

NORTH POINTE ZMA & SUP APPLICATION PLAN

DATE: JANUARY 2026

TAX MAP PARCEL			
Parcel	Owner	Existing Zoning	Acreage
03200-00-00-020A4	CWH PROPERTIES LIMITED PARTNERSHIP	PD - MC	57.24±
03200-00-00-020A0	CWH PROPERTIES LIMITED PARTNERSHIP	PD - MC	2.50
03200-00-00-020A1	CWH PROPERTIES LIMITED PARTNERSHIP	PD - MC	2.50
03200-00-00-020A2	CWH PROPERTIES LIMITED PARTNERSHIP	PD - MC	2.50
03200-00-00-020A3	CWH PROPERTIES LIMITED PARTNERSHIP	PD - MC	8.07
03200-00-00-020A6	CWH PROPERTIES LIMITED PARTNERSHIP	PD - MC	0.40±
03200-00-00-020A7	CWH PROPERTIES LIMITED PARTNERSHIP	PD - MC	8.82±
032H0-00-00-000F0	NORTH POINTE CHARLOTTESVILLE LLC	PD - MC	2.28±
03200-00-00-023E1	NORTH POINTE CHARLOTTESVILLE LLC	PD - MC	7.93±
03200-00-00-023E3	NORTH POINTE CHARLOTTESVILLE LLC	PD - MC	5.04±
03200-00-00-023R5	NORTH POINTE CHARLOTTESVILLE LLC	PD - MC	9.31±
03200-00-00-023R4	NORTH POINTE CHARLOTTESVILLE LLC	PD - MC	0.65
03200-00-00-022K0	NEIGHBORHOOD INVESTMENTS - NP LLC	PD - MC	39.99±
03200-00-00-022P0	NEIGHBORHOOD INVESTMENTS LLC	RURAL AREAS	3.66
TOTAL ACRES			150.89±
TOTAL ORIGINAL ACRES			269±

OWNER: NORTH POINTE CHARLOTTESVILLE LLC
PO BOX 5526
CHARLOTTESVILLE, VA 22905

CWH PROPERTIES LIMITED PARTNERSHIP
PO BOX 5526
CHARLOTTESVILLE, VA 22905

NEIGHBORHOOD INVESTMENTS - NP, LLC
C/O NEIGHBORHOOD PROPERTIES, INC.
1025 WERTLAND STREET
CHARLOTTESVILLE, VA 22903

ENGINEER: TOWNES SITE ENGINEERING
C/O BRIAN C. MITCHELL, P.E.
1 PARK WEST CIRCLE, SUITE 108
MIDLOTHIAN, VA 23114
PHONE: (804) 748-9011
FAX: (434) 963-2670
EMAIL: BMITCHELL@CCTOWNES.COM

