FRIENDSHIP COURT

PRELIMINARY SITE PLAN

CITY OF CHARLOTTESVILLE, VA

JUNE 13, 2018

SITE SUMMARY DATA

PARCEL ID / AREA 280112000 / 11.7580 AC

ZONING: DE

SOURCE OF BOUNDARY AND TOPOGRAPHY:
THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF PAUL HUBER FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON THE FOLLOWING DATES: SEPTEMBER 14-16, 22, & 23, 2016, ADDITIONAL DATA WAS OBTAINED JUNE 7-9, 14, 20-22 & 28, 2017. THIS BASE- MAP AND DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

DATUM:
HORIZONTAL DATUM IS BASED ON NAD83 (NA2011). VIRGINIA STATE GRID, SOUTH ZONE. VERTICAL DATUM IS BASED ON NAVD 88. DATUM ESTABLISHED THROUGH LEICA SmartNet REFERENCING STATION LOYI, CHARLOTTESVILLE, VA.

UTILITIES: PUBLIC WATER/SEWER SERVICE

MAX ALLOWABLE DENSITY: MIXED USE: 43 DUA
RESIDENTIAL: 43 DUA

PARKING: PARKING FOR MARKET RATE UNITS SHALL BE PROVIDED PER CITY ORDINANCE. PARKING FOR AFFORDABLE HOUSING UNITS SHALL BE PROVIDED BASED ON THE PROVIDED PARKING STUDY

SETBACK: FRONT PRIMARY STREET (MONTICELLO AVENUE) : NO MIN. REQUIRED
FRONT LINKING STREET (2ND ST SE, GARRETT ST, 6TH ST SE): 10' MIN.

LIMITS OF DISTURBANCE: 11.758 AC

BUILDING SQUARE FOOTAGE AND PROPOSED USES:

PHASE 1
90-120 UNITS
12,000-24,000 SF OF COMMERCIAL / BUSINESS / ASSEMBLY

PHASE 2
90-125 UNITS
0-5,000 SF OF COMMERCIAL

PHASE 3
60-125 UNITS
0-7,000 SF OF COMMERCIAL

PHASE 4
75-150 UNITS
5,000-30,000 SF OF COMMERCIAL / BUSINESS / ASSEMBLY

SITE TOTAL
350-500 UNITS
17,000-60,000 SF OF COMMERCIAL / BUSINESS / ASSEMBLY

TRIP GENERATION (ITE TGM 10TH ADDITION):

221 - MULTI-FAMILY HOUSING (500 UNITS) = 2720 ADT
710 - GENERAL OFFICE BUILDING (60,000 SF) = 584 ADT

TOTAL = 3,304 ADT

CONCEPTUAL STORMWATER MANAGEMENT NARRATIVE

SEE ACCOMPANYING NARRATIVE FOR STORMWATER CONSIDERATIONS MOVING FORWARD.

THE SITE HAS ONE MAJOR OUTFALL LOCATION:
POLLOCKS BRANCH - THIS OUTFALL IS LOCATED AT THE SOUTHERN SIDE OF THE SITE. POLLOCKS BRANCH IS CONTAINED WITHIN A BOX CULVERT THROUGH THE SITE. WATER FROM THE EXISTING DEVELOPMENT IS CONVEYED VIA SHEET FLOW AND PIPE FLOW TO THE SYSTEM. IN THE POST-DEVELOPMENT CONDITION THE SITE STORMWATER WILL BE CONVEYED THROUGH A PIPE SYSTEM AND SHEET FLOW TO THE EXISTING CULVERT.

PRE-DEVELOPMENT LAND COVER
6.34 AC TURF
5.42 AC IMPERVIOUS

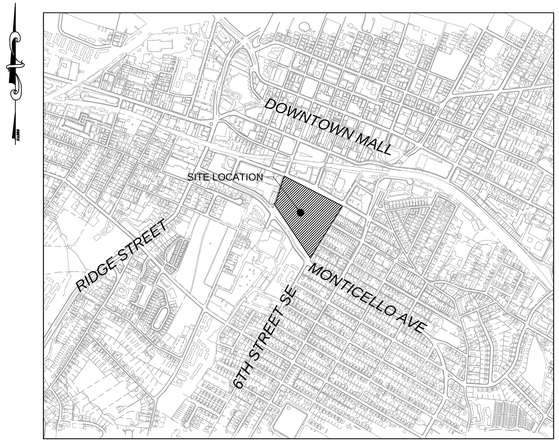
POST-DEVELOPMENT LAND COVER (CONCEPTUAL)
4.46 AC TURF
7.30 AC IMPERVIOUS

WATER QUALITY
BASED ON THE ABOVE LANDCOVER CONDITIONS THE REQUIRED PHOSPHORUS REMOVAL FOR THE ENTIRE PROJECT IS APPROXIMATELY 6.20 LBS. WATER QUALITY REQUIREMENT SHALL BE MET WITH THE FINAL SITE PLAN FOR EACH PHASE OF THE DEVELOPMENT THROUGH THE PURCHASE OF NUTRIENT CREDITS AND/OR A DEQ APPROVED BMP.

WATER QUANTITY
THE SITE IS CURRENTLY A RESIDENTIAL DEVELOPMENT, IN THE PROPOSED CONDITION IT WILL BE REDEVELOPED TO BE A MIX OF RESIDENTIAL/COMMERCIAL/BUSINESS

CHANNEL PROTECTION
THE SITE DEVELOPMENT DISCHARGES CONCENTRATED STORMWATER RUNOFF INTO A CONVEYANCE SYSTEM AND THEN DISCHARGES TO POLLOCKS BRANCH/MOORES CREEK. AN UNDERGROUND DETENTION SYSTEM SHALL BE INSTALLED TO MET ENERGY BALANCE REQUIREMENTS. THIS SHALL BE ANALYZED FOR EACH PHASE OF THE DEVELOPMENT TO SATISFY CHANNEL PROTECTION REQUIREMENTS.

FLOOD PROTECTION
FLOOD PROTECTION REQUIREMENTS SHALL BE MET THROUGH THE INSTALLATION OF AN UNDERGROUND DETENTION SYSTEM. THESE REQUIREMENTS SHALL BE ANALYZED WITH THE FINAL SITE PLAN OF EACH PHASE OF THE DEVELOPMENT.



VICINITY MAP
SCALE: 1" = 1000'

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C1.0	ABBREVIATIONS, NOTES, & LEGEND
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C3.0	CONCEPT PLAN
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C3.2	UTILITY CONCEPT PLAN
C3.3	GRADING CONCEPT PLAN
C3.4	ROAD SECTIONS
C4.0	EMERGENCY ACCESS PLAN
C4.1	TRANSPORTATION MAP
C5.0	PHASING PLAN
L1.0	SCHEMATIC LANDSCAPE PLAN

12 SHEETS

DEVELOPER:
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COMMONWEALTH OF VIRGINIA
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REVISION DESCRIPTION

DATE

DATE 06/13/18
DRAWN BY J. WILSON
DESIGNED BY J WILSON
CHECKED BY C KOTARSKI
SCALE

TIMMONS GROUP

FRIENDSHIP COURT
CITY OF CHARLOTTESVILLE
COVER

JOB NO. 38791
SHEET NO. C0.0

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ABBREVIATIONS

A

A	AREA / ARC
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AC	ACRE
ACI	AMERICAN CONCRETE INSTITUTE
ADA ASSOCIATION	AMERICANS WITH DISABILITIES
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ARCH	ARCHITECT / ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS

B

BOT	BOTTOM
BC	BACK OF CURB
BLDG	BUILDING
BM	BENCH MARK
BOV	BLOW OFF VALVE
BRL	BUILDING RESTRICTION LINE
BSMT	BASEMENT
BW	BOTTOM OF WALL

