

CROZET MOBILE HOME COMMUNITY

TMP 56-48
project ID: 21.075

Revised 30 June 2023
Revised 02 May 2023
Revised 06 March 2023
Submitted 13 October 2022

Context Map

Sheet 1 of 5

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| C3 | - Concept Plan |



CROZET MOBILE HOME COMMUNITY

SITE & SP DETAILS

Sheet 2 of 5

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 & WATER PROTECTION ORDINANCE BUFFER

A water protection ordinance buffer is 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]
See attached special exception waiver request to amend
requirements per Sec. 5.3 of the Albemarle County Zoning
Ordinance

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

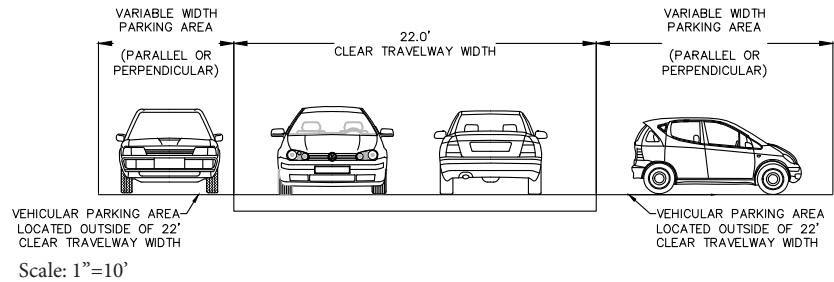
DENSITY

Maximum 87 units
Gross Density [14.94 AC] = 5.82 DUA \approx 6 DUA
Net Density [13.83 AC] = 6.29 DUA \approx 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

STREET SECTION (TYP.)



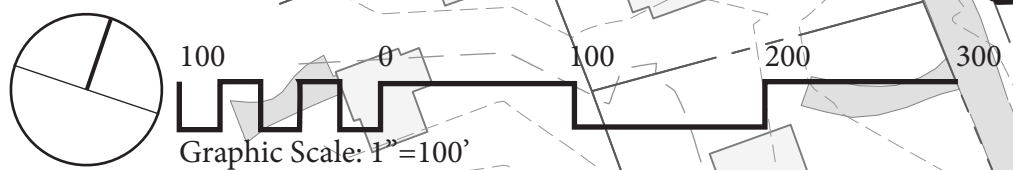
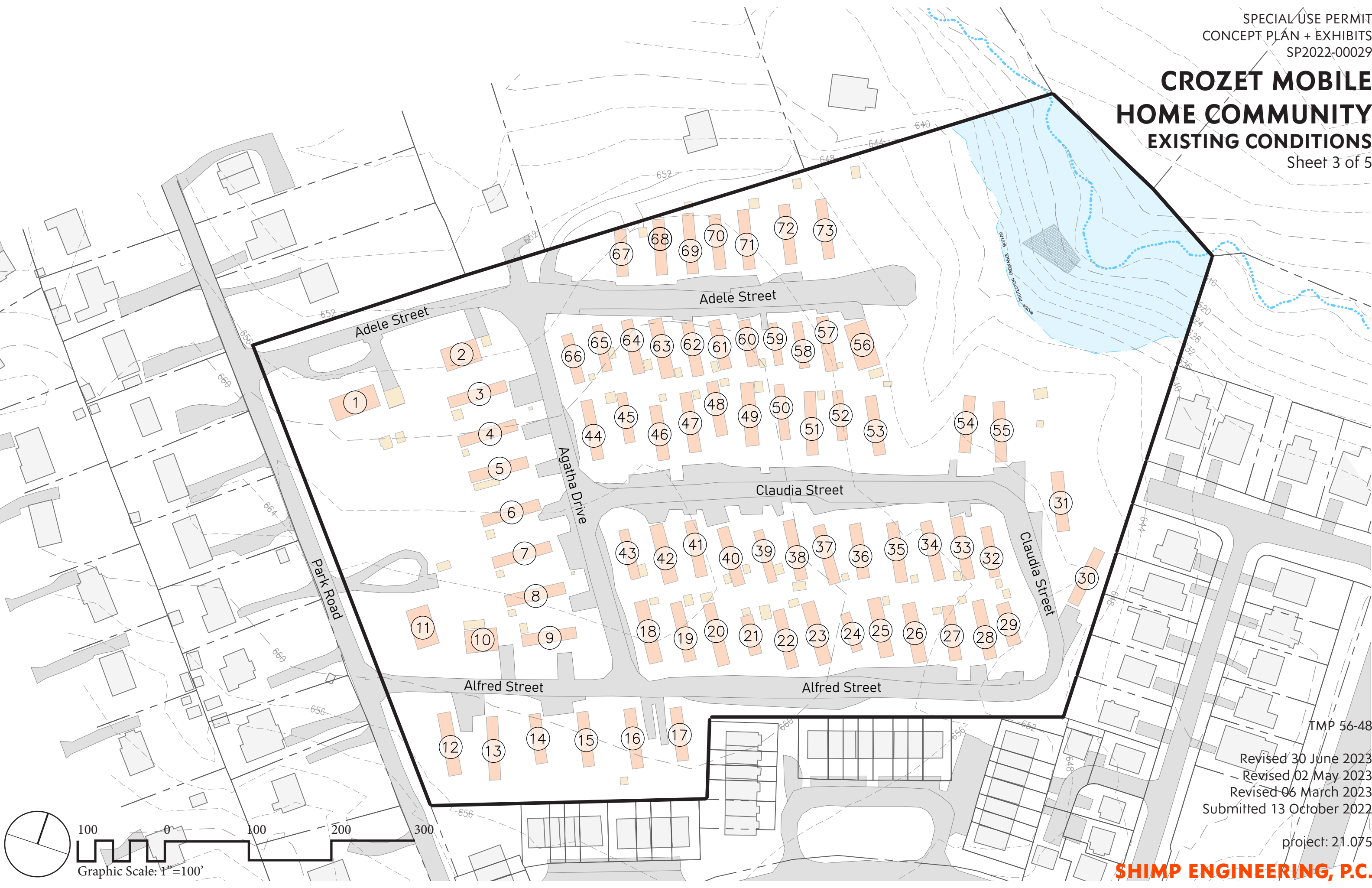
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SHIMP ENGINEERING, P.C.

