

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.

PAD D FINAL DEVELOPMENT PLAN APPROXIMATELY 1.37 ACRES

PAD H FINAL DEVELOPMENT PLAN APPROXIMATELY 1.67 ACRES

PAD H1 FINAL DEVELOPMENT PLAN APPROXIMATELY 0.30 ACRES

PAD G FINAL DEVELOPMENT PLAN APPROXIMATELY 0.33 ACRES

PHASE II FINAL DEVELOPMENT PLAN APPROXIMATELY 12.87 ACRES

PROPOSED ADDRESSING			
JR ANCHOR A1	2505 MARKET STREET N.E.	JR ANCHOR B1	2645 MARKET STREET N.E.
ANCHOR A1	2525 MARKET STREET N.E.	BLDG B7	2655 MARKET STREET N.E.
BLDG A1	2545 MARKET STREET N.E.	BLDG B8	2665 MARKET STREET N.E.
BLDG A2	2575 MARKET STREET N.E.	HOTEL A	2705 MARKET STREET N.E.
BLDG A3	2585 MARKET STREET N.E.	HOTEL B	2707 MARKET STREET N.E.
BLDG B1	2609 MARKET STREET N.E.	BLDG C1	2703 MARKET STREET N.E.
BLDG B2	2613 MARKET STREET N.E.	BLDG C2	2695 MARKET STREET N.E.
BLDG B3	2617 MARKET STREET N.E.	BLDG D1	2775 MARKET STREET N.E.
BLDG B4	2621 MARKET STREET N.E.	BLDG D2	2765 MARKET STREET N.E.
BLDG B5	2625 MARKET STREET N.E.	BLDG D3	2755 MARKET STREET N.E.
ANCHOR B1	2635 MARKET STREET N.E.	BLDG D4	2745 MARKET STREET N.E.
		BLDG D5	2735 MARKET STREET N.E.
		BLDG D6	2725 MARKET STREET N.E.
		BLDG D7	2715 MARKET STREET N.E.
		BLDG E1	2701 MARKET STREET N.E.
		BLDG E2	2685 MARKET STREET N.E.
		BLDG F1	2675 MARKET STREET N.E.
		BLDG G1	2670 MARKET STREET N.E.
		BLDG H1	2700 MARKET STREET N.E.
		BLDG H2	2710 MARKET STREET N.E.
		BLDG H3	2720 MARKET STREET N.E.
		BLDG H4	2730 MARKET STREET N.E.

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

IMPERVIOUS SURFACE AREA/LOT COVERAGE (NET CHANGE)	
PHASE I (INCLUDES ARBY'S)	-12,570 S.F.
PAD D	-5,664 S.F.
PAD H	16,657 S.F.
PHASE II	-32,320 S.F.
PAD G	10,393 S.F.
BLDG H1	10,322 S.F.
ALL PERMITTED/PENDING DEVELOPMENT	-13,182 S.F.

INTERIOR PARKING LOT GREENSPACE AND LANDSCAPING			
REQUIRED AREA * #		REQUIRED TREES	
PHASE I (INCLUDES ARBY'S) (37 SPACES)		1,480 S.F.	4
PAD D (94 SPACES x 13.3% OF BLDG AREA)		260 S.F.	2
PAD H (73 SPACES)		1,460 S.F.	8
PHASE II (168 SP + 80 SP x 11.6% OF BLDG AREA)		3,560 S.F.	18
PAD G (20 SPACES)		400 S.F.	2
BLDG H1 (27 SPACES)		540 S.F.	3
ALL PERMITTED/PENDING DEVELOPMENT		7,700 S.F.	37
PROVIDED (NET CHANGE)		PROVIDED (NET CHANGE)	
PHASE I (INCLUDES ARBY'S)		6,261 S.F.	5
PAD D		457 S.F.	1
PAD H		1,010 S.F.	4
PHASE II		4,164 S.F.	31
PAD G		495 S.F.	2
BLDG H1		358 S.F.	1
ALL PERMITTED/PENDING DEVELOPMENT		12,745 S.F.	44

* 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.

REQUIRED PARKING LOT GREENSPACE IS CALCULATED AT A RATE OF 20 S.F. PER SPACE PER THE APPROVED CONDITIONAL USE PERMIT.

TREES PROVIDED		LANDSCAPING PROVIDED	
PHASE I (INCLUDES ARBY'S)	92	PHASE I (INCLUDES ARBY'S)	20,237 S.F.
PAD D	7	PAD D	2,364 S.F.
PAD H	41	PAD H	7,310 S.F.
PHASE II	234	PHASE II	42,925 S.F.
PAD G	2	PAD G	1,729 S.F.
BLDG H1	2	BLDG H1	1,663 S.F.
ALL PERMITTED/PENDING DEVELOPMENT	378	ALL PERMITTED/PENDING DEVELOPMENT	76,228 S.F.
REMAINING REQUIRED	254	REMAINING REQUIRED	50,099 S.F.

OVERALL CENTER PARKING REQUIREMENTS			
MEDICAL OFFICE	3,509 S.F.	18	
SHOPPING CENTER/RETAIL	153,164 S.F.	446	
RESTAURANT	19,899 S.F.	199	
HOTEL	242 ROOMS	252	
TOTAL REQUIRED		915	
TOTAL PROVIDED		1,322	
COMPACT PROVIDED		6 (0.5%)	

OVERALL CENTER ACCESSIBLE PARKING REQUIREMENTS			
TOTAL REQUIRED	27		
TOTAL PROVIDED	64		
VAN ACCESSIBLE REQUIRED	11		
VAN ACCESSIBLE PROVIDED	20		

INTERIOR PARKING LOT GREENSPACE



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley / Staunton
Harrisonburg / Lynchburg

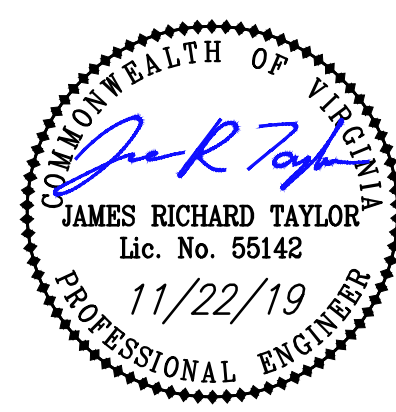
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MARKET PLACE PAD H

2710-2730 MARKET STREET N.E.

MASTER PLAN

DRAWN BY: JRT
DESIGNED BY: JRT
CHECKED BY: SMS
DATE: 4/1/19
SCALE: 1" = 60'
REVISIONS: 5/1/19
11/22/19

APPROVED: Engineering Date
APPROVED: Planning Date

C4

PROJECT NO. 24190021.00

