

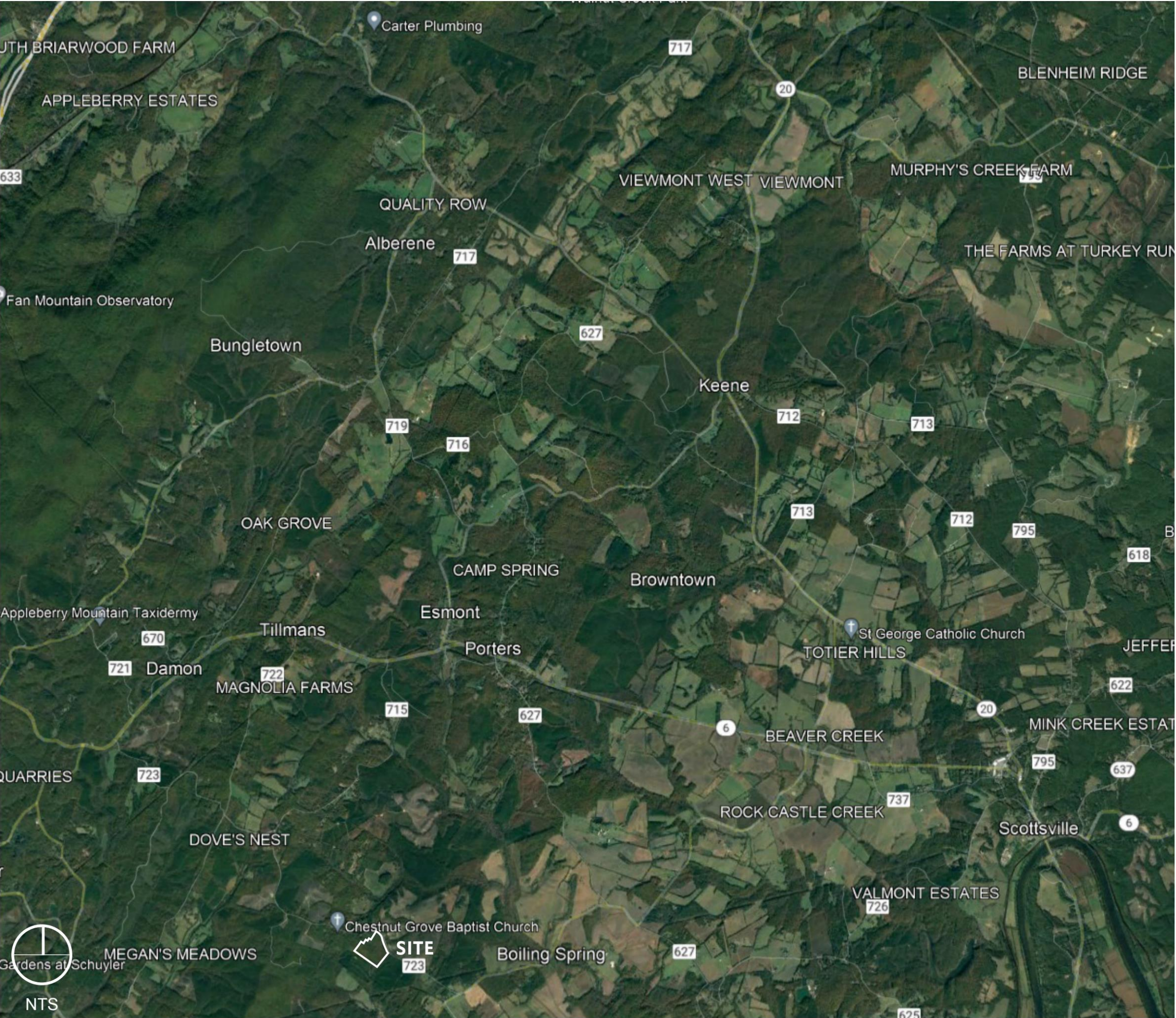


Image provided by Google Maps

ZONING MAP AMENDMENT + SPECIAL USE PERMIT
+ SPECIAL EXCEPTIONS
CONCEPT PLAN + EXHIBITS
ZMA202300017, SP202300020, and SE202300041

