

S:\103\70739-Cavalier-Crossing\DWG\Sheet\Rezoning Application Plan\70739C-1-COVER.dwg | Plotted on 7/7/2026 9:27 AM | by Clint Shifflett

ZMA 2025-0004 & 2025-0005

ATTAIN ON 5TH - PHASE 2

COUNTY OF ALBEMARLE, VA

04/25/2025

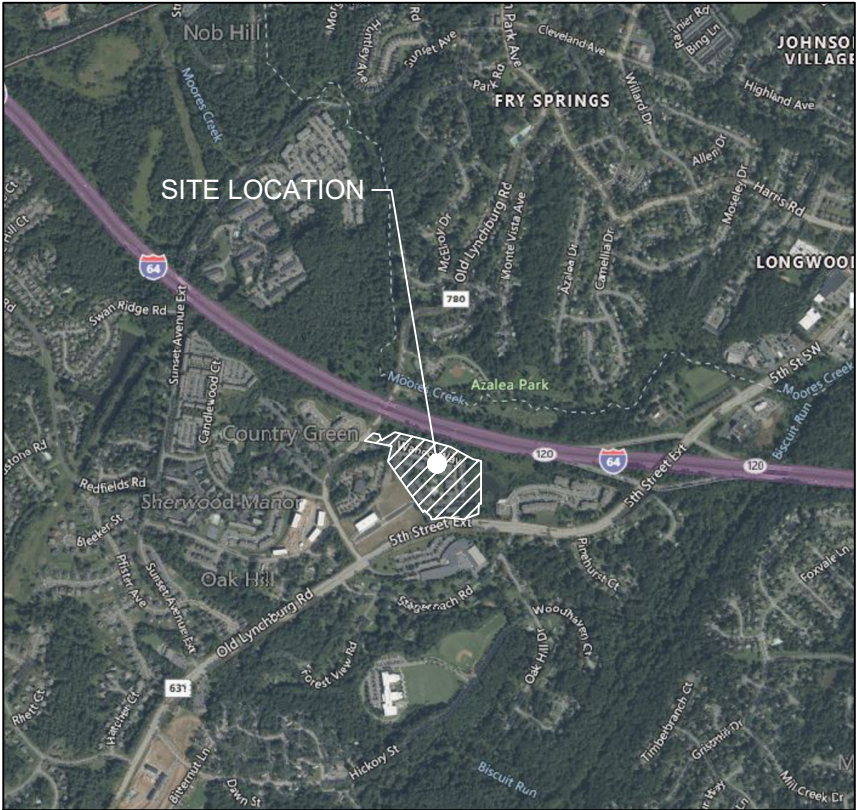
REV: 7/21/2025

REV: 10/3/2025

REV: 07/06/2026

NOTES:

OWNER:	WAHOO WAY INVESTMENTS, LLC
TAX MAP PARCEL:	07600-00-00-054A1
TOTAL PROJECT AREA:	14.562 AC.
EXISTING ZONING:	R-10 RESIDENTIAL ENTRANCE CORRIDOR OVERLAY DISTRICT STEEP SLOPES OVERLAY DISTRICT 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 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" (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.
CLINT.SHIFFLETT@TIMMONS.COM
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

THIS DRAWING PREPARED AT THE
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608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION
DATE
7/21/2025
COUNTY STAFF COMMENTS
10/3/2025
COUNTY STAFF COMMENTS
7/6/2026
COUNTY STAFF COMMENTS

