

THIS DRAWING PREPARED AT THE  
 OFFICE OF  
 10011 Boulders Parkway, Suite 300, Richmond, VA 23225  
 TEL: 804.200.6500 FAX: 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

# PRELIMINARY PLAT OF KINWICK SUBDIVISION

## NOTES

- Use: Single Family Attached and Detached Residential / Community Common Areas
- Zoning: R-6 per Ord. No. 2022-097; RZON-098473-2021
- Setbacks: See Development Standards Table
- Addresses:  
 3329 Hopkins Road, Richmond, VA 23234  
 3425 Hopkins Road, Richmond, VA 23234  
 3511 Hopkins Road, Richmond, VA 23234
- Tax map reference numbers:  
 C0090789030  
 C0090789040  
 C0090789042
- Water: Public - City of Richmond, Virginia
- Sewer: Public - City of Richmond, Virginia
- Drainage: Curb & Gutter
- Public Utilities: Underground (New) / Overhead (Existing)
- Owners:  
 Wingo Hallie V. Life Estate  
 Wingo Emmett Lee Et Als.  
 Raymond C. Lowman & Thelma W.
- Developer: HHH Land, LLC
- Total Area: 21.74 Acres (947,127 SF)  
 Area in Roads: 3.11 Acres (135,518 SF)  
 Area in Lots: 9.35 Acres (407,486 SF)  
 Area of Land Dedicated for Common Purposes: 9.28 Acres (404,106 SF)
- Number of Lots: 123 Total  
 20 Single-Family Detached Lots  
 103 Single-Family Attached Lots  
 Minimum Lot size: 2,200 SF  
 Maximum Lot size: 9,531 SF  
 Average Lot size: 3,313 SF
- Property within the limits of this subdivision is located in Zone X, as shown on the FEMA Flood Insurance Rate Maps Number 5101290077D (dated 4/2/2009) for the City of Richmond.
- Property within the limits of this subdivision contains wetlands. On behalf of HHH Land, LLC Youngblood, Tyler and Associates conducted a field delineation in July 2020 to identify jurisdictional wetlands within the project study limits. The wetlands were confirmed by the COE by PJD letter dated 9/16/2020. 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. The entire property is within the RMA. Portions of the property are within RPA.

## SUBDIVISION CERTIFICATE

The subdivision of land shown hereon, designated "Kinwick Subdivision" is with the free consent and in accordance with the desires of the undersigned owners, mortgagees and trustees 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, Mortgagees, and Trustees have/has affixed their signature and seal as of this \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
 By: \_\_\_\_\_  
 Owner / Mortgagee / Trustee

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 Raymond C. Lowman and Thelma Lowman from E. O. Wingo and Bettie M. Wingo dated the 21st day of January 1953 and recorded at the Clerk's office in the Circuit Court of the Chesterfield County, Virginia with Deed Reference 413-363. Parcel tax map numbers C0090789042.

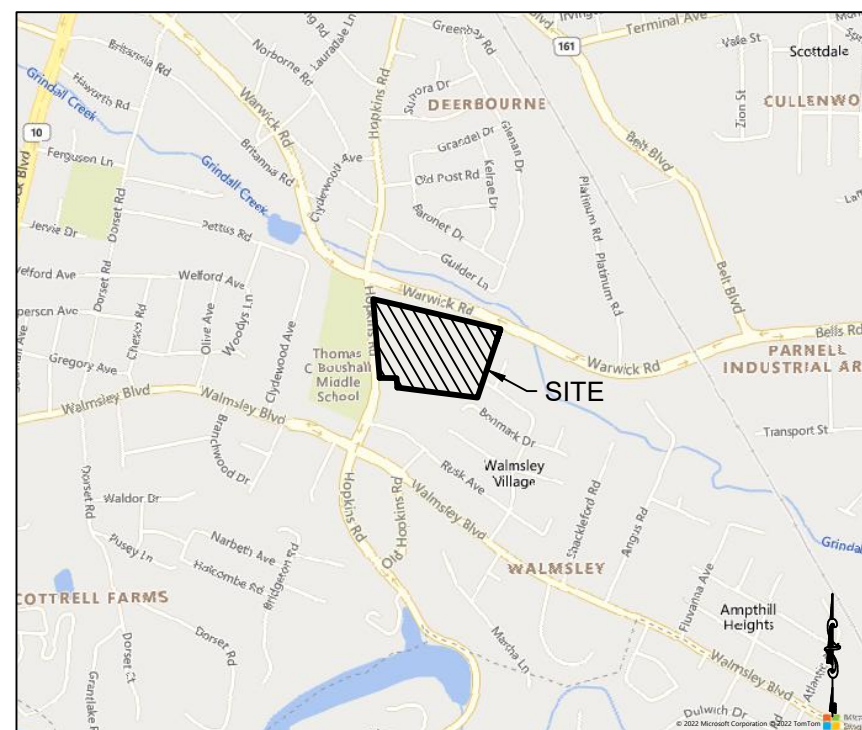
The property embraced within the limits of this subdivision is that property conveyed to Emmett Lee Wingo Et Als. from Bettie M. Wingo dated the 22nd day of November 1979 and probated at the Clerk's office in the Circuit Court of the City of Richmond, Virginia with Deed Reference ID2016-978. Parcel tax map number C0090789040.

