



April 2019



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

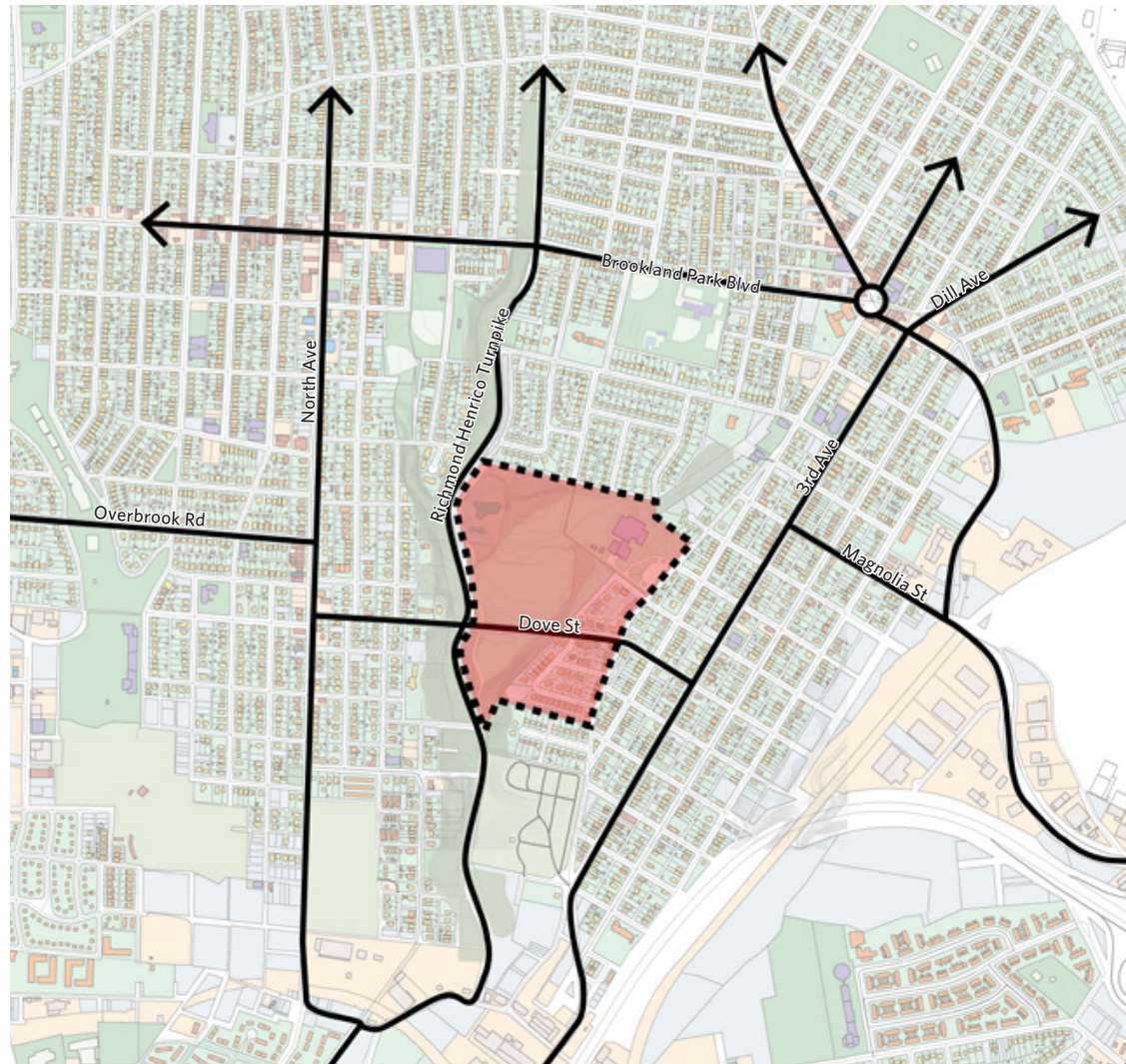
*Richmond, Virginia*

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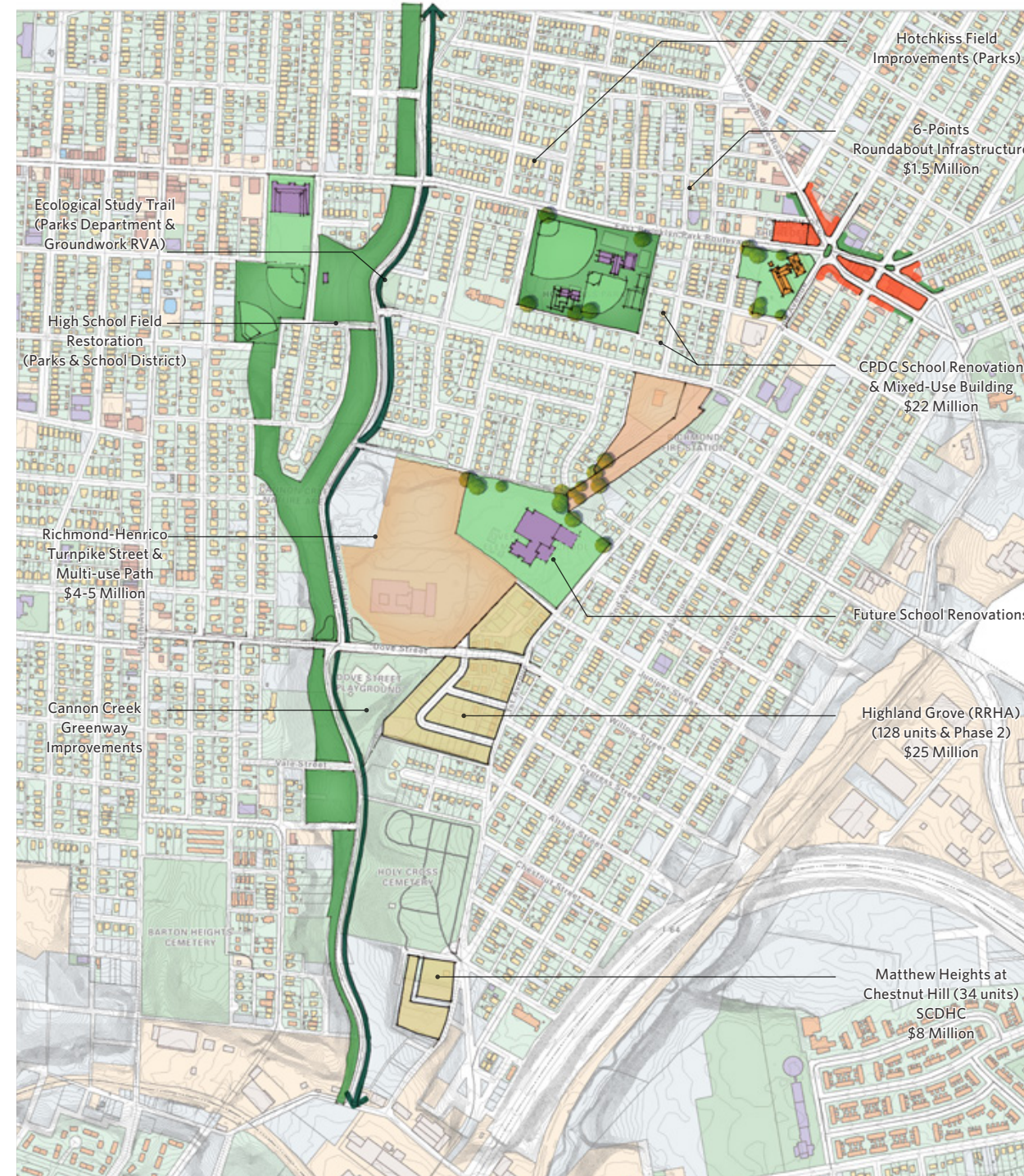
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# OVERVIEW



