

**CONDITIONAL USE PERMIT APPLICATION
FOR**



**South Main Street and Ardmore Street
Blacksburg, Virginia**

**TAX PARCELS
287-22 1-5 & 287-22 102-105**

APRIL 1, 2024

**PREPARED FOR:
BLACKSBURG SQUARE LLC
P.O. Box 10397
Blacksburg, VA 24062**

**PREPARED BY:
BALZER & ASSOCIATES, INC.
80 College Street, Suite H
Christiansburg, VA 24073**

Description of Proposed Use:

The site consists of two tax parcels totaling approximately 1.02 acres that are located adjacent to Blacksburg Square shopping center on South Main Street and has frontage along Ardmore Street. Both parcels are currently owned by Blacksburg Square, LLC. The parcel fronting Ardmore Street is currently vacant. The parcel fronting South Main Street has an existing single-family home located on it that has been used as rental property. This structure will be removed if the proposed plan is approved. The property is currently zoned GC (General Commercial) and is designated Commercial on the Comprehensive Plan's Future Land Use Map. The Conditional Use Permit (CUP) requested with this application is for a "Restaurant, Drive-In" use for a new drive thru Coffee Shop. Town code defines this use as:

RESTAURANT, DRIVE-IN—An establishment primarily engaged in the preparation of food and beverages, for either take-out, delivery or table service, served in disposable containers at a counter and a drive-up or drive through service facility, or which offers curbside service.

Seven Brew Coffee is a national coffee stand chain that began in Roger, Arkansas in 2017. Their business model is based on drive thru customers that do not leave their vehicles. Customers drive up to one window and place their order directly with a Seven Brew team member, drive around to the other side of the building and pick up their order, which is typically about a 2-4 minute process. This service provides a unique experience for those wanting a high quality coffee without the wait of other drive thru restaurants that serve food as well. As mentioned above, the orders are taken person to person and there are no exterior speaker boards. There are two structures proposed – the main one is the coffee stand, and the secondary is the freezer. The freezer building will be architecturally complementary to the primary structure as shown on the attached architectural drawings.

Access to the site will be provided from three separate locations. There are two entrances from the existing parking lot of Blacksburg Square shopping center and one entrance off of Ardmore Street. The existing entrance on South Main Street will be removed with this development. As this is solely a drive thru restaurant, no seating is provided internally, and no customer parking is provided adjacent to the building. All parking required for the site is shown at the rear of the property and should be primarily used by employees. Based on the building square footage, 9 total parking spaces are required, however, the applicant is proposing 13 spaces. A new public sidewalk will be provided along the Ardmore Street frontage and an internal sidewalk system will connect that sidewalk to the building. Street trees and interior landscaping shall be provided per Town Code. A dumpster will also be provided and shall be screened per Town Code. All other GC zoning requirements will be met at the time of site plan review. The site will be served by public water and public sanitary sewer.

Please demonstrate how the proposed use, when complemented with additional measures, if any, will be in harmony with the purposes of the specific district in which it will be placed:

The property is currently zoned GC General Commercial. The areas/parcels surrounding it on all sides are also GC (General Commercial). General Commercial is described in the Zoning Ordinance as follows: *"The General Commercial district is designed for a variety of*

commercial uses, both pedestrian and automobile oriented. The intent of the district is to provide for more intense commercial uses than the Downtown Commercial district, but in a manner which is consistent with the Town's character. Modern "strip" commercial development is not in keeping with the small-town character of Blacksburg, and this district is intended to discourage such development. Instead, a vital and lively streetscape, created by commercial buildings with windows and entrances oriented to the street, is an important goal of this district. While residential uses are allowed in the district under some circumstances, such uses should complement the commercial uses that serve as the primary intent in this district. The site is also designated to be Commercial in the Town of Blacksburg Future Landuse Map and is noted as a Commercial & Employment Area on Map C-Neighborhood, Employment and Service Areas. The use proposed fits within these designations.

The proposal meets several of the principles listed in the Land Use Section of the Comprehensive Plan for non-residential development design. Those specific guiding principles are noted below:

- Building orientation is towards the street.
- Building setbacks are consistent with other properties in the South Main Street corridor.
- Off-street parking is located at the rear of the property behind the building.
- Connectivity has been provided between the project and the adjacent parking lot.
- Landscaping is provided along both street frontages and throughout the site.
- Scale of the building is compatible with other properties in the South Main Street corridor.
- Sidewalks connect the public right of way at Ardmore Street to the site and building.
- Crosswalks are provided internally to the project for safe pedestrian travel.
- A bike rack has been provided onsite.

Additional information specifically directed to the South Main Street commercial area is included in the Economy & Employment section of the Comprehensive Plan. It is noted that *"(t)he South Main Street commercial area includes a mix of older and newer businesses and buildings. The businesses within this commercial area have organized as part of Main Street Connect. This area has seen redevelopment over the last decade with the development of First and Main. The organization is working on branding the area as a commercial restaurant, shopping, entertainment and destination district within the region. This area has been previously impacted by road widening and some commercial parcels remain limited in depth. This area is a gateway into Town for commuters and visitors entering from the U.S. Route 460 Bypass. The area is well served by transit and provides ample opportunities for bicycle and pedestrian crossings but has limited bicycle facilities. This area is earmarked for further study for street design, connectivity, land use, redevelopment opportunities, and policy."*

The South Main Street corridor has a high percentage of auto-centric uses as grocery stores, banks, dry cleaners, fuel stations, and pharmacies and drive thru restaurants such as Starbucks, Cookout, Wendy's, Kung Fu Tea, and Bojangles. As proposed, the Seven Brew plan has less overall impact to the streetscape than these other existing uses due to the small overall footprint of the site and the fact that all parking is located at the rear of the property. As such, it is consistent with the goals of the General Commercial district.

Please demonstrate how there will be no undue adverse impacts on the surrounding neighborhood in terms of public health, safety, or general welfare, and show the measures to be taken to achieve such goal:

The proposed use of the property is consistent with the uses in the vicinity of the site, is consistent with the comprehensive plan and provides no adverse impact on adjacent properties. The development of these parcels furthers the town’s transportation goals by interconnecting commercial properties along South Main Street and will remove an existing entrance on South Main Street that is located in close proximity to the South Main and Ardmore intersection. The cross connection will also provide secondary access to Ardmore Street and take some traffic pressure off of the Blacksburg Square intersections. As stated later in this application, no use and design exceptions are being requested and all town development standards will be followed per the General Commercial zoning district.

Although not required by VDOT standards, the Town Engineering staff has required a Traffic Impact analysis be completed for this project and submitted with the Conditional Use Permit application. A third party traffic engineering consultant who has completed the last few traffic studies along this section of South Main Street that were associated with private development has been hired to perform this analysis. Town staff provided the scope and parameters of the study. The full report is attached to the application. The general conclusions from the report indicate that no road or signal infrastructure improvements are warranted as a result of the increased traffic generated from the proposed use. Based on the ITE Manual for trip generation, the proposed use is estimated to generate the following vehicle trips shown below.

TRIP GENERATION SUMMARY												
Code	Land Use	Size	Variable	Daily			AM Peak			PM Peak		
				In	Out	Total	In	Out	Total	In	Out	Total
938	Coffee/Donut Shop wit Drive-Through Window and No indoor Seating	2	Drive Through Lanes	<u>179</u>	<u>179</u>	<u>358</u>	<u>50</u>	<u>50</u>	<u>100</u>	17	17	<u>34</u>
	Total External Trips			179	179	358	50	50	100	17	17	34
	<i>Pass-By Trips (65%)</i>			44	55	88	33	33	66	11	11	22
	Primary (New) Trips			135	124	270	17	17	34	6	6	12

Any modifications or exceptions to Use and Design Standards or Development Standards must also be requested at the time of CUP evaluation. Identify and provide a justification for modification/exception.:

Two Use and Design standards for the proposed Restaurant, Drive in use are required by the zoning ordinance and are listed below:

(a) General standards: A traffic analysis may be required as part of the conditional use permit application, including but not limited to proposed traffic flow, sight visibility for emerging vehicles, roadway capacity for turning movements, and other public safety factors.

