

PRELIMINARY PLAT OF HIGHLAND GROVE SUBDIVISION

SUBDIVISION CERTIFICATE

The subdivision of land shown hereon, designated "Highland Grove Redevelopment" is with the free consent and in accordance with the desires of the undersigned owners thereof. There are no Deeds of Trust or Mortgages on this property. All streets, alleys and easements are of the width and extent shown hereon and are dedicated to the City of Richmond, Virginia free and unrestricted by any previous agreements or easements, except as noted on this plat at the time of recordation. All easements are for surface and underground drainage and for underground utilities, unless noted otherwise. All unrestricted easements are subject to the right of the City of Richmond, Virginia to establish alleys on said easements at a future time without cost of the property involved. The dedication of easements to the City includes the right to make reasonable use of the adjoining land for construction and maintenance of public facilities within the boundaries of the easements shown hereon. All dedications of land are subject to the right of the City of Richmond, Virginia to establish streets, alleys, or easements on such property at a future time without cost of the property involved.

IN WITNESS WHEREOF, the Owners have affixed their signature and seal as of this ____ day of _____, 20__
 By: _____
 Owner

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF _____, To-wit:

I, _____, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that _____, who is known to me and whose name is signed to the foregoing instrument personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this ____ day of _____, 20__.

Notary Public
 My commission expires: _____ (SEAL)
 Registration No.: _____

SOURCE OF TITLE

The property embraced within the limits of this subdivision is that property conveyed to Richmond Redvelopment & Housing Authority from the City of Richmond dated the 6th day of September 2017 and recorded at the Clerk's office in the Circuit Court of the City of Richmond, Virginia with Deed Reference ID2017-18658. Parcel tax map numbers N0000454003 & N0000650015.

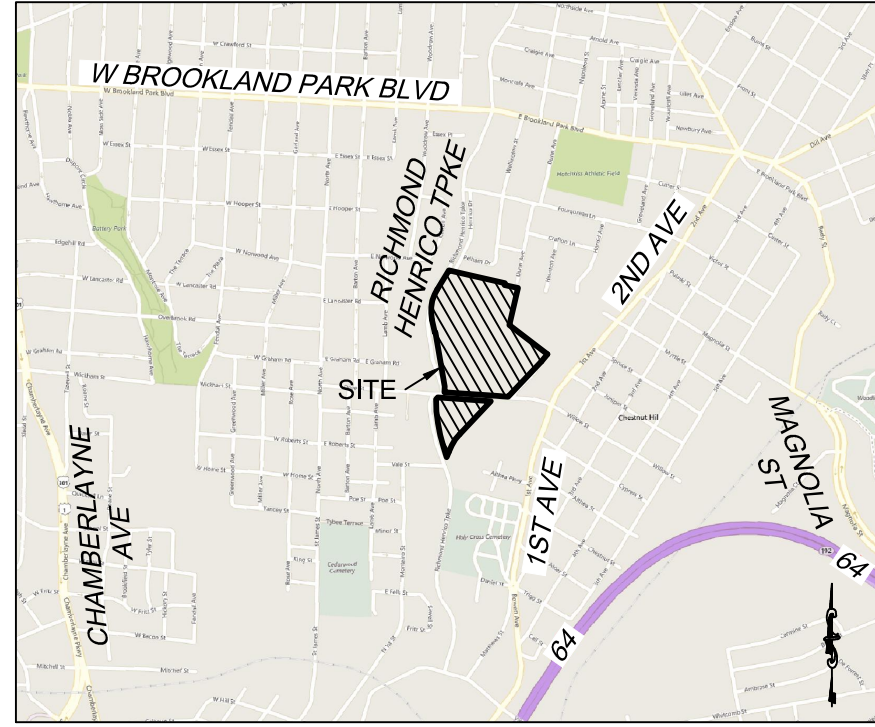
The property embraced within the limits of this subdivision is that property conveyed to Richmond Redvelopment & Housing Authority from Morgan Amy Sparks dated the 29th day of November 2007 and recorded at the Clerk's office in the Circuit Court of the City of Richmond, Virginia with Deed Reference ID2007-38930. Parcel tax map number N0000650018.

The property embraced within the limits of this subdivision is that property conveyed to Richmond Redvelopment & Housing Authority from Wilson James E dated the 6th day of November 2007 and recorded at the Clerk's office in the Circuit Court of the City of Richmond, Virginia with Deed Reference ID2017-18658. Parcel tax map number N0000650020.

The property embraced within the limits of this subdivision is not subject to a Deed of Trust or Mortgage.

SURVEYOR'S CERTIFICATE

To the best of my knowledge and belief all of the requirements as set forth in the ordinance for approving of plats of subdivision in the City of Richmond, Virginia have been complied with. All monuments have been previously set or will be set by the ____ day of _____, 20__.
 (Not to exceed one year from recordation.)



VICINITY MAP
 (SCALE 1" = 2,000')

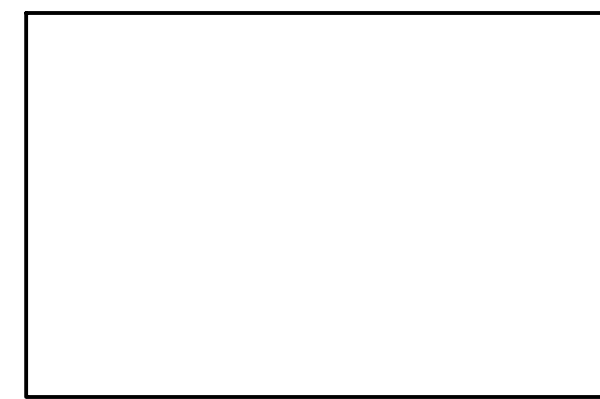
NOTES

- Use: Single Family Attached and Detached Residential / Community Common Areas
- Zoning: By CUP Ordinance No. 2019-120
- Setbacks: See Development Standards Table
- Addresses:
 509 Dove Street, Richmond, VA 23222
 500 Dove Street, Richmond, VA 23222
 2651 Richmond Henrico Turnpike, Richmond, VA 23222
 2641 Richmond Henrico Turnpike, Richmond, VA 23222
- Tax map reference numbers:
 N0000454003
 N0000650015
 N0000650018
 N0000650020
- Water: Public - City of Richmond, Virginia
- Sewer: Public - City of Richmond, Virginia
- Drainage: Curb & Gutter
- Public Utilities: Underground (New) / Overhead (Existing)
- Owners:
 Richmond Redevelopment & Housing Authority
- Developer: Better Housing Coalition
- Total Area: 28.57 Acres (1,244,279 SF)
 Area in Roads: 6.32 Acres (275,469 SF)
 Area in Lots: 12.51 Acres (544,747 SF)
 Area of Land Dedicated for Common Purposes: 9.74 Acres (424,063 SF)
- Number of Lots: 125 Total
 87 Single-Family Detached Lots
 38 Single-Family Attached Lots
 Minimum Lot size: 1,620 SF
 Maximum Lot size: 10,384 SF
 Average Lot size: 4,358 SF
- Property within the limits of this subdivision is located in Zone X and Zone A, as shown on the FEMA Flood Insurance Rate Maps Number 5101290033D (dated 4/2/2009) and Number 5101290041E (dated 7/16/2014) for the City of Richmond.
- Property within the limits of this subdivision contains wetlands. On behalf of RRHA Timmons Group conducted a field delineation on July 2, 2019 to identify jurisdictional wetlands within the project study limits. The location is shown on the plans.
- Property within the limits of this subdivision is located in Chesapeake Bay Preservation Areas designated by the City of Richmond, Virginia pursuant to Chapter 14 of the City Code of 2015.