MAJOR STREET CONNECTIONS



MAJOR INVESTMENTS IN SURROUNDING NEIGHBORHOOD



| RESIDENTIAL PROGRAM    |            |
|------------------------|------------|
| TYPE                   | UNITS      |
| Single-Family Detached | 98         |
| Single-Family Attached | 41         |
| <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**

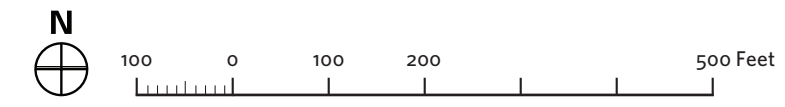




| RESIDENTIAL PROGRAM    |            |
|------------------------|------------|
| TYPE                   | UNITS      |
| Single-Family Detached | 98         |
| Single-Family Attached | 41         |
| <b>TOTAL</b>           | <b>139</b> |

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

# LOT TYPE PLAN DIAGRAM





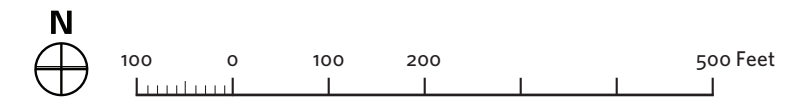
**RESIDENTIAL PROGRAM BY PHASES**

| 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



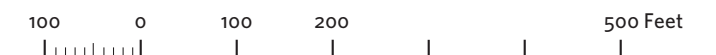


| OPEN SPACE CALCULATION   |       |            |
|--------------------------|-------|------------|
| SPACE TYPE               | ACRES | PERCENTAGE |
| Total Site Area          | 41.57 | 100%       |
| Public Open Space        | 11.41 | 27.4%      |
| Proposed School Property | 8.00  | 19.2%      |

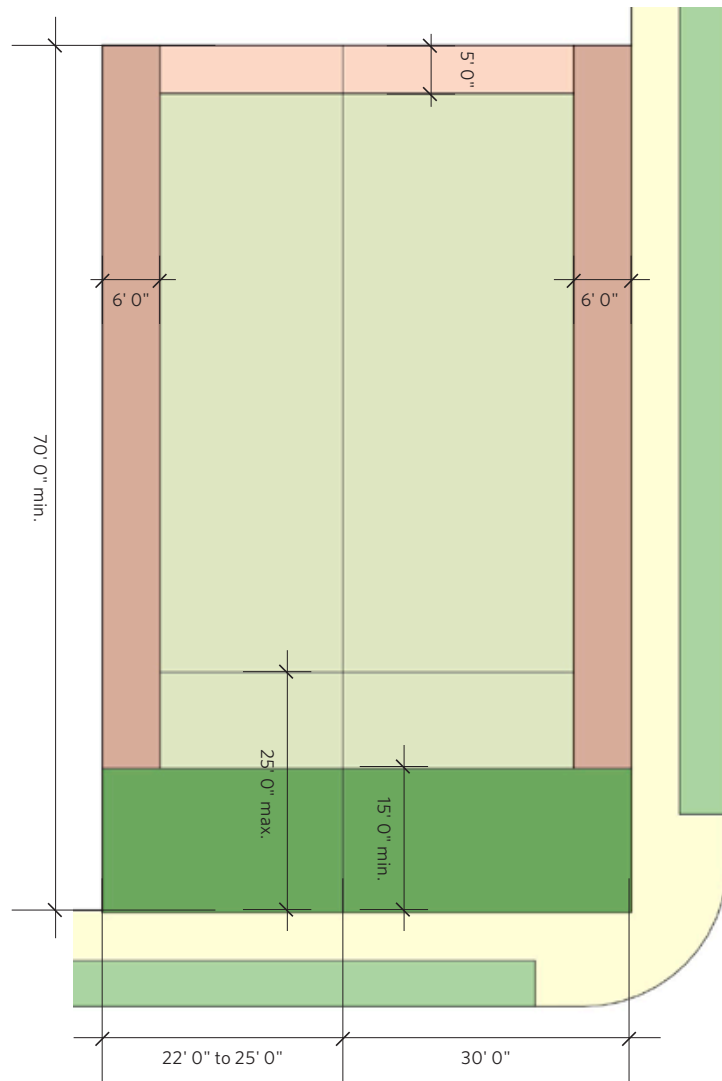
- ① Possible Public Art Space
- ② Possible Playground
- ③ Possible Stormwater Learning Lab
- ④ Possible Community Garden

