

AECOM

VIRGINIA TECH
4 RIVERSIDE CIRCLE
ROANOKE, VA 24016

CLIENT



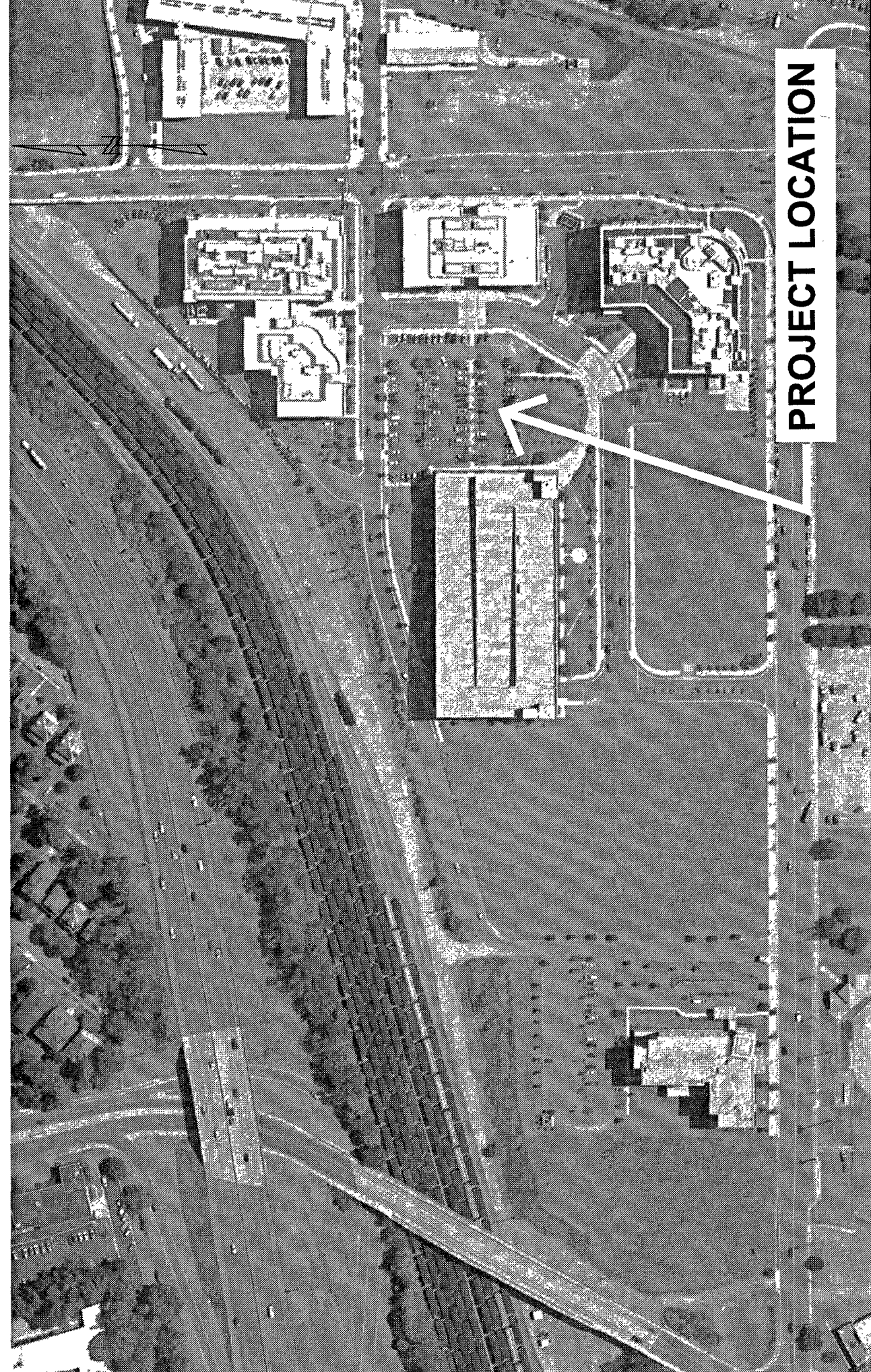
PROPERTY ZONING INFORMATION

PROPERTY INFORMATION		CAROLIN CLINIC PHYSICIANS LLC	
PROPERTY TAX MAP NUMBER	10327.4		
PROPERTY ADDRESS	4 RIVERSIDE CIRCLE SW, ROMEONE WA 30418		
PROPERTY MAILING LABEL	PO BOX 13387 ATLANTA, GA 30381		
PROPERTY ZONING DESIGNATION	LOT 101	RD 101 - RIVERSIDE	
PROPERTY NEIGHBORHOOD	140 - COMMERCIAL VACANT		
PROPERTY USE	INFLD	INFLD	
ZONING DISTRICT DESIGNATION	INFLD	INFLD	
PROPERTY FRONTAGE (FT)	60.00	60.00	
PROPERTY AVERAGE DEPTH (FT)	210	210	
PROPERTY AVERAGE AREA (SF)	12600	12600	
PARKING REQUIREMENTS			
NO PARKING SPACES ARE PROVIDED. THE USERS OF THIS BUILDING WILL USE THE PARKING SPACES PROVIDED IN THE PARKING GARAGE ON ADJACENT PARCEL 10327.5.			
SUBMITTING ENGINEER (CIVIL ONLY)			
NAME	ANDREW CHAMBERS FRIEZLAND		
MASTING PLAT LICENSE NUMBER	0430581		
PARKING TABULATION			
ZONING DESIGNATION			
DISTRICT DESIGNATION	INFLD	INFLD	
TOTAL DEVELOPMENT LOT SIZE (SF)	95,688	95,688	
TOTAL FLOOR AREA (SF)	188,587	188,587	
GROSS FLOOR AREA (SF)	188,587	188,587	
BUILDING FOOTPRINT AREA (SF)	39,865	39,865	
ADJUSTED FLOOR AREA (SF)	10,690	10,690	
ADJUSTED NET FLOOR AREA (SF)	10,690	10,690	
PARKING REQUIREMENTS PER 3.2.62, TABLE 6.62 IN ZONING ORDINANCE			
BUSINESS CLASSIFICATION IS USED FOR RESEARCH FUNCTION			
