

VICINITY MAP
SCALE: 1"=2,000'

PROPERTY INFORMATION

TAX MAP:	4682-01-2F
SITE ADDRESS:	1560 INSURANCE LANE
SITE AREA:	0.94 ACRES
MAGISTERIAL DISTRICT:	IRVANA
ZONING:	RUD

PARKING STUDY NARRATIVE

THE REQUIRED PARKING OF EIGHT (8) SPACES FOR THE PROPOSED SCHOOL WAS DETERMINED BASED ON COMPARING AND EXCEEDING THE PARKING REQUIREMENTS IN 3 OTHER JURISDICTIONS IN THE U.S. AN ADDITIONAL FIVE (5) DEDICATED PARKING SPACES HAVE BEEN PROVIDED FOR PICK-UP/DROP-OFF PURPOSES.

COMPARABLE CASES:

- CITY OF CHARLOTTESVILLE: 1 SPACE PER CLASSROOM = 4 SPACES
- CITY OF LOS ANGELES, CA: 1 SPACE PER CLASSROOM OR MINIMUM 1 SPACE/500 SF = 4 SPACES
- ARLINGTON COUNTY, VA: 1 SPACE PER 7.5 STUDENTS PLUS 1 SPACE PER 40 STUDENTS = 7 SPACES

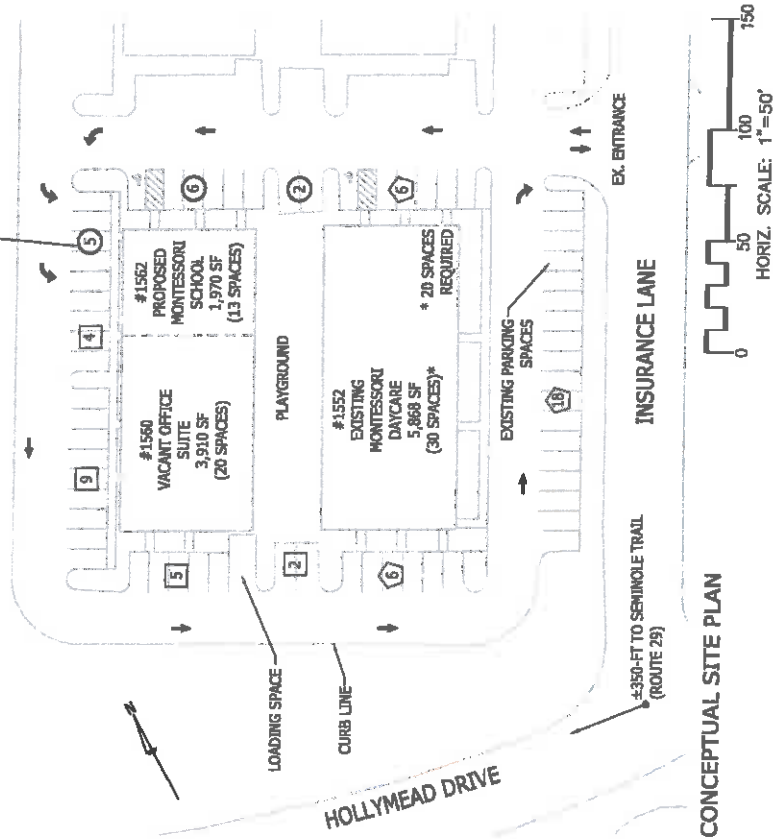
PARKING CALCULATIONS

PROPOSED MONTESSORI SCHOOL USE			
PARKING REQUIREMENT:			
PER PARKING STUDY AS APPROVED BY ZONING ADMINISTRATOR			
REGULAR PARKING SPACES			
CHILDREN	NUMBER	RATE *	REQUIRED
STAFF	40	1 PER 12	4 SPACES
SUBTOTAL	4	1 EACH	4 SPACES
PICK-UP/DROP-OFF SPACES			
CHILDREN	NUMBER	RATE *	REQUIRED
TOTAL	40	1 PER 8	5 SPACES
* RATES BASED ON COMPARABLE CASE			
EXISTING MONTESSORI DAYCARE FACILITY			
PARKING REQUIREMENT:			
1 SPACE/10 CHILDREN ENROLLED IN MAJOR CLASS OR SHIFT PLUS 1 SPACE/EMPLOYEE			
CHILDREN	NUMBER	RATE	REQUIRED
STAFF	48	1 PER 10	5 SPACES
TOTAL	14	1 EACH	14 SPACES
FUTURE OFFICE USE			
PARKING REQUIREMENT:			
1 SPACE/2,000 NSF OFFICE SPACE			
NSF	NUMBER	RATE	REQUIRED
TOTAL PARKING SPACES REQUIRED	3,910	1 PER 200	20 SPACES
TOTAL PARKING SPACES PROVIDED			
52 SPACES			
63 SPACES			

