



BLACKTHORNE INN INVESTMENT PLANS ~ June 2017

**SCOPE ADJUSTMENTS
BASED ON COMMUNITY FEEDBACK**

	<i>INITIAL PROPOSAL</i>	<i>REDESIGN PROPOSAL</i>
Event Barn Scope Weddings, Social and Corporate events	Total - 19,700 square feet Public Use	<u>Design ~ Smaller Scale Spaces</u> New Total - 16,425 square feet 17% reduction in size Revised Public Use Space -- 6,600 square feet 28% smaller - elimination of one room and scale adjustments
Event Barn Use Number of Events	<u>Full Year Events Model</u> 34 events, max 250 guests per year 30 events, 140 guests average	<u>Adjusted to Shoulder Season Model</u> 28 events, max 250 guest per year 24 events, 125 guests average 22% Reduction in total
Event Barn Location	Located 100 ft. from property line	<u>Relocated 300 ft.</u> from property line, lower down on the site. Woodlands screening No visibility from neighboring farm
Water	Completed water use and advanced septic treatment engineering Septic will be treated to a purity level in excess of Health Dept code	<u>Expediting</u> a hydro-geological study Projected use is easily handled by main well Total of 6 wells within the resort land
Landscape Buffering	Limited border plantings	<u>Comprehensive</u> evergreen, native specie trees and shrubs. Farm fence to maintain separation of neighbors lands and the resort.
Vineyard	20 acres - Standard Varietals	<u>New Plan</u> 4 acres - All Organic
Music	Amplified music at Restaurant on weekends	<u>No</u> outdoor amplified music



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FACT SHEET

We are committed to

- **Density:** The code calls for 85% of the rural land to be open space. Our investment protects 98.5% of the property as open space and woodlands. Only 1.5% building footprint in total of the owned land.
- **Water Use:** Our engineering team has conducting an extensive well analysis study, and all of the proposed water uses can be met out of the single main well, with minimal impact on the neighboring aquifers.
- **Water Treatment:** We have a comprehensive water treatment engineered plan, which will result in our returning 92% of our water use, as virtually potable water for irrigation and minimal impact on the quality of our shared aquifer. Our water treatment plant exceeds the VDOH requirements for purity.
- **Events:** We are seeking a limited number of high-end private events annually – with the Class- C Events less than what Blackthorne was historically entitled.
- **Traffic:** We have engaged a traffic study, and have met with VDOT. Our traffic engineer is assessing the impact for peak and non-peak times. Importantly, we have an events transportation plan that greatly reduces events traffic, as buses will be required for events over 125 guests.
- **Economics:** Our \$15 million investment will create an estimated \$3.1 million in county and state taxes, including the initial investment and operations, over the next four years. We will create over 125 local jobs with benefits including insurance and 401k retirement plans.