NORTH POINTE

NORTHWEST RESIDENTIAL AREA

INITIAL SITE PLAN (SDP-2026-_____) &

PRELIMINARY SUBDIVISION PLAT (SUB-2026-_____)

RIVANNA MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

PROJECT SITE INFO

LOCATION:	INTERSECTION OF LEWIS & CLARK DRIVE AND SEMINOLE TRAIL (ROUTE 29)
LONGITUDE & LATITUDE:	38.143339, -78.421300
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL
TOTAL ACREAGE:	43.65 ACRES
DEVELOPER:	NEIGHBORHOOD INVESTMENTS - NP, LLC 810 CATALPA COURT CHARLOTTESVILLE, VA 22903
SURVEYOR:	ROUDABUSH, GALE & ASSOCIATES 999 2ND STREET SE CHARLOTTESVILLE, VA 22902
ENGINEER:	COLLINS ENGINEERING 200 GARRETT STREET, SUITE K CHARLOTTESVILLE, VA 22902

PARCEL INFO

TMP:	03200-00-00-022K0 (39.991 ACRES)
OWNER:	NEIGHBORHOOD INVESTMENTS - NP LLC 810 CATALPA COURT CHARLOTTESVILLE, VA 22903
RECORDATION:	DEED BOOK 3350, PAGE 509
ZONING:	PLANNED DEVELOPMENT MIXED COMMERCIAL (PD-MC) PER ZMA202300007 & SE202000003 INCLUDING THE FOLLOWING OVERLAY DISTRICTS: AIRPORT IMPACT AREA DAM INUNDATION ZONE ENTRANCE CORRIDOR FLOOD HAZARD OVERLAY MANAGED & PRESERVED STEEP SLOPES NATURAL HERITAGE AREA
	ACREAGE: 39.991 ACRES

TMP:	03200-00-00-022P0 (3.660 ACRES)
OWNER:	NEIGHBORHOOD INVESTMENTS LLC 810 CATALPA COURT CHARLOTTESVILLE, VA 22903
RECORDATION:	DEED BOOK 4902, PAGE 601
ZONING:	PLANNED DEVELOPMENT MIXED COMMERCIAL (PD-MC) PER ZMA202300007 & SE202000003 INCLUDING THE FOLLOWING OVERLAY DISTRICTS: AIRPORT IMPACT AREA DAM INUNDATION ZONE ENTRANCE CORRIDOR FLOOD HAZARD OVERLAY MANAGED & PRESERVED STEEP SLOPES NATURAL HERITAGE AREA
	ACREAGE: 3.660 ACRES

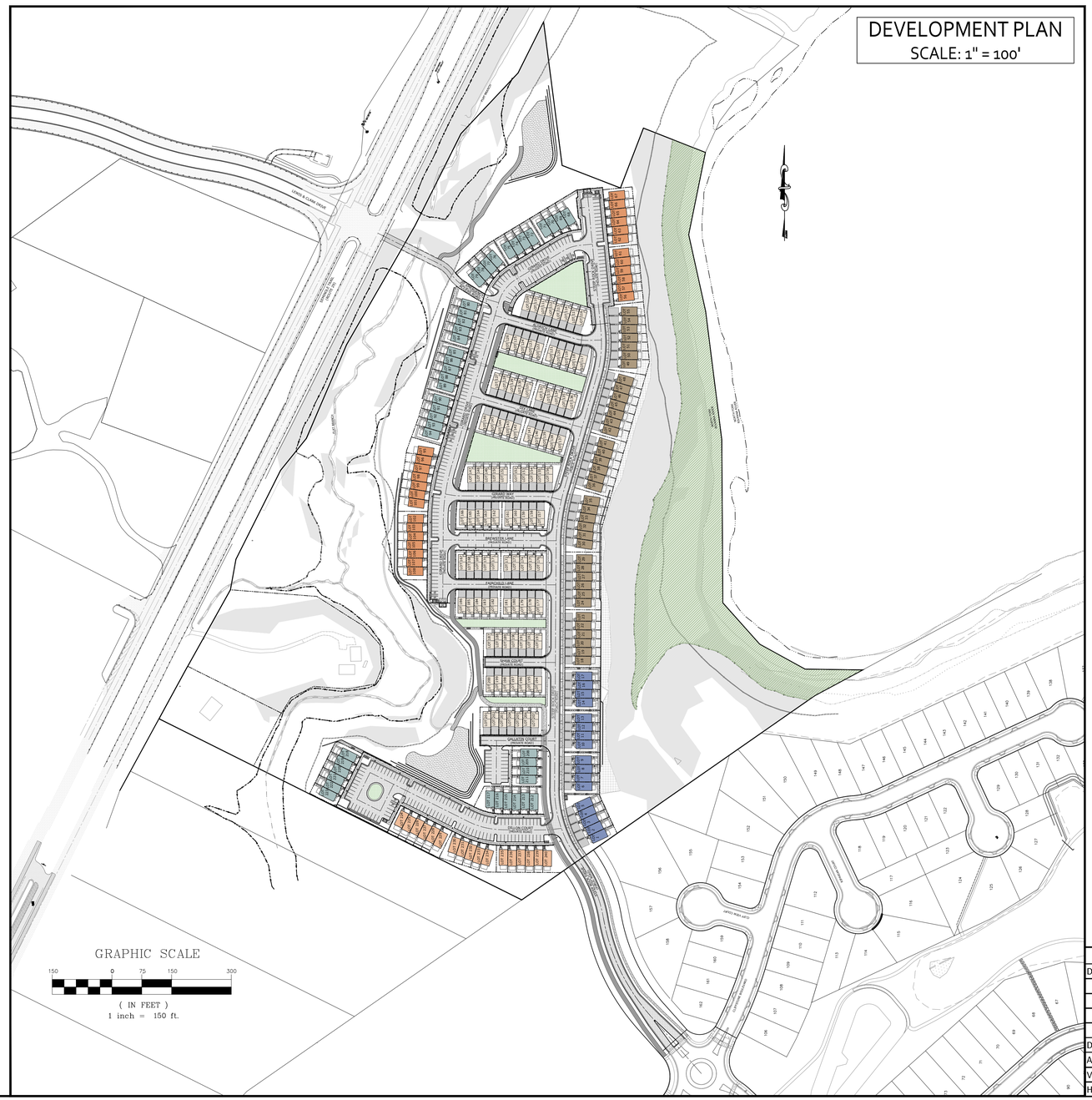
ADDITIONAL NOTES:

1. COMMON AREAS/OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE NORTH POINTE HOMEOWNERS ASSOCIATION.
2. ALL PROPOSED LOTS AND STRUCTURES SHALL BE SERVED BY PUBLIC WATER, SEWER, AND ELECTRICITY.
3. THIS DEVELOPMENT INCLUDES BOTH PUBLIC ROADS DEDICATED TO PUBLIC USE AND PRIVATE ROADS THAT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. OPEN SPACES SHALL BE DEDICATED TO THE NORTH POINTE H.O.A.
5. LOTS 1 -240 AND THE EXISTING RESIDUE PARCELS (TMP 32-22P & TMP 32-22K) CONTAIN A BUILDING SITE THAT COMPLIES WITH SECTION 4.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.
6. LOCATION OF ANY PEDESTRIAN TRAILS THROUGH THE OPEN SPACES ARE CONCEPTUAL AND MAY BE RELOCATED/SHIFTED AS NEEDED TO WORK WITH EXISTING TERRAIN AND NATURAL FEATURES.
7. LANDSCAPING PLANTS AND TREES ADJACENT TO THE SIGHT DISTANCE TRIANGLES WILL NEED TO BE MAINTAINED IN AREA BETWEEN 2 FEET AND 7 FEET ABOVE THE GROUND AS CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS. THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SIGHT LINES.

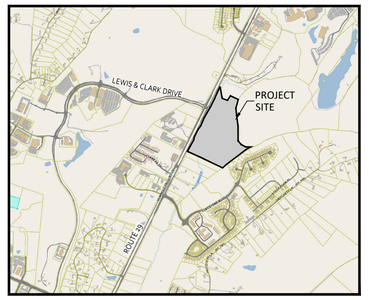
TRIP GENERATION CALCULATIONS

TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL (11TH EDITION)
300 ATTACHED MULTI-FAMILY UNITS (CODE 220)

ADT:	2,022 VPD	(1011 ENTER/ 1011 EXIT)
AM PEAK:	120 VPH	(28 ENTER/ 92 EXIT)
PM PEAK:	153 VPH	(96 ENTER/ 57 EXIT)



DEVELOPMENT PLAN
SCALE: 1" = 100'



VICINITY MAP
SCALE: 1" = 2,000'

Sheet List Table

Sheet Number	Sheet Title
1	COVER
2	GENERAL PROJECT NOTES
2A	APPLICATION PLAN
3	PROFFERS
3A	PROFFERS
4	EXISTING CONDITIONS
5	OVERALL DEVELOPMENT PLAN
6	SITE PLAN
7	SITE PLAN
8	OVERALL UTILITY PLAN
9	UTILITY PLAN
10	UTILITY PLAN
10A	UTILITY PLAN
11	OVERALL GRADING & DRAINAGE PLAN
12	GRADING & DRAINAGE PLAN
13	GRADING & DRAINAGE PLAN
14	GRADING & DRAINAGE PLAN
15	NOTES & DETAILS
16	NOTES & DETAILS
17	NOTES & DETAILS
18	ROAD PROFILES
19	ROAD PROFILES
20	ROAD PROFILES
21	ROAD PROFILES
22	LANDSCAPING PLAN
23	LANDSCAPING PLAN
24	LANDSCAPING PLAN
25	STORMWATER MANAGEMENT OVERVIEW
28	TOTAL SHEETS

APPROVALS	DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT	
PLANNER/ZONING	
ENGINEER	
INSPECTIONS	
ARB	
DEPARTMENT OF FIRE RESCUE	
ALBEMARLE COUNTY SERVICE AUTHORITY	
VIRGINIA DEPARTMENT OF TRANSPORTATION	
HEALTH DEPARTMENT	

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/12/26

REVISIONS

DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT: NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN
SHEET: OVERALL DEVELOPMENT PLAN

JOB NO. 262279
SCALE AS NOTED
SHEET NO. 1

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

GENERAL NOTES:

OWNER/DEVELOPER: NEIGHBORHOOD INVESTMENTS NP, LLC
810 CATALPA COURT
CHARLOTTESVILLE, VA 22903

ENGINEER: COLLINS ENGINEERING
200 GARRETT STREET, SUITE K
CHARLOTTESVILLE, VA 22902

TAX MAP & ZONING: TMP 03200-00-00-022K0
39.99 ACRES
RECORDATION INFORMATION: DEED BOOK 3350, PAGE 509
ZONING: PLANNED DEVELOPMENT MIXED COMMERCIAL

TMP 03200-00-00-022P0
3.66 ACRES
DEED BOOK 4902, PAGE 601
ZONING: PLANNED DEVELOPMENT MIXED COMMERCIAL

TOTAL PROJECT AREA: 43.65 ACRES

EXISTING ZONING: PLANNED DEVELOPMENT MIXED COMMERCIAL PER APPROVED REZONING ZMA2000-00009, ZMA201300007, ZMA201300014 & ZMA2023-00007 - SEE ACTION LETTERS ON SHEETS 3 & 3A.
NOTE: THE DEVELOPMENT IS AFFECTED BY THE FOLLOWING OVERLAY DISTRICTS - ENTRANCE CORRIDOR, AIRPORT IMPACT AREA, DAM INUNDATION ZONE, FLOOD HAZARD, MANAGED STEEP SLOPES, PRESERVED STEEP SLOPES & NATURAL HERITAGE AREA DISTRICTS.

TOPOGRAPHY: SURVEY PROVIDED BY ROUDABUSH, GALE & ASSOCIATES DATED APRIL 2018. SUPPLEMENTAL SURVEY BY W&W ASSOCIATES, INC DATED NOVEMBER 4, 2009. TOPOGRAPHY IS AERIAL SURVEY PERFORMED BY VIRGINIA RESOURCE MAPPING DATED DECEMBER 2, 2006. FIELD VERIFIED BY COLLINS ENGINEERING IN AUGUST, 2026.

DATUM: NAD83 & NAVD 88

EXISTING VEGETATION: WOODED PARCEL WITH (2) EXISTING HOUSES TO REMAIN

BURIAL SITES: NO CEMETERIES WERE FOUND DURING THE FIELD INVESTIGATION.

PROPOSED USE:

SINGLE FAMILY ATTACHED TOWNHOUSE UNITS (2 AND 3 BEDROOM UNITS)	180 DWELLING UNITS
TWO FAMILY SINGLE FAMILY ATTACHED UNITS (2 AND 3 BEDROOM UNITS)	60 PADS (120 DWELLING UNITS)
TOTAL UNITS	300 DWELLING UNITS

DENSITY: 300 PROPOSED UNITS ÷ 2 EXISTING LOTS = 302 TOTAL RESIDENTIAL UNITS / 43.65 ACRES = 6.92 DUA

AFFORDABLE HOUSING: A MINIMUM OF 20% OF THE TOTAL RESIDENTIAL UNITS WILL BE AFFORDABLE AS OUTLINED IN THE APPROVED REZONING PLAN (SEE ZMA2023-14 FOR ADDITIONAL AFFORDABILITY REQUIREMENTS). SEE SHEETS 5-9 FOR LOCATION OF THE PROPOSED AFFORDABLE UNITS.

PARKING: PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 18.4.12 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

PARKING REQUIRED - TWO (2) OFF-STREET PARKING SPACES FOR EACH DWELLING UNIT + ONE (1) PARKING SPACE PER 4 MULTI-FAMILY UNITS WITH SHARED PARKING FOR GUESTS
60 MULTI-FAMILY CONDOMINIUM UNITS x 2 SPACES PER UNIT = 120 PARKING SPACES
60 MULTI-FAMILY CONDOMINIUM AFFORDABLE UNITS x 1.5 SPACES PER UNIT = 90 PARKING SPACES
180 TOWNHOUSE UNITS x 2 SPACES PER UNIT = 360 PARKING SPACES
171 TOTAL ATTACHED DWELLING UNITS WITH ON-SITE PARKING / 4 = 43 GUEST SURFACE PARKING SPACES
TOTAL REQUIRED SPACES = 613 PARKING SPACES

PARKING PROVIDED:
GARAGE/DRIVEWAY SPACES = 308 SPACES
SURFACE PARKING SPACES = 306 SPACES
TOTAL PROPOSED PARKING SPACES = 615 SPACES (INCLUDING (11) ADA SPACES & (2) VAN ACCESSIBLE ADA SPACES)

FIRE & RESCUE: THE PROJECT SHALL CONFORM WITH THE ALBEMARLE COUNTY FIRE AND RESCUE REGULATIONS FOR FIRE PROTECTION AND ACCESS TO THE SITE. A MINIMUM OF (1) DRIVE LANE ADJACENT TO EACH OF THE BUILDINGS SHALL BE 26' IN WIDTH FOR FIRE PROTECTION IF THE BUILDINGS ARE TALLER THAN 30 FEET IN HEIGHT TO THE EAVE OF THE ROOFS.

UTILITIES: COUNTY PUBLIC WATER AND SEWER

PHASING: THE PROJECT IS PROPOSED AS A SINGLE PHASE OF DEVELOPMENT. PROJECT MAY BE DIVIDED INTO PHASES WITH FINAL SITE PLAN.

WATERSHED: THIS PARCEL IS WITHIN THE NORTH FORK RIVANNA (BELOW RESERVOIR) WATERSHED AND IS NOT WITHIN A PUBLIC WATER SUPPLY PROTECTION AREA.

AGRICULTURAL/FOREST DISTRICT: NONE

STREAM BUFFER: THE STREAM BUFFERS SHOWN HEREIN SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE. AN APPROVED CLOMR EXISTS FOR THE PROPERTY. THE PROPERTY IS WITHIN A STATE DAM INUNDATION ZONE ALONG FLAT BRANCH STREAM.

PRESERVED/MANAGED SLOPES: BOTH PRESERVED AND MANAGED SLOPES EXIST ON THE PROPERTY - SEE EXISTING CONDITIONS SHEET 3 FOR THE LOCATION OF THE STEEP SLOPES.

FLOODPLAIN: THERE IS A 100 YEAR FLOODPLAIN LOCATED ON THE PROPERTY PER FEMA MAP ID 51003C0145D DATED FEBRUARY 4, 2005.

INGRESS/EGRESS: THE MAIN ENTRANCE TO THIS SECTION OF DEVELOPMENT IS PROPOSED WITH THE EXTENSION OF STEEP ROCK DRIVE FROM THE ROUNDABOUT TO INTO THE SITE. THERE IS ALSO A PROPOSED 20' EMERGENCY ACCESS ROAD FROM THE SECTION OF DEVELOPMENT TO ROUTE 29, THAT WILL ALSO SERVE AS A SHARED USE PATHWAY.

BUILDING HEIGHTS: PER THE APPROVED APPLICATION PLAN:
TOWNHOUSE UNITS = 35' MAXIMUM ALLOWABLE HEIGHT - (NOTE: HEIGHT TO EAVE OF ROOF WILL NOT EXCEED 30 FEET)
MULTI-FAMILY UNITS = 60' MAXIMUM HEIGHT - (NOTE: THIS SECTION DOES NOT INCLUDE ANY MULTI-FAMILY UNITS)

SETBACKS: BUILDING SETBACKS PER APPROVED REZONING PLAN (ZMA2023000007) FOR SINGLE FAMILY ATTACHED UNITS:
FRONT YARD = 8' MIN. & 50' MAX. (THE FRONT YARD MINIMUM GARAGE SETBACK IS 18')
SIDE YARD = 6' MIN. & NO MAX.
REAR YARD = 10' MIN. & NO MAX.

TRAVELWAYS: THIS DEVELOPMENT PROPOSES PRIVATE ROAD WITH CURB/GUTTER TRAVELWAYS THROUGHOUT THE SITE.

RETAINING WALLS: RETAINING WALLS ARE PROPOSED WITH THIS PLAN, SEE GRADING PLAN SHEETS FOR DESIGN. ALL RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE PERMIT AND ANY WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN FOR THE WALL SYSTEM. THE HEIGHT OF THE RETAINING WALLS SHALL NOT EXCEED 10 FEET, WITHOUT TIERS.

TRASH: DUMPSTERS WITH A DUMPSTER ENCLOSURE ARE LOCATED IN THE PARKING LOTS FOR THE DEVELOPMENT. THE TOWNHOUSE UNITS WILL ALSO HAVE INDIVIDUAL TRASH BINS AS WELL FOR PRIVATE TRASH COLLECTION.

LIGHTING: A LIGHTING PLAN WILL BE PROVIDED WITH THE FINAL SITE PLAN AND SHALL BE IN ACCORDANCE WITH ALBEMARLE COUNTY ORDINANCE.

LANDSCAPING: A LANDSCAPING PLAN WILL BE PROVIDED WITH THE FINAL SITE PLAN AND SHALL BE IN ACCORDANCE WITH ALBEMARLE COUNTY ORDINANCE SECTION 32.7.9. THE CONCEPTUAL LANDSCAPING DESIGN IS SHOWN WITH THIS INITIAL SITE PLAN.

RECREATION: PER THE APPROVED NORTH POINTE APPLICATION PLAN:
NWRA PARK A - RESIDENTIAL ACTIVE PARK WITH PLAYGROUND - MINIMUM REQUIRED AREA = 5,360 SF
NWRA PARK B - RESIDENTIAL ACTIVE PARK WITH PLAYGROUND - MINIMUM REQUIRED AREA = 9,880 SF
NWRA PARK C - RESIDENTIAL PASSIVE PARK WITH LANDSCAPED GRASS & BENCHES - MINIMUM REQUIRED AREA = 5,845 SF
NWRA PARK D - RESIDENTIAL PASSIVE PARK WITH LANDSCAPED GRASS & BENCHES - MINIMUM REQUIRED AREA = 5,105 SF
TOTAL MINIMUM REQUIRED AREA = 26,190 SF
PROPOSED RECREATIONAL AREAS:
NWPA PARK A - 8,775 SF
NWPA PARK B - 10,685 SF
NWPA PARK C - 9,520 SF
NWPA PARK D - 4,815 SF
NWPA PARK E - 3,075 SF
TOTAL PROPOSED RECREATIONAL AREA = 36,870 SF

LAND DEDICATED TO PUBLIC USE: PER THE APPROVED APPLICATION PLAN, A MINIMUM OF 3 ACRES IS REQUIRED TO BE DEDICATED TO PUBLIC USE FOR A GREENWAY. THIS DEVELOPMENT IS PROPOSING A TOTAL LAND DEDICATION FOR A GREENWAY OF 4.40 ACRES, SEE THE OVERALL DEVELOPMENT PLAN FOR THE LOCATION OF THE GREENWAY DEDICATION.

STORMWATER MANAGEMENT: THE SITE DEVELOPMENT SHALL COMPLY WITH DEQ AND ALBEMARLE COUNTY REQUIREMENTS FOR WATER PROTECTIONS, INCLUDING WATER QUALITY AND WATER QUANTITY REQUIREMENTS - SEE SWM PLAN.

LOT AREAS:

LOTS	= 11.18 ACRES - 25.61%
EXISTING HOMESITES	= 3.163 ACRES - 7.24%
PUBLIC & PRIVATE RIGHT-OF-WAY	= 5.97 ACRES - 13.68%
OPEN SPACE	= 23.337 ACRES (INCLUDING GREENWAY - SEE SHEET 5) - 53.46%
TOTAL	= 43.65 ACRES

IMPERVIOUS AREAS:

BUILDINGS	= 5.23 ACRES
ROADS/ALLEYS/PARKING & DRIVEWAYS	= 5.22 ACRES
SIDEWALKS	= 1.97 ACRES
TOTAL	= 12.42 ACRES (28.45%)
TOTAL PARKING AND CIRCULATION AREA = 7.19 ACRES	

LOT AREA: THERE ARE NO MINIMUM OR MAXIMUM LOT AREAS, PER THE APPROVED REZONING PLAN. SEE OVERALL DEVELOPMENT PLAN FOR THE PROPOSED LOT AREAS

BUILDING FOOTPRINTS: THERE ARE NO MINIMUM AND NO MAXIMUM BUILDING FOOTPRINT REQUIREMENTS. SEE OVERALL DEVELOPMENT PLAN FOR PROPOSED AREA OF THE BUILDINGS

NEEDED FIRE FLOW CALCULATION: CLASS I - FRAME TYPE CONSTRUCTION (IBC TYPE V)
FACTOR = 1.5, O=0.85 (C-2 LIMITED COMBUSTIBLE)
TOTAL GROUND FLOOR AREA = 7,280 SF
TOTAL AREAS OF OTHER FLOORS = 7,280 SF PER FLOOR
TOTAL BUILDING AREA: 14,560 SF
REQUIRED ISO FIRE FLOW = 3,000 SF
NEEDED FIRE FLOW (50% REDUCTION FOR AUTOMATIC SPRINKLERS) =1,500 GPM
AVAILABLE FIRE FLOW ONSITE: TEST PERFORMED 10/1/26, AWWA Q20 = 3,213 GPM

DEMOLITION NOTES

1. PRIOR TO DEMOLITION AND CONSTRUCTION, A FIRE PREVENTION PLAN MEETING MUST OCCUR AND A FIRE PREVENTION PLAN MUST BE SUBMITTED TO AND APPROVED BY THE FIRE MARSHAL.
2. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL UNDERGROUND UTILITIES NOT SHOWN ON THIS PLAN SHEET AND SHALL DEMOLISH ALL DISCOVERED UTILITIES AS REQUIRED.
3. THE CONTRACTOR SHALL VIDEO AND INSPECT ALL SANITARY SEWER PIPES AND MANHOLES SLATED TO REMAIN TO DETERMINE ADEQUATE STRUCTURAL INTEGRITY. IF EXISTING SANITARY SEWER IS DAMAGED, THE CONTRACTOR SHALL CONTACT THE ENGINEER.
4. THE CONTRACTOR SHALL EXAMINE THE STRUCTURAL INTEGRITY OF EXISTING STORM SEWER STRUCTURES TO REMAIN AND REPLACE TOPS AS NECESSARY; THIS SHALL BE REFLECTED IN THE CONTRACTOR BID.
5. ALL EXISTING WATER, SANITARY, AND STORM SEWER SLATED FOR DEMOLITION SHALL BE REMOVED FROM THE BUILDING TO THE PROPERTY LINE, UNLESS MARKED AS TO REMAIN.
6. UTILITIES THAT ARE DISCONNECTED SHALL BE PROPERLY ABANDONED AT THE MAIN LINE. FOR WATER SERVICE LINES, THE CORP STOP MUST BE TURNED OFF AT THE MAIN LINE AND THE SERVICE DISCONNECTED FROM THE MAIN. FOR SEWER LATERALS, THE LATERAL TAP MUST BE SEALED AT THE MAIN LINE SO THAT IT IS WATER TIGHT AND THE LATERAL REMOVED FROM THE MAIN LINE. FOR SANITARY MANHOLES TO BE ABANDONED THE TOP 2' OF THE MANHOLE STRUCTURE SHALL BE REMOVED, ALL LINES DISCONNECTED, AND THE MANHOLE SHOULD BE FILLED WITH STONE AND COVERED, ALL TAPS MUST BE LOCATED AND DISCONNECTED PER PROCEDURE ABOVE.
7. EXISTING ROOF DRAINS SLATED TO BE DEMOLISHED SHALL BE DISCONNECTED AND REMOVED; ROOFDRAINS TO BE REROUTED AS SHOWN ON THE ARCHITECTURAL PLANS.
8. EXISTING DOMINION OVERHEAD/UNDERGROUND ELECTRIC LINES AND OVERHEAD UTILITIES TO THE EXISTING BUILDING SHALL BE DISCONNECTED AND REROUTED AS PROPOSED ON THE UTILITY PLAN SHEET.
9. ANY EXISTING UNDERGROUND STORAGE TANKS SHALL BE DRAINED BY THE OWNER, AND THE CONTRACTOR SHALL FILL AND TANKS SHALL REMAIN.
10. BUILDINGS BEING DEMOLISHED. WHERE A BUILDING IS BEING DEMOLISHED AND A STANDPIPE IS EXISTING WITHIN SUCH A BUILDING, SUCH STANDPIPE SHALL BE MAINTAINED IN AN OPERABLE CONDITION SO AS TO BE AVAILABLE FOR USE BY THE FIRE DEPARTMENT. SUCH STANDPIPE SHALL BE DEMOLISHED WITH THE BUILDING BUT SHALL NOT BE DEMOLISHED MORE THAN ONE FLOOR BELOW THE FLOOR BEING DEMOLISHED.

FIRE DEPARTMENT NOTES

1. PROGRAM SUPERINTENDENT. THE OWNER SHALL DESIGNATE A PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR THE FIRE PREVENTION PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT. THE FIRE PREVENTION PROGRAM SUPERINTENDENT SHALL HAVE THE AUTHORITY TO ENFORCE THE PROVISIONS OF THIS CHAPTER AND OTHER PROVISIONS AS NECESSARY TO SECURE THE INTENT OF THIS CHAPTER. WHERE GUARD SERVICE IS PROVIDED, THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE GUARD SERVICE.
2. PREFIRE PLANS. THE FIRE PREVENTION PROGRAM SUPERINTENDENT SHALL DEVELOP AND MAINTAIN AN APPROVED PREFIRE PLAN IN COOPERATION WITH THE FIRE CHIEF. THE FIRE CHIEF AND THE FIRE CODE OFFICIAL SHALL BE NOTIFIED OF CHANGES AFFECTING THE UTILIZATION OF INFORMATION CONTAINED IN SUCH PREFIRE PLANS.
3. A SITE SPECIFIC FIRE PREVENTION PLAN SHALL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE PRIOR TO COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION.
4. AN APPROVED KEY BOX SHALL BE MOUNTED TO THE SIDE OF THE FRONT OR MAIN ENTRANCE. ALBEMARLE FIRE AND RESCUE CARRIES THE KNOX BOX MASTER KEY. A KNOX BOX KEY BOX CAN BE ORDERED BY GOING ONLINE TO WWW.KNOXBOX.COM. THE KNOX BOX ALLOWS ENTRY TO THE BUILDING WITHOUT DAMAGING THE LOCK AND DOOR SYSTEM.
5. ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.
6. FIRE HYDRANTS, FIRE PUMP TEST HEADER, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL REMAIN CLEAR AND UNOBSTRUCTED BY LANDSCAPING, PARKING OR OTHER OBJECTS. THE FIRE MARSHAL'S OFFICE NO LONGER ALLOWS ANY TYPE OF LANDSCAPING TO BE PLACED IN FRONT OF AND WITHIN 5 FEET OF FIRE HYDRANTS, FIRE PUMP TEST HEADERS, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES.
7. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
8. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHTING 85,000 LBS.
9. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE CONSISTENT WITH THE MUTCD.
10. THE MINIMUM REQUIRED FIRE FLOW FOR ALL BUILDINGS IS 1,500 GALLONS PER MINUTE.
11. LANDSCAPING IN THE AREA FIRE HYDRANTS, FIRE PUP TEST HEADER, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL BE OF THE TYPE THAT WILL NOT ENCROACH ON THE REQUIRED FIVE FT RADIUS ON MATURITY OF THE LANDSCAPING.
12. FIRE LANES SHALL BE A MINIMUM OF 20 FEET IN WIDTH. SIGNS AND MARKINGS TO DELINATE FIRE LANES AS DESIGNATED BY THE FIRE OFFICIAL SHALL BE PROVIDED AND INSTALLED BY THE OWNER OR HIS/HER AGENT OF THE PROPERTY. FIRE APPARATUS ROADS 20' TO 26' IN WIDTH SHALL BE POSTED OR MARKED ON BOTH SIDES "NO PARKING - FIRE LANE".
13. THE BUILDING STREET NUMBER TO BE PLAINLY VISIBLE FROM THE STREET FOR EMERGENCY RESPONDERS.
14. HYDRANT FOR STANDPIPE SYSTEM-BUILDINGS EQUIPPED WITH A STANDPIPE SYSTEM INSTALLED IN ACCORDANCE WITH FIRE DEPARTMENT CONNECTIONS AND FOR STANDPIPES AND SPRINKLERS AND SHALL HAVE A FIRE HYDRANT WITHIN 100 FT OF THE FIRE DEPARTMENT CONNECTIONS. THE DISTANCE SHALL BE PERMITTED TO EXCEED 100 FT WHERE APPROVED BY THE FIRE CODE OFFICIAL.
15. OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13 FEET-6 INCHES.
16. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
17. NO VEHICLES/MACHINERY OF ANY TYPE, CONSTRUCTION MATERIALS OR CONSTRUCTION DEBRIS ARE TO BE PARKED, PLACED OR STORED EITHER IN FRONT OF AND WITHIN 15 FEET OF A FIRE HYDRANT.
18. NO SMOKING OR VAPING WITHIN THE CONSTRUCTION SAFETY FENCE. NO SMOKING SIGNS SHALL BE POSTED THROUGHOUT EACH BUILDING UNDER CONSTRUCTION AS WELL AS OUTSIDE THE BUILDING.
19. WASTE DISPOSAL OF COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORKDAY.
20. CUTTING AND WELDING-OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CHAPTER 35, OF THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, ADDRESSING WELDING AND HOTWORK OPERATIONS.
21. FIRE EXTINGUISHERS SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
22. REQUIRED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.

BUILDING CODE NOTES:

1. DUE TO REQUIRED DISTANCES FROM LOT LINES AND STRUCTURES AS REQUIRED BY THE NFPA, UNDERGROUND PROPANE TANKS MAY BE PROHIBITED. PLAN ACCORDINGLY.
2. RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN ALSO. SEGMENTED WALLS REQUIRE RDP INSPECTIONS, OTHER WILL REQUIRE INSPECTIONS AS OUTLINED IN THE USBC.
3. ACCESSIBLE PARKING SPACES, ACCESS ISLES, AND ACCESSIBLE ROUTE SHALL BE INSTALLED IN ACCORDANCE WITH ICC ANSI A117.1-17 AND THE 2021 VIRGINIA CONSTRUCTION CODE.
4. WHERE THE FLOOD LEVEL RIMS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, THE FIXTURE SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN, BRANCH OF THE BUILDING DRAIN, OR HORIZONTAL BRANCH SERVING SUCH FIXTURES. PLUMBING FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE.
5. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
6. BUILDINGS OR STRUCTURES BUILT BEFORE JANUARY 1, 1985 MUST HAVE AN ASBESTOS SURVEY PERFORMED IN ORDER TO APPLY FOR A DEMOLITION PERMIT. ASBESTOS REMOVAL PERMITS ARE REQUIRED IF POSITIVE FOR SUCH FROM ALBEMARLE COUNTY AND VDOLI. CONTACT VDOLI FOR THEIR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS AT 540-562-3850 X131.
7. ALL WATER, SEWER, AND FIRE LINES REQUIRE NEW INSPECTION AND TESTING PROCEDURES. THE ACSA PERFORMS ANY TESTING AND INSPECTIONS OF THE PUBLIC SEWER AND WATER MAIN(S). THE ALBEMARLE COUNTY BUILDING INSPECTIONS DEPARTMENT (ACBID) DOES A VISUAL INSPECTION AND WITNESSES THE TESTING OF THE BUILDING DRAIN, WATER SERVICE PIPE AND THE SPRINKLER LEAD-IN CONNECTION.
8. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE TO RETAIN A SPECIAL INSPECTOR AS OUTLINED IN THE UPDATED ALBEMARLE COUNTY POLICY FOR SITE UTILITIES TO PERFORM THE VISUAL INSPECTION AND TESTING OF ALL UTILITIES NOT COVERED BY THE ACSA OR ACBID. THIS INCLUDES BUILDING SEWERS, WATER AND FIRE LINE BRANCHES BETWEEN THE MAIN AND THE METER(S)/BUILDING(S).
9. THE SPECIAL INSPECTOR'S REPORT MUST BE SUBMITTED AND APPROVED BY THE ALBEMARLE COUNTY ENGINEERING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
10. THIRD PARTY INSPECTORS USED IN LIEU OF BUILDING DEPARTMENT INSPECTORS ARE NOT ALLOWED UNLESS APPROVED BY THE BUILDING OFFICIAL AT THE TIME OF BUILDING PERMIT APPLICATION.
11. STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

CONSTRUCTION FIRE PREVENTION NOTES

1. SMOKING SHALL BE PROHIBITED IN AREAS WHERE SMOKING MAKES CONDITIONS SUCH AS TO MAKE SMOKING A HAZARD AND THESE AREAS SHALL BE DESIGNATED WITH NO SMOKING SIGNS PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
2. AREAS WHERE SMOKING CAN OCCUR, SHALL HAVE APPROPRIATE RECEPTACLES FOR DISCARDED SMOKING MATERIALS PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
3. PER THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, VEHICULAR ACCESS FOR FIREFIGHTING SHALL BE PROVIDED AT ALL CONSTRUCTION AND DEMOLITION SITES, PROVIDE ACCESS TO WITHIN 100 FT. OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS, AND HAVE NO OVERHEAD WIRING OR OTHER OVERHEAD OBSTRUCTIONS LOWER THAN 13FT 6 INCHES; THIS ACCESS MAY BE VIA PERMANENT OR TEMPORARY ROAD, BUT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS IN ALL WEATHER CONDITIONS.
4. CONTRACTOR SHALL ENSURE THE STREET NUMBERS ARE ALWAYS VISIBLE FROM THE FRONTAGE STREET DURING CONSTRUCTION PER THE VIRGINIA STATEWIDE FIRE CODE.
5. AN APPROVED WATER SUPPLY FOR FIREFIGHTING OPERATIONS SHALL BE IN PLACE AND AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE.
6. WASTE AND COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH DAY AND DISPOSED OF IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE CODE.
7. FIRE EXTINGUISHERS SHALL BE PROVIDED, WITH NOT LESS THAN ONE APPROVED FIRE EXTINGUISHER AT EACH STAIRWELL, ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED, IN EVERY STORAGE AND CONSTRUCTION SHED AND IN ARES OF SPECIAL HAZARD, SUCH AS WHERE FLAMMABLE AND COMBUSTIBLE LIQUIDS ARE STORED OR USED, IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE CODE.
8. OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL COMPLY WITH THE VIRGINIA STATEWIDE FIRE PREVENTION CODE AND SHALL REQUIRE A PERMIT FROM THE ALBEMARLE COUNTY FIRE MARSHAL'S OFFICE.

