

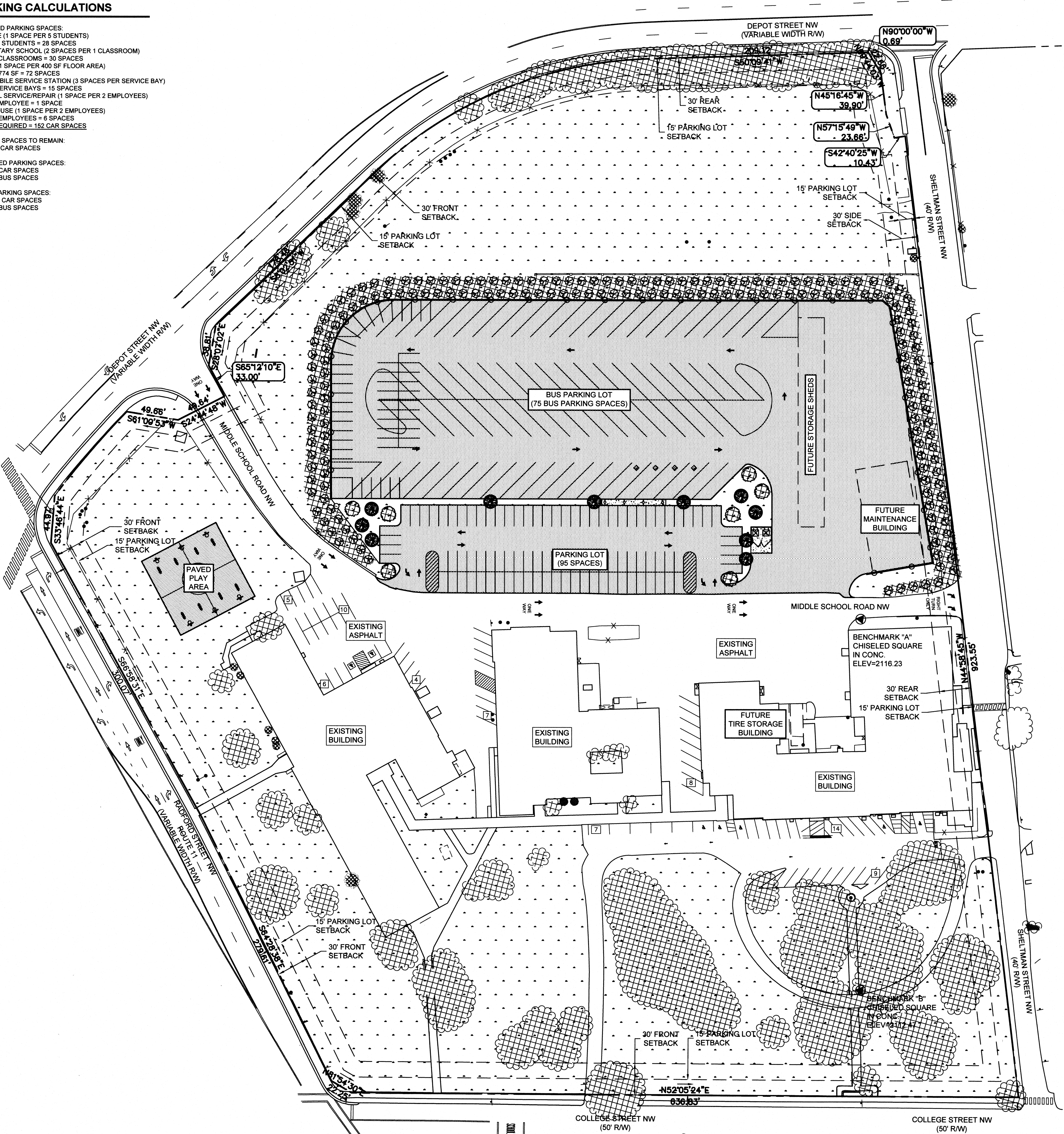
PARKING CALCULATIONS

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



\*FULL BUILDOUT PLAN IS SHOWN FOR REFERENCE ONLY\*

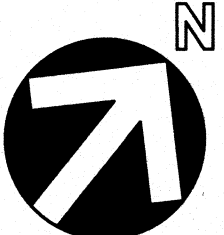
LEGEND

| EXISTING | DEMO | NEW | DESCRIPTION               |
|----------|------|-----|---------------------------|
| ---      | ---  | --- | 2050                      |
| ---      | ---  | --- | 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.  
IMPERVIOUS SURFACE AREA:  
49% OF TOTAL (7.73 AC. = 336,585 S.F.)  
GREENSPACE REQUIRED:  
20% OF TOTAL (3.16 AC. = 137,650 S.F.)  
GREENSPACE PROVIDED:  
51% OF TOTAL (8.07 AC. = 351,663 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.)

| SYMBOL | NAME            |
|--------|-----------------|
| ---    | GREENSPACE      |
| ---    | LANDSCAPED AREA |



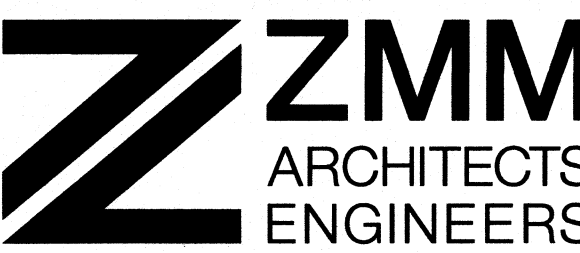
50 25 0 50 100  
SCALE: 1" = 50' FEET

Michael Z. Kelly  
APPROVED: Engineering

1/14/22  
Date

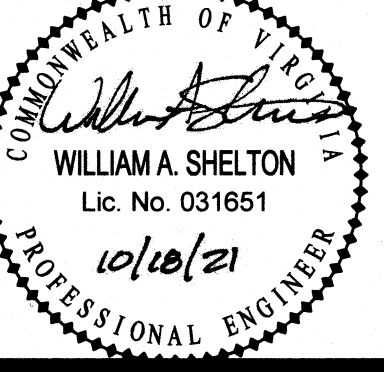
APPROVED: Planning

Date



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

www.zmm.com



| REVISIONS   | DATE |
|-------------|------|
| DESCRIPTION |      |
| NO.         |      |

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

© by ZMM, INC.

OVERALL  
SITE PLAN  
FULL BUILDOUT

DRAWN  
BTL  
LCK

CHECKED  
WAS

DATE  
OCT 18, 2021

COMM. NO.  
2020-094

C101

