



December 20, 2016

Rachel Falkenstein, AICP
Senior Planner
Albemarle County Community Development

Re: North Pointe Preliminary Plat Variation request

Dear Rachel,

Thank you for your assistance in processing the North Pointe Middle and Northeast Residential subdivision preliminary plat. As staff is aware, during the environmental permitting phase of the project we were required to address comments from the United States Army Corps of Engineers (USACOE) and Virginia Department of Environmental Quality (VADEQ). In order to address these agencies concerns, the plan was required to show avoidance and minimization of impacts to jurisdictional wetlands and waters of the U.S.. This requirement from the Federal and State agencies have led to the need to request a variation from the original approved North Pointe zoning application plan for the locations of roads and layout. We do appreciate the numerous meetings that staff had with our firm and client in shaping the modified road and layout that is the subject of this variation request.

Variation Request: Roads and Layout

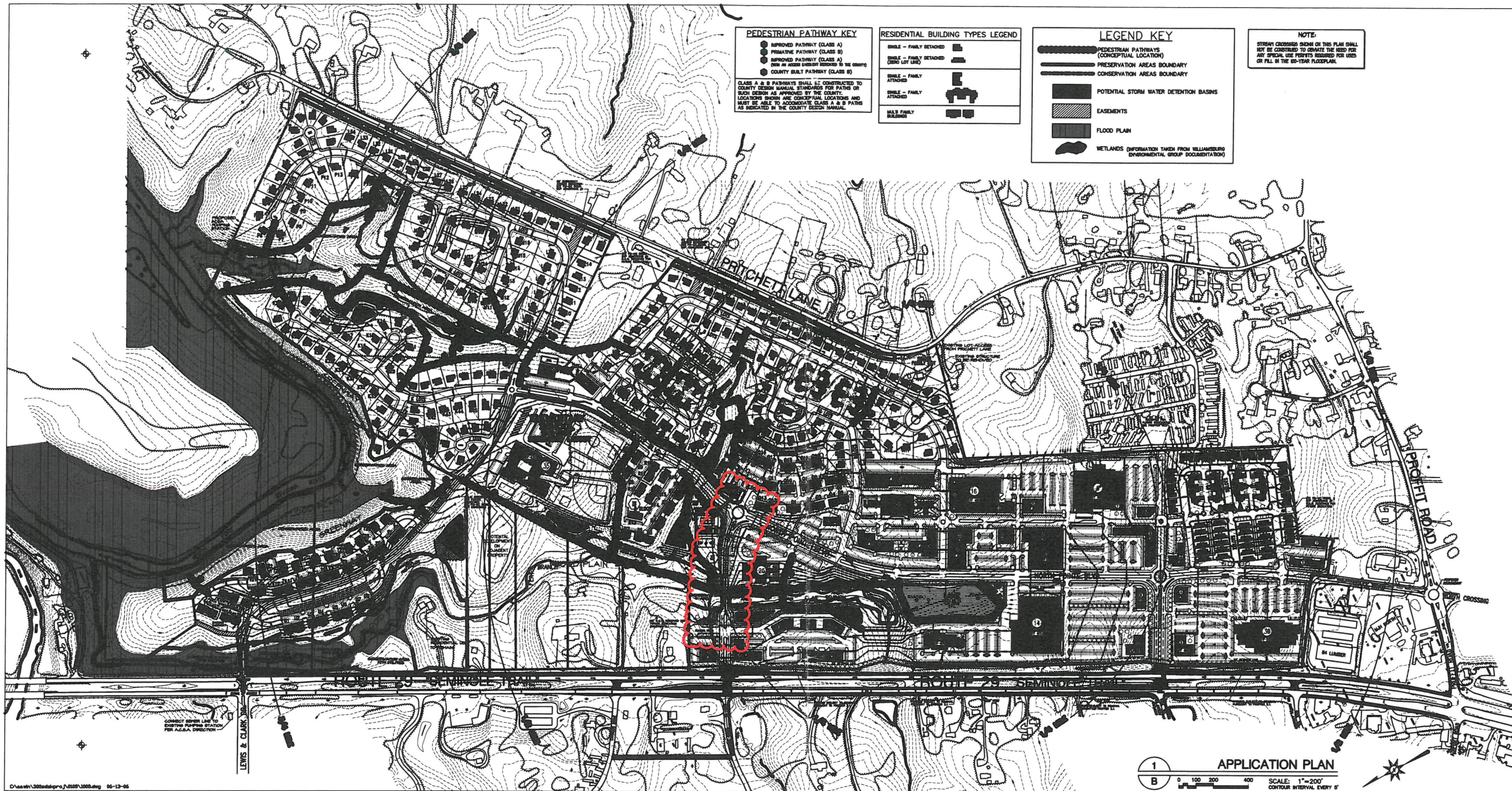
- A request to allow the road network and sequentially affected plan layout to vary from the North Pointe application plan as shown on the submitted North pointe Middle and Northeast Residential Subdivision Preliminary Plat.

