



April 2019

UDA

**HIGHLAND GROVE REDEVELOPMENT  
COMMUNITY UNIT PLAN - PRELIMINARY PLAN**

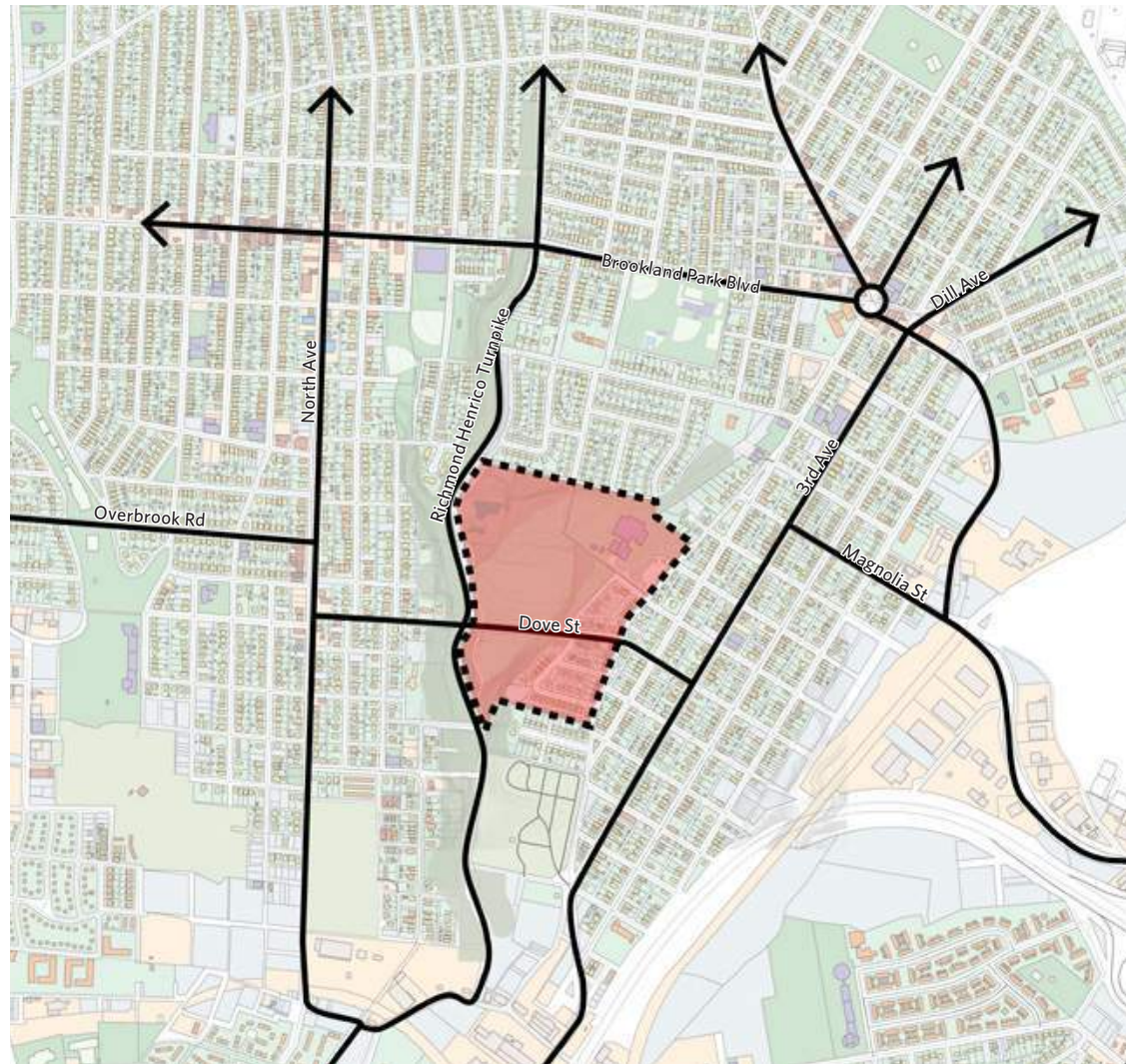
*Richmond, Virginia*

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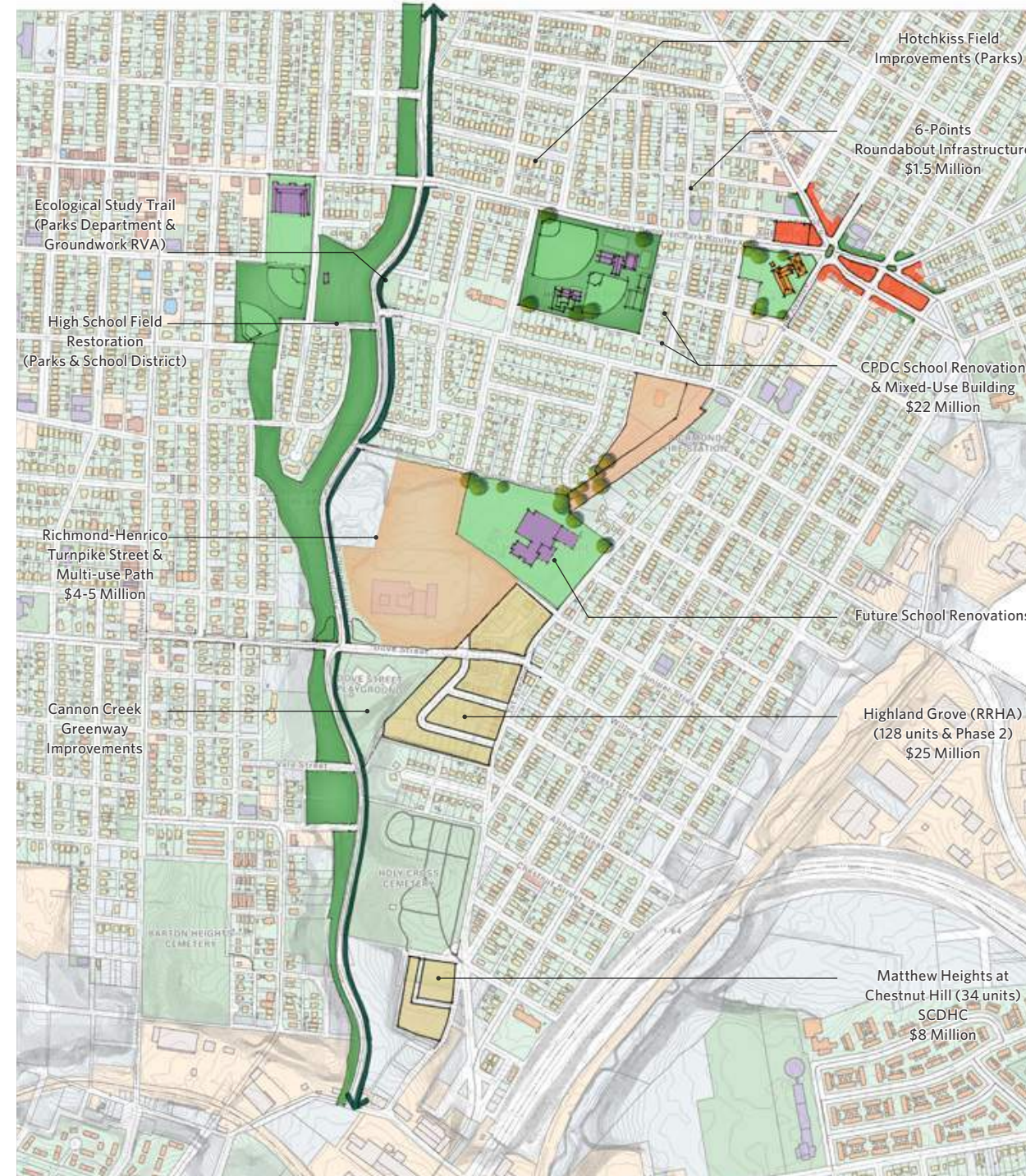
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# OVERVIEW



MAJOR STREET CONNECTIONS



MAJOR INVESTMENTS IN SURROUNDING NEIGHBORHOOD



RESIDENTIAL PROGRAM	
TYPE	UNITS
Single-Family Detached	98
Single-Family Attached	41
<b>TOTAL</b>	<b>139</b>

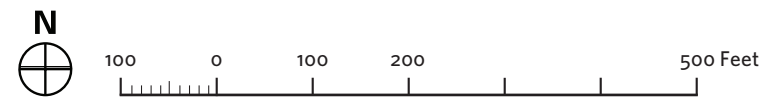
\* Building Height limit: 3-story  
 \* The unit mix of Single-Family Detached and Single-Family Attached units may be subject to change.