SITE NOTES

1. PROPOSED MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF BEHIND THE PARAPET OF THE PROPOSED BUILDINGS. MECHANICAL EQUIPMENT LOCATED ON THE ROOF OF A BUILDING OR STRUCTURE SHALL BE HIDDEN BEHIND A WALL OR OTHER SOLID ENCLOSURE, EXTENDING NO MORE THAN TWELVE (12) INCHES ABOVE THE HEIGHT OF SUCH EQUIPMENT, SUCH WALL TO BE CONSTRUCTED OF A MATERIAL HARMONIOUS WITH THE FACADE OF THE BUILDING OR STRUCTURE. MECHANICAL EQUIPMENT LOCATED ON THE GROUND SHALL BE SCREENED FROM VIEW FROM ALL PUBLIC RIGHTS-OF-WAY AND FROM ADJACENT RESIDENTIAL DISTRICTS; AN S-3 SCREEN SHALL BE PROVIDED, EXTENDING NO MORE THAN TWELVE (12) INCHES ABOVE THE HEIGHT OF SUCH EQUIPMENT. THE SCREENING MATERIALS SHALL BE LOCATED IN SUCH A MANNER TO MOST EFFECTIVELY REFLECT NOISE AWAY FROM ADJACENT RESIDENTIAL DISTRICTS.
2. EXISTING AND PROPOSED DUMPSTERS ON SITE SHALL COMPLY WITH BUILDING CODE REQUIREMENTS AND SHALL NOT BE VISIBLE FROM RIGHT-OF-WAY.
3. ALL SIDEWALKS WITHIN THE LIMITS OF THE DEVELOPMENT SHALL BE PRIVATE SIDEWALKS AND SHALL BE PRIVATELY MAINTAINED. THIS APPLIES TO ALL SIDEWALKS OUTSIDE OF THE VDOT RIGHT OF WAY.
4. ALL SIDEWALKS AND WALKWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 5'.
5. ALL WALKWAY CROSSINGS SHALL MEET MINIMUM ADA ACCESSIBILITY STANDARDS AND SHALL HAVE A CROSS SLOPES OF 2% OR LESS.
6. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE INSTALLED CONSISTENT WITH MUTCD STANDARDS.
7. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO AN ACCESSIBLE ENTRANCE.
8. ALL SIGNS IDENTIFYING ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 60 INCHES ABOVE THE GROUND/SURFACE (FROM BOTTOM OF SIGN) AND INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. ACCESSIBLE VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION 'VAN ACCESSIBLE'.
9. RAMPS OVER 30" IN ELEVATION CHANGE REQUIRE HANDRAILS.
10. ALL SITE AND BUILDING CONSTRUCTION SHALL MEET CURRENT BUILDING CODE REQUIREMENTS FOR ACCESSIBILITY AND FOR CHANGE OF OCCUPANCY.
11. PER 502.6 OF THE 2010 ADA DESIGN STANDARDS ACCESSIBLE PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 703.7.2.1, AND SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE".
12. PER ADA 502.4 PARKING SPACES AND ACCESS AISLES SHALL COMPLY WITH 302, SLOPES NOT STEEPER THAN 2% SHALL BE PERMITTED.
13. PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 5% OR LESS. SLOPES OVER 5% WILL REQUIRE A RAMP.
14. PER ADA 206.2.2 AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES ON THE SAME SITE.
15. ALL PARKING SPACES SHALL BE 9'x18', EXCEPT AS NOTED.
16. HANDICAP PARKING SPACES SHALL BE 8'x18', EXCEPT AS NOTED.
17. ALL HANDICAP PARKING SPACES SHALL BE INDICATED WITH A SIGN.

UTILITY NOTES

1. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY AND REPAIRED AT CONTRACTOR'S EXPENSE.
2. THE CONTRACT DOCUMENTS DO NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE OR LOCATION OF UTILITIES. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OR THE NON-EXISTENCE OF UTILITIES. AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION, CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-552-7001) AND/OR THE RESPECTIVE UTILITY COMPANIES FOR GAS, WATER, SEWER, POWER, PHONE, AND CABLE. CONTRACTOR SHALL TIMELY ARRANGE TO HAVE THE VARIOUS UTILITIES LOCATED, AND TO HAVE THEM REMOVED OR RELOCATED, OR TO DETERMINE THE METHOD OF PROTECTION ACCEPTABLE TO THE RESPECTIVE OWNER, IF UTILITIES IN ACCORDANCE WITH THE RESPECTIVE UTILITY'S RULES AND REGULATIONS.
3. CONTRACTOR SHALL EXCAVATE TO LOCATE BURIED UTILITIES FAR ENOUGH IN ADVANCE OF ITS WORK TO ALLOW FOR HORIZONTAL AND/O

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

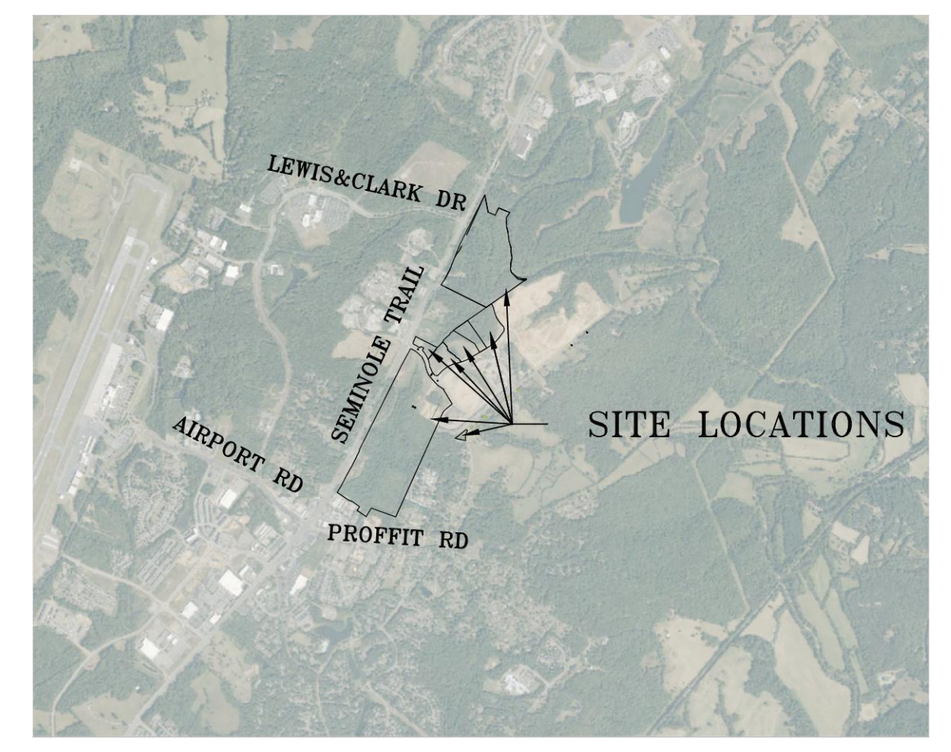
SANITARY SEWER: ACSA

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.

GREAT EASTERN MANAGEMENT
2619 HYDRAULIC ROAD
CHARLOTTESVILLE, VA 22901
DAVID MITCHELL, E.I.T.
PHONE: (434) 296-4109
FAX: (434) 963-2670
E-MAIL: david@southern-classic.com

TOWNES SITE ENGINEERING
C/O BRIAN C. MITCHELL, P.E.
1 PARK WEST CIRCLE, SUITE 108
MIDLOTHIAN, VA 23114
PHONE: (804) 748-9011
FAX: (804) 748-2590
E-MAIL: BMITCHELL@CCTOWNES.COM



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

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.

NORTH POINTE
TITLE SHEET
RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA

GREAT EASTERN MANAGEMENT COMPANY — Townes SITE ENGINEERING

DATE: JANUARY 29, 2026

---

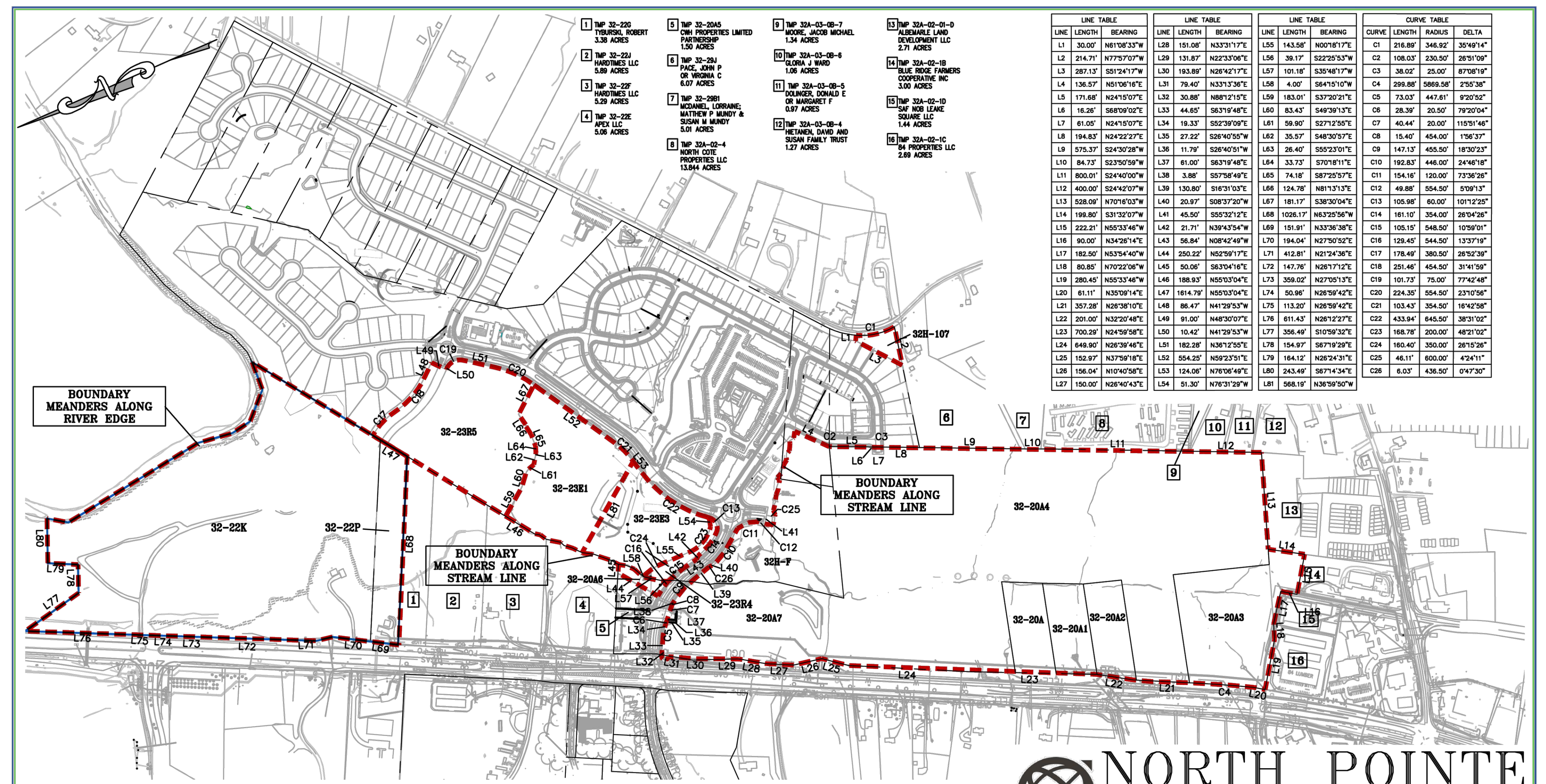
1. TMP 32-22G TYBURSKI, ROBERT 3.38 ACRES
2. TMP 32-22J HARDTIMES LLC 5.89 ACRES
3. TMP 32-22F HARDTIMES LLC 5.29 ACRES
4. TMP 32-22E APEX LLC 5.06 ACRES
5. TMP 32-20A5 CWH PROPERTIES LIMITED PARTNERSHIP 1.50 ACRES
6. TMP 32-29J PACE, JOHN P OR VIRGINIA C 6.07 ACRES
7. TMP 32-29B1 MCDANIEL, LORRAINE; MATTHEW P MUNDY & SUSAN M MUNDY 5.01 ACRES
8. TMP 32A-02-4 NORTH COTE PROPERTIES LLC 13.844 ACRES
9. TMP 32A-03-0B-7 MOORE, JACOB MICHAEL 1.34 ACRES
10. TMP 32A-03-0B-6 GLORIA J WARD 1.06 ACRES
11. TMP 32A-03-0B-5 DOLINGER, DONALD E OR MARGARET F 0.97 ACRES
12. TMP 32A-03-0B-4 HIETANEN, DAVID AND SUSAN FAMILY TRUST 1.27 ACRES
13. TMP 32A-02-01-D ALBEMARLE LAND DEVELOPMENT LLC 2.71 ACRES
14. TMP 32A-02-1B BLUE RIDGE FARMERS COOPERATIVE INC 3.00 ACRES
15. TMP 32A-02-1D SAF NOB LEAKE SQUARE LLC 1.44 ACRES
16. TMP 32A-02-1C 84 PROPERTIES LLC 2.69 ACRES

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00'	N61°08'33"W
L2	214.71'	N77°57'07"W
L3	287.13'	S51°24'17"W
L4	136.57'	N51°06'16"E
L5	171.68'	N24°15'07"E
L6	16.26'	S68°09'02"E
L7	61.05'	N24°15'07"E
L8	194.83'	N24°22'27"E
L9	575.37'	S24°30'28"W
L10	84.73'	S23°50'59"W
L11	800.01'	S24°40'00"W
L12	400.00'	S24°42'07"W
L13	528.09'	N70°16'03"W
L14	199.80'	S31°32'07"W
L15	222.21'	N55°33'46"W
L16	90.00'	N34°26'14"E
L17	182.50'	N53°54'40"W
L18	80.85'	N70°22'06"W
L19	280.45'	N55°33'46"W
L20	61.11'	N35°09'14"E
L21	357.28'	N26°38'10"E
L22	201.00'	N32°20'48"E
L23	700.29'	N24°59'58"E
L24	649.90'	N26°39'46"E
L25	152.97'	N37°59'18"E
L26	156.04'	N10°40'58"E
L27	150.00'	N26°40'43"E

LINE TABLE		
LINE	LENGTH	BEARING
L28	151.08'	N33°31'17"E
L29	131.87'	N22°33'06"E
L30	193.89'	N26°42'17"E
L31	79.40'	N33°13'36"E
L32	30.88'	N88°12'15"E
L33	44.65'	S63°19'48"E
L34	19.33'	S52°39'09"E
L35	27.22'	S26°40'55"W
L36	11.79'	S26°40'51"W
L37	61.00'	S63°19'48"E
L38	3.88'	S57°58'49"E
L39	130.80'	S16°31'03"E
L40	20.97'	S08°37'20"W
L41	45.50'	S55°32'12"E
L42	21.71'	N39°43'54"W
L43	56.84'	N08°42'49"W
L44	250.22'	N52°59'17"E
L45	50.06'	S63°04'16"E
L46	188.93'	N55°03'04"E
L47	1614.79'	N55°03'04"E
L48	86.47'	N41°29'53"W
L49	91.00'	N48°30'07"E
L50	10.42'	N41°29'53"W
L51	182.28'	N36°12'55"E
L52	554.25'	N59°23'51"E
L53	124.06'	N76°06'49"E
L54	51.30'	N76°31'29"W

LINE TABLE		
LINE	LENGTH	BEARING
L55	143.58'	N00°18'17"E
L56	39.17'	S22°25'53"W
L57	101.18'	S35°48'17"W
L58	4.00'	S64°15'10"W
L59	183.01'	S37°20'21"E
L60	83.43'	S49°39'13"E
L61	59.90'	S27°12'55"E
L62	35.57'	S48°30'57"E
L63	26.40'	S55°23'01"E
L64	33.73'	S70°18'11"E
L65	74.18'	S87°25'57"E
L66	124.78'	N81°13'13"E
L67	181.17'	S38°30'04"E
L68	1026.17'	N63°25'56"W
L69	151.91'	N33°36'38"E
L70	194.04'	N27°50'52"E
L71	412.81'	N21°24'36"E
L72	147.76'	N26°17'12"E
L73	359.02'	N27°05'13"E
L74	50.96'	N26°59'42"E
L75	113.20'	N26°59'42"E
L76	611.43'	N26°12'27"E
L77	356.49'	S10°59'32"E
L78	154.97'	S67°19'29"E
L79	164.12'	N26°24'31"E
L80	243.49'	S67°14'34"E
L81	568.19'	N36°59'50"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	216.89'	346.92'	35°49'14"
C2	108.03'	230.50'	26°51'09"
C3	38.02'	25.00'	87°08'19"
C4	299.88'	5869.58'	2°55'38"
C5	73.03'	447.61'	9°20'52"
C6	28.39'	20.50'	79°20'04"
C7	40.44'	20.00'	115°51'46"
C8	15.40'	454.00'	1°56'37"
C9	147.13'	455.50'	18°30'23"
C10	192.83'	446.00'	24°46'18"
C11	154.16'	120.00'	73°36'26"
C12	49.88'	554.50'	5°09'13"
C13	105.98'	60.00'	101°12'25"
C14	161.10'	354.00'	26°04'26"
C15	105.15'	548.50'	10°59'01"
C16	129.45'	544.50'	13°37'19"
C17	178.49'	380.50'	26°52'39"
C18	251.46'	454.50'	31°41'59"
C19	101.73'	75.00'	77°42'48"
C20	224.35'	554.50'	23°10'56"
C21	103.43'	354.50'	16°42'58"
C22	433.94'	645.50'	38°31'02"
C23	168.78'	200.00'	48°21'02"
C24	160.40'	350.00'	26°15'26"
C25	46.11'	600.00'	4°24'11"
C26	6.03'	436.50'	0°47'30"



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.

GRAPHIC SCALE
1 inch = 500 ft.

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

NORTH POINTE
SUBJECT PARCELS
RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA

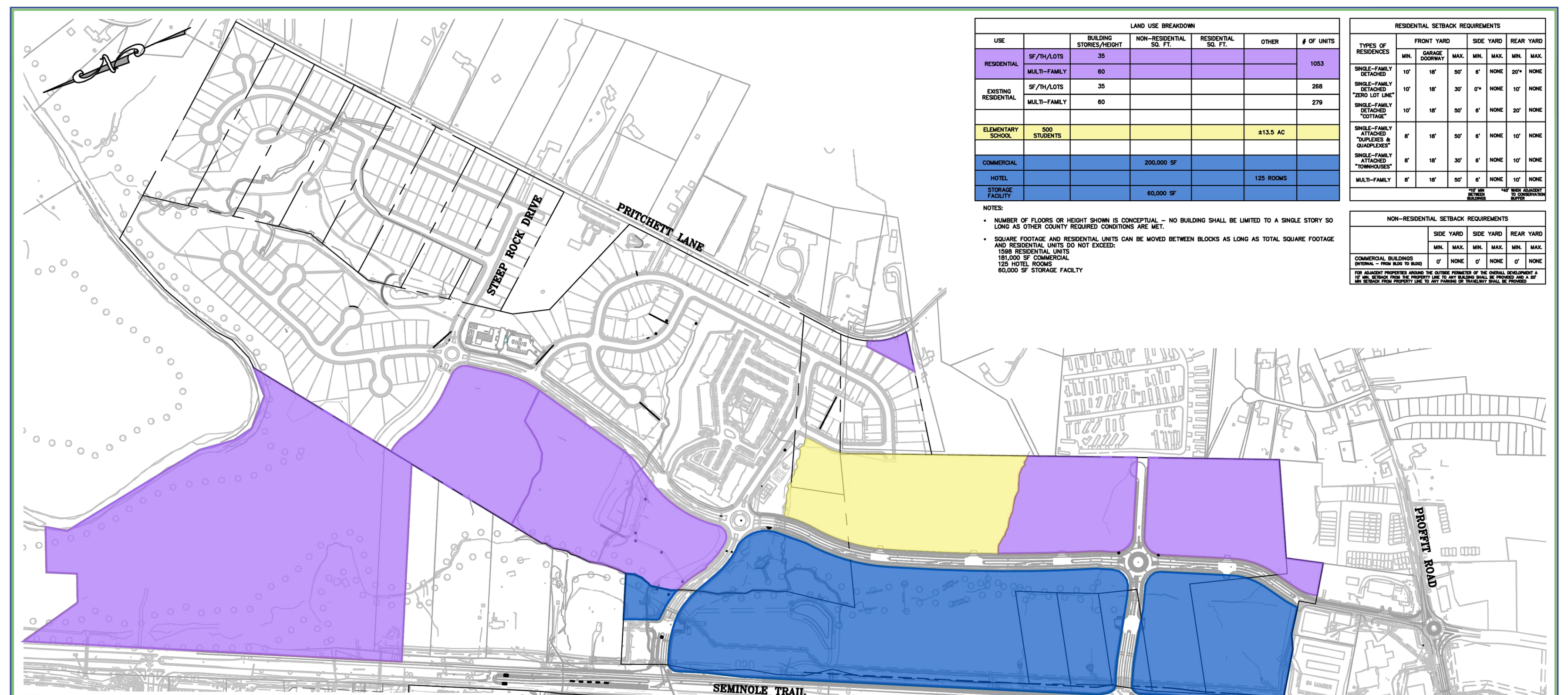
GREAT EASTERN MANAGEMENT COMPANY — Townes SITE ENGINEERING

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 FACILTY

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 (INTERNAL – FROM BLDG TO BLDG)	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						



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.
- 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

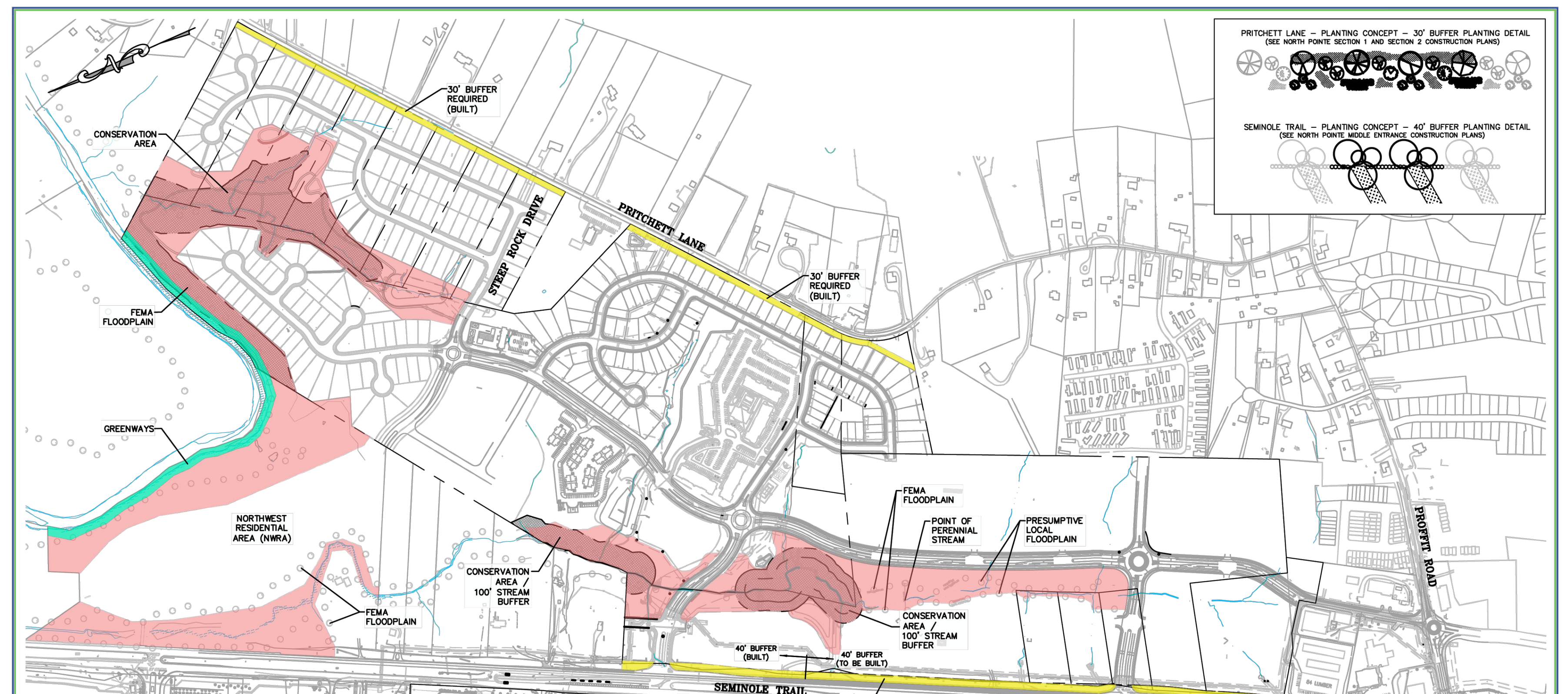
GRAPHIC SCALE
1 inch = 500 ft.

NORTH POINTE
ZONING MAP
RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA

GREAT EASTERN MANAGEMENT COMPANY — Townes SITE ENGINEERING

PRITCHETT LANE – PLANTING CONCEPT – 30' BUFFER PLANTING DETAIL
(SEE NORTH POINTE SECTION 1 AND SECTION 2 CONSTRUCTION PLANS)

SEMINOLE TRAIL – PLANTING CONCEPT – 40' BUFFER PLANTING DETAIL
(SEE NORTH POINTE MIDDLE ENTRANCE CONSTRUCTION PLANS)



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

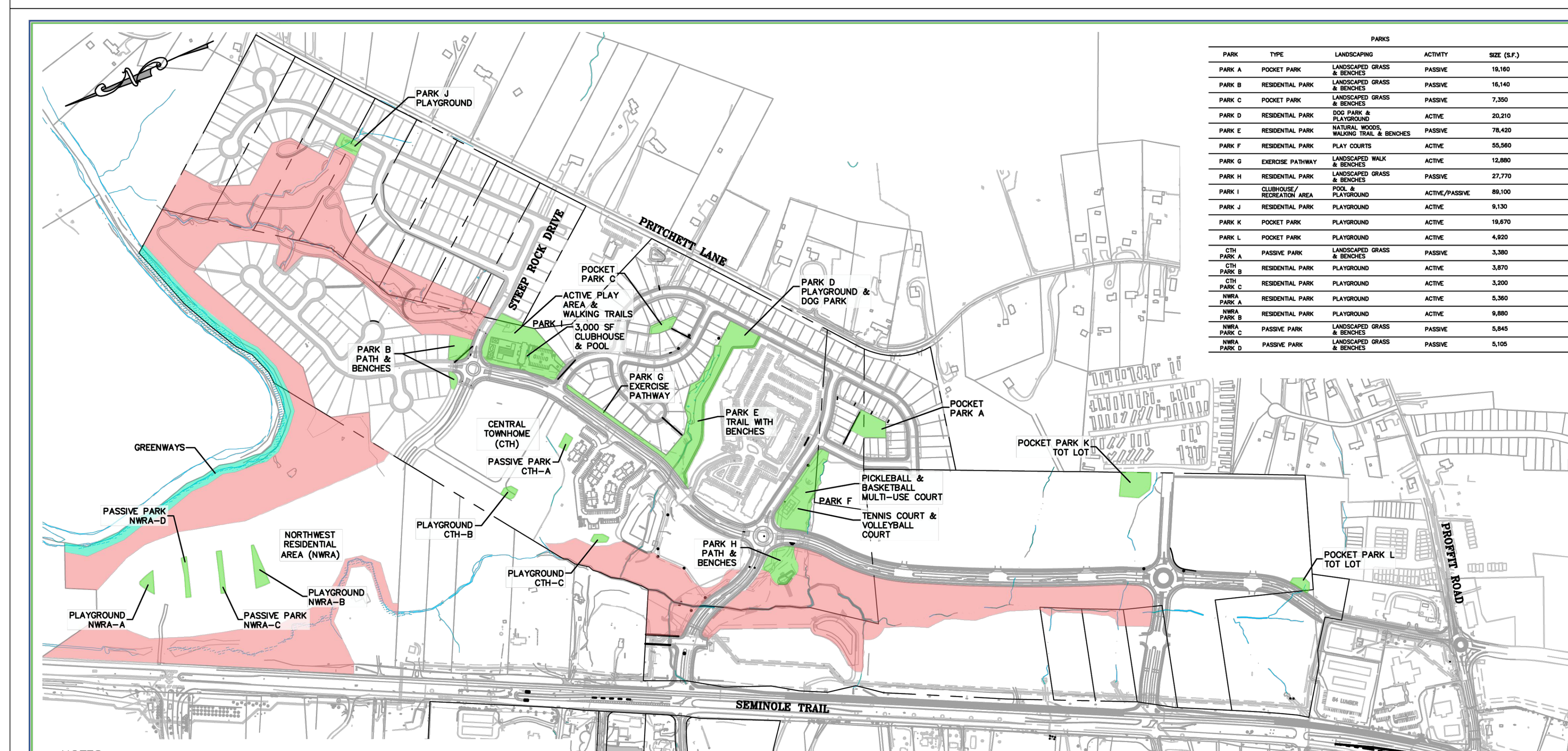
CONSERVATION BUFFER (HOA)
BUFFER – 7,025± LF (HOA) (4,563 LF BUILT / 2,462 TO BE BUILT)
OPEN SPACE – 50± AC (HOA)
GREENWAYS – 3± AC (TO BE DEDICATED UPON REQUEST FOR PUBLIC USE)

GRAPHIC SCALE
1 inch = 500 ft.

NORTH POINTE
CONSERVATION EXHIBIT
RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA

GREAT EASTERN MANAGEMENT COMPANY — Townes SITE ENGINEERING

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



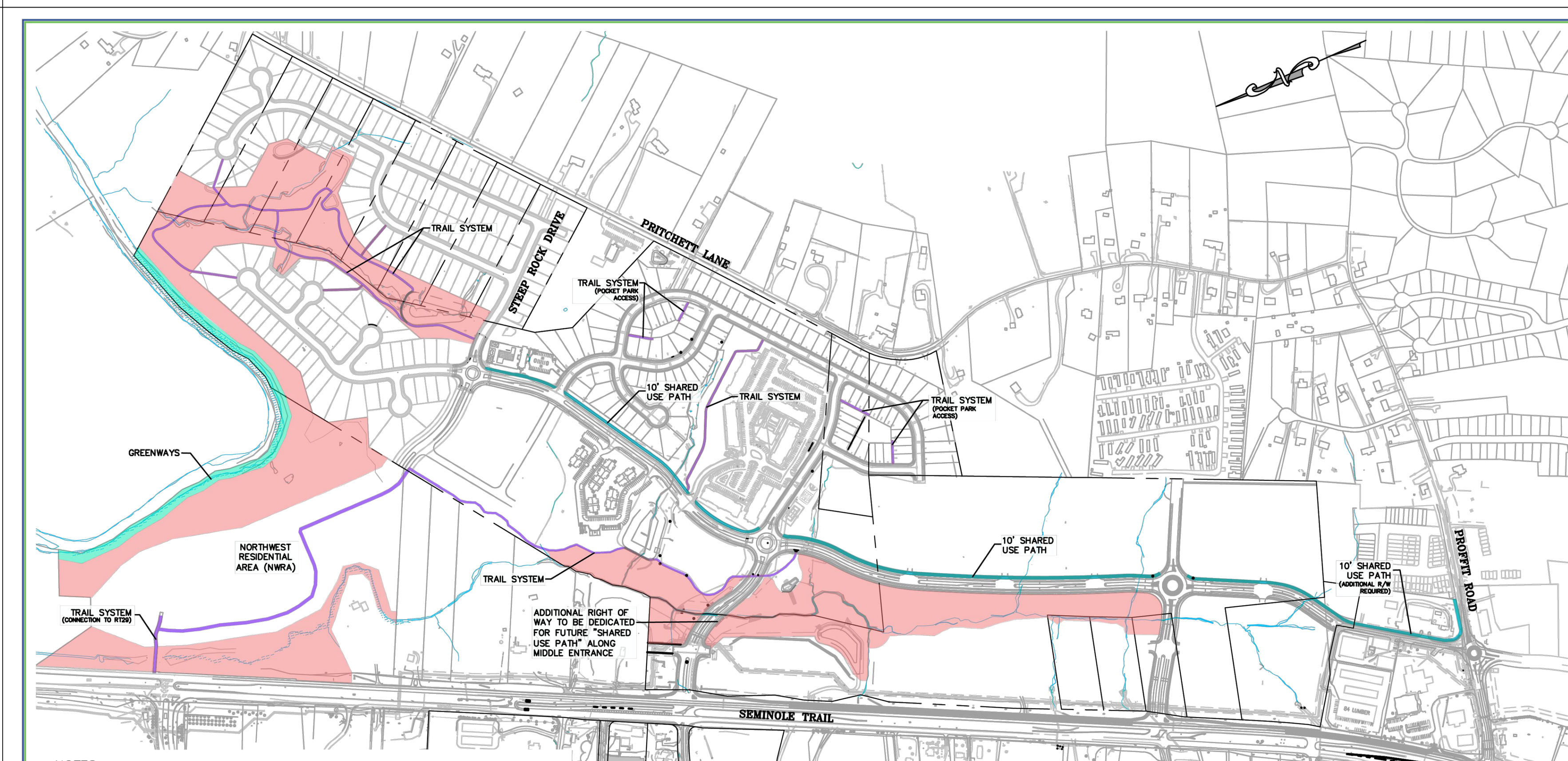
NOTES:
–THE MAPS ASSOCIATED WITH THIS ZMA & SUP ARE CONCEPTUAL ONLY. THE FINAL CONFIGURATION OF ROADS, TRAILS, LOTS, BUILDINGS, AND AMENITIES WILL BE DETERMINED AT PLAT. OR SITE PLAN APPROVALS.
–PARKS, OPEN SPACE (EXCLUSIVE OF GREENWAYS) & TRAILS SYSTEM ARE HOA OWNED AND MAINTAINED AND ARE NOT FOR PUBLIC USE
–THE SHOWN PARKS, OPEN SPACE, TRAILS & SPORTS COURTS ARE PROVIDED TO SATISFY THE INTENT OF SECTION 4.16. 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)

GRAPHIC SCALE
1 inch = 500 ft.

NORTH POINTE
PARKS EXHIBIT
RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA

GREAT EASTERN MANAGEMENT COMPANY — Townes SITE ENGINEERING



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 4.16. THESE AREAS AND FACILITIES MAY BE MODIFIED AS SITE PLANS ARE REVIEWED WITH THE ADMINISTRATIVE APPROVAL OF THE GOVERNING AUTHORITY

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)

GRAPHIC SCALE
1 inch = 500 ft.

NORTH POINTE
TRAILS EXHIBIT
RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA

GREAT EASTERN MANAGEMENT COMPANY — Townes SITE ENGINEERING

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
10/12/26
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT: NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN
SHEET: APPLICATION PLAN (ZMA2023-00007)

JOB NO. 262279
SCALE N/A
SHEET NO. 2A

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

County of Albemarle
Community Development Department - Planning

Rebecca Ragsdale
rragsdale@albemarle.org
Telephone: (434) 296-5832 ext.3226

April 15, 2026

David Mitchell
Southern Classic Inc
david@southern-classic.com

RE: ZMA202300007 North Pointe Amendment (Residential Increase/Commercial Decrease) Action Letter

Dear Mr. Mitchell,

On April 1, 2026 the Board of Supervisors took action on the above noted Zoning Map Amendment on Tax Map Parcel Numbers 032000000020A0, 032000000020A1,032000000020A2, 032000000020A3, 032000000020A4, 032000000020A5,032000000020A6, 032000000020A7, 032H00000000C0,032H00000000F0, 032000000022K0, 032000000022P0, 032000000023E1, 032000000023E3, 032000000023R4, 032000000023R5, 032H0000010700, 032H02B00000A0 in the Rivanna District.

The Zoning Map Amendment was approved by the Board's adoption of the attached Ordinance No. 26-18(4) and Signed Proffers dated March 11, 2026.

Please be advised that although the Albemarle County Board of Supervisors took action on the project noted above, no uses on the property may lawfully begin until all applicable approvals have been received and conditions have been met. This includes:

- **compliance with the approved ZONING MAP AMENDMENT, including proffer and application plan; and**
- **approval of and compliance with a SITE PLAN/SUBDIVISION.**
- **approval of ZONING CLEARANCE.**

Should you have questions regarding the above-noted action, please contact me.

Sincerely,
Rebecca Ragsdale
Planning Manager

ORDINANCE NO. 26-18(4)
ZMA 2023-00007

AN ORDINANCE TO AMEND THE ZONING MAP FOR PARCELS 032000000020A0, 032000000020A1, 032000000020A2, 032000000020A3, 032000000020A4, 032000000020A6, 032000000020A7, 032H00000000F0, 032000000022K0, 032000000022P0, 032000000023E1, 032000000023E3, 032000000023R4, 032000000023R5, 032H0000010700

WHEREAS, Zoning Map Amendment application ZMA2023-00007 (North Pointe Amendment) was submitted to rezone Parcels 032000000020A0, 032000000020A1, 032000000020A2, 032000000020A3, 032000000020A4, 032000000020A6, 032000000020A7, 032H00000000F0, 032000000022K0, 032000000022P0, 032000000023E1, 032000000023E3, 032000000023R4, 032000000023R5, 032H0000010700 from Planned Development Mixed Commercial (PDMC) to PDMC and amend the Proffers and Application Plan previously approved with ZMA200000009; and

WHEREAS, on March 10, 2026, after a duly noticed public hearing, the Planning Commission recommended approval of ZMA 2023-00007;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Albemarle, Virginia, that upon consideration of the transmittal summary and staff report prepared for ZMA 2023-00007 and their attachments, the information presented at the public hearings, any written comments received, the material and relevant factors in *Virginia Code* § 15.2-2284 and *County Code* § 18-25A.1, and for the purposes of public necessity, convenience, general welfare, and good zoning practices, the Board hereby approves ZMA 2023-00007 (North Pointe Amendment) with the Application Plan prepared by Townes Site Engineering revised March 20, 2026, and the Proffers dated and signed March 11, 2026.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of an Ordinance duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of six to zero, as recorded below, at a regular meeting held on April 1, 2026.

