

4508 GROVE AVENUE - SPECIAL USE PERMIT PLAN

SITE EXHIBIT DRAWING 1 OF 1

OCTOBER 27, 2021
 DRAWN BY: K. STANLEY - SEKIV SOLUTIONS

MARY S DUNN
 INST. ID2000-27120
 W0190278005
 ZONING R-5

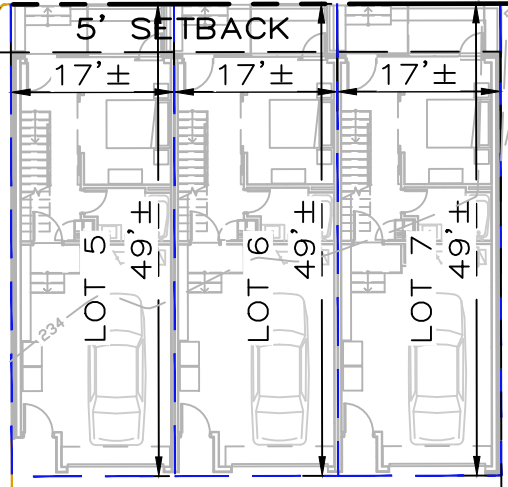
KEENER RYAN A AND KRISTINA T
 INST. ID2011-19883
 W0190278003
 ZONING R-5

LEWIS MATTHEW T AND
 KATHERINE C
 INST. ID2015-10209
 W0190278002
 ZONING R-5

15' PUBLIC ALLEY
 PROVIDE GRAVEL FOR ENTIRE WIDTH OF ALLEY
 S 59°39'22" E 75.00'

PICKUP DAY TRASH STORAGE

LOT 8
 COMMON AREA
 ASPHALT OR CONCRETE
 PAVEMENT ACCESS DRIVE

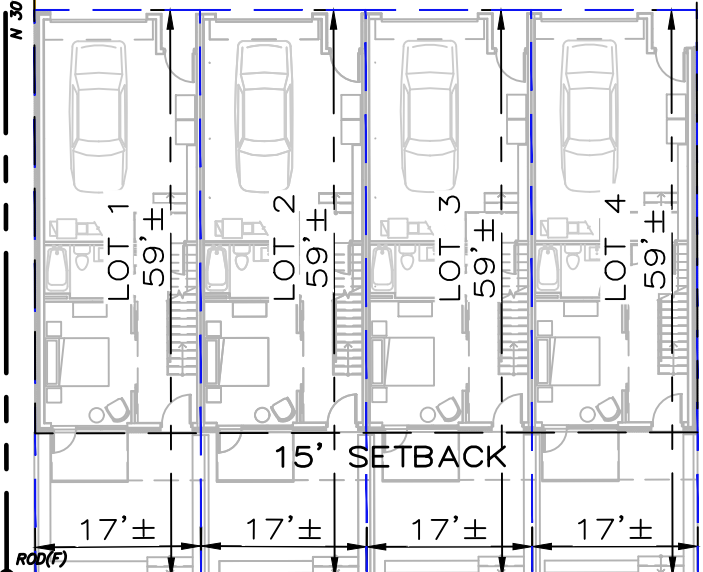


9736 Sq. Feet
 0.2235 Acres

TAYLOR & HANCOCK
 PROPERTIES LLC
 INST. 140017120
 W0190278017
 ZONED R-53

3' SETBACK
 N 30°19'23" E 130.08'

3' SETBACK
 S 30°19'23" W 130.08'



15' SETBACK

N 59°39'22" W 75.00'

EXISTING 5' CONCRETE SIDEWALK

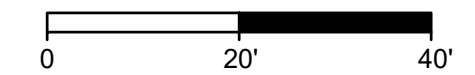
GROVE AVENUE

COMMONWEALTH AVE.