The property embraced within the limits of this subdivision is that property conveyed to Wingo Hallie V Life Estate from Patsy Jean Lowry dated the 24th day of September 2015 and recorded at the Clerk's office in the Circuit Court of the City of Richmond, Virginia with Deed Reference ID2015-19142. Parcel tax map number C0090789030.

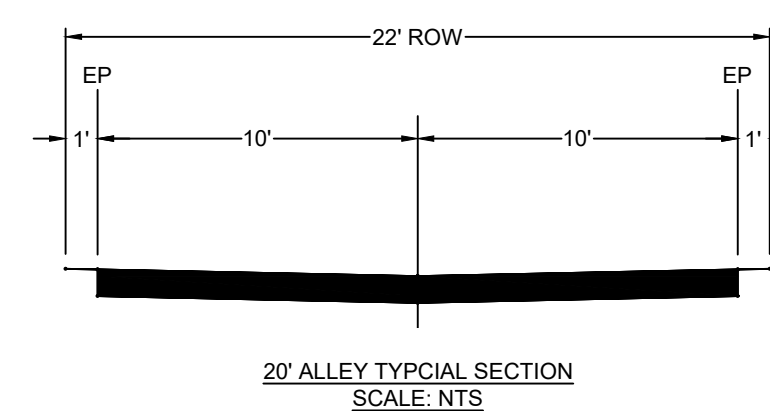
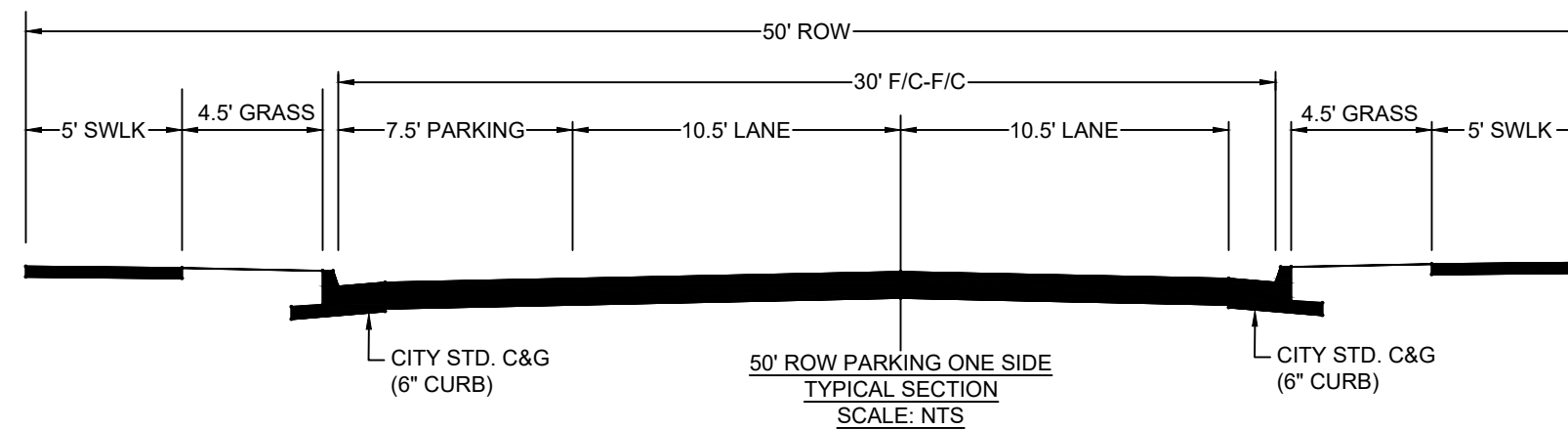
The property embraced within the limits of this subdivision is not subject to a Deed of Trust or Mortgage.