Clerk, Board of County Supervisors

	Aye	Nay
Ms. Duncan	Y	___
Mr. Gallaway	Y	___
Ms. LaPisto-Kirtley	Y	___
Ms. Mallek	Y	___
Mr. Missel	Y	___
Mr. Pruitt	Y	___

Original Proffers _____ Amendment __X__

PROFFER STATEMENT

ZMA No. ZMA202600___

Tax Map and Parcel Number(s): 032000000020A0, 032000000020A1, 032000000020A2, 032000000020A3, 032000000020A4, 032000000020A6, 032000000020A7, 032H00000000F0, 032000000022K0, 032000000022P0, 032000000023E1, 032000000023E3, 032000000023R4, 032000000023R5, 032H0000010700

Owner(s) of Record: CWH Properties Limited Partnership (032000000020A0, 032000000020A1, 032000000020A2, 032000000020A3, 032000000020A4, 032000000020A6, 032000000020A7)

North Pointe Charlottesville LLC (032H00000000F0, 032000000023E1, 032000000023E3, 032000000023R4, 032000000023R5, 032H0000010700)

Neighborhood Investments - NP LLC (032000000022K0)

Neighborhood Investments LLC (032000000022P0)

Date of Proffer Signature: March 11, 2026

Approximately 152.532 acres remaining zoned Planned Development - Mixed Commercial.

CWH Properties Limited Partnership is the owner of Tax Map and Parcel Numbers 032000000020A0, 032000000020A1, 032000000020A2, 032000000020A3, 032000000020A4, 032000000020A6, and 032000000020A7; North Pointe Charlottesville LLC is the owner of Tax Map and Parcel Numbers 032H00000000F0, 032000000023E1, 032000000023E3, 032000000023R4, 032000000023R5, and 032H0000010700; Neighborhood Investments - NP LLC is the owner of Tax Map and Parcel Number 032000000022K0; and Neighborhood Investments LLC is the owner of Tax Map and Parcel Number 032000000022P0. The respective parties are collectively referred to herein as the "Owner," which term shall include any successors in interest, and all parcels referred to herein are, collectively, the "Property." The Property is subject to rezoning application ZMA No. ZMA2000009, as amended by ZMA No. ZMA201300007 (ZMA 1st Amendment), as further amended by ZMA No. ZMA202300007 (ZMA 2nd Amendment) (collectively, the "Original ZMA"), a project known as "North Pointe" (the "Project").

Pursuant to Section 33.3 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily proffers the conditions listed below which shall be applied to the Property if approved by Albemarle County. These conditions are proffered as a part of the requested rezoning and the Owner acknowledges that the conditions are reasonable.

In all respects, the proffers associated with this ZMA 3rd Amendment supersede the proffers associated with the Original ZMA.

I. INTENTIONALLY DELETED.

II. ENTRANCE CORRIDOR

2.1 **Creation of a 40-Foot Buffer along the Entrance Corridor**. Within six (6) months after the acceptance by the Virginia Department of Transportation ("VDOT") of the road improvements set forth in Section 5.3.1(c) that are along the northbound lanes of U.S. Route 29, Owner shall plant and thereafter maintain at all times a minimum 40-foot wide continuous landscaped buffer, including hedgerows, along the Entrance Corridor frontage parcels owned by Owner, as generally shown on the NORTH POINTE CONSERVATION EXHIBIT attached hereto (the "Buffer"). The Buffer shall be subject to Albemarle County Architectural Review Board ("ARB") review and approval. The Buffer shall be located entirely on the Owner's property. In the event VDOT at any time in the future reduces any portion of the Buffer located on VDOT property, the Owner shall compensate for such reduction by extending the Buffer on Owner's property in order to maintain a minimum 40-foot Buffer, even if such compensation shall require the removal of parking adjacent to such Buffer. Owner shall provide a plan to the ARB showing: (a) areas where the Buffer has already been established or approved; (b) areas where the Buffer remains to be established; and (c) existing edge conditions where the Buffer remains to be established. A detailed buffer landscape plan shall be included with each initial site plan submittal that affects Entrance Corridor frontage.

2.2 **Appearance of Storm Water Management ("SWM") Facilities.** Any site plan or development plan submitted for approval that includes one or more SWM facilities within the Entrance Corridor shall include and depict appropriate landscaping and aesthetic treatments to ensure compatibility with the Entrance Corridor character. Such depiction of the SWM facilities and associated landscaping and aesthetic treatments shall be subject to ARB review and approval during the site plan review process, prior to final site plan approval.

III. INTENTIONALLY DELETED.

IV. INTENTIONALLY DELETED.

V. TRANSPORTATION

5.1 Deleted.

5.2 **Timing of Completion for Internal Streets**. Before issuance of certificates of occupancy, Owner shall complete the segments of an internal street within the Project which serves the building or residence for which a certificate of occupancy is sought with at least the stone base and all but the final layer of plant-mix asphalt.

5.3 **Road Improvements.** Owner shall design and construct all the road improvements deemed necessary by the County or VDOT to provide access to residential subdivisions or commercial areas. In addition, a "Road Network" as generally shown on the NORTH POINTE ROAD EXHIBIT attached hereto will be built as required to serve the various residential and commercial areas and connect to the existing public roads. The offsite improvements will generally conform to the "Traffic Impact Analysis for North Pointe" dated August 2025 by DRMP, Inc. ("Traffic Analysis").

5.3.1 **Design and Phasing.** All road improvements shall be designed and phased as follows:

Design. In addition to the road improvements already constructed in the portions of the Project under development, all future road improvements shall be shown on detailed road plans satisfying VDOT design standards which shall be submitted by the Owner for review and, when satisfactory, approved by VDOT and the County.

Phasing. The road improvements shall be constructed and completed as set forth below:

(a) 15,000 Vehicles Per Day – Southeast Residential Improvements. The following road improvements, all as referenced in the Traffic Analysis and within the area designated as "Southeast Residential Improvements – 15K VPD" on the NORTH POINTE ROAD EXHIBIT, shall be constructed and completed before the Project reaches 15,000 vehicles of cumulative daily trip generation, calculated pursuant to Section 5.3.7:

(i) U.S. Route 29 at Airport Road/Proffit Road. (A) restriping or widening of the southbound approach of U.S. Route 29 to provide dual left turn lanes each providing a minimum of 275 feet of storage with appropriate deceleration and taper; (B) construction of a second receiving lane eastbound on Proffit Road; (C) construction of an exclusive right turn lane on the westbound approach of Proffit Road providing a minimum of 100 feet of storage with appropriate deceleration and taper; (D) conversion of the existing exclusive right turn lane on the northbound approach of U.S. Route 29 to a shared through-right turn lane; (E) construction of a southbound left turn lane onto Proffit Road;

(ii) Continuation of Cliffstone Boulevard. construction of Cliffstone Boulevard to Leake Square/Proffit Road; and

(iii) Proffit Road at Worth Crossing/Leake Square. construction of a single-lane roundabout with an eastbound right turn slip lane and appropriate approach modifications at the intersection of Leake Square and Proffit Road that can accommodate large vehicles (wb-62) (the "Leake Square/Proffit Road Roundabout"). Owner shall construct the Leake Square/Proffit Road Roundabout as warranted and approved by the County and VDOT, provided off-site public right-of-way required for construction of those intersection improvements is acquired by the County or VDOT. The roundabout design shall include appropriate bicycle and pedestrian infrastructure and be coordinated with any future bowtie intersection improvements at U.S. Route 29/Proffit Road/Airport Road intersection as recommended by the County's Transportation Planning division. In

connection with such acquisition, Owner shall make a cash contribution, post a certificate of deposit, or provide a letter of credit in a form approved by the County Attorney for such purpose in the amount as deemed necessary for the property acquisition by the County Attorney, provided that such amount shall not exceed one hundred fifty percent (150%) of the County's fair market value appraisal prepared for acquisition and condemnation purposes. The total cost of the right-of-way acquisition for the off-site property necessary to construct those improvements shall include the normal costs associated with acquiring land, buildings, structures, easements and other authorized interests by condemnation or by purchase including, but not limited to, land acquisition, engineering, surveying, and reasonable attorneys fees. The cash contribution shall be provided by the Owner within thirty (30) days upon request by the County. If the property is acquired by purchase, the contribution for the purchase price shall not exceed one hundred fifty percent (150%) of the County's fair market value appraisal prepared for condemnation purposes without the consent of the Owner. If the cost of the right-of-way acquisition exceeds the amount previously contributed, then the Owner shall reimburse the County all such excess costs within thirty (30) days upon request by the County. The County shall refund to the Owner all excess contributions upon completion of the land acquisition.

(b) 20,000 Vehicles Per Day – Commercial Improvements. The following road improvement, as referenced in the Traffic Analysis and within the area designated as "Commercial Improvements – 20K VPD" on the NORTH POINTE ROAD EXHIBIT, shall be constructed and completed before the Project reaches 20,000 vehicles of cumulative daily trip generation, calculated pursuant to Section 5.3.7: construction of the South Site Driveway connector to Cliffstone Boulevard.

(c) 25,000 Vehicles Per Day – Commercial Improvements. The following road improvements, all as referenced in the Traffic Analysis and within the area designated as "Commercial Improvements – 25K VPD" on the NORTH POINTE ROAD EXHIBIT, shall be constructed and completed before the Project reaches 25,000 vehicles of cumulative daily trip generation, calculated pursuant to Section 5.3.7:

(i) U.S. Route 29 North at Airport Road/Proffit Road. (A) construction of a third through lane northbound on U.S. Route 29 between Airport Road/Proffit Road and the Airport Acres Road median break/South Site Driveway;

(ii) U.S. Route 29 North at South Site Driveway. (A) construction of a third through lane northbound on U.S. Route 29 between the South Site Driveway and the North Site Driveway; (B) restriping of the existing pavement northbound on U.S. Route 29 to provide dual right turn lanes on the westbound approach of the South Site Driveway; (C) signalization at the intersection of U.S. Route 29 North and the South Site Driveway, when warranted and approved by VDOT;

(iii) U.S. Route 29 North at North Site Driveway. (A) construction of a third through lane northbound on U.S. Route 29 and carry an appropriate distance north of the intersection of U.S. Route 29 North and the North Site Driveway before tapering back to two through lanes northbound; (B) restriping of the existing pavement

northbound on U.S. Route 29 to provide dual right turn lanes on the westbound approach of the North Site Driveway; (C) signalization at the intersection of U.S. Route 29 North and the North Site Driveway, when warranted and approved by VDOT;

(iv) U.S. Route 29 South at North Site Driveway. (A) signalization at the intersection of U.S. Route 29 South and the North Site Driveway, when warranted and approved by VDOT;

(v) U.S. Route 29 South at Median Break. (A) construction or restriping of a second left turn lane to provide dual u-turn lanes on the northbound approach of U.S. Route 29 each providing a minimum of 200 feet of storage; and (B) signalization at the intersection of U.S. Route 29 South and the median break, when warranted and approved by VDOT.

5.3.2 Except as referenced in Section 5.3.1(a)(iii) above, all construction of offsite improvements described in Section 5.3.1 are subject to VDOT or the County obtaining any needed right-of-way over and above the right-of-way owned in fee simple by the Owner. Owner shall extend the pedestrian and bike improvements along Leake Square to connect with the intersection improvements at Proffit Road. Owner shall make reasonable efforts to secure necessary right-of-way from adjacent property owners. If right-of-way cannot be secured within 180 days of the County's request, the County may acquire the necessary right-of-way through its standard acquisition procedures, and Owner shall contribute to such acquisition costs as provided in Section 5.3.1(a)(iii) above.

5.3.3 Notwithstanding Section 5.3.1, or anything else to the contrary in this ZMA 3rd Amendment, if prior to the applicable triggering event specified in Section 5.3.1(a) through (c) above, a County or VDOT project has been funded and scheduled for construction that includes such improvements or substantially similar improvements that address the same traffic impacts raised in the Traffic Analysis, and the County Engineer confirms in writing that such project obviates the need for Owner to construct the applicable improvements, then Owner's obligation hereunder pursuant to the applicable improvement shall be deemed satisfied in full.

5.3.4 Prior to the approval of plans for improvements at any U.S. Route 29 intersection that would include a traffic signal, if requested by VDOT, Owner shall provide traffic signal network timing plans that VDOT finds acceptably address the impacts of the proposed traffic signals for peak traffic periods.

5.3.5 **Regional Transportation Study; Cash Contribution. THIS $100,000 PROFFER PAYMENT TO THE COUNTY HAS BEEN SATISFIED.**

5.3.6 Right-of-Way and Design Coordination. Prior to final design of improvements at the U.S. Route 29/Proffit Road/Airport Road intersection, Owner shall coordinate with the County and VDOT to evaluate available right-of-way and determine appropriate design solutions that accommodate required vehicular improvements while incorporating appropriate bicycle and pedestrian infrastructure. If additional right-of-way is determined to be necessary for such

improvements, the acquisition procedures and cost-sharing mechanisms set forth in Section 5.3.1(a)(iii) shall apply.

5.3.7 Traffic Signal Coordination. Prior to installation of traffic signals at any U.S. Route 29 intersection pursuant to this Section 5.3, Owner shall coordinate with the County's Transportation Planning division and VDOT to evaluate signal spacing, timing, and operational impacts along the U.S. Route 29 corridor, and shall implement such signal timing modifications and coordination measures as may be reasonably required to optimize traffic flow and safety.

5.3.8 Traffic Impact Analysis Updates and Trip Generation Thresholds. Together with the development of any Development Area within the Property, Owner shall calculate the cumulative daily trip generation of all completed development within the Project using the trip generation rates established in Table 4 of the Traffic Analysis. For purposes of this calculation, each completed land use shall be assigned the daily trip generation rate specified in said Table 4 (e.g., each single-family detached housing lot shall be deemed to add approximately 9.32 daily trips, calculated as 2,508 total trips for 269 single-family detached lots). Upon completion of development within any Development Area that causes the aggregate calculated daily trip generation from all completed development within the Project to reach or exceed (a) first, ten thousand (10,000) daily trips added to the roadway network; (b) second, fifteen thousand (15,000) daily trips added to the roadway network; and (c) third, twenty thousand (20,000) daily trips added to the roadway network, Owner shall, within ninety (90) days of reaching each milestone, commission an updated Traffic Impact Analysis to be prepared by a qualified traffic engineer and submitted to VDOT and the County for review. Such updated Traffic Impact Analysis shall evaluate current traffic conditions of the roadway network, project conditions based on remaining planned development, and recommend any additional roadway improvements necessary to maintain acceptable traffic operations. Owner shall construct any roadway improvements recommended by such updated Traffic Impact Analysis to be constructed by Owner, to the extent such improvements are required by VDOT and/or the County and are consistent with applicable VDOT design standards and County ordinances. The timing for construction of any such additional improvements shall be as reasonably determined by VDOT and the County, taking into consideration the remaining development schedule of the Project and traffic operational needs of the roadway network.

VI. INTENTIONALLY DELETED.

VII. INTENTIONALLY DELETED.

VIII. PUBLIC INFRASTRUCTURE AND FACILITIES PROFFERS

8.1 Deleted.

8.2 **Affordable Housing**. Subject to the terms and conditions of this Section 8.2, the Owner shall provide in the Project, including units completed or under development, a minimum of two-hundred seventeen (217) affordable dwelling units, representing at least thirteen and one-half percent (13.5%) of the maximum one thousand six hundred (1,600) dwelling units in the Project. Pursuant to the Original ZMA, the Owner originally committed to provide one hundred

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/12/26

REVISIONS

DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT: NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN
SHEET: PROFFERS

JOB NO. 262279
SCALE N/A
SHEET NO. 3

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

ten (110) affordable dwelling units in the Project, representing approximately twelve and three-tenths percent (12.3%) of the original maximum eight hundred ninety-three (893) dwelling units in the Project. Accordingly, pursuant to this ZMA 3rd Amendment, the Owner is committing to provide an additional one hundred seven (107) affordable dwelling units in the Project, representing over fifteen percent (15%) of the seven hundred seven (707) additional dwelling units being added to the Project pursuant to this ZMA 3rd Amendment.

Sixty-one (61) affordable dwelling units are completed or under development in the Project. One hundred fifty-six (156) affordable dwelling units are remaining to build. Of those remaining one hundred fifty-six (156) affordable dwelling units, (i) seventy (70) of such affordable dwelling units are assigned to Tax Map and Parcel Number 032000000022K0 and/or Tax Map and Parcel Number 032000000022P0; and (ii) the other eighty-six (86) of such affordable dwelling units may be developed on any portion of the Property in the Owner's sole discretion, subject to the provisions of this ZMA 3rd Amendment.

Development of the remaining one hundred fifty-five (156) affordable dwelling units not presently completed or under development in the Project (49 remaining under the Original ZMA plus 107 under this ZMA 3rd Amendment) will proceed proportionately to the development of the remaining one thousand fifty-three (1,053) total dwelling units remaining to build. Accordingly, approximately fourteen and eight-tenths percent (14.8%)—the quotient of 156 remaining affordable dwelling units over 1,053 remaining total dwelling units—of newly developed dwelling units in each residential block (as set forth in the Application Plan) shall be affordable dwelling units. Notwithstanding anything to the contrary in this Section 8.2, and without limitation to the Application Plan, the Owner shall have complete discretion to determine whether affordable dwelling units are provided in the Property as for-sale units, for-rent units, or any combination thereof, and whether such units are constructed as part of market-rate buildings or as standalone affordable housing developments.

(a) Multi-Family and "Other" For-Sale Affordable Units. For any affordable dwelling units in the Project that constitute multi-family and "other" for-sale affordable dwelling units ("other" consisting of townhouses, zero lot line lots, duplexes, attached housing, condominiums in the commercial areas and other unidentified housing types), such affordable units shall be affordable to households with incomes less than eighty percent (80%) of the area median household income (the "Affordable Unit Qualifying Income"), such that the housing costs consisting of principal, interest, real estate taxes and homeowners insurance (PITI) do not exceed thirty percent (30%) of the Affordable Unit Qualifying Income, provided, however, that in no event shall the selling price of such affordable units exceed the sales price "Available for First-Time Homebuyers Only" for the Charlottesville area as published by the Virginia Housing Development Authority ("VHDA").

(b) DELETED, THIS PROFFER HAS BEEN SATISFIED.

(c) For-Rent Affordable Units. For a period of ten (10) years following the date the certificate of occupancy is issued by the County for any of the remaining one hundred fifty-six (156) affordable dwelling units to be built on the Property that constitute for-rent affordable units, or until such units are sold as low or moderate cost units qualifying as such under either the

Virginia Housing Development Authority, Farmers Home Administration, or Housing and Urban Development, Section 8, whichever comes first (the "Affordable Term"), such units shall be rented to households with incomes less than eighty percent (80%) of the area median household income. No for-rent affordable unit may be counted more than once towards the number of for-rent affordable dwelling units required by this Section 8.2.

(i) Conveyance of Interest. All deeds conveying any interest in any for-rent affordable units during the Affordable Term shall contain language reciting that such unit is subject to the terms of this Section 8.2(c). In addition, all contracts pertaining to a conveyance of any for-rent affordable unit, or any part thereof, during the Affordable Term, shall contain a complete and full disclosure of the restrictions and controls established by this Section 8.2(c). Prior to the conveyance of any interest in any for-rent affordable unit during the Affordable Term, the then-current owner shall notify the County in writing of the conveyance and provide the name, address and telephone number of the potential grantee, and state that the requirements of this Section 8.2(c)(i) have been satisfied.

(ii). Annual Reporting. During the Affordable Term and within ninety (90) days following the end of each calendar year, the then-current owner shall provide to the Albemarle County Housing Office a certified annual report of all for-rent affordable units for the immediately preceding year in a form and substance reasonably acceptable to the County Housing Office. Subject to all federal, state and local housing laws, and upon reasonable notice during the Affordable Term, the then-current Owner shall make available to the County at the then-current Owner's premises, if requested, any reports, copies of rental or lease agreements, or other data pertaining to rental rates as the County may reasonably require.

(d) Deleted.

(e) Deleted.

(f) All purchasers of any for-sale affordable units shall be approved by the Albemarle County Housing Office or its designee. The subsequent owner/builder shall provide the County or its designee a period of ninety (90) days to identify and prequalify an eligible purchaser for the affordable unit. The ninety (90)-day period shall commence upon written notice from the then-current owner/builder that the unit(s) will be available for sale. If the County or its designee does not provide a qualified purchaser who executes a contract of purchase during this ninety (90)-day period, the then-current owner/builder shall have the right to sell the unit(s) without any restriction on sales price or income of the purchaser(s), provided, however, that any unit(s) sold without such restriction shall nevertheless be counted toward the number of affordable units required to be provided pursuant to this terms of this Section 8.2. The requirements of this Section 8.2 shall apply only to the first sale of each of the affordable units.

(g) The County shall have the right, from time to time, on reasonable notice and subject to all applicable privacy laws, to inspect the records of Owner or any successors in interest for the purposes of assuring compliance with this proffer.

(h) Cash Proffer. **THIS $300,000 PROFFER HAS BEEN SATISFIED.**

IX. EDUCATIONAL AND OTHER PUBLIC FACILITIES

9.1 **School Site**. Within two hundred seventy (270) days following request by the County, Owner shall dedicate to the County the land shown on the NORTH POINTE ZONING MAP as "School Site", consisting of approximately 13.50 acres (or a smaller portion of such land in the County's sole discretion) (the "School Lot"). Prior to dedication, the School Lot shall be graded to the maximum extent allowed and compacted by Owner to a minimum of 95% compaction as measured by a standard Proctor test with suitable material for building construction as certified by a professional engineer or as otherwise approved by the County Engineer to establish a fully graded pad site to accommodate an elementary school. The recreational field improvements shall be fine graded to the maximum extent allowed and have topsoil and soil amendments stored on site, and the mains for an underground irrigation system serving the recreational fields shall be installed. Such improvements shall be reasonably equivalent to those existing at the recreational fields at Baker-Butler Elementary School, exclusive of any above ground improvements. Any pedestrian pathways as shown on the perimeter of the School Lot on the NORTH POINTE ZONING MAP shall be reflected on the subdivision plat prepared by Owner creating the School Lot and the pathways shall be installed when the site is graded for the recreation fields. The Owner shall provide all utilities to the School Lot, including water, sewer, electricity, and fiber optic connectivity from U.S. Route 29. Owner shall install conduit and provide connection infrastructure to enable future ACPS fiber service to the School Lot. The School Lot shall be used as a school site, but if the County determines that the School Lot will not be used as a school site, it shall be used by the County for park and recreational purposes serving both the Project and the region. If the County does not request that the School Lot be dedicated by December 31, 2028 (which December 31, 2028 deadline may be extended by written mutual agreement of the Owner and the County), the Owner shall be under no further obligation to dedicate the School Lot for the purpose described herein, but shall, by January 30, 2029, contribute five hundred thousand dollars ($500,000) cash to the County to be used by the County for projects identified in the County's CIP, and in such event the School Lot may be used for other residential purposes. After dedication and before the County uses the School Lot for a school or for park and recreational purposes, and if requested by the County, Owner shall maintain the School Lot until requested by the County to no longer do so, subject to the Owner's right to exclusive use of the School Lot for park and recreational purposes. Such park and recreational purposes shall be only those uses shown on an approved final site plan or subdivision plat for the area that includes the School Lot. Upon being requested by the County, Owner shall cease all use and maintenance of the School Lot and remove all improvements established by Owner that the County requests be removed. The County shall not be obligated to pay Owner for any improvements established by Owner that the County retains. The deed of dedication for the School Lot shall provide that, following dedication and acceptance by the County, the School Lot shall be used solely for public purposes, including but not limited to use as a public school site, park, recreational facility, or other governmental or public institutional use serving the Project and/or the surrounding area. The School Lot shall not be conveyed, leased, or otherwise transferred by the County to any private, for-profit entity, nor used for private commercial or residential development or any other purpose inconsistent with this Section 9.1. Notwithstanding the immediately preceding sentence, if at any time the County determines that the School Lot will not be used for any public purpose and wishes to dispose of the property, the County shall first offer the School Lot to Owner or Owner's successors or assigns for a purchase price of five hundred thousand dollars ($500,000). Owner

shall have ninety (90) days from receipt of written notice of such offer to accept or decline the offer. If Owner declines the offer or fails to respond within the ninety (90) day period, the County may then convey, lease, or otherwise transfer the School Lot to any third party without restriction. If Owner does not exercise its right of first refusal, the restrictions set forth in this Section 9.1 regarding use of the School Lot for public purposes shall no longer apply. The foregoing use and transfer restrictions set forth in this Section 9.1 shall be reflected in the deed of dedication and shall run with the land.

9.2 **Bus Stop Turnoffs, Bus Stop Improvements, and Bus Service**.

(a) Owner shall construct public bus stop turnoffs as directed by the County Traffic Engineer, each in a location mutually acceptable to Owner and the County. The bus stop turnoffs shall be approved with street construction plans for the Project.

(b) Upon the request by the County, Owner shall contribute the total sum of twenty-five thousand dollars ($25,000) cash towards the design and construction of the above ground bus stop improvements such as benches and shelters meeting standards established by the County at each bus stop. If the County does not request the funds, or requests the funds but does not construct the bus stop improvements by three (3) years after completion of the road network that includes the bus stop turnoffs, then subject to matters of force majeure, the unexpended funds shall, in the discretion of the County, either be returned to Owner or applied to a project identified in the County's capital improvements program within or adjacent to the Project that benefits the Project.

(c) Within thirty (30) days after the introduction of regularly scheduled public bus transportation to the Project with service schedule consistent with those of other similar County projects, Owner shall contribute twenty-five thousand dollars ($25,000) cash to the County to be used for operating expenses related to such service, and shall thereafter annually contribute Twenty-Five Thousand Dollars ($25,000) cash to the County to be used for operating expenses related to such continuing service for a period of four(4) additional years, such that the total funds contributed to the County pursuant to this Section 9.2(c) shall not exceed One Hundred Twenty - Five Thousand Dollars ($125,000). If the introduction of public transportation to the Project does not commence by the later of ten (10) years after the Board of Supervisors approves the ZMA 3rd Amendment, or seven (7) years after the date of the issuance of the first certificate of occupancy for the first commercial building within the Project, this Section 9.2(c) shall become null and void.

X. INTENTIONALLY DELETED

XI. SIGNATORY

11.1 **Certificate**. The undersigned certify that they are the only owners of the Property, which is the subject of the ZMA 3rd Amendment.

11.2 **The Owner**. These proffers shall run with the Property and each reference to Owner within these proffers shall include within its meaning, and shall be binding upon, Owner's successor(s) in interest and/or the developer(s) of the Property or any portion of the Property.

This Proffer Statement may be signed in counterparts and/or via facsimile with the same full force and effect as if all signatures were original and on one document.

Signatures of All Owners

NORTH POINTE CHARLOTTESVILLE LLC

By: Great Eastern Management Company, Manager

By: _____

its: Const Manager

Date: 3/11/26

COMMONWEALTH OF VIRGINIA
CITY OF CHARLOTTESVILLE

The undersigned Notary Public in and for the jurisdiction aforesaid hereby certifies that David G. Mitchell, whose name as Developer & Construction Manager/Assistant Secretary for the Execution of Documents, of Great Eastern Management Company, a Virginia corporation and Manager of North Pointe Charlottesville, LLC, a Virginia limited liability company, is signed to the foregoing ZMA 3rd Amendment bearing the date as of March 11, 2026, acknowledged the same before me in my jurisdiction aforesaid on behalf of said limited liability company.

Given under my hand this 11 day of March, 2026.

My commission expires: 3-31-2026

_____ [SEAL]
Notary Public

CHRISTINA SCHLOTTENMEIER
NOTARY PUBLIC
REG. #7039983
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2026

CWH PROPERTIES LIMITED PARTNERSHIP

By: Towers Limited Partnership, General Partner

By: Great Eastern Management Company, General Partner

By: _____

Date: 3/11/26 its: Const Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF ALBEMARLE

The undersigned Notary Public in and for the jurisdiction aforesaid hereby certifies that David G. Mitchell, whose name as Developer & Construction Manager/Assistant Secretary for the Execution of Documents of Great Eastern Management Company, a Virginia corporation and General Partner of Towers Limited Partnership, a Virginia limited partnership and General Partner of CWH Properties Limited Partnership, a Virginia limited partnership, is signed to the foregoing ZMA 3rd Amendment bearing the date as of March 11, 2026, acknowledged the same before me in my jurisdiction aforesaid on behalf of said partnership.

Given under my hand this 11 day of March, 2026.

My commission expires: 3-31-2026

_____ [SEAL]
Notary Public

CHRISTINA SCHLOTTENMEIER
NOTARY PUBLIC
REG. #7039983
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2026

NEIGHBORHOOD INVESTMENTS – NP LLC

Date: 3/11/26 By: _____, Mgr.

its: Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF ALBEMARLE

The undersigned Notary Public in and for the jurisdiction aforesaid hereby certifies that Richard Spurzem, whose name as Manager of Neighborhood Investments – NP, LLC, a Virginia limited liability company, is signed to the foregoing ZMA 3rd Amendment bearing the date as of _____, 2026, acknowledged the same before me in my jurisdiction aforesaid on behalf of said limited liability company.

Given under my hand this 11th day of March, 2026.

My commission expires: 07/31/2026

_____ [SEAL]
Notary Public

NEIGHBORHOOD INVESTMENTS LLC

Date: 3/11/26 By: _____, Mgr.

its: Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF ALBEMARLE

The undersigned Notary Public in and for the jurisdiction aforesaid hereby certifies that Richard Spurzem, whose name as Manager of Neighborhood Investments, LLC, a Virginia limited liability company, is signed to the foregoing ZMA 3rd Amendment bearing the date as of _____, 2026, acknowledged the same before me in my jurisdiction aforesaid on behalf of said limited liability company.

Given under my hand this 11th day of March, 2026.

My commission expires: 07/31/2026

_____ [SEAL]
Notary Public

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
10/12/26
PROFESSIONAL ENGINEER

REVISIONS

DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT: NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN

SHEET: PROFFERS

JOB NO. 262279

SCALE N/A

SHEET NO. 3A

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

EXISTING STRUCTURE TO REMAIN UNDISTURBED

EXISTING UNDERGROUND UTILITY TO REMAIN

EXISTING OVERHEAD UTILITY TO REMAIN

TMP 03200-00-00-022J0
HARDTIMES LLC
ZONING: RURAL AREA
5.890 ACRES

TMP 03200-00-00-022G0
ROBERT TYBURSKI
ZONING:RURAL AREA
3.380 ACRES

EXISTING STRUCTURES TO REMAIN, UNDISTURBED

STATE DAM BREAK INUNDATION ZONE AT ELEVATION 392

TMP 03200-00-00-022P0
NEIGHBORHOOD INVESTMENTS, LLC
DB 4902, PG 601
ZONED PD-MC
(PLANNED DEVELOPMENT MIXED COMMERCIAL)
3.660 ACRES
VACANT RESIDENTIAL LAND

FLAT BRANCH

100' STREAM BUFFER

100-YEAR FLOODPLAIN PER APPROVED CLOMR

STATE DAM BREAK INUNDATION ZONE AT ELEVATION 392

ROUTE 29 SEMINOLE TRAIL SOUTHBOUND

ROUTE 29 SEMINOLE TRAIL NORTHBOUND

LEWIS AND CLARK DRIVE

BENCHMARK ELEV. 387.96'

EXISTING 6" GAS LINE

EXISTING 12" RWSA WATERLINE

EXISTING 60" CULVERT STREAM CROSSING TO BE DEMOLISHED AND REPLACED

BENCHMARK ELEV. 390.57'

PROJECT BOUNDARY

TMP 03200-00-00-022K
NEIGHBORHOOD INVESTMENTS-NP,LLC
DB 3350 PG 509
ZONED PD-MC
(PLANNED DEVELOPMENT MIXED COMMERCIAL)
39.991 ACRES
VACANT RESIDENTIAL LAND

DEMO AND REMOVE EXISTING 18" CMP CULVERT BEFORE FINAL GRADING IS COMPLETED

100' STREAM BUFFER

100-YEAR FLOODPLAIN PER APPROVED CLOMR

50' TEMPORARY CONSTRUCTION EASEMENT DB 1663, PG 648

PRIVATE 30' ACCESS EASEMENT DB 1663, PG 648

LOT LINE TO BE VACATED

MANAGED STEEP SLOPES PER ALB. COUNTY GIS (TYP.)

PRESERVED STEEP SLOPES PER ALB. COUNTY GIS (TYP.)

EXISTING TREELINE (WOODED AREA WITH EVERGREEN AND DECIDUOUS HARDWOOD TREES)

MANAGED STEEP SLOPES PER ALB. COUNTY GIS (TYP.)

EXISTING TREELINE (WOODED AREA WITH EVERGREEN AND DECIDUOUS HARDWOOD TREES)

STATE DAM BREAK INUNDATION ZONE AT ELEVATION 392

TMP 03200-00-00-022K1
ICHEON HOLDINGS, LLC
ZONED RA RURAL AREAS
5.220 ACRES

TMP 03200-00-00-023R5
NORTH POINTE CHARLOTTESVILLE LLC
ZONED PLANNED DEVELOPMENT MIXED COMMERCIAL
10.390 ACRES

FIELD VERIFIED ALBEMARLE COUNTY PRESERVED STEEP SLOPES THAT ARE LESS THAN 25% (CLASSIFIED AS MANAGED SLOPES)

PRESERVED STEEP SLOPES PER ALB. COUNTY GIS (TYP.)

100-YEAR FLOODPLAIN

100' STREAM BUFFER

PRESERVED STEEP SLOPES PER ALB. COUNTY GIS (TYP.)

EXISTING 91' PUBLIC ROW STEEP ROCK DRIVE INST. 20240000730

TMP 032H-2A-157
TAYLOR, STEVEN & LUKE
ZONED PD-MC
0.27 ACRES

TMP 032H-2A-156
IRELAND, BRYAN & MARISA
ZONED PD-MC
0.59 ACRES

TMP 032H-2A-158
DICAPUA, NICHOLAS & MARAH
ZONED PD-MC
0.36 ACRES

TMP 032H-2A-155
PFEFFER, MARK & SUSAN
ZONED PD-MC
0.35 ACRES

TMP 032H-2A-C
NORTH POINTE CHARLOTTESVILLE, LLC
ZONED PD-MC
0.37 ACRES

TMP 032H-2A-162
CULP, RANDALL & BARBARA MARTINEZ
ZONED PD-MC
0.18 ACRES

AREA OF GREENWAY DEDICATION TO ALBEMARLE COUNTY =4.40 AC.

PROJECT PARCEL BOUNDARY

NORTH FORK RIVANNA RIVER

CLIFF VIEW COURT

TMP 032H-2A-153
CREWS, TROY & MELISSA
ZONED PD-MC
0.41 ACRES

TMP 032H-2A-150
PARMAN, DAVID & NANCY
ZONED PD-MC
0.42 ACRES

RIPARIAN COURT

TMP 032H-2A-B
NORTH POINTE CHARLOTTESVILLE, LLC
ZONED PD-MC
0.44 ACRES

TMP 03300-00-00-01500
COUNTY OF ALBEMARLE
RURAL AREAS
86.233 ACRES

NAD 83 VA. SOUTH ZONE

GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 inch = 80 ft.