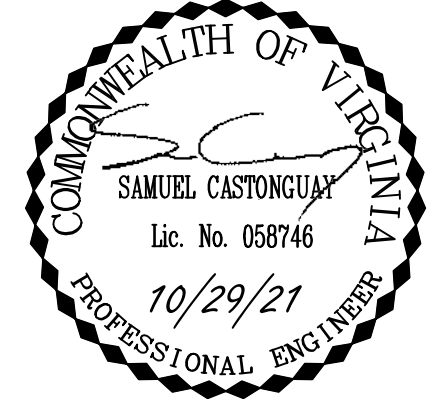
CUP DEVELOPMENT STANDARDS

Single-Family	Minimum Lot			Setbacks (ft)				Max Lot Coverage
	Area (ft ²)	Width (ft)	Depth (ft)	Front (min)	Front (max)	Side	Rear	
Detached	3,200	36	90	15	25	6	5	60%
Attached	1,100	16	70	15	25	6*	5	80%

*Unless Attached



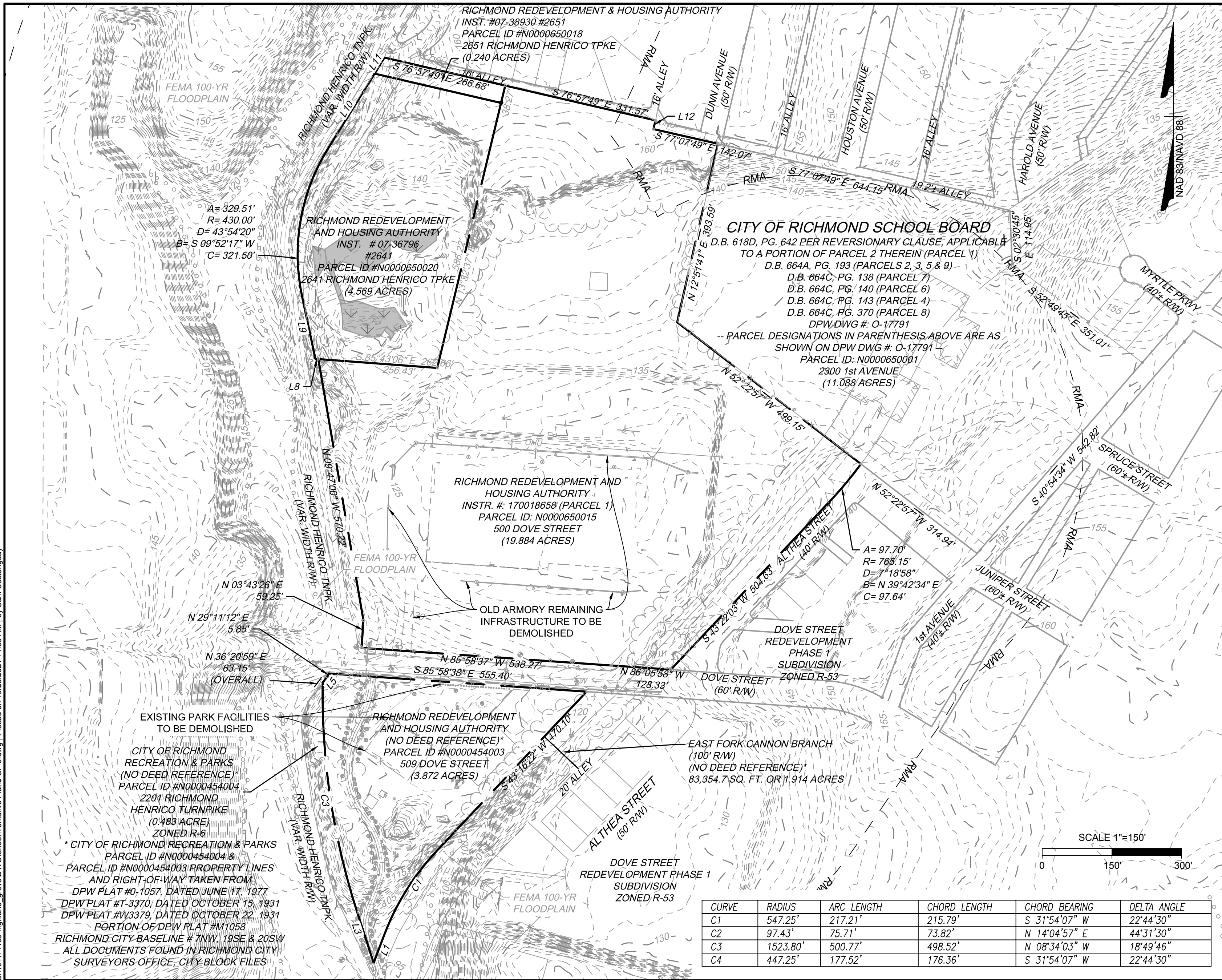
CITY OF RICHMOND APPROVAL



PRELIMINARY PLAT OF HIGHLAND GROVE SUBDIVISION

6th District	City of Richmond, VA
Date: August 24, 2021	Scale: N/A
Sheet 1 of 7	J.N.: 44465
Drawn by: S. CASTONGUAY	Checked by: J. MURRAY
Revised: 10/29/2021	

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EXISTING PARK FACILITIES TO BE DEMOLISHED
 CITY OF RICHMOND RECREATION & PARKS (NO DEED REFERENCE)
 PARCEL ID #N0000454004
 2201 RICHMOND HENRICO TURNPIKE
 (0.483 ACRE)
 ZONED R-6
 * CITY OF RICHMOND RECREATION & PARKS
 PARCEL ID #N0000454004 &
 PARCEL ID #N0000454003 PROPERTY LINES
 AND RIGHT-OF-WAY TAKEN FROM
 DPW PLAT #0-1057, DATED JUNE 17, 1977
 DPW PLAT #T-3370, DATED OCTOBER 15, 1931
 DPW PLAT #W-3379, DATED OCTOBER 22, 1931
 PORTION OF DPW PLAT #M1058
 RICHMOND CITY BASELINE # 7NW, 19SE & 20SW
 ALL DOCUMENTS FOUND IN RICHMOND CITY
 SURVEYORS' OFFICE, CITY BLOCK FILES

A= 329.51'
 R= 430.00'
 D= 43°54'20"
 B= S 09°52'17" W
 C= 321.50'