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

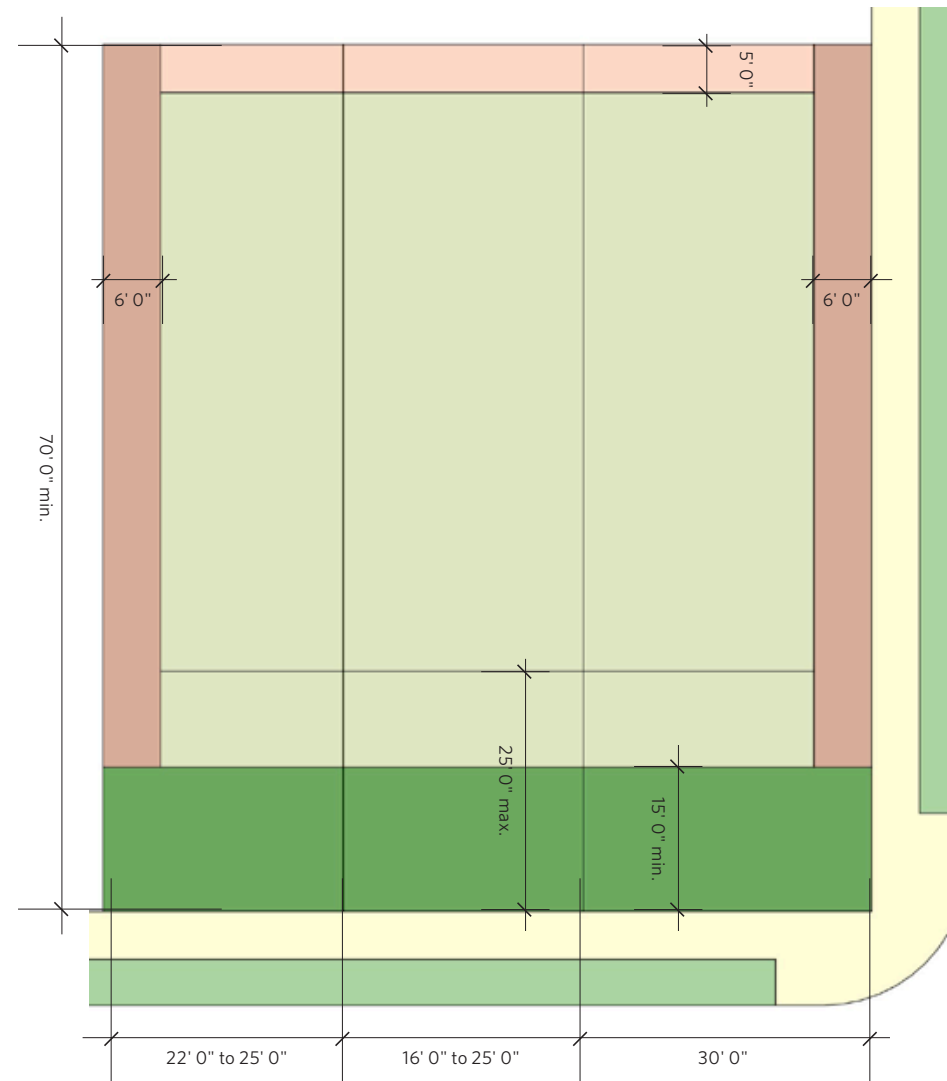
# OPEN SPACE PLAN DIAGRAM



| 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



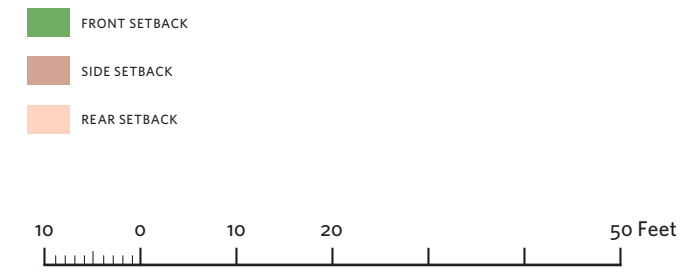
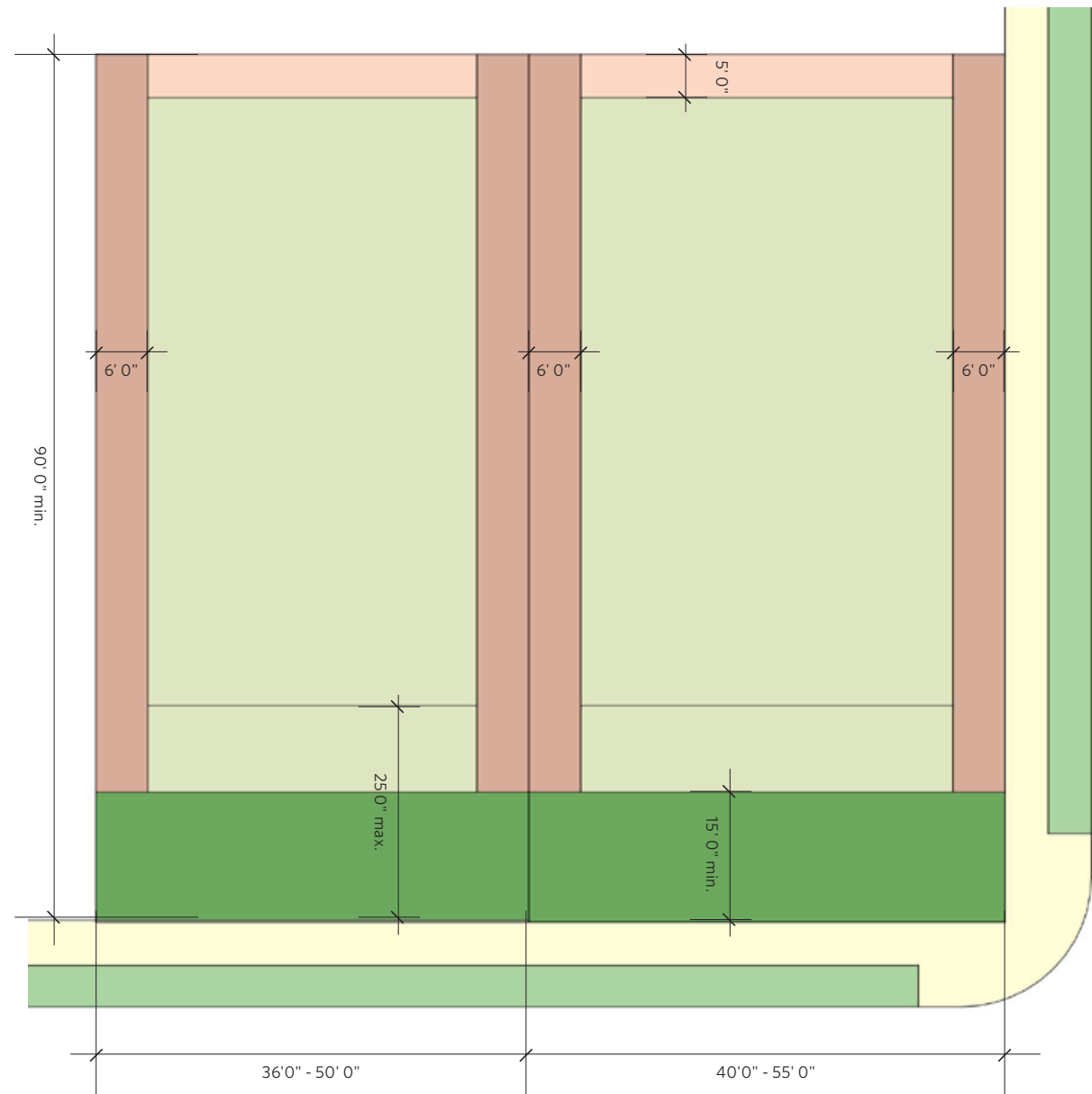
- FRONT SETBACK
- SIDE SETBACK
- REAR SETBACK