TIMMONS GROUP

ATTAIN ON 5TH - PHASE 2

ALBEMARLE COUNTY, VIRGINIA

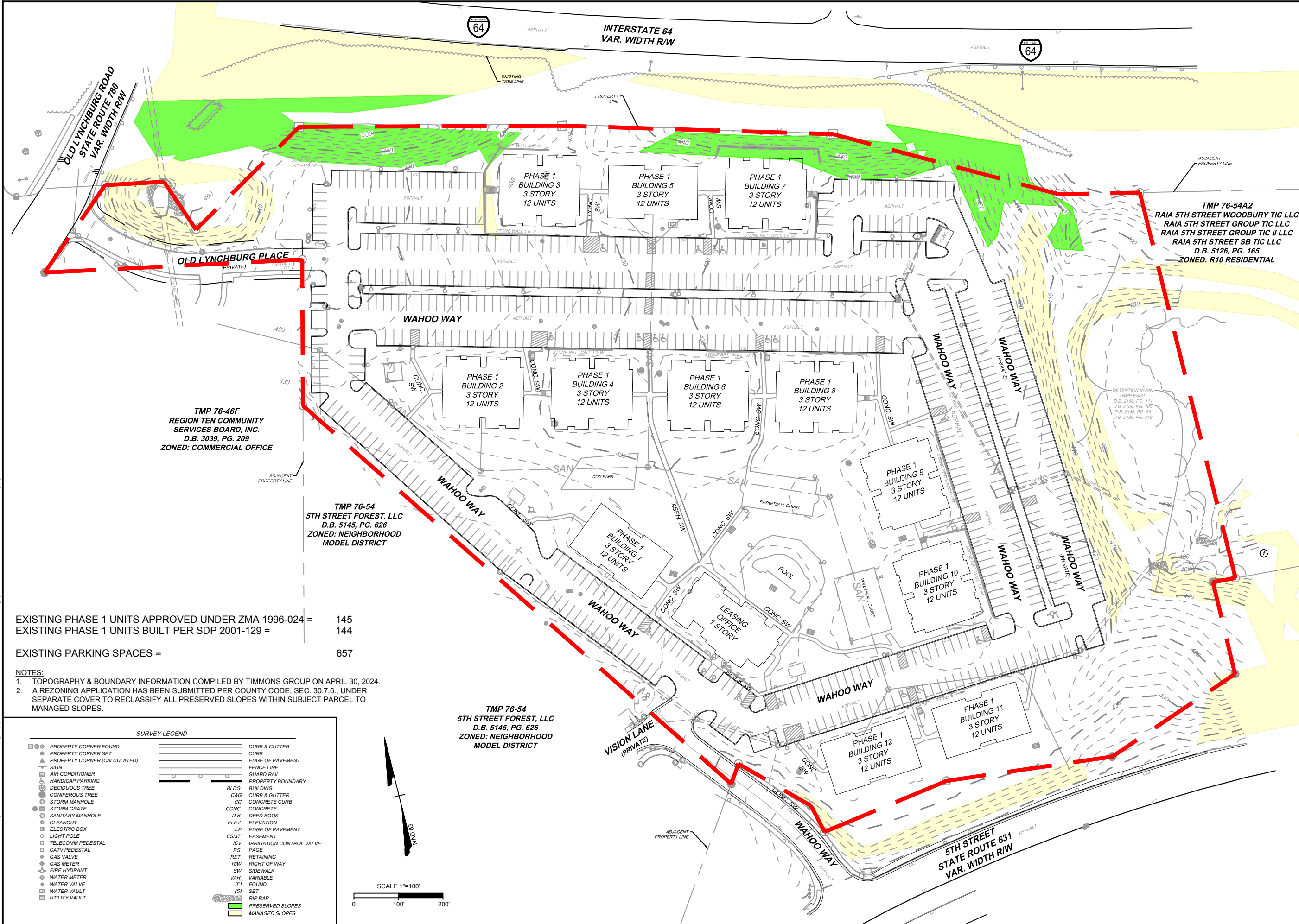
COVER SHEET

JOB NO.
70739

SHEET NO.
1

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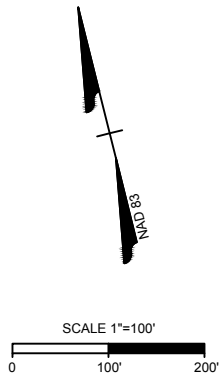
S:\103\70739-Cavalier-Crossing\DWG\Sheet\Re zoning Application Plan\70739C-1-EXIST.dwg | Plotted on 10/3/2025 4:11 PM | by Ben Perdue



