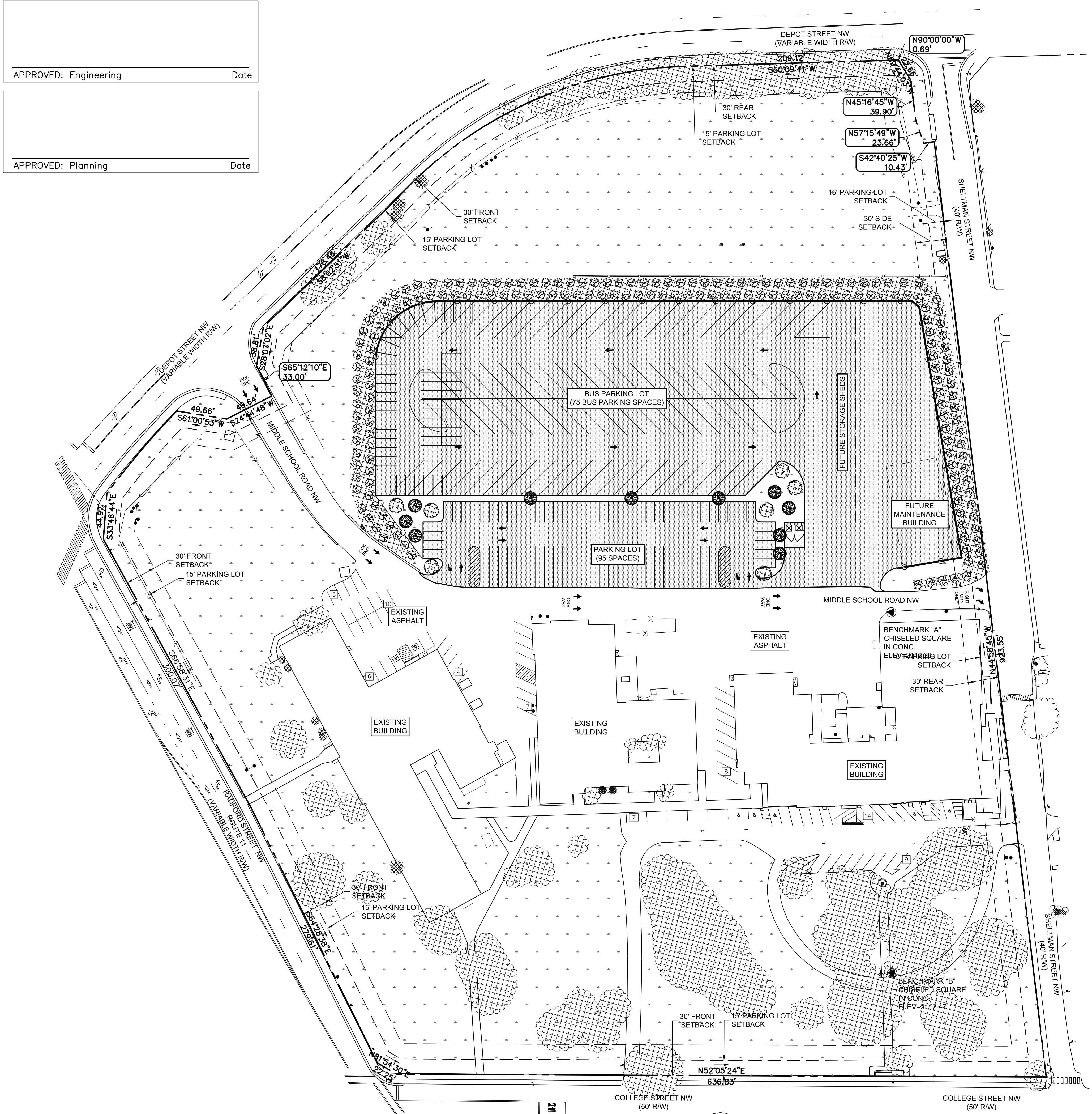




FULL BUILDOUT PLAN IS SHOWN FOR REFERENCE ONLY

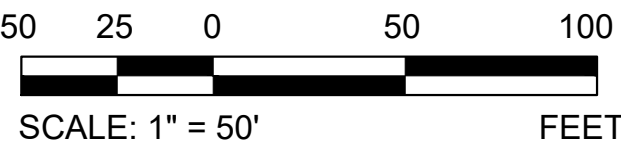
LEGEND			
EXISTING	DEMO	NEW	DESCRIPTION
			CONTOURS
			SPOT ELEVATIONS
			CONCRETE CURB
			CONCRETE CURB & GUTTER
			CONCRETE PAD/WALK
			PAVEMENT
			GRAVEL
			BUILDING
			SITE FEATURES
			FENCING
			PROPERTY LINE
			CENTERLINE OR BASELINE
			BENCHMARK
			STORM SEWER LINE
			CURB INLET
			DROP INLET
			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

GREEN SPACE CALCULATIONS AND LEGEND

TOTAL AREA: 15.80 AC.		NAME GREENSPACE
IMPERVIOUS SURFACE AREA: 48% OF TOTAL (7.58 AC. = 330,185 S.F.)		LANDSCAPED AREA
GREENSPACE REQUIRED: 20% OF TOTAL (3.16 AC. = 137,650 S.F.)		
GREENSPACE PROVIDED: 52% OF TOTAL (8.22 AC. = 358,063 S.F.)		
LANDSCAPING (TREES) REQUIRED: 10% OF TOTAL (1.58 AC. = 68,825 S.F.)		
LANDSCAPING (TREES) PROVIDED: 12% OF TOTAL (1.82 AC. = 79,333 S.F.)		

PARKING CALCULATIONS

REQUIRED PARKING SPACES:
COLLEGE (1 SPACE PER 5 STUDENTS)
140 STUDENTS = 28 SPACES
ELEMENTARY SCHOOL (2 SPACES PER 1 CLASSROOM)
15 CLASSROOMS = 30 SPACES
OFFICE (1 SPACE PER 400 SF FLOOR AREA)
28,774 SF = 72 SPACES
AUTOMOBILE SERVICE STATION (3 SPACES PER SERVICE BAY)
5 SERVICE BAYS = 15 SPACES
GENERAL SERVICE/REPAIR (1 SPACE PER 2 EMPLOYEES)
1 EMPLOYEE = 1 SPACE
WAREHOUSE (1 SPACE PER 2 EMPLOYEES)
11 EMPLOYEES = 6 SPACES
TOTAL REQUIRED = 152 CAR SPACES
PARKING SPACES TO REMAIN:
70 CAR SPACES
PROPOSED PARKING SPACES:
95 CAR SPACES
75 BUS SPACES
TOTAL PARKING SPACES:
165 CAR SPACES
75 BUS SPACES
ADA SPACES REQUIRED:
6 CAR SPACES
ADA SPACES PROVIDED:
6 CAR SPACES



200 Country Club Dr. SW
Blacksburg, Virginia 24060
Phone: 540.552.2151
Fax: 540.951.0219
www.zmm.com

DATE	
REVISIONS	
DESCRIPTION	
NO.	

MCPS - OPERATIONS CENTER
NEW PARKING LOT
MONTGOMERY COUNTY SCHOOL BOARD
CHRISTIANSBURG, VIRGINIA

CONSTRUCTION DOCUMENTS

OVERALL
SITE PLAN
FULL BUILDOUT

DRAWN BTL LCK	CHECKED WAS
	DATE JULY 22, 2021
	COMM. NO. 2020-094

C101