

September 25, 2019

Kevin Coyne
Douglas Grayson
GC&P Development LLC
99 Aaron Woods
Wheeling, WV 26003

Via E-mail: kcoyne.gcpd@gmail.com

RE: Development Summary
196 Rear Bethany Park
City of Wheeling, Ohio County, WV
TTG Project No.: 101-030-3273

Gentleman:

The following is provided related to the current concept development plan:

Uses

It is anticipated that build-out of the development will include the following commercial uses (in addition to undetermined multifamily residential use):

Use (No. of Buildings)	Total GFA (SF)
In-Line Retail (18)	173,300
Hotel (1)	62,400
Institutional (2)	470,200
Anchor Retail 1 (1)	25,500
Anchor Retail 2 (1)	42,250
Residential	Undetermined

Stormwater

The existing site consists of a large, presently unmanaged watershed, with topography and subsurface conditions that limit stormwater infiltration. Development of the site will result in an opportunity to manage the stormwater runoff from the site, that is currently unmanaged, as well as meet the requirements of the West Virginia Department of Environmental Protection related to construction and permanent stormwater control. It is important to note, that proposed stormwater controls will address stormwater runoff originating from the development site only and will not include stormwater runoff originating from off-site areas including the non-owned lands between the subject property and the existing Edgewood Community located to the south as indicated on the attached Exhibit No. 1.



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The primary goals of stormwater management is to control velocity, erosion and sediment runoff, and runoff volumes using temporary controls during construction and permanent controls. A brief description of the post-development stormwater plan follows:

The proposed development pad will slope to the north and west with an approximate average elevation of 950' AMSL. It is anticipated that stormwater runoff from the site will be conveyed to the north and north west to proposed stormwater management basins. The proposed stormwater management basins will, in turn, ultimately discharge to existing drainage ways. Discharge rates from all proposed stormwater management basins will be below pre-development rates for storm return periods up to a 100-year return frequency for storms of 24-hour duration. As a result, rates of post-development stormwater discharge from the entire development area will be below pre-development rates.

Excavation

It is anticipated that approximately 9,278,000 CY of cut will occur to create the development pad at an approximate average elevation of 950' AMSL and approximately 2,478,000 CY of that material will be used to create fill areas, produce aggregate and place backfill materials for construction.

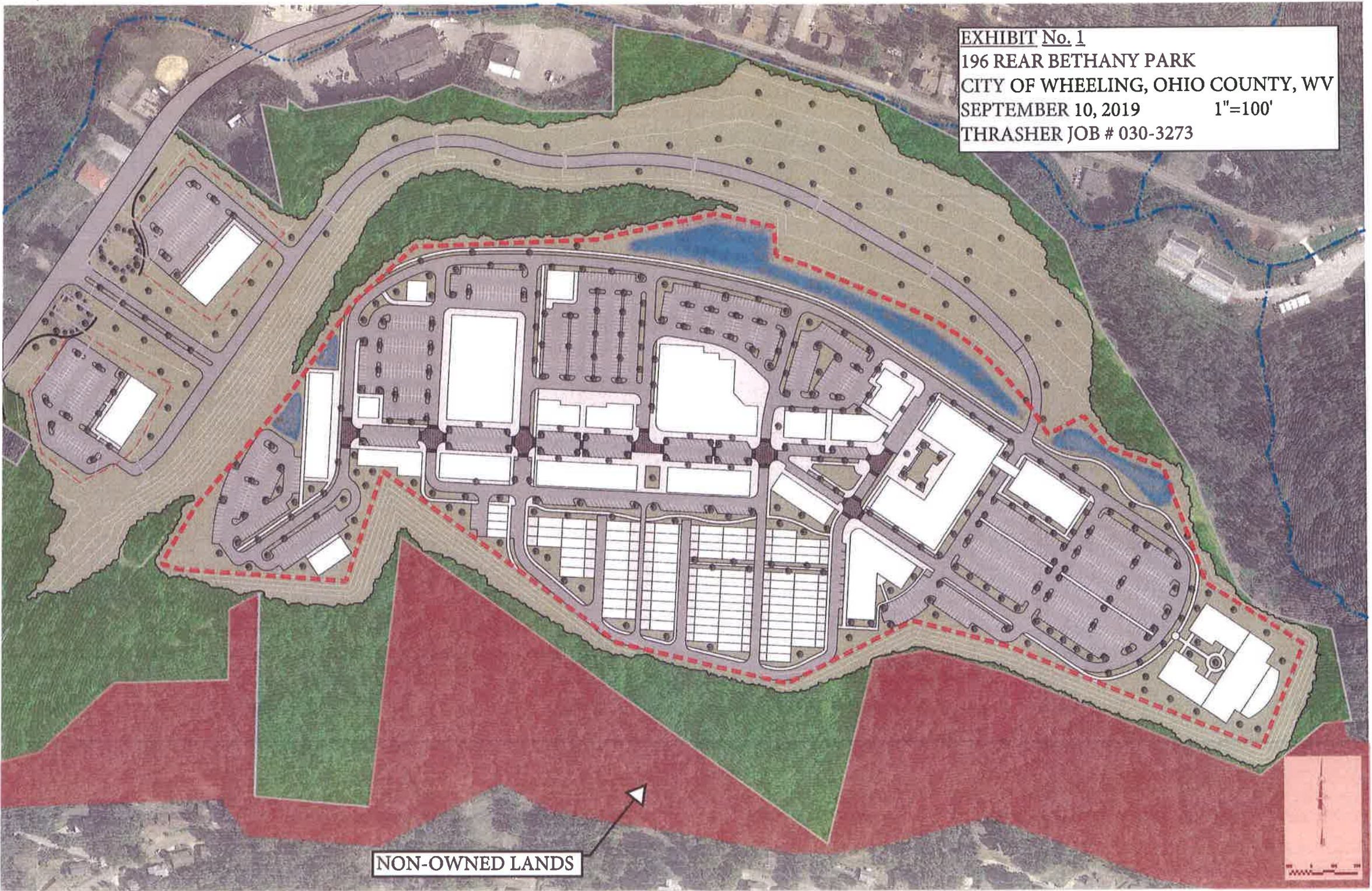
Sincerely,

THE THRASHER GROUP, INC.



William R. Watson
Project Manager

EXHIBIT No. 1
196 REAR BETHANY PARK
CITY OF WHEELING, OHIO COUNTY, WV
SEPTEMBER 10, 2019 1"=100'
THRASHER JOB # 030-3273



NON-OWNED LANDS