

O-3C to B-2C
3.574 Ac.

C-60C-07
Zoning
 Hotels
 Fairfield District
 400 Feet
 PS September 2007 Ref: 786-770-7883



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

January 29, 2008

Kalyan III, Inc.
Mr. Nitin Patel
12503 Bay Hill Drive
Chester, VA 23838

Re: Conditional Rezoning Case C-60C-07

Dear Mr. Patel:

The Board of Supervisors at its meeting on January 22, 2008, granted your request to conditionally rezone from O-3C Office District (Conditional) to B-2C Business District (Conditional), Parcels 786-770-7883 and 786-770-9586, described as follows:

Beginning at a point on the eastern boundary of the right of way line of Telegraph Road, said point being 1170.28 feet in a northerly direction from the intersection of the northern boundary of the right of way line of J.E.B. Stuart Parkway and the eastern boundary of the right of way line of Telegraph Road; thence along the eastern boundary of the right of way line of Telegraph Road in a northeasterly direction the following two (2) courses and distances:

1. N 31°36'24" E 250.22 feet to a point;
2. thence along the arc of a curve to the left having a radius of 652.07 feet, a delta angle of 17°15'52", an arc distance of 196.48 feet, a tangent of 98.99 feet, and a chord bearing and distance of N 22°58'28" E, 195.74 feet to a point;

Thence leaving the eastern boundary of the right of way line of Telegraph Road in a northeasterly direction N 75°02'06" E, 134.50 feet to a point on the western boundary of the right of way line of Interstate Route No. 95;

Thence along the western boundary of the right of way line of Interstate Route No. 95 along the arc of a curve to the right having a radius of 9133.85 feet, a delta angle of 3°21'45", an arc length of 536.04 feet, a tangent of 268.09 feet, and a chord bearing and distance of S 13°17'03" E 535.95 feet to a point;

Thence leaving the western boundary of the right of way line of Interstate Route No. 95 in a southwesterly direction, the following two (2) courses and distances:

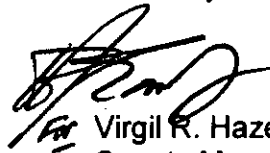
1. S 76°36'24" W 228.72 feet to a point;
2. thence N 58°23'36" W 279.60 feet to a point on the eastern boundary of the right of way line of Telegraph Road; said point being the Point and Place of Beginning, containing 3.574 acres, more or less.

The Board of Supervisors accepted the following proffered conditions, dated January 22, 2008, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Business uses shall be limited to a hotel operation.
2. Signs shall be limited to the elevations attached (see case file) as exhibits A, B, C, D, E, F, G.
3. Signs will not incorporate any electronic or manual change reader board.
4. Overall height of freestanding signs on the property shall be limited to 8 feet.
5. Freestanding signs shall be monument style with brick base as per exhibits A and B (see case file).
6. Detached signs shall be located as shown on exhibit H site plan (see case file) unless otherwise approved by the Director of Planning.