PARKING PROGRAM	
TYPE	OFF-STREET PARKING
Single-Family Detached	1 spaces/unit
Single-Family Attached	1 spaces/unit
School (69 existing parking spaces)	78 parking spaces

- EXISTING SCHOOL BOUNDARY
- SINGLE-FAMILY DETACHED UNIT
- SINGLE-FAMILY ATTACHED UNIT
- INSTITUTIONAL BUILDING
- OPEN SPACE
- HAROLD AVE PENDING ROW ACQUISITION




# SITE PLAN

\*APPROVED TENTATIVE SUBDIVISION PLAN/PRELIMINARY PLAT WILL SERVE AS CUP FINAL PLAN

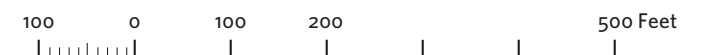




RESIDENTIAL PROGRAM	
TYPE	UNITS
Single-Family Detached	98
Single-Family Attached	41
<b>TOTAL</b>	<b>139</b>

-  EXISTING SCHOOL BOUNDARY
-  SINGLE-FAMILY DETACHED LOTS
-  SINGLE-FAMILY ATTACHED LOTS

# LOT TYPE PLAN DIAGRAM



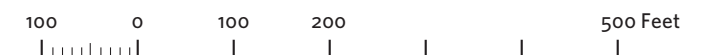


RESIDENTIAL PROGRAM BY PHASES				
PHASING	BLOCK	SINGLE-FAMILY DETACHED UNITS	SINGLE-FAMILY ATTACHED UNITS	TOTAL UNITS BY BLOCK
Phase 1	A	7	7	33
	B	12	7	
Phase 2	C	15	—	15
Phase 3	D	11	5	45
	E	21	8	
Phase 4	F	22	5	27
	G	7	5	
Phase 5	H	3	4	19
<b>TOTAL</b>		<b>98</b>	<b>41</b>	<b>139</b>

URBAN DESIGN ASSOCIATES

# PHASING DIAGRAM

EXISTING SCHOOL BOUNDARY



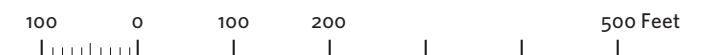


OPEN SPACE CALCULATION		
SPACE TYPE	ACRES	PERCENTAGE
Total Site Area	41.57	100%
Public Open Space	11.41	27.4%
Proposed School Property	8.00	19.2%

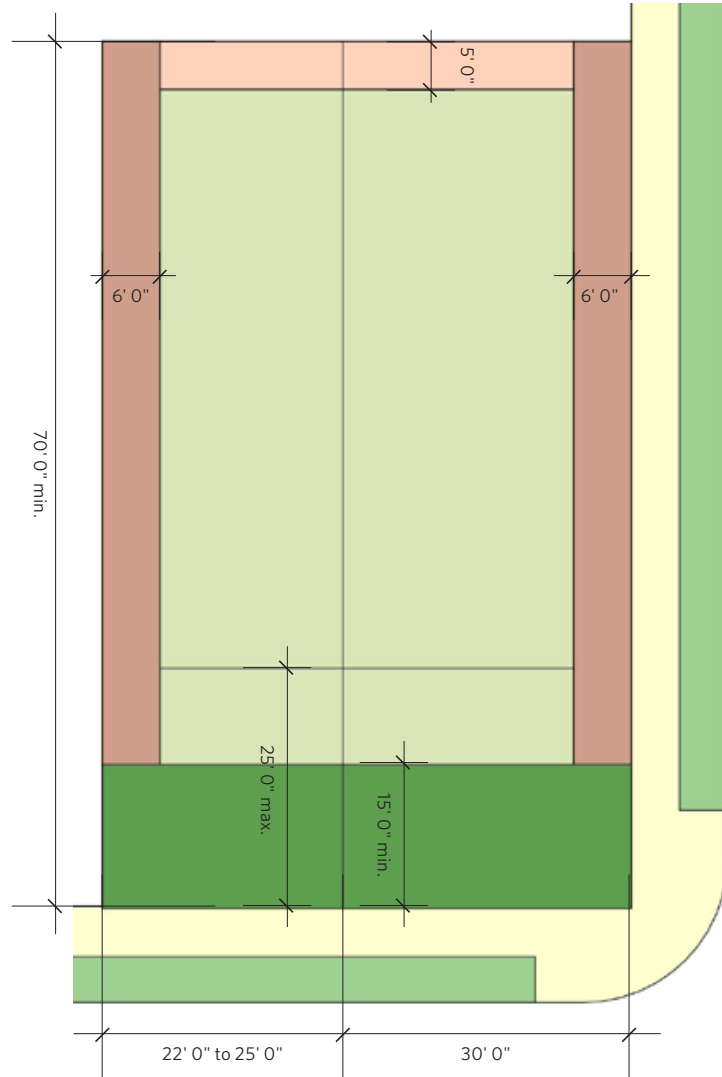
- ① Possible Public Art Space
- ② Possible Playground
- ③ Possible Stormwater Learning Lab
- ④ Possible Community Garden

