ZMA 2025-0004 & 2025-0005

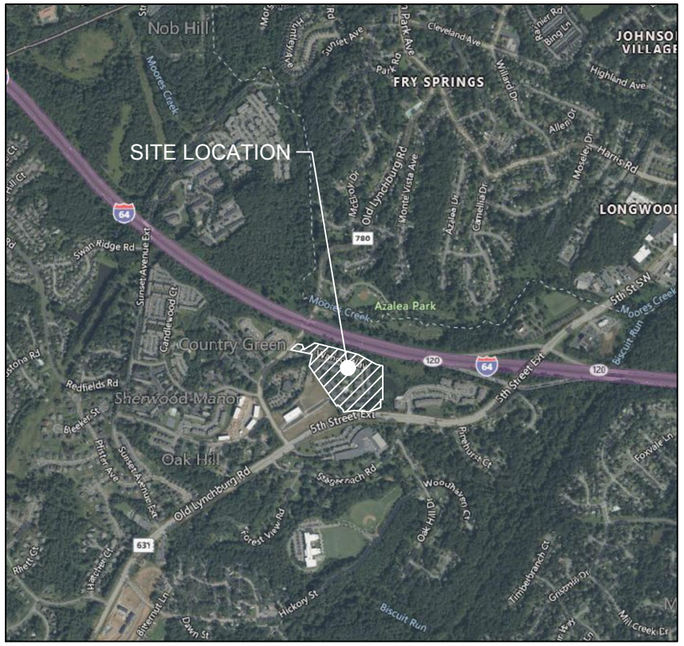
ATTAIN ON 5TH - PHASE 2

COUNTY OF ALBEMARLE, VA

04/25/2025
REV: 7/21/2025
REV: 10/3/2025

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

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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 N/A

TIMMONS GROUP

ATTAIN ON 5TH - PHASE 2
ALBEMARLE COUNTY, VIRGINIA
COVER SHEET

JOB NO. 70739
SHEET NO. 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
PHASE 1 & PHASE 2: 21.22 UNITS/AC

FIRE & RESCUE: THIS PROJECT SHALL CONFORM WITH ALBEMARLE COUNTY FIRE AND RESCUE REGULATIONS FOR FIRE PROTECTION AND ACCESS TO THE SITE.

PHASE 1 EXISTING PARKING PROVIDED: 660 SPACES

PHASE 1 REQUIRED PARKING FOR RECONFIGURED RENOVATED UNITS: 144 2-3 BEDROOM UNITS X 2 SPACES/UNIT = 288 SPACES

PHASE 2 UNITS ONLY REQUIRED PER ZONING ORDINANCE:
80 1-BEDROOM UNITS X 1.5 SPACE/UNIT = 120 SPACES
85 2-3 BEDROOM UNITS X 2 SPACES/UNIT = 170 SPACES
TOTAL PHASE 2 UNITS ONLY REQUIRED PARKING =290 SPACES

PHASE 1 & 2 COMBINED UNITS REQUIRED PER ZONING ORDINANCE:
80 1-BEDROOM UNITS X 1.5 SPACE/UNIT = 120 SPACES
229 2-3 BEDROOM UNITS X 2 SPACES/UNIT = 458 SPACES
TOTAL PHASE 1 & 2 COMBINED UNITS REQUIRED PARKING =578 SPACES

TOTAL PROPOSED PHASE 1 AND 2 PARKING SPACES: 460 SPACES (424 SURFACE + 36 GARAGE)

