

**North
Pointe**

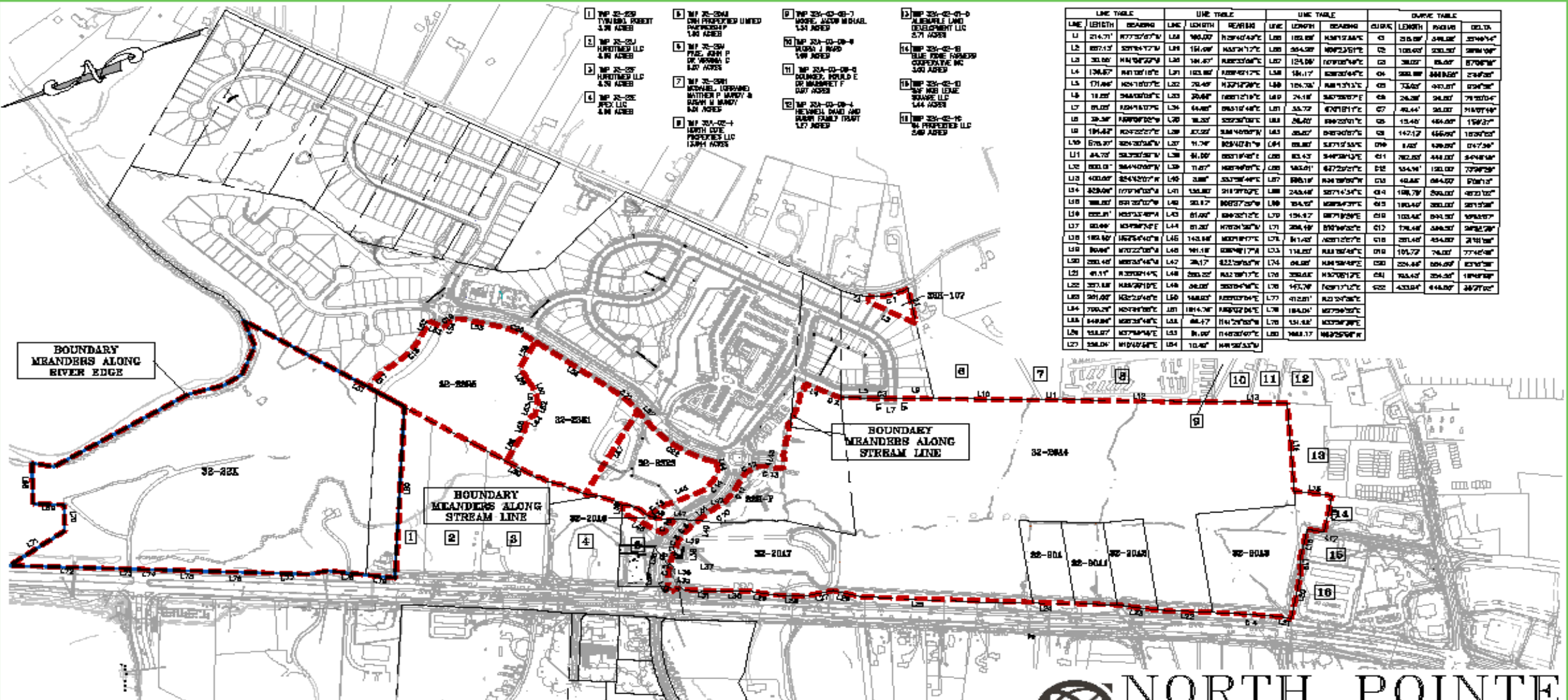


GREAT EASTERN
MANAGEMENT COMPANY

Board of Supervisors Meeting

April 1, 2026

- David Mitchell, Construction & Development Manger
- Big picture, we are asking for a reduction in commercial gross floor area from 849,000 to 241,000 and an increase of residential dwelling units (including, but not limited to, single-family, townhomes, quads, duplexes and multi-family) from 893 units to 1600 units.

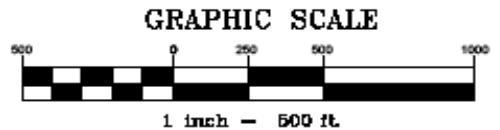


- 1 MP 20-200 TYNARDI ROBERT 3.34 ACRES
- 2 MP 20-201 HARTNEY LLC 4.31 ACRES
- 3 MP 20-202 HARTNEY LLC 4.31 ACRES
- 4 MP 20-203 JPEX LLC 4.31 ACRES
- 5 MP 20-204 DAVI PROPERTIES UNITED PARTNERSHIP 1.90 ACRES
- 6 MP 20-205 PINE JOHN P DR VIRGINIA C 8.87 ACRES
- 7 MP 20-206 MICHAEL LEONARD MATTHEW P WARDY & BARRY M WARDY 8.81 ACRES
- 8 MP 20-207 JARON EDE PROPERTIES LLC 12.94 ACRES
- 9 MP 20-208 WOODS ALAN MICHAEL 1.34 ACRES
- 10 MP 20-209 BLISS J REAR 1.90 ACRES
- 11 MP 20-210 SCOTT & SCOTTED HIGHLAND DR MARGARET F DAY 4.31 ACRES
- 12 MP 20-211 HEWELL DAVID AND BARRY FAMILY TRUST 1.77 ACRES
- 13 MP 20-212 BLUE PINE PARTNERS COOPERATIVE INC 3.00 ACRES
- 14 MP 20-213 BLUE PINE PARTNERS COOPERATIVE INC 3.00 ACRES
- 15 MP 20-214 SUE ANN LEANE SQUAKE LLC 1.44 ACRES
- 16 MP 20-215 WIL PROPERTIES LLC 2.60 ACRES

LINE TABLE		LINE TABLE		LINE TABLE		CURVE TABLE	
LINE	COORDINATE	LINE	COORDINATE	LINE	COORDINATE	CURVE	DELTA
L1	214.71' N77°32'07"W	L18	140.00' N30°42'04"E	L25	102.00' N47°12'00"E	C1	25.00'
L2	857.13' S20°14'27"W	L19	154.00' N43°17'17"E	L26	354.50' N47°12'00"E	C2	100.00'
L3	30.00' N41°04'27"W	L20	144.87' N43°20'04"E	L27	124.00' N47°12'00"E	C3	30.00'
L4	124.87' N41°04'27"E	L21	103.00' N43°20'04"E	L28	154.17' S20°14'27"E	C4	300.00'
L5	171.00' N41°04'27"E	L22	70.40' N43°20'04"E	L29	154.70' N41°13'13"E	C5	73.00'
L6	11.00' S44°30'04"E	L23	20.40' N43°20'04"E	L30	24.10' N47°12'00"E	C6	24.10'
L7	81.00' N41°13'13"E	L24	64.00' S45°12'48"E	L31	53.70' S70°11'17"E	C7	40.44'
L8	38.50' N47°04'27"E	L25	30.00' S20°14'27"E	L32	26.00' N47°12'00"E	C8	15.40'
L9	184.40' N47°04'27"E	L26	37.00' S44°30'04"E	L33	85.00' S47°12'00"E	C9	142.12'
L10	576.20' S20°14'27"E	L27	11.70' S20°14'27"E	L34	88.00' S47°12'00"E	C10	1.60'
L11	44.70' S44°30'04"E	L28	30.00' S20°14'27"E	L35	83.43' S47°12'00"E	C11	70.20'
L12	800.00' S44°30'04"E	L29	11.00' N47°12'00"E	L36	143.00' S47°12'00"E	C12	154.41'
L13	400.00' S44°30'04"E	L30	3.00' S20°14'27"E	L37	800.00' N41°04'27"E	C13	40.00'
L14	800.00' N41°04'27"E	L31	130.00' S11°37'00"E	L38	243.40' S71°43'41"E	C14	100.70'
L15	100.00' S11°37'00"E	L32	30.17' S20°14'27"E	L39	104.10' S47°12'00"E	C15	100.40'
L16	800.00' N41°04'27"E	L33	81.00' S47°12'00"E	L40	134.47' S71°12'00"E	C16	103.40'
L17	80.00' N47°12'00"E	L34	143.00' N47°12'00"E	L41	204.10' S71°12'00"E	C17	70.40'
L18	100.00' N47°12'00"E	L35	143.00' N47°12'00"E	L42	81.40' N47°12'00"E	C18	201.40'
L19	80.00' N47°12'00"E	L36	141.10' S44°30'04"E	L43	114.00' N47°12'00"E	C19	101.70'
L20	200.40' S20°14'27"E	L37	20.17' S22°20'04"E	L44	80.00' N47°12'00"E	C20	201.40'
L21	81.17' N47°12'00"E	L38	200.20' N42°30'17"E	L45	200.00' N47°12'00"E	C21	103.40'
L22	201.40' N47°12'00"E	L39	80.00' S20°14'27"E	L46	143.70' N47°12'00"E	C22	433.04'
L23	201.00' N47°12'00"E	L40	143.00' N47°12'00"E	L47	81.20' N42°30'17"E	C23	44.00'
L24	700.20' N47°12'00"E	L41	1814.70' N47°12'00"E	L48	184.00' N47°12'00"E	C24	184.00'
L25	848.00' N47°12'00"E	L42	88.47' N41°20'00"E	L49	151.00' N47°12'00"E	C25	151.00'
L26	153.00' N47°12'00"E	L43	10.00' N47°12'00"E	L50	100.17' N47°12'00"E	C26	100.17'
L27	200.00' N47°12'00"E	L44	10.00' N47°12'00"E				

NOTE:
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 THE FINAL CONFIGURATION OF ROADS, TRAILS, LOTS, BUILDINGS, AND
 AMENITIES WILL BE DETERMINED AT PLAT. OR SITE PLAN APPROVALS.