The project has provided a third-party consultant traffic analysis along with this CUP application.

(b) Additional standards in the GC and MXD zoning districts: Parking shall be located behind the front line of the principal building. Town Council may grant a special exception to this requirement as authorized by Section 1112.

The project meets this requirement as all parking is located behind the building.

If the application is an amendment to an existing approved S/CUP, provide an identification of any proposed changes requested below and on a plan, and strike-through and italic edit of any conditions proposed to be changed:

This application is not amending an existing approved S/CUP.

**SEVEN BREW COFFEE RESTAURANT-DRIVE IN
CONDITIONAL USE PERMIT**

Adjacent Property Owners

Tax Parcel(s)	Owner	Address
287-A-35	BLACKSBURG APF PARTNERS LLC	P.O. BOX 3530 KINGSPORT, TN 37664
287-22 6, 7, 8	MRE OUTLOOK, LLC	1485 S. MAIN STREET BLACKSBURG, VA 24060
287-22 6A, 7A, 8A	AH & GLADYS V SMITH LIVING TRUST	119 ARDMORE STRET BLACKSBURG, VA 24060
287-22 14	MOONSTONE LLC	P.O. BOX 3530 KINGSPORT, TN 37664
287-22 100	SOUTH MAIN VILLAGE LLC	1531 S. MAIN STREET BLACKSBURG, VA 24060

PROPERTY OWNER CONSENT AND AUTHORIZATION

This consent is required for all Planning, Building, and Engineering applications. A completed copy must be included with every application, if the applicant is not the property owner.

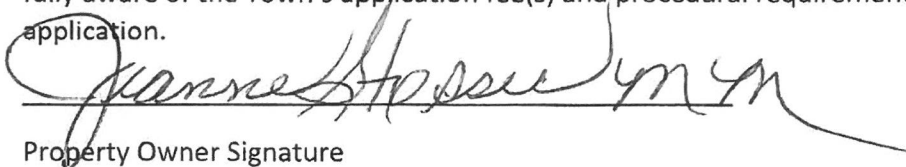
If the Property Owner is a corporation/other legal entity, then the corporation/other legal entity should be listed as the owner. In such cases, proof of signature authority must be attached as well. If the Property is owned by multiple entities (as in a family trust, or otherwise co-owners), a signed consent form is required to be completed by each individual.

The Property Owner may designate a representative for the application review process.

- The Owner or Representative is solely responsible for the accuracy of the application documentation (electronic and paper forms/drawings/exhibits/narratives, etc.).
- The Owner or Representative is solely responsible for the accuracy and coordination of the submitted application documentation (electronic and paper forms/drawings/exhibits/narratives, etc.) to the Town or other jurisdictions requiring permit approval.
- The Owner or Representative is solely responsible for scheduling any required inspections and approvals prior to the commencement of the use and/or the completion of improvements to the property.

AUTHORIZATION BY PROPERTY OWNER(S)

I, Jeanne H. Stosser, Managing Member of Blacksburg Square LLC, or the authorized representative(s) listed below, are submitting this Application, and am solely responsible for its accuracy and completeness. I understand that incomplete or inaccurate applications can lead to a delay in review and processing. I further confirm that I am the owner of the property at 1421 S. Main St & TBD Ardmore Street, (Parcel IDs (287-22 1-5 & 287-22 102-105)), that is/are the subject of this application. I further confirm that I am fully aware of the Town's application fee(s) and procedural requirements, and *I hereby* consent to this application.

 _____
Property Owner Signature Date 4/1/2024

AUTHORIZED REPRESENTATIVE INFORMATION*

I, _____
confirm that I am the authorized representative for this Application and understand the requirements as noted above.

Authorized Representative Signature Date _____

**Only used when someone other than the property owner is submitting the application.*



CMC

529 N PRINCE LANE
SPRINGFIELD, MO 65802

SIGN PACKAGE
0049695
#20717



springfieldsign.com



LinkedIn



Facebook

PRESENTED BY
SHAUN CRAWFORD

o: 417.862.2454
c: 417.705.2122
e: ShaunC@springfieldsign.com

a: 4825 E. Kearney St.
Springfield, MO 65803



© 2022 Springfield Sign, LLC. All rights reserved. This document is the property of Springfield Sign, LLC. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written permission of Springfield Sign, LLC. This is not an offer of insurance or any other financial product. Insurance is provided by the insurance carrier. 2/22/22





SITE PLAN

SALES: Shaun Crawford | 800.845.9927 | CLIENT: 7Brew | # 20717 | DRAWING #: ac49695- | PAGE 02
 ARTIST: Joshua Kroeger | CREATED: 12/11/23 | LOCATION: 529 N Prince Ln Springfield, MO 65802 | REV/D/ATE: N/A | REV_0

EXTERIOR SCALE: NTS

MAP VIEW & KEY



SITE PLAN & SIGN KEY

CABINET:	A-(FRONT)
	A-(BACK)
	B-(SIDE)
CHANNEL LETTERS:	B-(DRIVE-THRU)
MONUMENT:	C
PYLON:	D
DIRECTIONAL 1:	E
DIRECTIONAL 2:	F
ADDITIONAL ITEM:	N/A
ADDITIONAL ITEM:	N/A

NORTH





ELEVATION DETAILS (NICHHA)

SALES: Shaun Crawford	☎ 800.845.9927	CLIENT: 7Brew # 20717	DRAWING #: ao49695-2	PAGE 03
ARTIST: Joshua Kroeger	CREATED: 12/11/23	LOCATION: 529 N Prince Ln Springfield, MO 65802	REV DATE: N/A REV_0	

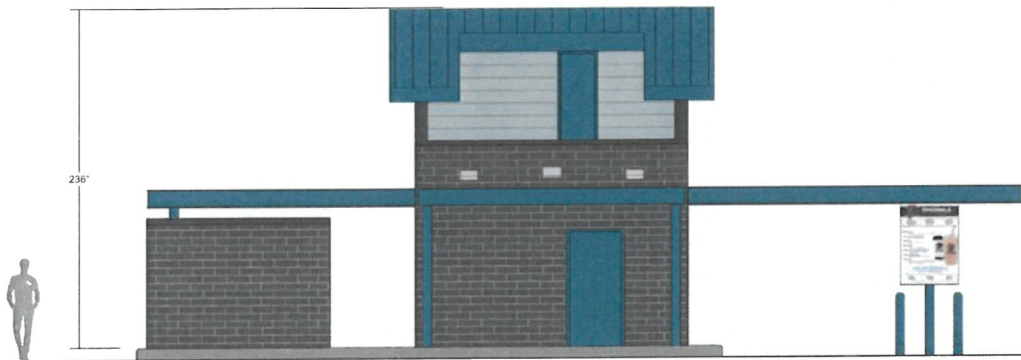
EXTERIOR

SCALE: 3/16"=1'



FRONT ELEVATION

SCALE: 3/16"=1'



REAR ELEVATION



AUTHORIZED SIGNATURE

DATE

This drawing is property of Springfield Sign and is not to be reproduced or used in any way without the written permission of Springfield Sign. Any use of this drawing without the written permission of Springfield Sign is strictly prohibited.



ELEVATION DETAILS (NICHHA)

SALES: Shaun Crawford	☎ 800.845.9927	CLIENT: 7Brew	# 20717	DRAWING #: ac49695-3	PAGE 04
ARTIST: Joshua Kroeger	CREATED: 12/11/23	LOCATION: 529 N Prince Ln Springfield, MO 65802	REV DATE: N/A	REV_0	

EXTERIOR

SCALE: 3/16"=1'



FRONT ELEVATION

SCALE: 3/16"=1'



REAR ELEVATION



AUTHORIZED SIGNATURE: _____ DATE: _____

© 2023 Springfield Sign, Inc. All rights reserved. This drawing is the property of Springfield Sign, Inc. and is not to be reproduced, copied, or distributed without the written consent of Springfield Sign, Inc. The client agrees to indemnify and hold Springfield Sign, Inc. harmless from any and all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this drawing.