Discussion: In order to address USACOE and VADEQ requirements for avoidance and minimization of impacts to jurisdictional features various road networks were required to shift in locations where their construction would not impact wetlands and/or waters of the U.S. This variation was precipitated by the submittal of the North Pointe Zoning Application plan to the USACOE and DEQ and the rejection of that permit application by those agencies for lack of avoidance to environmental features. Through various meetings with County staff and the USACOE/DEQ the road network and layout shown has obtained an environmental permit from the USACOE/DEQ for the impacts proposed. Approval of this variation allows the developer the ability to shift the road network to save environmental features while still maintaining the interconnectivity planned within the residential portions of the North Pointe community.

Respectfully Submitted,
Brian C. Mitchell, P.E.
Principal

[ASK US HOW.](#)

9850 Lori Road, Suite 201 Chesterfield, VA 23832
804-748-9011 Fax 804-748-2590 www.cctownes.com



PEDESTRIAN PATHWAY KEY

- IMPROVED PATHWAY (CLASS A)
- PRIMITIVE PATHWAY (CLASS B)
- IMPROVED PATHWAY (CLASS A)
- OVER AN ACCESS EASEMENT DESIGN TO THE COUNTY
- COUNTY BUILT PATHWAY (CLASS B)

CLASS A & B PATHWAYS SHALL BE CONSTRUCTED TO COUNTY DESIGN MANUAL STANDARDS FOR PATHS OR SUCH DESIGN AS APPROVED BY THE COUNTY. LOCATIONS SHOWN ARE CONCEPTUAL LOCATIONS AND MUST BE ABLE TO ACCOMMODATE CLASS A & B PATHS AS INDICATED IN THE COUNTY DESIGN MANUAL.

RESIDENTIAL BUILDING TYPES LEGEND

- SINGLE - FAMILY DETACHED
- SINGLE - FAMILY DETACHED (ZERO LOT USE)
- SINGLE - FAMILY ATTACHED
- SINGLE - FAMILY ATTACHED
- MULTI-FAMILY BUILDINGS

LEGEND KEY

- PEDESTRIAN PATHWAYS (CONCEPTUAL LOCATION)
- PRESERVATION AREAS BOUNDARY
- CONSERVATION AREAS BOUNDARY
- POTENTIAL STORM WATER DETENTION BASINS
- EASEMENTS
- FLOOD PLAIN
- WETLANDS (INFORMATION TAKEN FROM WILLIAMSBURG ENVIRONMENTAL GROUP DOCUMENTATION)

NOTE:
STREAM CROSSINGS SHOWN ON THIS PLAN SHALL NOT BE CONSIDERED TO BE THE BASIS FOR ANY SPECIAL USE PERMITS REQUIRED FOR USES OR FILL IN THE 10-YEAR FLOODPLAIN.

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APPLICATION PLAN

1
B

0 100 200 400

SCALE: 1"=200'
CONTOUR INTERVAL EVERY 5'

KEENEY & CO. ARCHITECTS
RONALD A. KEENEY, P.A. OWNER, COT. OF
"SACRED VILLAGE" lot off Highway Road
CHASLOTTSVILLE, VA 22901
Telephone (404) 979-8000
Fax (404) 979-7699

"NORTH POINTE" COMMUNITY
FOR
GREAT EASTERN MANAGEMENT COMPANY
2818 HYDRAULIC ROAD, P.O. BOX 6526
CHARLOTTESVILLE, VA 22906-6526
TEL (404) 988-3841
FAX (404) 988-3842

APPLICATION PLAN

DATE REVISION: 9/25/95
DRAWN BY: KJG
PROJECT NO: 0108
DATE PREPARED: 9/25/95
CHECKED BY: B

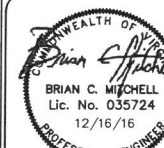
Townes

SITE ENGINEERING

9850 Lori Road, Suite 201
Chesterfield, Virginia 23832
Phone: (804) 748-9011 Fax: (804) 748-2590
Company Website: www.ctownes.com



