

INTRODUCED: March 14, 2022

AN ORDINANCE No. 2022-097

As Amended

To conditionally rezone the properties known as 3329 Hopkins Road and 3425 Hopkins Road from the R-4 Single-Family Residential District to the R-6 Single-Family Attached Residential District, upon certain proffered conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: APR 11 2022 AT 6 P.M

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “ALTA/NSPS Land Title Survey on 21.752 Acre of Land Being 3 Parcels, Parcel Id: C0090789042, C0090789040 & C0090789030, Richmond City, Virginia,” prepared by Youngblood Tyler & Associates, P.C., and dated July 22, 2021, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2022 records of the City Assessor, are excluded from the R-4 Single-Family Residential District and shall no longer be subject to the provisions of sections 30-408.1 through 30-408.8 of the Code of the City of Richmond (2020), as amended, and that the same are included in the R-6 Single-Family Attached Residential District and shall be subject to the provisions of sections 30-412.1 through 30-412.8

AYES:                    8                    NOES:                    0                    ABSTAIN:                    \_\_\_\_\_

ADOPTED:            APR 25 2022            REJECTED:            \_\_\_\_\_            STRICKEN:            \_\_\_\_\_

and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

3329 Hopkins Road  
3425 Hopkins Road

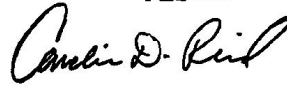
Tax Parcel No. C009-0789/040  
Tax Parcel No. C009-0789/030

§ 2. That the rezonings set forth in section 1 of this ordinance shall be conditioned upon the compliance by the owner or owners with all of the proffered conditions contained in the agreement entitled “Case No. RZON-098473-2021, Proffered Conditions,” and dated [~~March 4~~] March 31, 2022, a copy of which is attached to, incorporated into, and made a part of this ordinance. These conditions, having been proffered by the owner or owners and accepted by the City, shall continue in full force and effect until a subsequent amendment to the City’s zoning ordinance changes the zoning of the parcels rezoned by this ordinance and specifically repeals such conditions.

§ 3. This ordinance shall be in force and effect upon adoption.

**A TRUE COPY:**

**TESTE:**



**City Clerk**



# City of Richmond

**Item Request**  
**File Number: PRE.2021.967**

RECEIVED  
By City Attorney's Office at 2:53 pm, Dec 21, 2021

RECEIVED  
By CAO Office at 8:50 am, Dec 14, 2021

2021-522

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## O & R Request

**DATE:** December 13, 2021

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (By Request)  
(This in no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic  
Development and Planning

**FROM:** Kevin J. Vonck, Director, Department of Planning and  
Development Review

**RE:** To rezone the properties known as 3329 Hopkins Road and 3425 Hopkins Road from the R-4 Single-Family Residential District to the R-6 Single-Family Attached Residential District (Conditional), upon certain proffered conditions.

**ORD. OR RES. No.** \_\_\_\_

**PURPOSE:** To rezone the properties known as 3329 Hopkins Road and 3425 Hopkins Road from the R-4 Single-Family Residential District to the R-6 Single-Family Attached Residential District (Conditional), upon certain proffered conditions.

**REASON:** The applicant is requesting to rezone the properties to the R-6 Single-Family Attached Residential District, which allows, among other requirements, additional permitted principal uses than the current R-5 Single-Family Residential District. A rezoning of the properties is therefore required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its February 7, 2022 meeting.

**BACKGROUND:** The properties together consist of approximately 90,604 SF, or 2.07 acres, of land. The property is located in the Walmsley Neighborhood at the intersection of Warwick Road and Hopkins Road. The City's Richmond 300 Master Plan designates these parcels as Neighborhood Mixed Use. Such areas are intended to include "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

Currently, properties to the east are zoned R-4, Single-Family Residential, and properties to the west are zoned R-3 Single-Family Residential. A small segment of R-43 Multifamily Residential is directly north of the properties along Warwick Avenue.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$3,700 Application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** January 10, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** February 14, 2022

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
February 7, 2022

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, Survey, Map

**STAFF:** Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734

CASE NO. RZON-098473-2021  
PROFFERED CONDITIONS

The property owner and the contract purchaser, together the “applicants” in this rezoning case, pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of the City of Richmond, for themselves and their successors or assigns, proffer that the property under consideration will be developed according to the following proffers if, and only if, the rezoning request submitted herewith is granted with only those conditions agreed to by the applicants, or their agent. In the event this request is denied or approved with conditions not agreed to by the applicants or their agent, the proffers shall immediately be null and void and of no further force or effect.