CHESTNUT GROVE MANUFACTURED HOME PARK COMMUNITY

TMP 134-4

project ID: 23.065

Submitted 20 November 2023
Revised 20 May 2024

INDEX OF SHEETS

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- 2 - Site & ZMA/SP Details
- 3 - Existing Conditions
- 4 - Concept Plan Overview
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CHESTNUT GROVE
MANUFACTURED
HOME PARK COMMUNITY
SITE & ZMA/SP DETAILS
Sheet 2 of 6

OWNER
Chestnut Grove Park LLC
912 E High Street
Charlottesville, VA 22902

TMP
134-4

ACREAGE
50.618

MAGISTERIAL DISTRICT
Samuel Miller

CRITICAL SLOPES & WATER PROTECTION
Critical slopes are present on the property. A water protection ordinance buffer is present on the property.

SOURCE OF BOUNDARY & TOPOGRAPHY
Boundary provided per plat of record. Physical data provided by Albemarle GIS. Two-ft interval contours provided by LiDAR, Virginia Geographic Information Network, 2016.

FLOODZONE
According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0525D), this property does not lie within a Zone A 100-year flood plain.

ZONING
EXISTING: Rural Areas
PROPOSED: R-4 with proffers, SP for Manufactured Home Park

USE
EXISTING: Forest
PROPOSED: Manufactured Home Park, maximum 50 units [special use permit]

DESNITY
0.987 units / acre
50 units/ 50.62 cces

OPEN SPACE
71.8%

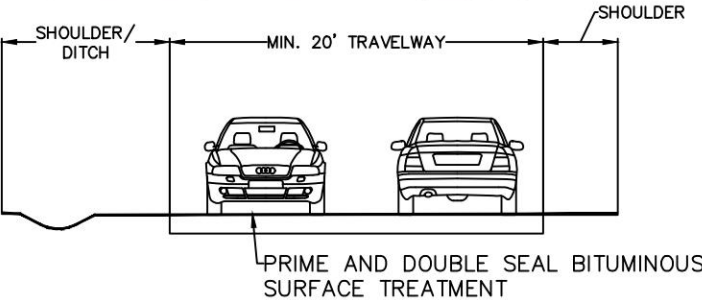
COMPREHENSIVE PLAN DESIGNATION
Rural Areas

WATER AND SANITARY SERVICES
Property to be served by private well and septic

WATER SUPPLY WATERSHED
James River-Brokenborough Creek Watershed (below water intake, non-water supply watershed)

PARKING SCHEDULE
Required: 2 spaces per unit
Proposed: 2*50= 100 Spaces

INTERNAL TRAVELWAY SECTION



SUPPLEMENTARY REGULATIONS
Manufactured home park subject to section 5.3 of the zoning ordinance unless otherwise waived.

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CHESTNUT GROVE MANUFACTURED HOME PARK COMMUNITY EXISTING CONDITIONS

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TMP 134-3A
Grasfeder, Linda L. & David W. Roadcap
Inst #202300007335
Zone: RA
Use: Forest
181.88 AC

TMP 134-3B
Grasfeder, Linda L. & David W. Roadcap
Inst #202300007335
Zone: RA
Use: Forest
50.62 AC

TMP 134-4C
Sheler, Monty L. or
Amy L.
DB 1395 PG 460
Zone: RA
Use: Single Family
Residence
2 AC

TMP 134-4B
Mulvaney, Michael D.
DB 1798 PG 719
Zone: RA
Use: Single Family
Residence
2 AC

TMP 133-46A
Rush, Patricia A.
WB 167 PG 232
Zone: RA
Use: Mobile Home
2 AC

TMP 134-4A
Williams, Michael A. Sr.
DB 1827 PG 654
Zone: RA
Use: Single Family
Residence
2 AC

TMP 133-46
Haney, Donna M.,
Wanda Colvin, Nancy
Bowie, W.C. Stevens
Inst #202300000785
Zone: RA
Use: Forest
9 AC

