



Charles W. Payne, Jr.  
D: 540.604.2108  
cpayne@hirschlerlaw.com

Hirschler Fleischer | hirschlerlaw.com  
725 Jackson Street, Suite 200 | Fredericksburg, VA 22401  
P: 540.604.2100 | F: 540.604.2101

January 23, 2026

Tom Egeland  
Deputy Director, Planning & Zoning  
1 Woolfolk Avenue, Suite 201  
Louisa, VA 23093  
[tegeland@louisacounty.gov](mailto:tegeland@louisacounty.gov)

**RE: REZ2026-01, CUP2026-01 - FOURTH SUBMISSION**

Tom,

I hope this letter finds you well. With regard to the above captioned land use application(s), please find our responses below to the County's email dated 1/5/26. We have also provided the following documents enclosed herewith:

- Application Form(s);
- Proffer Statement, dated January 20, 2026 (revised and redlined);
- Impact Narrative, dated January 20, 2026 (revised and redlined);
- Master Plan ("Master Plan"), dated January 16, 2026 prepared by REEF
- Land Use Amendment Application (revised)
- PUD Checklist
- Groundwater Availability Report, titled "The Proposed Wares Crossroads Development, Groundwater Availability" dated January 13, 2026 prepared by Stantec
- Proffer Justification Analysis, dated January 23, 2026 (revised)
- Fiscal Impact Analysis, dated November 17, 2025
- Boundary Plat
- Phase I ESA, dated March 31, 2025, prepared by Meridian Environmental Group
- Signage Package
- Adjoining Property Owner List
- Traffic Memorandum, titled "Wares Crossroads Development – Traffic Impacts" dated, November 20, 2025, prepared by VHB
- DRAFT Conditional Use Permit Conditions
- DRAFT Legal notice (revised and redlined)
- Comment Response letter to Mr. Chris Coon's comments, dated January 26, 2026

Please consider these responses as supplemental to the pending application referenced above. Feel free to contact me with any questions.

### **General Application Comments & Questions:**

1. The Proffer Justification Analysis and Fiscal Impact Analysis is being reviewed by the Assistant County Administrator, Chris Coon. [ccoan@louisacounty.gov](mailto:ccoan@louisacounty.gov). Please coordinate directly with Chris Coon on his ongoing analysis and contacting General Services, Schools, Fire/Ems, Sheriff, on any comments and concerns those departments may have about the application, if not done so already.

**Applicant Response:** The Applicant's response to Mr. Coon's comments are provided under a separate cover, dated January 26, 2026.

2. Please confirm the proposed PUD will be using and sharing a water treatment and sewer treatment plant at Cutalong (RD), once online. In the future, will either development be using the existing Cutalong mass drain fields once the treatment facilities are online?

**Applicant Response:** CLA Environmental, LLC, the utility company serving Tributer Resort, has designed its wastewater treatment facilities to accept and reliably treat the projected wastewater flows generated by this Project, without exceeding permitted design limits or adversely affecting treatment performance. Similarly, CLA Environmental, LLC, has designed the water treatment facilities to supply potable water to meet the projected demands of this Project. Please see Section III. d of the Impact Narrative for further detail.

3. Please update the groundwater study site plan to match the current concept plan, and update the study if necessary.

**Applicant Response:** Please see the Groundwater Availability Report, titled "The Proposed Wares Crossroads Development, Groundwater Availability" dated January 13, 2026 prepared by Stantec, included with this submission.

4. Will owners be allowed to store boats and recreational vehicles at their property, or a central location? Will the glamping allow for recreational vehicle parking?

**Applicant Response:** It is not the Applicant's intent to allow property owners to store recreational vehicles on the Property, as there is ample storage off-site near the Property, being in close proximity to Lake Anna. Additionally, recreational vehicles are not permitted within the Glamping area. However, there is a possibility the Applicant will use Airstreams and/or structures (tents/yurts) for Glamping accommodations only.

**Wares Crossroads Development - Site Master Plan dated 11.20.2025 Comments:**

1. What type of road network is proposed past the cul-de-sacs shown, or are these roundabouts? Although a Private Road waiver is being requested, all roads must be constructed to VDOT subdivision street standards.

**Applicant Response:** All roads internal to the Project are proposed to be private and will be constructed to public road standards, pursuant to Sec. 86-567.4 of the County's Code. Please see notes #1-3 on sheet C3 of the Master Plan.

2. What are the internal road right-of-way widths? All roads are assumed to be 50 feet in width in Louisa County.

**Applicant Response:** Please see sheet C3. All private roads will be encompassed by an ingress-egress easement fifty feet (50') in width.

3. Will an access easement be required for the southernmost proposed entrance on Route 522, due to the surveyed location of the property line shown. Internal road R/W appears it may cross over onto the adjoining property.

**Applicant Response:** Please see the revised Master Plan sheet C2. An access easement is not necessary. The entrance will be located entirely within the subject parcel, in accordance with the metes and bounds depicted in the Applicant's boundary survey dated May 9, 2025.

4. Please provide an additional site plan page for a more detailed layout of the "The Farm Area" and surrounding uses. As a proposed PUD project, how does it meet the intent of Sec. 86-310. - Character of development? The project contains a mixture of housing types and amenities; but appears to align more with a Resort Development rather than a PUD that provides a mixture of uses (commercial and residential), neighborhood center, etc. Will all 22,000 sqft of indoor commercial be for shooting activities, or several commercial uses for County citizens, general public, and PUD residents and guests?

**Applicant Response:** Please see sheet C6 of the Master Plan. On balance, the Project meets the PUD zoning district's intent to "...to provide for a variety and flexibility in design necessary to implement the varied goals of the county as set forth in the comprehensive plan." The Project aligns with the following goals of the Comp Plan:

- Foster positive economic impacts on the County
- Promote high-quality development within the County
- Ensure compatibility between surrounding land uses
- Maintain community characteristics
- Maximize the return on investment in public resources

**Please note that all uses enumerated on the Master Plan open for public events, including the Indoor Shooting Range, will be subject to standards set by the Applicant, which may include: reservations, membership-buy in, and space rentals.**

**For further detail, please see pages 8-9 of the Impact Narrative.**

5. Garden cottages - sell (w/ lot); condominium, lease/rental units? (Are any of the cottages and condos proposed to be open to the public, or for residents, their guests, and leased/rental persons)?

**Applicant Response:** The Garden Cottages will be sold as fee simple lots. An owner can elect to rent the cottages as a short term rental, in accordance with VA State Code §15.2-983.

6. Large planned event capacity - parking and overflow parking areas not labeled? Only 100 spaces for the clubhouse and large events?

**Applicant Response:** As discussed with the County on January 6, 2026, please see Condition #6. As identified therein, the Applicant will submit a plan to the Zoning Administrator that will include the locations of all parking areas, including overflow spaces if needed.

7. 522 proposed monument sign does not appear to be on the project parcel(s)?

**Applicant Response:** Please see the revised Master Plan sheet C2. The monument sign will be located entirely within the subject parcel, in accordance with the metes and bounds depicted in the Applicant's boundary survey dated May 9, 2025.

8. The Site Plan lists the following: Non-Residential Structures: Will maintain a minimum setback of 10 ft from any adjacent property lines. A 50 ft setback shall be maintained along frontage of New Bridge Road and Zachary Taylor Hwy Accessory Buildings: Will maintain a 5' minimum setback from all property lines. The setback information listed on the concept site plan is too choppy, instead please copy and paste over the narrative page 8 breakdown of setbacks and heights for easy reference during the building permit phase. Please keep Sec. 86-116(b) (50 front) to 522 and 208.

**Applicant Response:** Please see sheet C3 of the Master Plan.

#### **Permitted and CUP use(s) Comments:**

1. Amendment to Cutalong Master Plan and proffers for use of shared private utilities; road system; and golf course holes appear to overlap. Will you be adding to the application the following: (RP20 Cutalong Consolidated, LLC, Applicant/Owner requests review of a proffer (master plan) amendment to REZ06-2005; REZ02-2015; REZ2024-06 and subsequent administrative master

plan amendments. The modification would allow for Wares Crossroads LLC., proposed Planned Unit Development to construct a large portion of Wares Crossroads golf course hole 5 and a majority of golf course hole 8 on the existing Cutalong Resort Development. Additionally, the applicant requests the proposed Planned Unit Development connect to the Resort Development known as Cutalong Golf Course at Tributary Bay, to allow for shared use of the existing Route 208 Courthouse Road entrance.) If so, the application will need to be updated to add this request and an additional fee for the proffer amendment will be required.

**Applicant Response:** Please see Page 10 of the Impact Narrative, for a description of the Applicant's amendment requests.

2. Please include a request for a private road waiver within the county application paperwork. Staff acknowledges it has been added to the narrative.

**Applicant Response:** Please see the revised Land Use Amendment Application, pages 1-2.

3. After review of the current list of proposed uses within the narrative, the following uses should also be requested for the project: Commercial Indoor Sports and Recreation (axe throwing, rock wall, escape room), Commercial indoor entertainment (concerts inside), Commercial Outdoor Sports and Recreation (rock wall), Commercial Outdoor Entertainment (concerts outside), outdoor gathering (fairs, carnivals, and large outside events), special occasion facility (weddings and corporate events), and Outdoor Shooting Range (air rifle). I assume Cutalong will also want to operate a Farmers Market, Hotel, and Short-term rental of a dwelling, as well? Please confirm no winery operations are being requested. A draft legal advertisement has been attached for your review and comment.

**Applicant Response:** The Applicant will not pursue an Escape Room, Farmer's Market, Hotel Winery, or Contractor's Office and Shops with this Project. Please see the revised Narrative for a complete list of all uses. The Applicant has also provided a redline of the DRAFT legal notice.

4. Is it the applicant's intent to condition the use (outdoor shooting range) to be limited to air rifle only?

**Applicant Response:** Please see Condition #3.

5. Staff suggests the applicant condition when the existing Wares CUP expires, as staff assumes there will be a desire to allow the real estate office to continue leasing the property until a demolition or renovation permit is submitted.

**Applicant Response:** Acknowledged. The Applicant requests the following condition:

**The conditional use permit, CUP2016-04, encumbering Tax Map Parcel 29-2 shall immediately terminate upon the Applicant's submission of its first site plan for the Project.**

6. (Helicopter Pad) Please provide conditions for hours of operation (outside of an emergency service use), and general flight area/cone for helicopter departure and arrival. Do you have information on what is required for review by FAA or other agencies?

**Applicant Response:** Pursuant to §24VAC5-20-170 of the VA State Code, the Applicant will register the helipad facility with the Virginia Department of Aviation and will provide all appropriate documentation to the Virginia Department of Aviation.

7. Will carnivals, fairs, outdoor entertainment, etc., have conditions on hours of operation? Will you hire event staff and sheriff deputies/Fire EMS for traffic on 522 and 208 for these events?

**Applicant Response:** As discussed with the County on January 6, 2026, please see Condition #6. As described therein, the Zoning Administrator can impose reasonable conditions on any event, open to the public, that is held on the Property. Note this condition only applies to any events that are open to the public. Any gatherings held by residents and guests internal to the Property, are not subject to these conditions.

8. As firearms are currently exempt from the noise ordinance, do you intend to conduct a noise study, condition that firearms (air rifles) will comply with the noise ordinance, etc.? Proposed air rifle course appears to be next to Route 208 and multiple other proposed activities. Please detail the mitigation and safety measures planned.

**Applicant Response:** At this time, the Applicant has not performed a noise study. The Applicant acknowledges and understands that the Project, including the air rifle course will be subject to and must comply the County's noise ordinance. Range rules will be established for both the paintball and air rifle courses.

9. Do you plan to condition a maximum number of people for the project for an outdoor gathering, for example?

**Applicant Response:** As discussed with the County on January 6, 2026, please see Condition #6. As described therein, the Zoning Administrator can impose reasonable conditions on any event, open to the public, that is held on the Property. Note this condition only applies to any events that are open to the public. Any gatherings held by residents and guests internal to the Property, are not subject to these conditions.

**Proffer Comments:**

1. A proffer or condition needs to be added to the application to allow for (phasing) flexibility as requested in the narrative in concert with the County/Zoning Administrator.

**Applicant Response:** Please see revised Proffer IV(a).

2. Please add to the proffer letter a signature and date line for the Chairman of the Board of Supervisors.

**Applicant Response:** Please see page 10 of the revised Proffer Statement.

3. Community Development staff is currently reviewing two classroom trailers for both Thomas Jefferson and Moss Nuckols Elementary school. Therefore Table III-A.3 of the Proffer Justification Analysis is incorrect.

