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**GENERAL NOTES**

- OWNER:**  
MONTGOMERY COUNTY PUBLIC SCHOOLS  
750 IMPERIAL STREET STREET SE  
CHRISTIANSBURG, VA 24073  
(540) 382-5100 FAX (540) 381-6127
- ARCHITECT/ENGINEER:**  
OWMP, INC.  
200 COUNTRY CLUB DRIVE  
PLAZA ONE, BUILDING "E"  
BLACKSBURG, VA 24060  
(540) 552-2151 FAX (540) 951-0219
- SITE AREAS:**  
TOTAL SITE AREA 20.95 ACRES  
TOTAL DISTURBED SITE AREA 3.38 ACRES  
TOTAL PRE-DEVELOPMENT IMPERVIOUS 4.85 ACRES (22%)  
TOTAL POST-DEVELOPMENT IMPERVIOUS 5.67 ACRES (27%)
- ZONING:** AGRICULTURE (A)
- PROJECT LOCATION:**  
735 FALLING BRANCH ROAD SE  
CHRISTIANSBURG, VA 24073
- BUILDING INFORMATION:**  
BUILDING HEIGHT: 28'-0"  
BUILDING AREA: 86,398 S.F.  
BUILDING FLOORS: TWO STORY

**GENERAL NOTES (CONT.)**

- PROPERTY INFORMATION:**  
TAX PARCEL: 027061  
CURRENT USE: PUBLIC SCHOOL  
PROPOSED USE: PUBLIC SCHOOL
- SURVEY INFORMATION** PROVIDED BY ANDERSON AND ASSOCIATES, INC., BLACKSBURG, VIRGINIA DATED DECEMBER 23, 2016.
- THE BOUNDARY INFORMATION** WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- PROPERTY IS NOT VACANT** AND IS CURRENTLY IN USE AS A PUBLIC SCHOOL. CONTRACTOR SHALL HAVE A LICENSED LAND SURVEYOR RESET ANY BENCHMARKS DISTURBED DURING CONSTRUCTION AND SHALL NOTE THE NEW LOCATION AND ELEVATION ON THE AS-BUILT DRAWINGS.
- ALL EXISTING SITE FEATURES** DAMAGED AS A RESULT OF THE CONTRACTOR'S ACTIONS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE ARCHITECT/ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
- A PRE CONSTRUCTION MEETING** WILL BE HELD PRIOR TO BEGINNING CONSTRUCTION.
- THE SUBJECT PROPERTY LIES WITHIN FLOOD HAZARD ZONE "UNSHADED ZONE X - OTHER AREAS" AS SHOWN ON F.E.M.A. COMMUNITY PANEL NO. 51121C0165C AND NO. 51121C0235C DATED SEPTEMBER 29, 2009.** THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY AND NO ELEVATION STUDY HAS BEEN PERFORMED AS PART OF THIS PROJECT.
- NO WETLANDS OR JURISDICTIONAL WATERS** ARE DELINEATED ON THIS PROJECT.

**GENERAL NOTES (CONT.)**

- IT IS THE CONTRACTOR'S RESPONSIBILITY** TO MEET COMPLIANCE REQUIREMENTS WITH SECTION 59.1-406.ET.SEQ., OF THE CODE OF VIRGINIA (OVERHEAD HIGH VOLTAGE LINES SAFETY ACT).
- MCPSA PROJECT INFORMATION - WATER AND SANITARY SEWER USAGE**  
WATER DEMAND = 7,800 GPD  
SANITARY SEWER DISCHARGE = 7,800 GPD
- LIGHTING FACILITIES** SHALL BE ARRANGED AND INSTALLED, AND THE LIGHT SOURCE SHIELDED, TO MINIMIZE GLARE ON ADJACENT PROPERTY OR STREETS AND NO LIGHTING FIXTURE SHALL EXCEED A HEIGHT OF 30 FEET.
- PARKING SPACES PROVIDED BY USE(S) - INCLUDING ADA COMPLIANT SPACES** SIGNED AND STRIPED ACCORDING TO CODE OF VIRGINIA SEC. 36-99.11
- SIGNS AND OTHER OUTDOOR ADVERTISING** PERMITTED SEPARATELY IN ACCORDANCE WITH CHAPTER 4 "ADVERTISING" OF THE CHRISTIANSBURG TOWN CODE.
- PUBLIC UTILITY EASEMENTS TO BE DEDICATED OR VACATED** WILL REQUIRE ACTION BY CHRISTIANSBURG TOWN COUNCIL.

