

NOTE: THIS SHEET IS INTENDED TO DEPICT THE PORTION OF THE SITE FOR WHICH THESE PLANS SERVE AS THE FINAL DEVELOPMENT PLAN. THERE ARE OTHER PORTIONS OF THE SITE FOR WHICH DEMOLITION OR MASS GRADING OPERATIONS ARE PERMITTED AS PART OF THIS PLAN, AS DEPICTED ON SHEETS C14-C18.

INTERIOR PARKING LOT GREENSPACE AND LANDSCAPING			
REQUIRED AREA*		REQUIRED TREES	
ARBY'S (37 SPACES)	1,480 S.F.	4	4
PAD D (112 SPACES x 12.8% OF BLDG AREA)	573 S.F.	2	2
PAD H (75 SPACES)	3,000 S.F.	8	8
PHASE II (164 SPACES)	6,560 S.F.	17	17
ALL PROPOSED DEVELOPMENT	11,613 S.F.	31	31
PROVIDED (NET CHANGE)		PROVIDED (NET CHANGE)	
PHASE I (INCLUDES ARBY'S)	6,336 S.F.	-8	-8
PAD D	2,686 S.F.	23	23
PAD H	478 S.F.	9	9
PHASE II	5,708 S.F.	33	33
ALL PROPOSED DEVELOPMENT	15,208 S.F.	57	57

* 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	-40,191 S.F.	PHASE II	223
ALL PROPOSED DEVELOPMENT	-40,336 S.F.	ALL PROPOSED DEVELOPMENT	383
		REMAINING REQUIRED	249

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	40,181 S.F.
ALL PROPOSED DEVELOPMENT	69,149 S.F.
REMAINING REQUIRED	57,178 S.F.

OVERALL CENTER PARKING REQUIREMENTS	
MEDICAL OFFICE	3,459 S.F.
SHOPPING CENTER/RETAIL	240,738 S.F.
RESTAURANT	25,028 S.F.
TOTAL REQUIRED	965
TOTAL PROVIDED	1,351
COMPACT PROVIDED (20 (1.5%))	27

OVERALL CENTER ACCESSIBLE PARKING REQUIREMENTS	
TOTAL REQUIRED	27
TOTAL PROVIDED	51
VAN ACCESSIBLE REQUIRED	9
VAN ACCESSIBLE PROVIDED	16

INTERIOR PARKING LOT GREENSPACE

PHASE II FINAL DEVELOPMENT PLAN APPROXIMATELY 9.96 ACRES

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

PAD D FINAL DEVELOPMENT PLAN APPROXIMATELY 1.77 ACRES

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

MARKET STREET N.E.

BUS STOP LOCATION PROPOSED 4'x8' SHELTER

MARKET STREET N.E.

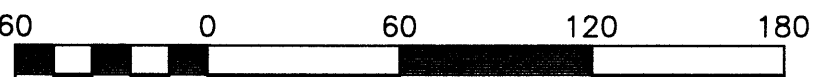
NORTH FRANKLIN STREET - U.S. RTE. 460

PHASE I FINAL DEVELOPMENT PLAN APPROXIMATELY 4.00 ACRES (INCLUDING 0.83 AC. ARBY'S SITE)

FINAL DEVELOPMENT PLAN FOR ARBY'S "ARBY'S #8156" FILED SEPARATELY

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

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.
ANCHOR B1	2625 MARKET STREET N.E.	BLDG D5	2735 MARKET STREET N.E.
BLDG B1	2635 MARKET STREET N.E.	BLDG D6	2725 MARKET STREET N.E.
BLDG B2	2645 MARKET STREET N.E.	BLDG D7	2715 MARKET STREET N.E.
JR ANCHOR B1	2655 MARKET STREET N.E.	BLDG E1	2695 MARKET STREET N.E.
JR ANCHOR C1	2665 MARKET STREET N.E.	BLDG F1	2685 MARKET STREET N.E.
BLDG G1	2670 MARKET STREET N.E.	BLDG H1	2700 MARKET STREET N.E.
BLDG H1	2700 MARKET STREET N.E.	BLDG H2	2710 MARKET STREET N.E.
BLDG H2	2710 MARKET STREET N.E.	BLDG H3	2720 MARKET STREET N.E.
BLDG H3	2720 MARKET STREET N.E.	BLDG H4	2730 MARKET STREET N.E.



