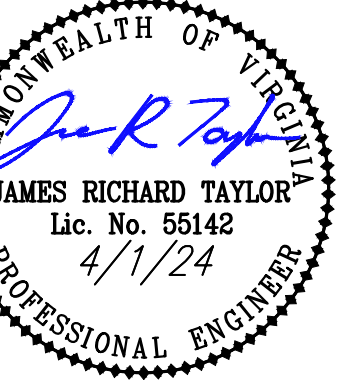




**BALZER & ASSOCIATES**  
PLANNERS / ARCHITECTS  
ENGINEERS / SURVEYORS

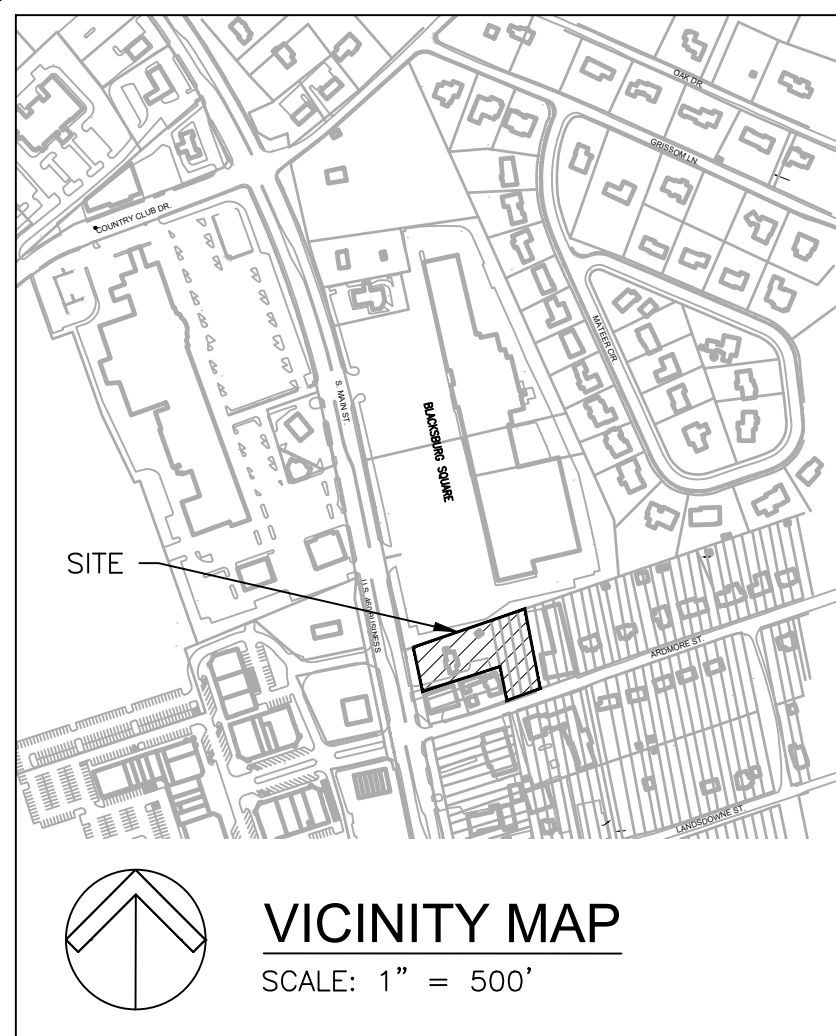
Roanoke / Richmond  
New River Valley  
Shenandoah Valley  
[www.balzer.cc](http://www.balzer.cc)  
80 College Street  
Suite H  
Christiansburg, VA 24073  
540.381.4290



**SEVEN BREW COFFEE**  
EXISTING CONDITIONS & DEMOLITION PLAN

DRAWN BY: AWC  
DESIGNED BY: AWC  
CHECKED BY: JRT  
DATE: 4/1/24  
SCALE: 1" = 20'  
REVISIONS:

PROJECT NO. 24230144.00



**VICINITY MAP**  
SCALE: 1" = 500'

THE VICINITY MAP SHOWN WAS PREPARED BY DATA COMPILED FROM RECORDED SUBDIVISION PLATS, PARCEL PLATS, DECEDED DESCRIPTION DATA, AND OTHER RECORDS OWNED BY THE TOWN OF BLACKSBURG. THE TOWN OF BLACKSBURG ASSUMES NO LEGAL RESPONSIBILITY OR LIABILITY FOR ANY OF THE INFORMATION CONTAINED ON THIS MAP.