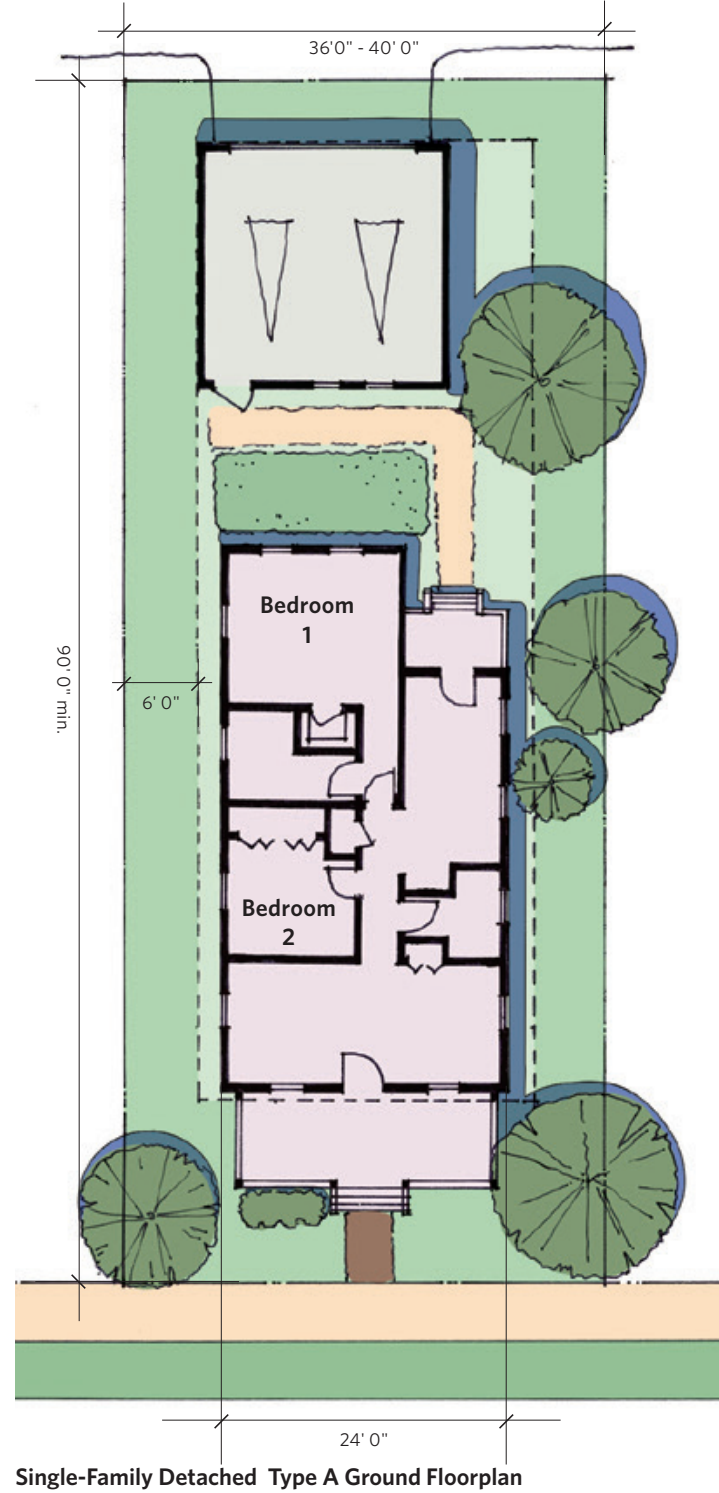
# LOT DIAGRAMS: SINGLE-FAMILY ATTACHED LOT TYPES



| 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 Front Elevation

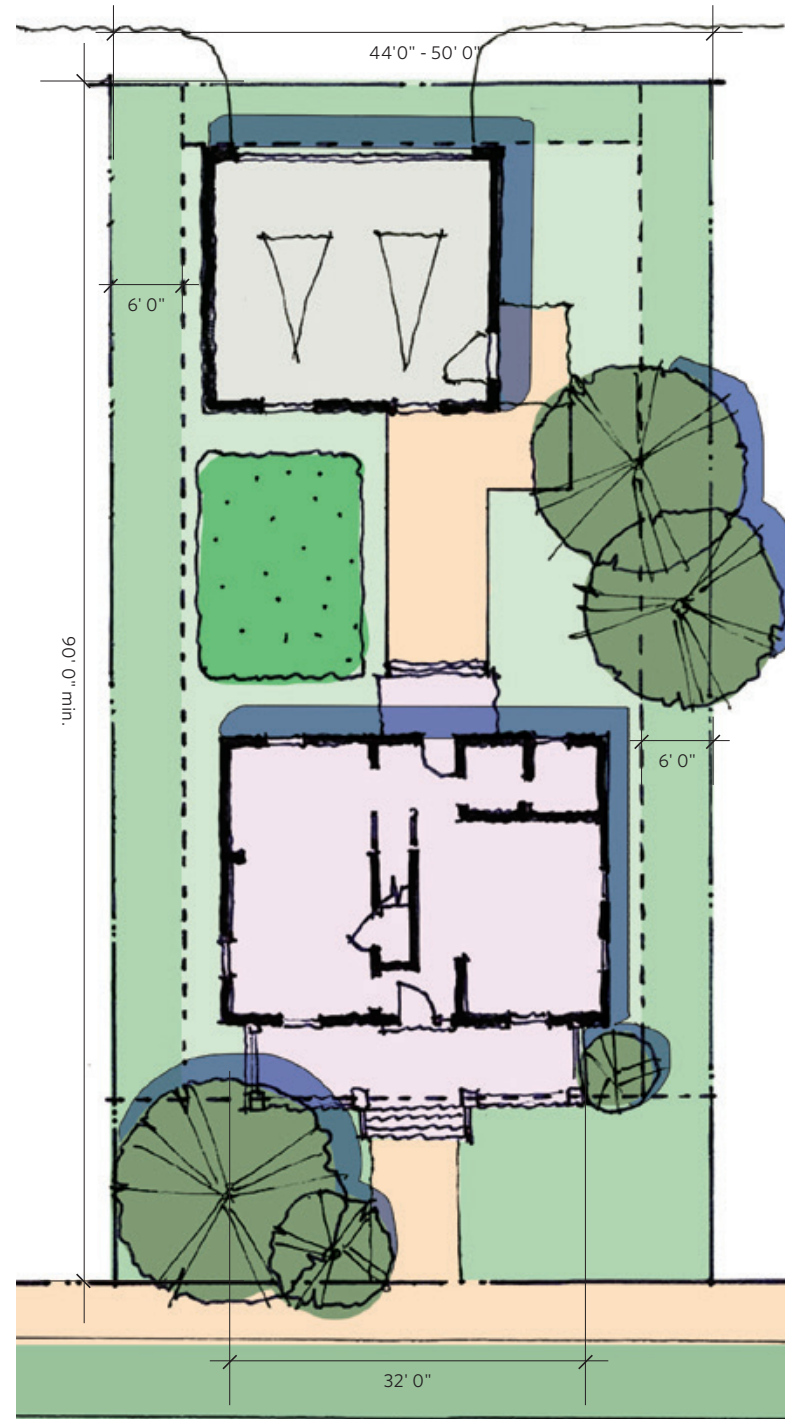


Single-Family Detached Type A Front Elevation Alternative

| 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



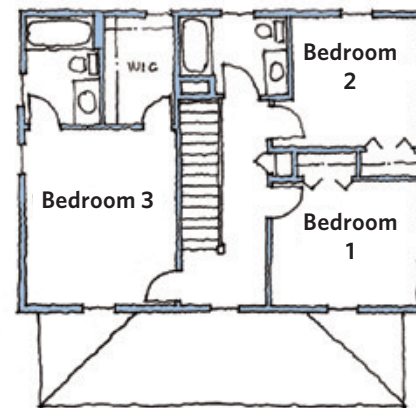
Single-Family Detached Type B Ground Floorplan