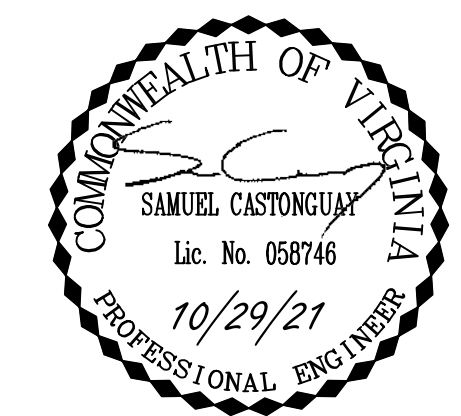
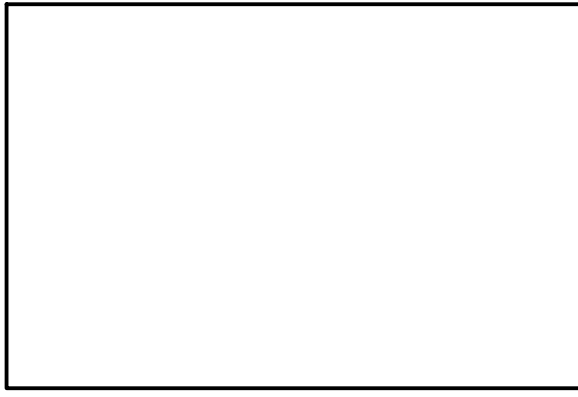
CITY OF RICHMOND SCHOOL BOARD
 D.B. 618D, PG. 642 PER REVERSIONARY CLAUSE, APPLICABLE
 TO A PORTION OF PARCEL 2 THEREIN (PARCEL 1)
 D.B. 664A, PG. 193 (PARCELS 2, 3, 5 & 9)
 D.B. 664C, PG. 138 (PARCEL 7)
 D.B. 664C, PG. 140 (PARCEL 6)
 D.B. 664C, PG. 143 (PARCEL 4)
 D.B. 664C, PG. 370 (PARCEL 8)
 DPW DWG #: O-17791
 -- PARCEL DESIGNATIONS IN PARENTHESIS ABOVE ARE AS
 SHOWN ON DPW DWG # O-17791 --
 PARCEL ID: N0000650001
 2300 1st AVENUE
 (11.088 ACRES)

RICHMOND REDEVELOPMENT AND
 HOUSING AUTHORITY
 INSTR. #: 170018658 (PARCEL 1)
 PARCEL ID: N0000650015
 500 DOVE STREET
 (19.884 ACRES)

EAST FORK CANNON BRANCH
 (100' R/W)
 (NO DEED REFERENCE)*
 83,354.7 SQ. FT. OR 1.914 ACRES

LINE	BEARING	DISTANCE
L1	S 20°31'52" W	61.51'
L2	S 20°31'52" W	15.00'
L3	N 17°58'56" W	115.00'
L4	N 36°20'59" E	45.04'
L5	N 36°20'59" E	18.11'
L6	N 05°11'34" W	40.66'
L7	N 26°16'18" W	112.97'

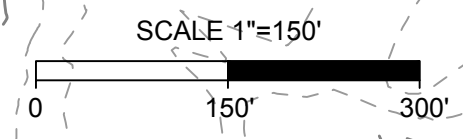
LINE	BEARING	DISTANCE
L8	N 85°43'06" W	6.23'
L9	N 12°04'53" W	137.39'
L10	N 31°49'27" E	190.94'
L11	N 31°49'27" E	40.42'
L12	S 13°00'41" W	19.23'



PRELIMINARY PLAT OF
HIGHLAND GROVE
SUBDIVISION

6th District City of Richmond, VA
 Date: August 24, 2021 Scale: 1"=150'
 Sheet 2 of 7 J.N.:44465
 Drawn by: S. CASTONGUAY Checked by: J. MURRAY
 Revised: 10/29/2021

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	547.25'	217.21'	215.79'	S 31°54'07" W	22°44'30"
C2	97.43'	75.71'	73.82'	N 14°04'57" E	44°31'30"
C3	1523.80'	500.77'	498.52'	N 08°34'03" W	18°49'46"
C4	447.25'	177.52'	176.36'	S 31°54'07" W	22°44'30"

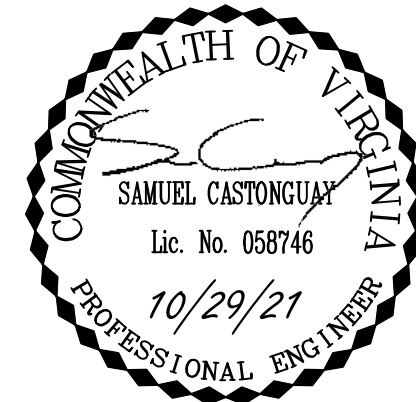
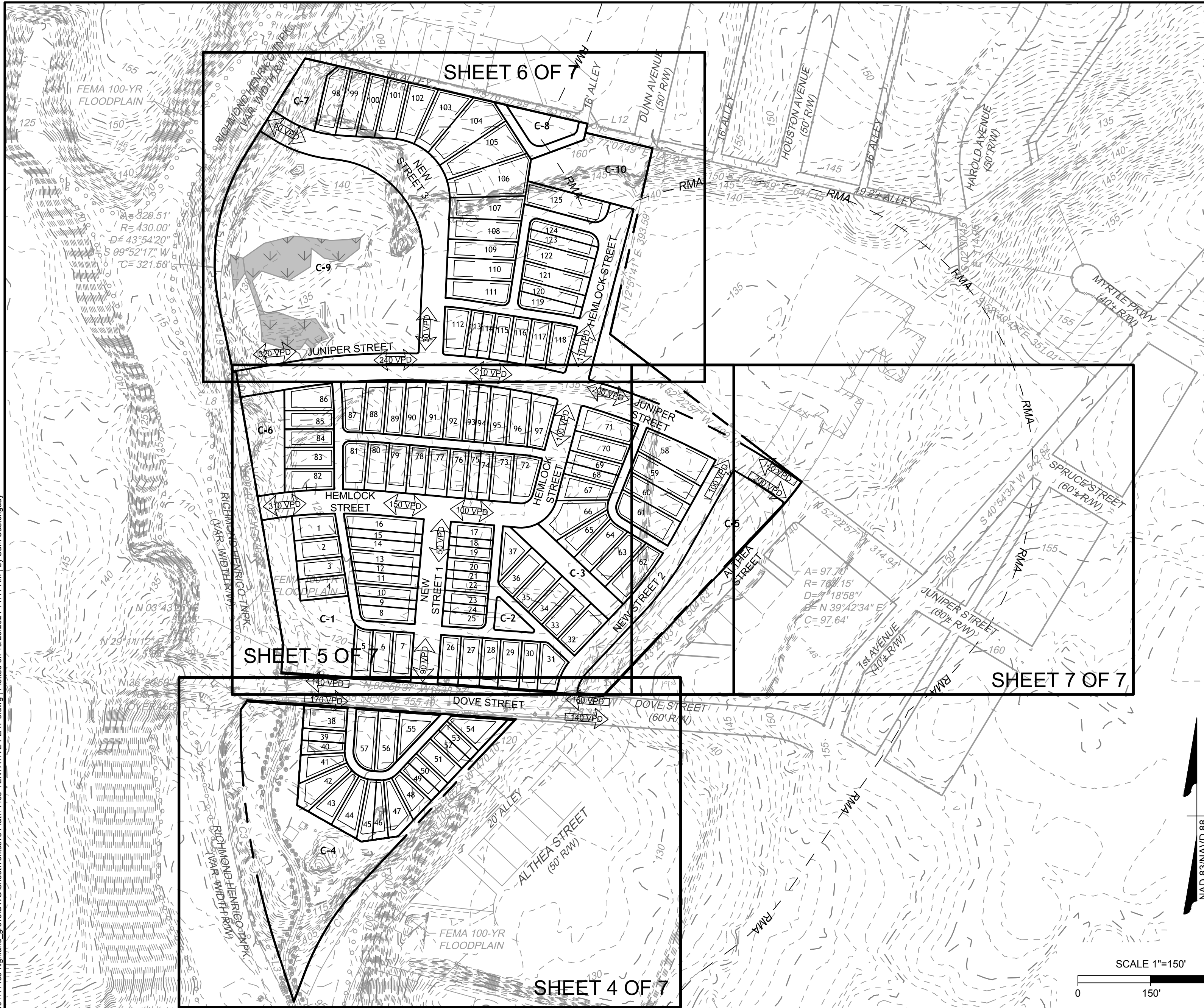


