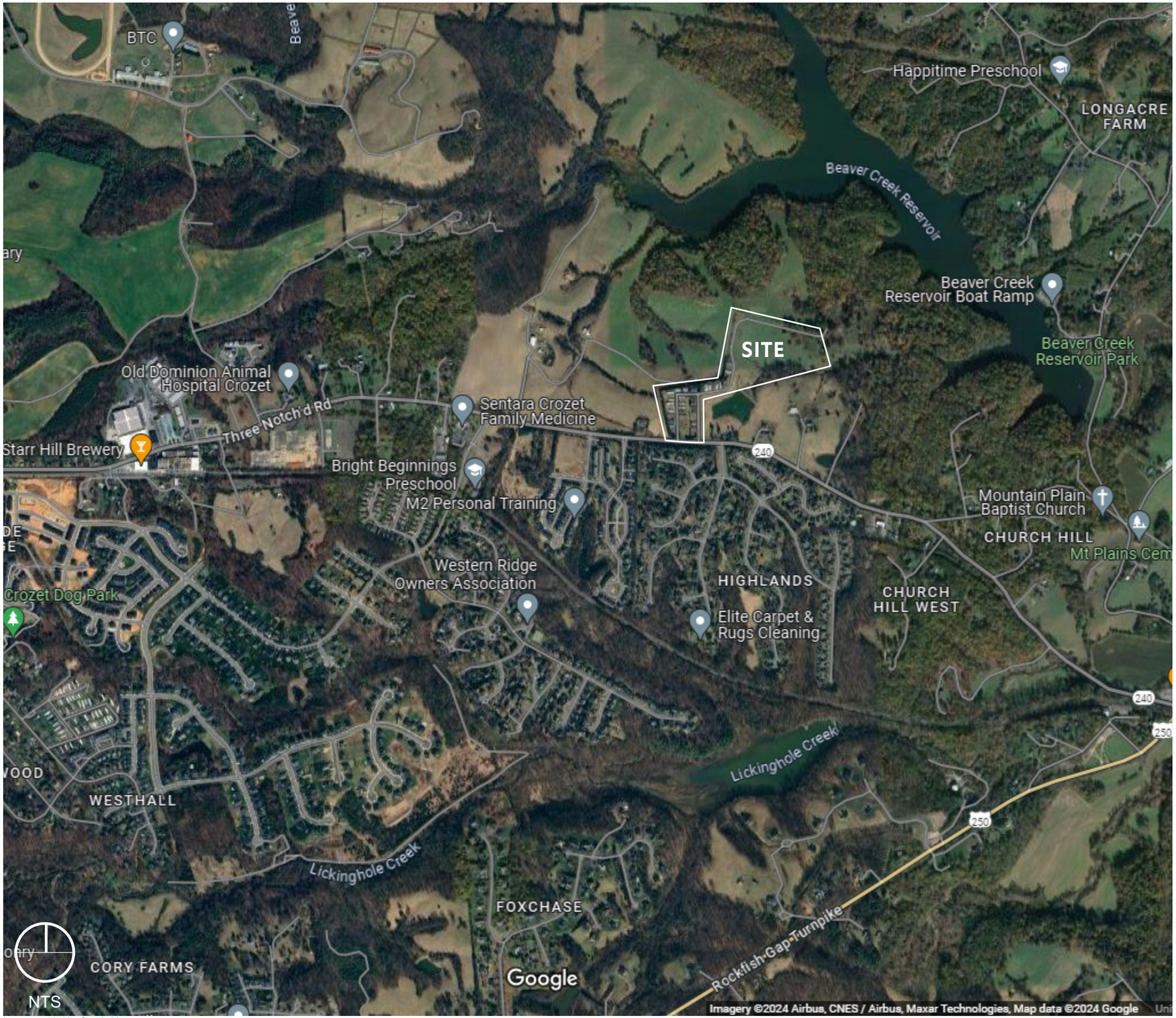


NTS

Image provided by Google Maps

CONCEPT PLAN + EXHIBITS

ZMA2024-00007

SP2024-00021

BEAVER HILL MOBILE HOME PARK

TMP 57-8

project ID: 24.043

Submitted August 19, 2024

Revised May 16, 2025

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Context Map

Sheet 1 of 9

INDEX OF SHEETS

1 - Cover & Context Map
2 - Site & ZMA/SP Details
3 - Existing Conditions
4 - Area for Zoning Change
5 - Concept Plan Overview
6 - Concept Plan North
7 - Concept Plan South
9 - Grading & Utilities North
9 - Grading & Utilities South

