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

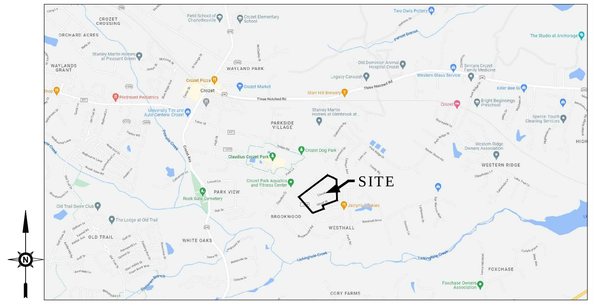
PROPOSED USE
Manufactured home park, addition of 14 manufactured home units, for a total of 87 units

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

SHIMP ENGINEERING PC
LAND PLANNING - PROJECT MANAGEMENT
912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

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CROZET MOBILE HOME COMMMUNITY

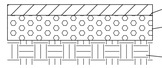
ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2023.03.06
REVISION:
1) 2023.05.02

FILE NO.
21.075

COVER SHEET

C1

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



1 / C2 EX. PAVEMENT SECTION
NOT TO SCALE

TMP 56-48
CROZET MHC LLC
DB 660 PG 210
ZONE: R-6
RESIDENTIAL
USE: MANUFACTURED HOME PARK
14.944 AC

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

Scale: 1"=20'

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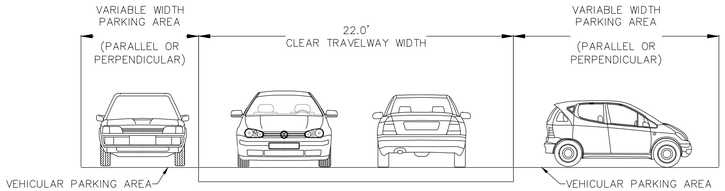
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EXISTING CONDITIONS

C2



1 / C3 STREET SECTION (TYP.)
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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CONCEPT PLAN

C3