ALBEMARLE COUNTY MANAGED SLOPES

ALBEMARLE COUNTY FIELD VERIFIED PRESERVED SLOPES (SLOPES GREATER THAN 25%)

ALBEMARLE COUNTY PRESERVED SLOPES THAT DO NOT MEET THE REQUIREMENT (LESS THAN 25% SLOPE) - CLASSIFIED AS MANAGED SLOPES

MATCHLINE - SEE THIS SHEET

MATCHLINE - SEE THIS SHEET

EXISTING 12" PLUG 2" BLOWOFF

EXISTING 8" ACSA WATERLINE

CLIFFSTONE BOULEVARD

EXISTING FIRE HYDRANT

STEEP ROCK DRIVE

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/12/26

REVISIONS

DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT: NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN

SHEET: EXISTING CONDITIONS

JOB NO. 262279

SCALE 1" = 80'

SHEET NO. 4

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

LOT AREA CHART

LOT NUMBER	LOT AREA (sf)	BUILDABLE AREA (sf)	LOT NUMBER	LOT AREA (sf)	BUILDABLE AREA (sf)	LOT NUMBER	LOT AREA (sf)	BUILDABLE AREA (sf)	LOT NUMBER	LOT AREA (sf)	BUILDABLE AREA (sf)
1	3,149	1,944	61	2,109	1,260	121	1,931	1,124	181	1,985	1,499
2	2,167	1,706	62	2,109	1,260	122	1,931	1,124	182	1,985	1,499
3	2,161	1,739	63	1,628	1,232	123	1,430	1,070	183	1,470	1,110
4	2,116	1,723	64	1,628	1,232	124	1,430	1,070	184	1,470	1,110
5	3,669	2,570	65	1,628	1,232	125	1,430	1,070	185	1,470	1,110
6	2,712	1,775	66	1,628	1,232	126	1,929	1,120	186	1,983	1,162
7	1,958	1,562	67	2,126	1,273	127	2,001	1,280	187	2,021	1,193
8	1,958	1,562	68	3,683	2,404	128	1,430	1,070	188	1,470	1,110
9	2,715	1,775	69	1,719	1,318	129	1,430	1,070	189	1,470	1,110
10	2,759	1,775	70	1,641	1,244	130	1,430	1,070	190	1,470	1,110
11	1,958	1,562	71	2,257	1,372	131	2,002	1,177	191	1,470	1,110
12	1,958	1,562	72	2,257	1,372	132	2,002	1,177	192	1,470	1,110
13	2,715	1,775	73	1,628	1,232	133	1,430	1,070	193	2,117	1,217
14	2,715	1,775	74	1,628	1,232	134	1,430	1,070	194	2,117	1,217
15	1,958	1,562	75	2,257	1,372	135	1,430	1,070	195	1,470	1,110
16	1,958	1,562	76	2,515	1,556	136	1,987	1,280	196	1,470	1,110
17	2,937	1,952	77	1,626	1,229	137	1,987	1,280	197	1,470	1,110
18	2,537	1,598	78	1,698	1,298	138	1,430	1,070	198	1,470	1,110
19	1,958	1,562	79	2,952	1,901	139	1,430	1,070	199	1,470	1,110
20	1,958	1,562	80	2,687	1,661	140	1,430	1,070	200	2,021	1,193
21	1,958	1,562	81	1,985	1,166	141	2,002	1,177	201	1,939	1,150
22	1,958	1,562	82	1,985	1,166	142	2,002	1,177	202	1,410	1,070
23	2,537	1,598	83	1,628	1,232	143	1,430	1,070	203	1,410	1,070
24	2,537	1,598	84	2,183	1,372	144	1,430	1,070	204	1,410	1,070
25	1,958	1,562	85	2,165	1,372	145	1,430	1,070	205	1,410	1,070
26	1,958	1,562	86	1,628	1,232	146	2,001	1,280	206	1,410	1,070
27	1,958	1,562	87	1,628	1,232	147	2,440	1,390	207	1,939	1,124
28	1,958	1,562	88	1,628	1,232	148	1,430	1,070	208	2,131	1,265
29	2,537	1,598	89	2,165	1,372	149	1,430	1,070	209	1,617	1,210
30	2,806	1,825	90	2,165	1,372	150	1,430	1,070	210	1,617	1,210
31	1,955	1,534	91	1,628	1,232	151	1,931	1,150	211	2,095	1,238
32	1,933	1,572	92	1,628	1,232	152	1,931	1,150	212	2,199	1,262
33	1,989	1,626	93	1,628	1,232	153	1,430	1,070	213	1,529	1,133
34	2,036	1,657	94	2,211	1,624	154	1,430	1,070	214	1,529	1,133
35	2,947	1,902	95	2,624	1,697	155	1,430	1,070	215	1,529	1,133
36	2,651	1,688	96	1,741	1,315	156	2,316	1,672	216	1,520	1,109
37	2,046	1,650	97	1,679	1,260	157	2,134	1,381	217	2,501	1,443
38	2,046	1,650	98	1,633	1,224	158	1,440	1,080	218	2,205	1,337
39	2,046	1,650	99	1,608	1,207	159	1,440	1,080	219	1,628	1,232
40	2,046	1,650	100	1,602	1,210	160	1,440	1,080	220	1,628	1,232
41	2,651	1,688	101	2,393	1,402	161	1,944	1,134	221	1,628	1,232
42	2,651	1,688	102	2,276	1,322	162	1,944	1,134	222	1,628	1,232
43	2,046	1,650	103	1,628	1,232	163	1,440	1,080	223	2,220	1,344
44	2,046	1,650	104	1,628	1,232	164	1,440	1,080	224	2,138	1,283
45	2,046	1,650	105	1,628	1,232	165	1,440	1,080	225	1,650	1,254
46	2,046	1,650	106	1,628	1,232	166	2,039	1,215	226	1,650	1,254
47	2,046	1,650	107	1,628	1,232	167	1,943	1,130	227	1,650	1,254
48	2,940	1,877	108	2,220	1,288	168	1,440	1,080	228	1,650	1,254
49	3,130	1,794	109	2,591	1,691	169	1,440	1,080	229	2,136	1,283
50	2,105	1,562	110	1,430	1,070	170	1,440	1,080	230	2,324	1,395
51	2,027	1,562	111	1,430	1,070	171	1,944	1,134	231	1,494	1,097
52	1,982	1,562	112	1,430	1,070	172	1,944	1,134	232	1,469	1,073
53	1,969	1,562	113	1,430	1,070	173	1,440	1,080	233	1,487	1,091
54	1,969	1,562	114	1,430	1,070	174	1,440	1,080	234	2,377	1,440
55	2,686	1,734	115	1,430	1,070	175	1,440	1,080	235	1,929	1,115
56	2,109	1,260	116	2,724	1,485	176	1,930	1,130	236	1,474	1,078
57	1,628	1,232	117	2,169	1,424	177	1,970	1,162	237	1,474	1,078
58	1,628	1,232	118	1,444	1,078	178	1,470	1,110	238	1,474	1,078
59	1,628	1,232	119	1,430	1,070	179	1,470	1,110	239	1,474	1,078
60	1,628	1,232	120	1,430	1,070	180	1,470	1,110	240	3,006	1,858

NOTES:
1. CONTRACTOR SHALL PROVIDE ENGINEER SURVEY WORKSHEETS OF ALL ROADWAYS, MANHOLE TOPS AND DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF E/P, DRAINAGE, OR UTILITIES TO COLLINS ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. COLLINS ENGINEERING SHALL VERIFY ALL SURVEY SHEETS TO ENSURE POSITIVE DRAINAGE AND PROPER ELEVATIONS FOR CONSTRUCTION.
2. WALLS WITH HEIGHT OF 30" OR GREATER SHALL REQUIRE HANDRAILS - SEE NOTES & DETAILS SHEET.
3. A KNOX BOX WILL BE REQUIRED ON EACH BUILDING. THE LOCATION OF THE KNOX BOX CAN BE COORDINATED WITH THE FIRE MARSHAL'S OFFICE.
4. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED. MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE ENTRANCE CORRIDOR WITH FENCING OR LANDSCAPING.

RECREATION CALCULATIONS:

PER THE APPROVED NORTH POINTE APPLICATION PLAN:

	MINIMUM REQUIRED AREA
NWRA PARK A - RESIDENTIAL ACTIVE PARK WITH PLAYGROUND	5,360 SF
NWRA PARK B - RESIDENTIAL ACTIVE PARK WITH PLAYGROUND	9,880 SF
NWRA PARK C - RESIDENTIAL PASSIVE PARK WITH LANDSCAPED GRASS & BENCHES	5,845 SF
NWRA PARK D - RESIDENTIAL PASSIVE PARK WITH LANDSCAPED GRASS & BENCHES	5,105 SF
TOTAL MINIMUM REQUIRED AREA =	26,190 SF

PROPOSED RECREATIONAL AREAS:
- NWPA PARK A - 9,010 SF
- NWPA PARK B - 11,045 SF
- NWPA PARK C - 9,440 SF
- NWPA PARK D - 4,010 SF
- NWPA PARK E - 2,380 SF

TOTAL PROPOSED RECREATIONAL AREA = 36,485 SF

OPEN SPACE CALCULATIONS:

OPEN SPACE REQUIRED: 43.65 ACRES x 25% = 10.913 ACRES

OPEN SPACE PROVIDED:
1. GREENWAY (TO BE DEDICATED TO PUBLIC USE) = 4.40 ACRES
2. OPEN SPACE A = 5.849 ACRES
3. OPEN SPACE B = 12.864 ACRES
4. OPEN SPACE C = 0.224 ACRES

TOTAL OPEN SPACE PROVIDED: 23.337 ACRES

NOTE: TOTAL OPEN SPACE CALCULATIONS DOES NOT INCLUDE THE ADDITIONAL 0.85 ACRES OF RECREATIONAL AREA PROVIDED WITH THE DEVELOPMENT.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/12/26

REVISIONS

DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

TMP 03200-00-00-022J0
HARDTIMES LLC
ZONING: RURAL AREA
5.890 ACRES

EXISTING HOMESITE #1
(0.909 ACRES)

EXISTING HOMESITE #2
(2.254 ACRES)

TMP 03200-00-00-022G0
ROBERT TYBURSKI
ZONING: RURAL AREA
3.380 ACRES

OPEN SPACE B
12.864 ACRES

OPEN SPACE C
0.224 ACRES

TMP 03200-00-00-023R5
NORTH POINTE CHARLOTTESVILLE LLC
ZONED PLANNED DEVELOPMENT MIXED COMMERCIAL
10.390 ACRES

OPEN SPACE A
5.849 ACRES

PROPOSED GREENWAY
DEDICATION AREA (4.40 ACRES)
DEDICATION TO PUBLIC USE

TMP 03200-00-00-022K1
ICHEON HOLDINGS, LLC
ZONED RA RURAL AREAS
5.220 ACRES

TMP 03300-00-00-01500
COUNTY OF ALBEMARLE
RURAL AREAS
86.233 ACRES

TMP 032H-2A-B
NORTH POINTE
CHARLOTTESVILLE, LLC
ZONED PD-MC
0.44 ACRES

TMP 032H-2A-157
TAYLOR, STEVEN
& LUKE
ZONED PD-MC
0.27 ACRES

TMP 032H-2A-156
IRELAND, BRYAN & MARISA
ZONED PD-MC
0.59 ACRES

TMP 032H-2A-158
DICAPUA, NICHOLAS
& MARAH
ZONED PD-MC
0.36 ACRES

TMP 032H-2A-162
CULP, RANDALL
& BARBARA MARTINEZ
ZONED PD-MC
0.18 ACRES

TMP 032H-2A-155
PFEFFER, MARK & SUSAN
ZONED PD-MC
0.35 ACRES

TMP 032H-2A-C
NORTH POINTE
CHARLOTTESVILLE, LLC
ZONED PD-MC
0.37 ACRES

TMP 032H-2A-151
CREWS, TROY & MELISSA
ZONED PD-MC
0.41 ACRES

TMP 032H-2A-150
PARMAN, DAVID & NANCY
ZONED PD-MC
0.42 ACRES

DISTANCE TO NEAREST INTERSECTION (THICKET RUN DRIVE)
445 FEET

GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 inch = 80 ft.

AFFORDABLE HOUSING:

300 PROPOSED UNITS * 20% = 60 UNITS

* THE ASTERISK SYMBOL DENOTES THE BASEMENT UNIT WITHIN THE ATTACHED CONDOMINIUM UNITS THAT WILL BE AN AFFORDABLE UNIT (FOR SALE OR FOR RENT AFFORDABLE UNIT). THE DEVELOPER WILL COMPLY WITH THE ALBEMARLE COUNTY AFFORDABLE HOUSING REQUIREMENTS FOR THE FOR RENT OR FOR SALE UNIT.

SITE PLAN NOTES:
1. CONTRACTOR SHALL OBTAIN A VDOT WORK PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE VDOT RIGHT OF WAY. VDOT TO REVIEW AND APPROVE THE PERMIT AND MAINTENANCE OF TRAFFIC PLAN PRIOR TO THE START OF ANY CONSTRUCTION WITHIN THE VDOT RIGHT OF WAY.
2. EXISTING AND PROPOSED DUMPSTERS ON SITE SHALL COMPLY WITH APPLICABLE COUNTY REQUIREMENTS. DUMPSTERS SHALL BE SCREENED AND NOT BE VISIBLE FROM RIGHT-OF-WAY.
3. ALL SIDEWALK WITHIN THE LIMITS OF THE DEVELOPMENT SHALL BE PRIVATE SIDEWALKS AND SHALL BE PRIVATELY MAINTAINED.
4. ALL SIDEWALKS AND WALKWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 5', EXCEPT WHERE NOTED ON THE SITE PLAN.
5. ALL WALKWAY CROSSINGS SHALL MEET MINIMUM ADA ACCESSIBILITY STANDARDS AND SHALL HAVE A CROSS SLOPES OF 2% OR LESS.
6. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE INSTALLED CONSISTENT WITH MUTCD STANDARDS.
7. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO AN ACCESSIBLE ENTRANCE.
8. ALL SIGNS IDENTIFYING ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 60 INCHES ABOVE THE GROUND/SURFACE (FROM BOTTOM OF SIGN) AND INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. ACCESSIBLE VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION 'VAN ACCESSIBLE'.
9. RAMPS OVER 30" IN ELEVATION CHANGE REQUIRE HANDRAILS.
10. PER 502.6 OF THE 2010 ADA DESIGN STANDARDS ACCESSIBLE PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 703.7.2.1, AND SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE".
11. PER ADA 502.4 PARKING SPACES AND ACCESS AISLES SHALL COMPLY WITH 302, SLOPES NOT STEEPER THAN 2% SHALL BE PERMITTED.
12. PER ADA 403.3 THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL BE 5% OR LESS. SLOPES OVER 5% WILL REQUIRE A RAMP.
13. PER ADA 206.2.2 AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES ON THE SAME SITE.
14. ALL PARKING SPACES SHALL BE 9'x18', EXCEPT AS NOTED.
15. HANDICAP PARKING SPACES SHALL BE 8'x18', EXCEPT AS NOTED. ALL HANDICAP PARKING SPACES SHALL BE INDICATED WITH A SIGN.

DEVELOPMENT PLAN LEGEND:

UNIT TYPE	NUMBER OF UNITS
20' x 40' SFA TOWNHOUSE (800 SF) w/ GARAGE & DRIVEWAY	99 UNITS
22' x 40' SFA TOWNHOUSE (880 SF) WALK-OUT BASEMENT NO DRIVEWAY	26 UNITS
22' x 40' SFA TOWNHOUSE (880 SF) SLAB ON-GRADE (NO BASEMENT) NO DRIVEWAY	17 UNITS
22' x 40' SFA TOWNHOUSE (880 SF) SLAB ON-GRADE (NO BASEMENT) w/ DRIVEWAY	38 UNITS
22' x 42' MULTI-FAMILY ATTACHED 2 UNITS PER BUILDING (917 SF) BASEMENT UNIT w/ ACCESS FROM THE REAR OF THE UNIT	86 UNITS (43 PADS)
22' x 42' MULTI-FAMILY ATTACHED 2 UNITS PER BUILDING (917 SF) BASEMENT UNIT w/ ACCESS FROM THE REAR OF THE UNIT w/ DRIVEWAY	34 UNITS (17 PADS)
TOTAL = 240 BUILDINGS (300 DWELLINGS UNITS)	

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT: NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN
SHEET: OVERALL DEVELOPMENT PLAN

JOB NO. 262279
SCALE 1" = 80'
SHEET NO. 5

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

SITE PLAN NOTE LEGEND:

- A PROPOSED VDOT STD. CG-11 ENTRANCE
- B PROPOSED PRIVATE ROW EASEMENT
- C PROPOSED CURB (VDOT STD. CG-2)
- D PROPOSED CURB & GUTTER (VDOT STD. CG-6)
- E PROPOSED CONCRETE APRON (VDT STD. CG-9)
- F PROPOSED SIDEWALK RAMP (VDOT STD. CG-12)
- G PROPOSED PLANTING STRIP
- H PROPOSED 3' GRASS STRIP
- I PROPOSED CONCRETE SIDEWALK
- J PROPOSED CONCRETE STEPS
- K PROPOSED 10' ASPHALT SHARED-USE PATHWAY
- L PROPOSED SEGMENTED RETAINING WALL
- M PROPOSED STOP SIGN (R1-1)
- N PROPOSED STREET SIGN
- O PROPOSED 'NO PARKING - FIRE LANE' SIGN (R7-4)
- P PROPOSED HANDICAP PARKING SIGN (R7-8)
- Q PROPOSED SPEED LIMIT SIGN (R2-1)
- R PROPOSED TRAIL STOP SIGN
- S PROPOSED BICYCLE RACK
- T PROPOSED DUMPSTER & PAD w/ ENCLOSURE
- U PROPOSED MAILBOX KIOSK
- V PROPOSED LIGHTPOLE
- W PROPOSED 10' CONCRETE SHARED-USE PATHWAY
- X PROPOSED 5' PRIMITIVE TRAILWAY

- (A) PROPOSED ATTACHED DWELLING UNIT ENTRANCE
- (B) PROPOSED ATTACHED DWELLING UNIT PATIO
- (C) PROPOSED ATTACHED DWELLING UNIT DECK
- (D) PROPOSED DRIVEWAY (18' WIDE x 18' DEEP MIN.)
- (E) PROPOSED TWO (2) CAR GARAGE (19' x 20' MIN.)

MATCHLINE - SEE THIS SHEET

MATCHLINE - SEE THIS SHEET

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 14

100' STREAM BUFFER

DILLON COURT (PRIVATE ROAD) 200'R

GALLATIN COURT (PRIVATE ROAD)

SHAW COURT (PRIVATE ROAD)

FAIRCHILD LANE (PRIVATE ROAD)

GIRARD DRIVE (PRIVATE ROAD)

STEEP ROCK DRIVE (PUBLIC ROAD) 335'R

STEEP ROCK DRIVE (PUBLIC ROAD) 300'R

SWM FACILITY

SWM ACCESS ROAD

OPEN SPACE A
5.849 ACRES

OPEN SPACE B
12.864 ACRES

OPEN SPACE C
0.224 ACRES

TMP 03200-00-00-023R5
NORTH POINTE CHARLOTTESVILLE LLC
ZONED PLANNED DEVELOPMENT MIXED COMMERCIAL
10.390 ACRES

(2) ADA PARKING SPACES

NWRA PARK 'E' (2,380 SF)

NWRA PARK 'D' (4,610 SF)

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5
LOT 6 LOT 7 LOT 8 LOT 9
LOT 10 LOT 11 LOT 12 LOT 13
LOT 14 LOT 15 LOT 16 LOT 17
LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23
LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29
LOT 106 LOT 107 LOT 108
LOT 167 LOT 168 LOT 169 LOT 170 LOT 171 LOT 172 LOT 173 LOT 174 LOT 175 LOT 176 LOT 177 LOT 178 LOT 179 LOT 180 LOT 181 LOT 182 LOT 183 LOT 184 LOT 185 LOT 186
LOT 187 LOT 188 LOT 189 LOT 190 LOT 191 LOT 192 LOT 193 LOT 194 LOT 195 LOT 196 LOT 197 LOT 198 LOT 199 LOT 200
LOT 201 LOT 202 LOT 203 LOT 204 LOT 205 LOT 206 LOT 207
LOT 208 LOT 209 LOT 210 LOT 211
LOT 212 LOT 213 LOT 214 LOT 215 LOT 216 LOT 217
LOT 218 LOT 219 LOT 220 LOT 221 LOT 222 LOT 223
LOT 224 LOT 225 LOT 226 LOT 227 LOT 228 LOT 229
LOT 230 LOT 231 LOT 232 LOT 233 LOT 234
LOT 235 LOT 236 LOT 237 LOT 238 LOT 239 LOT 240

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/12/26

REVISIONS

DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT
NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN

SHEET
SITE PLAN

JOB NO. 262279
SCALE 1" = 30'
SHEET NO. 6

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

MATCHLINE - SEE SHEET 6

100' STREAM BUFFER

OPEN SPACE B
12.864 ACRES

LOT 105 | LOT 104 | LOT 103 | LOT 102 | LOT 101 | LOT 100 | LOT 99 | LOT 98 | LOT 97 | LOT 96 | LOT 95

LOT 94 | LOT 93 | LOT 92 | LOT 91 | LOT 90

LOT 89 | LOT 88 | LOT 87 | LOT 86 | LOT 85

LOT 84 | LOT 83 | LOT 82 | LOT 81 | LOT 80

(1) VAN ADA PARKING SPACE
(2) ADA PARKING SPACES

GIRARD DRIVE
(PRIVATE ROAD)

(2) ADA PARKING SPACES

20' EMERGENCY ACCESS ROAD

LOT 79 | LOT 78 | LOT 77 | LOT 76

100 YEAR FLOOD PLAIN

100' STREAM BUFFER

SWM ACCESS ROAD

LOT 75 | LOT 74 | LOT 73 | LOT 72

OPEN SPACE B
12.864 ACRES

LOT 71 | LOT 70 | LOT 69 | LOT 68

LOT 166 | LOT 165 | LOT 164 | LOT 163 | LOT 162 | LOT 161 | LOT 160 | LOT 159 | LOT 158 | LOT 157

BREWSTER LANE
(PRIVATE ROAD)

GIRARD WAY
(PRIVATE ROAD)

LOT 147 | LOT 148 | LOT 149 | LOT 150 | LOT 151 | LOT 152 | LOT 153 | LOT 154 | LOT 155 | LOT 156

LOT 146 | LOT 145 | LOT 144 | LOT 143 | LOT 142 | LOT 141 | LOT 140 | LOT 139 | LOT 138 | LOT 137

NWRA
PARK 'B'
(11,045 SF)

LOT 127 | LOT 128 | LOT 129 | LOT 130 | LOT 131 | LOT 132 | LOT 133 | LOT 134 | LOT 135 | LOT 136

DIX LANE
(PRIVATE ROAD)

NWRA
PARK 'C'
(9,440 SF)

LOT 126 | LOT 125 | LOT 124 | LOT 123 | LOT 122 | LOT 121 | LOT 120 | LOT 119 | LOT 118 | LOT 117

ALDRICH LANE
(PRIVATE ROAD)

LOT 109 | LOT 110 | LOT 111 | LOT 112 | LOT 113 | LOT 114 | LOT 115 | LOT 116

NWRA
PARK 'A'
(9,010 SF)

GIRARD DRIVE
(PRIVATE ROAD)

(2) ADA PARKING SPACES

(1) VAN ADA PARKING SPACE

END OF VDOT MAINTENANCE SIGN

PUBLIC ROAD VDOT BRANCH TURN AROUND

STEEP ROCK DRIVE
(PUBLIC ROAD)

STEEP ROCK DRIVE
(PRIVATE ROAD)

(1) ADA PARKING SPACE

LOT 30 | LOT 31 | LOT 32 | LOT 33 | LOT 34 | LOT 35

LOT 36 | LOT 37 | LOT 38 | LOT 39 | LOT 40 | LOT 41

LOT 42 | LOT 43 | LOT 44 | LOT 45 | LOT 46 | LOT 47 | LOT 48

LOT 49 | LOT 50 | LOT 51 | LOT 52 | LOT 53 | LOT 54 | LOT 55

LOT 56 | LOT 57 | LOT 58 | LOT 59 | LOT 60 | LOT 61

LOT 62 | LOT 63 | LOT 64 | LOT 65 | LOT 66 | LOT 67

OPEN SPACE A
5.849 ACRES

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

SITE PLAN NOTE LEGEND:

- A PROPOSED VDOT STD. CG-11 ENTRANCE
- B PROPOSED PRIVATE ROW EASEMENT
- C PROPOSED CURB (VDOT STD. CG-2)
- D PROPOSED CURB & GUTTER (VDOT STD. CG-6)
- E PROPOSED CONCRETE APRON (VDT STD. CG-9)
- F PROPOSED SIDEWALK RAMP (VDOT STD. CG-12)
- G PROPOSED PLANTING STRIP
- H PROPOSED 3' GRASS STRIP
- I PROPOSED CONCRETE SIDEWALK
- J PROPOSED CONCRETE STEPS
- K PROPOSED 10' ASPHALT SHARED-USE PATHWAY
- L PROPOSED SEGMENTED RETAINING WALL
- M PROPOSED STOP SIGN (R1-1)
- N PROPOSED STREET SIGN
- O PROPOSED 'NO PARKING - FIRE LANE' SIGN (R7-4)
- P PROPOSED HANDICAP PARKING SIGN (R7-8)
- Q PROPOSED SPEED LIMIT SIGN (R2-1)
- R PROPOSED TRAIL STOP SIGN
- S PROPOSED BICYCLE RACK
- T PROPOSED DUMPSTER & PAD w/ ENCLOSURE
- U PROPOSED MAILBOX KIOSK
- V PROPOSED LIGHTPOLE
- W PROPOSED 10' CONCRETE SHARED-USE PATHWAY
- X PROPOSED 5' PRIMITIVE TRAILWAY

- A PROPOSED ATTACHED DWELLING UNIT ENTRANCE
- B PROPOSED ATTACHED DWELLING UNIT PATIO
- C PROPOSED ATTACHED DWELLING UNIT DECK
- D PROPOSED DRIVEWAY (18' WIDE x 18' DEEP MIN.)
- E PROPOSED TWO (2) CAR GARAGE (19' x 20' MIN.)

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/12/26

REVISIONS

DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

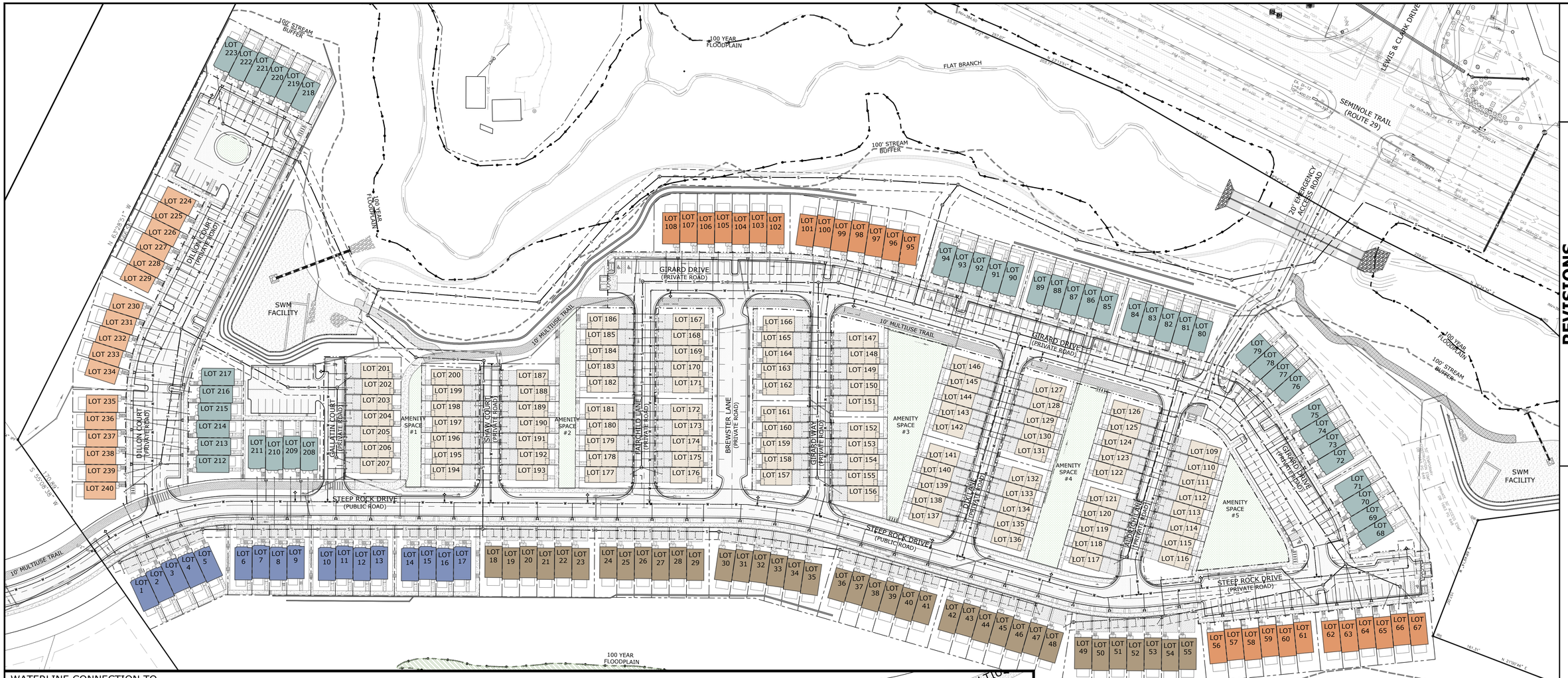
COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT: NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN

SHEET: SITE PLAN

JOB NO. 262279
SCALE 1" = 30'
SHEET NO. 7

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/12/26

REVISIONS

DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

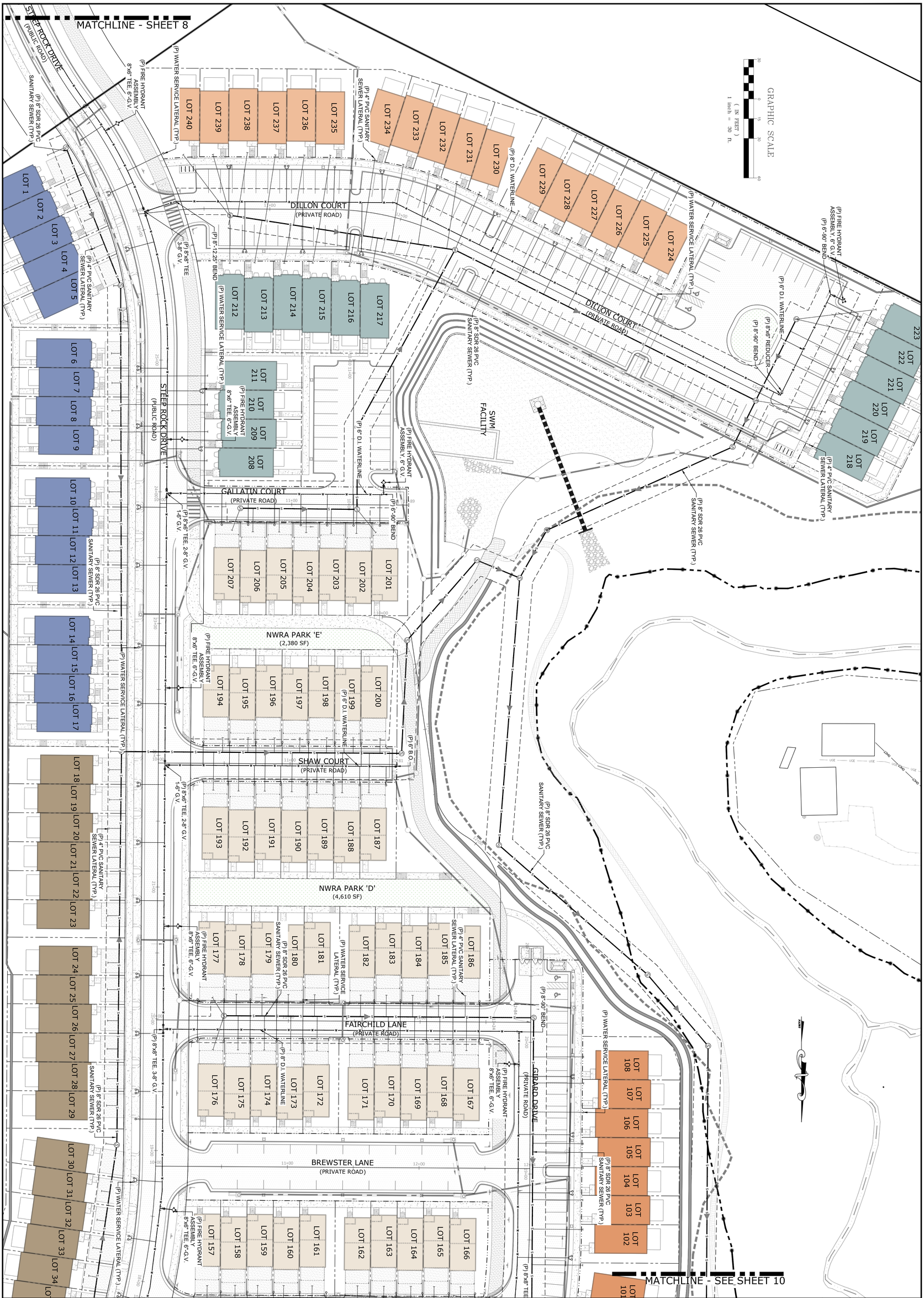
COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT
NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN

SHEET
OVERALL UTILITY PLAN

JOB NO. 262279
SCALE AS NOTED
SHEET NO. 8

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, including, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



COLLINS ENGINEERING

200 GARRETT STREET, SUITE K.-CHARLOTTESVILLE, VA 22902 -434.293.3719

REVISIONS

DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

COMMONWEALTH OF VIRGINIA
SCOTT E. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/12/26

PROJECT
NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN

SHEET
UTILITY PLAN

JOB NO. 262279
SCALE 1" = 30'
SHEET NO. 9

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

MATCHLINE - SEE SHEET 9

100' STREAM BUFFER

BORE & JACK PER ACSA STANDARDS 85 LF OF 24" STEEL CASING PIPE (0.50" MIN WALL THICKNESS) W/ 12" RESTRAINED JOINT D.I. CARRIER PIPE ACROSS ROUTE 29 NORTH BOUND THROUGH LANES

TEST PIT SHALL BE COORDINATED WITH ACSA & RWSA

90° BEND

RCP INV IN=392.24

EX 18" CMP INV=381.71

CONNECT TO WATERLINE DESIGN FROM NORTH POINTE ROUTE 29 IMPROVEMENT PLAN SET, CONNECT PROPOSED 12" D.I. WATERLINE

N 19°54'34" E

(P) 12"-90° BEND

CONCRETE THRUST BLOCKS REQ'D

12" INLINE GATE VALVE

90° BEND

TEST PIT SHALL BE COORDINATED WITH ACSA & RWSA

SEMINOLE TRAIL ROUTE 29

BORE & JACK PER
LF OF 30" STEEL
WALL THICKNESS) W
JOINT D.I. CARRIER

TEST PIT SEE NOTE 5

A TEST PIT OF THE EXISTING W
WILL BE REQUIRED AT THE TIM
CASING INSTALLATION. RWSA SH
CONTACTED 3 BUSINESS DAYS
OF THE CASING INSTALLATION A
BE PRESENT DURING THE CASI
INSTALLATION.

(P) 8" SDR 26 PVC SANITARY SEWER (TYP.)

TIE INTO SANITARY SEWER MH PER NORTH POINTE ROUTE 29 IMPROVEMENT PLANS

(P) 12" D.I. WATERLINE

MATCHLINE - SEE SHEET 10A

ENTRANCE DRAINAGE PROPOSED WITH THE ROUTE 29 IMPROVEMENT PLAN

N 26°34'34" E

INV=367.2

IRS

100 YEAR FLOODPLAIN

100' STREAM BUFFER

LOT 01 LOT 100 LOT 99 LOT 98 LOT 97 LOT 96 LOT 95

LOT 94 LOT 93 LOT 92 LOT 91 LOT 90

LOT 89 LOT 88 LOT 87 LOT 86 LOT 85

LOT 84 LOT 83 LOT 82 LOT 81 LOT 80

LOT 79 LOT 78 LOT 77 LOT 76

LOT 75 LOT 74 LOT 73 LOT 72

LOT 71 LOT 70 LOT 69 LOT 68

(P) 8"x8" TEE, 3-8" G.V.

(P) 8"D.I. WATERLINE

(P) FIRE HYDRANT ASSEMBLY 8"x6" TEE, 6"-G.V.

(P) 8"x8" TEE 3-8" G.V.

GIRARD DRIVE (PRIVATE ROAD)

20' EMERGENCY ACCESS ROAD

(P) FIRE HYDRANT ASSEMBLY 8"x6" TEE, 6"-G.V.

(P) 4" PVC SANITARY SEWER LATERAL (TYP.)

(P) 8" D.I. WATERLINE

(P) 8"x8" TEE, 3-8" G.V.

(P) 12"x8" TEE, 2-8" G.V. 1-12" G.V.

(P) 8" SDR 26 PVC SANITARY SEWER (TYP.)

(P) 8"D.I. WATERLINE

(P) 4" PVC SANITARY SEWER LATERAL (TYP.)

(P) 8" SDR 26 PVC SANITARY SEWER (TYP.)

(P) FIRE HYDRANT ASSEMBLY 6"-G.V.

(P) 6"-90° BEND

(P) 6" D.I. WATERLINE

(P) 8"x8" TEE 3-8" G.V. 1-8"x6" REDUCER

(P) 4" PVC SANITARY SEWER LATERAL (TYP.)

(P) WATER SERVICE LATERAL (TYP.)

LOT 147 LOT 148 LOT 149 LOT 150 LOT 151 LOT 152 LOT 153 LOT 154 LOT 155 LOT 156

LOT 146 LOT 145 LOT 144 LOT 143 LOT 142 LOT 141 LOT 140 LOT 139 LOT 138 LOT 137

LOT 127 LOT 128 LOT 129 LOT 130 LOT 131 LOT 132 LOT 133 LOT 134 LOT 135 LOT 136

LOT 126 LOT 125 LOT 124 LOT 123 LOT 122 LOT 121 LOT 120 LOT 119 LOT 118 LOT 117

LOT 109 LOT 110 LOT 111 LOT 112 LOT 113 LOT 114 LOT 115 LOT 116

LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48

LOT 49 LOT 50 LOT 51 LOT 52 LOT 53 LOT 54 LOT 55

LOT 56 LOT 57 LOT 58 LOT 59 LOT 60 LOT 61

LOT 62 LOT 63 LOT 64 LOT 65 LOT 66 LOT 67

NWRA PARK 'B' (11,045 SF)

NWRA PARK 'C' (9,440 SF)

NWRA PARK 'A' (9,010 SF)

SWM FACILITY

50' TEMPORARY CONSTRUCTION ESMT DB 1063 PG 648

PRIVATE 30' ACCESS ESMT DB 1063 PG 648

GIRARD WAY (PRIVATE ROAD)

DIXI LANE (PRIVATE ROAD)

ALDRICH LANE (PRIVATE ROAD)

STEEP ROCK DRIVE (PUBLIC ROAD)

STEEP ROCK DRIVE (PRIVATE ROAD)

GIRARD DRIVE (PRIVATE ROAD)

N 71°57'39" W 157.00'

161.31'

N 21°00'46" E

IRS

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/12/26

REVISIONS

DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT: NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN

SHEET: UTILITY PLAN

JOB NO. 262279

SCALE 1" = 30'

SHEET NO. 10

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

PROPOSED WATER AND SANITARY CONNECTION DESIGN ACROSS ROUTE 29 ARE FROM THE NORTH POINTE ROUTE 29 IMPROVEMENT PLAN, BY COLLINS ENGINEERING, DATED JUNE 2018.