- EXISTING SCHOOL BOUNDARY
- INSTITUTIONAL BUILDING
- PUBLIC OPEN SPACE
- PROPOSED SCHOOL PROPERTY
- PROPOSED TRAILS

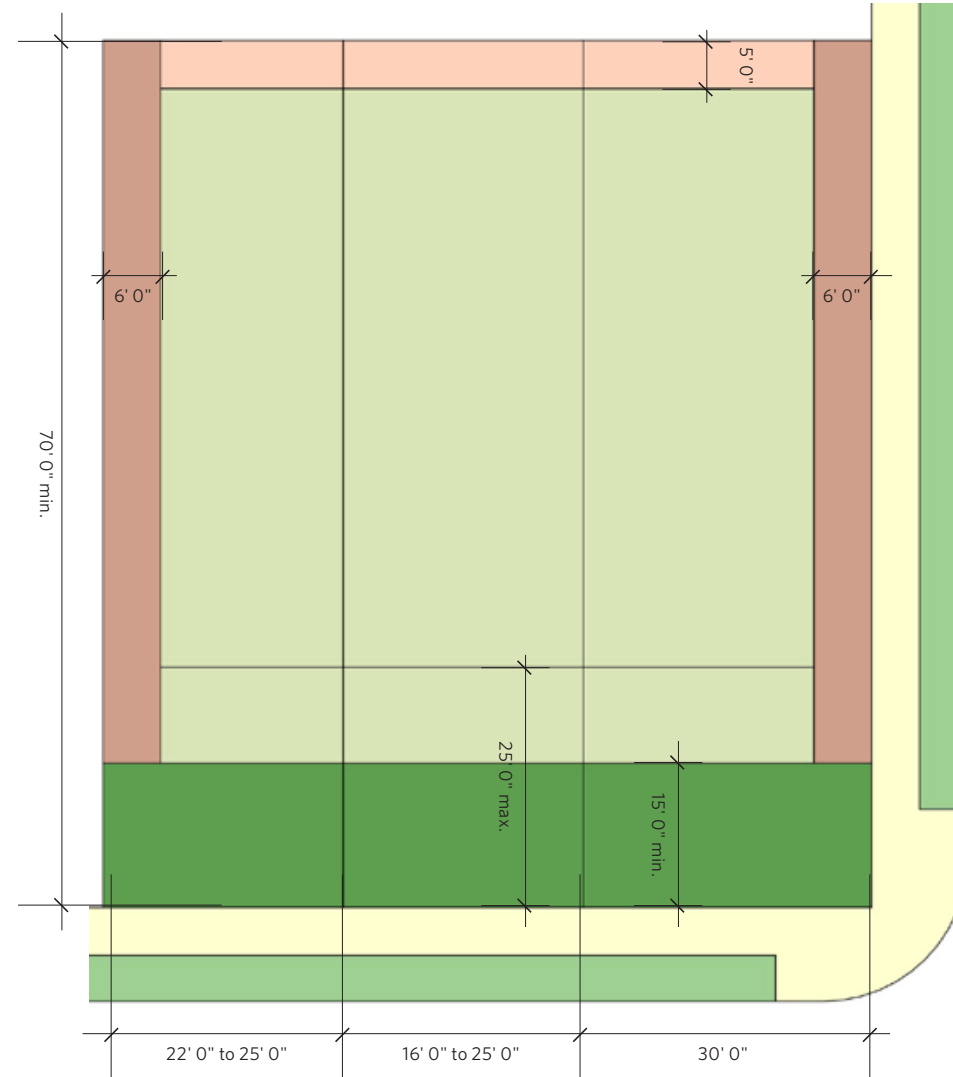
# OPEN SPACE PLAN DIAGRAM



SINGLE-FAMILY ATTACHED LOT TYPE	
<b>LOT SIZE</b>	
Lot Width	16' min, 30' corner lot
Lot Depth	70' minimum
Min Lot Area	1,100 sqft
<b>MINIMUM SETBACKS</b>	
Front	15'
Side	6'
Rear	5'
<b>LOT COVERAGE</b>	
Max Coverage	80%



- FRONT SETBACK
- SIDE SETBACK
- REAR SETBACK



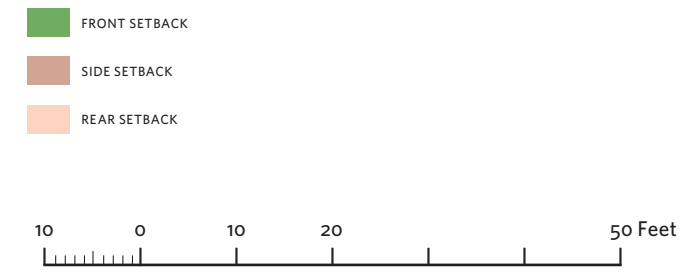
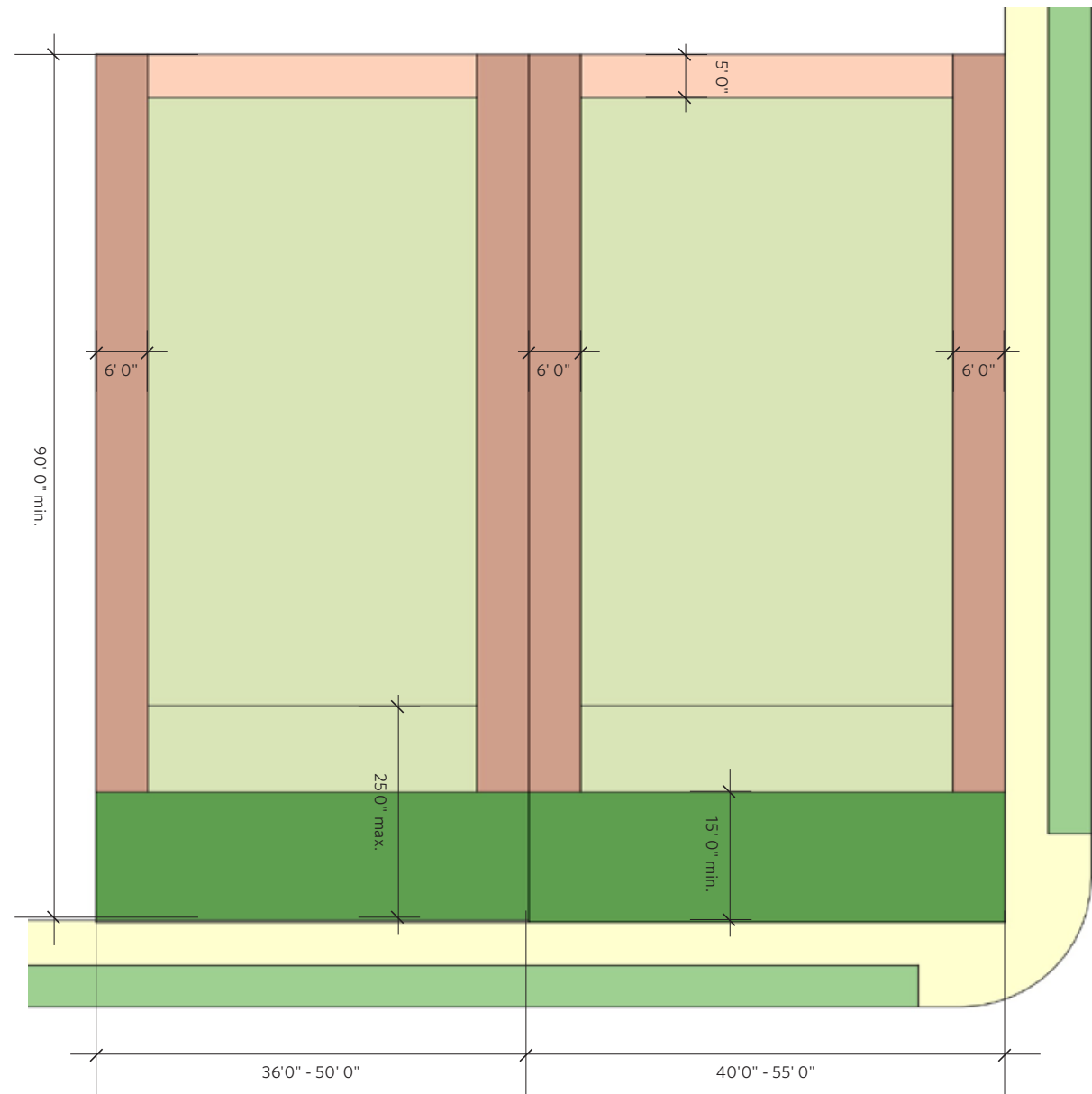
- FRONT SETBACK
- SIDE SETBACK
- REAR SETBACK



