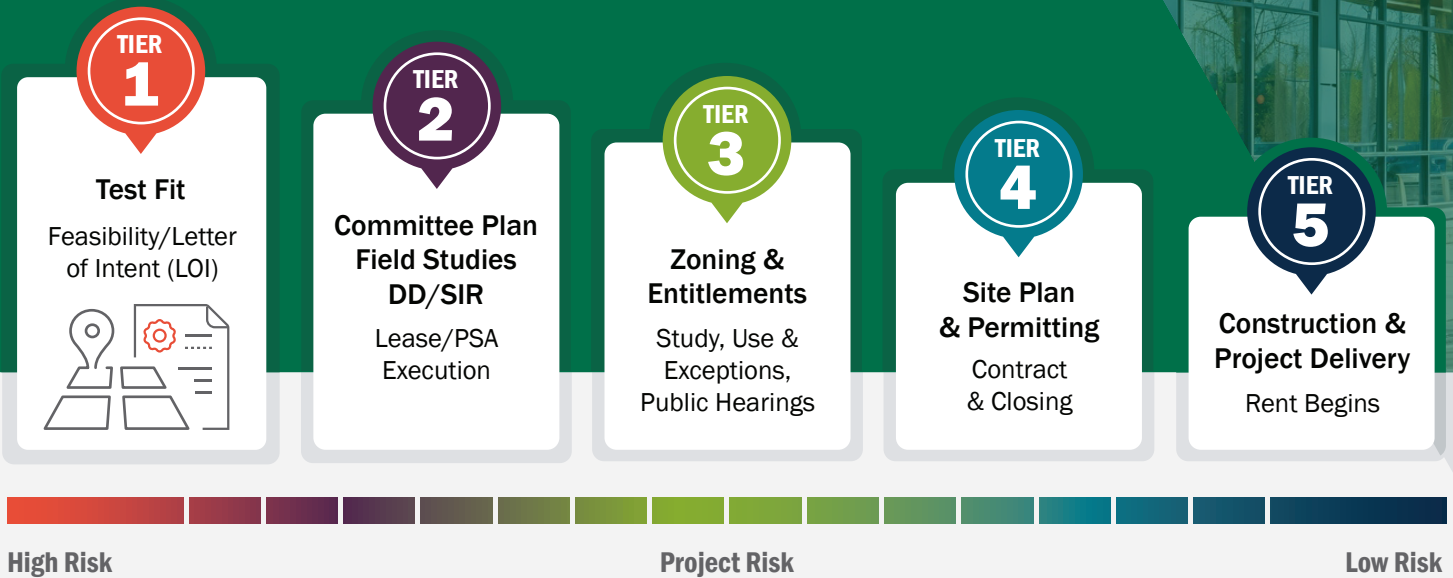


Retail Development Programs Tier System



Timmons Group's engineers and land planners utilize the *Retail Development Programs Tier System* as a step by step guide for your multi-site programs, beginning with project scoping to completed construction. Our Tier System identifies risk and reward allowing you to focus on program management instead of tending to the civil design.

TIER 1

Test Fit

- Site Test Fit
- Locality Ordinance Review

TIER 2

Committee Plan, Field Studies, DD/SIR

- Topo/Existing Conditions/Boundary Survey
- Pre-Development ALTA Survey
- Phase I ESA
- Hazardous Materials Assessment (Asbestos Survey)
- Geotechnical Investigation
- Underground Utility Location Survey
- Wetlands Delineation
- Schematic and Conceptual Design
- Preliminary Grading Analysis
- Real Estate Committee Plan
- Site Investigation Report
- Locality Preliminary Plan Process and Meeting
- Site Visit and Site Photos
- Opinion of Probable Construction Cost
- Traffic and Transportation Assessment

TIER 3**Zoning & Entitlements**

- Re-Zoning Support including Public Hearings
- Conditional Use, Special Use, Special Exception and Variance Support

TIER 4**Site Plan & Permitting**

- Site Plan Construction Documents
- Stormwater Management Plan
- Locality Meetings and Site Plan Approval
- Landscape Construction Documents (Meeting Tenant's Requirements)
- Irrigation Plan
- Site Lighting Plan
- Water Hydraulic Analysis
- County Wetlands Certification Letter
- VSMP/SWPPP
- Land Disturbance Permit and DOT Land Use Permit
- Easement Plat Preparation and Recordation
- Subdivision Plat Preparation and Recordation
- Tenant's Review Process and Approval
- Subdivision Plat Preparation and Recordation
- Turn Lane Warrant Analysis
- Traffic Impact Analysis
- Right Turn Lane Design
- Left Turn Lane Design
- Access Management Waiver with DOT
- Wetland Impact Permitting

TIER 5**Construction & Project Delivery**

- Bid Documents and Bid Support
- Construction Administration
- Post-Construction ALTA Survey
- Stormwater Management Facility Certification
- As-built Survey
- Tenant's Design Professional's Certification
- Construction Materials Testing

Optional Services

- 3-D Renderings and Color Exhibits
- Cross Sections/Sight Line Study
- Right of Way Dedication Plat and Recordation
- Sound Study
- Phase II ESA
- Archaeological Study
- Floodplain Determination and Permitting
- Offsite Utility Analysis and Design
- Sanitary Sewer Force Main and Pump Station design
- Offsite Drainage Analysis and Design
- Structural Engineering and Retaining Wall Design and Permitting
- Traffic Signal Design
- Maintenance of Traffic Plans
- Early Demolition Plan and Permit
- Construction Staging Plan
- Cost Estimating
- Technical CSI Specifications
- Bond Release Coordination
- Permit Expeditor Services and Permit Fees
- Sign Permitting
- LEED Calculations and submittals
- Enhanced Landscape Plan
- Hardscape Design and Plans