Single-Family Detached Type B Front Elevation



Single-Family Detached Type B Front Elevation Alternative

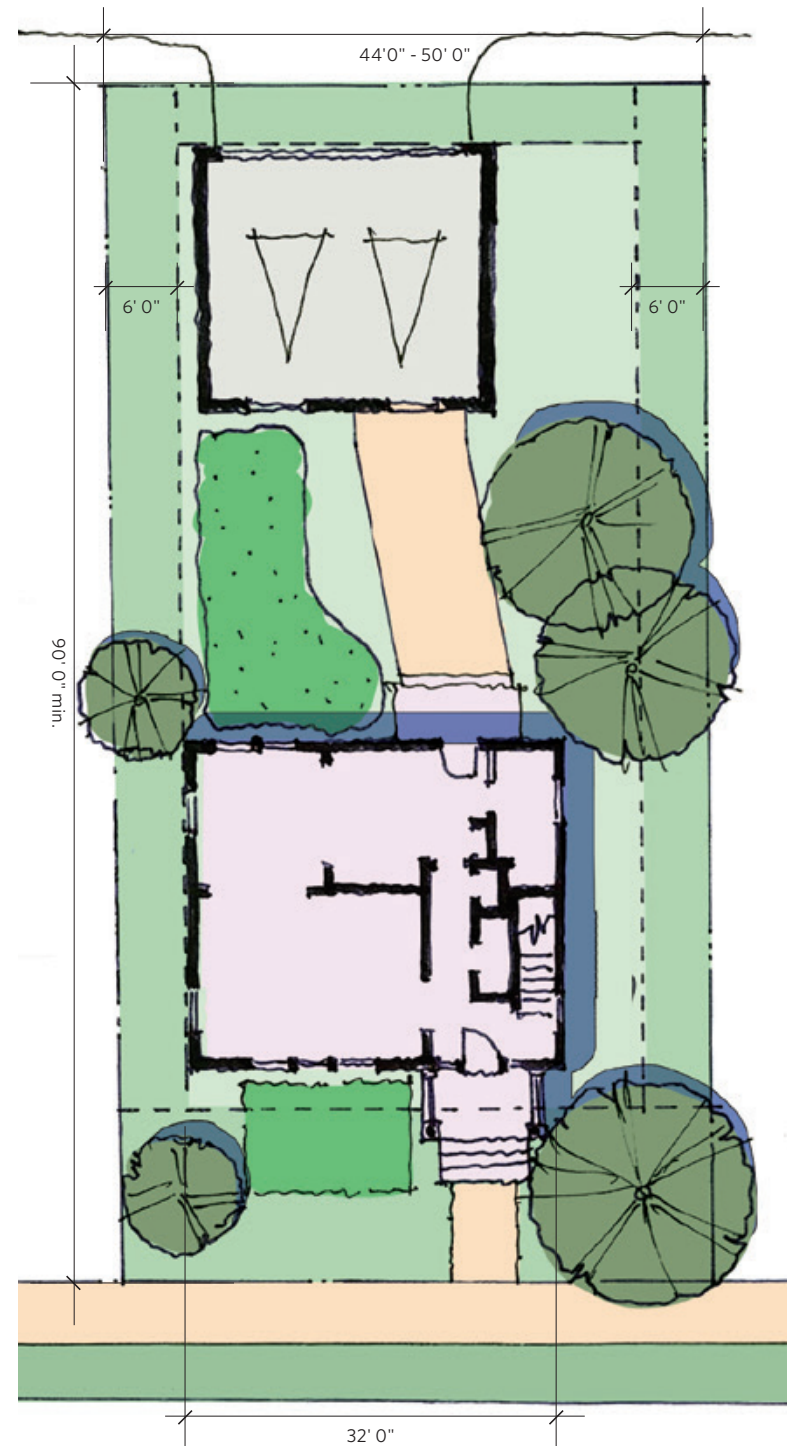


Single-Family Detached Type B Upper Floorplan

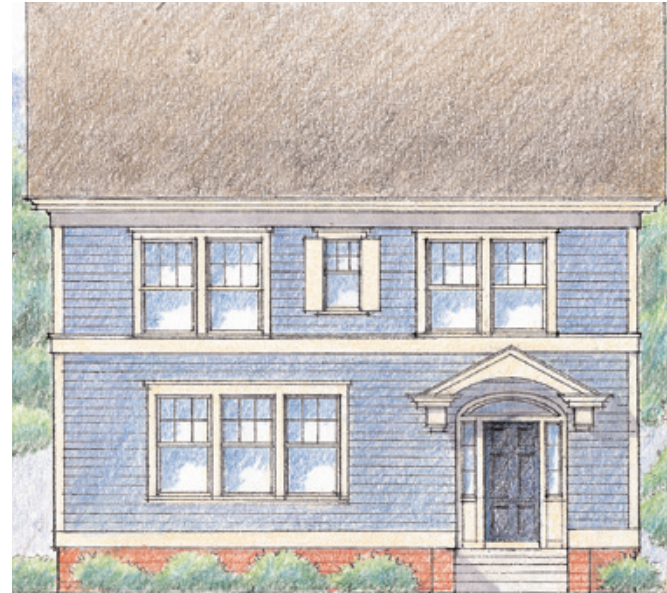
| SINGLE-FAMILY DETACHED TYPE B |               |
|-------------------------------|---------------|
| Total Bedroom                 | 3             |
| Total Bathroom                | 2.5           |
| Gross Area                    | ±1,500 sq.ft. |

# UNIT DIAGRAMS: SINGLE-FAMILY DETACHED TYPE B

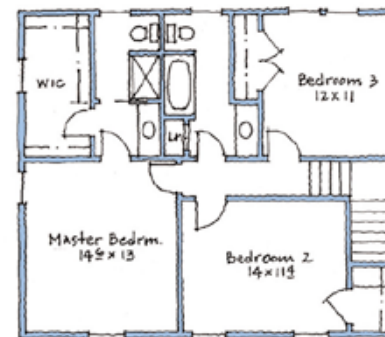
\*DETAILED SCHEMATIC UNIT DESIGN AND BUILDING ELEVATIONS ARE FOR GRAPHIC PURPOSE ONLY



Single-Family Detached Type C Ground Floorplan



Single-Family Detached Type C Front Elevation

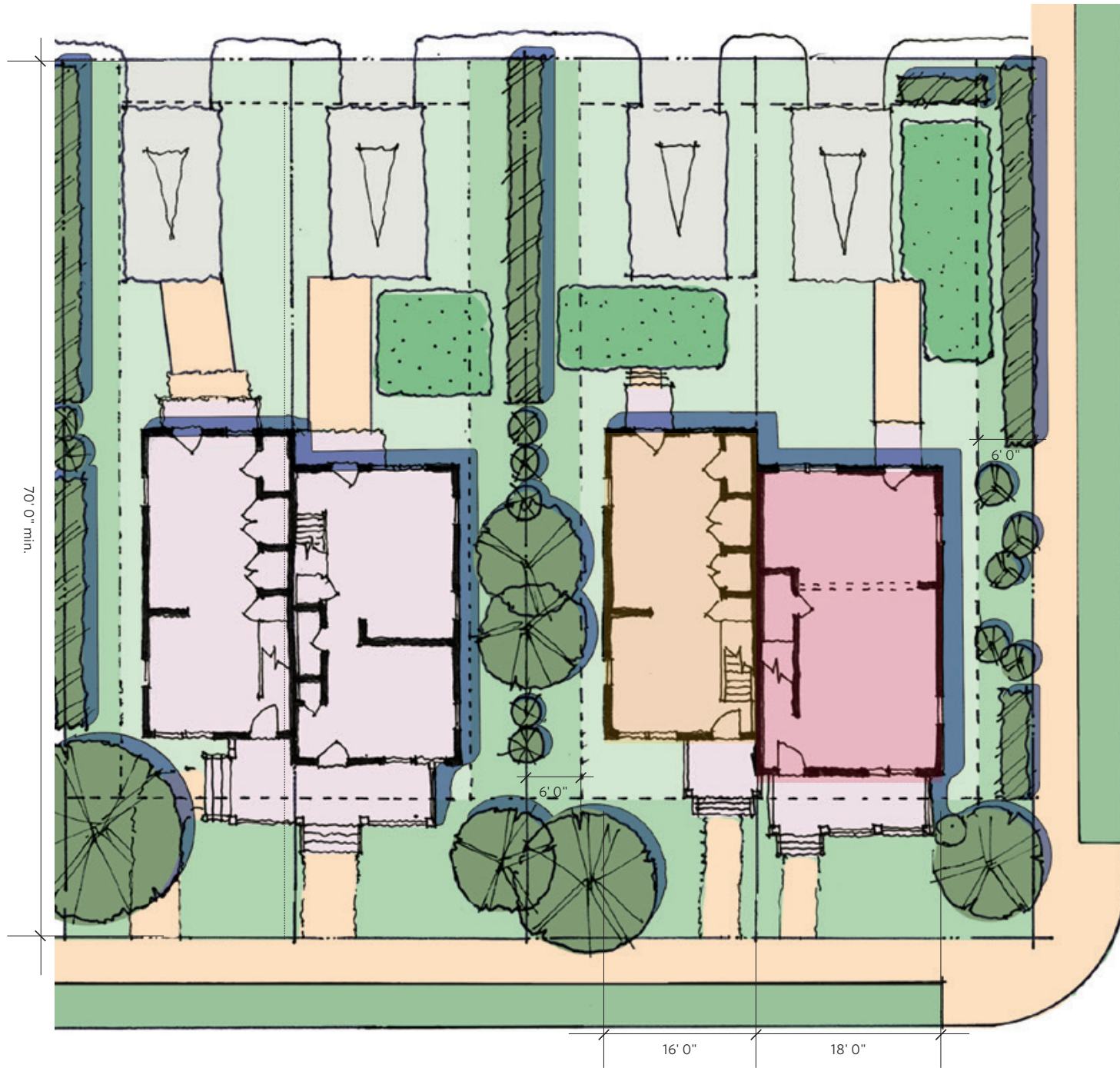


Single-Family Detached Type C Upper Floorplan

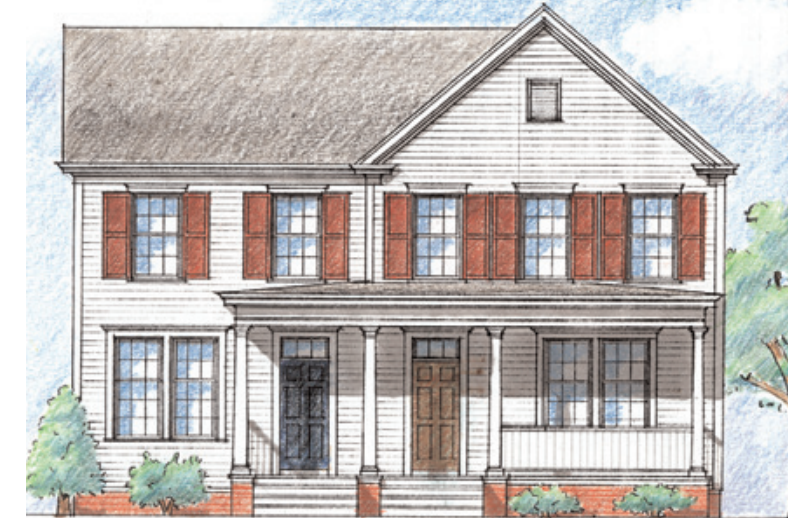
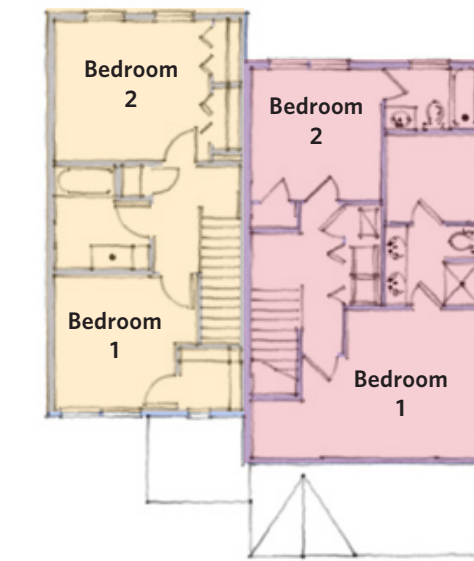
| SINGLE-FAMILY DETACHED TYPE C |               |
|-------------------------------|---------------|
| Total Bedroom                 | 3             |
| Total Bathroom                | 2.5           |
| Gross Area                    | ±1,800 sq.ft. |