DATE: 08/20/2024
BY: JAMES W. COOPER, P.E.
PROJECT: NORTH POINTE SUBJECT PARCELS
SCALE: 1" = 600'
FILE: 2024-08-20
PROJECT: 2024-08-20
SCALE: 1" = 600'

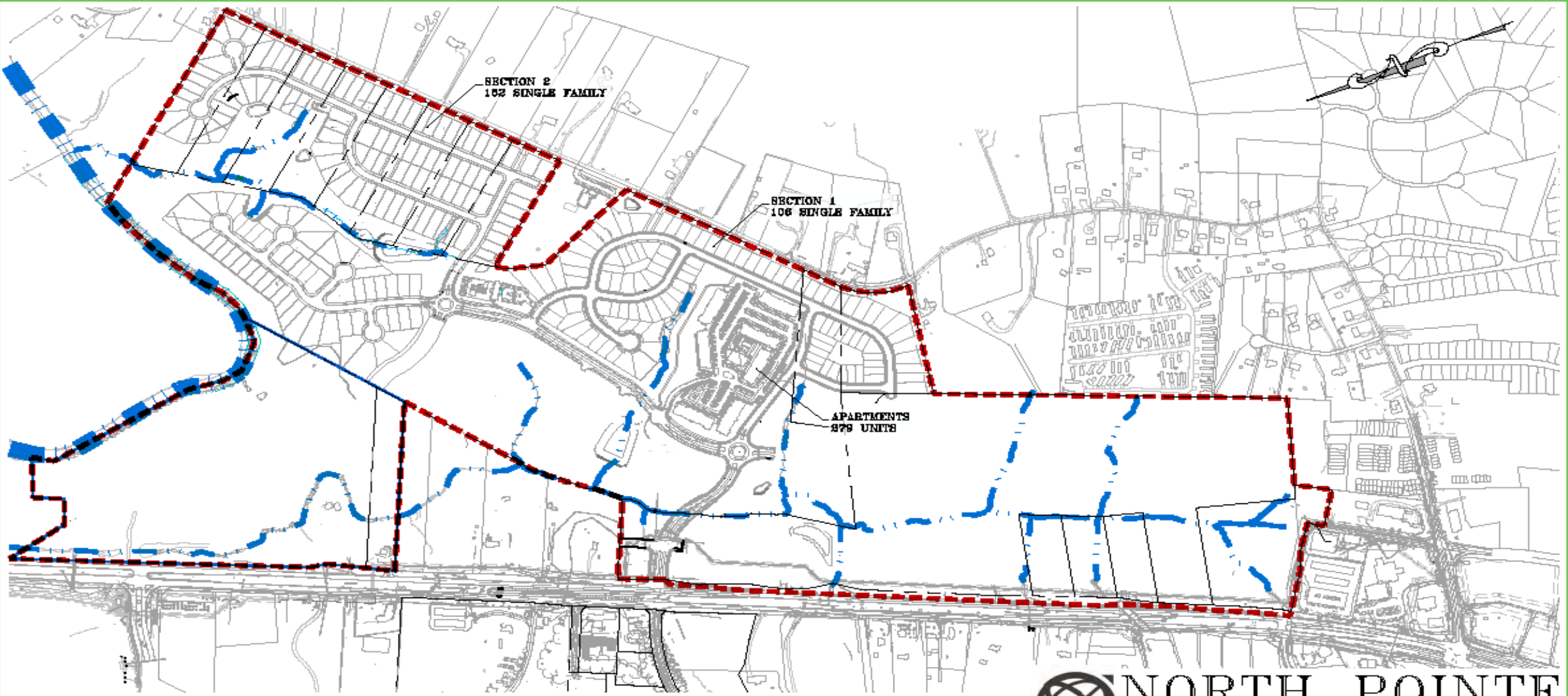


----- AREA TO BE REZONED TO PD-MC WITH SUP FOR RESIDENTIAL USES

NORTH POINTE SUBJECT PARCELS RIVANNA DISTRICT ALBEMARLE COUNTY, VIRGINIA

**GREAT EASTERN
 MANAGEMENT COMPANY**

**Townes
 SITE ENGINEERING**



NOTE:
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NORTH POINTE
CURRENT CONDITIONS
 RIVANNA DISTRICT
 ALBEMARLE COUNTY, VIRGINIA



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GRAPHIC SCALE



1 inch = 500 ft.

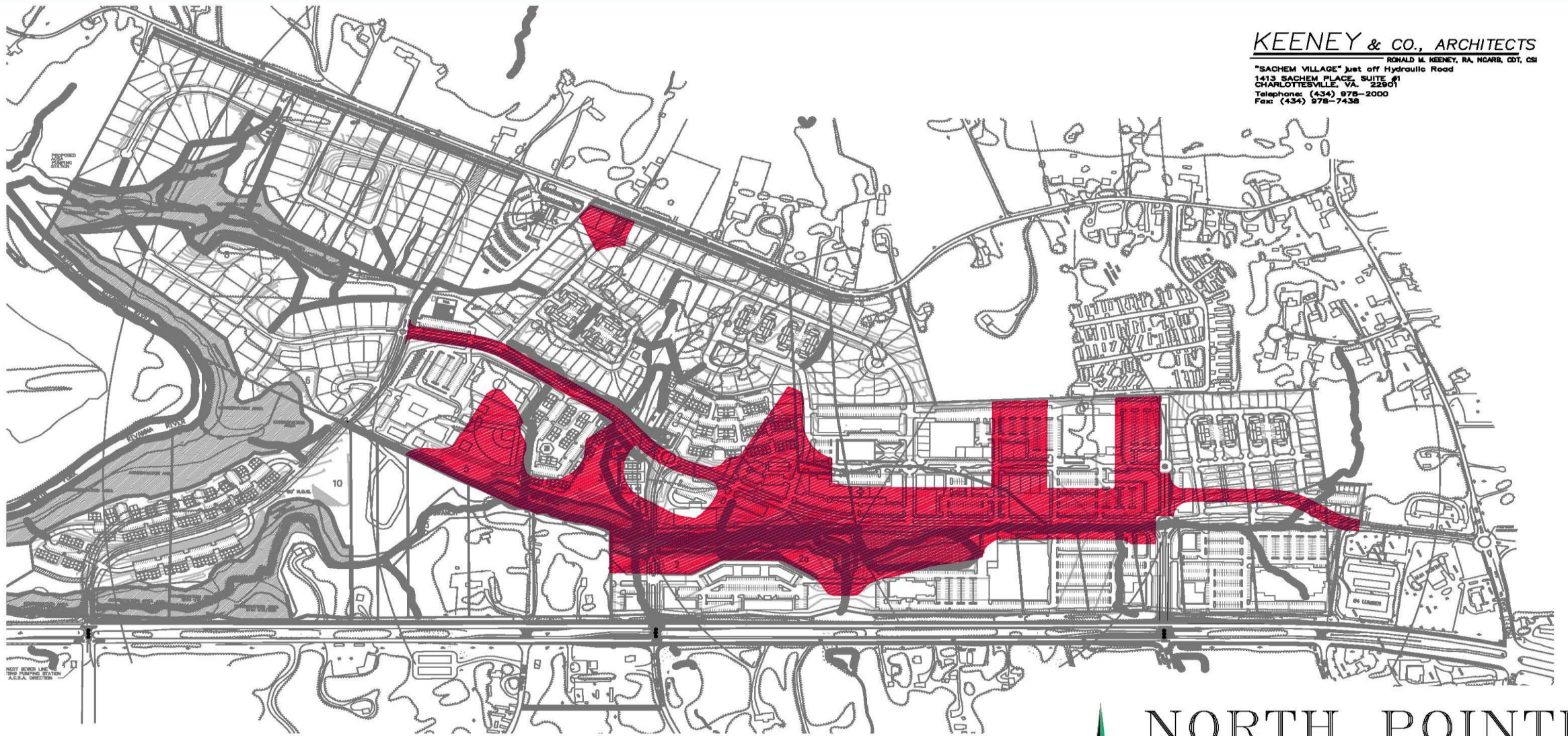


GREAT EASTERN
 MANAGEMENT COMPANY

Townes
 SITE ENGINEERING

KEENEY & CO., ARCHITECTS

RONALD M. KEENEY, RA, NCARB, CDT, CSI
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CHARLOTTESVILLE, VA. 22901
Telephone: (434) 978-2000
Fax: (434) 978-7438