SCALE: 1" = 60'

APPROVED: Engineering 7/2/19

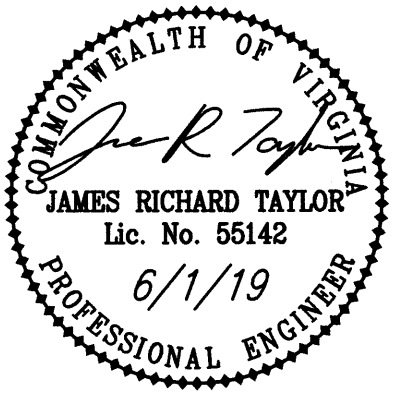
APPROVED: Planning 7/2/2019



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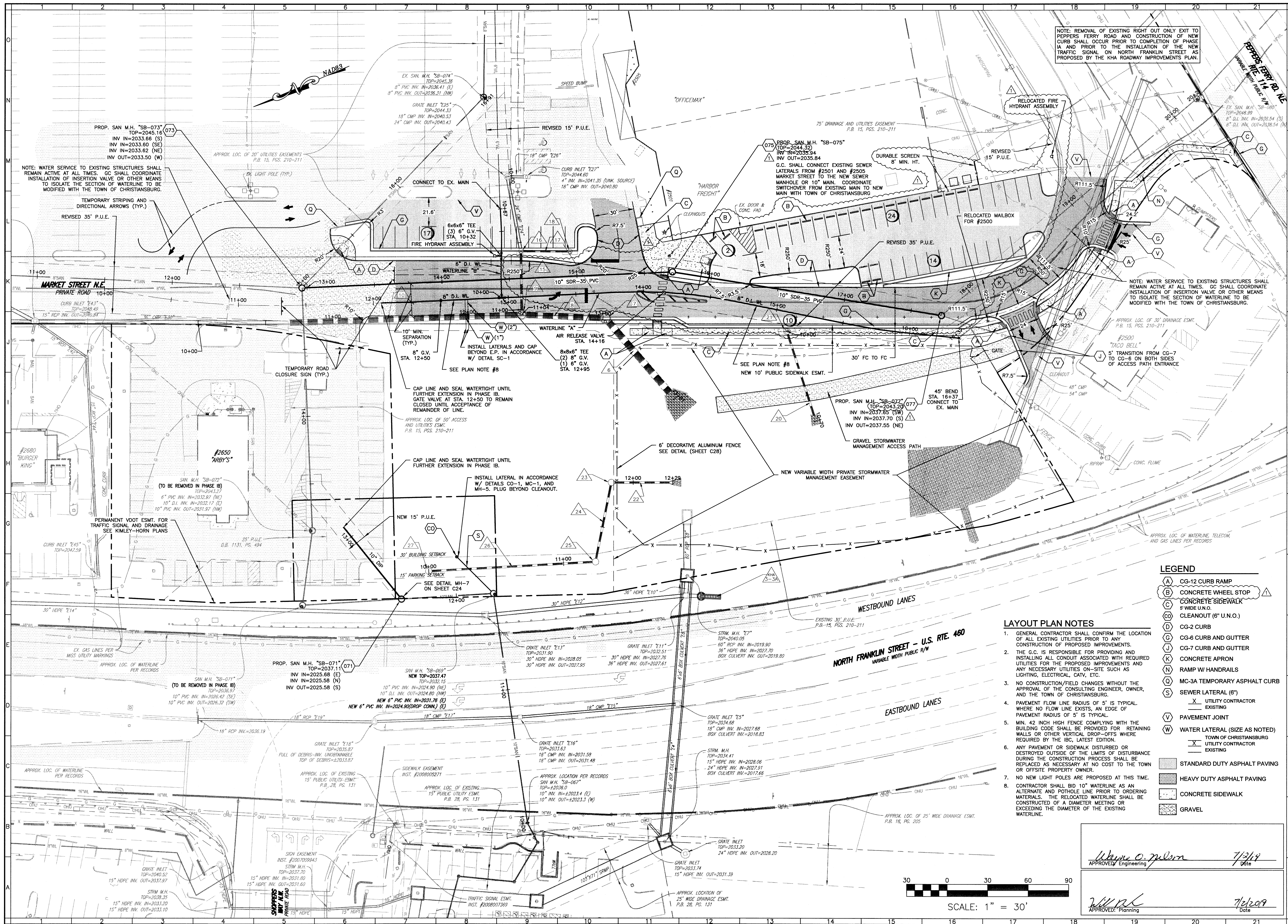