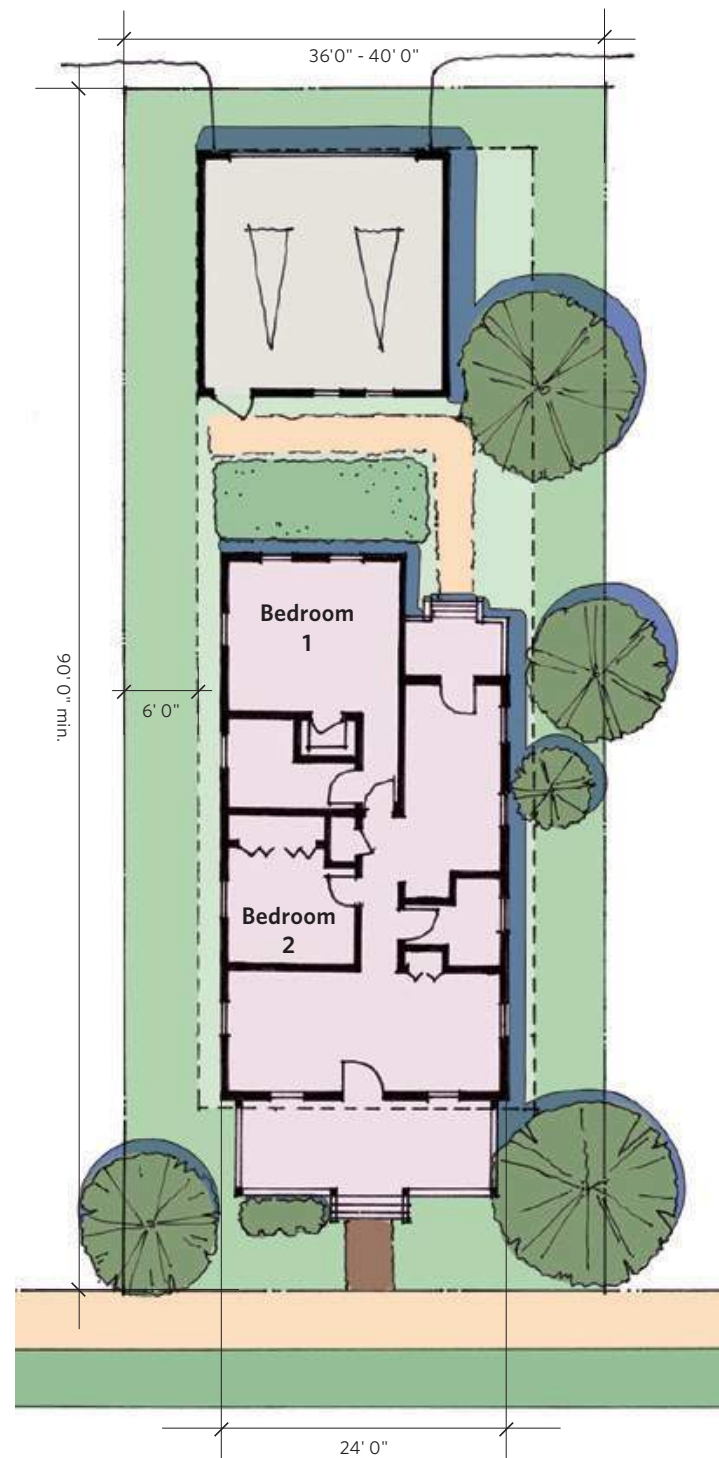
# LOT DIAGRAMS: SINGLE-FAMILY ATTACHED LOT TYPES



SINGLE-FAMILY DETACHED LOT TYPE	
<b>LOT SIZE</b>	
Lot Width	36' - 55'
Lot Depth	90' minimum
Min Lot Area	3,200 sq.ft.
<b>MINIMUM SETBACKS</b>	
Front	15'
Side	6'
Rear	5'
<b>LOT COVERAGE</b>	
Max Coverage	60%



# LOT DIAGRAMS: SINGLE-FAMILY DETACHED LOT TYPES



Single-Family Detached Type A Ground Floorplan



Single-Family Detached Type A Front Elevation

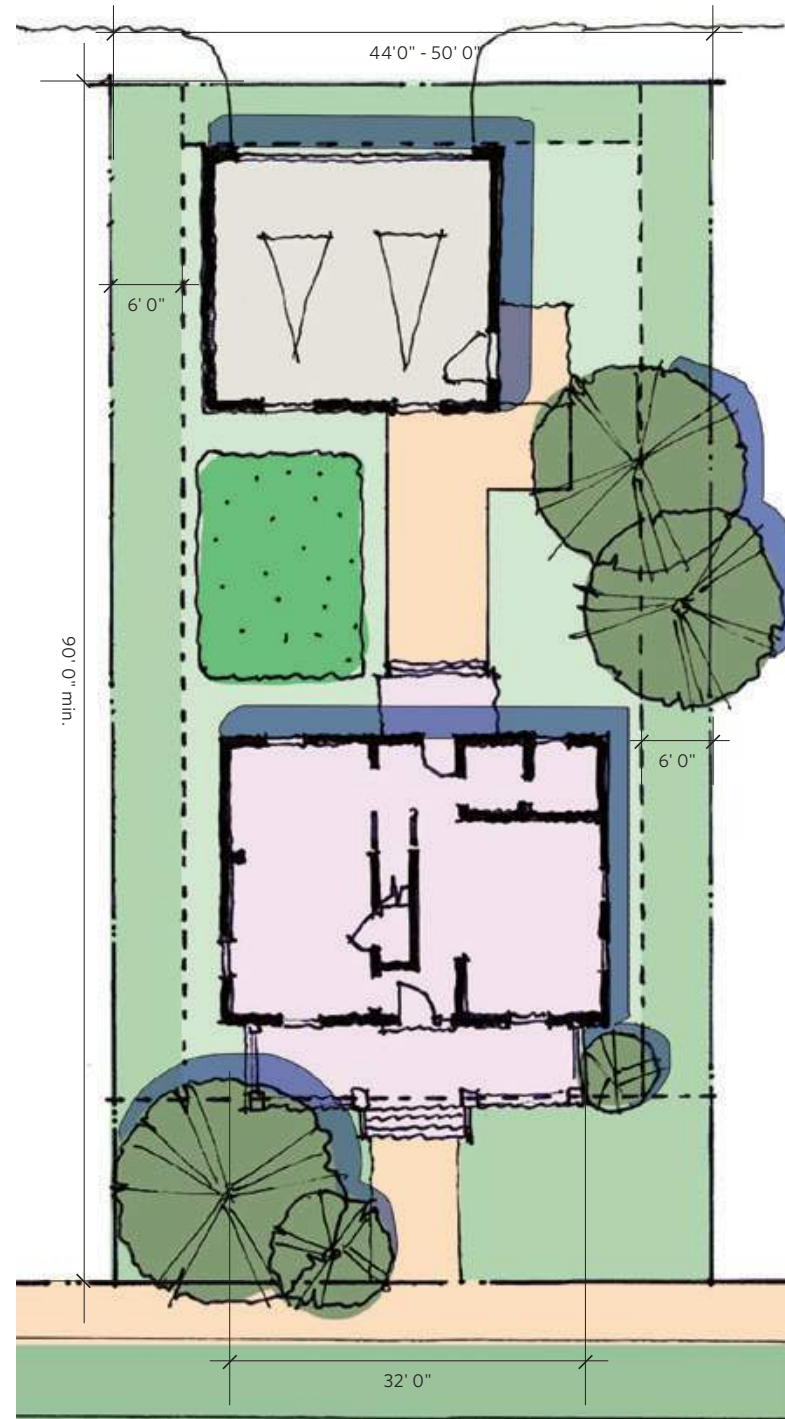


Single-Family Detached Type A Front Elevation Alternative

SINGLE-FAMILY DETACHED TYPE A	
Total Bedroom	2
Total Bathroom	2
Gross Area	±1,100 sq.ft.

# UNIT DIAGRAMS: SINGLE-FAMILY DETACHED TYPE A

\*DETAILED SCHEMATIC UNIT DESIGN AND BUILDING ELEVATIONS ARE FOR GRAPHIC PURPOSE ONLY



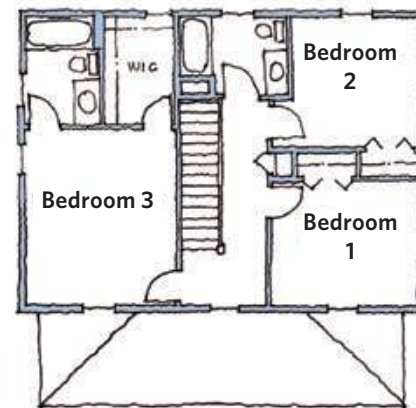
Single-Family Detached Type B Ground Floorplan