## 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.)



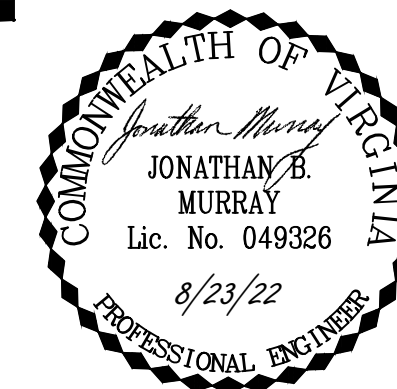
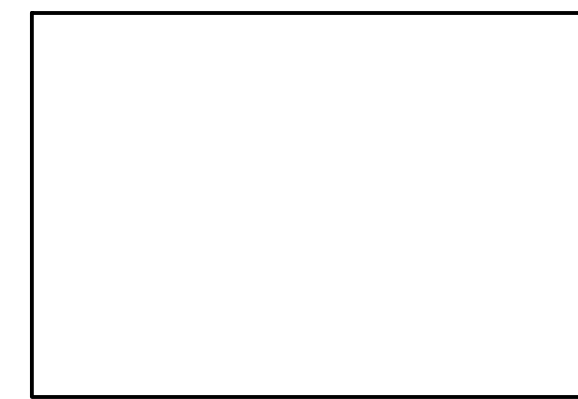
VICINITY MAP  
 (SCALE 1" = 2,000')



## R-6 DEVELOPMENT STANDARDS

Single-Family	Minimum Lot			Setbacks (ft)			Max Lot Coverage
	Area (ft <sup>2</sup> )	Width (ft)	Depth (ft)	Front (min)	Side	Rear	
Detached	5,000	50	100	15	5	5	55%
Attached	2,200	16 (20 ave.)	100	15	10*	5	55%