**ZONING INFORMATION**

DISTRICT: (A) AGRICULTURAL PROPOSED USE: SCHOOL		
	<b>REQUIRED</b>	<b>PROVIDED</b>
SETBACK - FRONT:	35 FEET	224.90 FEET
SIDE:	25 FEET	152.06 FEET
REAR:	50 FEET	64.57 FEET
BUILDING HEIGHT (MAX):	60 FEET	28 FEET
GREEN SPACE:	40 SF/SPACE	(SEE SHEET C501)
TREES:	1 TREE/10 SPACES	(SEE SHEET C501)
TOTAL PRE-DEVELOPMENT IMPERVIOUS AREA = 4.85 ACRES (22%) TOTAL POST-DEVELOPMENT IMPERVIOUS AREA = 5.67 ACRES (27%)		

**PARKING REQUIREMENTS**

**EXISTING:**  
129 SPACES  
5 ADA SPACES

**REQUIRED:**  
1 SPACE PER 10 MAIN ASSEMBLY SEATS, OR  
2 SPACES PER CLASSROOM - WHICHEVER IS GREATER

**MAIN ASSEMBLY SEATS 368 PERSONS**  
368 SEATS/10 = 37 SPACES REQUIRED

**24 EXISTING CLASSROOMS + 16 NEW CLASSROOMS**  
48 SPACES + 32 SPACES = **80 SPACES REQUIRED**

**PROPOSED:**  
165 SPACES  
6 ADA SPACES

**SURVEY NOTES**

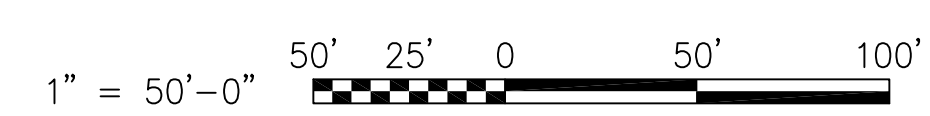
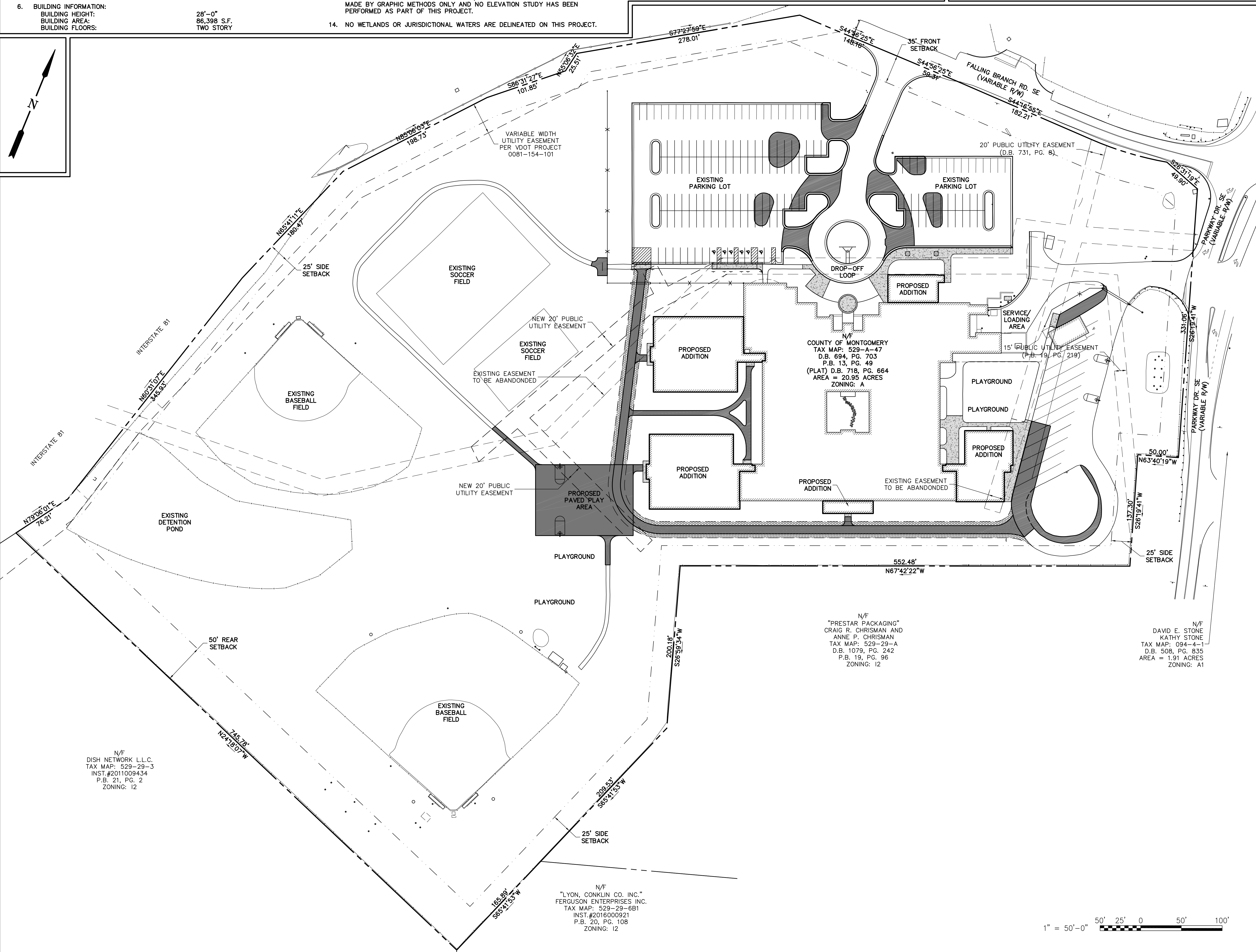
- THE TOPOGRAPHIC SURVEY WAS BASED ON AN ACTUAL GROUND SURVEY BY ANDERSON AND ASSOCIATES, INC. OF BLACKSBURG, VIRGINIA. THE IMAGERY AND ORIGINAL DATA WAS OBTAINED FROM AN AERIAL SURVEY BY MCKENZIE SNEYDER, INC., FLOWN ON NOVEMBER 27, 2016 AND ANDERSON AND ASSOCIATES, INC. ADDED CONVENTIONAL LOCATED ITEMS FROM DECEMBER 12 TO DECEMBER 19, 2016.
- THE TOPOGRAPHIC SURVEY IS ON HORIZONTAL DATUM NAD83 (2011); VERTICAL DATUM NAVD 88.
- BOUNDARY INFORMATION SHOWN WAS COMPILED FROM DEEDS AND PLOTS OF RECORD AND FIELD INFORMATION. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
- UNDERGROUND UTILITIES SHOWN ARE COMPILED FROM ABOVE GROUND UTILITY EVIDENCE, MISS UTILITY DESIGNATIONS AND OWNER DESIGNATIONS ONLY. CONTRACTOR IS RESPONSIBLE FOR UTILITY LOCATION IN THE FIELD AND MUST CONTACT MISS UTILITY BEFORE CONSTRUCTION.
- FINISH FLOOR ELEVATIONS SHOWN ARE TAKEN ON LOWEST FLOOR OF DWELLING, UNLESS NOTED.
- CONTOUR INTERVAL = 1'.

