



April 2019



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

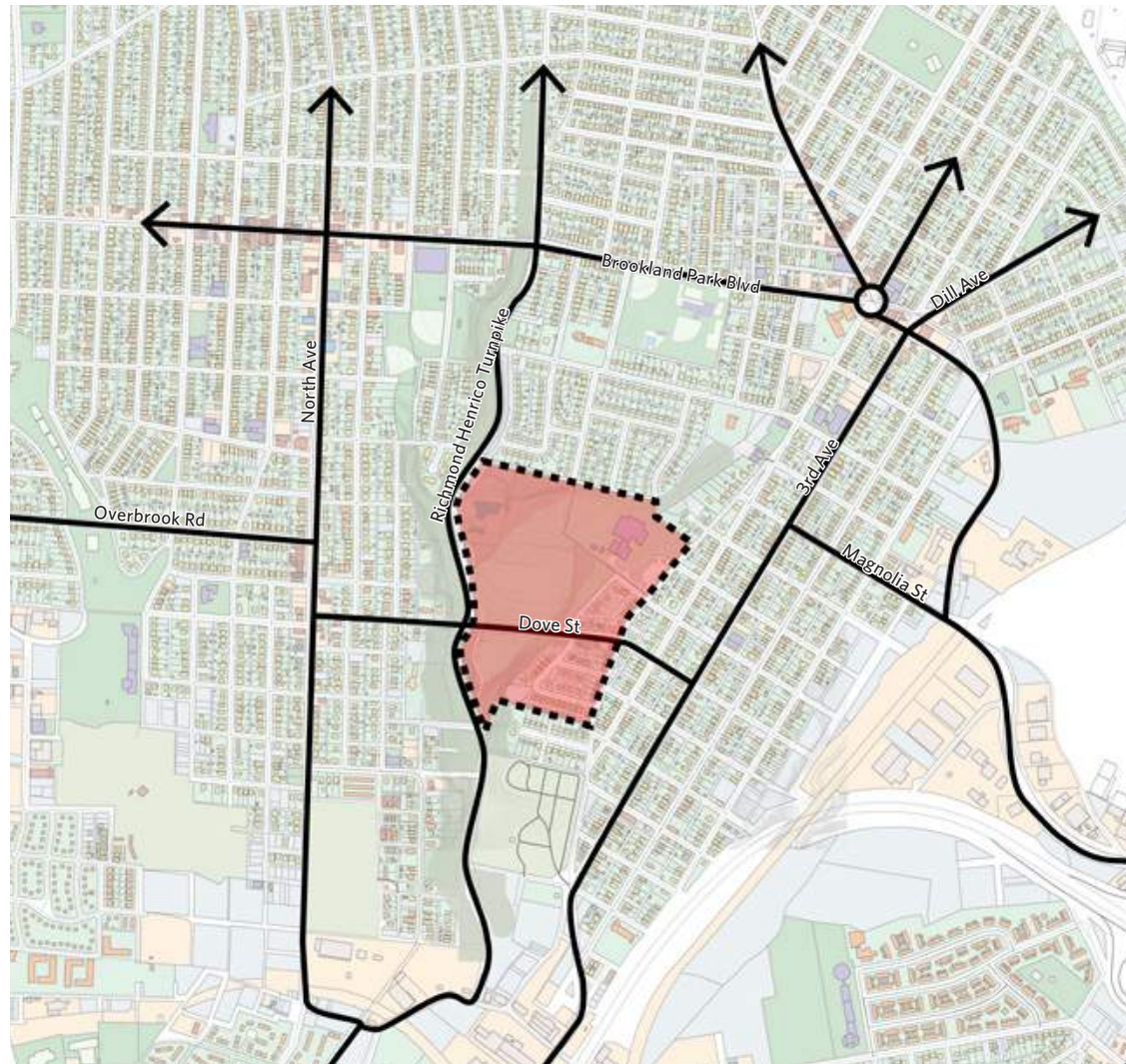
Richmond, Virginia

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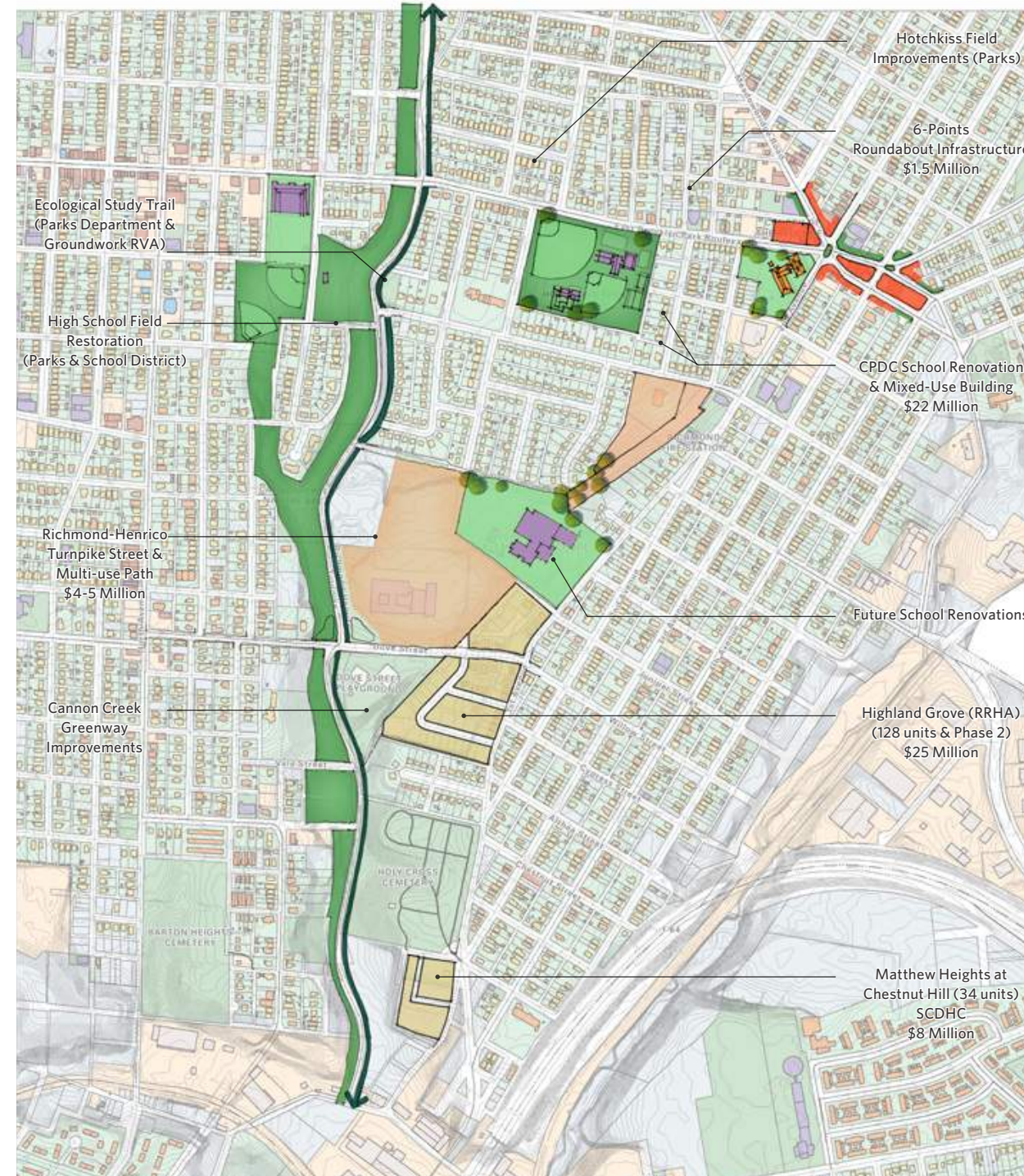
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OVERVIEW



MAJOR STREET CONNECTIONS



MAJOR INVESTMENTS IN SURROUNDING NEIGHBORHOOD



RESIDENTIAL PROGRAM	
TYPE	UNITS
Single-Family Detached	98
Single-Family Attached	41
TOTAL	139

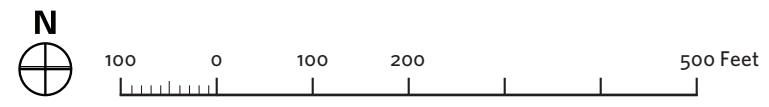
* Building Height limit: 3-story
 * The unit mix of Single-Family Detached and Single-Family Attached units may be subject to change.

