



SUMMARY OF USES

PRINCESS ANNE CORPORATE PARK NORTH:
 BUILDING USES: BUSINESS OFFICE
 TECHNOLOGY / RESEARCH FACILITIES

TOTAL BUILDING AREA: 620,000 SF (3-STORY)
 PARKING REQUIRED: 1,879 SPACES (1 SPACE / 330 SF)
 PARKING PROVIDED: 1,900 SPACES

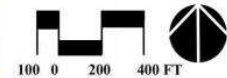
PRINCESS ANNE CORPORATE PARK CENTRAL:
 BUILDING USES: MEDICAL OFFICE
 TECHNOLOGY / RESEARCH FACILITIES
 INCUBATOR BUSINESS
 RETAIL

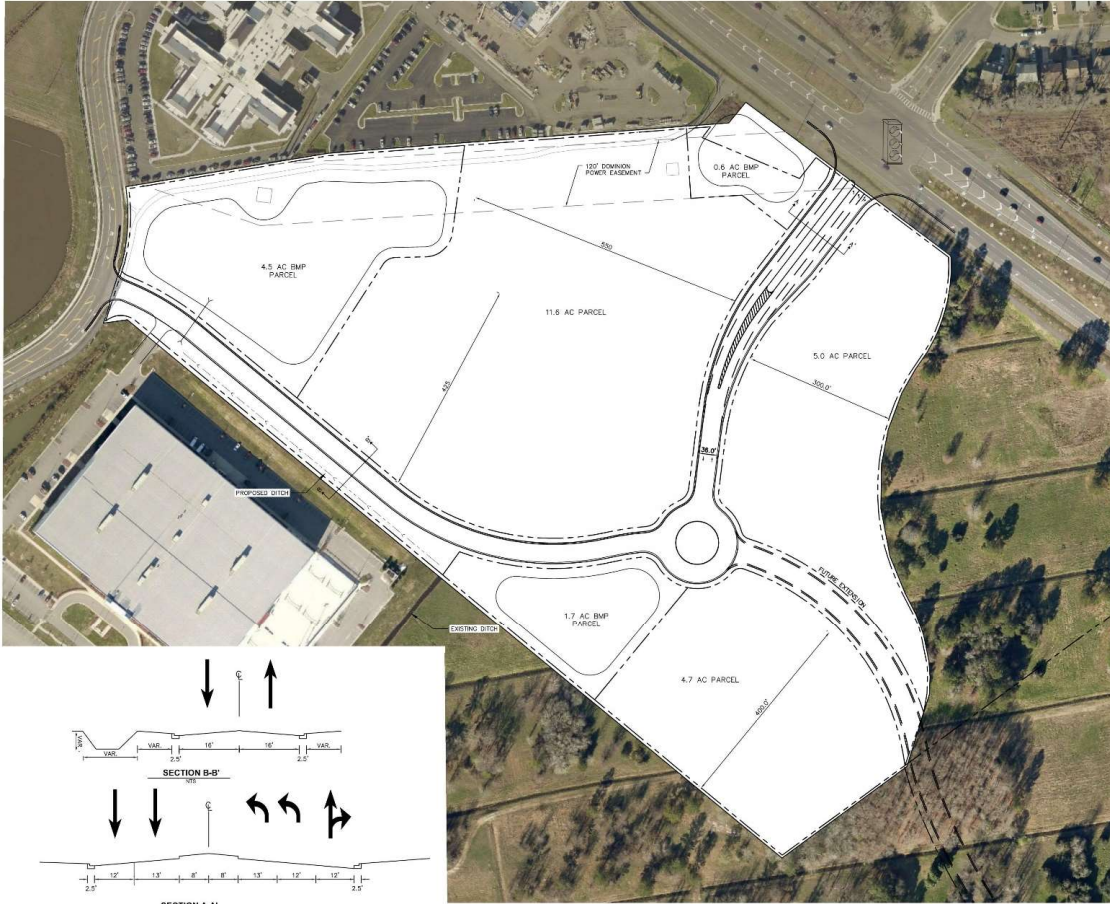
TOTAL BUILDING AREA: 450,000 SF (3-STORY)
 PARKING REQUIRED: 1,364 SPACES (1 SPACE / 330 SF)
 PARKING PROVIDED: 1,500 SPACES