PROPOSED PARKING RATION PER REDUCTION REQUEST: 1.49 SPACES/UNIT

PARKING NOTE: IF THE OWNER DETERMINES THAT ADDITIONAL PARKING IS NEEDED IN ADDITION TO THE AREAS SHOWN ON THE APPLICATION PLAN, IT MAY ADD ADDITIONAL PARKING IN THE AREA TO THE EAST OF BUILDING 11 IN PHASE 1, OR THE AREA BETWEEN THE TWO PROPOSED PHASE 2 BUILDINGS ON THE EASTERN SIDE OF THE PROPERTY (ACROSS THE PARKING LOT FROM BUILDING 9 IN PHASE 1), PROVIDED THAT EITHER THE TOTAL AREA OF COMMON OPEN SPACE WITHIN THE PROJECT IS NOT LESS THAN 25% OF THE GROSS AREA TO BE REZONED, OR THE OWNER OBTAINS A MODIFICATION ALLOWING THE TOTAL AREA OF COMMON OPEN SPACE WITHIN THE PROJECT TO BE LESS THAN 25% OF THE GROSS AREA TO BE REZONED.

NOTES:

1. EXACT LOCATION OF ROADWAYS AND TRAVELWAYS SHALL BE DETERMINED WITH THE SITE PLAN PROCESS.
2. PROPOSED TREES AND LANDSCAPING SHALL BE PROVIDED FOR NEW BUILDINGS PER THE SITE PLAN REQUIREMENTS.
3. 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.
4. UTILITIES MAY BE INSTALLED WITHIN THE PRESERVED SLOPES, IN ACCORDANCE WITH ALBEMARLE COUNTY ZONING ORDINANCE AND REGULATIONS.
5. 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.

AFFORDABLE HOUSING NOTE:

PROVIDED THAT PRIOR TO THE BOARD OF SUPERVISORS' APPROVAL OF BOTH ZMA 2025-004 AND ZMA 2025-005, THE BOARD OF SUPERVISORS HAS APPROVED THE OWNER'S APPLICATION FOR GRANT FUNDS UNDER THE AFFORDABLE RENTAL HOUSING INCENTIVE PROGRAM, IN THE AMOUNT EQUAL TO 15% OF THE PROPERTY'S REAL PROPERTY TAX BILL FOR A PERIOD OF THIRTY (30) YEARS, THE APPLICANT/OWNER SHALL ESTABLISH AND MAINTAIN, FOR A PERIOD OF 30 YEARS, AFFORDABLE UNITS IN THE AMOUNT EQUAL TO 20% OF THE PHASE 1 AND PHASE 2 UNITS (UP TO 62 UNITS) IN THE AMOUNT OF, AND AT THE AFFORDABILITY LEVELS LISTED BELOW, BASED ON THE AREA MEDIAN INCOME ("AMI") AS LISTED AND ANNUALLY UPDATED ON THE VIRGINIA HOUSING WEBSITE, BASED ON HOUSEHOLD SIZE, LESS ESTIMATED UTILITY COSTS AS DEFINED BY VIRGINIA HOUSING FOR THE HOUSING CHOICE VOUCHER PROGRAM (THE "AFFORDABLE UNITS"). THE AFFORDABLE UNITS MAY BE LOCATED IN PHASE 1 AND/OR PHASE 2, AT THE APPLICANT'S/OWNER'S DISCRETION.

- 10% OF THE AFFORDABLE UNITS SHALL BE AFFORDABLE TO HOUSEHOLDS MAKING UP TO 60% OF THE AMI, SUCH THAT THE RENTAL RATE MAY NOT EXCEED 30% OF 60% OF AMI
- 10% OF THE AFFORDABLE UNITS SHALL BE AFFORDABLE TO HOUSEHOLDS MAKING UP TO 80% OF THE AMI, SUCH THAT THE RENTAL RATE MAY NOT EXCEED 30% OF 80% OF AMI