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

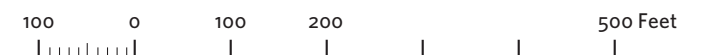




RESIDENTIAL PROGRAM	
TYPE	UNITS
Single-Family Detached	98
Single-Family Attached	41
TOTAL	139

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

LOT TYPE PLAN DIAGRAM



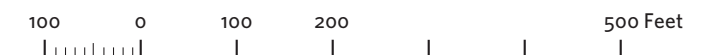


RESIDENTIAL PROGRAM BY PHASES				
PHASING	BLOCK	SINGLE-FAMILY DETACHED UNITS	SINGLE-FAMILY ATTACHED UNITS	TOTAL UNITS BY BLOCK
Phase 1	A	7	7	33
	B	12	7	
Phase 2	C	15	—	15
Phase 3	D	11	5	45
	E	21	8	
Phase 4	F	22	5	27
	G	7	5	
Phase 5	H	3	4	19
TOTAL		98	41	139

URBAN DESIGN ASSOCIATES

PHASING DIAGRAM

EXISTING SCHOOL BOUNDARY



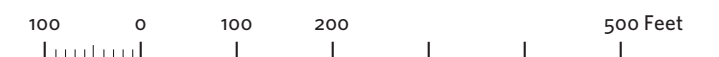


OPEN SPACE CALCULATION		
SPACE TYPE	ACRES	PERCENTAGE
Total Site Area	41.57	100%
Public Open Space	11.41	27.4%
Proposed School Property	8.00	19.2%

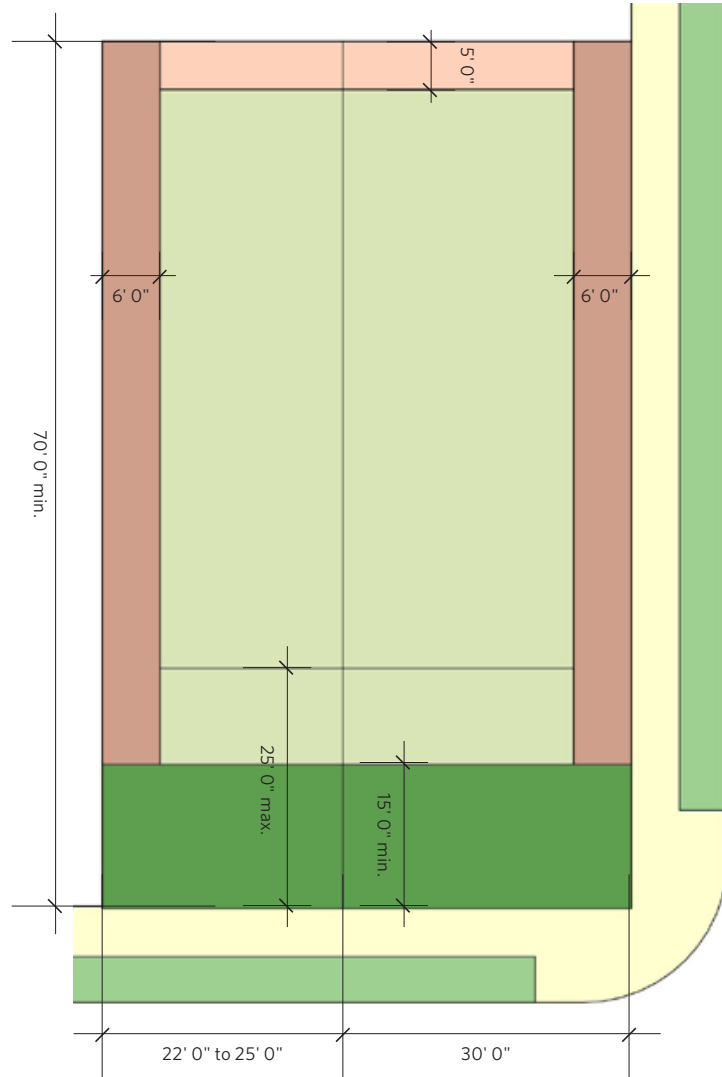
- ① Possible Public Art Space
- ② Possible Playground
- ③ Possible Stormwater Learning Lab
- ④ Possible Community Garden