**SEVEN BREW COFFEE  
STORMWATER CONCEPT PLAN**

**TOWN OF BLACKSBURG  
MONTGOMERY COUNTY, VIRGINIA**

**GENERAL NOTES**

- SITE ADDRESS: 1421 SOUTH MAIN STREET, BLACKSBURG, VIRGINIA 24060, MOUNT TABOR MAGISTERIAL DISTRICT
- APPLICANT: BLACKSBURG SQUARE LLC, P.O. BOX 10397, BLACKSBURG, VA 24062, PHONE: (540) 953-2080, CONTACT: IAN FRIEND
- AGENT: BALZER & ASSOCIATES, INC., 80 COLLEGE STREET, SUITE H, CHRISTIANSBURG, VA, 24073, PHONE: (540) 381-4290, CONTACT: STEVE SEMONES
- TAX PARCEL NO'S: 287-22 1-5, 287-22 102-105
- ZONED: GC - GENERAL COMMERCIAL
- EXISTING USE: SINGLE-FAMILY RESIDENTIAL, PROPOSED USE: RESTAURANT, DRIVE-IN
- THE PROPERTY IS LOCATED IN F.E.M.A. DEFINED ZONE X (UNSHADED) AS SHOWN ON PANEL #51121C0134C. (EFFECTIVE DATE SEPTEMBER 25, 2009).
- WATER: TOWN OF BLACKSBURG
- SEWER: TOWN OF BLACKSBURG
- SITE AREA = 1.025 ACRES, EXISTING LOT COVERAGE = 0.13 AC. (12.7%), PROPOSED LOT COVERAGE = 0.64 AC. (62.0%)
- APPROXIMATE LIMITS OF CLEARING AND GRADING = 1.27 ACRES
- SETBACKS: FRONT: 10', SIDE (FACING STREET): 10'
- ALL NEW UTILITY LINES SHALL BE PLACED UNDERGROUND.

**SURVEY DATA**

HORIZONTAL AND VERTICAL CONTROL SURVEYS WERE PERFORMED ON MONTH DAY, YEAR. ADJACENT PROPERTIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND NOT NECESSARILY THE RESULT OF A FIELD SURVEY.

HORIZONTAL DATUM: NAD83 (VIRGINIA SOUTH ZONE)  
VERTICAL DATUM: NAVD88

SOURCE OF TOPOGRAPHIC MAPPING: ON SITE - BALZER AND ASSOCIATES, INC., OCTOBER 19, 2023  
OFF SITE - TOWN OF BLACKSBURG, 2022

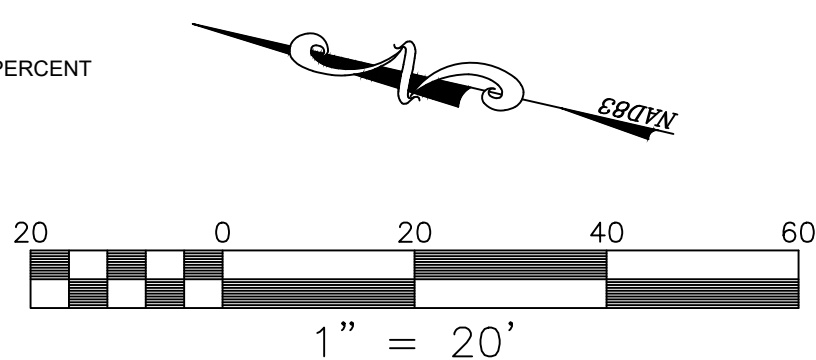
BOUNDARY SURVEY WAS COMPLETED BY: BALZER AND ASSOC., INC., 2023

BENCHMARK INFORMATION: SEE THIS SHEET  
TOP OF NAIL ELEVATION: 2129.56'  
N: 3607211.0214'  
E: 10929786.9425'

