

**North
Pointe**

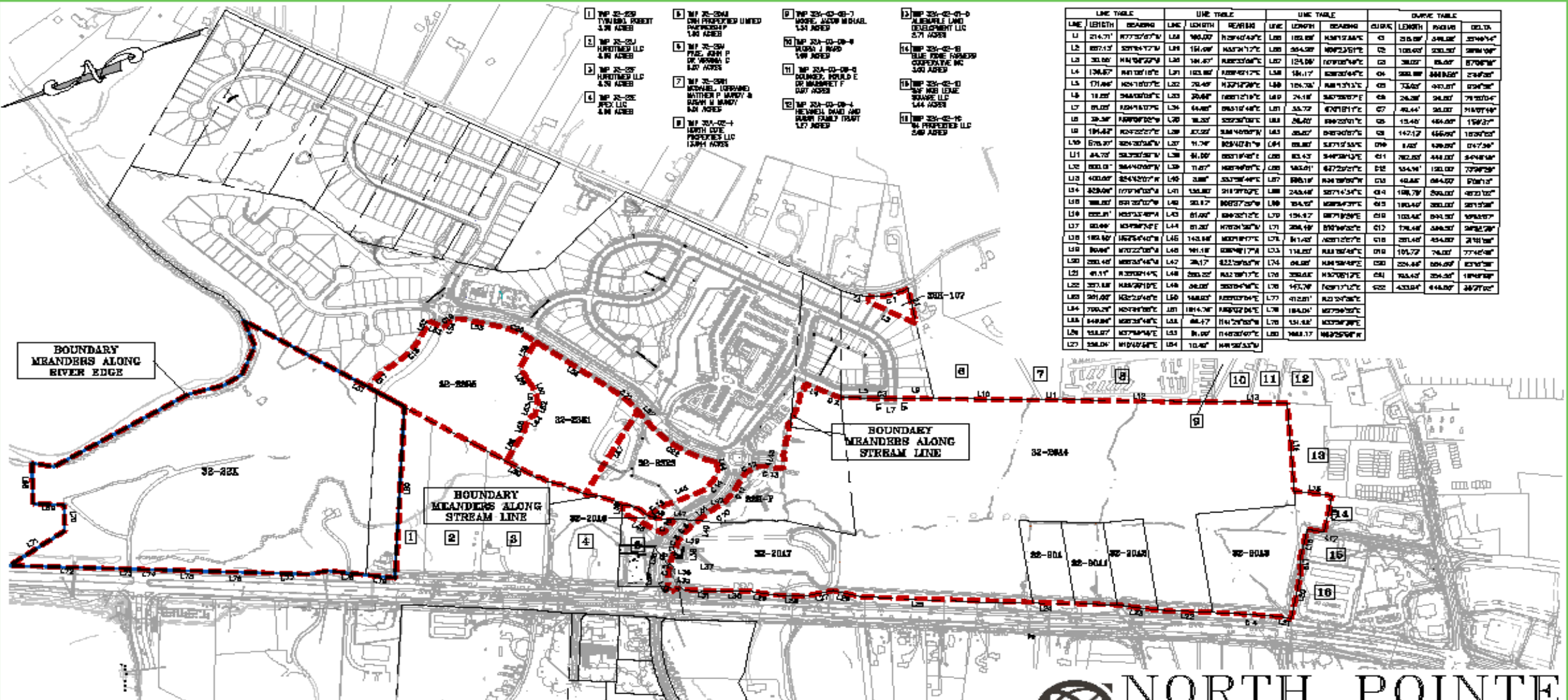


GREAT EASTERN
MANAGEMENT COMPANY

Board of Supervisors Meeting

April 1, 2026

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



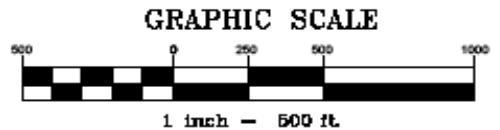
- 1 MP 20-200 TYNARMI ROBERT 3.36 ACRES
- 2 MP 20-201 HARTNEY LLC 4.31 ACRES
- 3 MP 20-202 HARTNEY LLC 4.31 ACRES
- 4 MP 20-203 JPEX LLC 4.31 ACRES
- 5 MP 20-204 DNI PROPERTIES LIMITED PARTNERSHIP 1.90 ACRES
- 6 MP 20-205 PINE JOHN P DR VIRGINIA C 8.87 ACRES
- 7 MP 20-206 MICHAEL LEONARD MATTHEW P WARDY & BARRY M WARDY 8.81 ACRES
- 8 MP 20-207 JARON EDE PROPERTIES LLC 12.94 ACRES
- 9 MP 20-208 WOODS ALAN MICHAEL 1.34 ACRES
- 10 MP 20-209 BLISS J BRAD 1.90 ACRES
- 11 MP 20-210 SCOTT & SCOTTED HIGHLD E DR MARSHLET F 0.87 ACRES
- 12 MP 20-211 HEWELL DAVID AND BARRY FAMILY TRUST 1.77 ACRES
- 13 MP 20-212 BLUE PINE PARTNERS COOPERATIVE INC 3.00 ACRES
- 14 MP 20-213 BLUE PINE PARTNERS COOPERATIVE INC 3.00 ACRES
- 15 MP 20-214 SUE ANN LEANE SQUAKE LLC 1.44 ACRES
- 16 MP 20-215 WJ PROPERTIES LLC 2.80 ACRES