**CROZET MOBILE
HOME COMMUNITY**
EXISTING CONDITIONS
Sheet 3 of 5



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**CROZET MOBILE
HOME COMMUNITY
CONCEPT PLAN**
Sheet 4 of 5

- 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.
 - 3. There is no known drainage issues and grading and drainage will be addressed with the VSMP Plan and will meet all state and county requirements.



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**CROZET MOBILE
HOME COMMUNITY**
EXHIBIT: ACCESS TO
CROZET PARK
Sheet 5 of 5



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

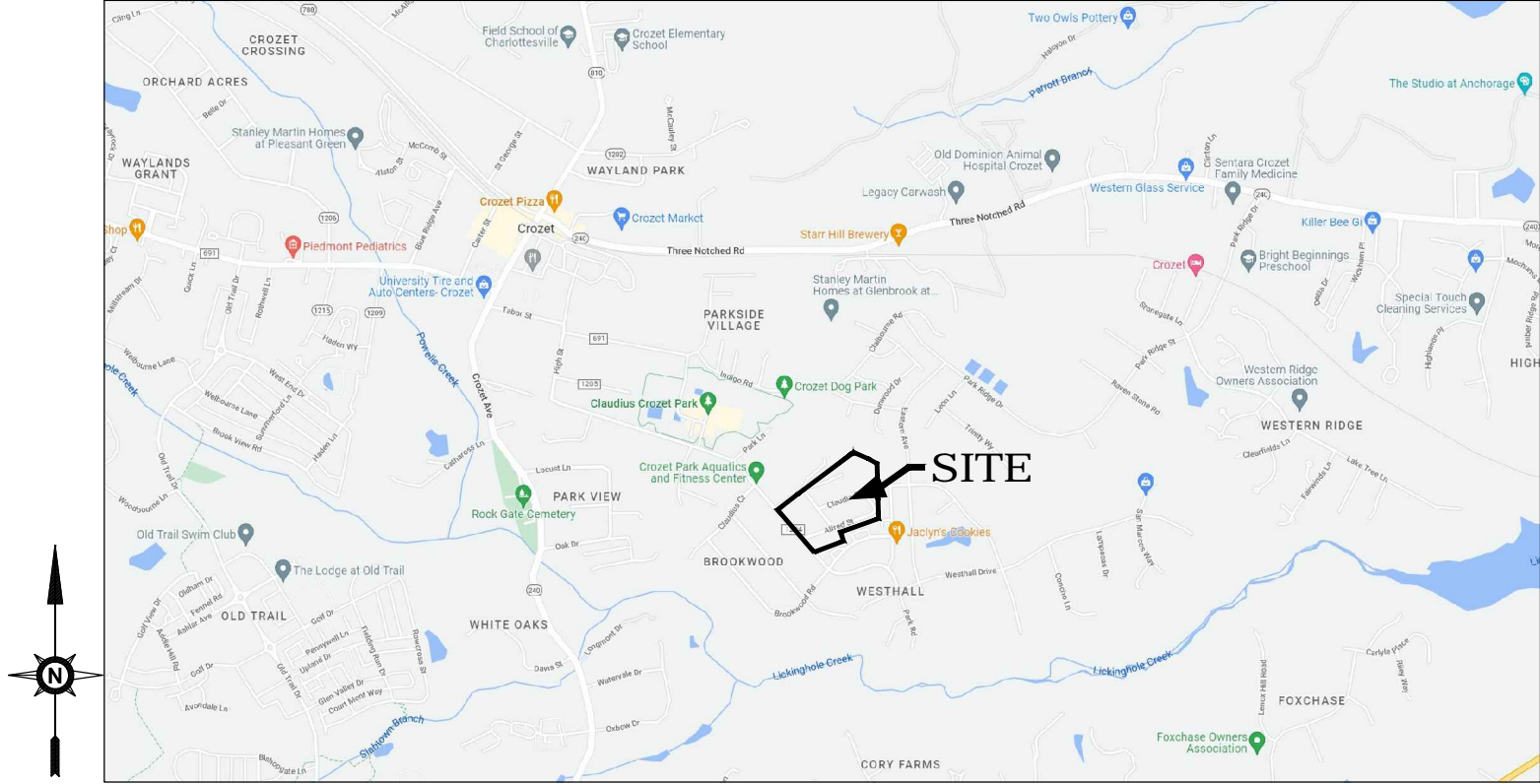
Boundary and physical survey prepared by Lotts & Associates, P.C. on December 8, 2021.