C

C	HYDROLOGIC COEFFICIENT
CATV	CABLE TELEVISION
CB	CATCH BASIN
CC	CENTER TO CENTER
CF	CUBIC FEET
CFS (Q)	CUBIC FEET PER SECOND
CG-#	CURB AND GUTTER - VDOT STD. DETAIL NUMBER
CIP	CAST IRON PIPE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CN	HYDROLOGIC CURVE NUMBER
CONC	CONCRETE
CO	CLEAN OUT
CONT.	CONTINUATION
CT	COURT
CY	CUBIC YARDS

D

DA	DRAINAGE AREA
DB	DEED BOOK
DEQ	DEPARTMENT OF ENVIRONMENTAL QUALITY
DI	DROP INLET
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DN	DOWN
DR	DRIVE
DWG	DRAWING
Δ	DELTA

E

e	RATE OF SUPERELEVATION FT/FT
EA	EACH
EBL	EAST BOUND LANE
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
ESC	EROSION AND SEDIMENT CONTROL
ES	END SECTION
ESMT	EASEMENT
EW	END WALL
EX	EXISTING

F

FAR	FLOOR AREA RATIO
FC, FOC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION (SIAMESE)
FF	FIRST FLOOR / FINISHED FLOOR
FFE	FINISHED FLOOR ELEVATION
FG	FINAL GRADE
FH, FHA	FIRE HYDRANT, APPARATUS
FOC	FACE OF CURB
FOY	FOYER
FP	FLOODPLAIN
FPS	FEET PER SECOND
FT	FEET

G

G	GAS
GFA	GROSS FLOOR AREA
GR	GUARD RAIL

H

HC	HANDICAPPED (ADA)
HGL	HYDRAULIC GRADE LINE
HP	HIGH POINT
HR	HANDRAIL
HT	HEIGHT
HVAC	HEATING VENTILATION AND AIR CONDITIONING

I

I	INTENSITY (IN/HR)
ID	INSIDE DIAMTER
IN	INCH
INV	INVERT
IP, F, S	IRON PIPE, FOUND, SET

J

JB	JUNCTION BOX

K

K	SIGHT DISTANCE COEFFICIENT

L

LAT	LATERAL
LL	LOWER LEVEL
LCG	LIMITS OF CLEARING AND GRADING

M

MECH	MECHANICAL
MED	MECHANICAL/ELEC/PLUMBING
MH	MANHOLE
MI	MILE
MIN	MINIMUM
MAX	MAXIMUM

N

NBL	NORTHBOUND LANE
NFA	NET FLOOR AREA
NO, #	NUMBER
NTS	NOT TO SCALE

O

OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD

P

P	PERIMETER
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PG	PAGE
PGL	PROPOSED GRADE LINE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PMF	PROBABLE MAXIMUM FLOOD
PRC	POINT OF REVERSE CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
P&P	PLAN AND PROFILE
PSI	POUNDS PER SQUARE INCH

Q

Q	AMOUNT OF RUNOFF (CFS)

R

R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
RESTR.	RESTRAINED (VALVE)
REV	REVISION
RR	RAILRAOD
RTE, RT	ROUTE
R/W	RIGHT OF WAY

S

SAN	SANITARY
SBL	SOUTHBOUND LANE
SD	SIGHT DISTANCE
SEW	SEWER
SF	SQUARE FEET
SHT	SHEET
SP	SITE PLAN
SPEC	SPECIFICAIOTN
STA	STATION
STD	STANDARD
STRM	STORM
S/W	SIDEWALK
Sx	CROSS SLOPE

T

T	TANGENT
TB	TEST BORE
TBR	TO BE REMOVED
TC	TOP OF CURB
TEL	TELEPHONE
TP	TEST PIT
TW	TOP OF WALL
TYP.	TYPICAL

U

UD	UNDER DRAIN
UG	UNDERGROUND

V

V	VELOCITY (FPS)
VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
VF	VERTICAL FOOT
VRRM	VIRGINIA RUNOFF REDUCTION METHOD

W

W/M	WATER MAIN
W/L	WATER LINE
WBL	WESTBOUND LANE
WSEL	WATER SURFACE ELEVATION

X

X-ING	CROSSING (UTILITY)

Y

YR	YEAR

Z

Z	SIDE SLOPE

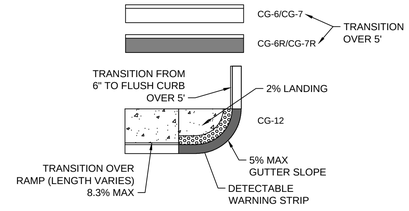
LEGEND

EXISTING

- POST/BOLLARD
- SIGN
- BUMPER BLOCK
- SATELLITE DISH
- TRAFFIC CONTROL BOX
- UNKNOWN MANHOLE
- STORM SEWER
- STORM DRAIN MANHOLE
- CATCH BASIN
- CATCH BASIN WITH DOME GRATE
- TRENCH DRAIN
- SAN — SANITARY SEWER
- SANITARY SEWER MANHOLE
- W — WATER LINE
- WATER MANHOLE
- WATER VALVE
- WATER LINE MARKER
- FIRE HYDRANT
- MONITORING WELL
- G — GAS LINE
- GAS METER
- GAS VENT
- GAS MARKER
- UGT — UNDERGROUND TELECOM
- TELEPHONE/COMMUNICATIONS MANHOLE
- TELEPHONE PEDESTAL
- COMMUNICATIONS VAULT
- UGP — UNDERGROUND POWER
- ELECTRIC MANHOLE
- ELECTRIC PULLBOX
- ELECTRIC METER
- UTILITY POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- GUARDRAIL
- X — FENCE
- XXX — MAJOR CONTOUR
- XXX — MINOR CONTOUR
- SOIL BORING
- SURVEY CONTROL MONUMENT
- SURVEY CONTROL POINT

PROPOSED

- W — WATER
- G — GAS
- UGT — UNDERGROUND TELECOM
- UGP — UNDERGROUND POWER
- CATCH BASIN
- 1A, 15" RCP, 1B — STORM DRAIN
- DRAINAGE FLOW PATH
- E, SS, S, SS — SANITARY SEWER
- W — WATER WELL
- SANITARY CLEAN OUT
- FDC
- WATER METER
- WATER VALVE
- GAS VALVE
- BOLLARD
- TEST PIT
- STREET SIGN
- 10+00, 11+00 — STATIONED ALIGNMENT
- LIMITS OF DISTURBANCE
- GUARDRAIL
- FENCE
- XXX — MAJOR CONTOUR
- XXX — MINOR CONTOUR
- +12 00 — SPOT ELEVATION
- SITE LIGHT



SITE INFORMATION

THIS SITE PLAN PROPOSES THE REDEVELOPMENT OF AN EXISTING RESIDENTIAL SITE TO A NEW MIXED-USE COMMUNITY.