DEVELOPABLE AREA LOST DUE
TO INABILITY TO PERMIT STREAM
IMPACTS & OFF LINE BMPs
= ±48 ACRES



NORTH POINTE
LOST LAND
RIO DISTRICT
ALBEMARLE COUNTY, VIRGINIA



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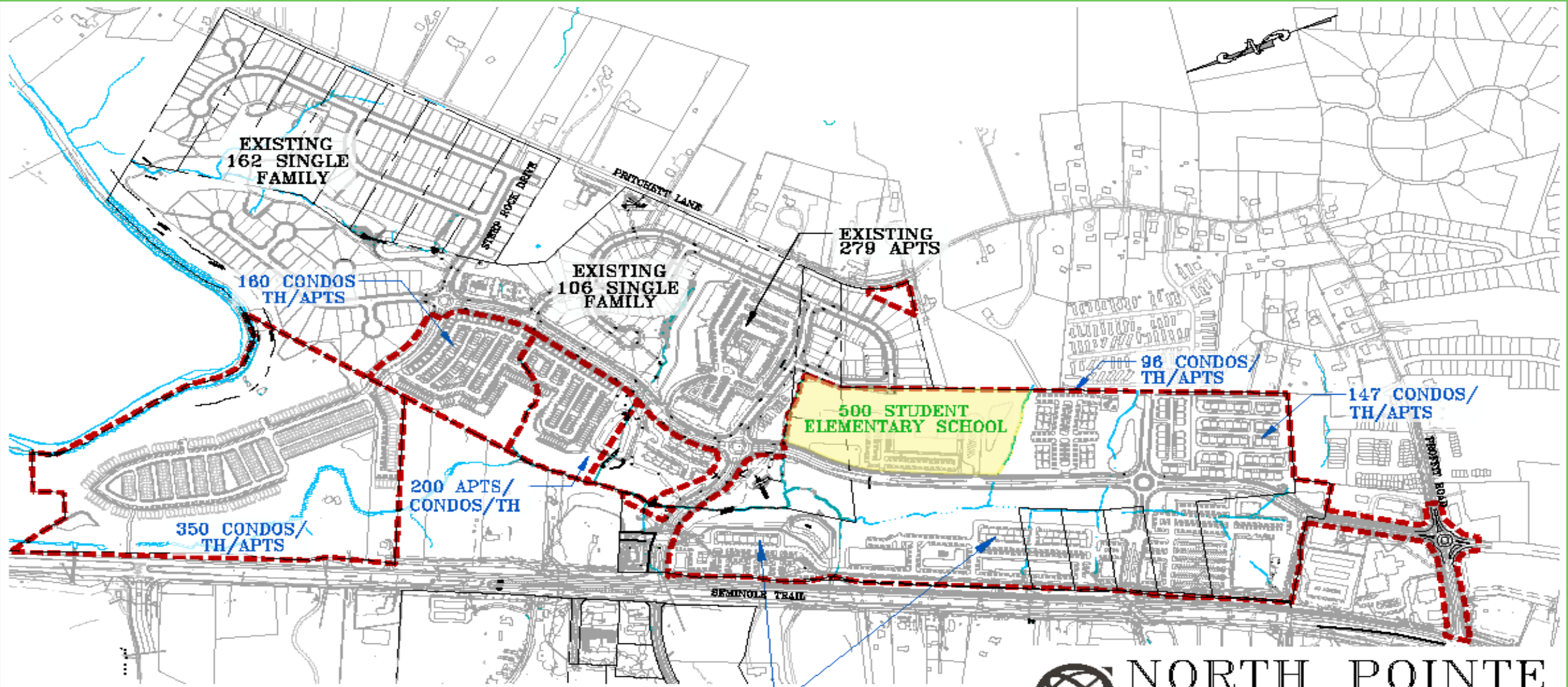


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GREAT EASTERN
MANAGEMENT COMPANY

Townes
SITE ENGINEERING



EXISTING
162 SINGLE
FAMILY

180 CONDOS/
TH/APTS

EXISTING
106 SINGLE
FAMILY

EXISTING
279 APTS

500 STUDENT
ELEMENTARY SCHOOL

96 CONDOS/
TH/APTS

147 CONDOS/
TH/APTS

200 APTS/
CONDOS/TH

350 CONDOS/
TH/APTS

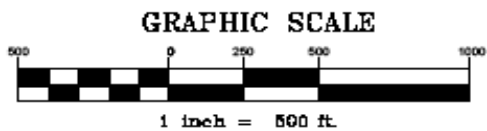
105 CONDOS/
TH/APTS

----- AREA TO BE REZONED TO PD-MC
WITH SUP FOR RESIDENTIAL USES



NORTH POINTE CONCEPTUAL EXHIBIT

RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA



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**GREAT EASTERN
MANAGEMENT COMPANY**

Townes
SITE ENGINEERING

COMMERCIAL GROSS FLOOR AREA SUMARRY

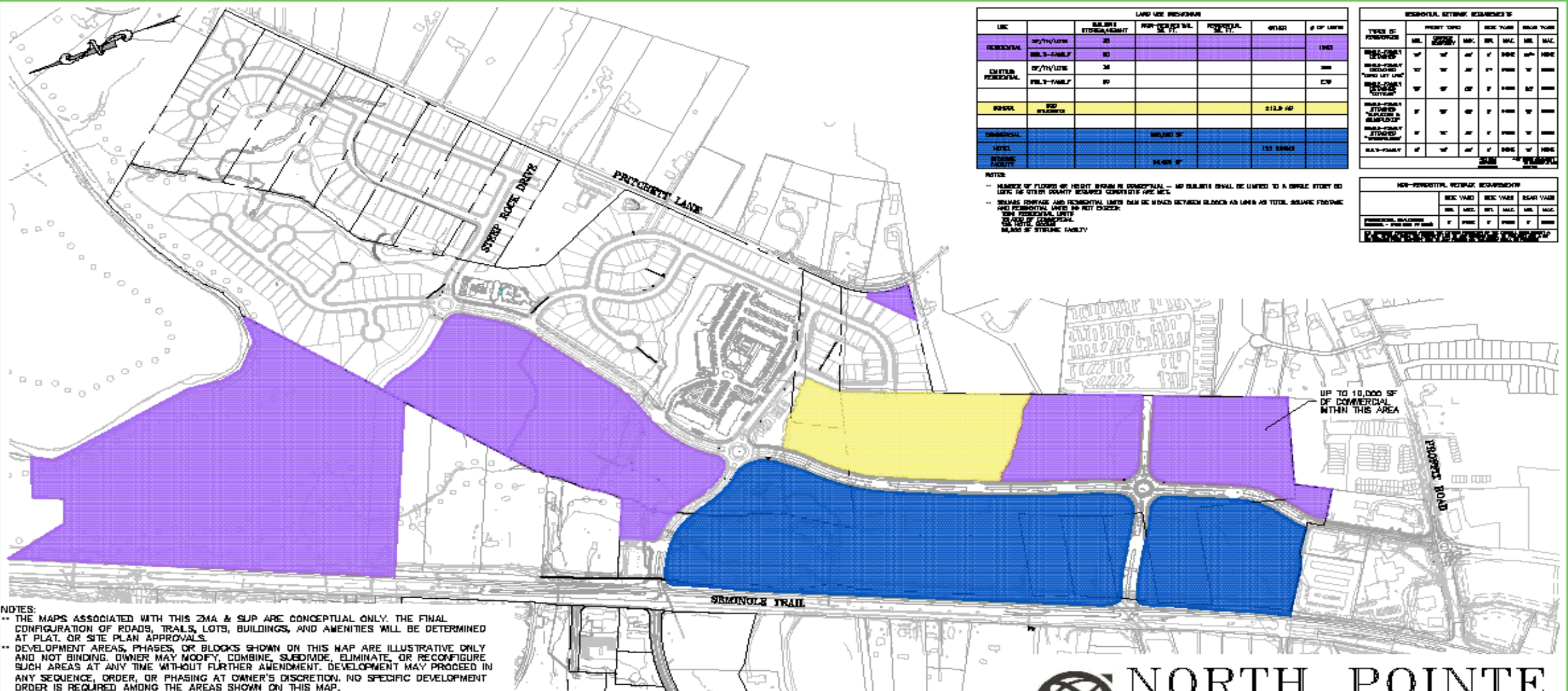
TOTALS (MAX. GROSS FLOOR AREA)	924,548	316,000	
	Less School Sqft	<u>75,000</u>	
	Net Commercial GFA	<u>241,000</u>	-71.6%

RESIDENTIAL AREA UNIT SUMARRY

Commercial Area Residential Condominium	126		
Neighborhood Investments Townhome Section	184	350	
Estimated Single Family Detached	269	269	
Estimated Other (Townhomes, Quads & Duplexes)	109	500	
Estimated Multi Family	<u>205</u>	<u>479</u>	
	893	1,598	55.9%

TRAFFIC SUMARRY

Traffic Analysis Comparison			
Daily Traffic (vpd)	29,418	21,204	-27.92%



LAND USE PRECEDENCE						
USE		MINIMUM STORAGE/HEIGHT	MINIMUM SETBACK	MINIMUM SETBACK	MINIMUM SETBACK	# OF UNITS
RESIDENTIAL	SP/TH/LOW	20				1000
	MULTI-FAMILY	30				1000
CLUSTER RESIDENTIAL	SP/TH/LOW	20				1000
	MULTI-FAMILY	30				1000
INDUSTRIAL	IND				212.9 AC	
OFFICE	OFF				130 AC	
RECREATION	REC					
RECREATION FACILITY	REC					

NOTES:
 -- NUMBER OF FLOORS OF HEIGHT SHOWN IS CONCEPTUAL -- NO HEIGHT SHALL BE LIMITED TO A SINGLE STORY OR LESS FOR OTHER COUNTY REGULATORY CONSIDERATIONS.
 -- SQUARE FOOTAGE AND RESIDENTIAL UNITS SHALL BE MEASURED BETWEEN BLDG AS LINES AS TOTAL SQUARE FOOTAGE AND RESIDENTIAL UNITS BY UNIT COVER.
 -- THIS ZONING MAP IS A CONCEPTUAL ZONING MAP AND DOES NOT CONSTITUTE A GUARANTEE OF ANYTHING.