**Applicant Response:** Please see the revised Proffer Justification Analysis, which has been revised to reflect the new school enrollment figures presented at the Planning Commission's work session on January 8, 2026.

4. Pursuant to the Proffer III(a), the Project's maximum lot coverage will not exceed 1.0. Lot coverage is a metric the County is not required to track unless you make it a condition, proffer, or part of the concept plan. What does lot coverage will not exceed 1.0 mean if you intend to proffer it?

**Applicant Response:** Please see the revised Proffer Statement. This proffer has been removed.

#### General Staff Notes:

1. Please be aware the County is not responsible for enforcing the private Architectural Design Guidelines at building permit review and approval.

**Applicant Response:** Acknowledged.

2. As you are aware the County recently hired an Agricultural and Land Conservation Coordinator. Staff reports will now contain an analysis from the Agricultural and Land Conservation Coordinator on land that is currently zoned agricultural, being rezoned to another use. Staff recommends you add to your narrative in preparation for this.

**Applicant Response:** Please see Section VII of the Impact Narrative.

**Applicant Response:** Acknowledged. The Applicant's representatives followed up with Mr. Egeland on January 6. No comments have been received since the date of this letter. All entrances to the Project will comply with all applicable VDOT and County standards at the time of site plan.

If you have any questions regarding these responses, please contact me directly.

Respectfully,

A handwritten signature in blue ink, appearing to read "Charles W. Payne, Jr.", with a stylized flourish at the end.

Charles W. Payne, Jr.

January 26, 2026

Chris Coon  
Deputy County Administrator  
1 Woolfolk Avenue, Suite 201  
Louisa, VA 23093  
[ccoon@louisacounty.gov](mailto:ccoon@louisacounty.gov)

**RE: REZ2026-01, CUP2026-01 - FOURTH SUBMISSION**

Mr. Coon,

I hope this letter finds you well. With regard to the above captioned land use application(s), please find our responses below to your comments sent to the Applicant via email dated 1/22/26. We have also provided the following documents enclosed herewith:

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1. To support that review, staff recently updated our internal operations calculator, which estimates an average annual public service cost of approximately \$4,762.85 per dwelling unit. For background purposes only, that estimate is currently allocated as follows: Public Schools \$2,625.00, Fire & EMS: \$854.67, Sheriff's Office: \$714.83, General Administration: \$293.00, Parks and Recreation: \$149.79 and Solid Waste: \$125.56

**Applicant Response:** Please see revised Proffer V.

2. Given that the submitted fiscal analysis appears to rely on different operating cost assumptions and/or service allocation methodologies, I would appreciate additional context on how those figures were developed, including the underlying methodology and assumptions used to arrive at the projected impacts.

**Applicant Response:** Within the fiscal impact analysis, Muncip calculated costs in a two-step process. First, Muncip reviewed the county's budget expenditures to evaluate which line items would likely be impacted by the project. This is shown on Schedule IX-A.

Muncip then estimated expenditures on a per capita basis with the exact allocation method depending on the nature of the expenditure. For example, Muncip allocated total fire & rescue expenditures per capita based on service population, that is, total county residents plus employees who work but do not live within the county. This is because fire & rescue services are frequently used by both residents and businesses. In contrast, Muncip impacted library services on a per resident basis as it was assumed these services will be used almost entirely by residents. Student expenditures are allocated on a per student basis for the same reason.

Once Muncip determined the per capita dollar increase for each relevant budget item, we multiplied it by the estimated increase in service population, residents, or students, as appropriate, as a result of this development. See Schedule IX-B.

3. From your review, how well does the project fit within current school and public safety capacity?

**Applicant Response:** Based on MuniCap's student generation numbers of 0.1386, 0.0682 and 0.0887 students per SFD unit for elementary, middle school and high school respectively, the Project's 79 SFD dwelling units (exclusive of the 35 Member Villas and 20 Garden Cottages which are intended to be short-term rentals and for vacationing purposes only) will generate a net of 17 school-age children (8 elementary, 4 middle and 5 high school) above the by-right units at full build out. Based on the student enrollment projections presented at the January 8 Planning Commission work session, the students generated by this Project will only present a capacity impact to Thomas Jefferson Elementary. However, there are currently no capacity-related, Capital Improvement Plan projects for Thomas Jefferson Elementary. Therefore, a cash proffer is not required. However, the Applicant has provided a cash

contribution of \$2,625 per unit towards schools, to mitigate any potential impacts on public schools. Please see Sec. V(a) of the Impact Narrative for further information.

Per the Comp Plan, the goal for response time for Fire/Rescue services within the county is 15 minutes. Currently, the average response time is 13 minutes and 49 seconds. Based on the statistics provided by Louisa County Fire and Rescue (0.12 calls per person, 0.3 calls per residence), the 140 projected residents above by-right will increase call volume by 17 calls. Per the County's Comp Plan, the current level of service for the sheriff's department is 1.9 calls per resident and 0.9 calls per person. The 140 projected residents (above by-right) for this Project are expected to increase the annual call volume by 127 calls. However, to mitigate any potential impacts on Public Safety, the Applicant has proffered \$854.67 per unit towards Public Safety and \$714.83 per unit towards the Sheriff's Office. Note that a portion of this Project (Member Villas and Garden Cottages) will be available for short-term rental only. This was factored into the Fiscal and Proffer Analysis. Therefore, certain residents of the Project are coming to visit for temporary stays only<sup>1</sup>, thereby further reducing the Project's potential impact on public facilities. Please see Sec V of the Impact Narrative for further details.

4. How do the project's layout, housing types, or timing help spread out service needs over time?

**Applicant Response:** A portion of this Project (Member Villas and Garden Cottages) will be available for short-term rentals. This was factored into the Fiscal and Proffer Analysis. Therefore, certain residents of the Project are coming to visit for temporary stays only, with a peak season anticipated during the warmer months, thereby further reducing and/or spreading the Project's potential impact on public facilities. Please see Section V of the Impact Narrative for further details.

5. Are there features of this development that might change service demand compared to a typical neighborhood, and how did that affect your findings?

**Applicant Response:** Unlike most neighborhoods, only a portion of this Project (Member Villas and Garden Cottages) will be available for short-term rentals. Accordingly, this was factored into the Fiscal and Proffer Analysis. Therefore, certain residents of the Project are expected to visit for temporary stays only, with a peak season anticipated during the warmer months, thereby reducing and/or spreading the Project's potential impact on public facilities.

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<sup>1</sup> Rentals will be short-term, to not exceed 30 days in accordance with State Code of Virginia §15.2-983

**This Project also proposes an array of recreational uses available to residents and guests of the Project. Accordingly, these offerings (i.e paintball course, pool, pickleball courts, etc.) will reduce demand on the County's public parks. Please see Section V of the Impact Narrative for further details.**

6. How does the project support the Comprehensive Plan's goals for managing growth and keeping service levels steady?

**Applicant Response:** As further described in the Applicant's Proffer Justification Analysis, this Project will generate approximately 17 school aged-children, which will present a capacity need at Thomas Jefferson Elementary. Further, this Project will increase call volumes for FREM and the Sheriff's Department by 17 and 127 calls respectively. In accordance with VA State Code Sec. 15.2-2298 and in support Chapter 4 of the County's Comprehensive Plan, the Applicant will provide a total of \$4,762.85 per SFD unit to mitigate the Project's impacts on Public Facilities. In regards to Transportation, the Applicant commits to construct transportation improvements along both Route 1 and Route 522 to allow drives to safely enter the site and also proposes a shared access to the existing Cutalong at Tributer development, all of which will alleviate vehicular pressure on Route 522 and 207. Even though a right-turn taper on Route 207 was not warranted by the Applicant's Traffic Memorandum, the Applicant will construct this taper, to further enhance the safety of the transportation network. The Applicant believes this Project is in support of the County's Comprehensive Plan's vision for a mix of uses in this area and is confident all of the aforementioned improvements will aide in mitigating any impacts to the Public Facilities, attributable to this Project. The Applicant looks forward to continuing coordination with the County throughout the site development phase. Please see the Applicant's Impact Narrative for further details.

7. Overall, what makes you confident that the analysis fully considers the project's public service impacts?

**Applicant Response:** As with all development projects, the Applicant acknowledges there will always been some unforeseen impacts that cannot be foreseen. However, the Applicant is confident the analyses described herein considers all potential public facility impacts by taking into account the following factors: The County's Comprehensive Plan (LOS standards, and the Project's alignment with goals envisioned in the Comp Plan), the operational impacts of the Project (seasonal rentals and number of units), and input from County Staff/Agencies.

If you have any questions regarding these responses, please contact me directly.

Respectfully,

A handwritten signature in blue ink, consisting of a stylized 'C' followed by a horizontal line that curves upwards at the end.

Charles W. Payne, Jr.

Reviewer: \_\_\_\_\_ Case # \_\_\_\_\_  
Fee Rcv'd: \_\_\_\_\_ Rcpt # \_\_\_\_\_  
Date & Time Rcv'd: \_\_\_\_\_  
Pre-App Meeting: \_\_\_\_\_

**LAND USE AMENDMENT APPLICATION**

Board of Supervisors of Louisa County, Virginia

The following information shall be typed or printed and completed in full. Attach additional pages where necessary.

1. **IDENTIFICATION OF REQUEST:**

- A: REZONING: From A-1 & A-2 ( ) to PUD ( )
- B: CONDITIONAL USE: See next page.
- C: TEMPORARY CONDITIONAL USE: N/A
- D: VARIANCE: N/A
- E: PROFFER AMENDMENT: N/A
- F: COMP PLAN AMENDMENT: N/A
- G: COMP PLAN REVIEW FOR CONFORMANCE: N/A
- H: SPECIAL EXCEPTION: N/A

2. **APPLICANT, PROPERTY OWNER, AGENT**

- A. NAME OF APPLICANT: Wares Crossroads Development, LLC  
If a corporation, name of agent: Joe Walsh
- B: MAILING ADDRESS: 978 New Bridge Road, Mineral, VA 23117  
Telephone # \_\_\_\_\_
- C: NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:  
Dickinson Land & Properties, L.L.C., Ware Family, LLC and Dickinson Investment, LLC, V&C Development LLC, and Cutalong Model LLC
- D. MAILING ADDRESS: 446 New Bridge Road, Mineral, VA 23117 (Virginia Kay Watson o/b/o Ware Family)  
Telephone # \_\_\_\_\_

If the applicant is not the owner of the property in question, explain: Applicant is contract purchaser of the Property.

A copy of pending contract or option agreement shall be attached hereto and made a part of this application.

**Proffer Amendment:** Applicant requests review of a proffer (master plan) amendment to REZ06-2005; REZ02-2015; REZ2024-06 and subsequent administrative master plan amendments. The modification would allow for Wares Crossroads LLC., proposed Planned Unit Development to construct a large portion of Wares Crossroads golf course hole 5 and a majority of golf course hole 8 on the existing Cutalong Resort Development. Additionally, the applicant requests the proposed Planned Unit Development connect to the Resort Development known as Cutalong Golf Course at Tributer Bay, to allow for shared use of the existing Route 208 Courthouse Road entrance and all utilities.

The properties are located 0.13 miles southeast of the intersection of Zachary Taylor Highway (Route 522) and New Bridge Road (Route 208), and are further identified as tax map parcels 28-97D, 29-3, 29-2, zoned Agricultural A-2 and 28-97E zoned Agricultural A-1, in the Mineral Election District.

**Private Road Waiver:** Pursuant to Section 86-567 (10) b., of Chapter 86. Land Development Regulations – the Applicant requests a private road waiver be granted to develop the Wares Crossroads Development, LLC., Planned Unit Development with a new internal private road network.

**Rezoning:** Rezoning from Agricultural (A-2 GAOD) Parcels 28-97D, 29-3, 28-97E, and Agricultural (A-1 GAOD) Parcel 29-2 to Planned Unit Development (PUD), a combined acreage of approximately 393.8417 acres.

**Conditional Use Permit:** Applicant requests permitted uses with a conditional use permit in Planned Unit Development as follows: Agricultural Operation, Aviation Facility, Brewery Limited, Brewery Major, Campground, Club, Commercial Indoor Sports and Recreation, Commercial Indoor Entertainment, Commercial Outdoor Sports and Recreation, Commercial Outdoor Entertainment, Dwelling/residence single family, Dwelling/residence two family, Golf Course, Golf Course, Indoor Shooting Range, Multi-Family Dwelling, Outdoor Gathering, Outdoor Shooting Range, Personal Improvement Services, Personal Services, Public Assembly, Restaurant, Special Occasion Facility, Short-Term Rental of a Dwelling

**Conditional Use Permit:** To allow for the permittance of public events to be held on the Property.

E. NAME OF PERSON TO BE NOTIFIED IN ADDITION TO THE APPLICANT AND/OR PROPERTY OWNER: Charles W. Payne, Jr. as Attorney and Agent for the Applicant

F. ADDRESS: 725 Jackson Street, Suite 200, Fredericksburg, VA 22401

Telephone #: (540) 604-2108

3. **LOCATION OF PROPERTY** (Assistance will be given in obtaining the following information upon request).

