

HANOVER ASSOCIATES, LLC  
PROJECT SUMMARY

PROPERTY

- 40.75 acres located at the corner of Mechanicsville Tpke and Creighton Pkwy
  - County GPINS 8725-50-2354, 8724-59-5659, 8724-69-4686
- Existing zoning is a combination of B-3 and A-1
  - Existing proffers require development with big box shopping center
- County Planning Documents
  - Property is located within the County's Suburban Services Area (SSA)
  - Property is designated on the County's Land Use Plan as Suburban Center
    - Suburban Center suggests a mixed use (residential and commercial), master planned project with quality design standards

PROJECT OVERVIEW

- Property consists of 2 main uses
  - Commercial on approximately 20.532 acres
  - For sale residential townhomes on approximately 20.188 acres
- Commercial Summary – Project would consist of:
  - 3.2 acres for a Sheetz Convenience store
    - 6 fueling stations (12 fuel pumps)
    - **Drive-thru**
    - No car wash
  - 12.2 acres for small shop retail and sit down restaurants
    - No drive-thru fast food permitted
    - No car wash or vape stores
    - Includes restaurant/office overlooking existing pond
  - 5.1 acres for:
    - Flex business/retail space (office/retail with associated storage)
    - Day care or
    - Self-storage
  - Specific design guidelines and elevations will control exterior look of buildings
- Residential Summary:
  - 120 for sale townhomes required to be owner occupied, with no more than 10 units permitted to be rented by owner at any time
  - Estimate size of homes will range from 1,600 sf to 2,500 sf and starting sales price will be approximately \$500,000 and up, based on options
  - Exterior elevations are provided in the application and exterior siding will be cementitious (Hardie Plank)

ROAD IMPROVEMENTS

- No vehicular access to Willow Dance Rd.
- \$3,000,000 (est.) road improvements will be constructed by the developer
- All road improvements are to be completed prior to the first home or commercial development obtaining a certificate of occupancy
- Road improvements primarily focus on Creighton Parkway, including
  - Significant improvements at the intersection of Rt. 360 & Creighton Pkwy
  - Roundabout (traffic circle) at Village at Pebble Creek on Creighton Pkwy
  - Turn lanes and access improvements
- Cash proffer of \$250 per residential unit will also be paid to the County to help fund other transportation projects