TYPE OF PROPOSER	RESIDENTIAL, OFFICE, RECREATION					
	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK
RESIDENTIAL	10'	5'	5'	10'	5'	5'
CLUSTER RESIDENTIAL	10'	5'	5'	10'	5'	5'
INDUSTRIAL	10'	5'	5'	10'	5'	5'
OFFICE	10'	5'	5'	10'	5'	5'
RECREATION	10'	5'	5'	10'	5'	5'
RECREATION FACILITY	10'	5'	5'	10'	5'	5'

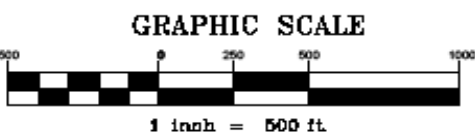
TYPE OF PROPOSER	NON-RESIDENTIAL, OFFICE, RECREATION					
	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK
INDUSTRIAL	10'	5'	5'	10'	5'	5'
OFFICE	10'	5'	5'	10'	5'	5'
RECREATION	10'	5'	5'	10'	5'	5'
RECREATION FACILITY	10'	5'	5'	10'	5'	5'

NOTES:
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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, 300 UNITS ARE SPECIFICALLY ASSIGNED TO TAX MAP 52. 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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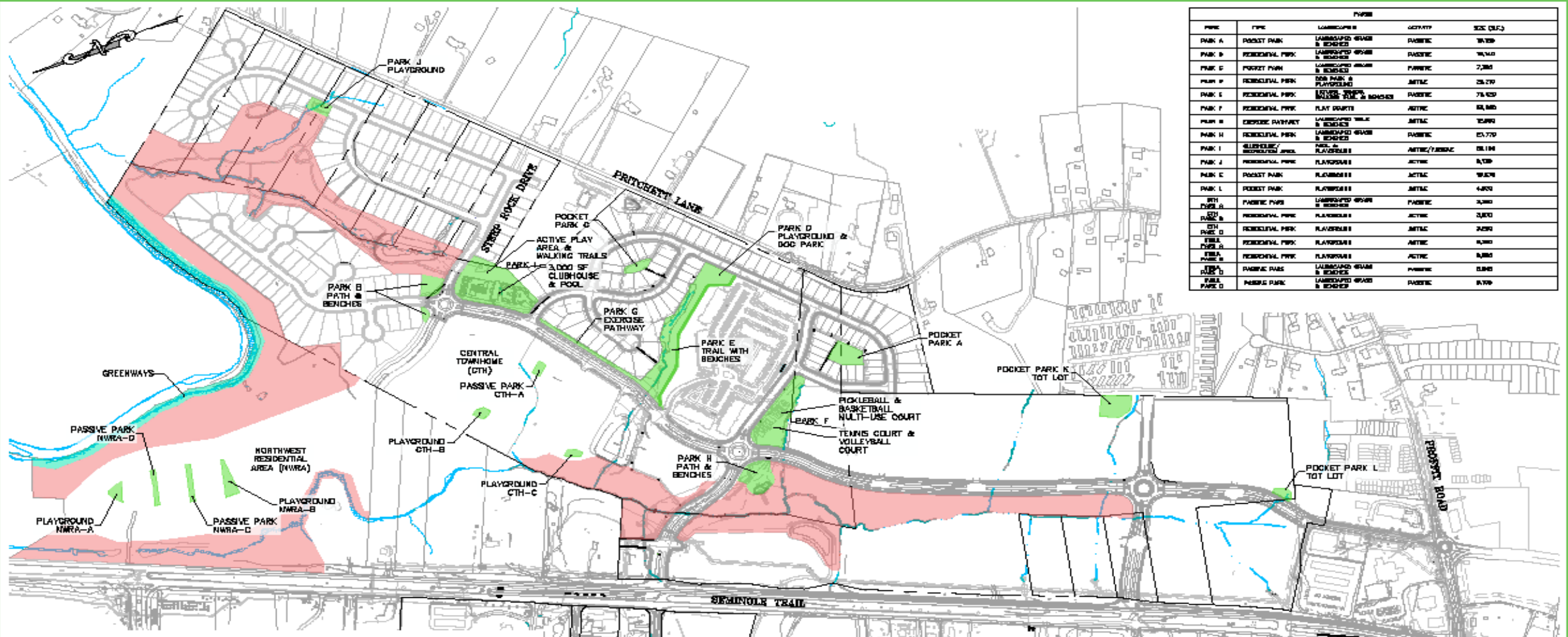


NORTH POINTE ZONING MAP

RIVANNA DISTRICT ALBEMARLE COUNTY, VIRGINIA

**GREAT EASTERN
MANAGEMENT COMPANY**

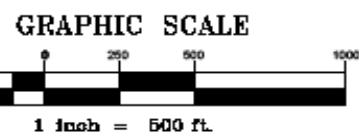
**Townes
SITE ENGINEERING**



PK#	TYPE	LANDSCAPE	ACTIVITY	SIZE (S.F.)
PARK A	POCKET PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	16,750
PARK B	RECREATIONAL PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	16,140
PARK C	POCKET PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	7,280
PARK D	RECREATIONAL PARK	OPEN PARK & PLAYGROUND	ACTIVE	25,270
PARK E	RECREATIONAL PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	78,420
PARK F	RECREATIONAL PARK	PLAY COURTS	ACTIVE	22,860
PARK G	EXERCISE PATHWAY	LANDSCAPED GRASS & BENCHES	ACTIVE	10,890
PARK H	RECREATIONAL PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	25,770
PARK I	RECREATIONAL PARK	LANDSCAPED GRASS & BENCHES	ACTIVE/PASSIVE	28,170
PARK J	RECREATIONAL PARK	PLAYGROUND	ACTIVE	8,730
PARK K	POCKET PARK	LANDSCAPED GRASS & BENCHES	ACTIVE	16,070
PARK L	POCKET PARK	LANDSCAPED GRASS & BENCHES	ACTIVE	4,620
PTH POOL A	PASSIVE PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	3,280
PTH POOL B	RECREATIONAL PARK	PLAYGROUND	ACTIVE	2,820
PTH POOL C	RECREATIONAL PARK	PLAYGROUND	ACTIVE	2,820
PTH POOL D	RECREATIONAL PARK	PLAYGROUND	ACTIVE	2,820
PTH POOL E	RECREATIONAL PARK	PLAYGROUND	ACTIVE	2,820
PTH POOL F	RECREATIONAL PARK	PLAYGROUND	ACTIVE	2,820
PTH POOL G	RECREATIONAL PARK	PLAYGROUND	ACTIVE	2,820
PTH POOL H	RECREATIONAL PARK	PLAYGROUND	ACTIVE	2,820
PTH POOL I	RECREATIONAL PARK	PLAYGROUND	ACTIVE	2,820
PTH POOL J	RECREATIONAL PARK	PLAYGROUND	ACTIVE	2,820
PTH POOL K	RECREATIONAL PARK	PLAYGROUND	ACTIVE	2,820
PTH POOL L	RECREATIONAL PARK	PLAYGROUND	ACTIVE	2,820

NOTES:
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 -PARKS, OPEN SPACE (EXCLUSIVE OF GREENWAYS) & TRAILS SYSTEM ARE HOA OWNED AND MAINTAINED AND ARE NOT FOR PUBLIC USE
 -THE SHOWN PARKS, OPEN SPACE, TRAILS & SPORTS COURTS ARE PROVIDED TO SATISFY THE INTENT OF SECTION 4.18. 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)