ASK US HOW

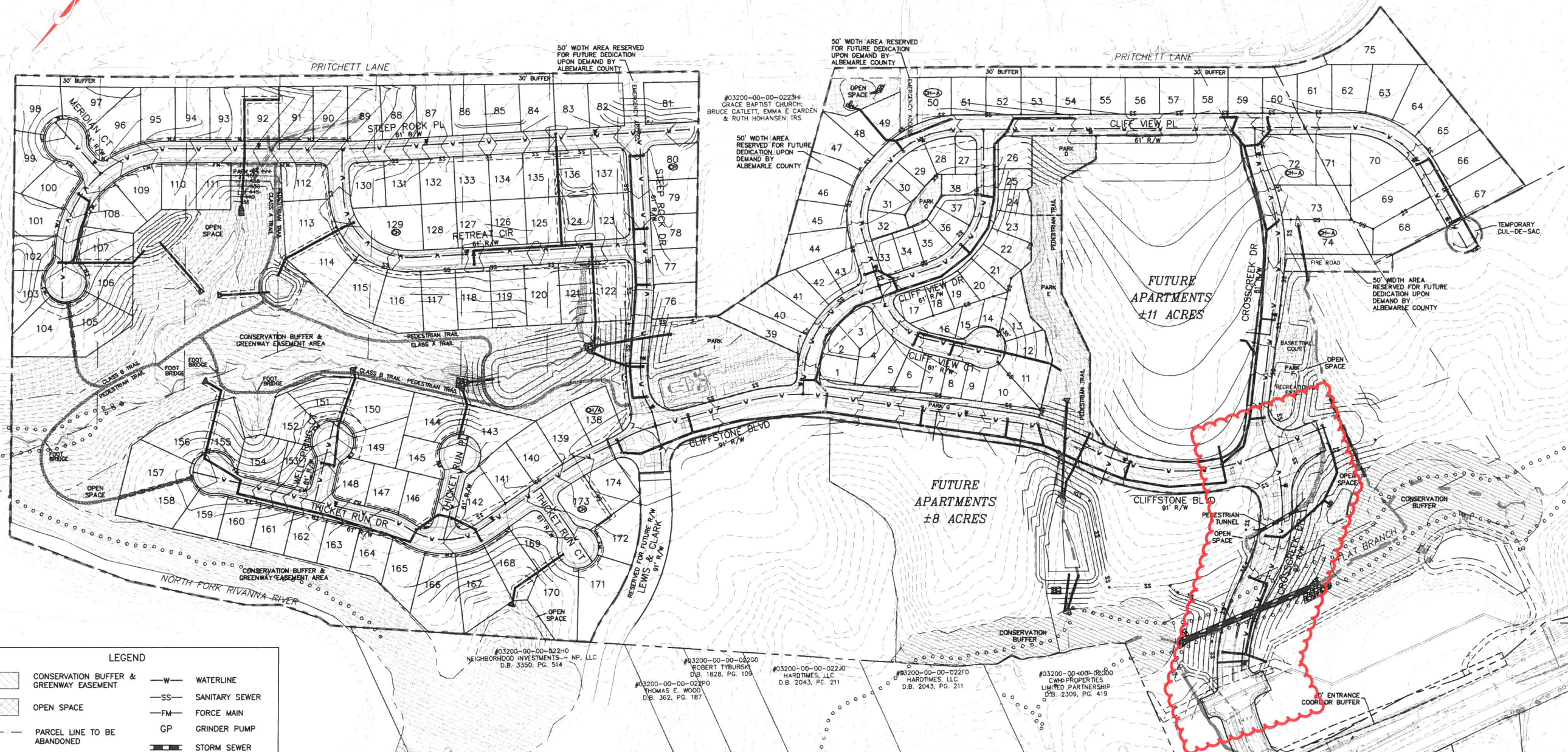
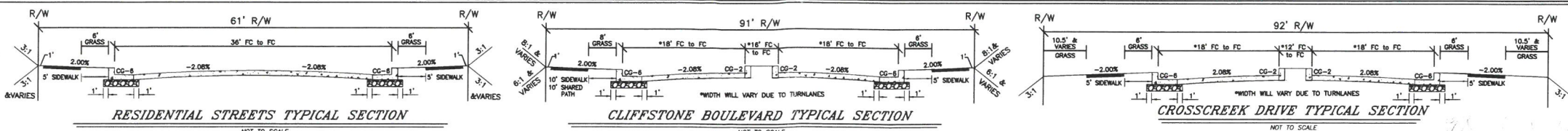


NORTH POINTE MIDDLE AND
NORTHEAST RESIDENTIAL SUBDIVISION
RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA
PRELIMINARY PLAT - OVERALL