EXISTING PHASE 1 UNITS APPROVED UNDER ZMA 1996-024 =	145
EXISTING PHASE 1 UNITS BUILT PER SDP 2001-129 =	144
EXISTING PARKING SPACES =	657

- NOTES:
1. TOPOGRAPHY & BOUNDARY INFORMATION COMPILED BY TIMMONS GROUP ON APRIL 30, 2024.
 2. A REZONING APPLICATION HAS BEEN SUBMITTED PER COUNTY CODE, SEC. 30.7.6., UNDER SEPARATE COVER TO RECLASSIFY ALL PRESERVED SLOPES WITHIN SUBJECT PARCEL TO MANAGED SLOPES.

SURVEY LEGEND			
	PROPERTY CORNER FOUND		CURB & GUTTER
	PROPERTY CORNER SET		CURB
	PROPERTY CORNER (CALCULATED)		EDGE OF PAVEMENT
	SIGN		FENCE LINE
	AIR CONDITIONER		GUARD RAIL
	HANDICAP PARKING		PROPERTY BOUNDARY
	DECIDUOUS TREE		BUILDING
	CONIFEROUS TREE		CURB & GUTTER
	STORM MANHOLE		CONCRETE CURB
	STORM GRATE		CONCRETE
	SANITARY MANHOLE		DEED BOOK
	CLEANOUT		ELEVATION
	ELECTRIC BOX		EDGE OF PAVEMENT
	LIGHT POLE		EASEMENT
	TELECOMM PEDESTAL		IRRIGATION CONTROL VALVE
	CATV PEDESTAL		PAGE
	GAS VALVE		RETAINING
	GAS METER		RIGHT OF WAY
	FIRE HYDRANT		SIDEWALK
	WATER METER		VARIABLE
	WATER VALVE		FOUND
	WATER VAULT		SET
	UTILITY VAULT		RIP RAP
			PRESERVED SLOPES
			MANAGED SLOPES



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REVISION DESCRIPTION
COUNTY STAFF COMMENTS
COUNTY STAFF COMMENTS

DATE
7/21/2025
10/3/2025

DATE
4/25/2025

DRAWN BY
B. PERDUE

DESIGNED BY
B. PERDUE

CHECKED BY
C. SHIFFLETT

SCALE
1" = 100"

