

Utilities

Water is available from Pittsylvania County Service Authority (PCSA) along Mt. Cross Road. This can be extended into the property and will not limit development.

No public sewer is readily available; therefore, the soils were evaluated for a conventional sub-surface drain field. Tim Parker AOSE, conducted a preliminary soils investigation for the suitability of the onsite soils for a conventional drain field system. The preliminary investigation revealed soils that appear suitable for a subsurface drain field system. The soils have an estimated 40 rate, which would require 209 square feet of drain field for every 100 gallons of effluent sewer. The maximum amount of effluent that can be applied to any 1 acre without requiring mass drain field regulations is 1,200 gallons. A drain field with 9-100' lines would yield approximately 2,700 s.f. and would handle 1,200 gallons at a 40 rate. Without a thorough design, it is difficult to estimate the exact amount of drain field that can be constructed on the site due to topographic restrictions. To be conservative, one would estimate that a reasonable design might yield 3 such fields, and therefore provide approximately 3,600 gallons of capacity per day.

The on-site sewer disposal will be the limiting factor for this parcel of land. The health department regulations require that each 1,000 s.f. of shopping center be provided with 200 gallons per day of sewer capacity. Additionally, a restaurant requires 50 gallons per day, per seat. The estimated on-site capacity of 3,600 gallons would be adequate for 18,000 s.f. of retail space. One twenty-four (24) seat restaurant would reduce that to 12,000 s.f. plus the restaurant.

The City of Danville has a public sewer running along the northern side of Sandy River. The PCSA has two extensions to the north. Connection to this would require approximately 3,200 linear feet of 8" gravity sewer and 12 manholes. The preliminary routing shown may require an easement across four (4) parcels of private property. The developer would be responsible for obtaining all the necessary easements across private property, and for the construction cost of the sewer. If the sewer were designed and built to PCSA specifications, the authority would then accept the extension into their system. Option #2 shows a layout of approximately 47,000 s.f. of retail space, associated parking, and storm water management.