Single-Family Detached Type B Front Elevation



Single-Family Detached Type B Front Elevation Alternative

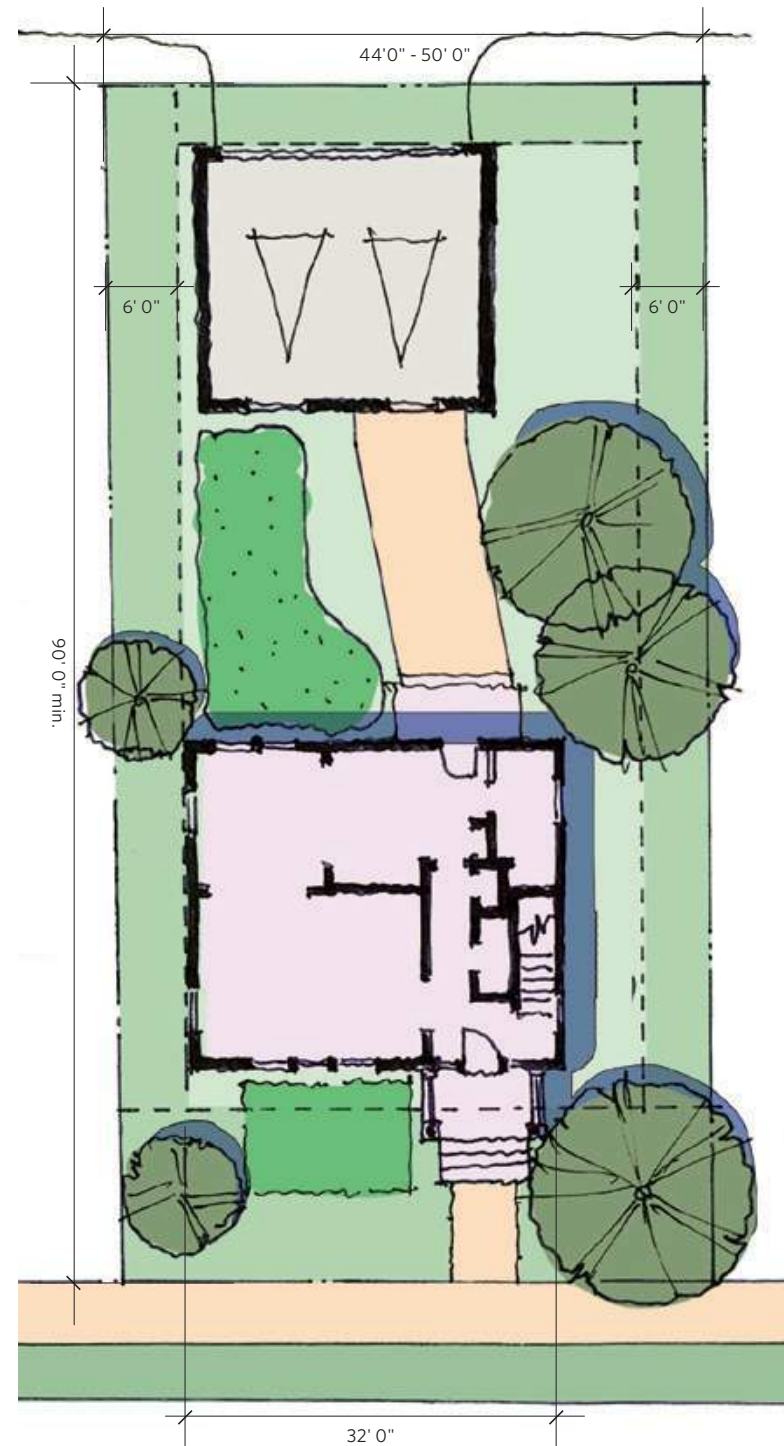


Single-Family Detached Type B Upper Floorplan

SINGLE-FAMILY DETACHED TYPE B	
Total Bedroom	3
Total Bathroom	2.5
Gross Area	±1,500 sq.ft.

# UNIT DIAGRAMS: SINGLE-FAMILY DETACHED TYPE B

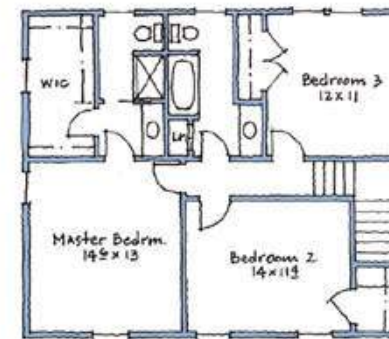
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Single-Family Detached Type C Ground Floorplan



Single-Family Detached Type C Front Elevation

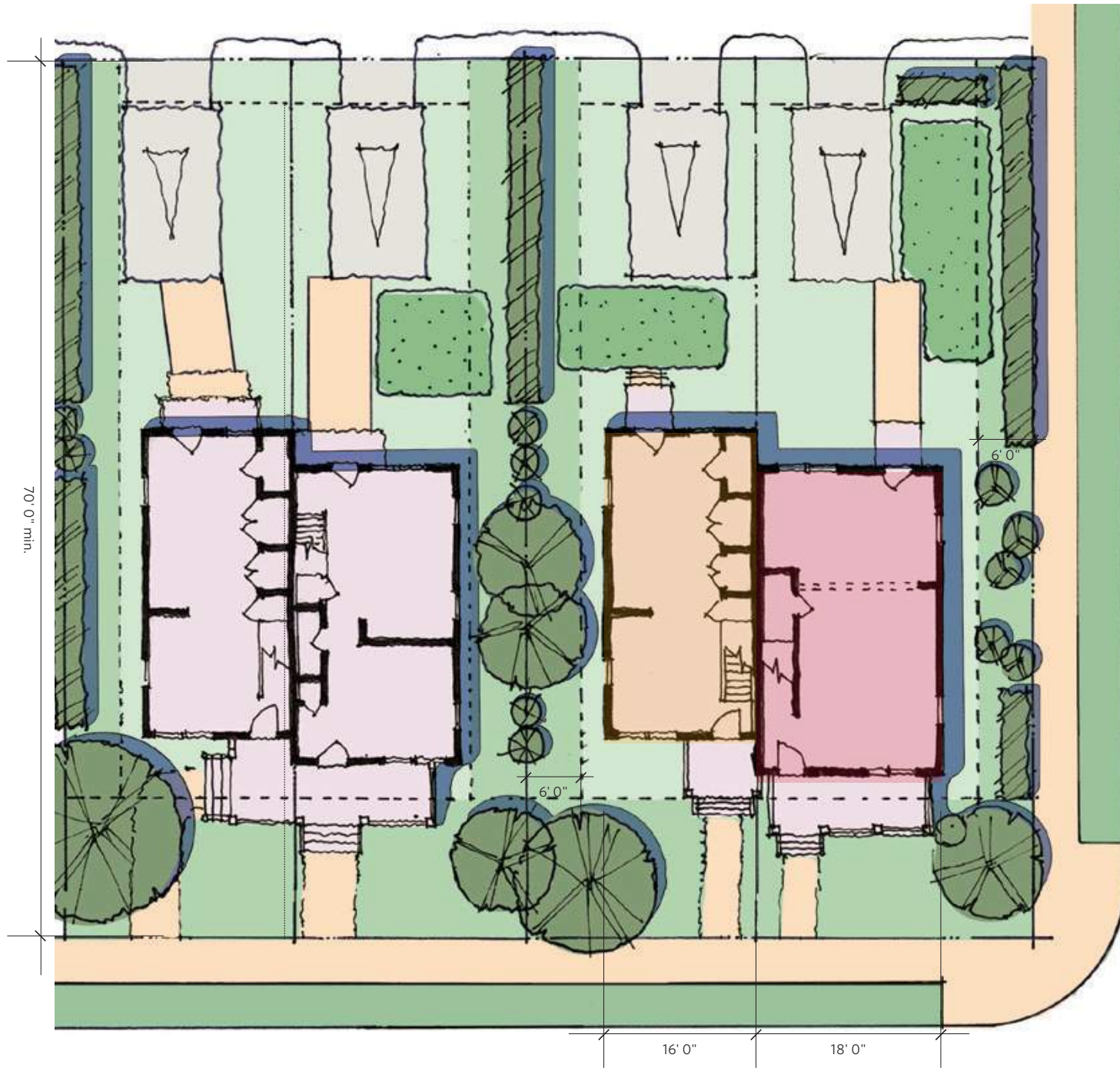


Single-Family Detached Type C Upper Floorplan

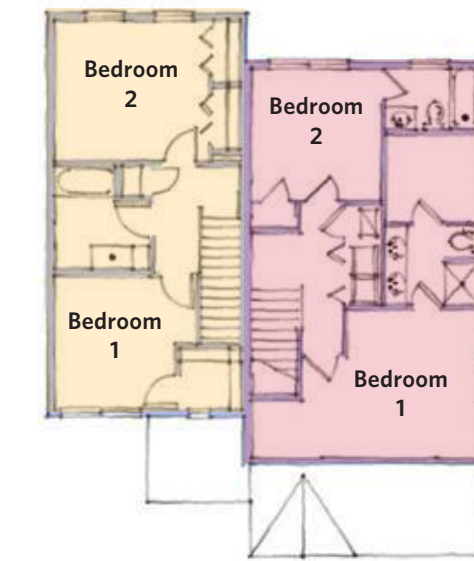
SINGLE-FAMILY DETACHED TYPE C	
Total Bedroom	3
Total Bathroom	2.5
Gross Area	±1,800 sq.ft.

