

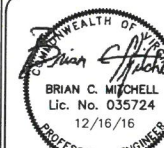
Townes

SITE ENGINEERING

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ASK US HOW



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

REVISIONS

DATE 12/16/16 ITEM PER COMMENTS

DATE 04-27-2016

SCALE 1" = 150'

PROJECT MANAGER BRIAN C. MITCHELL

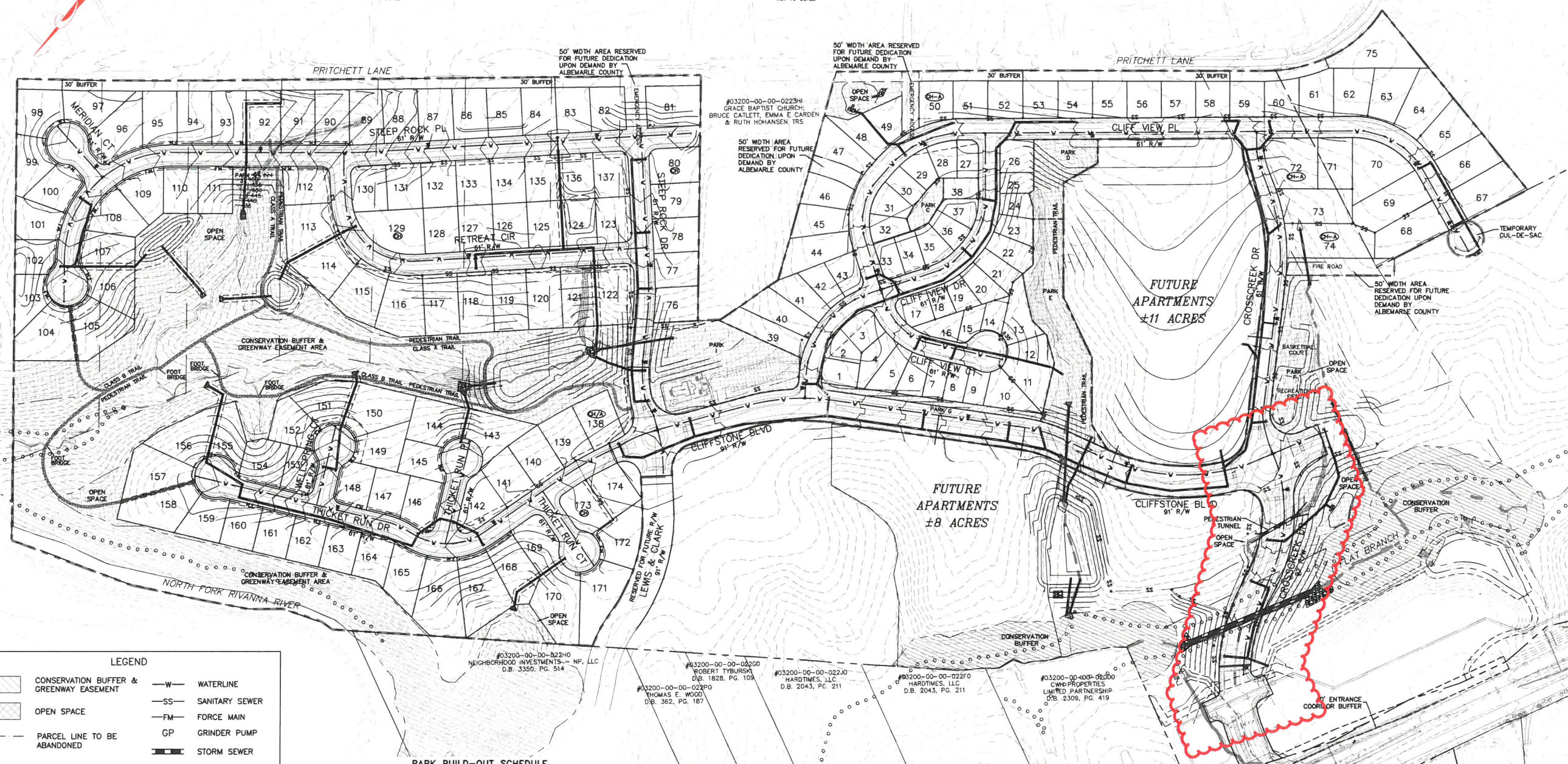
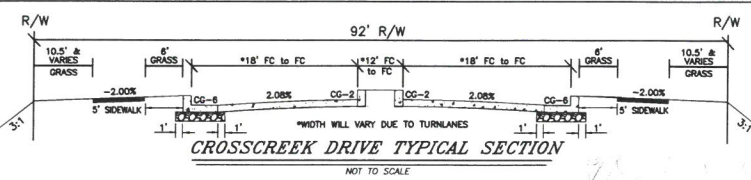
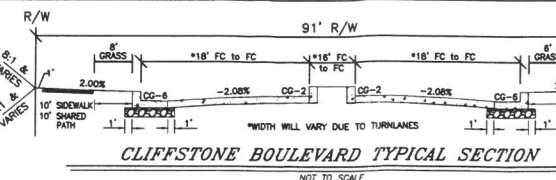
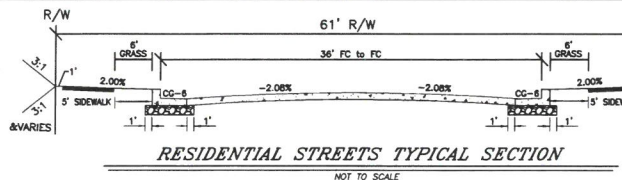
DESIGNED BY BCM / MRG

CHECKED BY

PROJ. # 20150290

SHEET # C-10

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LEGEND

	—W— WATERLINE
	—SS— SANITARY SEWER
	—FM— FORCE MAIN
	GP GRINDER PUMP
	—S— 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 (S.F.)	MODIFIED SIZE (S.F.)
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