LINE TABLE		LINE TABLE		LINE TABLE		CURVE TABLE	
LINE	COORDINATE	LINE	COORDINATE	LINE	COORDINATE	CURVE	DELTA
L1	214.71' N77°32'07"W	L18	185.02' N39°42'04"E	L25	102.88' N47°12'04"E	C1	25.00'
L2	857.13' S27°14'27"W	L19	184.99' N43°21'17"E	L26	364.59' N47°12'04"E	C2	100.00'
L3	30.00'	L20	184.87' N43°21'04"E	L27	124.00'	C3	30.00'
L4	126.87' N41°00'10"E	L21	103.88' N39°42'04"E	L28	156.17' S27°14'27"W	C4	300.00'
L5	171.66'	L22	70.49' N37°21'28"E	L29	156.70'	C5	73.00'
L6	11.22'	L23	20.48'	L30	24.18'	C6	24.28'
L7	81.02'	L24	64.88'	L31	53.72'	C7	46.44'
L8	38.58'	L25	81.22'	L32	26.87'	C8	15.48'
L9	184.42'	L26	37.22'	L33	85.67'	C9	142.12'
L10	576.27'	L27	11.74'	L34	88.87'	C10	142.12'
L11	44.72'	L28	91.00'	L35	83.43'	C11	70.20'
L12	883.01'	L29	11.87'	L36	143.88'	C12	154.41'
L13	430.00'	L30	3.88'	L37	88.618'	C13	48.88'
L14	82.00'	L31	130.82'	L38	243.48'	C14	108.79'
L15	188.00'	L32	30.17'	L39	104.10'	C15	100.40'
L16	882.21'	L33	81.00'	L40	126.47'	C16	103.42'
L17	80.00'	L34	143.88'	L41	204.19'	C17	78.42'
L18	183.88'	L35	143.88'	L42	81.48'	C18	33.148'
L19	88.00'	L36	161.18'	L43	114.22'	C19	101.72'
L20	283.44'	L37	281.7'	L44	84.88'	C20	226.44'
L21	81.11'	L38	280.22'	L45	143.79'	C21	103.42'
L22	357.88'	L39	86.00'	L46	143.79'	C22	433.84'
L23	301.00'	L40	143.88'	L47	81.221'	C23	444.00'
L24	706.24'	L41	1814.78'	L48	184.00'	C24	184.00'
L25	848.88'	L42	88.47'	L49	151.88'	C25	184.00'
L26	153.07'	L43	81.00'	L50	184.11'	C26	184.00'
L27	258.00'	L44	10.80'	L51	184.11'	C27	184.00'

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.

DPW OFFICE APPROVED
 SUP STREETS: 1000
 SUBMITTALS: 18 2006
 DATE: 08/11/11
 FILE: 020 08-001
 PROJ: 020 08-001
 CADD: 08/11/11

DESIGNER'S CERTIFICATE
 I, JAMES G. STEWART, P.E.,
 A PROFESSIONAL ENGINEER,
 DO HEREBY CERTIFY THAT
 THE ABOVE IS A TRUE AND
 CORRECT COPY OF THE
 ORIGINAL AS SHOWN
 TO ME.

