

NOTE: THIS SHEET IS INTENDED TO DEPICT THE PORTION OF THE SITE FOR WHICH THESE PLANS SERVE AS THE FINAL DEVELOPMENT PLAN. THE BOUNDARY SHOWN ON THIS SHEET MAY NOT MATCH THE LIMITS OF DISTURBANCE, AS ADDITIONAL DEMOLITION OR GRADING ACTIVITIES ARE PERMITTED AS PART OF THIS PLAN.

NOTE: ALL FUTURE DEVELOPMENT AREAS ARE PRELIMINARY. FINAL BUILDING AND PARKING LAYOUT ARE SUBJECT TO CHANGE.

INTERIOR PARKING LOT GREENSPACE AND LANDSCAPING			
REQUIRED AREA*		REQUIRED TREES	
ARBY'S (37 SPACES)	1,480 S.F.	4	
PAD D (112 SPACES x 12.8% OF BLDG AREA)	573 S.F.	2	
PAD H (75 SPACES)	3,000 S.F.	8	
PHASE II (235 SPACES)	9,400 S.F.	24	
ALL PROPOSED DEVELOPMENT	14,453 S.F.	38	
PROVIDED (NET CHANGE)		PROVIDED (NET CHANGE)	
PHASE I (INCLUDES ARBY'S)	6,336 S.F.	-8	
PAD D	2,686 S.F.	23	
PAD H	478 S.F.	9	
PHASE II	7,545 S.F.	68	
ALL PROPOSED DEVELOPMENT	17,045 S.F.	92	

\* REQUIRED PARKING LOT GREENSPACE AND LANDSCAPING IS CALCULATED BASED ON THE PARKING REQUIRED FOR NEW CONSTRUCTION. EXISTING PARKING SERVING EXISTING BUILDINGS IS EXCLUDED. IN THE CASE WHERE NEW CONSTRUCTION IS ADDED TO AN EXISTING SPACE, THE REQUIRED PARKING FOR THE SPACE IS MULTIPLIED BY THE RATIO OF NEW TO EXISTING SQUARE FOOTAGE.

IMPERVIOUS SURFACE AREA/LOT COVERAGE (NET CHANGE)		TREES PROVIDED	
PHASE I (INCLUDES ARBY'S)	-16,632 S.F.	PHASE I (INCLUDES ARBY'S)	92
PAD D	4,069 S.F.	PAD D	24
PAD H	20,556 S.F.	PAD H	44
PHASE II	-17,422 S.F.	PHASE II	284
ALL PROPOSED DEVELOPMENT	-17,567 S.F.	ALL PROPOSED DEVELOPMENT	444
		REMAINING REQUIRED	188

LANDSCAPING PROVIDED	
PHASE I (INCLUDES ARBY'S)	20,149 S.F.
PAD D	4,993 S.F.
PAD H	3,826 S.F.
PHASE II	43,165 S.F.
ALL PROPOSED DEVELOPMENT	72,133 S.F.
REMAINING REQUIRED	54,194 S.F.

OVERALL CENTER PARKING REQUIREMENTS	
MEDICAL OFFICE	3,500 S.F. 18
SHOPPING CENTER/RETAIL	212,100 S.F. 615
RESTAURANT	29,479 S.F. 295
HOTEL	110 ROOMS 115
TOTAL REQUIRED	1,043
TOTAL PROVIDED	1,447

OVERALL CENTER ACCESSIBLE PARKING REQUIREMENTS	
TOTAL REQUIRED:	28
TOTAL PROVIDED:	48
VAN ACCESSIBLE REQUIRED:	8
VAN ACCESSIBLE PROVIDED:	12

INTERIOR PARKING LOT GREENSPACE

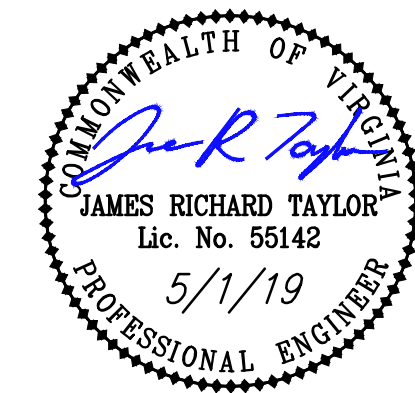
PHASE II FINAL DEVELOPMENT PLAN APPROXIMATELY 10.35 ACRES



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448 Peppers Ferry Road, NW  
Christiansburg, VA 24073  
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MARKET PLACE REDEVELOPMENT  
PHASE II  
MASTER PLAN