OPEN SPACE AND RECREATION REQUIREMENTS

REQUIRED	CONCEPTUAL
RECREATION AREA: 200 S.F. OF RECREATION AREA TO BE PROVIDED PER UNIT. TOTAL AREA REQUIRED: 309 UNITS X 200 S.F. = 61,800 S.F. = 1.42 AC	PROPOSED CONCEPTUAL RECREATION FACILITIES: TOTAL AREA = 94,950 S.F. = 2.18 AC EXIST. CLUBHOUSE = 6,589 S.F. EXIST. VOLLEYBALL COURT = 3,457 S.F. EXIST. SPORT COURTS = 3,259 S.F. EXIST. SWIMMING POOL & DECK = 6,980 S.F. EXIST. DOG PARK = 2,757 S.F. SHARED USE PATH ALONG 5TH STREET = 6,898 S.F. PASSIVE RECREATION AREA = 65,010 S.F ADDITIONAL RECREATION FACILITIES TO BE PROVIDED PER 4.16 AND/OR SUBSTITUTION REQUEST DURING THE SITE PLAN PROCESS.
COMMON OPEN SPACE: 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)	CONCEPTUAL COMMON OPEN SPACE: TOTAL AREA PROVIDED = 5.88 AC = 256,132.80 S.F.

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COUNTY STAFF COMMENTS	7/21/2025
COUNTY STAFF COMMENTS	10/3/2025

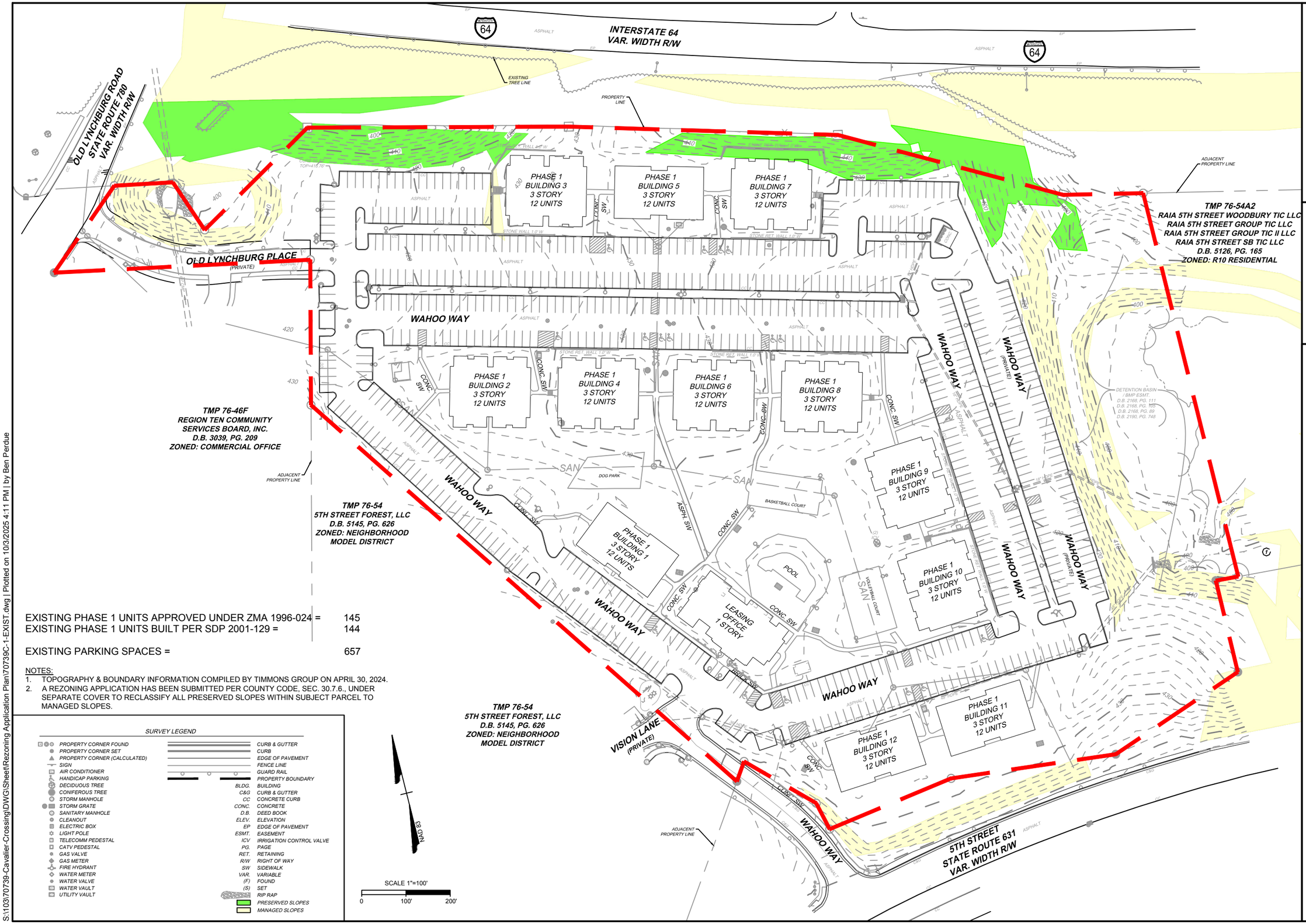
DATE 4/25/2025
DRAWN BY B. PERDUE
DESIGNED BY B. PERDUE
CHECKED BY C. SHIFFLETT
SCALE N/A