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

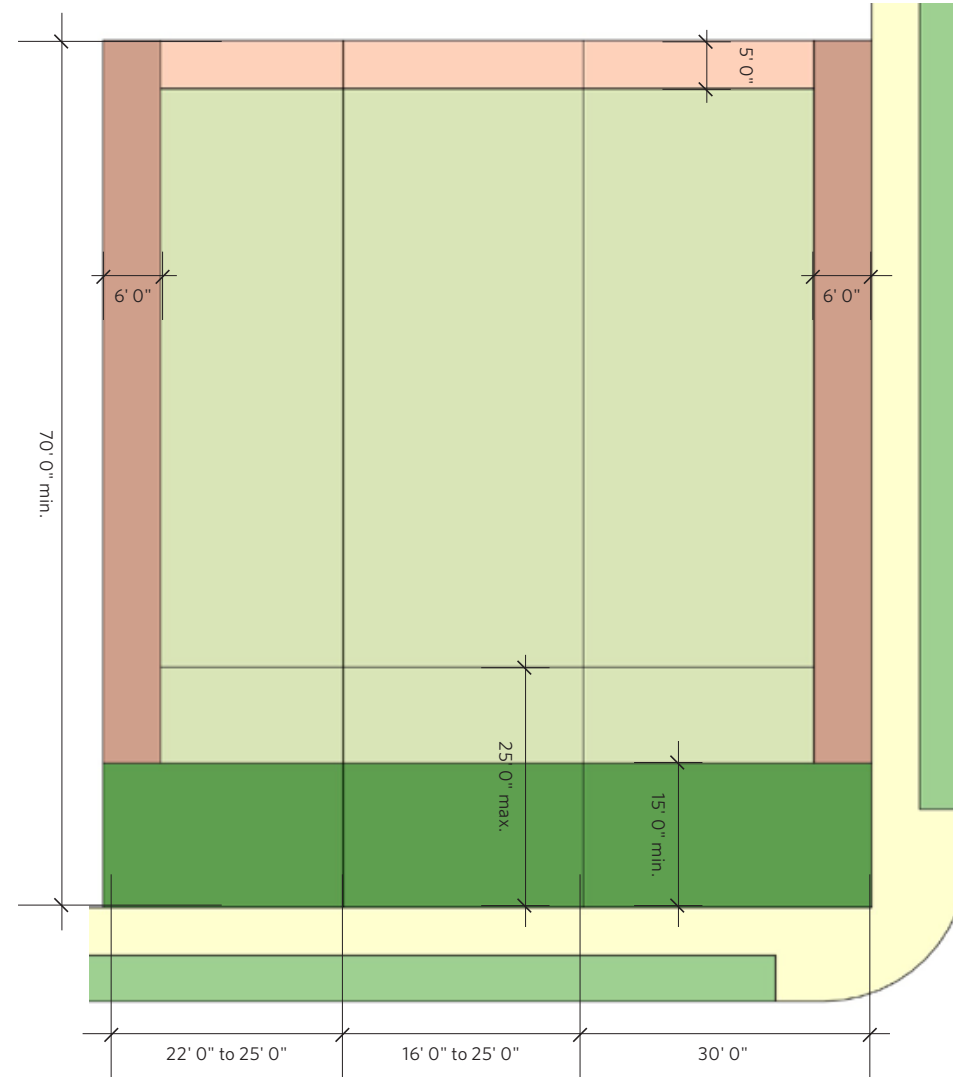
OPEN SPACE PLAN DIAGRAM



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



- FRONT SETBACK
- SIDE SETBACK
- REAR SETBACK

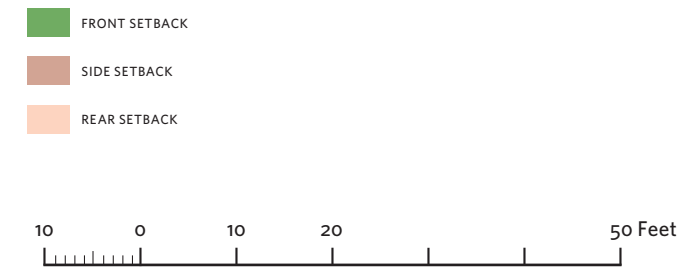
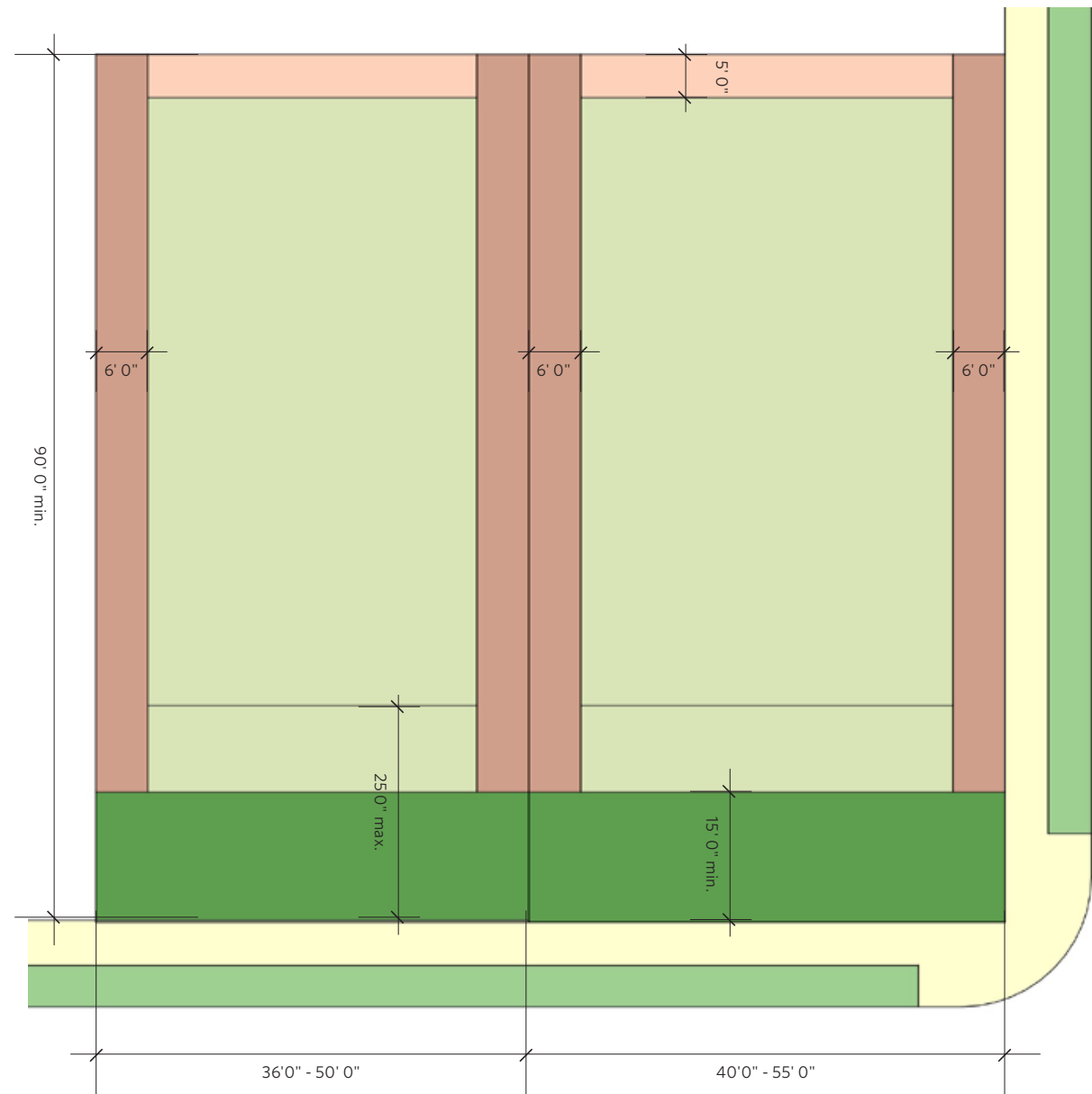


