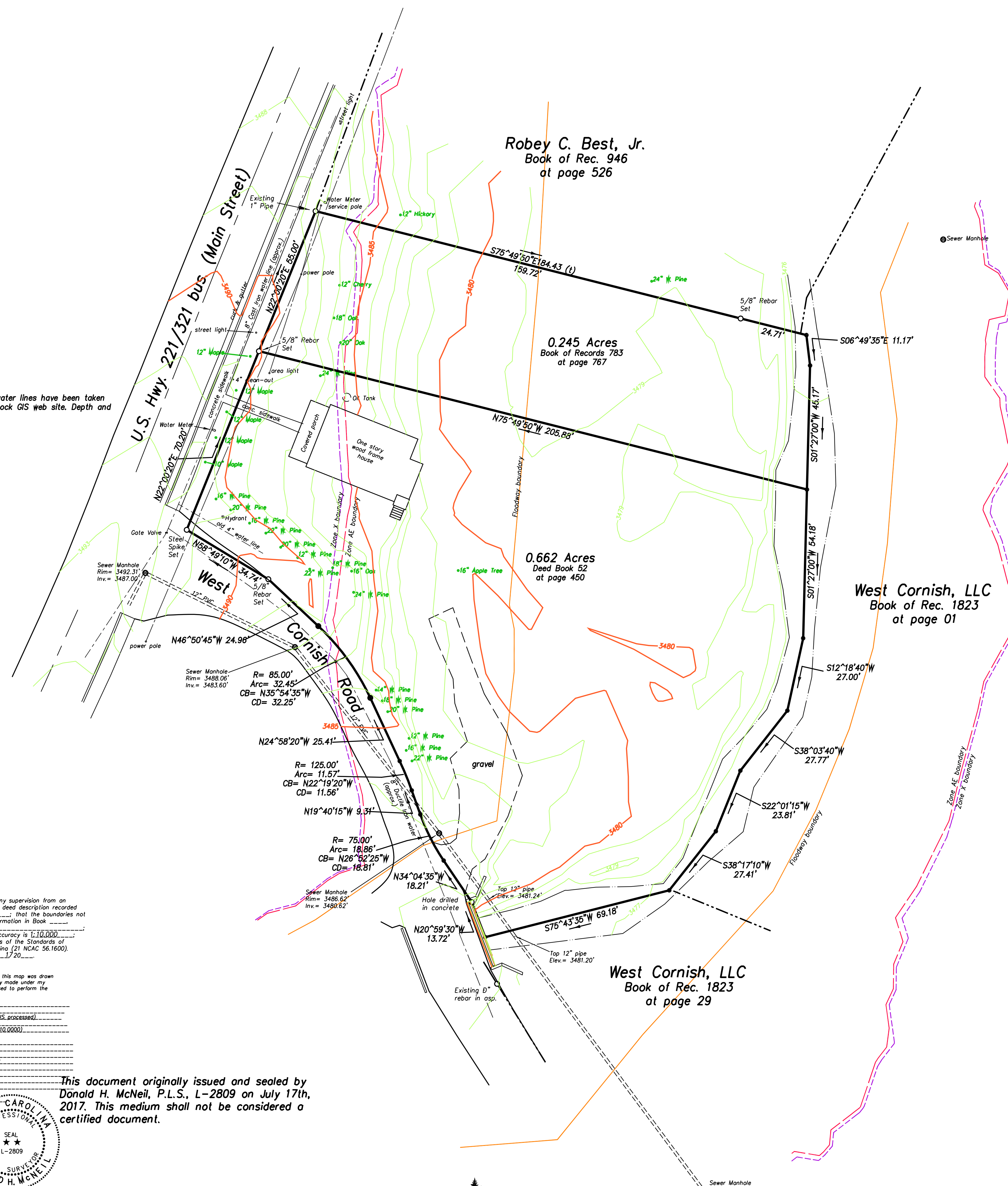
Inn on Cornish Conditional Zoning District
Conditional Zoning – CB
PINs 2817-08-8480-000 and 2817-08-8580-000
576 Main Street and Adjacent Vacant Lot