SITE AREA: 150.24± ACRES

ZONING: PD-MC

MAGISTERIAL DISTRICT: RIVANNA

SOURCE OF BOUNDARY AND TOPOGRAPHY: BY LOUSA AERIAL SURVEYS

DATE OF SURVEY: 01/05/2012

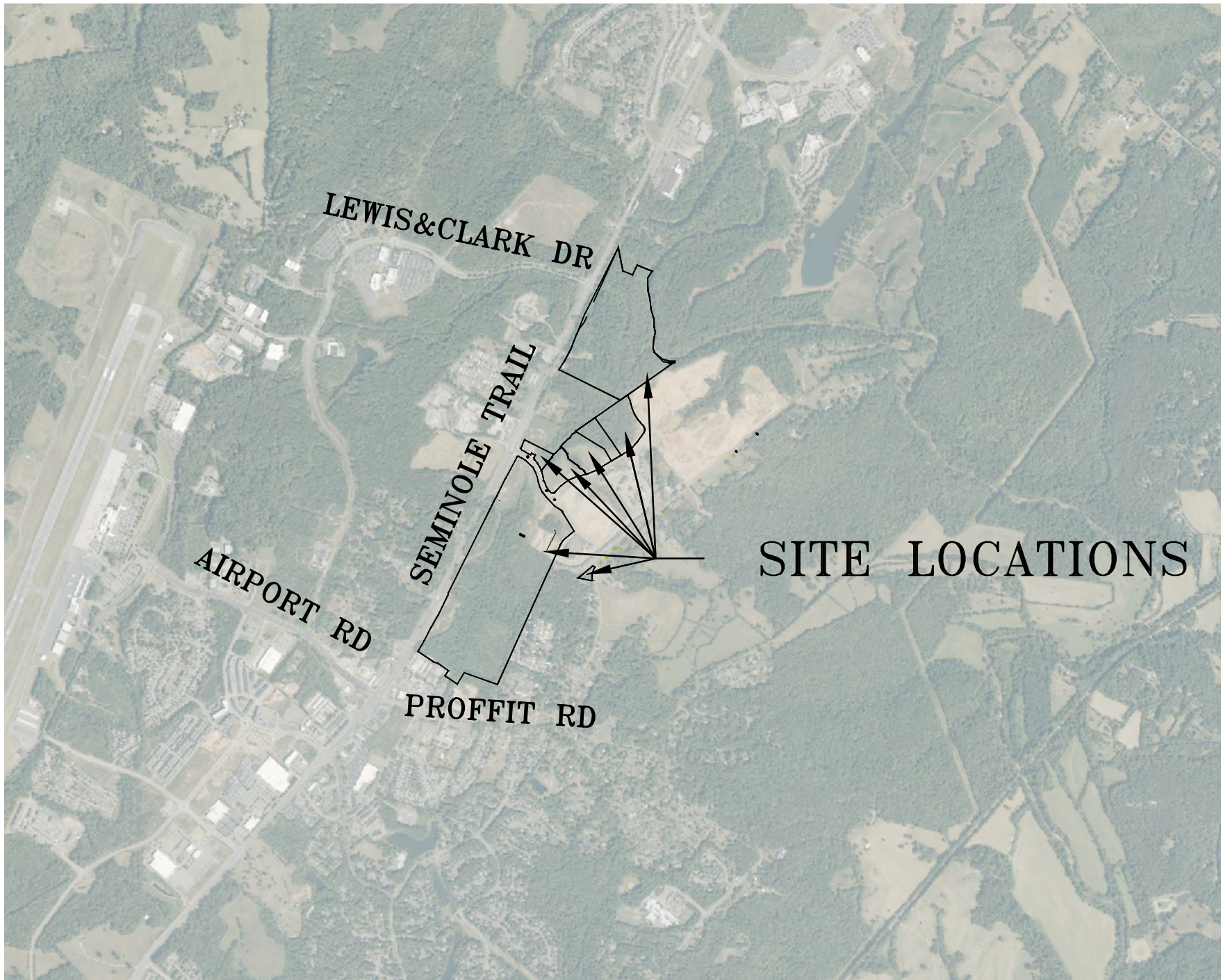
DATUM: HORIZONTAL: NAD83 VIRGINIA STATE PLANE GRID NORTH ZONE

WATER SUPPLY: ACSA

SANITARY SEWER: ACSA

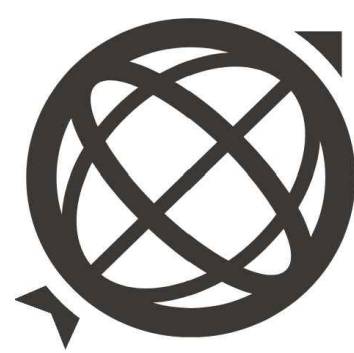
DRAINAGE DISTRICT: NORTH FORK RIVANNA RIVER

ALBEMARLE COUNTY GIS STEEP SLOPES ARE LOCATED WITHIN THE PROJECT LIMITS AND ARE SHOWN.
THERE ARE NO CONSTRUCTION ACTIVITIES PROPOSED WITHIN THE 100-YR FLOODPLAIN.
THE SITE IS NOT LOCATED IN A WATER SUPPLY PROTECTION DISTRICT.



VICINITY MAP
1" = 2000'

SHEET INDEX	
SHEET #	TITLE
1	TITLE SHEET
2	SUBJECT PARCELS
3	ZONING EXHIBIT
4	CONSERVATION EXHIBIT
5	PARKS EXHIBIT
6	TRAILS EXHIBIT
7	ROAD IMPROVEMENTS



NORTH POINTE
TITLE SHEET
RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA



GREAT EASTERN MANAGEMENT
2619 HYDRAULIC ROAD
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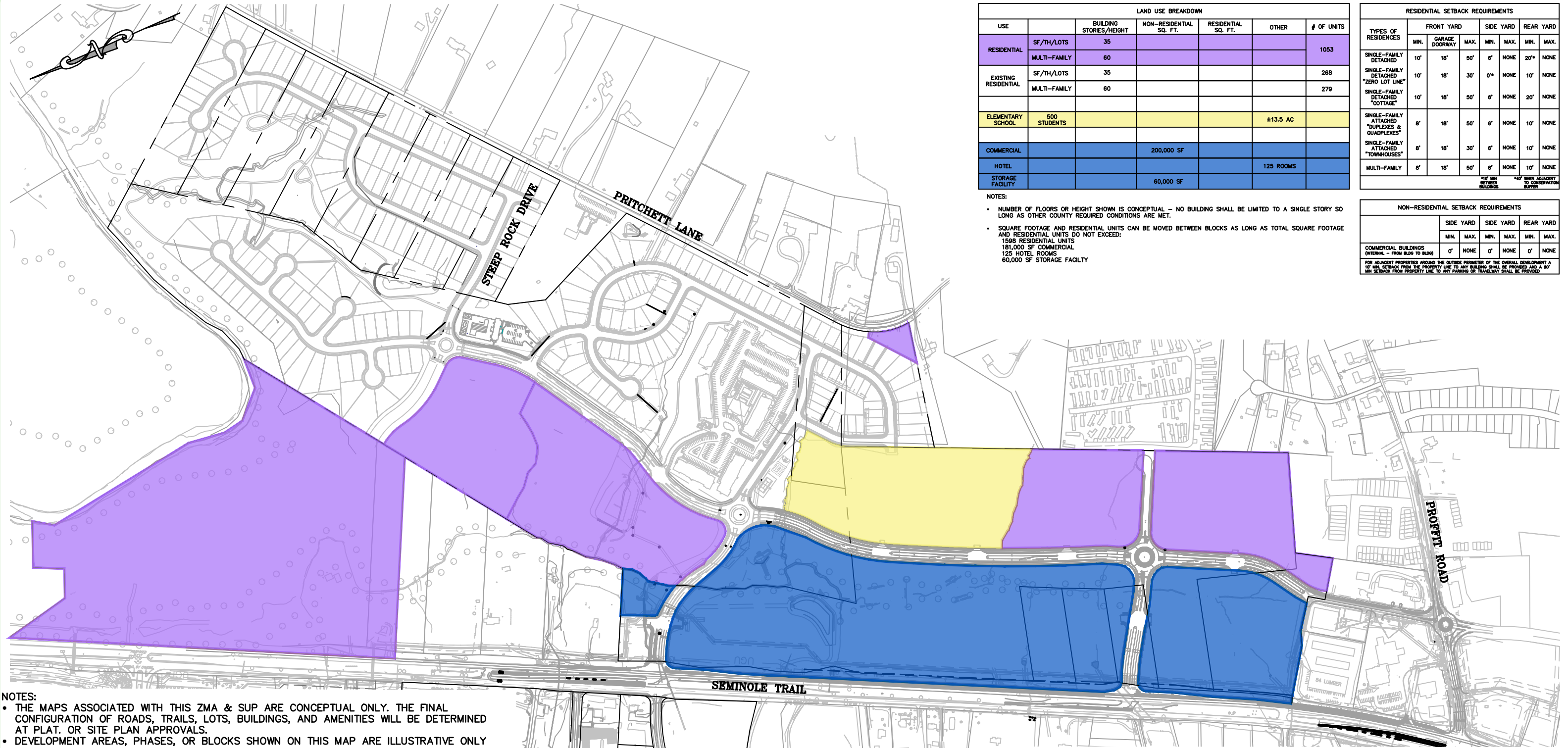
NOTE:
THE MAPS ASSOCIATED WITH THIS ZMA & SUP ARE CONCEPTUAL ONLY. THE
FINAL CONFIGURATION OF ROADS, TRAILS, LOTS, BUILDINGS, AND AMENITIES
WILL BE DETERMINED AT PLAT. OR SITE PLAN APPROVALS.