# 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 Front Elevation

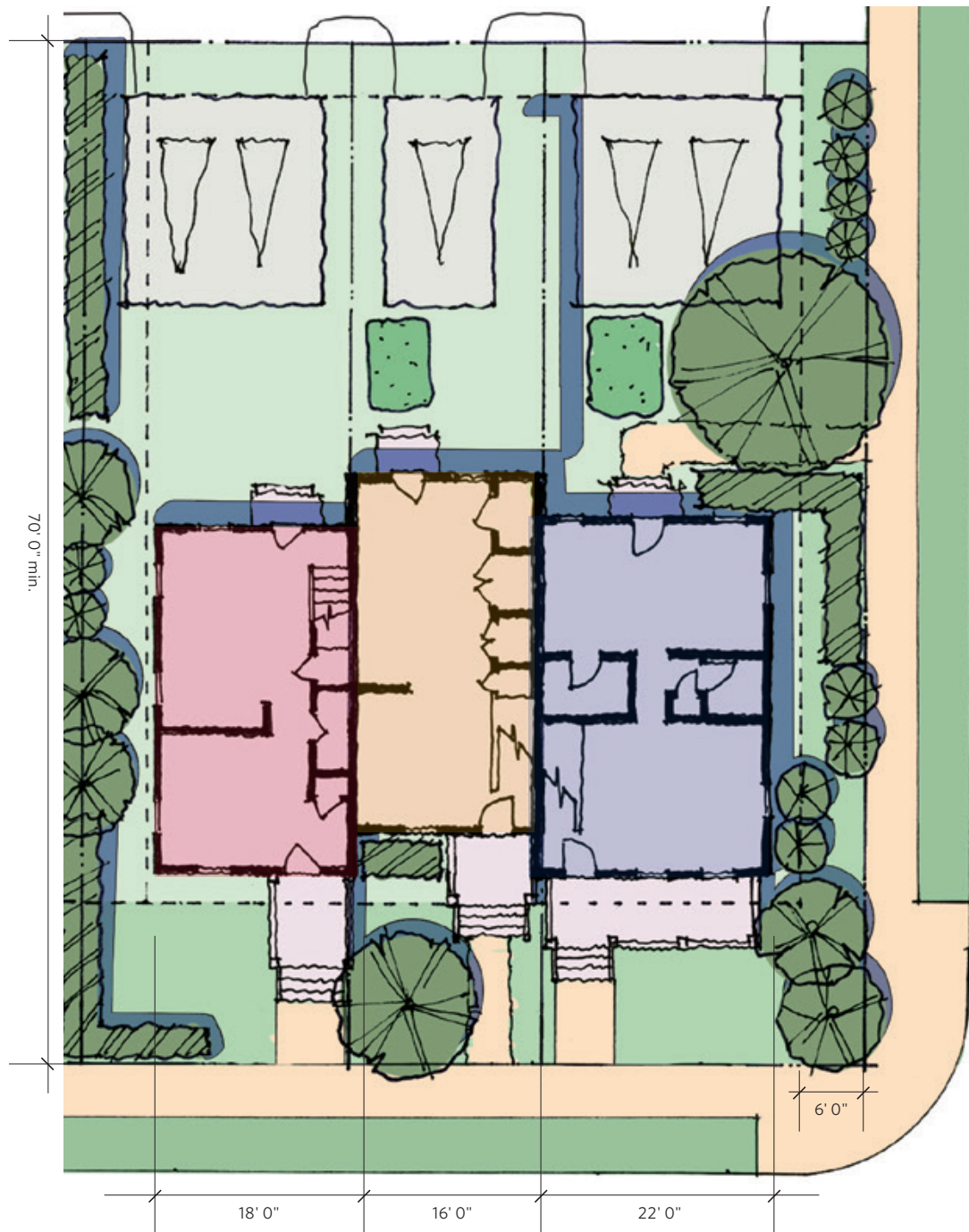


Duplex Front Elevation Alternative

Duplex Townhouse Ground Floorplan

# UNIT DIAGRAMS: SINGLE-FAMILY ATTACHED DUPLEX

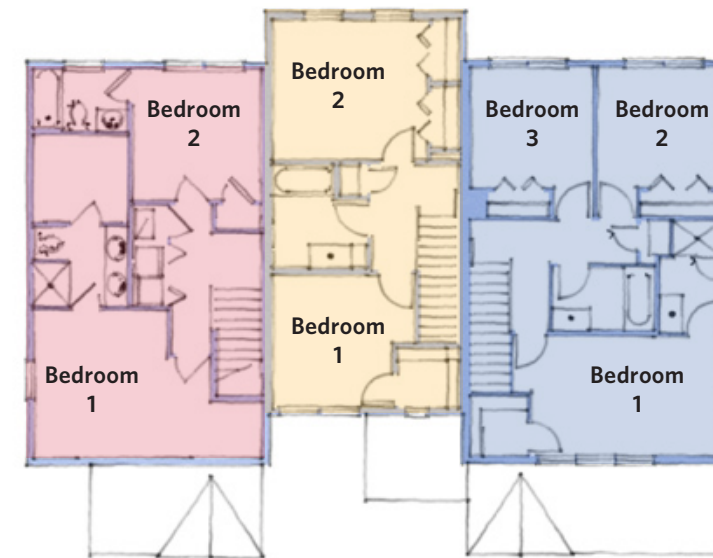
\*DETAILED SCHEMATIC UNIT DESIGN AND BUILDING ELEVATIONS ARE FOR GRAPHIC PURPOSE ONLY