NORTH POINTE PARKS EXHIBIT

RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA

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MANAGEMENT COMPANY**

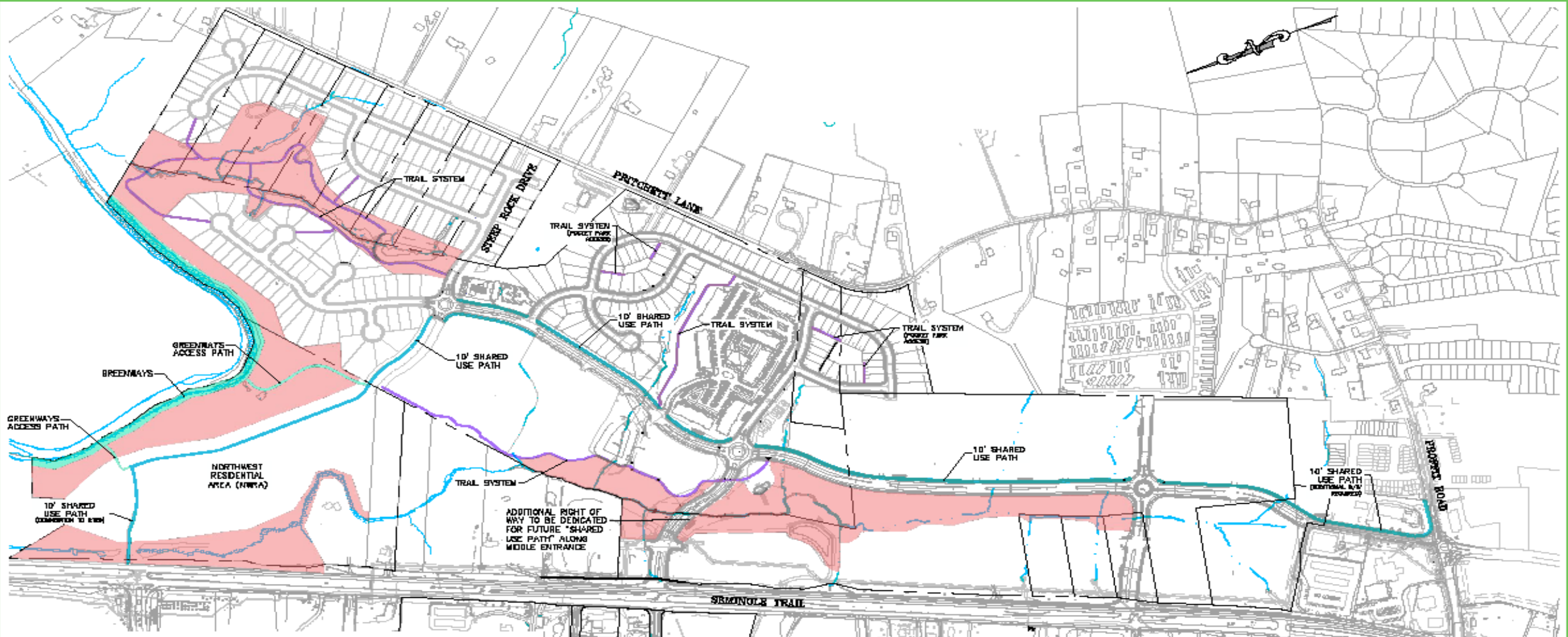
**Townes
SITE ENGINEERING**





[MORE VIDEOS](#)





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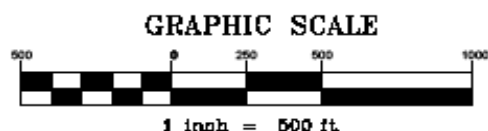
- OPN SPACE - 50± AC (HOA)**
- TRAIL SYSTEM - 8,465± LF (HOA)**
- SHARED USE PATH - 8,148± LF (HOA)**
(LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY)
- GREENWAYS - 9± AC**
GREENWAYS ACCESS PATH - 942± LF
(TO BE DEDICATED UPON REQUEST FOR PUBLIC USE)



**NORTH POINTE
 TRAILS EXHIBIT**
 RIVANNA DISTRICT
 ALBEMARLE COUNTY, VIRGINIA

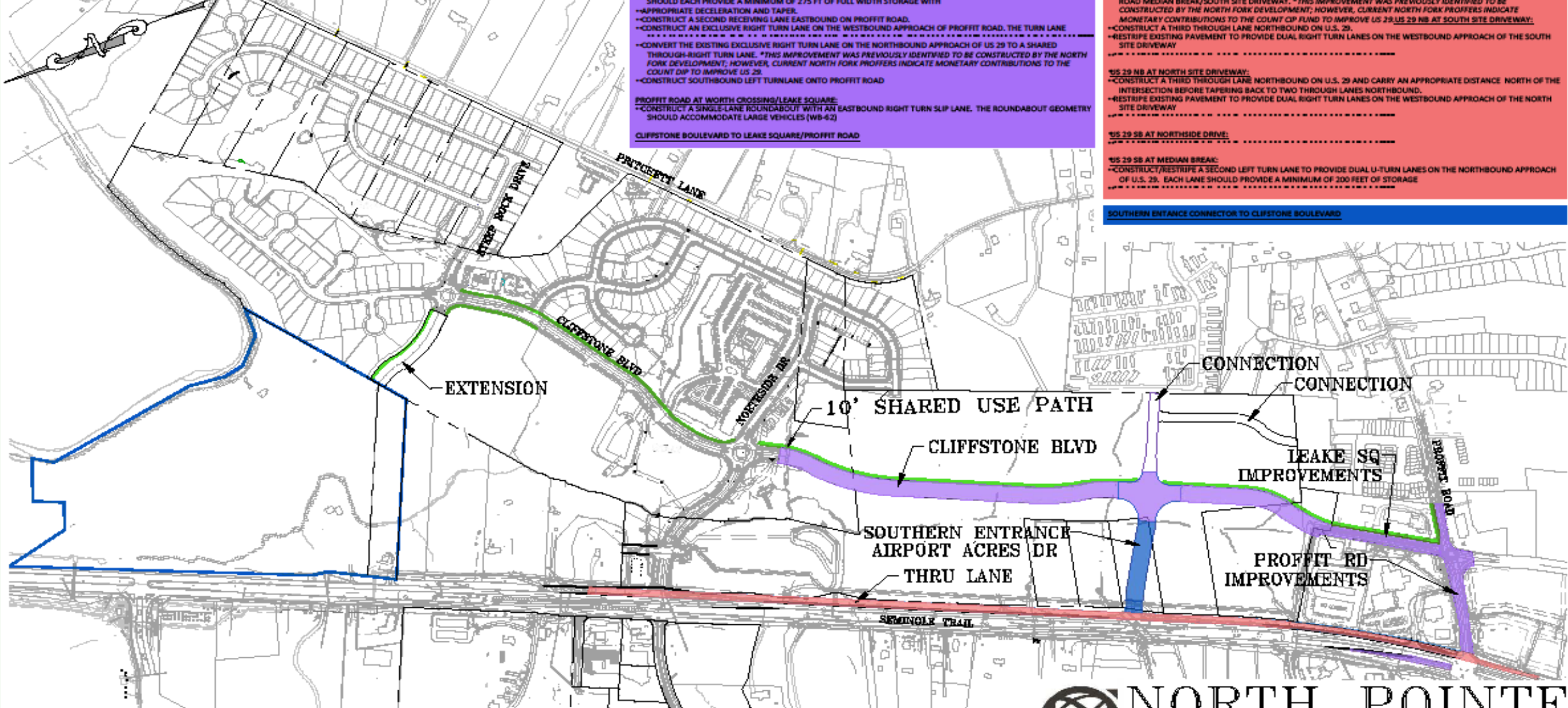

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 **GREAT EASTERN
 MANAGEMENT COMPANY**

 **Townes
 SITE ENGINEERING**



SHOULD EACH PROVIDE A MINIMUM OF 275 FT OF FULL WIDTH STORAGE WITH:

- APPROPRIATE DECELERATION AND TAPER.
- CONSTRUCT A SECOND RECEIVING LANE EASTBOUND ON PROFIT ROAD.
- CONSTRUCT AN EXCLUSIVE RIGHT TURN LANE ON THE WESTBOUND APPROACH OF PROFIT ROAD. THE TURN LANE SHOULD BE 20 FT WIDE.
- 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 COUNTY DIP TO IMPROVE US 29.
- CONSTRUCT SOUTHBOUND LEFT TURNLANE ONTO PROFIT ROAD

PROFIT 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-42)

CLIFFSTONE BOULEVARD TO LEAKE SQUARE/PROFIT ROAD

ROAD MEDIAN AT 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 COUNTY DIP 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

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

US 29 SB AT NORTHSIDE DRIVE:

- CONSTRUCT A THIRD THROUGH LANE SOUTHBOUND ON U.S. 29 AND CARRY AN APPROPRIATE DISTANCE SOUTH OF THE INTERSECTION BEFORE TAPERING BACK TO TWO THROUGH LANES SOUTHBOUND.
- RESTRIPE EXISTING PAVEMENT TO PROVIDE DUAL RIGHT TURN LANES ON THE WESTBOUND APPROACH OF THE SOUTH SITE DRIVEWAY

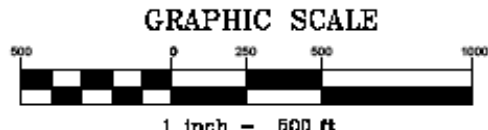
US 29 SB AT MEDIAN BREAK:

- 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

SOUTHERN ENTRANCE CONNECTOR TO CLIFFSTONE BOULEVARD

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.