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BEAVER HILL MOBILE HOME PARK

SITE DETAILS

OWNER
Sonny's Homeplace LLC
P.O. Box 910
Crozet Virginia 22932

TMP
57-8

ACREAGE
47.35 total acres; 23.02 proposed to be rezoned to R-4

MAGISTERIAL DISTRICT
White Hall

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 and four-ft interval contours provided by provided by Albemarle GIS.

FLOODZONE
According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0529D), this property does not lie within a Zone A 100-year flood plain.

ZONING
EXISTING: Rural Areas
PROPOSED: R-4 subject to proffered conditions, SP for manufactured home park

USE
EXISTING: Manufactured Home Park, Rural Land, Existing Single Family Dwellings
PROPOSED: Manufactured Home Park expansion on portion of property subject to rezoning

DENSITY
43 Existing Manufactured Home Lots
49 New Manufactured Home Lots
92 Manufactured Units Total
92 Dwellings / 23.02 Acres = 3.99 DUA

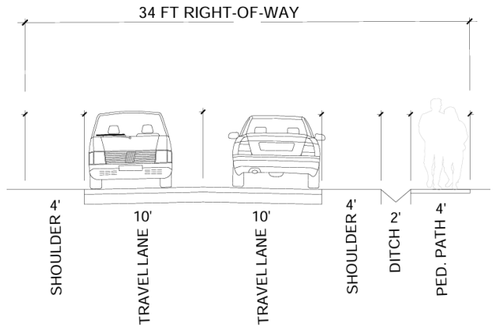
COMPREHENSIVE PLAN DESIGNATION
Rural Areas

WATER AND SANITARY SERVICES
Existing manufactured home park is served by public water and sewer; ACSA jurisdictional amendment request submitted concurrently with this application to permit public water and sewer facilities to serve manufactured home park expansion.

WATER SUPPLY WATERSHED
Site is within public water supply watershed

PARKING SCHEDULE
Two off street parking spaces per unit are provided.

INTERNAL TRAVELWAY SECTION



SUPPLEMENTARY REGULATIONS
Manufactured home park subject to section 5.3 of the Zoning Ordinance unless otherwise waived by special exception approved by the Board of Supervisors (Special Exception Request submitted concurrently with this land use request).

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CONCEPT PLAN + EXHIBITS

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ZMA2024-00007

BEAVER HILL MOBILE HOME PARK

EXISTING CONDITIONS

LEGEND

CRITICAL SLOPE AREAS

STREAM BUFFER AREAS

NOTES:

1. Existing conditions consist of 43 manufacured home lots.

56-69B
BEAVER CREEK ACRES LLC
AC: 29.34
ZONING: RA

57- 7
ERGENBRIGHT, BEVERLY SPROUSE, TRUSTEE OF THE BEVERLY SPROUSE ERGENBRIGHT REVOCABLE TR
AC: 10
ZONING: RA

56-69
PA'S HILL FARM LLC
DB
AC: 100
ZONING: RA

SPRING BUFFER

SPRING

STREAM BUFFER

STREAM BUFFER

STREAM BUFFER

57-8
SONNYS HOMEPLACE LLC
DB
AC: 47.39
ZONING: RA

57-8A
SPROUSE, ELLIS L C & NANCY M
AC: 2.21
ZONING: RA

57- 9B
ERGENBRIGHT, BEVERLY SPROUSE, TRUSTEE OF THE BEVERLY SPROUSE ERGENBRIGHT REVOCABLE TR
AC: 16.21
ZONING: RA

56-70
ROACH, STELLA S
AC: 0.50
ZONING: RA

56-69B
BEAVER CREEK ACRES LLC
AC: 29.34
ZONING: RA

BEAVER HILL DR.

BEAVER HILL LAKE DR.

WICKHAM POND D.R

HIGHLANDS AT MECHUMS RIVER
ZONING: R4 RESIDENTIAL

HIGHLANDS DR.