SHAMSVILLE MAGISTERIAL DISTRICT  
TOWN OF CHRISTIANBURG, VIRGINIA

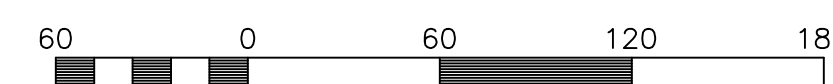
DRAWN BY: JRT  
DESIGNED BY: JRT  
CHECKED BY: SMS  
DATE: 5/1/19  
SCALE: 1" = 60'  
REVISIONS:

C4

PROJECT NO. 24190024.00

PROPOSED ADDRESSING			
JR ANCHOR A1	2505 MARKET STREET N.E.	ANCHOR C1	2675 MARKET STREET N.E.
ANCHOR A1	2525 MARKET STREET N.E.	BLDG D1	2775 MARKET STREET N.E.
BLDG A1	2545 MARKET STREET N.E.	BLDG D2	2765 MARKET STREET N.E.
BLDG A2	2575 MARKET STREET N.E.	BLDG D3	2755 MARKET STREET N.E.
BLDG A3	2585 MARKET STREET N.E.	BLDG D4	2745 MARKET STREET N.E.
BLDG B1	2605 MARKET STREET N.E.	BLDG D5	2735 MARKET STREET N.E.
ANCHOR B1	2625 MARKET STREET N.E.	BLDG D6	2725 MARKET STREET N.E.
JR ANCHOR B1	2635 MARKET STREET N.E.	BLDG D7	2715 MARKET STREET N.E.
BLDG B2	2645 MARKET STREET N.E.	BLDG E1	2701 MARKET STREET N.E.
JR ANCHOR B2	2655 MARKET STREET N.E.	BLDG F1	2681 MARKET STREET N.E.
JR ANCHOR C1	2665 MARKET STREET N.E.	BLDG G1	2705 MARKET STREET N.E.

PROPOSED INTERSECTION IMPROVEMENTS  
SEE DESIGN PLANS BY KIMLEY-HORN  
"FRANKLIN STREET IMPROVEMENTS AT  
CHRISTIANSBURG MALL REDEVELOPMENT"



SCALE: 1" = 60'

APPROVED: Engineering	Date
APPROVED: Planning	Date



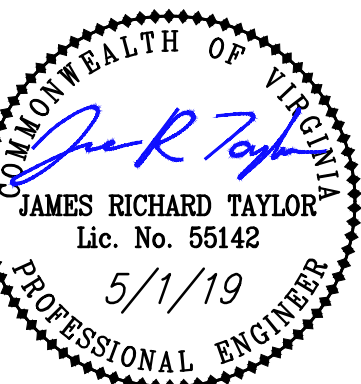
1. PAVEMENT FLOW LINE RADIUS OF 5' IS TYPICAL. WHERE NO FLOW LINE EXISTS, AN EDGE OF PAVEMENT RADIUS OF 5' IS TYPICAL.
2. ANY PAVEMENT OR SIDEWALK DISTURBED OR DESTROYED OUTSIDE OF THE LIMITS OF DISTURBANCE DURING THE CONSTRUCTION PROCESS SHALL BE REPLACED AS NECESSARY AT NO COST TO THE TOWN OR OFFSITE PROPERTY OWNER.
3. SEE SIGNAGE PLAN BY OTHER FOR EXACT SIZE AND HEIGHT OF SIGNS, INCLUDING BUILDING SIGNAGE. SIGNAGE SHALL BE PERMITTED SEPARATELY.

1. GENERAL CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. THE G.C. IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL COORDINATED WITH REQUIRED UTILITIES FOR THE PROPOSED IMPROVEMENTS AND ANY NECESSARY UTILITIES ON-SITE SUCH AS LIGHTING, ELECTRICAL, CATV, ETC.
3. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, OWNER, AND THE TOWN OF CHRISTIANSTOWN.
4. G.C. SHALL OBTAIN A CURRENT PRESSURE TEST UPON CONNECTION OF THE WATER SERVICE TO THE MAIN AND INSTALL A PRESSURE REDUCING VALVE IN ACCORDANCE WITH DETAIL RV-3 IF NECESSARY TO MEET TENANT REQUIREMENTS.
5. LIGHT POLE LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL PHOTOGRAPHIC DESIGN. NEW LIGHT POLES SHALL NOT EXCEED 30 FEET HEIGHT.

SEE LEGEND AND NUMBERED  
KEY NOTES LOCATED ON  
SHEET C7.



