

COMPREHENSIVE DEVELOPMENT PLAN FOR

MELLOW MUSHROOM

SITUATED AT
IVY MARKET PHASE II
ALONG FRANKLIN ROAD, SW
TAX MAP #1150109

THE CITY OF ROANOKE, VIRGINIA

DATE: June 24, 2015

PREPARED FOR
JMH, LLC

The City is willing to issue building and development permits and certificates of occupancy under the following conditions:

1. No permits will be issued for this project (Mellow Mushroom and associated site work) until the property owner (Ivy View LLC) and the developer (JMH, LLC), acknowledge in writing that they are at risk for:
 - a. Any additional hydraulic and hydrologic studies or other submittals and fees required for LOMR approval by FEMA.
 - b. Any building and/or site modifications that may be required if the LOMR is denied or if the FEMA approved LOMR indicates that the project area, including the proposed building, remains in the 100-year floodway or floodplain.
2. No permits will be issued for future projects until the LOMR is approved by FEMA.
3. No permanent certificate of occupancy for this project will be issued until the LOMR is approved and the construction of this project is determined to be in conformance with the floodplain overlay requirements of the zoning ordinance and other applicable flood regulations (either the project area is out of the 100-year flood plain and floodway and these provisions no longer apply or the site work and/or building is modified as necessary to comply with these requirements).
4. The City may consider issuance of a temporary certificate of occupancy for the building upon completion of construction provided that:
 - a. The owner has and continues to diligently pursue approval of the LOMR. That is, the owner/owner's consultant continues to respond to FEMA comments in a timely manner (e.g., meet FEMA time limits for response to comments)
 - b. The FEMA technical review has advanced to the point that it is clear that there are no errors in the LOMR that would affect compliance of the project, and there are no changes to the hydraulic model that show the site is in the 100-year floodway or floodplain.
5. It is expected that the property owner will copy the City on pertinent correspondence related to LOMR approval including comment letters received from FEMA. The owner and/or developer will facilitate conference calls or similar communication as requested to allow the city to determine the status of the project with the FEMA reviewer.

The foregoing conditions are acknowledged and accepted:

IVY VIEW LLC.

JMH, LLC.

By: Ellis L. Gotschall
Its: MANAGER

By: Patrick H. Wallace
Its: Manager

CONDITIONS PER ORDINANCE No. 40062-091514

THE PROPERTY UPON WHICH THIS PROJECT IS TO BE DEVELOPED IS SUBJECT TO THE FOLLOWING CONDITIONS:

USES:

The property shall be used only for the following land uses:

FINANCIAL INSTITUTION
OFFICE, GENERAL OR PROFESSIONAL
BUSINESS SERVICE ESTABLISHMENT, NOT OTHERWISE LISTED
MEDICAL CLINIC
MIXED USE BUILDING
BAKERY, CONFECTIONARY, OR SIMILAR FOOD PRODUCTION, RETAIL
GENERAL SERVICE ESTABLISHMENT, NOT OTHERWISE LISTED
PERSONAL SERVICE ESTABLISHMENT, NOT OTHERWISE LISTED
PET GROOMING
RETAIL SALES ESTABLISHMENT, NOT OTHERWISE LISTED
EATING AND DRINKING ESTABLISHMENT, NOT ABUTTING A RESIDENTIAL DISTRICT
EATING AND DRINKING ESTABLISHMENT, ABUTTING A RESIDENTIAL DISTRICT
ENTERTAINMENT ESTABLISHMENT, ABUTTING A RESIDENTIAL DISTRICT
ENTERTAINMENT ESTABLISHMENT, NOT ABUTTING A RESIDENTIAL DISTRICT
HEALTH AND FITNESS CENTER
MEETING HALL
PARKING, OFF-SITE
DWELLING, MULTIFAMILY

VEHICULAR ENTRANCES:

Two entrances will serve the Site; the existing primary entrance along Franklin Road, S.W. by virtue of the existing cross-access easement; and a second Franklin Road entrance to the east of the primary entrance. In addition, the existing entrance along Wonju Street, S.W. which aligns with Broadway Ave., S.W. and has a divider median that permits "right turn in and left turn in" off of Wonju Street, S.W. and "right turn out" only movements will be accessible to the site by virtue of the cross-access easement.