NOTES:

1. SEE SANITARY SEWER AND WATER LINE PROFILES FOR ADDITIONAL INFORMATION.
2. SANITARY SEWER AND WATER LINES TO BE INSTALLED IN ACCORDANCE WITH ACSA GENERAL WATER AND SEWER SPECIFICATIONS.
3. WATER LINE SHALL BE DUCTILE IRON CLASS 52 & CLASS 53.
4. PERFORM TEST PITS TO VERIFY HORIZONTAL AND VERTICAL LOCATION, PIPE SIZE AND MATERIAL OF EXISTING WATER LINE – COORDINATE TEST PITS WITH VDOT, RWSA, ACSA AND CHARLOTTESVILLE GAS. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL IN ACCORDANCE WITH VDOT STANDARDS, THE MUTCD, AND VA WORK PROTECTION MANUAL. CONTRACTOR SHALL GENERATE TRAFFIC CONTROL PLAN AS NECESSARY AND OBTAIN VDOT LAND USE PERMIT TO PERFORM WORK IN VDOT R/W. TEST PITS SHALL BE PERFORMED AND TEST PIT INFORMATION SHALL BE PROVIDED TO RWSA AND ACSA PRIOR TO ORDERING ANY PIPING MATERIALS.
5. CONTRACTOR TO NOTIFY REPRESENTATIVE OF CHARLOTTESVILLE GAS 3 DAYS PRIOR TO TEST PIT FOR GAS LINE CROSSING. A REPRESENTATIVE OF CHARLOTTESVILLE GAS MUST BE ON SITE DURING TEST PIT. THE CONTRACTOR SHALL ENSURE A MINIMUM OF 2' CLEARANCE FROM THE OUTSIDE OF THE CASING PIPE TO THE OUTSIDE OF THE EXISTING GAS LINE. NO CONCRETE THRUST BLOCK SHALL BE WITHIN 2' FROM THE OUTSIDE OF EXISTING GAS LINE. BACKFILL AROUND THE GAS LINE SHALL BE WITH ROCK DUST.

CONTRACTOR TO INSTALL MH 2 AND SANITARY SEWER PIPING BETWEEN PROPOSED MH 2 AND EXISTING MH 8. CONTRACTOR SHALL MAKE CONNECTION FROM EXISTING 18" SEWER PIPE INSIDE THE CASING UNDER LEWIS AND CLARK DRIVE TO MH 2.

NEW 36" DIAMETER CASING PIPE TO BE INSTALLED BY ACSA "NORTH FORK REGIONAL PUMP STATION" PROJECT. BORE TO BE COMPLETED PRIOR TO INSTALLATION OF MANHOLE 2 . FUTURE GRAVITY SEWER TO BE INSTALLED IN CASING.

(FROM NORTH POINTE ROUTE 29 IMPROVEMENT PLANS)

CONNECT TO EXISTING 12" RWSA WATER LINE BY CUTTING IN A NEW 12"X12" TEE. CONTRACTOR SHALL COORDINATE WITH RWSA AND ACSA DURING CONSTRUCTION OF THE CONNECTION TO THE EXISTING RWSA 12" WATERLINE. CONTRACTOR SHALL USE DUE DILIGENCE TO PROTECT THE RWSA 12" WATERLINE DURING CONSTRUCTION AND THE CUT INTO THE LINE. CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATION, THE OUTSIDE DIAMETER AND THE PIPE MATERIAL OF THE 12" WATERLINE PRIOR TO ORDERING THE TEE. RWSA SHALL BE CONTACTED 3 BUSINESS DAYS IN ADVANCE OF THE TEST PIT AND SHALL BE PRESENT DURING THE TEST PIT. THE TEE SHALL BE APPROVED BY RWSA PRIOR TO BEING ORDERED. THE CONTRACTOR INSTALLING THE TEE SHALL BE APPROVED BY RWSA PRIOR TO THE CUT. A MINIMUM OF 7 BUSINESS DAYS NOTICE SHALL BE GIVEN PRIOR TO SHUT DOWN OF THE WATERLINE AND INSTALLATION OF THE CUT IN TEE. THE SHUT DOWN AND CUT MAY BE REQUIRED TO OCCUR AT NIGHT OR OVER THE WEEKEND TO ACCOMMODATE EXISTING CUSTOMERS. THE 12"X12" TEE SHALL BE INSTALLED PLUMB AND THE EXISTING 12" RWSA LINE SHALL BE REMOVED TO ITS ORIGINAL JOINT. FOLLOWING THE PLACEMENT OF THE 12"X12" TEE, A CONCRETE PAD SHALL BE PLACED UNDER AND BEHIND THE TEE. A 12" DIAMETER INLINE GATE VALVE WILL BE PROVIDED JUST SOUTH OF THE PROPOSED TEE. PROVIDE 2–12" 90° VERTICAL BENDS, DEFLECT VERTICAL BENDS SUCH THAT NEW CASING PIPE PROVIDES 2' CLEARANCE BELOW EXISTING 12" RWSA WATER MAIN.

NEW WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED, CHLORINATED, FLUSHED, AND HAVE WATER SAMPLES APPROVED PRIOR TO MAKING ANY PERMANENT CONNECTION TO THE PUBLIC WATER SYSTEM. APPROVED METHODS OF FILLING AND FLUSHING NEW WATER MAINS WILL BE REQUIRED TO PREVENT ANY CONTAMINATION OF THE EXISTING PIPE.

PROPOSED 16" DUCTILE IRON SANITARY FORCE MAIN TO BE CONSTRUCTED BY THE ACSA IN A SEPARATE PROJECT. SEE ACSA "NORTH FORK REGIONAL PUMPSTATION" PLANS BY WHITMAN REQUARDT AND ASSOCIATES, LLP. COORDINATE ALL WORK WITH THE ACSA PROJECT.

PROPOSED GRAVITY SEWER SYSTEM TO BE CONSTRUCTED BY THE ACSA IN A SEPARATE PROJECT. SEE ACSA "NORTH FORK REGIONAL PUMP STATION" PLANS BY WHITMAN REQUARDT AND ASSOCIATES, LLP. COORDINATE ALL WORK WITH THE ACSA PROJECT.

CONNECT TO PROPOSED 18" DUCTILE IRON GRAVITY SEWER STUB FROM NORTH FORK REGIONAL PUMP STATION PLAN. VERIFY HORIZONTAL AND VERTICAL LOCATION, PIPE SIZE AND MATERIAL PRIOR TO START OF CONSTRUCTION.

BORE & JACK PER ACSA STANDARDS 65 LF OF 24" STEEL CASING PIPE (0.50" MIN WALL THICKNESS) W/ 12" RESTRAINED JOINT D.I. CARRIER PIPE ACROSS ROUTE 29 NORTH BOUND THROUGH LANES

TEST PIT SHALL BE COORDINATED WITH ACSA & RWSA

CONNECT TO WATERLINE DESIGN FROM NORTH POINTE ROUTE 29 IMPROVEMENT PLAN SET, CONNECT PROPOSED 12" D.I. WATERLINE

(P) 12"-90° BEND

CONCRETE THRUST BLOCKS REQ'D

90° BEND

12" INLINE GATE VALVE

TEST PIT SHALL BE COORDINATED WITH ACSA & RWSA

TEST PIT SEE NOTE 5

BORE & JACK PER ACSA STANDARDS 151 LF OF 30" STEEL CASING PIPE (0.50" MIN WALL THICKNESS) W/ 10" RESTRAINED JOINT D.I. CARRIER PIPE.

A TEST PIT OF THE EXISTING WATERLINE WILL BE REQUIRED AT THE TIME OF THE CASING INSTALLATION. RWSA SHALL BE CONTACTED 3 BUSINESS DAYS IN ADVANCE OF THE CASING INSTALLATION AND SHALL BE PRESENT DURING THE CASING INSTALLATION.

(P) 8" SDR 26 PVC SANITARY SEWER (TYP.)

TIE INTO SANITARY SEWER MH PER NORTH POINTE ROUTE 29 IMPROVEMENT PLANS

(P) 12" D.I. WATERLINE

ENTRANCE DRAINAGE PROPOSED WITH THE ROUTE 29 IMPROVEMENT PLAN

MATCHLINE - SEE SHEET 10

LOT 88 LOT 87 LOT 86 LOT 85 LOT 84 LOT 83 LOT 82 LOT 81 LOT 80 LOT 79 LOT 78 LOT 77 LOT 76

(P) FIRE HYDRANT ASSEMBLY 8"x6" TEE, 6"-G.V.

(P) 8"D.I. WATERLINE

20' EMERGENCY ACCESS ROAD

100 YEAR FLOODPLAIN

100' STREAM BUFFER

FLAT BRANCH

SEMINOLE TRAIL (ROUTE 29)

LEWIS & CLARK DRIVE

EX. SANITARY EASEMENT

EX. STORM MH TOP=399.25 INV IN=376.71 INV OUT=376.59

EX. DI-7 TOP=390.37

BENCHMARK ELEV.=390.57'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/12/26

REVISIONS

DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

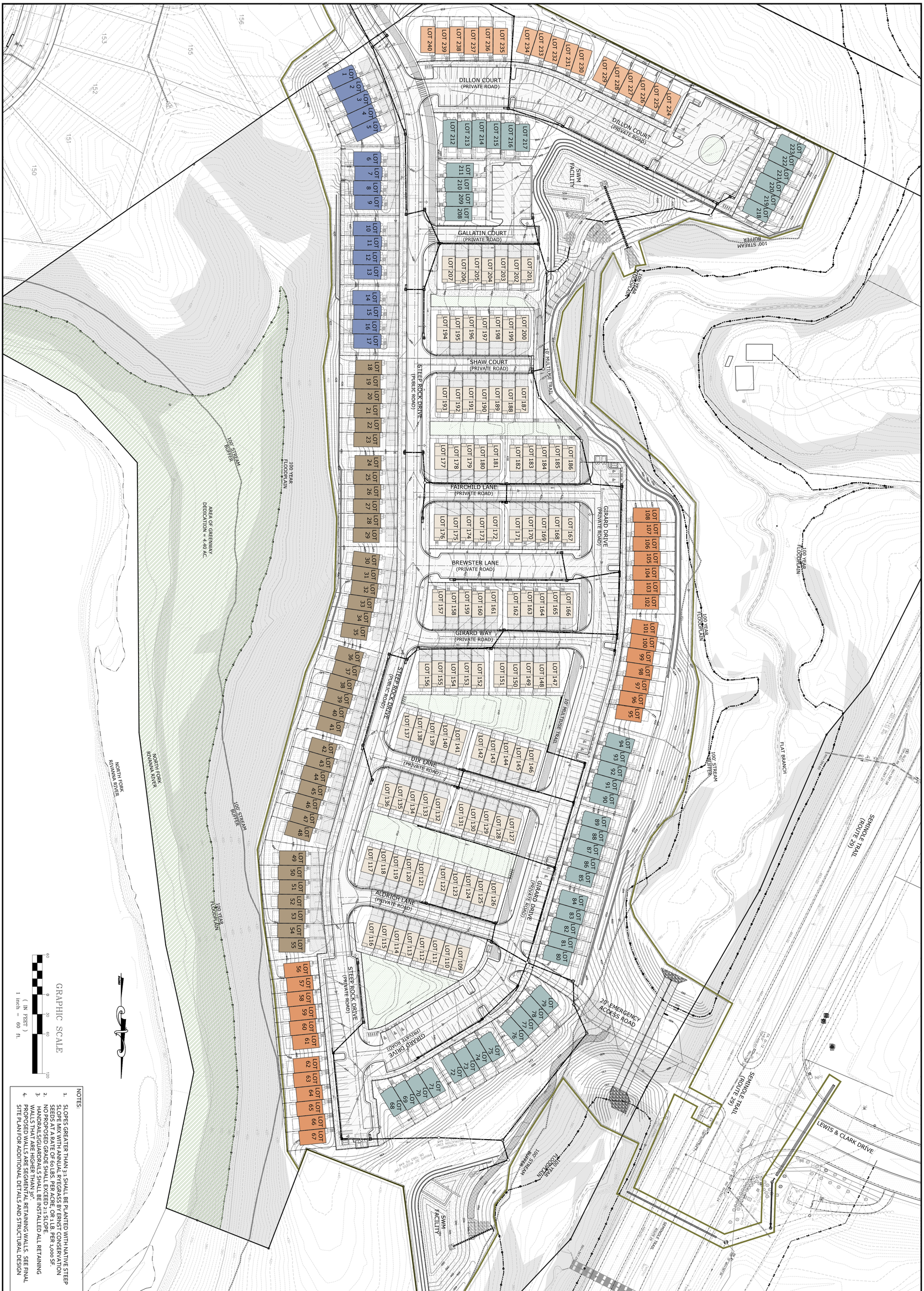
COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT: NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN

SHEET: UTILITY PLAN

JOB NO. 262279
SCALE 1" = 30'
SHEET NO. 10A

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



NOTES:

1. SLOPES GREATER THAN 2:1 SHALL BE PLANTED WITH NATIVE STEEP SLOPE MIX WITH ANNUAL RYEGRASS BY ERNST CONSERVATION SEEDS AT A RATE OF 60 LBS. PER ACRE, OR LBS. PER 1,000 SF.
2. NO PROPOSED GRADE SHALL EXCEED 2:1 SLOPE.
3. THE PROPOSED RETAINING WALLS SHALL BE INSTALLED ALL RETAINING WALLS THAT ARE HIGHER THAN 30".
4. PROPOSED WALLS ARE SEGMENTAL RETAINING WALLS. SEE FINAL SITE PLAN FOR ADDITIONAL DETAILS AND STRUCTURAL DESIGN

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K.-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT
NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN

SHEET
OVERALL GRADING & DRAINAGE PLAN

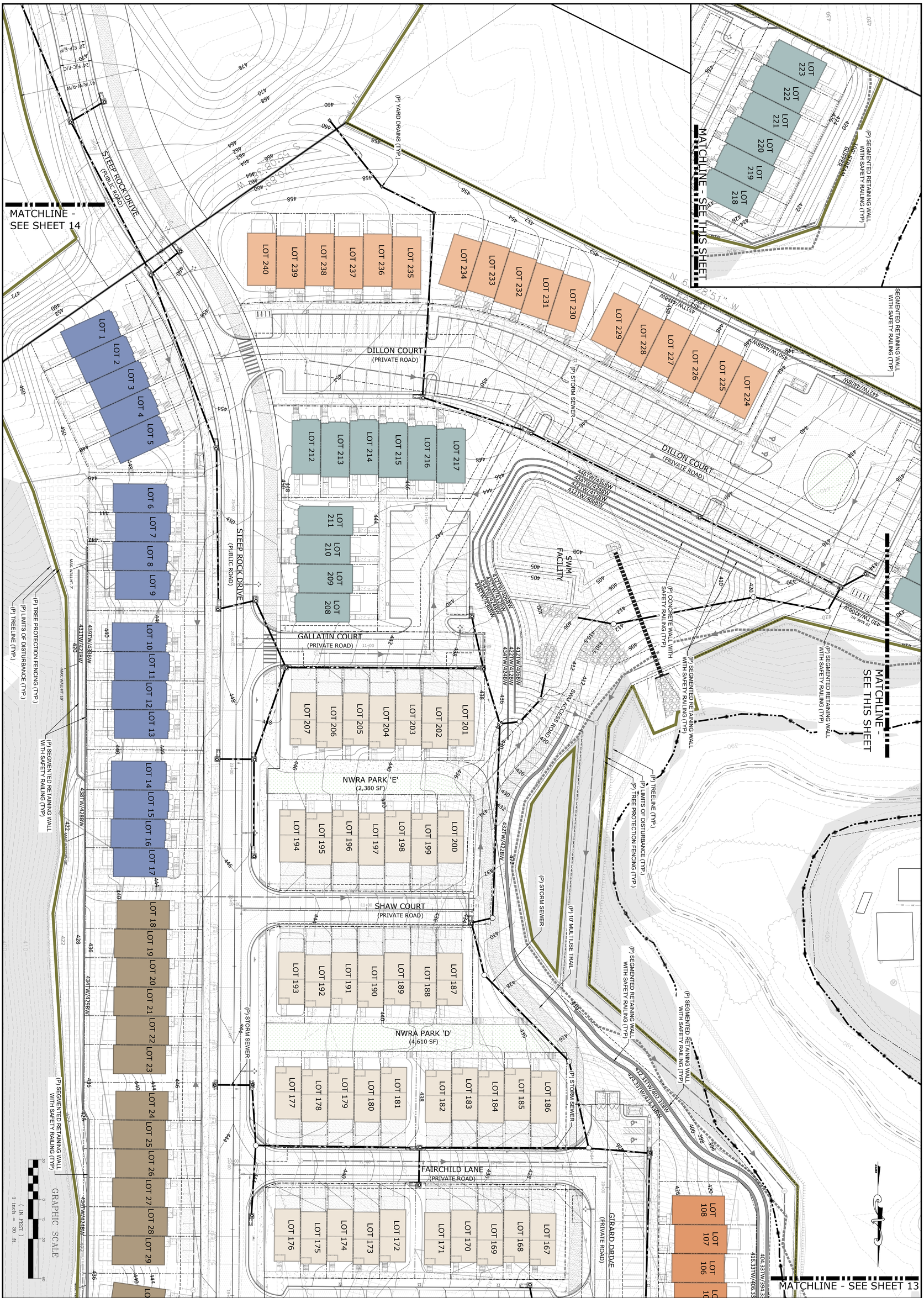
JOB NO. 262279
SCALE 1" = 60'
SHEET NO. 11

REVISIONS

DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

COMMONWEALTH OF VIRGINIA
No. 35791
PROFESSIONAL ENGINEER
10/12/26

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



COLLINS ENGINEERING
200 GARRETT STREET, SUITE K.-CHARLOTTESVILLE, VA 22902 -434.293.3719

REVISIONS	
DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

PROJECT
NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN

SHEET
GRADING & DRAINAGE PLAN

JOB NO. 262279
SCALE 1" = 30'
SHEET NO. 12

COMMONWEALTH OF VIRGINIA
SCOTT E. COLLINS
No. 35791
10/12/26

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/12/26

REVISIONS

DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

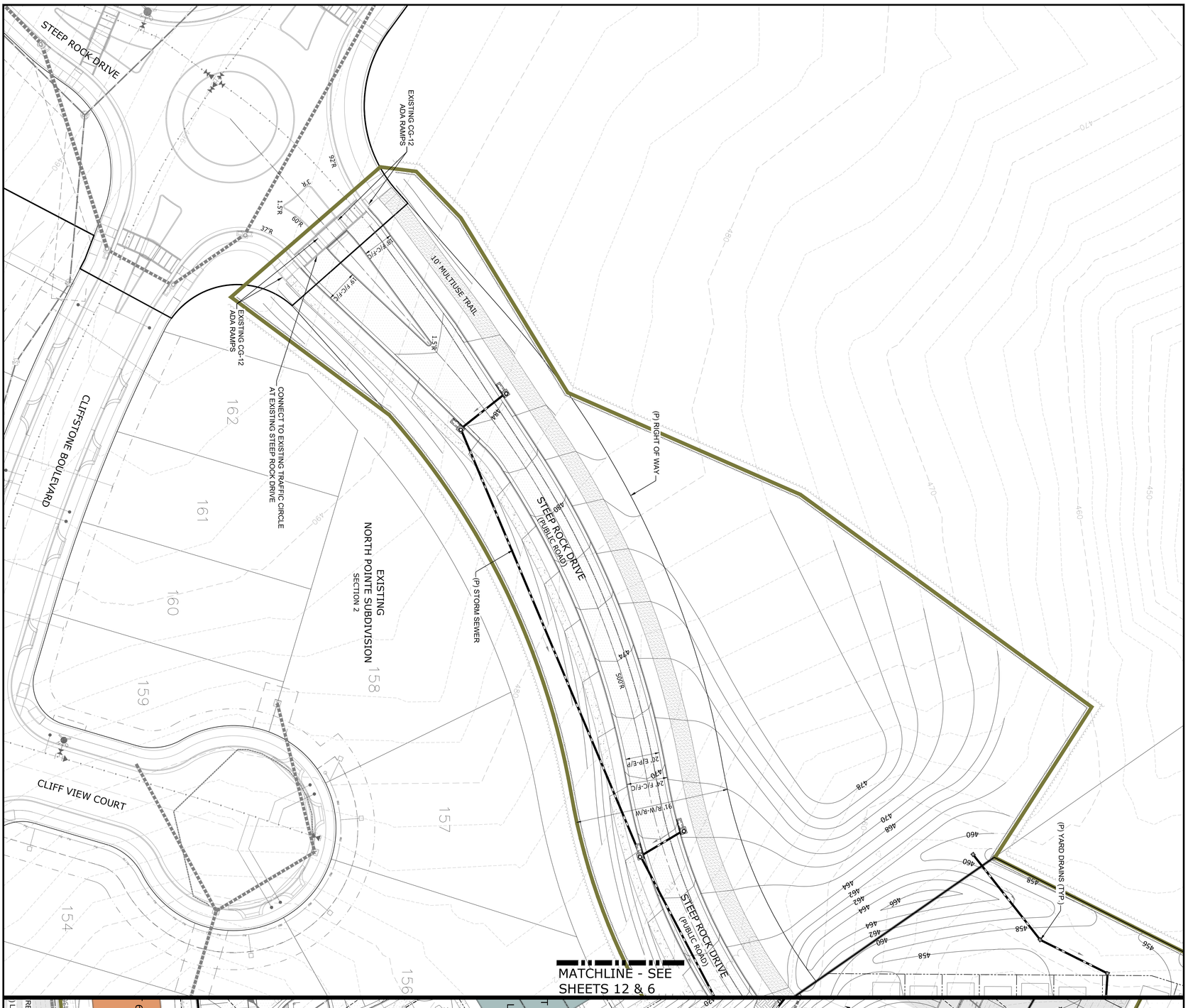
COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

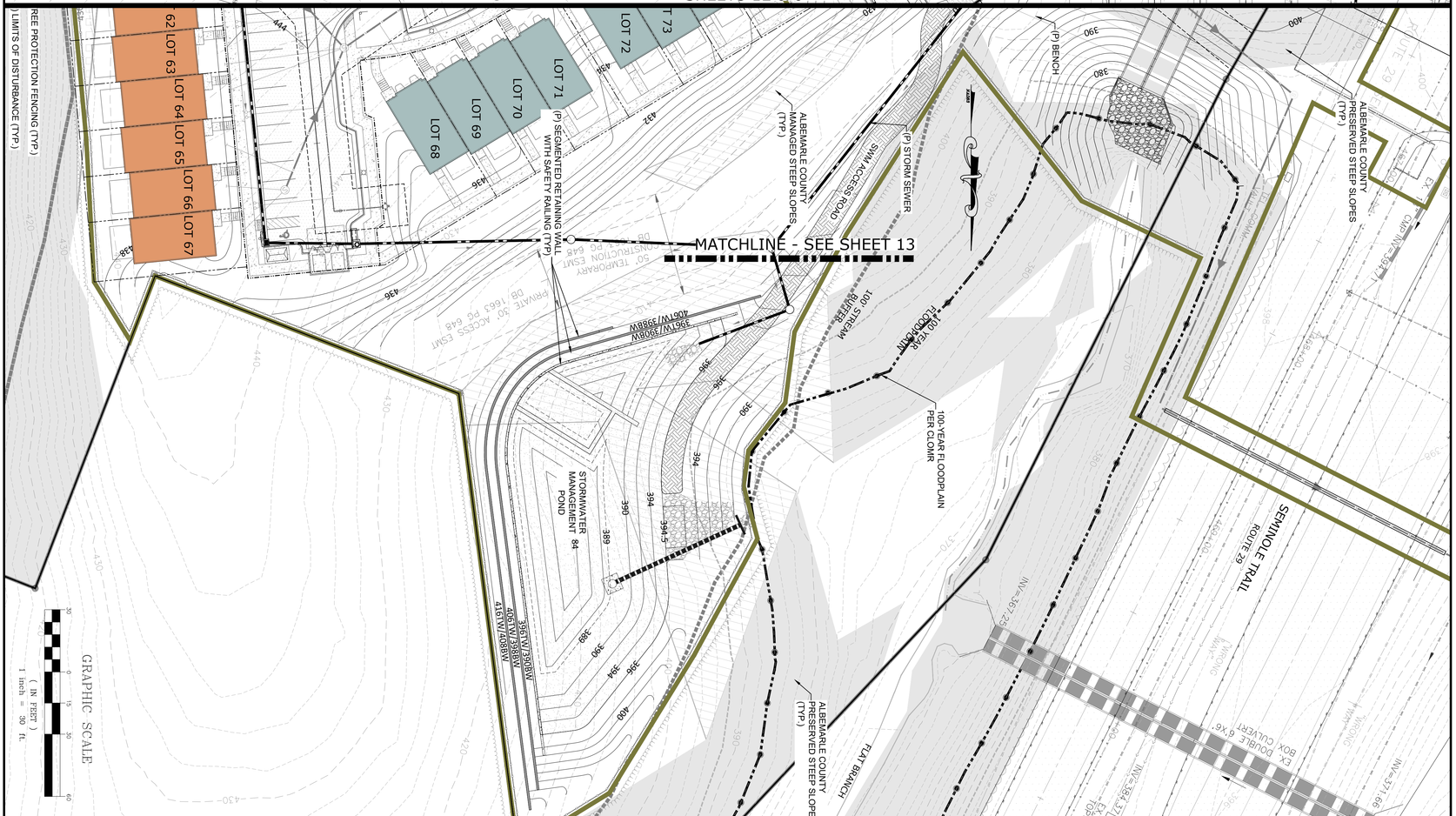
PROJECT
NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN

SHEET
GRADING & DRAINAGE PLAN

JOB NO. 262279
SCALE 1" = 30'
SHEET NO. 13

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.





COLLINS ENGINEERING
200 GARRETT STREET, SUITE K.-CHARLOTTESVILLE, VA 22902 -434.293.3719

REVISIONS	
DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

COMMONWEALTH OF VIRGINIA
SCOTT E. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/12/26

PROJECT
NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN

SHEET
GRADING & DRAINAGE PLAN

JOB NO. 262279
SCALE 1" = 30'
SHEET NO. 14

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

ROADWAY CONSTRUCTION

GENERAL CONSTRUCTION NOTES

1. CONSTRUCTION INSPECTION OF ALL PROPOSED ROADS WITHIN THE DEVELOPMENT WILL BE MADE BY THE COUNTY. THE CONTRACTOR MUST NOTIFY THE DEPARTMENT OF COMMUNITY DEVELOPMENT (296-5832) 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION.
2. UPON COMPLETION OF FINE GRADING AND PREPARATION OF THE ROADBED SUBGRADE, THE CONTRACTOR SHALL HAVE CBR TESTS PERFORMED ON THE SUBGRADE SOIL. THREE (3) COPIES OF THE TEST RESULTS SHALL BE SUBMITTED TO THE COUNTY. IF A SUBGRADE SOIL CBR OF 10 OR GREATER IS NOT OBTAINABLE, A REVISED PAVEMENT DESIGN SHALL BE MADE BY THE DESIGN ENGINEER AND SUBMITTED WITH THE TEST RESULTS FOR APPROVAL.
3. SURFACE DRAINAGE AND PIPE DISCHARGE MUST BE RETAINED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN EASEMENTS PRIOR TO ACCEPTANCE BY THE COUNTY. ALL DRAINAGE OUTFALL EASEMENTS ARE TO BE EXTENDED TO A BOUNDARY LINE OR A NATURAL WATERCOURSE.
4. GUARDRAIL LOCATIONS ARE APPROXIMATE. EXACT LENGTH, LOCATION AND APPROPRIATE END TREATMENTS WILL BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION. ADDITIONAL GUARDRAIL MAY BE REQUIRED AT LOCATIONS NOT SHOWN WHEN, IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY. WHEN GUARDRAIL IS REQUIRED, IT SHALL BE INSTALLED FOUR (4) FEET OFFSET FROM THE EDGE OF PAVEMENT TO THE FACE OF GUARDRAIL, AND ROADWAY SHOULDER WIDTHS SHALL BE INCREASED TO SEVEN (7) FEET.
5. WHERE URBAN CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT CG-9(A, B OR C).
6. WHERE RURAL CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT STANDARD PE-1.
7. COMPLIANCE WITH THE MINIMUM PAVEMENT WIDTH, SHOULDER WIDTH AND DITCH SECTIONS, AS SHOWN ON THE TYPICAL PAVEMENT SECTION DETAIL, SHALL BE STRICTLY ADHERED TO.
8. ROAD PLAN APPROVAL FOR SUBDIVISIONS IS SUBJECT TO FINAL SUBDIVISION PLAT VALIDATION. SHOULD THE FINAL PLAT FOR THIS PROJECT EXPIRE PRIOR TO SIGNING AND RECORDATION, THEN APPROVAL OF THESE PLANS SHALL BE NULL AND VOID.
9. ALL SIGNS OR OTHER REGULATORY DEVICES SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES AND THE ALBEMARLE COUNTY ROAD NAMING AND PROPERTY NUMBERING ORDINANCE AND MANUAL.
10. TRAFFIC CONTROL OR OTHER REGULATORY SIGNS OR BARRICADES SHALL BE INSTALLED BY THE DEVELOPER WHEN, IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, THEY ARE DEEMED NECESSARY IN ORDER TO PROVIDE SAFE AND CONVENIENT ACCESS.
11. THE SPEED LIMITS TO BE POSTED ON SPEED LIMIT SIGNS ARE 5 MPH BELOW THE DESIGN SPEED, OR AS DETERMINED BY VDOT FOR PUBLIC ROADS.
12. VDOT STANDARD CD-1 OR CD-2 CROSS-DRAINS UNDER TO BE INSTALLED UNDER THE SUBBASE MATERIAL AT ALL CUT AND FILL TRANSITIONS AND GRADE SAG POINTS AS SHOWN ON THE ROAD PROFILES.
13. A VIDEO CAMERA INSPECTION IS REQUIRED FOR ALL STORM SEWERS AND CULVERTS THAT ARE DEEMED INACCESSIBLE TO VDOT OR COUNTY INSPECTIONS. THE VIDEO INSPECTION SHALL BE CONDUCTED IN ACCORDANCE WITH VDOT'S VIDEO CAMERA INSPECTION PROCEDURE AND WITH A VDOT OR COUNTY INSPECTOR PRESENT.

GRADING

1. THE LATEST EDITION OF THE ROAD & BRIDGE SPECIFICATIONS, THE ROAD & BRIDGE STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SHALL GOVERN THE MATERIAL AND CONSTRUCTION METHODS OF THIS PROJECT.
2. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN THE ROADWAY, IT SHALL BE REMOVED FROM THE ENTIRE ROAD RIGHT OF WAY WIDTH AND REPLACED WHERE NECESSARY WITH SUITABLE MATERIAL TO THE SATISFACTION OF THE ENGINEER.
3. ALL GROWTH OF TREES AND VEGETATION SHALL BE CLEARED AND GRUBBED FOR THE ENTIRE EASEMENT. OTHER TREES AND VEGETATION WHICH OBSTRUCT SIGHT DISTANCES AT ROAD INTERSECTIONS SHALL BE REMOVED.
4. ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO THE CONSTRUCTION OF THE SUBGRADE.

DRAINAGE

1. ALL PIPE CULVERTS, EXCEPT PRIVATE ENTRANCES, SHOWN HEREON ARE TO BE RCP WITH A MINIMUM COVER OF ONE (1) FOOT.
2. STANDARD UNDERDRAINS (CD-1 OR CD-2 OR UD-4'S) TO BE PROVIDED AS INDICATED ON THE PLANS, OR WHERE FIELD CONDITIONS INDICATE.
3. ALL DRIVEWAY ENTRANCE PIPES SHALL BE A MINIMUM OF TWENTY (20) FEET IN LENGTH AND HAVE A MINIMUM DIAMETER OF FIFTEEN (15) INCHES AND SHALL BE PLACED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTAION SPECIFICATIONS UNLESS OTHERWISE NOTED ON PLANS.
4. ALL DRAINAGE EASEMENT SHALL BE CLEARED AND GRADED TO THE SATISFACTION OF THE ENGINEER. DRAINAGE EASEMENTS SHALL EXTEND TO A POINT DEEMED AS NATURAL WATER COURSE.

PAVEMENT

1. AN ACTUAL COPY OF THE CBR REPORT IS TO BE SUBMITTED PRIOR TO THE PLACEMENT OF THE AGGREGATE BASE MATERIAL. IF THE SSV VALUES ARE LESS THAN 10, THE DEVELOPER WILL BE REQUIRED TO SUBMIT FOR ENGINEERS APPROVAL THE PROPOSED METHOD OF CORRECTION.
2. SUBGRADE MUST BE APPROVED BY THE ENGINEER FOR GRADE, TEMPLATE AND COMPACTION BEFORE BASE IS PLACED.
3. TEST REPORTS ON SELECT MATERIALS MUST BE SUBMITTED SHOWING THE MATERIAL MEETS REQUIRED GRADATION FOR TYPE I, II, OR III PRIOR TO PLACING AGGREGATE BASE.
4. THE REQUIREMENTS TO PUGMILL AGGREGATE BASE WILL BE WAIVED IN THE EVENT THAT THE SURFACE COURSE IS BEGINNING AT THE COMPLETION OF THE INSTALLATION OF THE AGGREGATE BASE. IN THE EVENT THAT THE SURFACE COURSE IS APPLIED PRIOR TO 60 DAYS, THE PUGMILL REQUIREMENT WILL APPLY.
5. THE USE OF AN AGGREGATE SPREADER IS REQUIRED WHEN PLACING AGGREGATE BASE.
6. BASE MUST BE APPROVED BY ENGINEER FOR DEPTH, TEMPLATE, AND COMPACTION BEFORE SURFACE TREATMENT IS APPLIED.
7. PRIME COAT MUST BE APPLIED TO BASE MATERIAL PRIOR TO PLACEMENT OF ASPHALT (PRIME COAT RC-250 @ 0.3 GAL./SQ. YD.).
8. BITUMINOUS SURFACE TO BE APPLIED IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
9. ENCROACHMENT: POSTS, WALLS, SIGNS, OR SIMILAR ORNAMENTAL STRUCTURES THAT DO NOT ENHANCE A ROADWAY'S CAPACITY OR TRAFFIC SAFETY, SHALL NOT BE PERMITTED WITHIN THE RIGHT OF WAY. ONLY THOSE STRUCTURES SPECIFICALLY AUTHORIZED BY PERMIT ISSUED BY VIRGINIA DEPARTMENT OF TRANSPORTATION MAY BE LOCATED WITHIN THE STREETS RIGHT OF WAY.

ALBEMARLE COUNTY

GENERAL CONSTRUCTION NOTES

1. PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.
3. EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
4. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED, AND MULCHED.
5. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER TO BE ACHIEVED.
6. PAVED, RIP-RAP, OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
7. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
8. UNLESS OTHERWISE NOTED, ALL CONCRETE PIPES SHALL BE REINFORCED CONCRETE PIPE-CLASS III.
9. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29CFEPART1926).

GENERAL CONSTRUCTION - INSPECTIONS

MANDATORY INSPECTIONS ARE REQUIRED AT THE FOLLOWING PHASES:

i. INSTALLATION OF ANY ENCLOSED DRAINAGE SYSTEM BEFORE IT IS COVERED.
ii. INSTALLATION OF ANY ENCLOSED UTILITY PLACEMENTS WITHIN THE RIGHT-OF-WAY BEFORE BEING COVERED.
iii. CONSTRUCTION OF THE CUTS AND FILLS, INCLUDING FIELD DENSITY TESTS, BEFORE PLACEMENT OF ROADBED BASE MATERIALS.
iv. A FINAL PAVEMENT DESIGN, BASED ON ACTUAL SOIL CHARACTERISTICS AND CERTIFIED TESTS, SHALL BE COMPLETED AND APPROVED BEFORE THE PAVEMENT STRUCTURE IS PLACED.
v. PLACEMENT OF BASE MATERIALS, INCLUDING STONE DEPTHS, CONSISTENT WITH THE APPROVED PAVEMENT DESIGN, PRIOR TO PLACEMENT OF THE PAVING COURSE OR COURSES, FOLLOWED BY FIELD DENSITY AND MOISTURE TESTS AND THE PLACEMENT OF A PAVING COURSE AS SOON AS POSSIBLE.
vi. CONSTRUCTION OF PAVEMENT, INCLUDING DEPTH AND DENSITY, UPON COMPLETION AS PART OF THE FINAL INSPECTION.
vii. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING VDOT A MINIMUM OF ONE WEEK PRIOR TO EACH OF THE ABOVE PHASES OF CONSTRUCTION TO SCHEDULE AN INSPECTION.
viii. FAILURE OF THE CONTRACTOR TO SCHEDULE THESE INSPECTIONS WILL REQUIRE ADDITIONAL TESTING OF THE ROADS AT THE DISCRETION OF VDOT OR MAY LEAD TO THE ROADS NOT BEING ELIGIBLE FOR STATE MAINTENANCE.

VDOT GENERAL NOTES

GRADING GENERAL NOTES

G-1 THE GRADE LINE DENOTES TOP OF FINISHED PAVEMENT UNLESS SHOWN OTHERWISE ON TYPICAL SECTIONS OR PLANS.
G-2 EARTHWORK QUANTITIES ON THIS PROJECT ARE BASED ON ANTICIPATED SETTLEMENT AND MAY REQUIRE ADJUSTING DURING CONSTRUCTION.