RESEARCH AREA - APPROX 17% OF ADJ. NET FLOOR AREA (SF)	1,819	1,819	
RESEARCH AREA - APPROX 17% OF ADJ. NET FLOOR AREA (SF)	76,158	76,158	
CLASSROOM AREA - APPROX 28% OF ADJ. NET FLOOR AREA (SF)	25,173	25,173	
PER 3.2.62 (SF)	3	3	
CLASSROOM (1 SPACE PER 1,000 SF FLOOR AREA)	76	76	
CLASSROOM (1 SPACE PER 4 FT STUDENTS)	141	141	
RELOCATION FOR PROXIMITY TO PUBLIC TRANSIT (20%)	174	174	
TOTAL NO. SPACES REQUIRED	174	174	
PARKING ZONING REQUIREMENTS (PER BUILDING)			
RESEARCH - MEDICAL, SURGICAL & RESEARCH INSTITUTE (VORN)	285	285	
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RIVERSIDE - CAROLIN CLINIC	277	277	
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SUBTOTAL PARKING REQUIRED	869	869	
DEVELOPMENT PLAN - FUTURE PHASE "B" (3 MEDICAL CLINIC)	290	290	
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SUBTOTAL FUTURE PARKING REQUIRED (ESTIMATED)	813	813	
TOTAL PARKING REQUIRED CURRENT + FUTURE	1,473	1,473	
PARKING PROVIDED AT RIVERSIDE CENTER CAMPUS			
RIVERSIDE - 1 VORN (LARGE BUILDING)	60	60	
RIVERSIDE - 1 VORN (LARGE BUILDING)	60	60	
RIVERSIDE - 2 VORN (OUTSIDE BUILDING)	7	7	
RIVERSIDE - 2 VORN (OUTSIDE BUILDING)	7	7	
DISPERSED PARKING AT BURE SITE (110 SPACES REMOVED)	0	0	
RELOCATOR SURFACE PARKING	117	117	
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TOTAL PARKING PROVIDED	1,709	1,709	