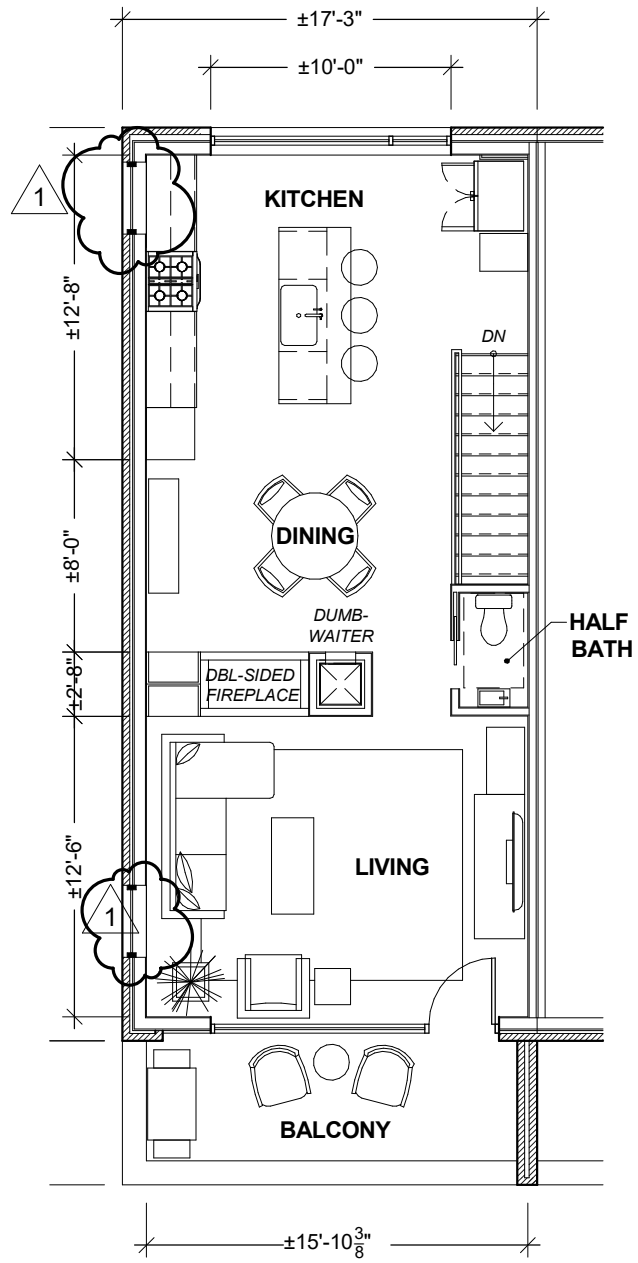
NOTES

- BUILDING DIMENSIONS AND LOT SIZES ARE APPROXIMATE. DIMENSIONS MAY VARY AT TIME OF BUILDING PERMIT AND SUBDIVISION SUBMISSION
- WATER CONNECTION(S) WILL BE MADE IN GROVE AVENUE. SEWER CONNECTION(S) WILL BE MADE IN THE ALLEY AND BE DESIGNED IN ACCORDANCE WITH CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
- ALL TREES WITHIN RIGHT OF WAY WITHIN THE PROJECT LIMITS ARE TO BE RETAINED
- NO AREA LIGHTING IS PROPOSED, ADJACENT STREET LIGHT PROVIDE ADEQUATE LIGHTING. POST LIGHTS MAY BE INSTALLED IN FRONT OF INDIVIDUAL UNITS AT TIME OF BUILDING PERMIT.
- BIKE STORAGE WILL BE WITHIN INDIVIDUAL UNITS
- WASTE/RECYCLING CONTAINER STORAGE WILL BE PROVIDED WITHIN GARAGE OF INDIVIDUAL UNITS
- PORTIONS OF SIDEWALK IN DISREPAIR ALONG FRONTAGE IS TO BE REPAIRED OR REPLACED IN KIND