Conceptual Layout. The site shall be developed in general conformance with the conceptual layout depicted on Exhibit A (“Kinwick”, Conceptual Layout, October 25, 2021), attached hereto (“Conceptual Layout”). The Conceptual Layout is conceptual in nature and may vary based on the final site plan, which shall depend on final engineering, final soil studies, RPA lines, wetlands, road design, lot locations, amenity locations, and other engineering or design reasons, subject to the approval, in accordance with applicable law, of the Director of Planning and Development Review at the time of plans review. One or more portions of the roads shown, or additional road segments necessary for lot access, may be private, to the extent permitted by law.

Density. Density shall be limited to a maximum of one hundred forty (140) dwelling units.

Elevations. The homes shall be constructed in general conformance with the architectural appearance of the elevations of town homes and single family detached homes depicted in Exhibit B.

Exterior Materials. Acceptable siding materials include brick, stone, masonry, vinyl, fiber cement, or engineered wood. Vinyl siding shall have a minimum wall thickness of 0.044 inches, as evidenced by manufacturer’s printed literature. Dutch lap, plywood and metal siding are not permitted.

Enhanced garage door. Any garage door facing a public street shall be an upgraded garage door. An upgraded garage door is any door with a minimum of two (2) enhanced features. Enhanced features shall include, but not be limited to the following:

- i. A projecting architectural element, such as an accent roof or pergola, above garage doors,
- ii. windows,
- iii. raised panels,
- iv. decorative panels,
- v. wood grain panel,
- vi. arches, and
- vii. hinge straps or other architectural features on the exterior that enhance the entry (i.e. decorative lintels, arches, columns, keystones, eyebrows, etc.).

Sidewalks. A pedestrian connection shall be made from the Property to the sidewalk along Warwick Road with the design, location and material to be determined during plans review and approved by the Director of Planning and Development Review, in accordance with applicable law and the standards of the Department of Public Works, unless site conditions do not allow for this connection as determined by the Director of Planning and Development Review in accordance with the standards of the Department of Public Works.

Pedestrian Path. A minimum 5' wide paved pedestrian path shall be installed in the approximate location illustrated on Exhibit A, with the design, location and material of such path to be determined during plans review and approved by the Director of Planning and Development Review in accordance with the standards of the Department of Public Works, unless site conditions do not allow for such path as determined by the Director of Planning and Development Review in accordance with the standards of the Department of Public Works. Any crossing of wetlands will be accomplished with a wooden bridge, the surface of which shall be wood, except that the Applicant may propose alternative surface materials at plan review, which proposal shall in be subject to approval by the Director of Planning and Development Review in accordance with the standards of the Department of Public Works. Alternative surface materials may be proposed by the applicant at plans review and approved by the Director of Planning and Development Review in accordance with the standards of the Department of Public Works.


Street Trees. Street trees shall be provided on both sides of the streets at a minimum of one and one-half inch inches in caliper in size at the time of planting and spaced with a maximum average spacing of forty (40) feet on center unless a different spacing is determined at the time of final plan review by the Director of Planning and Development Review in accordance with the City of Richmond's Urban Forestry standards. In the event such spacing results in conflicts with utilities, easements, sightlines, entrances and other items, the Director of Public Works shall allow for increased spacing between trees on a case-by-case basis to ensure compliance with applicable law.

Bike Racks. At least two bike racks shall be placed within the property.