REVISIONS

DATE	ITEM
12/16/16	PER COMMENTS
DATE	04-27-2016
SCALE	1" = 150'
PROJECT MANAGER	BRIAN C. MITCHELL
DESIGNED BY	BCM / MRG
CHECKED BY	
PROJ.#	20150290
SHEET #	C-10

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LEGEND

	CONSERVATION BUFFER & GREENWAY EASEMENT		WATERLINE
	OPEN SPACE		SANITARY SEWER
	PARCEL LINE TO BE ABANDONED		FORCE MAIN
	PEDESTRIAN TRAIL CLASS A - TYPE 1		GRINDER PUMP
	PEDESTRIAN TRAIL CLASS B - TYPE 2		STORM SEWER

AFFORDABLE HOUSING (4 UNITS - SEE ZONING CASE FOR DEFINED CRITERIA)

CH/A - AFFORDABLE HOUSING CARRIAGE HOME UNIT

CARRIAGE HOUSE (31 UNITS)

CH - LOTS ARE TOPOGRAPHICALLY THE FLATTEST LOTS AND ARE DESIGNED TO HAVE CARRIAGE HOUSE DETACHED UNITS. AT THE DEVELOPER'S OPTION CARRIAGE LOTS MAY BE RELOCATED TO OTHER LOTS LOCATIONS OR REMOVED FROM THE DESIGNATED LOTS SHOWN. IF REMOVED THEN THE NUMBER OF SINGLE FAMILY LOTS SHOWN SHALL BE RECONFIGURED BY MODIFYING LOT WIDTHS TO MEET THE 205 REQUIRED NUMBER OF DWELLING UNITS BY ZONING.

CARRIAGE HOUSE UNITS SHALL MEET THE REQUIREMENTS FOR A SINGLE FAMILY DWELLING AS DEFINED IN THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, SHALL BE ON THE SAME PARCEL AS THE PRIMARY DWELLING UNIT TO WHICH IT IS ACCESSORY, AND SHALL NOT BE SUBDIVIDED FROM THE PRIMARY RESIDENCE. THE SUBDIVISION RESTRICTION SHALL BE INCLUDED ON THE PLAT CREATING SUCH PARCELS AND BE INCORPORATED INTO EACH DEED CONVEYING TITLE TO SUCH PARCELS.

TOTAL UNITS (181 UNITS)

174 SINGLE FAMILY UNITS
7 CARRIAGE HOMES (4 AFFORDABLE)

REMAINING 24 SINGLE FAMILY UNITS (TO GET TO 205 REQUIRED) ARE LOCATED IN SOUTHEAST AREA OF NORTH POINTE DEVELOPMENT AS SHOWN ON THE APPROVED ZONING APPLICATION PLAN.

PARK BUILD-OUT SCHEDULE

PARK	AMENITY	CONSTRUCTION SCHEDULE
PARK C	LANDSCAPE	WITH LOTS 27-38
PARK D	LANDSCAPE & BENCHES	WITH LOTS 17-26
PARK E	POOL & CLUBHOUSE	WITH FUTURE MULTI-FAMILY
PARK F	BASKETBALL MINICOURT & RECREATION FIELD	WITH LOTS 60-74
PARK G	10' SHARED USE PATH, LANDSCAPE, & BENCHES	WITH LOTS 1-10
PARK I	POOL	WITH LOTS 76-90
PARK J	CHILDREN'S PLAY GROUND	WITH LOTS 91-112

MARK	TYPE	LANDSCAPING	ACTIVITY	SIZE (SQ. FT.)	MODIFIED SIZE (SQ. FT.)
A	Residential Park	Landscaped grass & benches	Passive	15,500	N/A
B	Natural public amphitheater	Grass bowl	Passive	12,965	N/A
C	Residential Street Island	Landscaped grass	Passive	16,467	8,264
D	Natural Valley Entrance	Natural woods & benches	Passive	27,923	28,751
E	South Club House Recreation Area	Pool and natural woods	Active / Passive	46,567	69,236
F	South Club House Picnic Area	Play courts in natural woods	Active	52,800	54,853
G	Exercise Pathway	Landscaped walk & benches	Active	36,544	37,612
H	Urban Plaza (landscaped)	Landscaped walkways	Passive	12,100	N/A
I	North Club House Recreation Area	Pool and natural woods	Active / Passive	50,869	87,024
J	Natural Valley Entrance and Play Area	Play court in natural woods	Active / Passive	11,565	6,008
TOTAL				284,881	292,748

* PROPOSED PARK WITHIN FUTURE DEVELOPMENT AREA

