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ZMA 2025 - TBD

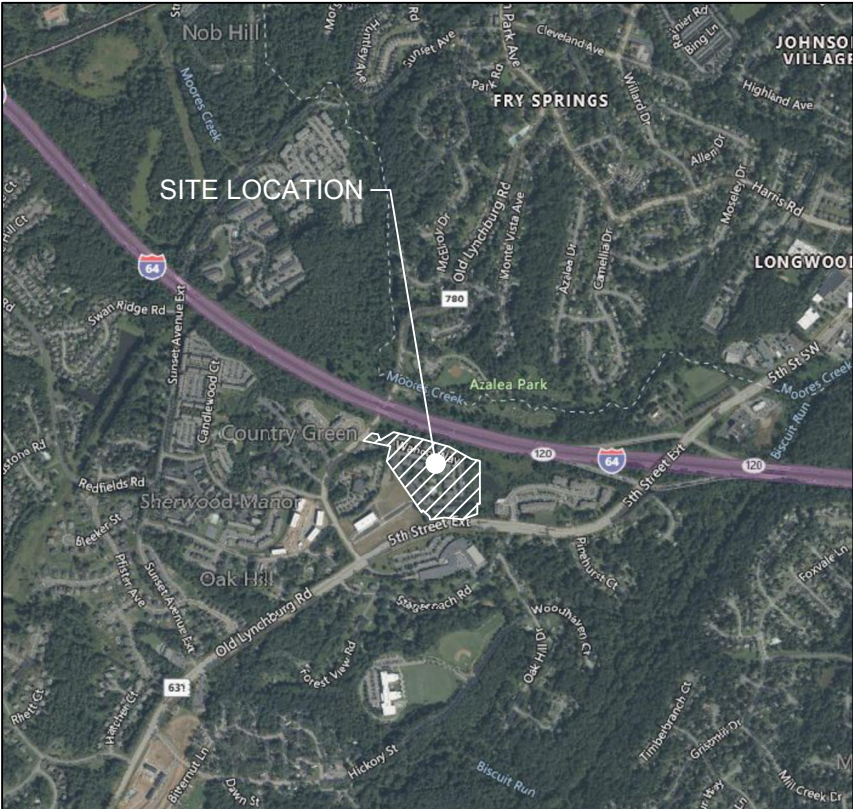
# ATTAIN ON 5TH - PHASE 2

COUNTY OF ALBEMARLE, VA

04/25/2025

NOTES:

|                       |                                                                                                                                                                                                                 |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER:                | WAHOO WAY INVESTMENTS, LLC                                                                                                                                                                                      |
| TAX MAP PARCEL:       | 07600-00-00-054A1                                                                                                                                                                                               |
| TOTAL PROJECT AREA:   | 14.562 AC.                                                                                                                                                                                                      |
| EXISTING ZONING:      | R-10 RESIDENTIAL<br>ENTRANCE CORRIDOR OVERLAY DISTRICT<br>STEEP SLOPES OVERLAY DISTRICT<br>AIRPORT IMPACT AREA                                                                                                  |
| PROPOSED ZONING:      | PLANNED RESIDENTIAL DEVELOPMENT (PRD)                                                                                                                                                                           |
| COMPREHENSIVE PLAN:   | URBAN DENSITY RESIDENTIAL (6-34 DUA)                                                                                                                                                                            |
| MAGISTERIAL DISTRICT: | SCOTTSVILLE DISTRICT                                                                                                                                                                                            |
| TOPOGRAPHY:           | TOPOGRAPHY & BOUNDARY INFORMATION<br>COMPILED BY TIMMONS GROUP ON APRIL 30, 2024                                                                                                                                |
| DATUM:                | NAD 83                                                                                                                                                                                                          |
| UTILITIES:            | ALBEMARLE COUNTY SERVICE AUTHORITY                                                                                                                                                                              |
| WATERSHED:            | RIVANNA RIVER - MOORE'S CREEK                                                                                                                                                                                   |
| FLOODPLAIN:           | THIS PROPERTY LIES WITHIN A FEMA ZONE "X"<br>(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL #51003C0269D, DATED FEBRUARY 4, 2005. |



VICINITY MAP  
1"=2000'

DEVELOPER:  
BONAVENTURE INVESTMENTS  
209 MADISON STREET, 4TH FLOOR  
ALEXANDRIA, VA 22314  
CONTACT: JOE HOSKINS  
JOSEPH.HOSKINS@BONAVENTURE.COM

