

CROZET MOBILE HOME COMMUNITY

TMP 56-48
project ID: 21.075

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

Context Map

Sheet 1 of 5

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CROZET MOBILE
HOME COMMUNITY
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 & 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

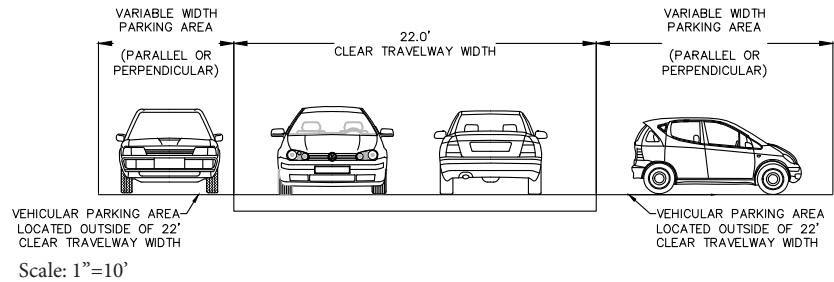
DENSITY

Maximum 87 units
Gross Density [14.94 AC] = 5.82 DUA ≈ 6 DUA
Net Density [13.83 AC] = 6.29 DUA ≈ 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.)

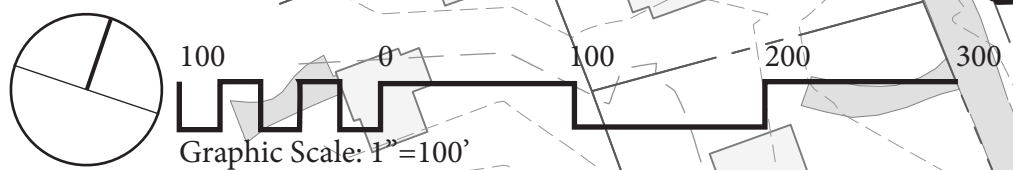
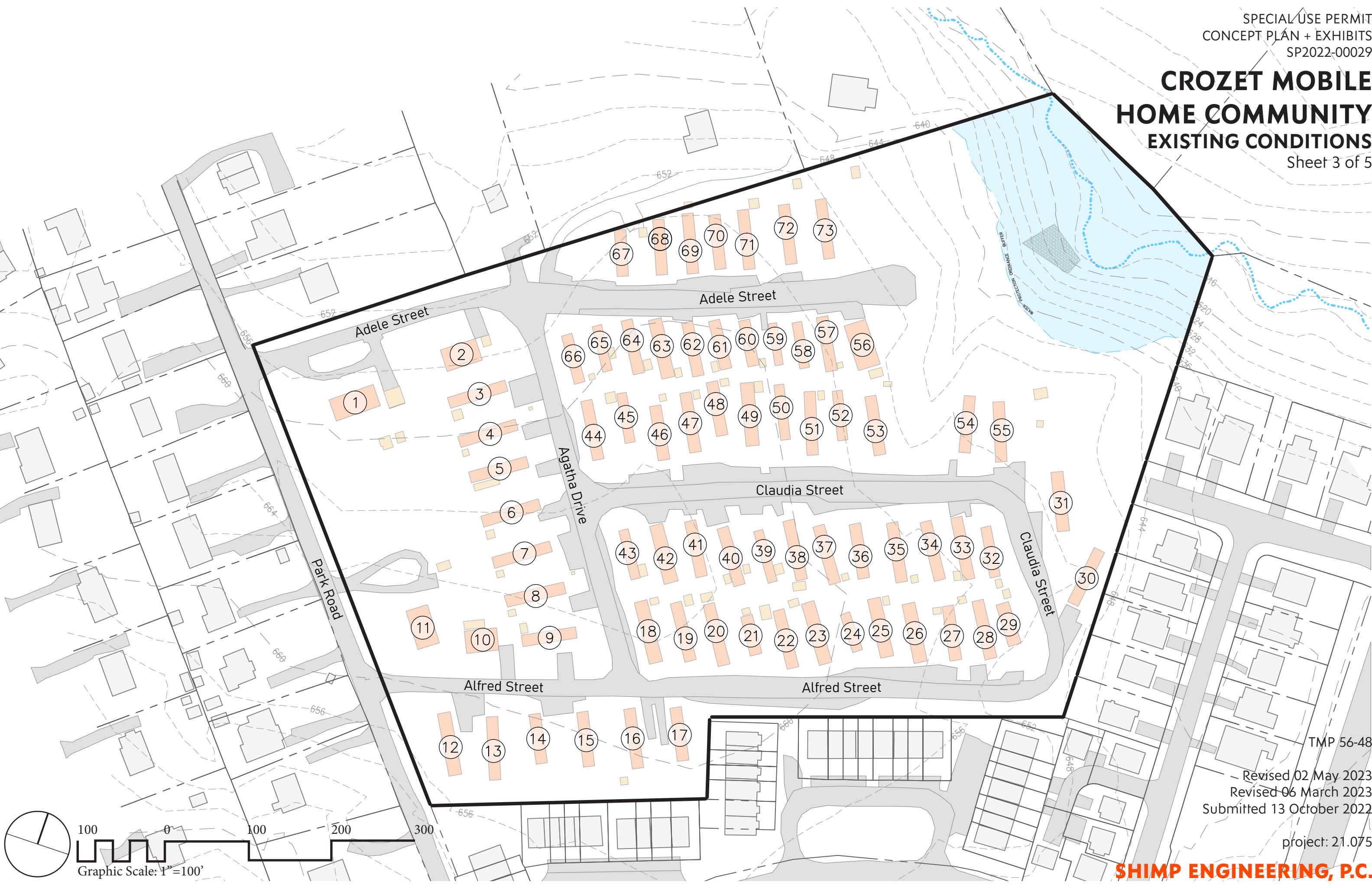