SITE SURVEY INFORMATION

SOURCE OF BOUNDARY AND TOPOGRAPHY:

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DATUM:

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DEVELOPMENT NOTES

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) FOR THE PROPOSED DEVELOPMENT PROGRAM WILL BE PROVIDED WITH THE FINAL SITE PLAN FOR EACH PHASE. THIS SWM STRATEGY IS SUBJECT TO CHANGE WITH FINAL DESIGN - ALL APPLICABLE STATE AND LOCAL REQUIREMENTS WILL BE SATISFIED. PRELIMINARY SWM STRATEGY IS PROVIDED WITH:
   - 1.1. A POSSIBLE SWM/BMP IS PROPOSED ONSITE, IN THE SOUTHEAST PART OF THE PROPERTY.
   - 1.2. IT IS ANTICIPATED THAT DETENTION WILL BE REQUIRED TO MEET CHANNEL AND FLOOD PROTECTION REQUIREMENTS.
   - 1.3. THE PURCHASE OF STORMWATER QUALITY CREDITS IS ANTICIPATED TO COVER ANY QUALITY REQUIREMENTS NOT ACHIEVED ONSITE.
2. AT THIS TIME, IT IS ANTICIPATED THAT DEVELOPMENT OF PHASE 1 WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS ARE ISSUED. THERE ARE FOUR PHASES FOR THE PROJECT. THIS APPLICATION IS PROVIDED FOR ALL PHASES. THERE WILL BE ZERO DISPLACEMENT DURING CONSTRUCTION. REFER TO SHEET C5.0 FOR THE PROPOSED PHASING PLAN
3. PARKING SPACES FOR THE PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE ZONING ORDINANCE. IN ADDITION, THE APPLICANT RESERVES THE RIGHT TO INCREASE OR DECREASE THE NUMBER OF PARKING SPACES SO LONG AS THE RESULTING NUMBER OF SPACES SATISFIES THE MINIMUM NUMBER PRESCRIBED BY THE ZONING ORDINANCE AND/OR THE AMOUNT OF OPEN SPACE AND THE MINIMUM DISTANCES TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE PROJECT WILL USE SHARED PARKING FOR THE REQUIREMENTS OF RESIDENTIAL USES AND ACCESSORY USES WITHIN THE SITE. SURFACE SPACES AND FREE STANDING GARAGE STRUCTURES ARE PROPOSED TO SATISFY THE PARKING REQUIREMENTS OF THE ZONING ORDINANCE. THE FINAL NUMBER OF FREE STANDING GARAGE STRUCTURES WILL BE DETERMINED AS PART OF THE FINAL SITE DESIGN AND AT THE DISCRETION OF THE CO-APPLICANT/DEVELOPER.
4. THE LIMITS OF CLEARING AND GRADING SHOWN HEREON ARE SUBJECT TO MODIFICATIONS WITH FINAL ENGINEERING AND DESIGN.
5. SITE LIGHTING WILL BE IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE CITY OF CHARLOTTESVILLE CITY STANDARDS DESIGN MANUAL.
6. SITE LANDSCAPING WILL BE IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE CITY OF CHARLOTTESVILLE CITY STANDARDS DESIGN MANUAL.
7. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

*NOTE: THIS INFORMATION IS PROVIDED TO DEMONSTRATE PROPOSED USES. THE SITE LAYOUTS ARE PROVIDED FOR CONTEXT AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

COMMONWEALTH OF VIRGINIA
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REVISION DESCRIPTION	DATE

DATE	06/13/18
DRAWN BY	J. WILSON
DESIGNED BY	J WILSON
CHECKED BY	C KOTARSKI
SCALE	

TIMMONS GROUP

FRIENDSHIP COURT
CITY OF CHARLOTTESVILLE

ABBREVIATIONS, NOTES, & LEGEND

JOB NO.	SHEET NO.
38791	C1.0

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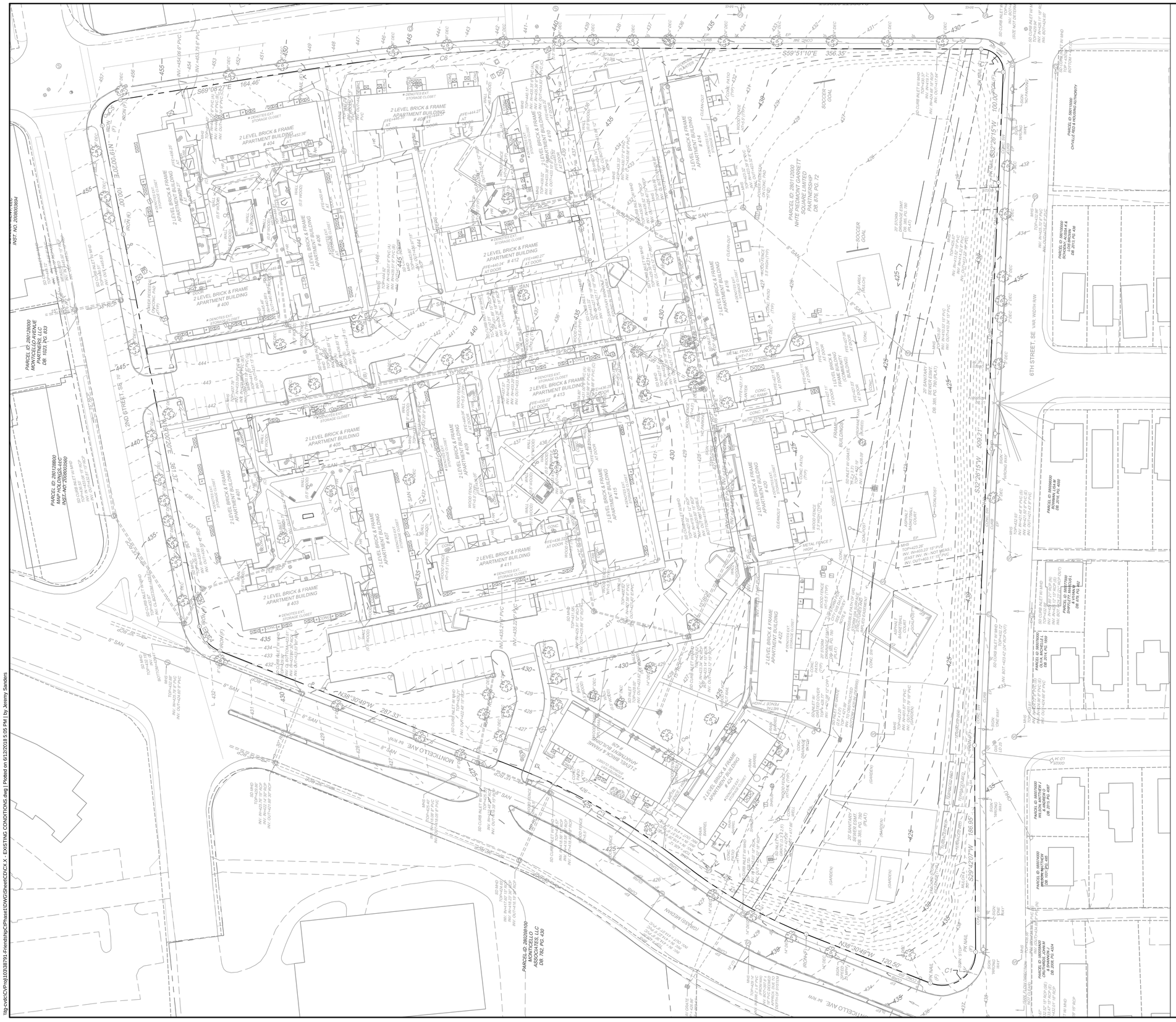
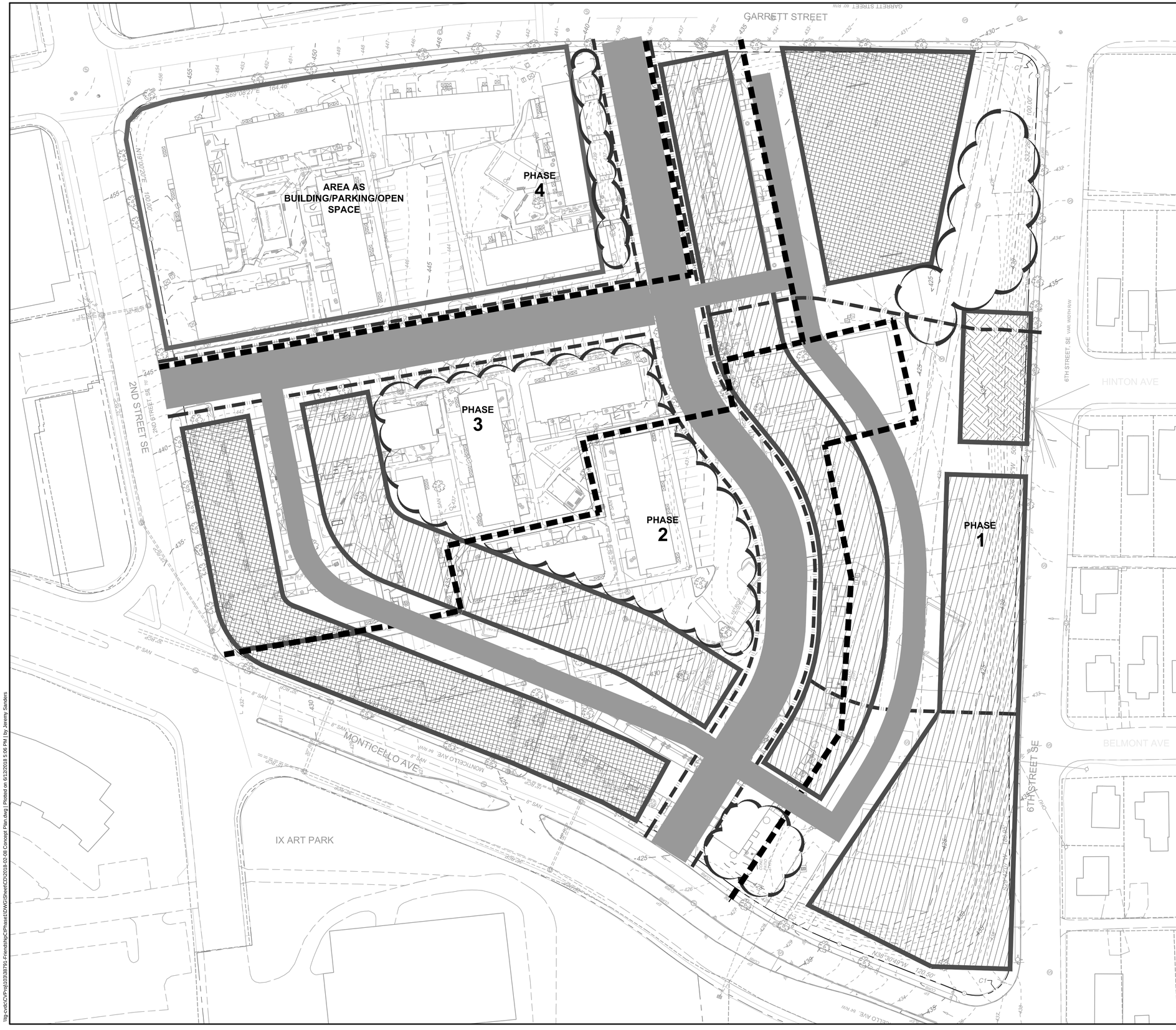