Restrictive Covenants. Prior to or concurrent with the recordation of a subdivision plat approved by the City of Richmond, Virginia and before the conveyance of any portion of the property covered by said subdivision plat (other than for the dedication of easements, roads or utilities), a document shall be recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia, setting forth controls on the development and maintenance of the subject property. Said covenants shall include provisions for maintenance and operation of any storm water management system, and address aesthetic design principles of homes, specific architectural design guidelines, landscaping and maintenance of common area.

Marketing. All homes shall be marketed for sale as "Owner-occupied."

THELMA W. LOWMAN;  
THELMA KATHLEEN LOWMAN;  
BETTY W. MALASPINO;  
PATSY J. LOWRY and DANNY L. WINGO, Co-Trustees  
of the Wingo Family Revocable Trust dated May 19, 2008; and  
CAROL THOMPSON WINGO, Trustee of The Carol Thompson Wingo Revocable Trust,  
UTA originally dated November 21, 2005, as amended and restated on January 31, 2019, and  
any amendments thereto

By:  \_\_\_\_\_  
Jeffrey P. Geiger, Attorney-in-Fact

Date: March 4, 2022



Exhibit A

**“Kinwick”**

Conceptual Layout  
October 25, 2021





**Exhibit B**  
Home Elevations









Application for **REZONING/CONDITIONAL REZONING**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

**Project Name/Location**

Property Address: 3329 Hopkins Road Date: 09/03/21  
Tax Map #: C0090789040, C0090789030 Fee: \$3,640  
Total area of affected site in acres: 22.4

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: R-4

Existing Use: Undeveloped/Vacant

**Proposed Zoning/Conditional Zoning**

(Please include a detailed description of the proposed use and proffers in the required applicant's report)

R-6 to allow infill development of 123 Single-Family residential and townhomes. Proffer outline attached.

Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Hans C. Klinger

Company: HHH Land, LLC

Mailing Address: 11237 Nuckols Road

City: Glen Allen State: VA Zip Code: 23059

Telephone: ( 804 ) 762-4800 Fax: ( )

Email: zoning@HHHunt.com

**Property Owner:** See attached list

If Business Entity, name and title of authorized signee: R. Robert Benaicha, Attorney-in-Fact

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: See attached list

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: ( ) Fax: ( )

Email: \_\_\_\_\_

**Property Owner Signature:**

By: R. Robert Benaicha, Attorney-in-Fact

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.

September 29, 2021  
[\(revised November 8, 2021\)](#)

## APPLICANT'S REPORT

Rezoning to R6

Address: Hopkins Rd

Map Reference Number: C0090789040, C0090789030

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Submitted to:	<b>City of Richmond</b> Department of Community Development Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	HHH Land, LLC c/o Mr. Phillip Martin c/o HHHunt Corp 11237 Nuckols Rd Glen Allen, VA 23059
Prepared by:	<b>Hirschler</b> , Attorneys at Law 2100 East Cary Street Richmond, Virginia 23223

## Introduction

The applicant, HHH Land, LLC (“Applicant”), desires to create a new neighborhood on the parcels of land generally known as 3329 Hopkins Rd, which are bounded by Warwick Road, Hopkins Road and neighborhood communities to the east and south. HHHunt is excited to submit this rezoning request for our first infill community in the City of Richmond. Attention to detail, superb locations, innovative land planning, exceptional designs and excellent business and community partnerships are the trademarks of HHHunt and all contribute to our ability to create the highest quality lifestyle. HHHunt is the developer that brought Central Virginia many incredible communities, including Wyndham, Wellesley, Twin Hickory, The Villages of Charter Colony, Rutland, White Hall, Mosaic, Wescott and River Mill. With over 55 years of experience in residential housing, HHHunt works to enrich the communities in which we locate because we don’t just build places to live, we build a better way of life.