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

SP2022-00029
SPECIAL USE PERMIT | EXHIBITS

CROZET MOBILE
HOME COMMUNITY

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:

2023.03.06

REVISION:

1) 2023.05.02
2) 2023.06.30

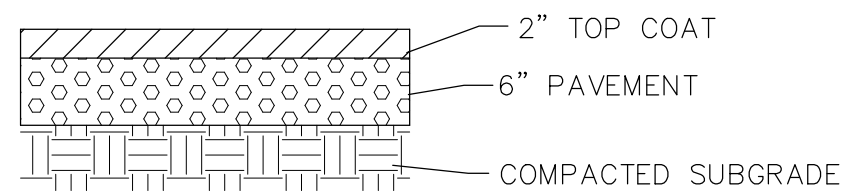
FILE NO.

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
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LAND PLANNING - PROJECT MANAGEMENT

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**CROZET MOBILE
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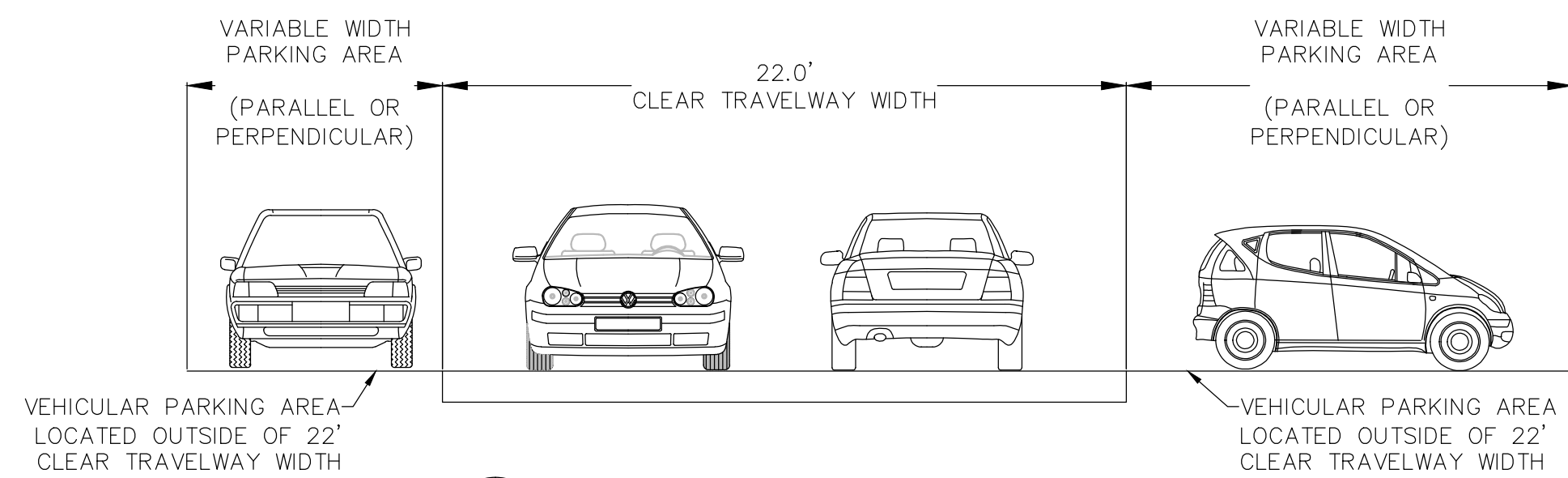
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**EXISTING
CONDITIONS**