2 LEVEL BRICK & FRAME APARTMENT BUILDING # 400
2 LEVEL BRICK & FRAME APARTMENT BUILDING # 401
2 LEVEL BRICK & FRAME APARTMENT BUILDING # 402
2 LEVEL BRICK & FRAME APARTMENT BUILDING # 403
2 LEVEL BRICK & FRAME APARTMENT BUILDING #



CONCEPT PLAN SHEET NOTES

THIS SHEET IS PROVIDED TO DEPICT CONCEPTUAL LAND USE AND PHASING INFORMATION ONLY.

PHASING

PHASE 1
90 - 120 UNITS
12,000 - 24,000 SF OF COMMERCIAL / BUSINESS / ASSEMBLY

PHASE 2
90 - 125 UNITS
0 - 5,000 SF OF COMMERCIAL

PHASE 3
60 - 125 UNITS
0 - 7,000 SF OF COMMERCIAL

PHASE 4
75 - 150 UNITS
5,000 - 30,000 SF OF COMMERCIAL

SITE TOTAL
350 - 500 UNITS
17,000 - 60,000 SF OF COMMERCIAL / BUSINESS / ASSEMBLY

LAND AREA LEGEND

COMMERCIAL (EARLY CHILD CARE, PHASE OFFICE, COMMUNITY CENTER, ETC.)

APARTMENTS (4-5 STORIES, POSSIBLE GROUND FLOOR SHOPS)

MULTIFAMILY (INDIVIDUAL DOORS, STOOPS, REAR PARKING, ETC.)

OPEN SPACE (PLAYGROUND, BASKETBALL, FARMER TODD, SITTING AREAS, ETC.)

STREET LEGEND

STREET WITH PARKING (REFER TO SHEET C3.4 FOR TYPICAL SECTIONS AND C3.1 FOR GEOMETRIC CONCEPT PLAN)

PEDESTRIAN TRAIL

PHASING LINE

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SCALE	1" = 40'

TIMMONS GROUP

FRIENDSHIP COURT

CITY OF CHARLOTTESVILLE

CONCEPT PLAN

JOB NO.	SHEET NO.
38791	C3.0

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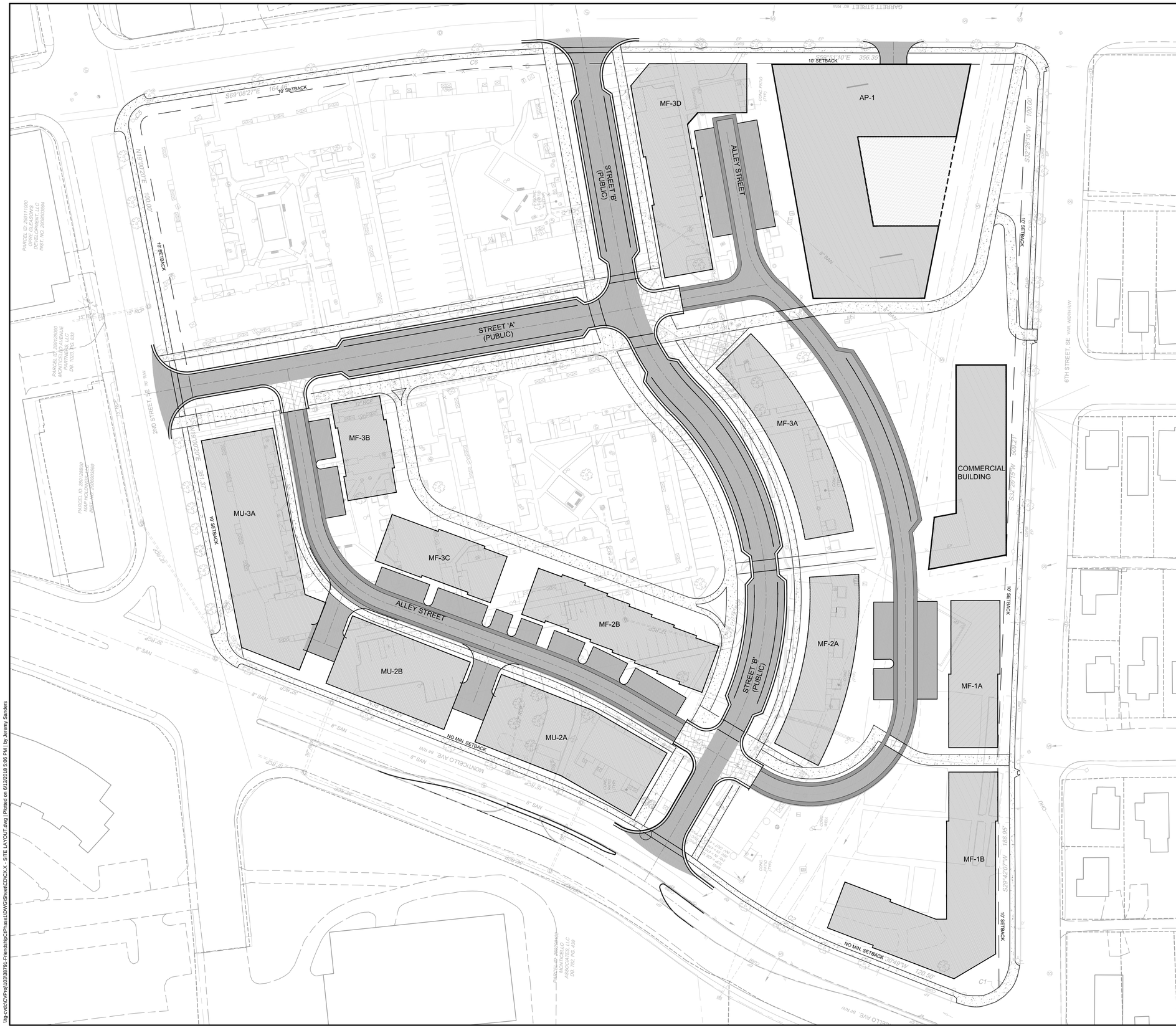