APPROVED: Planning Date



# PHASE II LAYOUT AND UTILITIES PLAN AREA A

DRAWN BY	JRT
DESIGNED BY	JRT
CHECKED BY	SMS
DATE	5/1/19
SCALE	1" = 20'
REVISIONS	

**C5**



KEY NOTES

1. GAS METER OR GAS METER MANIFOLD (PROVIDE 1 METER PER TENANT SPACE). CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ATMOS ENERGY REGARDING THE SIZE AND INSTALLATION OF THE GAS SERVICE LINES AND METERS IN ACCORDANCE WITH TENANT REQUIREMENTS.
2. ELECTRIC METER OR METER CENTER (PROVIDE 1 METER PER TENANT SPACE).
3. FIRE SPRINKLER CONTROL ROOM AND ROOF ACCESS WITH EXTERIOR DOOR. PROVIDE SIGNAGE ON DOOR VISIBLE FROM MARKET STREET.
4. 4" GREASE WASTE LINE. WHERE LATERAL SERVES MULTIPLE TENANT SPACES, EXTEND PIPING UNDER SLAB WITH A MINIMUM DEPTH OF 30" BELOW FINISHED FLOOR AT EACH TENANT SPACE.
5. 4" NON-GREASE WASTE LINE. WHERE LATERAL SERVES MULTIPLE TENANT SPACES, EXTEND PIPING UNDER SLAB WITH A MINIMUM DEPTH OF 30" BELOW FINISHED FLOOR AT EACH TENANT SPACE.
6. 1,500 GALLON GREASE INTERCEPTOR. GREASE INTERCEPTOR AND MANHOLE COVERS SHALL BE H-20 TRAFFIC RATED.
7. GAS SERVICE LINE. CONTRACTOR SHALL CONFIRM FINAL LOCATION OF CONNECTION TO MAIN AND COORDINATE INSTALLATION WITH ATMOS ENERGY.
8. INSTALL PVC CONDUIT AS NECESSARY FOR ELECTRICAL SERVICE TO SITE LIGHTING. INSTALL TRAFFIC RATED ELECTRICAL PULL BOXES AS NECESSARY.
9. 2" DOMESTIC WATER SERVICE TO BUILDING. BACKFLOW DEVICE(S) TO BE PROVIDED INTERIOR TO BUILDING. PLUMBER TO INSTALL 1 1/2" SERVICE STUB AND SUB-METER TO EACH TENANT SPACE WITHIN BUILDING PER TENANT REQUIREMENTS.
10. APPROXIMATE LOCATION OF TRANSFORMER AND ELECTRIC SERVICE LINE. CONTRACTOR SHALL CONFIRM FINAL LOCATION AND SIZE OF TRANSFORMER AND SERVICE LINE PRIOR TO COMMENCEMENT OF WORK.
11. RELOCATED SERVICE PANEL FOR PARKING LOT LIGHTING. COORDINATE INSTALLATION WITH AEP.
12. RELOCATED FIRE HYDRANT ASSEMBLY.
13. INSTALL PVC CONDUIT AS NECESSARY FOR TELECOM. APPROXIMATE LOCATION OF SERVICE LINE. G.C. SHALL CONFIRM FINAL LOCATION WITH TELECOM PROVIDER PRIOR TO COMMENCEMENT OF SITE WORK.
14. PROVIDE REDUCER IF NECESSARY TO CONNECT TO BUILDING FIRE SPRINKLER LINE SIZE. BACKFLOW PREVENTER DEVICE REQUIRED.
15. FREE-STANDING YARD FIRE DEPARTMENT CONNECTION. CONNECT TO BUILDING SPRINKLER SYSTEM.
16. BUILDING MOUNTED FIRE DEPARTMENT CONNECTION.
17. DRIVE THRU CLEARANCE BAR BY TENANT. PROVIDE FOUNDATION AND CONDUIT TO LOCATION. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH TENANT.
18. DRIVE THRU ORDER BOARD BY TENANT. PROVIDE FOUNDATION AND CONDUIT TO LOCATION. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH TENANT.
19. DUMPSTER ENCLOSURE CONCRETE SHALL BE 6" THICK REINFORCED CONCRETE.
20. MASONRY DUMPSTER ENCLOSURE W/ METAL GATES AND PEDESTRIAN ACCESS. SEE DETAILS.
21. ACCENT SCREENING WALL (SEE ARCHITECTURAL PLANS).
22. INSTALL CART CORRAL AND PERMANENTLY ANCHOR TO GROUND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. RTS COMPANIES PART NUMBER 4031-00500A-XX-00 COLOR RED OR EQUAL APPROVED BY TENANT.
23. INSTALL BIKE RACK AND PERMANENTLY ANCHOR TO GROUND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ULINE PART NUMBER H-2544BL 5-LOOP WAVE STYLE BIKE RACK OR EQUAL APPROVED BY TENANT.
24. EXPECTANT MOTHER/NEW FAMILY PARKING. TENANT TO PROVIDE SIGNS. CONTRACTOR TO PROVIDE AND INSTALL BASE.