GREAT EASTERN
MANAGEMENT COMPANY

Townes
SITE ENGINEERING

DATE: JANUARY 29, 2026



LAND USE BREAKDOWN						
USE		BUILDING STORIES/HEIGHT	NON-RESIDENTIAL SQ. FT.	RESIDENTIAL SQ. FT.	OTHER	# OF UNITS
RESIDENTIAL	SF/TH/LOTS	35				1053
	MULTI-FAMILY	60				
EXISTING RESIDENTIAL	SF/TH/LOTS	35				268
	MULTI-FAMILY	60				279
ELEMENTARY SCHOOL	500 STUDENTS				±13.5 AC	
COMMERCIAL			200,000 SF			
HOTEL					125 ROOMS	
STORAGE FACILITY			60,000 SF			

- NOTES:
- NUMBER OF FLOORS OR HEIGHT SHOWN IS CONCEPTUAL – NO BUILDING SHALL BE LIMITED TO A SINGLE STORY SO LONG AS OTHER COUNTY REQUIRED CONDITIONS ARE MET.
 - SQUARE FOOTAGE AND RESIDENTIAL UNITS CAN BE MOVED BETWEEN BLOCKS AS LONG AS TOTAL SQUARE FOOTAGE AND RESIDENTIAL UNITS DO NOT EXCEED:
1598 RESIDENTIAL UNITS
181,000 SF COMMERCIAL
125 HOTEL ROOMS
60,000 SF STORAGE FACILITY

RESIDENTIAL SETBACK REQUIREMENTS							
TYPES OF RESIDENCES	FRONT YARD		SIDE YARD		REAR YARD		
	MIN.	GARAGE DOORWAY	MAX.	MIN.	MAX.	MIN.	MAX.
SINGLE-FAMILY DETACHED	10'	18'	50'	6'	NONE	20'	NONE
SINGLE-FAMILY DETACHED "ZERO LOT LINE"	10'	18'	30'	0"	NONE	10'	NONE
SINGLE-FAMILY DETACHED "COTTAGE"	10'	18'	50'	6'	NONE	20'	NONE
SINGLE-FAMILY ATTACHED "DUPLEXES & QUADPLEXES"	8'	18'	50'	6'	NONE	10'	NONE
SINGLE-FAMILY ATTACHED "TOWNHOUSES"	8'	18'	30'	6'	NONE	10'	NONE
MULTI-FAMILY	8'	18'	50'	6'	NONE	10'	NONE
*10' MIN. BETWEEN BUILDINGS *40' WHEN ADJACENT TO CONSERVATION BUFFER							

NON-RESIDENTIAL SETBACK REQUIREMENTS						
	SIDE YARD		SIDE YARD		REAR YARD	
	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
COMMERCIAL BUILDINGS (MINIMUM - FROM BUS TO BUS)	0'	NONE	0'	NONE	0'	NONE
FOR ADJACENT PROPERTIES AROUND THE OUTSIDE PERIMETER OF THE OVERALL DEVELOPMENT A 10' MIN. SETBACK FROM THE PROPERTY LINE TO ANY BUILDING SHALL BE PROVIDED AND A 20' MIN SETBACK FROM PROPERTY LINE TO ANY PARKING OR TRAVELWAY SHALL BE PROVIDED						