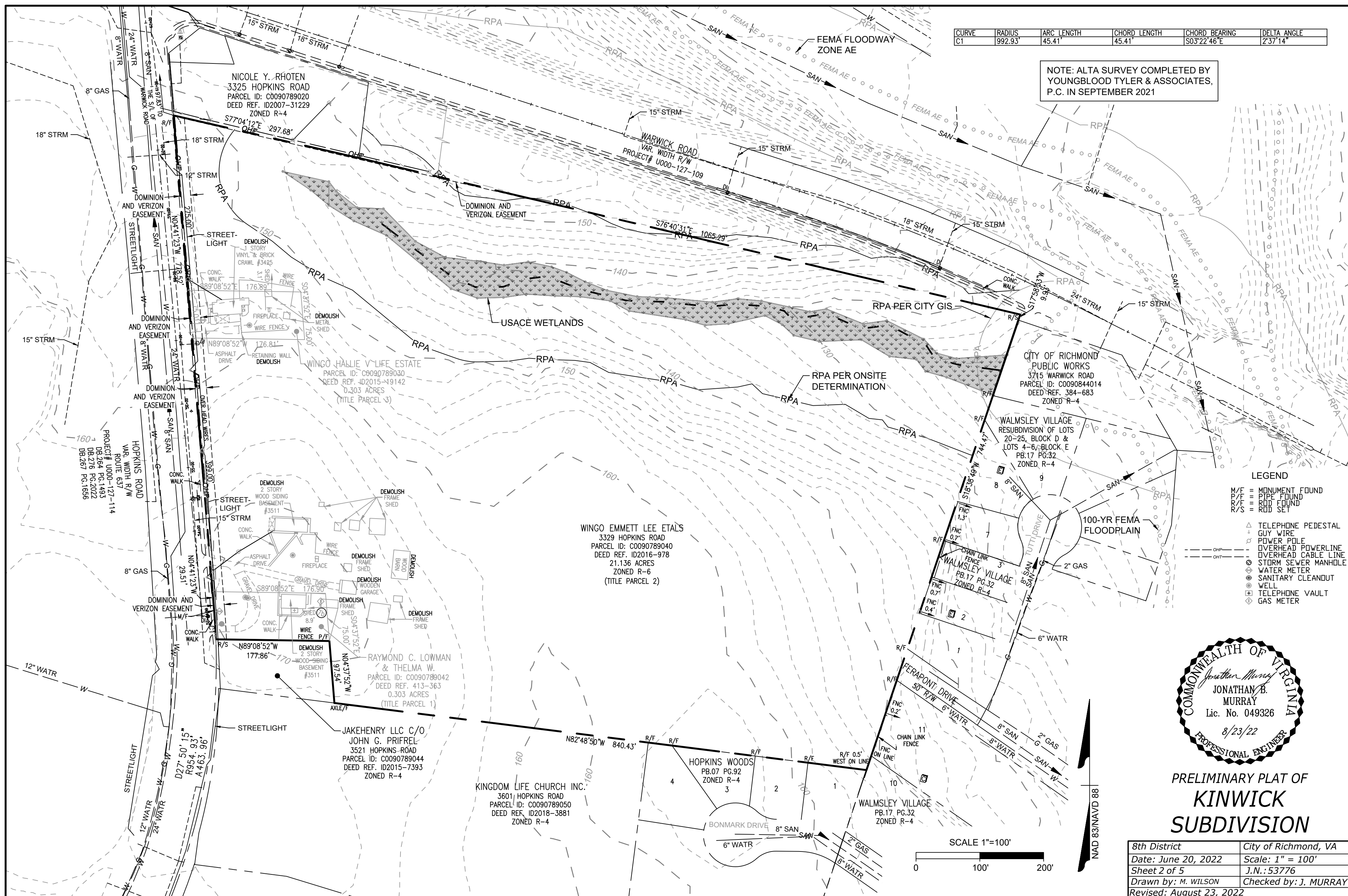
\*Unless Attached



## PRELIMINARY PLAT OF KINWICK SUBDIVISION

8th District	City of Richmond, VA
Date: June 20, 2022	Scale: N/A
Sheet 1 of 5	J.N.: 53776
Drawn by: M. WILSON	Checked by: J. MURRAY
Revised: August 23, 2022	

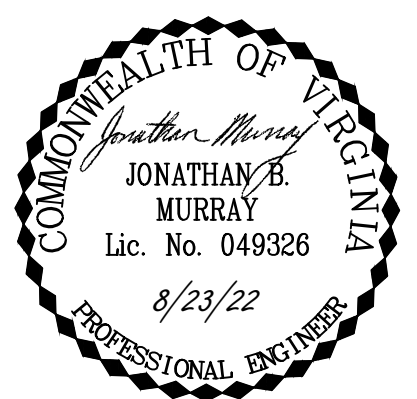




CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	992.93'	45.41'	45.41'	S03°22'46"E	2°37'14"

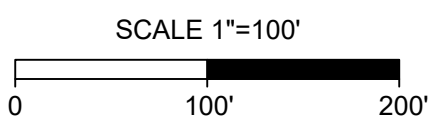
NOTE: ALTA SURVEY COMPLETED BY YOUNGBLOOD TYLER & ASSOCIATES, P.C. IN SEPTEMBER 2021

- LEGEND**
- M/F = MONUMENT FOUND
  - P/F = PIPE FOUND
  - R/F = ROD FOUND
  - R/S = ROD SET
  - △ TELEPHONE PEDESTAL
  - ⊕ GUY WIRE
  - ⊕ POWER POLE
  - OVERHEAD POWERLINE
  - OVERHEAD CABLE LINE
  - ⊕ STORM SEWER MANHOLE
  - ⊕ WATER METER
  - ⊕ SANITARY CLEAOUT
  - ⊕ WELL
  - ⊕ TELEPHONE VAULT
  - ⊕ GAS METER



