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Design Focused Engineering

March 6, 2023

Claudette Borgersen, Clerk
Albemarle County Board of Supervisors
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902

RE: SP2022-00029 – Crozet Mobile Home Community
Request for Central Water Supply and Central Sewerage System Sec. 16-102

Dear Ms. Borgersen,

Chapter 16 Article I of the Albemarle County Code outlines the procedures for the establishment of a central water supply and central sewerage system. In conjunction with the review of SP2022-00029, the special use permit application for Crozet Mobile Home Community, we, on behalf of Crozet MHC LLC (the "owner") request to permit the existing private water and sewerage infrastructure on TMP 05600-00-00-04800 (the "property") as a central water and sewerage system and to expand the existing private utility infrastructure to 14 new manufactured home lots. The manufactured home park pre-dates the 1980 comprehensive zoning ordinance update and so the existing mobile home park, with 73 lots, is considered non-conforming. We have not found evidence of an approved central and water request for the existing private infrastructure serving the manufactured home park. If approved, SP2022-00029 will bring the park, and expansions proposed, in compliance with approved conditions; approval of a central water and sewer request will bring the utility infrastructure into compliance with current County regulations regarding the establishment of central water and sewer systems.

Existing private utility information may be found on the full-size sheets provided with the March 6, 2023 special use permit submission. The prior owner managed the property since 1978 and the private utility information shown on the full-size special use permit exhibits was provided by this prior owner as they oversaw the utility upgrades to the site over time.

The existing homes are served by a ¾" water meter located along the Park Road frontage and private sanitary laterals connect to an existing ACSA manhole at the rear of the property, at the intersection of Alfred Street and Claudia Street. The14 new lots are proposed to tie into the existing water and sanitary lines. To fully realize the special use permit request to bring an existing manufactured home park into conformance, with the addition of 14 new manufactured home lots, we request to establish an existing central sewerage system, with 73 existing connections and 14 new connections, and a central water supply system to continue to operate a single water meter, with 73 existing connections and 14 new connections, for the overall site.

In accordance with Sec. 16-102, please consider this request the required notice for this proposal to establish a central water supply.

Location:

The property is located on the northeast side of Park Road, approximately 1000' east of the Claudius Crozet Park entrance. The central water supply will remain located on TMP 05600-00-00-04800. The existing water meter is located on Park Road, just north of Alfred Street, within an ACSA easement.

The central sewerage system will remain located on TMP 05600-00-00-04800. The existing point of connection the public system is located towards the rear of the property, at the intersection of Alfred Street and Claudia Street. The system of sanitary laterals connects to an existing sanitary manhole, that is located within an ACSA easement.

Connection Numbers:

The central water supply and central sewerage system currently serves 73 existing homes. The special use permit requests the addition of 14 new homes, for a total of 87 connections.

Statement of Central Sewerage System Proposal and Description:

The central sewerage system will remain on TMP 05600-00-00-04800. The existing central sewerage system consists of a system of sewer laterals from each of the structures, which connect to an existing manhole within an ACSA easement that leads out to the Summerdean Road right-of-way.

A central sewer request is being pursued as this system was established prior to the 1980 zoning ordinance. With the existing 73 manufactured home units, it is not practical nor financially feasible to upgrade the entire site to individual public connections. The private connections have adequately served necessary sewer functions on-site and will continue to do so. The special use permit application materials discuss the significance of manufactured homes as an unsubsidized affordable housing type and a total redesign of existing utility services would greatly impact current housing costs on the property. An additional 14 connections would similarly tie into the existing system. The existing system has served the residents for many years and will be able to serve existing and new residents on-site.

Statement of Central Water Supply Proposal and Description:

The central water supply system will remain on TMP 05600-00-00-04800. The existing central water system proposed consists of a system of water service lines from each of the manufactured homes, which connect to a central water meter on-site. The central water meter is present on Park Road, within an existing ACSA easement.

The existing 73 manufactured home units are served by private water lines that connect to a single water meter on the Park Road frontage. The homes on the property have been sufficiently served by a single water meter and a system of private connections for decades and will continue to provide adequate service to existing and new lots. The water meter size is to be upgraded for expanded service, however, similar to an installation of public sanitary infrastructure, upgrading the site to public water infrastructure with individual metered connections would require improvements that are cost-prohibitive to maintaining the affordable housing costs. With a new master water meter, the existing water system would continue to provide adequate service to existing and new residents.

Regards,

Justin Shimp

Existing Units [1-73]	Fixture Value (60 psi)	# of Fixtures	Total Fixture Value	Total
Sink	2.2	73	160.6	481.8
Lavatory	1.5	73	109.5	328.5
Tub/Shower	8	73	584	1752
Toilet/WC	4	73	292	876
				3438.3

Proposed Units [1N-14N]	Fixture Value (60 psi)	# of Fixtures	Total Fixture Value	Total
Sink	2.2	14	30.8	92.4
Lavatory	1.5	14	21	63
Tub/Shower	8	14	112	336
Toilet/WC	4	14	56	168
				659.4
			SITE TOTAL	4097.7