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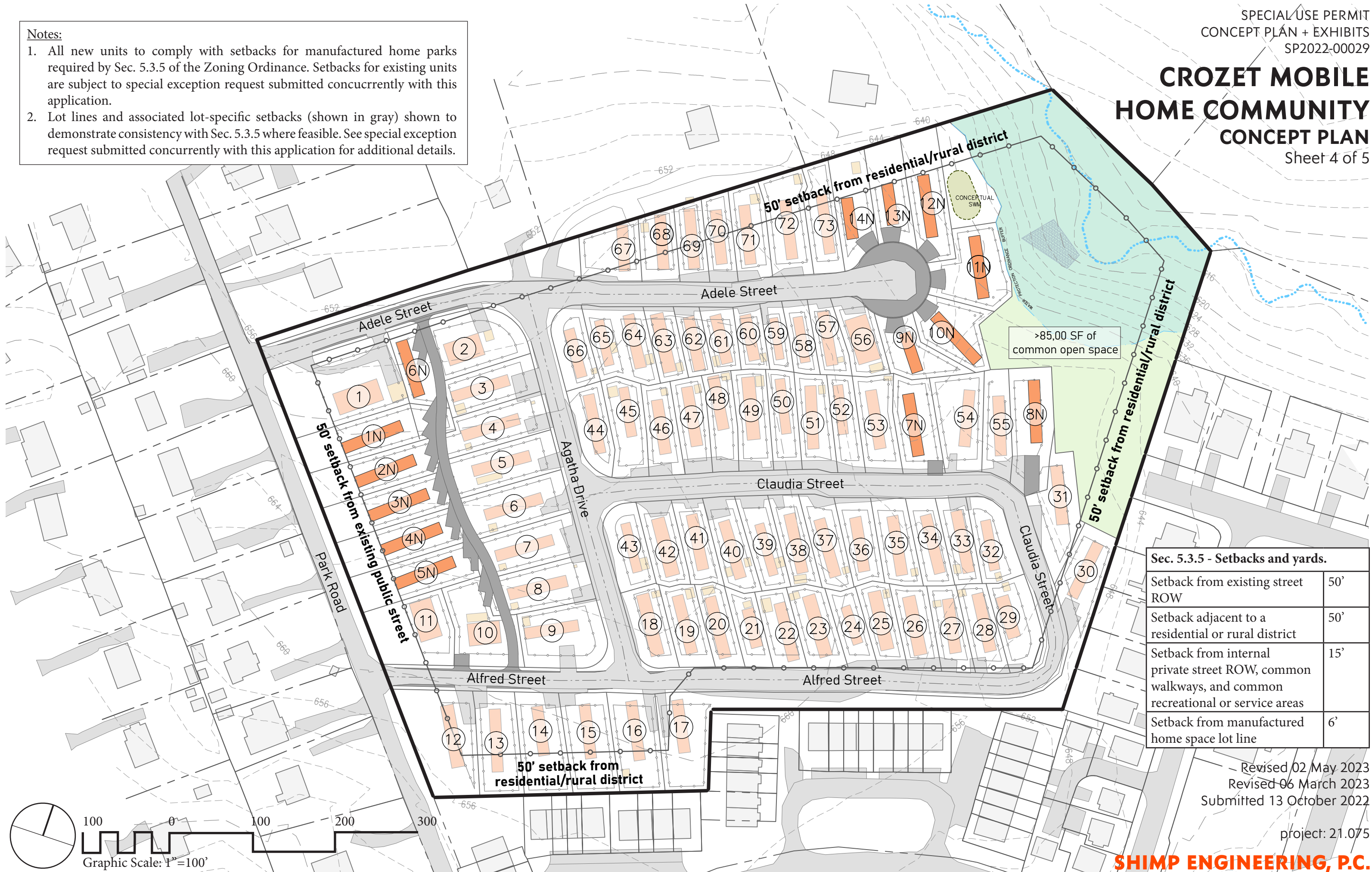
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HOME COMMUNITY**
EXISTING CONDITIONS
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1. All new units to comply with setbacks for manufactured home parks required by Sec. 5.3.5 of the Zoning Ordinance. Setbacks for existing units are subject to 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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SHIMP ENGINEERING, P.C.

**CROZET MOBILE
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EXHIBIT: ACCESS TO
CROZET PARK
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