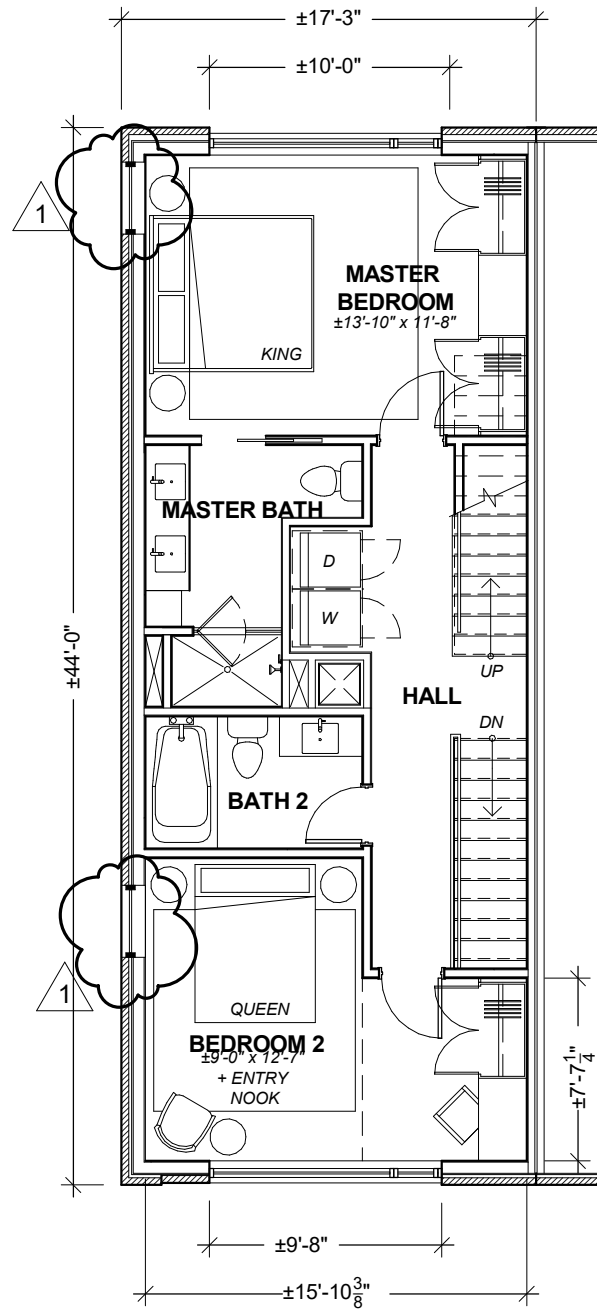
SCALE 1"=20'



