

PARK ROAD MANUFACTURED HOME PARK

TMP 56-48
project ID: 21.075

Submitted 13 October 2022

Context Map
Sheet 1 of 5



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PARK ROAD MANUFACTURED HOME PARK SITE & SP DETAILS

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OWNER/DEVELOPER

Crozet MHC LLC
703 E Jefferson St.
Charlottesville, VA 22902

TMP(s)

56-48

ACREAGE

14.94 AC

MAGISTERIAL DISTRICT

White Hall

STEEP SLOPES & STREAM BUFFER

Stream buffers are present on the property. Preserved steep slopes exist on the property.

SOURCE OF BOUNDARY & TOPOGRAPHY

Boundary and physical provided by Lotts & Associates, P.C., November 3, 2021, last revised December 8, 2021.

Four (4) foot contour interval topography per Albemarle County GIS.

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0229D & 51003C0237D), this property does not lie within a Zone A 100-year flood plain.

WATER SUPPLY WATERSHED

Lickinghole Creek (Water Supply Watershed)

WATER AND SANITARY SERVICES

Provided by Albemarle County Service Authority (ACSA)

ZONING

EXISTING: R-6 Residential
OVERLAY: Steep Slopes - Preserved
PROPOSED: R-6 Residential w/ special use permit [see below]

USE

EXISTING: Manufactured Home Park [non-conforming], 73 existing manufactured home units

COMPREHENSIVE PLAN DESIGNATION: Neighborhood Density Residential, Middle Density Residential, Green Systems

PROPOSED: Manufactured Home Park w/ 14 new manufactured home units, for a total of 87 manufactured home units

DENSITY

Maximum 87 units

Gross Density [14.94 AC] = 6 DUA

Net Density [13.67 AC] = 7 DUA

ITE TRIP GENERATION

	ITE Code	Independent Variable	AM			PM			Daily Total
			In	Out	Total	In	Out	Total	
Mobile Home Park	240	14 units [new]	1	3	4	4	2	6	70