DRAINAGE GENERAL NOTES

D-1 THE HORIZONTAL LOCATION OF ALL DRAINAGE STRUCTURES SHOWN ON THESE PLANS IS APPROXIMATE ONLY, WITH THE EXCEPTION OF STRUCTURES SHOWING SPECIFIC STATIONS, SPECIAL DESIGN BRIDGES AND STORM SEWER SYSTEMS.
D-2 THE HORIZONTAL LOCATION AND INVERT ELEVATIONS SHOWN FOR PROPOSED CULVERTS AND STORM SEWER OUTFALL PIPES ARE BASED ON EXISTING SURVEY DATA AND REQUIRED DESIGN CRITERIA. IF, DURING CONSTRUCTION, IT IS FOUND THAT THE HORIZONTAL LOCATION OR INVERT ELEVATIONS SHOWN ON THE PLANS DIFFER SIGNIFICANTLY FROM THE HORIZONTAL LOCATION OR ELEVATIONS OF THE STREAM OR SWALE IN WHICH THE CULVERT OR STORM SEWER OUTFALL PIPE IS TO BE PLACED, THE ENGINEER SHALL CONFER WITH, AND GET APPROVAL FROM, THE APPLICABLE DISTRICT DRAINAGE ENGINEER BEFORE INSTALLING THE CULVERT OR STORM SEWER OUTFALL PIPE.
D-3 THE "H" DIMENSIONS SHOWN ON THE PLANS FOR DROP INLETS AND JUNCTION BOXES AND THE "L.F. (m)" DIMENSIONS SHOWN FOR MANHOLES ARE FOR ESTIMATING PURPOSES AND ARE BASED ON THE PROPOSED INVERT ELEVATIONS SHOWN FOR THE STRUCTURE AND THE ANTICIPATED TOP (RIM) ELEVATION BASED ON EXISTING OR PROPOSED FINISHED GRADE. THE ACTUAL "H" OR "L.F. (m)" DIMENSIONS ARE TO BE DETERMINED BY THE CONTRACTOR FROM FIELD CONDITIONS.
D-7 ALL PIPE ON THIS PROJECT SHALL BE RCP. FOR STRENGTH, SHEET THICKNESS, OR CLASS DESIGNATION, AVAILABLE SIZES, HEIGHT OF COVER LIMITATIONS AND OTHER RESTRICTIONS FOR A PARTICULAR PIPE TYPE OR HEIGHT OF COVER, SEE THE APPLICABLE SECTIONS OF THE VDOT ROAD AND BRIDGE STANDARDS PC-1.
D-10 THE PROPOSED RIPRAP MAY BE OMITTED BY THE ENGINEER IF THE SLOPE DESIGNATED FOR PLACEMENT OF RIPRAP IS FOUND TO BE COMPRISED OF SOLID ROCK OR CLOSELY CONSOLIDATED BOULDERS WITH SOUNDNESS, SIZE AND WEIGHT EQUAL TO, OR EXCEEDING, THE SPECIFICATIONS FOR THE PROPOSED RIPRAP.
D-13 EXISTING DRAINAGE FACILITIES BEING UTILIZED AS A PART OF THE DRAINAGE SYSTEM, AND ON THE PLANS "TO BE CLEANED OUT," SHALL BE CLEANED AS DIRECTED BY THE ENGINEER. THE COST INCIDENTAL TO THIS SHALL BE INCLUDED IN THE CONTRACT PRICE FOR OTHER ITEMS.
D-14 PROPOSED DROP INLETS WITH A HEIGHT (H) LESS THAN THE STANDARD MINIMUM SHOWN IN THE VDOT ROAD AND BRIDGE STANDARDS SHALL BE CONSIDERED AND PAID FOR AS STANDARD DROP INLETS FOR THE TYPE SPECIFIED. PIPES WITH LESS THAN STANDARD MINIMUM FINISHED HEIGHT OF COVER SHALL BE NOTED AS SUCH IN THE DRAINAGE DESCRIPTION FOR THE PIPE. SPECIFIC PIPE BEDDING AND COVER REQUIREMENTS ARE PROVIDED IN THE APPLICABLE PB-1 AND PC-1 STANDARD DRAWINGS OF THE VDOT ROAD AND BRIDGE STANDARDS.
D-16 WHEN STANDARD CG-6 OR CG-7 IS SPECIFIED ON A RADIUS (SUCH AS AT A STREET INTERSECTION), THE ENGINEER MAY APPROVE A DECREASE IN THE CROSS SLOPE OF THE GUTTER TO FACILITATE PROPER DRAINAGE.
D-17 ST'D SL-1 SAFETY SLAB LOCATIONS ARE BASED ON THE ASSUMED USE OF PRECASE STRUCTURES. IF CAST-IN-PLACE STRUCTURES ARE UTILIZED, AND THE INTERIOR CHAMBER DIMENSIONS (LENGTH AND WIDTH, OR DIAMETER) ARE LESS THAN 4 FEET, THE SAFETY SLABS SHALL NOT BE INSTALLED.

PAVEMENT GENERAL NOTES

P-2 THE PAVEMENT MATERIALS ON THIS PROJECT WILL BE PAID FOR ON A TONNAGE BASIS. THE WEIGHT WILL VARY IN ACCORDANCE WITH THE SPECIFIC GRAVITY OF THE AGGREGATES AND ASPHALTIC CONTENT OF THE MIX ACTUALLY USED TO SECURE THE DESIGN DEPTH. THE WEIGHT OF THE ASPHALT CONCRETE IS BASED ON 95% OF THEORETICAL MAXIMUM DENSITY. (SEE IIM-LD-158)

INCIDENTAL GENERAL NOTES

I-5 THAT PORTION OF THE RIGHT OF WAY LYING WITHIN THE CLEAR ZONE OR WITHIN A MINIMUM OF 10 FEET (3 m), FROM THE EDGE OF PAVEMENT OR SURFACING OR WITHIN THE LIMITS OF THE CONSTRUCTION SLOPES BEYOND 10 FEET (3 m), SHALL BE CLEARED AND GRUBBED IN ACCORDANCE WITH THE APPLICABLE VDOT ROAD AND BRIDGE SPECIFICATIONS, SECTION 301, WHERE SUFFICIENT RIGHT OF WAY OR CONSTRUCTION EASEMENT IS PROVIDED.

EXCEPTIONS TO THE ABOVE CONSTRAINTS:

I-6 CERTAIN TREES SHALL BE PRESERVED AS NOTED ON PLANS OR AS DIRECTED BY THE ENGINEER.
I-7 WHERE STANDARD SLOP ROUNDOFFS WOULD DAMAGE TREES, BUSHED OR OTHER DESIRABLE VEGETATION, THEY SHALL BE OMITTED WHEN SO ORDERED BY THE ENGINEER.

RIGHT OF WAY MONUMENTS (RM-1 AND RM-2) WILL BE SET IN ACCORDANCE WITH ROAD AND BRIDGE SPECIFICATION 105.13 EXCEPT WHEN NOTE I-10 AND/OR I-12 IS SHOWN ON APPLICABLE PROJECTS:

I-10 ST'D RM-1 RIGHT OF WAY MONUMENTS SHALL BE SET BY THE CONTRACTOR.
I-12 ST'D RM-2 RIGHT OF WAY MONUMENTS SHALL BE SET BY THE CONTRACTOR.
I-16 THE "UNDERGROUND UTILITIES" SURVEY DATA ON THIS PROJECT HAS BEEN PROVIDED BY CONSULTANT AND COPIES ARE AVAILABLE FROM THE DEPARTMENT.
I-20 THE OFFICIAL ELECTRONIC PDF VERSION OF THE PLANS WILL OVERRIDE THE PAPER COPIES OR PRINTS OF SPECIFIC LAYERS. PORTIONS OF THIS PLAN ASSEMBLY HAVE BEEN CADD GENERATED. TO ASSIST IN THE PREPARATION OF THE BID AND CONSTRUCTION OF THE PROJECT, FORMAT (.dgn) FILES WILL BE MADE AVAILABLE TO THE PRIME CONTRACTOR DURING BIDS AND AFTER AWARD OF THE CONTRACT.
I-21 ALL ELECTRONIC PLAN ASSEMBLIES WILL INCLUDE THE CONSTRUCTION PLANS IN TWO FORMATS: PDF FILES AND MICROSTATION FORMAT (.dgn) FILES. ONLY THE PDF ILES WILL BE CONSIDERED AS PART OF THE OFFICIAL PLAN ASSEMBLY. THE MICROSTATION FORMAT (.dgn) FILES ARE FURNISHED ONLY AS INFORMATION FOR THE CONTRACTOR. THESE PLANS ARE DEVELOPED IN LAYERS (LEVELS) TO AID IN READABILITY. (SEE THE VDOT CADD MANUAL FOR CADD LEVEL STRUCTURE). HOWEVER, THE CONSTRUCTION ITEMS MAY OR MAY NOT BE IN THE PROPER LAYERING SCHEME AS DESCRIBED IN THE VDOT CADD MANUAL. THE MICROSTATION FILES WILL ONLY MATCH THE SCANNED FILES IF ALL REQUIRED LEVELS ARE TURNED ON. A MICROSTATION SOFTWARE LICENSE IS REQUIRED TO BE ABLE TO READ THESE FILES.

STORMWATER MANAGEMENT (SWM) GENERAL NOTES

S-1 CLEARING AND GRUBBING OF SWM BASIN SITE – THE AREA WHERE THE DAM IS TO BE CONSTRUCTED AND THE AREA UPSTREAM OF THE DAM, TO AN ELEVATION EQUAL O THE CREST OF THE DAM (MAXIMUM PONDED WATER ELEVATION), SHALL BE CLEARED AND GRUBBED IN ACCORDANCE WITH SECTION 301 OF THE APPLICABLE VDOT ROAD AND BRIDGE SPECIFICATIONS.
S-2 SWM BASIN DAM CONSTRUCTION – THE DAM FOR DETENTION BASINS (NO PERMANENT POOL) SHALL CONFORM TO THE DETAILS CONTAINED IN THE PLANS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 303 OF THE APPLICABLE VDOT ROAD AND BRIDGE SPECIFICATIONS. THE NATIVE MATERIAL ON WHICH THE DAM WILL SET SHALL MEET THE SPECIFICATIONS FOR AASHTO TYPE A-4 OR FINER MATERIAL. WHERE THE NATIVE MATERIAL DOES NOT MEET THIS REQUIREMENT, THE AREA BENEATH THE DAM IS TO BE EXCAVATED A MINIMUM OF 4' (1.2 m) AND BACKFILLED WITH A MATERIAL MEETING THE AASHTO TYPE-4 OR FINER CLASSIFICATION, UNLESS OTHERWISE SPECIFIED IN THE PLANS. THE MATERIAL USED FOR THE EMBANKMENT OF THE DAM SHALL BE AASHTO TYPE-4 OR FINER OR AS OTHERWISE SPECIFIED IN THE PLANS. DAMS WITH FOUNDATION AND EMBANKMENT MATERIAL NOT MEETING THE ABOVE REQUIREMENTS, DAMS GREATER THAN 15' (4.6 m) IN HEIGHT, OR DAMS FOR RETENTION BASINS (PERMANENT POOL) SHALL INCORPORATE A MEMBRANE-LINED TRENCH, A HOMOGENOUS EMBANKMENT WITH SEEPAGE CONTROLS, A ZONED EMBANKMENT OR OTHER SUCH APPROVED DESIGNS AS SPECIFIED IN THE PLANS.
S-3 SWM BASIN OUTLET PIPE – THE PIPE CULVERT UNDER OR THROUGH THE DAME FOR DETENTION BASINS (NO PERMANENT POOL) SHALL BE REINFORCED CONCRETE PIPE WITH RUBBER GASKETS IN ACCORDANCE WITH SECTION 232 AND 212 OF THE APPLICABLE VDOT ROAD AND BRIDGE SPECIFICATIONS. A CONCRETE CRADLE SHALL EXTEND THE FULL LENGTH OF THE PIPE CULVERT IN ACCORDANCE WITH THE STANDARD DRAWINGS. THE CONNECTION BETWEEN THE PIPE CULVERT AND SWM-1 DRAINAGE STRUCTURE (OR OTHER CONTROL STRUCTURE) SHALL BE MADE WATERTIGHT AS APPROVED BY THE ENGINEER AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE PIPE.
S-4 THE SWM-1 DRAINAGE STRUCTURE (OR OTHER CONTROL STRUCTURE) SHALL HAVE 4" (100 mm) HIGH NUMBERS AND 2" (25 mm) WIDE STRIPES PAINTED AT 1' (300 mm) INTERVALS AS SHOWN ON THE STANDARD DRAWINGS OR DETAIL SHEETS. THE NUMBERS AND STRIPES ARE TO BE INSTALLED AT THE TIME OF THE INITIAL INSTALLATION OF THE SWM-1 DRAINAGE STRUCTURE (OR OTHER CONTROL STRUCTURE). PAINT AND APPLICATION SHALL BE IN ACCORDANCE WITH SECTION 232 AND 411 OF THE APPLICABLE VDOT ROAD AND BRIDGE SPECIFICATIONS AND COST IS TO BE INCLUDED IN THE PRICE BID FOR THE APPLICABLE STRUCTURE.
S-5 ALL SWM BASINS DESIGNATED FOR USE AS TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF EARTH MOVING ACTIVITIES OR AS SPECIFIED BY THE PLANS OR DIRECTED BY THE ENGINEER. DURING PROJECT CONSTRUCTION, THE SWM-1 DRAINAGE STRUCTURE (OR OTHER CONTROL STRUCTURE) SHALL BE MODIFIED IN ACCORDANCE WITH THE STANDARD DRAWINGS OR PLAN DETAILS IN ORDER TO PROVIDE A TEMPORARY SEDIMENT BASIN WITH BOTH A "WET" STORAGE VOLUME (PERMANENT POOL) AND A "DRY" STORAGE VOLUME. SEDIMENT ACCUMULATED IN THE BASIN SHALL BE REMOVED WHEN THE VOLUME OF THE "WET" STORAGE (PERMANENT POOL) HAS BEEN REDUCED BY 50%. SEDIMENT SHALL BE DISPOSED OF IN ACCORDANCE WITH SECTION 206.04 OF THE APPLICABLE VDOT ROAD AND BRIDGE SPECIFICATIONS. WHEN PROJECT CONSTRUCTION IS COMPLETE TO A STAGE WHERE NO ADDITIONAL SEDIMENT FROM THE PROJECT IS EXPECTED TO ENTER THE BASIN, AS DETERMINED BY THE ENGINEER, THE BASIN SHALL BE CLEANED OUT AND RESTORED TO THE ORIGINAL DESIGN ELEVATIONS, THE AREA STABILIZED AND ALL TEMPORARY MODIFICATIONS TO THE SWM-1 DRAINAGE STRUCTURE (OR OTHER CONTROL STRUCTURE) REMOVED.

PAVEMENT DESIGN NOTES:

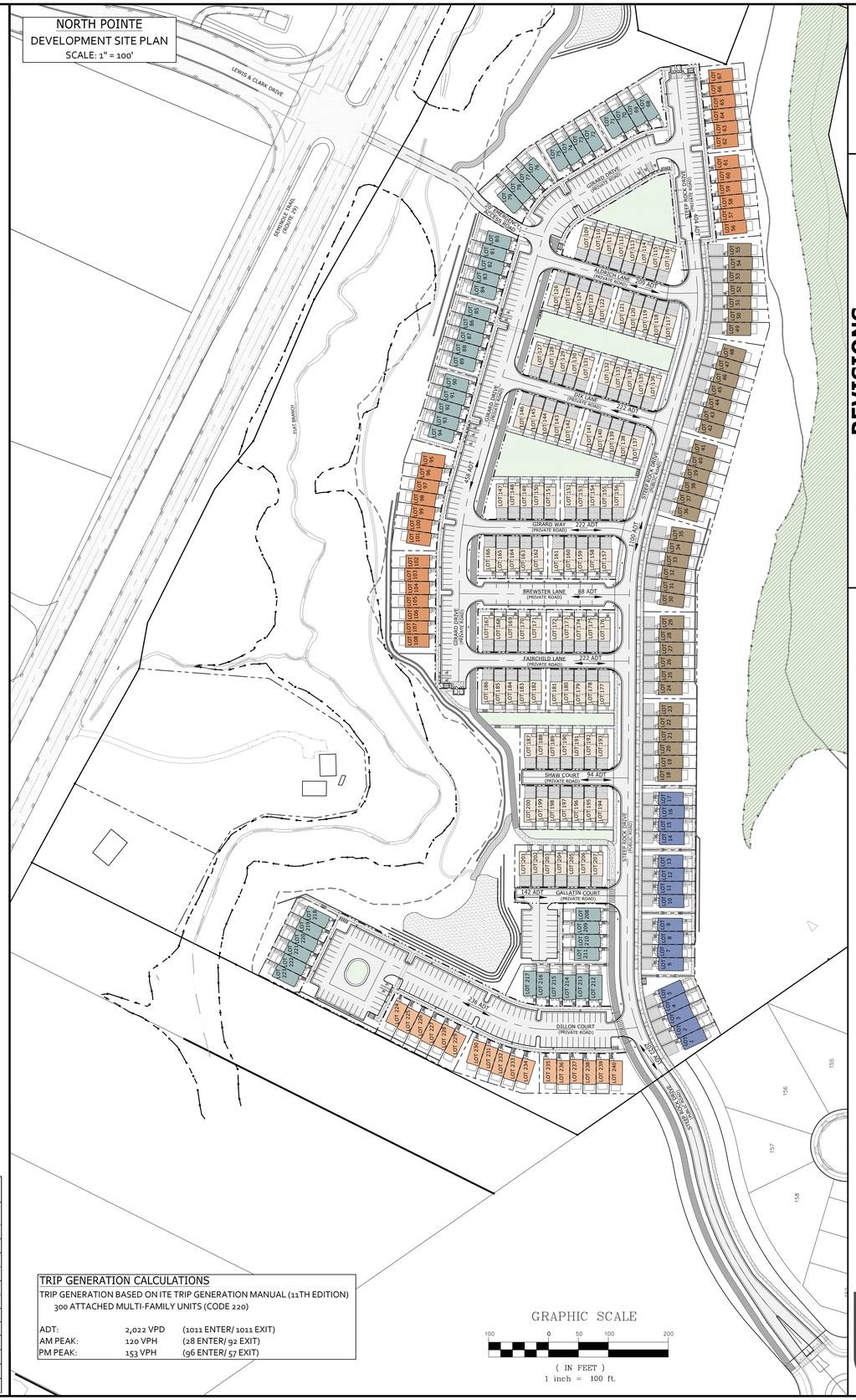
1. PAVEMENT DESIGN FOR NEW SUBDIVISION STREETS SHALL BE DEVELOPED USING THE PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS IN VIRGINIA AND MUST BE BASED ON IN PLACE MATERIAL AT THE TIME OF CONSTRUCTION.
2. ACTUAL PAVEMENT DESIGNS SHOULD BE BASED ON CBR VALUES OF THE ACTUAL SUBGRADE MATERIAL. CBRS SHALL BE PERFORMED DURING CONSTRUCTION AND THE INFORMATION PROVIDED TO THE DESIGN ENGINEER TO CONFIRM THE PAVEMENT DESIGN FOR THE DEVELOPMENT.
3. A 1" BINDER COAT WILL BE PLACED OVER THE STONE TO HANDLE CONSTRUCTION TRAFFIC.
4. THE SM-12.5A MAX LIFT THICKNESS IS 2", THE ADDITIONAL LIFTS MUST BE PLACED 1 YEAR APART PER APPENDIX III OF THE 2018 VDOT PAVEMENT DESIGN GUIDE.

Table 4: Pavement Design (VDOT Pavement Design Guide)

Pavement Design

RF= 1.0

Location	ADT	HCV	Design ADT	CBR	SSV	Dr	Surface	h	a	Int.	b	a	Base	b	a	Sub-base	h	a	Dp
Steep Rock Drive (End to Aldrich)	404	2	424	4	4	**11.77**	SM-9.5	1.5	2.25	IM-19	3	2.75	BM-25		2.15	21A	6	0.6	**15.23**
Steep Rock Drive (Alrich to Brewster)	1100	2	1120	4	4	**15.15**	SM-9.5	3	2.15	IM-19	2	2.15	BM-25	3	2.15	21B	6	0.6	**20.80**
Steep Rock Drive (Brewster to Roundabout)	2022	2	2042	4	4	**17.24**	SM-9.5	3	2.15	IM-19	2	2.15	BM-25	3	2.15	21B	6	0.6	**20.80**
Girard Drive	458	2	478	4	4	**12.19**	SM-9.5	1.5	2.25	IM-19	3	2.25	BM-25		2.15	21A	6	0.6	**13.73**
Aldrich Lane	209	2	229	4	4	**9.63**	SM-9.5	1.5	2.25	IM-19	3	2.25	BM-25		2.15	21A	6	0.6	**13.73**
Dix Lane	222	2	242	4	4	**9.83**	SM-9.5	1.5	2.25	IM-19	3	2.25	BM-25		2.15	21A	6	0.6	**13.73**
Girard Way	222	2	242	4	4	**9.83**	SM-9.5	1.5	2.25	IM-19	3	2.25	BM-25		2.15	21A	6	0.6	**13.73**
Brewster Lane	88	2	108	4	4	**7.00**	SM-9.5	1.5	2.25	IM-19	3	2.25	BM-25		2.15	21A	6	0.6	**13.73**
Fairchild Lane	222	2	242	4	4	**9.83**	SM-9.5	1.5	2.25	IM-19	3	2.25	BM-25		2.15	21A	6	0.6	**13.73**
Shaw Court	94	2	114	4	4	**7.21**	SM-9.5	2	2.25	IM-19		1.67	BM-25		2.15	21A	8	0.6	**9.30**
Gallatin Court	142	2	162	4	4	**8.41**	SM-9.5	2	2.25	IM-19		1.67	BM-25		2.15	21A	8	0.6	**9.30**
Dillon Court	236	2	256	4	4	**10.01**	SM-9.5	1.5	2.25	IM-19	3	2.25	BM-25		2.15	21A	6	0.6	**13.73**



TRIP GENERATION CALCULATIONS

TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL (11TH EDITION)
300 ATTACHED MULTI-FAMILY UNITS (CODE 220)

ADT:	2,022 VPD	(1011 ENTER/ 1011 EXIT)
AM PEAK:	120 VPH	(28 ENTER/ 92 EXIT)
PM PEAK:	153 VPH	(96 ENTER/ 57 EXIT)

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/12/26

REVISIONS

DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

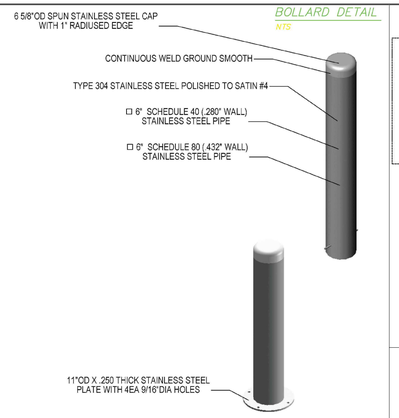
PROJECT: NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN
SHEET: NOTES & DETAILS

JOB NO. 262279
SCALE 1" = 60'
SHEET NO. 15

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

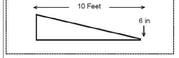
BOLLARD DETAIL

NTS



Splash Block Instructions

Before installation of the Splash Block, or any rain diverting accessory, make sure the grade around the foundation slopes away from the house. There should be a 6 inch fall in the first 10 feet from the house.



Patent-pending cut-out to allow for fitment of downspout with low clearance of elbow



Water directing chevron pattern reduces washout

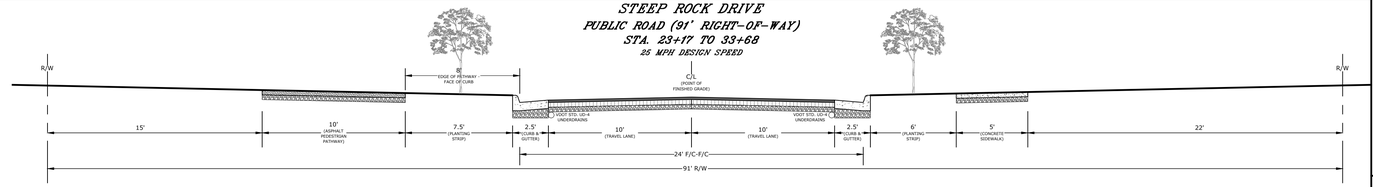
Hole for landscape spike at front of splashblock allows it to be secured to ground

AMERIMAX

amerimax.com | 800-347-2586

info@amerimax.com

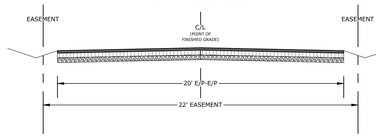
STEEP ROCK DRIVE
PUBLIC ROAD (91' RIGHT-OF-WAY)
STA. 23+17 TO 33+68
25 MPH DESIGN SPEED



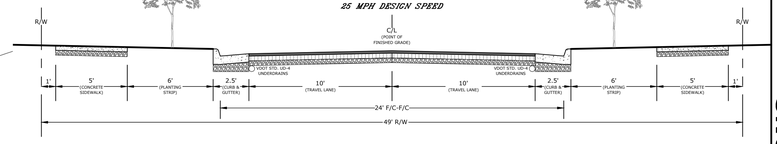
STREET SECTION DETAIL NOTES:

1. SEE PAVEMENT DESIGN CHART FOR ROADWAY DEPTH REQUIREMENTS.
2. STREET WIDTHS SHALL BE IN ACCORDANCE WITH ALBEMARLE COUNTY STANDARDS AND FIRE & RESCUE STANDARDS TO ALLOW ADEQUATE TRAVELWAY WIDTHS AND PARKING ON ONE SIDE OF THE ROADWAYS. SEE SITE PLAN SHEETS FOR NO PARKING SIGNAGE ON ONE SIDE OF ROADWAYS.
3. UD-4 UNDERDRAINS ARE REQUIRED WHEN THE PROJECT TRAFFIC VOLUMES ON THE PROPOSED ROADWAYS ARE GREATER THAN 1,000 VPD.

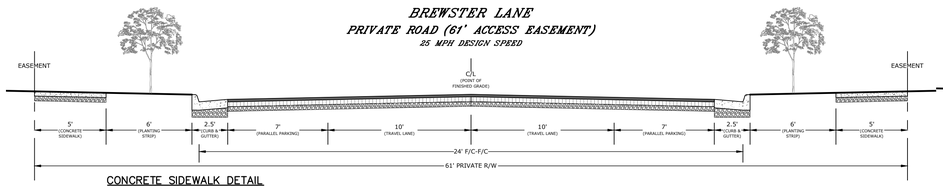
EMERGENCY ACCESS ROAD
PRIVATE ROAD (22' ACCESS EASEMENT)
25 MPH DESIGN SPEED



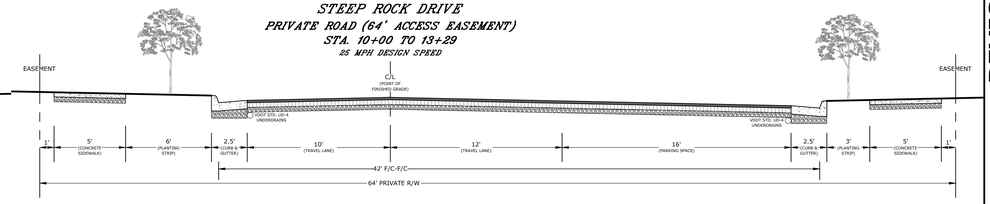
STEEP ROCK DRIVE
PUBLIC ROAD (49' RIGHT-OF-WAY)
STA. 13+29 TO 23+17
25 MPH DESIGN SPEED



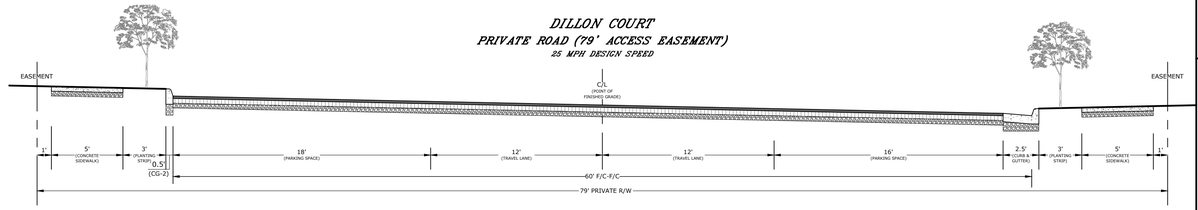
BREWSTER LANE
PRIVATE ROAD (61' ACCESS EASEMENT)
25 MPH DESIGN SPEED



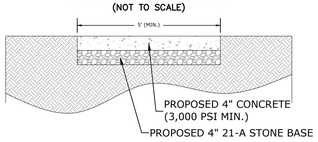
STEEP ROCK DRIVE
PRIVATE ROAD (64' ACCESS EASEMENT)
STA. 10+00 TO 13+29
25 MPH DESIGN SPEED



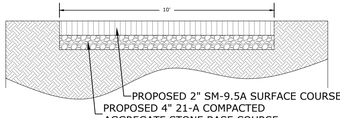
DILLON COURT
PRIVATE ROAD (79' ACCESS EASEMENT)
25 MPH DESIGN SPEED



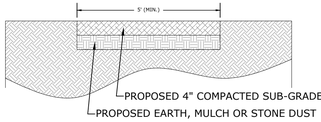
CONCRETE SIDEWALK DETAIL
(NOT TO SCALE)



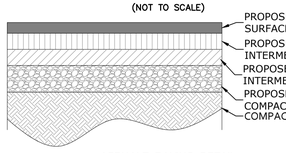
10' ASPHALT SHARED-USE PATHWAY DETAIL
CLASS A - TYPE 1 LOW-MAINTENANCE
(NOT TO SCALE)



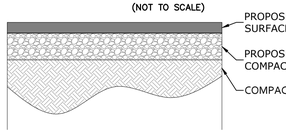
PRIMITIVE TRAIL DETAIL
CLASS B - TYPE 1 LOW MAINTENANCE
(NOT TO SCALE)



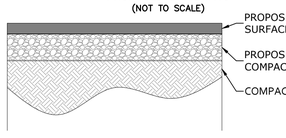
ASPHALT PAVING DETAIL
PROPOSED PRIVATE ROADS
(NOT TO SCALE)



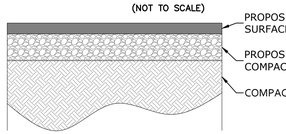
ASPHALT PAVING DETAIL
PROPOSED EMERGENCY ACCESS ROAD
(NOT TO SCALE)



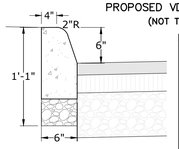
ASPHALT PAVING DETAIL
PROPOSED DRIVEWAYS
(NOT TO SCALE)



ASPHALT PAVING DETAIL
PROPOSED PARKING SPACES
(NOT TO SCALE)

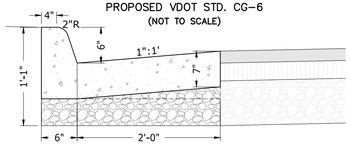


CURB DETAIL
PROPOSED VDOT STD. CG-2
(NOT TO SCALE)

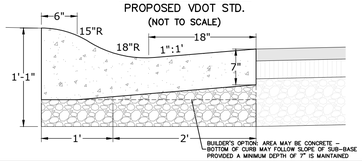


NOTES:
1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4,000 PSI IF PRECAST.
3. FOR USE WITH STABILIZED OPEN-GRADED DRAINAGE LAYER, THE BOTTOM OF THE CURB SHALL BE CONSTRUCTED PARALLEL TO THE SLOPE OF SUB-BASE COURSES AND TO THE DEPTH OF THE PAVEMENT.
4. ALLOWABLE CRITERIA FOR THE USE OF CG-2 IS BASED ON ROADWAY CLASSIFICATION AND DESIGN SPEED AS SHOWN IN APPENDIX A OF THE ROAD DESIGN MANUAL IN THE SECTION ON GS URBAN STANDARDS.

CURB & GUTTER DETAIL
PROPOSED VDOT STD. CG-6
(NOT TO SCALE)

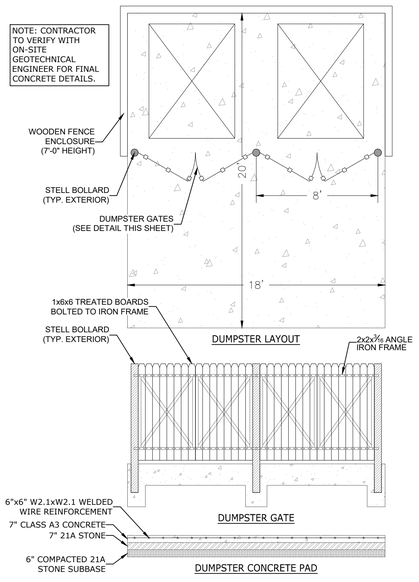


ROLL TOP CURB DETAIL
PROPOSED VDOT STD.
(NOT TO SCALE)

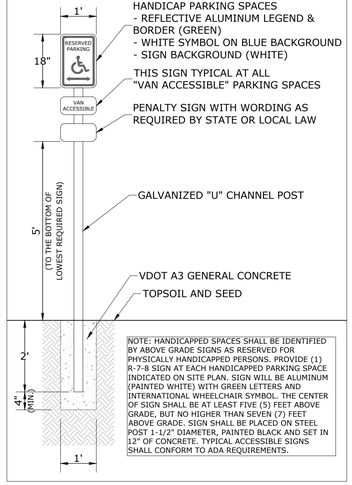


DUMPSTER AREA DETAILS

NOTE: CONTRACTOR TO VERIFY WITH ON-SITE GEOTECHNICAL ENGINEER FOR FINAL CONCRETE DETAILS.



HANDICAP PARKING SIGN DETAIL



THIS SIGN IS TYPICAL AT ALL HANDICAP PARKING SPACES
- REFLECTIVE ALUMINUM LEGEND & BORDER (GREEN)
- WHITE SYMBOL ON BLUE BACKGROUND
- SIGN BACKGROUND (WHITE)

THIS SIGN TYPICAL AT ALL "VAN ACCESSIBLE" PARKING SPACES

PENALTY SIGN WITH WORDING AS REQUIRED BY STATE OR LOCAL LAW

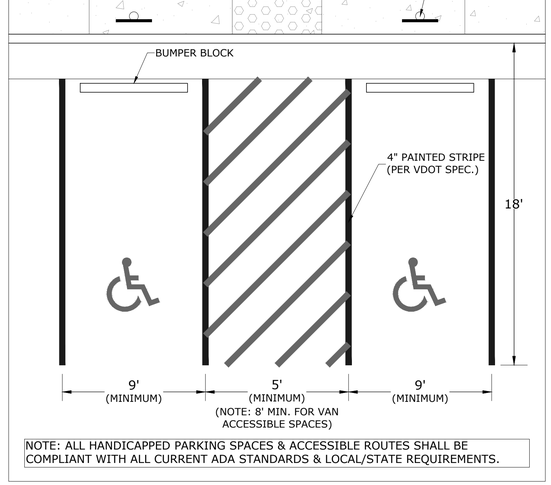
GALVANIZED "U" CHANNEL POST

VDOT A3 GENERAL CONCRETE

TOPSOIL AND SEED

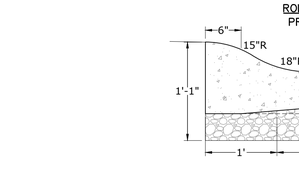
NOTE: HANDICAPPED SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS AS RESERVED FOR PHYSICALLY HANDICAPPED PERSONS. PROVIDE (1) R-7-8 SIGN AT EACH HANDICAPPED PARKING SPACE INDICATED ON SITE PLAN. SIGN WILL BE ALUMINUM (PAINTED WHITE) WITH GREEN LETTERS AND INTERNATIONAL WHEELCHAIR SYMBOL. THE CENTER OF SIGN SHALL BE AT LEAST FIVE (5) FEET ABOVE GRADE, BUT NO HIGHER THAN SEVEN (7) FEET ABOVE GRADE. SIGN SHALL BE PLACED ON STEEL POST 1-1/2" DIAMETER, PAINTED BLACK AND SET IN 12" OF CONCRETE. TYPICAL ACCESSIBLE SIGNS SHALL CONFORM TO ADA REQUIREMENTS.

HANDICAP PARKING SPACE DETAIL



NOTE: ALL HANDICAPPED PARKING SPACES & ACCESSIBLE ROUTES SHALL BE COMPLIANT WITH ALL CURRENT ADA STANDARDS & LOCAL/STATE REQUIREMENTS.

MADRAX DIVISION
TRILARY, INC.
1050 UNDEK DRIVE
WAUNAKEE, WI 53597
P(800) 445-7031, P(608) 849-5000, F(608) 849-1281
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



PRODUCT: U200-IG(SF,SG)
DESCRIPTION: "U" BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT
DATE: 1-5-07
ENG: TLG

CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED, DISCLOSED OR USED TO OTHERS WITHOUT THE CONSENT OF TRILARY, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

©2007 TRILARY, INC. ALL PROPRIETARY RIGHTS RESERVED.