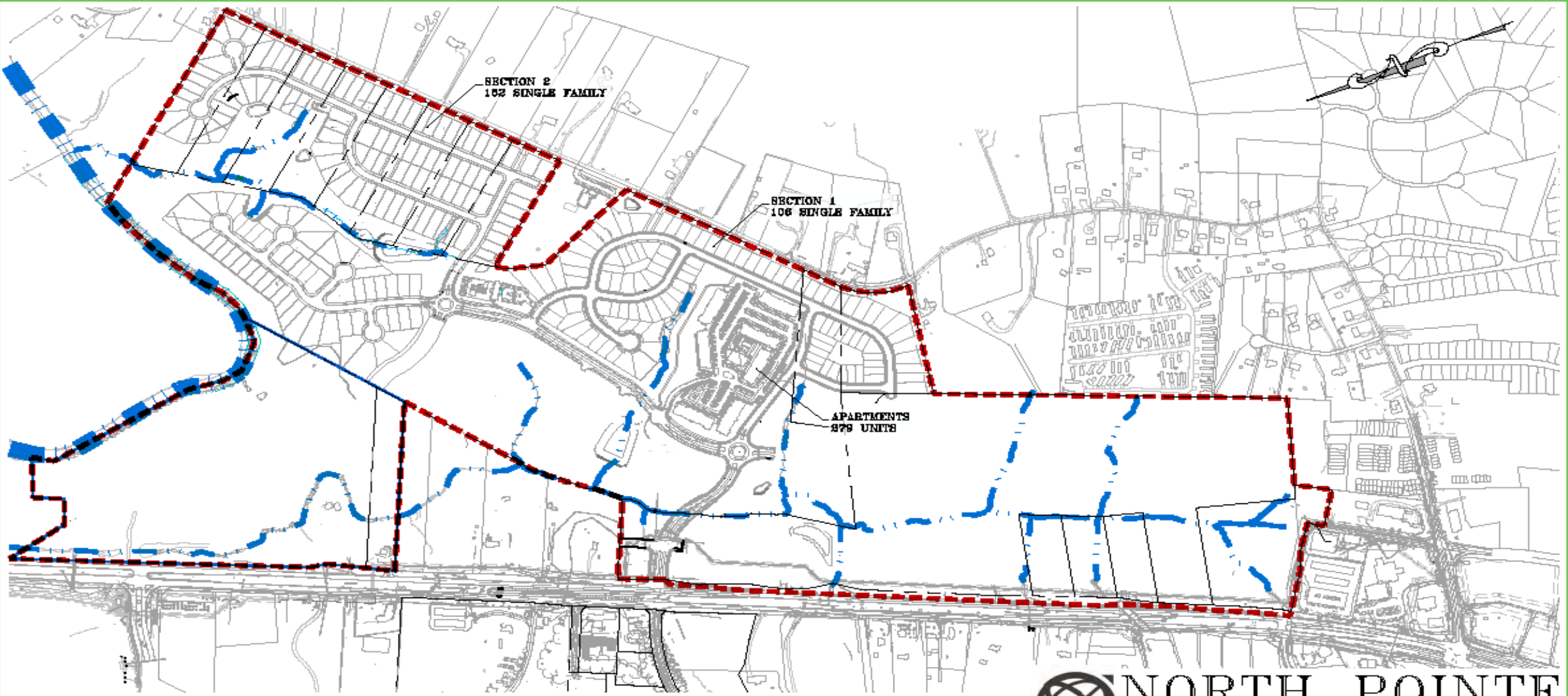


----- AREA TO BE REZONED TO PD-MC WITH SUP FOR RESIDENTIAL USES

NORTH POINTE SUBJECT PARCELS RIVANNA DISTRICT ALBEMARLE COUNTY, VIRGINIA

GREAT EASTERN MANAGEMENT COMPANY

Townes
 SITE ENGINEERING



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NORTH POINTE
CURRENT CONDITIONS
 RIVANNA DISTRICT
 ALBEMARLE COUNTY, VIRGINIA