MARKET PLACE REDEVELOPMENT - PHASE I
NORTH FRANKLIN STREET & PEPPERS FERRY ROAD N.E.
MASTER PLAN
SHAWSVILLE MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

DRAWN BY JRT
DESIGNED BY JRT
CHECKED BY SMS
DATE 10/1/18
SCALE 1" = 60'

REVISIONS:
11/1/18
12/1/18
4/1/19
6/1/19

SHEET NO. C4
JOB NO. 24170059.00



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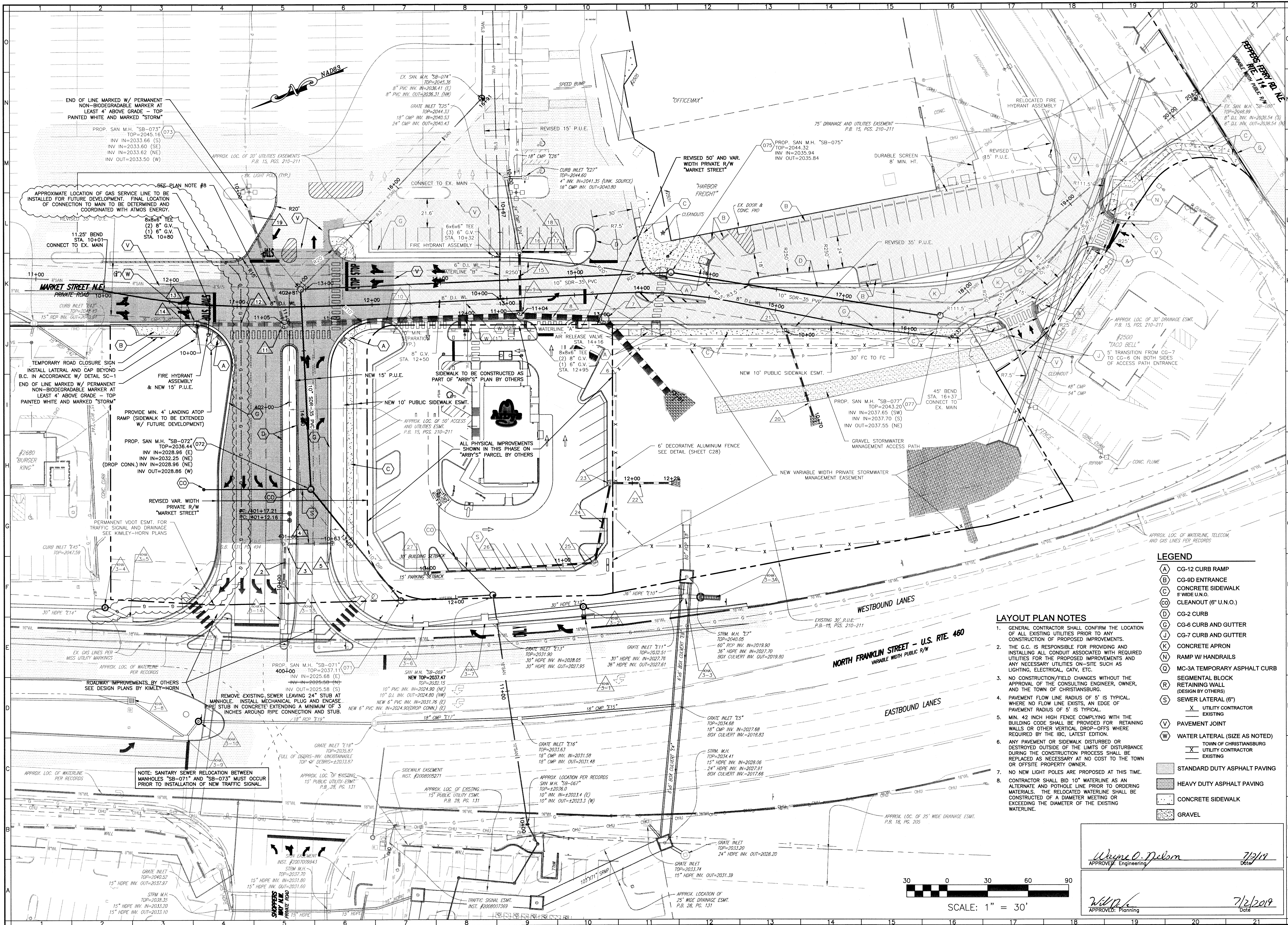
COMMONWEALTH OF VIRGINIA
JAMES RICHARD TAYLOR
Lic. No. 55142
6/1/19
PROFESSIONAL ENGINEER

