



Application for
Rezoning

Complete this application in its entirety and submit pages 4 and 5 along with the required materials (including any required supplements) as listed on page 2 to the address below:

City of Hampton
Community Development Department, Planning Division
22 Lincoln Street, 5th Floor
Hampton, Virginia 23669

OFFICE USE ONLY
Date Received:
RECEIVED
MAY 30 2018
CDD 5TH FLOOR
Case Number: RZ 18-00002

1. PROPERTY INFORMATION

Address or Location 1815 W. Mercury Blvd

LRSN 13004430 Current Zoning District C-2 and O-CC District Proposed Zoning District MD-4 and O-CC District

Current Land Use Vacant Land

Proposed Land Use Multifamily Development

The proposed use will be in: ☐ an existing building ☐ a new addition ☒ a new building

2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)

Owner's Name Peninsula Plaza Partners, LLC.

Address 249 Central Park Ave. Suite 320 City Virginia Beach State VA Zip 23462

Phone 757-213-4380 Email akhil.jain@landmarkhg.com

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS

Complete this section only if the property owner is **not** an individual but rather a legal entity such as a corporation, trust, LLC, partnership, diocese, etc. as specified in Step 2 above.

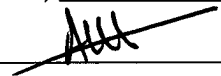
"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity Peninsula Plaza Partners, LLC.

Signed by:

Name (printed) Akhil Jain, Its (title) Manager

Signature  Date 5/7/18

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS

Complete this section only if the property owner is an individual or individuals.

"I hereby submit that I am the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