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GRAPHIC SCALE

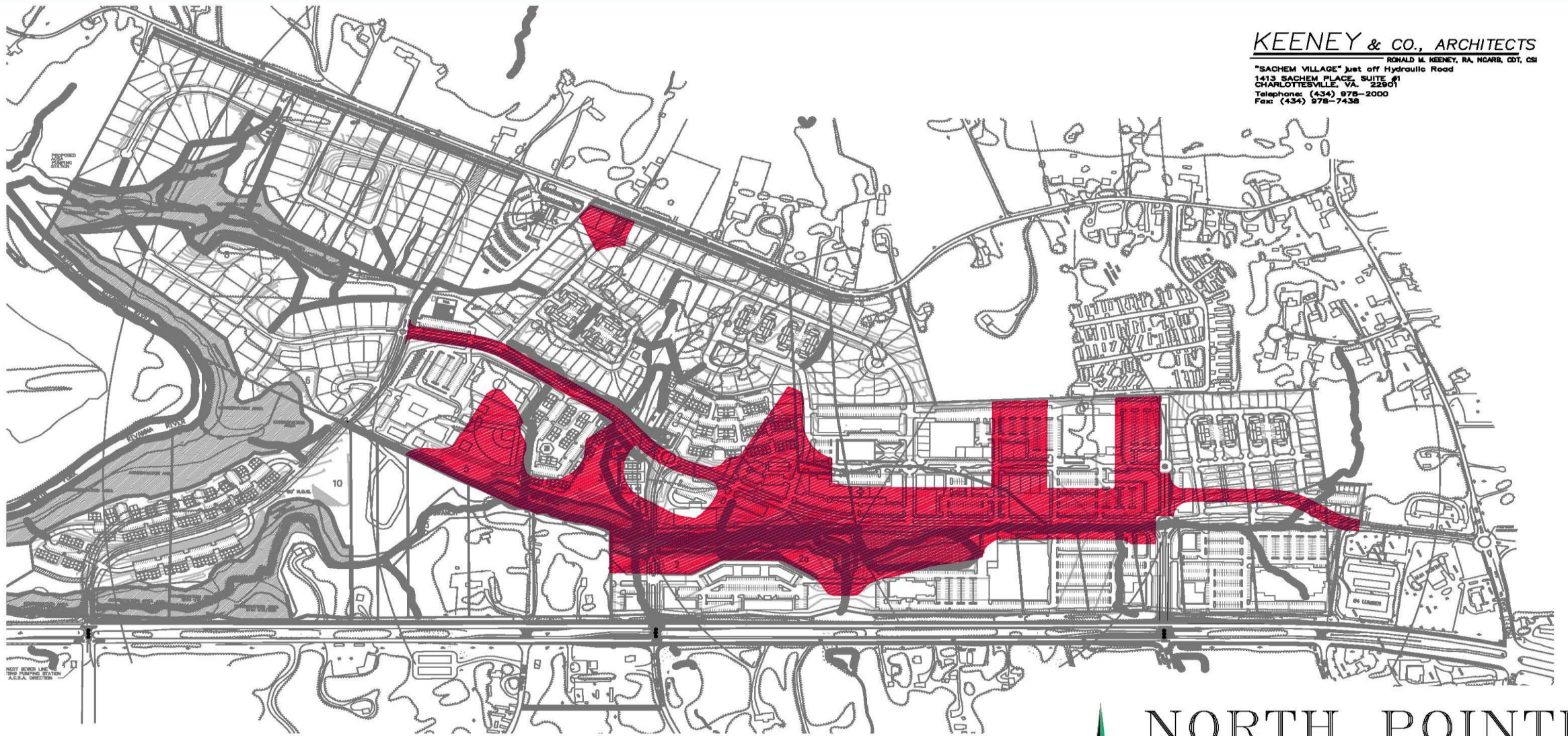


GREAT EASTERN
 MANAGEMENT COMPANY

Townes
 SITE ENGINEERING

KEENEY & CO., ARCHITECTS

RONALD M. KEENEY, RA, NCARB, CDT, CSI
"SACHEM VILLAGE" just off Hydraulic Road
1413 SACHEM PLACE, SUITE #1
CHARLOTTESVILLE, VA. 22901
Telephone: (434) 978-2000
Fax: (434) 978-7438



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



NORTH POINTE
LOST LAND
RIO DISTRICT
ALBEMARLE COUNTY, VIRGINIA



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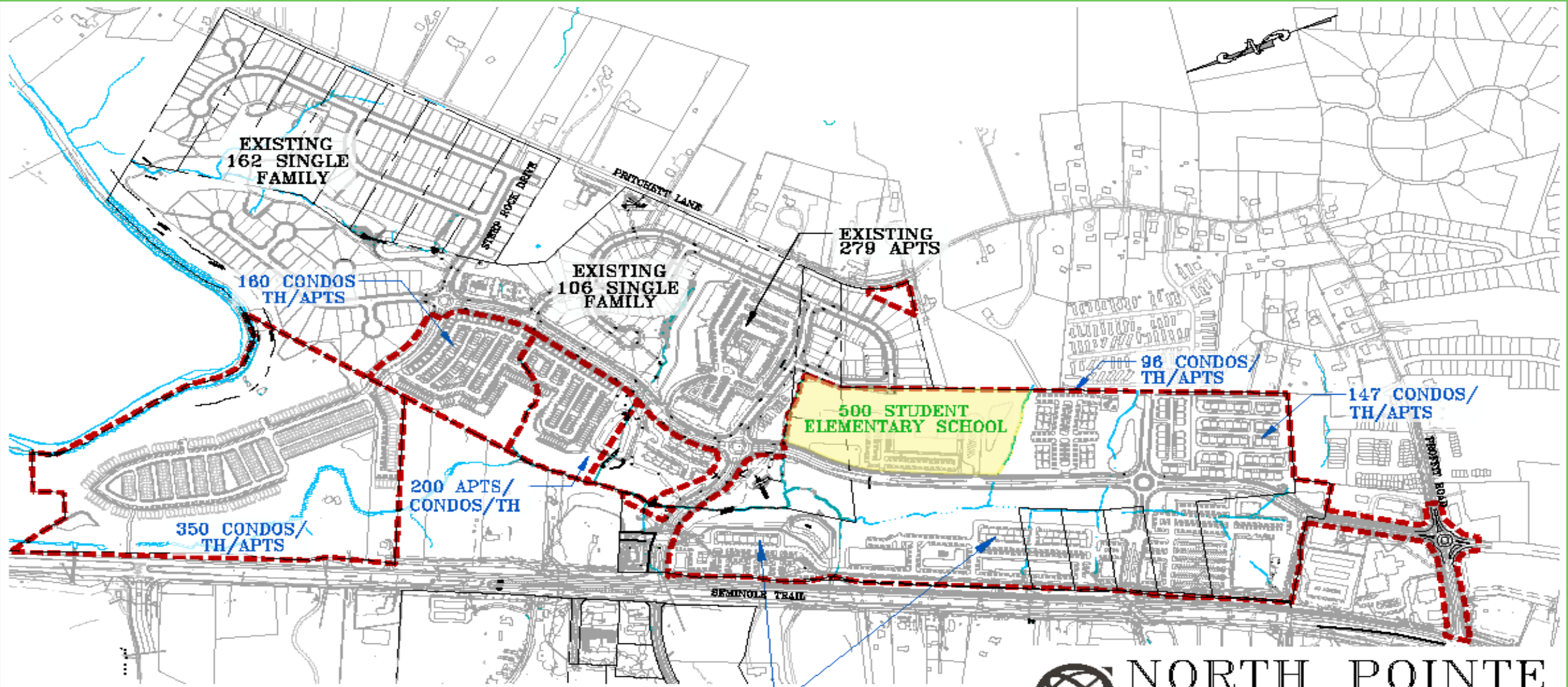