ENGINEER OF RECORD:  
TIMMONS GROUP  
608 PRESTON AVE. SUITE 200  
CHARLOTTESVILLE, VA 22903  
CONTACT: CLINT SHIFFLETT, P.E.  
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TELEPHONE: (434) 327-1690

Sheet List Table

| Sheet Number | Sheet Title                               |
|--------------|-------------------------------------------|
| 1            | COVER SHEET                               |
| 2            | NOTES                                     |
| 3            | EXISTING CONDITIONS                       |
| 4            | APPLICATION PLAN                          |
| 5            | CONCEPTUAL GRADING, SWM, & UTILITIES PLAN |
| 6            | CONCEPTUAL AERIAL OVERLAY PLAN            |

TOTAL SHEETS = 6

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| DATE<br>4/25/2025                                                                            |                      |  |  |                  |
| DRAWN BY<br>B. PERDUE                                                                        |                      |  |  |                  |
| DESIGNED BY<br>B. PERDUE                                                                     |                      |  |  |                  |
| CHECKED BY<br>C. SHIFFLETT                                                                   |                      |  |  |                  |
| SCALE<br>N/A                                                                                 |                      |  |  |                  |
| <b>TIMMONS GROUP</b><br>ATTAIN ON 5TH - PHASE 2<br>ALBEMARLE COUNTY, VIRGINIA<br>COVER SHEET |                      |  |  | JOB NO.<br>70739 |
|                                                                                              |                      |  |  | SHEET NO.<br>1   |

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GENERAL NOTES:

|                       |                                                                                                                                                      |                                             |  |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|--|
| ALLOWABLE USES:       | THE ALLOWABLE USES FOR THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH SECTION 19 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.                             |                                             |  |
| BUILDING HEIGHTS:     | MAXIMUM 65 FEET                                                                                                                                      |                                             |  |
| ACCESS:               | THE PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO OLD LYNCHBURG (STATE ROUTE 780), A PUBLIC RIGHT OF WAY, AND 5TH STREET (STATE ROUTE 631). |                                             |  |
| NUMBER OF UNITS:      | EXISTING PHASE 1 UNITS APPROVED UNDER ZMA 1996-024 =                                                                                                 | 145                                         |  |
|                       | EXISTING PHASE 1 UNITS BUILT PER SDP 2001-129 =                                                                                                      | 144                                         |  |
|                       | EXISTING RENOVATED PHASE 1 UNITS =                                                                                                                   | 144                                         |  |
|                       | PROPOSED PHASE 2 UNITS =                                                                                                                             | 165                                         |  |
|                       | TOTAL PHASE 1 AND PHASE 2 UNITS =                                                                                                                    | 309                                         |  |
| DENSITY:              | PHASE 1: 9.89 UNITS/AC<br>PHASE 1 & PHASE 2: 21.22 UNITS/AC                                                                                          |                                             |  |
| PARKING CALCULATIONS: | EXISTING PARKING SPACES                                                                                                                              | 660 SPACES                                  |  |
|                       | TOTAL SPACES AT COMPLETION OF PROJECT                                                                                                                | 460 SPACES (424 SURFACE + 36 GARAGE SPACES) |  |
|                       | EXISTING PARKING RATIO                                                                                                                               | 4.58 SPACES/UNIT                            |  |
|                       | PROPOSED PARKING RATIO                                                                                                                               | 1.49 SPACES/UNIT                            |  |
| FIRE & RESCUE:        | THIS PROJECT SHALL CONFORM WITH ALBEMARLE COUNTY FIRE AND RESCUE REGULATIONS FOR FIRE PROTECTION AND ACCESS TO THE SITE.                             |                                             |  |

NOTES:

- EXACT LOCATION OF ROADWAYS AND TRAVELWAYS SHALL BE DETERMINED WITH THE SITE PLAN PROCESS.
- PROPOSED TREES AND LANDSCAPING SHALL BE PROVIDED FOR NEW BUILDINGS PER THE SITE PLAN REQUIREMENTS.
- THE PROPOSED OPEN SPACE AREAS MAY BE EXPANDED DURING THE DESIGN PHASES TO ALLOW FOR ADDITIONAL AREA TO ACCOMMODATE UTILITIES, STORMWATER MANAGEMENT, AND EROSION CONTROL MEASURES, AS NECESSARY FOR THE DEVELOPMENT.
- UTILITIES MAY BE INSTALLED WITHIN THE PRESERVED SLOPES, IN ACCORDANCE WITH ALBEMARLE COUNTY ZONING ORDINANCE AND REGULATIONS.
- ALL ROADWAY AND FRONTAGE IMPROVEMENTS ALONG 5TH STREET (STATE ROUTE 631) AND OLD LYNCHBURG ROAD (STATE ROUTE 780) SHALL BE SUBJECT TO ALBEMARLE COUNTY AND VDOT REVIEW AND APPROVAL.

| OPEN SPACE AND RECREATION REQUIREMENTS                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| REQUIRED                                                                                                                                                                                                                                                                                                             | CONCEPTUAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p><u>RECREATION AREA:</u> 200 S.F. OF RECREATION AREA TO BE PROVIDED PER UNIT.</p> <p>TOTAL AREA REQUIRED:<br/>309 UNITS X 200 S.F. = 61,800 S.F. = 1.42 AC</p> <p><u>COMMON OPEN SPACE:</u> TOTAL AREA REQUIRED IS NOT LESS THAN 25% OF THE GROSS AREA TO BE REZONED (14.562 AC X 0.25 = 3.64 AC = 158,558 SF)</p> | <p><u>PROPOSED CONCEPTUAL RECREATION FACILITIES:</u><br/>TOTAL AREA = 94,950 S.F. = 2.18 AC</p> <p>EXIST. CLUBHOUSE = 6,589 S.F.<br/>EXIST. VOLLEYBALL COURT = 3,457 S.F.<br/>EXIST. SPORT COURTS = 3,259 S.F.<br/>EXIST. SWIMMING POOL &amp; DECK = 6,980 S.F.<br/>EXIST. DOG PARK = 2,757 S.F.<br/>SHARED USE PATH ALONG 5TH STREET = 6,898 S.F.<br/>PASSIVE RECREATION AREA = 65,010 S.F</p> <p>ADDITIONAL RECREATION FACILITIES TO BE PROVIDED PER 4.16 AND/OR SUBSTITUTION REQUEST DURING THE SITE PLAN PROCESS.</p> <p><u>CONCEPTUAL COMMON OPEN SPACE:</u><br/>TOTAL AREA PROVIDED = 5.88 AC = 256,132.80 S.F.</p> |