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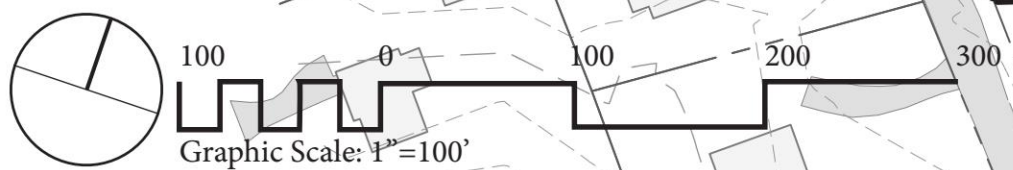
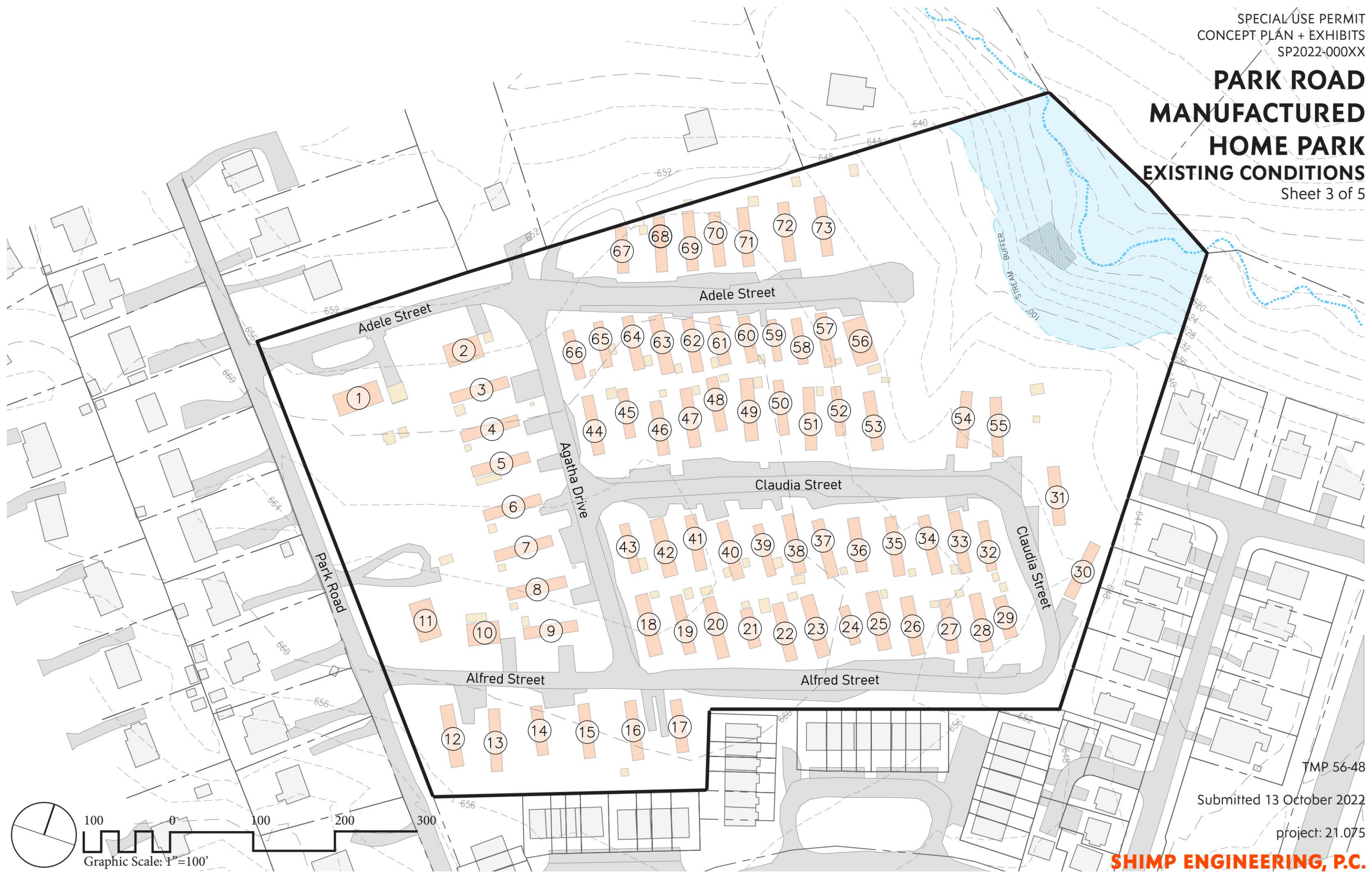
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SHIMP ENGINEERING, P.C.