**SOILS INFORMATION**

18B - GROSECLOSE-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES  
K-FACTOR: 0.32  
PH: 4.6  
TEXTURE: LOAM  
HYDROLOGIC SOIL GROUP: C

18C - GROSECLOSE-URBAN LAND COMPLEX, 7 TO 15 PERCENT  
K-FACTOR: 0.32  
PH: 4.6  
TEXTURE: LOAM  
HYDROLOGIC SOIL GROUP: C

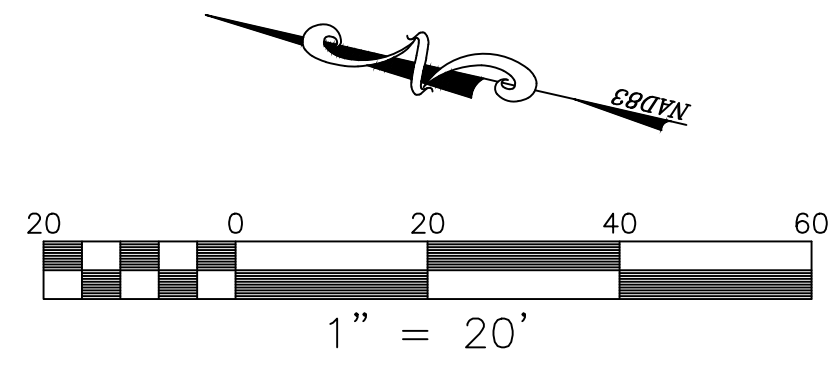


J:\2024\24230144.00\846 - BLACKSBURG SQUARE\3850\DWG\24230144\_CDP.dwg, PLOTTED: 4/1/2024 7:57:58 AM



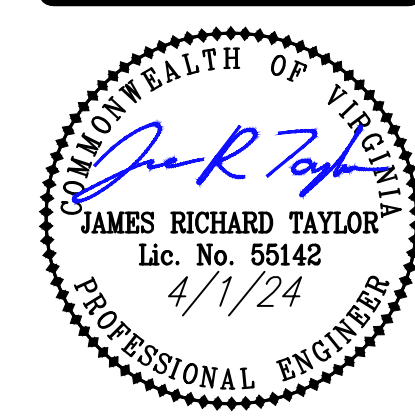
**GENERAL NOTES:**

SITE AREA: 1.025 AC  
 ZONED: GENERAL COMMERCIAL (GC)  
 EXISTING USE: SINGLE-FAMILY RESIDENTIAL  
 PROPOSED USE: RESTAURANT, DRIVE-IN  
 SETBACKS: 10' FRONT  
 10' SIDE (FACING STREET)  
 PARKING REQUIRED: 1 SPACE/ 60 SF  
 545 SF = 9 SPACES  
 PARKING PROVIDED: 13 PROPOSED SPACES  
 ACCESSIBLE PARKING REQUIRED: 1 VAN SPACE  
 ACCESSIBLE PARKING PROVIDED: 1 VAN SPACE



**BALZER & ASSOCIATES**  
 PLANNERS / ARCHITECTS  
 ENGINEERS / SURVEYORS

Roanoke / Richmond  
 New River Valley  
 Shenandoah Valley  
**www.balzer.cc**  
 80 College Street  
 Suite H  
 Christiansburg, VA 24073  
 540.381.4290



**SEVEN BREW COFFEE**

**MASTER PLAN**

MOUNT LABOR MAGISTERIAL DISTRICT  
 TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY	AWC
DESIGNED BY	AWC
CHECKED BY	JRT
DATE	4/1/24
SCALE	1" = 20'
REVISIONS	

**SW2**

PROJECT NO. 24230144.00

J:\2024\24230144\24230144.dwg - BLACKSBURG SQUARE - 7/8/24 7:58:02 AM



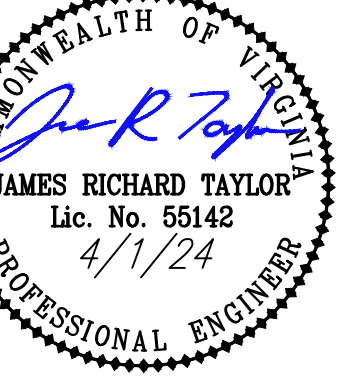


**BALZER & ASSOCIATES**  
 PLANNERS / ARCHITECTS  
 ENGINEERS / SURVEYORS

Roanoke / Richmond  
 New River Valley  
 Shenandoah Valley

[www.balzer.cc](http://www.balzer.cc)