PRINCESS ANNE CORPORATE PARK SOUTH:
 BUILDING USES: MEDICAL OFFICE
 TECHNOLOGY / RESEARCH FACILITIES
 RETAIL

TOTAL BUILDING AREA: 380,000 SF (3-STORY)
 PARKING REQUIRED: 1,152 SPACES (1 SPACE / 330 SF)
 PARKING PROVIDED: 1,200 SPACES

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Proposed Blotech Development

PRINCESS ANNE COMMONS
OPTION 1

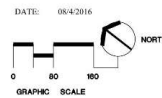
Virginia Beach, Virginia

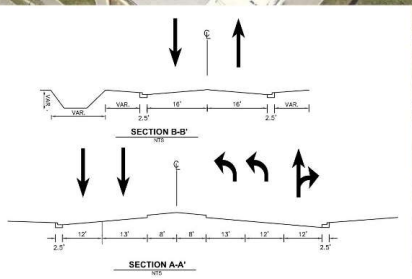
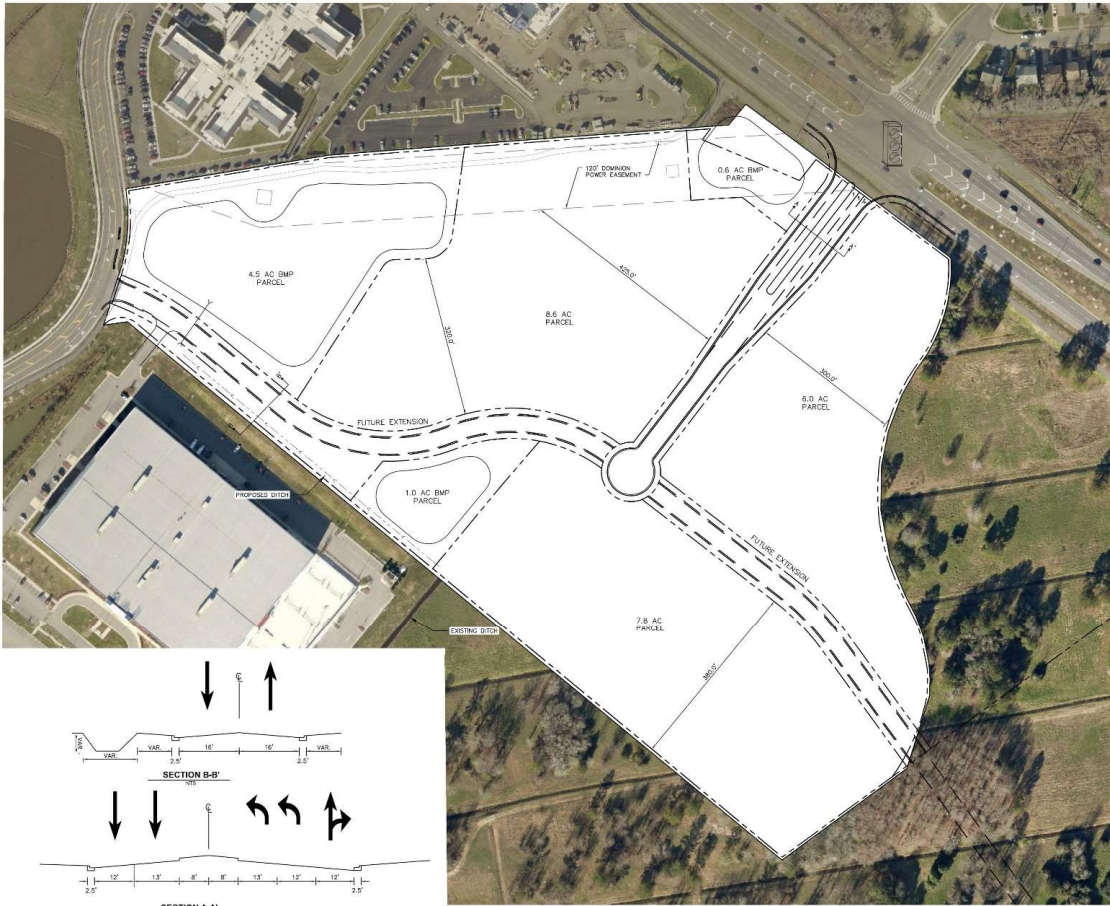
VIRGINIA BEACH
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Virginia Beach, Virginia 23462
757-385-8464 | 800-883-4567 | Fax 757-489-8894
vbe@virginia-beach.com | Email: ecdev@virginia-beach.com

