

PROPOSED PHASE II SUMMARY:

PROPERTY ACREAGE: 6.0 ACRES

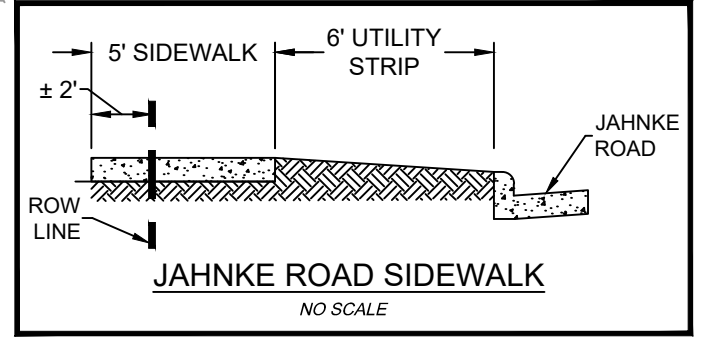
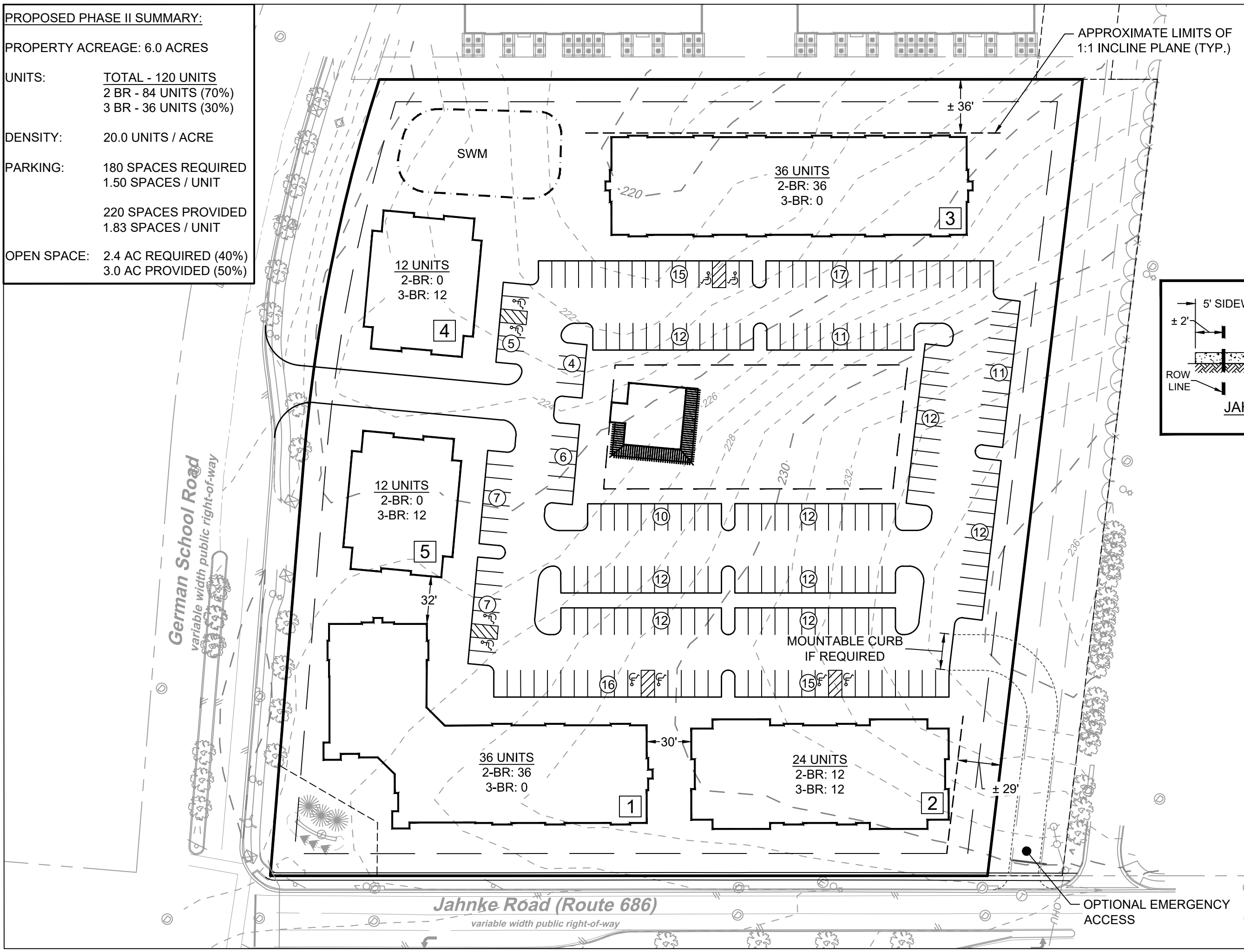
UNITS: TOTAL - 120 UNITS
2 BR - 84 UNITS (70%)
3 BR - 36 UNITS (30%)