GEOMETRIC CONCEPT PLAN SHEET NOTES

THIS SHEET IS PROVIDED TO DEPICT CONCEPTUAL SITE GEOMETRIC INFORMATION ONLY.

1. THE LAYOUT SHOWN ON THIS SHEET IS SUBJECT TO CHANGE PENDING FINAL ENGINEERING FOR EACH PHASE.
2. REFER TO SHEET L1.0 FOR CONCEPTUAL LANDSCAPE PLAN.
3. REFER TO SHEET C0.0 FOR CONCEPTUAL STORMWATER MANAGEMENT NARRATIVE.

ABBREVIATIONS

AP: APARTMENTS

MF: MULTI-FAMILY

MU: MIXED USE

SETBACKS

FRONT PRIMARY STREET (MONTICELLO AVE): NO MIN. REQUIRED

FRONT LINKING STREET (2ND ST SE, GARRETT ST, 6TH ST SE): 10' MIN

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SCALE	1" = 40'

TIMMONS GROUP

FRIENDSHIP COURT

CITY OF CHARLOTTESVILLE

GEOMETRIC CONCEPT PLAN

JOB NO.	38791
SHEET NO.	C3.1

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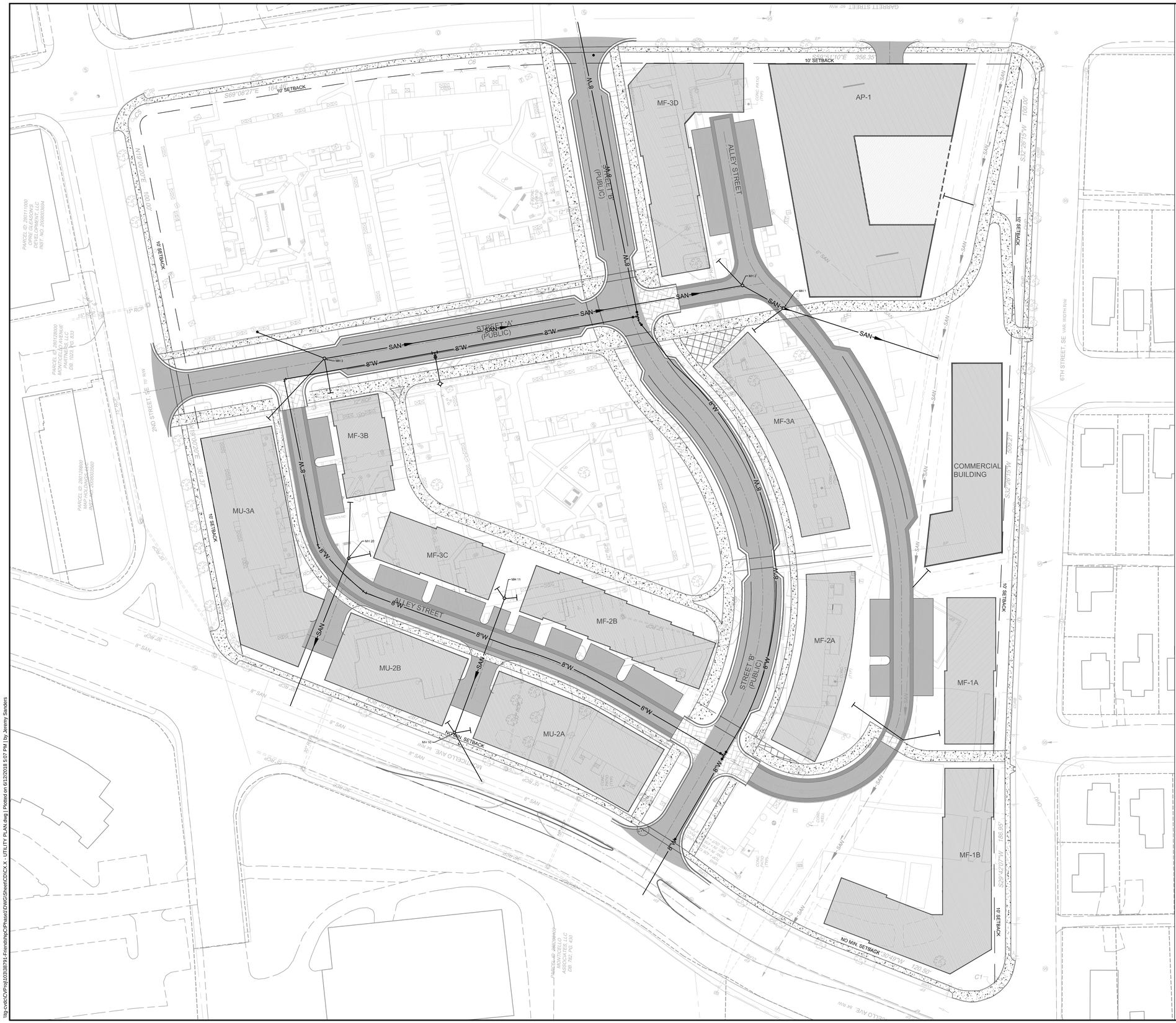

UTILITY CONCEPT PLAN SHEET NOTES

THIS SHEET IS PROVIDED TO DEPICT CONCEPTUAL UTILITY INFORMATION ONLY.

1. THE UTILITY LAYOUT SHOWN ON THIS SHEET IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE PENDING FINAL ENGINEERING ON EACH PHASE.
2. EXISTING UTILITY DEMOLITION INFORMATION SHALL BE PROVIDED WITH THE FINAL SITE PLAN FOR EACH PHASE OF THE PROJECT.