LAND USE SUMMARY	
DEVELOPABLE LAND:	21.3 AC
ROW:	4.2 AC
FUTURE ROW:	0.7 AC
BMP PARCEL:	6.8 AC
BMP COST:	\$1,000,000
SIGNALIZATION COST:	\$350,000
**ROAD COST:	\$3,000,000
PROPOSED ROAD:	2,150 LF
PA TURN LANE:	~350 LF
**CONCEPTUAL CONSTRUCTION COST PER LF:	\$1,200.
PRICE INCLUDES:	
ROAD	
MULTIUSE PATH	
UTILITIES (WATER AND SEWER)	
STREET LIGHTING	
LANDSCAPING	

- GENERAL NOTES AND ASSUMPTIONS:
- THIS DRAWING IS CONCEPTUAL IN NATURE AND HAS BEEN CREATED WITH THE INTENT OF PROVIDING SUPPORTING ENGINEERING INFORMATION. THEREAFTER, THE CLIENT IS SUBJECT TO CHANGE DURING THE FINAL DESIGN.
 - AREAS OF THE BMP IS BASED ON DATA IN THIS AREA. THE ACTUAL SIZE AND SHAPE OF THE FINAL BMP IS SUBJECT TO CHANGE.
 - THE COST PROVIDED ARE PLANNING LEVEL ESTIMATES. ACTUAL COSTS WILL VARY AND WILL DEPEND ON THE SCOPE OF THE FINAL DESIGN.

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Proposed Blotech Development