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GREAT EASTERN
MANAGEMENT COMPANY

Townes
SITE ENGINEERING

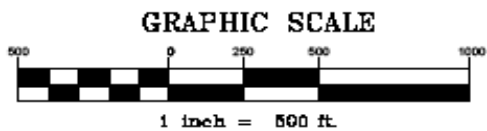


----- AREA TO BE REZONED TO PD-MC
WITH SUP FOR RESIDENTIAL USES



NORTH POINTE CONCEPTUAL EXHIBIT

RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA



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**GREAT EASTERN
MANAGEMENT COMPANY**

Townes
SITE ENGINEERING

COMMERCIAL GROSS FLOOR AREA SUMARRY

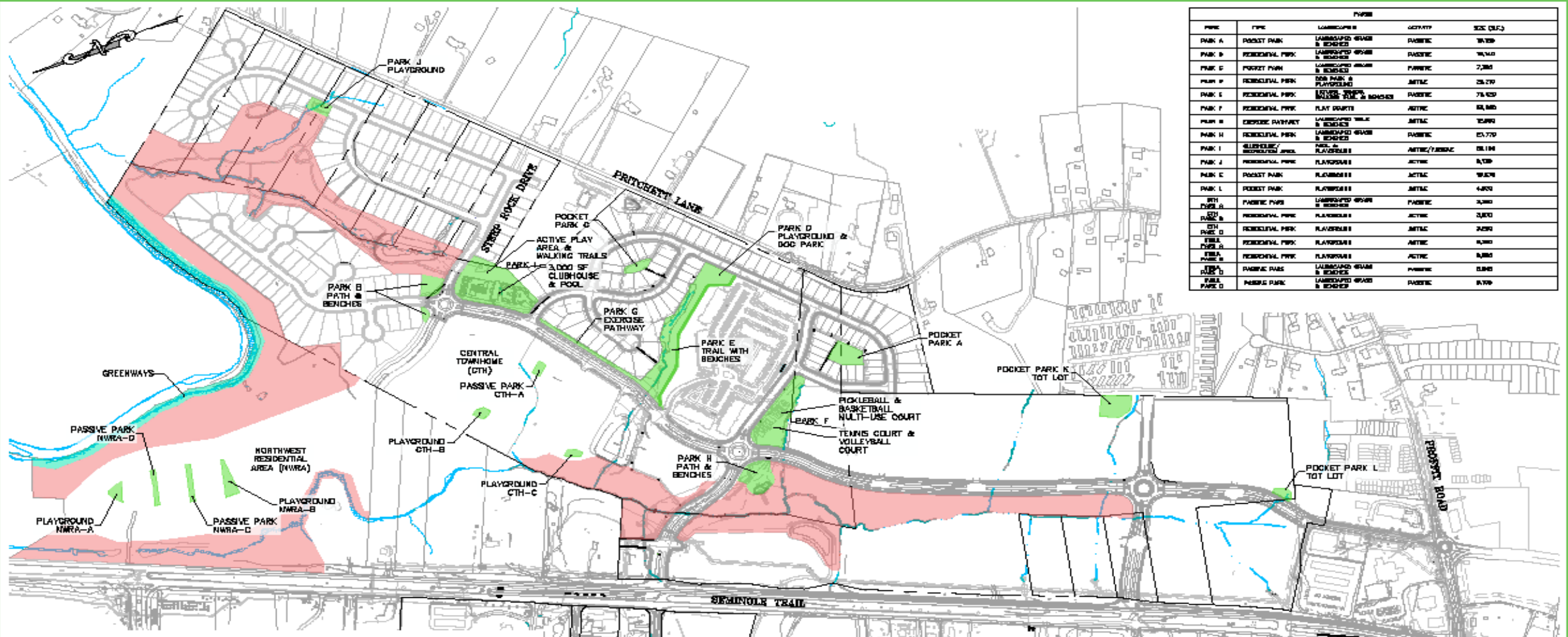
TOTALS (MAX. GROSS FLOOR AREA)	924,548	316,000	
	Less School Sqft	<u>75,000</u>	
	Net Commercial GFA	<u>849,548</u>	<u>241,000</u> -71.6%