- FRONT SETBACK
- SIDE SETBACK
- REAR SETBACK

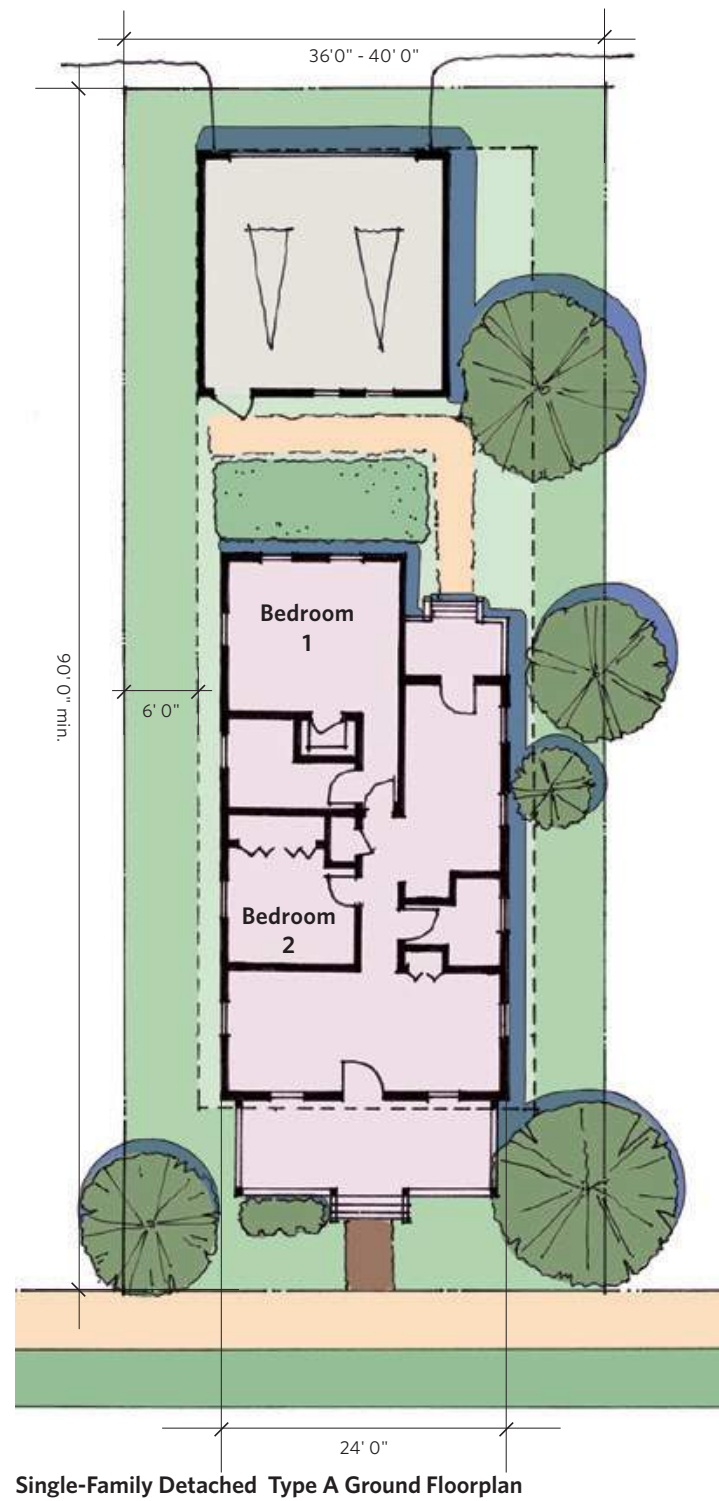


LOT DIAGRAMS: SINGLE-FAMILY ATTACHED LOT TYPES

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



LOT DIAGRAMS: SINGLE-FAMILY DETACHED LOT TYPES



Single-Family Detached Type A Front Elevation

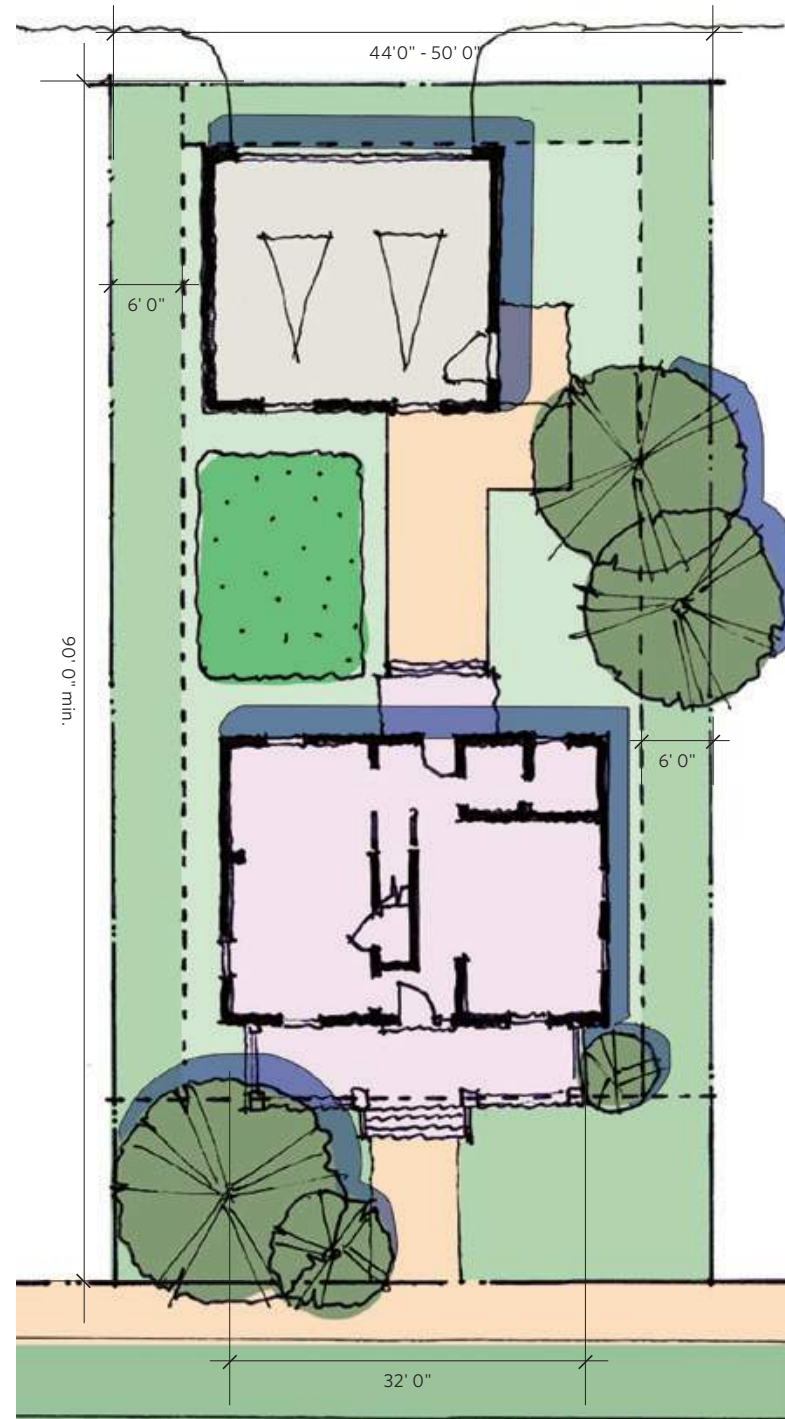


Single-Family Detached Type A Front Elevation Alternative

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



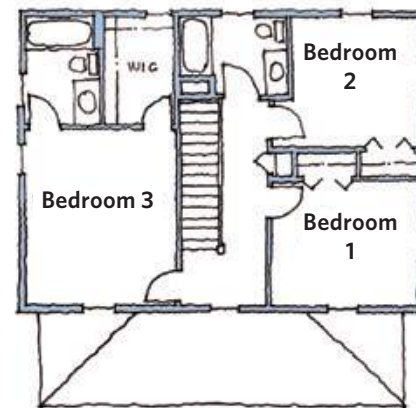
Single-Family Detached Type B Ground Floorplan