PRINCESS ANNE COMMONS
OPTION 2

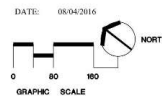
Virginia Beach, Virginia

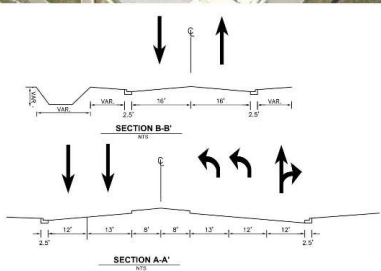
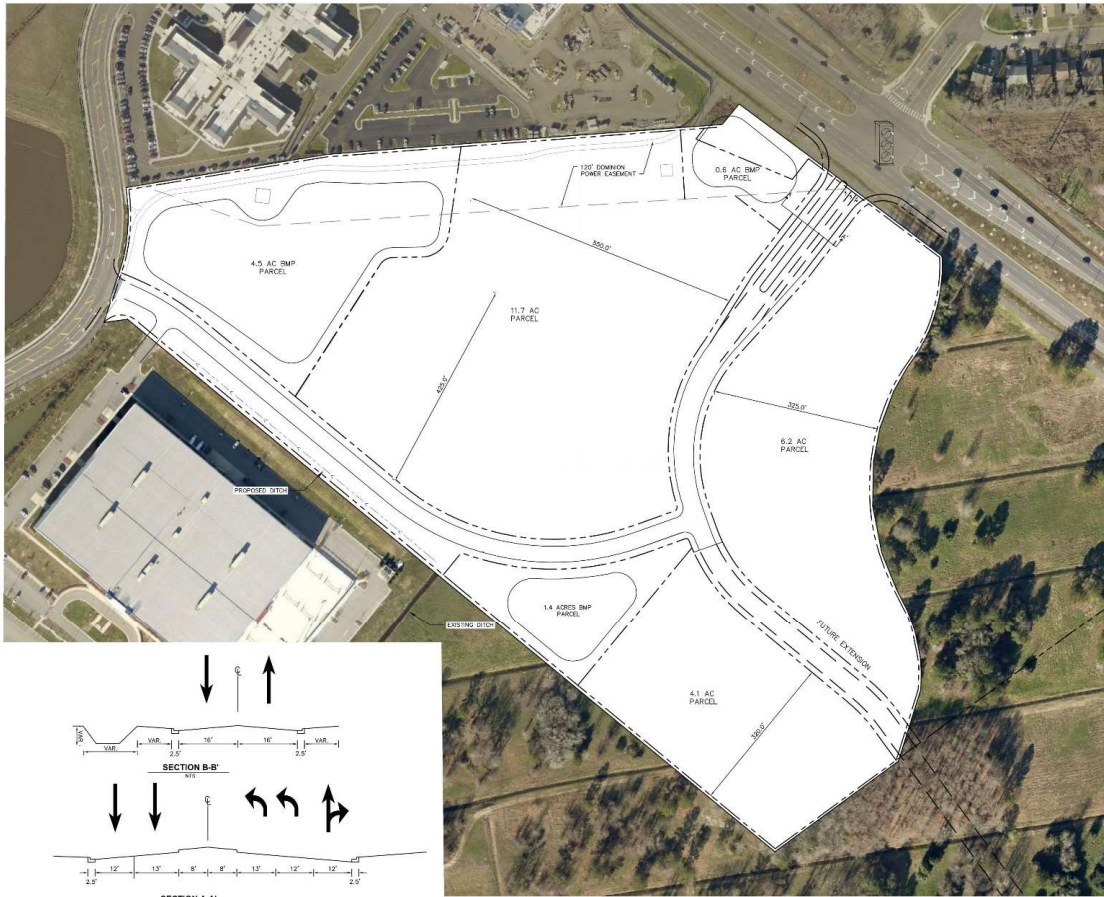
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LAND USE SUMMARY	
DEVELOPABLE LAND:	22.4 AC
ROW:	1.3 AC
FUTURE ROW:	3.2 AC
BMP PARCEL:	6.1 AC
BMP COST:	\$1,000,000
SIGNALIZATION COST:	\$350,000
**ROAD COST:	\$1,380,000
PROPOSED ROAD:	800 LF
PA TURN LANE:	+350 LF
**CONCEPTUAL CONSTRUCTION COST PER LF:	\$1,200.
PRICE INCLUDES:	
ROAD	
MULTIUSE PATH	
UTILITIES (WATER AND SEWER)	
STREET LIGHTING	
LANDSCAPING	

- GENERAL NOTES AND ASSUMPTIONS:
- THIS DRAWING IS CONCEPTUAL IN NATURE AND HAS BEEN CREATED WITH THE INTENT OF SURVEY OR SUPPORTING ENGINEERING CALCULATIONS. THEREAFTER, THE CLIENT IS SUBJECT TO CHANGE DURING THE FINAL DESIGN.
 - STAKING OF THIS BMP IS BASED ON DATA IN THIS AREA. THE ACTUAL SIZE AND SHAPE OF THE FINAL BMP IS SUBJECT TO CHANGE.
 - THE COST PROVIDED ARE PLANNING LEVEL ESTIMATES. ACTUAL CONSTRUCTION COSTS WILL VARY DEPENDING ON THE SCOPE OF THE FINAL DESIGN.

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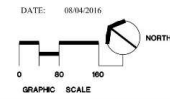
Proposed Biotech Development
PRINCESS ANNE COMMONS
OPTION 3
 Virginia Beach, Virginia

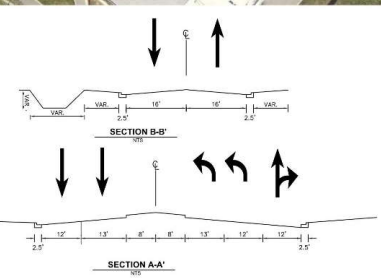
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 Virginia Beach, Virginia 23462
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LAND USE SUMMARY	
DEVELOPABLE LAND:	21.9 AC
ROW:	3.8 AC
FUTURE ROW:	0.8 AC
BMP PARCEL:	6.5 AC
BMP COST:	\$1,000,000
SIGNALIZATION COST:	\$350,000
**ROAD COST:	\$3,060,000
PROPOSED ROAD:	2,200 LF
PA TURN LANE:	+250 LF
**CONCEPTUAL CONSTRUCTION COST PER LF:	\$1,200
PRICE INCLUDES:	
	ROAD
	MULTIUSE PATH
	UTILITIES (WATER AND SEWER)
	STREET LIGHTING
	LANDSCAPING