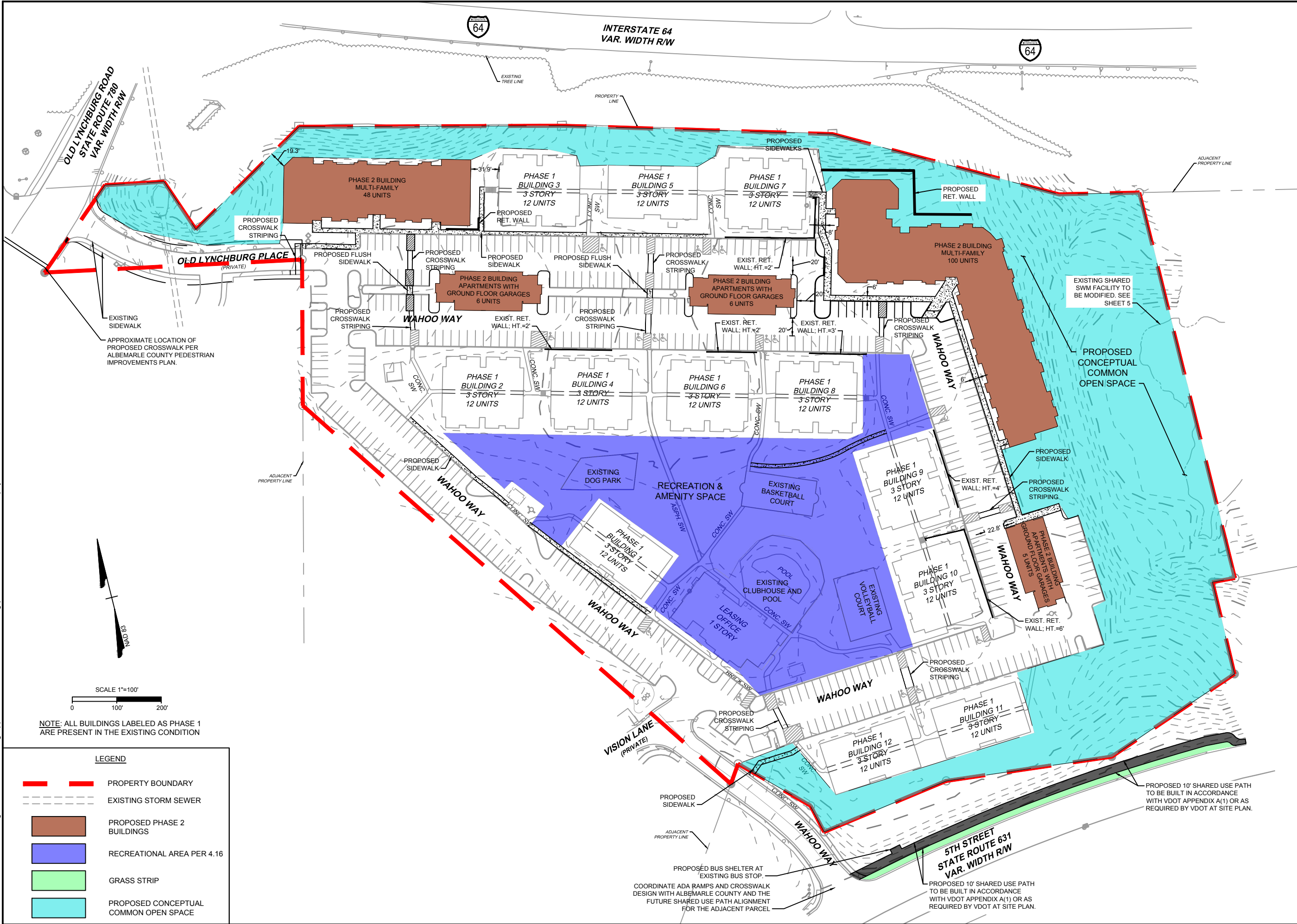
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ATTAIN ON 5TH - PHASE 2
ALBEMARLE COUNTY, VIRGINIA
EXISTING CONDITIONS

