

# PROJECT STATUS: MILESTONES

- ✓ Completed
- ◆ In-Progress
- ◆ Not Started
- ◆ On Hold
- ◆ Subject to County Approval Timeline

PHASE-0: ( Jul 2014 – Feb 2015 ) INCORPORATION		Completion Target
<ul style="list-style-type: none"> <li>✓ Business Plan</li> <li>✓ Incorporation</li> <li>✓ Development Partners</li> <li>✓ Land Purchase Agreement, Title Verification, Objections, Affidavits, ...                             <ul style="list-style-type: none"> <li>✓ Lot-21</li> <li>✓ Lot-16</li> <li>✓ Lot-20</li> <li>✓ Lot-19</li> </ul> </li> </ul>	Hemanth Balasundaram <a href="http://www.incorporate.com">www.incorporate.com</a> Perkins Will, Walsh Colucci, Walter Phillips, WSSI, Wells Associates	05/31/2014 08/31/2014 01/31/2015  02/07/2015 02/17/2015 03/07/2015 06/17/2015
PHASE-1: ( Mar 2015 – Jun 2015 ) FEASIBILITY STUDY		
<ul style="list-style-type: none"> <li>✓ Feasibility Survey                             <ul style="list-style-type: none"> <li>✓ Boundary and Topography</li> <li>✓ Environment</li> <li>✓ Archeology</li> <li>✓ Traffic</li> </ul> </li> <li>✓ Conceptual Planning and Preliminary Engineering                             <ul style="list-style-type: none"> <li>✓ Draft</li> <li>✓ Final</li> </ul> </li> <li>✓ Meeting with Fairfax County for initial feedback and guidance                             <ul style="list-style-type: none"> <li>✓ Fairfax County Park Authority</li> <li>✓ Fairfax County Board Supervisor for Hunter Mill District</li> <li>✓ Department of Planning and Zoning</li> </ul> </li> </ul>	Walter L. Phillips Wetland Studies and Solutions, Inc. Thunderbird Archeology Wells + Associates  Perkins Will, Walter L. Phillips Perkins Will, Walter L. Phillips  Perkins Will, Walsh Colucci, Walter Phillips, WSSI, Wells Associates Perkins Will, Walsh Colucci, Walter Phillips, WSSI, Wells Associates Perkins Will, Walsh Colucci, Walter Phillips, WSSI, Wells Associates	04/21 2015 04/14 2015 05/08 2015 05/18 2015  05/19 2015 05/31 2015  06/03 2015 06/30 2015 06/30 2015
PHASE-2: ( Jul 2015 – Dec 2016 ) COUNTY APPROVAL + LAND PURCHASE		
<ul style="list-style-type: none"> <li>✓ Founders/Operating/Partnership Agreements</li> <li>✓ Stock Option Plans, and Member Agreements</li> <li>✓ Special Exception Application Submission                             <ul style="list-style-type: none"> <li>✓ Design Translation from abstracts to specifics</li> <li>✓ Special Exception PLAT Creation</li> <li>✓ Meeting with the Church, PA, Supervisor's Office, FFPP, ACFF</li> <li>✓ Rezoning &amp; Special Exception Application Submission</li> </ul> </li> <li>✓ DPZ Review for completeness and acceptance</li> <li>✓ County/Community Approvals - HC, ARB, Land Use Committee, Residents</li> <li>✓ County Approval (RZ &amp; SE = 5 to 7/12 Months)</li> <li>✓ Land Purchase</li> </ul>	Odin, Feldman & Pittleman, P.C. Odin, Feldman & Pittleman, P.C.  Perkins Will Walter L. Phillips Walsh Colucci, Perkins Will, WLP, WA, WSSI Walsh Colucci, Perkins Will, WLP, WA, WSSI Walsh Colucci, Perkins Will, WLP, WA, WSSI Walsh Colucci, Perkins Will, WLP, WA, WSSI Walsh Colucci, Walker Title, WLP, MainStreet Bank, Sellers Walsh Colucci, Walker Title, WLP, MainStreet Bank, Sellers	09/30 2015 09/30 2015  10/30 2015 (+2 Months) 01/15 2016 01/31 2016 02/29 2016 (+4 Months) 04/30 2016 12/31 2016 06/30 2017 (+6 Months) 08/31 2017
PHASE-3: ( Jan 2017 – Jun 2019 ) PRE-CONSTRUCTION + CONSTRUCTION		
<ul style="list-style-type: none"> <li>✓ Construction Partners</li> <li>✓ Schematic Design</li> <li>✓ Detailed Design</li> <li>✓ Site Plan Submission</li> <li>◆ Site Plan Approval (6 to 9 Months)</li> <li>◆ Construction Documents, Bids, ...</li> <li>◆ Finance</li> <li>◆ Building Permit (4 to 6 Months)</li> <li>◆ Construction (15 Months)</li> </ul>	(Perkins Will, Walter L. Phillips, WSSI, Wells Associates, DAVIS, Ehler Bryan, Interface Engineering, LSG, Pat Kazinski, Cerami & Associates, GeoConcepts, Ramco, Birchfield Jacobs, SustainableBuilding Partners, Turn n Sod, Challa Law, LeClair Ryan, ILW, ...)	01/31 2017 03/31 2017 05/31 2017 07/31 2017 01/31 2018 03/31 2018 05/31 2018 05/31 2018 06/30 2019