TMP 134-4
Chestnut Grove Park LLC
Inst #
Zone: RA
Use: Forest
50.618 AC

TMP 134-5
Weyerhaeuser Company
DB 4881 PG 62
Zone: RA
Use: Forest
124.48 AC

Critical slopes

Water Protection
Ordinance Buffer

Existing gravel
driveway TBR



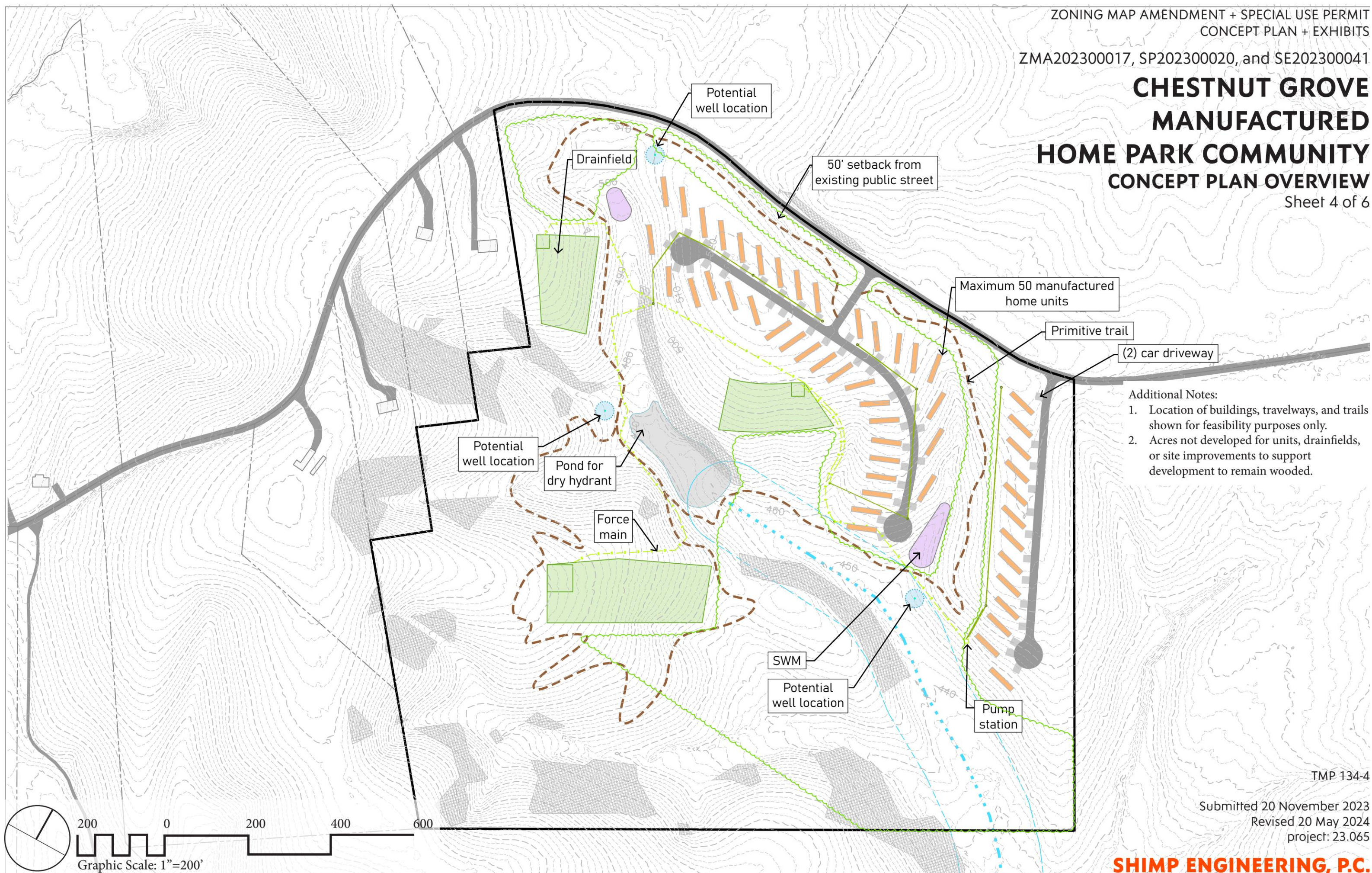
200 0 200 400 600

Graphic Scale: 1"=200'