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

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



Precedent Building Photos



Example Street Character Perspective of Dove Street



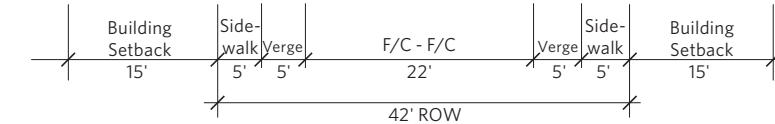
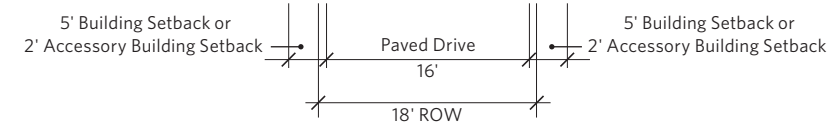
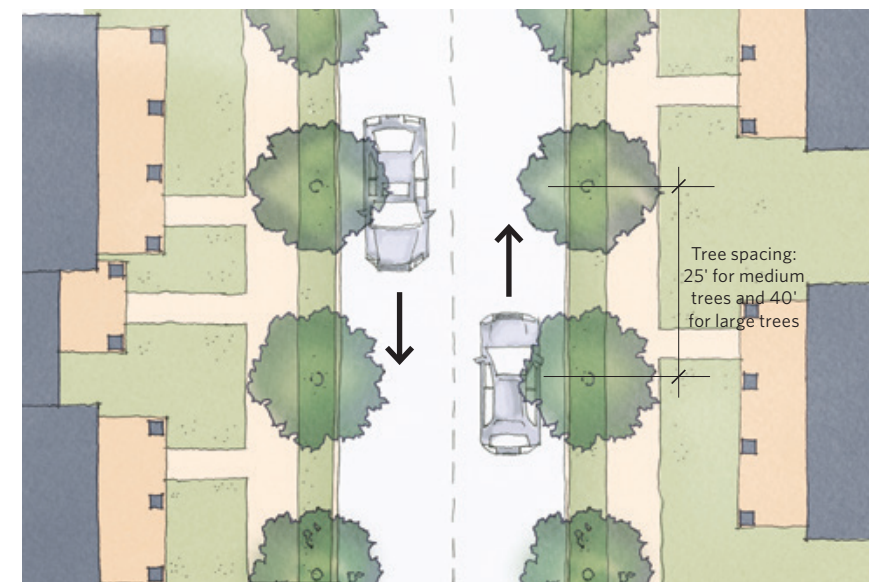
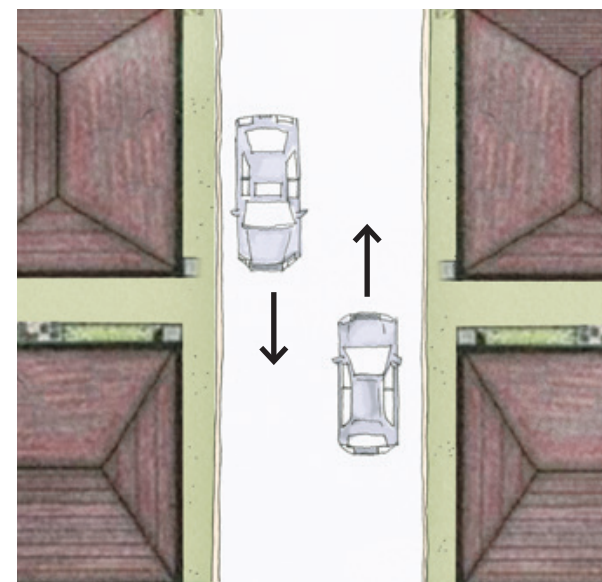
Dove Street Elevation

# 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)

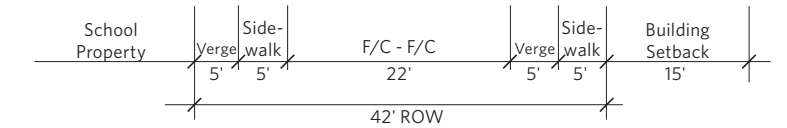
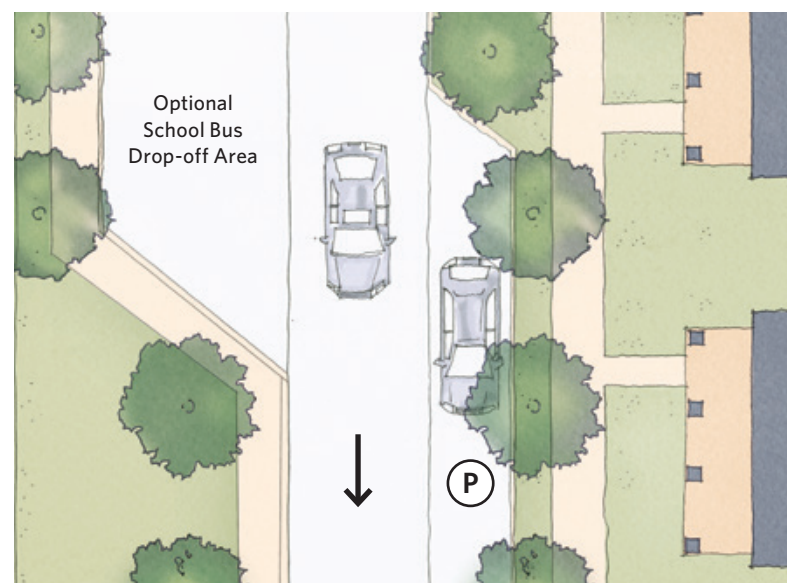
# STREET SECTIONS

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

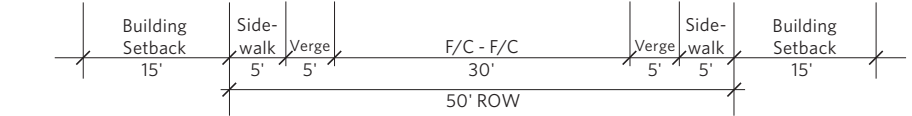
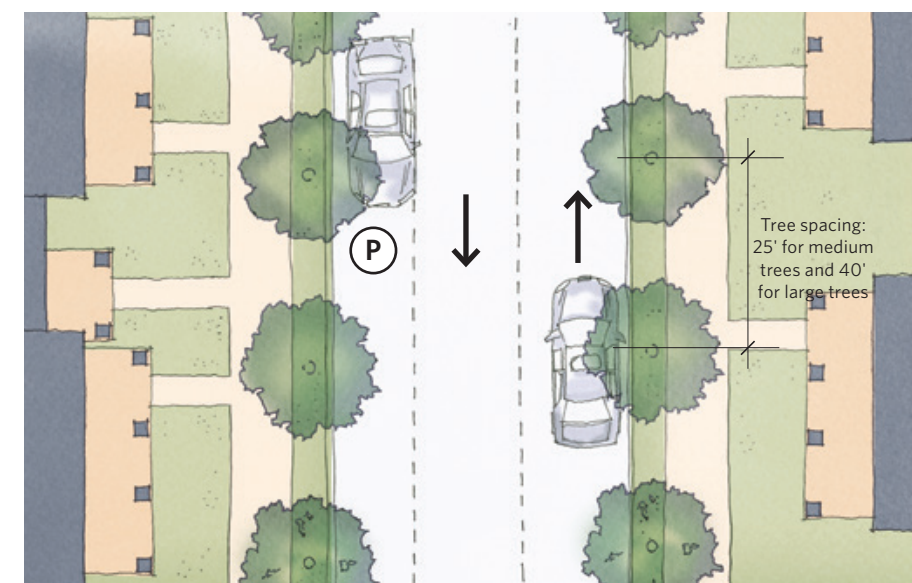




Street Type Locator Map



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



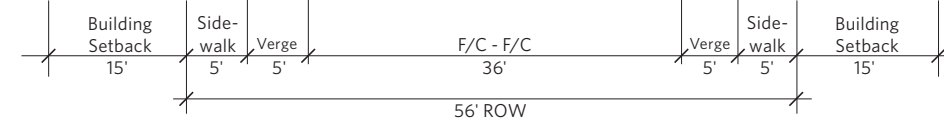
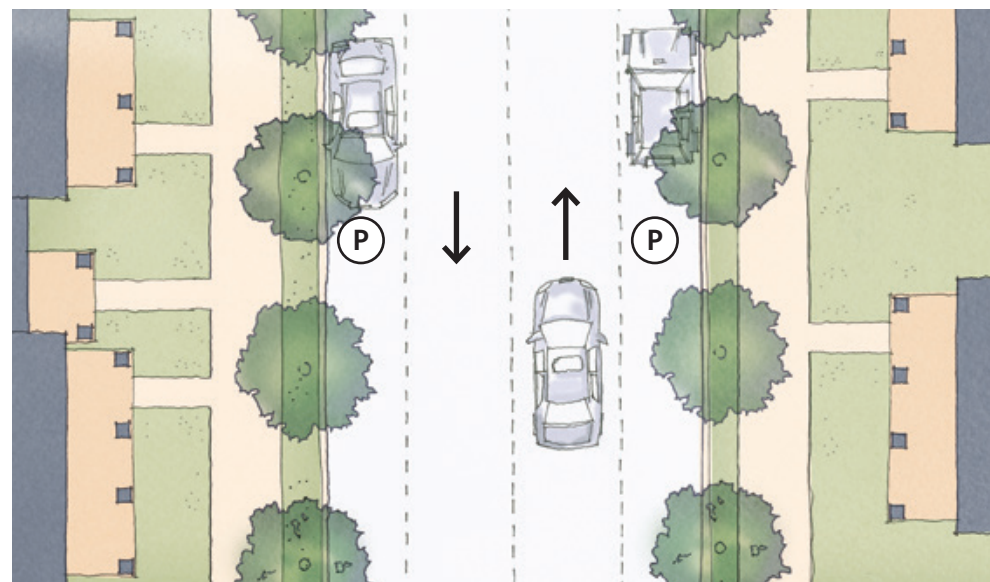
Streets with 50' Right-of-Way