List of Standards & Conditions

1. Street setback from required 15 feet from the back of the sidewalk to allow the three (3) building corners to encroach into the setback. The building corner encroachments vary between 7.5 feet and 2.5 feet.
2. Building height increased from 30 feet to not more than 32 feet measured from the finished sidewalk elevation along Main Street.
3. Garbage collection will be stored in the lower parking deck area and hauled away privately.
4. No encroachment or fill shall be placed in the regulated floodway, except for landscaping and buffer plant material.



NOTE: Information for water lines have been taken from Town of Blowing Rock GIS web site. Depth and location are uncertain.



Total Area
0.907 Acre

- Notes:
1. This is a boundary and topographic survey of the lands conveyed to Mrs. Claude Teague, et. al. by deed recorded in Deed Book 52 at page 450 and to Miles E. Forbes, Jr. et. al. by deed recorded in Book of Records 783 at page 767 of the Watauga County Public Registry.
 2. Bearings are relative to the North Carolina Geodetic Survey (NAD'83(2011)) per GPS observation and control OPUS processed and have been rounded to the nearest five seconds.
 3. All distances are horizontal measurements and the areas have been calculated by the coordinate geometry method.
 4. The ratio of precision of the unadjusted field traverse is not more than 1:10,000 and has been adjusted by the least squares (StarNet) method.
 5. Elevations are relative to NAVD83 datum and the contour interval is one (1) foot.
 6. Floodway and Flood Zone boundaries have been obtained from the North Carolina Floodplain digital maps.
 7. Base Flood Elevation ranges from 3485.6 ft at the northern boundary to 3486.4 at the box culvert under West Cornish Road.

Surveyors Certificate
I certify that this map was drawn under my supervision from an actual survey made under my supervision; deed description recorded in Book(s) 52/283, at page(s) 450/287, that the boundaries not surveyed are indicated as drawn from information in Book _____ or other referenced source _____ and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). This _____ day of _____, 2017.

I, Donald H. McNeil, P.L.S., L-2809, certify that this map was drawn under my supervision from an actual survey made under my supervision and the following information was used to perform the survey:

- (1) Class of survey: Class AA
- (2) Positional accuracy: 0.012 (m)
- (3) Type of GPS field procedure: Static (OPUS processed)
- (4) Date of survey: 07/17/17
- (5) Datum/Epoch: NAD83(2011) (EPOCH: 2010.0000)
- (6) Published/Field-control used:
 - DA 365 ASUB ASU-Boone CORS ARP
 - DA 2082 NCN West Jefferson CORS ARP
 - DA 3991 NCH Newland 2007 CORS ARP
 - DA 2080 TNB 1007 District 18 CORS ARP
 - DA 6201 NCR Booneville 2007 CORS ARP
- (7) Geoid model: GEOID12
- (8) Combined grid factor: 0.99882728
- (9) Units: US Survey foot

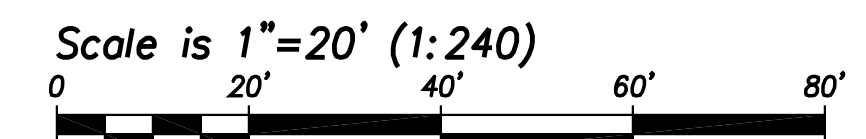
This document originally issued and sealed by Donald H. McNeil, P.L.S., L-2809 on July 17th, 2017. This medium shall not be considered a certified document.