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 - DEVELOPMENT AREAS, PHASES, OR BLOCKS SHOWN ON THIS MAP ARE ILLUSTRATIVE ONLY AND NOT BINDING. OWNER MAY MODIFY, COMBINE, SUBDIVIDE, ELIMINATE, OR RECONFIGURE SUCH AREAS AT ANY TIME WITHOUT FURTHER AMENDMENT. DEVELOPMENT MAY PROCEED IN ANY SEQUENCE, ORDER, OR PHASING AT OWNER'S DISCRETION. NO SPECIFIC DEVELOPMENT ORDER IS REQUIRED AMONG THE AREAS SHOWN ON THIS MAP.
 - NO PARTICULAR TYPE OF DWELLING UNITS IS REQUIRED IN ANY PARTICULAR DEVELOPMENT AREA. OWNER HAS COMPLETE DISCRETION TO DETERMINE THE TYPE AND MIX OF ALL DWELLING UNITS, INCLUDING BUT NOT LIMITED TO SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, TOWNHOUSES, CONDOMINIUMS, APARTMENTS, MULTI-FAMILY UNITS, OR ANY OTHER PERMITTED HOUSING TYPE.
 - OF THE TOTAL 1,600 DWELLING UNITS, 350 UNITS ARE SPECIFICALLY ASSIGNED TO TAX MAP 32, PARCELS 22K AND 22P. THE REMAINING UNITS MAY BE DEVELOPED ANYWHERE ELSE ON THE SUBJECT PARCELS IN OWNER'S DISCRETION.

- COMMERCIAL & RESIDENTIAL
- RESIDENTIAL
- SCHOOL

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GRAPHIC SCALE

1 inch = 500 ft.

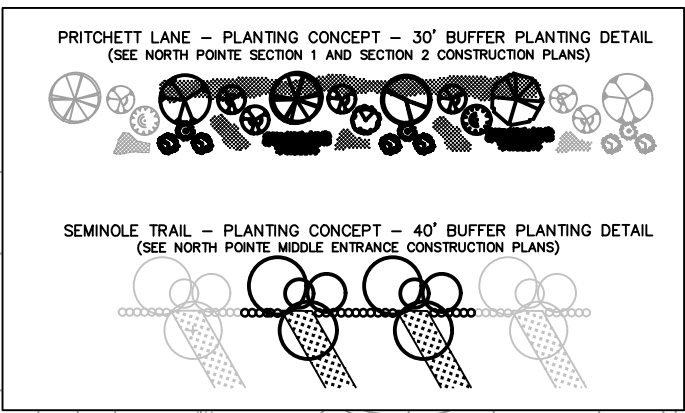
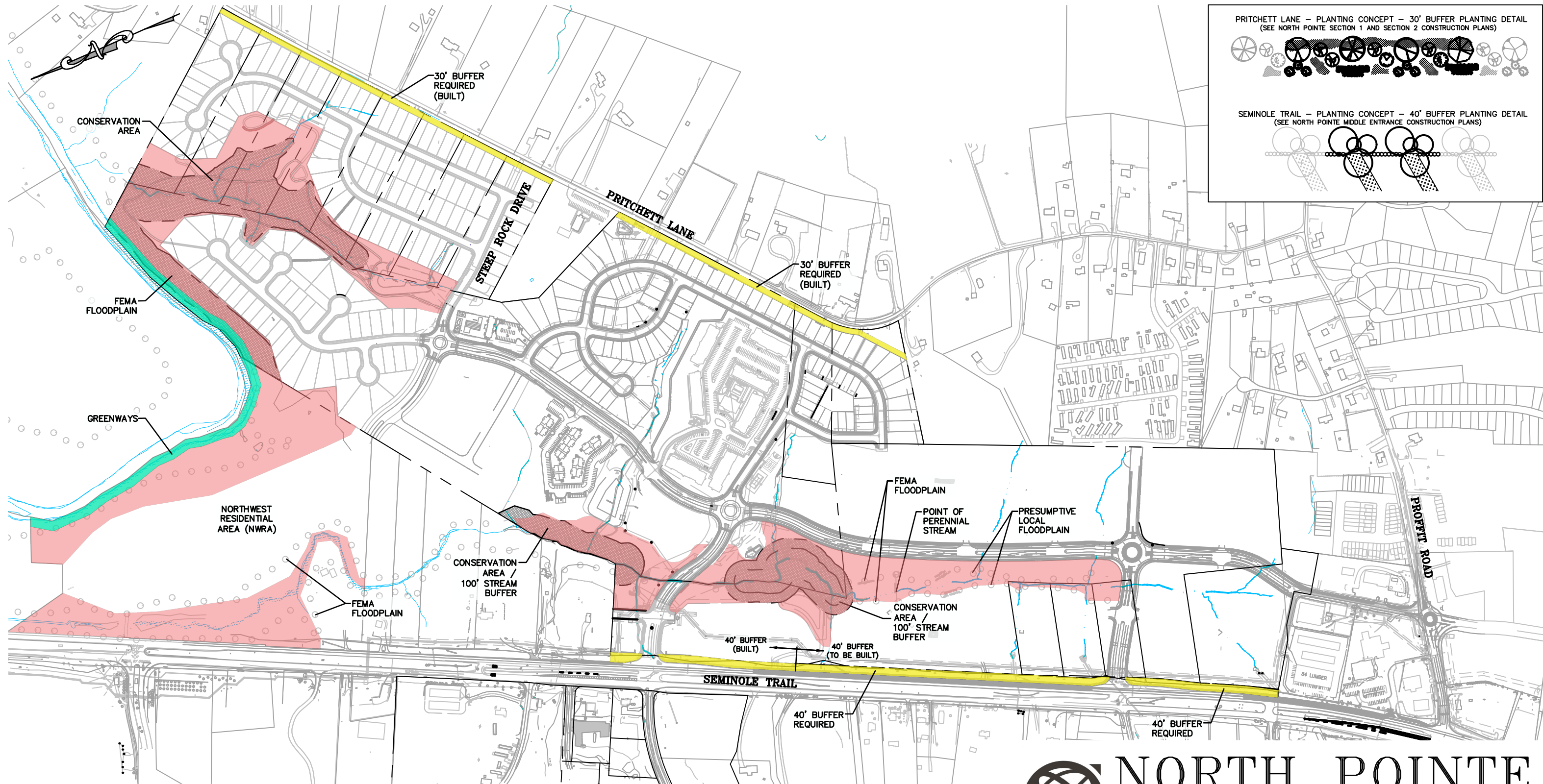
NORTH POINTE ZONING MAP

