ZMA 2025 - TBD

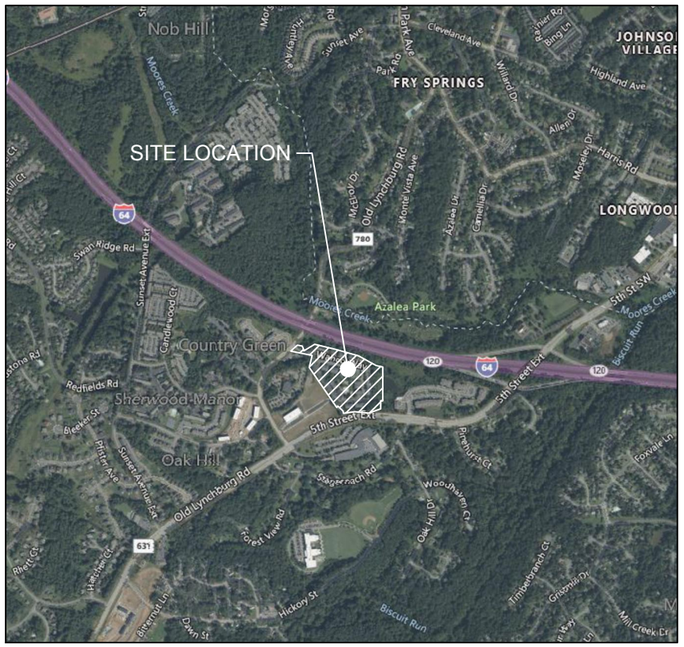
ATTAIN ON 5TH - PHASE 2

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 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'

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

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
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TELEPHONE: (434) 327-1690

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DATE

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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
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:

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.

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 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)	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. CONCEPTUAL COMMON OPEN SPACE: TOTAL AREA PROVIDED = 5.88 AC = 256,132.80 S.F.

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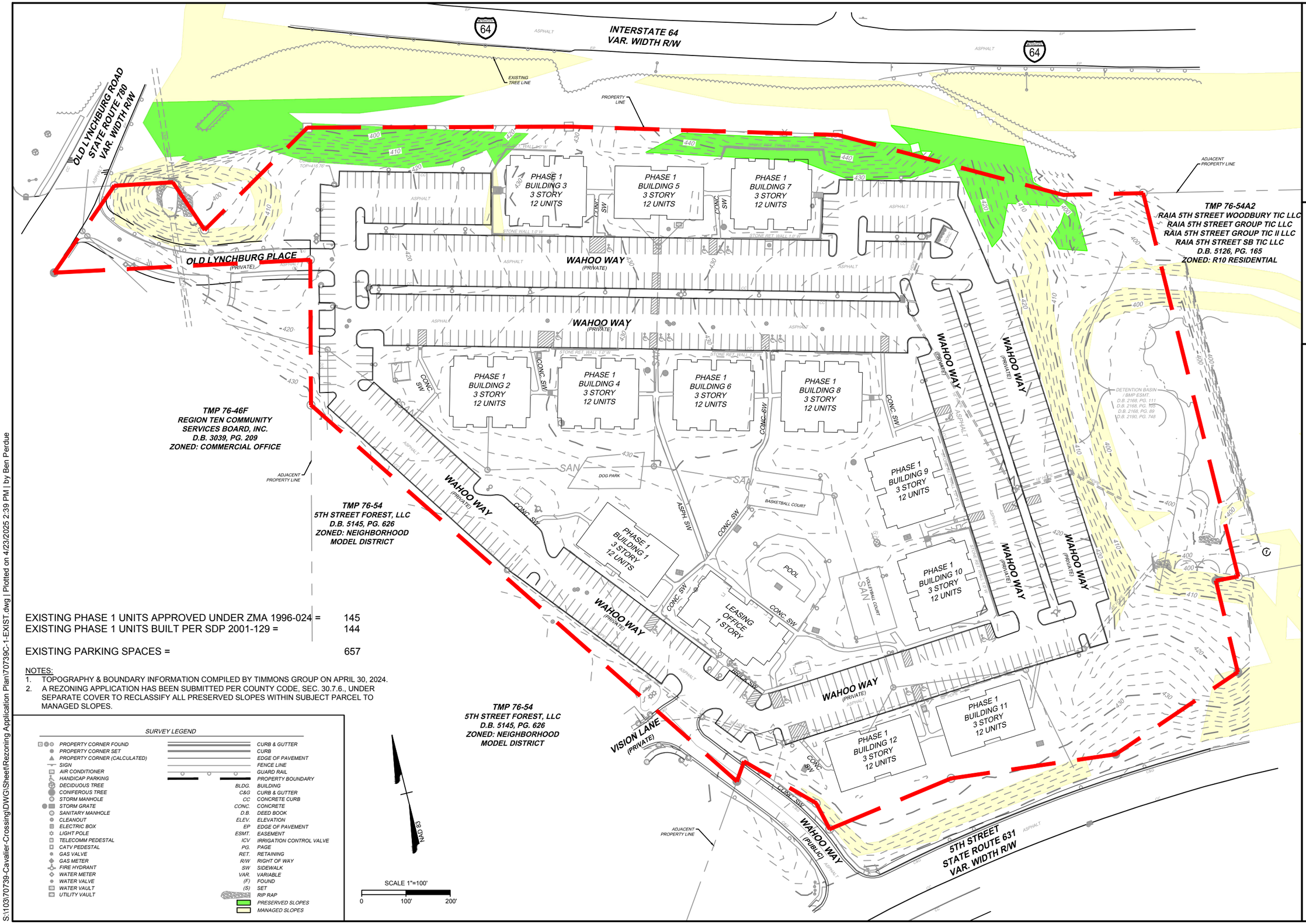
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SCALE N/A