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



GREAT EASTERN MANAGEMENT
2019 HYDEPARK ROAD
CHARLOTTEVILLE, VA 22001
DAVID MITCHELL, P.E.
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FAX: (540) 522-3876
E-MAIL: david@gem-management.com

TOWNES SITE ENGINEERING
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1 PARK HOLLOW DRIVE, SUITE 100
MELDENHAM, VA 22081
PHONE: (540) 748-3011
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E-MAIL: SUTHERLAND@TOWNES.COM

NORTH POINTE ROAD EXHIBIT
RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA

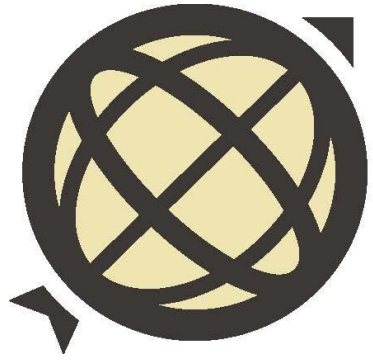
GREAT EASTERN MANAGEMENT COMPANY

Townes SITE ENGINEERING



Summary of Changes

- Deal with the DEQ/USCOE Regs
- Provide much needed mid-level housing (Townhomes-Apartments-Condos)
- Increase number of AHUs - 106
- Move School to a usable site
- Relieve pressure on Rt29/Proffit/Airport
- Access to County Greenway.
- Extend Multi-Use path from Proffit to NW Res/Rt29



North
Pointe

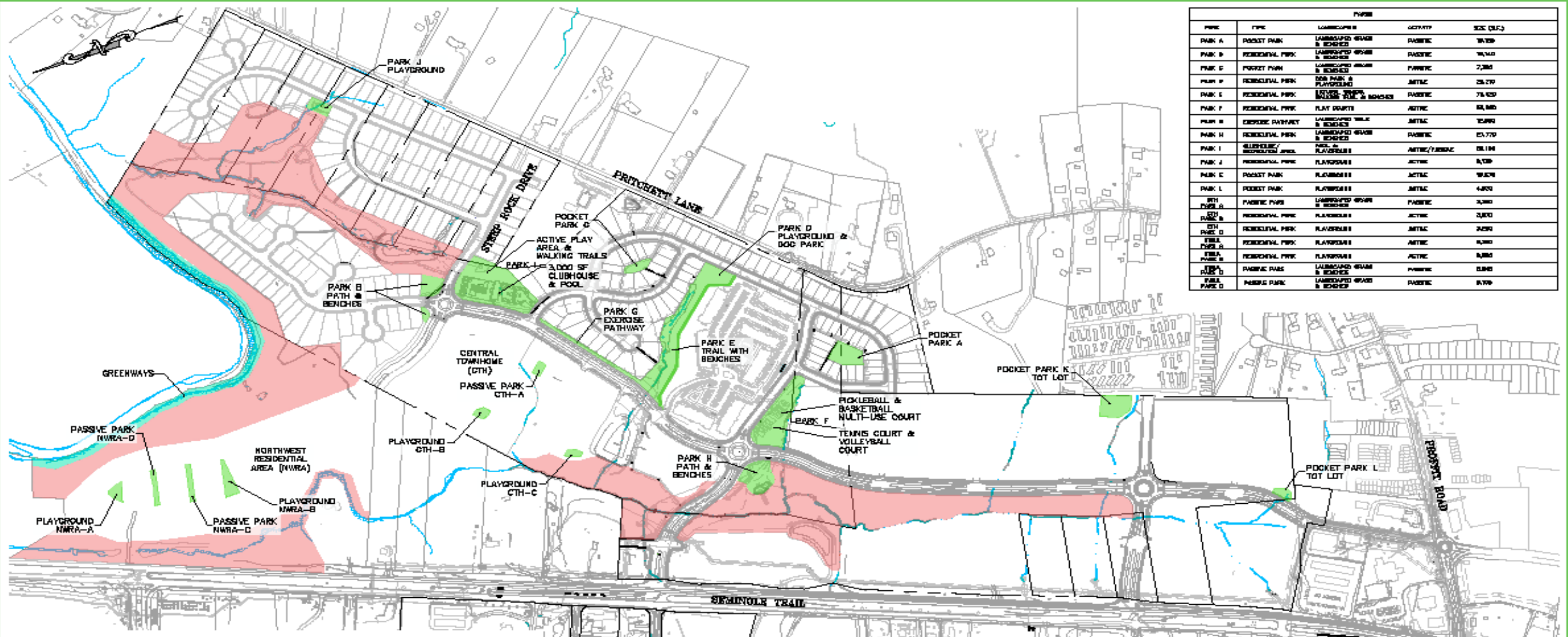


GREAT EASTERN
MANAGEMENT COMPANY

Thank you for your time

END

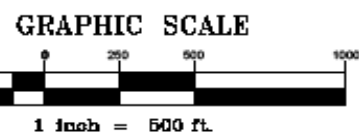
LAND USE BREAKDOWN (2006)				2023			
BUILDING				USE BY FLOOR (Approx. gross floor area in s.f.)			
NO	BUILDING USE	FTPRINT	FLRS*	COMM'R'L	OFFICE	OTHER	No. of Units
1	Mixed	5,940	2	—	5,940	—	6
2	Mixed	9,900	2	—	9,900	—	8
3	Commercial	8,420	1	8,420	—	—	—
4	Commercial	7,000	1	7,000	—	—	—
5	Commercial	9,540	1	9,540	—	—	—
6	Commercial	72,000	1	72,000	—	—	—
7	Commercial	3,380	1	3,380	—	—	—
8	Commercial	23,140	1	23,140	—	—	—
8a	Commercial	5,700	1	5,700	—	—	—
9	Commercial	7,000	1	7,000	—	—	—
10	Commercial	9,540	1	9,540	—	—	—
11	Mixed	9,600	2	9,600	9,600	—	—
12	Mixed	22,000	2	22,000	22,000	—	—
13	Mixed	31,180	1	31,180	—	—	—
14	Commercial	88,480	1	88,480	—	—	—
15	Mixed	12,000	2	12,000	12,000	—	—
16	Mixed	38,600	2	38,600	38,600	—	—
17	Mixed	10,644	2	10,644	10,644	—	—
18	Mixed	14,625	4	29,250	—	—	20
19	Hotel	19,340	6 +/-	—	—	—	150 rms +/-
20	Mixed	28,300	3	28,300	—	—	36
21	Library / Inst / Comm	12,500	2	—	—	25,000	—
22	Mixed	17,700	4	35,400	—	—	20
23	Church	7,950	2	—	—	15,900	—
24	Comm'ty Club House	6,000	2	—	—	12,000	—
25	Senior Housing	24,850	3 +/-	—	—	74,550	Undeterm'd
26	Office	6,350	1	—	6,350	—	—
27	Office	4,500	1	—	4,500	—	—
28	Office	6,350	1	—	6,350	—	—
29	(not used)	0	-	—	—	—	—
30	Hotel	16,500	5 +/-	—	—	—	100 rms +/-
31	Commercial/Office	8,000	2	8,000	8,000	—	—
32	Retail	6,000	1	6,000	—	—	—
33	Day Care / Inst / Comm	8,040	1	—	—	8,040	—
34	Comm'ty Club House	6,000	2	6,000	—	6,000	—
35	Elementary School	50,000	1.5	—	—	75,000	—
36	Commercial	55,000	1	55,000	—	—	—
37	Mixed	10,800	3	10,800	—	—	14
37a	Mixed	7,200	3	7,200	7,200	—	6
38	Mixed	11,400	4.0	22,800	—	—	16
	Storage Facility	—	—	—	—	—	—
	Conv Store/Gas Station	—	—	—	—	—	—
	Sit Down Restaurants	0	—	—	—	—	—
	RTS Drive Throughs	0	—	—	—	—	—
				566,974	141,084	216,490	126



PK#	TYPE	LANDSCAPE	ACTIVITY	SIZE (S.F.)
PARK A	POCKET PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	16,750
PARK B	RECREATIONAL PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	16,140
PARK C	POCKET PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	7,280
PARK D	RECREATIONAL PARK	OPEN PARK & PLAYGROUND	ACTIVE	25,270
PARK E	RECREATIONAL PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	78,420
PARK F	RECREATIONAL PARK	PLAY COURTS	ACTIVE	22,860
PARK G	EXERCISE PATHWAY	LANDSCAPED GRASS & BENCHES	ACTIVE	10,890
PARK H	RECREATIONAL PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	25,770
PARK I	RECREATIONAL PARK	LANDSCAPED GRASS & BENCHES	ACTIVE/PASSIVE	28,110
PARK J	RECREATIONAL PARK	PLAYGROUND	ACTIVE	8,730
PARK K	POCKET PARK	LANDSCAPED GRASS & BENCHES	ACTIVE	16,070
PARK L	POCKET PARK	LANDSCAPED GRASS & BENCHES	ACTIVE	4,620
PK# POOL A	PASSIVE PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	3,280
PK# POOL B	RECREATIONAL PARK	PLAYGROUND	ACTIVE	2,820
PK# POOL C	RECREATIONAL PARK	PLAYGROUND	ACTIVE	2,820
PK# POOL D	RECREATIONAL PARK	PLAYGROUND	ACTIVE	2,820
PK# POOL E	RECREATIONAL PARK	PLAYGROUND	ACTIVE	2,820
PK# POOL F	PASSIVE PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	2,820
PK# POOL G	PASSIVE PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	2,820