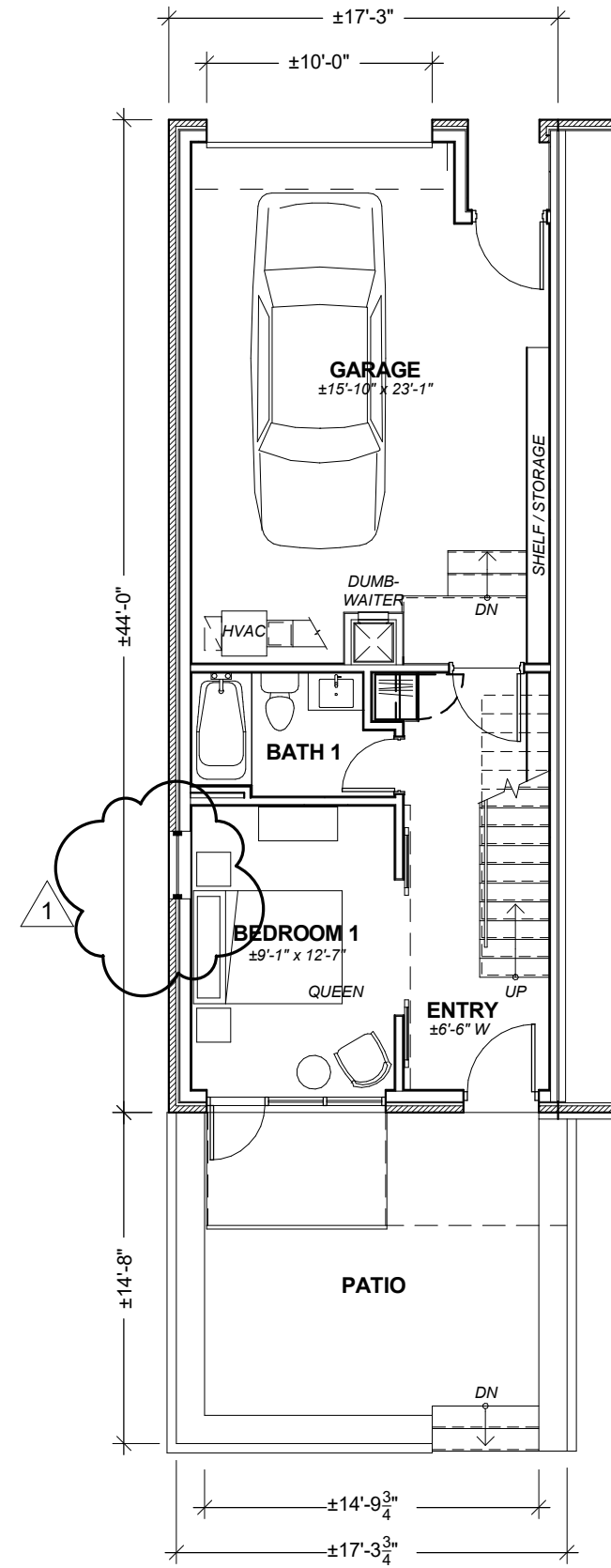
sēkiv solutions
 OPTIMIZING YOUR DEVELOPMENT WORLD
 14207 POND CHASE PLACE | MIDLOTHIAN, VA | 23113
 TELEPHONE NO. 804.938.8864 | www.sekivsolutions.com



LEVEL 3



LEVEL 2



LEVEL 1

08/03/2021

TYPICAL FLOOR PLANS - DESIGN INTENT

4508 GROVE AVENUE | NEW CONSTRUCTION

1/8" = 1'-0"

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08/03/2021

4508 GROVE AVENUE | NEW CONSTRUCTION

GROVE AVENUE - DESIGN INTENT

1/8" = 1'-0"

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BUILDING MASSING ON GROVE AVE



TYPICAL RESIDENCE ENTRY ON GROVE AVE



BUILDING MASSING ON GROVE AVE

EXTERIOR FINISHES	
MARK	DESCRIPTION
FB-1	FACE BRICK
FB-2	FACE BRICK
MT-1	METAL PANEL
SD-1	FIBER CEMENT
SD-2	FIBER CEMENT



1 SOUTH ELEVATION - GROVE AVENUE
P1.1 1/8" = 1'-0"

08/03/2021

4508 GROVE AVENUE | NEW CONSTRUCTION

ALLEY - DESIGN INTENT

1/8" = 1'-0"

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BUILDING MASSING ON ALLEY

AERIAL PERSPECTIVE

BUILDING MASSING ON ALLEY

1

EXTERIOR FINISHES	
MARK	DESCRIPTION
FB-1	FACE BRICK
FB-2	FACE BRICK
MT-1	METAL PANEL
SD-1	FIBER CEMENT
SD-2	FIBER CEMENT



2 NORTH ELEVATION - ALLEY
P1.2 1/8" = 1'-0"

THIS IS TO CERTIFY THAT ON 3/12/2020 SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND WALLS OF THE BUILDING ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN

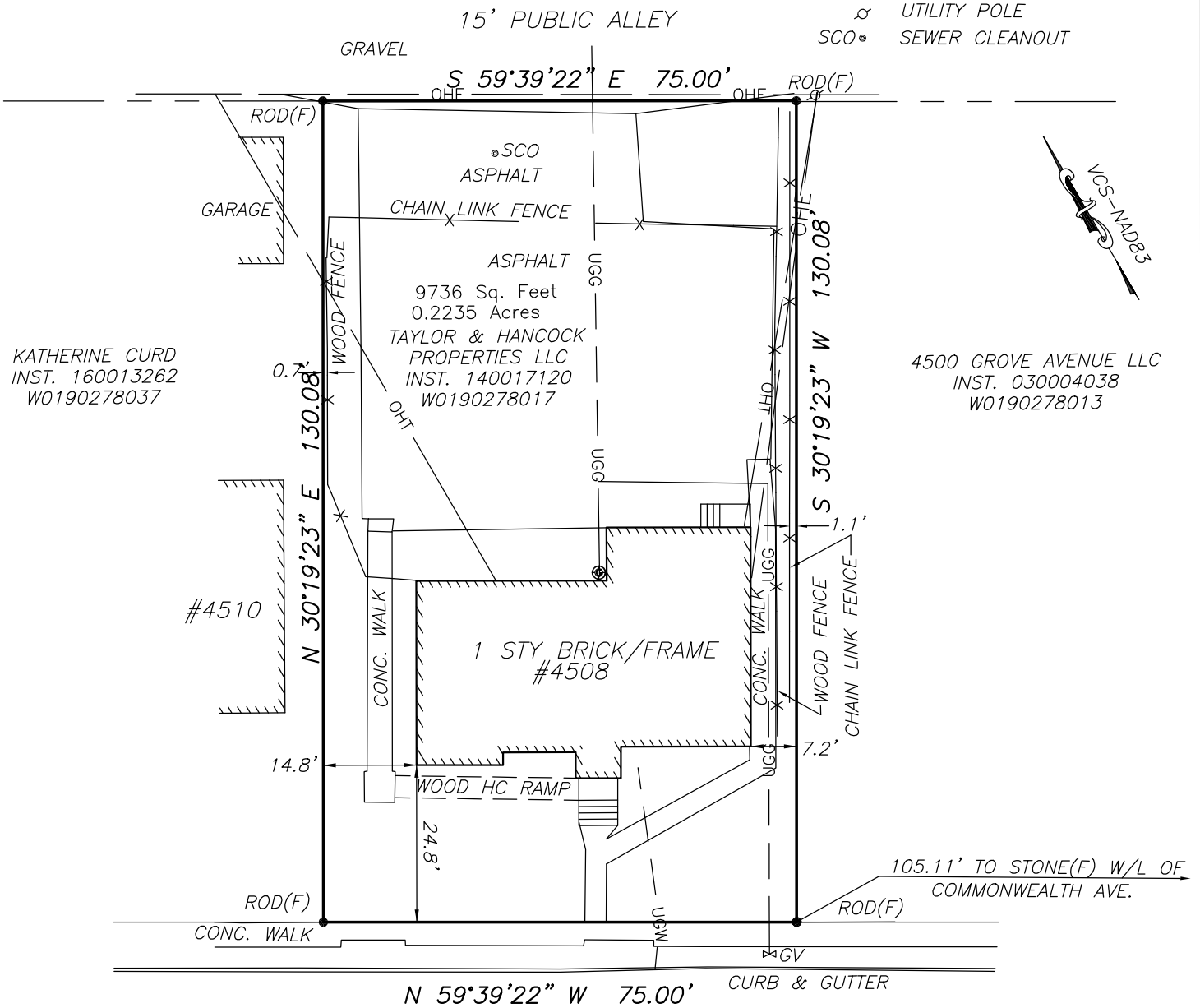
BRIAN LONG, L.S.




- 1) THIS PARCEL IS NOT IN A FEMA FLOOD HAZARD ZONE
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN

LEGEND

- ⊙ GAS METER
- ⋈ GV GAS VALVE
- ♁ UTILITY POLE
- SC⊙ SEWER CLEANOUT



GROVE AVENUE
VAR. WIDTH PUBLIC R/W

SURVEY OF
4508 GROVE AVENUE

LONG SURVEYING, LLC
4650 FACTORY MILL ROAD
MAIDENS, VA 23012
804-314-5620

CITY OF RICHMOND
VIRGINIA
MARCH 12, 2021
SCALE: 1"=25'