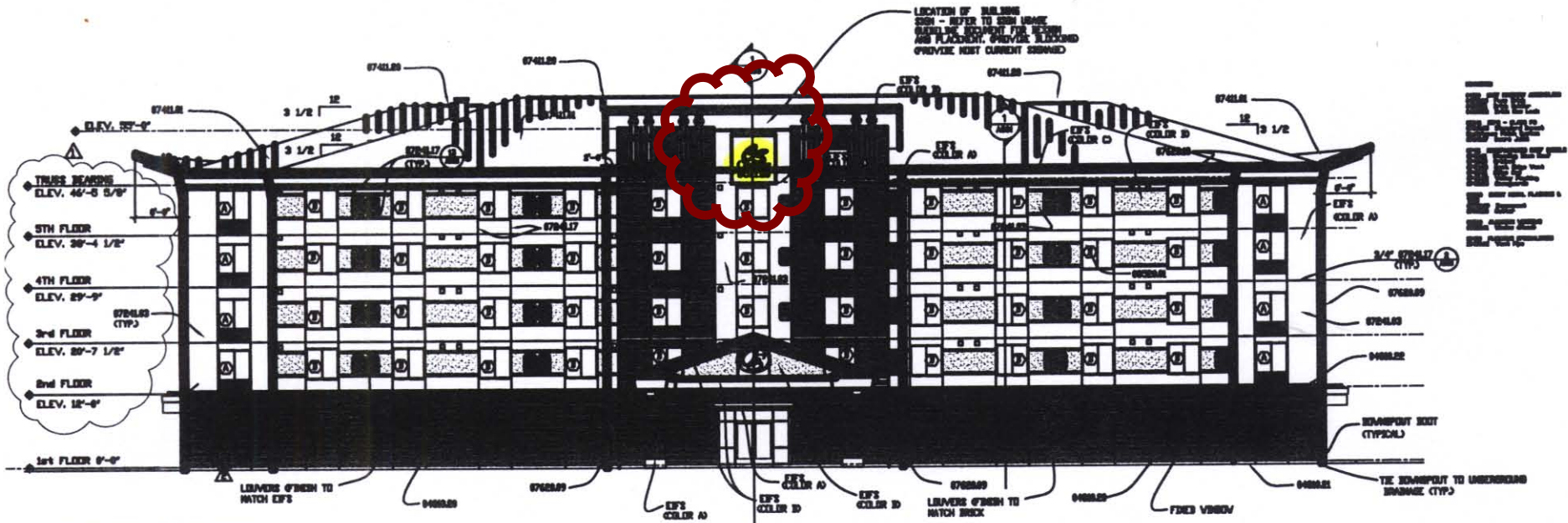
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



Virgil R. Hazelett, P.E.
County Manager

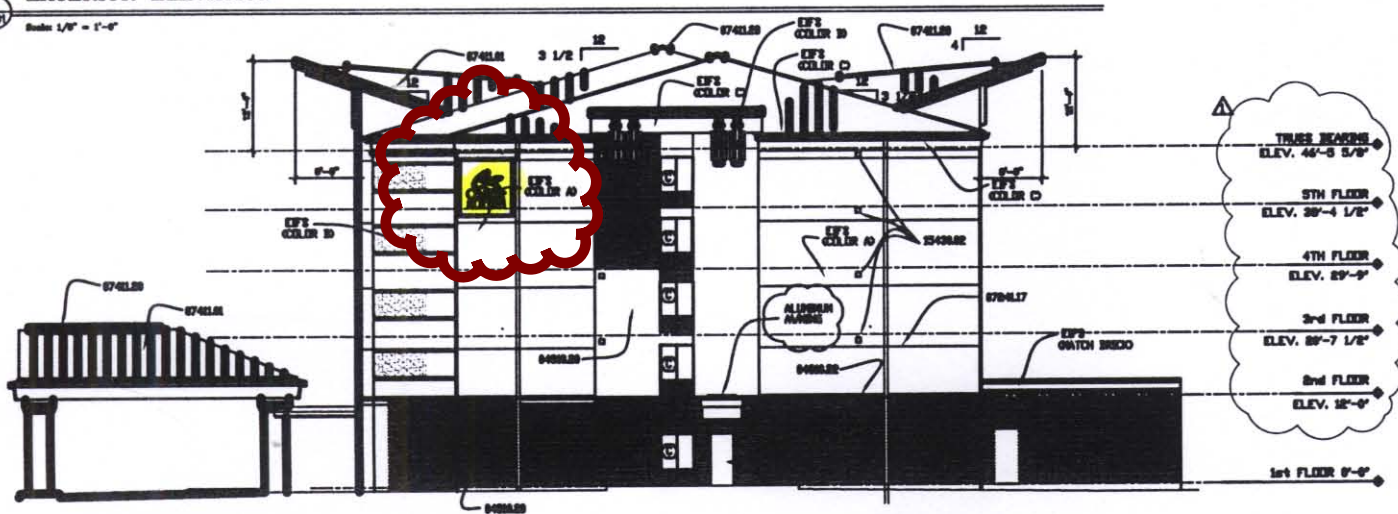
pc: Mr. Allen Twedt
Director, Real Estate Assessment
Conditional Zoning Index



EXTERIOR ELEVATION

1
A201

Scale 1/8" = 1'-0"



EXTERIOR ELEVATION

1
A201

Scale 1/8" = 1'-0"