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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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

JOB NO. 70739

SHEET NO. 4

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INTERSTATE 64
VAR. WIDTH R/W

OLD LYNCHBURG ROAD
STATE ROUTE 780
VAR. WIDTH R/W

OLD LYNCHBURG PLACE (PRIVATE)

WAHOO WAY (PRIVATE)

WAHOO WAY (PUBLIC)

VISION LANE (PRIVATE)

5TH STREET
STATE ROUTE 631
VAR. WIDTH R/W

PHASE 2 BUILDING
MULTI-FAMILY
4 STORIES
48 UNITS
FFE: 419
FFE: 421
FFE: 422.67

PHASE 2 BUILDING
MULTI-FAMILY
4 STORIES
100 UNITS
FFE: 426.20
FFE: 424.20
FFE: 423.20

PHASE 2 BUILDING
APARTMENTS WITH
GROUND FLOOR GARAGES
2 STORIES
6 UNITS

PHASE 1
BUILDING 1
3 STORY
12 UNITS

PHASE 1
BUILDING 2
3 STORY
12 UNITS

PHASE 1
BUILDING 3
3 STORY
12 UNITS

PHASE 1
BUILDING 4
3 STORY
12 UNITS

PHASE 1
BUILDING 5
3 STORY
12 UNITS

PHASE 1
BUILDING 6
3 STORY
12 UNITS

PHASE 1
BUILDING 7
3 STORY
12 UNITS

PHASE 1
BUILDING 8
3 STORY
12 UNITS

PHASE 1
BUILDING 9
3 STORY
12 UNITS

PHASE 1
BUILDING 10
3 STORY
12 UNITS

PHASE 1
BUILDING 11
3 STORY
12 UNITS

PHASE 1
BUILDING 12
3 STORY
12 UNITS

EXISTING DOG PARK

EXISTING BASKETBALL COURT

EXISTING CLUBHOUSE AND POOL

LEASING OFFICE
1 STORY

EXISTING VOLLEYBALL COURT

EXISTING SHARED SWM FACILITY TO BE MODIFIED. SEE SHEET 5

DETENTION BASIN/BMP EASEMENT

EXISTING STORM

EXISTING SSWR

EXISTING STORM SEWER

PROPOSED SIDEWALKS

RETAINING WALL - MAX HEIGHT 3'

RETAINING WALL - MAX HEIGHT 8'

PROPOSED SANITARY LATERAL

TIE IN TO EXISTING SSWR

TIE IN TO EXISTING SSWR MH

PROPOSED SSWR LATERAL

EXISTING SIDEWALK

CONCEPTUAL CROSSWALK

PROPOSED BUS SHELTER AT EXISTING BUS STOP

PROPOSED 10' SHARED USE PATH

PROPOSED 6' GRASS STRIP

PROPERTY LINE

ADJACENT PROPERTY LINE

EXISTING TREE LINE

WIRE FENCE

WOOD FENCE

CONC. SW

ASPH. SW

BRICK SW

SAN

SCALE 1"=100'
0 100' 200'