THREE NOTCHED RD. (240)

200 200 400 600

Graphic Scale: 1"=200'

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BEAVER HILL MOBILE HOME PARK

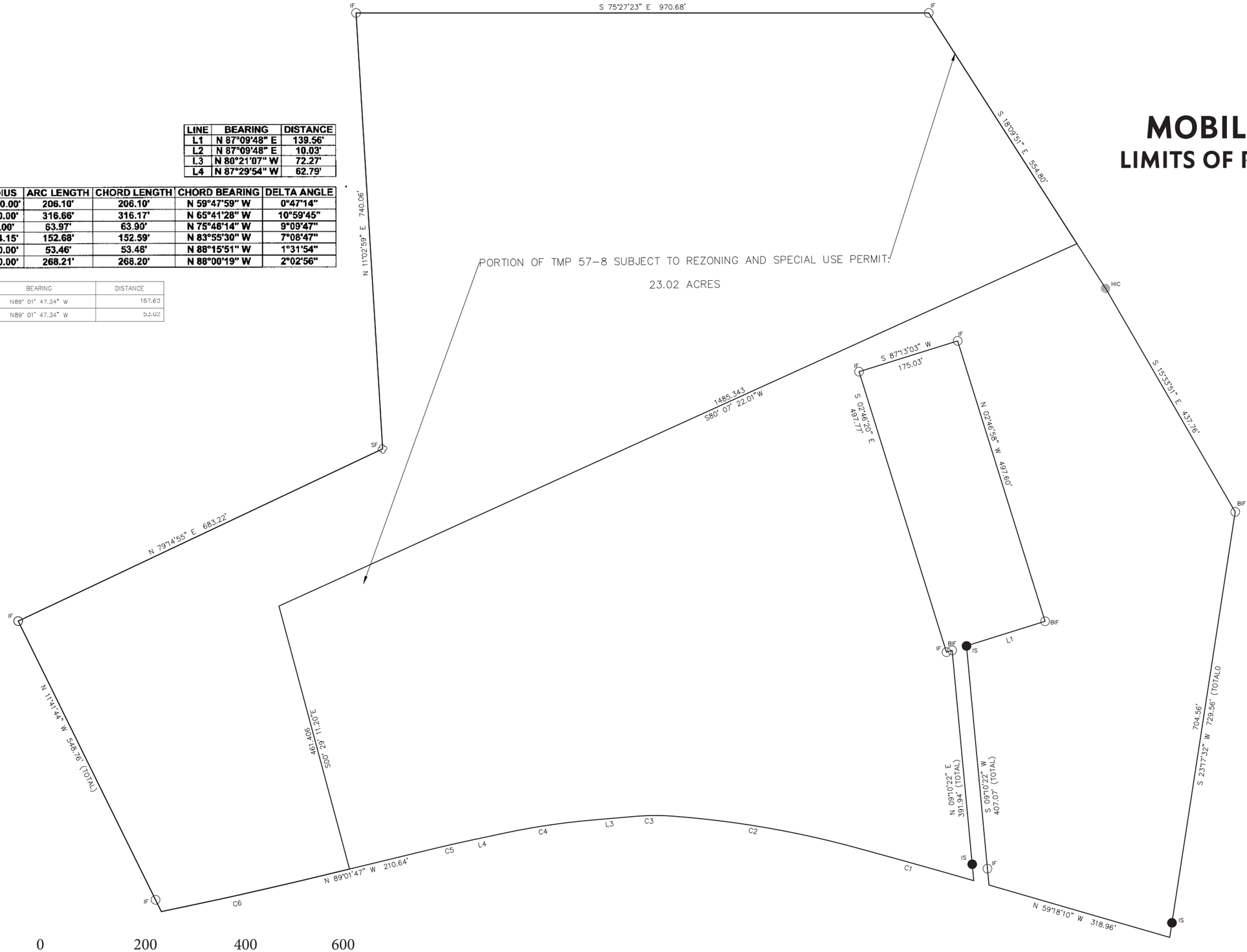
LIMITS OF REZONING AND SP

Sheet 4 of 9

LINE	BEARING	DISTANCE
L1	N 87°09'48" E	139.56'
L2	N 87°09'48" E	10.03'
L3	N 80°21'07" W	72.27'
L4	N 87°29'54" W	62.79'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15,000.00'	206.10'	206.10'	N 59°47'59" W	0°47'14"
C2	1,650.00'	316.66'	316.17'	N 65°41'28" W	10°59'45"
C3	400.00'	63.97'	63.90'	N 75°46'14" W	9°09'47"
C4	1,224.15'	152.68'	152.59'	N 83°55'30" W	7°08'47"
C5	2,000.00'	53.46'	53.46'	N 88°15'51" W	1°31'54"
C6	7,500.00'	268.21'	268.20'	N 88°00'19" W	2°02'56"