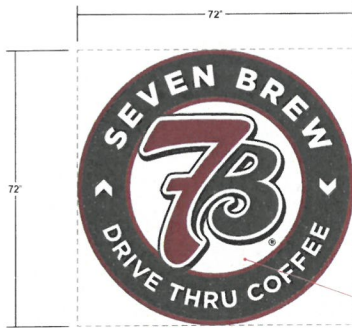
CABINET SIGN

SALES: Shaun Crawford	800.845.9927	CLIENT: 7Brew	# 20717	DRAWING #: sp49695-4	PAGE 05
ARTIST: Joshua Kroeger	CREATED: 12/11/23	LOCATION: 529 N Prince Ln Springfield, MO 65802	REV DATE: 12/18/23	REV_1	

EXTERIOR

WALL SIGN

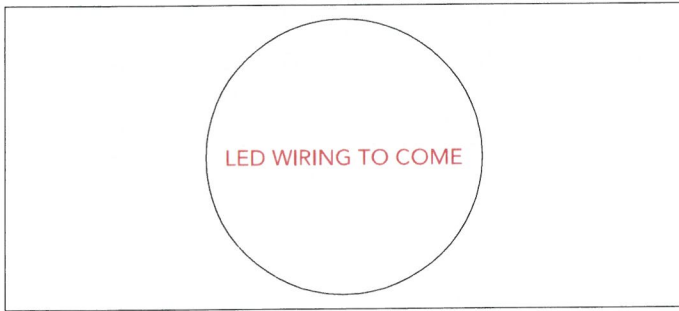
SCALE: 1/2"=1'
Quantity: 1



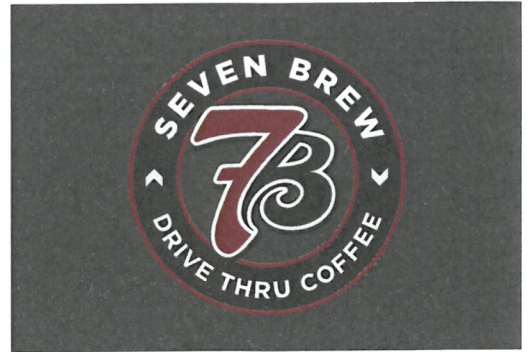
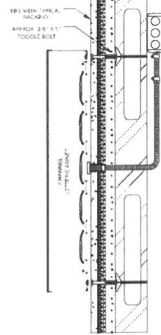
- FLUSH MOUNT CABINET**
- WHITE EMBOSSED ACRYLIC PAN FACE
 - INTERNAL LED ILLUMINATION
 - FLUSH MOUNTED TO FASCIA
 - CUT VINYL APPLIED FIRST SURFACE
 - BLACK TRIM AND RETURNS

Total Sq. Ft. 28.27

MIDDLE CIRCLE IS OPAQUE WHITE VINYL



DIRECT



AUTHORIZED SIGNATURE

DATE

This drawing depicts a preliminary drawing and is prepared for a 1/2" scale. All dimensions are approximate and subject to change without notice. The drawing is not to be used for construction purposes. The drawing is not to be used for construction purposes. The drawing is not to be used for construction purposes. The drawing is not to be used for construction purposes.



CHANNEL LETTER SIGN

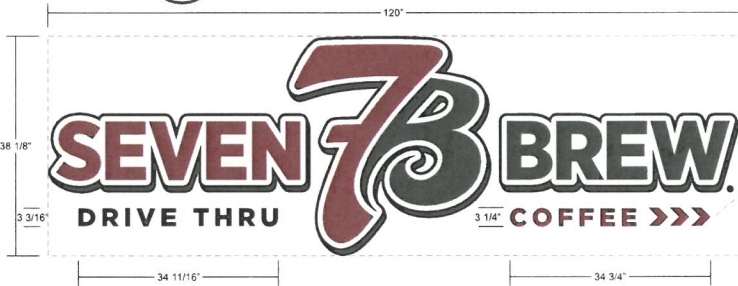
SALES: Shaun Crawford ☎ 800.845.9927 CLIENT: 7Brew # 20717
 ARTIST: Joshua Kroeger CREATED: 12/11/23 LOCATION: 529 N Prince Ln Springfield, MO 65802

DRAWING #: ao49695-5
 REV DATE: N/A | REV_0

EXTERIOR

WALL SIGN

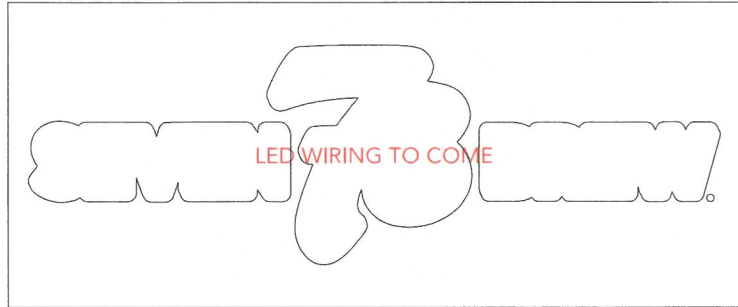
SCALE: 3/4"=1'
Quantity: 2



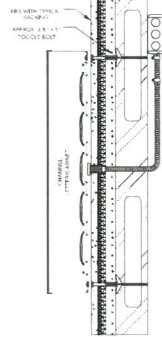
- FLUSH MOUNT CHANNEL LETTERS**
- "SEVEN 7B BREW"
 - WHITE EMBOSSED ACRYLIC PAN FACE
 - INTERNAL LED ILLUMINATION
 - FLUSH MOUNTED TO FASCIA
 - CUT VINYL APPLIED FIRST SURFACE
 - BLACK TRIM AND RETURNS

- FLUSH MOUNT FCO**
- "DRIVE THRU" AND "COFFEE >>>"
 - PAINTED AS SHOWN
 - FLUSH MOUNTED FCOS

Total Sq. Ft. 31.76



DIRECT



AUTHORIZED SIGNATURE

DATE

1. This drawing is the property of Springfield Sign and is not to be reproduced or used in any way without the written permission of Springfield Sign. The client agrees to indemnify and hold Springfield Sign harmless from any and all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this drawing, whether or not such claims, damages, and expenses are caused in whole or in part by the negligence of Springfield Sign.



PANEL SIGN

SALES: Shaun Crawford | 800.845.9927
ARTIST: Joshua Kroeger | CREATED: 12/11/23

CLIENT: 7Brew # 20717
LOCATION: 529 N Prince Ln Springfield, MO 65802

DRAWING #: 8049695-6
REV DATE: N/A | REV_0

PAGE 07

EXTERIOR

WALL SIGN

SCALE: 1-1/2"=1'
Quantity: 3



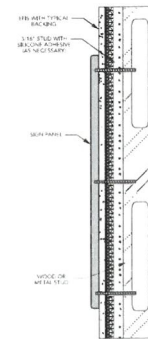
- FLUSH MOUNT FCOs
 - 1/2" ACRYLIC FCOs
 - PAINTED AS SHOWN
 - FLUSH MOUNTED
 - INSTALL LOCATION ON PREV. DRAWINGS

Total Sq. Ft. 7.66

- FANTONE 202 C
- AZKO NOBEL BRUSHED ALUMINUM



FCO FLUSH MOUNT ON EPS



SPRINGFIELD SIGN.com

AUTHORIZED SIGNATURE _____

DATE _____

This drawing is the property of Springfield Sign and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Springfield Sign. For more information, please contact us at 800.845.9927.