NAD 83

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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ATTAIN ON 5TH - PHASE 2

ALBEMARLE COUNTY, VIRGINIA

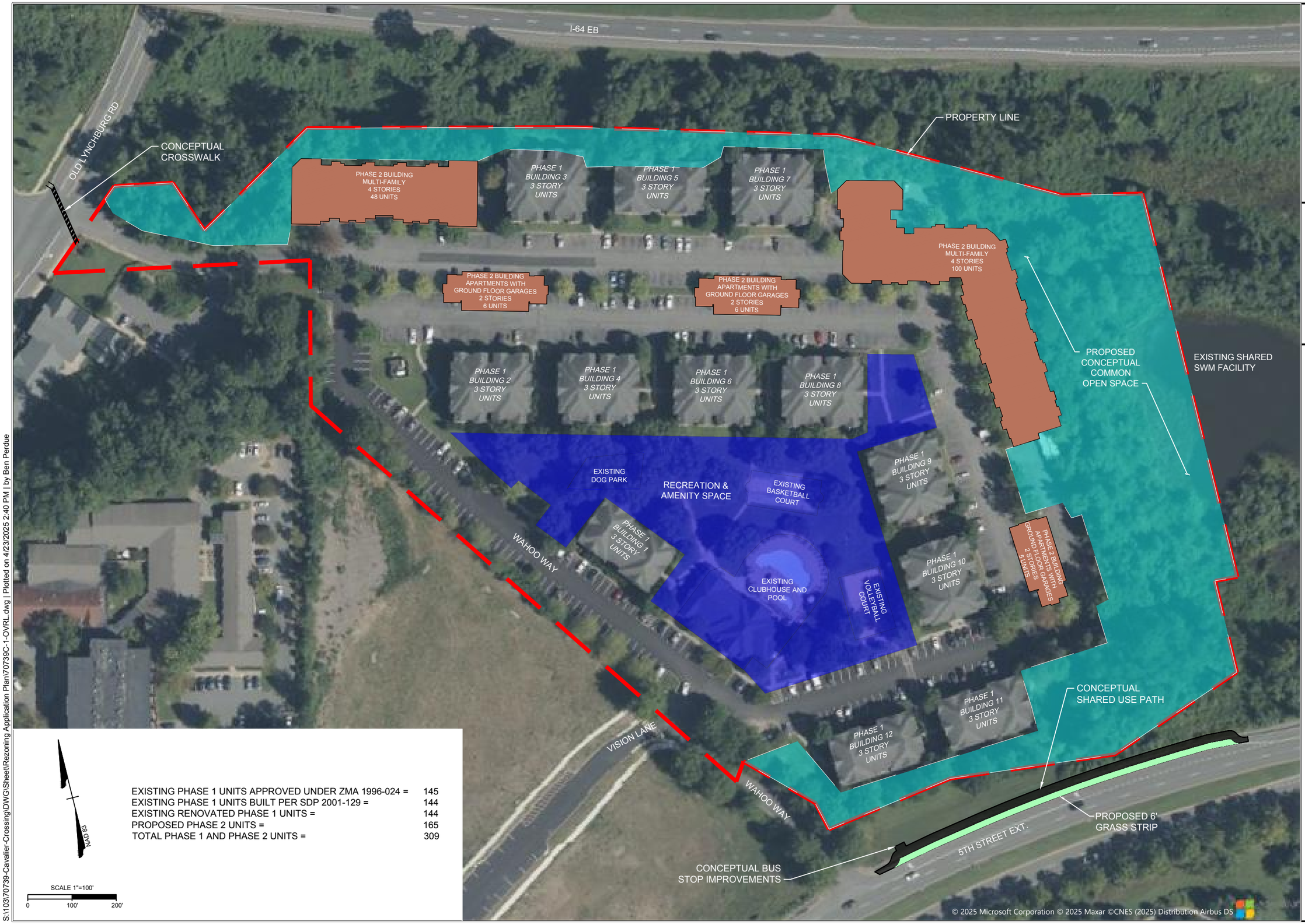
CONCEPTUAL GRADING, SWM, & UTILITIES PLAN

JOB NO. 70739

SHEET NO. 5

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NAD 83

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0 100' 200'

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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

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ATTAIN ON 5TH - PHASE 2

ALBEMARLE COUNTY, VIRGINIA

CONCEPTUAL AERIAL OVERLAY PLAN

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