BUILDING DESIGN:

The design of any building on the property shall be architecturally compatible through the use of common materials and/or styles with the buildings on Tax Map Parcel 1272505 and 1272504. Building height shall not exceed fifty (50) feet. Building walls facing Franklin Road shall have a minimum transparency or glazing of 40% for the ground floor and 25% for upper floors. Buildings located within 100 feet of Franklin Road shall have a primary entrance visible from and oriented towards Franklin Road and shall provide pedestrian linkage to Franklin Road. For any building wall longer than 50 feet, articulation shall be provided to avoid the appearance of a blank wall. Such articulation may include changes in color, materials, or offset to building lines. Dumpster enclosures shall be constructed with building materials similar to those used in the primary structure in type and color.

PROJECT SIGNAGE:

A. FREESTANDING SIGNS

- (1) The number of ground signs shall conform to the requirements of the Roanoke City Zoning Ordinance, Table 658-1, for the "CG" Zoning District. Ground signs shall not be deemed to include directional signage. Ground signs shall be limited to a total of one hundred fifty (150) square feet of sign surface area on each side and shall not exceed twenty (20) feet in height.
- (2) No more than four (4) ground signs shall be located on the property. Ground signs located at vehicular entrances may serve as identification signs for the center development.

B. BUILDING SIGNS

- (1) Building mounted signs shall be limited to one (1) square foot of signage area for each linear foot of the building facade or storefront to which it is attached, except that each storefront shall be entitled to minimum building mounted signage of 30 square feet.
- (2) Building mounted signs shall not be deemed to include blade signage (i.e. signage perpendicular to the building facade to which it is attached) so long as such blade signage is 10 square feet or less.
- (3) Signs applied to awnings or entrance canopies or signs applied to windows shall be permitted and shall not be included in the calculation of building mounted signage set out in B(1) above.

PARKING LOT LIGHTING DESIGN:

While pedestrian lighting is expected to have a period appearance, all parking lot lighting fixtures mounted on poles taller than 18 feet shall be the Illuminating Engineering Society of North America (IESNA) standard full cutoff type luminaires. All parking lot lighting fixtures mounted on poles lower than 18 feet shall be the Illuminating Engineering Society of North America (IESNA) standard cutoff type luminaires. It is anticipated that one or more of the following general styles of luminaire shall be used: A) Vintage post-top lantern style; B) Modern or vintage hanging pendant or bell; C) Standard "shoe-box" style area light. Illustrative examples of each style are shown below as well as a diagram detailing the design, with the light source hidden in the top, typical in post-top luminaires of the shielded, cutoff variety. Average foot candle illumination level for parking areas and drives shall not exceed 8 foot candles as measured and determined by the Zoning Administrator. Illumination levels at the property line along Franklin Road shall not exceed 3 foot-candles.