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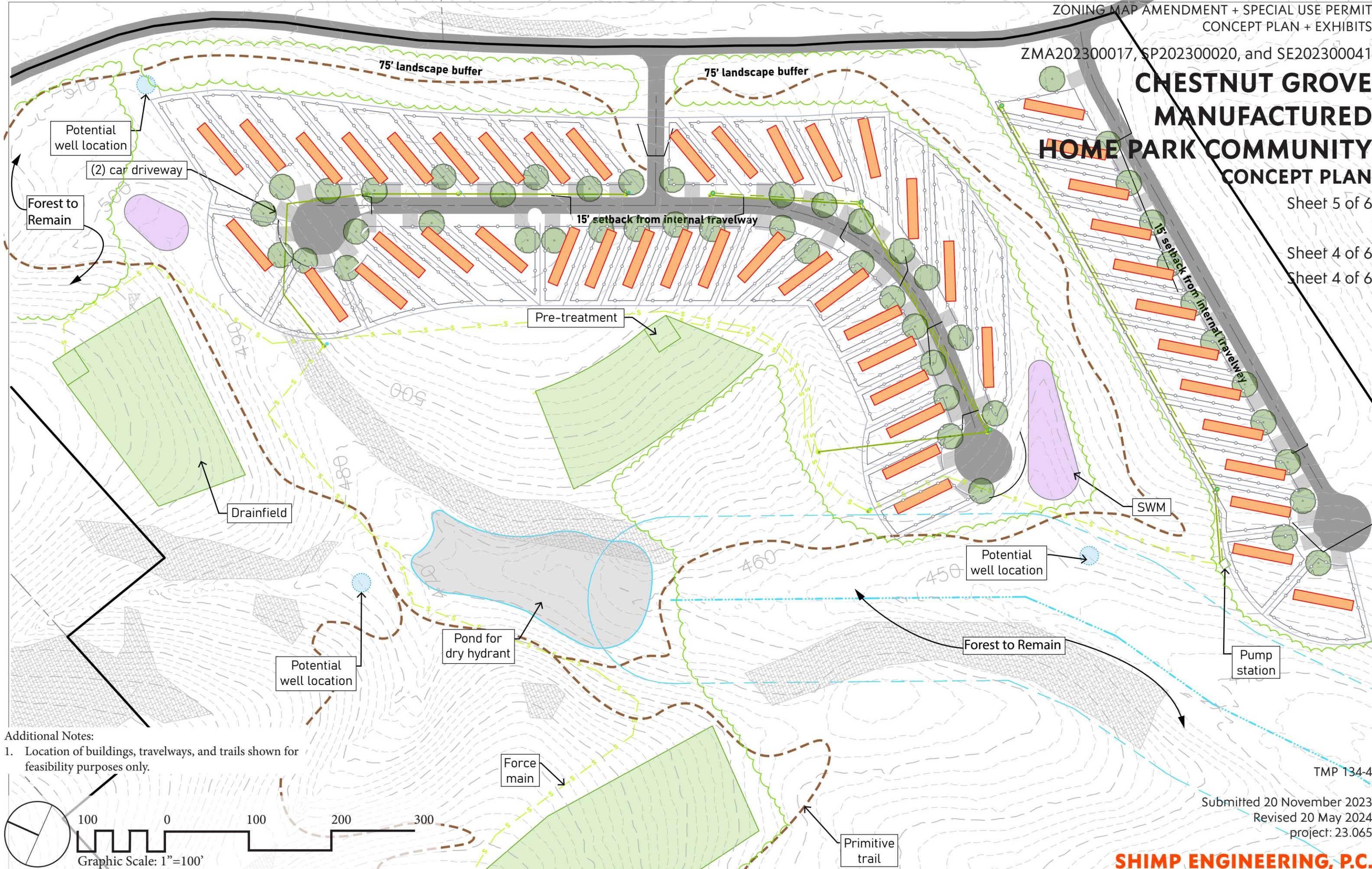
SHIMP ENGINEERING, P.C.