PARK ROAD MANUFACTURED HOME PARK EXISTING CONDITIONS

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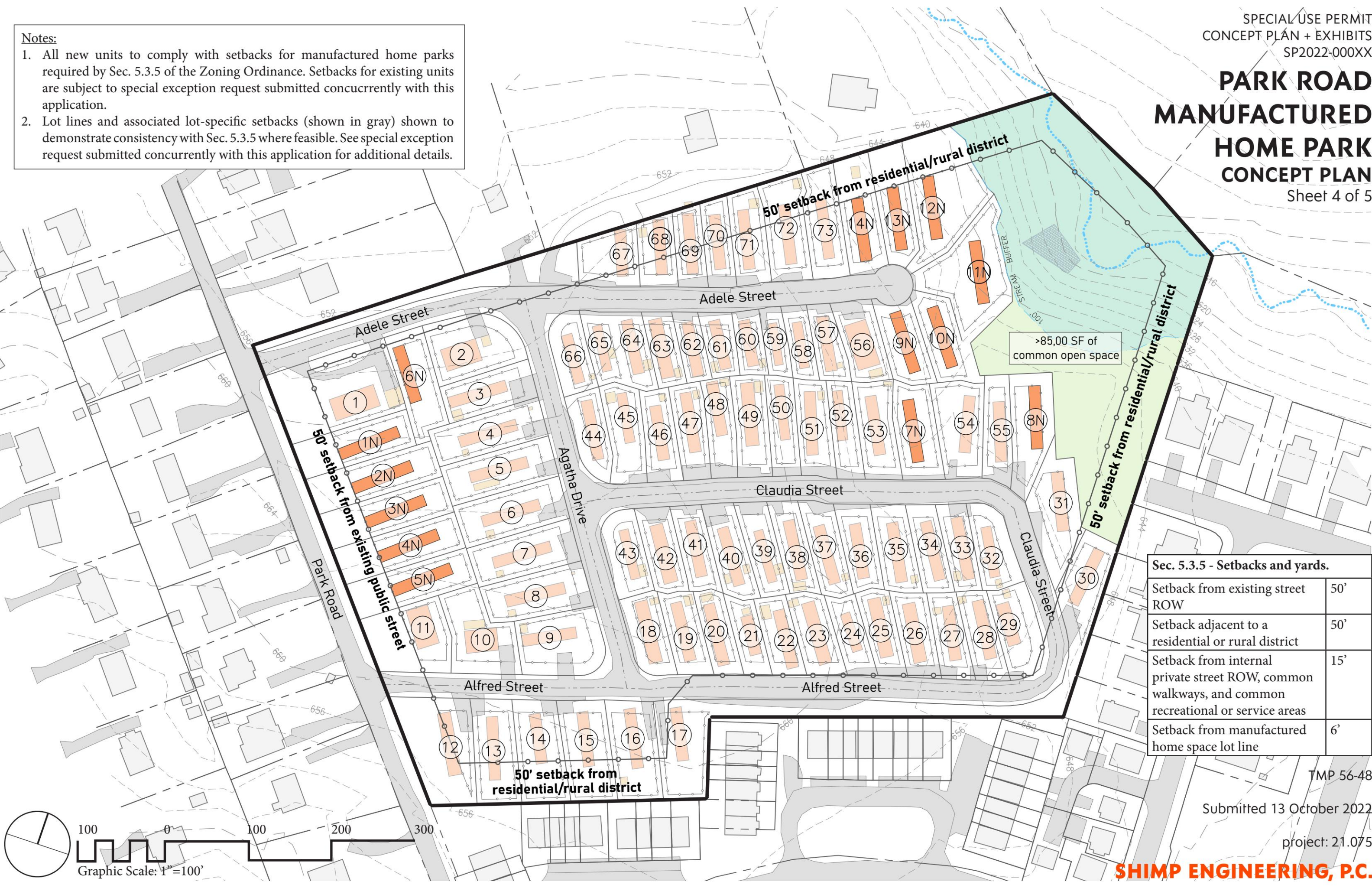
SHIMP ENGINEERING, P.C.

PARK ROAD MANUFACTURED HOME PARK CONCEPT PLAN

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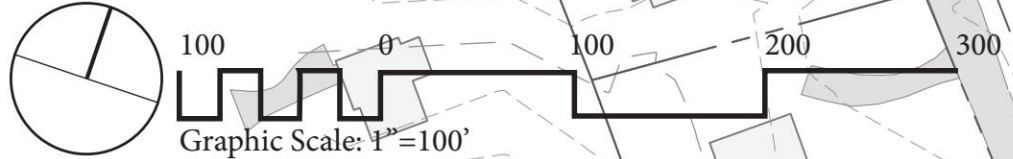
Notes:

1. All new units to comply with setbacks for manufactured home parks required by Sec. 5.3.5 of the Zoning Ordinance. Setbacks for existing units are subject to special exception request submitted concurrently with this application.
2. Lot lines and associated lot-specific setbacks (shown in gray) shown to demonstrate consistency with Sec. 5.3.5 where feasible. See special exception request submitted concurrently with this application for additional details.



Sec. 5.3.5 - Setbacks and yards.

Setback from existing street ROW	50'
Setback adjacent to a residential or rural district	50'
Setback from internal private street ROW, common walkways, and common recreational or service areas	15'
Setback from manufactured home space lot line	6'



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EXHIBIT: ACCESS TO
CROZET PARK

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Cladius
Crozet Park

Owned by
County of
Albemarle

Public access trail
dedicated to County of
Albemarle per
DB 5608 PG 539

Eastern Avenue
Public ROW

Pedestrian access to
Cladius Crozet Park

Jonna Street
Public ROW



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