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YOUR VISION. ACHIEVED THROUGH OURS.

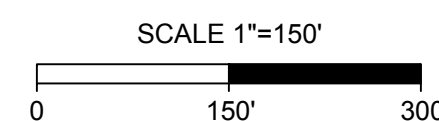
TIMMONS GROUP

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PRELIMINARY PLAT OF
HIGHLAND GROVE
SUBDIVISION

6th District	City of Richmond, VA
Date: August 24, 2021	Scale: 1"=150'
Sheet 3 of 7	J.N.:44465
Drawn by: S. CASTONGUAY	Checked by: J. MURRAY
Revised: 10/29/2021	



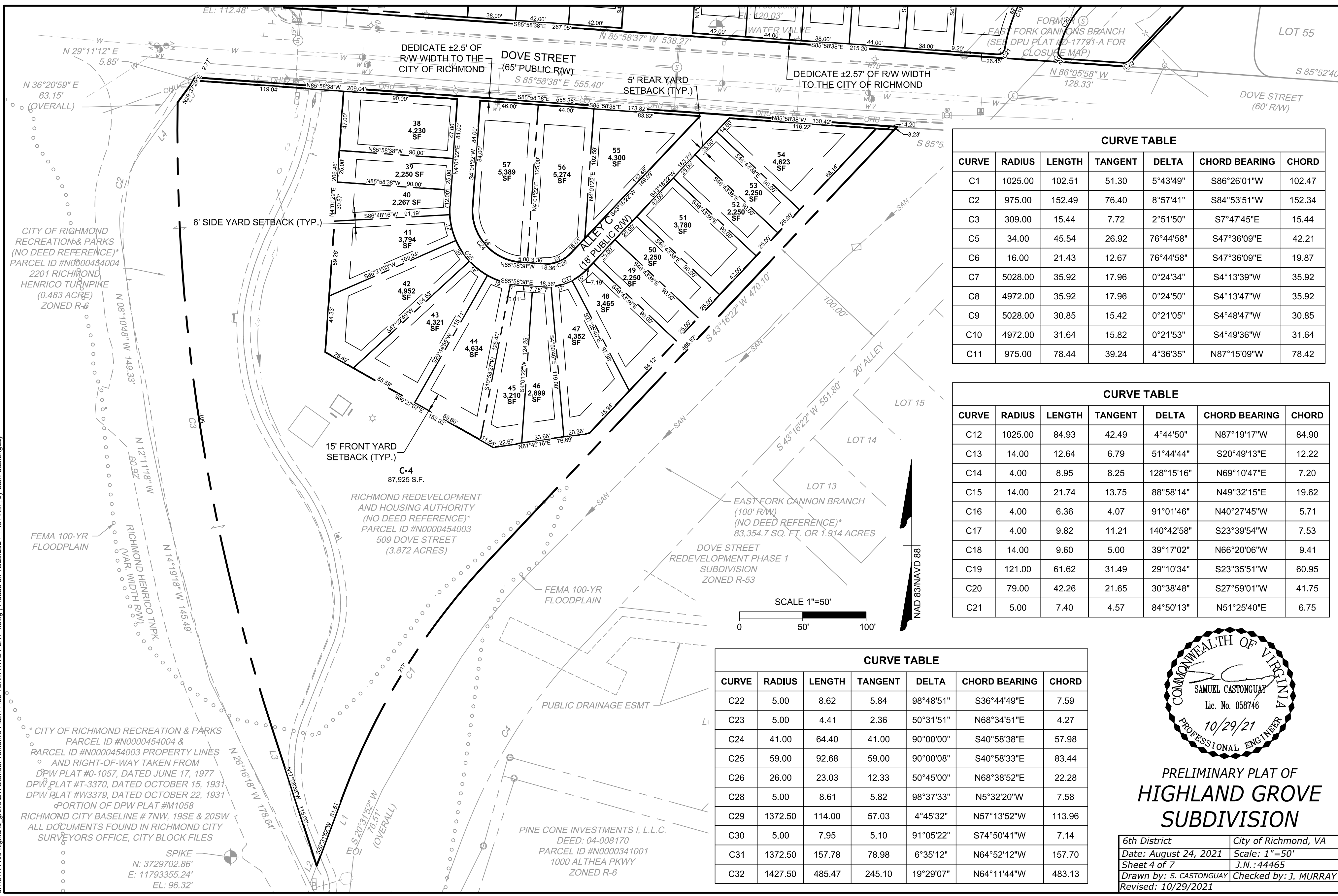
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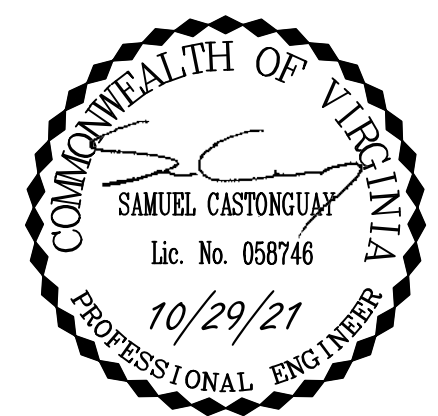
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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	1025.00	102.51	51.30	5°43'49"	S86°26'01"W	102.47
C2	975.00	152.49	76.40	8°57'41"	S84°53'51"W	152.34
C3	309.00	15.44	7.72	2°51'50"	S7°47'45"E	15.44
C5	34.00	45.54	26.92	76°44'58"	S47°36'09"E	42.21
C6	16.00	21.43	12.67	76°44'58"	S47°36'09"E	19.87
C7	5028.00	35.92	17.96	0°24'34"	S4°13'39"W	35.92
C8	4972.00	35.92	17.96	0°24'50"	S4°13'47"W	35.92
C9	5028.00	30.85	15.42	0°21'05"	S4°48'47"W	30.85
C10	4972.00	31.64	15.82	0°21'53"	S4°49'36"W	31.64
C11	975.00	78.44	39.24	4°36'35"	N87°15'09"W	78.42