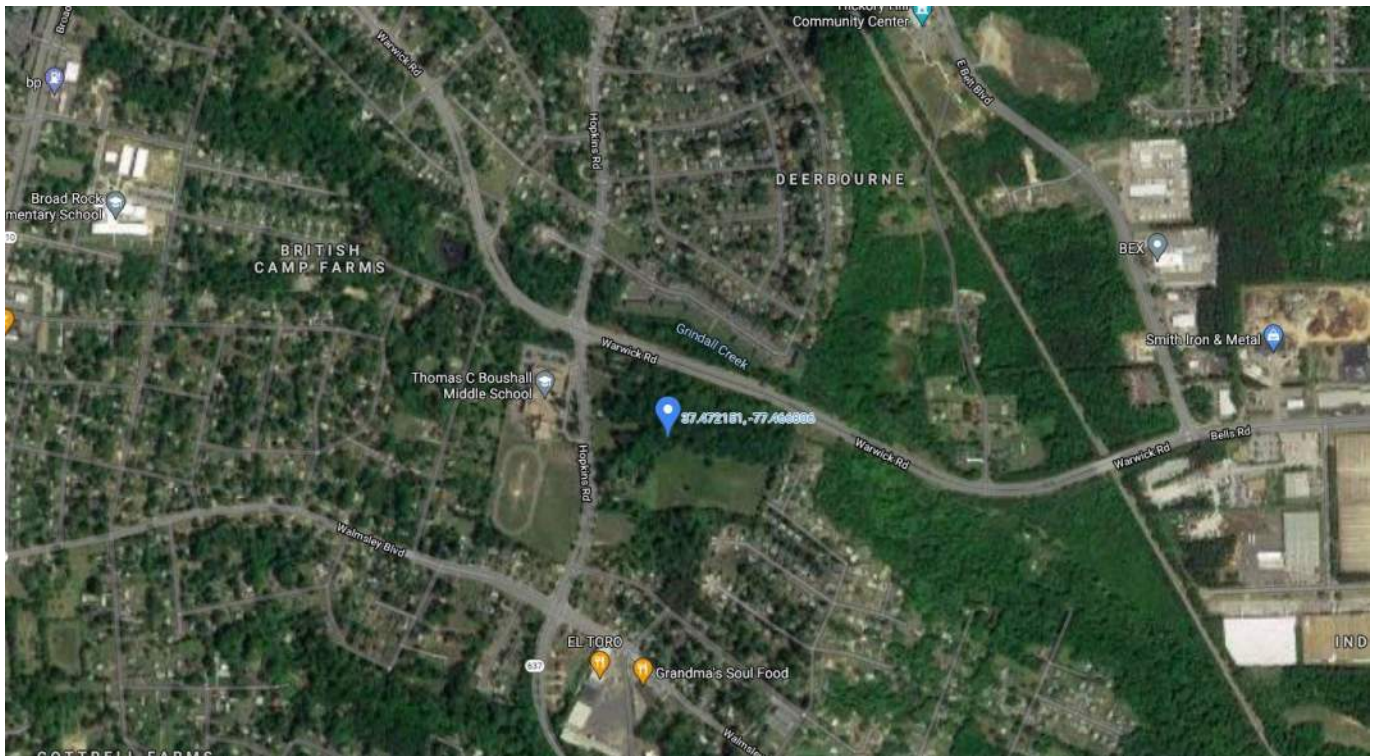
The proposed rezoning to R-6 is for the development of an owner-occupied, high quality single family and townhome in-fill residential neighborhood. The neighborhood will be attractive to first-time home buyers, professionals, teachers, emergency responders, empty nesters, and many others. This pedestrian-oriented neighborhood will consist of attractive, quality homes at affordable prices. Its residents will be able to use the internal sidewalks to walk to existing sidewalks on Hopkins & Warwick Roads and to Boushall Middle School.

## Existing Conditions

### ARTICLE I.

### ARTICLE II. SITE DESCRIPTION AND EXISTING LAND USE

The Property is referenced by the City Assessor as tax map C0090789040, C0090789030, 3329 Hopkins Rd, located south of Warwick Road, and contains a total of approximately 21.7 acres of land area. The surrounding uses are single-family residential, educational and vacant land.