- GENERAL NOTES AND ASSUMPTIONS**
- THIS DRAWING IS CONCEPTUAL IN NATURE AND HAS BEEN CALCULATED USING CONCEPTUAL ENGINEERING CALCULATIONS. THEREFORE, THE LAYOUT IS SUBJECT TO CHANGE BEFORE PROCEEDING.
 - SIZING OF THE MAP IS BASED ON 85-95% OF THE LAND AREA. THE ACTUAL SIZE AND SHAPE OF THE FROM BMP IS SUBJECT TO CHANGE.
 - THE COST PROVIDED ARE PLANNING LEVEL ESTIMATES. ACTUAL CONSTRUCTION COSTS WILL VARY DEPENDING ON THE SCOPE OF THE DETAILED DESIGN.

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Proposed Blotech Development

PRINCESS ANNE COMMONS
OPTION 4

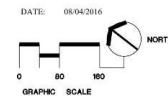
Virginia Beach, Virginia

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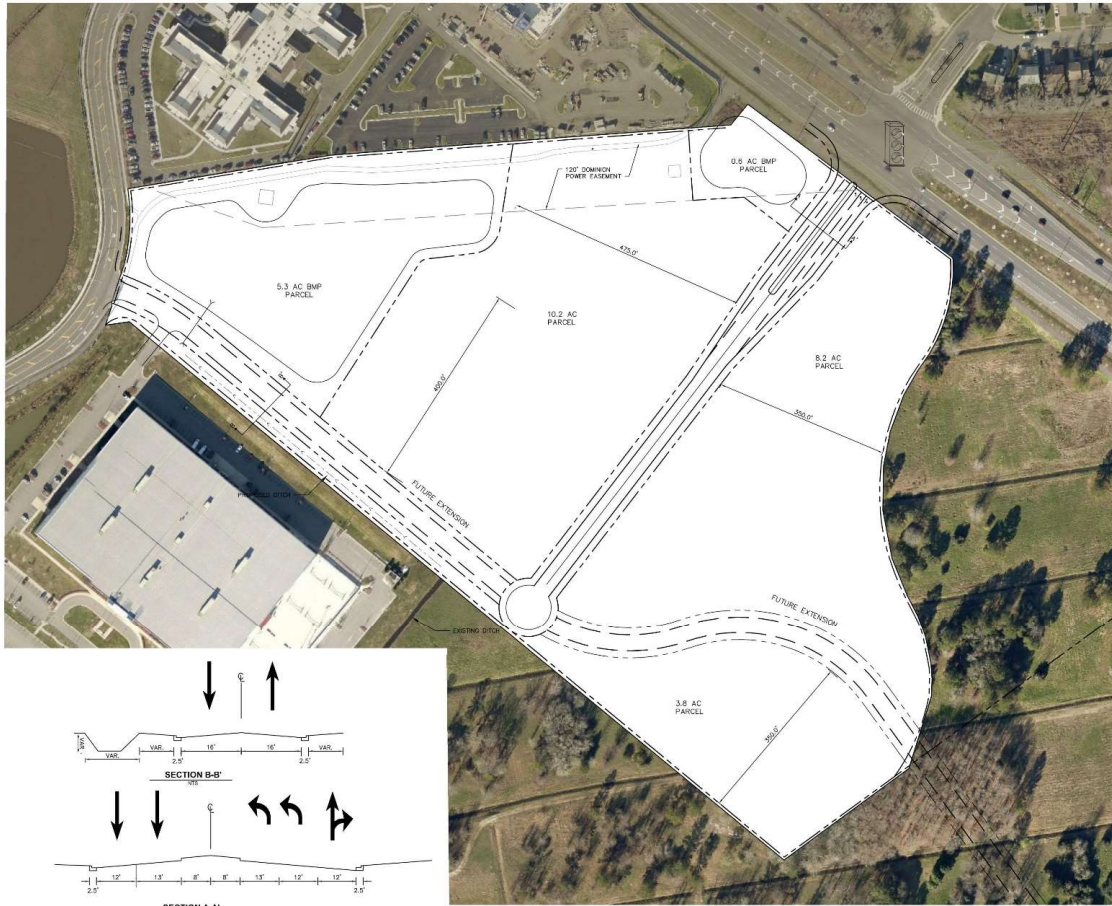
DEVELOPABLE LAND:	22.1 AC
ROW:	3.8 AC
FUTURE ROW:	0.7 AC
BMP PARCEL:	6.4 AC
BMP COST:	\$1,000,000
SIGNALIZATION COST:	\$330,000
**ROAD COST:	\$3,060,000
PROPOSED ROAD:	2,200 LF
PA TURN LANE:	≈ 350 LF
**CONCEPTUAL CONSTRUCTION COST PER LF:	\$1,200.
PRICE INCLUDES:	
ROAD	
MULTIUSE PATH	
UTILITIES (WATER AND SEWER)	
STREET LIGHTING	
LANDSCAPING	