SIGN PURCHASE AGREEMENT
800.845.9927 | springfieldsign.com

DESCRIPTION
This agreement, made and entered into this ____ day of ____ (month), 20__ (year), by and between Springfield Sign & Graphics, INC. d/b/a Springfield Sign (herein after referred to as Seller), and Buyer (as outlined below and labeled as Buyer) witnesseth, that the Seller agrees to manufacture for Buyer the sign(s) and/or other sign products/services as outlined in a separate E2 document as follows, QUOTE NUMBER: _____ or other such unique document of description as follows:

BUYER:
COMPANY NAME _____ D/B/A _____

BEING ADDRESS: _____ CITY _____ STATE _____

JOB DETAILS:
COMPANY NAME _____ D/B/A _____

BEING ADDRESS: _____ CITY _____ STATE _____

FINE PRINT
All wiring on the premises to the site of the sign, install-d location, including the connection of the sign to each primary wiring source is to be the responsibility of the Buyer at additional cost to the Buyer at the direction of the Buyer as designed by the Buyer or Buyer's agents and as necessary, all other aspects and expenses, as required to bring primary electrical wiring to the sign's location for energizing of such sign. All charges to be 120 volts at 60 Hertz unless otherwise specified. Any damages caused by the energizing circuit to the sign or sign products due to improper design (including but not limited to improper voltage), improper connection thereof or any other causes related to the emerging primary circuitry will be solely and completely at the Buyer's risk and expense. Any additional work involving shooting in the field by phone, by internet or otherwise required on behalf of Seller will be billed in addition to Buyer on a Time and Materials basis, at additional expense. All Permits (level, engineering fees and labor/drawing costs for the acquisition thereof) will be billed in addition to prices stated herein at additional expense unless specifically outlined in this document to be filed in another manner as described herein. Any required salaried taxes are the responsibility of the Buyer now and in the future as so required by applicable governing authorities. All taxes are due and payable upon demand by Seller at any time subsequent to the execution of this SIGN PURCHASE AGREEMENT. It is understood that taxes are in addition to the price outlined in the SIGN PURCHASE AGREEMENT. E1 Quotes for any other document outlining the signs, products or services for stated job location unless specifically and clearly outlined otherwise. It is expressly and undeniably understood by both Buyer or Buyer's agents, subcontractors, salespersons, etc. and Seller that no verbal agreement has been entered into. Both parties are to adhere to the terms and conditions of this SIGN PURCHASE AGREEMENT and related attachments as properly executed and initialed. Any governing entity outside the control of Seller, such as but not limited to, any applicable City, Municipalities, County, State, Agents, national codes (such as but not limited to NEC, BOCA, ETC.) with jurisdiction or control upon the product, labor, manufacturing or installation or any issues, procedures or otherwise related to the execution of the terms, signs, sign products, services or otherwise, town/city or otherwise, may affect the costs and timely delivery of such products/services herein. NOTICE: THIS IS A LEGAL DOCUMENT WITH BINDING OBLIGATIONS READ BOTH SIDES OF THIS INSTRUMENT BEFORE SIGNING. AS THE TERMS OF THIS SIGN PURCHASE AGREEMENT ARE SET OUT HEREON, THE SPECIFIC TERMS FOR PAYMENT MAY VARY BASED ON PRODUCT, PARTS OR SERVICES. All outstanding balances over 30 days due are subject to a 2% per month (collectively compounding) Late Fee.

Buyer's Guarantee to Build _____ (initials)
 Rejection of Buyer's Guarantee to Build _____ (initials)

BUYER: I/We have read this entire agreement and agree to defend and hold harmless Seller as stated herein. ACCEPTED.
By: _____

AGREEMENT
PRINTED NAME _____ TITLE _____ DATE _____

By: **Mark Wessell, CEO**
Springfield Sign
4825 E Kearney St
Springfield, MO 65803

1. DOCUMENT ATTACHMENT: All documents referenced in this contract, whether by name or number, shall be referred to as this contract. These documents may include, but are not limited to, all drawings of the sign products, design documents, materials, and specifications. These documents may include additional terms, conditions, pricing, schedules, and drawings of the sign products. These documents are incorporated into this contract by reference and shall be considered part of this contract.

2. LIMITED WARRANTY: Seller warrants that the materials and workmanship shown in the purchase order and in the description of the product are, at the time of delivery, free from defects in material and workmanship. Seller agrees to repair or replace, within 30 days, any materials or workmanship shown in the purchase order and in the description of the product that are found to be defective in material or workmanship. Seller's obligation to repair or replace materials or workmanship is limited to the materials and workmanship shown in the purchase order and in the description of the product. Seller's obligation to repair or replace materials or workmanship does not extend to any materials or workmanship that are damaged, altered, or otherwise modified after the date of delivery. Seller's obligation to repair or replace materials or workmanship is limited to the materials and workmanship shown in the purchase order and in the description of the product. Seller's obligation to repair or replace materials or workmanship does not extend to any materials or workmanship that are damaged, altered, or otherwise modified after the date of delivery.

3. DEFECT OF MATERIAL: Seller warrants that the materials and workmanship shown in the purchase order and in the description of the product are, at the time of delivery, free from defects in material and workmanship. Seller agrees to repair or replace, within 30 days, any materials or workmanship shown in the purchase order and in the description of the product that are found to be defective in material or workmanship. Seller's obligation to repair or replace materials or workmanship is limited to the materials and workmanship shown in the purchase order and in the description of the product. Seller's obligation to repair or replace materials or workmanship does not extend to any materials or workmanship that are damaged, altered, or otherwise modified after the date of delivery.

4. CONFIRMATION OF TITLE AND CONVEYANCE OF OWNERSHIP: Seller warrants that it has clear title to the sign products and has the right to sell the sign products. Seller warrants that it has the right to sell the sign products and has the right to sell the sign products. Seller warrants that it has clear title to the sign products and has the right to sell the sign products. Seller warrants that it has the right to sell the sign products and has the right to sell the sign products.

5. WARRANTY SPECIFICATIONS: Seller warrants that the sign products will meet the specifications outlined in the purchase order and in the description of the product. Seller warrants that the sign products will meet the specifications outlined in the purchase order and in the description of the product. Seller warrants that the sign products will meet the specifications outlined in the purchase order and in the description of the product.

6. SECURITY INTEREST: Seller warrants that it has no security interest in the sign products. Seller warrants that it has no security interest in the sign products. Seller warrants that it has no security interest in the sign products. Seller warrants that it has no security interest in the sign products.

7. ASSUMPTION OF RISK: Buyer acknowledges that it is purchasing the sign products for its own use and that it is assuming the risk of loss, damage, or destruction of the sign products. Buyer acknowledges that it is purchasing the sign products for its own use and that it is assuming the risk of loss, damage, or destruction of the sign products. Buyer acknowledges that it is purchasing the sign products for its own use and that it is assuming the risk of loss, damage, or destruction of the sign products.

8. ASSIGNMENT: Buyer acknowledges that it is purchasing the sign products for its own use and that it is assuming the risk of loss, damage, or destruction of the sign products. Buyer acknowledges that it is purchasing the sign products for its own use and that it is assuming the risk of loss, damage, or destruction of the sign products. Buyer acknowledges that it is purchasing the sign products for its own use and that it is assuming the risk of loss, damage, or destruction of the sign products.

9. FORCE MAJEURE: Seller warrants that it is not responsible for any delay in the delivery of the sign products due to force majeure. Seller warrants that it is not responsible for any delay in the delivery of the sign products due to force majeure. Seller warrants that it is not responsible for any delay in the delivery of the sign products due to force majeure.

10. ENTIRE AGREEMENT: This agreement constitutes the entire agreement between Seller and Buyer. Seller warrants that this agreement constitutes the entire agreement between Seller and Buyer. Seller warrants that this agreement constitutes the entire agreement between Seller and Buyer.

January 1, 2012

OFFICE USE ONLY	
Date Received:	_____
RZN#	_____
CUP#	_____

**TOWN OF BLACKSBURG
VDOT TRAFFIC IMPACT ANALYSIS (TIA) SUPPLEMENTAL APPLICATION**

This application, appropriate fee, and accompanying documentation must be submitted in conjunction with the corresponding rezoning, conditional use permit, or comprehensive plan amendment before any application can be reviewed by staff. If you have any questions, please contact the Planning and Building Department.