# STREET SECTIONS

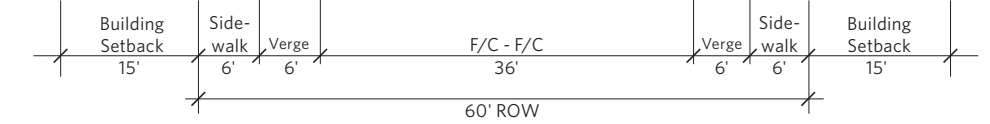
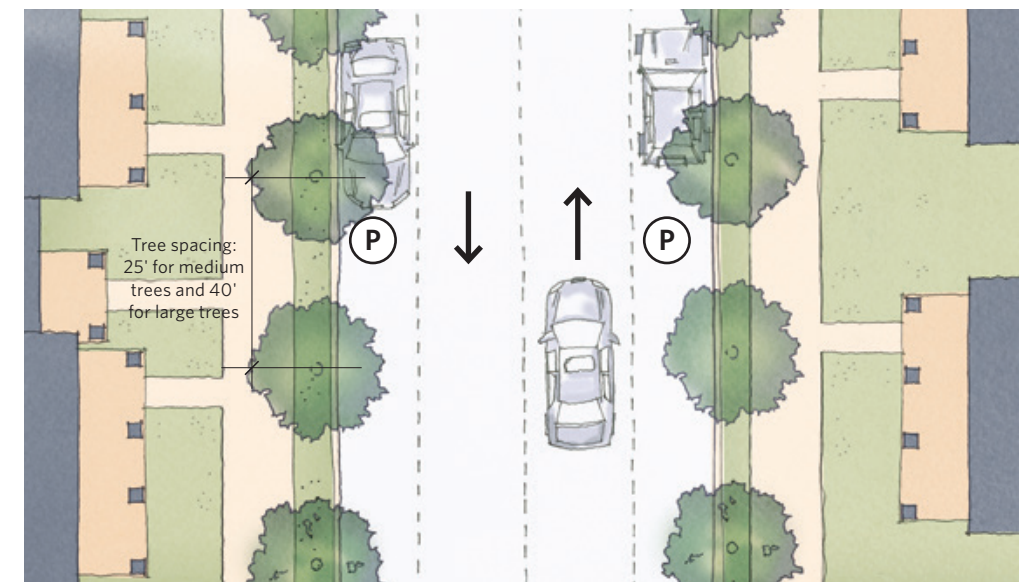
\*STREET/ALLEY SECTIONS ARE SUBJECT TO CHANGE AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS



Street Type Locator Map



Streets with 56' Right-of-Way



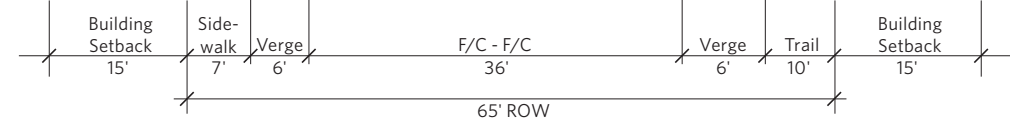
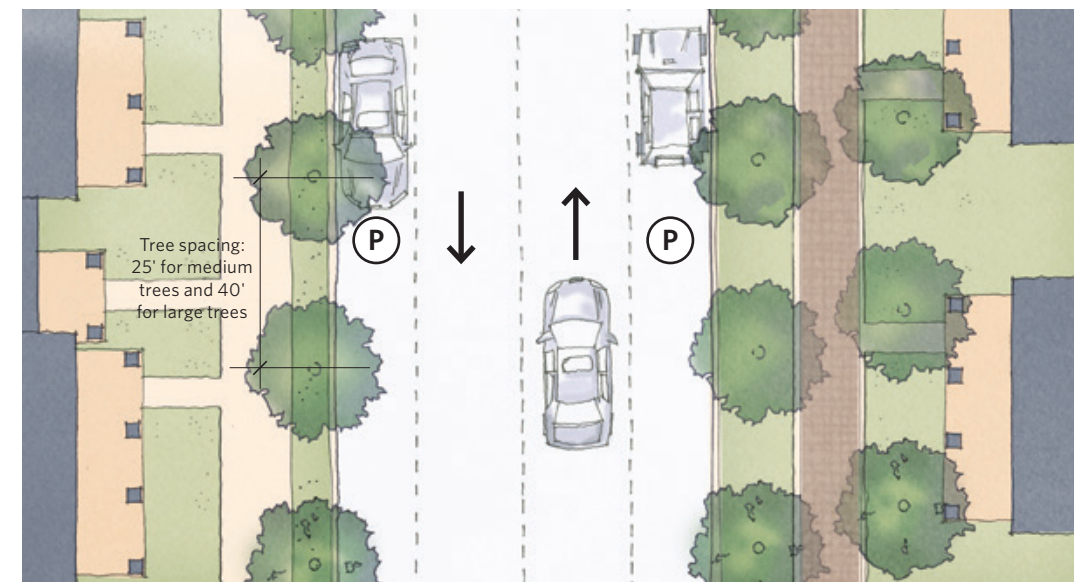
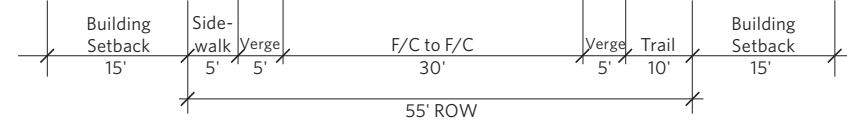
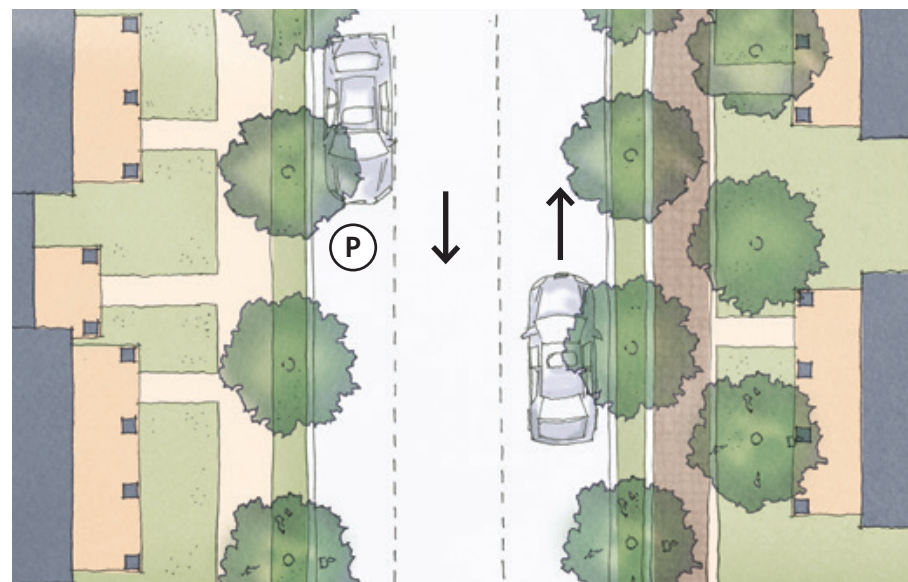
Streets with 60' Right-of-Way

# STREET SECTIONS

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



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

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