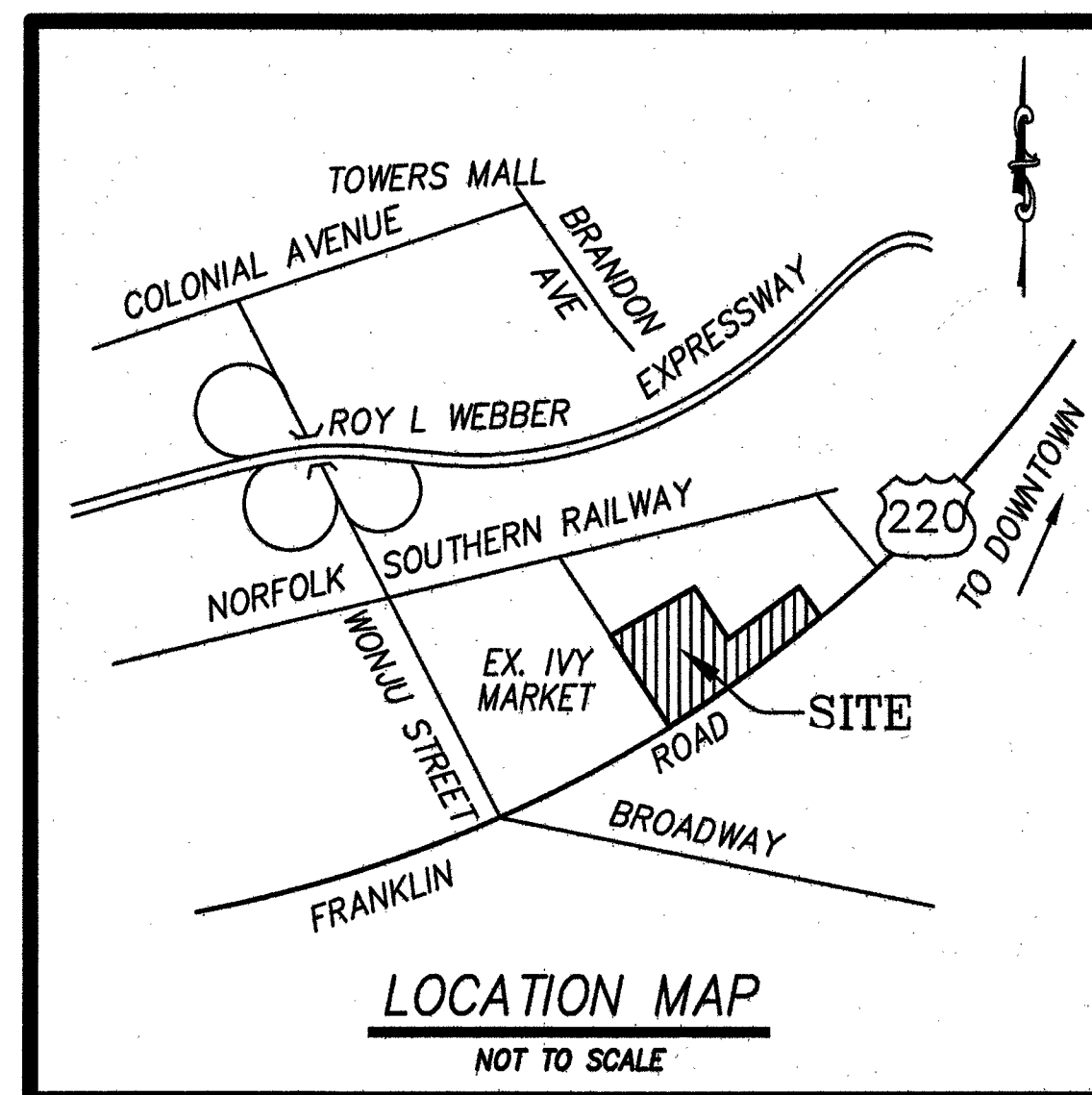
NOTICE:

All Landowners, Developers and Contractors

FAILURE TO COMPLY WITH THE CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER.

CONSTRUCTION PROCEDURE REQUIREMENTS

1. Right-of-Way Excavation Permit - Prior to the commencement of any digging, alteration or construction within the public right-of-way (streets, alleys, public easements), a right-of-way excavation permit shall be applied for and obtained by the contractor from the City of Roanoke.
2. Land Disturbance Permit - An approved erosion and sediment control plan for any borrow/fill sites associated with the project must be submitted prior to the issuance of a land disturbance permit.
3. Plans and Permits - A copy of the plans as approved by the City (signed by the proper City officials) and all permits issued by the City shall be available at the construction site at all times of ongoing construction.
4. Location of Utilities - The contractor shall verify the location of all existing utilities prior to the commencement of any construction.
5. Construction Entrance - The contractor shall install an adequate construction entrance for all construction related egress from the site. Size and composition of construction entrance shall be as shown on the plans.
6. Streets to Remain Clean - It shall be the responsibility of the contractor to insure that the public street adjacent to the construction entrance remains free of mud, dirt, dust, and/or any type of construction materials or litter at all times.
7. Barricades/Ditches - The contractor shall maintain the integrity of all excavated ditches and shall furnish and ensure that all barricades proper and necessary for the safety of the public are in place.
8. Sewer and Pavement Replacement - Construction of sanitary sewers and the replacement of pavement shall be in accordance with approved standards and specifications of the City of Roanoke and the Western Virginia Water Authority.
9. Approved Plans/Construction Changes - Any change or variation from construction design as shown on the officially approved plans shall be approved by the erosion and sediment control agent prior to said changes or variation in construction being made.
10. Final Acceptance/City - The owner or developer shall furnish the City of Roanoke's Planning Building and Development Department with a field surveyed final correct set of as-built plans of the newly constructed storm rain and/or stormwater management facilities prior to final acceptance and issuance of a certificate of occupancy by the City. As-built plans shall be provided in the State Plane Virginia South Coordinate System, NAD 1983, FIPS 4502 Feet, US Survey Feet, Datum NA 83, in the form of 1 paper copy and 1 digital AUTOCAD file.