LINE	BEARING	DISTANCE
L5	N89° 01' 47.34" W	157.62
L6	N89° 01' 47.34" W	53.02



200 0 200 400 600

Graphic Scale: 1"=200'

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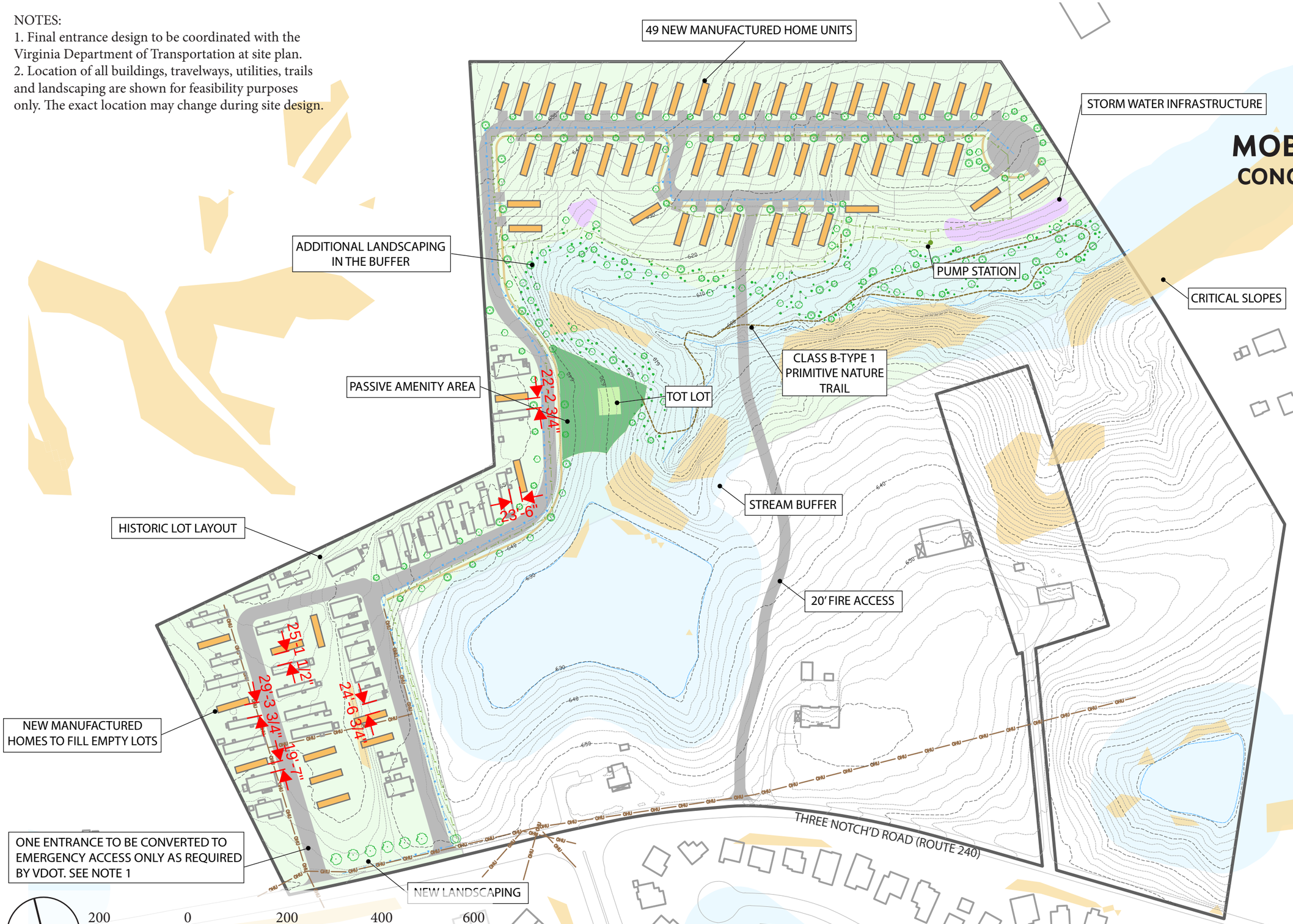
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NOTES:
1. Final entrance design to be coordinated with the Virginia Department of Transportation at site plan.
2. Location of all buildings, travelways, utilities, trails and landscaping are shown for feasibility purposes only. The exact location may change during site design.