Name (printed) _____

Signature _____ Date _____

Name (printed) _____

Signature _____ Date _____

OFFICE USE ONLY

☐ Application Form

☐ Narrative Statement

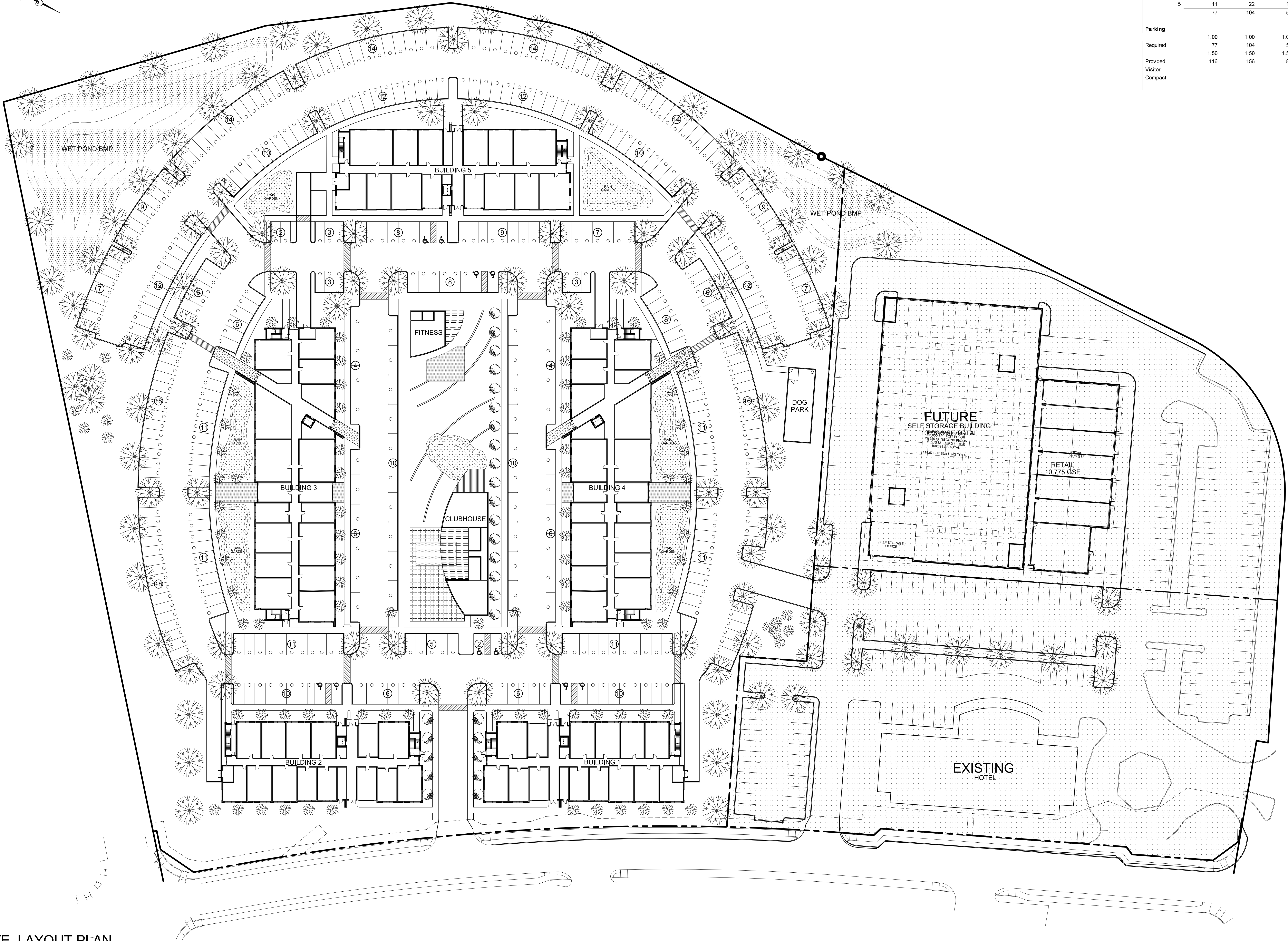
☐ Proffer Statement

☐ Application Fee

☐ Survey Plat

☐ Additional materials (if required)

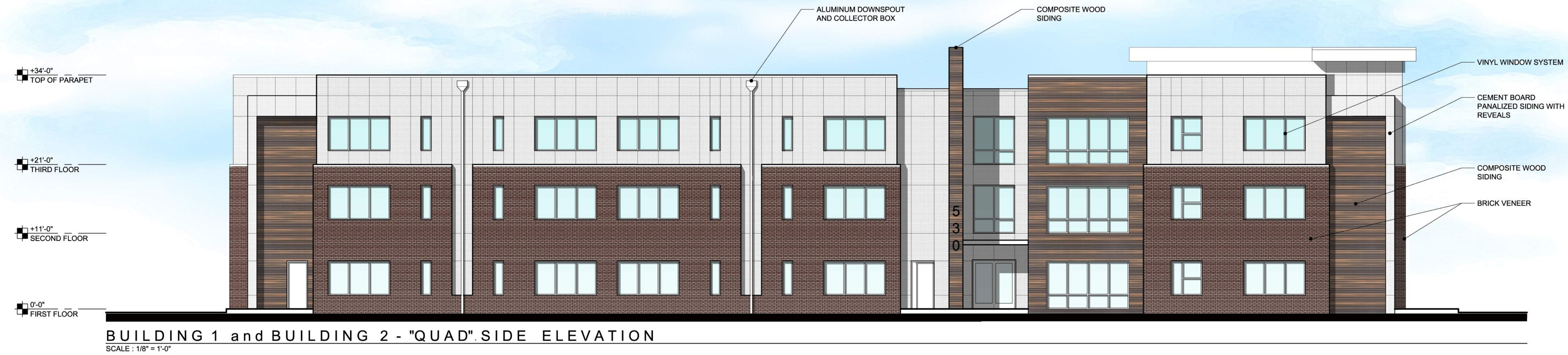
Building	Efficiency	Studio	1BR	2BR	3BR	
1	17	24	3	-	-	44
2	17	24	3	-	-	44
3	16	17	18	16	2	69
4	16	17	18	16	2	69
5	11	22	14	8	2	57
	77	104	56	40	6	283
Parking						
	1.00	1.00	1.00	1.50	2.00	
Required	77	104	56	60	12	309
Provided	156	156	84	60	12	428
Visitor				1 per 5 Units		62
Compact				33%		141
				67%		286



CONCEPTUAL SITE LAYOUT PLAN
THE ELLIPSE AT COLISEUM CENTRAL

SCALE: N.T.S.
DATE: 05.30.18





CONCEPTUAL ELEVATIONS FOR
THE ELLIPSE AT COLISEUM CENTRAL

SCALE: 1/8" = 1'-0"
DATE: 05.30.18



BUILDINGS 3 and 4 - "QUAD" SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BUILDINGS 3 and 4 - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BUILDINGS 3 and 4 - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BUILDINGS 3 and 4 - ELEVATION
SCALE: 1/8" = 1'-0"

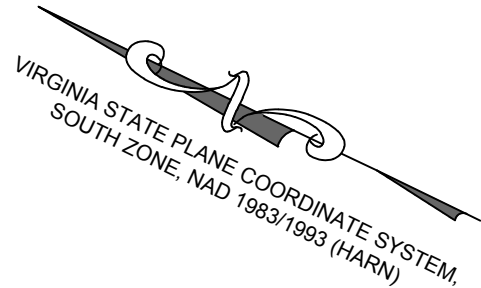
CONCEPTUAL ELEVATIONS FOR **THE ELLIPSE** AT COLISEUM CENTRAL

SCALE: 1/8" = 1'-0"
DATE: 05.30.18



CONCEPTUAL ELEVATIONS FOR
THE ELLIPSE AT COLISEUM CENTRAL

SCALE: 1/8" = 1'-0"
DATE: 05.30.18



WEST MERCURY BOULEVARD - U.S. ROUTE 250
(VAR. WIDTH RIGHT-OF-WAY)