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C12	1025.00	84.93	42.49	4°44'50"	N87°19'17"W	84.90
C13	14.00	12.64	6.79	51°44'44"	S20°49'13"E	12.22
C14	4.00	8.95	8.25	128°15'16"	N69°10'47"E	7.20
C15	14.00	21.74	13.75	88°58'14"	N49°32'15"E	19.62
C16	4.00	6.36	4.07	91°01'46"	N40°27'45"W	5.71
C17	4.00	9.82	11.21	140°42'58"	S23°39'54"W	7.53
C18	14.00	9.60	5.00	39°17'02"	N66°20'06"W	9.41
C19	121.00	61.62	31.49	29°10'34"	S23°35'51"W	60.95
C20	79.00	42.26	21.65	30°38'48"	S27°59'01"W	41.75
C21	5.00	7.40	4.57	84°50'13"	N51°25'40"E	6.75

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C22	5.00	8.62	5.84	98°48'51"	S36°44'49"E	7.59
C23	5.00	4.41	2.36	50°31'51"	N68°34'51"E	4.27
C24	41.00	64.40	41.00	90°00'00"	S40°58'38"E	57.98
C25	59.00	92.68	59.00	90°00'08"	S40°58'33"E	83.44
C26	26.00	23.03	12.33	50°45'00"	N68°38'52"E	22.28
C28	5.00	8.61	5.82	98°37'33"	N5°32'20"W	7.58
C29	1372.50	114.00	57.03	4°45'32"	N57°13'52"W	113.96
C30	5.00	7.95	5.10	91°05'22"	S74°50'41"W	7.14
C31	1372.50	157.78	78.98	6°35'12"	N64°52'12"W	157.70
C32	1427.50	485.47	245.10	19°29'07"	N64°11'44"W	483.13



PRELIMINARY PLAT OF
HIGHLAND GROVE
SUBDIVISION

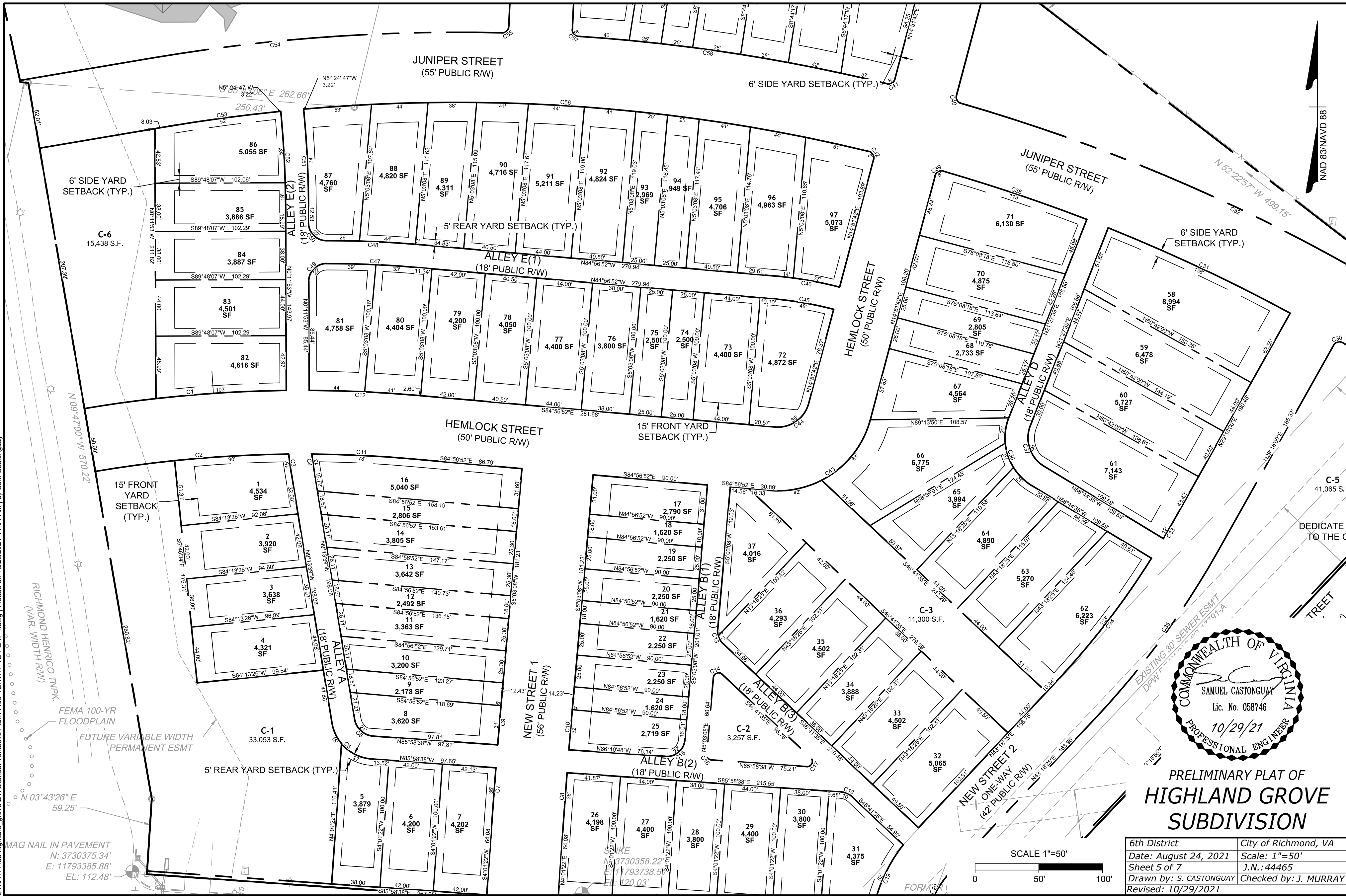
6th District City of Richmond, VA
 Date: August 24, 2021 Scale: 1"=50'
 Sheet 4 of 7 J.N.: 44465
 Drawn by: S. CASTONGUAY Checked by: J. MURRAY
 Revised: 10/29/2021

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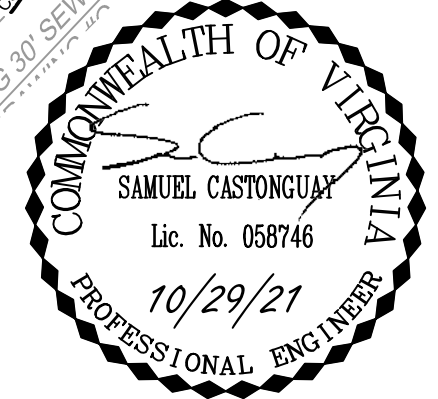
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RICHMOND HENRICO TRPK
(VAR WIDTH RW)