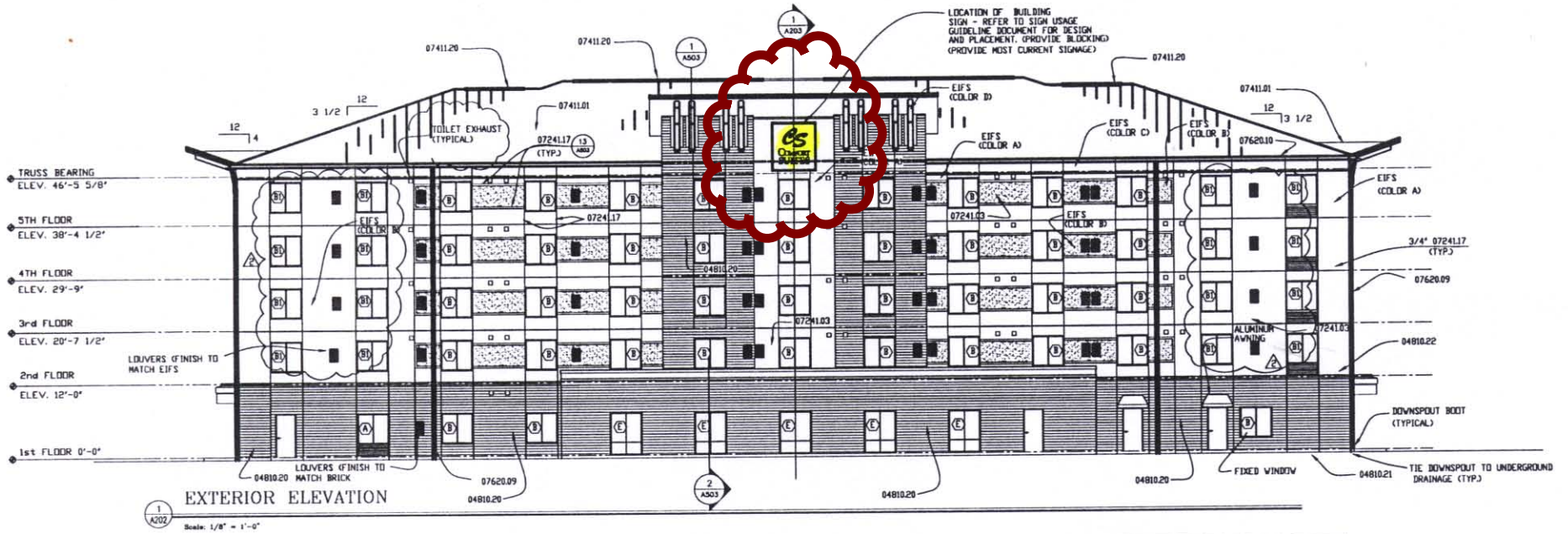
Rev: \\sawmill\Projects\2007\010-00000-0001.dwg

| NO. | DESCRIPTION | DATE | BY | CHKD. |
|-----|-------------------|----------|----|-------|
| 1 | ISSUED FOR PERMIT | 10/10/06 | SH | COK |
| 2 | REVISIONS | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |

▲ 8/ 2/06 OTHER CHANGES
 ▲ 10/ 8/06 CODE CHANGES

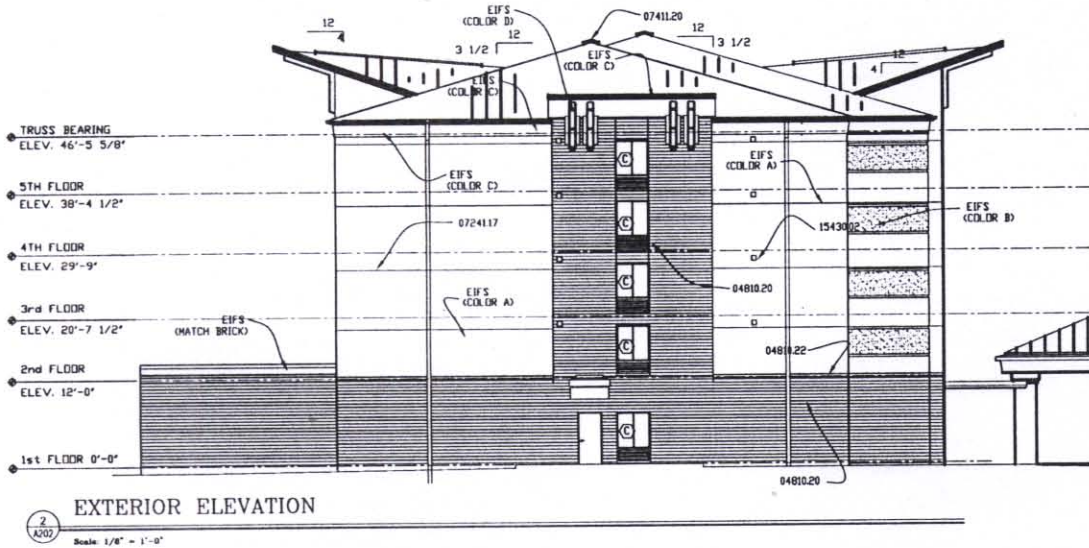
Title
 Exterior ELEVATIONS
 Drawn by
 SH
 Checked by
 COK

A201



| FINISH SYMBOL | FINISH | UNIT | DESCRIPTION | NOTES | FINISH # |
|---------------|----------------|----------------------|--|-----------------------------------|----------------|
| (Symbol) | EIFS (COLOR A) | EIFS | EIFS (COLOR A) | EIFS SYSTEM AS SPECIFIED BY OWNER | EIFS (COLOR A) |
| (Symbol) | EIFS (COLOR B) | EIFS | EIFS (COLOR B) | EIFS SYSTEM AS SPECIFIED BY OWNER | EIFS (COLOR B) |
| (Symbol) | EIFS (COLOR C) | EIFS | EIFS (COLOR C) | EIFS SYSTEM AS SPECIFIED BY OWNER | EIFS (COLOR C) |
| (Symbol) | EIFS (COLOR D) | EIFS | EIFS (COLOR D) | EIFS SYSTEM AS SPECIFIED BY OWNER | EIFS (COLOR D) |
| (Symbol) | 04810.20 | UNIT MASONRY | Face Brick | | |
| (Symbol) | 04810.21 | UNIT MASONRY | Brick Soldier | | |
| (Symbol) | 04810.22 | UNIT MASONRY | Brick Row Lock | | |
| (Symbol) | 07241.03 | EIFS | Standard Impact Resistance Finish System | | |
| (Symbol) | 07241.17 | EIFS | Score Joint | | |
| (Symbol) | 07411.01 | MANUFACTURED ROOF | Standing Seam Roof | | |
| (Symbol) | 07411.18 | MANUFACTURED ROOF | Cricklet | | |
| (Symbol) | 07411.20 | MANUFACTURED ROOF | Cont. Ridge Vent | | |
| (Symbol) | 07411.21 | MANUFACTURED ROOF | Ridge Cap | | |
| (Symbol) | 07411.22 | MANUFACTURED ROOF | Valley Flashing | | |
| (Symbol) | 07411.25 | MANUFACTURED ROOF | Snowguards | | |
| (Symbol) | 07620.09 | DOWNSPOUT | Downspout | | |
| (Symbol) | 07620.10 | DOWNSPOUT | Gutter | | |
| (Symbol) | 08520.01 | ALUMINUM WINDOWS | Window (Fixed) | | |
| (Symbol) | 15430.02 | PLUMBING SPECIALTIES | Valley Flashing | | |

SEE SHEET A201 FOR FINISH SCHEDULE



KEYNOTES

- 04810 UNIT MASONRY ASSEMBLIES
- 04810.20 Face Brick
- 04810.21 Brick Soldier
- 04810.22 Brick Row Lock
- 07241 EIFS - CLASS PB
- 07241.03 Standard Impact Resistance Finish System
- 07241.17 Score Joint
- 07411 MANUFACTURED ROOF PANELS
- 07411.01 Standing Seam Roof
- 07411.18 Cricklet
- 07411.20 Cont. Ridge Vent
- 07411.21 Ridge Cap
- 07411.22 Valley Flashing
- 07411.25 Snowguards
- 07620 SHEET METAL FLASHING & TRIM
- 07620.09 Downspout
- 07620.10 Gutter
- 08520 ALUMINUM WINDOWS
- 08520.01 Window (Fixed)
- 15430 PLUMBING SPECIALTIES