COMMERCE DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)
(CITY PROJECT NO. 14-008)

CONVENTION DRIVE
(50' RIGHT-OF-WAY)

PARCEL 3
N/F
PENINSULA HOSPITALITY, LLC
(INSTR. No. 110006835)
(INSTR. No. 030010890 - PLAT)
RPC: 13000788
PARCEL ID: 07F006 00 00000PC3
AREA = 100,389 S.F. OR 2.305 AC.

PARCEL 3A
AREA: 94,264 S.F. OR 2.164 AC.

PARCEL 1A
AREA: 415,211 S.F. OR 9.531 AC.

PARCEL 1
N/F
PENINSULA PLAZA PARTNERS, LLC
(INSTR. No. 120003500)
(INSTR. No. 030010890 - PLAT)
RPC: 7001264
PARCEL ID: 07F006 00 00000
AREA = 540,410 S.F. OR 12.406 AC.

N/F
PENINSULA OFFICE PARTNERS, LLC
(INSTR. No. 130014069)
RPC: 7001268
PARCEL ID: 07F007H00 00000

PARCEL 1A TO BE
RE-ZONED TO MD-4

L=183.63'
R=145.00'
Δ=72°33'32"
T=106.43'
CH=171.60'
CHB=S37°56'48"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	0.79'	N16° 06' 12"W
L2	20.33'	S73° 53' 48"W
L3	26.63'	N62° 10' 18"W
L4	68.95'	N21° 36' 55"W
L5	7.98'	N27° 06' 30"E
L6	209.39'	N21° 36' 55"W
L7	8.12'	N69° 13' 50"W
L8	27.88'	N21° 36' 55"W
L9	53.17'	N35° 46' 12"W
L10	34.13'	N08° 23' 13"E
L11	16.29'	N52° 32' 39"E
L12	3.15'	N37° 31' 38"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	50.47'	2023.50'	001°25'45"	25.24'	50.47'	N22° 19' 47"W
C2	449.44'	2023.50'	012°43'34"	225.65'	448.52'	N29° 24' 26"W

PARCEL AREA TABLE		
PARCEL 1A	415,202 S.F.	9.532 AC.
PARCEL 2A	100,622 S.F.	2.310 AC.
PARCEL 3A	94,012 S.F.	2.158 AC.
TOTAL	609,836 S.F.	14.00 AC.

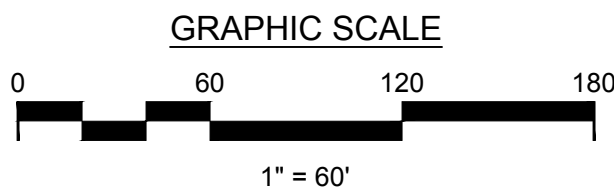
- LEGEND
- IRON PIN FOUND - PIN(F)
 - IRON PIN SET - PIN(S)
 - CONC. STEEL PIN FOUND - MON(F)
 - CONC. STEEL PIN SET - MON(S)



SUBDIVISION PLAT
OF
PENINSULA HOSPITALITY, LLC &
PENINSULA PLAZA PARTNERS, LLC
PARCELS 1 & 3
HAMPTON, VIRGINIA



CONTACT:
MICHAEL S. GADDY, PE, LS
757-289-5933
508 N. BIRDNECK RD., SUITE D
VIRGINIA BEACH, VA, 23451



The Ellipse @ 1815 W. Mercury Blvd.

Rezoning Application

Narrative Statement

The subject property of this rezoning request is located within Hampton's Coliseum Central District. The +/- 9.53 acre subject site is proposed to be subdivided from the vacant 12.4 acre land parcel located at 1815 W. Mercury Blvd., which is bound to the West by I-64 West, to the North by W. Mercury Boulevard, to the East by the to be constructed Commerce Drive, and to the South by Pinewood Plaza. The primary ingress and egress to the site will be the newly constructed Commerce Drive Extension connecting W. Mercury Blvd to the existing termination of Commerce Drive. The proposed development will be a heavily amenitized multifamily community which will enhance Hampton's Coliseum District and further the City's Comprehensive Community Plan goals as well as the vision for the Coliseum Central District by combining exciting higher density, urban elements in a unique setting to create a one of a kind apartment community in Hampton.