LEGEND

- PROP. SCHOOL PARKING SPACES
- FUTURE OFFICE USE PARKING SPACES
- EX. DAYCARE PARKING SPACES
- PROP. SCHOOL TRAFFIC FLOW

(5) PICK-UP/DROP-OFF SPACES



CONCEPTUAL SITE PLAN

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ALBEMARLE MONTESSORI

SPECIAL USE PERMIT SP 2018-00015 CONCEPTUAL SITE PLAN AND PARKING STUDY

REVISIONS		DATE	SCALE: 1"=50'
#	DESCRIPTION		
1			

IRVANA MAGISTERIAL DISTRICT ALBEMARLE COUNTY, VIRGINIA

10/1/15



VICINITY MAP
SCALE: 1"=2,000'

PROPERTY INFORMATION

TAX MAP:	4002-01-37
SITE ADDRESS:	5300 INSURANCE LANE
SITE AREA:	0.54 ACRES
IMPERIAL DISTRICT:	IRVINE
ZONING:	PUD

PARKING STUDY NARRATIVE

THE REQUIRED PARKING OF EIGHT (8) SPACES FOR THE PROPOSED SCHOOL WAS DETERMINED BASED ON COMPENSATION AND EXCESSING THE PARKING REQUIREMENTS IN 3 OTHER JURISDICTIONS IN THE U.S. AN ADDITIONAL FIVE (5) DEDICATED PARKING SPACES HAVE BEEN PROVIDED FOR PICK-UP/DROP-OFF PURPOSES.

COMPARABLE CASES:

- CITY OF CHARLOTTEVILLE: 1 SPACE PER CLASSROOM = 4 SPACES
- CITY OF LOS ANGELES, CA: 1 SPACE PER CLASSROOM OR MINIMUM 1 SPACE/500 SF = 4 SPACES
- ARLINGTON COUNTY, VA: 1 SPACE PER 7.5 STUDENTS PLUS 1 SPACE PER 40 STUDENTS = 7 SPACES

PARKING CALCULATIONS

PROPOSED MONTROSS SCHOOL USE	NUMBER	DATE	REQUIRED
PARKING REQUIREMENTS			
PICK-UP/DROP-OFF AS APPROVED BY ZONING ADMINISTRATOR			
REGULAR PARKING SPACES			
CUSTOMER	40	1 PER 12	4 SPACES
STAFF	4	1 EACH	4 SPACES
MINIMUM			8 SPACES
PICK-UP/DROP-OFF SPACES			
CHILDREN	40	1 PER 8	5 SPACES
TOTAL			23 SPACES
* BASED ON COMPARABLE CASE			
EXISTING MONTROSS DAYCARE FACILITY			
PARKING REQUIREMENTS			
1 SPACE/50 CHILDREN ENROLLED IN MAJOR CLASSES ON SHUTTLE PLUS 1 SPACE/EMPLOYEE			
CHILDREN	40	1 PER 10	5 SPACES
STAFF	14	1 EACH	14 SPACES
TOTAL			29 SPACES
FUTURE OFFICE USE			
PARKING REQUIREMENTS:			
1 SPACE/2,000 NSF OFFICE SPACE			
NSF	3,000	1 PER 200	20 SPACES
TOTAL PARKING SPACES REQUIRED			43 SPACES
TOTAL PARKING SPACES PROVIDED			43 SPACES

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ALBEMARLE MONTESSORI

SPECIAL USE PERMIT SP 2018-00015
CONCEPTUAL SITE PLAN AND PARKING STUDY

IRVINE IMPERIAL DISTRICT ALBEMARLE COUNTY, VIRGINIA

REVISIONS

#	DESCRIPTION	DATE
1		

OCTOBER 24, 2018

SCALE: 1"=50'

1

SHEET 1 OF 1

LEGEND

- PROPOSED SCHOOL PARKING SPACES
- FUTURE OFFICE USE PARKING SPACES
- EXISTING DAYCARE PARKING SPACES
- PROPOSED SCHOOL TRAFFIC FLOW

(5) PICK-UP/DROP-OFF SPACES

#1502 PROPOSED MONTROSS SCHOOL (2,000 SF)

EXISTING MONTROSS DAYCARE FACILITY (5,000 SF)

• 20 SPACES REQUIRED

DESIGNATED CURBSIDE DROP-OFF/PICK-UP LOCATION

HOLLYMEAD DRIVE

EXISTING PARKING SPACES

EXIST. ENTRANCE

INSURANCE LANE

LEAD-TO SERVICE TRAIL (ROUTE 25)

CONCEPTUAL SITE PLAN