A. VOTING DISTRICT Mineral B. TAX MAP # 28-97D, 29-3, 28-97E & 29-2

C. SUBDIVISION NAME N/A D. LOT/PARCEL# N/A

E. PROPERTY LOCATION South of New Bridge Road (Rt. 208) between Cutalong Way and Zachary Taylor Highway (Rt. 522)

F. IS PARCEL UNDER LAND USE TAXATION PROGRAM?  (29-2) YES  NO

4. **EXPLAIN FULLY THE PROPOSED USE, TYPE OF DEVELOPMENT, OPERATION PROGRAM, ETC., AND THE REASON OF THIS REQUEST:**

Please see attached narrative.

(Attach applicable plans, renderings, elevations, photographs.)

5. **STATE HOW THIS REQUEST WILL NOT BE MATERIALLY DETRIMENTAL TO ADJACENT PROPERTY, THE SURROUNDING NEIGHBORHOOD OR THE COUNTY IN GENERAL. INCLUDE, WHERE APPLICABLE, INFORMATION CONCERNING: USE OF PUBLIC UTILITIES; EFFECT OF REQUEST ON PUBLIC SCHOOLS; EFFECT ON TRAFFIC--INCLUDE MEANS OF ACCESS TO THE NEAREST PUBLIC ROAD; EFFECT ON EXISTING AND FUTURE AREA DEVELOPMENT, ETC.**

Please see attached narrative.

6. **EXPLAIN ANY EXISTING USE PERMIT, SPECIAL EXCEPTION, (Prior) CONDITIONAL USE PERMIT, TEMPORARY CONDITIONAL USE PERMIT OR VARIANCE PREVIOUSLY GRANTED ON THE PARCEL IN QUESTION:**

Please see attached narrative.

**7. INDICATE THE FOLLOWING WITH RESPECT TO THE SUBJECT PARCEL:**

- A. EXISTING LAND USE(S): Primarily wooded, pastured, and undeveloped land
- B. EXISTING STRUCTURE(S): Barn/storage (primarily vacant)
- C. EXISTING ZONING: Agricultural-1 and Agricultural-2 (A-1 & A-2)
- D. ACREAGE OF REQUEST: 393.8417 acres
- E. UTILITIES: Public water and sewer  
(Intended use, example: public water and/or sewer; individual well and/or septic tank; other source.)
- F. IS THIS PROJECT IN OR NEAR A PINE PLANTATION? No
- G. IS THIS PROJECT IN AN AG/FORESTAL DISTRICT? No

**8. IF REQUESTING A VARIANCE, EXPLAIN THE UNIQUE PHYSICAL HARDSHIP OR EXTRAORDINARY SITUATION THAT IS THE JUSTIFICATION FOR THE VARIANCE:**

None.

\_\_\_\_\_

\_\_\_\_\_

**9. GIVE COMPLETE NAMES AND ADDRESSES (INCLUDING ZIP CODES) OF ALL OWNERS ADJACENT, ACROSS THE ROAD OR HIGHWAY FACING THE PROPERTY AND ACROSS ANY RAILROAD RIGHT-OF-WAY, CREEK, OR RIVER FROM SUCH PROPERTY, EVEN IF SUCH PROPERTY LIES IN ANOTHER COUNTY OR TOWN. (THIS INFORMATION MUST BE OBTAINED BY THE APPLICANT).**

\* PROPERTY OWNER'S NAME: \*PLEASE SEE ATTACHED LIST OF ADJOINERS\*

MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_ TAX MAP # \_\_\_\_\_

SUBDIVISIONNAME \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_

ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_

\* PROPERTY OWNER'S NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_ TAX MAP # \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_

ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_

\* PROPERTY OWNER'S NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_ TAX MAP # \_\_\_\_\_

<b>Property Owner</b>	<b>Mailing Address</b>	<b>Tax Map</b>	<b>Acreeage</b>	<b>Zoning</b>
RP20 Cutlaong Consolidated LLC	160 West Canyon Crest Road Alpine, UT 84004	29 35	950.9682	RD
REB Investment Company LLC	PO Box 130 Mineral, VA 23117	17 7	153.083	A2
Central Virginia Investments LC	Charles F. Purcell Louisa, VA 23093	16 60 29 1	112.635 72.06	C2 C2
Wayne R. Byrd, Trustee	PO Box 2133 Stafford, VA 22555	28 109	3	A2
Warren A. Dickinson	441 Lakeway Road Mineral, VA 23117	28 108	5.46	A2
Lake Anna Real Estate LLC	845 Ellisville Drive Louisa, VA 23093	28 14 1 28 110	3 3.31	C2 C2
Koren Diversified Holdings LLC	175 Windway Lane Mineral, VA 23117	28 14 2	12.89	C2
MWP Supply Inc.	322 Washington Street Madison, VA 22727	28 14 3	6	C2
MKG Enterprises LLC	133 Renfrew Circle Mineral, VA 23117	28 97G	24.966	C2
JDP Enterprises LLC	115 Renfrew Circle Mineral, VA 23117	28 97	26.472	A2
Joseph & Melissa Bennett	4275 Zachary Taylor Hwy Mineral, VA 23117	28 97B1	8.858	A2

MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_ TAX MAP # \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_

ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_

\* PROPERTY OWNER'S NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_ TAX MAP # \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_

ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_

**10. HERewith IS DEPOSITED THE FEE REQUIRED. CHECKS OR MONEY ORDERS  
MADE PAYABLE TO TREASURER, COUNTY OF LOUISA.**

A. REZONING	Tiered System
B. CONDITIONAL USE PERMIT	Tiered System
C. TEMPORARY CONDITIONAL USE PERMIT	\$325.00*
Temporary Housing*	
Extension or Amendment*	
Other*	
D. VARIANCE	\$1,250.00*
E. PROFFER AMENDMENT	\$1,500.00*
F. COMP PLAN AMENDMENT	\$650.00*

\*IN ADDITION TO THE STANDARD FEE, AN ADDITIONAL \$75.00 WILL BE CHARGED FOR EACH REQUEST AS A DEPOSIT ON A ZONING SIGN AND WILL BE REFUNDED UPON THE RETURN OF THE SIGN BY THE APPLICANT ONCE THE REQUEST HAS BEEN ACTED UPON.

\*THERE WILL BE A \$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR NOTIFICATION AND ADVERTISEMENT. THERE WILL ALSO BE A RE-ADVERTISEMENT FEE EACH TIME AN APPLICATION IS DELAYED OR POSTPONED AT THE REQUEST OF THE APPLICANT OR NECESSARY DUE TO SOME FAILURE TO ACT ON THE PART OF THE APPLICANT, PLUS A \$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR RENOTIFICATION.

\*THERE IS AN ADDITIONAL CHARGE FOR PUBLIC NOTICE ADVERTISEMENT.


11. **ENCLOSED WITH THIS APPLICATION IS A SITE PLAN OR TENTATIVE PLAN.**
12. **ENCLOSED WITH THIS APPLICATION IS THE APPROPRIATE COUNTY TAX MAP WITH THE PROPERTY MARKED AND A SURVEYED PLAT OF THE ENTIRE PARCEL.**

\*\*\*\*\*

13. **I/WE HEREBY CERTIFY THAT TO THE BEST OF MY/OUR KNOWLEDGE ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ANY EXHIBITS TRANSMITTED ARE TRUE AND THAT THE ADJACENT PROPERTY OWNERS LIST HEREWITH ARE THE OWNERS OF RECORD AS OF THE DATE OF APPLICATION.**

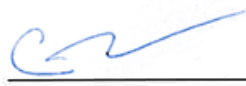
**NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ANY REQUEST WHICH REQUIRES PLANS MUST BE ACCOMPANIED BY THOSE PLANS AT THE TIME OF SUBMISSION OF THE APPLICATION.**

DATE: JUNE 19, 2025

  
\_\_\_\_\_  
SIGNATURE OF APPLICANT  
(Same Name as Used in Item 2-A, Page 1)

WAMES CROSSROADS DEVELOPMENT,  
\_\_\_\_\_  
APPLICANT'S NAME  
(Typed or Printed) LLC

\_\_\_\_\_  
SIGNATURE OF OWNER  
(Same Name as Used in Item 2-C, Page 1)  
  
Charles W. Payne, Jr.

\_\_\_\_\_  
OWNER'S NAME  
(Typed or Printed)  
  


\_\_\_\_\_  
SIGNATURE OF AGENT  
(Name of Person Other Than, but Acting for the Applicant, Responsible for this Application)

\_\_\_\_\_  
AGENT'S NAME  
(Typed or Printed)

**NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS**

In accordance with Section 86-91 of the Louisa County Zoning Ordinance, any Temporary Conditional Use Permit granted shall be considered canceled if the applicant does not avail himself/herself of the privilege within ninety (90) days from the date of issuance of the Temporary Conditional Use Permit.

**NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ANY REQUEST WHICH REQUIRES PLANS MUST BE ACCOMPANIED BY THOSE PLANS AT THE TIME OF SUBMISSION OF THE APPLICATION.**

DATE: 6-18, 2025

\_\_\_\_\_  
SIGNATURE OF APPLICANT

(Same Name as Used in Item 2-A, Page 1)

Virginia Kay Watson

SIGNATURE OF OWNER

(Same Name as Used in Item 2-C, Page 1)

Charles W. Payne, Jr.

\_\_\_\_\_  
SIGNATURE OF AGENT

(Name of Person Other Than, but Acting for the Applicant. Responsible for this Application)

\_\_\_\_\_  
APPLICANT'S NAME

(Typed or Printed)

Virginia Kay Watson

OWNER'S NAME

(Typed or Printed)

Ware Family, LLC

[Signature]

\_\_\_\_\_  
AGENT'S NAME

(Typed or Printed)

**NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS**

In accordance with Section 86-91 of the Louisa County Zoning Ordinance, any Temporary Conditional Use Permit granted shall be considered canceled if the applicant does not avail himself/herself of the privilege within ninety (90) days from the date of issuance of the Temporary Conditional Use Permit.

**NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ANY REQUEST WHICH REQUIRES PLANS MUST BE ACCOMPANIED BY THOSE PLANS AT THE TIME OF SUBMISSION OF THE APPLICATION.**

DATE: \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
SIGNATURE OF APPLICANT

(Same Name as Used in Item 2-A, Page 1)

\_\_\_\_\_  
APPLICANT'S NAME

(Typed or Printed)

Dickinson Land & Properties, L.L.C. &  
Dickinson Investments, L.L.C.

\_\_\_\_\_  
SIGNATURE OF OWNER

(Same Name as Used in Item 2-C, Page 1)



\_\_\_\_\_  
OWNER'S NAME

(Typed or Printed)

Michael C. Kildoo, Agent & Authorized Signatory  
for Dickinson Investments, L.L.C. & Dickinson Land  
Properties, L.L.C.

\_\_\_\_\_  
SIGNATURE OF AGENT

(Name of Person Other Than, but Acting for the  
Applicant, Responsible for this Application)

\_\_\_\_\_  
AGENT'S NAME

(Typed or Printed)

**NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS**

In accordance with Section 86-91. of the Louisa County Zoning Ordinance, any Temporary Conditional Use Permit granted shall be considered canceled if the applicant does not avail himself/herself of the privilege within ninety (90) days from the date of issuance of the Temporary Conditional Use Permit.

**NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ANY REQUEST WHICH REQUIRES PLANS MUST BE ACCOMPANIED BY THOSE PLANS AT THE TIME OF SUBMISSION OF THE APPLICATION.**

DATE: February 13th, 20<sup>26</sup>.

\_\_\_\_\_  
SIGNATURE OF APPLICANT  
(Same Name as Used in Item 2-A, Page 1)

Signed by:  
  
B89876815EB1430

\_\_\_\_\_  
APPLICANT'S NAME  
(Typed or Printed)  
V&C Development Company LLC  
By: Joe Walsh, Manager

\_\_\_\_\_  
SIGNATURE OF OWNER  
(Same Name as Used in Item 2-C, Page 1)

\_\_\_\_\_  
OWNER'S NAME  
(Typed or Printed)

\_\_\_\_\_  
SIGNATURE OF AGENT  
(Name of Person Other Than, but Acting for the Applicant, Responsible for this Application)

\_\_\_\_\_  
AGENT'S NAME  
(Typed or Printed)

**NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS**

In accordance with Section 86-22, of the Louisa County Zoning Ordinance, any Temporary Conditional Use Permit granted shall be considered canceled if the applicant does not avail himself/herself of the privilege within ninety (90) days from the date of issuance of the Temporary Conditional Use Permit.

**NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ANY REQUEST WHICH REQUIRES PLANS MUST BE ACCOMPANIED BY THOSE PLANS AT THE TIME OF SUBMISSION OF THE APPLICATION.**

February 13th  
DATE: \_\_\_\_\_, 20<sup>26</sup>.

\_\_\_\_\_  
SIGNATURE OF APPLICANT  
(Same Name as Used in Item 2-A, Page 1)

Signed by:  
*Justin Belliveau*  
265371A7FE55464...

\_\_\_\_\_  
APPLICANT'S NAME  
(Typed or Printed)  
Cutalong Model LLC  
BY: Stillwater Equity Partners, LLC, Manager  
By: Justin Belliveau, Manager

\_\_\_\_\_  
SIGNATURE OF OWNER  
(Same Name as Used in Item 2-C, Page 1)

\_\_\_\_\_  
OWNER'S NAME  
(Typed or Printed)

\_\_\_\_\_  
SIGNATURE OF AGENT  
(Name of Person Other Than, but Acting for the Applicant, Responsible for this Application)

\_\_\_\_\_  
AGENT'S NAME  
(Typed or Printed)

**NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS**

In accordance with Section 86-22, of the Louisa County Zoning Ordinance, any Temporary Conditional Use Permit granted shall be considered canceled if the applicant does not avail himself/herself of the privilege within ninety (90) days from the date of issuance of the Temporary Conditional Use Permit.


**NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ANY REQUEST WHICH REQUIRES PLANS MUST BE ACCOMPANIED BY THOSE PLANS AT THE TIME OF SUBMISSION OF THE APPLICATION.**

DATE: June 20, 20 25.

\_\_\_\_\_  
SIGNATURE OF APPLICANT  
(Same Name as Used in Item 2-A, Page 1)

\_\_\_\_\_  
APPLICANT'S NAME  
(Typed or Printed)

\_\_\_\_\_  
SIGNATURE OF OWNER  
(Same Name as Used in Item 2-C, Page 1)  
  
Charles W. Payne, Jr.

\_\_\_\_\_  
OWNER'S NAME  
(Typed or Printed)  
  


\_\_\_\_\_  
SIGNATURE OF AGENT  
(Name of Person Other Than, but Acting for the Applicant, Responsible for this Application)

\_\_\_\_\_  
AGENT'S NAME  
(Typed or Printed) Charles W. Payne, Jr.  
Hirschler

**NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS**

In accordance with Section 86-91. of the Louisa County Zoning Ordinance, any Temporary Conditional Use Permit granted shall be considered canceled if the applicant does not avail himself/herself of the privilege within ninety (90) days from the date of issuance of the Temporary Conditional Use Permit.

**SPECIAL POWER OF ATTORNEY AFFIDAVIT**

**COMMONWEALTH OF VIRGINIA  
COUNTY OF LOUISA**

This 19th day of June, 2025, I, Joe Walsh, Manager, of Wares Crossroads Development, LLC the contract purchaser of 28-97D, 29-3, 28-97E & 29-2 (describe land by tax map number) make, constitute, and appoint Charles W. Payne, Jr., my true and lawful attorney-in-fact, and in my name, place and stead giving unto said Charles W. Payne, Jr. full power and authority to do and perform all acts and make all representation necessary, without any limitation whatsoever, to make Application for said Rezoning or Conditional Use Permit Application. This includes the authority to execute and amend proffers or conditions.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on JUNE 19th, 2025, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Community Development Department of Louisa County stating that the terms of this power have been revoked or modified.

Given under our hands this 19th day of JUNE 20 25

[Signature]  
Owner/Contract/Purchaser/Authorized Agent (Circle One)

COMMONWEALTH OF Virginia  
CITY/COUNTY OF Louisa, to wit:

The foregoing instrument was acknowledged before me by [Signature], the Owner of said property, this 19th day of June, 2025.

My commission expires:

2/28/29 Notary Public

003588522 Registration Number



**OFFICE USE ONLY**

File/Case Number : \_\_\_\_\_ Date Accepted: \_\_\_\_\_, 20\_\_\_\_

**SPECIAL POWER OF ATTORNEY AFFIDAVIT**

**COMMONWEALTH OF VIRGINIA  
COUNTY OF LOUISA**

This 18 day of June, 2025, I, Virginia Kay Watson, Wore Family LLC the owner of Tax Map Parcel 29-2 (describe land by tax map number) make, constitute, and appoint Charles W. Payne, Jr., and Wares Crossroads Development, LLC my true and lawful attorney-in-fact, and in my name, place and stead giving unto said Charles W. Payne, Jr., and Wares Crossroads Development, LLC full power and authority to do and perform all acts and make all representation necessary, without any limitation whatsoever, to make Application for said Rezoning or Conditional Use Permit Application. This includes the authority to execute and amend proffers or conditions.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on June 18, 2025, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Community Development Department of Louisa County stating that the terms of this power have been revoked or modified.

Given under our hands this 18 day of June, 2025

Virginia Kay Watson  
Owner/Contract Purchaser/Authorized Agent (Circle One)

COMMONWEALTH OF Virginia  
CITY/COUNTY OF Panhatan, to wit:

The foregoing instrument was acknowledged before me by Virginia Kay Watson, the Owner of said property, this 18 day of June, 2025

My commission expires: 12/31/2026  
Ashley Davis Notary Public  
80161666 Registration Number  
80161666



**OFFICE USE ONLY**

File/Case Number : \_\_\_\_\_ Date Accepted: \_\_\_\_\_, 20\_\_\_\_



# COUNTY OF LOUISA COMMUNITY DEVELOPMENT

1 WOOLFOLK AVENUE, STE 201 • LOUISA, VIRGINIA • 23093 • [www.louisacounty.gov](http://www.louisacounty.gov) • (540) 967-3430

## Conditional Use & Rezoning Fee Worksheet

<b>Property Address</b>	446 New Bridge Road; Not Assigned
<b>Tax Map ID</b>	28-97D, 29-3, 28-97E and 29-2

The effects of proposed conditional use permit or rezoning applications – whether related to land size, building space, use type, or operational factors – can increase the time and effort required by staff to review and evaluate the project. Larger properties, more complex building designs, higher customer volumes, and greater numbers of employees all require additional staff time to review and process the project application. To account for the totality of the application review, a tiered fee structure has been created, which adjusts the base fee using specific characteristics of the proposed application according to the following factors.

Use this worksheet to calculate applicable project fees.

<b>Conditional Use &amp; Rezoning Fees</b>		
<b>Description</b>	<b>Fee</b>	<b>Applicable Fee to Project</b>
<b>Base Fee</b>	<b>Applies to all projects.</b>	\$750
<b>Total Site Acres</b>		
0 - 2.5 total acres	No additional fee	
2.6 - 10 total acres	+\$50	
10.1 - 25 total acres	+\$100	
25+ total acres	+\$250	\$250.00
<b>Disturbed Acres</b>		
<1 acre	No additional fee	
1.1 - 2.5 acres	+\$50	
2.6 - 10 acres	+\$100	
10+ acres	+\$250	\$250.00



## COMMUNITY DEVELOPMENT

<b>Total Building Square Footage</b>		
0 - 5,000 sq. ft.	No additional fee	
5,001 - 10,000 sq. ft.	+\$50	
10,001 - 20,000 sq. ft.	+\$100	
20,001+ sq. ft.	+\$250	\$250.00
<b>Finished Square Footage</b>		
0 - 2,500 sq. ft.	No additional fee	
2,501 - 5,000 sq. ft.	+\$50	
5,001 - 10,000 sq. ft.	+\$100	
10,001+ sq. ft.	+\$250	\$250.00
<b>Residential</b>		
Personal Use Only	-\$1,000	
Residential Development	+\$1,000	\$1,000.00
<b>Commercial, Business Size</b>		
Fewer than 50 customers/ clients onsite per day	No additional fee	
50-200 customers/ clients onsite per day	+\$100	
More than 200 customers/ clients onsite per day	+\$250	\$250.00
<b>Commercial, Number of Employees</b>		
0 - 10 employees	No additional fee	
11 - 50 employees	+\$50	
51 - 100 employees	+\$100	\$100.00
101+ employees	+\$250	
<b>Total Fees</b>		<b>\$3,100.00</b>

\$6,200 (\$3,100 x 2 (Rezoning and CUP fee))

\$150 (\$75 (sign fee) x 2)

\$300 (\$25 (notification fee) x 12)

TOTAL: \$6,650

Louisa County Community Development Department staff provides a Public Facilities evaluation in staff reports as a result of the Board of Supervisors adoption on February 20, 2024 of a Public Facilities Appendix added to the 2040 Comprehensive Plan. Please review the Public Facilities Appendix located on the Comprehensive Plan webpage and update your application as needed to address anticipated impacts to Public Facilities as listed below. If an impact is expected, you need to provide mitigation in your application. Contact information for the organizations responsible for these public facilities is included in the list below. Please contact Chris Coon Deputy County Administrator at (540) 967-3409, if you have any questions.

The following are the public facilities that impacts must be addressed in an application

- \* Fire & EMS
- \* Law Enforcement
- \* Parks and Recreation
- \* Schools
- \* Solid Waste
- \* Administration

**2025-2026**

**APPLICATION SCHEDULE  
LOUISA COUNTY PLANNING COMMISSION**

\*Due to Holiday  
Pre-app: Second Friday  
Filing deadline: Third Friday  
N. Mtg: Second Wednesday  
PC Mtg: Second Thursday

Preapplication Date	Filing Deadline	Neighborhood Meeting Date	Revisions Deadline	Ad to Paper	Richmond Times Dispatch Ad Dates	Planning Commission Meeting Date
December 13, 2024	December 20, 2024	January 8	January 15	January 24	January 30 February 6	February 13, 2025
January 10, 2025	January 17	February 12	February 19	February 21	February 27 March 6	March 13, 2025
February 14, 2025	February 21	March 12	March 19	March 21	March 27 April 3	April 10, 2025
March 14, 2025	March 21	April 9	April 16	April 18	April 24 May 1	May 8, 2025
April 11, 2025	April 18	May 14	May 21	May 23	May 29 June 5	June 12, 2025
May 9, 2025	May 16	June 11	June 18	June 20	June 26 July 3	July 10, 2025
June 13, 2025	June 20	July 9	July 16	July 25	July 31 August 7	August 14, 2025
July 11, 2025	July 18	August 13	August 20	August 22	August 28 September 4	September 11, 2025
August 8, 2025	August 15	September 10	September 17	September 20	September 25 October 2	October 9, 2025
September 12, 2025	September 19	October 8	October 15	October 24	October 30 November 6	November 13, 2025
October 10, 2025	October 17	November 12	November 19	November 21	*November 26 December 4	December 11, 2025
November 14, 2025	November 21	December 10	December 17	December 19	December 24 *December 31	January 8, 2026
December 12, 2025	December 19	January 14	January 21	January 23, 2026	January 29, 2026 February 5, 2026	February 12, 2026

**A scheduled meeting is required before submitting an application.**



# Planned Unit Development District Checklist

## I. Project Information

Project Name: Ware's Crossroads Development

Project Address: 446 New Bridge Road

Current Zoning: A-1, A-2 Tax Map Number: 28-910, 29-3, 28-91E, 29-2

Name and Address of Owner: Dickinson Land & Properties, LLC, Ware Family LLC, Dickinson Investment LLC

Name and Address of Developer (if different): Ware's Crossroads Development, LLC

The Planned Unit Development is located in the Lake Anna growth area

*The information contained in this checklist reflects the contents of the County Code (chapter 86, Division 8A) as of December 5, 2005. The applicant is responsible for ensuring that no revisions to the Ordinance have occurred since the preparation of this document.*

## II. Process Overview [Sec. 86-189]

1. The applicant contacts Louisa County's Community Development department for a pre-application meeting [suggested by Community Development Department]
2. The Planning Commission reviews the preliminary master plan
3. The Commission considers the Planned Unit Development at a scheduled public hearing and forwards recommendations to the Board of Supervisors
4. The Board holds a public hearing, after giving proper public notice
5. The plan approved by the Board constitutes the final master plan
6. After approval of the final master plan, all accepted conditions and elements of the plan represent proffers, enforceable by the Zoning Administrator
7. The Zoning Administrator approves or disapproves the final site development plan within sixty (60) days of receiving the plan
8. The County Attorney shall review any property-owner's or other association's charter and regulations prior to final site plan approval
9. The submitted plan must meet all applicable federal, state, and county regulations and must contain information required under section 86-411 of the County Code

### III. Checklist

( ✓ = Present & adequate, N/A = Not applicable)

#### General

- The Planned Unit Development is a minimum area of (10) acres [Sec. 86-192]
  - The development is unified with an interconnected system of internal roads, sidewalks, and paths as well as manageable access points along existing roads
  - The mixture of uses are based on the comprehensive plan [Sec. 86-191.1]
  - The district has a variety of housing types and non-residential uses [Sec. 86-191.1]
- Check all that apply-
- Single-family residential     Two-family residential     Multi-family
  - Commercial     Retail     Office     Industrial

#### Open space [Sec. 86-192.1]

- At least thirty percent (30%) of total acreage must be open space
- If fifty percent (50%) or more of total acreage is open, then a thirty percent (30%) increase in density shall be permitted
- If seventy-five percent (75%) or more of total acreage is open, then a fifty percent (50%) increase in density shall be permitted
- A minimum usable area of five thousand square feet every ten (10) acres shall be provided for active or passive recreational activities
- Open space shall be dedicated in a logical relationship with the site and in conformance with any guidance in the comprehensive plan
- Improvements shall be configured to accommodate permitted, accessory and conditional uses in an orderly relationship with one another, with the greatest amount of open area and with the least disturbance to natural features

#### Character of development

An application is not required to possess every characteristic to be approved. The size of the proposed district, its integration with surrounding districts, or other similar factors may prevent the application from possessing every characteristic.