Need for Rezoning:

This is a request to rezone a +/- 9.53 acre subdivided parcel located at 1815 W. Mercury Blvd. from the current Limited Commercial District (C-2) and Coliseum Central Overlay (O-CC) District designation to that of Multifamily Residential District (MD-4) and Coliseum Central Overlay (O-CC) District, in accordance with applicable Zoning Ordinances, and as further described in the following narrative as well as the attached proposed site plan and plat. Since the current C-2 Zoning District restricts density, the purpose of the request is to allow for increased density in order to support the viability and unique features of the proposed development and better alignment with the Hampton Community Plan and Coliseum Central Master Plan / Design Standards. Through implementation, the requested rezoning will allow for a denser, higher quality development which supports the City's vision for greater density, urban, high quality multifamily development in the Coliseum Central District core.

Proposed Use and Building Program:

The proposed use of the subject property is for a Class A multifamily development that will accommodate approximately 283 units, cutting-edge amenities, and attractive green space. The proposed details of this development are as follows:

- Elliptical shaped Class A multi-family development with a vibrant, terraced "Central Quad" giving the development an urban park experience
- Visually appealing Elliptical parking field providing ample parking at a ratio of 1.5 spaces/unit for a total of 434 parking spaces
- Two 3-story buildings with frontage on Commerce Drive with urban streetscape and three 4-story buildings on the interior of the site with a state-of-the-art clubhouse and fitness center for a total of seven buildings and approximately 253,700 square feet. The buildings have all been designed to center around the "Central Quad" urban park

- The development is proposed to consist of modern, urban architecture with high-quality materials across all elevations
- Conceptualized site plan envisions 283 units with the proposed unit mix:

Unit Type	# Units	%
Efficiency:	77	27%
Studio:	104	37%
1-Bedroom:	56	20%
2-Bedroom:	40	14%
3-Bedroom:	6	2%
Total:	283	100%

The proposed unit mix is derived from several market studies specific to this site and conversations with local landlords, brokers, and apartment management companies. These studies have shown that the renters in this market (i.e. millennials, military personnel, stakeholders of local universities, etc.) are increasingly seeking smaller units, within communities offering ample, amenity-rich public space. As such, this development’s proposed unit mix skews higher towards Studios, Efficiencies, and 1-Bedroom units as opposed to 2 and 3-Bedroom units.

- The proposed public space contains ample exterior green space with an amenity package that offers interior gathering spaces that are modern, welcoming, and facilitate a sense of community engagement. In addition, the development proposes:
 - “Central Quad” urban park at the center of the development
 - State-of-the-art clubhouse with pool and patio area
 - Fitness center with indoor and outdoor programming
 - Enclosed outdoor Dog park
 - Walking trails connecting the adjacent properties (i.e. Pinewood Plaza Office Building, Holiday Inn Express Hotel, and a future retail/mixed-use development to the North of the subject property)

Compliance with the Hampton Community Plan and Coliseum Central Master Plan / Design Standards:

The proposed zoning change will allow the development to have greater consistency with the objectives of the Hampton Community Plan and Coliseum Central Master Plan / Design Standards.

The proposed development is located in the Coliseum Central area and fulfills the Coliseum Central Master Plan’s visions and goals for that area by creating a vibrant and urban development. The Master Plan “embraces principles of community livability and sustainable development by supporting a balance of mixed-use, higher density development, decreased automobile dependency, housing alternatives, recreational and entertainment opportunities, respect for the integrity of the natural environmental appreciation of the built environment and defining architectural features, and community identity.”

One of the major elements in the Coliseum Central Master Plan update is to develop new high-quality residential development in walkable mixed-use districts, which is achieved by the proposed development. The Coliseum Central Master Plan describes a future with stable neighborhoods “designed and arranged in a manner that was more supportive of pedestrian activity, social interaction, and overall high quality of

life.” This project stays true to this vision with its unique elliptical shape as well as its pedestrian-friendly “Central Quad” urban park and associated walkways.

The Coliseum Central Master Plan also recommends that residential development should continue to be dense, upscale, and within walkable distance to key activity nodes within the city to help induce other developments and enhance Hampton’s reputation as a place to live, work, and play. The proposed development’s unit mix, amenity packages, architectural design, and commitment to high quality materials and craftsmanship on the interiors and exteriors of the development will be in conformance with the key concepts and recommendations included in the plan and will enhance the character of the area.

The central location of this project and its proximity to the Coliseum, Peninsula Town Center, and Power Plant Shopping Center will complement the existing retail, restaurants, and entertainment venues in the area. The proposed development is in harmony with its adjacent uses and will create a symbiotic relationship to support existing local businesses by providing a base of new residents to these businesses.

