

SPECIAL USE PERMIT
CONCEPT PLAN & EXHIBITS

CROZET MOBILE HOME COMMUNITY

SP2022-00029
TAX MAP 56, PARCEL 48
ALBEMARLE COUNTY, VIRGINIA

OWNER/DEVELOPER

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

ZONING

Existing: R-6 Residential
Overlay: Steep Slopes - Preserved
Proposed: R-6 Residential w/ special use permit for a manufactured home park

DISTRICT

White Hall

EXISTING USE

Manufactured home park (non-conforming), 73 existing manufactured home units

PROPOSED USE

Manufactured home park, addition of 14 manufactured home units, for a total of 87 units

SOURCE OF TITLE

DB 660 PG 214 [Plat]
DB 2953 PG 41 [BLA]

SOURCE OF BOUNDARY AND TOPOGRAPHY

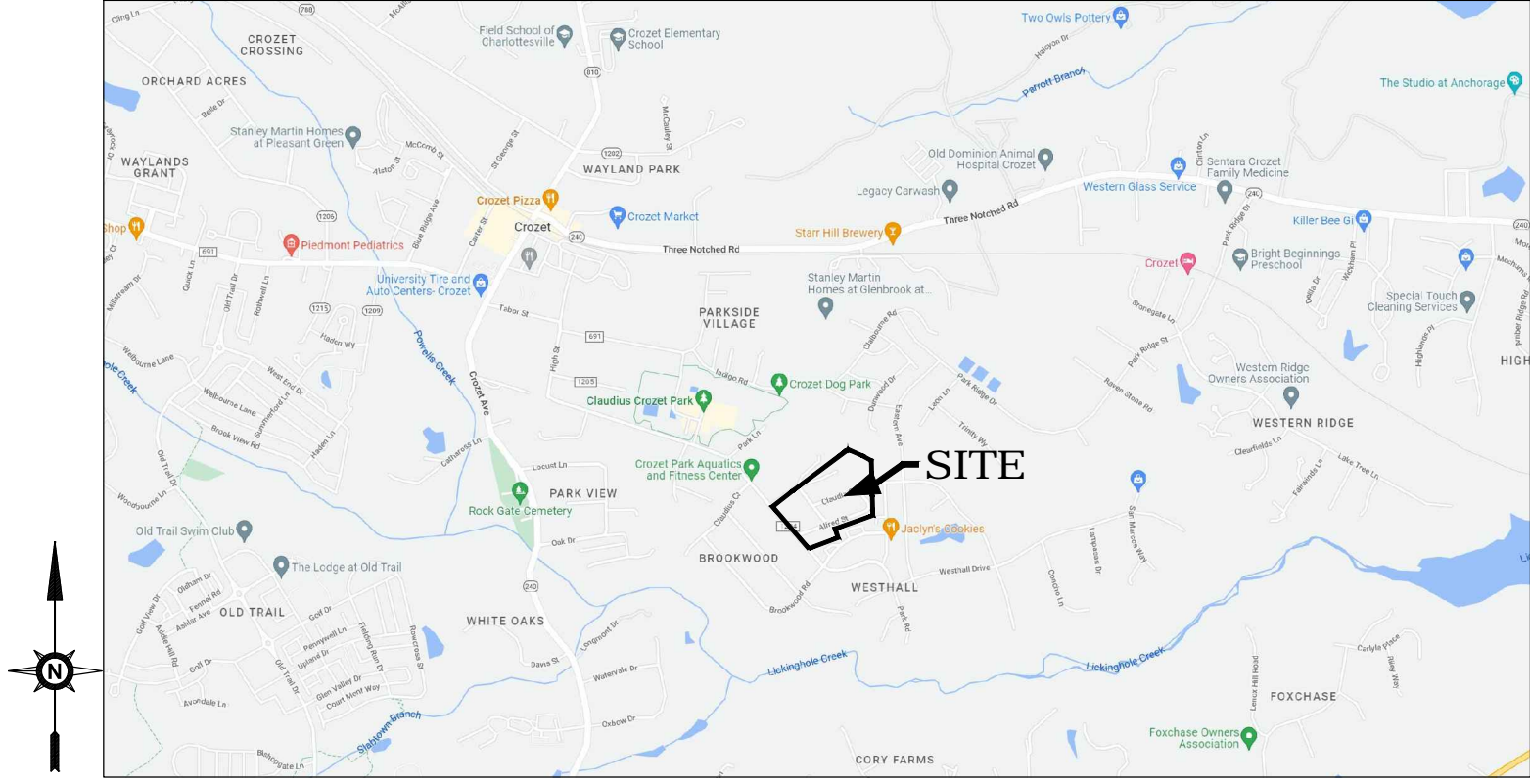
Boundary and physical survey prepared by Lotts & Associates, P.C. on December 8, 2021.