ATTAIN ON 5TH - PHASE 2
ALBEMARLE COUNTY, VIRGINIA
NOTES

JOB NO. 70739
SHEET NO. 2

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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	BLDG.	BUILDING	
CONIFEROUS TREE	C&G	CURB & GUTTER	
STORM MANHOLE	CC	CONCRETE CURB	
STORM GRATE	CONC.	CONCRETE	
SANITARY MANHOLE	D.B.	DEED BOOK	
CLEANOUT	ELEV.	ELEVATION	
ELECTRIC BOX	EP	EDGE OF PAVEMENT	
LIGHT POLE	ESMT.	EASEMENT	
TELECOMM PEDESTAL	ICV	IRRIGATION CONTROL VALVE	
CATV PEDESTAL	PG.	PAGE	
GAS VALVE	RET.	RETAINING	
GAS METER	R/W	RIGHT OF WAY	
FIRE HYDRANT	SW	SIDEWALK	
WATER METER	VAR.	VARIABLE	
WATER VALVE	(F)	FOUND	
WATER VAULT	(S)	SET	
UTILITY VAULT		RIP RAP	
		PRESERVED SLOPES	
		MANAGED SLOPES	

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COUNTY STAFF COMMENTS	10/3/2025

DATE 4/25/2025
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DESIGNED BY B. PERDUE
CHECKED BY C. SHIFFLETT
SCALE 1" = 100'