Single-Family Detached Type B Front Elevation



Single-Family Detached Type B Front Elevation Alternative

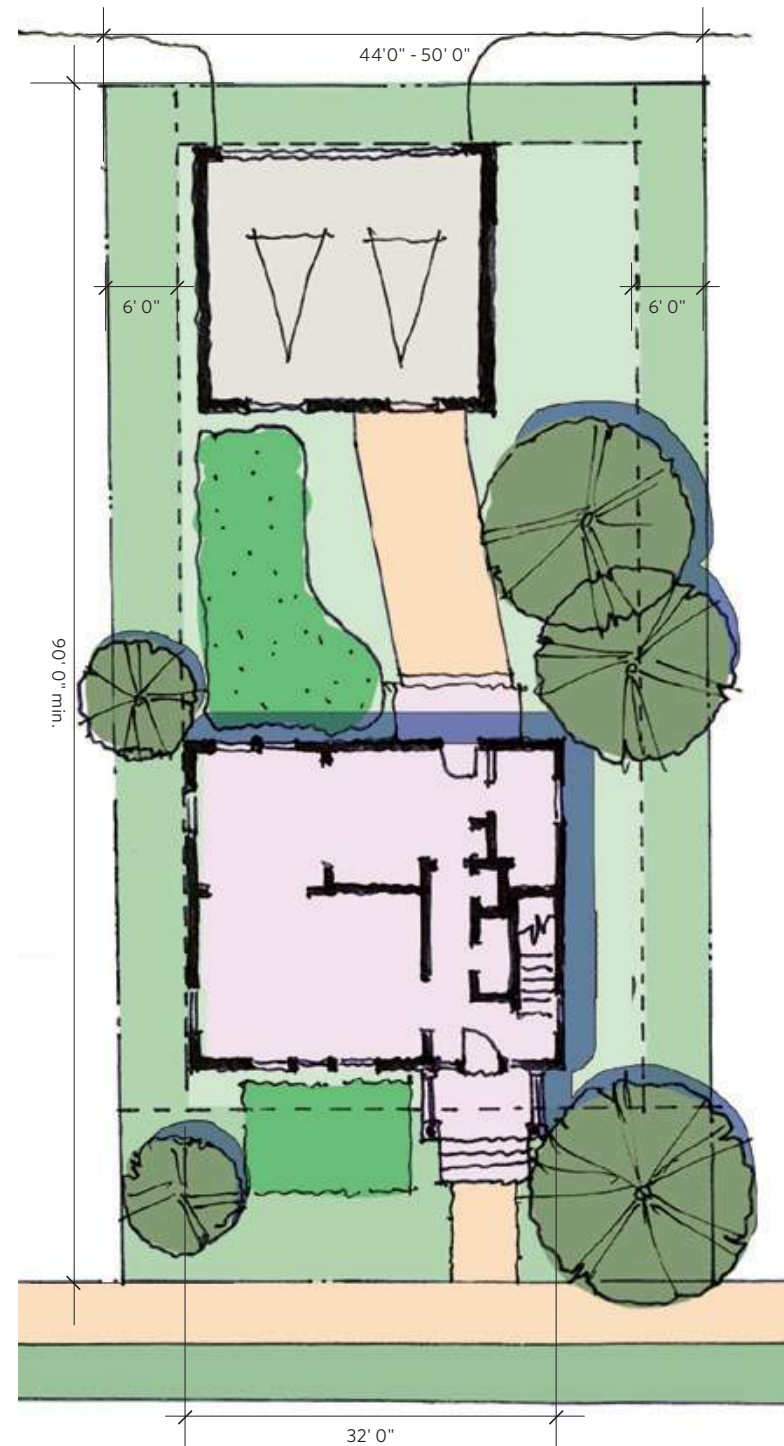


Single-Family Detached Type B Upper Floorplan

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

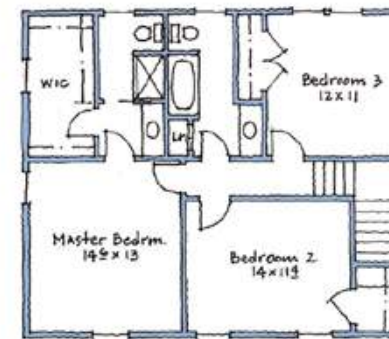
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Single-Family Detached Type C Ground Floorplan



Single-Family Detached Type C Front Elevation

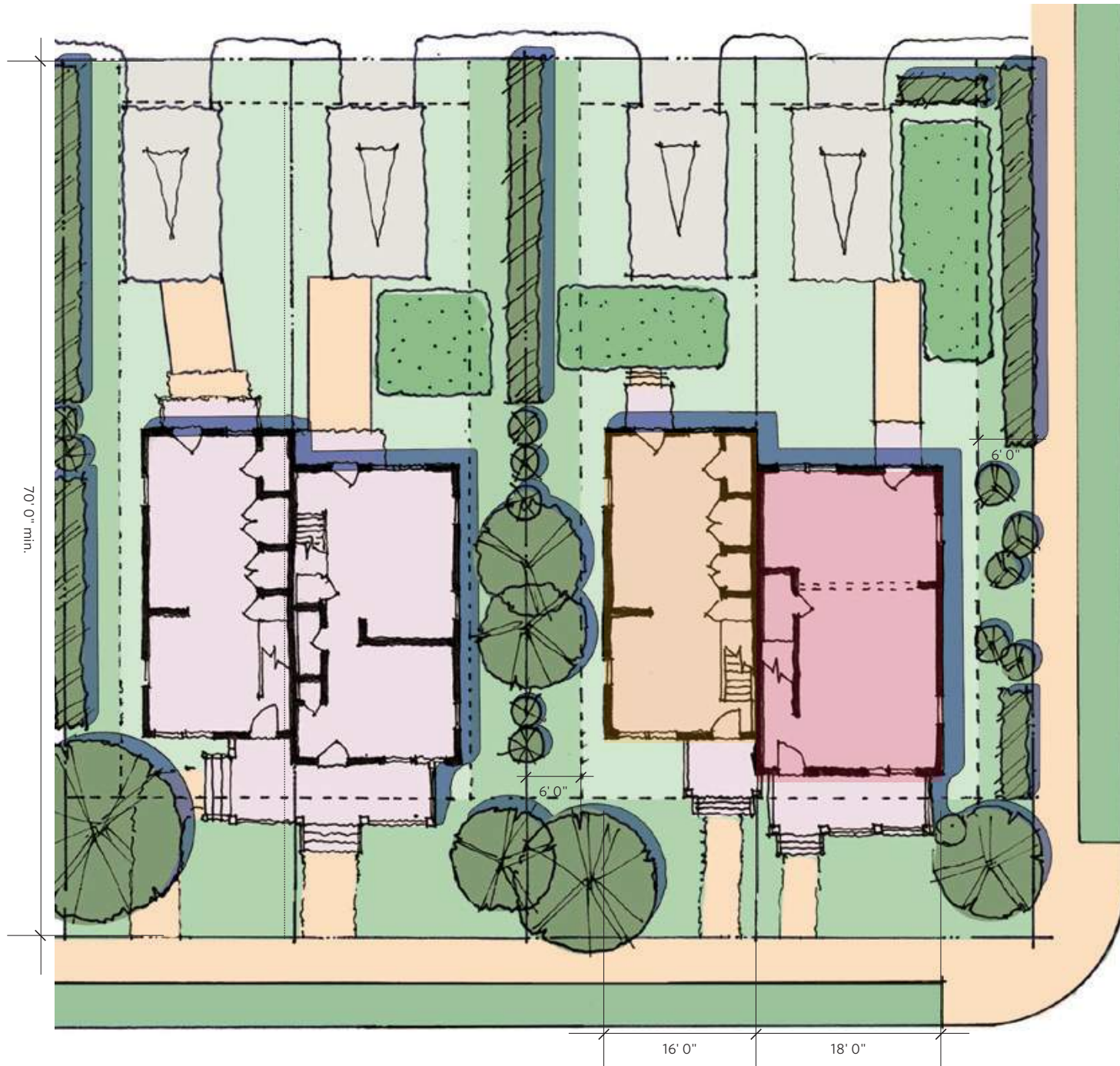


Single-Family Detached Type C Upper Floorplan

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

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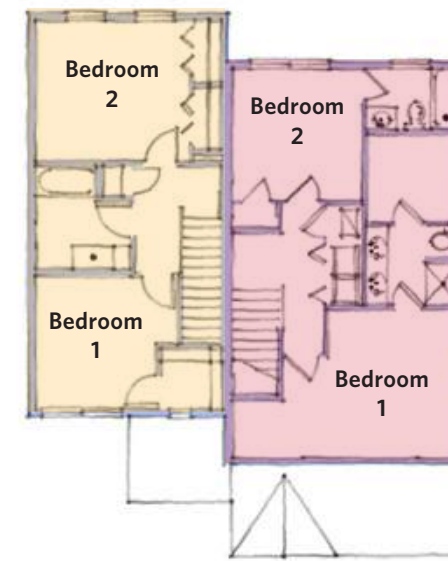