- GENERAL NOTES AND ASSUMPTIONS:**
- THIS DRAWING IS CONCEPTUAL IN NATURE AND HAS BEEN CREATED WITH THE INTENT OF PROVIDING A GENERAL UNDERSTANDING OF THE PROJECT. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS SUBJECT TO CHANGE WITHOUT NOTICE.
 - AREAS OF THE MAP IS BASED ON DATA ON THE LAND AREA. THE ACTUAL SIZE AND SHAPE OF THE FINAL MAP IS SUBJECT TO CHANGE.
 - THE COST PROVIDED ARE PLANNING LEVEL ESTIMATES. ACTUAL COSTS WILL VARY AND WILL DEPEND ON THE SCOPE OF THE FINAL DESIGN.

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Proposed Blotech Development

PRINCESS ANNE COMMONS
OPTION 5

Virginia Beach, Virginia

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DEVELOPABLE LAND:	22.1 AC
ROW:	1.8 AC
FUTURE ROW:	3.2 AC
BMP PARCEL:	5.9 AC
BMP COST:	\$1,000,000
SIGNALIZATION COST:	\$350,000
**ROAD COST:	\$1,740,000
PROPOSED ROAD:	1,100 LF
PA TURN LANE:	~350 LF
**CONCEPTUAL CONSTRUCTION COST PER LF:	\$1,200.

PRICE INCLUDES:
ROAD
MULTIUSE PATH
UTILITIES (WATER AND SEWER)
STREET LIGHTING
LANDSCAPING

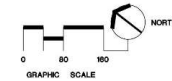
GENERAL NOTES AND ASSUMPTIONS:

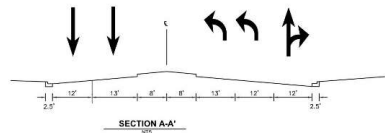
- THIS DRAWING IS CONCEPTUAL IN NATURE AND HAS BEEN CREATED WITH NO SURVEY OR SUPPORTING ENGINEERING CALCULATIONS. THEREFORE, THE USER IS SUBJECT TO CHANGE DURING THE FINAL DESIGN.
- STAGING OF THE BMP IS BASED ON WORK IN THIS AREA. THE ACTUAL SIZE AND SHAPE OF THE FINAL BMP IS SUBJECT TO CHANGE.
- THE COST PROVIDED ARE PLANNING LEVEL ESTIMATES. ACTUAL COSTS WILL VARY AND WILL DEPEND ON THE SCOPE OF THE FINAL DESIGN.

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DATE: 08/04/2016





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Proposed Biotech Development
PRINCESS ANNE COMMONS
CONCEPT PLAN
Virginia Beach, Virginia

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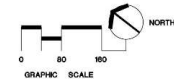
GENERAL NOTES AND ASSUMPTIONS:

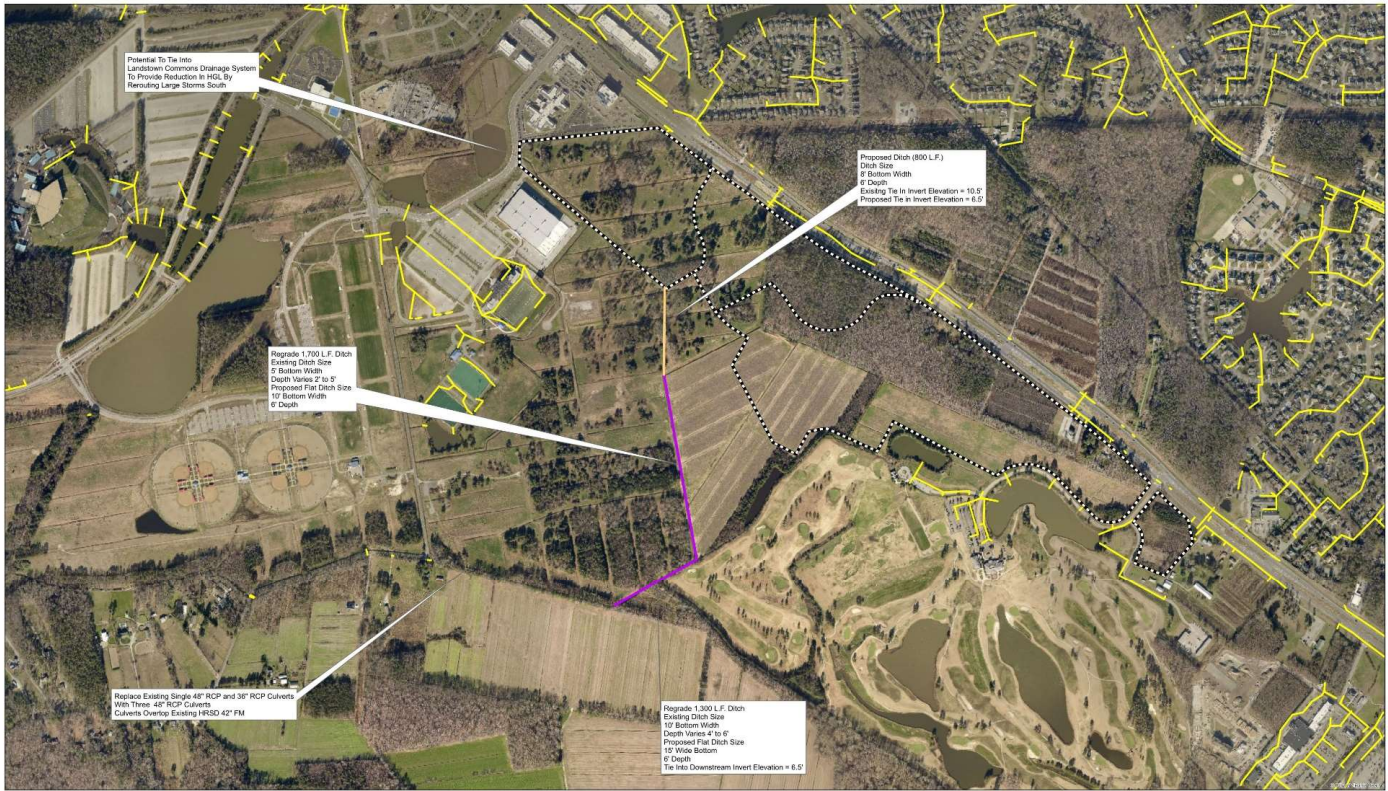
- THIS DRAWING IS CONCEPTUAL IN NATURE AND HAS BEEN CREATED WITH NO SURVEY OR SUPPORTING ENGINEERING CALCULATIONS. THEREFORE, THE LAYOUT IS SUBJECT TO CHANGE DURING DETAILED DESIGN.
- ALL LOTS OF THIS MAP IS BASED ON DATA IN THIS LOTS AREA. THE ACTUAL SIZE AND SHAPE OF THE FINAL MAP IS SUBJECT TO CHANGE.
- THE COSTS PROVIDED ARE PLANNING LEVEL ESTIMATES. ACTUAL CONSTRUCTION COSTS WILL DEPEND ON THE SCOPE OF THE INFRASTRUCTURE.

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DATE: 09/13/2017





Legend

- Proposed Ditch
- Ditch Regrading
- Biopark Areas
- Existing Storm Sewer

Biopark Southern Outfall

1 inch = 400 feet
800 400 0 800 Feet