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR/FINISH, SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/12/26

REVISIONS

DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT
NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN

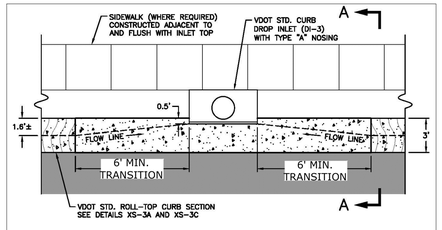
SHEET
NOTES & DETAILS

JOB NO.
262279

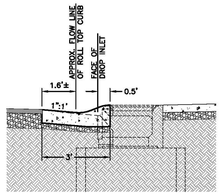
SCALE
AS SHOWN

SHEET NO.
16

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

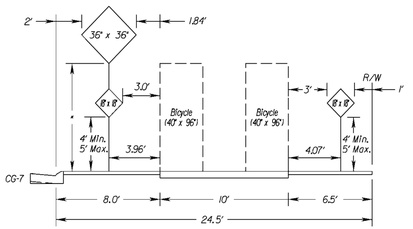


PLAN
NO SCALE



SECTION A–A
NO SCALE

Typical section with roadway sign and shared use path sign.

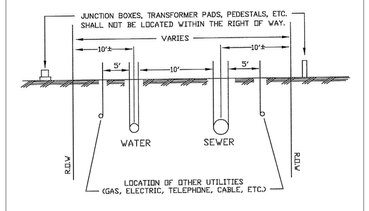


Notes:

- *For roadway signs 30" in width or less, use 7' minimum mounting height.*
- *For roadway signs greater than 30", use 8' minimum mounting height.*

ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA)
GENERAL WATER & SEWER CONDITIONS (September 14, 2021)

1. WORK SHALL BE SUBJECT TO INSPECTION BY ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA) INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER ACSA OFFICIALS AT THE START OF THE WORK.
2. THE ALBEMARLE COUNTY SERVICE AUTHORITY SHALL HAVE ACCESS TO USE THE AIRSPACE ABOVE THE LOCATIONS OF CONSTRUCTION FOR THE FLIGHT OF UNMANNED AERIAL VEHICLES FOR THE PURPOSE OF IMAGERY COLLECTION.
3. THE LOCATION OF EXISTING UTILITIES ACROSS THE LINE OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE, LOCATE ALL UNDERGROUND LINES AND STRUCTURES, AS NECESSARY.
4. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS, AS ADOPTED BY THE ACSA.
5. DATUM FOR ALL ELEVATIONS SHOWN IN NATIONAL GEODETIC SURVEY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MISS UTILITY (1-800-552-7001).
7. ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF THREE AND A HALF (3.5) FEET OF COVER MEASURED FROM THE TOP OF PIPE, OVER THE CENTERLINE OF PIPE. THIS INCLUDES ALL FIRE HYDRANT LINES, SERVICE LATERALS AND WATER LINES, ETC.
8. ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.
9. VALVES ON DEADEND LINES SHALL BE RODDED TO PROVIDE ADEQUATE RESTRAINT FOR THE VALVE DURING A FUTURE EXTENSION OF THE LINE.
10. TREES ARE NOT PERMITTED IN THE ACSA EASEMENT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE NO-LEAD REGULATION REGARDING BRASS FITTINGS EFFECTIVE JANUARY 4, 2014 (SENATE BILL 3874 WHICH AMENDS THE SAFE DRINKING WATER ACT).
12. THE SEWER LATERAL BEYOND THE CONNECTION AT THE SEWER MAIN SHALL BE PRIVATE. THE SEWER LATERAL STUB-OUT SHALL UNDERGO THE ACSA LOW-PRESSURE AIR TEST TO SATISFY COUNTY TESTING REQUIREMENTS. VISUAL INSPECTION OF THE SEWER LATERAL STUB-OUT SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
13. THE SEWER LATERAL BEYOND THE CONNECTION AT A MANHOLE SHALL BE PRIVATE. VISUAL INSPECTION AND PRESSURE TESTING OF THE SEWER LATERAL SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
14. THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE IS PRIVATE. VISUAL INSPECTION AND TESTING OF THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
15. ALL FLUSHING OF FIRE SPRINKLER MAINS SHALL NOT OCCUR UNTIL APPROVAL IS GIVEN BY THE ACSA.
16. PRIOR TO BACKFLOW PREVENTION DEVICE TESTING AND THE ESTABLISHMENT OF WATER SERVICE, ALL BACKFLOW PREVENTION DEVICE INSTALLATIONS SHALL MEET THE ACSA BACKFLOW REQUIREMENTS AS DETAILED IN SECTION 8 OF THE MOST RECENT REVISION OF THE ACSA RULES AND REGAULTIONS.
17. A DEED OF EASEMENT AND EASEMENT PLAT FOR THE UTILITY EASEMENTS, APPROVED BY THE ACSA, SHALL BE RECORDED PRIOR TO ANY WATER AND/OR SEWER SERVICE BEING ESTABLISHED.



EASEMENT WIDTHS: WATER OR SEWER ONLY – 20' MINIMUM
WATER & SEWER ——— 30' MINIMUM

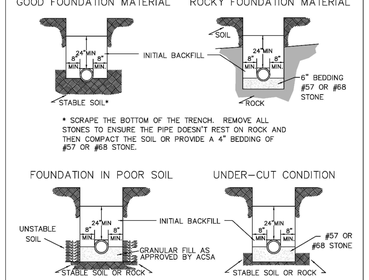
* SEE PART 3, PARAGRAPH D; SEPARATION OF WATER & SEWER SYSTEMS.

UTILITIES CROSSING A WATER OR SEWER EASEMENT SHOULD BE AT 90° TO THE RIGHT OF WAY.

UTILITY LOCATIONS & EASEMENT WIDTHS

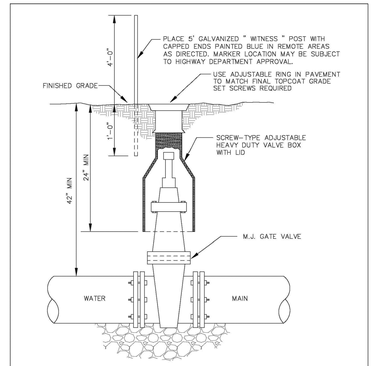
NTS
FIG. W-1

TD-1



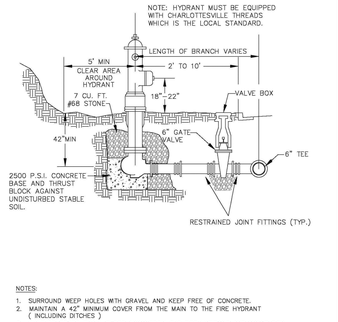
NOTES:
1. NO ROCKS SHALL BE ALLOWED WITHIN 24" OF THE WATER LINES.
2. NO ROCKS LARGER THAN 6" IN ANY DIMENSION SHALL BE ALLOWED ABOVE THE INITIAL BACKFILL.
3. THE INITIAL BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LIFTS.
4. NO ORGANIC OR FROZEN MATERIAL OR DEBRIS SHALL BE ALLOWED IN THE TRENCH.
5. BELL HOLES SHALL BE DUG OUT IN ALL CASES.
6. OPEN CUTS IN PAVED AREAS WITHIN EXISTING VDOT RIGHT-OF-WAY SHALL BE BACKFILLED ENTIRELY WITH NO. 21A STONE.

ALBEMARLE COUNTY SERVICE AUTHORITY	DUCTILE IRON WATER MAIN INSTALLATION AND BEDDING NOT TO SCALE	REV 8/6/2024 DETAIL W-1



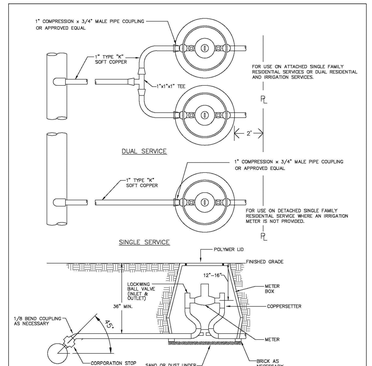
NOTES:
1. MINIMUM 6" OF #57 OR #68 STONE TO BE PLACED UNDER GATE VALVE.
2. IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.

ALBEMARLE COUNTY SERVICE AUTHORITY	TYPICAL GATE VALVE NOT TO SCALE	REV 8/6/2024 DETAIL W-2



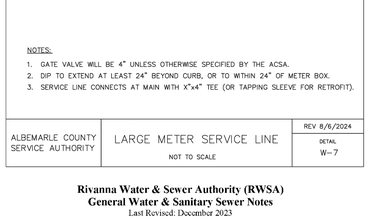
NOTES:
1. SURROUND WEEP HOLES WITH GRAVEL AND KEEP FREE OF CONCRETE.
2. MAINTAIN A 42" MINIMUM COVER FROM THE MAIN TO THE FIRE HYDRANT (INCLUDING DITCHES)
3. FINISHED GRADE SHALL SLOPE AWAY FROM THE FIRE HYDRANT AND VALVE BOX.
4. THE GATE VALVE IS PREFERRED IN PAVEMENT AFTER TEE WITH MAIN. IT IS ALLOWED IN SHOULDER, OR BEHIND DITCH, BUT NOT ALLOWED IN DITCH OR GUTTER.
5. FIRE HYDRANTS SHALL BE INSTALLED AT LOCATIONS WHERE WEEP HOLES ARE ABOVE THE PREVAILING GROUNDWATER ELEVATION. IF REQUIRED TO BE IN WET AREAS, THE WEEP HOLES SHALL BE PLUGGED AND THE HYDRANT SHALL BE PUMPED DRY.

ALBEMARLE COUNTY SERVICE AUTHORITY	TYPICAL FIRE HYDRANT ASSEMBLY DETAIL NOT TO SCALE	REV 8/6/2024 DETAIL W-3



NOTES:
1. SADDLES SHALL BE USED TO TAP PLASTIC AND AC WATER MAINS.
2. NO SWEATED FITTINGS.
3. 36 INCHES OF COVER OVER SERVICE LINE SHALL BE MAINTAINED FOR UP TO 5 FEET BEFORE METER BOX. SERVICE LINE SHALL BE BROUGHT TO SECTION ELEVATION WITHIN THE LAST 5 FEET TO METER BOX.

ALBEMARLE COUNTY SERVICE AUTHORITY	TYPICAL SERVICE LATERAL LATERALLATION (3/4" AND 1" METERS) NOT TO SCALE	REV 8/6/2024 DETAIL W-4

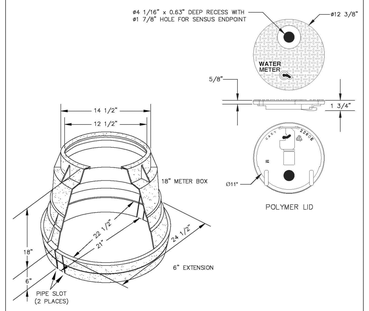


NOTES:
1. GATE VALVE WILL BE 4" UNLESS OTHERWISE SPECIFIED BY THE ACSA.
2. DIP TO EXTEND AT LEAST 24" BEYOND CURB, OR TO WITHIN 24" OF METER BOX.
3. SERVICE LINE CONNECTS AT MAIN WITH X"x4" TEE (OR TAPPING SLEEVE FOR RETROFIT).

ALBEMARLE COUNTY SERVICE AUTHORITY	LARGE METER SERVICE LINE NOT TO SCALE	REV 8/6/2024 DETAIL W-7

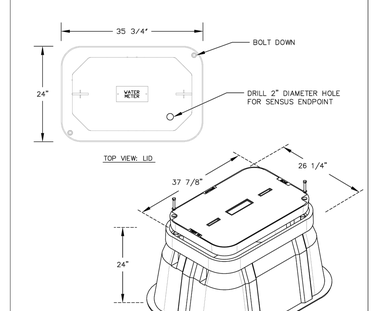
Rivanna Water & Sewer Authority (RWSA)
General Water & Sanitary Sewer Notes
Last Revised: December 2023

1. All materials and methods of construction shall comply with the latest version of the General Water and Sewer Design and Construction Standards – Version 1.0, adopted in December 2015, except as modified below or modified in special notes.
2. RWSA shall approve all construction materials and methods of construction. A preconstruction conference shall be held with RWSA prior to the start of any work.
3. The contractor shall be responsible for notifying Miss Utility (1-800-552-7001).
4. RWSA Engineer (Dyon Vega at (434) 977-2970 ext. 170) shall be notified three business days prior to the start of construction.
5. All work is subject to inspection by RWSA staff. No tie-ins to the existing system shall be made without coordination with and the presence of RWSA staff. No work shall be conducted on RWSA facilities on weekends or holidays without special written permission from RWSA.
6. For sanitary sewer line construction: RWSA may require bypass pumping for tie-ins to the existing system. All doghouse manholes must be pressure-tested before a connection is made to the system.
7. The location of existing utilities as shown on the plans is from data available at the time of design and is not necessarily complete or accurate. The Contractor shall be responsible for the verification of the location, size and depth of all existing utilities, both surface and subsurface. The Contractor shall immediately notify the Engineer of any discrepancies between the plans and field conditions. The Contractor shall use due diligence to protect all utilities and structures from damage at all times, whether shown on the plans or not. Damage to any existing utilities shall be repaired by the Contractor to the original condition at no additional cost to the Owner.
8. Erosion and sediment control facilities shall not be permitted in the RWSA easement without special written permission from RWSA. No grading shall be permitted in the RWSA easement unless permitted otherwise by RWSA in writing.
9. No blasting shall be permitted within 100 feet of RWSA facilities without written permission and RWSA approval of the blasting plan. Ground monitoring during blasting and a pre-blast survey may be required. For blasting within 100 feet of any operative RWSA sewerlines, bypass pumping and/or pre- and post-CCTV may be required. RWSA may also require certification from a licensed professional engineer stating that the proposed blasting will not damage any RWSA facilities. Damage to any utilities due to blasting shall be repaired by the Contractor to the original condition at no additional cost to the Owner.
10. The contractor shall observe minimum separation requirements for utility crossings. When a crossing is made under an existing facility, adequate structural support shall be provided for the existing pipe. The area of the crossing shall be backfilled with compacted 57 stone to the springline of the existing pipe.
11. New water main installations shall be pressure tested, chlorinated, flushed and have water samples approved prior to making any permanent connection to the public water system. Approved methods of filling and flushing new water mains will be required to prevent any contamination of the public water system.
12. All easements for new RWSA facilities shall be recorded prior to placing the new facilities into service.
13. No permanent structural facilities will be permitted in the RWSA easement. This includes building overhangs, retaining walls, footers for any structure, drainage structures, etc.
14. Trees are not permitted in the RWSA easement.



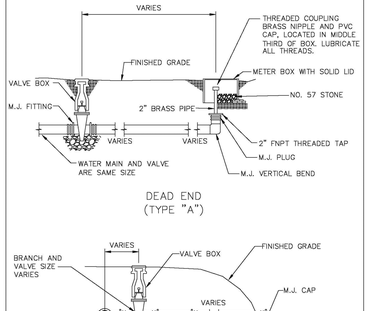
NOTES:
1. THE POLYMER LID SHALL HAVE A MOLDED KEYHOLE OR PICK BAR FOR LID REMOVAL.
2. THE POLYMER LID SHALL HAVE A MAGNET OR REBAR MOLDED WITHIN THE LID FOR LOCATING.
3. THE POLYMER LID SHALL BE BLACK.
4. BOX SHALL BE TRAFFIC RATED IF A 1" METER IS INSTALLED.

ALBEMARLE COUNTY SERVICE AUTHORITY	TYPICAL METER BOXES (3/4" AND 1" METERS) NOT TO SCALE	REV 8/6/2024 DETAIL W-5

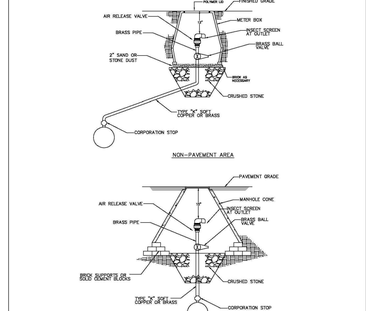


NOTES:
1. METER BOX TO BE ANSI TIER 15 RATED
2. LID SHALL BE POLYMER MATERIAL
3. BOX SHALL BE FLARED OUTWARD AT BOTTOM
4. BOX SHALL BE LOCATED IN TURF OR LANDSCAPE STRIP

ALBEMARLE COUNTY SERVICE AUTHORITY	TYPICAL METER BOXES (1.5" AND 2" METERS) NOT TO SCALE	REV 8/6/2024 DETAIL W-8

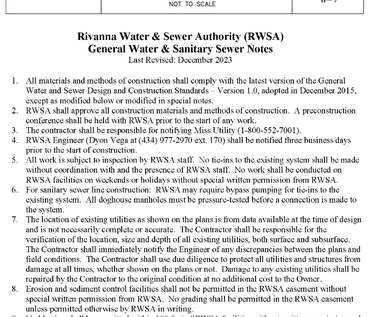


ALBEMARLE COUNTY SERVICE AUTHORITY	TYPICAL BLOW-OFF ASSEMBLY (BOA) NOT TO SCALE	REV 8/6/2024 DETAIL W-13



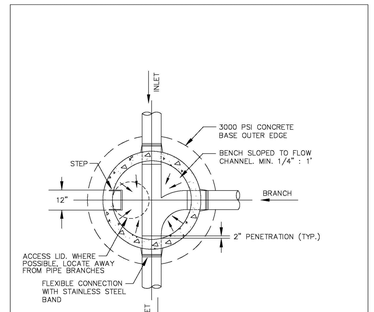
NOTES:
1. USE PRECAST MANHOLE CONE AND COVER, WITH "WATER" CAST ON LID FOR TRAFFIC AREAS.
2. FOR WATER MAINS SMALLER THAN 12" USE A 1" ARV AND FITTINGS. FOR WATER MAINS 12" AND LARGER USE 2" ARV AND FITTINGS.
3. TWO INCH TAPS MUST USE SADDLE FOR CONNECTION TO WATER MAIN.
4. IN SITUATIONS WHERE THE ARV ASSEMBLY CANNOT BE OFFSET FROM THE MAIN, AN ADEQUATE FOUNDATION SHALL BE INSTALLED SO THE WATER LINE DOES NOT SUPPORT THE MANHOLE CONE.

ALBEMARLE COUNTY SERVICE AUTHORITY	TYPICAL AIR RELEASE VALVE (ARV) NOT TO SCALE	REV 8/6/2024 DETAIL W-14



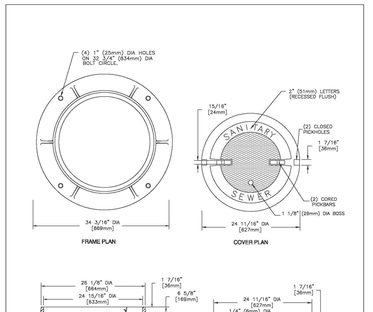
NOTES:
1. BEDDING THICKNESS REQUIREMENT SHOWN IS MINIMUM AND SHALL BE SPECIFICALLY DETERMINED BY THE CONSULTANT FOR THE SOIL CONDITIONS.
2. THE DEVELOPER'S ENGINEER WILL DETERMINE WHETHER MANHOLES SHALL HAVE EXTENDED OR NON-EXTENDED BASES.
3. ALL JOINTS AND LIFT HOLES TO BE SEALED & GROUTED OUTSIDE OF MANHOLE. INLETS AND OUTLETS TO BE SEALED & GROUTED INSIDE AND OUTSIDE OF MANHOLE.
4. BUOYANCY CALCULATIONS FOR MANHOLE BASES TO BE SUBMITTED FOR MANHOLES WITHIN 100-YEAR FLOODPLAIN.
5. ELEVATION DIFFERENCE ACROSS M.H. FROM ANY INLET TO OUTLET SHALL BE MINIMUM 0.2 FEET, MAXIMUM EQUAL TO THE OUTLET PIPE DIAMETER.

ALBEMARLE COUNTY SERVICE AUTHORITY	TYPICAL MANHOLE SECTION SHOWING BRANCH TIE-IN NOT TO SCALE	REV 8/6/2024 DETAIL S-2

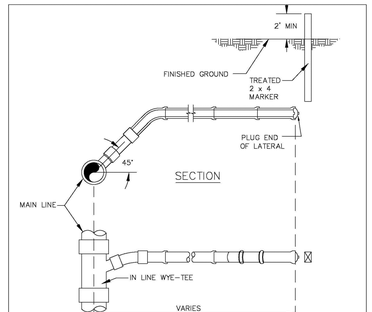


NOTES:
1. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE CORED AND A FLEXIBLE CONNECTION " BOOT " INSTALLED.
2. MANHOLE BENCH AND INVERT TO BE FACTORY-POURED OR SOLID CONCRETE.
3. BRANCH CONNECTIONS SHALL OCCUR WITH MINIMUM 90° ANGLE FROM OUTLET.

ALBEMARLE COUNTY SERVICE AUTHORITY	TYPICAL MANHOLE PLAN SHOWING BRANCH TIE-IN NOT TO SCALE	REV 8/6/2024 DETAIL S-3



ALBEMARLE COUNTY SERVICE AUTHORITY	TYPICAL MANHOLE FRAME AND COVER NOT TO SCALE	REV 8/6/2024 DETAIL S-7



NOTES:
1. WHERE A SEWER SERVICE LATERAL CONNECTS TO A MANHOLE AND NO INVERT ELEVATION FOR THE SERVICE LATERAL IS INDICATED, THE TOP (CROWN) ELEVATION OF THE SERVICE LATERAL PIPE SHALL BE AT LEAST 0.2' HIGHER THAN THE TOP (CROWN) ELEVATION OF THE THE LOWEST PIPE CONNECTED TO THE MANHOLE.
2. SEWER LATERALS TAPPED INTO AN EXISTING SEWER MAIN SHALL BE CONNECTED USING A PIPE SADDLE.
3. SEWER LATERAL SHALL BE SLOPED PER PLUMBING CODE, MINIMUM 2% (1/4" PER FOOT) IS DESIRED.
4. ALL SEWER LATERALS SHALL HAVE A MINIMUM DIAMETER OF 4".

ALBEMARLE COUNTY SERVICE AUTHORITY	SEWER SERVICE LATERAL CONNECTION NOT TO SCALE	REV 8/6/2024 DETAIL S-9

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/12/26

REVISIONS

DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT
NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN

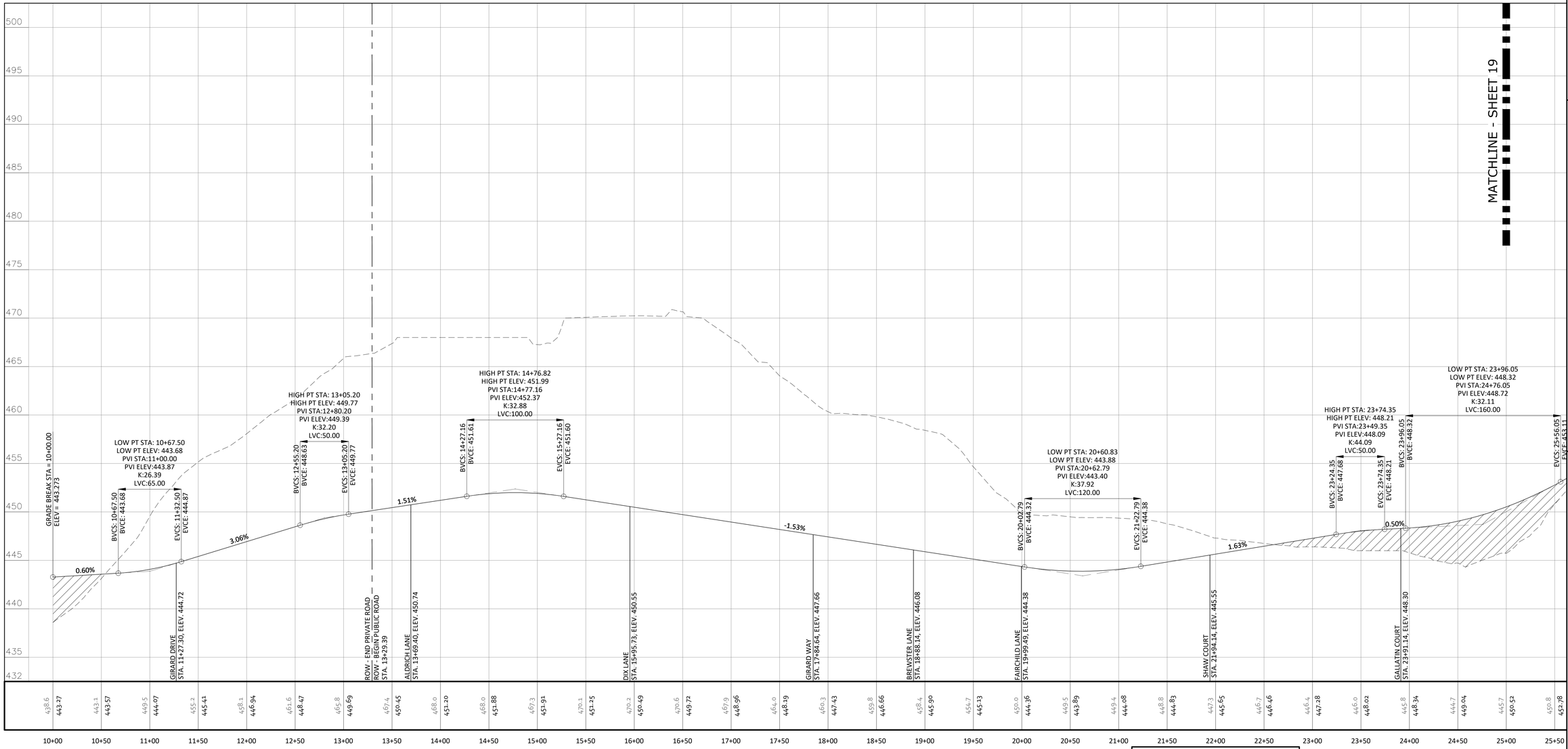
SHEET
NOTES & DETAILS

JOB NO.
262279

SCALE
N/A

SHEET NO.
17

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



STEEP ROCK DRIVE

PRIVATE TRAVELWAY STA. 10+00 - 13+29
PUBLIC ROAD STA. 13+29 - 33+68
(DESIGN SPEED 25 MPH)

NOTE: ALL ROADWAY EMBANKMENT MATERIAL SHALL CONSIST OF SOIL AND BE PLACED IN SUCCESSIVE UNIFORM LAYERS NOT MORE THAN 18 INCHES IN THICKNESS BEFORE COMPACTION OVER THE ENTIRE ROADBED AREA IN ACCORDANCE WITH VDOT 2020 ROAD AND BRIDGE SPECIFICATION 303.04(h)

NOTES:
1. ALL FILL TO BE PLACED AT 95% COMPACTION.
2. MINIMUM 3.5' OF COVER MUST BE MAINTAINED OVER W/L.
3. MINIMUM OF 1' OF VERTICAL SEPARATION FROM STORM SEWER & W/L AND 1.5' OF SEPARATION BETWEEN W/L & SANITARY SEWER MUST BE PROVIDED.

NOTE: CLASS I BACKFILL MATERIAL SHALL BE CRUSHER RUN AGGREGATE SIZE NO. 25 OR 26, AGGREGATE BASE MATERIAL SIZE 21A OR 21B, FLOWABLE FILL, CONFORMING TO SECTIONS 205, 208 OR 249 RESPECTIVELY, OR CRUSHED GLASS CONFORMING TO THE SIZE REQUIREMENTS FOR CRUSHER RUN AGGREGATE SIZE 25 AND 26, PER VDOT ROAD AND BRIDGE SPECIFICATIONS, SECTION 302.03(a)2G "BACKFILLING".

VERTICAL GRAPHIC SCALE
5 0 2.5 5 10 20
1 INCH = 5 FEET

HORIZONTAL GRAPHIC SCALE
50 0 25 50 100 200
1 INCH = 50 FEET

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/12/26

REVISIONS

DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT
NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN

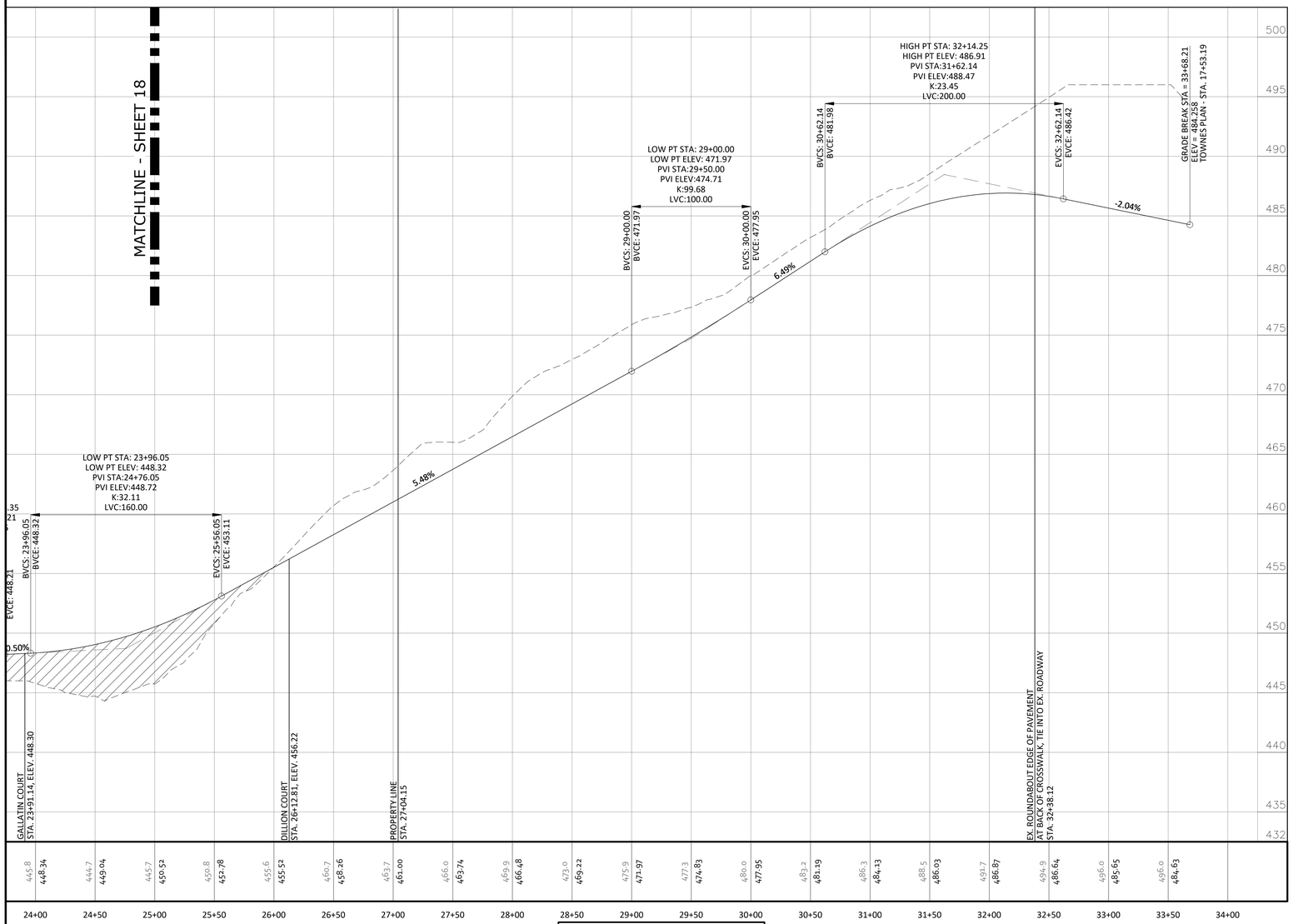
SHEET
ROAD PROFILES

JOB NO.
262279

SCALE
V: 1" = 5'
H: 1" = 50'

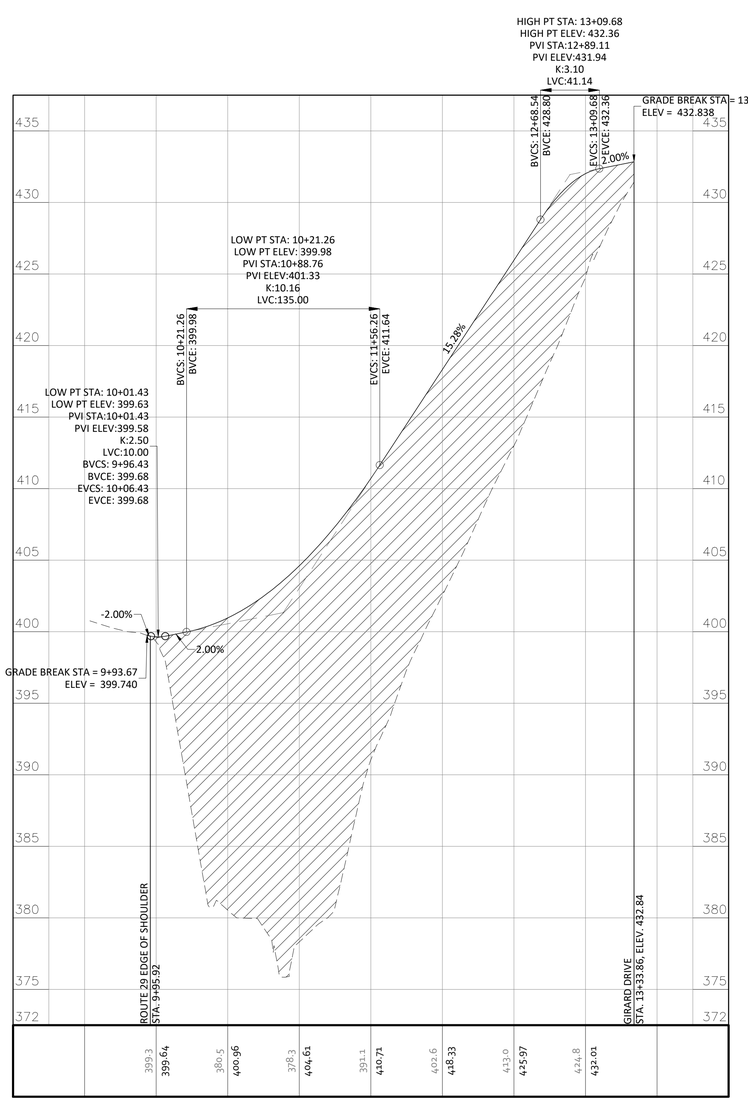
SHEET NO.
18

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



STEEP ROCK DRIVE

PRIVATE TRAVELWAY STA. 10+00 - 13+29
PUBLIC ROAD STA. 13+29 - 33+68
(DESIGN SPEED 25 MPH)



EMERGENCY ACCESS

(DESIGN SPEED 15 MPH)

NOTE: ALL ROADWAY EMBANKMENT MATERIAL SHALL CONSIST OF SOIL AND BE PLACED IN SUCCESSIVE UNIFORM LAYERS NOT MORE THAN 18 INCHES IN THICKNESS BEFORE COMPACTION OVER THE ENTIRE ROADBED AREA IN ACCORDANCE WITH VDOT 2020 ROAD AND BRIDGE SPECIFICATION 303.04(h)

NOTES:
1. ALL FILL TO BE PLACED AT 95% COMPACTION.
2. MINIMUM 3.5' OF COVER MUST BE MAINTAINED OVER W/L.
3. MINIMUM OF 1' OF VERTICAL SEPARATION FROM STORM SEWER & W/L AND 1.5' OF SEPARATION BETWEEN W/L & SANITARY SEWER MUST BE PROVIDED.

NOTE: CLASS I BACKFILL MATERIAL SHALL BE CRUSHER RUN AGGREGATE SIZE NO. 25 OR 26, AGGREGATE BASE MATERIAL SIZE 21A OR 21B, FLOWABLE FILL, CONFORMING TO SECTIONS 205, 208 OR 249 RESPECTIVELY, OR CRUSHED GLASS CONFORMING TO THE SIZE REQUIREMENTS FOR CRUSHER RUN AGGREGATE SIZE 25 AND 26, PER VDOT ROAD AND BRIDGE SPECIFICATIONS, SECTION 302.03(a)2G "BACKFILLING".