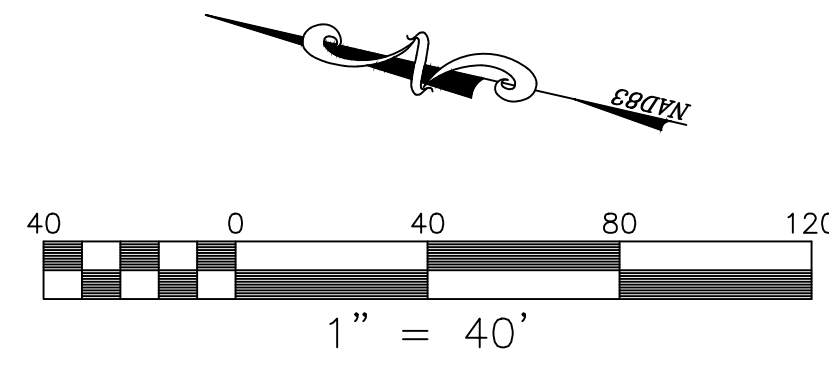
80 College Street  
 Suite H  
 Christiansburg, VA 24073  
 540.381.4290



**SEVEN BREW COFFEE**  
 PRE-DEVELOPMENT DRAINAGE MAP

MOUNT FABOR MAGISTERIAL DISTRICT  
 TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY: AWC  
 DESIGNED BY: AWC  
 CHECKED BY: JRT  
 DATE: 4/1/24  
 SCALE: 1" = 40'  
 REVISIONS:



J:\2024\04\20240414 08:56:56 - BLACKSBURG SQUARE 3885\DWG\CADD\240414 DDP.dwg PLOTTED: 4/1/2024 7:58:08 AM

**SW3**  
 PROJECT NO. 24230144.00



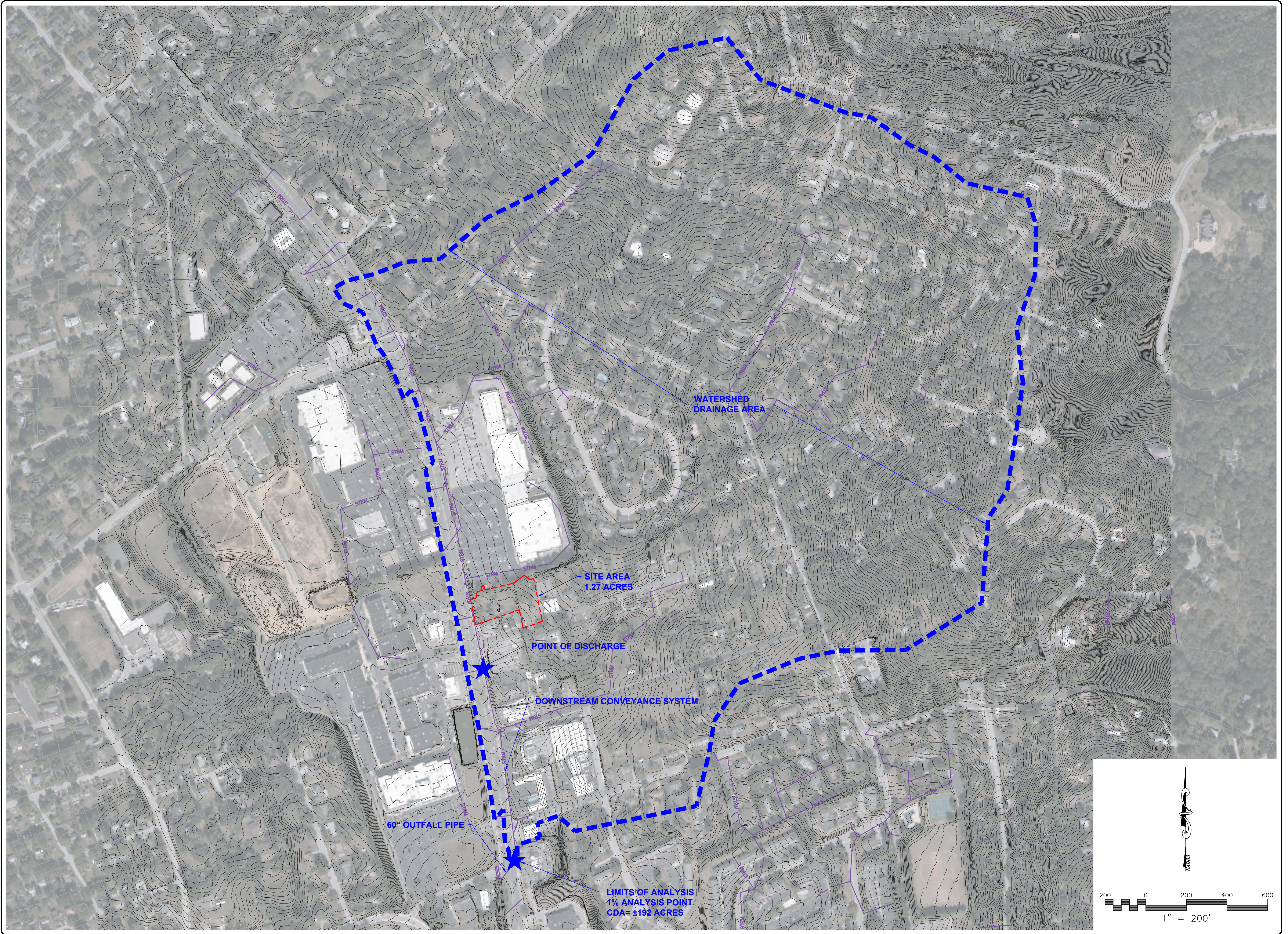


**BALZER & ASSOCIATES**  
 PLANNERS / ARCHITECTS  
 ENGINEERS / SURVEYORS

Roanoke / Richmond  
 New River Valley  
 Shenandoah Valley

[www.balzer.cc](http://www.balzer.cc)

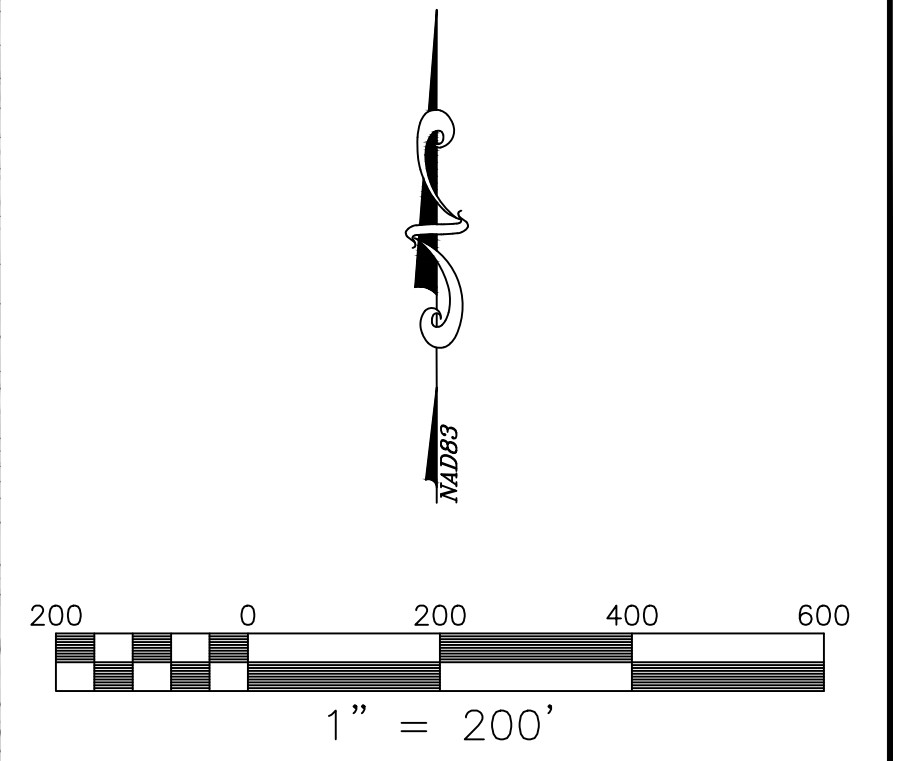
80 College Street  
 Suite H  
 Christiansburg, VA 24073  
 540.381.4290



