

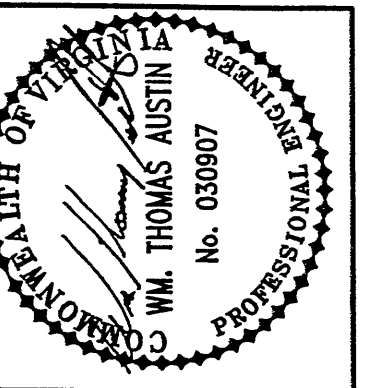
ZONING PROFFERS

PETITIONERS HEREBY PROFFER AND AGREE THAT IF THE SAID PROPERTY IS REZONED AS REQUESTED, THAT THE REZONING WILL BE SUBJECT TO, AND THAT THEY WILL ABIDE BY, THE FOLLOWING CONDITIONS:

1. THE ONE BILLBOARD LOCATED ON THE PROPERTY SHALL BE REMOVED PRIOR TO FINAL APPROVAL OF A COMPREHENSIVE SITE PLAN AFFECTING THE PROPERTY ON WHICH THE BILLBOARD IS LOCATED.
2. THE DESIGN OF ALL BUILDINGS CONSTRUCTED ON THE PROPERTY SHALL BE ARCHITECTURALLY INTEGRATED AND COMPATIBLE THROUGH THE USE OF COMMON MATERIALS AND STYLE.
3. SHOULD THE PARCELS WHICH COMPRISE THE PROPERTY BE COMBINED OR SUBDIVIDED, THE PROFFERED CONDITIONS SHALL BIND EACH SUBDIVIDED OR RE-COMBINED PARCELS, AS APPLICABLE.
4. BUILDING FACADES FACING FRANKLIN ROAD SHALL BE DESIGNED TO RESEMBLE THE ARCHITECTURE OF, AND INCORPORATE ELEMENTS FOUND IN, THE REST OF THE PROJECT. ARCHITECTURAL INTEREST WILL CARRY THROUGH TO PREVENT THE APPEARANCE OF A BLANK WALL. FACADES SHALL ALSO BE ARTICULATED WITH ONE OR MORE OF THE FOLLOWING ELEMENTS: WINDOW DISPLAY BOXES VISIBLE TO VEHICLES AND PEDESTRIANS ALONG FRANKLIN ROAD, AWNINGS AND CANOPIES, BLADE SIGNS (I.E. SIGNAGE PERPENDICULAR TO THE BUILDING FACADE TO WHICH IT IS ATTACHED) FOR TENANT IDENTIFICATION SO LONG AS SUCH BLADE SIGNAGE IS 10 SQUARE FEET OR LESS, ARCHITECTURAL LIGHTING, LANDSCAPING, ETC..
5. AVERAGE FOOT CANDLE ILLUMINATION LEVELS FOR PARKING AREAS AND DRIVES SHALL NOT EXCEED 8 FOOT CANDLES AS MEASURED AND DETERMINED BY THE ZONING ADMINISTRATOR.

THE WORK OF THIS PROJECT IS SUBJECT TO THE REQUIREMENTS OF:

1. VIRGINIA WATER PROTECTION INDIVIDUAL PERMIT NUMBER 03-1685 ISSUED BY VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY.
2. SPECIAL PROGRAMMATIC GENERAL PERMIT NUMBER XX-XXX ISSUED BY THE UNITED STATES CORPS OF ENGINEERS.
3. ORDINANCE NUMBER 36925-12204, ADOPTED BY THE CITY COUNCIL OF THE CITY OF ROANOKE ON DECEMBER 20, 2004.



Revisions	Date
1. FINAL CITY OF ROANOKE REVIEW	11/15/05

Issue Date:	OCTOBER 25, 2005
Drawn By:	CZY
Designed By:	RSB/ZZ/MTA
Checked By:	WTA
Date:	10/25/2005

Matthew & Craig
CONSULTING ENGINEERS • SURVEYORS
701 EAST STREET
ROANOKE, VIRGINIA 24012
(540) 345-3342
FAX (540) 345-1991

SITE DEVELOPMENT PLANS IVY MARKET - PHASE I OVERALL DEVELOPMENT PLAN CITY OF ROANOKE, VIRGINIA

Vertical Scale:	N/A
Horizontal Scale:	1" = 50'
Commission No.	2384
Sheet No.	C-4A