Duplex Townhouse Ground Floorplan

UNIT DIAGRAMS: SINGLE-FAMILY ATTACHED DUPLEX

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

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



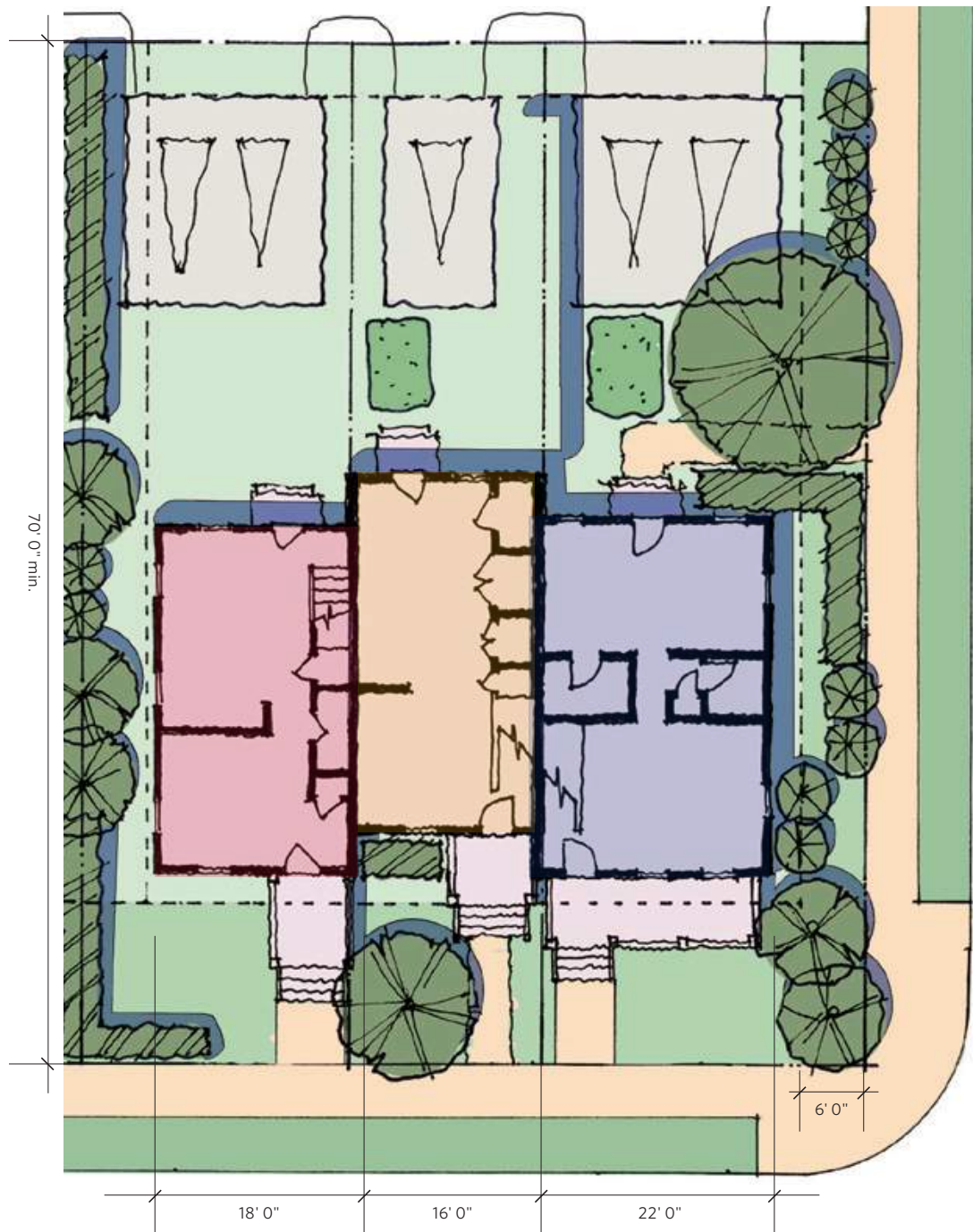
Duplex Townhouse Upper Floorplan



Duplex Front Elevation



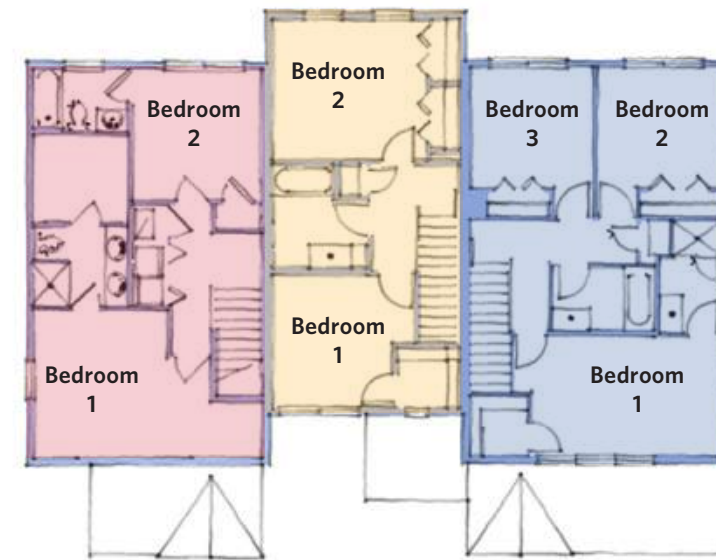
Duplex Front Elevation Alternative



Triplex Ground Floorplan



Triplex Front Elevation



Triplex Upper Floorplan

TRIPLEX UNIT TYPES	
TYPE A	
Total Bedroom	2
Total Bathroom	1.5
Gross Area	±1,050 sq.ft.
TYPE B	
Total Bedroom	2
Total Bathroom	2.5
Gross Area	±1,300 sq.ft.
TYPE C	
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



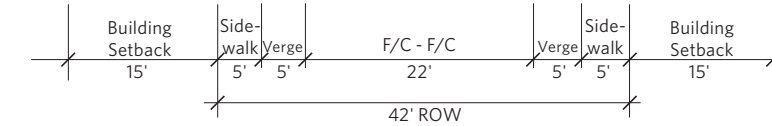
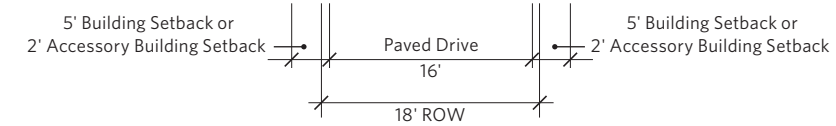
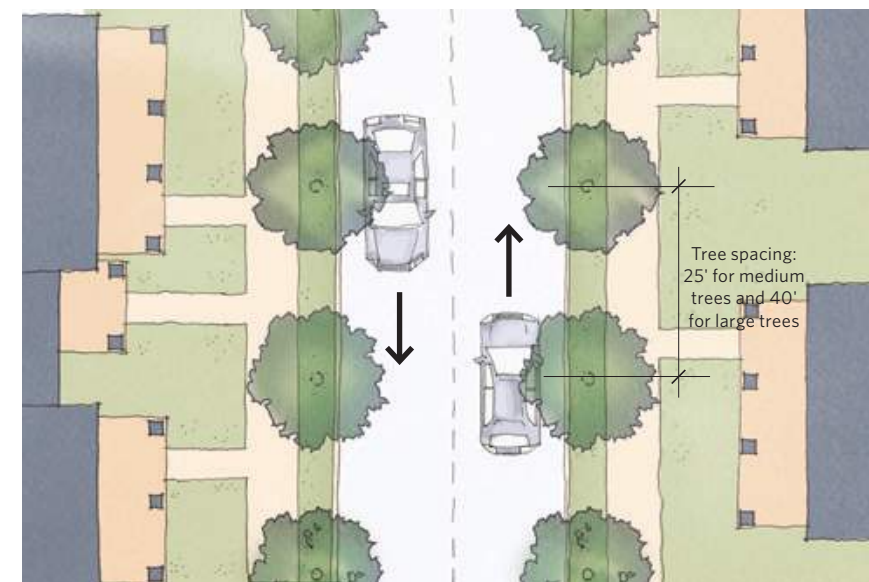
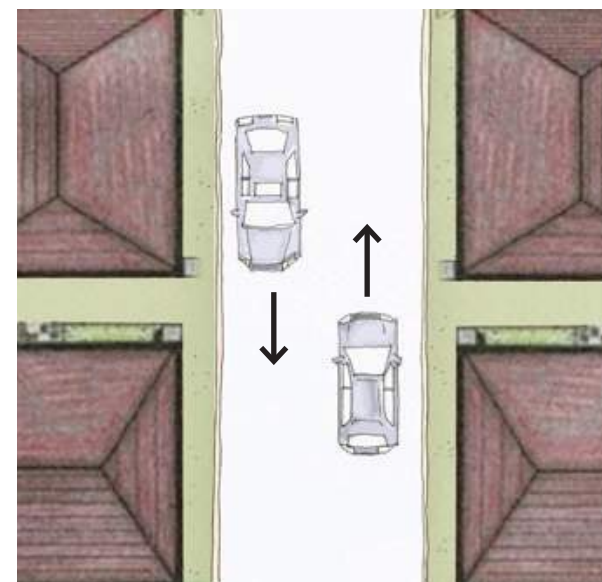
Dove Street Elevation