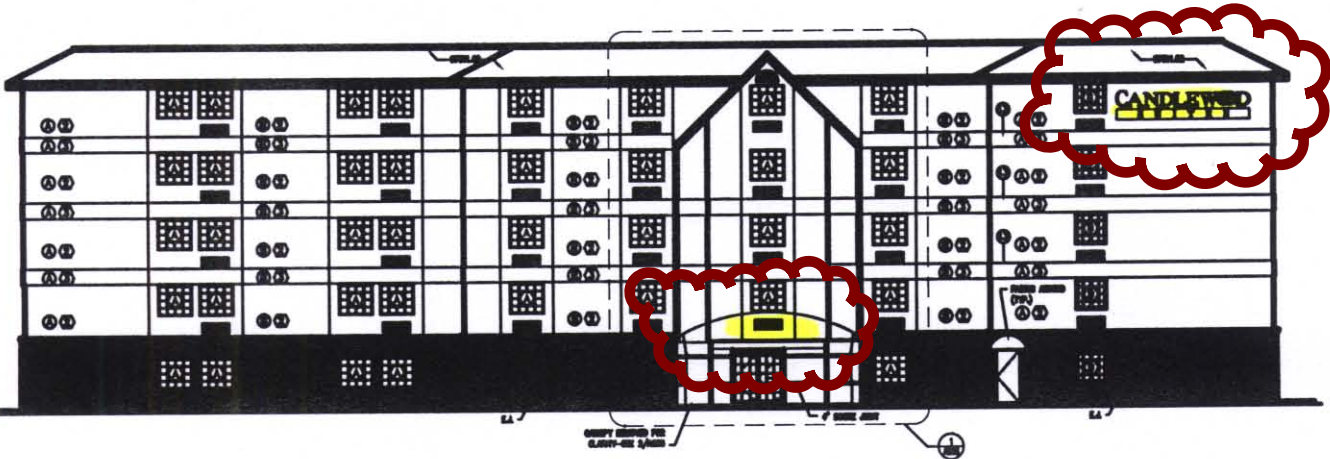
10/ 8/06 CODE CHANGES

Title: ELEVATIONS
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 Checked by: COK

Page: A202

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- OVERALL BUILDING HEIGHT
E.L. 28'-0 1/2"
- ROOF TRUSS BEARING
E.L. 24'-0 1/2"
- FIFTH FLOOR
E.L. 30'-11"
- FOURTH FLOOR
E.L. 27'-2 1/4"
- THIRD FLOOR
E.L. 18'-5 1/2"
- SECOND FLOOR
E.L. 9'-3 3/4"
- TOP OF SLAB
E.L. 0'-0"

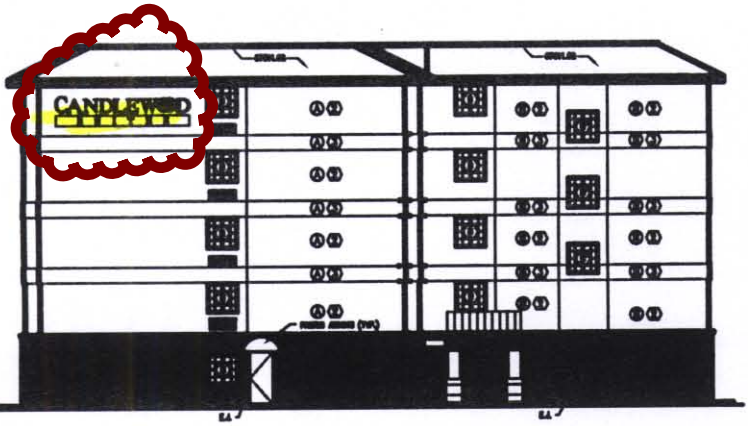


FRONT ELEVATION

1

Scale: 1/8"=1'-0"

