

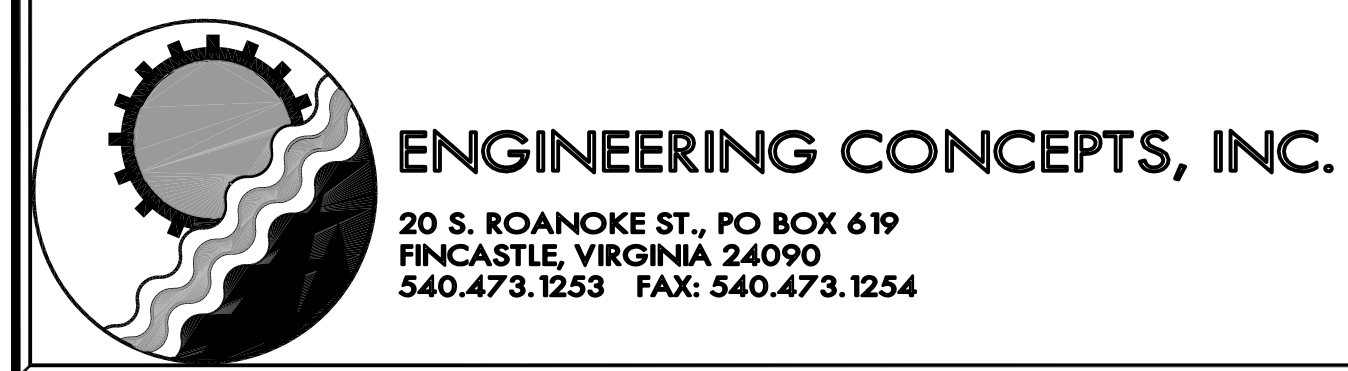
## PROFESSOR:

June 28th, 2005:

The property will be developed in substantial conformance with the Concept Site Plan dated April 18, 2005, identifying the core, workplace and edge areas as defined in the Botetourt County Zoning Ordinance.

- The property will be developed to the exclusion of all other uses other than those identified in this application for rezoning.
- No more than 300 residential units and 400,000 sq. ft. of commercial space shall be construction in this project. The development will allow for the initial construction of up to 60 total residential units, 12 of which may be multi-family units, prior to the construction of any commercial space. The next 180 residential units will be permitted for construction at a rate of 12 units (one of which may be multi-family) for every 2,000 sq. ft. of commercial space constructed. The remaining 60 residential units may be permitted for construction at a ratio of either (or a combination of) 1 unit for every 1,000 sq. ft. of commercial space constructed for single family, or 1 unit for every 2,000 sq ft of commercial space constructed for multi-family. In no case shall the number of multi-family units exceed 120. The developer will be credited for commercial space when either newly constructed space receives a certificate of occupancy from the Botetourt County Building Department, or, when newly constructed shell space for lease is confirmed as completed by the Building Department.
- No more than 120 multi-family units shall be included in the 300 residential units.
- A Master Property Owners Association (POA) shall be formed for the development, whose purpose shall be to provide for an organized structure to insure the maintenance and enhancement of the intended structures and grounds throughout DTC. Their responsibilities shall include, but not be limited to the creation of adequate budget(s) for the maintenance of all common areas, parks, trails, alleys, storm water management facilities, signage, necessary insurance, management services, and the like. To collect dues and any other assessments to support the budgets. To execute or contract to execute the work necessary for the maintenance and associated work. The association shall have the right to create classes of membership or sub-associations, or both to better facilitate the particulars of any section type or group that may be developed within the property (i.e., commercial, office, residential). The Association shall be bound by its Articles of Incorporation (to be developed) and by the laws of the State of Virginia.
- An architectural review committee will be established and will use the DTC Guidelines to control design within the development. The guidelines and the membership of the Architectural Committee are hereby proffered. The membership of the Committee will be established and the DTC Architectural Guidelines shall be developed, and a copy thereof shall be submitted to the Botetourt county Planning & Zoning Administrator, prior to issuance of any building permits for the project. The DTC Guidelines will include, but not be limited to Design criteria for building elevations, signage, lighting and fencing. Additionally, the Development Guidelines shall require that all exterior designs and building plans shall be approved by a majority vote of the Architectural Review committee. The committee will initially consist of the developer, the project architect, two (2) residents of Botetourt county and the project's landscape architect. Upon completion of the fifth month, the residents of Botetourt County shall be replaced by two (2) residents of DTC (to be chosen by the Homeowners Association).
- The developer will pay for all costs associated with the installation of a traffic signal at the mail entrance along US Route 220 for the purposes of serving the DTC. The traffic signal will be installed as warranted and approved by the Virginia Department of Transportation.

11/23/2010 "...the revising wording of proffered condition number three from the Fralin and Waldron rezoning request on this site approved by the BOS in July 2005 will now read as follows: "No more than 300 residential units and 400,000 square feet of commercial space shall be constructed in this project." "



No.	Revision	By	Appd.	Date	Drawn	<div style="text-align: center;"> <b>GRADING PLAN</b>  <b>BANK OF BOTETOURT</b>    <b>AT DALEVILLE TOWN CENTER</b>  <b>BOTETOURT COUNTY – VIRGINIA</b> </div>	SCALE: 1"=20'
1	Planning/Zoning Comments	ECI	RHW	1/19/15	MSMj Designed		DATE: Feb. 3, 2015
					RHW		PROJECT: 14047
					Checked RHW		C-5
					Approved RHW		