Name of Development: SOVEREIGN DRIVE THRU COFFEE
 Address/Location: 1421 S. MAIN ST
 Tax Map Parcel: 287-221-5 & 287-22102-105
 Size of Site: 1.02 ACRES
 Proposed Use: RESTAURANT, DRIVE-IN
 Current Zoning District: GENERAL COMMERCIAL
 Existing Future Land Use Classification: COMMERCIAL

This application is submitted in conjunction with a

- Rezoning Application. Proposed Zoning District: _____
- Conditional Use Permit Application. Proposed Conditional Use: RESTAURANT, DRIVE-IN
- Comprehensive Plan Amendment. Proposed Future Land Use: _____

This is the first, second, third or subsequent submission of the TIA for review by VDOT.

A traffic impact analysis is is not required for the proposed project:

- Yes or No, the site is located 4,175 feet along the vehicle path of traffic which is less than 3,000 feet from VDOT maintained roadways, or is within 3,000 feet of a non-limited access state controlled highway, or is within 3,000 feet of a connection to a state limited access highway.
- If the answer to question #1 is Yes, complete the following:
 - Yes or No, the proposed development generates 358 vpd which is greater than the VDOT requirement of 5,000 vehicles per day.
- Yes or No, the proposed comprehensive plan amendment results in substantial impact of 5,000 additional vehicle trips per day or results in substantial changes to the existing transportation network and infrastructure of state controlled highways.
- No, a new TIA study is not required because a previously submitted TIA is still applicable for the project site. (Note: the appropriate documentation must be attached to this application)
- Yes or No, a VDOT Scope of work meeting has been held.

If a TIA is required, please provide the following information:

Name of Property Owner(s): _____
 Address: N/A
 Phone: _____ Fax: _____
 Email address: _____

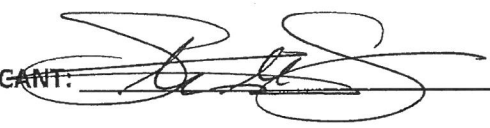
Applicant to whom review comments will be sent: N/A
Address: _____
Phone: _____ Fax: _____
Email address: _____

Project Engineer who prepared TIA (if different from applicant): N/A
Address: _____
Phone: _____ Fax: _____
Email address: _____

Please check all applicable boxes of information submitted with this application:

1. **Review Fee Check made payable to VDOT for**
First, Second or Third review by VDOT
 - Rezoning or Conditional Use Permit request
 - Low volume road submission 24VAC30-155-40 A 3: \$250
 - All other submissions: \$1000
 - Comprehensive Plan Amendments: \$1000
2. **For the Town of Blacksburg, please provide a digital submission of the following:**
 - a. **One signed copy** of the Town's VDOT Supplemental TIA application.
 - b. **One complete copy** of the TIA submitted to VDOT including a completed checklist of information and signed scope of work meeting agreement.
 - c. **One copy** of the VDOT review fee check.
 - d. **One copy** of letter and supporting information documenting why a new or updated TIA is not required for this project.
3. **For VDOT, three paper copies** of the complete Traffic Impact Analysis. Forms and additional information can be found at <http://www.virginiadot.org/projects/chapter527/default.asp>

By signing below, I acknowledge that all information on this application and included in the supporting documentation is correct and accurate, and has been prepared by an appropriate licensed professional.

SIGNATURE OF APPLICANT:  Date: 4/1/24

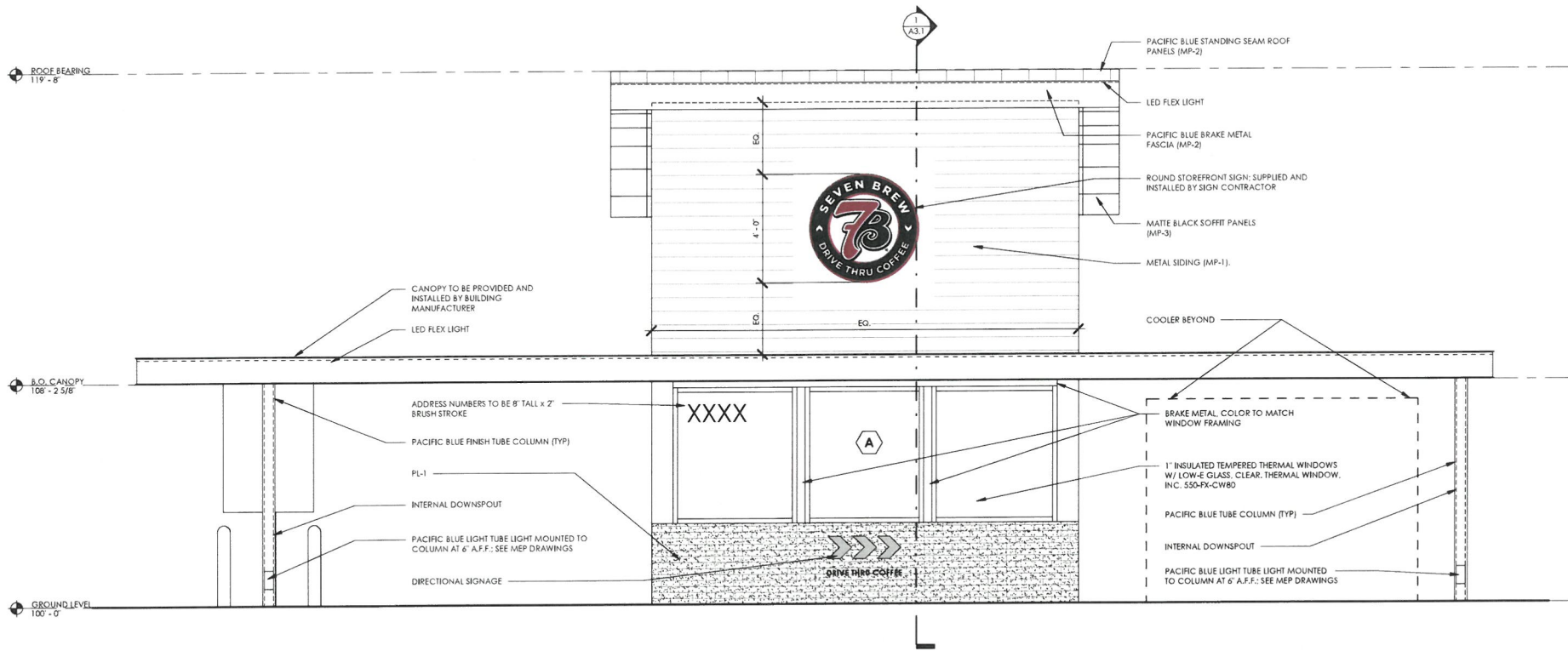
For Staff Use Only:

First Submission Second Submission Third or Subsequent Submission

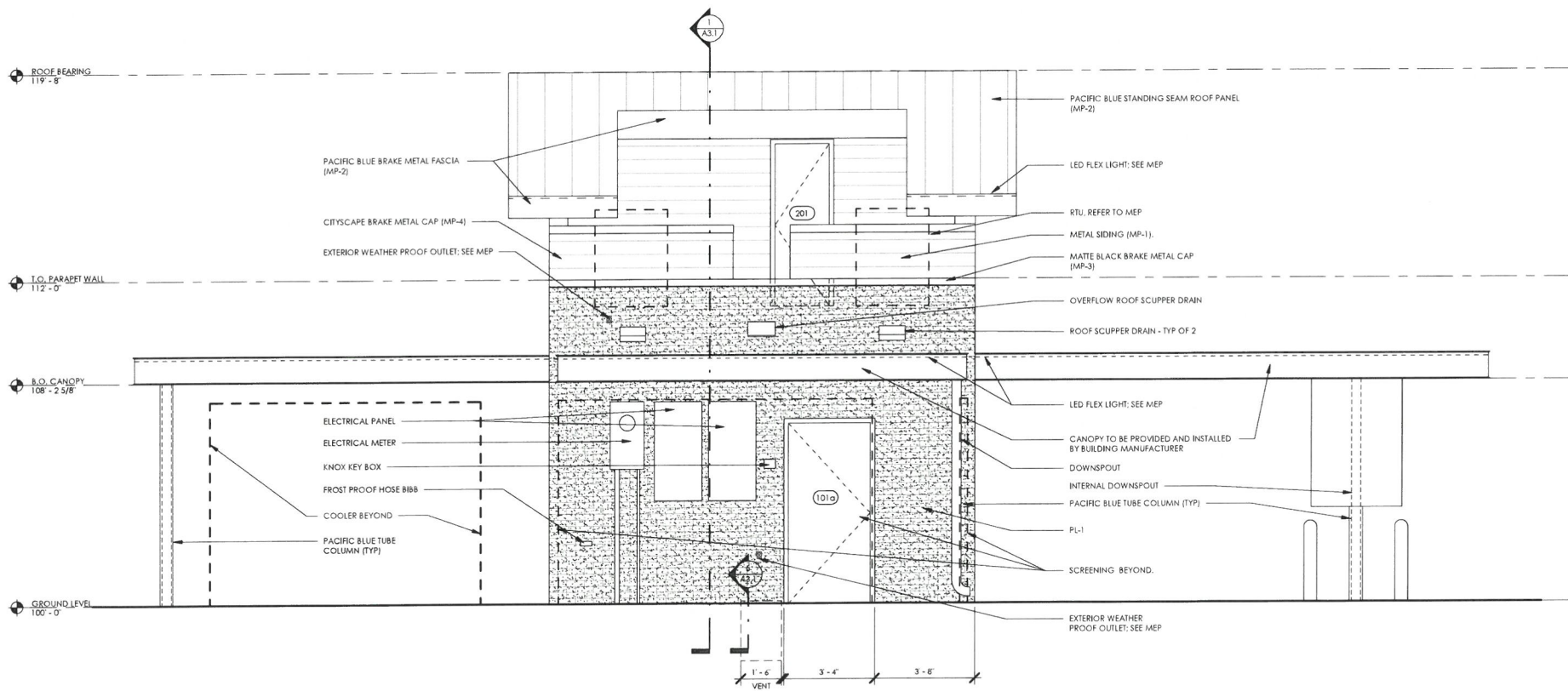
Reviewed and Accepted as complete by _____ Date _____
TIA forwarded to VDOT by _____ Date _____

Rejected by _____ Date _____
Reason for rejection: _____

Town of Blacksburg, Planning & Building Department
300 South Main Street • PO Box 90003, Blacksburg, VA 24060-9003
Phone: (540) 951-1126 • Fax: (540) 951-0672 • www.blacksburg.gov



1 EXTERIOR ELEVATION - FRONT
3/8" = 1'-0"



2 EXTERIOR ELEVATION - BACK
3/8" = 1'-0"

FIRM LICENSE NO. T8D
INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

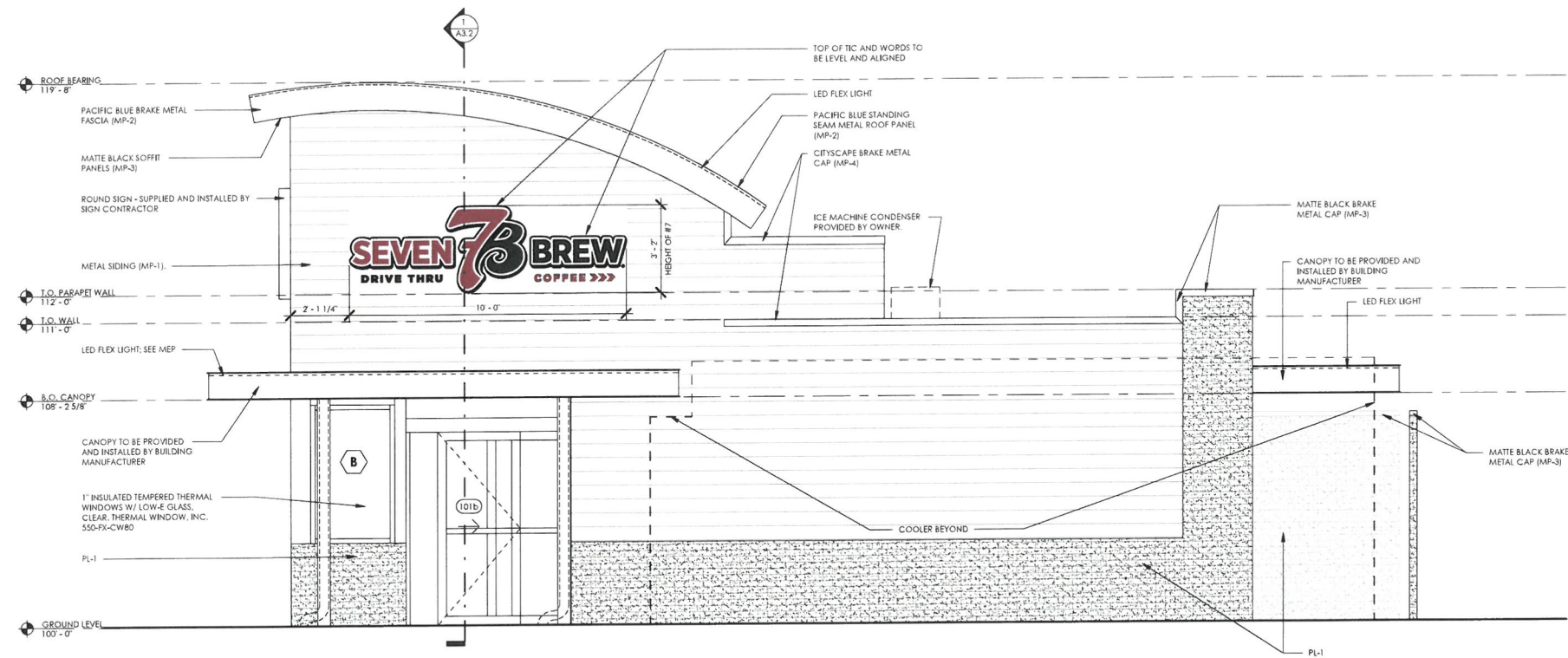
ARCHITECT OF RECORD:
NAME: T8D
LICENSE NO. T8D

PROJECT NUMBER: 2404788V
REVISION:

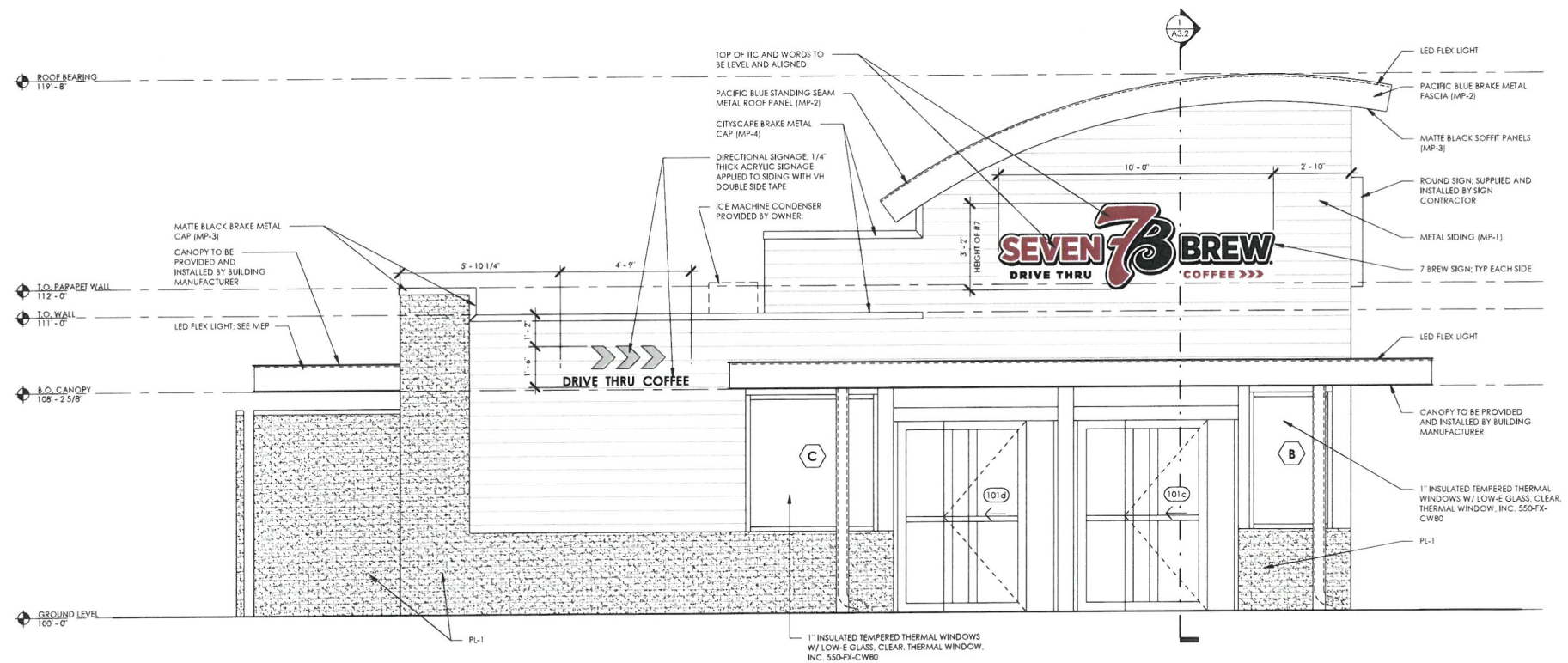
7 BREW COFFEE
BLACKSBURG, VA
PROJECT ADDRESS

A2.1
EXTERIOR ELEVATIONS

DATE: NOT FOR CONSTRUCTION



1 EXTERIOR ELEVATION - RIGHT SIDE
3/8" = 1'-0"



2 EXTERIOR ELEVATION - LEFT SIDE
3/8" = 1'-0"

FIRM LICENSE NO. TBD

INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

ARCHITECT OF RECORD:

NAME: TBD

LICENSE NO. TBD

PROJECT NUMBER: 24004788V

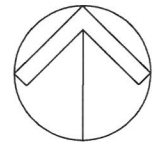
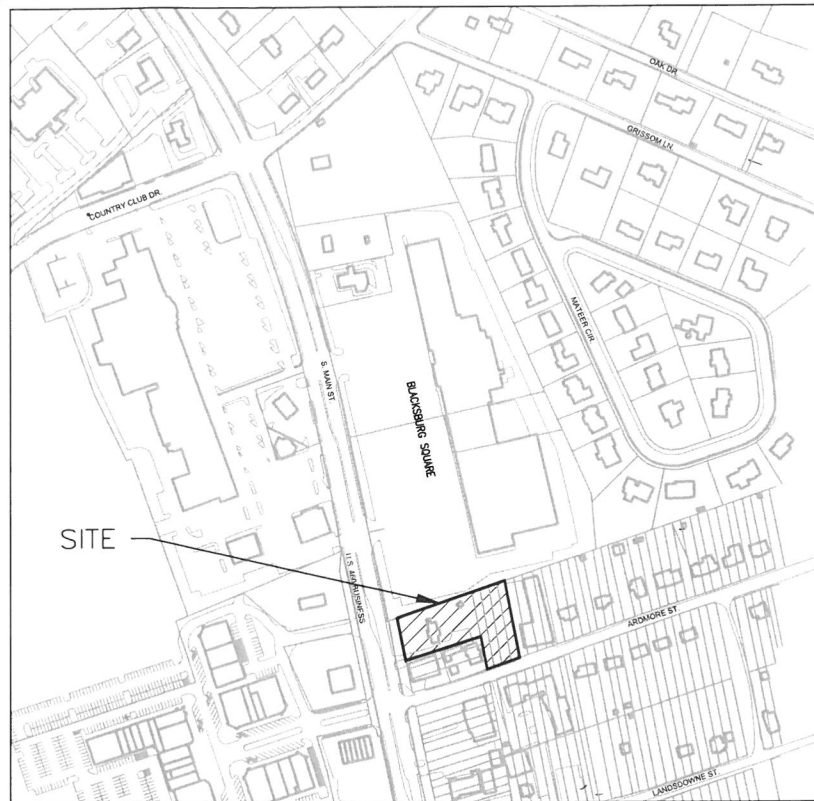
REVISION:

7 BREW COFFEE
BLACKSBURG, VA
PROJECT ADDRESS

A2.2

EXTERIOR ELEVATIONS

DATE: NOT FOR CONSTRUCTION



VICINITY MAP

SCALE: 1" = 500'

N/F
BLACKSBURG SQUARE, LLC
TAX MAP #287-22 106-109
PARCEL ID #018555
INST. #2018005459

N/F
BLACKSBURG SQUARE, LLC
TAX MAP #287-A 37EB
PARCEL ID #023439
INST. #2012007764

S11°25'26"E 200.00'

LOT 105

LOT 104

LOT 103

LOT 102

TOTAL COMBINED
ACREAGE
1.025 AC.

ALL INTERIOR LOT LINES
TO BE VACATED

N71°15'34"E 300.00'

N/F
BLACKSBURG SQUARE, LLC
TAX MAP #287-22 1-5
PARCEL ID 004326
INST. #2012011327

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

N11°25'26"W 125.00'

SOUTH MAIN STREET
VARIABLE WIDTH RIGHT-OF-WAY

S71°15'34"W 100.00'

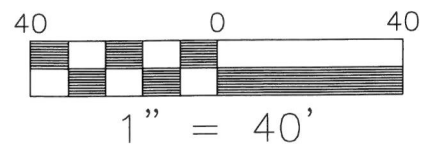
S71°15'34"W 200.00'

N11°25'26"W 75.00'