RIVANNA DISTRICT

ALBEMARLE COUNTY, VIRGINIA

GREAT EASTERN
MANAGEMENT COMPANY

Townes
SITE ENGINEERING



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- PARKS, OPEN SPACE (EXCLUSIVE OF GREENWAYS) & TRAILS SYSTEM ARE HOA OWNED AND MAINTAINED AND ARE NOT FOR PUBLIC USE



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GRAPHIC SCALE



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CONSERVATION BUFFER (HOA)



BUFFER - 7,025± LF (HOA)
(4,563 LF BUILT / 2,462 TO BE BUILT)



OPEN SPACE - 50± AC (HOA)



GREENWAYS - 3± AC
(TO BE DEDICATED UPON REQUEST FOR PUBLIC USE)



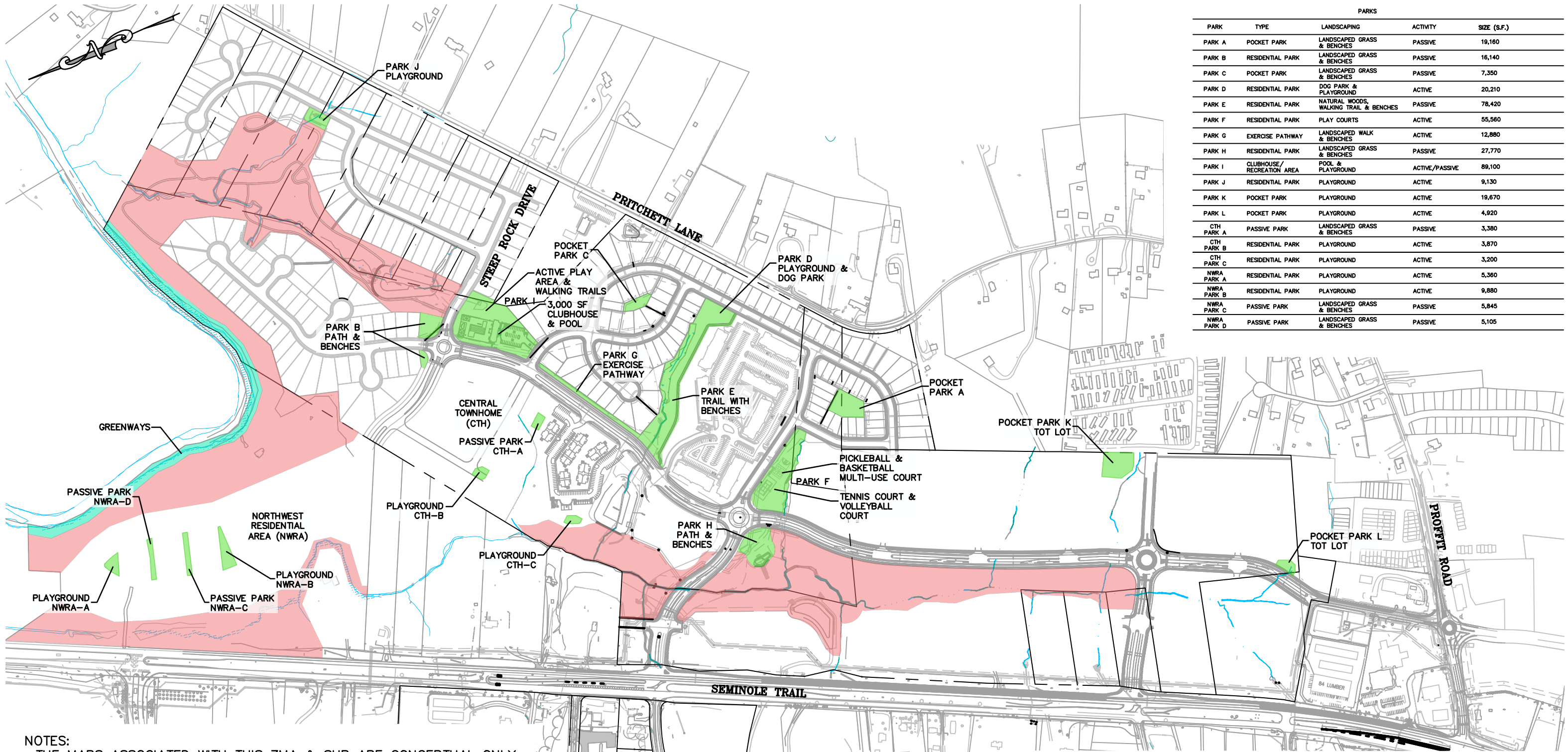
NORTH POINTE CONSERVATION EXHIBIT

RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA



GREAT EASTERN
MANAGEMENT COMPANY

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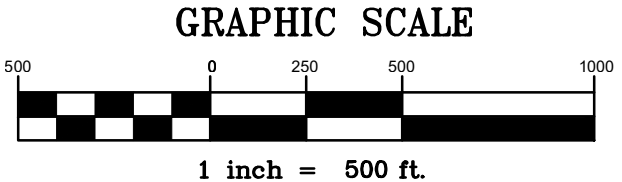
PARKS				
PARK	TYPE	LANDSCAPING	ACTIVITY	SIZE (S.F.)
PARK A	POCKET PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	19,160
PARK B	RESIDENTIAL PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	16,140
PARK C	POCKET PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	7,350
PARK D	RESIDENTIAL PARK	DOG PARK & PLAYGROUND	ACTIVE	20,210
PARK E	RESIDENTIAL PARK	NATURAL WOODS, WALKING TRAIL & BENCHES	PASSIVE	78,420
PARK F	RESIDENTIAL PARK	PLAY COURTS	ACTIVE	55,560