## UNIT DIAGRAMS: SINGLE-FAMILY DETACHED TYPE C

\*DETAILED SCHEMATIC UNIT DESIGN AND BUILDING ELEVATIONS ARE FOR GRAPHIC PURPOSE ONLY



DUPLEX UNIT TYPES	
<b>TYPE A</b>	
Total Bedroom	2
Total Bathroom	1.5
Gross Area	±1,050 sq.ft.
<b>TYPE B</b>	
Total Bedroom	2
Total Bathroom	2.5
Gross Area	±1,300 sq.ft.



Duplex Townhouse Upper Floorplan



Duplex Front Elevation

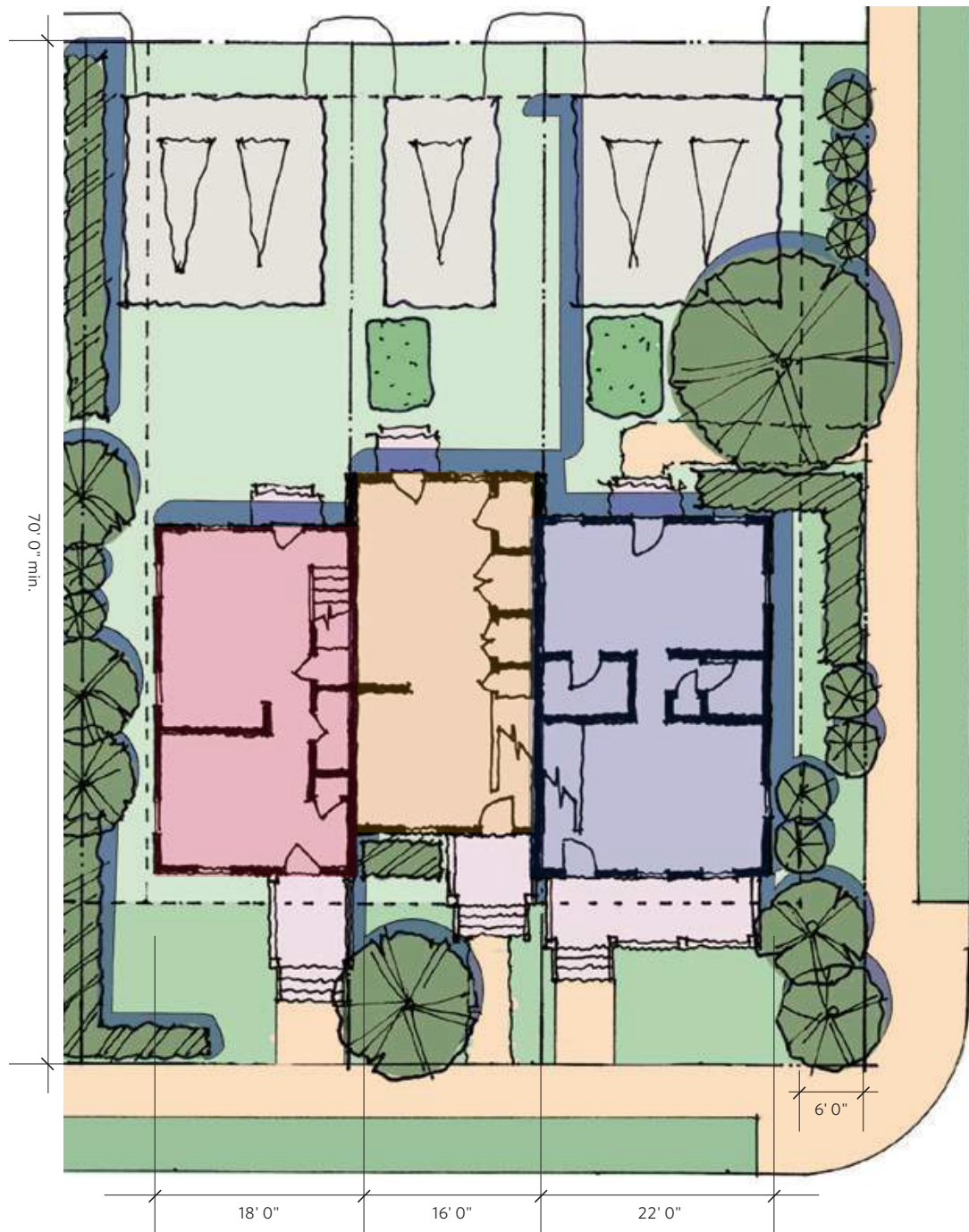


Duplex Front Elevation Alternative

Duplex Townhouse Ground Floorplan

# UNIT DIAGRAMS: SINGLE-FAMILY ATTACHED DUPLEX

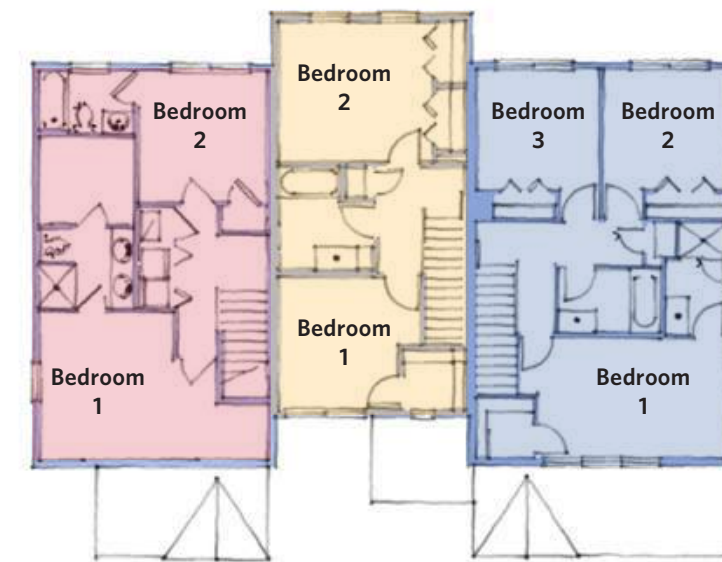
\*DETAILED SCHEMATIC UNIT DESIGN AND BUILDING ELEVATIONS ARE FOR GRAPHIC PURPOSE ONLY



Triplex Ground Floorplan



Triplex Front Elevation



Triplex Upper Floorplan

TRIPLEX UNIT TYPES	
<b>TYPE A</b>	
Total Bedroom	2
Total Bathroom	1.5
Gross Area	±1,050 sq.ft.
<b>TYPE B</b>	
Total Bedroom	2
Total Bathroom	2.5
Gross Area	±1,300 sq.ft.
<b>TYPE C</b>	
Total Bedroom	3
Total Bathroom	2.5
Gross Area	±1,470 sq.ft.

