

General Notes:

1. Member Cabins in the RE Area may be part of the Rental Program
2. Real Estate Sales Offices may be placed in RE or RA zones depending on the timing and need throughout each phase of development
3. Areas and site features are generally shown; ultimate alignment/boundaries of each zone will be based on final design. Required setbacks, densities, and lot requirements will remain consistent
4. Bridges and pathway locations will be defined with final design and layout.
5. Franchise Utilities / Joint Trench will follow the roadways in an easement
6. Proposed access to New Bridge Road (Route 208) and Zachary Taylor Hwy (Route 522) to include improvements to those existing roadways identified in the memorandum titled "Wares Crossroads Development - Traffic Impacts" dated June 10, 2025 and authored by VHB, Inc
7. Background property lines are pulled from County GIS records and may not accurately represent or match the surveyed boundary which has been conducted on the site. Property acreage is established through the site survey.
8. Final Engineered Drawings for all public road improvements including road widening shall be designed to meet the lengths required in the Project Traffic Study (by VHB) and shall meet the design standards of VDOT. All impacts to drainage, public utilities, and franchise utilities shall be mitigated with appropriate modifications approved by the respective utility company and may include utility re-routes, construction of culverts, or other improvements deemed necessary by the department.

Summary of Units:

Total Units	134
Estate Units	50
Executive Units	29
Member Villas Units	35 (Part of Rental Pool)
Garden Cottages Duplex Units	20 (Part of Rental Pool)

Lot Sizes:

Estate Lots:	0.5 - 2.0 Acres
Executive Lots:	0.25 - 1.5 Acres
Member Villas Lots:	0.25 - 1.0 Acres
Garden Cottages:	0.1 - 0.5 Acres

Development Standards:

Total Area: 394.8417 Acres
 Open Space: 280.2000 Acres
 Residential Areas: 94.8400 Acres
 Gross Percentage Residential 24%

Residential Relative Densities

50 Estate Lots (48.9 Acres):	50/48.9 = 1.02 Lots/Acre
29 Executive Units (22.4 Acres):	29/22.4 = 1.29 Lot/Acre
35 Member Villas (19.5 Acres):	35/19.5 = 1.74 Lots/Acre
20 Garden Cottages (4 Acres):	20/4 = 5 Lots/Acre

Gross Density: 134 Lots / 394.84 Acres = 0.34 Lots/Acre

Setbacks: SEE SHEET C3.0 To comply with 86.116 - Growth Overlay District

Development Standards: cont

Proposed Building Areas shown on plan
 Max Building Heights:
 Residential = 40'
 Nonresidential = 60'
 Non-Res Total Parking Estimate: 150-200 Stalls

LEGEND:

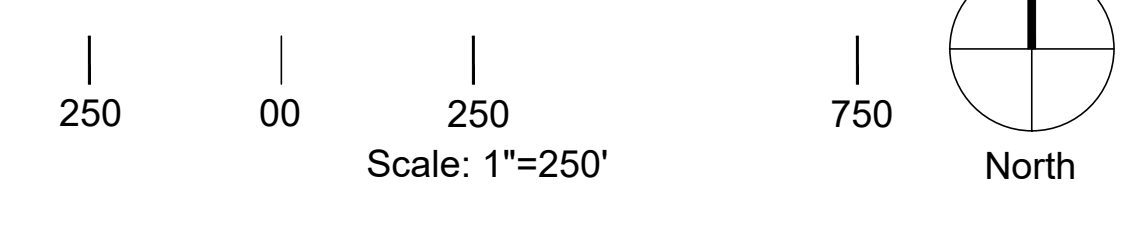
TOTAL AREA: 393.8417 Acres
 RE: Residential Lots (Estate and Executive): 94.8400 Acres
 RA: Resort and Resort Amenities: 18.8000 Acres
 OS: General Open Space (175.2017 Acres)
 AO: Active/Passive Open Space (Golf/Parks) (105.0000 Acres)
 Note: The above acreages are subject to final engineering and may change with final site plan