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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE

DATE	06/13/18
DRAWN BY	J. WILSON
DESIGNED BY	J WILSON
CHECKED BY	C KOTARSKI
SCALE	1" = 40'

TIMMONS GROUP

FRIENDSHIP COURT

CITY OF CHARLOTTESVILLE

UTILITY CONCEPT PLAN

JOB NO.	SHEET NO.
38791	C3.2

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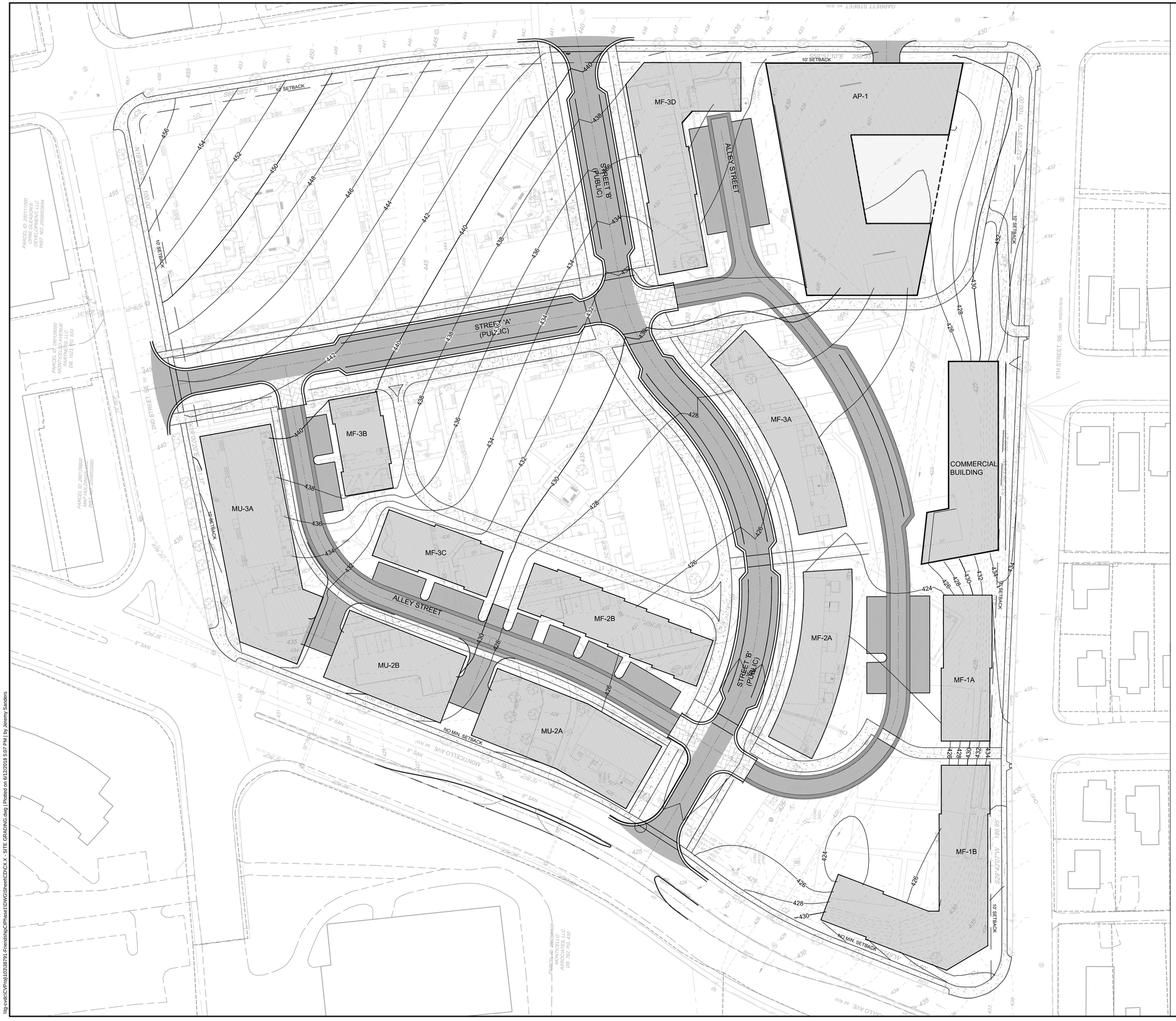
\\tg-cvlds\CVProj\103\38791-Friendship\Phase1\DWG\Sheet\CD\CX-X - UTILITY PLAN.dwg | Plotted on 6/12/2018 5:07 PM | by Jeremy Sanders



GRADING CONCEPT PLAN SHEET NOTES

THIS SHEET IS PROVIDED TO DEPICT CONCEPTUAL GRADING INFORMATION ONLY.

1. THE INFORMATION SHOWN ON THIS SHEET IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE PENDING FINAL ENGINEERING.

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048507
PROFESSIONAL ENGINEER

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TIMMONS GROUP

FRIENDSHIP COURT

CITY OF CHARLOTTESVILLE

GRADING CONCEPT PLAN

JOB NO.	38791
SHEET NO.	C3.3

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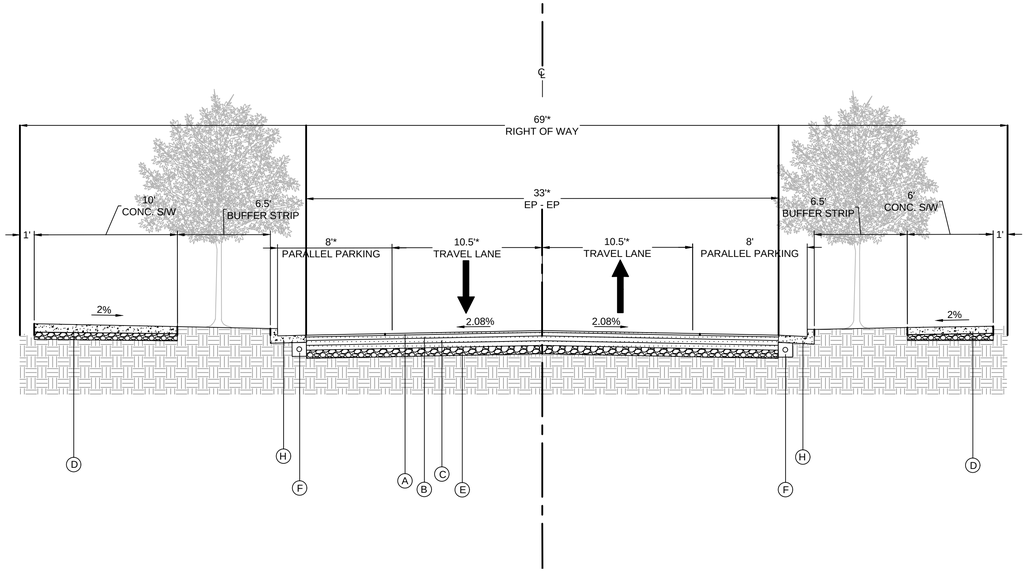
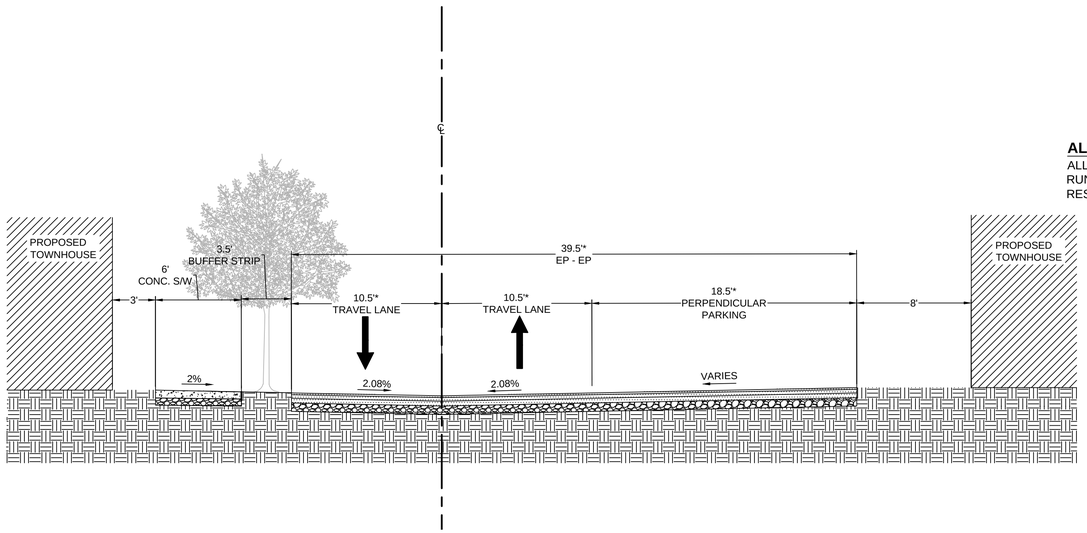


MAIN STREET (TYP.)