DENSITY: 20.0 UNITS / ACRE

PARKING: 180 SPACES REQUIRED
1.50 SPACES / UNIT

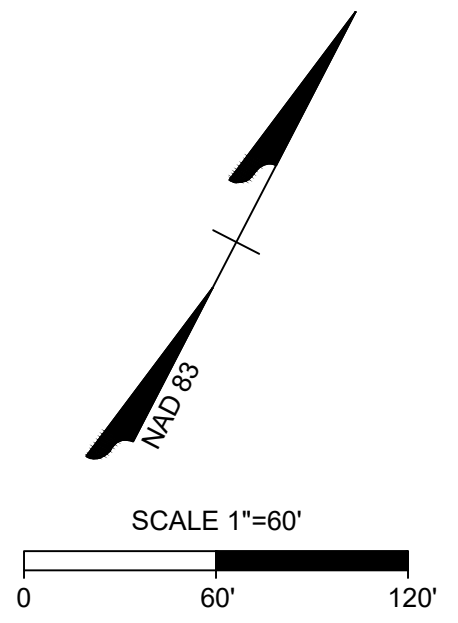
220 SPACES PROVIDED
1.83 SPACES / UNIT

OPEN SPACE: 2.4 AC REQUIRED (40%)
3.0 AC PROVIDED (50%)



German School Road
variable width public right-of-way

Jahnke Road (Route 686)
variable width public right-of-way



SITE LAYOUT EXHIBIT

09/10/2019 1" = 60'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



TYPE 1 - FRONT BUILDING ELEVATION

NOTE: CULTURED STONE VENEER IS ALLOWED IN LIEU OF BRICK VENEER



TYPE 1 - REAR BUILDING ELEVATION

NOTE: CULTURED STONE VENEER IS ALLOWED IN LIEU OF BRICK VENEER





HOUSING STUDIO

333 WEST TRADE STREET, SUITE 300
CHARLOTTE, NC 28202
T: 704.333.7862 F: 704.343.9380
www.housingstudio.com

VILLAGE OF WESTLAKE - PHASE 2

RICHMOND, VA

4 OCTOBER 2019



TYPE 1 - SIDE BUILDING ELEVATION

NOTE: CULTURED STONE VENEER IS ALLOWED IN LIEU OF BRICK VENEER



THE BREEDEN COMPANIES



**TYPE 2 - FRONT BUILDING ELEVATION
 (TYPE 3 SIMILAR)**

NOTE: CULTURED STONE VENEER IS ALLOWED IN LIEU OF BRICK VENEER





**TYPE 2 - REAR BUILDING ELEVATION
 (TYPE 3 SIMILAR)**

NOTE: CULTURED STONE VENEER IS ALLOWED IN LIEU OF BRICK VENEER





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VILLAGE OF WESTLAKE - PHASE 2

RICHMOND, VA

4 OCTOBER 2019



**TYPE 2 - SIDE BUILDING ELEVATION
(TYPE 3 SIMILAR)**

NOTE: CULTURED STONE VENEER IS ALLOWED IN LIEU OF BRICK VENEER



THE BREEDEN COMPANIES



31'-4 3/4"
ROOF TRUSS (UPPER)

