# RIVERSIDE CORPORATE CENTER
# ROANOKE, VIRGINIA

# VIRGINIA TECH CARILION (VTC)
# BIOMEDICAL RESEARCH EXPANSION

# CITY COMPREHENSIVE PLAN SUBMITTAL
# MARCH 8, 2018

# AECOM PROJECT NO. 60544603
# VA TECH PROJECT CODE: 208-18269-000

## CITY CONSTRUCTION NOTES

NOTICE: ALL LANDOWNERS, DEVELOPERS AND CONTRACTORS

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS OR THE ISSUANCE OF A STOP WORK ORDER.

CONSTRUCTION PROCEDURE REQUIREMENTS

1. RIGHT-OF-WAY EXCAVATION PERMIT - PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS), A RIGHT-OF-WAY EXCAVATION PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.
2. LAND DISTURBANCE PERMIT - AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR ANY BORROW/FILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.
3. PLANS AND PERMITS - A COPY OF THE PLANS AS APPROVED BY THE CITY (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION.
4. LOCATION OF UTILITIES - THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
5. CONSTRUCTION ENTRANCE - THE CONTRACTOR SHALL INSTALL AN ADEQUATE CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION RELATED EGRESS FROM THE SITE. SIZE AND COMPOSITION OF CONSTRUCTION ENTRANCE SHALL BE AS SHOWN ON THE PLANS.
6. STREETS TO REMAIN CLEAN - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE PUBLIC STREET ADJACENT TO THE CONSTRUCTION ENTRANCE REMAINS FREE OF MUD, DIRT, DUST, AND/OR ANY TYPE OF CONSTRUCTION MATERIALS OR LITTER AT ALL TIMES.
7. BARRICADES/DITCHES - THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXCAVATED DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRICADES PROPER AND NECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.
8. SEWER AND PAVEMENT REPLACEMENT - CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAVEMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY
9. APPROVED PLANS/CONSTRUCTION CHANGES - ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE EROSION AND SEDIMENT CONTROL AGENT PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.
10. FINAL ACCEPTANCE/CITY - THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROANOKE'S PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FIELD SURVEYED FINAL CORRECT SET OF AS-BUILT PLANS OF THE NEWLY CONSTRUCTED STORM RAIN AND/OR STORMWATER MANAGEMENT FACILITIES PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF A CERTIFICATE OF OCCUPANCYBY E CITY. AS-BUILT PLANS SHALL BE PROVIDED IN THE STATE PLANE VIRGINIA SOUTH COORDINATE SYSTEM, NAD 1983, FIPS 4502 FEET, US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.

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LS100 PLANTING PLAN


## PROPERTY ZONING INFORMATION

| PROPERTY INFORMATION | |
|---|---|
| PROPERTY OWNER | CARILION CLINIC PHYSICIANS LLC |
| PROPERTY TAX MAP NUMBER | 1032214 |
| PROPERTY ADDRESS | 4 RIVERSIDE CIRCLE SW, ROANOKE VA 24016 |
| PROPERTY MAILING LABEL | PO BOX 12385 TAX DEPT, ROANOKE VA 24025 |
| PROPERTY LEGAL DESCRIPTION | LOT 5 PLEASANT VALLEY |
| PROPERTY NEIGHBORHOOD | 870 - RIVERSIDE |
| PROPERTY USE | 140 - COMMERCIAL VACANT |
| ZONING DISTRICT DESIGNATION | INPUD |
| TOTAL LOT SIZE (SF) | 65,928 |
| PROPERTY FRONTAGE (LF) | 420 |
| PROPERTY AVERAGE DEPTH (FT) | 215 |

### PARKING REQUIREMENTS

NO NEW PARKING SPACES ARE PROVIDED. THE USERS OF THIS BUILDING WILL USE THE PARKING SPACES PROVIDED IN THE PARKING GARAGE ON ADJACENT PARCEL 1032215.