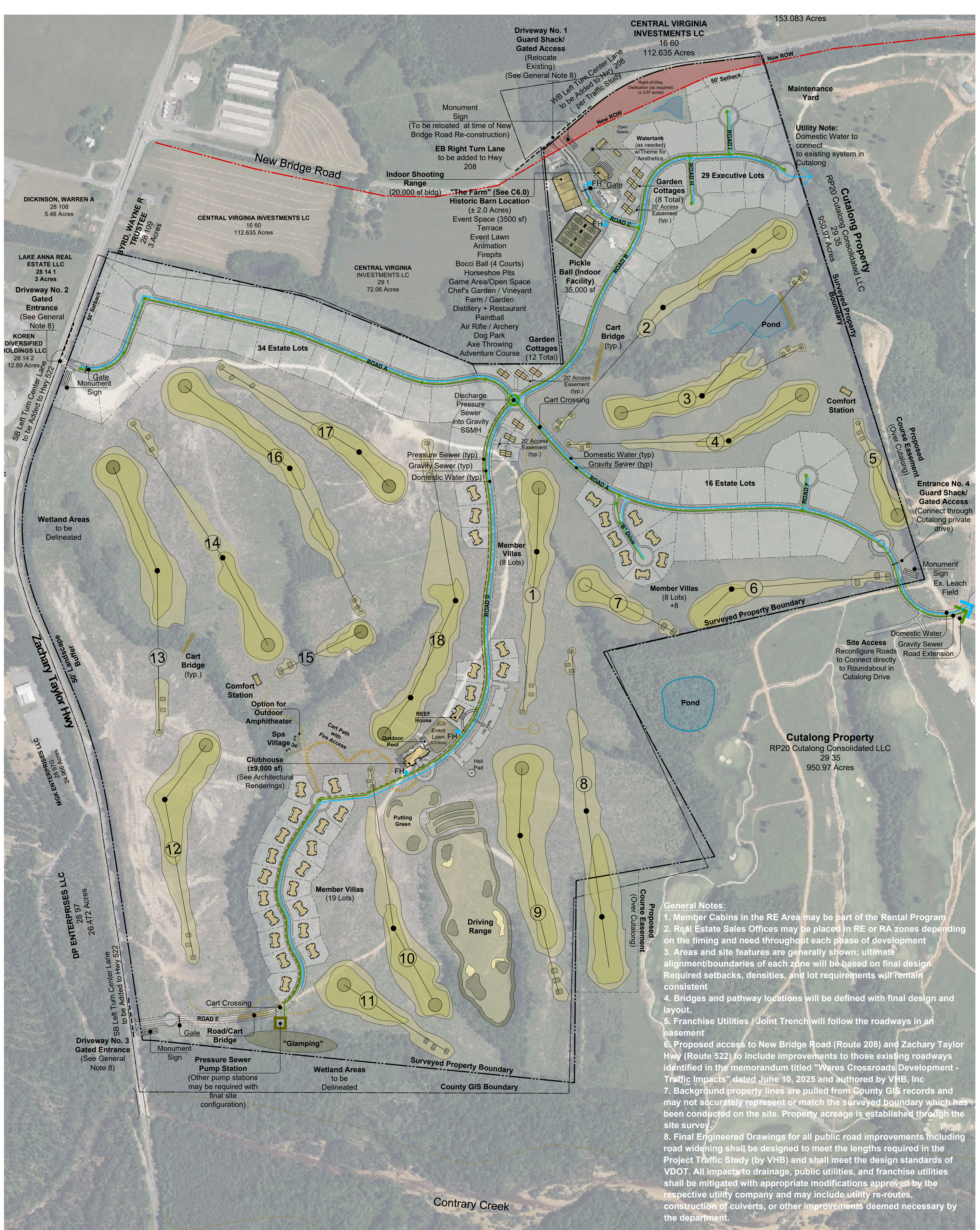
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Wares Crossroads Development - Site Master Plan 01.16.2026

C2 Mineral, VA
 Scale: 1" = 250'

--- Surveyed Property Line
 - - - County GIS Property Line
 - - - Shared-Use Path
 - - - (Cart Paths to be integrated with Golf Design)