RESIDENTIAL AREA UNIT SUMARRY

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

TRAFFIC SUMARRY

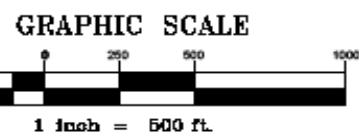
Traffic Analysis Comparison			
Daily Traffic (vpd)	29,418	21,204	-27.92%



PK#	TYPE	LANDSCAPE	ACTIVITY	SIZE (S.F.)
PARK A	POCKET PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	16,750
PARK B	RECREATIONAL PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	16,140
PARK C	POCKET PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	7,280
PARK D	RECREATIONAL PARK	OPEN PARK & PLAYGROUND	ACTIVE	25,270
PARK E	RECREATIONAL PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	78,420
PARK F	RECREATIONAL PARK	PLAY COURTS	ACTIVE	22,880
PARK G	EXERCISE PATHWAY	LANDSCAPED GRASS & BENCHES	ACTIVE	10,890
PARK H	RECREATIONAL PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	25,770
PARK I	RECREATIONAL AREA	FIELD & PLAYGROUND	ACTIVE/RECREATION	28,110
PARK J	RECREATIONAL PARK	PLAYGROUND	ACTIVE	8,730
PARK K	POCKET PARK	FLORISSANT	ACTIVE	18,070
PARK L	POCKET PARK	FLORISSANT	ACTIVE	4,820
PTH POOL A	PASSIVE PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	3,280
PTH POOL B	RECREATIONAL PARK	FLORISSANT	ACTIVE	2,820
PTH POOL C	RECREATIONAL PARK	FLORISSANT	ACTIVE	2,820
PTH POOL D	RECREATIONAL PARK	FLORISSANT	ACTIVE	8,280
PTH POOL E	RECREATIONAL PARK	FLORISSANT	ACTIVE	8,280
PTH POOL F	RECREATIONAL PARK	FLORISSANT	ACTIVE	8,280
PTH POOL G	PASSIVE PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	2,820
PTH POOL H	PASSIVE PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	8,730

NOTES:
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 -PARKS, OPEN SPACE (EXCLUSIVE OF GREENWAYS) & TRAILS SYSTEM ARE HOA OWNED AND MAINTAINED AND ARE NOT FOR PUBLIC USE
 -THE SHOWN PARKS, OPEN SPACE, TRAILS & SPORTS COURTS ARE PROVIDED TO SATISFY THE INTENT OF SECTION 4.18. THESE AREAS AND FACILITIES MAY BE MODIFIED AS SITE PLANS ARE REVIEWED WITH THE ADMINISTRATIVE APPROVAL OF THE GOVERNING AUTHORITY

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



NORTH POINTE PARKS EXHIBIT

RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA

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**GREAT EASTERN
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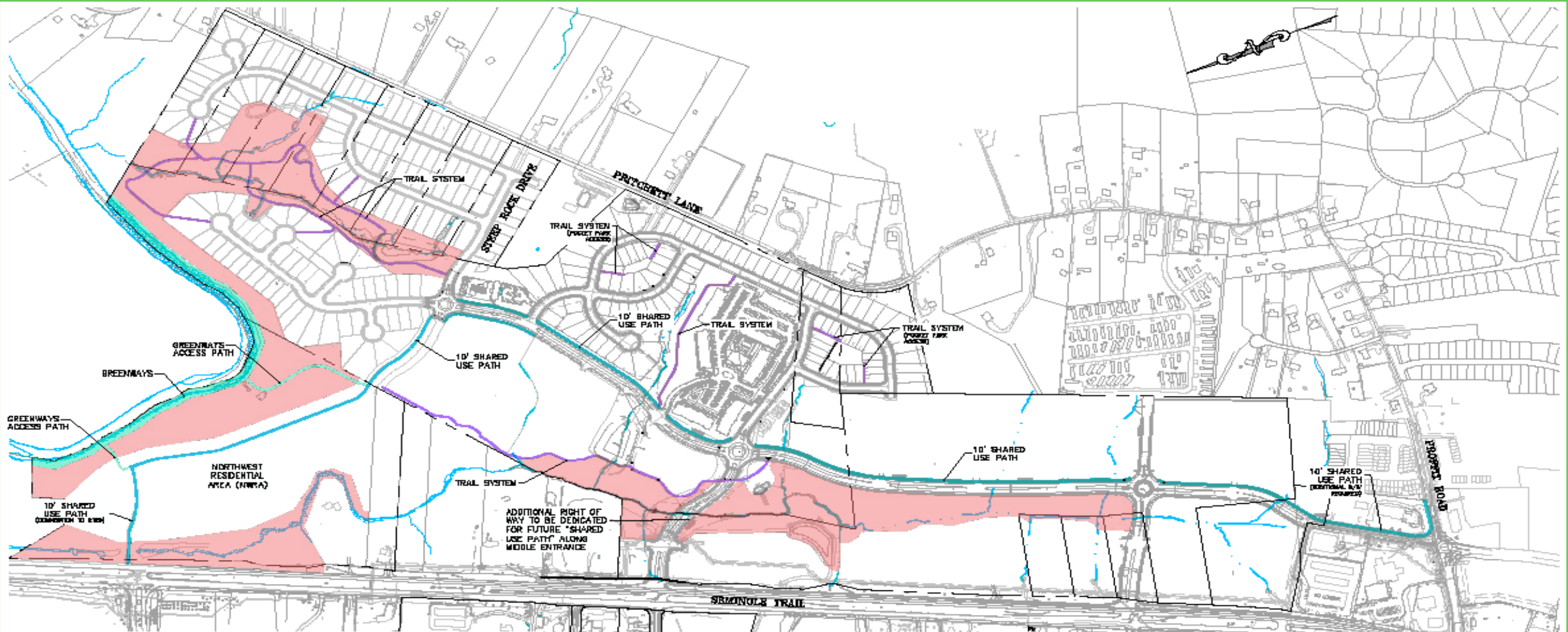
**Townes
SITE ENGINEERING**





