

## White Clay Point

### August 3, 2011 Subdivision/Land Development Plan Changes

- In summary, the proposed development consists of the construction of 460,525 square feet of commercial/retail use south of Gap-Newport Pike. It also includes roadway improvements for Gap-Newport Pike, Sunny Dell Road, Sheehan Road, Sharp Road and the Limestone Road interchange.
- This project received Preliminary Approval on August 11, 2008 and Final Approval on September 8, 2008 for Phase 1 which included the proposed Walmart, Wawa and Kohl's.
- The Amended Final Approval for Phase 1(A)(1) propose a financial subdivision or condominium unit line. This line is intended for ownership and financing purposes only and is not intended to be a land subdivision creating a new or separately subdivided parcel.
- This submission is being made pursuant to the First Amendment to the Settlement Agreement and the Settlement Agreement and should be reviewed in accordance with the procedures therein. Amended Final Approval is being sought at this time for only Phase 1(A)(1) as depicted on Sheet 7 Phasing Plan of the Land Development Plans, which depicts a multi-phased construction of the proposed development.
- Plans are being resubmitted as a result of a change to the building footprints of Retail 'G' ("Walmart") and Retail 'J' ("Wawa), and Parking Lots C, E and G.
- The footprint of Retail 'G' ("Walmart") is being reduced from 184,198 square feet to 181,648 square feet, or 2,550 square feet.
- The footprint of Retail 'J' ("Wawa") is being reduced from 6,105 square feet to 4,983 square feet, or 1,122 square feet.
- The total impervious coverage for the site is being reduced from 2,045,432 square feet to 1,955,233 square feet, or 90,199 square feet. The total proposed lot coverage for the site, 35.8% of the net lot area, remains less than the 65% of the net lot area permitted by the Settlement Agreement.
- The total proposed building coverage for the site, 472,010 square feet, remains less than the 490,955 square feet permitted by the Settlement Agreement.
- Reorganizing of the sequence of construction to allow for the construction of Retail 'G', Retail 'J' and their associated parking lots (Phase 1(A)(1)) prior to the construction of Retail I (Phase 1(A)(2)).
- The post-construction stormwater management design for the site remains the same except for the rerouting of storm sewer from Parking Lot C to Basin #2.2, which originally discharged to Basin #1.1. This resulted in the addition of 149 LF of 72-inch storm pipe to Basin #2.2.
- A revised water main design which now continues along Drive 'D' to Sunny Dell Road, and south along Sunny Dell to Egypt Road where it will connect to the existing water main. A Water Tower will be constructed in the same location as the Cell Tower which has now been eliminated, to address tenant fire flow requirements.
- In addition, the proposed architectural elevations for the proposed Walmart have been revised. The revised color renderings are enclosed.