- OVERALL BUILDING HEIGHT
E.L. 28'-0 1/2"
- ROOF TRUSS BEARING
E.L. 24'-0 1/2"
- FIFTH FLOOR
E.L. 30'-11"
- FOURTH FLOOR
E.L. 27'-2 1/4"
- THIRD FLOOR
E.L. 18'-5 1/2"
- SECOND FLOOR
E.L. 9'-3 3/4"
- TOP OF SLAB
E.L. 0'-0"



LEFT ELEVATION

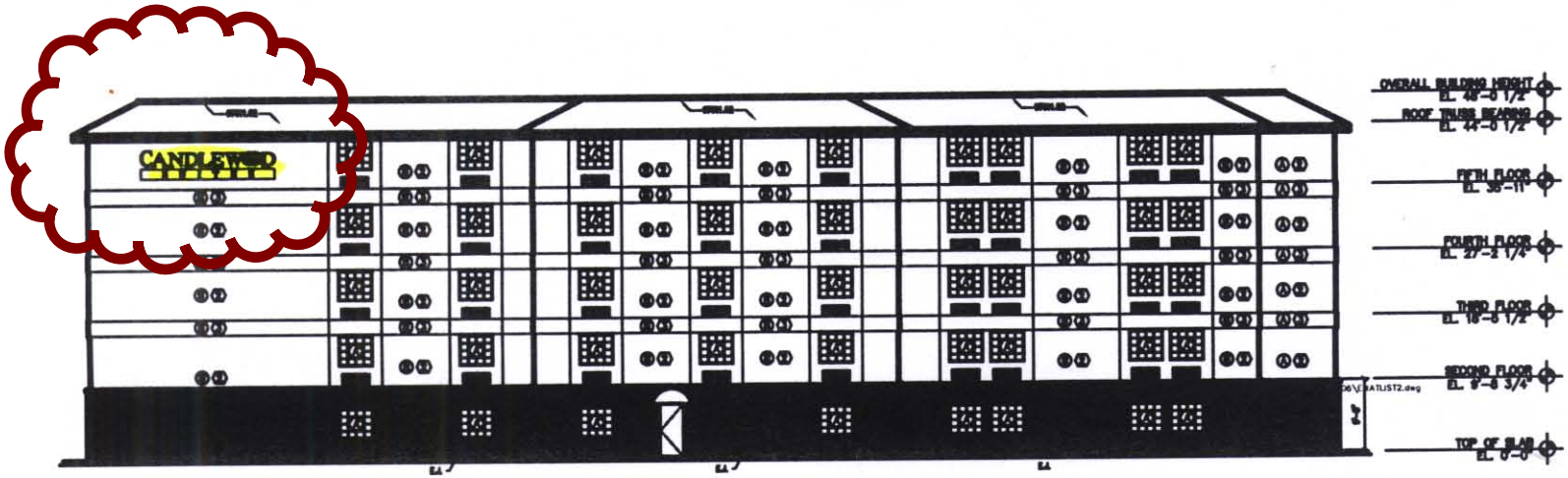
2

LEFT ELEVATION

Scale: 1/8"=1'-0"

EXHIBIT E

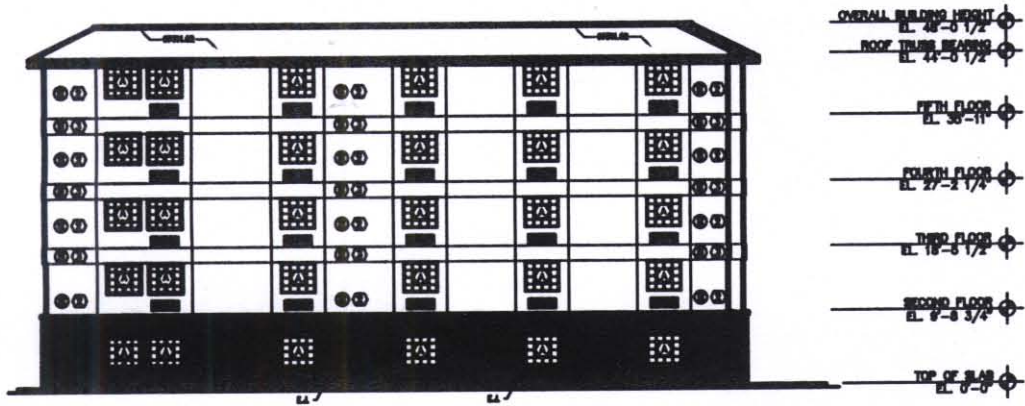
C-60C-07



REAR ELEVATION

1

Scale: 1/8"=1'-0"