**SEVEN BREW COFFEE**  
 WATERSHED DRAINAGE AREA

MOUNT FABOR MAGISTERIAL DISTRICT  
 TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY: AWC  
 DESIGNED BY: AWC  
 CHECKED BY: JRT  
 DATE: 4/1/24  
 SCALE: 1" = 200'  
 REVISIONS:



**SW4**

PROJECT NO. 24230144.00

J:\2024\24230144\00\045 - BLACKSBURG SQUARE 3RD FLOOR\DWG\WATERSHED MAP.dwg PLOTTED: 4/1/2024 7:58:24 AM



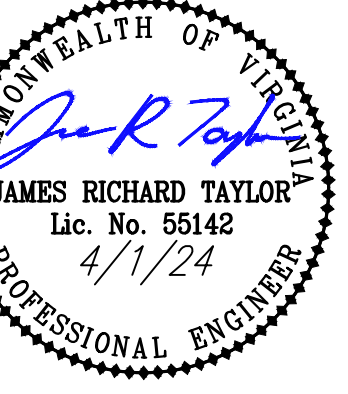


**BALZER & ASSOCIATES**  
 PLANNERS / ARCHITECTS  
 ENGINEERS / SURVEYORS

Roanoke / Richmond  
 New River Valley  
 Shenandoah Valley

[www.balzer.cc](http://www.balzer.cc)

80 College Street  
 Suite H  
 Christiansburg, VA 24073  
 540.381.4290



**SEVEN BREW COFFEE**  
 POST-DEVELOPMENT DRAINAGE MAP

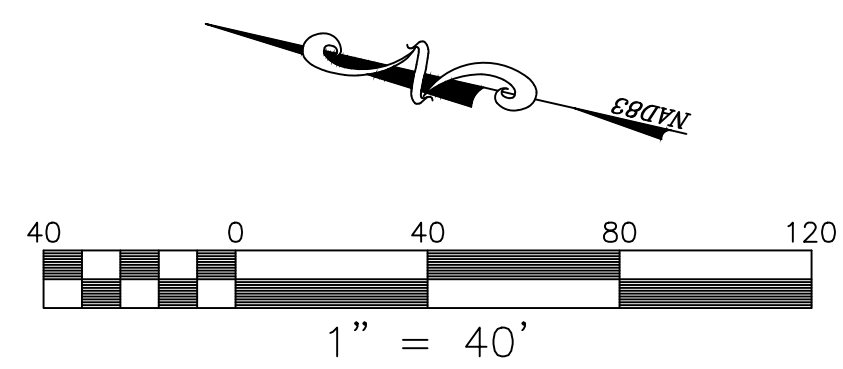
MOUNT FABOR MAGISTERIAL DISTRICT  
 TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY: AWC  
 DESIGNED BY: AWC  
 CHECKED BY: JRT  
 DATE: 4/1/24  
 SCALE: 1" = 40'  
 REVISIONS:

**SW5**

PROJECT NO. 24230144.00

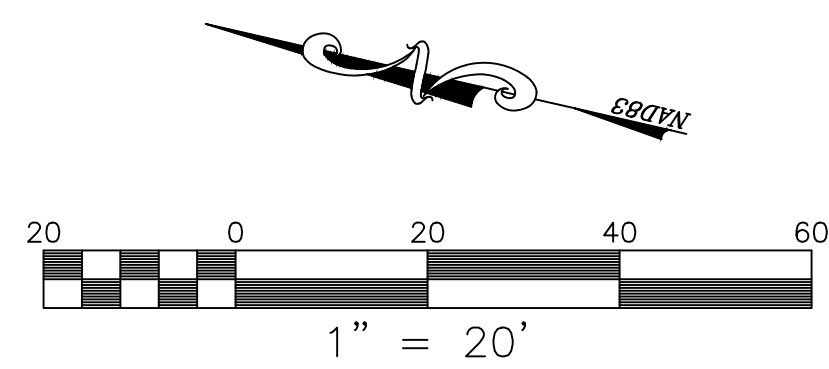
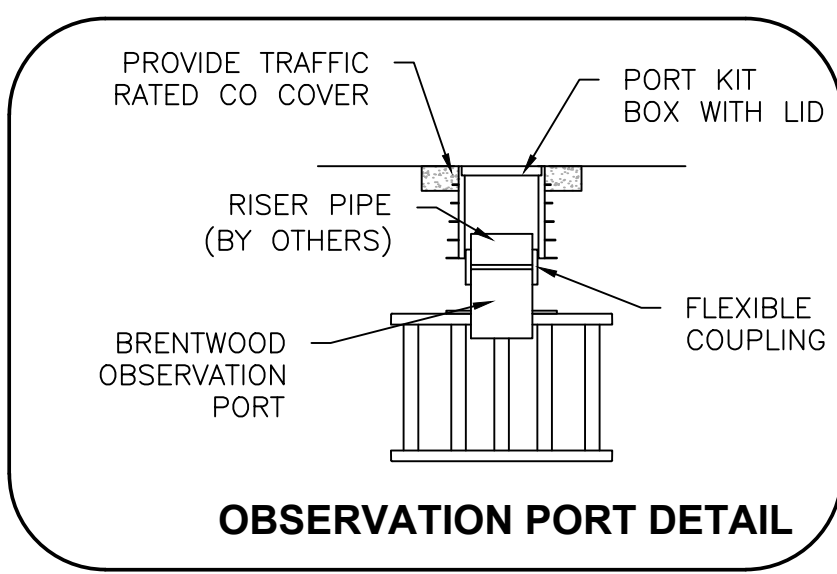
J:\2024\24230144\05\_045 - BLACKSBURG SQUARE 3880V\DWG\24230144.DWG PLOTTED: 4/1/2024 7:58:32 AM





**NOTES:**

1. ALL FINISHED FLOOR ELEVATIONS ARE PRELIMINARY AND SHOWN FOR CONCEPTUAL PURPOSES ONLY. THESE WILL BE FINALIZED AS THE ENGINEERING DESIGN IS COMPLETED. EXACT ELEVATIONS MAY CHANGE BUT THE GENERAL GRADING CONCEPT WILL BE SIMILAR TO WHAT IS SHOWN HEREON.
2. UTILITY LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

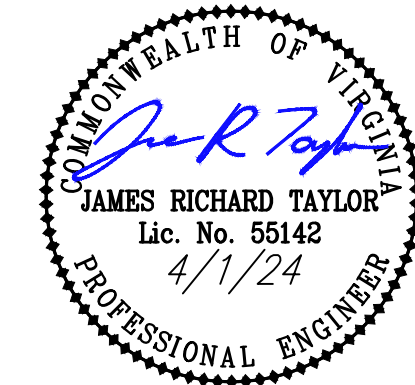


J:\2024\24230144\DWG\24230144 SW6.dwg PLOTTED: 4/10/24 7:58:38 AM



**BALZER & ASSOCIATES**  
PLANNERS / ARCHITECTS  
ENGINEERS / SURVEYORS

Roanoke / Richmond  
New River Valley  
Shenandoah Valley  
[www.balzer.cc](http://www.balzer.cc)  
80 College Street  
Suite H  
Christiansburg, VA 24073  
540.381.4290



**SEVEN BREW COFFEE**  
STORMWATER MANAGEMENT PLAN

MOUNT FABOR MAGISTERIAL DISTRICT  
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY: AWC  
DESIGNED BY: AWC  
CHECKED BY: JRT  
DATE: 4/1/24  
SCALE: 1" = 20'  
REVISIONS:

**SW6**  
PROJECT NO. 24230144.00