### SUBMITTING ENGINEER (CIVIL ONLY)

| | |
|---|---|
| NAME | ANDREW CHARLES FREELAND |
| VIRGINIA PE LICENSE NUMBER | 043081 |

### PARKING TABULATION

| ZONING NOTES | |
|---|---|
| DISTRICT DESIGNATION | INPUD(c) |
| TOTAL DEVELOPMENT LOT SIZE (SF) | 65,928 |
| TOTAL DEVELOPMENT LOT SIZE (ACRES) | 1.51 |
| GROSS FLOOR AREA (SF) | 139,587 |
| BUILDING FOOTPRINT AREA (SF) | 39,955 |
| NET FLOOR AREA PER ZONING - 0.75 x GROSS (SF) | 104,690 |
| ADJUSTED NET FLOOR AREA - REDUCTION FOR FIRST 4,000 SF (SF) | 100,690 |
| **PARKING REQUIREMENTS (PER 36.2-652, TABLE 652-2 IN ZONING ORDINANCE)** | |
| BUSINESS CLASSIFICATION IS USED FOR RESEARCH FUNCTION | |
| TOTAL RESEARCH OCCUPANTS (FTE) | 530 |
| RESEARCH AREA - APPROX. 75% OF ADJ. NET FLOOR AREA (SF) | 75,518 |
| ASSEMBLY CLASSIFICATION IS USED FOR UNIVERSITY CLASSROOM FUNCTION | |
| TOTAL CLASSROOM OCCUPANTS (FTE) | 563 |
| CLASSROOM AREA - APPROX. 25% OF ADJ. NET FLOOR AREA (SF) | 25,173 |
| FIRST 4,000 SF | 2 |
| RESEARCH (1 SPACE PER 1,000 SF NET FLOOR AREA) | 76 |
| CLASSROOM (1 SPACE PER 4 FTE STUDENTS) | 141 |
| **SUBTOTAL** | **219** |
| REDUCTION FOR PROXIMITY TO PUBLIC TRANSIT (20%) | -44 |
| **TOTAL NO. SPACES - REQUIRED** | **175** |
| **PARKING ZONING REQUIREMENTS (PER BUILDING)** | **NO. SPACES** |
| RIVERSIDE 1 - CORPORATE OFFICE BUILDING | 143 |
| RIVERSIDE 2 - MEDICAL SCHOOL & RESEARCH INSTITUTE (VTCRI) | 265 |
| RIVERSIDE 3 - CARILION CLINIC | 277 |
| BIOMEDICAL RESEARCH EXPANSION (BRE) | 175 |
| **SUBTOTAL - PARKING REQUIRED** | **860** |
| DEVELOPMENT PLAN - FUTURE PHASE "BLDG 3" (MEDICAL CLINIC) | 296 |
| DEVELOPMENT PLAN - FUTURE PHASE "BLDG 4" (CLINIC/OFFICE) | 221 |
| DEVELOPMENT PLAN - FUTURE PHASE "BLDG 7" (CLINIC/OFFICE) | 296 |
| **SUBTOTAL - FUTURE PARKING REQUIRED (ESTIMATED)** | **813** |
| **TOTAL PARKING REQUIRED (CURRENT + FUTURE)** | **1,673** |
| **PARKING PROVIDED AT RIVERSIDE CENTER CAMPUS** | **NO. SPACES** |
| RIVERSIDE 1 - CORPORATE OFFICE BUILDING (UNDER BUILDING) | 29 |
| RIVERSIDE 2 - VTCRI (UNDER BUILDING) | 60 |
| RIVERSIDE 2 - VTCRI (OUTSIDE BUILDING) | 7 |
| RIVERSIDE 3 - CARILION CLINIC (UNDER BUILDING) | 25 |
| DISPLACED PARKING LOT AT BRE SITE (119 SPACES REMOVED) | 0 |
| RELOCATED SURFACE PARKING | 117 |
| RIVERSIDE CENTER PARKING DECK | 1,471 |
| **TOTAL PARKING PROVIDED** | **1,709** |