MARKET PLACE REDEVELOPMENT - PHASE I
NORTH FRANKLIN STREET & PEPPERS FERRY ROAD N.E.
LAYOUT & UTILITIES PLAN - PHASE IIA
SHAWVILLE MAGISTERIAL DISTRICT
TOWN OF CHRISTIANBURG, VIRGINIA

DRAWN BY JRT
DESIGNED BY JRT
CHECKED BY SMS
DATE 10/1/18
SCALE 1" = 30'

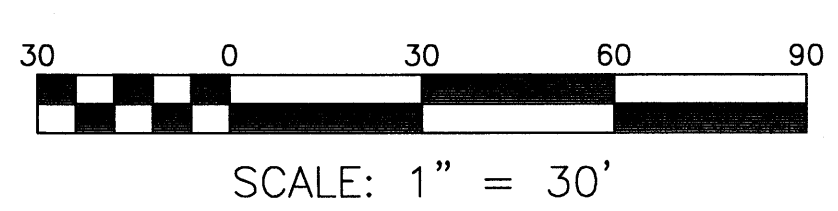
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SHEET NO. **C8**
JOB NO. 24170059.00



- LEGEND**
- (A) CG-12 CURB RAMP
 - (B) CG-9D ENTRANCE
 - (C) CONCRETE SIDEWALK 5' WIDE U.O.
 - (CO) CLEANOUT (6" U.O.)
 - (D) CG-2 CURB
 - (E) CG-6 CURB AND GUTTER
 - (J) CG-7 CURB AND GUTTER
 - (K) CONCRETE APRON
 - (N) RAMP W/ HANDRAILS
 - (Q) MC-3A TEMPORARY ASPHALT CURB
 - (R) SEGMENTAL BLOCK RETAINING WALL (DESIGN BY OTHERS)
 - (S) SEWER LATERAL (6")
 - (X) UTILITY CONTRACTOR EXISTING
 - (V) PAVEMENT JOINT
 - (W) WATER LATERAL (SIZE AS NOTED)
 - (TOWN OF CHRISTIANSBURG)
 - (DESIGN BY OTHERS)
 - (S) EXISTING
 - (S) STANDARD DUTY ASPHALT PAVING
 - (S) HEAVY DUTY ASPHALT PAVING
 - (S) CONCRETE SIDEWALK
 - (S) GRAVEL

- LAYOUT PLAN NOTES**
- GENERAL CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
 - THE G.C. IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL CONDUIT ASSOCIATED WITH REQUIRED UTILITIES FOR THE PROPOSED IMPROVEMENTS AND ANY NECESSARY UTILITIES ON-SITE SUCH AS LIGHTING, ELECTRICAL, CATV, ETC.
 - NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, OWNER, AND THE TOWN OF CHRISTIANSBURG.
 - PAVEMENT FLOW LINE RADIUS OF 5' IS TYPICAL. WHERE NO FLOW LINE EXISTS, AN EDGE OF PAVEMENT RADIUS OF 5' IS TYPICAL.
 - MIN. 42 INCH HIGH FENCE COMPLYING WITH THE BUILDING CODE SHALL BE PROVIDED FOR RETAINING WALLS OR OTHER VERTICAL DROP-OFFS WHERE REQUIRED BY THE IBC, LATEST EDITION.
 - 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.
 - NO NEW LIGHT POLES ARE PROPOSED AT THIS TIME.
 - CONTRACTOR SHALL BID 10" WATERLINE AS AN ALTERNATE AND POTHOLE LINE PRIOR TO ORDERING MATERIALS. THE RELOCATED WATERLINE SHALL BE CONSTRUCTED OF A DIAMETER MEETING OR EXCEEDING THE DIAMETER OF THE EXISTING WATERLINE.



Wesley O. Nelson
APPROVED: Engineering 7/2/19
Date

Will P.
APPROVED: Planning 7/2/2019
Date

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MARKET PLACE REDEVELOPMENT - PHASE I
NORTH FRANKLIN STREET & PEPPERS FERRY ROAD N.E.

LAYOUT & UTILITIES PLAN - PHASE IB
SHAWSVILLE MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

DRAWN BY JRT
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SHEET NO. **C10**
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