Boundary and Topographic Survey
For
The Winkler Organization

Town of Blowing Rock - Blowing Rock Township
Watauga County -- North Carolina

July 12th, 2017



GENERAL NOTES:

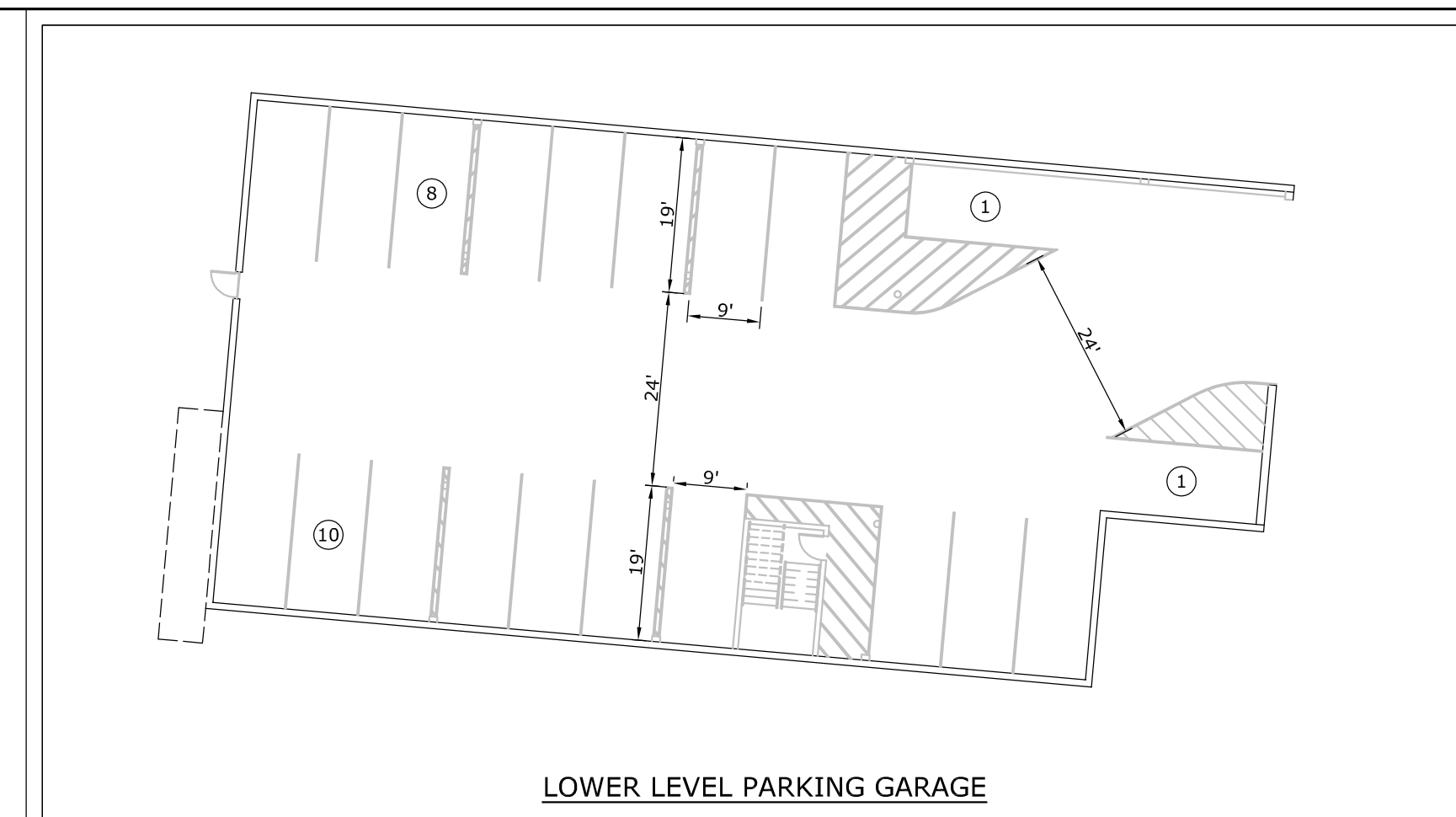
- 1.) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.
 - 2.) 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.
 - 3.) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.
 - 4.) ALL NEW UTILITIES SHALL BE UNDERGROUND.
- SITE NOTES:**
- 1.) TRACT IS ZONED CB, CENTRAL BUSINESS. PROPOSED ZONING IS CONDITIONAL CB.
 - 2.) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
 - 3.) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
 - 4.) 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).
 - 5.) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
 - 6.) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
 - 7.) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
 - 8.) ALL PAVEMENT MARKING WITHIN NCDOT R/W SHALL BE CONSTRUCTED ACCORDING TO NCDOT SPECIFICATIONS.
 - 9.) 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.
 - 10.) CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ZONING DIVISION OF DEVELOPMENT SERVICES.
 - 11.) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
 - 12.) 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.
 - 13.) DUMPSTER AND RECYCLING ENCLOSURES SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING BY PAINTING THE ENCLOSURE THE SAME COLOR AS THE BUILDING SIDING.
 - 14.) 24 HOUR CONTACT: JASON GASTON, P.E., 770-722-9178

