

SITE TABULATION DATA

- THE PROJECT SITE SHOWN HEREON CONSISTS OF THE FOLLOWING TAX PARCEL #'S:
- 4040507
- 4040508
- 4040502
- 4040506
- 4040503
- 4040501
 - SITE AREA (6 PARCELS) = 7.5650 ACRES
 - CURRENT ZONING: HM
PROPOSED ZONING: INPUD (INSTITUTIONAL PLANNED UNIT DEVELOPMENT DISTRICT)
 - CURRENT USE:
- VACANT BUILDINGS
- WAREHOUSING
- AUTOMOBILE SERVICE
- MEDICAL TRANSPORTATION SERVICES
- PROPOSED USE:
- 1,000 CAR PARKING GARAGE (66,240 S.F.)
- 20,000 SQUARE FOOT DAY CARE
- 5,000 SQUARE FOOT CREDIT UNION

DEVELOPMENT STANDARDS

- MAXIMUM FLOOR AREA RATIO = 10.0
PROPOSED FLOOR AREA RATIO = 0.90
- YARD: THE PROJECT SITE DOES NOT ADJOIN A RESIDENTIALLY ZONED PROPERTY; THEREFORE THERE SHALL BE NO BUILDING SETBACKS.
- MAXIMUM HEIGHT: NO BUILDING PROPOSED ON THE PROJECT SITE ADJOIN A LOT CURRENTLY ZONED RESIDENTIAL, OR USED AS RESIDENTIAL, THEREFORE THERE SHALL BE NO HEIGHT RESTRICTION. THE MAXIMUM HEIGHT OF THE PROPOSED BUILDING IS 48 FEET.
- OPEN SPACE
REQUIRED = 10% OR 32,953 SQUARE FEET
PROVIDED = 45% OR 149,157 SQUARE FEET
- OUTDOOR STORAGE SHALL NOT BE PERMITTED.
- PARKING TABULATION:
- REQUIRED CREDIT UNION = 15 SPACES
- PROVIDED CREDIT UNION = 16 SPACES
- REQUIRED DAY CARE = 64 SPACES
- PROVIDED DAY CARE
(IN SURFACE PARKING) = 12 SPACES
(IN PARKING STRUCTURE) = 52 SPACES
- IMPERVIOUS AREA
- EXISTING = 212,902 SQUARE FEET
- PROPOSED = 145,290 SQUARE FEET
- LOT COVERAGE = 27.7%

GENERAL NOTES:

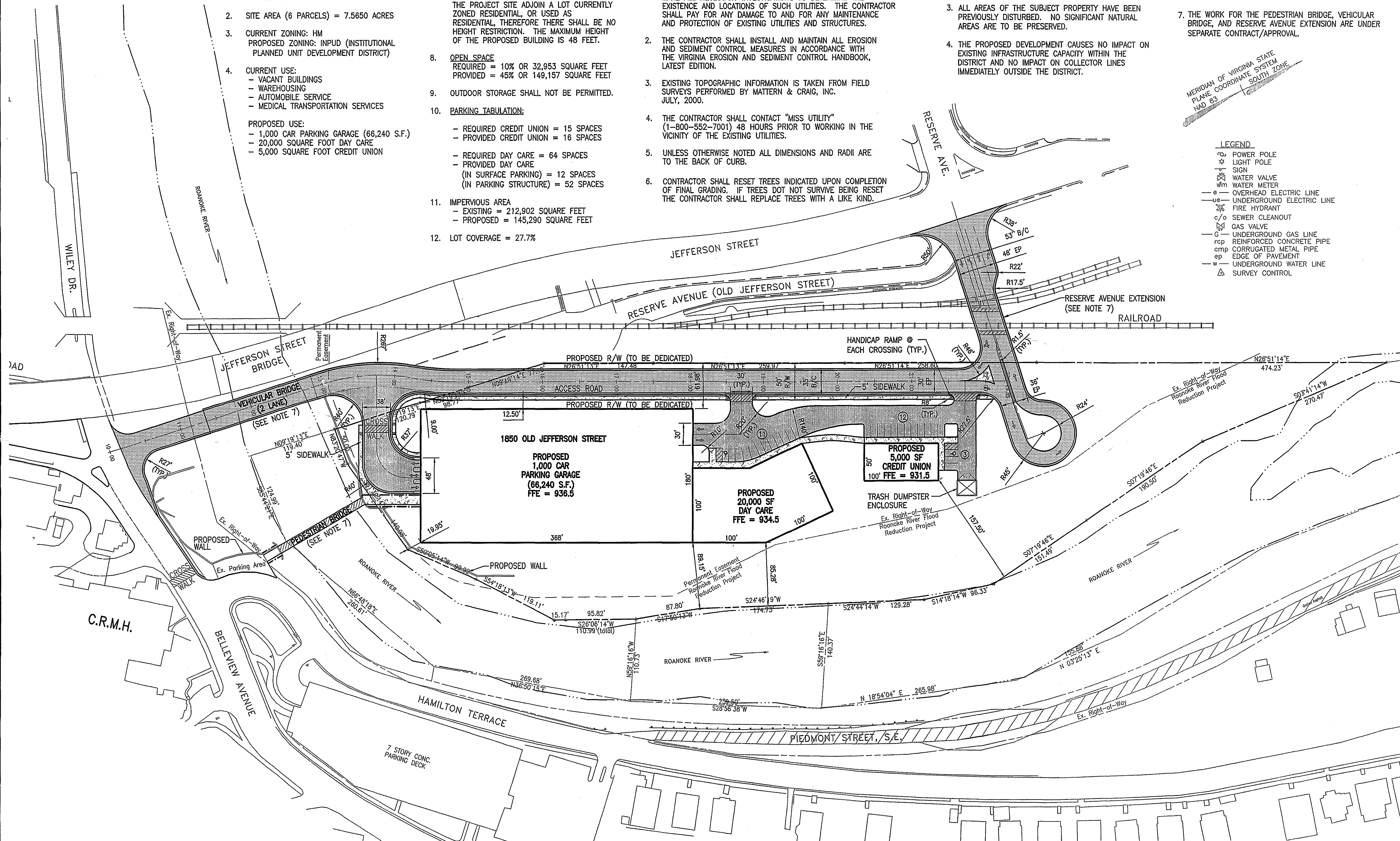
- THE LOCATION OF EXISTING UTILITIES, INCLUDING UNDERGROUND UTILITIES, IS INDICATED ON THE DRAWINGS INsofar AS THEIR EXISTENCE AND LOCATION WERE KNOWN AT THE TIME OF THE PREPARATION OF THE DRAWINGS. HOWEVER, NOTHING IN THESE CONTRACT DOCUMENTS SHALL BE CONSTRUED AS A GUARANTEE THAT SUCH UTILITIES ARE IN THE LOCATION INDICATED OR THAT THEY ACTUALLY EXIST, OR THAT OTHER UTILITIES ARE NOT WITHIN THE AREA OF OPERATIONS. THE CONTRACTOR SHALL MAKE ALL NECESSARY INVESTIGATIONS TO DETERMINE THE EXISTENCE AND LOCATIONS OF SUCH UTILITIES. THE CONTRACTOR SHALL PAY FOR ANY DAMAGE TO AND FOR ANY MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
- EXISTING TOPOGRAPHIC INFORMATION IS TAKEN FROM FIELD SURVEYS PERFORMED BY MATTERM & CRAIG, INC. JULY, 2000.
- THE CONTRACTOR SHALL CONTACT "MISS UTILITY" (1-800-552-7001) 48 HOURS PRIOR TO WORKING IN THE VICINITY OF THE EXISTING UTILITIES.
- UNLESS OTHERWISE NOTED ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB.
- CONTRACTOR SHALL RESET TREES INDICATED UPON COMPLETION OF FINAL GRADING. IF TREES DO NOT SURVIVE BEING RESET THE CONTRACTOR SHALL REPLACE TREES WITH A LIKE KIND.