NOTES:
 -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.
 -PARKS, OPEN SPACE (EXCLUSIVE OF GREENWAYS) & TRAILS SYSTEM ARE HOA OWNED AND MAINTAINED AND ARE NOT FOR PUBLIC USE
 -THE SHOWN PARKS, OPEN SPACE, TRAILS & SPORTS COURTS ARE PROVIDED TO SATISFY THE INTENT OF SECTION 4.18. 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)

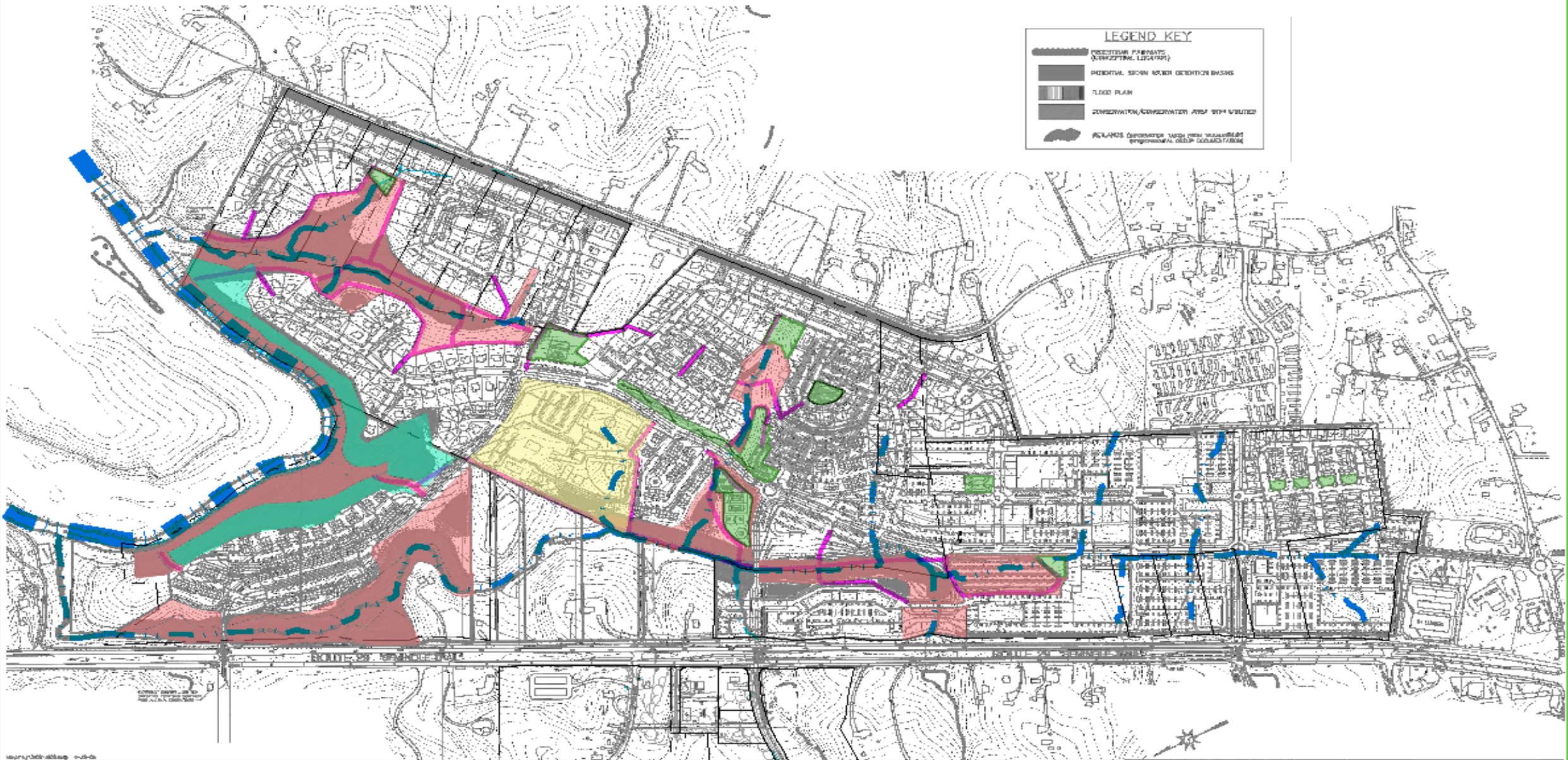


NORTH POINTE PARKS EXHIBIT

RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA

GREAT EASTERN MANAGEMENT
 2019 HERRING ROAD
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 DAVID MITCHELL, C.E.T.
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 FAX: (540) 748-2288
 E-MAIL: MITCHELL@TOWNES.COM



LEGEND KEY

-  EXISTING FABRICS (VERTICAL LEGATIONS)
-  POTENTIAL STORM WATER DETENTION BASINS
-  FLOOD PLAIN
-  WETLANDS/CONSERVATION AREA NOT VULNERABLE
-  WETLANDS/CONSERVATION AREA WITH VULNERABLE ENVIRONMENTAL QUALITY CHARACTERISTICS

15000/1000/000000 00000

GRAPHIC SCALE



1 inch = 500 ft.

"NORTH POINTE" COMMUNITY
 U.S. 26 NORTH, ALLENDALE COUNTY, VA
 PSD
 GREAT EASTERN MANAGEMENT COMPANY
 2700 W. HENRIETTA ROAD, PO. BOX 1900
 CHARLOTTE, NC 28216

KEENEY & CO. ARCHITECTS
 1000 N. HENRIETTA ROAD, SUITE 100
 CHARLOTTE, NC 28216
 TEL: 704.375.1111
 FAX: 704.375.1112

TABLE 1
SUMMARY OF WETLAND AND STREAM IMPACTS
NORTH POINTE - COMMERCIAL

Impact	Project Area	Area	Category	Location	Acres	Linear Feet	Stream	Notes
1	IMPACT AREA #1	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
2	IMPACT AREA #2	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
3	IMPACT AREA #3	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
4	IMPACT AREA #4	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
5	IMPACT AREA #5	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
6	IMPACT AREA #6	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
7	IMPACT AREA #7	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
8	IMPACT AREA #8	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
9	IMPACT AREA #9	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
10	IMPACT AREA #10	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
11	IMPACT AREA #11	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
12	IMPACT AREA #12	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
13	IMPACT AREA #13	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
14	IMPACT AREA #14	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
15	IMPACT AREA #15	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
16	IMPACT AREA #16	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
17	IMPACT AREA #17	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
18	IMPACT AREA #18	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
19	IMPACT AREA #19	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
20	IMPACT AREA #20	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00

Impact	Acres	Linear Feet	Linear Feet
Proposed Permanent Impacts to Waters and Wetlands	0.15	1,500	1,500
Proposed Temporary Impacts to Waters and Wetlands	0.00	0	0
Proposed Cumulative Impacts to Waters and Wetlands	0.15	1,500	1,500

TABLE 2
SUMMARY OF WETLAND AND STREAM IMPACTS
NORTH POINTE - COMMERCIAL

Impact	Project Area	Area	Category	Location	Acres	Linear Feet	Stream	Notes
1	IMPACT AREA #1	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
2	IMPACT AREA #2	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
3	IMPACT AREA #3	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
4	IMPACT AREA #4	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
5	IMPACT AREA #5	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
6	IMPACT AREA #6	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
7	IMPACT AREA #7	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
8	IMPACT AREA #8	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
9	IMPACT AREA #9	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
10	IMPACT AREA #10	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
11	IMPACT AREA #11	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
12	IMPACT AREA #12	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
13	IMPACT AREA #13	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
14	IMPACT AREA #14	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
15	IMPACT AREA #15	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
16	IMPACT AREA #16	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
17	IMPACT AREA #17	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
18	IMPACT AREA #18	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
19	IMPACT AREA #19	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00
20	IMPACT AREA #20	0.15	W1B	Proposed Grading	0.15	1,500	0.00	0.00

TOTALS:	ACRES	SQUARE FEET	LINEAR FEET
Proposed Permanent Impacts to Waters and Wetlands	0.15	1,500	1,500
Proposed Temporary Impacts to Waters and Wetlands	0.00	0	0
Proposed Cumulative Impacts to Waters and Wetlands	0.15	1,500	1,500
Proposed Cumulative Compensation	0.15	1,500	1,500