**PRELIMINARY PLAT OF  
KINWICK  
SUBDIVISION**

8th District	City of Richmond, VA
Date: June 20, 2022	Scale: 1" = 100'
Sheet 2 of 5	J.N.: 53776
Drawn by: M. WILSON	Checked by: J. MURRAY
Revised: August 23, 2022	

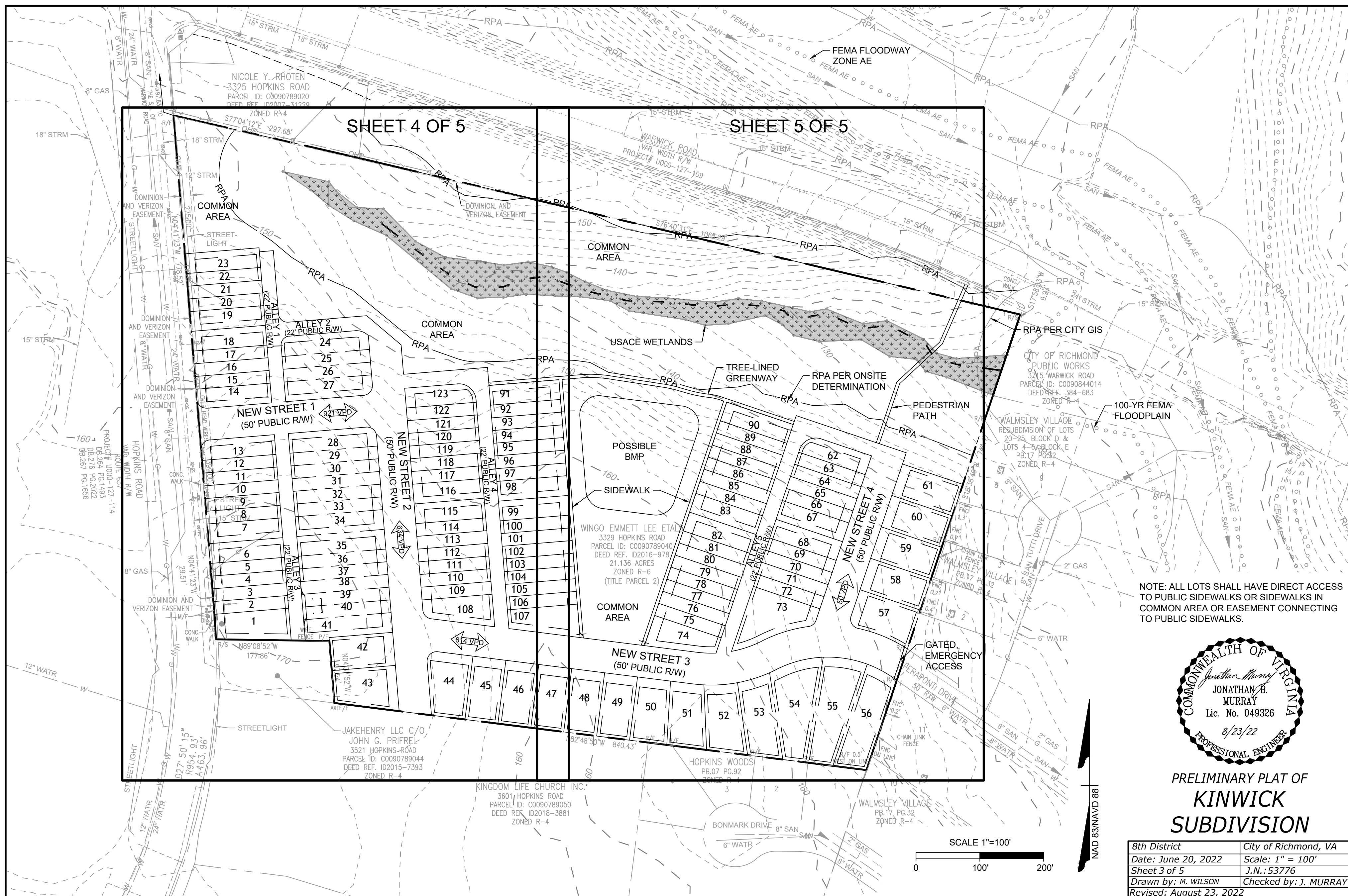


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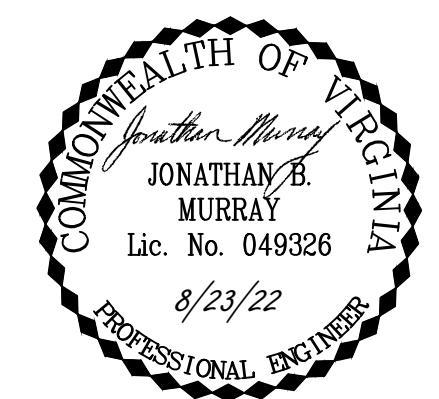
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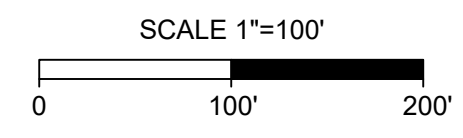




NOTE: ALL LOTS SHALL HAVE DIRECT ACCESS TO PUBLIC SIDEWALKS OR SIDEWALKS IN COMMON AREA OR EASEMENT CONNECTING TO PUBLIC SIDEWALKS.