BENCHMARK

Datum for topography is NAVD 88

VICINITY MAP

SCALE : 1"=2000'



Map provided by Google.com

SHEET INDEX

- C1 COVER SHEET
- C2 EXISTING CONDITIONS
- C3 CONCEPT PLAN



912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

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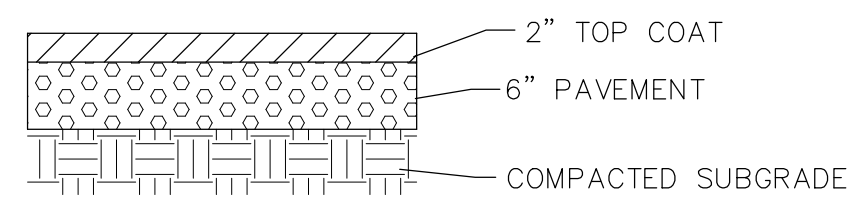
ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2023.03.06
REVISION:
1) 2023.05.02

FILE NO. **21.075**

COVER SHEET

C1

EXISTING STREET SECTION BASED ON VISUAL INSPECTION
STREET SECTION TO BE FIELD VERIFIED



1 EX. PAVEMENT SECTION
C2 NOT TO SCALE

SHIMP
ENGINEERING &
LAND PLANNING - PROJECT MANAGEMENT

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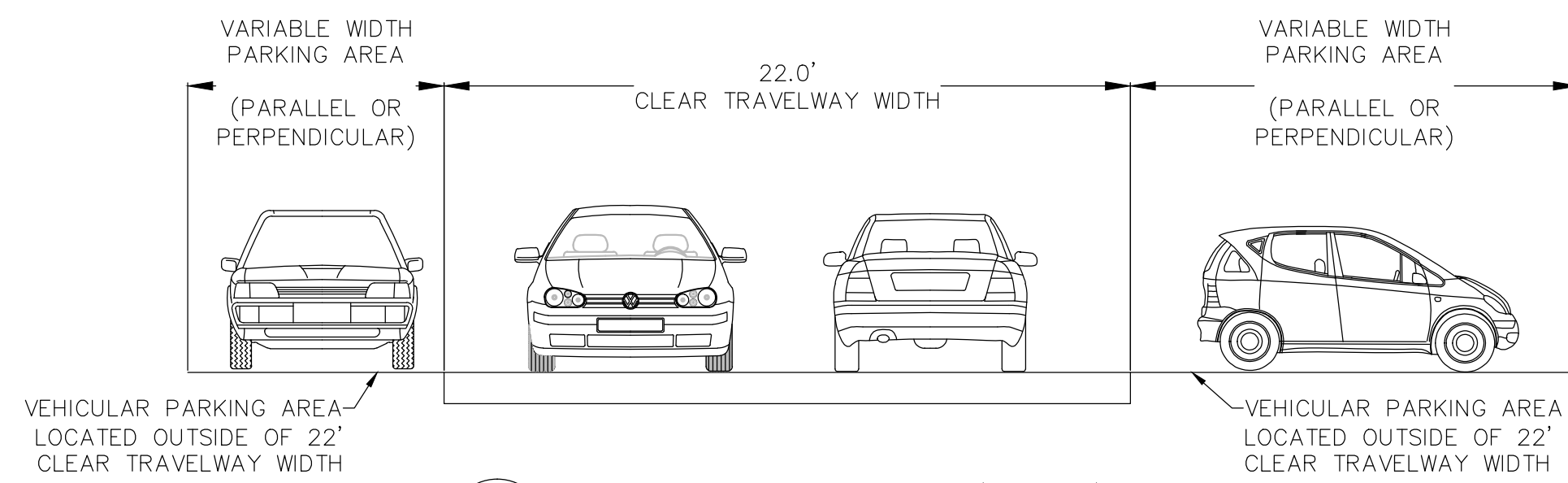
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**EXISTING
CONDITIONS**

C2

1. Existing private utility locations shown per information provided by owner.

20 0 20 40 60
Scale: 1"=20'



1 STREET SECTION (TYP.)
C3 Scale: 1"=5'



1. 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.
2. Existing private utility locations shown per information provided by owner. Proposed private utility locations are approximate.



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C3