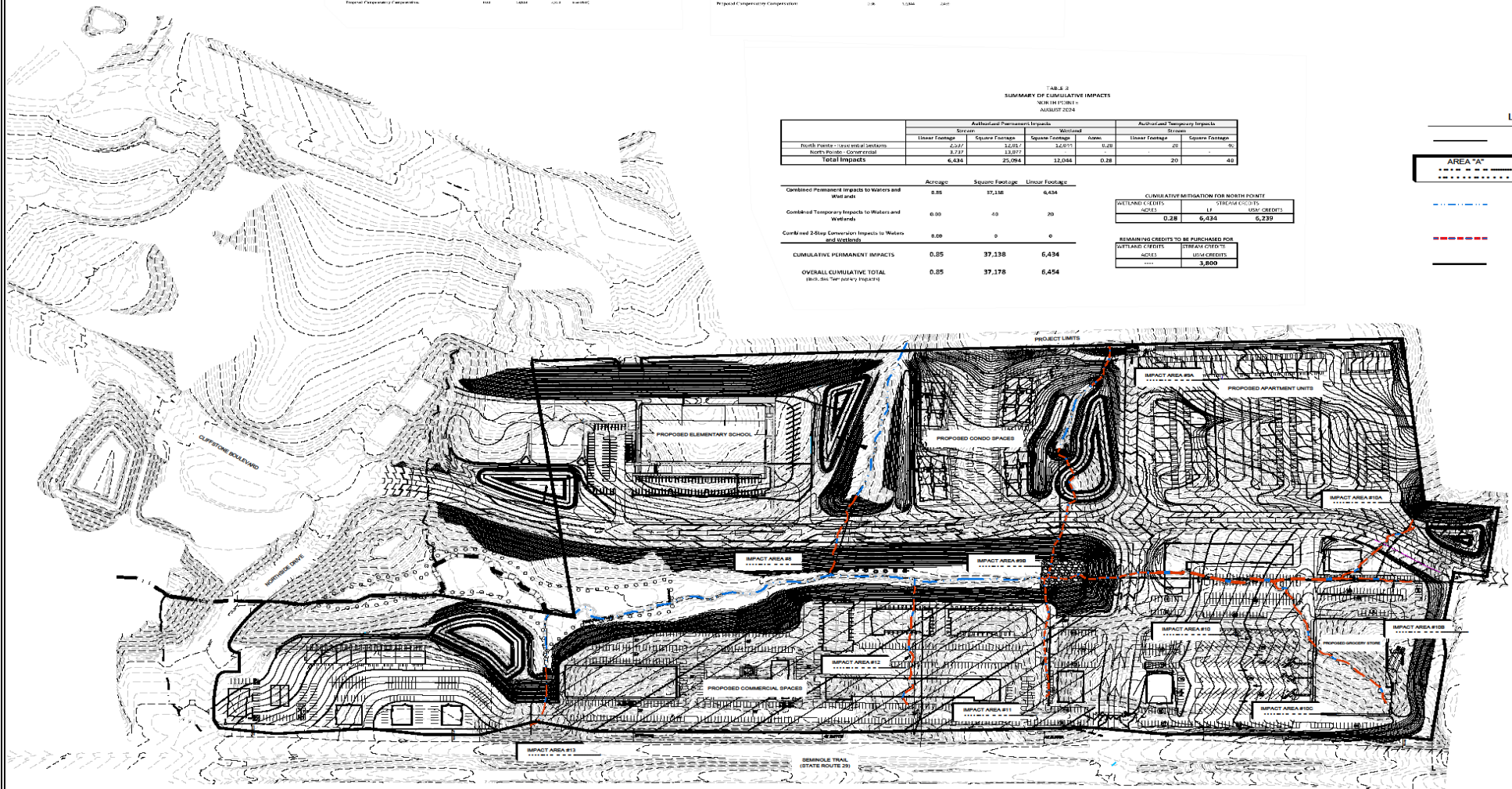
TABLE 3
SUMMARY OF CUMULATIVE IMPACTS
NORTH POINTE - COMMERCIAL
AUGUST 2024

Impact	Authorized Permanent Impacts		Authorized Temporary Impacts		Wetland	Authorized Temporary Impacts	
	Linear Footage	Square Footage	Linear Footage	Square Footage		Linear Footage	Square Footage
North Poins - Use and/or Setback	2,227	14,851	34,013	34,013	0.28	0	0
North Poins - Commercial	3,737	13,871	13,871	13,871	0	0	0
Total Impacts	6,434	28,722	47,884	47,884	0.28	0	0

Category	Acres	Square Footage	Linear Footage
Combined Permanent Impacts to Waters and Wetlands	0.85	37,138	6,434
Combined Temporary Impacts to Waters and Wetlands	0.00	0	0
Combined 2-Step Conversion Impacts to Waters and Wetlands	0.00	0	0
CUMULATIVE PERMANENT IMPACTS	0.85	37,138	6,434
OVERALL CUMULATIVE TOTAL (Includes 2-Step Conversion Impacts)	0.85	37,138	6,434

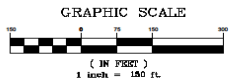
CUMULATIVE MITIGATION FOR NORTH POINTE	
WETLAND CREDITS	11 STREAM CREDITS
ACRES	USF CREDITS
0.28	6,239

REMAINING CREDITS TO BE PURCHASED FOR	
OUTSTANDING CREDITS	STREAM CREDITS
ACRES	USF CREDITS
0.00	3,800



LEGEND

- PROJECT BOUNDARIES
- AREA 7A
- JURISDICTIONAL AREA
- AREA (ACRES)/LINEAR FEET
- INTERMITTENT WATERS OF THE U.S. (SURVEY LOCATED)
- INTERMITTENT WATERS IMPACT
- PROPOSED GRADING



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NORTH POINTE - COMMERCIAL
RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA
OVERALL IMPACTS MAP

DATE	REVISIONS	ITEM
08/23/2024	PER DEG	
09/13/2024	PER DEG	
10/03/2024	PER DEG	

DATE	04/19/2024
SCALE	1"=150'
DRAWN BY	T. BROWN
DESIGNED BY	T. BROWN
CHECKED BY	T. HOUSTON, PWD
PROJ. #	20220027
FIGURE #	3

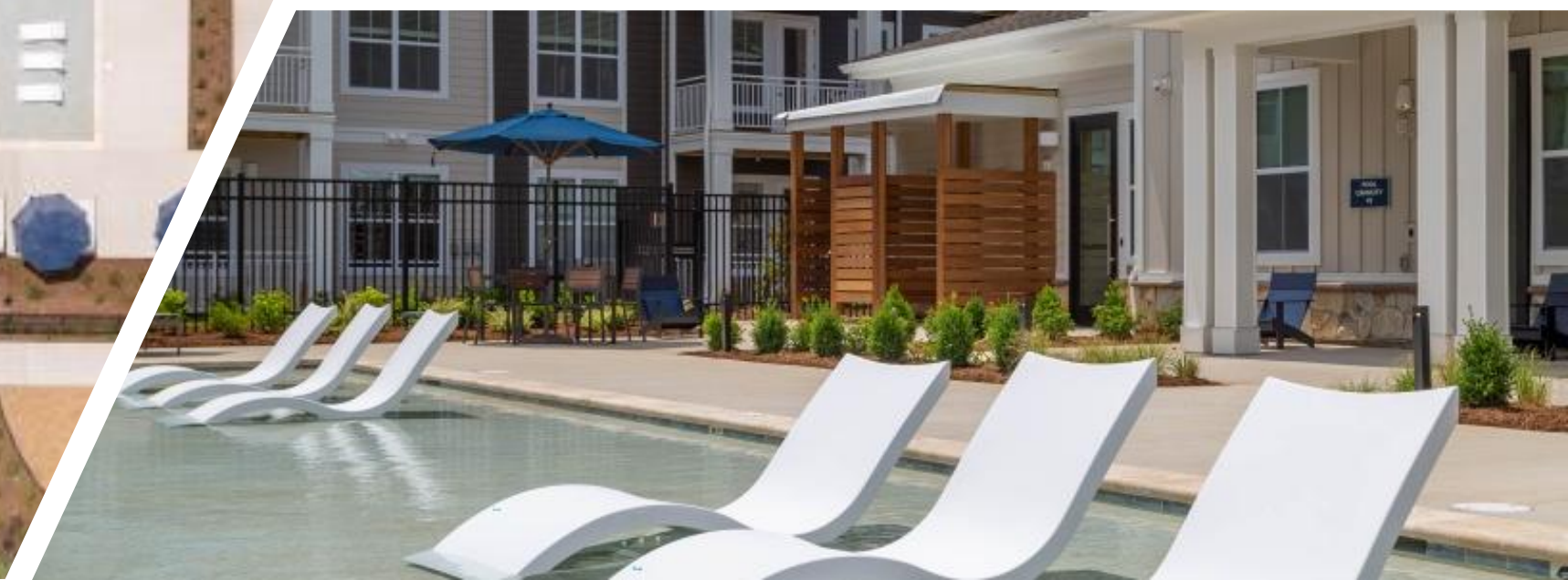
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THE

RIDGE

AT NORTH POINTE









CRAIG BUILDERS

Est. 1957



THE
RIDGE
AT NORTH POINT



MORE VIDEOS



MORE VIDEOS



PHASE 2

PHASE 1
COMING SOON