[MORE VIDEOS](#)





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

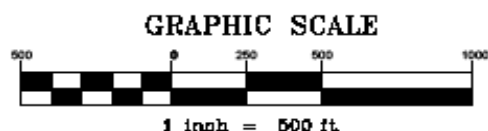


NORTH POINTE TRAILS EXHIBIT

RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA

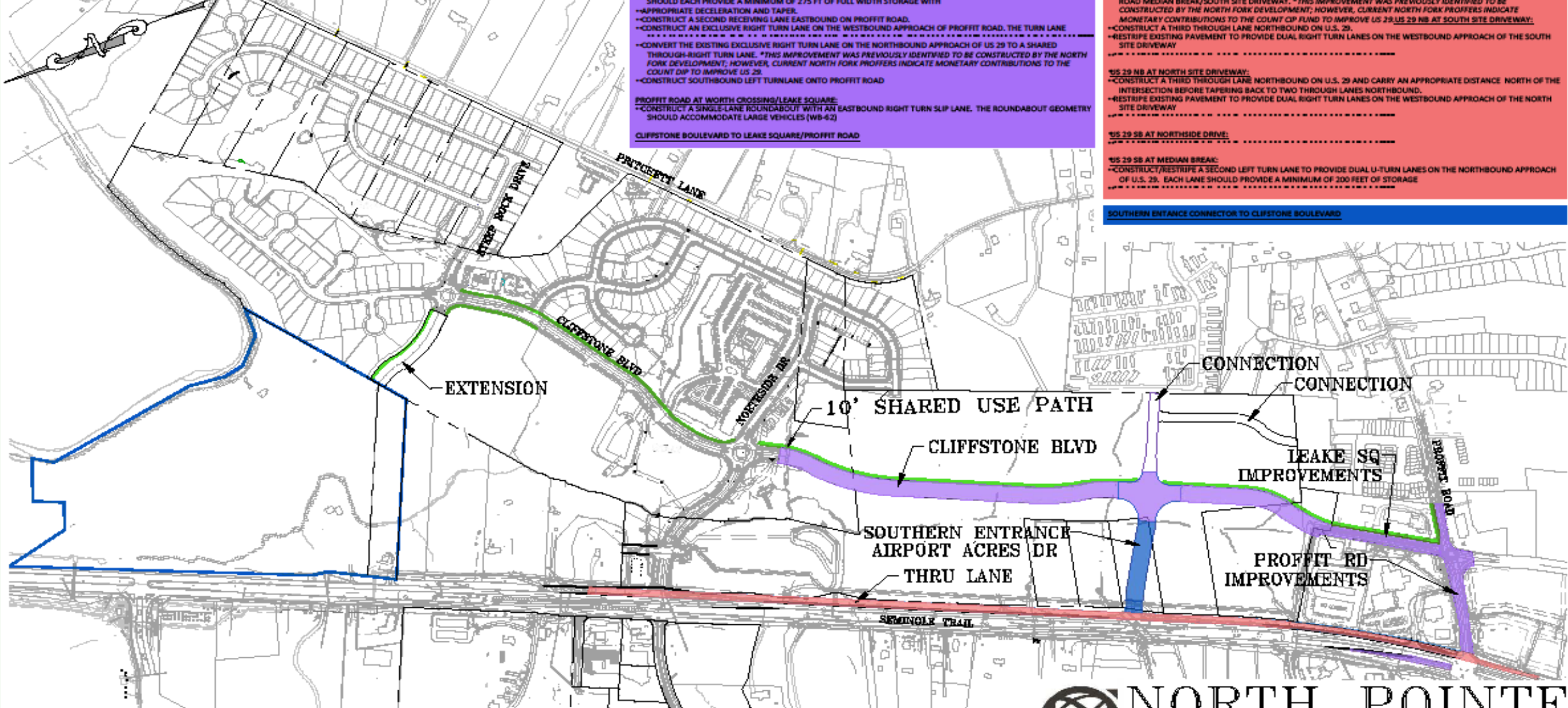
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 17000 NORTH BRIDGE BLVD, SUITE 100
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**GREAT EASTERN
MANAGEMENT COMPANY**