**TOWN OF CHRISTIANSBURG APPROVAL**

ENGINEERING DEPARTMENT	DATE
PLANNING DEPARTMENT	DATE

**LEGEND**

EXISTING	DEMO	NEW	DESCRIPTION
---	---	---	2050 CONTOURS
		⊗ 112.00	SPOT ELEVATIONS
---	---	---	CONCRETE CURB
---	---	---	CONCRETE CURB & GUTTER
---	---	---	CONCRETE PAD/WALK
---	---	---	PAVEMENT
---	---	---	GRAVEL
---	---	---	BUILDING
---	---	---	SITE FEATURES
---	---	---	FENCING
---	---	---	PROPERTY LINE
---	---	---	CENTERLINE OR BASELINE
---	---	---	BENCHMARK
---	---	---	STORM SEWER LINE
---	---	---	CURB INLET
---	---	---	DROP INLET
---	---	---	END SECTION / END WALL
---	---	---	MANHOLE
---	---	---	ELECTRIC - OVERHEAD
---	---	---	ELECTRIC - UNDERGROUND
---	---	---	TELEPHONE - UNDERGROUND
---	---	---	FIBER OPTIC - UNDERGROUND
---	---	---	GAS LINE
---	---	---	GAS METER
---	---	---	SANITARY SEWER
---	---	---	CLEANOUT
---	---	---	WATER LINE
---	---	---	GATE VALVE
---	---	---	WATER METER
---	---	---	FIRE HYDRANT
---	---	---	HANDICAP PARKING
---	---	---	TREE LINE
---	---	---	SIGNS



NO.	DESCRIPTION	DATE

200 Country Club Dr. SW  
Blacksburg, Virginia 24060  
P: 540-552-2151  
F: 540-552-2151  
www.owmpr.com

**OWMPR**  
ARCHITECTS AND ENGINEERS

**MCPs - FALLING BRANCH ELEMENTARY ADDITIONS AND RENOVATIONS**  
735 FALLING BRANCH ROAD SE  
TOWN OF CHRISTIANSBURG, VIRGINIA

State Project Number - 060-60-00-101

COMM NO.	2016-050	Date	24 MAY 17
Designed	WAS	Checked	WAS
Drawn	BTL	Approved	JDP

**OVERALL SITE PLAN**

**C101**