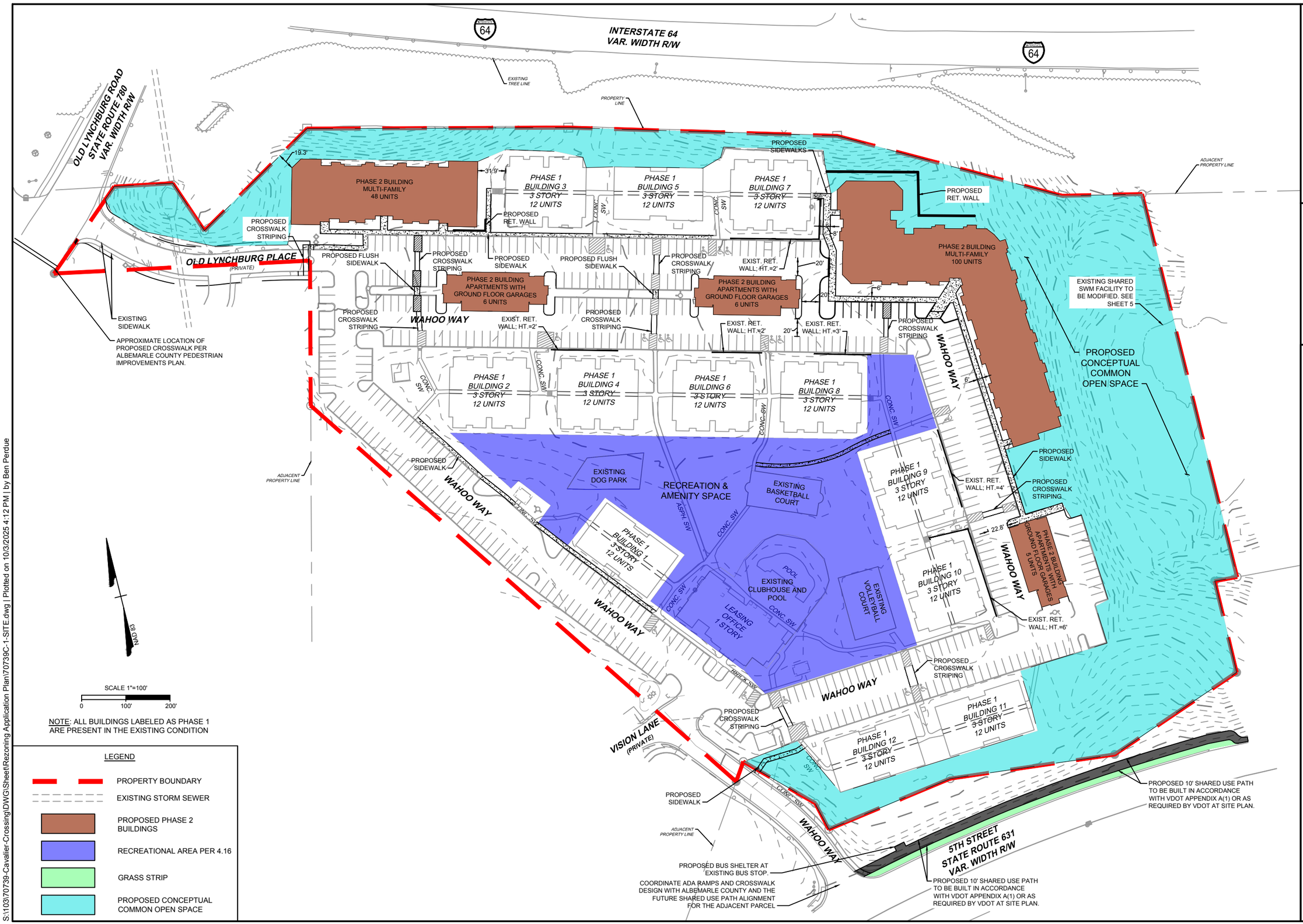
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ATTAIN ON 5TH - PHASE 2
ALBEMARLE COUNTY, VIRGINIA
EXISTING CONDITIONS

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NOTE: ALL BUILDINGS LABELED AS PHASE 1 ARE PRESENT IN THE EXISTING CONDITION

LEGEND

- PROPERTY BOUNDARY
- EXISTING STORM SEWER
- PROPOSED PHASE 2 BUILDINGS
- RECREATIONAL AREA PER 4.16
- GRASS STRIP
- PROPOSED CONCEPTUAL COMMON OPEN SPACE