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REVISION DESCRIPTION

DATE

DATE  
4/25/2025

DRAWN BY  
B. PERDUE

DESIGNED BY  
B. PERDUE

CHECKED BY  
C. SHIFFLETT

SCALE  
N/A

**TIMMONS GROUP**

ATTAIN ON 5TH - PHASE 2

ALBEMARLE COUNTY, VIRGINIA

NOTES

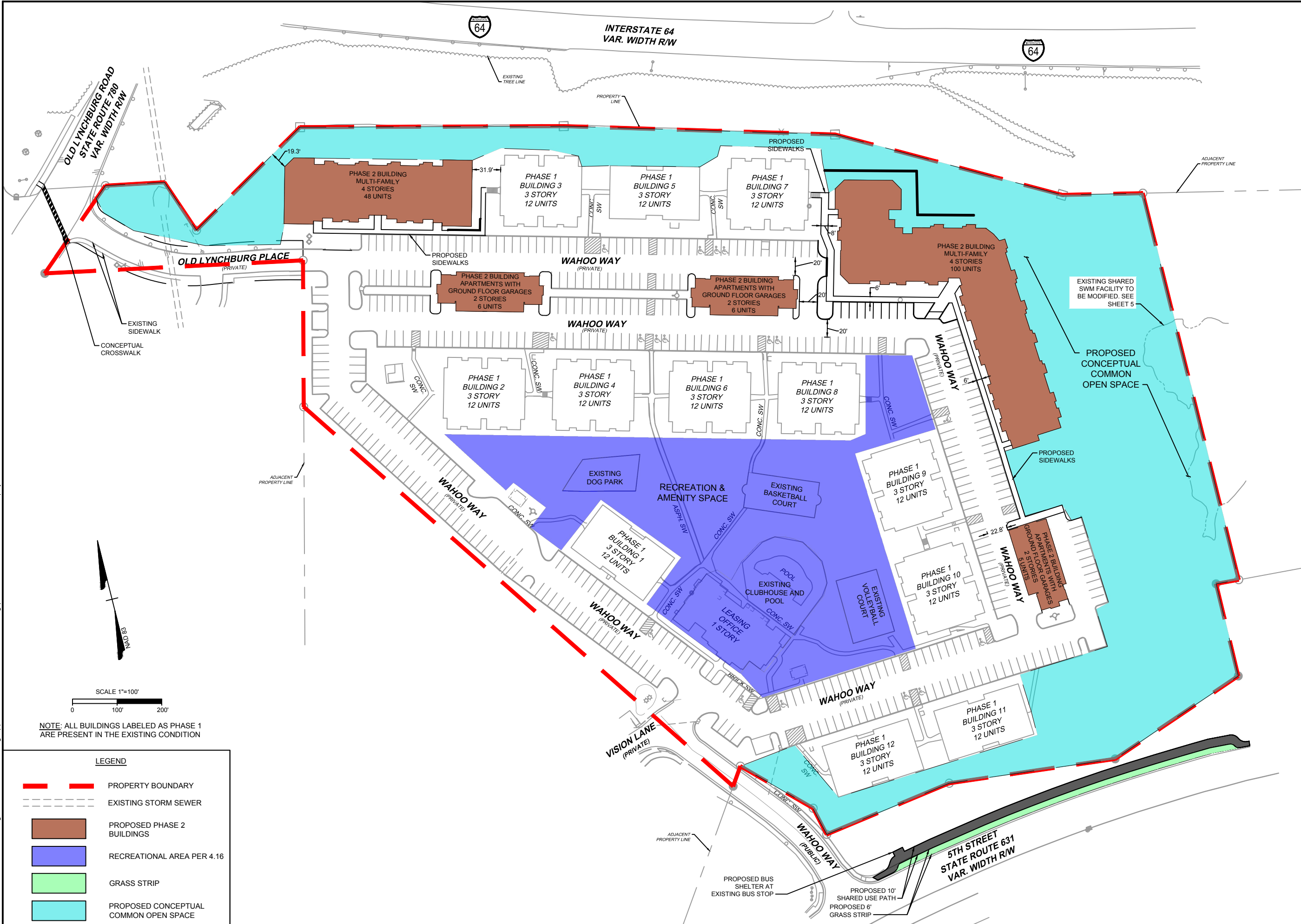
JOB NO.  
70739

SHEET NO.  
2

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4/25/2025

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*B. PERDUE*

DESIGNED BY  
B. BERRUE

CHECKED BY  
C. SHIFFLET

SCALE  
1" = 100'