### ADJACENT PROPERTY INFORMATION

| | |
|---|---|
| PROPERTY OWNER | CARILION CLINIC PHYSICIANS LLC |
| PROPERTY TAX MAP NUMBER | 1032212 |
| PROPERTY ADDRESS | 3 RIVERSIDE CIRCLE SW, ROANOKE VA 24016 |
| PROPERTY MAILING LABEL | PO BOX 12385 TAX DEPT, ROANOKE VA 24025 |
| PROPERTY LEGAL DESCRIPTION | LOT 2 PLEASANT VALLEY |
| PROPERTY NEIGHBORHOOD | 870 - RIVERSIDE |
| PROPERTY USE | 400 - COMMERCIAL/INDUSTRIAL |
| ZONING DISTRICT DESIGNATION | INPUD |
| TOTAL LOT SIZE (SF) | 95,124 |
| PROPERTY FRONTAGE (LF) | 660 |
| PROPERTY AVERAGE DEPTH (FT) | 194 |
| PROPERTY OWNER | VIRGINIA TECH FOUNDATION INC |
| PROPERTY TAX MAP NUMBER | 1032201 |
| PROPERTY ADDRESS | 2 RIVERSIDE CIR SW, ROANOKE VA 24016 |
| PROPERTY MAILING LABEL | 902 PRICES FOR ROAD STE 4000, BLACKSBURG VA 24061 |
| PROPERTY LEGAL DESCRIPTION | LOT 6A1 PLEASANT VALLEY |
| PROPERTY NEIGHBORHOOD | 870 - RIVERSIDE |
| PROPERTY USE | 457 - COMM/INDUST-EDUCATIONAL |
| ZONING DISTRICT DESIGNATION | INPUD |
| TOTAL LOT SIZE (SF) | 131,476 |
| PROPERTY FRONTAGE (LF) | 490 |
| PROPERTY AVERAGE DEPTH (FT) | 486 |
| PROPERTY OWNER | CARILION CLINIC PHYSICIANS LLC |
| PROPERTY TAX MAP NUMBER | 1032215 |
| PROPERTY ADDRESS | 6 RIVERSIDE CIRCLE SW, ROANOKE VA 24016 |
| PROPERTY MAILING LABEL | PO BOX 12385, ROANOKE VA 24025 |
| PROPERTY LEGAL DESCRIPTION | LOT 4 PLEASANT VALLEY |
| PROPERTY NEIGHBORHOOD | 870 - RIVERSIDE |
| PROPERTY USE | 400 - COMMERCIAL/INDUSTRIAL |
| ZONING DISTRICT DESIGNATION | INPUD |
| TOTAL LOT SIZE (SF) | 122,053 |
| PROPERTY FRONTAGE (LF) | 380 |
| PROPERTY AVERAGE DEPTH (FT) | 295 |