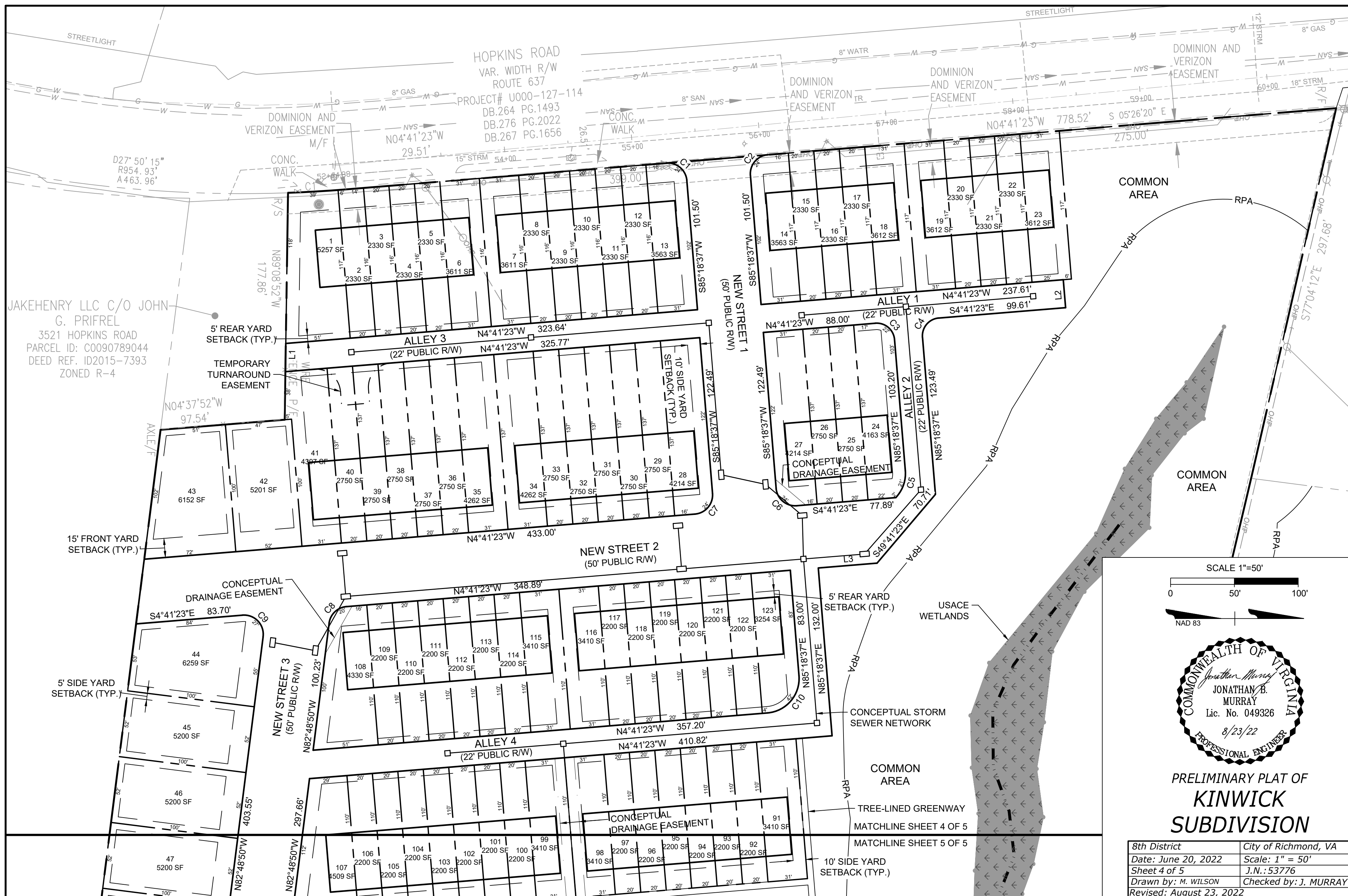


**PRELIMINARY PLAT OF  
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8th District	City of Richmond, VA
Date: June 20, 2022	Scale: 1" = 100'
Sheet 3 of 5	J.N.: 53776
Drawn by: M. WILSON	Checked by: J. MURRAY
Revised: August 23, 2022	

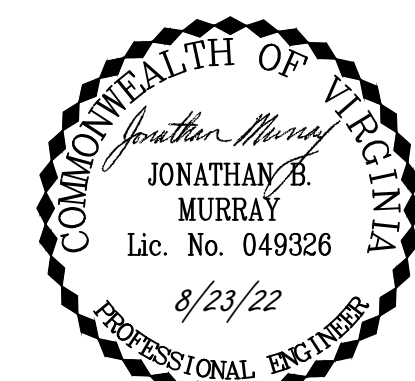
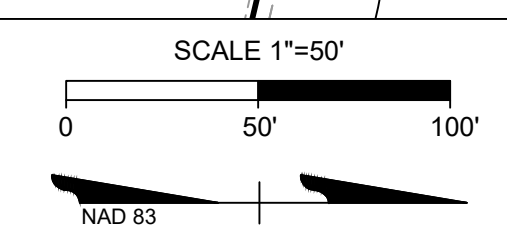