VERTICAL GRAPHIC SCALE
5 0 2.5 5 10 20
1 INCH = 5 FEET

HORIZONTAL GRAPHIC SCALE
50 0 25 50 100 200
1 INCH = 50 FEET

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/12/26

REVISIONS

DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT
NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN

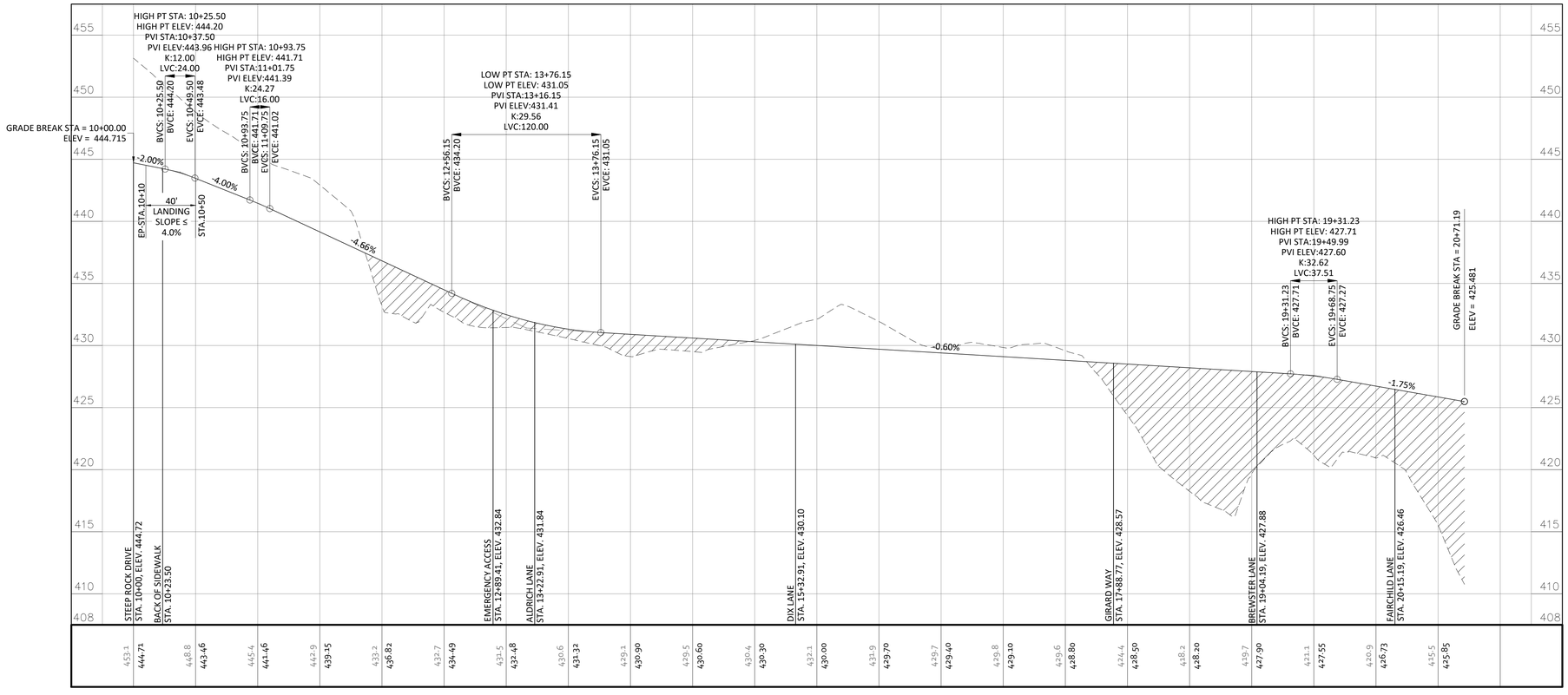
SHEET
ROAD PROFILES

JOB NO.
262279

SCALE
V: 1" = 5'
H: 1" = 50'

SHEET NO.
19

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



GIRARD DRIVE

PRIVATE TRAVELWAY
(DESIGN SPEED 25 MPH)

NOTE: ALL ROADWAY EMBANKMENT MATERIAL SHALL CONSIST OF SOIL AND BE PLACED IN SUCCESSIVE UNIFORM LAYERS NOT MORE THAN 18 INCHES IN THICKNESS BEFORE COMPACTION OVER THE ENTIRE ROADBED AREA IN ACCORDANCE WITH VDOT 2020 ROAD AND BRIDGE SPECIFICATION 303.04(h)

NOTES:
1. ALL FILL TO BE PLACED AT 95% COMPACTION.
2. MINIMUM 3.5' OF COVER MUST BE MAINTAINED OVER W/L.
3. MINIMUM OF 1' OF VERTICAL SEPARATION FROM STORM SEWER & W/L AND 1.5' OF SEPARATION BETWEEN W/L & SANITARY SEWER MUST BE PROVIDED.

NOTE: CLASS I BACKFILL MATERIAL SHALL BE CRUSHER RUN AGGREGATE SIZE NO. 25 OR 26, AGGREGATE BASE MATERIAL SIZE 21A OR 21B, FLOWABLE FILL, CONFORMING TO SECTIONS 205, 208 OR 249 RESPECTIVELY, OR CRUSHED GLASS CONFORMING TO THE SIZE REQUIREMENTS FOR CRUSHER RUN AGGREGATE SIZE 25 AND 26, PER VDOT ROAD AND BRIDGE SPECIFICATIONS, SECTION 302.03(a)2G "BACKFILLING".

VERTICAL GRAPHIC SCALE

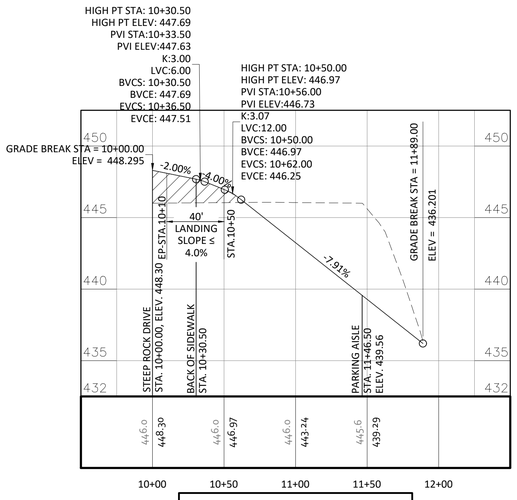
5 0 2.5 5 10 20

1 INCH = 5 FEET

HORIZONTAL GRAPHIC SCALE

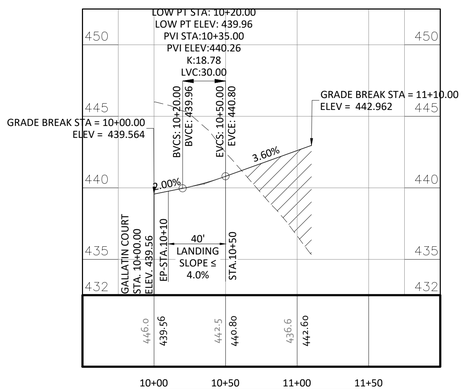
50 0 25 50 100 200

1 INCH = 50 FEET



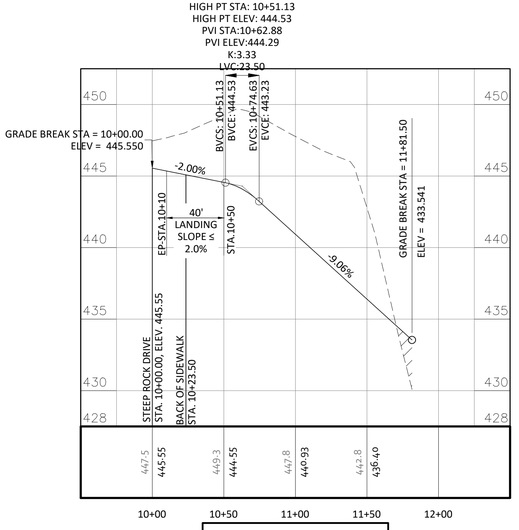
GALLATIN COURT

PRIVATE TRAVELWAY
(DESIGN SPEED 15 MPH)



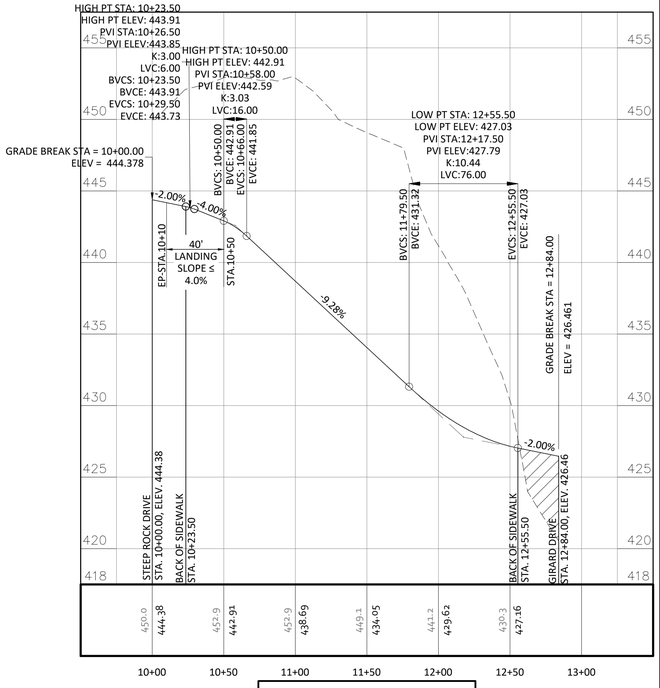
PARKING AISLE

PRIVATE TRAVELWAY
(DESIGN SPEED 15 MPH)



SHAW COURT

PRIVATE TRAVELWAY
(DESIGN SPEED 15 MPH)



FAIRCHILD LANE

PRIVATE TRAVELWAY
(DESIGN SPEED 15 MPH)

REVISIONS

DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/12/26

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT
NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN

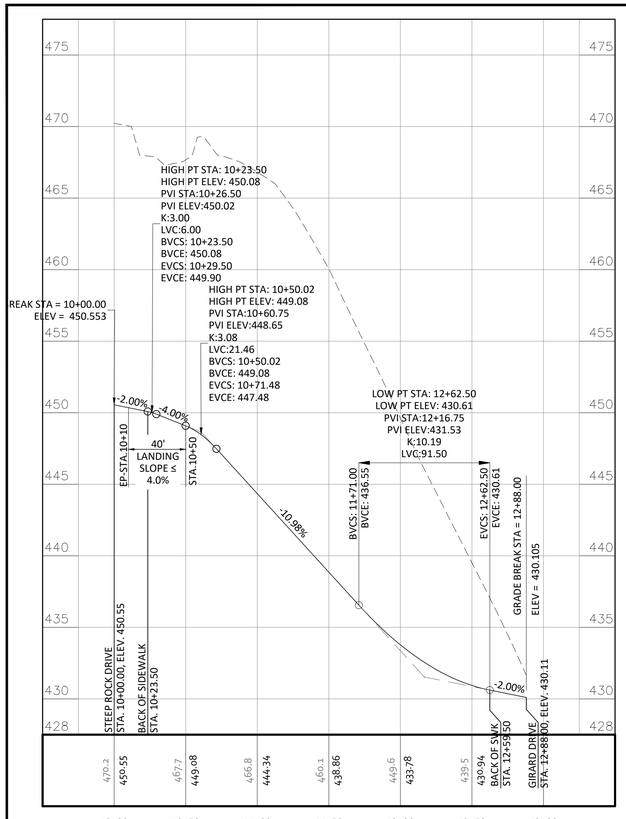
SHEET
ROAD PROFILES

JOB NO.
262279

SCALE
V: 1" = 5'
H: 1" = 50'

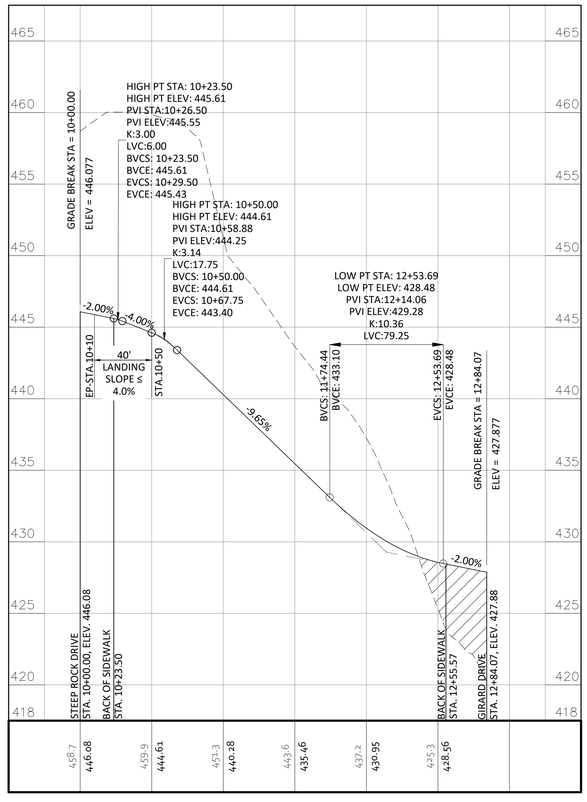
SHEET NO.
20

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



DIX LANE

PRIVATE TRAVELWAY
(DESIGN SPEED 15 MPH)



BREWSTER LANE

PRIVATE TRAVELWAY
(DESIGN SPEED 15 MPH)

DILLON COURT

PRIVATE TRAVELWAY
(DESIGN SPEED 15 MPH)

NOTE: ALL ROADWAY EMBANKMENT MATERIAL SHALL CONSIST OF SOIL AND BE PLACED IN SUCCESSIVE UNIFORM LAYERS NOT MORE THAN 18 INCHES IN THICKNESS BEFORE COMPACTION OVER THE ENTIRE ROADBED AREA IN ACCORDANCE WITH VDOT 2020 ROAD AND BRIDGE SPECIFICATION 303.04(h)

NOTES:
1. ALL FILL TO BE PLACED AT 95% COMPACTION.
2. MINIMUM 3.5' OF COVER MUST BE MAINTAINED OVER W/L.
3. MINIMUM OF 1' OF VERTICAL SEPARATION FROM STORM SEWER & W/L AND 1.5' OF SEPARATION BETWEEN W/L & SANITARY SEWER MUST BE PROVIDED.

NOTE: CLASS I BACKFILL MATERIAL SHALL BE CRUSHER RUN AGGREGATE SIZE NO. 25 OR 26, AGGREGATE BASE MATERIAL SIZE 21A OR 21B, FLOWABLE FILL, CONFORMING TO SECTIONS 205, 208 OR 249 RESPECTIVELY, OR CRUSHED GLASS CONFORMING TO THE SIZE REQUIREMENTS FOR CRUSHER RUN AGGREGATE SIZE 25 AND 26, PER VDOT ROAD AND BRIDGE SPECIFICATIONS, SECTION 302.03(a)2G "BACKFILLING".

VERTICAL GRAPHIC SCALE

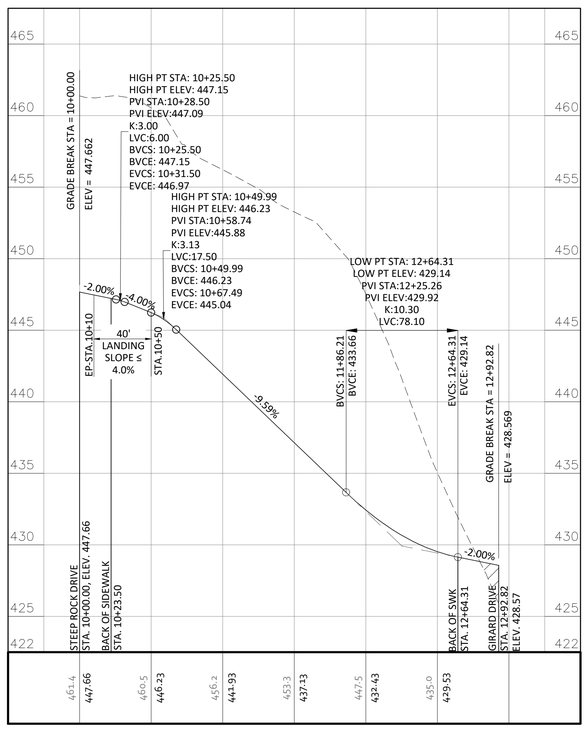
5 0 2.5 5 10 20

1 INCH = 5 FEET

HORIZONTAL GRAPHIC SCALE

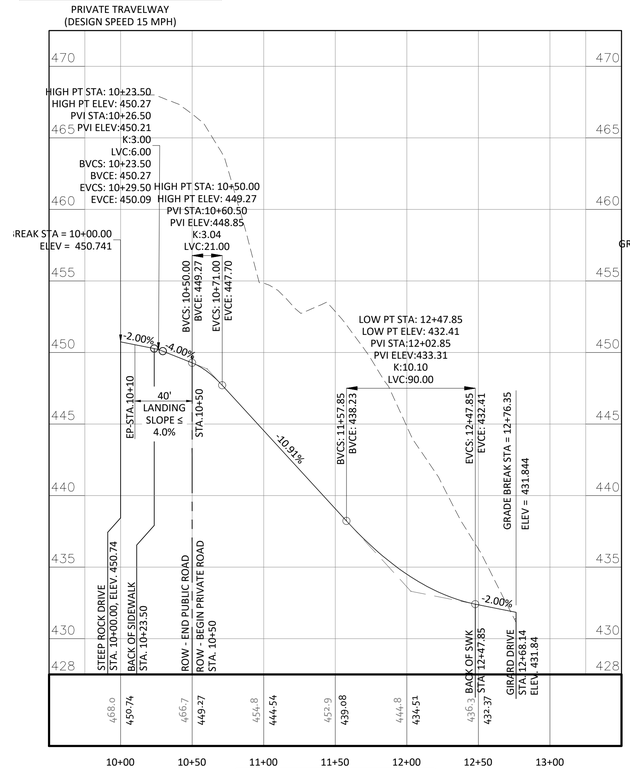
50 0 25 50 100 200

1 INCH = 50 FEET



GIRARD WAY

PRIVATE TRAVELWAY
(DESIGN SPEED 15 MPH)



ALDRICH LANE

PUBLIC ROAD STA. 10+00 - 10+37
PRIVATE TRAVELWAY STA. 10+37 - 12+68
(DESIGN SPEED 15 MPH)

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/12/26

REVISIONS

DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT
NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN

SHEET
ROAD PROFILES

JOB NO.
262279

SCALE
V: 1" = 5'
H: 1" = 50'

SHEET NO.
21

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

LANDSCAPE TABULATION FOR STREET TREES:

STEEP ROCK DRIVE:	3,820' TOTAL (BOTH SIDES) - 400' FOR ENTRANCES (8 @ 50' EACH) = 3,420'
REQUIRED STREET TREES:	1 LARGE SHADE TREE EVERY 50' PER SIDE
	3,420 DIVIDED BY 50 = 68 LARGE SHADE TREES
TOTAL TREES PROPOSED:	70 LARGE SHADE TREES

RECREATION CALCULATIONS:

PER THE APPROVED NORTH POINTE APPLICATION PLAN:

	MINIMUM REQUIRED AREA
NWRA PARK A - RESIDENTIAL ACTIVE PARK WITH PLAYGROUND	5,360 SF
NWRA PARK B - RESIDENTIAL ACTIVE PARK WITH PLAYGROUND	9,880 SF
NWRA PARK C - RESIDENTIAL PASSIVE PARK WITH LANDSCAPED GRASS & BENCHES	5,845 SF
NWRA PARK D - RESIDENTIAL PASSIVE PARK WITH LANDSCAPED GRASS & BENCHES	5,105 SF
TOTAL MINIMUM REQUIRED AREA =	26,190 SF

PROPOSED RECREATIONAL AREAS:

NWPA PARK A -	8,775 SF
NWPA PARK B -	10,685 SF
NWPA PARK C -	9,520 SF
NWPA PARK D -	4,815 SF
NWPA PARK E -	3,075 SF
TOTAL PROPOSED RECREATIONAL AREA =	36,870 SF

LANDSCAPING NOTES:

1. 1 LARGE STREET TREE PROVIDED EVERY 50' OF STREET FRONTAGE.
2. STREET TREES SHALL BE LOCATED 5' MIN. FROM DRAINAGE STRUCTURES AND 10' MIN. FROM WATERLINE AND SANITARY SEWER STRUCTURES.
3. ALL SITE PLANTINGS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.
4. STREET TREES LOCATED WITHIN INTERSECTION SIGHT DISTANCE TRIANGLES SHALL BE PRUNED BETWEEN 2' AND 7' ABOVE GROUND AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.
5. ALL LANDSCAPING AND SCREENING SHALL BE MAINTAINED IN A HEALTHY CONDITION BY THE CURRENT OWNER OR A PROPERTY OWNERS' ASSOCIATION AND REPLACED WHEN NECESSARY. REPLACEMENT MATERIAL SHALL COMPLY WITH THE APPROVED LANDSCAPE PLAN.
6. CARE SHALL BE TAKEN TO ENSURE TREES HAVE SPACE FOR ADEQUATE ROOT DEVELOPMENT AND DO NOT DAMAGE CURB OR SIDEWALK AS THE TREES REACH ADULT STAGE OF LIFE.

County of Albemarle
Conservation Plan Checklist – To be placed on Landscape Plans
(Handbook, pp III-284-111-297 for complete specifications)

1. **The following items shall be shown on the plan:**
   - ☑ Trees to be saved;
   - ☑ Limits of clearing (outside dripline of trees to be saved);
   - ☑ Location and type of protective fencing;
   - ☑ Grade changes requiring tree wells or walls;
   - ☑ Proposed trenching or tunneling beyond the limits of clearing.
2. **Marking:**
   - ☑ All trees to be saved shall be marked with print or ribbon at a height clearly visible to equipment operators.
   - ☑ No grading shall begin until the tree marking has been inspected and approved by a County Inspector.
3. **Pre-Construction Conference:**
   - ☑ Tree preservation and protection measures shall be reviewed with the contractor on site.
4. **Equipment Operation and Storage:**
   - ☑ Heavy equipment, vehicular traffic and storage of construction materials including soil shall not be permitted within the driplines of trees to be saved.
5. **Soil Erosion and Stormwater Detention Devices:**
   - ☑ Such devices shall not adversely affect trees to be saved.
6. **Fires:**
   - ☑ Fires are not permitted within 100 feet of the dripline of trees to be saved.
7. **Toxic Materials:**
   - ☑ Toxic materials shall not be stored within 100 feet of the dripline of trees to be saved.
8. **Protective Fencing:**
   - ☑ Trees to be retained within 40 feet of a proposed building or grading activity shall be protected by fencing.
   - ☑ Fencing shall be in place and shall be inspected and approved by a County Inspector prior to grading or construction.
9. **Tree Wells:**
   - ☑ When the ground level must be raised within the dripline of a tree to be saved, a tree well shall be provided and a construction detail submitted for approval.
10. **Tree Walls:**
    - ☑ When the ground level must be lowered within the dripline a tree to be saved, a tree wall shall be provided; and a construction detail submitted for approval.
11. **Trenching and Tunneling:**
    - ☑ When trenching is required within the limits of clearing, it shall be done as far away from the trunks of trees as possible. Tunneling under a large tree shall be considered as an alternative when it is anticipated that necessary trenching will destroy feeder roots.
12. **Cleanup:**
    - ☑ Protective fencing shall be the last items removed during the final cleanup.
13. **Damaged Trees:**
    - ☑ Damaged trees shall be treated immediately by pruning, fertilization or other methods recommended by a tree specialist.

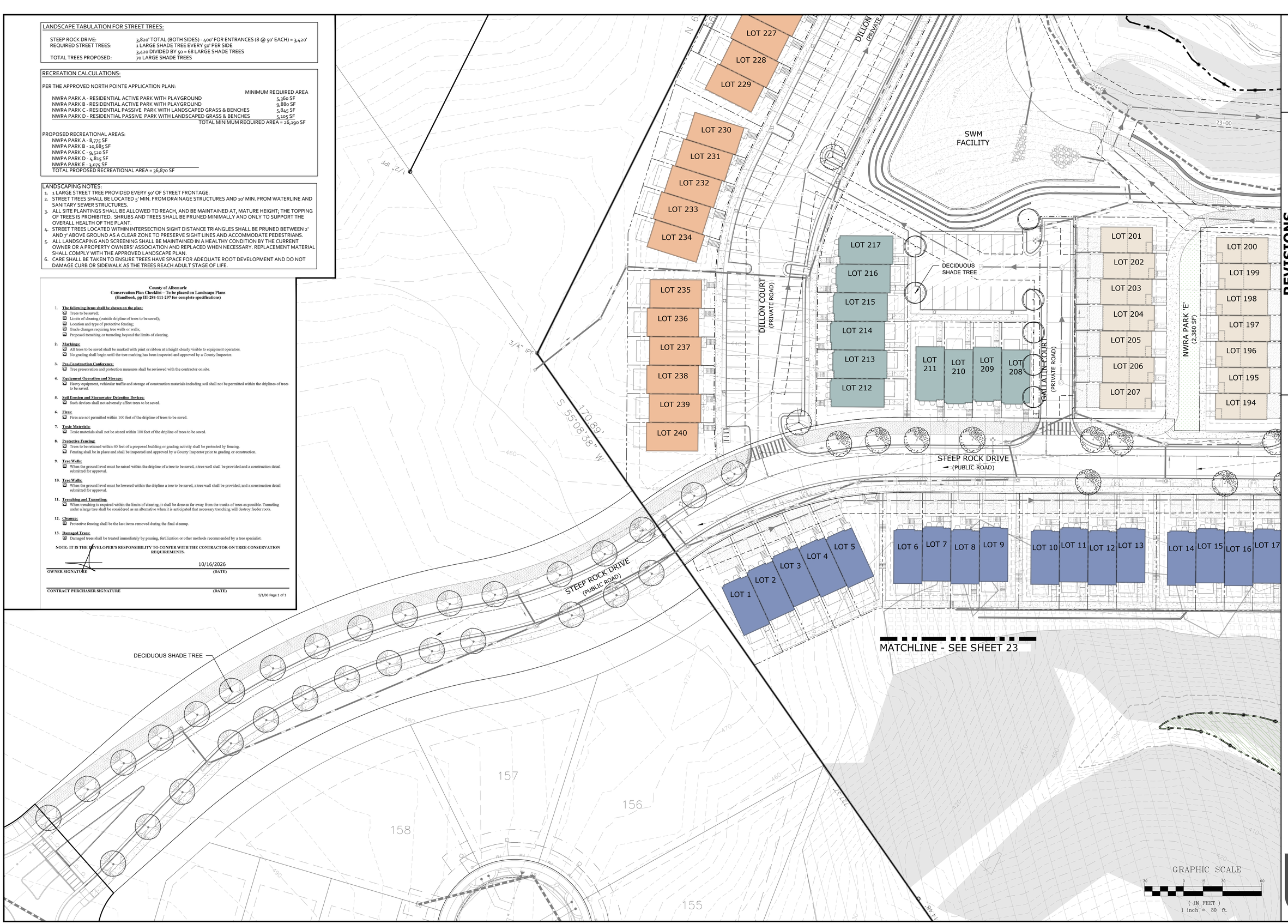
NOTE: IT IS THE DEVELOPER'S RESPONSIBILITY TO CONFER WITH THE CONTRACTOR ON TREE CONSERVATION REQUIREMENTS.

10/16/2026

OWNER SIGNATURE (DATE)

CONTRACT PURCHASER SIGNATURE (DATE)

5/1/06 Page 1 of 1



COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/12/26

REVISIONS

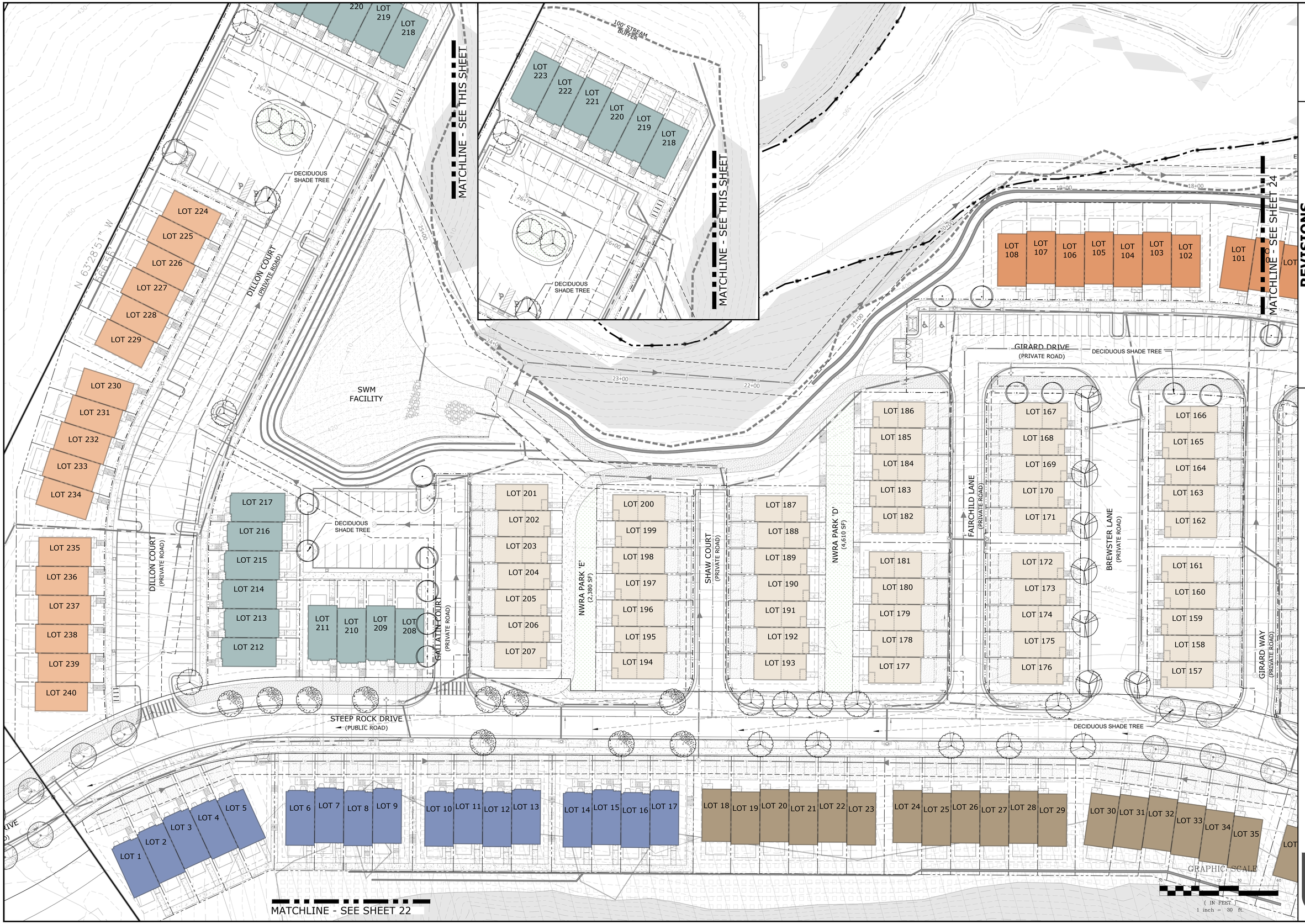
DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT: NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN
SHEET: LANDSCAPE PLAN

JOB NO. 262279
SCALE 1" = 30'
SHEET NO. 22

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/12/26

REVISIONS

DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT
NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN

SHEET
LANDSCAPE PLAN

JOB NO. 262279
SCALE 1" = 30'
SHEET NO. 23

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



COLLINS ENGINEERING

200 GARRETT STREET, SUITE K.-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT

NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN

SHEET

LANDSCAPE PLAN

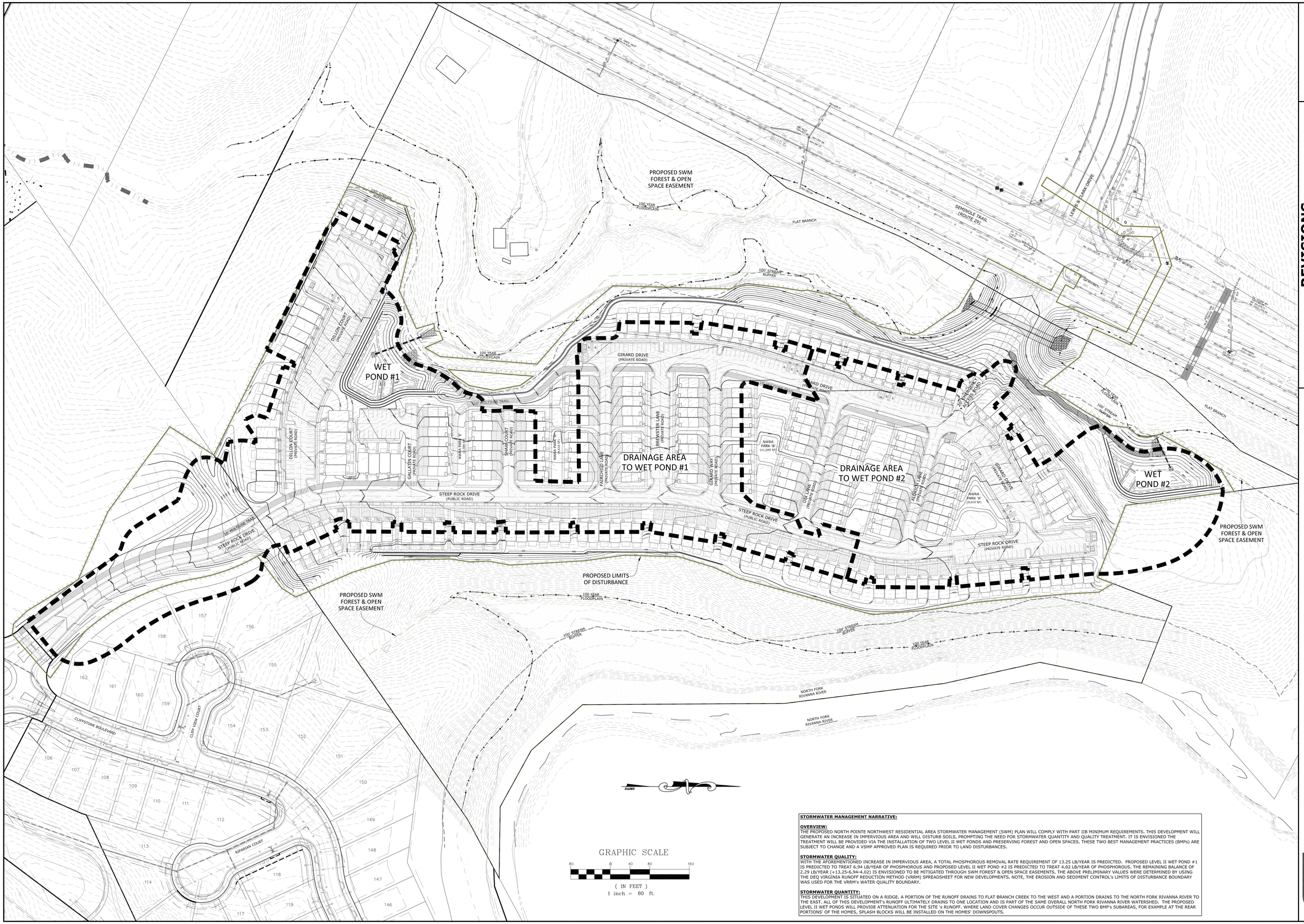
SHEET NO.	SCALE	JOB NO.
24	1" = 30'	262279

REVISIONS

DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

COMMONWEALTH OF VIRGINIA
No. 35791
SCOTT E. COLLINS
10/12/26

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.



STORMWATER MANAGEMENT NARRATIVE:

OVERVIEW:
THE PROPOSED NORTH POINTE NORTHWEST RESIDENTIAL AREA STORMWATER MANAGEMENT (SWM) PLAN WILL COMPLY WITH PART IIB MINIMUM REQUIREMENTS. THIS DEVELOPMENT WILL GENERATE AN INCREASE IN IMPERVIOUS AREA AND WILL DISTURB SOILS, PROMPTING THE NEED FOR STORMWATER QUANTITY AND QUALITY TREATMENT. IT IS ENVISIONED THE TREATMENT WILL BE PROVIDED VIA THE INSTALLATION OF TWO LEVEL II WET PONDS AND PRESERVING FOREST AND OPEN SPACES. THESE TWO BEST MANAGEMENT PRACTICES (BMPs) ARE SUBJECT TO CHANGE AND A VSMP APPROVED PLAN IS REQUIRED PRIOR TO LAND DISTURBANCES.

STORMWATER QUALITY:
WITH THE AFOREMENTIONED INCREASE IN IMPERVIOUS AREA, A TOTAL PHOSPHOROUS REMOVAL RATE REQUIREMENT OF 13.25 LB/YEAR IS PREDICTED. PROPOSED LEVEL II WET POND #1 IS PREDICTED TO TREAT 6.94 LB/YEAR OF PHOSPHOROUS AND PROPOSED LEVEL II WET POND #2 IS PREDICTED TO TREAT 4.02 LB/YEAR OF PHOSPHOROUS. THE REMAINING BALANCE OF 2.29 LB/YEAR (+13.25-6.94-4.02) IS ENVISIONED TO BE MITIGATED THROUGH SWM FOREST & OPEN SPACE EASEMENTS. THE ABOVE PRELIMINARY VALUES WERE DETERMINED BY USING THE DEQ VIRGINIA RUNOFF REDUCTION METHOD (VRRM) SPREADSHEET FOR NEW DEVELOPMENTS. NOTE, THE EROSION AND SEDIMENT CONTROL's LIMITS OF DISTURBANCE BOUNDARY WAS USED FOR THE VRRM's WATER QUALITY BOUNDARY.

STORMWATER QUANTITY:
THIS DEVELOPMENT IS SITUATED ON A RIDGE. A PORTION OF THE RUNOFF DRAINS TO FLAT BRANCH CREEK TO THE WEST AND A PORTION DRAINS TO THE NORTH FORK RIVANNA RIVER TO THE EAST. ALL OF THIS DEVELOPMENT's RUNOFF ULTIMATELY DRAINS TO ONE LOCATION AND IS PART OF THE SAME OVERALL NORTH FORK RIVANNA RIVER WATERSHED. THE PROPOSED LEVEL II WET PONDS WILL PROVIDE ATTENUATION FOR THE SITE 's RUNOFF. WHERE LAND COVER CHANGES OCCUR OUTSIDE OF THESE TWO BMP's SUBAREAS, FOR EXAMPLE AT THE REAR PORTIONS' OF THE HOMES, SPLASH BLOCKS WILL BE INSTALLED ON THE HOMES' DOWNSPOUTS.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
No. 35791
PROFESSIONAL ENGINEER
10/12/26

REVISIONS

DATE	REVISION DESCRIPTION
10/12/26	INITIAL PLAN SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT
NORTH POINTE NW RESIDENTIAL - INITIAL SITE PLAN

SHEET
STORMWATER MANAGEMENT OVERVIEW

JOB NO. 262279
SCALE 1" = 80'
SHEET NO. 25

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.