N/F
A. H. SMITH AND
GLADYS V. SMITH
TAX MAP #287-22 6A, 7A, 8A
PARCEL ID #017682
INST. #2004012661

N/F
MRE OUTLOOK, LLC
TAX MAP #287-22 5, 7, 8
PARCEL ID #002187
INST. #2011004539

ARDMORE STREET
50' RIGHT-OF-WAY
P.B. 1, PC 283



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 CUP

PARCEL MAP

MOUNT LABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY AWC
CHECKED BY SMS
DATE 4/1/24
SCALE 1" = 40'
REVISIONS

CUP1

PROJECT NO 24240144.00



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

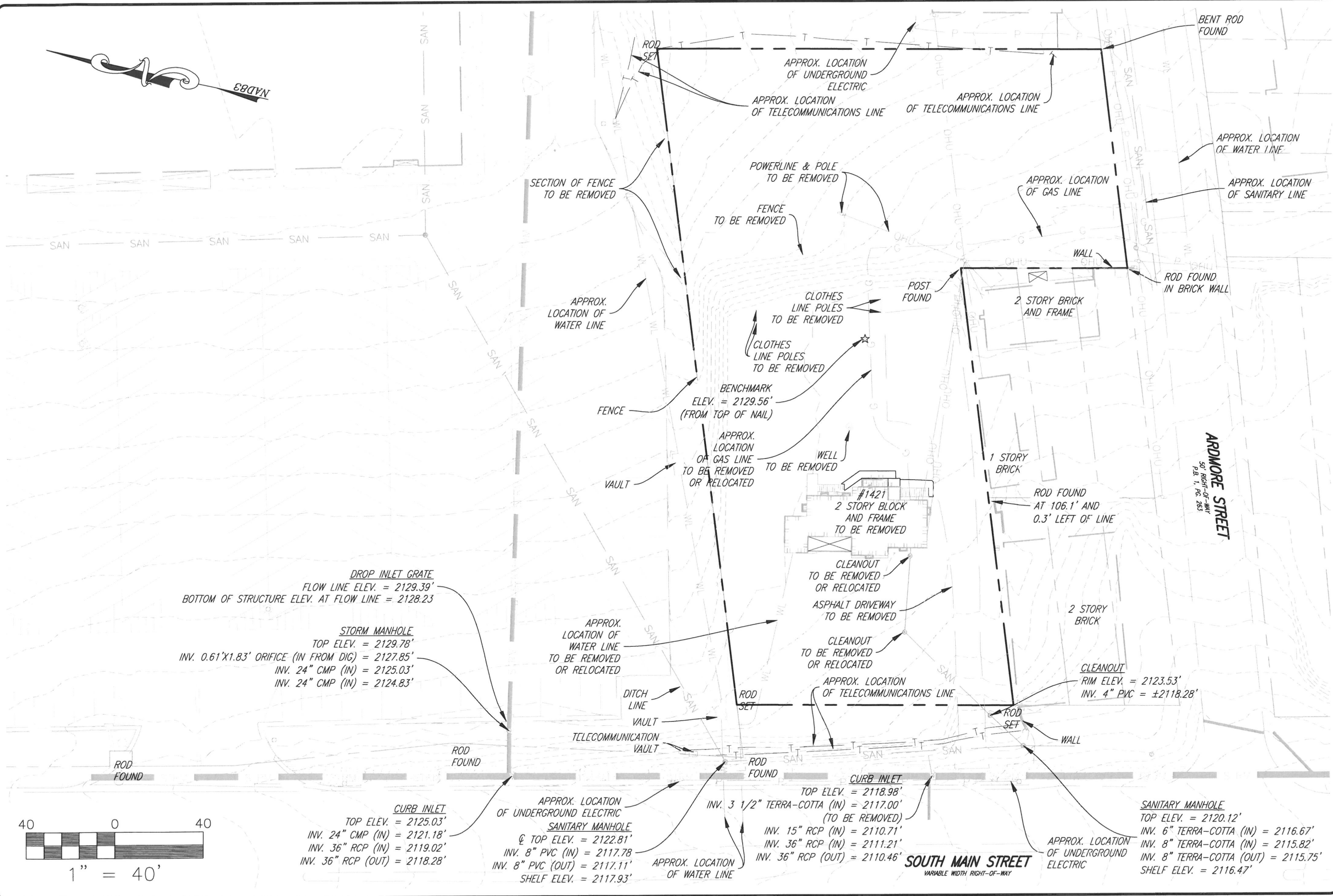
SEVEN BREW COFFEE CUP
EXISTING CONDITIONS & DEMOLITION PLAN

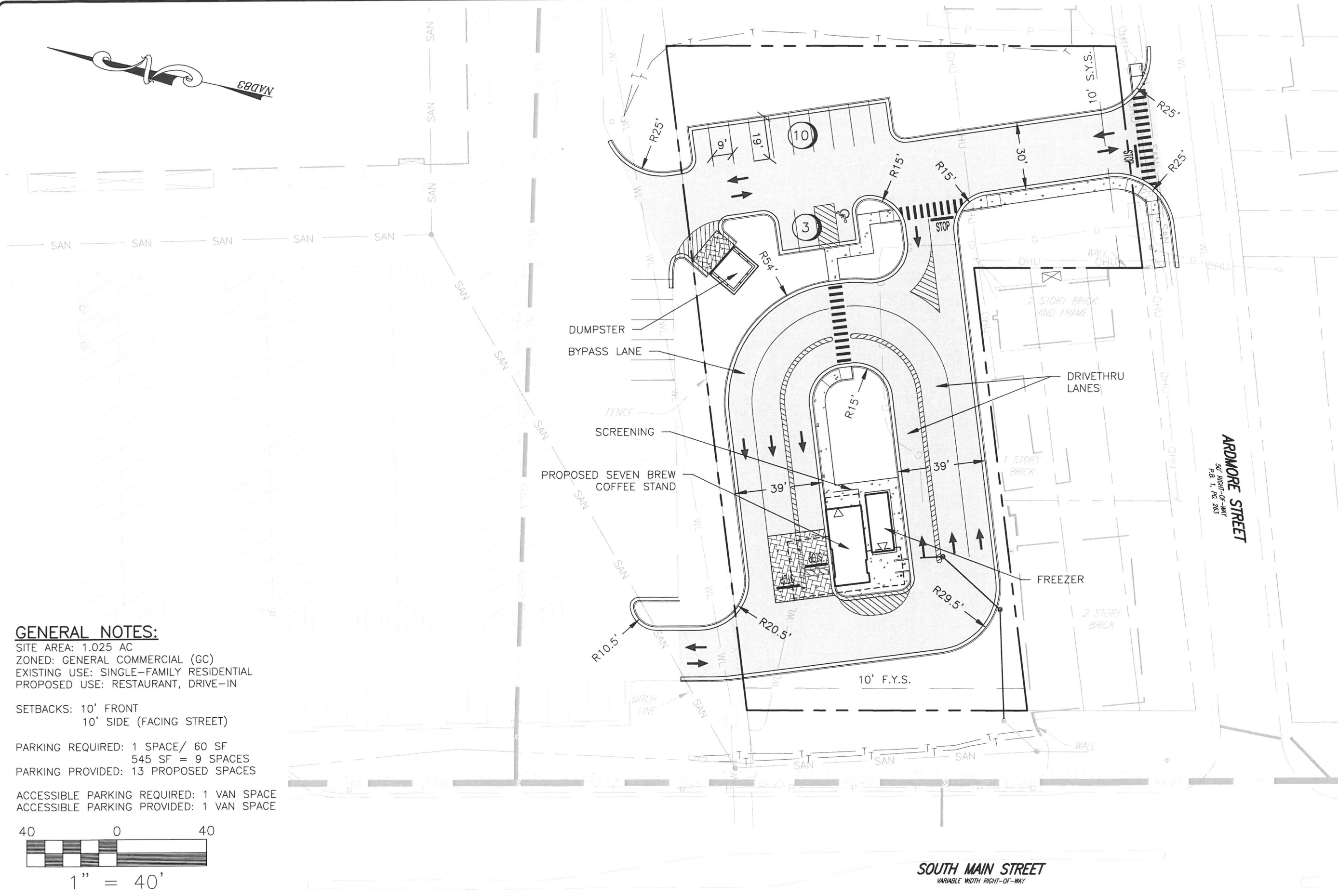
MOUNT TABOR MAGISTERIAL DISTRICT
 TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY AWC
 CHECKED BY SMS
 DATE 4/1/24
 SCALE 1" = 40'
 REVISIONS

CUP2

PROJECT NO 24240144.00





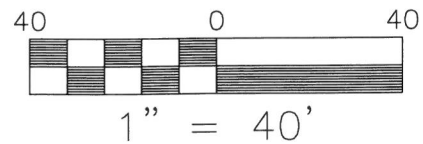
GENERAL NOTES:

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 CUP

MASTER PLAN

MOUNT TABOR MAGISTERIAL DISTRICT
 TOWN OF BLACKSBURG, VIRGINIA

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

CUP3

PROJECT NO 24240144.00



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 CUP
OPEN SPACE PLAN & LAYOUT

MOUNT TABOR MAGISTERIAL DISTRICT
 TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY AWC
 CHECKED BY SMS
 DATE 4/1/24
 SCALE 1" = 40'
 REVISIONS

CUP4

PROJECT NO 24240144.00



OPEN SPACE CALCULATIONS:

OPEN SPACE REQUIRED: 6,695 S.F. (15% OF SITE)
 OPEN SPACE PROVIDED: 16,547 S.F. (37% OF SITE)

PARKING LOT LANDSCAPING REQUIRED:
 293 S.F. (5% OF PARKING AREA)
 PARKING LOT LANDSCAPING PROVIDED:
 370 S.F. (6% OF PARKING AREA)

LEGEND

- OPEN SPACE
- PARKING LOT LANDSCAPING

LANDSCAPE CALCULATIONS:

PARKING LOT TREES REQUIRED: 1 (1 PER 10 SPACES, ROUNDED DOWN)
 PARKING LOT TREES PROPOSED: 1

STREET TREES REQUIRED: 5 (1 PER 30 FEET OF STREET FRONTAGE)
 STREET TREES PROPOSED: 5

CANOPY COVERAGE REQUIRED: 4,464 S.F. (10% OF SITE)
 CANOPY COVERAGE PROVIDED: 4,541 S.F.