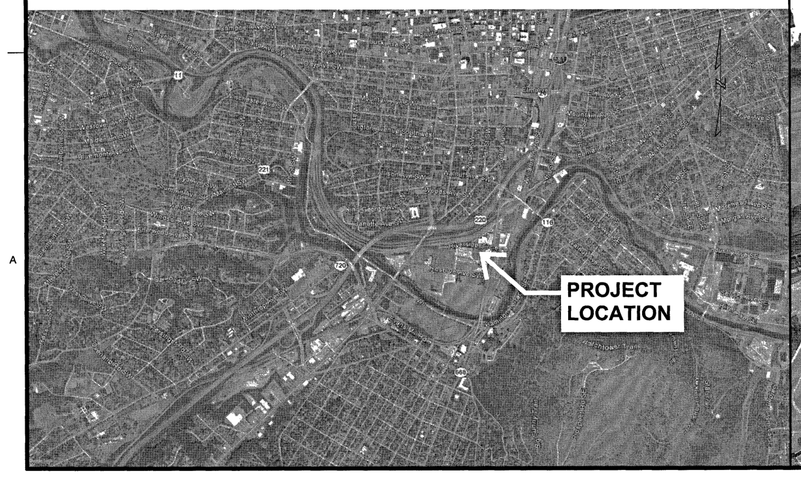
### ADJACENT PROPERTY INFORMATION

| | |
|---|---|
| PROPERTY OWNER | CARILION CLINIC PROPERTIES LLC |
| PROPERTY TAX MAP NUMBER | 1032001 |
| PROPERTY ADDRESS | 1 RIVERSIDE CIRCLE SW, ROANOKE VA 24016 |
| PROPERTY MAILING LABEL | PO BOX 12385, ROANOKE VA 24025 |
| PROPERTY LEGAL DESCRIPTION | LOT 1A PLEASANT VALLEY |
| PROPERTY NEIGHBORHOOD | 870 - RIVERSIDE |
| PROPERTY USE | 400 - COMMERCIAL/INDUSTRIAL |
| ZONING DISTRICT DESIGNATION | INPUD |
| TOTAL LOT SIZE (SF) | 42,730 |
| PROPERTY FRONTAGE (LF) | 297 |
| PROPERTY AVERAGE DEPTH (FT) | 160 |
| PROPERTY OWNER | CARILION CLINIC PHYSICIANS LLC |
| PROPERTY TAX MAP NUMBER | 1032213 |
| PROPERTY ADDRESS | 1 RIVERSIDE CIRCLE SW, ROANOKE VA 24016 |
| PROPERTY MAILING LABEL | PO BOX 12385, ROANOKE VA 24025 |
| PROPERTY LEGAL DESCRIPTION | LOT 1A PLEASANT VALLEY |
| PROPERTY NEIGHBORHOOD | 870 - RIVERSIDE |
| PROPERTY USE | 140 - COMMERCIAL VACANT |
| ZONING DISTRICT DESIGNATION | INPUD |
| TOTAL LOT SIZE (SF) | 83,828 |
| PROPERTY FRONTAGE (LF) | 390 |
| PROPERTY AVERAGE DEPTH (FT) | 207 |
| PROPERTY OWNER | CARILION CLINIC PROPERTIES LLC |
| PROPERTY TAX MAP NUMBER | 1032209 |
| PROPERTY ADDRESS | 211 RESERVE AVE SW, ROANOKE VA 24016 |
| PROPERTY MAILING LABEL | PO BOX 12385, ROANOKE VA 24025 |
| PROPERTY LEGAL DESCRIPTION | NEW TRACT B NORFOLK SOUTHERN |
| PROPERTY NEIGHBORHOOD | 870 - RIVERSIDE |
| PROPERTY USE | 140 - COMMERCIAL VACANT |
| ZONING DISTRICT DESIGNATION | INPUD |
| TOTAL LOT SIZE (SF) | 39,093 |
| PROPERTY FRONTAGE (LF) | 147 |
| PROPERTY AVERAGE DEPTH (FT) | 275 |
| PROPERTY OWNER | CARILION CLINIC PROPERTIES LLC |
| PROPERTY TAX MAP NUMBER | 1032208 |
| PROPERTY ADDRESS | 217 RESERVE AVE SW, ROANOKE VA 24016 |
| PROPERTY MAILING LABEL | PO BOX 12385, ROANOKE VA 24025 |
| PROPERTY LEGAL DESCRIPTION | NEW TRACT B NORFOLK SOUTHERN |
| PROPERTY NEIGHBORHOOD | 870 - RIVERSIDE |
| PROPERTY USE | 140 - COMMERCIAL VACANT |
| ZONING DISTRICT DESIGNATION | INPUD |
| TOTAL LOT SIZE (SF) | 82,617 |
| PROPERTY FRONTAGE (LF) | 214 |
| PROPERTY AVERAGE DEPTH (FT) | 467 |

