

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

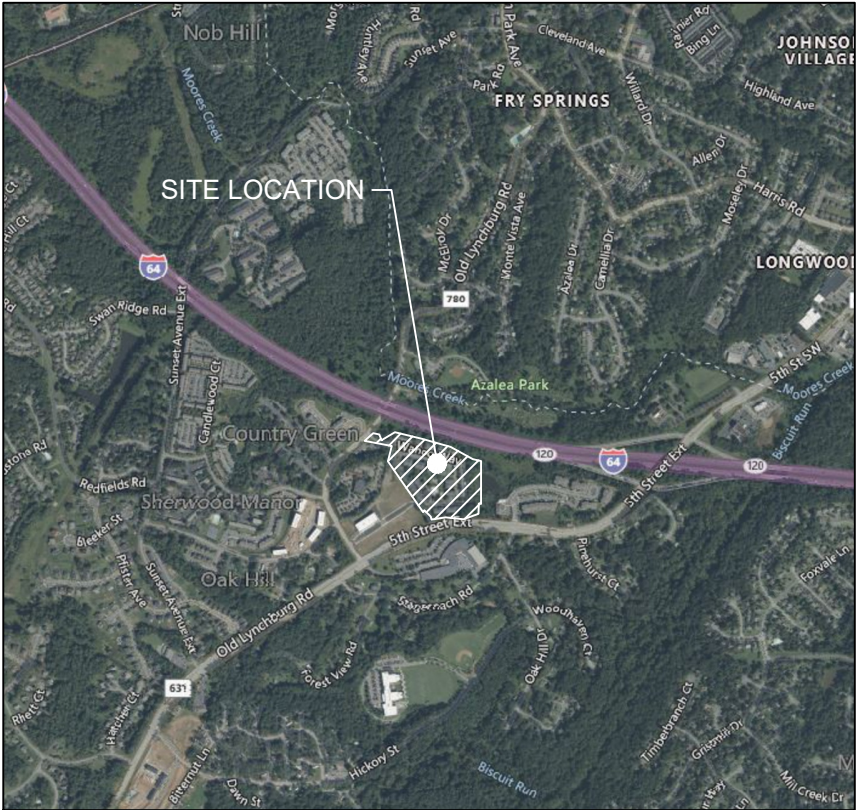
REV: 7/21/2025

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
CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.295.5624 FAX 434.295.8317 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

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



ATTAIN ON 5TH - PHASE 2

ALBEMARLE COUNTY, VIRGINIA

COVER SHEET

JOB NO.
70739

SHEET NO.
1

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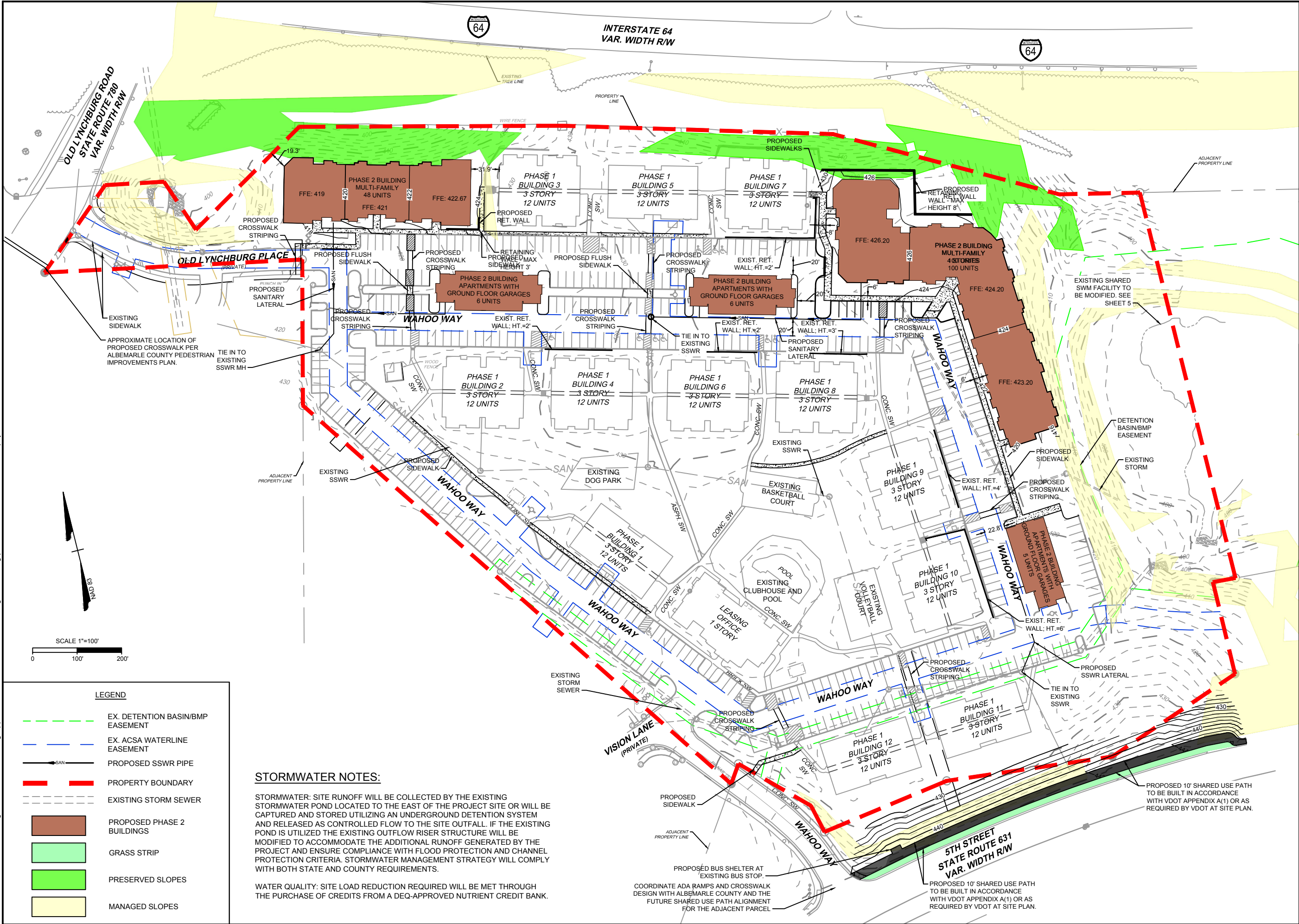
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S:\103\70739-Cavalier-Crossing\DWG\Sheet\Re zoning Application Plan\70739C-SUP-Grading-Exhibit.dwg | Plotted on 10/3/2025 4:12 PM | by Ben Perdue



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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"

ATTAIN ON 5TH - PHASE 2

ALBEMARLE COUNTY, VIRGINIA

CONCEPTUAL GRADING, SWM, & UTILITIES PLAN

JOB NO.

70739

SHEET NO.

5

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TIMMONS GROUP ATTAIN ON 5TH - PHASE 2 ALBEMARLE COUNTY, VIRGINIA CONCEPTUAL AERIAL OVERLAY PLAN		JOB NO.		70739			
		SHEET NO.		6			
YOUR VISION ACHIEVED THROUGH OURS.		DATE		DATE		4/25/2025	
				DRAWN BY		B. PERDUE	
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				CHECKED BY		C. SHIFFLETT	
		REVISION DESCRIPTION		SCALE		1" = 100"	
				COUNTY STAFF COMMENTS			
				COUNTY STAFF COMMENTS			