BUILDING CHARACTER

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



Street Type Locator Map



— Alley with 18' Right-of-Way

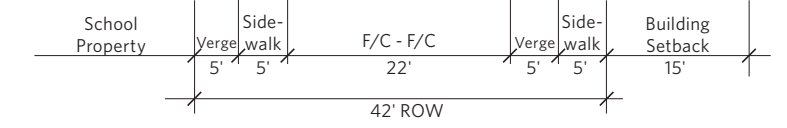
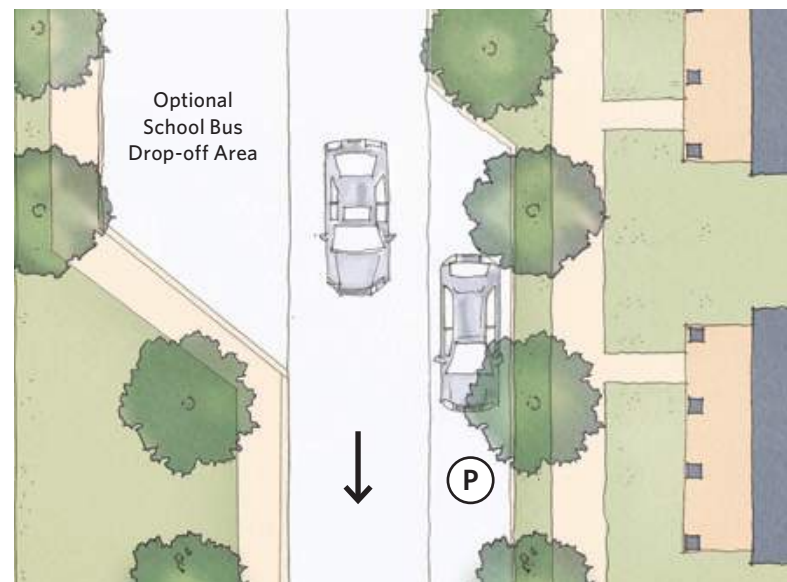
— Streets with 42' Right-of-Way (Two-Way)

STREET SECTIONS

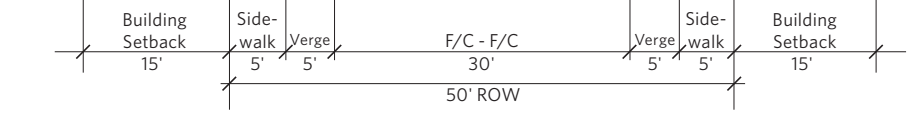
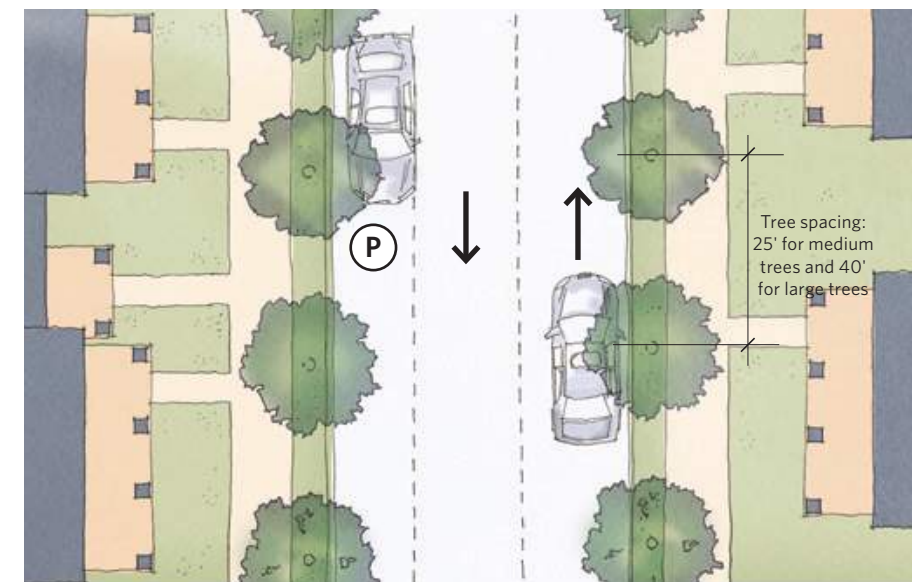
***STREET/ALLEY SECTIONS ARE SUBJECT TO CHANGE AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS**



Street Type Locator Map



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



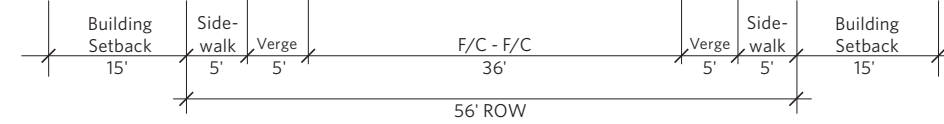
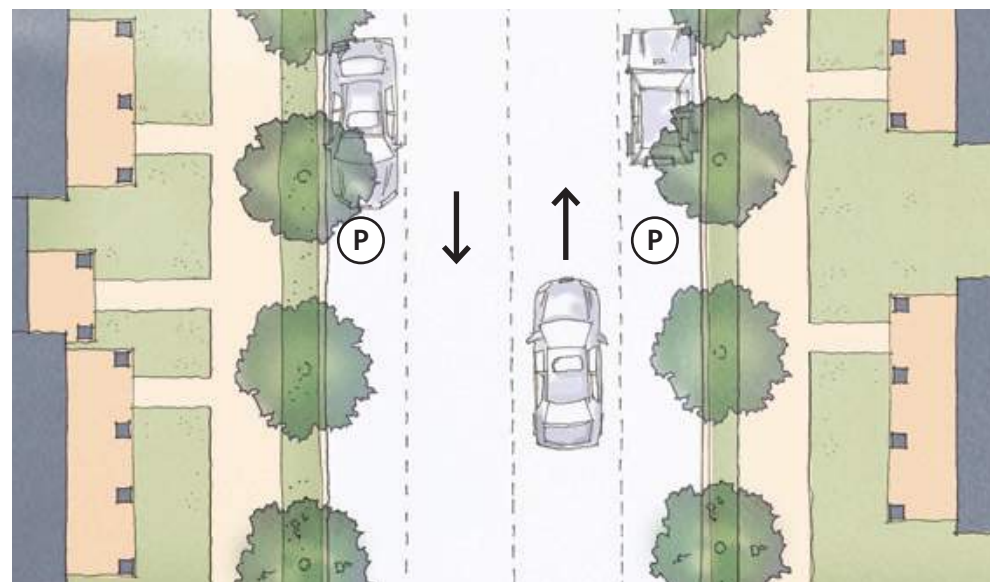
Streets with 50' Right-of-Way