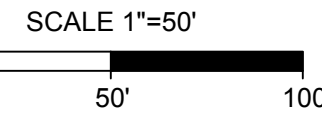
FEMA 100-YR FLOODPLAIN
FUTURE VARIABLE WIDTH PERMANENT ESMT

MAG NAIL IN PAVEMENT
N: 3730375.34'
E: 11793385.88'
EL: 112.48'



PRELIMINARY PLAT OF HIGHLAND GROVE SUBDIVISION

6th District	City of Richmond, VA
Date: August 24, 2021	Scale: 1"=50'
Sheet 5 of 7	J.N.: 44465
Drawn by: S. CASTONGUAY	Checked by: J. MURRAY
Revised: 10/29/2021	

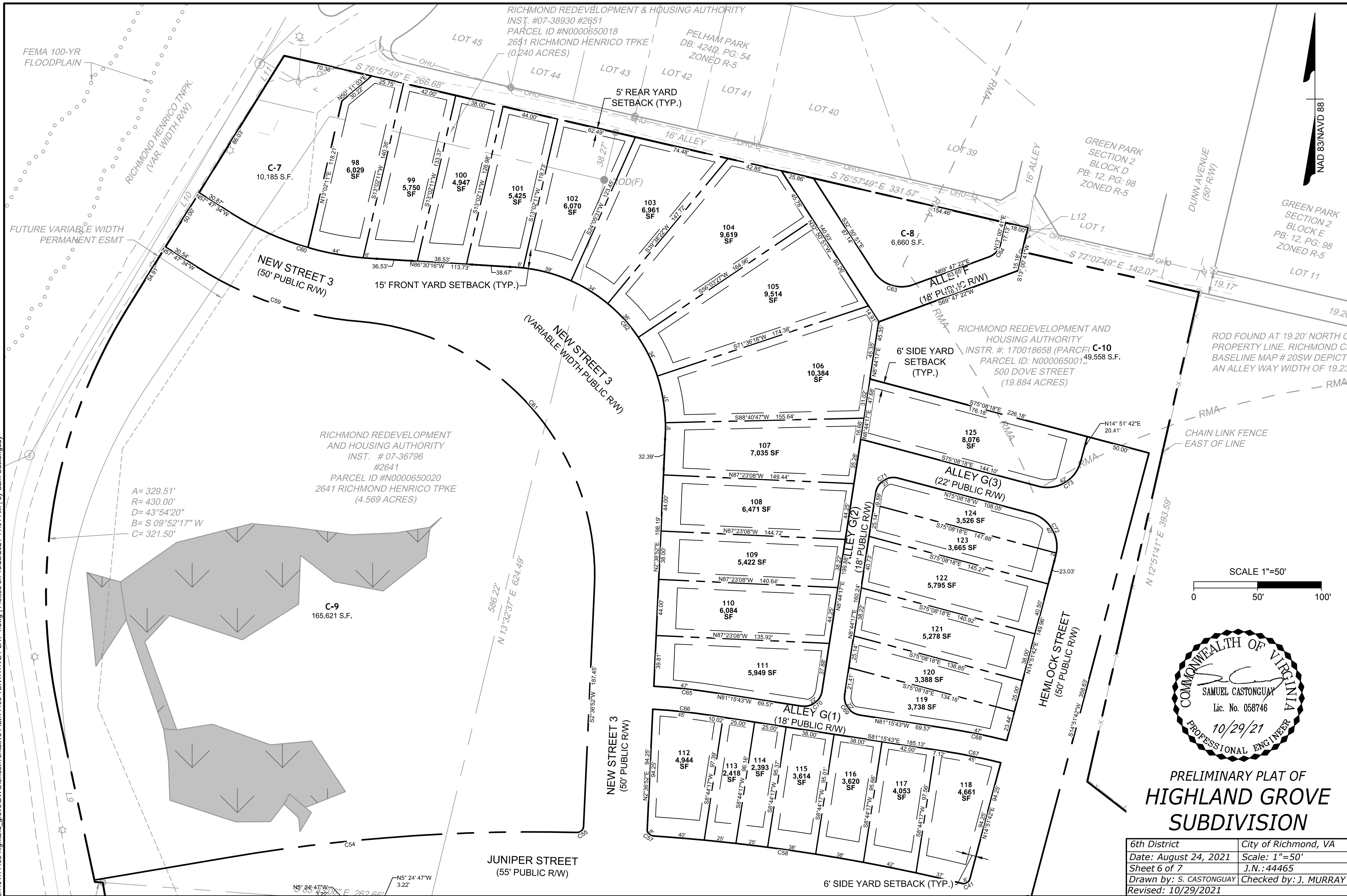


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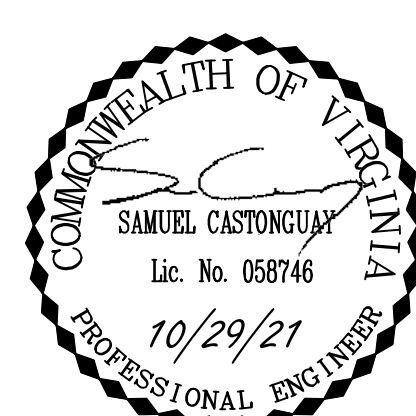
TIMMONS GROUP

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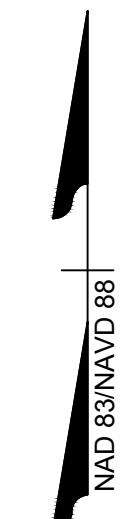
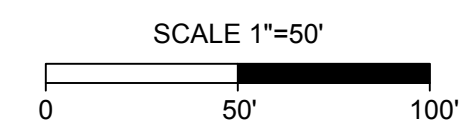
A = 329.51'
 R = 430.00"
 D = 43°54'20"
 B = S 09°52'17" W
 C = 321.50'

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
 INST. # 07-36796
 #2641
 PARCEL ID #N0000650020
 2641 RICHMOND HENRICO TPKE
 (4.569 ACRES)



