APPLICATION FOR:

CHANGE OF ZONING CLASSIFICATION
CONDITIONAL USE PERMIT FOR HEIGHT INCREASE
RIGHT OF WAY VACATION
AMENDMENT TO SPECIAL SIGNAGE DISTRICT

AUGUST 1, 2019 (For Record NOVEMBER 22, 2019)

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BUILDING 460 VIEWS
ST. LUKE AND ODD FELLOWS VIEWS
SITE SUMMARY

PARCELS ADDRESS: 211 PRICES FORK ROAD AND
ARCHER STREET NW
BLACKSBURG, VA 24060

OWNER: C.S. SHOPPING CENTERS, LLC
460 PRICES FORK ROAD, SUITE 2600
BLACKSBURG, VA 24060

DEVELOPMENT/CONTRACTOR: W.M. JORDAN COMPANY
11010 JEFFERSON AVENUE
NEWPORT NEWS, VA 23601

PLANNING/ENGINEERING: DRAPER ADEN ASSOCIATES
2206 SOUTH MAIN STREET
BLACKSBURG, VA 24060

HANBURY
312 N. MAIN STREET
BLACKSBURG, VA 24060


PROPOSED BUILDING ELEVATION: 2079.0/2079 FEET

TOTAL NUMBER OF FLOORS: FIVE WITH ROOFTOP

GROSS FLOOR AREA: 250,000 SF

BUILDING HEIGHT: 97’ WITH 100'-0” ALLOWANCE

EXISTING ZONING: DOWNTOWN COMMERCIAL (DC) WITH CONDITIONS

PROPOSED ZONING: DOWNTOWN COMMERCIAL (DC) WITH AMENDED CONDITIONS

CURRENT USE: RETAIL AND OFFICE SPACE

PROPOSED USE: RESTAURANT, RETAIL AND OFFICE SPACE
1 inch = 0.033 ft.
MATCHLINE A-A - THIS SHEET

1. CUT, CAP & ABANDON PIPE
2. HEAVY DUTY TRENCH DRAIN
3. LEAVE EXISTING UNDERGROUND DETENTION IN PLACE AND INSTALL ADDITIONAL STORMTECH CHAMBER SYSTEM (MC-3500 CHAMBERS) AS MANUFACTURED BY ADS. SYSTEM FOOTPRINT SHOWN IS OVERSIZED TO REPLICATE LOST STORAGE FROM EXISTING SYSTEM DUE TO INSTALLATION OF SUPPORT COLUMNS FOR PARKING DECK.
4. OUTLET CONTROL STRUCTURE CONNECTING TO EXISTING DRAINAGE SYSTEM
5. INLET TO PROPOSED STORMWATER MANAGEMENT FACILITY (APPROX. 1.86 AC OF IMPERVIOUS AREA FROM PROJECT TO DRAIN TO FACILITY)
6. PARKING DECK AREA NOT SHOWN. DECK SURFACE ELEVATION VARIES (ELEV. = 2077.50' - 2078.50')
1. Reconstruct 8" sanitary sewer to reverse flow approximately 152 LF
2. Connect to existing manhole
3. Sanitary sewer manhole
4. Grease traps (4)
5. Relocate UGE and UGC, to be coordinated with utility owners
6. Drop connection at new manhole
7. Proposed fire hydrant
8. Tapping sleeve and valve
9. Connect to building, for reference only, refer to plumbing plans for details.

LEGEND
- Sanitary sewer system components
- Sanitary sewer manhole
- Storm protection waterline
- Fire protection waterline
- Upper level parking garage

UTILITY NOTES
- Reconstruct if sanitary sewer to reverse flow approximately 152 LF
- Connect to existing manhole
- Sanitary sewer manhole
- Grease traps (4)
- Relocate UGE and UGC, to be coordinated with utility owners
- Drop connection at new manhole
- Proposed fire hydrant
- Tapping sleeve and valve
- Connect to building, for reference only, refer to plumbing plans for details.

MAGNETIC LEGEND
- #
- Utility notes
- Sanitary sewer manhole
- 8" fire protection waterline
- 8" domestic waterline
- Upper level parking garage

MATCHLINE A-A - THIS SHEET

GRAPHIC SCALE
1 inch = 60 ft.

DATE: 22 NOVEMBER 2019
DRAWING NUMBER: C500
DRAWING NAME: Utility Plan
**PROPOSED BUILDING**

- Flush 1' Conc. Bands with Stamped and Colored Conc. Crosswalk (Typ.)
- Bike Racks (Typ.)

**STREET FURNISHINGS NOTE:**

Street furniture, which shall be consistent with the street furniture currently used in Downtown Blacksburg, will be provided and may include seating, lighting, banners and/ or planting in movable containers. Benches, trashcans, planters and light poles shall be provided in similar frequency as currently exists in Downtown and shall use the current Downtown palette of material design.

**LANDSCAPE LEGEND:**

- Tree Grate
- 6' Wide Bench
- Light Post

**SITE FURNISHINGS LEGEND:**

- Massing of Shrubs: Dwarf Burford Holly, Dwarf Crimson Front Apparel, Korean Boxwood, Doublefile Viburnum
- Massing of Groundcover and Ornamental Grasses

**GRAPHIC SCALE:**

1 inch = 60 ft.

**DATE:** 22 November 2019
PROPOSED AUTUMN GOLD GINKGO PLANTED IN 60' X 60' PLANTER GRATE.
PROPOSED 6' WIDE BENCH.
EXISTING TREE ALONG THE EAST SIDE OF GILBERT STREET.

HISTORIC LAMP AND POST WITH LED BULB TO COMPLY WITH STREET FURNISHINGS NOTE.

EXISTING PARALLEL PARKING ON EAST SIDE OF GILBERT STREET.
NORTHBOUND GILBERT STREET.
SOUTHBOUND GILBERT STREET.

GRAPHIC SCALE
1 inch = 60 ft.

STREET FURNISHINGS NOTE:
STREET FURNITURE, WHICH SHALL BE CONSISTENT WITH THE STREET FURNITURE CURRENTLY USED IN DOWNTOWN BLACKSBURG, WILL BE PROVIDED AND MAY INCLUDE SEATING, LIGHTING, BANNERS, AND/OR PLANTING IN MOBILE CONTAINERS. BENCHES, TRASHCANS, PLANTERS AND LIGHT POLES SHALL BE PROVIDED IN SIMILAR FREQUENCY AS CURRENTLY EXISTS IN DOWNTOWN AND SHALL USE THE CURRENT DOWNTOWN PALETTE OF MATERIALS AND DESIGN.
ADD LIGHTING TO: FUTURE DIRECTIONAL PYLON SHOWN BELOW (REMOVED)

TENANT SPACES THAT MAY USE TWO FACADES FOR SIGNAGE

BUILDING IDENTIFICATION SIGNAGE (15 SF)

BUILDING 220 MONUMENT SIGN

BUILDING 300 MONUMENT SIGN

BUILDING 460 MONUMENT SIGN

BUILDING IDENTIFICATION SIGNAGE (15 SF)
ELEVATION - SOUTH

1/32" = 1'-0"
VIEWS FROM ST. LUKE AND ODD FELLOWS HALL
VIEWS FROM ST. LUKE AND ODD FELLOWS HALL
View from Prices Fork looking South East