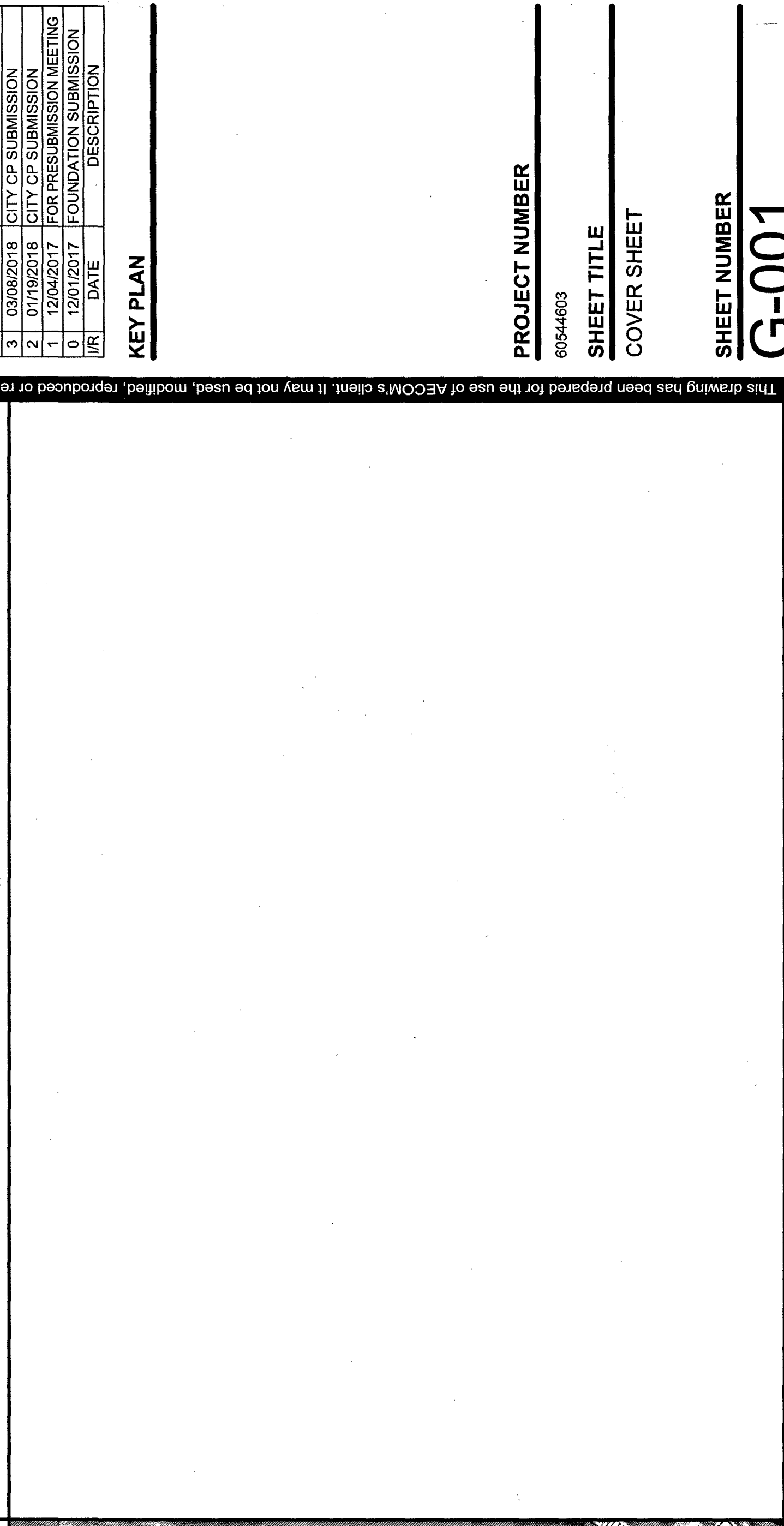
219	
-44	

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LOCATION MAP



CITY APPROVAL STAMP



PROJECT LOCATION