WATERSHED CALCULATIONS	
A1 Area of Parcel:	39,500.00 sf
A2 Area of Parcel Outside Watershed	-
A3 Net Area of Parcel Subject to Watershed:	39,500.00
A4 Existing Impervious Inside Watershed Prior to 9/15/93	2,639.00 sf
A5 Net Property Subject to Watershed:	36,861.00 sf
A6 Allowable % Impervious in Watershed:	36%
A7 Net Property Allowable Impervious:	13,269.96 sf
A8 Impervious Area added after 9/15/93:	- sf
A9 Total Net Property Allowable Impervious:	13,269.96 sf
A10 TOTAL ALLOWABLE IMPERVIOUS AREA (A2+A4+A9)	15,908.96 sf
A11 TOTAL PROPOSED IMPERVIOUS AREA:	11,021.00 sf

PARKING CALCULATIONS	
PROPOSED BOUTIQUE INN (USE 1.630)	
MIN. PARKING REQUIREMENT =	1 SPACE / ROOM
PROPOSED NUMBER OF ROOMS =	21 ROOMS
MIN. REQUIRED PARKING =	21 SPACES
FIRST FLOOR GARAGE STANDARD PARKING SPACES:	5
FIRST FLOOR GARAGE ACCESSIBLE SPACES:	2
BASEMENT GARAGE STANDARD PARKING SPACES:	20
TOTAL STANDARD & ACCESSIBLE PARKING PROVIDED =	27 SPACES

PROPOSED BUILDING HEIGHT	
MEAN GRADE ELEVATION ALONG MAIN STREET SIDEWALK:	3491.00
MAXIMUM ALLOWABLE ELEVATION:	3521.00 (30' ABOVE MEAN)
PROPOSED MAXIMUM ELEVATION:	3523.00 (32' ABOVE MEAN)

LEGEND	
	PROPOSED CONCRETE
	PROPOSED SIGN
	PROPERTY LINE
	ADJACENT PROPERTY LINES



PROJECT:
The Inn on Cornish
A Commercial Development

ADDRESS:
 567 Main Street
 Blowing Rock, NC

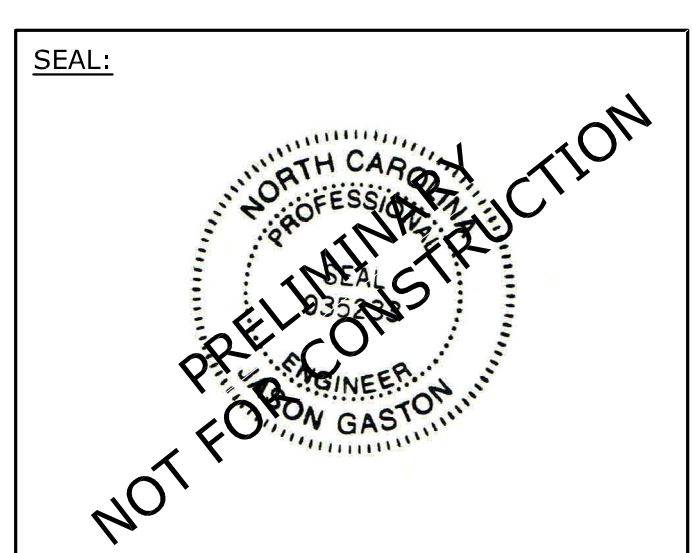
DEVELOPER:

 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: 10/26/17
SHEET TITLE:

PRELIMINARY SITE PLAN

SHEET NUMBER: C-1

SCALE: 1" = 20'

FILE NUMBER: 001-041



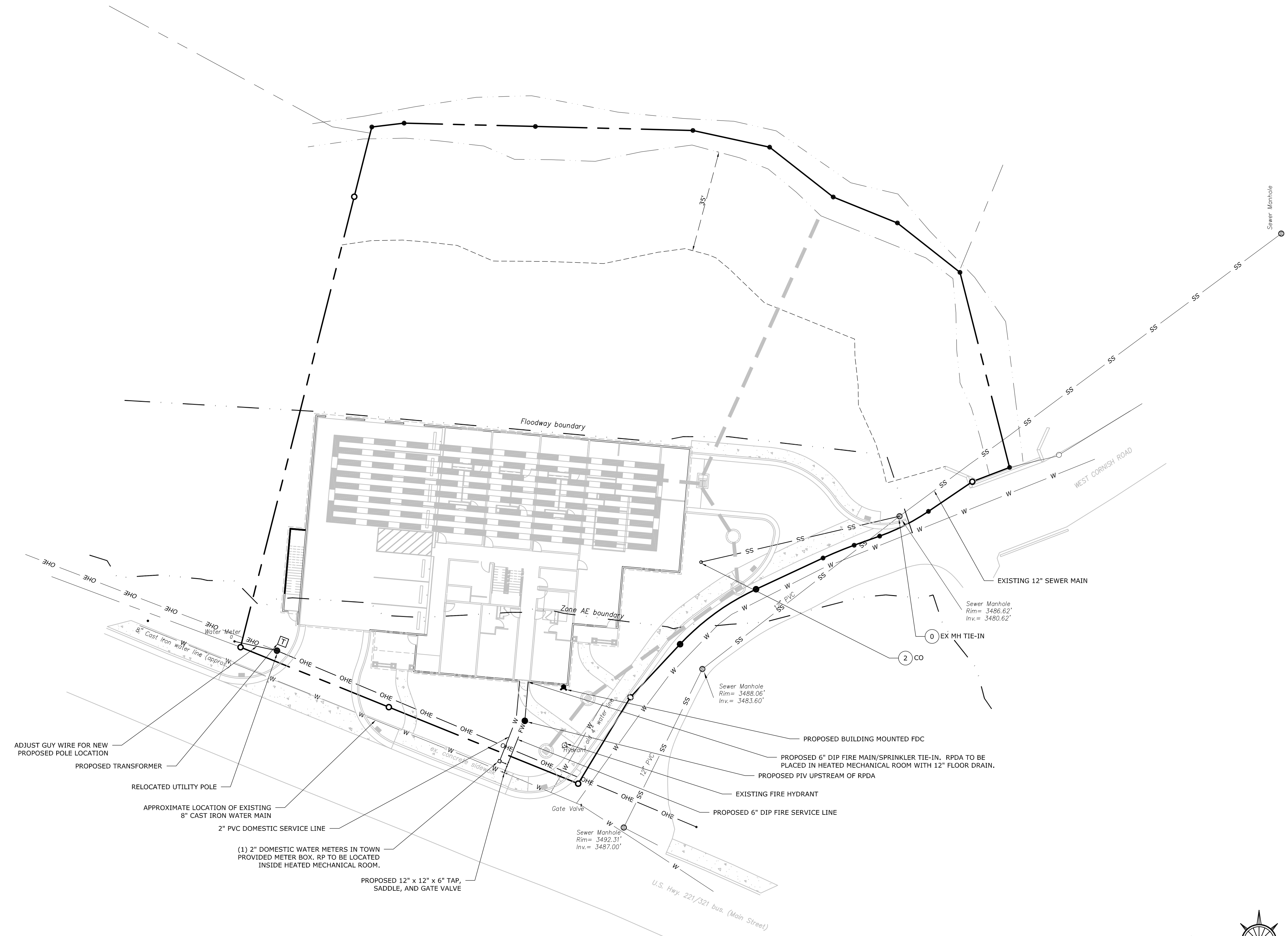
GENERAL NOTES:

- 1.) NEW RIVER LIGHT AND POWER COMPANY WILL PROVIDE UNDERGROUND ELECTRICAL SERVICE TO THE TRANSFORMER PAD. CONTRACTOR MUST PROVIDE ELECTRICAL SERVICE FROM THE TRANSFORMER TO EACH BUILDING. CONTRACTOR TO COORDINATE WITH NEW RIVER LIGHT AND POWER COMPANY FOR FINAL COORDINATION OF UNDERGROUND CONDUITS ON SITE.
- 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.

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
		PROPOSED TRANSFORMER
		PROPOSED A/C UNIT



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The Inn on Cornish
A Commercial Development

ADDRESS:
 567 Main Street
 Blowing Rock, NC

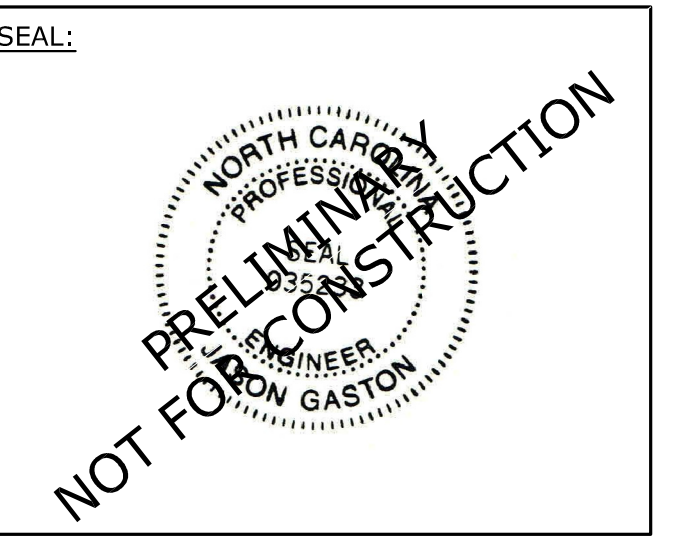
DEVELOPER:

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 828-262-3431

CONTACT: MR. JOHN WINKLER

ENGINEER:

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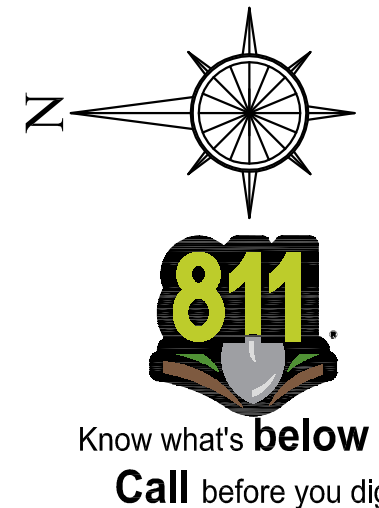


REVISIONS	DATE

PROJECT MANAGER: JEG
DRAWING BY: JEG
JURISDICTION: TOWN BLOWING ROCK
DATE: 10/26/17
SHEET TITLE:

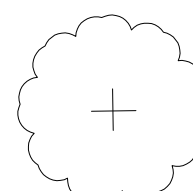
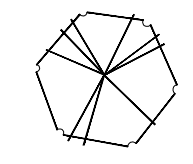

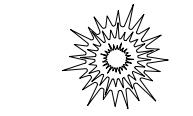



PRELIMINARY UTILITY PLAN
SHEET NUMBER: C-3
SCALE: 1" = 20'

FILE NUMBER: 001-041



The Inn on Cornish Preliminary Landscape Plan Plant Legend


Symbol Qty Plant Type

-  4 Large Shade Tree
-  9 Small Ornamental Tree
-  20 Deciduous Shrub
-  2 Evergreen Tree
-  5 Pyramidal Evergreen Shrub
-  31 Evergreen Shrub
-  52 Perennial, Groundcover (Herbaceous or Woody), or Ornamental Grass



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 Blowing Rock, NC

DEVELOPER:

 215 Boone Heights Drive, Ste. 100
 Boone, NC 28607
 828-262-3431
 CONTACT: MR. JOHN WINKLER

LANDSCAPE ARCHITECT:

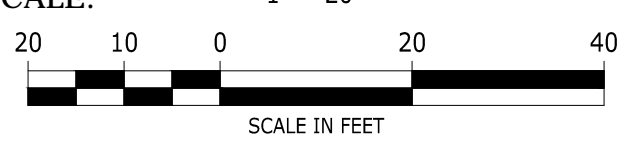
 782 Little Laurel Rd Ext
 Boone, NC 28607
 828-264-4149
 www.oelbergla.com

SEAL:

 PRELIMINARY
 NOT FOR CONSTRUCTION
 9/22/17

REVISIONS	DATE

PROJECT MANAGER: RNO
 DRAWING BY: RNO
 JURISDICTION: TOWN OF BLOWING ROCK
 DATE: 09/22/17
 SHEET TITLE:

PRELIMINARY LANDSCAPE PLAN
 SHEET NUMBER: L-1
 SCALE: 1" = 20'

 FILE NUMBER: Inn on Cornish



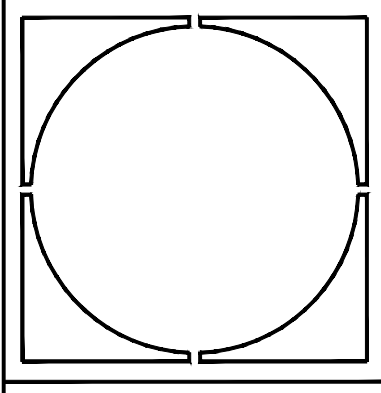
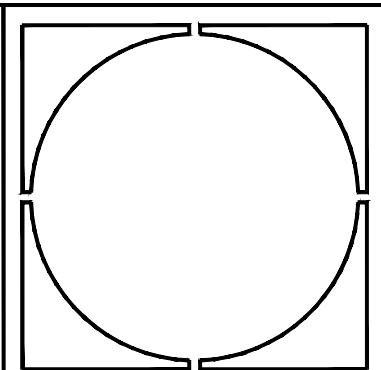


LEFT SIDE ELEVATION
SCALE : 3/16" = 1'-0"



FRONT ELEVATION
SCALE : 3/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



DEVELOPER

THE INN ON CORNISH
BLOWING ROCK, N.C.