-Check all that apply-

- Pedestrian orientation
- Neighborhood friendly streets and paths
- Interconnected streets and transportation networks
- Parks and open space as amenities
- Neighborhood centers
- Buildings and spaces of appropriate scale
- Relegated parking
- Mixture of uses and use types
- Mixture of housing types and affordability
- Environmentally sensitive design
- Clear boundaries with any surrounding rural area

## **Application for rezoning [Sec. 86-189]**

### Narrative

- General statement of objectives to be achieved by the planned district
  - Character of the proposed development
  - Market for which the development is oriented
- List of all adjacent property owners
- Site development standards
  - Density
  - Setbacks
  - Maximum heights
  - Lot coverage
- Utility requirements and implementation plan
- Phased implementation plan
- Comprehensive sign plan
- Statement pertaining to any architectural and community design guidelines submitted in sufficient detail to provide information on building design, orientations, styles, lighting plans, etc.

### Existing Conditions Map

- Topography, including steep slopes (>15%)
- Water features
- Roadways
- Structures
- Tree lines
- Major utilities
- Significant environmental features
- Existing and proposed ownership of the site along with all adjacent property owners

### Preliminary Master Plan

- Sufficient clarity and scale
- Proposed layout of the Planned Unit Development District
  - General location of uses
  - Types of uses
  - Densities of uses
- Methods of access from existing state-maintained roads to proposed areas of development
- General road alignments
- General alignments of sidewalks, bicycle and pedestrian facilities
- A general water layout plan indicating the intended size and location of primary lines, and the general location of fire hydrants
- A general sanitary sewer layout indicating the size and location of primary lines, and the location of pump stations
- A general plan showing the location and acreage of the active and passive recreation spaces, parks and other public open areas

Additional parts to application package

- An environmental impact study
- A traffic study

**Review and approval of plan**

Densities [Sec. 86-192.2]

- Gross and net residential densities shall be shown on the final master plan by area and for the development as a whole in dwelling units per acre
- Density shall not exceed ten (10) dwelling units per acre
- Non-residential density shall be expressed in total square footage by area and for the development as a whole

Setback regulations [86-192.3]

- Areas between buildings used as service yards, storage of trash, or other utility purposes shall be designed so as to be compatible with adjoining buildings
- Building spacing and design shall incorporate privacy for outdoor activity areas (patios, decks, etc.) associated with individual dwelling units whenever feasible
- Yards located at the perimeter of the planned unit development district shall conform to setback requirements of the adjoining district, or to the setback requirements of the planned district, whichever is greater
- Setbacks shall not interfere with public safety issues such as sight lines and utilities, including other public infrastructure such as sidewalks, open space, etc.

Height of buildings [86-192.4]

- All proposed buildings must meet height regulations
  - Single-family residences: 40 feet maximum
  - Banks, office buildings and hotels: 80 feet maximum
  - Apartment, shopping centers, and other permitted buildings: 60 feet maximum
  - Conditional use permits to exceed the maximums
  - All accessory buildings shall generally be less than the main building in height

Parking [Sec. 86-192.5]

- Parking regulations based on a parking needs study or equivalent data
- Parking regulations reflect the intent of the comprehensive plan to decrease impervious cover by reducing parking requirements, considering alternative transportation modes and using pervious surfaces for spillover parking areas

Utilities [Sec. 86-192.6]

- All new utility lines, electric, telephone, cable television lines, etc., shall be placed underground

Waivers and Modifications [Sec. 86-193]

- If the Planned Unit Development conflicts with the Zoning or Subdivision Ordinance, then the applicant must provide a clear explanation as to why certain regulations are in conflict with the final master plan, demonstrate that the public's health, safety and welfare will not be compromised

***If the applicant feels that a point on this checklist does not apply to the specific Planned Unit Development that is under review, then the applicant should submit a letter to Louisa County's Community Development Department. This letter should make a clear argument that refers to the disputed point on the checklist.***

**Address:**

Community Development  
P.O. Box 160  
1 Woolfolk Ave.  
Louisa, VA 23093

**IV. Read and Sign**

In representing the above referenced firm submitting this Planned Unit Development, I hereby state that, to the best of my knowledge, the attached documents contain all information required by this checklist.

**Signature of person completing checklist**

  
\_\_\_\_\_

**Date**

6/17/2025

**Printed Name**

Elizabeth Hummel

**Daytime Phone number**

540-604-2119

**LOUISA COUNTY, VIRGINIA**

**LAND USE AMENDMENT – RECLASSIFICATION**  
**AND**  
**CONDITIONAL USE PERMIT NARRATIVE**

APPLICANT: Wares Crossroads Development, LLC (the “Applicant”)

OWNER: Dickinson Land & Properties, L.L.C.; Ware Family, LLC;  
Dickinson Investment LLC; (collectively, the “Owner”)

REPRESENTATIVE: Charles W. Payne, Jr.  
Hirschler  
725 Jackson Street, Suite 200  
Fredericksburg, VA 22401  
540-604-2108 | cpayne@hirschlerlaw.com

PROPERTY: Louisa County, Virginia (“County”) Tax Map Parcels 28-97D, 29-3, 28-97E, 29-2, consisting of approximately 393.8417 acres (collectively, the “Property”)

MASTER PLAN: Master plan titled “Reef Wares Crossroads Development – Site Master Plan”, prepared by Reef, dated January 16, 2026 and attached hereto as **Exhibit A** (the “Master Plan”)

REQUESTS: (1) Conditional rezoning of the Property from Agricultural-1 (“A-1”) and Agricultural-2 (“A-2”) to Planned Unit Development (“PUD”) to allow for the development of fifty (50) Estate Units,<sup>1</sup> twenty-nine (29) Executive Units<sup>2</sup>, thirty-five (35) Member Villas<sup>3</sup> and twenty (20) Garden Cottages,<sup>4</sup> and all other uses as enumerated in the Master Plan.

(2) Conditional use permit to allow for the development of certain uses not otherwise defined in the County’s Code (defined below).

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<sup>1</sup> Pursuant to Sec. 86-13 of the Louisa County Zoning Ordinance, Estate Units can include: *Dwelling/residence, single-family detached*

<sup>2</sup> Pursuant to Sec. 86-13 of the Louisa County Zoning Ordinance, Executive Units can include: *Dwelling/residence, single-family detached*

<sup>3</sup> Pursuant to Sec. 86-13 of the Louisa County Zoning Ordinance, Member Villas can include: *Dwelling/residence, single-family detached*

<sup>4</sup> Pursuant to Sec. 86-13 of the Louisa County Zoning Ordinance, Garden Cottages can include: *Dwelling/residence, multi-family, Dwelling/residence, single-family attached, Dwelling/residence, two-family*

(3) Conditional use permit to allow for certain public events to be held on or within all non-residential use areas located on the Property.

DATE: January 20, 2026

FILE NO.: REZ2026-01  
CUP2026-01

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## **I. Request Overview.**

The Applicant is affiliated with REEF Investments – having a common goal of raising standards within the development community with integrity, excellence, teamwork, and accountability. The Applicant is dedicated to creating long-term value for its stakeholders and communities through diverse real estate investments while also delivering social and environmental returns. Currently, the Applicant and REEF Investments manage over \$2 billion in development projects in locations such as Deer Valley, Park City, Desert Resort, Lake Anna, Hawaii and Telluride. The Applicant looks forward to this opportunity to work with the County to develop a unique, high-quality community designed to last for generations.

Pursuant to County Zoning Ordinance (“Code”) Sections 86-53, *et al.*, and 86-43, the Applicant respectfully requests a reclassification of the Property from the A-1 and A-2 zoning districts to the Planned Unit Development (“PUD”) zoning district and a conditional use permit (“CUP”) to allow for the development of a resort-style residential community consisting of no more than fifty (50) Estate Units, twenty-nine (29) Executive Units, thirty-five (35) Member Villas and twenty (20) Garden Cottages, and all other uses as enumerated in the Master Plan.

Executive lots will range in size from 0.25 to 1.5 acres, Estate lots will range in size from 0.5 to 2.0 acres, and Member Villas will range in size from 0.25 to 1.0 acres (“Member Villas”). The Applicant also proposes twenty (20) garden cottage units (“Garden Cottages”) the lots of which will range in size from 0.1 to 0.5 acres. The Applicant also proposes related uses, as enumerated on the Master Plan (collectively, the “Project”). The total acreage for this reclassification request is 393.8417 acres.

More specifically, the Applicant requests not only the reclassification, but also the CUP for the development of certain undefined uses within the County’s Code, all as enumerated on the Master Plan, to include without limitation: 20 Garden Cottages, a golf course, clubhouse, helicopter landing pad, amphitheater/music venues, brewery, distillery, family activity barn, restaurants, club facilities, public assembly facilities, brewery (major), distillery, campground (major), and event pavilion. For all non-residential uses, the Applicant also requests a CUP to allow for public events to be held on the Property from time to time.

The Applicant’s proposal conforms to the policies established by the County’s 2040 Comprehensive Plan, Adopted by the Board of Supervisors in August of 2019 (the “Comp Plan”).

Further, the Project will address its anticipated impacts on public facilities and services, including roads, schools, safety, and parks. In this regard, the Applicant has also submitted a voluntary proffer statement (“Proffer Statement”). The Proffer Statement, in relevant part, addresses any impacts generated by the Project, and limits the Property’s developable uses. Also note that the Applicant included a proffer analysis with this application prepared by MuniCap, Inc., titled “Wares Crossroads Development Louisa County, VA Proffer Justification Analysis”, dated January 23, 2026, attached hereto as **Exhibit B** (“Proffer Analysis”). Overall, the Proffer Analysis concludes that cash proffers are not required to be collected as a result of the Project. However, the Applicant has voluntarily proffered be \$4,762.85 per SFD Unit (or a total of \$376,265.15) to mitigate the Project’s impacts on public facilities, as provided in the Proffer Statement.

In support of this request, the Applicant also submitted a traffic memorandum relating to this application, which was prepared by VHB, dated November 20, 2025, titled “Wares Crossroads Development – Traffic Impacts”, and attached hereto as **Exhibit C** (the “Traffic Memorandum”). The Traffic Memorandum estimates that the Project will generate 143 total trips (58 in and 85 out) during the morning peak hour, 199 total trips (106 in and 93 out) during the evening peak hour, and 2,234 total trips (1,117 in and 1,117 out) during an average weekday.

Lastly, the Applicant retained MuniCap, Inc. to perform a fiscal impact analysis of the Project. The analysis, dated November 17, 2025, and titled “Wares Crossroads Development Louisa County, Virginia Fiscal Impact Analysis” (the “FIA”) is attached hereto as **Exhibit D**. In summary, the FIA estimated that during construction, the Project will create 720 direct as well as 215 indirect and induced jobs within the County, which will result in approximately \$55,230,239 in total annual incomes. Upon full build- out, the Project is expected to create 35 direct as well as 23 indirect and induced careers, and it is also anticipated to generate a positive \$988,713.00 in gross, new tax revenues to the County. Upon full build-out, Project will generate annually a net revenue surplus (onsite and offsite) after full build-out of approximately \$459,001.00 in current dollars and a surplus of \$18,840,932.00 through fiscal year ending June 30, 2057.