STREET SECTIONS

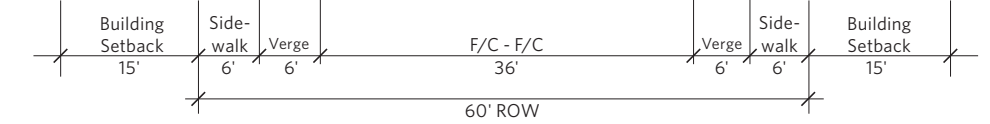
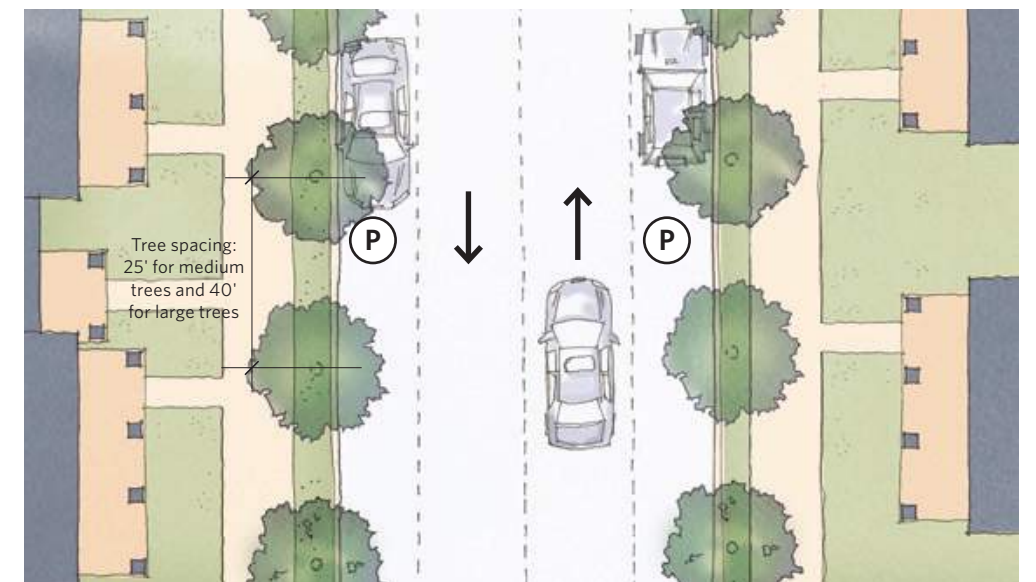
*STREET/ALLEY SECTIONS ARE SUBJECT TO CHANGE AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS



Street Type Locator Map



Streets with 56' Right-of-Way



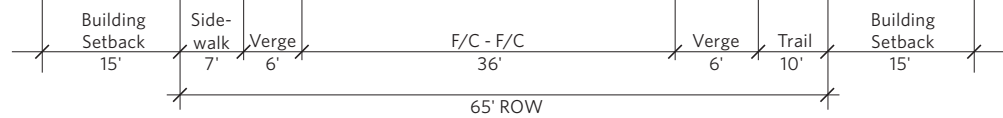
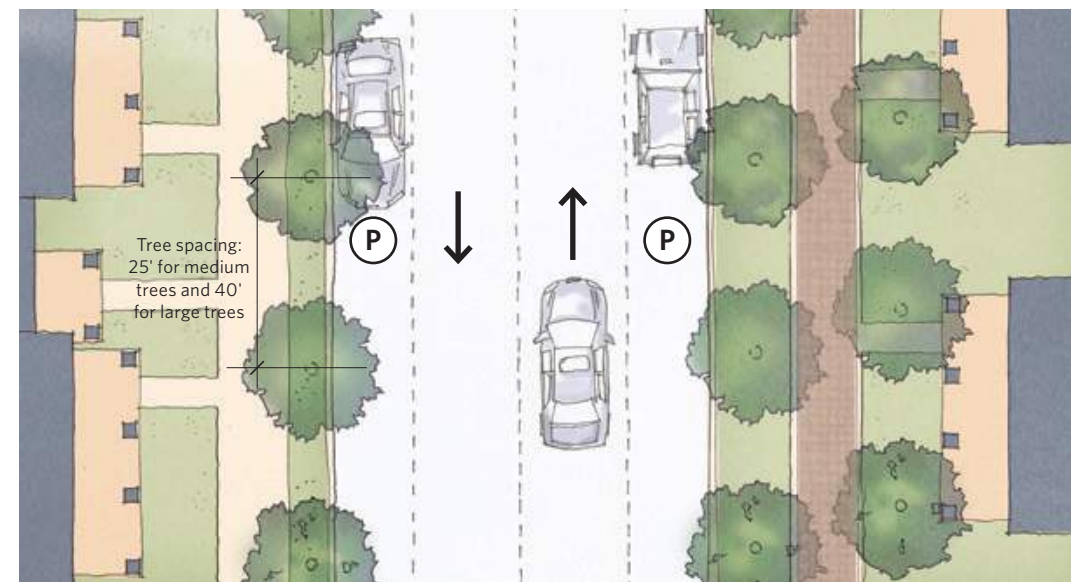
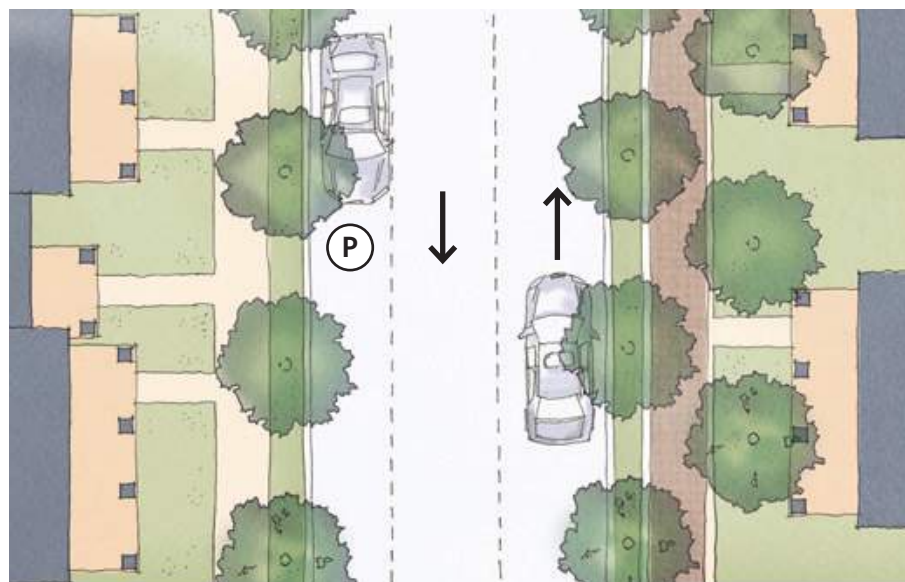
Streets with 60' Right-of-Way

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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