CONCEPT PLAN + EXHIBITS

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BEAVER HILL MOBILE HOME PARK

CONCEPT PLAN OVERVIEW

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CONCEPT PLAN + EXHIBITS

SP2024-00021

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BEAVER HILL MOBILE HOME PARK

CONCEPT PLAN NORTH

Sheet 6 of 9

ON-LOT PARKING

TREE PLANTINGS

35' REDUCED SETBACK

20' PRIVATE ROAD

24' PRIVATE ROAD

PEDESTRIAN PATH

PASSIVE AMENITY AREA

TOT LOT

CLASS B-TYPE 1 PRIMITIVE NATURE TRAIL

80 0 80 160 240

Graphic Scale: 1"=80'

TMP 57-8

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CONCEPT PLAN + EXHIBITS

SP2024-00021

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BEAVER HILL MOBILE HOME PARK

CONCEPT PLAN SOUTH

Sheet 7 of 9

NEW MOBILE HOMES TO FILL EMPTY LOTS

HISTORIC LOT LAYOUT

24' PRIVATE ROAD

PASSIVE AMENITY AREA

29' PRIVATE ROAD

EXISTING MOBILE HOMES TO REMAIN

29' PRIVATE ROAD

THREE NOTCH'D ROAD (ROUTE 240)

80 0 80 160 240

Graphic Scale: 1"=80'

TMP 57-8

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CONCEPT PLAN + EXHIBITS

SP2024-00021

ZMA2024-00007

BEAVER HILL MOBILE HOME PARK

GRADING & UTILITIES NORTH

ON-LOT PARKING

INTERNAL PRIVATE WATER AND SEWER LINES (TYP)

TREE PLANTINGS

35' REDUCED SETBACK

FDC

20' PRIVATE ROAD

R=45'

STORM WATER INFRASTRUCTURE

FDC

FDC

FDC

D=96'

R=25'

BEAVER HILL LANE EXTENDED

24' PRIVATE ROAD

PEDESTRIAN PATH

STORM WATER INFRASTRUCTURE

20' FIRE ACCESS

PUMP STATION

R=125'

FDC

PASSIVE AMENITY AREA

R=200'

CLASS B-TYPE 1 PRIMITIVE NATURE TRAIL

TOT LOT

AMENITY AREA GRADING

R=125'

80 0 80 160 240

Graphic Scale: 1"=80'

TMP 57-8

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NOTES:
1. Existing pump station to be upgraded or new pump station to be installed if needed to accomodate proposed development.

CONCEPT PLAN + EXHIBITS

SP2024-00021

ZMA2024-00007

BEAVER HILL MOBILE HOME PARK

GRADING & UTILITIES SOUTH

Sheet 9 of 9

NEW MOBILE HOMES TO FILL EMPTY LOTS

HISTORIC LOT LAYOUT

24' PRIVATE ROAD

R=25'

BEAVER HILL LANE

R=125

PASSIVE AMENITY AREA

R=200'

ROAD CROSSES STREAM BUFFER

FDC CONNECTION

FH

29' PRIVATE ROAD

R=200'

R=300'

20' FIRE ACCESS

BEAVER HILL DRIVE

BEAVER HILL LAKE DRIVE

EXISTING SEWER PUMP STATION

EXISTING MOBILE HOMES TO REMAIN

29' PRIVATE ROAD

CONNECTION TO PUBLIC WATER

CONNECTION TO EXISTING PUBLIC SEWER OPPOSITE ROUTE 240, TMP 57A-03-8

R=25'

THREE NOTCH'D ROAD (ROUTE 240)

630

640

650

80 0 80 160 240

Graphic Scale: 1"=80'

TMP 57-8

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