PUBLIC STREET
MAIN CONNECTOR ROADS THROUGHOUT
RESIDENTIAL DEVELOPMENT

LEGEND

- (A) TYPE SM9.5-A SURFACE COURSE
- (B) TYPE IM-19.0A INTERMEDIATE COURSE
- (C) TYPE I, BM-25.0 BASE COURSE
- (D) 3000 PSI CONCRETE WITH 4" 21A STONE
- (E) TYPE I, No. 21B AGGREGATE MATERIAL
- (F) UNDERDRAIN, VDOT STD. UD-4
- (H) CURB AND GUTTER, STD. CG-6



ALLEY STREET (TYP.)

ALLEY STREET
RUNS THROUGHOUT DEVELOPMENT BEHIND
RESIDENTIAL BUILDINGS

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SCALE	

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CITY OF CHARLOTTESVILLE

ROAD SECTIONS

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SHEET NO.	C3.4

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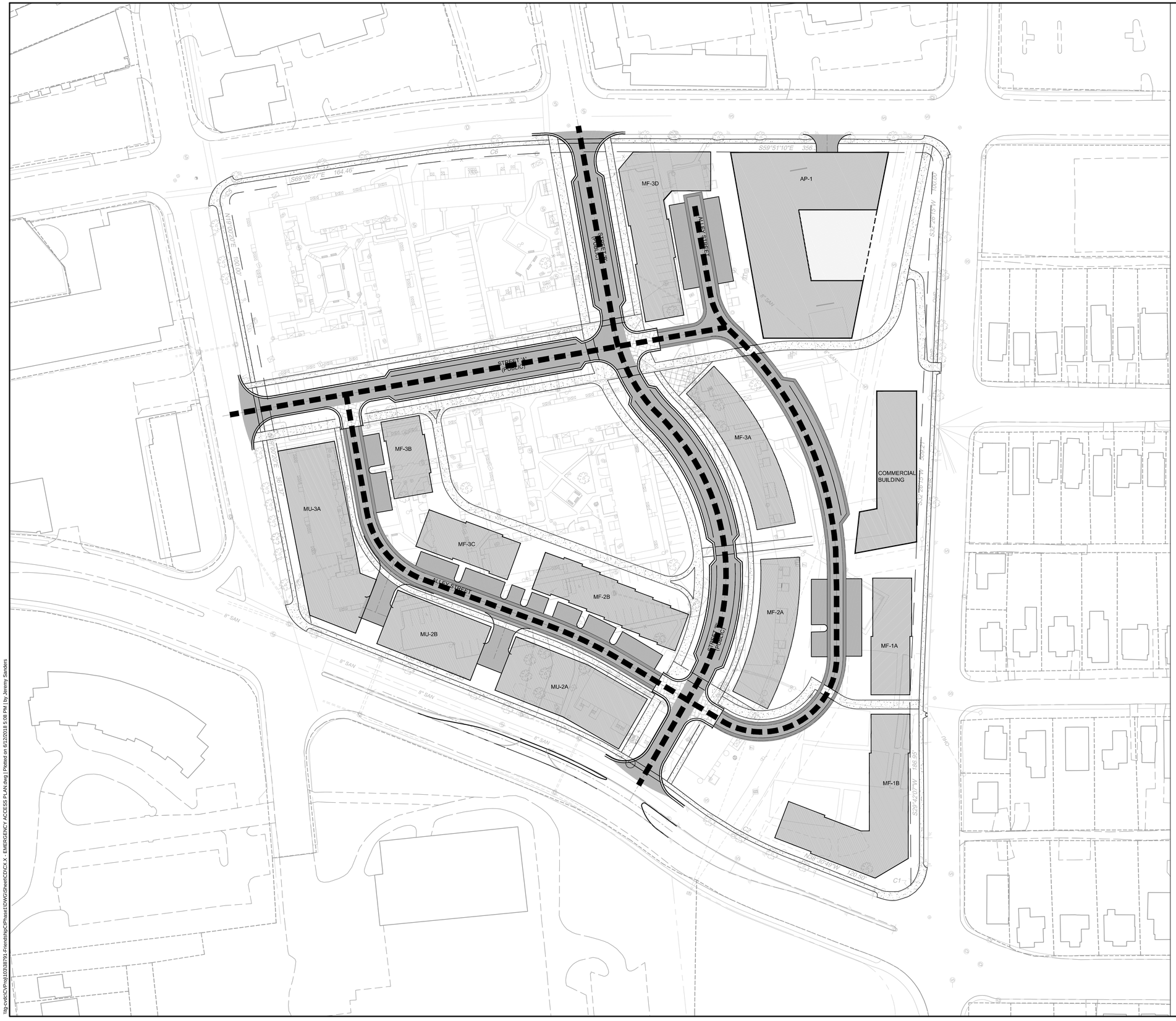

EMERGENCY ACCESS ROUTE SHEET NOTES

THIS SHEET IS PROVIDED TO DEPICT EMERGENCY ACCESS ROUTE INFORMATION ONLY.

1. FDC AND FIRE HYDRANT LOCATIONS SHALL BE PROVIDED WITH THE FINAL SITE PLAN FOR EACH PHASE.

LEGEND

EMERGENCY VEHICLE PATH

ABBREVIATIONS

AP: APARTMENTS

MF: MULTI-FAMILY

MU: MIXED USE

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SCALE	1" = 50'

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FRIENDSHIP COURT

CITY OF CHARLOTTESVILLE

EMERGENCY ACCESS PLAN

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TRANSPORTATION SHEET NOTES

THIS SHEET IS PROVIDED TO DEPICT THE AREA SURROUNDING THE SITE ONLY.

LEGEND

PATH FROM FRIENDSHIP COURT TO SURROUNDING AREAS

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DATE	06/13/18
DRAWN BY	J. WILSON
DESIGNED BY	J WILSON
CHECKED BY	C KOTARSKI
SCALE	1" = 100'