**Townes
SITE ENGINEERING**



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

- APPROPRIATE DECELERATION AND TAPER.
- CONSTRUCT A SECOND RECEIVING LANE EASTBOUND ON PROFIT ROAD.
- CONSTRUCT AN EXCLUSIVE RIGHT TURN LANE ON THE WESTBOUND APPROACH OF PROFIT ROAD. THE TURN LANE SHOULD BE 20 FEET WIDE.
- CONVERT THE EXISTING EXCLUSIVE RIGHT TURN LANE ON THE NORTHBOUND APPROACH OF US 29 TO A SHARED THROUGH-RIGHT TURN LANE. *THIS IMPROVEMENT WAS PREVIOUSLY IDENTIFIED TO BE CONSTRUCTED BY THE NORTH FORK DEVELOPMENT; HOWEVER, CURRENT NORTH FORK PROFFERS INDICATE MONETARY CONTRIBUTIONS TO THE COUNTY DIP TO IMPROVE US 29.
- CONSTRUCT SOUTHBOUND LEFT TURNLANE ONTO PROFIT ROAD

PROFIT ROAD AT WORTH CROSSING/LEAKE SQUARE:

- CONSTRUCT A SINGLE-LANE ROUNDABOUT WITH AN EASTBOUND RIGHT TURN SLIP LANE. THE ROUNDABOUT GEOMETRY SHOULD ACCOMMODATE LARGE VEHICLES (WB-42)

CLIFFSTONE BOULEVARD TO LEAKE SQUARE/PROFIT ROAD

ROAD MEDIAN AT NORTH SITE DRIVEWAY: *THIS IMPROVEMENT WAS PREVIOUSLY IDENTIFIED TO BE CONSTRUCTED BY THE NORTH FORK DEVELOPMENT; HOWEVER, CURRENT NORTH FORK PROFFERS INDICATE MONETARY CONTRIBUTIONS TO THE COUNTY DIP FUND TO IMPROVE US 29-US 29 NB AT SOUTH SITE DRIVEWAY:

- CONSTRUCT A THIRD THROUGH LANE NORTHBOUND ON U.S. 29.
- RESTRIPE EXISTING PAVEMENT TO PROVIDE DUAL RIGHT TURN LANES ON THE WESTBOUND APPROACH OF THE SOUTH SITE DRIVEWAY

US 29 NB AT NORTH SITE DRIVEWAY:

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

US 29 SB AT NORTHSIDE DRIVE:

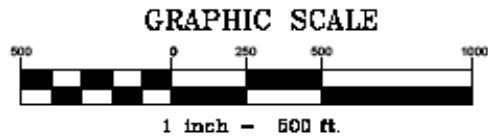
- CONSTRUCT/RESTRIPE A SECOND LEFT TURN LANE TO PROVIDE DUAL U-TURN LANES ON THE NORTHBOUND APPROACH OF U.S. 29. EACH LANE SHOULD PROVIDE A MINIMUM OF 200 FEET OF STORAGE

SOUTHERN ENTRANCE CONNECTOR TO CLIFFSTONE BOULEVARD

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ROAD IMPROVEMENTS REQUIRED WITH

- SOUTHEAST RESIDENTIAL IMPROVEMENTS - 15K VPD
- COMMERCIAL IMPROVEMENTS - 20K VPD
- COMMERCIAL IMPROVEMENTS - 25K VPD
- 10' SHARED USE PATH



GREAT EASTERN MANAGEMENT
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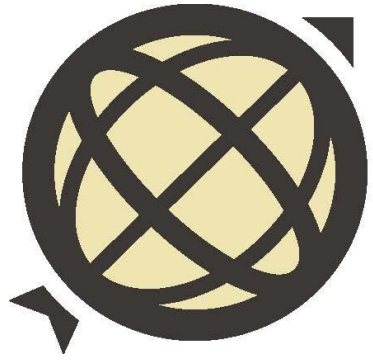
NORTH POINTE ROAD EXHIBIT
RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA





Summary of Changes

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



North
Pointe



GREAT EASTERN
MANAGEMENT COMPANY

Thank you for your time

END