PRELIMINARY SITE PLAN

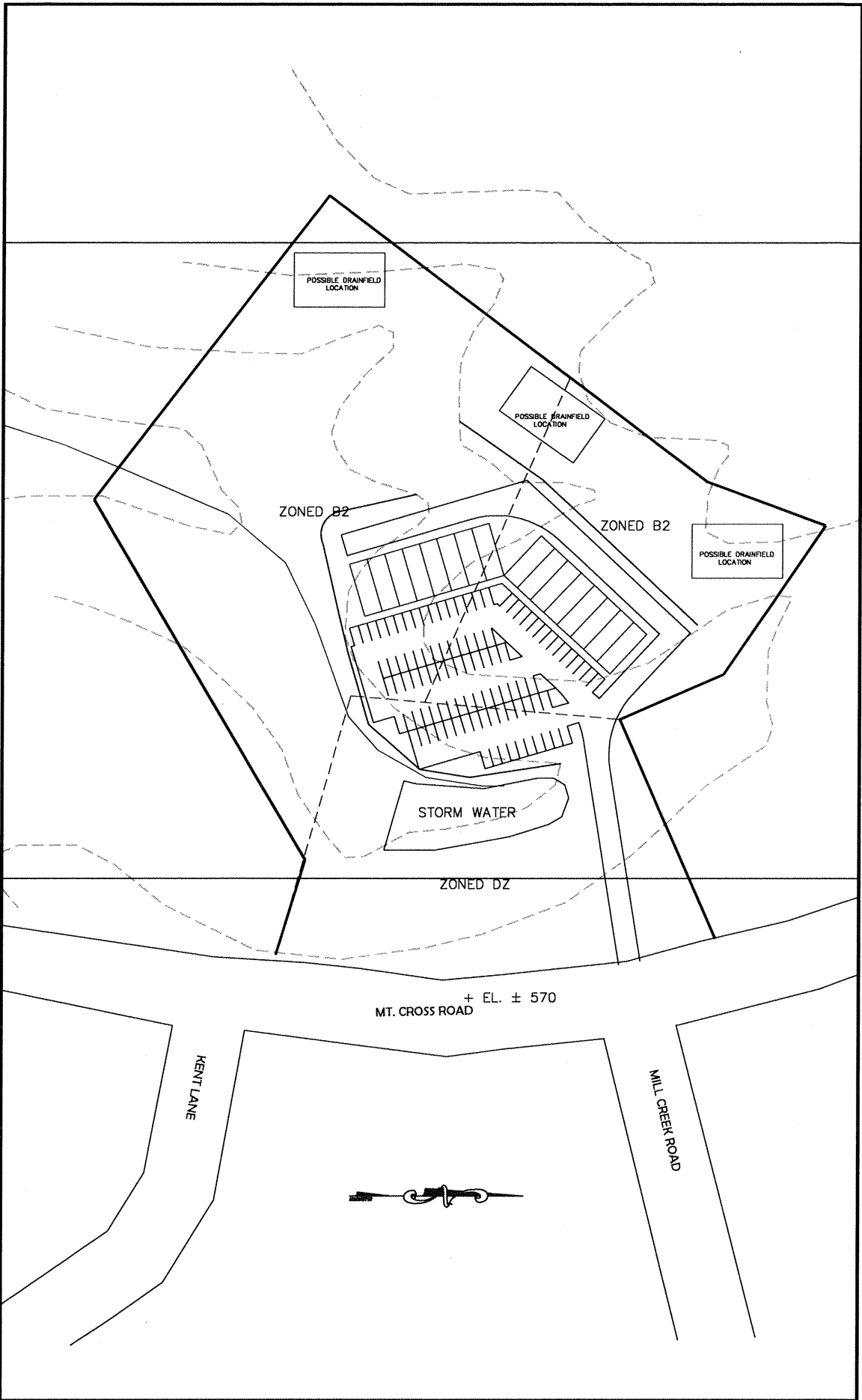
The preliminary site plans have been developed to maximize the available, rentable space. All of the estimates in this report are approximate due to the nature of the supporting documentation. For instance, the only topographic information available is twenty (20) feet contours from USGS mapping; therefore, all layouts must provide considerable buffer to account for the uncertainty of the actual topography. The layouts do not assume that any of the property will be re-zoned from the existing zoning. If the area currently zoned DZ were to be re-zoned, the total developable land would change, which in turn could cause changes to the basic layouts.

Option #1

Preliminary Layout Option #1 – This layout is based upon no public sewer availability. The use of an on-site sewage drain field will limit the amount of square feet that can be constructed. Using the calculations found in this report, the probable maximum square footage available would be 18,000 s.f.. The layout shows a typical retail center with 20'x60' bays. The parking required by the county zoning ordinance is ten (10) spaces for every 1,000 square feet of retail space. The area to the front of the tract that is currently zoned DZ is shown with a storm water management pond, which could be a wet pond and become a landscaping feature.