PRELIMINARY PLAT OF
HIGHLAND GROVE
 SUBDIVISION

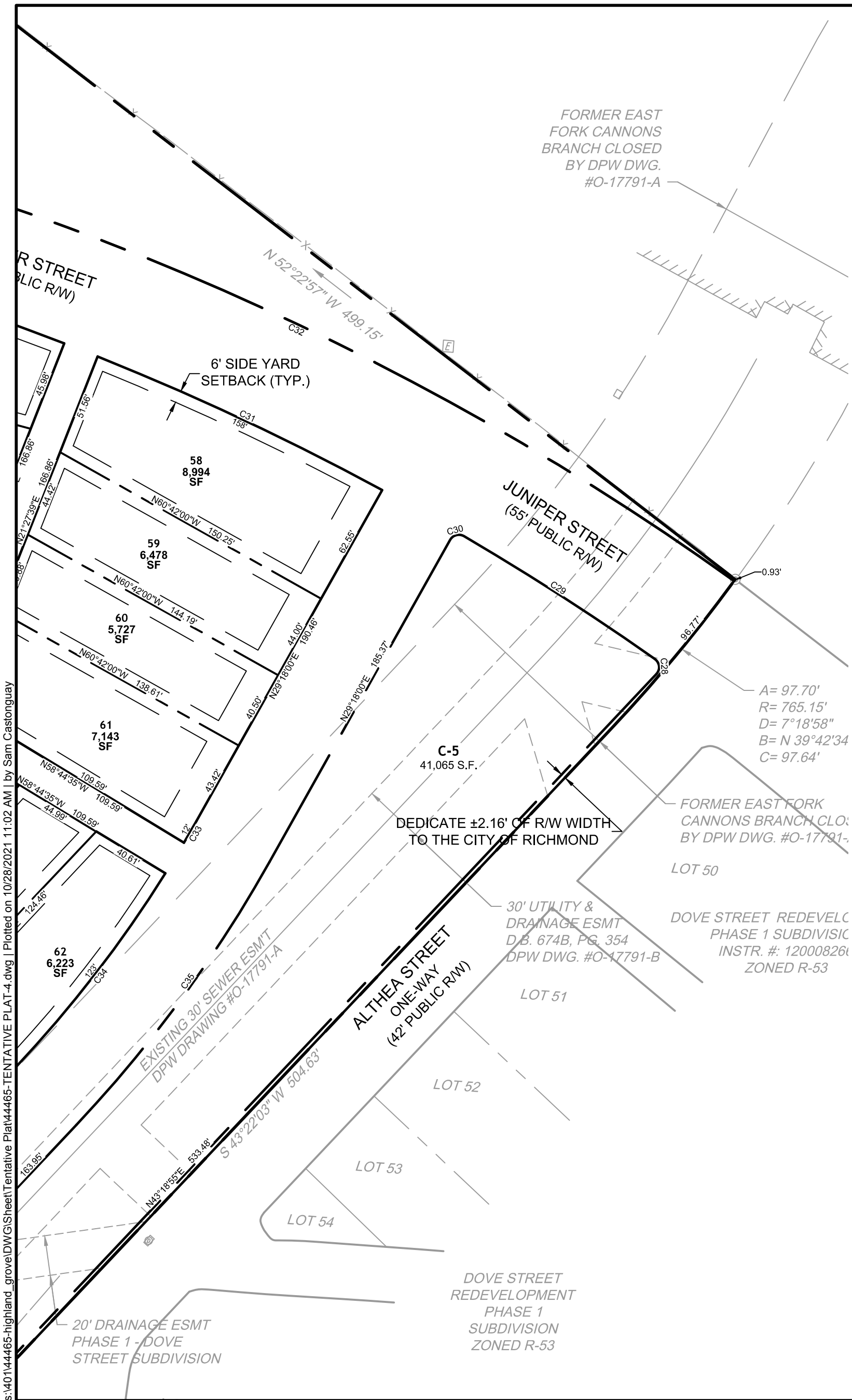
6th District	City of Richmond, VA
Date: August 24, 2021	Scale: 1"=50'
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CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C33	629.00	12.49	6.24	1°08'14"	N29°52'06"E	12.49
C34	629.00	123.28	61.84	11°13'48"	N37°41'31"E	123.09
C35	671.00	164.04	82.43	14°00'25"	N36°18'12"E	163.63
C36	44.00	61.59	37.05	80°12'14"	S18°38'28"E	56.69
C37	26.00	36.40	21.90	80°12'14"	S18°38'28"E	33.50
C38	1372.50	118.97	59.52	4°57'59"	N71°23'53"W	118.93
C39	5.00	7.96	5.11	91°15'28"	S60°29'24"W	7.15
C40	5.00	7.75	4.90	88°48'04"	S29°32'15"E	7.00
C41	5.00	7.75	4.90	88°47'54"	N59°15'45"E	7.00
C42	5.00	7.96	5.11	91°15'25"	N30°46'00"W	7.15

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C53	1372.50	91.60	45.82	3°49'26"	S82°17'57"W	91.59
C54	1427.50	274.74	137.79	11°01'38"	S85°54'03"W	274.31
C55	5.00	7.75	4.90	88°47'59"	N47°00'51"E	7.00
C56	1372.50	446.57	225.27	18°38'32"	N85°42'59"W	444.60
C57	5.00	7.75	4.90	88°48'00"	S41°47'08"E	7.00
C58	1427.50	245.35	122.98	9°50'51"	N81°15'43"W	245.04
C59	280.00	134.85	68.76	27°35'36"	S71°35'22"E	133.55
C60	230.00	115.26	58.86	28°42'42"	S72°08'55"E	114.05
C61	200.00	307.18	193.14	88°00'02"	N41°23'09"W	277.86
C62	125.00	194.43	123.09	89°07'07"	N41°56'42"W	175.41

CURVE TABLE

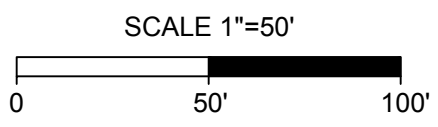
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C73	27.00	42.41	27.00	90°00'00"	N59°51'42"E	38.18

CURVE TABLE

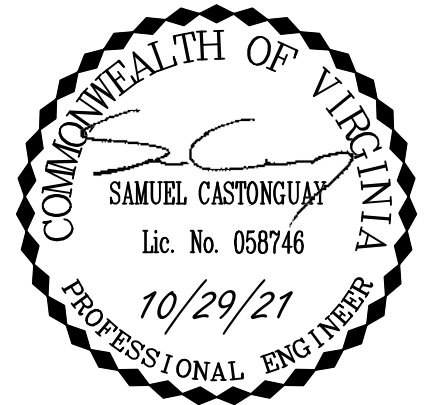
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C43	75.00	104.97	63.15	80°11'29"	N54°57'25"E	96.61
C44	25.00	34.99	21.05	80°11'26"	N54°57'25"E	32.20
C45	291.00	48.35	24.23	9°31'09"	N80°11'17"W	48.29
C46	309.00	51.43	25.77	9°32'09"	N80°10'47"W	51.37
C47	791.00	71.32	35.68	5°09'58"	N87°31'51"W	71.30
C48	809.00	73.01	36.53	5°10'15"	N87°31'59"W	72.99
C49	14.00	22.01	14.02	90°05'01"	S44°50'40"W	19.81
C50	14.00	21.97	13.98	89°55'15"	S45°09'30"E	19.79
C51	809.00	73.64	36.84	5°12'54"	N2°48'20"W	73.61
C52	791.00	72.00	36.02	5°12'54"	N2°48'20"W	71.97