## **II. Background.**

The Property consists of approximately 393.8417 acres, which is primarily wooded, pastured and undeveloped land, currently zoned A-1 and A-2, and located east of Zachary Taylor Highway, south of New Bridge Road, and immediately west of the existing Cutalong at Lake Anna private resort community. The Project will be accessed via two entrances off of Zachary Taylor Highway with a secondary access off New Bridge Road, one gated access to the existing Cutalong at Lake Anna community.

## **III. Land Use Amendment Application Narrative - Reclassification.**

Pursuant to the County’s PUD Checklist, the following items must be addressed by the Applicant:

### ***a. General statement of objectives to be achieved by the planned district***

The Property will be developed for no more than fifty (50) Estate Units, twenty-nine (29) Executive Units, thirty-five (35) Member Villas, and twenty (20) Garden Cottages, and all

other uses as enumerated in the Master Plan. The Property is intended to develop as a private, gated, resort-style community. As depicted on the master plan, the Property will be developed for the following uses that are permitted via a CUP in the PUD district:<sup>5</sup>

- 1.) Executive Units (*Dwelling/residence, single-family detached*)
- 2.) Estate Units (*Dwelling/residence, single-family detached*)
- 3.) Member Villas (*Dwelling/residence, single-family, Short-Term Rental of a Dwelling*)
- 4.) Garden Cottages (*Multi-family, Dwelling/residence, Dwelling/residence, two-family, Short-Term Rental of a Dwelling*)
- 5.) Golf Course<sup>6</sup> (*Golf Course*)
- 6.) Clubhouse (*Golf Course*)
- 7.) Helicopter Landing Pad (*Aviation Facility*)
- 8.) Pools (*Club*)
- 9.) Spa (*Personal improvement services & Personal service*)
- 10.) Restaurants (*Restaurant*)
- 11.) Amphitheater/Music Venues (*Club, Public Assembly, Commercial Outdoor Entertainment, Commercial Indoor Entertainment, Outdoor Gathering*)
- 12.) Guard Shacks (*Club*)
- 13.) Brewery (*Brewery, Limited and Brewery, Major*)
- 14.) Distillery (*Distillery, Major*)
- 15.) Family Event Space (*Club, Agricultural Operation, Special Occasion Facility*)
- 16.) Glamping (*Campground & Club*)
- 17.) Paintball (*Club, Public Assembly, Outdoor Shooting Range, Indoor Shooting Range*)
- 18.) Air Rifle Course (*Club, Public Assembly, Outdoor Shooting Range, Indoor Shooting Range*)
- 19.) Archery Course (*Club, Commercial Outdoor Sports and Recreation, Commercial Indoor Sports and Recreation and Public Assembly*)
- 20.) Axe Throwing (*Club, Public Assembly, Commercial Outdoor Sports and Recreation, Commercial Indoor Sports and Recreation*)
- 21.) Indoor Shooting Range (*Indoor Shooting Range*)
- 22.) Sports Activity Complex (racquet/pickleball courts, bocci ball, horseshoe pits, basketball, playground, baseball, softball, soccer field) (*Club, Commercial Outdoor Sports and Recreation, Commercial Indoor Sports and Recreation & Public Assembly*)
- 23.) 18-Hole Putting Green (*Golf Course*)
- 24.) Multi-use Trails (*Commercial Outdoor Sports and Recreation*)

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<sup>5</sup> Use as depicted on the Master Plan (*use as defined in the County's Zoning Ordinance*)

<sup>6</sup> Comfort Stations, will be accessory to the golf course use and are intended to serve as refueling (to serve small snacks, beverages, etc.) areas for golfers. A golf course maintenance facility will also be accessory to the principal golf course use.

- 25.) Adventure rope course/climbing wall (*Commercial Outdoor Sports and Recreation, Commercial Indoor Sports and Recreation*)
- 26.) Event Lawn, Event Terrace (*Club, Public Assembly, Special Occasion Facility, Outdoor Gathering*)
- 27.) Vineyard and Chef's Garden (*Agricultural Operation*)

As mentioned previously, the Applicant is requesting a CUP to allow for all of the above uses on the Property to hold public events. These events can include, without limitation: weddings, live entertainment, fundraising events, and/or golf tournaments. Please note that any use above, that will be open for public events will be subject to standards set by the Applicant, which may include: reservations, membership buy-in and space rentals.

The Executive, Estate Units, Member Villas and Garden Cottages<sup>7</sup> will all be located on fee-simple lots. However, the thirty-five (35) Member Villas and twenty (20) Garden Cottages will be available for short-term rentals only.<sup>8</sup> In summary, the community is intended to be a golf-course resort-style neighborhood, marketed to residents looking for a second or third home, within close proximity to Lake Anna. All proposed roads will be privately owned and maintained. Sidewalks, approximately 8 feet in width, will be constructed along Roads A, B, C and D in order to provide pedestrian connectivity between residential land bays and non-residential land bays.

The Farm. As depicted on sheet C6, the Project will provide an area of neighborhood uses contained within a 6.5 acre area identified as the "Farm". The uses, as enumerated on the plan, are intended to create a community node, which is complementary to the PUD's intent which simply encourages a variety of housing types and uses.

**b. List of all adjacent property owners**

Please refer to **Exhibit E** for a comprehensive list of all adjacent property owners.

**c. Site development standards (Density, setbacks, max heights, lot coverage)**

Density.

*Executive Units:* 1.4 unit/per acre<sup>9</sup>

*Estate Units:* 0.8 unit/per acre<sup>10</sup>

*Member Villas:* 2 units/per acre<sup>11</sup>

*Garden Cottages:* 7 units/acre<sup>12</sup>

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<sup>7</sup> The Applicant requests flexibility from Subdivision Agent at the time of plat review, to allow Garden Cottages to be condo platted.

<sup>8</sup> Rentals will be short-term, to not exceed 30 days in accordance with State Code of Virginia §15.2-983

<sup>9</sup> 29/51= 1.38

<sup>10</sup> 50/65=0.76

<sup>11</sup> 35/18= 1.94

<sup>12</sup> 20/3= 6.66

Square footage for a non-residential buildings: As depicted on the Master Plan, the Project proposes a Farm Event Space (3,500 square feet), a Clubhouse (+/-9,000s sf), an Indoor Shooting Range (+/- 20,000 sf) and an Indoor Pickleball Facility (+/- 35,000 sf).

The maximum gross, residential density will not exceed 0.34 units per acre<sup>13</sup>. The Applicant also proffers that the Project will not exceed fifty (50) Estate Units, twenty-nine (29) Executive Units, thirty-five (35) Member Villas and twenty (20) Garden Cottages,

Setbacks.<sup>14</sup> The Master Plan proposes the following setbacks:

*Estate Units:* Front: 25 feet, Side: 25 feet, Rear: 25 feet

*Executive Units, Member Villas, Garden Cottages:* Front: 25 feet, Side: 10 feet ,  
Rear: 10 feet

*Non-residential.*

Accessory Buildings: Front: 5', Side: 5', Rear: 5'

Non-Residential Structures: 10' front, 10' side and 10' rear

Building Heights. For all residential uses, the building height will not exceed 40 feet. For all non-residential uses, the building height will not exceed 60 feet.

Open Space. As depicted on sheet C-5 of the Master Plan, the Applicant will provide approximately 273 acres of open space, or approximately 70% of the Property. The Project will provide a mix of *Active* and *Passive* open space, to include the Spa Village, shared-use paths, the glamping area, dog parks, the golf course and accessory uses (including but not limited to driving range, cart path, and comfort stations).

#### ***d. Utility requirements and implementation plan***

CLA Environmental, LLC, the utility company serving Tributer Resort, has designed its wastewater treatment facilities to accept and reliably treat the projected wastewater flows generated by this Project. Facility planning and engineering analyses evaluated anticipated average daily flows, peak conditions, and constituent loadings associated with the development to ensure adequate treatment capacity and operational flexibility. Based on these analyses, the facilities are appropriately sized and configured to serve the Project without exceeding permitted design limits or adversely affecting treatment performance.

The treatment systems incorporate proven processes and infrastructure capable of accommodating the additional flows while maintaining compliance with all applicable federal, state, and local regulatory requirements. Capacity has been reserved within the overall system to serve the Project, and operational considerations, including redundancy,

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<sup>13</sup> Density Calculation (134 units/393 acres)

<sup>14</sup> For buildings located along Zachary Taylor Highway and New Bridge Road, a 50' minimum setback will be maintained in accordance with Sec. 86-116(b).

have been addressed as part of the design approach. As a result, the facilities can accept the proposed wastewater contributions while continuing to meet effluent quality standards.

Suitable wastewater collection and conveyance connections will be designed specifically to serve the Project. These connections will be engineered in accordance with applicable design standards and will be reviewed, approved, and permitted by the appropriate regulatory agencies prior to construction. Upon completion and permitting, the connections will provide a reliable and compliant means of conveying wastewater from the Project to the CLA Environmental, LLC treatment facilities for treatment and disposal.

Similarly, CLA Environmental, LLC has designed its water treatment facilities to supply potable water to meet the projected demands of the Project. Engineering analyses evaluated anticipated average and peak water demands to confirm that the treatment facilities have sufficient capacity, reliability, and operational flexibility to serve the development while maintaining compliance with all applicable federal, state, and local drinking water regulations. Appropriate water system connections will be engineered, permitted, and constructed in accordance with regulatory requirements to provide a safe, reliable, and compliant water supply to this Project.

*e. Phased implementation plan*

The Applicant intends to phase the development of the Project, as depicted on sheet C-4 of the Master Plan. The Applicant requests the Zoning Administrator allow the Applicant the flexibility to amend the phasing plan, at the time of site plan.

*f. Comprehensive sign plan*

As depicted on the GDP, the Project will include three potential monument signs, located at each of the Project's entrances. The Project will also include wayfinding signs throughout the development. The Applicant has also provided a signage package, attached hereto as **Exhibit F**. The signage renderings provided are illustrative only, and depict a general type and design of the proposed signage.





- g. Statement pertaining to any architectural and community design guidelines submitted in sufficient detail to provide information on building design, orientations, styles, lighting plans, etc.*

Pursuant to Proffer IV.a, the Applicant will record architectural covenants. Please note that any architectural standards established will be in addition to any Growth Area Overlay standards and any subsequent code requirements. The Applicant has submitted Architectural Guidelines dated May 1, 2025 and attached hereto as **Exhibit G.** Please note these guidelines are illustrative only and speak to the general type and design of the units.

### **PRIVATE ROAD REQUEST**

Pursuant to Sec. 86-567(10)(b) of the County's Zoning Ordinance, the Applicant requests to construct a private, gated road network. All private roads will be maintained by the property owner or HOA and will be constructed to VDOT public road standards pursuant to Sec. 86-567.4 of the County's Code.

### **ZONING ORDINANCE COMPLIANCE**

As noted previously, the Applicant intends to rezone the Property to PUD to allow for a resort-style community, containing a variety of uses and housing types. Section 86-308 of the County Code states that PUDs:

....provide for a variety and flexibility in design necessary to implement the varied goals of the county as set forth in the comprehensive plan.

As further defined below, the Project aligns with the County's comprehensive plan goals including, without limitation:

- Fostering positive economic impacts on the County. The Project is expected to generate \$988,713 in gross, annual tax revenue and approximately 935 jobs during the construction phase.
- Promoting high-quality development within the County. The Project will record architectural covenants that ensure a high-quality design throughout the Project.
- Ensuring compatibility between surrounding land uses, by continuing the development of a resort-style, mixed use neighborhood in conjunction with the nearby Cutalong, Tributer Resort project.
- Maintaining community characteristics, by supporting and fulfilling the comprehensive plan's vision for this area, which envisions a mixed-use node.
- Maximizes the return on investment in public resources by not only generating significant tax revenues, but contributing \$1,199.00 per unit for Schools, \$1,581.50 per unit for Public Safety and \$1,581.50 per unit for Parks & Recreation).