JOB NO.
70739
SHEET NO.
3

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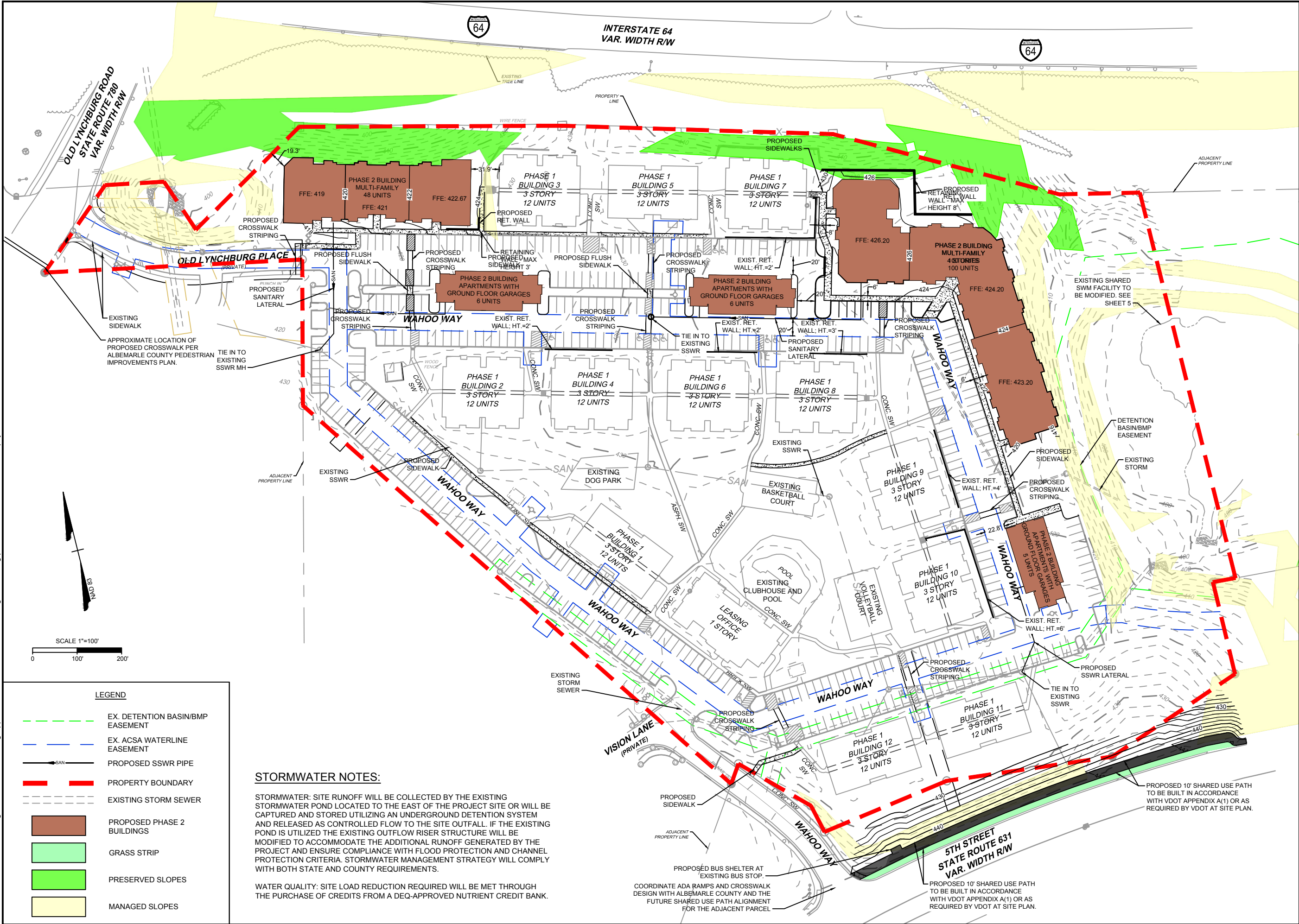
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ATTAIN ON 5TH - PHASE 2
ALBEMARLE COUNTY, VIRGINIA
APPLICATION PLAN

JOB NO.
70739
SHEET NO.
4

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7/21/2025
10/3/2025

DATE
4/25/2025

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B. PERDUE

DESIGNED BY
B. PERDUE

CHECKED BY
C. SHIFFLETT

SCALE
1" = 100"

TIMMONS GROUP

ATTAIN ON 5TH - PHASE 2
ALBEMARLE COUNTY, VIRGINIA
CONCEPTUAL GRADING, SWM, & UTILITIES PLAN

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ATTAIN ON 5TH - PHASE 2
ALBEMARLE COUNTY, VIRGINIA
CONCEPTUAL AERIAL OVERLAY PLAN

REVISION DESCRIPTION	DATE	DATE	DRAWN BY	DESIGNED BY	CHECKED BY	SCALE
COUNTY STAFF COMMENTS	7/21/2025	4/25/2025	B. PERDUE	B. PERDUE	C. SHIFFLETT	1" = 100"
COUNTY STAFF COMMENTS	10/3/2025					

JOB NO.
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SHEET NO.
6

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