NOTE: WINDOW (A*) DENOTES
ACOUSTICAL LAMINATE GLASS

RIGHT ELEVATION

RIGHT ELEVATION

2

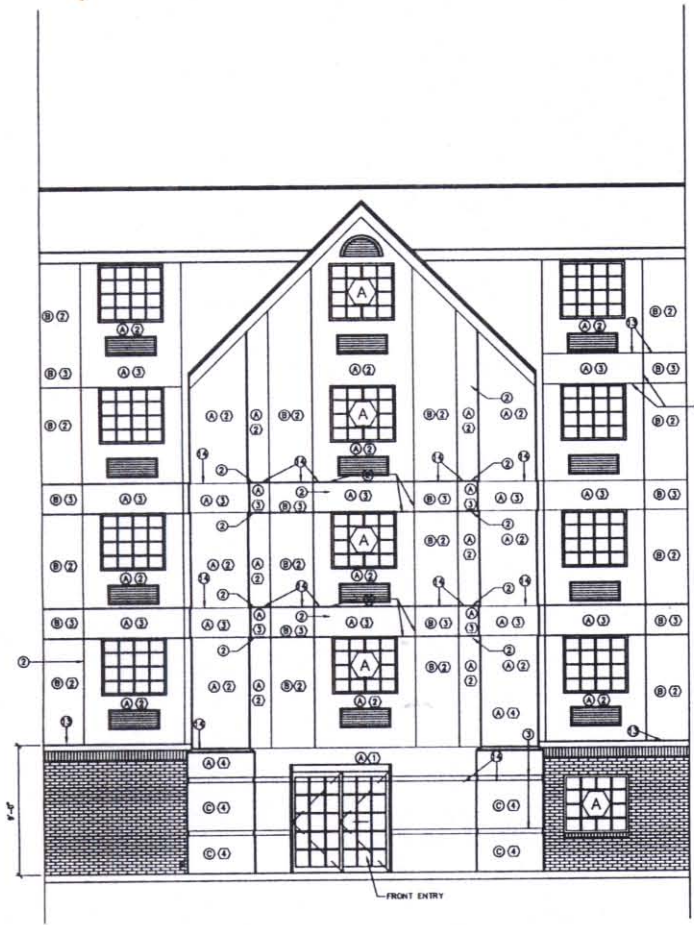
Scale: 1/8"=1'-0"

EXHIBIT F

C-60C-07

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Checked by
COX

Title
EXTERIOR
ELEVATIONS
Page
A202



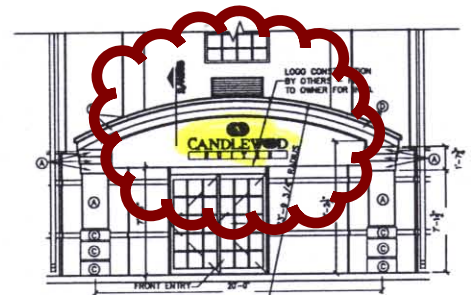
TRUSS BFG
EL. 44'-0 1/2"

FIFTH FLOOR
EL. 36'-2"

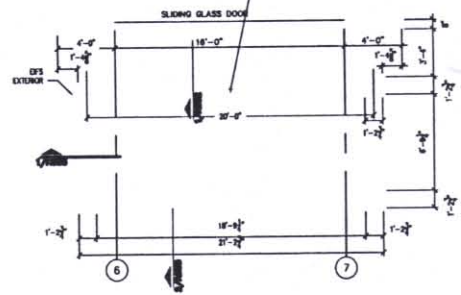
C.I.

1
A203
MAIN ENTRY ELEVATION

Scale: 1/4"=1'-0"



ELEVATION



PLAN

2
A203
CANOPY ELEVATION

Scale: 1/8"=1'-0"

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EXHIBIT G
C-60C-07

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EXTERIOR
ELEVATIONS
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