The PUD district also emphasized “A variety of housing types and non-residential uses are strongly encouraged.” In this regard, the Applicant requests flexibility from the Zoning Administrator at the time of site plan, in order to accommodate the Applicant’s development program which proposes a resort-style neighborhood, consisting of a mix of multi-family, two family and detached units, complemented by a variety of neighborhood uses enumerated in Sec. III.a of this narrative. Additionally, the intent of the PUD also states:

... planned unit development districts be established along major corridors and in growth areas as designated in the comprehensive plan. Planned district master plans should demonstrate a unified development with an interconnected system of internal roads, sidewalks, and paths as well as manage access points along existing roads in order to maximize safety and the efficiency of existing roads. Pavement widths of internal and external roads shall minimize paving requirements as described in the comprehensive plan while accommodating projected traffic generated from the district.

In support of the PUD, and as depicted on the Master Plan, this Project proposes an interconnected system of private streets (with sidewalks), walking paths, and fifty-foot (50') roadway widths to allow for the safe movement of vehicles and pedestrians throughout the Project. Further, this Project proposes two (2) new entrances along Route 522 and one (1) new entrance along 207, both of which will be constructed and permitted through VDOT. The Applicant has also proffered to construct a westbound left turn lane on 207, and southbound left turn lanes into both entrances on Route 522. Further, while the Applicant’s Traffic Memorandum found an eastbound right turn taper was not warranted along Route 207, the Applicant commits to provide this improvement. With all of the aforementioned improvements, the Applicant believes the Project will mitigate any impacts to the transportation network.

## REZ06-2005; REZ02-2015; REZ2024-06 PROPOSED AMENDMENTS

The Applicant requests a revision to the Cutalong at Lake Anna Master Plan (Amendment) last dated August 26, 2024 and adopted January 6, 2025 to allow this Project to construct a large portion of the Project's golf course hole #5 and a majority of golf course hole #8 on the existing Cutalong Resort Development. Additionally, the Applicant requests this proposed Planned Unit Development connect to the Resort Development known as Cutalong Golf Course at Tributier Bay, to allow for the shared use of the existing Route 208 Courthouse Road entrance and all utilities, all as depicted on the Applicant's Master Plan enclosed herewith as **Exhibit A** and shown below in Figure 1.

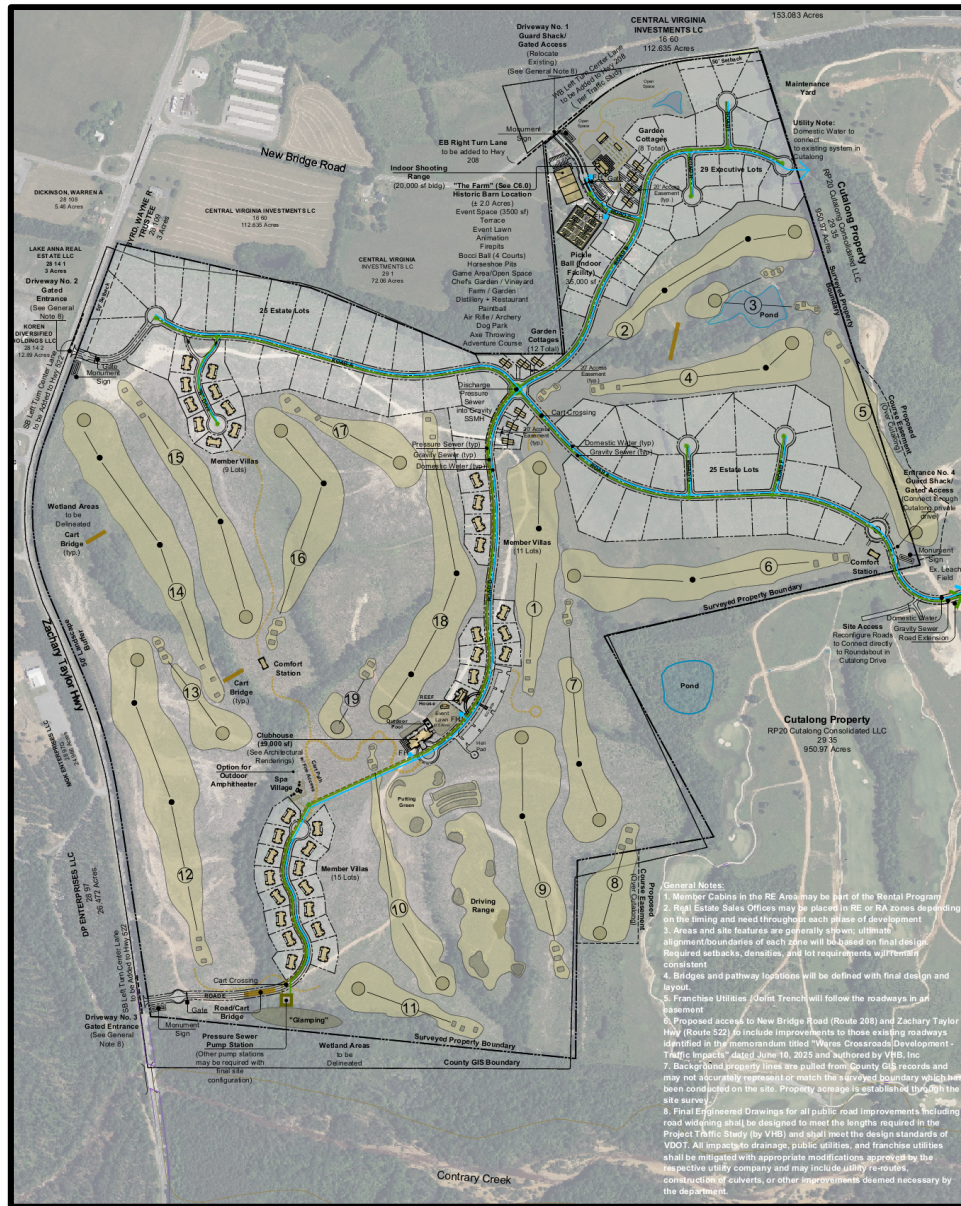


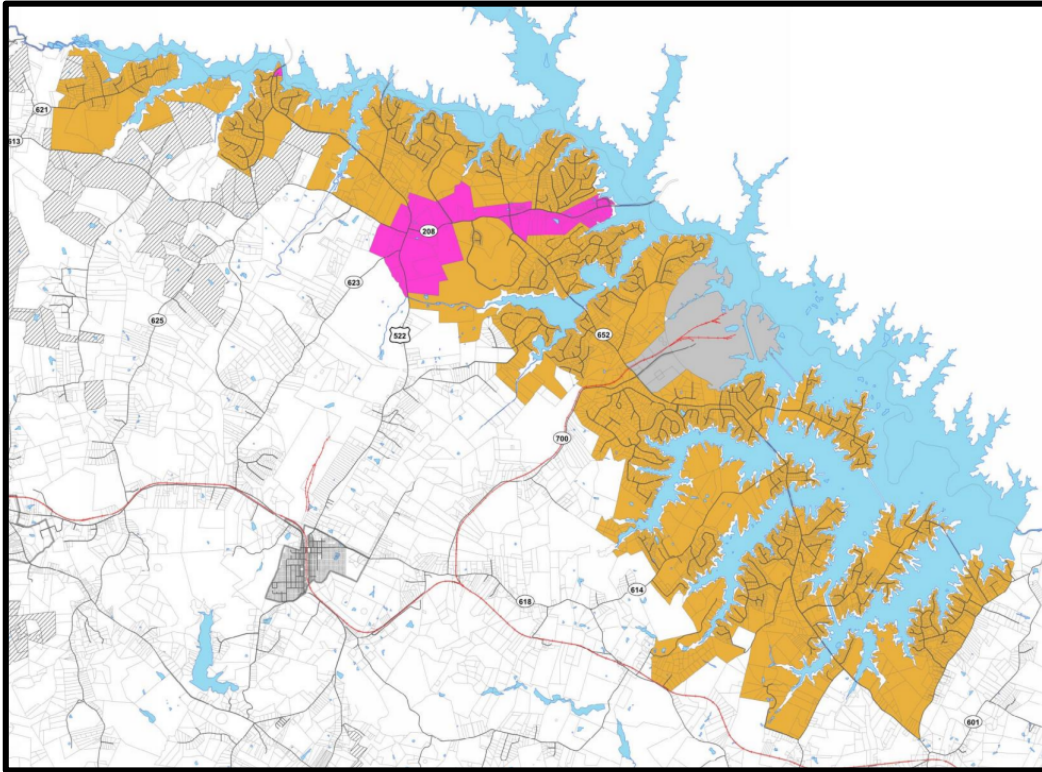
Figure 1

## **CODE SECTION 86-321 WAIVERS/MODIFICATIONS**

In accordance with Code Section. 86-321, the Applicant respectfully requests a waiver from Sec. 86-587 of the Subdivision Ordinance, to allow the Garden Cottages to be accessed from the private road via a twenty foot (20') access easement, as depicted on C2 of the revised Master Plan. Access via this access easement will decrease dependency on parking lots throughout the project and encourage walkability and further the intent of a walkable, mixed-use neighborhood. Accordingly, all private roads within the Project will be constructed to state standards.

### **IV. Comp Plan Analysis.**

The Project is located within the county's Lake Anna Growth Area as established in the County's 2040 Comprehensive Plan, Adopted by the Board of Supervisors in August of 2019 (the "Comp Plan"). This area is envisioned as a gateway to the County, to include a Mixed-Use area, Low-Density residential areas adjacent to the lake and industrial uses near the lake. More specifically, the Comp Plan states that Mixed-Use areas contain "[a] combination of land use types that include medium and high density residential, neighborhood scale commercial development, public services such as schools, and civic uses such as churches, etc. Excluded land uses include heavy and medium industrial activities." The Comp Plan also states that PUD districts are most appropriate in Mixed-Use areas and tracts of land containing more than 10 acres. Accordingly, this Project is located on approximately 393 acres and proposes a variety of uses intended to embody a truly mixed-use, resort-style community.



The Project also aligns with the County’s goals as defined in the strategic initiatives and the Comp Plan. More specifically, the Project:

*a. Bolsters the economic well-being of the County & provides funding for the future (Strategic Initiatives);*

This Project is expected to generate significant economic benefits for the County. The Applicant has provided a fiscal impact analysis (“FIA”) titled “Wares Crossroads Development Louisa County, VA” dated November 17, 2025 and prepared by Municap attached hereto as **Exhibit D**. The FIA includes an analysis for permanent employment impacts, one-time construction impacts and recurring revenues. The total revenue generated from the Project was then compared with expected County costs to provide services to the residents of the Project. The FIA also provides an analysis of additional tax revenues and expenses the county will potentially incur or receive as a result of the proposed Project and contrasts the projects revenues with costs.

For the 79 SFD units located on the Executive and Estate lots, approximately 8,000 square foot clubhouse, and 55 short-term rental units, the total real property tax resulting from the Project is conservatively estimated to be \$703,435 annually in current dollars. In addition, the personal property tax resulting from the Project is estimated to be approximately \$127,568 annually in current dollars. Combined with utility tax revenues, recordation fees, sales, and other tax revenues, the Project is expected to generate gross tax revenues totaling \$988,713 annually.

During the construction phase, the Project is anticipated to generate approximately 935 jobs (direct and induced), resulting in about \$55,230,239 in employment and income earnings. Once fully built-out, the Project is expected to generate approximately 58 jobs (direct and induced), resulting in \$4,377,759 in employment income.

The FIA projects an estimated 2.60 persons per unit<sup>15</sup> for a total of 140 residents, which said total includes 17 school-aged children, above by-right. The total annual tax-supported cost to the County of the Project is estimated to be approximately \$529,712 each year in current dollars. And after considering the tax revenues generated by the Project and the costs to the County resulting from the Project, it is anticipated that this Project will generate annually a net revenue surplus (onsite and offsite) after full build-out of approximately \$459,001 in current dollars and a surplus of \$18,840,932.00 through fiscal year ending June 30, 2057.

***b. Includes high quality development (Comp Plan Goal);***

This Project is located in the Lake Anna Growth Area Overlay District. In summary, the Growth Area Overlay Standards include enhanced architectural features, building materials, landscaping, screening, and buffering. As discussed previously, the Applicant will record architectural covenants, in order to maintain a high sense of quality development, throughout the Project. The Project also provides a 50 foot wide buffer along Zachary Taylor Highway and at the time of site plan, will provide supplemental vegetation throughout the Project. The Project will also comply with all Growth Area Overlay standards, at the time of site plan.

***c. Ensures compatibility between land uses (Comp Plan Goal);***

The Project is located directly west of the Cutalong at Lake Anna development, zoned Resort Development (“RD”). The Cutalong at Lake Anna development and all immediately adjacent parcels, are located within the Lake Anna Growth Area and designated for Mixed-use and Low-Density residential in the County’s Comp Plan. This Project proposes a mix of residential and commercial uses (on a neighborhood scale), which will complement the surrounding Mixed-Use designation.