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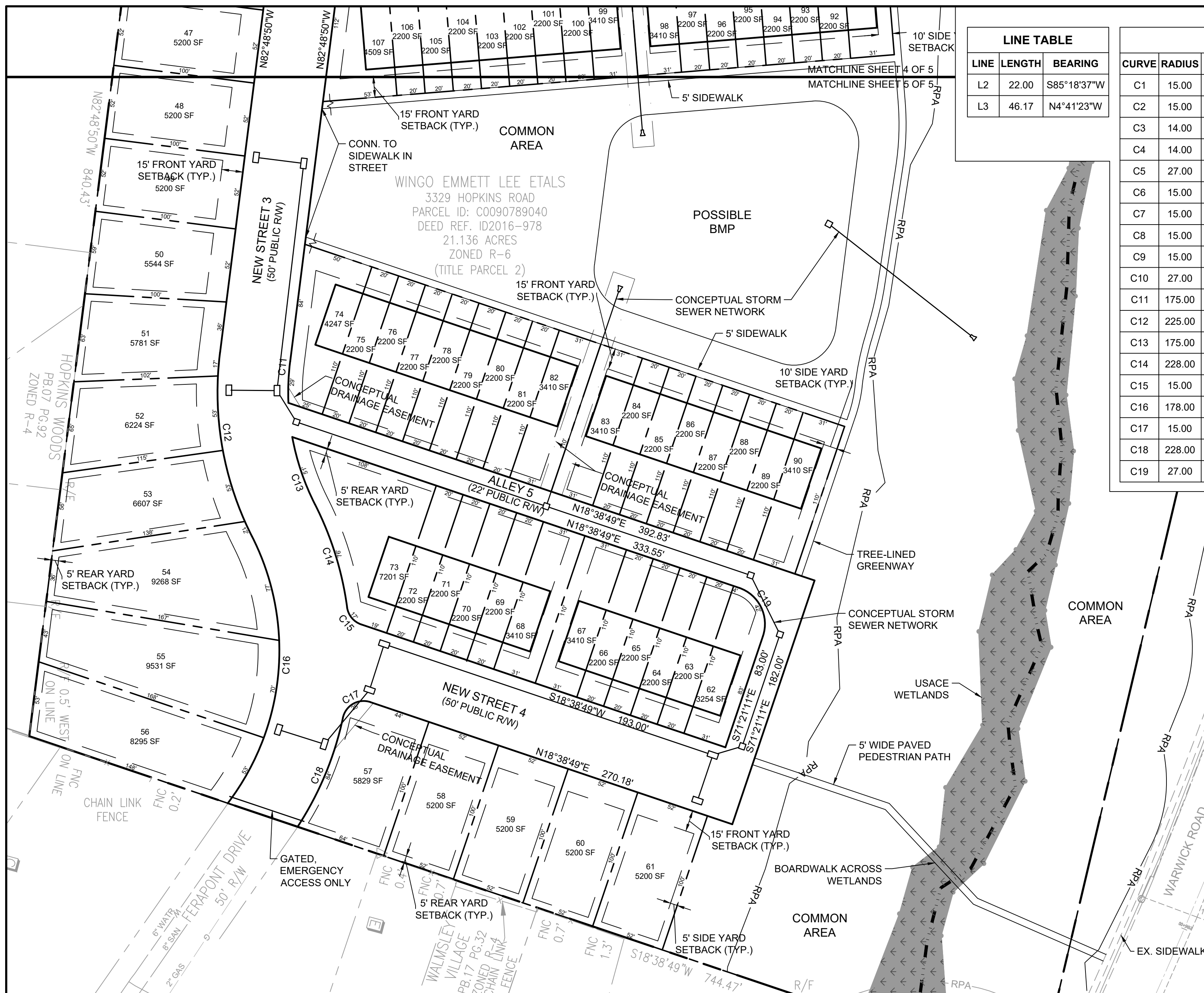
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PRELIMINARY PLAT OF  
**KINWICK**  
**SUBDIVISION**

8th District	City of Richmond, VA
Date: June 20, 2022	Scale: 1" = 50'
Sheet 4 of 5	J.N.: 53776
Drawn by: M. WILSON	Checked by: J. MURRAY
Revised: August 23, 2022	



LINE TABLE		
LINE	LENGTH	BEARING
L2	22.00	S85°18'37"W
L3	46.17	N4°41'23"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	15.00	23.56	15.00	90°00'00"	S40°18'37"W	21.21
C2	15.00	23.56	15.00	90°00'00"	N49°41'23"W	21.21
C3	14.00	21.99	14.00	90°00'00"	N40°18'37"E	19.80
C4	14.00	21.99	14.00	90°00'00"	S49°41'23"E	19.80
C5	27.00	21.21	11.18	45°00'00"	S72°11'23"E	20.66
C6	15.00	23.56	15.00	90°00'00"	S40°18'37"W	21.21
C7	15.00	23.56	15.00	90°00'00"	N49°41'23"W	21.21
C8	15.00	20.45	12.17	78°07'26"	N43°45'06"W	18.90
C9	15.00	26.67	18.48	101°52'34"	S46°14'54"W	23.29
C10	27.00	42.41	27.00	90°00'00"	N49°41'23"W	38.18
C11	175.00	29.35	14.71	9°36'36"	N87°37'07"W	29.32
C12	225.00	134.01	69.06	34°07'32"	S80°07'25"W	132.04
C13	175.00	50.57	25.46	16°33'31"	S71°20'24"W	50.40
C14	228.00	76.45	38.59	19°12'43"	S72°40'00"W	76.09
C15	15.00	16.66	9.31	63°37'32"	S50°27'36"W	15.81
C16	178.00	199.70	111.83	64°16'48"	N84°47'57"W	189.39
C17	15.00	25.29	16.84	96°36'17"	N29°39'19"W	22.40
C18	228.00	83.95	42.45	21°05'43"	N67°24'35"W	83.47
C19	27.00	42.41	27.00	90°00'00"	N63°38'49"E	38.18

SCALE 1"=50'

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