30'-4 7/8"
ROOF TRUSS

21'-3" LEVEL 3
TOP OF TRUSS

10'-7 1/8" LEVEL 2
TOP OF TRUSS

0'-0" LEVEL 1
TOP OF SLAB

ARCHITECTURAL SHINGLE
6:12 PITCH TYPICAL

VINYL WINDOW

VINYL LAP SIDING

VINYL SOFFITS

BRICK VENEER

BRICK SOLDIER
BRICK ROWLOCK

VINYL RAILING
BRACKET

BREEZEWAY WALLS
VINYL SIDING

TYPE 4 - FRONT & REAR BUILDING ELEVATION

NOTE: CULTURED STONE VENEER IS ALLOWED IN LIEU OF BRICK VENEER

VILLAGE OF WESTLAKE - PHASE 2
RICHMOND, VA
4 OCTOBER 2019



TYPE 4 - SIDE BUILDING ELEVATION

NOTE: CULTURED STONE VENEER IS ALLOWED IN LIEU OF BRICK VENEER

VILLAGE OF WESTLAKE - PHASE 2
 RICHMOND, VA
 4 OCTOBER 2019

Legal Description (Survey):

Beginning at a Nail set at the intersection of the North line of Jahnke Road (Route 686) and the East line of German School Road, said point being the POINT OF BEGINNING; thence, departing the North line of Jahnke Road (Route 686) and continuing with the East line of German School Road the following two (2) courses: (1) N22°47'18"W, a distance of 277.85 feet to a Rod set; (2) thence, Northerly along a tangent curve to the right, being concave to the East, having a radius of 1155.00 feet, a central angle of 13°06'18", a tangent length of 132.67 feet, a chord bearing of N16°14'09"W, a chord length of 263.60 feet, a distance of 264.18 feet along the arc of said curve to a Rod found lying along the East line of German School Road; thence, departing the East line of German School Road, N62°36'00"E, a distance of 472.94 feet to a Rod found; thence S20°34'55"E, a distance of 539.42 feet to a Rod found lying along the North line of Jahnke Road (Route 686); thence, with the North line of Jahnke Road (Route 686), S62°36'19"W, a distance of 482.27 feet, returning to the Point of Beginning.

Described Parcel contains 5.999 acres, more or less.

Legal Description (Title Commitment):

ALL that certain lot or parcel of land, together with all improvements located thereon and appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, described as Parcel 2, containing 6.000 acres and shown on plat of Woodrow K. Cofer, Inc., entitled "Bliley Subdivision", dated March 28, 2012, recorded December 11, 2012, in the Clerk's Office, Circuit Court, City of Richmond, Virginia, in Plat Book 12, Slides 44 and 45.

IT BEING the same property conveyed unto Catherine B. Wright, Daniel J. Bliley, Patricia S. Bliley, Trustee Under the Nicholas M. Bliley Revocable Trust Agreement dated May 29, 1996, Margaret B. Wilkins, Norbert M. Bliley, Cecilia B. Duke, Joseph W. Bliley, IV, Jonathan H. Bliley and Eric A. Bliley by Deed of Distribution dated October 26, 2015, from Wells Fargo Bank, N.A., as successor by merger to Jefferson National Bank and Catherine Bliley Wright, Trustees under the Family Trust created by the Last Will and Testament of Joseph W. Bliley, Jr. recorded as Will Instrument 02-505 (1) and Catherine Bliley Wright, Trustee under the Family Trust created by Last Will and Testament of Catherine O'Neil Bliley, recorded as Will Instrument 08-29-1. The said Deed of Distribution was recorded November 24, 2015, as Instrument Number 15-22545, in the Clerk's Office, Circuit Court, City of Richmond, Virginia.

Together with the easements, rights, benefits and obligations under that certain Deed of Easement for Project Sign between Village of Westlake, LLC and Catherine B. Wright, Daniel J. Bliley, Patricia S. Bliley, Trustee under the Nicholas M. Bliley Revocable Trust Agreement dated May 29, 1996, Margaret B. Wilkins, Norbert M. Bliley, Cecilia B. Duke, Joseph W. Bliley, IV, Jonathan H. Bliley and Eric A. Bliley dated November 23, 2015, recorded November 25, 2015 in the Clerk's Office as Instrument Number 150022608

Bramblewood Richmond, LLC
ID 12-17444
Parcel ID C0050534010

Title Exceptions:

1. Real Estate taxes accruing from the beginning of the first half of the calendar year 2019 and subsequent semi-annual payments, not yet due and payable. **NOT A SURVEY MATTER.**
2. Matters shown on plat of Bliley Subdivision dated March 28, 2012, recorded December 11, 2012, Plat File 12, pages 44 and 45. **MATTERS AS SHOWN.**
3. Special assessments, if any, imposed by the City of Richmond for services rendered upon insured premises, including storm water fees, not yet due and payable. **NOT A SURVEY MATTER.**
4. Easement to Virginia Electric and Power Company dated October 9, 1991, recorded in Deed Book 2182, page 1371. (Chesterfield Co.) (Note: This should have been recorded in the City of Richmond.) **DOES NOT AFFECT, EASEMENT NOT ON SUBJECT PROPERTY.**
5. Rights of others in and to the easements contained in that Deed of Easement for Project Sign recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia in Instrument Number 150022608. **EASEMENT PLOTTED HEREON.**
6. Deed of Temporary Easement and Vacation of Access Easement recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia in Instrument Number 160000694. **TEMPORARY EASEMENT SHOWN HEREON.**
7. Easement Agreement recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia in Instrument Number 160011169. **AGREEMENT CONTAINS NOTHING PLOTTABLE.**
8. Rights of the United States of America and the Commonwealth of Virginia to regulate that portion of the property which may be deemed wetlands. **NOT A SURVEY MATTER.**
9. Rights of others thereto entitled in and to the continued uninterrupted flow of the stream crossing subject property. **NOT A SURVEY MATTER.**

Area Summary (measured):

5.999 acres

Flood Zone Information:

The parcel shown hereon lies within an area having a zone designation of "X" by the Federal Emergency Management Agency (FEMA) as shown on Flood Insurance Rate Map Number 5101290019D, effective date April 2, 2009.

Property Address:

6400 Jahnke Road, Richmond, VA 23225

Owner of Record:

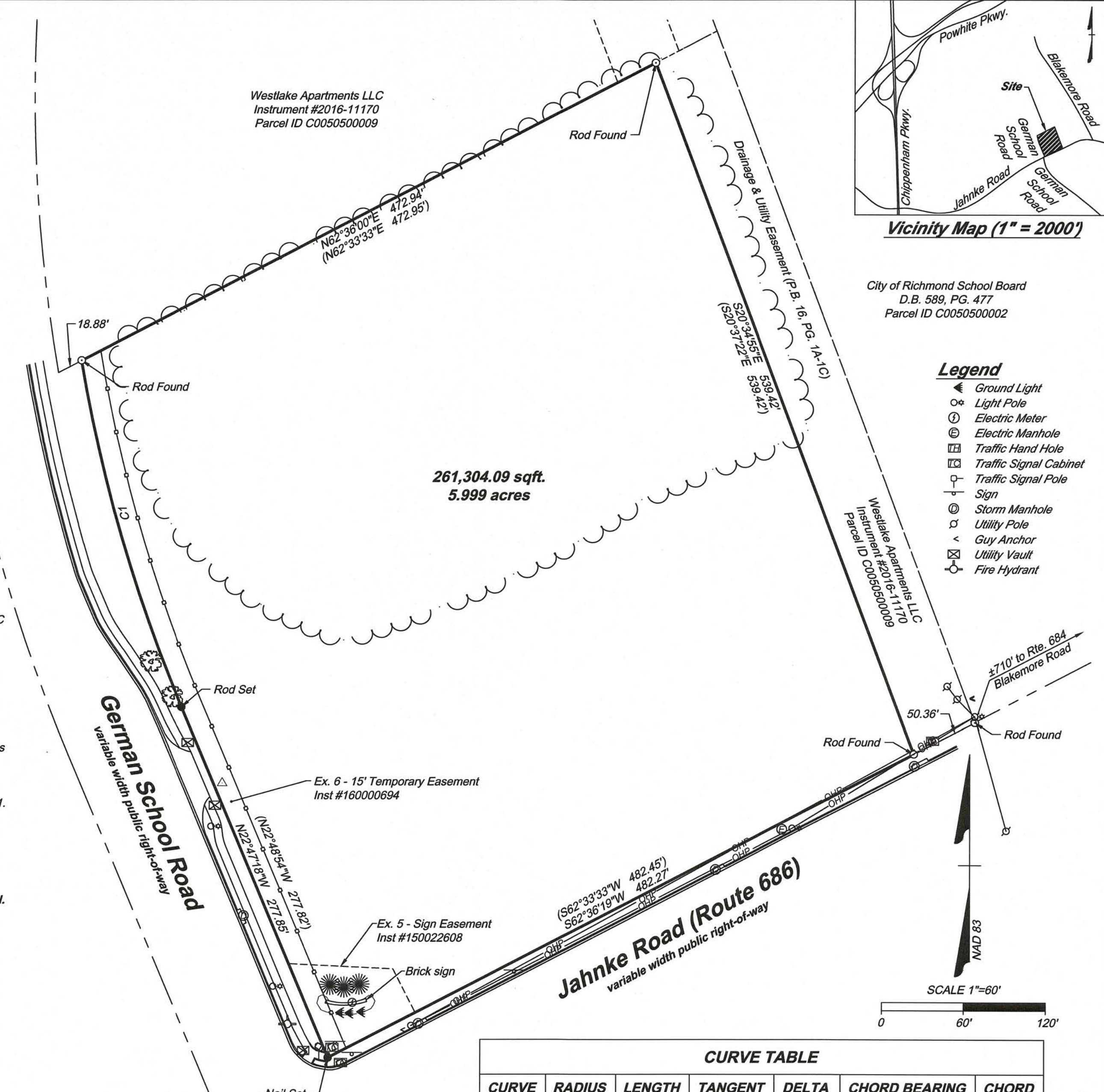
Catherine B. Wright, Daniel J. Bliley, Patricia S. Bliley, Trustee under the Nicholas M. Bliley Revocable Trust Agreement dated May 29, 1996, Margaret B. Wilkins, Norbert M. Bliley, Cecilia B. Duke, Joseph W. Bliley, IV, Jonathan H. Bliley and Eric A. Bliley
P.B. 12, Slides 44 & 45, Will Instrument 08-29-1, Instrument #15-22545
Parcel ID: C0050500007