## UNIT DIAGRAMS: SINGLE-FAMILY ATTACHED TRIPLEX

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Precedent Building Photos



Example Street Character Perspective of Dove Street



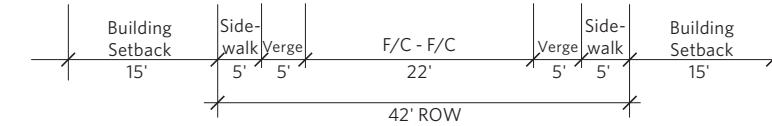
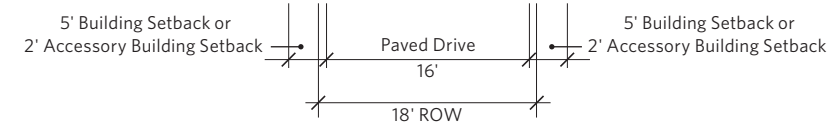
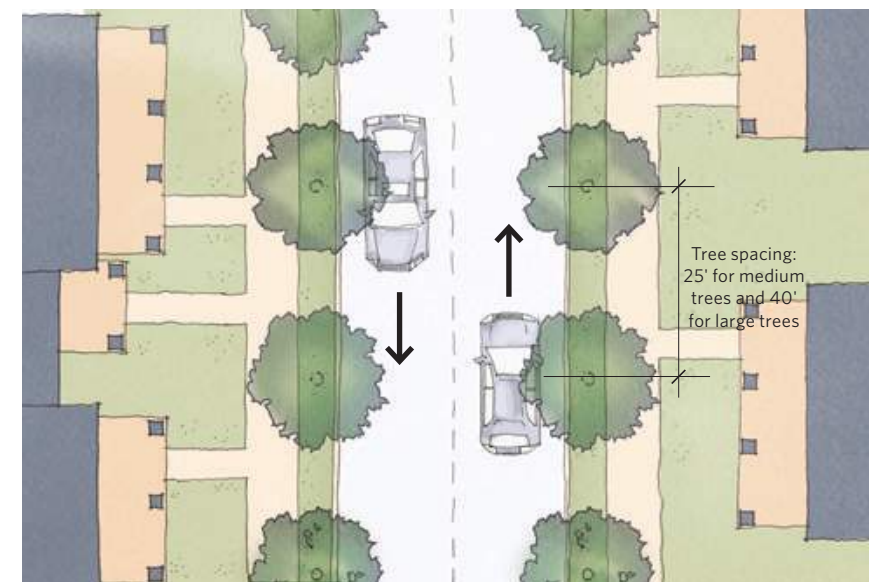
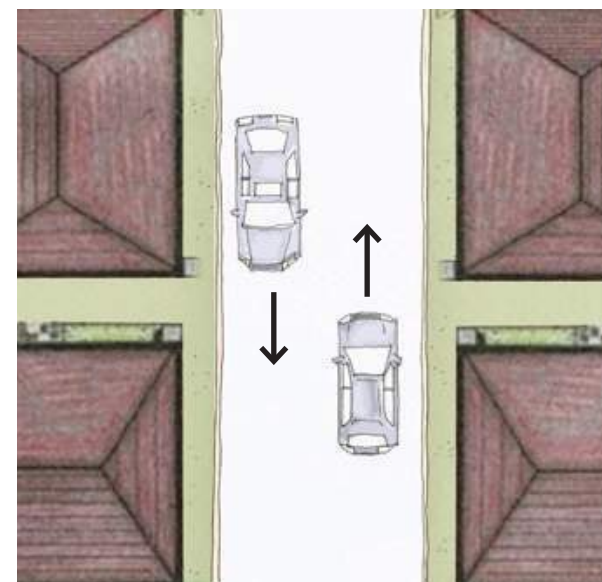
Dove Street Elevation

# BUILDING CHARACTER

**\*DETAILED SCHEMATIC UNIT DESIGN AND BUILDING ELEVATIONS ARE FOR GRAPHIC PURPOSE ONLY**



Street Type Locator Map



— Alley with 18' Right-of-Way

— Streets with 42' Right-of-Way (Two-Way)

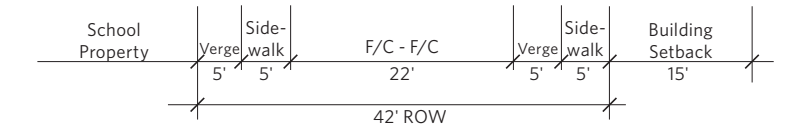
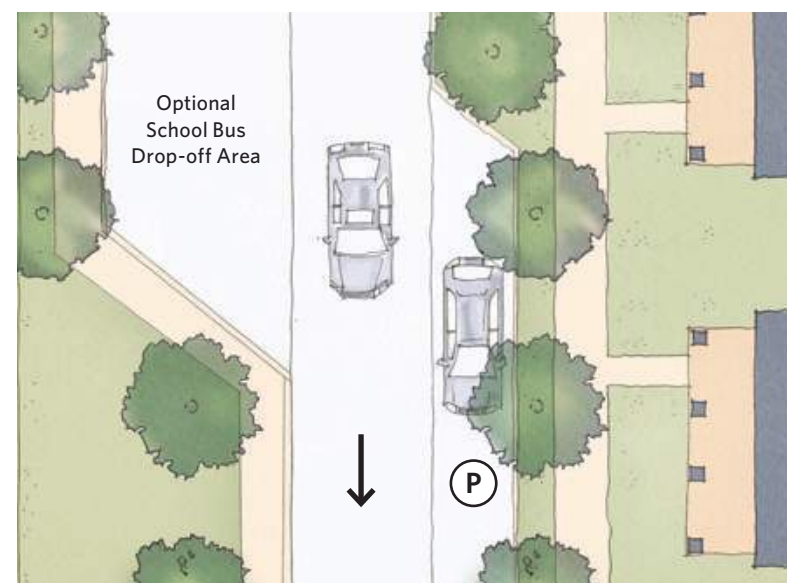
# STREET SECTIONS

**\*STREET/ALLEY SECTIONS ARE SUBJECT TO CHANGE AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS**

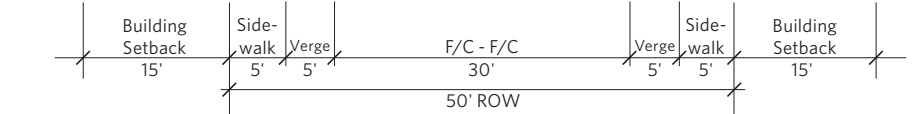
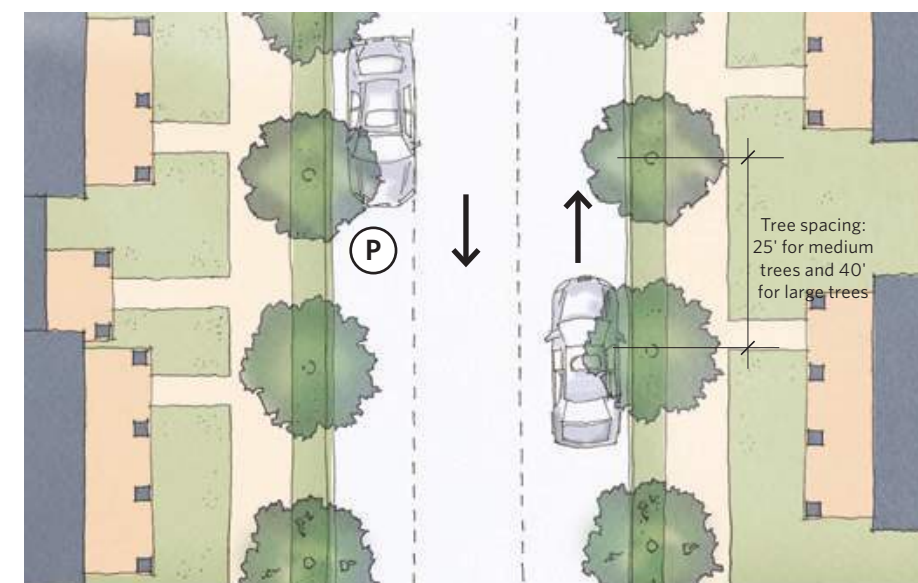




Street Type Locator Map



Streets with 42' Right-of-Way (One-Way)



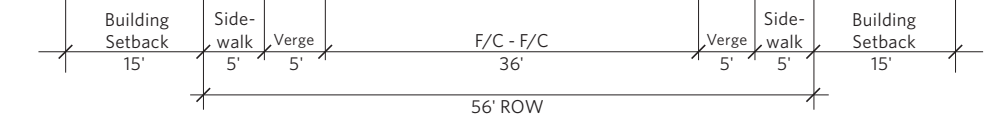
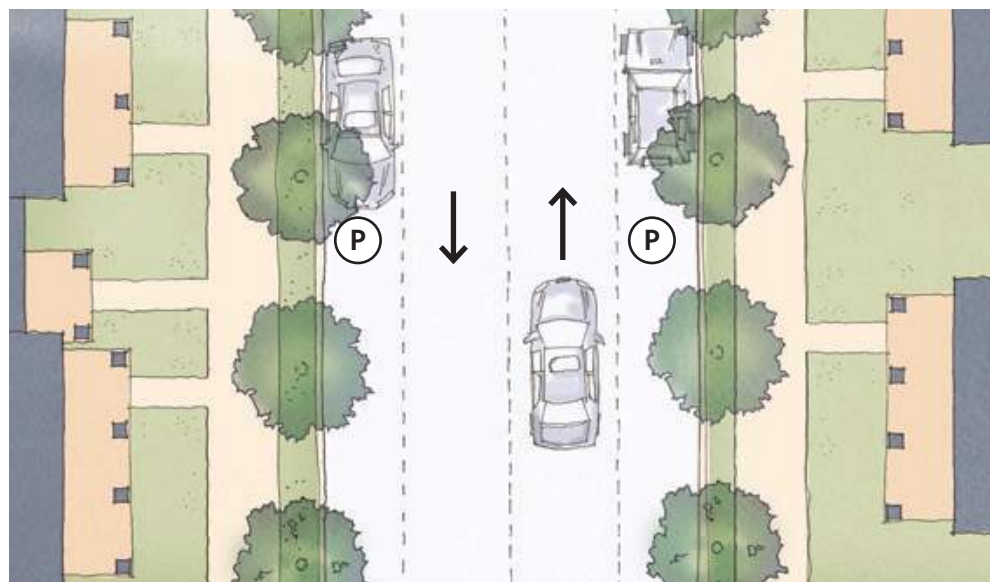
Streets with 50' Right-of-Way

