



BLACKTHORNE INN PLANS

Understandable Concerns With Rural Developments & Our Plans to Address

We have reviewed and listened to the concerns of the neighbors

Traffic

Access directly off Mosby Highway – no impact on secondary or residential roads
Weekends – full traffic management plan, control and limitations on group reservations, advance scheduling of limo and tour companies, transportation concierge services.
Weddings & Events – destination weddings use contracted transportation vs individual cars – reduction of vehicular traffic by 90%. All of our weddings will have contracted transportation

Noise

Buildings designed to Noise Isolation Class (NIC) standards – engineering to maximize the walls ability to block airborne noise transfer
No outdoor concerts, and only seasonal use of tents for events
Only outdoor music will be over by 10:00pm, and predominantly not amplified

Festivals

Commitment to not holding events with tickets sales open to the public

Rural Light Pollution

Our standard, all exterior lighting designed to Dark Sky Standards

Environmental Impact

buildings designed to LEED standards for water recycling, heat and air conditioning, industrial chemical use, noise reduction. Design -- commitment to landscaping standards with minimum amount of impervious surfaces, clean up woodlands of invasive species of trees and shrubs, commitment to constructing quality buildings and infrastructure

Positive Benefits

Our experience, plans and commitments

Historic Preservation

Renovation and Restoration of an 18th Century building – EPG has a proven track record in historic preservation
Examples: Zero George – five residences in Charleston
Most recent – Cannon Green Charleston- adaptive reuse of a trolley warehouse

Full Permitting

With the County – engineering, structural, use, health, traffic

Engineering

Best in class infrastructure for water, waste treatment, electrical, vineyard & woodlands soils

<i>Backthorne Position</i>	Maintianing the connection to the local community with the Pub and Restaurant
<i>Our Team's Expertise</i>	In addition to hospitality, wineries, F&B, events management, employment & training Business Development and Financial Planning Design and Construction Marketing and PR Horticulture / Forestry / Land Management Landscaping Design - local species & residential design elements Green engineering – bio - retention, geothermal
<i>Proposed Resort Use</i>	Our plan represents a balanced, highest and best use for a rural business investment -- low impact and design that respects the rural environment
<i>Water Elements</i>	Re-engineered woodland spring and pond - cleaned up and improved flow, as it feeds neighboring ponds on adjacent land
<i>Local Economics</i>	Significant annual purchases - farm producers and local businesses
<i>Apprenticeship Program</i>	Training and development for culinary, hospitality, horticulture
<i>Employment</i>	Commitment to hiring local contractors for the project and ongoing operations jobs
<i>local Charitable Connctions</i>	Current focus/ board positions: Charlottesville Free Clinic, Paramount Theatre, SPCA, Education, Hospice of the Piedmont
<i>Sales & Other Taxes</i>	Total of \$780,000 annual taxes to state + county
<i>Quality of Guest Expereince</i>	Focus on high-touch quality events over quantity, hotel attracting guests seeing local, authentic experiences and culinary tourism