City Services:

There are infrastructure elements that currently exist that will serve the proposed development. The existing infrastructure elements are further described as follows:

Water:

An existing 12” waterline (owned and maintained by Newport News Waterworks) is located on the eastern side of the parcel (within the new location of Commerce Drive). New taps, from this waterline, will be utilized to provide domestic and fire protection water for the proposed development. Fire protection for the buildings will include an automated sprinkler system, along with onsite fire hydrants. Backflow prevention will be provided.

Wastewater:

An existing city-owned 8-inch sanitary sewer system is located along the eastern side of the parcel. As part of the Commerce Drive construction, this sanitary sewer line will be extended to the entrance of proposed development, where a manhole will be constructed. The on-site sewer system will connect to this proposed manhole.

Stormwater:

Stormwater management will be provided on-site per the Virginia Stormwater Management Regulations and the City of Hampton Development Standards. The site will be considered a re-development of the previously constructed Holiday Inn Conference Center. Although the existing building has been demolished, the existing building slab, asphalt pavement, curb and gutter, and concrete remains. These areas will be re-development as part of the proposed plan. In addition to an increase in pervious areas (green space), areas of potential rain gardens have been identified and will be considered if feasible. The existing drainage patterns will be maintained, and downstream storm sewer systems will not be impacted by an increase in runoff.

Access:

The main access for the proposed development will be located along the eastern portion of the development. A new entrance will be located from the proposed Commerce Drive roadway. This entrance location was previously coordinated with Public Works, during the design of the new

Commerce Drive Project. In addition, internal access will connect to the existing Holiday Inn Express parking lot and the proposed commercial development located adjacent to the Holiday Inn Express (north-west corner).

Prepared by:
PENINSULA PLAZA PARTNERS, LLC
c/o Akhil Jain
249 Central Park Ave. Suite 320
Virginia Beach, VA 23462

After recording return to:
Office of the City Attorney
22 Lincoln Street
Hampton, Va. 23669
(bnb)

LRSN: A portion of 13004430

PROFFER AGREEMENT

THIS PROFFER AGREEMENT (“Agreement”) made this __ day of _____, 2018, by and between PENINSULA PLAZA PARTNERS, LLC, a Virginia limited liability company (the “Grantor”); and THE CITY OF HAMPTON, a municipal corporation of the Commonwealth of Virginia (the “Grantee”), with an address of 22 Lincoln Street, Hampton City Hall, Hampton, Va. 23669.

RECITALS

- A. Peninsula Plaza Partners, LLC is the owner of a certain parcel of property located in the City of Hampton addressed 1815 W. Mercury Boulevard (LRSN 13004430) and as further described on Exhibit A.
- B. Grantor proposes to subdivide 1815 W. Mercury Boulevard (LRSN 13004430) and create two new parcels of property, one totaling +/- 9.53 acres and this agreement shall apply only to Parcel 1A as depicted on the proposed subdivision plat entitled “SUBDIVISION PLAT OF PENINSULA HOSPITALITY, LLC & PENINSULA PLAZA PARTNERS, LLC” and attached as Exhibit B (“The Property”).

- C. Grantor has initiated a conditional amendment to the zoning map of the City of Hampton, Virginia, by petition addressed to the Grantee so as to change the zoning classification of the Property from C-2 to MD-4.
- D. Grantor has requested approval of this Agreement.
- E. Grantee's policy is to provide for the orderly development of land for various purposes, including commercial purposes, through zoning and other land development legislation.
- F. Grantor desires to offer the City of Hampton certain conditions for the enhancement of the community and to provide for the highest quality and orderly development of the Property.
- G. The conditions outlined in this Agreement have been proffered by Grantor and allowed and accepted by Grantee as a part of the amendment of the City Zoning Ordinance and the Zoning Map. These conditions shall continue in full force and effect until a subsequent amendment changes the zoning of the Property; provided, however, that such conditions shall continue if the subsequent amendment is part of the comprehensive implementation of a new or substantially revised zoning ordinance of Grantee.

NOW, THEREFORE, for and in consideration of the approval and acceptance by the Grantor, (the "City") of this Agreement, Grantor agrees that it will meet and comply with all of the following conditions in developing the Property. In the event the requested change of zoning classification is not granted by the City, these Proffers shall thereupon become null and void. Grantor, its heirs, successors, assigns, grantees and other successors in title or interest to the Property, voluntarily and without any requirement by or

exaction from Grantee or its governing body and without any element or compulsion or quid pro quo for zoning, rezoning, site plan, building permit or subdivision approval, makes the foregoing declaration of conditions and restrictions governing the use and physical development and operation of the Property, and covenants and agrees that this declaration and the further terms of this Agreement shall constitute covenants running with the Property, which shall be binding upon the Property, and upon all persons and entities claiming under or through the Grantor, its heirs successors and assigns, grantees and other successors in interest or title to the Property; namely:

CONDITIONS

- A) The only permitted use of the Property shall be as multifamily residences, together with all accessory uses.
- B) The Property shall be developed in substantial conformance with the proposed subdivision plat entitled “SUBDIVISION PLAT OF PENINSULA HOSPITALITY, LLC & PENINSULA PLAZA PARTNERS, LLC” attached as Exhibit B and the conceptual site plan entitled “CONCEPTUAL SITE LAYOUT PLAN OF THE ELLIPSE AT COLISEUM CENTRAL” dated May 30, 2018, prepared by TS3 Architects (“The Conceptual Site Plan”), both of which are on file with the Community Development Department and have been exhibited to the Planning Commission and the Hampton City Council for illustrative purposes and to provide justification for this rezoning action. Significant changes in the Conceptual Site Plan and proposed subdivision plat may be made to

accommodate environmental, engineering, architectural, topographic, or other development conditions, or site plan and subdivision requirements as required by the law and subject to the approval of the Director of Community Development. A copy of the final approved Conceptual Site Plan and proposed subdivision plat shall be placed in the file with the Planning Division of the Department of Community Development and shall supersede any previously filed plan or plat.

- C) The buildings shall be constructed in substantial conformance with the elevations entitled, “CONCEPTUAL ELEVATIONS FOR THE ELLIPSE AT COLISEUM CENTRAL”, dated May 30, 2018, made by TS3 Architects, copies of which are on file with the Community Development Department and have been exhibited to the Planning Commission and the Hampton City Council for illustrative purposes and to provide justification for this rezoning action.
- D) The proposed development shall meet or exceed the requirements of the Coliseum Central Design Guidelines, dated January 12, 2018, which shall be placed on file with the Planning Division of the Community Development Department.
- E) The proposed development shall consist of a minimum of 260 residential units.
- F) It is understood that all phases of the proposed project shall comply with all ordinances of the City of Hampton.
- G) All exterior lighting shall comply with the “City of Hampton Outdoor Lighting Policy and Procedures”, and shall be directed downward and inward to the site.
- H) Grantor acknowledges that further lawful conditions or restrictions against the Property may be required by Grantee during the detailed Site Plan review and

administration of applicable codes and regulations of Grantee by all appropriate agencies and departments of Grantee, which shall be observed or performed by Grantor. Grantor acknowledges that additional further lawful conditions or restrictions may be imposed by Grantee as a condition of approvals, including but not limited to final site plan approval.

- I) All references hereinabove to zoning districts and to regulations applicable thereto, refer to the City Zoning Ordinance of the City of Hampton, in force as of the date the conditional rezoning amendment is approved by the Grantee.
- J) The Grantor covenants and agrees that (1) the Zoning Administrator of the City of Hampton, Virginia, shall be vested with all necessary authority on behalf of the governing body of the City of Hampton, Virginia, to administer and enforce the foregoing conditions and restrictions specified in this Agreement, including (i) the ordering in writing of the remedying of any noncompliance with such conditions, and (ii) the bringing of legal action or suit to ensure compliance with such conditions, including mandatory or prohibitory injunction, abatement, damages or other appropriate action, suit or proceedings; (2) the failure to meet all conditions shall constitute cause to deny the issuance of any of the required building or occupancy permits as may be appropriate; and (3) the Zoning Map shall show by an appropriate symbol on the Map the existence of conditions attaching to the zoning of the subject Property on the Map and that the ordinance and conditions may be made readily available and accessible for public inspection in the office of the Zoning Administrator and in the Department of Community Development and that this Agreement shall be recorded in the

Clerk's Office of the Circuit Court of the City of Hampton, Virginia and indexed
in the name of the Grantor and Grantee.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURES FOLLOW

WITNESS the following signature and seal:

Grantor:

PENINSULA PLAZA PARTNERS, LLC

By: ~~AKHIL~~

STATE OF VIRGINIA
City of Hampton, to-wit:

I, Wendy S. Lorenz, the undersigned, a Notary Public in and for the City and State aforesaid, do hereby certify that Akhil Jain, whose name is signed to the foregoing instrument as (title) Manager of Peninsula Plaza Partners, a Virginia (type of entity) LLC, has sworn to, subscribed, and acknowledged the same before me in the City and State aforesaid, this 30 day of May, 2018 on behalf of said Company. He/she ☐ is personally known to me or ☒ has produced VADL as identification.