PARK G	EXERCISE PATHWAY	LANDSCAPED WALK & BENCHES	ACTIVE	12,880
PARK H	RESIDENTIAL PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	27,770
PARK I	CLUBHOUSE/RECREATION AREA	POOL & PLAYGROUND	ACTIVE/PASSIVE	89,100
PARK J	RESIDENTIAL PARK	PLAYGROUND	ACTIVE	9,130
PARK K	POCKET PARK	PLAYGROUND	ACTIVE	19,670
PARK L	POCKET PARK	PLAYGROUND	ACTIVE	4,920
CTH PARK A	PASSIVE PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	3,380
CTH PARK B	RESIDENTIAL PARK	PLAYGROUND	ACTIVE	3,870
CTH PARK C	RESIDENTIAL PARK	PLAYGROUND	ACTIVE	3,200
NWRA PARK A	RESIDENTIAL PARK	PLAYGROUND	ACTIVE	5,360
NWRA PARK B	RESIDENTIAL PARK	PLAYGROUND	ACTIVE	9,880
NWRA PARK C	PASSIVE PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	5,845
NWRA PARK D	PASSIVE PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	5,105

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-THE SHOWN PARKS, OPEN SPACE, TRAILS & SPORTS COURTS ARE PROVIDED TO SATISFY THE INTENT OF SECTION 4.16. THESE AREAS AND FACILITIES MAY BE MODIFIED AS SITE PLANS ARE REVIEWED WITH THE ADMINISTRATIVE APPROVAL OF THE GOVERNING AUTHORITY

- PARKS - 7.5± AC
- OPEN SPACE - 50± AC
- GREENWAYS - 3± AC
(TO BE DEDICATED UPON REQUEST FOR PUBLIC USE)

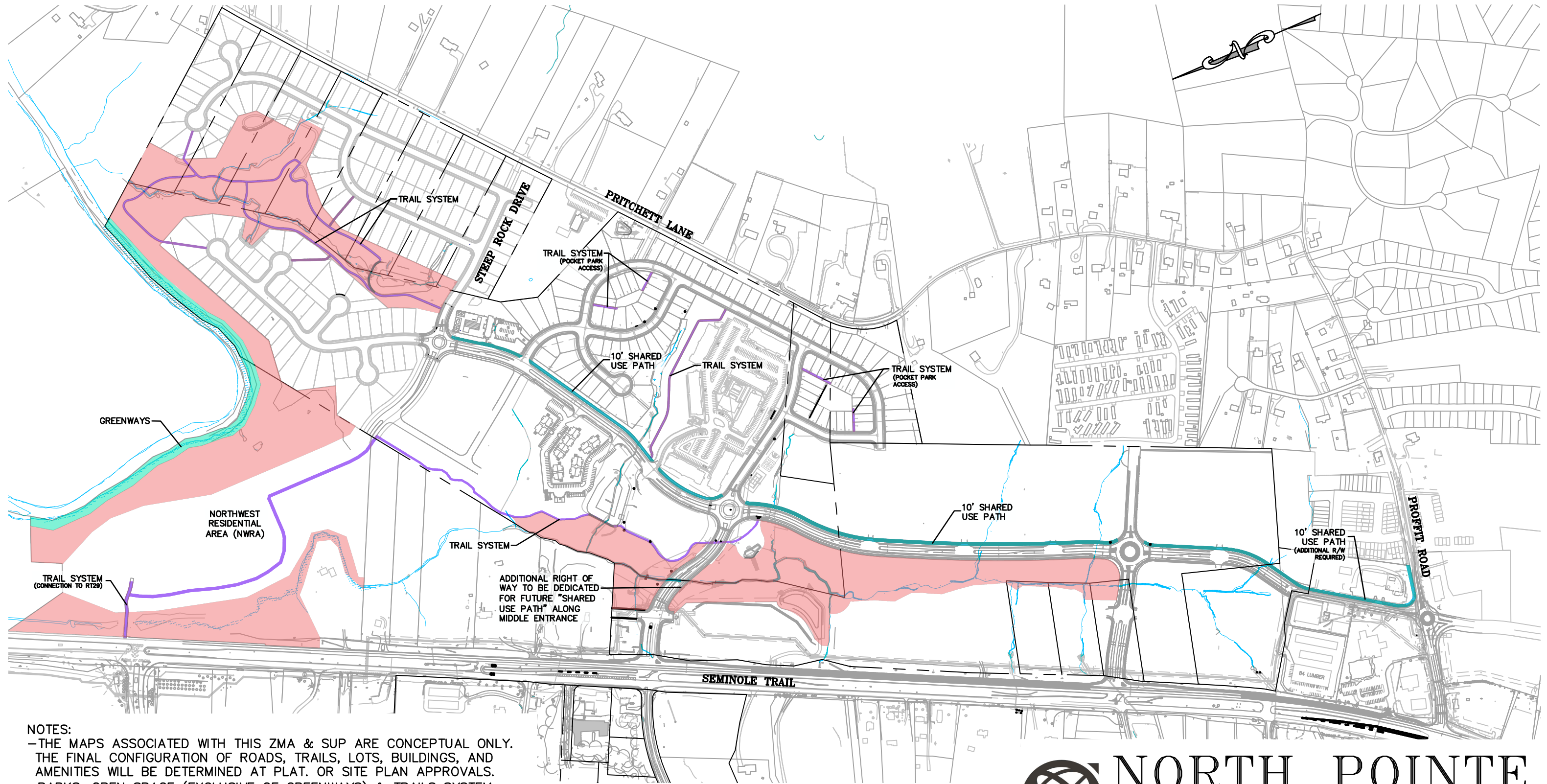
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NORTH POINTE PARKS EXHIBIT

RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA



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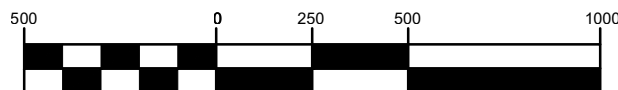


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GRAPHIC SCALE



1 inch = 500 ft.

- OPEN SPACE - 50± AC (HOA)
- TRAIL SYSTEM - 9,235± LF (HOA)
- SHARED USE PATH - 5,320± LF (HOA)
(LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY)
- GREENWAYS - 3± AC
(TO BE DEDICATED UPON REQUEST FOR PUBLIC USE)



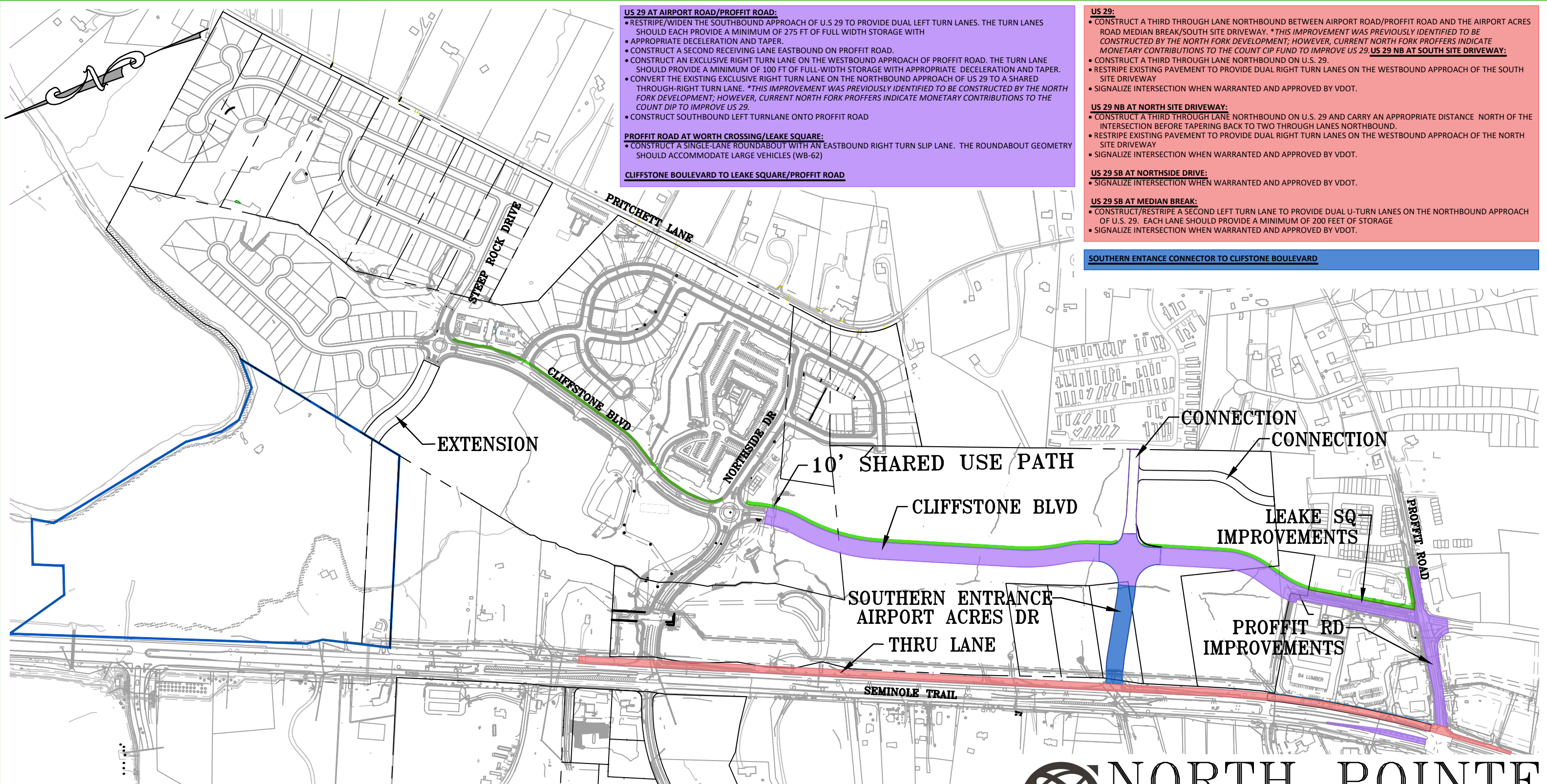
NORTH POINTE TRAILS EXHIBIT

RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA



GREAT EASTERN
MANAGEMENT COMPANY

Townes
SITE ENGINEERING



US 29 AT AIRPORT ROAD/PROFFIT ROAD:

- RESTRIPE/WIDEN THE SOUTHBOUND APPROACH OF U.S. 29 TO PROVIDE DUAL LEFT TURN LANES. THE TURN LANES SHOULD EACH PROVIDE A MINIMUM OF 275 FT OF FULL WIDTH STORAGE WITH APPROPRIATE DECELERATION AND TAPER.
- CONSTRUCT A SECOND RECEIVING LANE EASTBOUND ON PROFFIT ROAD.
- CONSTRUCT AN EXCLUSIVE RIGHT TURN LANE ON THE WESTBOUND APPROACH OF PROFFIT ROAD. THE TURN LANE SHOULD PROVIDE A MINIMUM OF 100 FT OF FULL-WIDTH STORAGE WITH APPROPRIATE DECELERATION AND TAPER.
- CONVERT THE EXISTING EXCLUSIVE RIGHT TURN LANE ON THE NORTHBOUND APPROACH OF US 29 TO A SHARED THROUGH-RIGHT TURN LANE. *THIS IMPROVEMENT WAS PREVIOUSLY IDENTIFIED TO BE CONSTRUCTED BY THE NORTH FORK DEVELOPMENT; HOWEVER, CURRENT NORTH FORK PROFFERS INDICATE MONETARY CONTRIBUTIONS TO THE COUNT DIP TO IMPROVE US 29.
- CONSTRUCT SOUTHBOUND LEFT TURNLANE ONTO PROFFIT ROAD

PROFFIT ROAD AT WORTH CROSSING/LEAKE SQUARE:

- CONSTRUCT A SINGLE-LANE ROUNDABOUT WITH AN EASTBOUND RIGHT TURN SLIP LANE. THE ROUNDABOUT GEOMETRY SHOULD ACCOMMODATE LARGE VEHICLES (WB-62)

CLIFFSTONE BOULEVARD TO LEAKE SQUARE/PROFFIT ROAD

US 29:

- CONSTRUCT A THIRD THROUGH LANE NORTHBOUND BETWEEN AIRPORT ROAD/PROFFIT ROAD AND THE AIRPORT ACRES ROAD MEDIAN BREAK/SOUTH SITE DRIVEWAY. *THIS IMPROVEMENT WAS PREVIOUSLY IDENTIFIED TO BE CONSTRUCTED BY THE NORTH FORK DEVELOPMENT; HOWEVER, CURRENT NORTH FORK PROFFERS INDICATE MONETARY CONTRIBUTIONS TO THE COUNT CIP FUND TO IMPROVE US 29. **US 29 NB AT SOUTH SITE DRIVEWAY:**
- CONSTRUCT A THIRD THROUGH LANE NORTHBOUND ON U.S. 29.
- RESTRIPE EXISTING PAVEMENT TO PROVIDE DUAL RIGHT TURN LANES ON THE WESTBOUND APPROACH OF THE SOUTH SITE DRIVEWAY
- SIGNALIZE INTERSECTION WHEN WARRANTED AND APPROVED BY VDOT.

US 29 NB AT NORTH SITE DRIVEWAY:

- CONSTRUCT A THIRD THROUGH LANE NORTHBOUND ON U.S. 29 AND CARRY AN APPROPRIATE DISTANCE NORTH OF THE INTERSECTION BEFORE TAPERING BACK TO TWO THROUGH LANES NORTHBOUND.
- RESTRIPE EXISTING PAVEMENT TO PROVIDE DUAL RIGHT TURN LANES ON THE WESTBOUND APPROACH OF THE NORTH SITE DRIVEWAY
- SIGNALIZE INTERSECTION WHEN WARRANTED AND APPROVED BY VDOT.

US 29 SB AT NORTHSIDE DRIVE:

- SIGNALIZE INTERSECTION WHEN WARRANTED AND APPROVED BY VDOT.

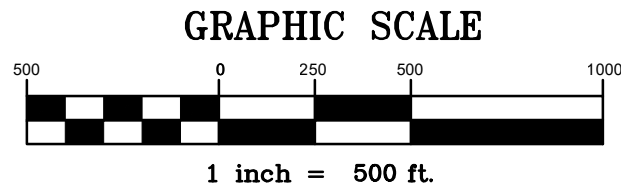
US 29 SB AT MEDIAN BREAK:

- CONSTRUCT/RESTRIPE A SECOND LEFT TURN LANE TO PROVIDE DUAL U-TURN LANES ON THE NORTHBOUND APPROACH OF U.S. 29. EACH LANE SHOULD PROVIDE A MINIMUM OF 200 FEET OF STORAGE
- SIGNALIZE INTERSECTION WHEN WARRANTED AND APPROVED BY VDOT.

SOUTHERN ENTRANCE CONNECTOR TO CLIFFSTONE BOULEVARD

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- ROAD IMPROVEMENTS REQUIRED WITH**
-  SOUTHEAST RESIDENTIAL IMPROVEMENTS - 15K VPD
 -  COMMERCIAL IMPROVEMENTS - 20K VPD
 -  COMMERCIAL IMPROVEMENTS - 25K VPD
 -  10' SHARED USE PATH




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NORTH POINTE ROAD EXHIBIT

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