LAYOUT PLAN NOTES

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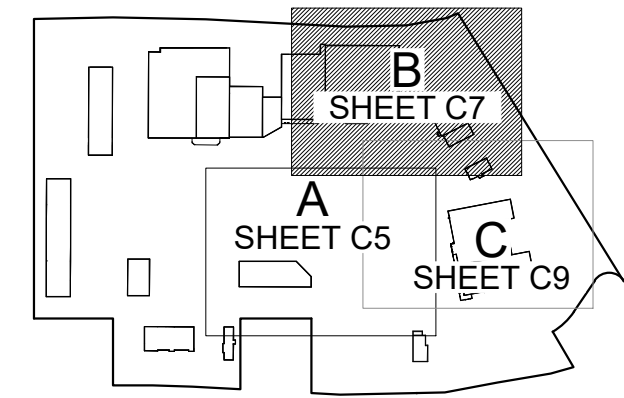
LEGEND

- |  |  |
|--|--|
| (A) CG-12 CURB RAMP  | STANDARD DUTY ASPHALT PAVING                     |
| (B) PARKING BUMPER BLOCK   | HEAVY DUTY ASPHALT PAVING                        |
| (C) CONCRETE SIDEWALK<br>8" WIDE U.N.O.  | PAVEMENT MILL & OVERLAY                          |
| (D) CLEANOUT   | CONCRETE SIDEWALK                                |
| (E) CG-2 CURB  | HEAVY DUTY CONCRETE PAVING<br>THICKNESS AS NOTED |
| (F) DUMPSTER ENCLOSURE   |  |
| (G) FIRE SERVICE LATERAL<br>SIZE AS NOTED  |  |
| (H) TOWN OF CHRISTIANSBURG<br>UTILITY CONTRACTOR<br>EXISTING                     |  |
| (I) CG-6 CURB AND GUTTER   |  |
| (J) HANDICAP PARKING & SIGN  |  |
| (K) PAVEMENT JOINT   |  |
| (L) CONCRETE APRON   |  |
| (M) LIGHT POLE (EXISTING POLE & FIXTURE RELOCATED)                               |  |
| (N) WATER METER<br>SIZE AS NOTED   |  |
| (O) TOWN OF CHRISTIANSBURG<br>UTILITY CONTRACTOR<br>EXISTING                     |  |
| (P) CG-9D ENTRANCE APRON   |  |
| (Q) BACKFLOW PREVENTER IN MANHOLE<br>SIZE AS NOTED                               |  |
| (R) CONNECTION BY PLUMBER  |  |
| (S) FIRE HYDRANT ASSEMBLY  |  |
| (T) SEGMENTAL BLOCK RETAINING WALL<br>DESIGN BY OTHERS. PROVIDE SAILING PER CODE |  |
| (U) SEWER LATERAL<br>SIZE AS NOTED   |  |
| (V) TOWN OF CHRISTIANSBURG<br>UTILITY CONTRACTOR<br>EXISTING                     |  |
| (W) WATERLINE BLOWOFF ASSEMBLY   |  |
| (X) POST INDICATOR VALVE   |  |
| (Y) WATER LATERAL<br>SIZE AS NOTED   |  |
| (Z) TOWN OF CHRISTIANSBURG<br>UTILITY CONTRACTOR<br>EXISTING                     |  |

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SCALE: 1" = 20'



KEY PLAN



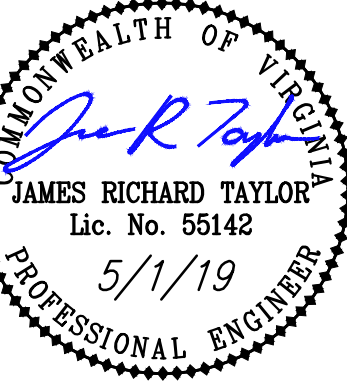
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MARKET PLACE REDEVELOPMENT  
PHASE II  
LAYOUT & UTILITIES PLAN  
AREA B

DRAWN BY JRT  
DESIGNED BY JRT  
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DATE 5/1/19  
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REVISIONS

**C7**  
PROJECT NO 24190024.00





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SHAWSVILLE MAGISTERIAL DISTRICT  
TOWN OF CHRISTIANSBURG VIRGINIA

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