Wendy S Lorenz
Notary Public

My commission expires: 7/31/2021
Registration No. 257880

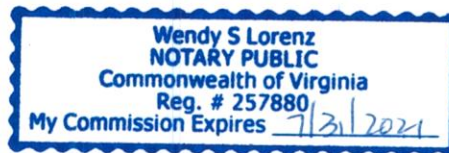


Exhibit A
Legal Description

The Property is a portion of that certain lot, piece or parcel of land, situate and being in the City of Hampton, Virginia, and known and designated as "Parcel 1A, 540,406 SQ. FT., 12.4060 ACRES" as shown on that certain plat entitled "Boundary Line Adjustment on the Properties of Peninsula Hospitality, LLC and Peninsula Plaza Partners, LLC," made by A.D. Potts & Associates, Inc., dated July 5, 2016, revised August 31, 2016, and recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia in Miscellaneous Plat Book 4, at page 170, to which reference here is made.

Exhibit B



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	50.47'	2023.50'	001°25'45"	50.47' N22°19'47"W
C2	449.44'	2023.50'	017°43'34"	225.65' N29°24'26"W

PARCEL AREA TABLE		
PARCEL 1A	415,202 S.F.	9.532 AC.
PARCEL 2A	100,622 S.F.	2.310 AC.
PARCEL 3A	94,012 S.F.	2.158 AC.
TOTAL	609,836 S.F.	14.00 AC.

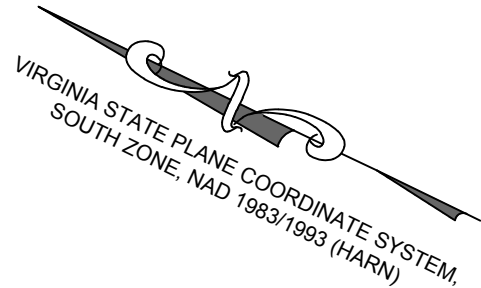
- LEGEND
- IRON PIN FOUND - (PINF)
 - IRON PIN SET - (PINS)
 - CONC STEEL PIN FOUND - (MONF)
 - CONC STEEL PIN SET - (MONS)

GADDY
ENGINEERS & ARCHITECTS, LLC
CONTACT: MICHAEL S. GADDY, P.E., L.S.
757-288-5833
508 N. BRIDGECR. RD., SUITE D
VIRGINIA BEACH, VA 23451

RECEIVED
COMMONWEALTH OF VIRGINIA
MICHAEL S. GADDY, P.E., L.S.
Lic. No. 3255
LAND SURVEYOR

GRAPHIC SCALE
0 60 120 180
1" = 60'

SUBDIVISION PLAT
OF
PENINSULA HOSPITALITY, LLC & PENINSULA PLAZA PARTNERS, LLC
PARCELS 1 & 3
HAMPTON, VIRGINIA



CONVENTION DRIVE
(50' RIGHT-OF-WAY)

N: 3,544,515.26
E: 12,098,930.78

COMMERCE DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)
(CITY PROJECT NO. 14-008)

PROPERTY LINE
HEREBY VACATED

PARCEL 3
N/F
PENINSULA HOSPITALITY, LLC
(INSTR. No. 110006835)
(INSTR. No. 030010890 - PLAT)
RPC: 13000788
PARCEL ID: 07F006 00 00000PC3
AREA = 100,389 S.F. OR 2.305 AC.

PARCEL 3A
AREA: 94,264 S.F. OR 2.164 AC.

PARCEL 1A
AREA: 415,211 S.F. OR 9.531 AC.

PARCEL 1
N/F
PENINSULA PLAZA PARTNERS, LLC
(INSTR. No. 120003500)
(INSTR. No. 030010890 - PLAT)
RPC: 7001264
PARCEL ID: 07F006 00 00000
AREA = 540,410 S.F. OR 12.406 AC.

N/F
PENINSULA OFFICE PARTNERS, LLC
(INSTR. No. 130014069)
RPC: 7001268
PARCEL ID: 07F007H00 00000

PARCEL 2A
AREA: 100,583 S.F.
OR 2.309 AC.

WEST MERCURY BOULEVARD - U.S. ROUTE 250
(VAR. WIDTH RIGHT-OF-WAY)

N: 3,545,354.34
E: 12,098,529.42

S16°06'12"E
10.00'

N67°49'48"E
121.66'

N67°49'48"E
67.09'

L=183.63'
R=145.00'
Δ=72°33'32"
T=106.43'
CH=171.60'
CHB=S37°56'48"W

N00°25'48"E
39.07'

N00°25'48"E

INTERSTATE ROUTE 64 - EXIT RAMP
(VAR. WIDTH RIGHT-OF-WAY)