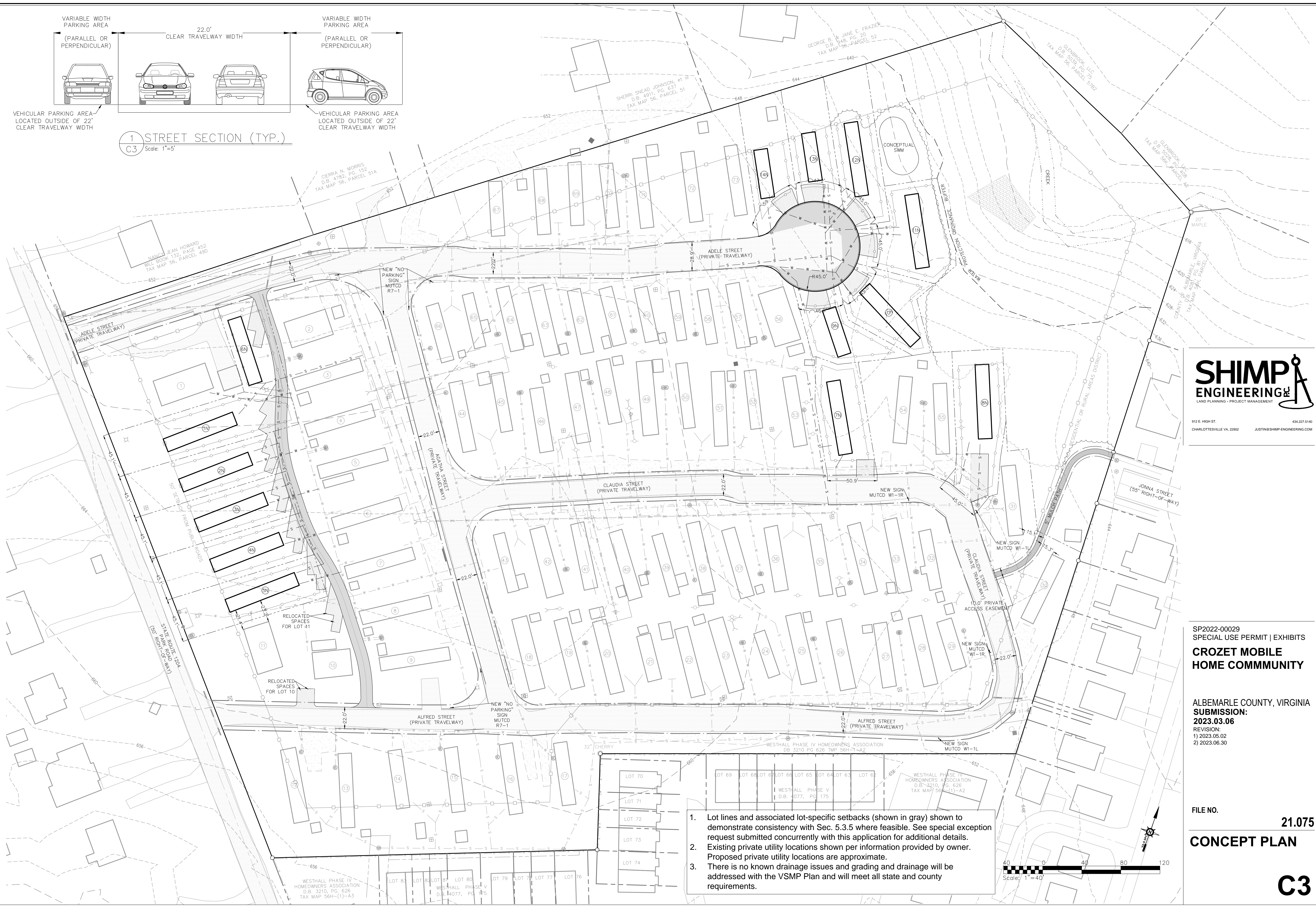
C2

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

Scale: 1"=20'



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



SHIMP
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912 E. HIGH ST.
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SP2022-00029
SPECIAL USE PERMIT | EXHIBITS

**CROZET MOBILE
HOME COMMUNITY**

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2023.03.06
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1) 2023.05.02
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FILE NO. **21.075**

CONCEPT PLAN

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.
3. There is no known drainage issues and grading and drainage will be addressed with the VSMP Plan and will meet all state and county requirements.

C3