### EXISTING ZONING

The Property's underlying zoning classification is R-4 Single-Family Residential. The homes to the east and south, including the Walmsley Village community, are zoned R-4. The properties to the west are also zoned R-4 and the Dutch Village subdivision to the north is zoned R-43.

## MASTER PLAN DESIGNATION

The Master Plan recommends “Neighborhood Mixed-Use” for the Property, with a suggested density of 3 to 10 homes per acre. The neighborhood will be limited to 140 homes for a density of approximately 6.25 homes per acre, which is well within the Master Plan recommendation. The proposal is in keeping with The City’s Richmond 300 Master Plan recommendation of “Neighborhood Mixed-Use.” The Neighborhood Mixed Use designation is viewed as “highly-walkable urban neighborhoods that are predominantly residential with a small, but critical percentage of parcels providing retail, office, and institutional uses.” Our potential neighborhood is located within this larger mixed-use node of schools, retail shops, restaurants, and churches. The diversity of home types in this neighborhood (attached and detached homes) provides more housing opportunities for different income earners than if the neighborhood consisted of only one particular type of housing. All of these homes will be built under current building codes that mandate efficient and energy-saving measures that reduce energy consumption and lower the overall cost of ownership.

Though in comparison to other areas in the City such as Manchester or Carytown this area consists of more suburban type homes that are more car dependent, this neighborhood is located within walkable destinations such as Boushall Middle School and a small retail center on Walmsley Blvd. ~~If the Richmond One casino vision is fulfilled, this neighborhood would undoubtedly be attractive for those employees wishing to live close to where they work.~~ Currently GRTC route #86 runs every 60 minutes within 0.5 mile of the neighborhood along Walmsley Blvd which further reduces reliance on car travel.

At the pre-application meeting, Planning staff was very helpful to show some design alternatives that have now been incorporated into to the site layout (Exhibit A in the proffers) including houses that front onto Hopkins Road and the inclusion of more alleys.

# Proposal

## PROJECT SUMMARY

In order to achieve the city’s goal of creating a “high quality, distinctive, and well-designed neighborhood” HHHunt is requesting the zoning be changed to R-6 from the existing R4 zoning as the R4 zoning does not guarantee the elements of quality design the City seeks and HHHunt is providing. As this is HHHunt’s first infill community in the City of Richmond, our first task was to understand how the City views urban design in a traditional post-war suburb. In studying the **Richmond 300**, HHHunt shares the overarching objective of creating a “high-quality, distinctive, and well-designed neighborhood.” Our neighborhood of 140 homes will become an important addition to a larger mixed-use node of schools, retail shops, restaurants, and churches all within walking distance. These new homes will help existing businesses thrive while providing the incentive for additional businesses to locate in the area.

The **Richmond 300** devotes an entire chapter to “Inclusive Housing” with the vision of that “all people can access quality housing choices.” Our neighborhood will be attractive to first-time buyers, professionals, teachers, emergency responders, empty nesters, and many others... all without sacrificing quality design; both in urban design and architectural design.

**“Quality urban design is what makes a place feel like a true neighborhood, not just a collection of buildings.”** Richmond has many distinctive neighborhoods that can be used as a model for urban design (notwithstanding the zoning and engineering issues that make their re-creation impossible). One such example is The Fan. The street network in the Fan allows for iconic parks and open spaces such as Meadow Park and the Lombardy and Park Avenue Triangle. Understanding today’s constraints of traffic and engineering, HHHunt wanted to use Meadow Park as a model and starting point to create a unique neighborhood that wouldn’t be seen as ‘just a collection of buildings.’ It was there that HHHunt began the design phase, and the result is a park similar in size and shape to Meadow Park. 100% of the homes in the neighborhood (and many in adjacent neighborhoods) are within a five-minute walk to the new park (the **Richmond 300** suggests a ten-minute walk). Taking the design strategy even further, and a little more European in design, the townhouses that face the park are alley loaded so that the homes face the park uninterrupted.