NOTES:

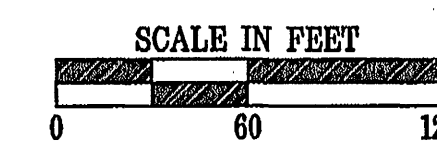
- REFER TO SHEET C-1 FOR EXISTING BUILDINGS AND LAND USE OF SUBJECT PROPERTY.
- SUBJECT PROPERTY IS PART OF THE SOUTH JEFFERSON REDEVELOPMENT AREA AS DEFINED BY THE ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY AND WILL COMPLY WITH THE ESTABLISHED DESIGN STANDARDS.
- ALL AREAS OF THE SUBJECT PROPERTY HAVE BEEN PREVIOUSLY DISTURBED. NO SIGNIFICANT NATURAL AREAS ARE TO BE PRESERVED.
- THE PROPOSED DEVELOPMENT CAUSES NO IMPACT ON EXISTING INFRASTRUCTURE CAPACITY WITHIN THE DISTRICT AND NO IMPACT ON COLLECTOR LINES IMMEDIATELY OUTSIDE THE DISTRICT.
- THE PROPOSED DEVELOPMENT RESULTS IN REDUCTION OF IMPERVIOUS AREA. SEE NOTE 11 UNDER DEVELOPMENT STANDARDS.
- THIS PLAN SHOWS ULTIMATE BUILD-OUT OF PROPERTY. PHASE I OF PROJECT CONSISTS OF THE PARKING GARAGE AND ACCESS DRIVE TO NORTH ENTRANCE OF GARAGE.
- THE WORK FOR THE PEDESTRIAN BRIDGE, VEHICULAR BRIDGE, AND RESERVE AVENUE EXTENSION ARE UNDER SEPARATE CONTRACT/APPROVAL.

MERIDIAN OF VIRGINIA STATE
PLANE COORDINATE SYSTEM
NAD 83 SOUTH ZONE

- LEGEND
- CP POWER POLE
 - LP LIGHT POLE
 - SV SIGN
 - WV WATER VALVE
 - WM WATER METER
 - OE OVERHEAD ELECTRIC LINE
 - UE UNDERGROUND ELECTRIC LINE
 - FD FIRE HYDRANT
 - CO SEWER CLEANOUT
 - GV GAS VALVE
 - UG UNDERGROUND GAS LINE
 - RCP REINFORCED CONCRETE PIPE
 - CMF CORRUGATED METAL PIPE
 - EP EDGE OF PAVEMENT
 - UL UNDERGROUND WATER LINE
 - SC SURVEY CONTROL



- LEGEND
- REGULAR DUTY PAVEMENT (TYPE A)
SEE TYP. SECTION ON SHEET C-9
 - HEAVY DUTY PAVEMENT (TYPE B)
SEE TYP. SECTION ON SHEET C-9
 - CONCRETE PAVEMENT/SIDEWALK
SEE TYP. SECTION ON SHEET C-9
 - NO. OF PARKING SPACES



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CARLTON ROANOKE MEMORIAL HOSPITAL
CRMH/CBI (RIVERWALK) PARKING DECK
SITE PLAN
CITY OF ROANOKE, VIRGINIA

Vertical Scale:
N/A

Horizontal Scale:
1"=60'

Commission Number:
1996

Sheet No.:

C-4