## ATTAIN ON 5TH - PHASE 2

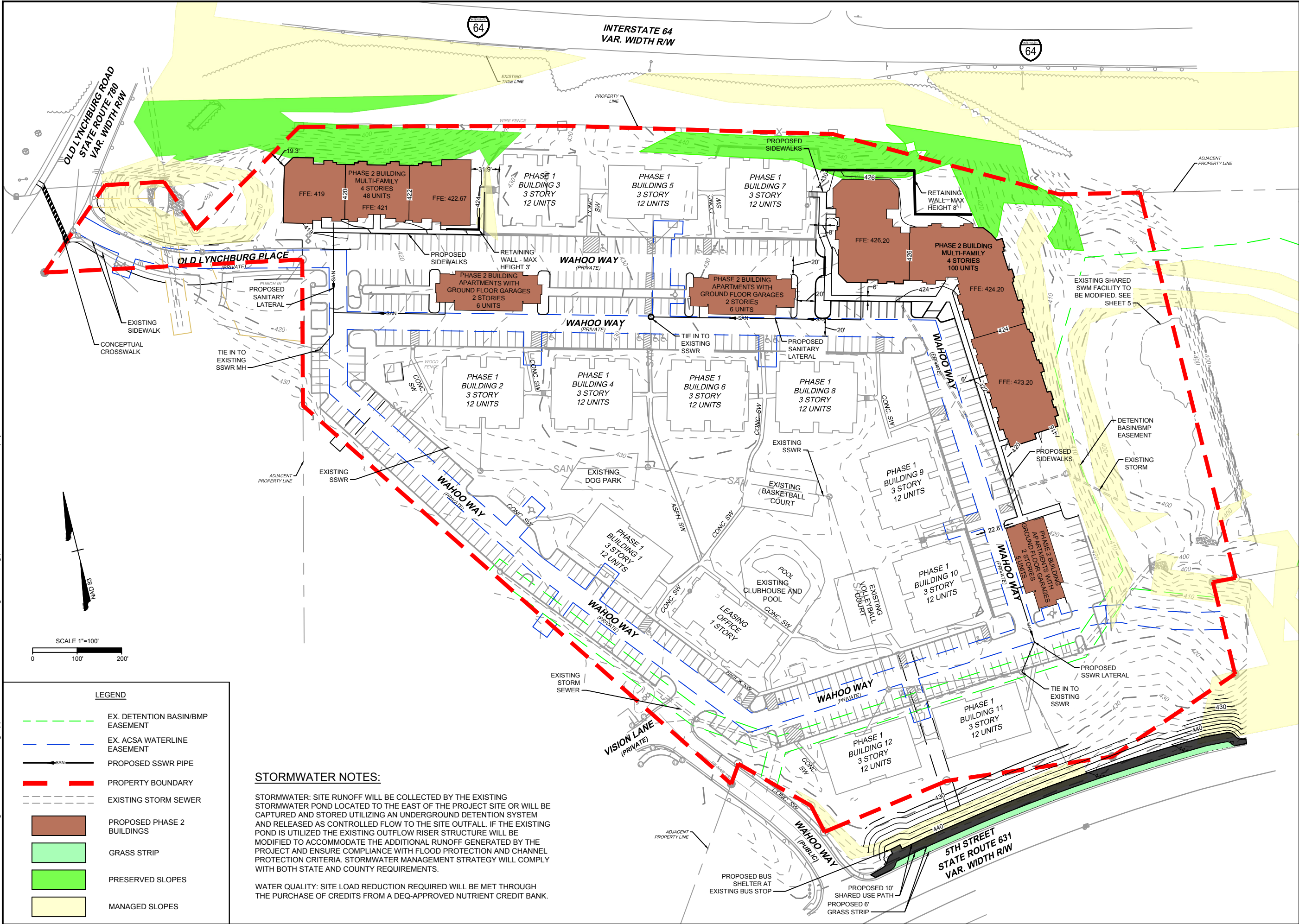
ALBEMARLE COUNTY, VIRGINIA  
APPLICATION FOR AN

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**STORMWATER NOTES:**

STORMWATER: SITE RUNOFF WILL BE COLLECTED BY THE EXISTING STORMWATER POND LOCATED TO THE EAST OF THE PROJECT SITE OR WILL BE CAPTURED AND STORED UTILIZING AN UNDERGROUND DETENTION SYSTEM AND RELEASED AS CONTROLLED FLOW TO THE SITE OUTFALL. IF THE EXISTING POND IS UTILIZED THE EXISTING OUTFLOW RISER STRUCTURE WILL BE MODIFIED TO ACCOMMODATE THE ADDITIONAL RUNOFF GENERATED BY THE PROJECT AND ENSURE COMPLIANCE WITH FLOOD PROTECTION AND CHANNEL PROTECTION CRITERIA. STORMWATER MANAGEMENT STRATEGY WILL COMPLY WITH BOTH STATE AND COUNTY REQUIREMENTS.

WATER QUALITY: SITE LOAD REDUCTION REQUIRED WILL BE MET THROUGH THE PURCHASE OF CREDITS FROM A DEQ-APPROVED NUTRIENT CREDIT BANK.

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B. PERDUE

DESIGNED BY

B. PERDUE

CHECKED BY

C. SHIFFLETT

SCALE

1" = 100"

JOB NO.

70739

SHEET NO.

5

ATTAIN ON 5TH - PHASE 2

ALBEMARLE COUNTY, VIRGINIA

CONCEPTUAL GRADING, SWM, & UTILITIES PLAN

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ALBEMARLE COUNTY, VIRGINIA

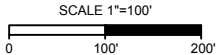
CONCEPTUAL GRADING, SWM, & UTILITIES PLAN

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B. PERDUE

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B. PERDUE

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C. SHIFFLETT

SCALE

1" = 100"

ATTAIN ON 5TH - PHASE 2

ALBEMARLE COUNTY, VIRGINIA

CONCEPTUAL AERIAL OVERLAY PLAN

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