JOB NO.:	
DATE	

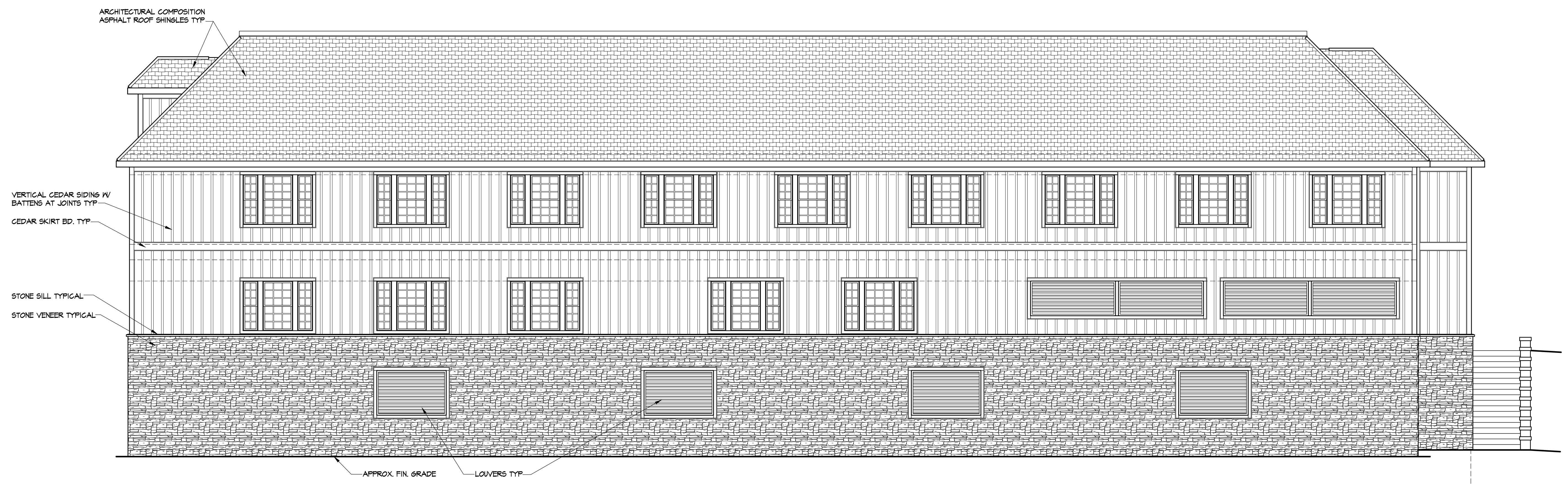
JOB NO.:	
DATE	
CONCEPTUAL DESIGN	
C.D.R. SUBMITTAL	

dt
DAVIS & TAFT ARCHITECTURE
189 SALLY STREET
BOONE, NC 28607
828-265-4848

SHEET
A2.0

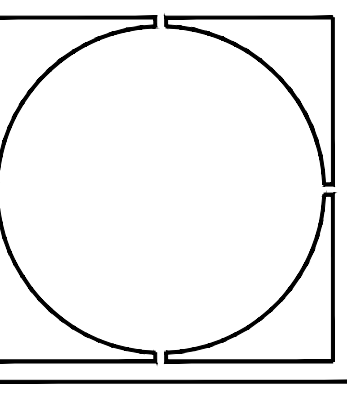
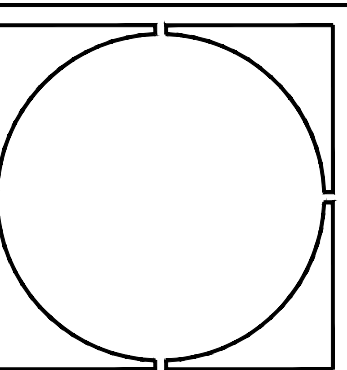


RIGHT SIDE ELEVATION
SCALE : 3/16" = 1'-0"



REAR ELEVATION
SCALE : 3/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



DEVELOPER

THE INN ON CORNISH
BLOWING ROCK, N.C.

DATE	JOB NO.:

DATE	JOB NO.:
8/23/17	CONCEPTUAL DESIGN
9/20/17	C.D.R. SUBMITTAL

dt
DAVIS & TAFT ARCHITECTURE
189 SALLY STREET
BOONE, NC 28607
828-265-4848

SHEET
A2.1

