

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.

IMPERVIOUS SURFACE AREA/LOT COVERAGE (NET CHANGE)	
PHASE I (INCLUDES ARBY'S)	-12,570 S.F.
PAD D	-4,452 S.F.
PAD H	-2,527 S.F.
PHASE II	-7,090 S.F.
PAD G	10,438 S.F.
BLDG H1	11,445 S.F.
PAD F (SKYLINE BANK)	1,323 S.F.
ALL PERMITTED/PENDING DEVELOPMENT	-3,433 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 (70 SPACES)	1,400 S.F. 7
PHASE II (90 SP + 89 SP x 8.46% OF BLDG AREA)	1,960 S.F. 10
PAD G (20 SPACES)	400 S.F. 2
BLDG H1 (27 SPACES)	540 S.F. 3
PAD F (SKYLINE BANK) (23 SPACES)	460 S.F. 3
ALL PERMITTED/PENDING DEVELOPMENT	6,500 S.F. 31
PROVIDED (NET CHANGE)	
PHASE I (INCLUDES ARBY'S)	-2,452 S.F. 4
PAD D	64 S.F. 2
PAD H	838 S.F. 6
PHASE II	8,129 S.F. 14
PAD G	495 S.F. 0
BLDG H1	1,059 S.F. 0
PAD F (SKYLINE BANK)	3,406 S.F. 10
ALL PERMITTED/PENDING DEVELOPMENT	11,539 S.F. 36

* 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	
PHASE I (INCLUDES ARBY'S)	133
PAD D	7
PAD H	71
PHASE II	143
PAD G	2
BLDG H1	0
PAD F (SKYLINE BANK)	12
ALL PERMITTED/PENDING DEVELOPMENT	368
REMAINING REQUIRED	295

LANDSCAPING PROVIDED	
PHASE I (INCLUDES ARBY'S)	32,615 S.F.
PAD D	2,140 S.F.
PAD H	11,302 S.F.
PHASE II	32,404 S.F.
PAD G	1,475 S.F.
BLDG H1	2,227 S.F.
PAD F (SKYLINE BANK)	2,355 S.F.
ALL PERMITTED/PENDING DEVELOPMENT	84,518 S.F.
REMAINING REQUIRED	41,809 S.F.

OVERALL CENTER PARKING REQUIREMENTS		
MEDICAL OFFICE	3,509 S.F.	18
SHOPPING CENTER/RETAIL	134,951 S.F.	394
RESTAURANT	20,765 S.F.	208
APARTMENTS	150 UNITS	300
HOTEL	114 ROOMS	124
TOTAL REQUIRED		1,044
TOTAL PROVIDED		1,434
COMPACT PROVIDED		7 (0.5%)

OVERALL CENTER ACCESSIBLE PARKING REQUIREMENTS		
TOTAL REQUIRED	28	
TOTAL PROVIDED	57	
VAN ACCESSIBLE REQUIRED	5	
VAN ACCESSIBLE PROVIDED	23	

INTERIOR PARKING LOT GREENSPACE

PHASE II FINAL DEVELOPMENT PLAN APPROXIMATELY 12.87 ACRES

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

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

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

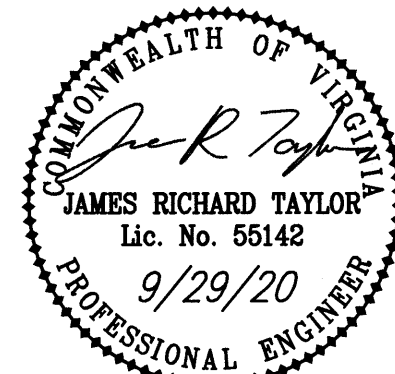
PROPOSED ADDRESSING			
JR ANCHOR A1	2505 MARKET STREET N.E.	BLDG B1.4	2603 MARKET STREET N.E.
BLDG A1	2545 MARKET STREET N.E.	BLDG B1.5	2601 MARKET STREET N.E.
BLDG A2	2575 MARKET STREET N.E.	BLDG B1.6	2609 MARKET STREET N.E.
BLDG A3	2585 MARKET STREET N.E.	ANCHOR B1	2625 MARKET STREET N.E.
BLDG A4	2519 MARKET STREET N.E.	BLDG B2.1	2631 MARKET STREET N.E.
BLDG A5	2521 MARKET STREET N.E.	BLDG B2.2	2635 MARKET STREET N.E.
BLDG A6	2525 MARKET STREET N.E.	BLDG B3.1	2645 MARKET STREET N.E.
BLDG A7	2527 MARKET STREET N.E.	BLDG B3.2	2655 MARKET STREET N.E.
BLDG A8	2531 MARKET STREET N.E.	BLDG B4	2665 MARKET STREET N.E.
BLDG A9	2535 MARKET STREET N.E.	HOTEL A	2705 MARKET STREET N.E.
BLDG A10	2515 MARKET STREET N.E.	APARTMENTS	2711 MARKET STREET N.E.
BLDG B1.1	2611 MARKET STREET N.E.	BLDG C1	2703 MARKET STREET N.E.
BLDG B1.2	2607 MARKET STREET N.E.	BLDG D1	2775 MARKET STREET N.E.
BLDG B1.3	2605 MARKET STREET N.E.	BLDG D2	2765 MARKET STREET N.E.



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MARKET PLACE REDEVELOPMENT
PHASE II
MASTER PLAN

SHAWNSVILLE/SESTERAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

DRAWN BY: JRT
DESIGNED BY: JRT
CHECKED BY: SMS
DATE: 5/1/19
SCALE: 1" = 60'
REVISIONS:
6/1/19
8/14/19
12/4/19
9/29/20

APPROVED: Engineering
Date: 10/16/2020

APPROVED: Planning
Date: 10/16/2020



PROJECT NO: 24190024.00