Option #2

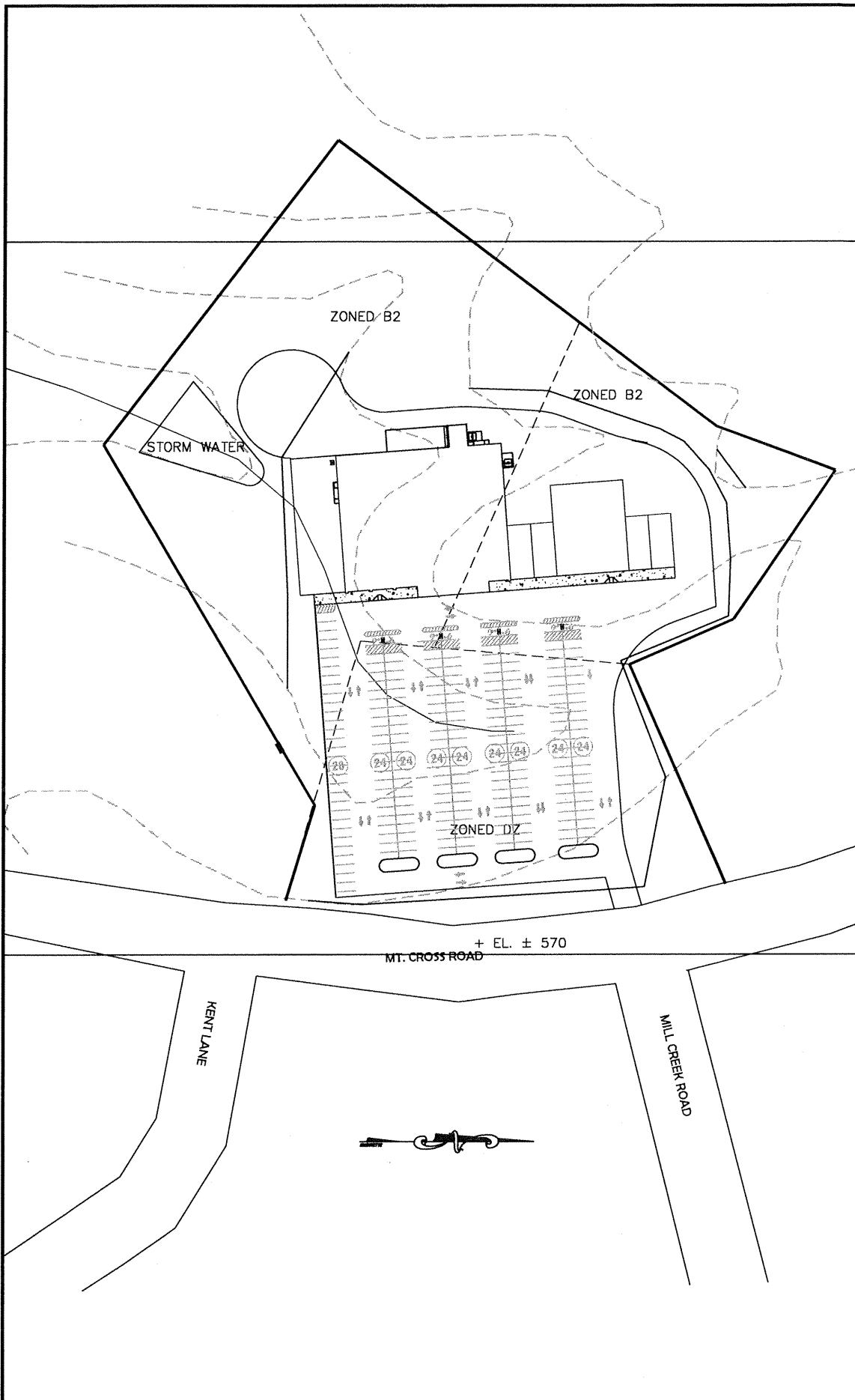
Preliminary Layout Option #2 – This layout is based upon the extension of public sewer to the site. The use of public sewer will not limit the amount of square feet that can be constructed. Using the USGS topographic information and the approximate boundary lines, this layout seeks to maximize the developable space within the area currently Zoned DZ. It appears that the probable maximum square footage available would be approximately 47,000 s.f.. The layout shows a typical retail center with a big box grocery type user. The parking required by the county zoning ordinance is 10 spaces for every 1,000 square feet of retail space. The area to the front of the tract that is currently zoned DZ is shown being utilized as parking. Due to the preliminary nature of the data, plenty of buffer area has been left to account for slopes and setbacks.