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ATTAIN ON 5TH - PHASE 2

ALBEMARLE COUNTY, VIRGINIA

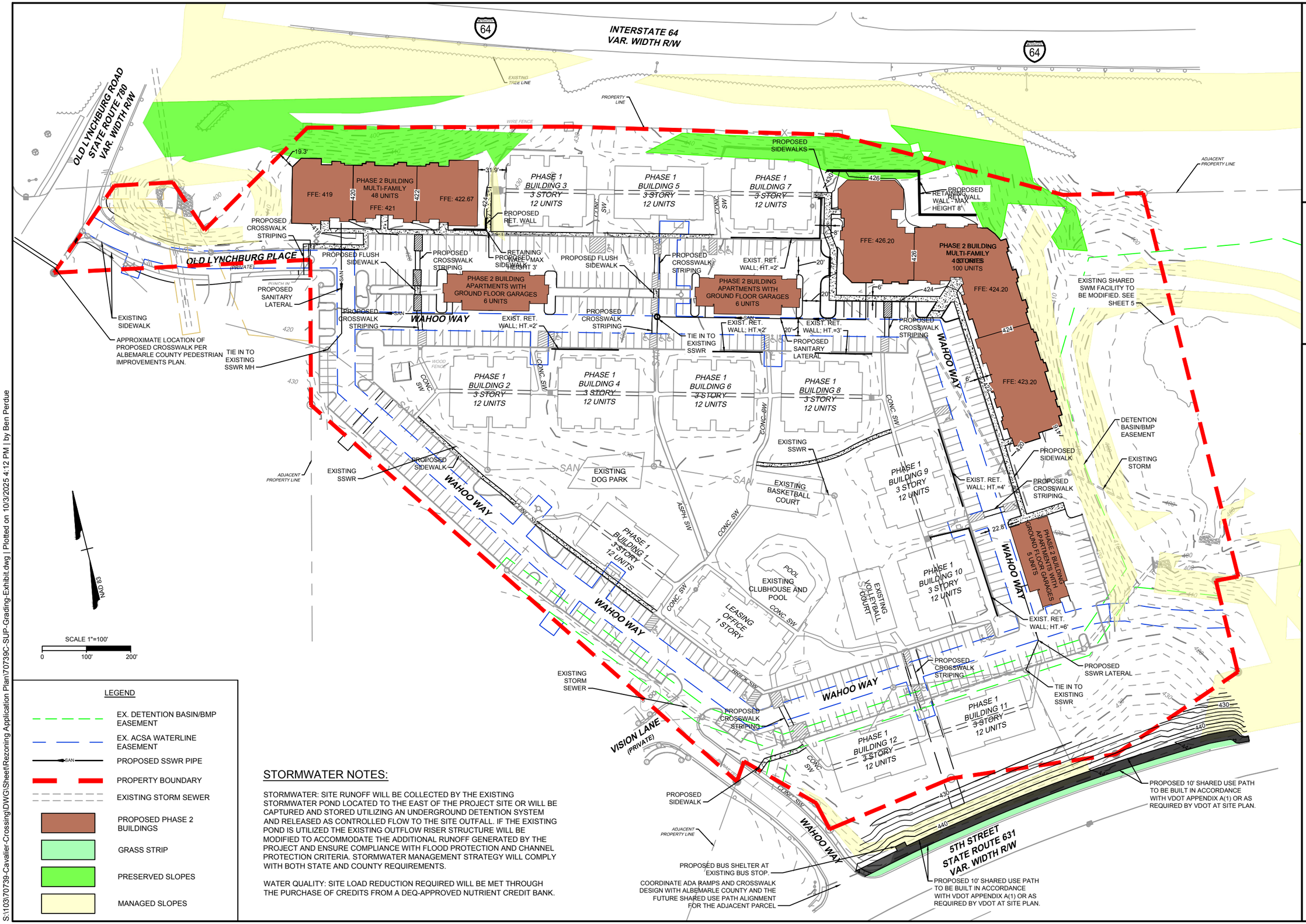
APPLICATION PLAN

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LEGEND

- EX. DETENTION BASIN/BMP EASEMENT
- EX. ACSA WATERLINE EASEMENT
- PROPOSED SSWR PIPE
- PROPERTY BOUNDARY
- EXISTING STORM SEWER
- PROPOSED PHASE 2 BUILDINGS
- GRASS STRIP
- PRESERVED SLOPES
- MANAGED SLOPES