In addition to the neighborhood park, HHHunt has saved and protected a natural resource on the property: a creek. In line with the **Richmond 300’s** goal of improving the water quality of the James River, the Resource Protection Area (RPA) will be preserved without including the RPA within any lot boundary. Likewise, the development of this community will comply with Virginia’s stormwater regulations and the Chesapeake Bay Act.

In the **Richmond 300**, the objective in developing new, larger parcels to is to “introduce a gridded street pattern.” not always the easiest task when surrounded by post-war subdivisions. While constraints (a creek, the RPA, connectivity to adjacent neighborhoods, and size) of this property don’t allow a true rigid grid like Church Hill, HHHunt has designed a modified grid that achieves the goal of “connectivity within the neighborhood and to adjacent neighborhoods.” Modified grids, like The Fan and our neighborhood, help create distinctive, unique, and iconic neighborhoods. In creating a walkable neighborhood, HHHunt has incorporated many of the City’s public realm standards such as sidewalks, shade trees, pedestrian level lighting, and bike parking. The central community park, within a five-minute walk to all homes, will have a shade structure that also serves as a stage or event space.

While Hopkins Road isn’t classified as a ‘great street,’ in the **Richmond 300**, HHHunt still hopes to be able to make it a better street. Along Hopkins Road HHHunt has fronted homes to the street (rather than post war subdivisions with homes backed up to the street) and provided an alley to eliminate any driveways discharging onto Hopkins Road. These homes, with sidewalks, street trees and pedestrian scaled lighting will have a favorable impression for those who use Hopkins Road. Likewise, homes on Warwick Road also front the street however, due to environmental constraints of an existing wetland, there must be a single loaded road that parallels Warwick Road. [Per comments from Planning, HHHunt has adjusted this single loaded road so that it is parallel with Warwick Road and creates a boulevard effect to the street.](#)

**“Richmond 300** outlines strategies to intentionally grow Richmond equitably, sustainably, and beautifully. Using **Richmond 300** as a guide, the City is in a position to become a welcoming, inclusive, diverse, innovative, and equitable city of thriving neighborhoods, ensuring a high quality of life for all.” HHHunt shares the City’s vision and believes the proposed neighborhood is equitable, sustainable, and beautiful in addition to being a needed asset to the overall community node as well as the city.



This resubmission of the original rezoning request was improved through collaboration with Planning Staff during the pre-application process and Development Review meetings. For example, HHHunt 1) proffered a sidewalk connection to Warwick Road, 2) proffered an internal pedestrian path in the location sought by Staff, and 3) created a modified grid network of streets containing front loaded and alley loaded lots. In making these revisions, HHHunt was able to take key features from the Richmond 300 Plan to create a community that will be a true bridge to the future for the surrounding neighborhoods.

## Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed zoning will not negatively impact the safety, health, morals and general welfare of the nearby neighborhoods. In fact, the proposed neighborhood will provide a transitional use from the single-family homes to the south and east to the school and multifamily homes to the west and north.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

This neighborhood should ease traffic through Walmsley Village, allowing drivers to be able to access Hopkins Road faster without putting increased traffic into Walmsley Village. The neighborhood will be pedestrian friendly with sidewalks that ultimately connect to the existing sidewalks along Hopkins Road and Warwick Road provided on all new streets.

- ***Create hazards from fire, panic or other dangers.***

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this neighborhood are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The request will not tend to overcrowd the land or create an undue concentration of land. The proposed density is approximately 6.25 homes per acre which is well within the Master Plan's designation of 3 to 10 homes per acre.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The request would not adversely affect the above-referenced City services. The new neighborhood is an in-fill project and will bring new residents to the area which will support the area businesses. The land

has been underutilized. The construction of the new neighborhood will bring revenue to the City, the new residents will work and shop in the area, and the new improvements will enhance the City's tax base.

- ***Interfere with adequate light and air.***

It will not interfere with adequate light and air because it will comply with all provisions of the fire, building, and life safety codes.

