

Construction Phasing Schedule

The initial phase of development of the Property would entail the development of the primary public assembly building for a 1,200 person seating capacity, the Family Life Center (indoor recreation center), the accessory/utility building and associated parking and infrastructure on Lot P-1. The timing of development of the neighborhood commercial elements of the project on Lot P-2 and P-3 is tied to market demand and to Rt. 60 corridor improvements proposed by VDOT. Accordingly, the development of this element of the project could occur as a part of Phase 2 or Phase 3. Expansion of the public assembly building to a seating capacity of 1,800 persons (within the foot print shown on the revised Master Plan) will be a part of Phase 2 of the project. Expansion of the public assembly building to a seating capacity of 2,400 persons (within the foot print shown on the revised Master Plan) and construction of the additional administration and day care area as shown on the Master Plan as Future Building Area will be a part of Phase 3 of the project.

At this time it is anticipated that parking, stormwater, and utility infrastructure sufficient to accommodate the full build-out of Lot P-1 as shown on the Master Plan will be installed in connection with Phase 1 of the development. It is possible that, when formal engineering and design is commenced, portions of such infrastructure necessary to accommodate Phase 2 and Phase 3 of the development will be proposed to be completed in connection with subsequent phases, the logistics of which will be addressed in the site plan submission for Phase 1 to ensure the feasibility of such approach. Finally, the infrastructure for Lot P-1 will be designed to facilitate the feasibility of development of Lot P-2 and Lot P-3.