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C63	26.00	35.11	20.82	77°21'47"	S71°31'44"E	32.50
C64	14.00	13.87	7.57	56°46'41"	N41°24'01"E	13.31
C65	509.00	47.40	23.72	5°20'08"	N83°55'47"W	47.38
C66	491.00	45.48	22.75	5°18'24"	S83°54'55"E	45.46
C67	491.00	45.48	22.75	5°18'24"	S78°36'31"E	45.46
C68	509.00	47.40	23.72	5°20'08"	N78°35'39"W	47.38
C69	14.00	21.99	14.00	90°00'00"	S36°15'43"E	19.80
C70	14.00	21.99	14.00	90°00'00"	N53°44'17"E	19.80
C71	14.00	23.49	15.58	96°07'25"	S56°48'00"W	20.83
C72	27.00	42.41	27.00	90°00'00"	N30°08'18"W	38.18



NAD 83/NAVD 88

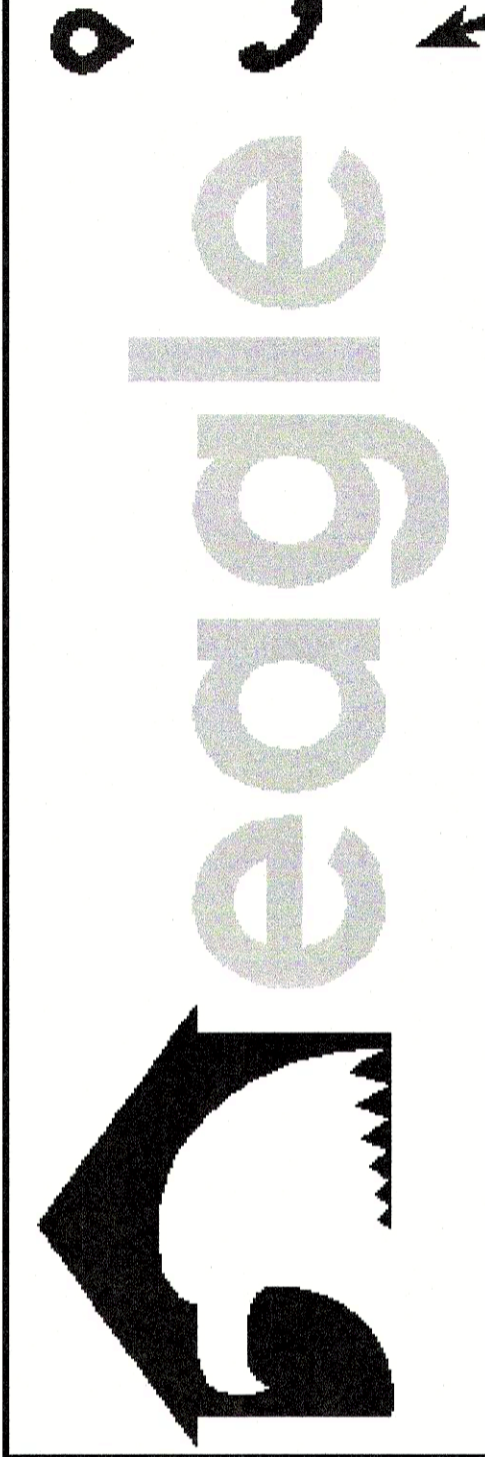


**PRELIMINARY PLAT OF
HIGHLAND GROVE
SUBDIVISION**

6th District	City of Richmond, VA
Date: August 24, 2021	Scale: 1"=50'
Sheet 7 of 7	J.N.: 44465
Drawn by: S. CASTONGUAY	Checked by: J. MURRAY
Revised: 10/29/2021	

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DRAWN DATE:
10/20/2021
DRAFTED BY:
C. BROWN
REVISED DATE:
10/20/2021

OVERALL FIRST FLOOR PLAN
 HIGHLAND GROVE

A101

PLANT SCHEDULE

	KEY	BOTANICAL NAME	COMMON NAME	SIZE
COLUMNAR EVERGREEN SHRUBS (CES)	ICS	ILEX CRENATA 'STEEDS'	STEEDS HOLLY	3-4'
	JUN	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	4-5'
	GT	BUXUS SEMPERVIRENS 'MONRUE'	GREEN TOWER BOXWOOD	18-24"
	CM	CAMELIA SASANQUA OCTOBER MAGIC	OCTOBER MAGIC ORCHID CAMELIA	18-24"
ROUND EVERGREEN SHRUBS (RES)	AB	ABELIA GRANDIFLORA 'ROSE CREEK'	ROSE CREEK ABELIA	18-24"
	IC	ILEX CRENATA 'HOOGENDORN'	HOOGENDORN HOLLY	18-24"
	PLO	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	CHERRY LAUREL	18-24"
	SJ	SKIMMIA JAPONICA	SKIMMIA	18-24"
PERENNIALS (PER)	RD	ROSA WHITE MEIDILAND	WHITE MEIDILAND ROSE	18-24"
	ACH	ACHILEA MILLEFOLIUM 'PAPRIKA'	YARROW	18-24"
	RUB	RUDBECKIA FULGIDA 'GOLDSTRUM'	CONEFLOWER	18-24"
	SN	SALVIA NEMOROSA MAINACHT MAY NIGHT	MAY NIGHT WOODLAND SAGE	18-24"
	SH	SALVIA NEMOROSA SCHNEEHUGEL SNOW HILL	SNOW HILL WOODLAND SAGE	18-24"
DICIDUOUS SHRUBS (DS)	HY	HYDRANGEA LIMELIGHT	LITTLE LIME HYDRANGEA	24"
	HL	HYDRANGEA LIMELIGHT	LIMELIGHT HYDRANGEA	24"
	SG	SPIREA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	18-24"

COMPARABLE SPECIES SUBSTITUTIONS PERMISSIBLE AT TIME OF BUILDING PERMIT

30X50

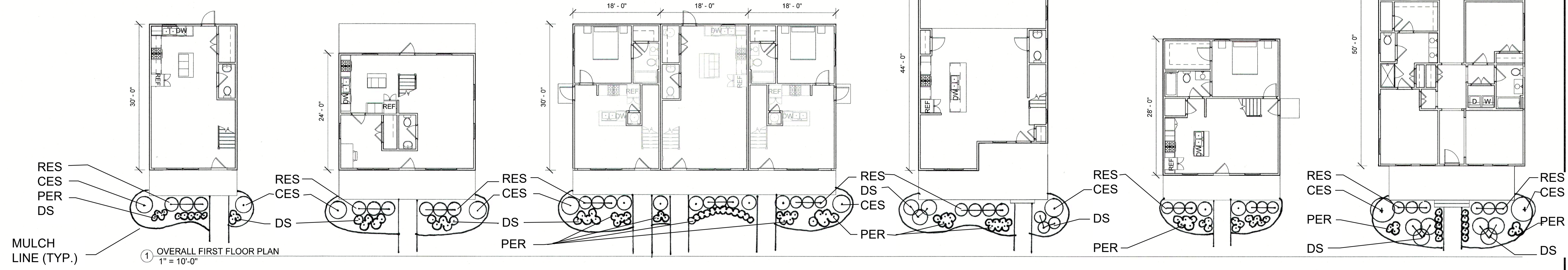
18X30

28X24

TRIPLEX

26X44

24X28



① OVERALL FIRST FLOOR PLAN
 1" = 10'-0"