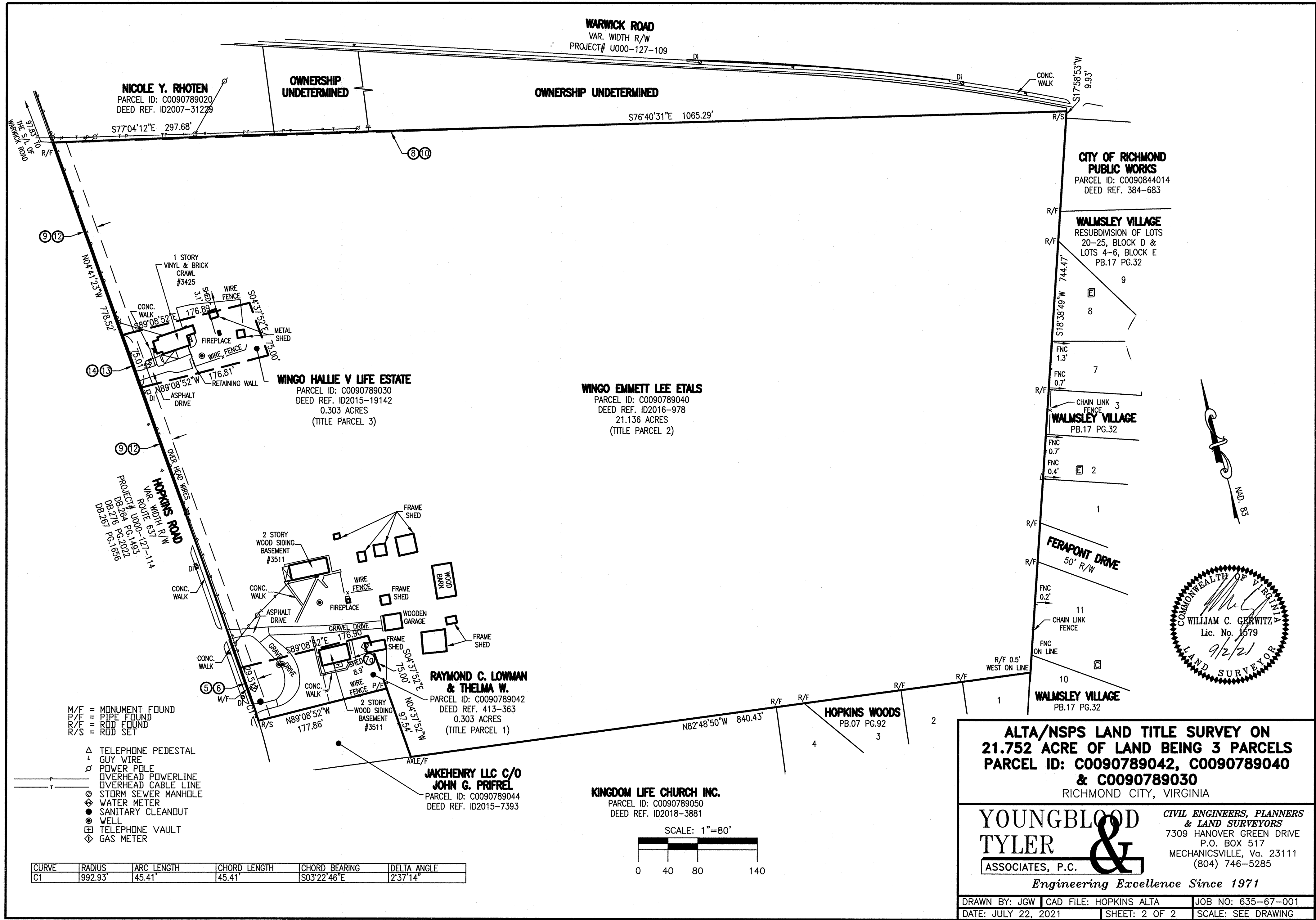
Very truly yours,

Jeffrey P. Geiger

ATTACHMENT TO APPLICATION FOR REZONING/CONDITIONAL REZONING  
HHH LAND, LLC

Name of Owner	Address	Telephone
Thelma W. Lowman	4830 Village Lake Drive North Chesterfield, VA 23234	804-232-0261
Thelma Kathleen Lowman	4830 Village Lake Drive North Chesterfield, VA 23234	804-232-0261
Betty W. Malaspino	10350 Spring Run Road Chesterfield, VA 23832	804-920-4900
Patsy J. Lowry, Co-Trustee of the Wingo Family Revocable Trust dated May 19, 2008	1900 S. Lake Heron Lane Boise, ID 83706	208-343-1425
Danny L. Wingo, Co-Trustee of the Wingo Family Revocable Trust dated May 19, 2008	4208 Melody Road Richmond, VA 23234	804-271-9838
Carol Thompson Wingo, Trustee of The Carol Thompson Wingo Revocable Trust, UTA originally dated November 21, 2005, as amended and restated on January 31, 2019, and any amendments thereto	1506 Westbrook Ct., Apt. 1130 Richmond, VA 23227	804-200-1033

J:\OPROJECTS\451-06-100 (Hopkins Road Subdivision)\ALTA\Hopkins ALTA.dwg, 9/2/2021 9:15:04 AM



**NICOLE Y. RHOTEN**  
 PARCEL ID: C0090789020  
 DEED REF. ID2007-31229

OWNERSHIP  
 UNDETERMINED

OWNERSHIP UNDETERMINED

**CITY OF RICHMOND  
 PUBLIC WORKS**  
 PARCEL ID: C0090844014  
 DEED REF. 384-683

**WALMSLEY VILLAGE**  
 RESUBDIVISION OF LOTS  
 20-25, BLOCK D &  
