FOR

SITUATED AT IVY MARKET PHASE II ALONG FRANKLIN ROAD, SW TAX MAP #1150106 AND 1150109

THE CITY OF ROANOKE, VIRGINIA

DATE: January 9, 2017

PREPARED FOR HARBOUR RETAIL PARTNERS

CONDITIONS PER ORDINANCE No. 40705-112116

THE PROPERTY COMPRISED OF TAX PARCEL Nos. 1150102, 1150104, 1150106, 1150108, 1150112 AND 1150113 IS SUBJECT TO THE FOLLOWING DEVELOPMENT CONDITIONS:

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

OFFICE, GENERAL OR PROFESSIONAL BUSINESS SERVICE ESTABLISHMENT, NOT OTHERWISE LISTED GENERAL SERVICE ESTABLISHMENT, NOT OTHERWISE LISTED PERSONAL SERVICE ESTABLISHMENT, NOT OTHERWISE LISTED

RETAIL SALES ESTABLISHMENT, NOT OTHERWISE LISTED EATING ESTABLISHMENT 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

PET GROOMING

Three 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.

The design of all buildings shall be architecturally compatible through the use of common materials, styles or forms with the buildings on Tax Map Parcels 1272504, 1272505 and 1150109. The exterior finish materials for any building on the property shall be limited $^{\circ}$ following: stucco or exterior insulated finish system (EFIS), stone or cast stone, brick, composite, Nichiha panels, glass, metal, wood, standing metal seam, faux stone, trellis-like structure supporting vegetative facades, or other finish materials used on the buildings located on Tax Map Parcel 1272505 or 1272504. Building height shall not exceed fifty (50) feet. The two facades on Building "B" as shown on the INPUD Development Plan which face Franklin Road and the interior of the Development facing Building "A" shall have a minimum transparency or glazing of 30% for the ground floor and 20% for upper floors, to the extent that upper floors are constructed. Buildings located within 100 feet of Franklin Road shall have a primary entrance visible from Franklin Road and no greater than 100 feet from the Franklin Road right-of-way and shall provide pedestrian linkage to Franklin Road. For any facade on Building "A" as shown on the INPUD Development Plan longer than 30 feet and fronting on Franklin Road, articulation elements shall be provided to avoid the appearance of a blank wall. Those minimum articulation elements for Building "A" shall include offsets within each 30 foot section. Additionally, within each 50 foot section of said facade those minimum articulation elements shall include: (A) either a mural, or a green (i.e. vegetative) wall and (B) a combination of two or more of the following articulation elements: changes in color, changes in materials, or changes in texture. The green wall should have a minimum height equal to one—third the height of the facade upon which it is located with a minimum width of two—thirds of the green wall's height. Building "A"'s exterior wall which faces Franklin Road shall be set back at least 3 feet from the property line. Enclosures for dumpsters, if required, shall be constructed with building material similar to those used in the primary structure in type and color. Foundation shrub plantings shall be provided along the Franklin Road facade of Building "A". Such foundation shrub plantings should include some variation in form, whether in height, color or texture or combination thereof, to accentuate the building and provide visual interest. At least two columnar shrubs with a mature height of 10 feet and individual (or cumulative, if grouped) diameter exceeding 3 feet shall be part of the foundation shrub landscape plan. Foundation shrubs will be planted the equivalent of every 3 foot on center along the Franklin Road facade of Building "A" except where

PROJECT SIGNAGE:

A. FREESTANDING SIGNS

(1) The number of ground signs shall conform to the requirements of the Roanoke City Zoning Ordinance, Table 668-1, 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 two (2) ground signs shall be located on the property. Ground signs located at vehicular entrances may serve as identification signs for the center development.

(1) For Building "B", building mounted signs shall be limited to 1 square foot of signage area for each linear foot of a building facade or storefront to which it is attached. Notwithstanding the above limitation, each storefront on Building "B" shall be entitled to minimum building mounted signage of 39 square feet. For Building "A", building mounted signage, which may include murals, shall not collectively exceed 1,850 square feet, which signage can be placed on any one of the building facades and need not be proportionally

(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

(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.

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

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

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

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 6. Streets to Remain Clean - It shall be the responsibility of the contractor to insure that the

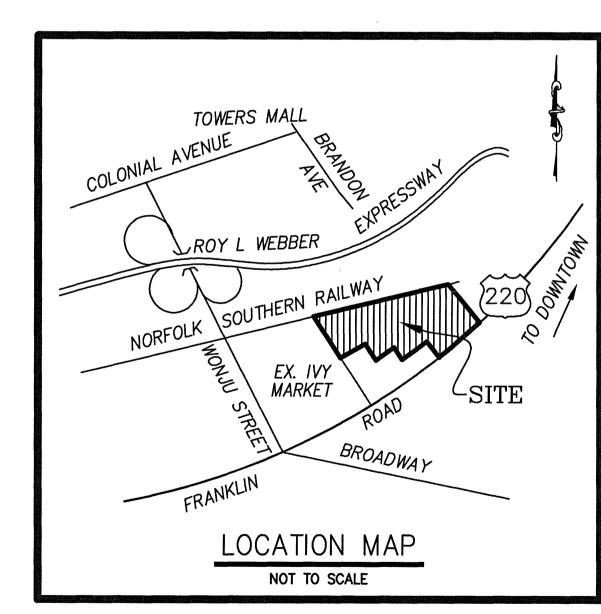
public street adjacent to the construction entrance remains free of mud, dirt, dust, and/or any type of construction materials or litter at all times.

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 Virainia 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.



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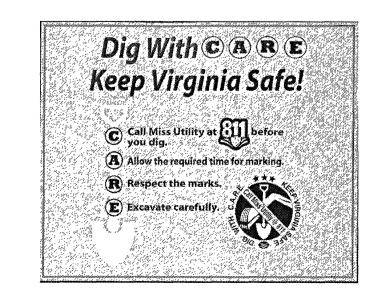
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REFERENCE PERMIT No. CP150010 AND PERMIT No. CP110048

PERMIT No. CP16-0109





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