--INDEX OF DRAWINGS--

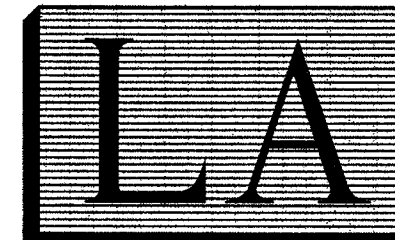
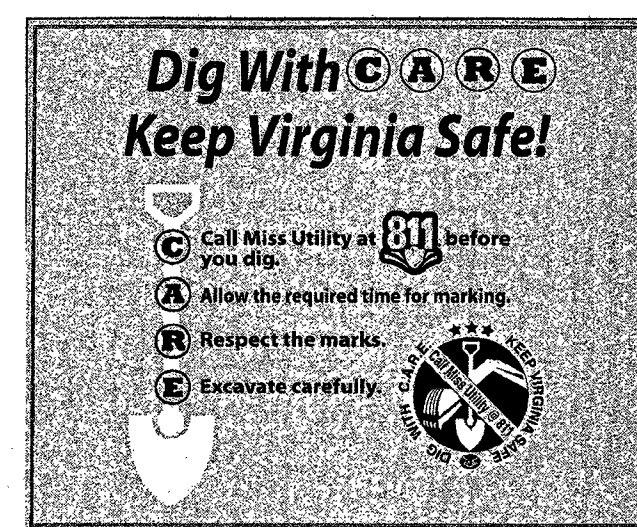
SHEET No.

DESCRIPTION

1. LUMSDEN ASSOCIATES COVER SHEET
2. SITE OVERVIEW, NOTES & DETAILS
3. DIMENSIONAL LAYOUT
4. GRADING PLAN
5. SPOT GRADING PLAN
6. STORM DRAIN PROFILES & DETAILS
7. SANITARY SEWER & WATERLINE PROFILES & SWM DETAILS
8. LANDSCAPE PLAN
9. LANDSCAPE DETAILS
10. EROSION & SEDIMENT CONTROL PLAN
11. EROSION & SEDIMENT CONTROL NARRATIVE, NOTES & DETAILS
12. CONSTRUCTION DETAILS
13. PROJECT COORDINATION PLAN

CHARLES CRUSH
AS-BUILTS

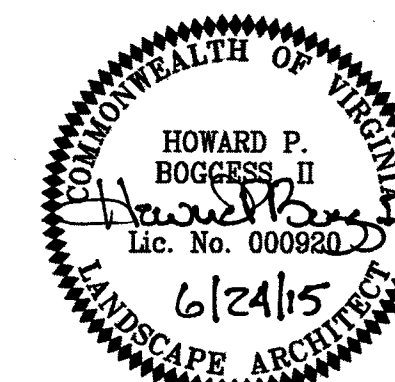
PERMIT No. CP150010



LUMSDEN ASSOCIATES, P.C.
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CITY APPROVAL STAMP		REVISIONS	
City of Roanoke Planning Building and Development		DATE	SHEETS
DEVELOPMENT PLAN APPROVED			
Agent, Planning Commission			
Development Engineer			
Zoning Administrator			
Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.			
COMMISSION No.		2014-201	
SHEET		1 OF 13	