TIMMONS GROUP

FRIENDSHIP COURT

CITY OF CHARLOTTESVILLE

TRANSPORTATION MAP

JOB NO.	38791
SHEET NO.	C4.1

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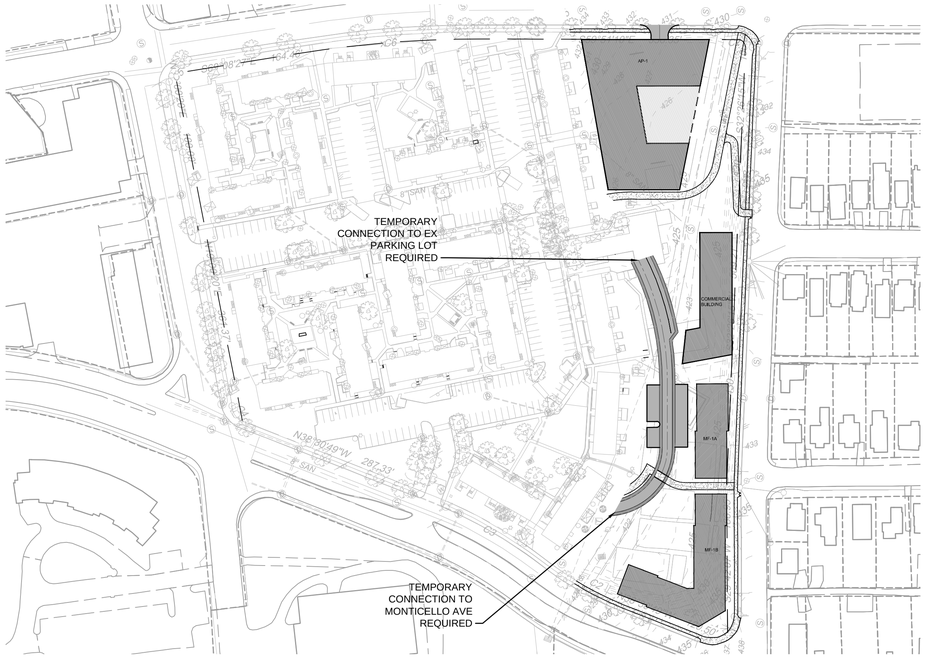
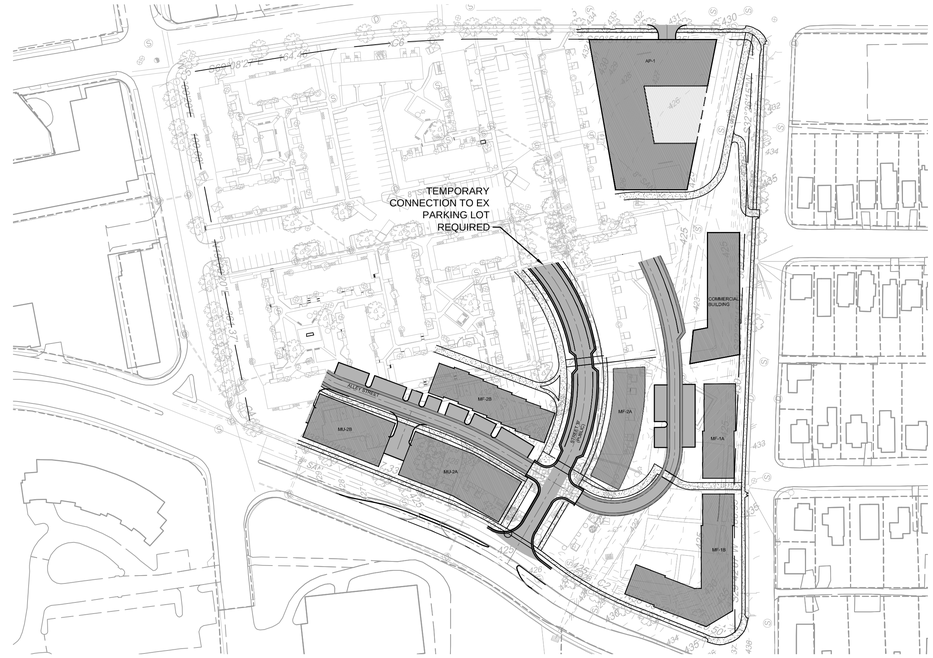
PHASE 1



PHASE 2



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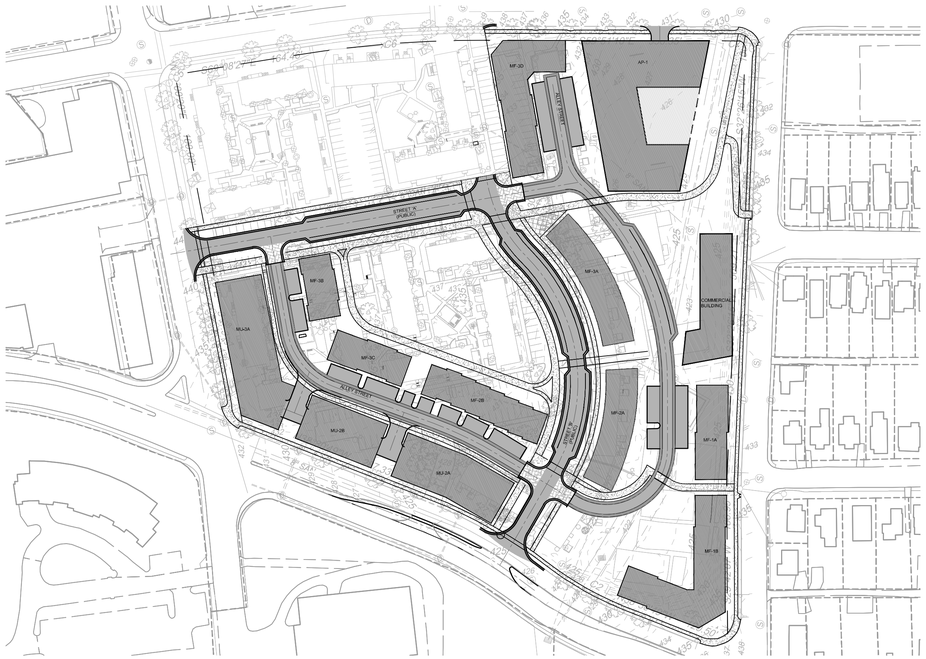

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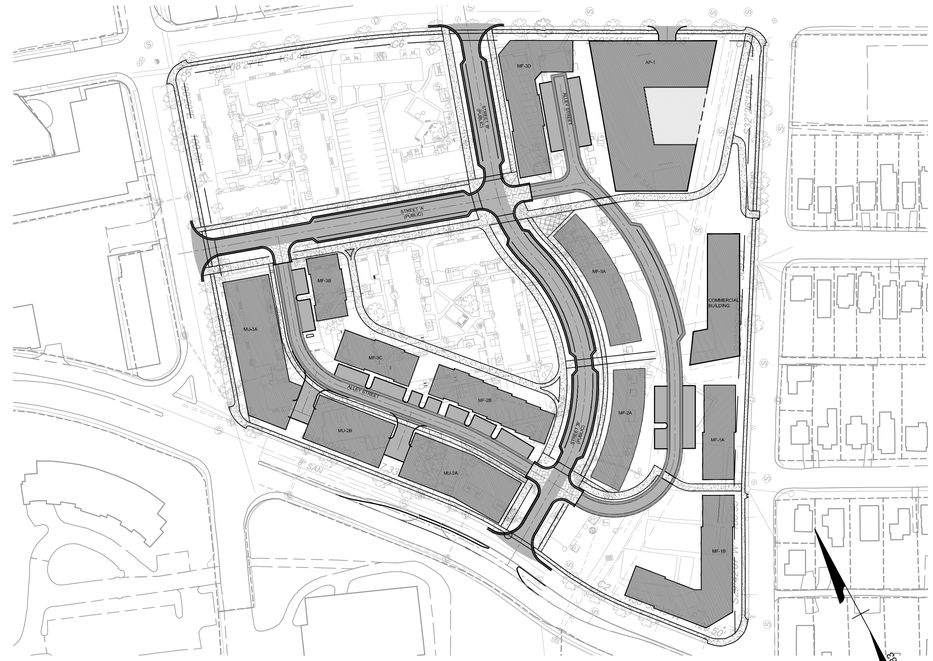

SCALE 1"=100'

0 100' 200'

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
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FRIENDSHIP COURT

CITY OF CHARLOTTESVILLE

PHASING PLAN

JOB NO.	38791
SHEET NO.	C5.0

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COMMONWEALTH OF VIRGINIA
FRANK W. HANCOCK III
No. 1491
LANDSCAPE ARCHITECT

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DATE	06/13/18
DRAWN BY	E. JAVAHERI
DESIGNED BY	F. HANCOCK
CHECKED BY	F. HANCOCK
SCALE	1" = 40'

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FRIENDSHIP COURT

CITY OF CHARLOTTESVILLE

SCHEMATIC LANDSCAPE PLAN

JOB NO.	38791
SHEET NO.	L1.0

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