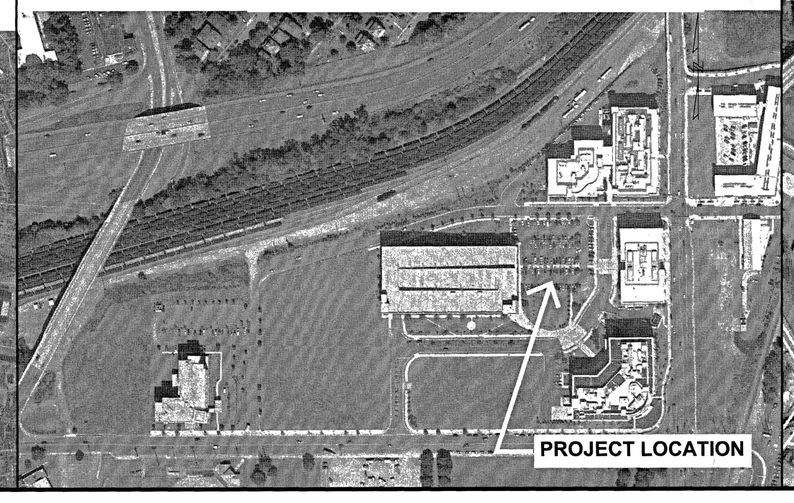
### ADJACENT PROPERTY INFORMATION

| | |
|---|---|
| PROPERTY OWNER | JUSTIN ROANOKE HOTEL LLC |
| PROPERTY TAX MAP NUMBER | 1032210 |
| PROPERTY ADDRESS | 301 RESERVE AVE SW, ROANOKE VA 24016 |
| PROPERTY MAILING LABEL | 6 CHAPLIN HILL ROAD, GEORGETOWN MA 01833 |
| PROPERTY LEGAL DESCRIPTION | TRACT 1-A1 PLEASANT VALLEY |
| PROPERTY NEIGHBORHOOD | 870 - RIVERSIDE |
| PROPERTY USE | 400 - COMMERCIAL/INDUSTRIAL |
| ZONING DISTRICT DESIGNATION | INPUD |
| TOTAL LOT SIZE (SF) | 115,260 |
| PROPERTY FRONTAGE (LF) | 312 |
| PROPERTY AVERAGE DEPTH (FT) | 309 |
| PROPERTY OWNER | CARILION CLINIC PROPERTIES LLC |
| PROPERTY TAX MAP NUMBER | 1032203 |
| PROPERTY ADDRESS | 341 RESERVE AVE SW, ROANOKE VA 24016 |
| PROPERTY MAILING LABEL | PO BOX 12385, ROANOKE VA 24025 |
| PROPERTY LEGAL DESCRIPTION | TRACT 1-B1 PLEASANT VALLEY |
| PROPERTY NEIGHBORHOOD | 870 - RIVERSIDE |
| PROPERTY USE | 140 - COMMERCIAL VACANT |
| ZONING DISTRICT DESIGNATION | INPUD |
| TOTAL LOT SIZE (SF) | 152,681 |
| PROPERTY FRONTAGE (LF) | 337 |
| PROPERTY AVERAGE DEPTH (FT) | 374 |
| PROPERTY OWNER | CARILION CLINIC PROPERTIES LLC |
| PROPERTY TAX MAP NUMBER | 1032216 |
| PROPERTY ADDRESS | 8 RIVERSIDE CIRCLE SW, ROANOKE VA 24016 |
| PROPERTY MAILING LABEL | PO BOX 12385, ROANOKE VA 24025 |
| PROPERTY LEGAL DESCRIPTION | TRACT 1-B1 PLEASANT VALLEY |
| PROPERTY NEIGHBORHOOD | 870 - RIVERSIDE |
| PROPERTY USE | 140 - COMMERCIAL VACANT |
| ZONING DISTRICT DESIGNATION | INPUD |
| TOTAL LOT SIZE (SF) | 80,717 |
| PROPERTY FRONTAGE (LF) | 55 |
| PROPERTY AVERAGE DEPTH (FT) | 245 |
| PROPERTY OWNER | CARILION CLINIC PROPERTIES LLC |
| PROPERTY TAX MAP NUMBER | 1031902 |
| PROPERTY ADDRESS | 99 RIVERSIDE CIRCLE SW, ROANOKE VA 24016 |
| PROPERTY MAILING LABEL | PO BOX 12385, ROANOKE VA 24025 |
| PROPERTY LEGAL DESCRIPTION | RIVERSIDE CIRCLE PLEASANT VALLEY |
| PROPERTY NEIGHBORHOOD | 870 - RIVERSIDE |
| PROPERTY USE | 140 - COMMERCIAL VACANT |
| ZONING DISTRICT DESIGNATION | INPUD |
| TOTAL LOT SIZE (SF) | 117,562 |
| PROPERTY FRONTAGE (LF) | 52 |
| PROPERTY AVERAGE DEPTH (FT) | 832 |