CHESTNUT GROVE MANUFACTURED HOME PARK COMMUNITY CONCEPT PLAN

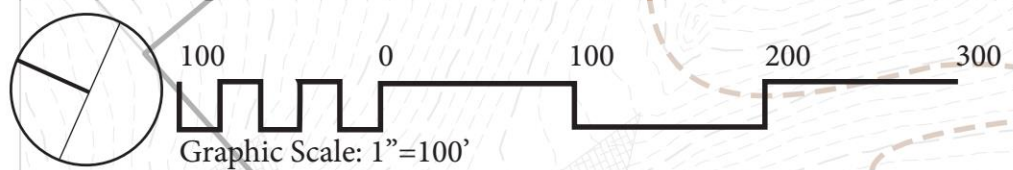
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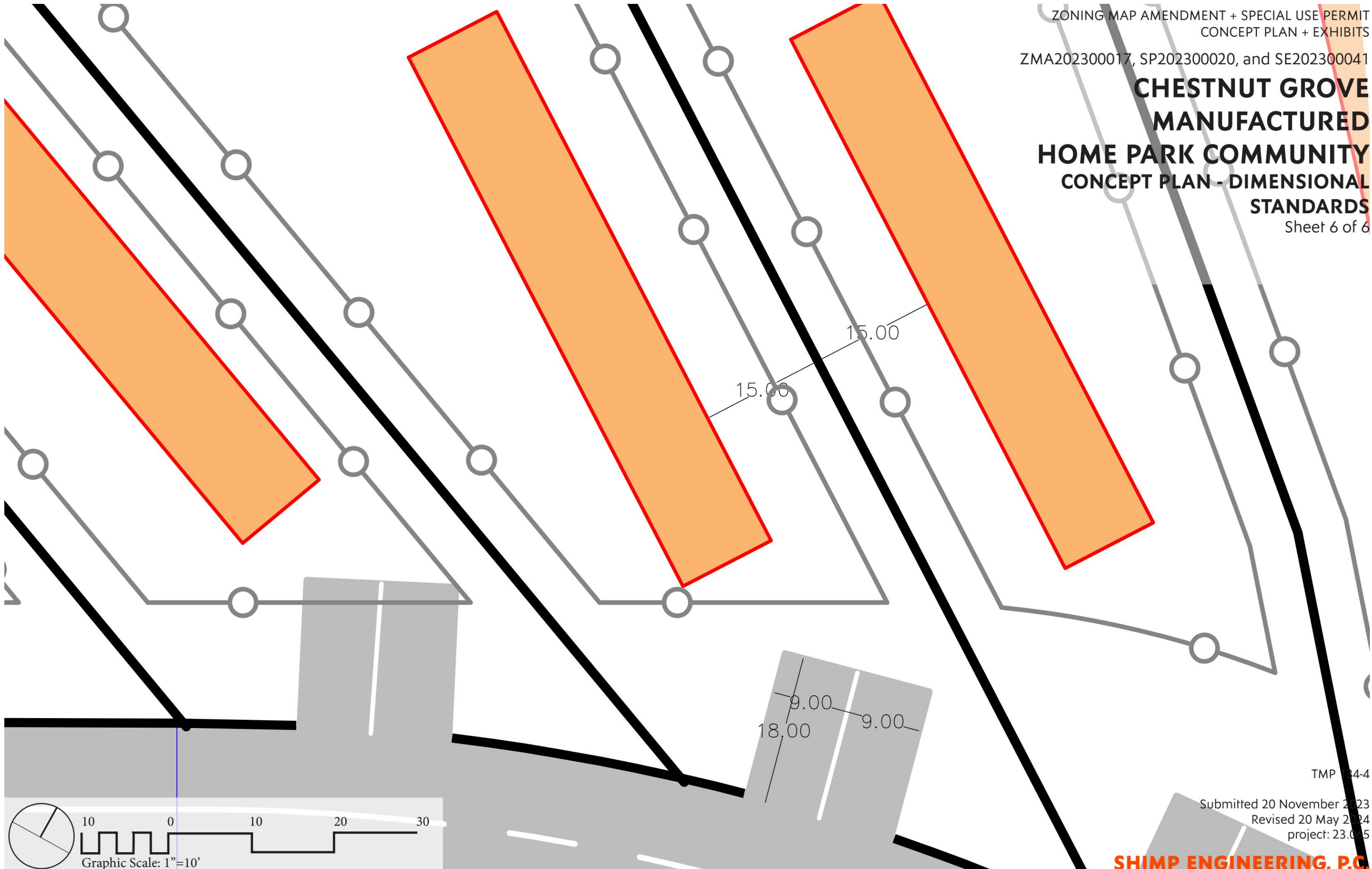
Additional Notes:
1. Location of buildings, travelways, and trails shown for feasibility purposes only.



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**CHESTNUT GROVE
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CONCEPT PLAN - DIMENSIONAL
STANDARDS**

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