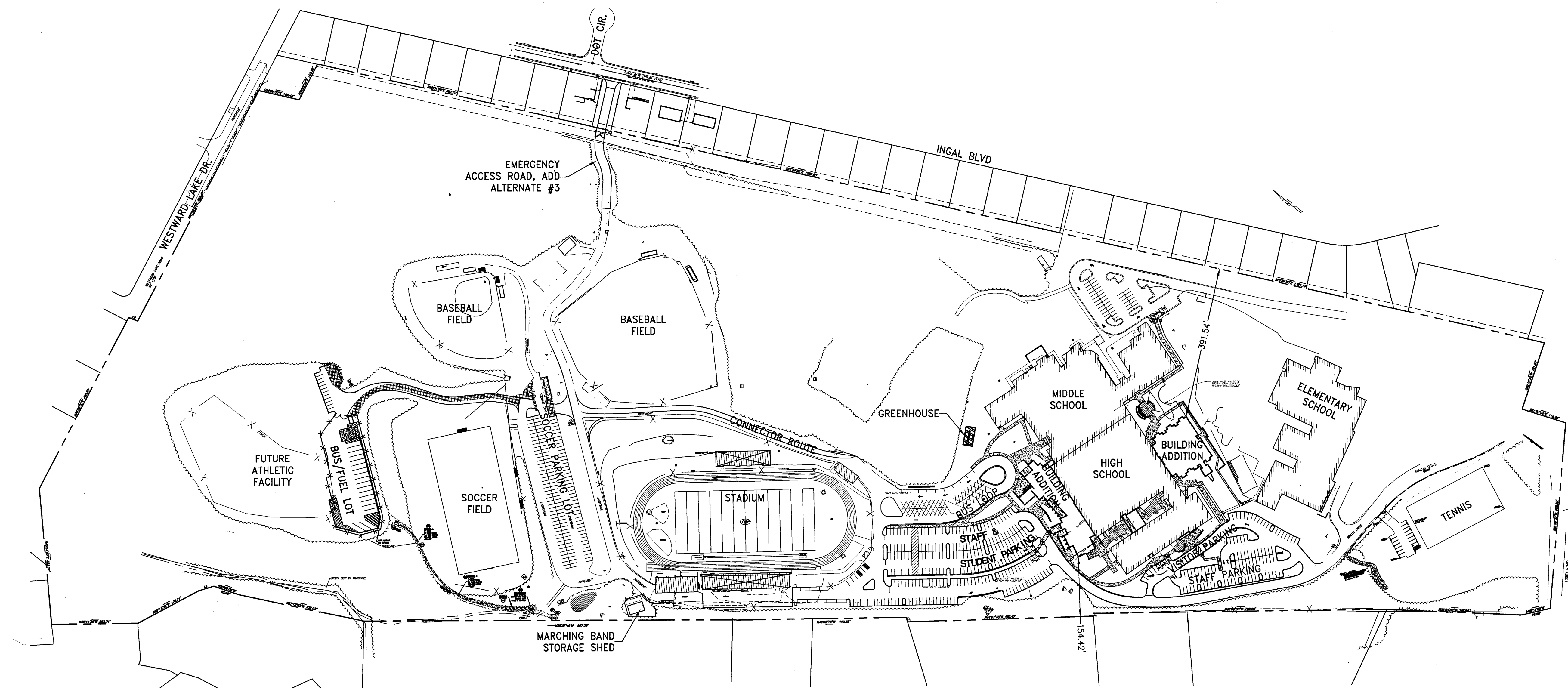


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SITE SUMMARY TABLE
TOTAL SITE AREA = 93.36 ACRES = 4,066,762 S.F.
EXISTING HIGH/MIDDLE SCHOOL FOOTPRINT AREA (BIRD'S EYE VIEW): 152,483 S.F.
PROPOSED ADDITION = 33,251 SF
BUILDING TOTAL GROSS FLOOR AREA: 185,734 S.F.
SITE ADDRESS: 4549 MALUS DR.
TAX MAP #'S 054.02-04-01.01 & -02.00 & -03.00 (TO BE COMBINED)
ADJACENT ZONING: R1 & AG3
ADJACENT LAND USE: RESIDENTIAL & VACANT
PRIMARY LAND USE: HIGH SCHOOL, ATHLETIC FIELDS & ASSOC. PARKING
SECONDARY LAND USE: PUBLIC PARKS & RECREATION
ZONING: R1S, LOW DENSITY RESIDENTIAL/SUP
MINIMUM REQUIREMENTS:
-LOT AREA: MIN = 20,000 S.F. (0.46 Ac.), ACTUAL = 4,066,762 S.F.
-LOT FRONTAGE: MIN = 75', ACTUAL = ±702'
MINIMUM SETBACK REQUIREMENTS:
FRONT YARD:
-PRINCIPAL STRUCTURE: 30'
-ACCESSORY STRUCTURE: BEHIND THE FRONT BUILDING LINE
REAR YARD:
-PRINCIPAL STRUCTURE: 25'
-ACCESSORY STRUCTURE: 3'
SIDE YARD:
-PRINCIPAL STRUCTURE: 10'
-ACCESSORY STRUCTURE: 10' BEHIND THE FRONT BUILDING LINE OR 3' BEHIND THE REAR BUILDING LINE
MAXIMUM HEIGHT OF STRUCTURES:
-PRINCIPAL STRUCTURE = 45', ACTUAL = 35'
-ACCESSORY STRUCTURES = 15'
*ACCESSORY STRUCTURE HEIGHT MAY BE INCREASED TO 25' PROVIDED COMPLIANCE WITH PRINCIPAL STRUCTURE SETBACK REQUIREMENTS
MAXIMUM COVERAGE:
-BUILDING COVERAGE: MAX = 40% OF LOT AREA, ACTUAL = 7%
-LOT COVERAGE: MAX = 60% OF LOT AREA, ACTUAL = 22%
REQUIRED BUFFER TYPE: ALONG R1 ZONING: NOT REQUIRED
ALONG AG3 ZONING: NOT REQUIRED
PARKING: ONE SMALL DECIDUOUS TREE PER ISLAND AND AT EACH END
THREE LG. SHRUBS/15 SPACES
CROWN COVERAGE*:
LAND AREA = 4,066,762 SF
-CROWN COVERAGE REQUIRED (35% OF LAND AREA) = 1,423,367 SF
-CROWN COVERAGE PROPOSED = 1,707,864 SF (42.0%)
* REFER TO SHEET L101 AND L102 FOR PLANTING SCHEDULES

PARKING REQUIREMENTS	
EDUCATIONAL FACILITIES, PRIMARY/SECONDARY	
(Minimum Required per Sec. 30-91-3-3)	
- ONE SPACE PER EMPLOYEE, ONE PER 4 STUDENTS IN 11TH & 12TH GRADE: EMPLOYEES = 79; 11th & 12th STUDENTS = 300/4=75 REQUIRED = 154 SPACES ALL PARKING OVER 170 MUST BE PERVIOUS PAVEMENT	
- HANDICAPPED = TOTAL SPACES IN LOT: 301-400 REQUIRED = 8	

PARKING TABULATIONS	
IMPERVIOUS PAVED SPACES	166
+ PERVIOUS PAVED SPACES	170
TOTAL PAVED EDUCATIONAL USE SPACES PROVIDED = 336	
HANDICAPPED = 8 TOTAL (4 VAN ACCESSIBLE) PROVIDED	

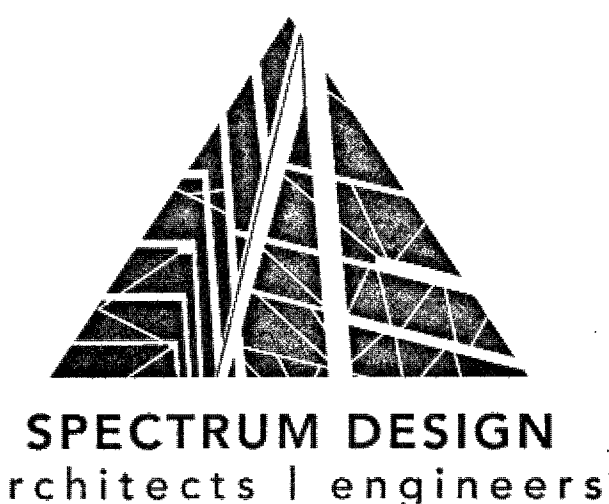
BICYCLE PARKING REQUIREMENTS	
(Minimum Required per Sec. 30-91-5-1)	
1 SPACE PER 20 AUTO PARKING SPACES*	
TOTAL AUTO PARKING	336
REQUIRED BICYCLE PARKING	17
PROVIDED BICYCLE PARKING	17
*(MAX REQUIRED=20)	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S33°43'29"W	12.36'
L2	S18°14'00"E	25.17'
L3	S55°52'02"E	41.34'
L4	S46°00'44"W	7.26'

1" = 100' 100' 50' 0 100' 200'

KEY PLAN

GENERAL NOTES



10 CHURCH AVE SE, PLAZA SUITE 1 ROANOKE, VIRGINIA 24011 540.342.8001

GLENVAR HIGH SCHOOL RENOVATIONS & ADDITIONS

ROANOKE COUNTY

VA DOE PROJECT#:80-61-00-101

SPECTRUM DESIGN PROJECT NO. 13054



DATE: 06 APRIL 2014
DESIGN ARCHITECT: C2V
PROJECT ARCHITECT: MF
PROJECT ENGINEER: DATE
CHECKED BY: 05/09/14
DRAWN BY: 06/04/14
REVISIONS: NUMBER
COUNTY REVIEW #1: 1
COUNTY REVIEW #2: 2

SHEET TITLE

OVERALL DEVELOPMENT PLAN

C101

APPROVED