DATE: JAN. 2008
SCALE: 1" = 100'

MITCHELL DEVELOPMENT
Pittsylvania County, Virginia

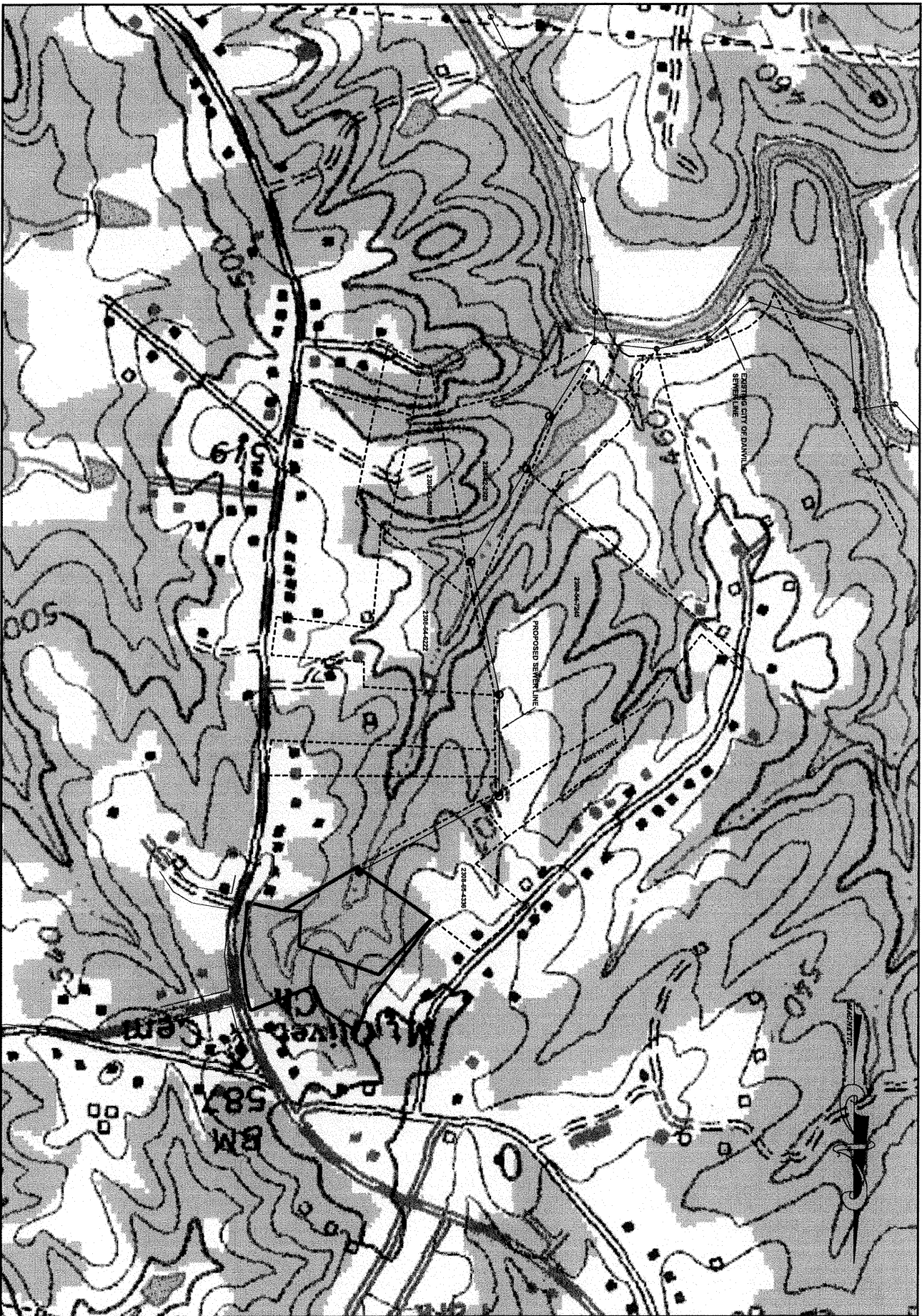
Preliminary Layout
Option 1



DATE: JAN. 2008
 SCALE: 1" = 100'

MITCHELL DEVELOPMENT
 Pittsylvania County, Virginia

Preliminary Layout
 Option 2



Project Name	
Sheet No.	
Date	
Scale	
Revisions	
1.	
2.	
3.	
4.	

Preliminary Public
Sewer Routing

RC
Reynolds-Clark
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