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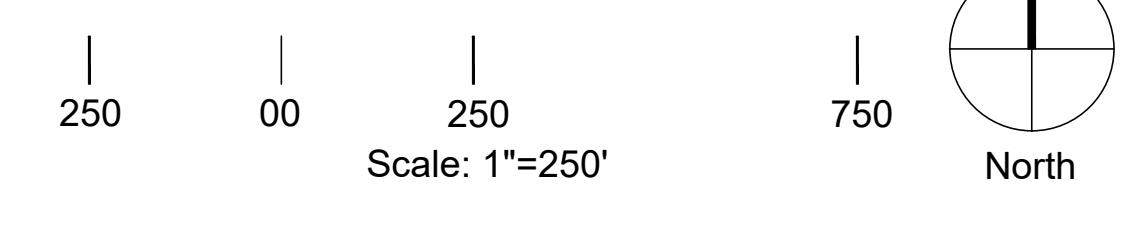
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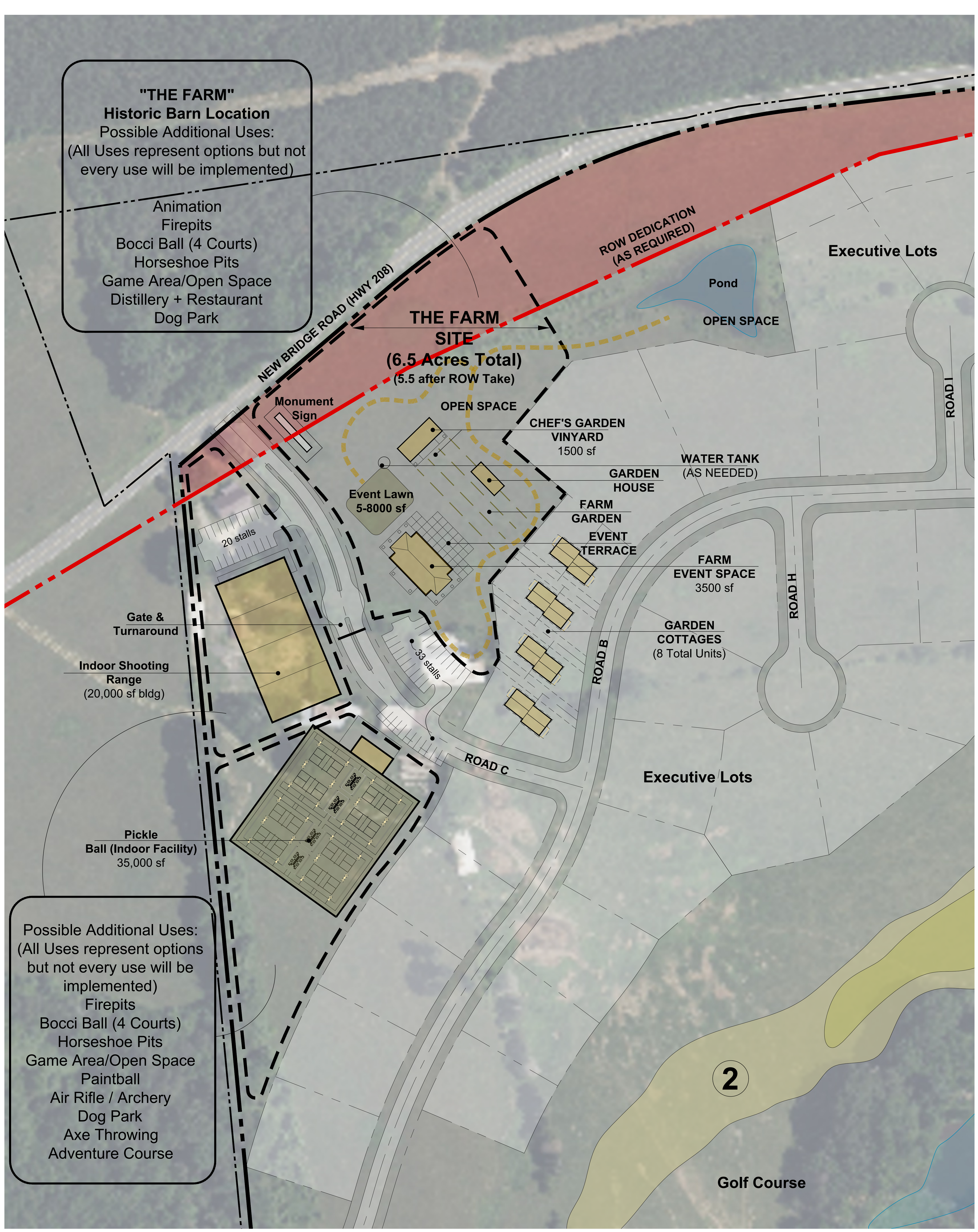


"THE FARM"
Historic Barn Location
 Possible Additional Uses:
 (All Uses represent options but not every use will be implemented)

- Animation
- Firepits
- Bocci Ball (4 Courts)
- Horseshoe Pits
- Game Area/Open Space
- Distillery + Restaurant
- Dog Park

Possible Additional Uses:
 (All Uses represent options but not every use will be implemented)

- Firepits
- Bocci Ball (4 Courts)
- Horseshoe Pits
- Game Area/Open Space
- Paintball
- Air Rifle / Archery
- Dog Park
- Axe Throwing
- Adventure Course



The Farm Notes: All building locations, orientations and uses enumerated on the Master Plan, and located within the area identified as "The Farm", may be relocated, reoriented, reduced, or eliminated at the time of site plan. Not all uses depicted may be constructed.

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Wares Crossroads Development - Farm Site 01.16.2026

C6 Mineral, VA
 Scale: 1" = 250'