## VICINITY MAP

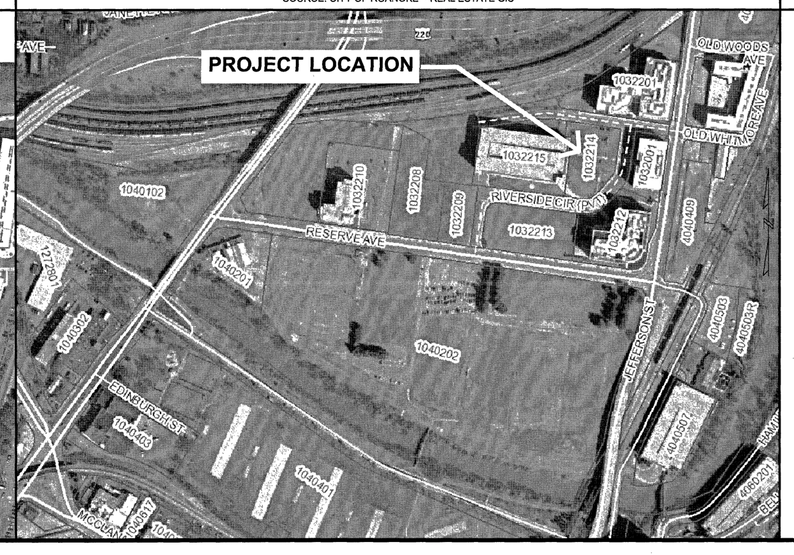



## LOCATION MAP




## ADJACENT PROPERTIES

SOURCE: CITY OF ROANOKE - REAL ESTATE GIS




## CITY APPROVAL STAMP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**PROJECT**

VIRGINIA TECH CARILION (VTC) BIOMEDICAL RESEARCH EXPANSION

VIRGINIA TECH
4 RIVERSIDE CIRCLE
ROANOKE, VA 24016

**CLIENT**

CARILION CLINIC
213 MCCLANAHAN ST. S.W.,
THIRD FLOOR
ROANOKE, VA 24014

PHONE: 540-981-7024

VIRGINIA TECH.

Virginia-Maryland College of Veterinary Medicine

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HILL STUDIO

**REGISTRATION**

THE COMMONWEALTH OF VIRGINIA
ANDREW C. FREELAND
Lic. No. 43081
03/08/18
PROFESSIONAL ENGINEER

**ISSUE/REVISION**

| IR | DATE | DESCRIPTION |
|---|---|---|
| 3 | 03/08/2018 | CITY CP SUBMISSION |
| 2 | 01/19/2018 | CITY CP SUBMISSION |
| 1 | 12/04/2017 | FOR PRESUBMISSION MEETING |
| 0 | 12/01/2017 | FOUNDATION SUBMISSION |

**KEY PLAN**

**PROJECT NUMBER**

60544603

**SHEET TITLE**

COVER SHEET

**SHEET NUMBER**

G-001


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ARCH
Approved:
Checked:
Designer:
Project Management Initials:

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RF: #### MUC: ##########