Parcel Access:

This parcel has direct frontage on Jahnke Road (State Route 686) and German School Road, both being dedicated public right-of-ways.

Survey Notes:

1. This survey was prepared with the benefit of a Title Commitment as provided by Fidelity National Title Insurance Company, File No. 091056825, effective date: January 4, 2019.
2. This plat is based on a ground run survey performed by Timmons Group on February 28, 2019.
3. The surveyed lands shown hereon are the same lands as described in the Title Commitment.
4. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.



Vicinity Map (1" = 2000')

City of Richmond School Board
D.B. 589, PG. 477
Parcel ID C0050500002

Legend

- Ground Light
- Light Pole
- Electric Meter
- Electric Manhole
- Traffic Hand Hole
- Traffic Signal Cabinet
- Traffic Signal Pole
- Sign
- Storm Manhole
- Utility Pole
- Guy Anchor
- Utility Vault
- Fire Hydrant

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	1155.00'	264.18'	132.67'	13°06'18"	N16°14'09"W	263.60'
	(1155.00')	(264.27')		(13°06'35")		

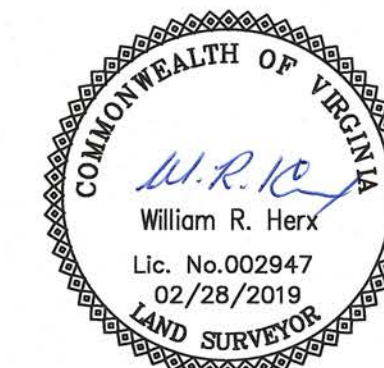
SURVEYOR'S CERTIFICATE:

To: Breeden Investment Properties, Inc. and Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 13 and 16 of Table A thereof. The fieldwork was completed on February 28, 2019.

Date of Plat or Map: February 28, 2019.

W.R. Herx
William R. Herx, LS
VA Registration No. 002947



ALTA/NSPS LAND TITLE SURVEY OF
5.999 Acres of Land Lying
Along Jahnke Road
City of Richmond, Virginia

DATE: Feb. 28, 2019	SCALE: 1" = 60'
SHEET 1 OF 1	J.N.:39873
DRAWN BY: W.R. Herx	CHECK BY: W.R. Herx
REV:	

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
 1001 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
 Site Development | Residential | Infrastructure | Technology