 LOTS 4-6, BLOCK E  
 PB.17 PG.32

**WINGO HALLIE V LIFE ESTATE**  
 PARCEL ID: C0090789030  
 DEED REF. ID2015-19142  
 0.303 ACRES  
 (TITLE PARCEL 3)

**WINGO EMMETT LEE ETALS**  
 PARCEL ID: C0090789040  
 DEED REF. ID2016-978  
 21.136 ACRES  
 (TITLE PARCEL 2)

**WALMSLEY VILLAGE**  
 PB.17 PG.32

**FERAPONT DRIVE**  
 50' R/W

**RAYMOND C. LOWMAN  
 & THELMA W.**  
 PARCEL ID: C0090789042  
 DEED REF. 413-363  
 0.303 ACRES  
 (TITLE PARCEL 1)

**WALMSLEY VILLAGE**  
 PB.17 PG.32

**HOPKINS WOODS**  
 PB.07 PG.92

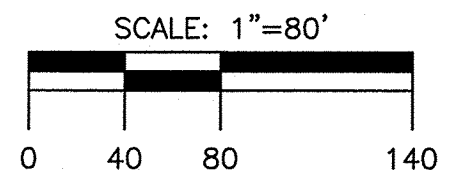
**JAKEHENRY LLC C/O  
 JOHN G. PRIFREL**  
 PARCEL ID: C0090789044  
 DEED REF. ID2015-7393

**KINGDOM LIFE CHURCH INC.**  
 PARCEL ID: C0090789050  
 DEED REF. ID2018-3881



- 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 CLEANDUT
- ⊙ WELL
- ⊞ TELEPHONE VAULT
- ⊠ GAS METER

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



**ALTA/NSPS LAND TITLE SURVEY ON  
 21.752 ACRE OF LAND BEING 3 PARCELS  
 PARCEL ID: C0090789042, C0090789040  
 & C0090789030  
 RICHMOND CITY, VIRGINIA**

**YOUNGBLOOD  
 TYLER &  
 ASSOCIATES, P.C.**  
 CIVIL ENGINEERS, PLANNERS  
 & LAND SURVEYORS  
 7309 HANOVER GREEN DRIVE  
 P.O. BOX 517  
 MECHANICSVILLE, Va. 23111  
 (804) 746-5285  
*Engineering Excellence Since 1971*

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