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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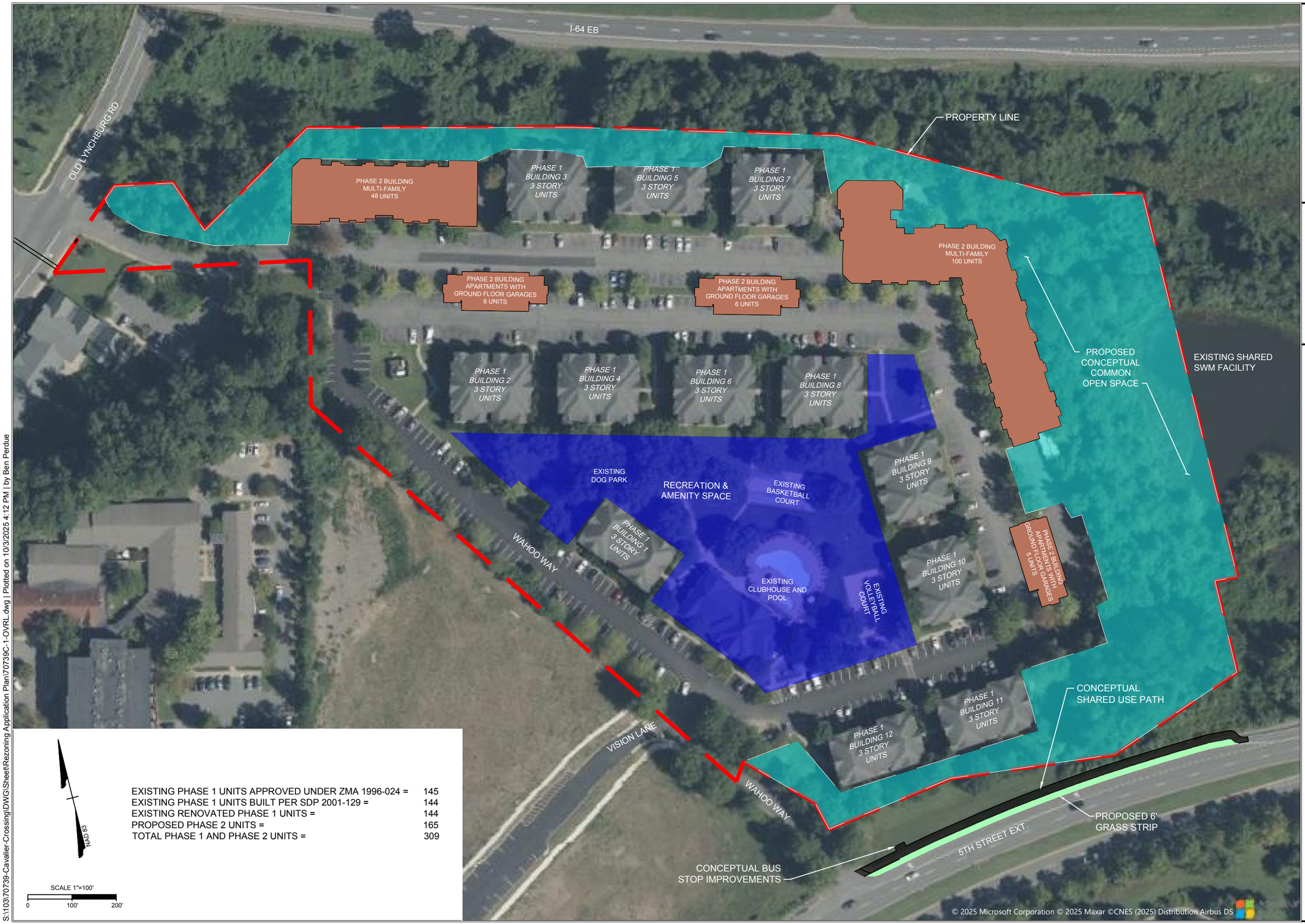
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CONCEPTUAL GRADING, SWM, & UTILITIES PLAN

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NAD 83

SCALE 1"=100'
0 100' 200'

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ATTAIN ON 5TH - PHASE 2

ALBEMARLE COUNTY, VIRGINIA

CONCEPTUAL AERIAL OVERLAY PLAN

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