# STREET SECTIONS

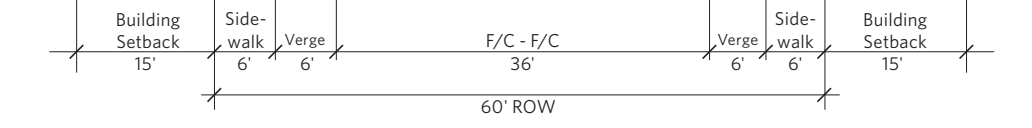
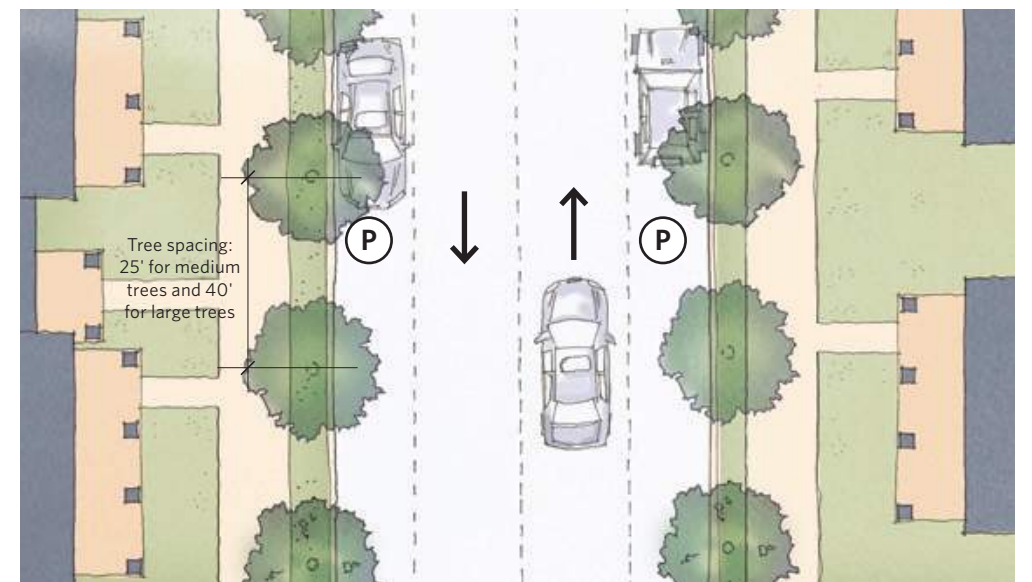
\*STREET/ALLEY SECTIONS ARE SUBJECT TO CHANGE AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS



Street Type Locator Map



Streets with 56' Right-of-Way



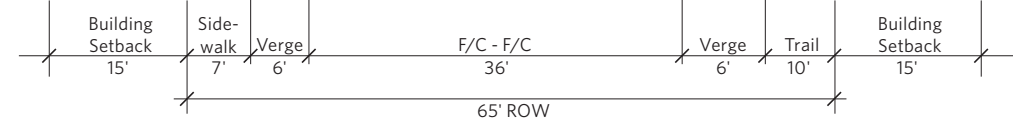
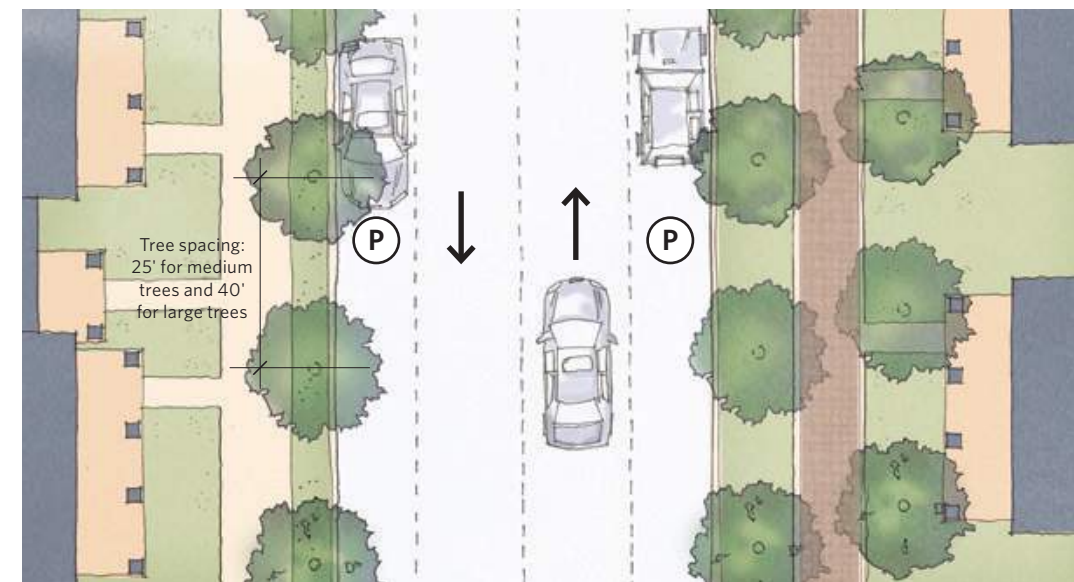
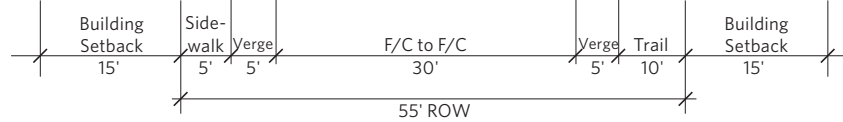
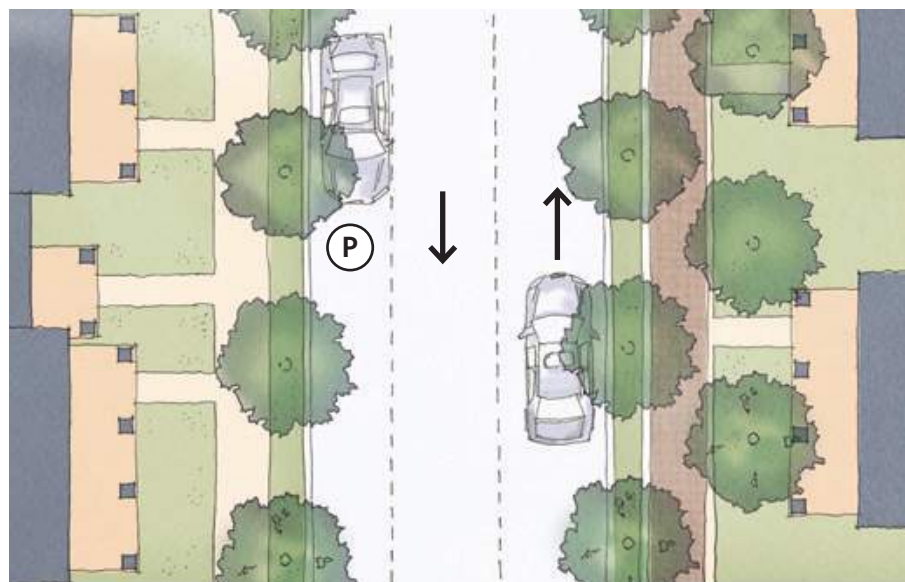
Streets with 60' Right-of-Way

# STREET SECTIONS

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Street Type Locator Map



Streets with 55' Right-of-Way with Multi-purpose Trail

Streets with 65' Right-of-Way with Multi-purpose Trail (Dove Street)

# STREET SECTIONS

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