239.60'
N00°25'48"E

150.47'
N02°09'48"E

62.00'
N00°50'48"E

158.35'
N32°55'12"W

232.25'
N42°03'12"W

INTERSTATE ROUTE 64 - WEST-BOUND
(VAR. WIDTH RIGHT-OF-WAY)

S53°12'46"W
49.82'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	0.79'	N16° 06' 12"W
L2	20.33'	S73° 53' 48"W
L3	26.63'	N62° 10' 18"W
L4	68.95'	N21° 36' 55"W
L5	7.98'	N27° 06' 30"E
L6	209.39'	N21° 36' 55"W
L7	8.12'	N69° 13' 50"W
L8	27.88'	N21° 36' 55"W
L9	53.17'	N35° 46' 12"W
L10	34.13'	N08° 23' 13"E
L11	16.29'	N52° 32' 39"E
L12	3.15'	N37° 31' 38"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	50.47'	2023.50'	001°25'45"	25.24'	50.47'	N22° 19' 47"W
C2	449.44'	2023.50'	012°43'34"	225.65'	448.52'	N29° 24' 26"W

PARCEL AREA TABLE		
PARCEL 1A	415,202 S.F.	9.532 AC.
PARCEL 2A	100,622 S.F.	2.310 AC.
PARCEL 3A	94,012 S.F.	2.158 AC.
TOTAL	609,836 S.F.	14.00 AC.

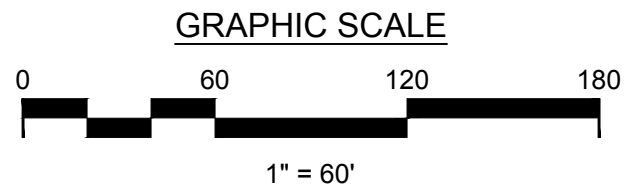
- LEGEND
- IRON PIN FOUND - PIN(F)
 - IRON PIN SET - PIN(S)
 - CONC. STEEL PIN FOUND - MON(F)
 - CONC. STEEL PIN SET - MON(S)



SUBDIVISION PLAT
OF
PENINSULA HOSPITALITY, LLC &
PENINSULA PLAZA PARTNERS, LLC
PARCELS 1 & 3
HAMPTON, VIRGINIA



CONTACT:
MICHAEL S. GADDY, PE, LS
757-289-5933
508 N. BIRDNECK RD., SUITE D
VIRGINIA BEACH, VA, 23451



RESOLUTION
OF
PENINSULA PLAZA PARTNERS, LLC

The undersigned, as all of the Members of Peninsula Plaza Partners, LLC, a Virginia limited liability company (the "LLC"), hereby adopt the following resolutions in lieu of a formal meeting:

WHEREAS, the LLC has submitted application to re-zone +/- 9.53 acres of land owned by the LLC (as defined in the attached Exhibit A) from a C-2 Zoning to a MD-4 Zoning.

WHEREAS, the LLC has approved the rezoning of its land from a C-2 Zoning to a MD-4 Zoning and any proffers that the Manager may deem appropriate to bring about such rezoning.

NOW, THEREFORE, BE IT

RESOLVED that Akhil Jain, as Manager of the LLC, is hereby authorized to apply for and execute the documents necessary for re-zoning upon such terms and conditions as he, in his discretion, may deem advisable, and to make, execute, and/or deliver the re-zoning application and related documents, including without limitation, any proffers, deeds, boundary line adjustment plats, easements, agreements, application/recording fees and other documents as may be necessary or required in connection with the re-zoning;

RESOLVED that these resolutions shall remain in full force and effect, and any person, firm, partnership, corporation or entity to whom a copy of these resolutions is provided shall be entitled to conclusively rely thereon, until written notice of their revocation shall have been duly received by such person, firm, partnership, corporation or entity; and be it further

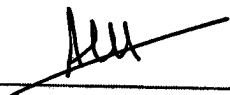
RESOLVED, that this instrument may be executed in two or more counterparts and all such executed counterparts shall contain one agreement, binding all the parties hereto, whether such signatures are evidenced by facsimile transmission or the original, notwithstanding that all the parties are not signators to the original or the same counterpart.

THE UNDERSIGNED HEREBY CERTIFIES that said resolutions are not inconsistent with the Operating Agreement, Articles of Organization or the

Certificate of Organization of the LLC, as such documents may have been amended and/or restated from time to time, and that the undersigned are all of the Members of the LLC.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals as of this 10th day of May, 2018.


_____(SEAL)
Akhil Jain


_____(SEAL)
Raj S. Rahil

RAI FAMILY REVOCABLE TRUST
DATED APRIL 10, 2013

By: 
_____(SEAL)
Gurdev S. Rai, Trustee

By: 
_____(SEAL)
Harpaul K. Rai, Trustee