***d. Maximizes return on the investment of public resources (Comp Plan Goal); and***

As discussed previously, the Project is expected to generate significant tax revenue and high-paying wages. To mitigate the Project’s impacts on Public Facilities, the Applicant has proffered a total of \$4,362 per unit towards Public Facilities (\$1,199.00 for Schools and \$1,581.50 for Public Safety and \$1,581.50 for Parks & Recreation).

***e. Maintains community characteristics (Comp Plan Goal).***

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<sup>15</sup> Exclusive of Member Villas and Garden Cottages

The Project will comply with all Growth Area Overlay standards and complement the existing resort development/mixed-use development pattern that has already been established by Cutalong at Lake Anna.

- V. **Public Facilities Impacts.** In accordance with §15.2-2298 of the State Code of Virginia, the County Board of Supervisors voted on January 16, 2007 to establish a voluntary cash proffer policy. The policy establishes a maximum per unit cash proffer contribution of \$4,362 per SFD unit.

*a. Public Schools*

The Project is located within the Thomas Jefferson Elementary, Louisa County Middle School and Louisa County High School districts.

The Applicant has provided a proffer analysis titled “Wares Crossroads Development Proffer Analysis Louisa County, VA” dated November 23, 2026 prepared by MuniCap attached hereto as **Exhibit B**. Based on MuniCap’s estimates of 0.1447, 0.0667 and 0.0857<sup>16</sup> students per SFD unit for elementary, middle school and high school respectively, the Project’s 79 dwelling units (exclusive of the 35 Member Villas and 20 Garden Cottages which are intended to be short-term rentals and for vacationing purposes only) will generate a net of 17 school-age children (8 elementary, 4 middle and 5 high school) above the by-right units at full build out. With this Project, Thomas Jefferson Elementary School will be over capacity. However, the County’s FY2025 Capital Improvement Plan (“CIP”) does not include improvements to increase capacity at this elementary school. Therefore, a proffer is not required. However, The Applicant has voluntarily proffered **\$2,625** per SFD Unit to mitigate the Project’s impacts on public schools, as more particularly provided in the Proffer Statement.

The Applicant also intends to work with the Louisa County High School (“LCHS”) Career and Technical Education (“CTE”) program. The Applicant will enroll students in the turf and landscaping program which includes classes in horticulture, turf grass establishment and management, and advanced turf grass applications classes. Students graduating from this program and employed by the Project have the opportunity to enter a 10 week STEM program with Virginia Tech, sponsored by the Applicant. Completing the STEM program allows students to sit for the Virginia Tech Certified Turfgrass Professional exams. LCHS CTE also offers classes in accounting and culinary arts. The Applicant looks forward to teaming with both of these programs to create opportunities for exposure to real-world experiences, industry insights, and career pathways within our community.

*b. Parks & Recreation*

The Project proposes private, recreational facilities onsite that will be utilized by residents and guests of the resort, and occasionally, by members of the public.

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<sup>16</sup> Generation rates are based on dividing the current enrollment figures for each school in the Louisa County School system, by the number of occupied dwelling units in the county.

Therefore, this Project is not expected to impact the County's parks and recreation facilities. While there are no identifiable projects in the County's CIP that address capacity for parks and recreation, the Applicant has voluntarily proffered \$149.79 per SFD unit to support the County's parks and recreational facilities.

***c. Transportation***

The Project will be served by four gated access points. One will be located off of New Bridge Road, two will be located off of Zachary Taylor Highway, and the third will be provided via an inter-parcel connection to the existing Cutalong at Lake Anna community.

The Applicant prepared a Traffic Memorandum, attached hereto as **Exhibit C**. The Project is expected to generate 143 AM peak hour trips and 199 PM peak hour trips, with a total vehicle per day count of 2,234 trips.

This Project is adjacent to the Cutalong at Lake Anna development. Therefore, the future traffic volumes for this Project were generated by combining counts from the Cutalong at Lake Anna TIA and the traffic counts for this Project's driveways. The traffic volumes were subsequently analyzed to assess turn lane warrants. Based upon the combined traffic volumes, the following phased transportation improvements are recommended with this Project:

1. Driveway 1 – New Bridge Road
  - a. Construct westbound left-turn lane (200 feet of storage, 200 foot taper)
  - b. Construct eastbound right-turn lane
2. Driveway 2 – Zachary Taylor Highway
  - a. Construct southbound left-turn lane (200 feet of storage, 200 foot taper)
3. Driveway 3 – Zachary Taylor Highway
  - a. Construct a southbound left-turn lane (200 feet of storage, 200 foot taper)

Pursuant to the Applicant's Traffic Memorandum, an eastbound right-turn lane on New Bridge road is not warranted. However, in an effort to enhance the safety of the existing transportation corridor, the Applicant has elected to construct this improvement. Accordingly, the Applicant has proffered the aforementioned improvements in the Proffer Statement.

***d. Public Safety***

Fire and Rescue: The Project is located approximately 1.4 miles from Fire Station #8. This station recently opened in 2023. Per the Comp Plan, the goal for response time within the county is 15 minutes. Currently, the average response time is 13 minutes and 49 seconds. Based on the Comp Plan's level of service standards for the Sheriff's

Department (0.12 calls per person, 0.3 calls per residence), the 140 projected residents above by-right will increase call volume by 17 calls.

Law Enforcement: Per the County’s Comp Plan, the current level of service for the sheriff’s department is 1.9 calls per resident and 0.9 calls per person. The 140 projected residents (above by-right) for this Project are expected to increase the annual call volume by 127 calls.

While there are no identifiable projects in the County’s CIP that address capacity for public safety facilities, the Applicant has voluntarily proffered **\$854.67** per SFD for Public Safety and **\$714.83** towards the Sheriff’s Office unit to support the County’s public safety facilities.

*e. Other Impacts*

*i. Solid Waste*

During construction, the Project is expected to impact County landfills. The Applicant will collaborate with County staff to most appropriately address potential impacts to the County’s solid waste infrastructure. At full buildout, the Project will utilize private haulers for solid waste collection. The Applicant has voluntarily proffered **\$125.56** per unit to mitigate impacts to Solid Waste.

*ii. County Administration*

The Project is expected to impact County Administration. The Project will undergo development review with County Planning & Zoning staff and in the future, might require inspections by County staff. The Applicant does not anticipate any other impacts to County Administration, outside of the permitting process. Please note the Applicant has voluntarily proffered **\$293** per unit towards General Administration.

*iii. Groundwater*

With this application, the Applicant submitted a hydrology report prepared by Stantec, titled “The Proposed Wares Crossroads Development; Groundwater Availability” dated January 13, 2026 and attached hereto as **Exhibit H**. The Project is expected to yield a groundwater demand of 400 gallons per minute (“gpm”) during the irrigation season and 56 gpm during the non-growing season, with an average groundwater demand of 258 gpm. Based upon the hydrology report, the Project rests upon a Chopawamsic Foundation, which contains rocks that typically produce greater than average yielding wells. An analysis of adjacent well data indicates the depth to bedrock is approximately 71 feet, indicating there is a shallow, but high-yielding aquifer atop the bedrock. Based upon all available data, the report concludes:

- There appears to be adequate groundwater supply to support the Project.
- The potential of obtaining desired groundwater supply is good.
- The report also indicates a very conservative estimate of groundwater recharge indicates the estimated annual groundwater withdrawals are insignificant compared to the estimated recharge of the watershed.

*iv. Environmental*

The Applicant provided a Phase 1 Environmental Study, titled “Phase 1 Environmental Site Assessment Report” prepared by Meridian Environmental Company dated March 31, 2025, and attached hereto as **Exhibit I**. The report identified one recognized environmental condition (“REC”) on site, which included an underground storage tank. The report notes this tank requires further investigation. The report also identified other conditions that are not RECs. These included: A 55-gallon drum of “Purple Power” cleaning solution (not identified as RECs but needs to be disposed of), two man made ponds, debris scatters (not identified as RECs but should be disposed of), four (4) wells (which are not RECs but should be abandoned if not to be utilized by the Project), an existing septic system (which is not an RECs but should be abandoned if not to be utilized by the Project).

The Applicant would like to emphasize that a portion of this Project (Member Villas and Garden Cottages) will be available for short-term rental only. As mentioned previously, this was factored into the Fiscal and Proffer Analysis. Therefore, certain residents of the Project are coming to visit for temporary stays only, thereby reducing the Project’s potential impact on public facilities.

**VI. CUP Requirements.**

Pursuant to Section 86-43 of the County’s Code, the County should consider implementing conditions, as may be reasonably necessary, to:

- a. *Abate or restrict noise, smoke, dust, or other elements that may affect surrounding properties.*

The Project, upon full build-out, is not expected to generate noise beyond the level customary for residential and agricultural uses pursuant to Chapter 51 of the Code and will ultimately comply with all code requirements.

Further, the Project will provide a 50 foot landscape buffer along Zachary Taylor Highway and supplemental plantings at the time of site plan, to mitigate any noise impacts that may affect surrounding properties.

- b. *Establish setback, side, and front yard requirements necessary for orderly development and to prevent traffic congestion.*

As discussed previously, the Master Plan has established setbacks in order to ensure proper distance from adjacent property lines and ensure privacy for outdoor activities, including but not limited to decks and patios. Given the conditional use permit to allow for public events within the Project, the established setbacks will aide in reducing noise impacts to adjacent properties.

- c. *Provide for adequate parking and ingress and egress to public streets or roads.*

The Project will be accessed via four entrance points: two off of Zachary Taylor Highway (Rt. 522), and one off of New Bridge Road (Rt. 208). A third connection will be provided via a gated entrance to the Cutalong at Lake Anna Project. Throughout the Project, all internal roads will be privately owned and maintained.

Between 120-200 parking spaces will be provided for all non-residential uses. Since the Applicant is requesting a conditional use permit for all non-residential uses to allow for public events, the Applicant will coordinate with the County to ensure all parking impacts are properly mitigated.

- d. *Provide adjoining property with a buffer to shield from view the proposed use if such use is considered detrimental to adjoining property.*

As mentioned previously, the Applicant is providing a 50' landscape buffer along Zachary Taylor Highway and supplemental plantings throughout the Project at the time of site plan, to mitigate any visual impacts that may affect surrounding properties. Landscaping is not proposed along the Project's property lines adjacent to Cutalong. This Project's similar, resort-like use is not expected to adversely affect the adjacent Cutalong at Lake Anna development.

- e. *Tend to prevent such use from changing the character and established development of the community.*

The Project is not anticipated to materially impact the character or established pattern of development of the surrounding community. The Project will complement the existing development pattern of the nearby Cutalong at Lake Anna project. Per the submitted groundwater report attached hereto as **Exhibit H**, the Project is not expected to negatively impact the groundwater to the surrounding areas.

## **VII. Agricultural Land Conservation Analysis**

This Project seeks to rezone the Property from A-1 and A-2 to develop a PUD. The Agricultural zoning districts are intended for cultivation of crops and livestock purposes, as well as low

density residential uses/neighborhood uses. However, pursuant to the County’s Comp Plan, this area is envisioned as a gateway to the County and includes Mixed-Use areas, Low-Density residential areas adjacent to the lake and industrial uses near the lake. This Project is located within the Mixed-Use designation, which are encouraged to contain “[a] combination of land use types that include medium and high density residential, neighborhood scale commercial development, public services such as schools, and civic uses such as churches, etc. Excluded land uses include heavy and medium industrial activities.” However, the Project still seeks to preserve the intent of the Agricultural zoning district, by incorporating the following elements:

- The Project includes approximately 70% of the Property as open space area, which will be designed to encourage active and passive recreation. The open space areas will include, without limitation: walking paths, dog parks, a golf course and a pool
- The Project proposes a low residential density, of 0.34 units/acre
- The Project is expected to provide adequate buffering along roads and setbacks as appropriate and as shown on the Master Plan.
- The Project is intended to maintain the rural character of this area.

**Exhibits:**

- A. Master Plan
- B. Proffer Analysis
- C. Traffic Memorandum
- D. FIA
- E. Adjacent Property Owner List
- F. Signage Packet
- G. Architectural Guidelines
- H. Groundwater Availability Report
- I. Phase 1 Environmental Site Assessment Study

**EXHIBIT A**

Master Plan

**EXHIBIT B**

Proffer Analysis

**EXHIBIT C**

Traffic Memorandum

**EXHIBIT D**

FIA

**EXHIBIT E**

Adjacent Property Owner List

**EXHIBIT F**

Signage Package

**EXHIBIT G**

Architectural Guidelines

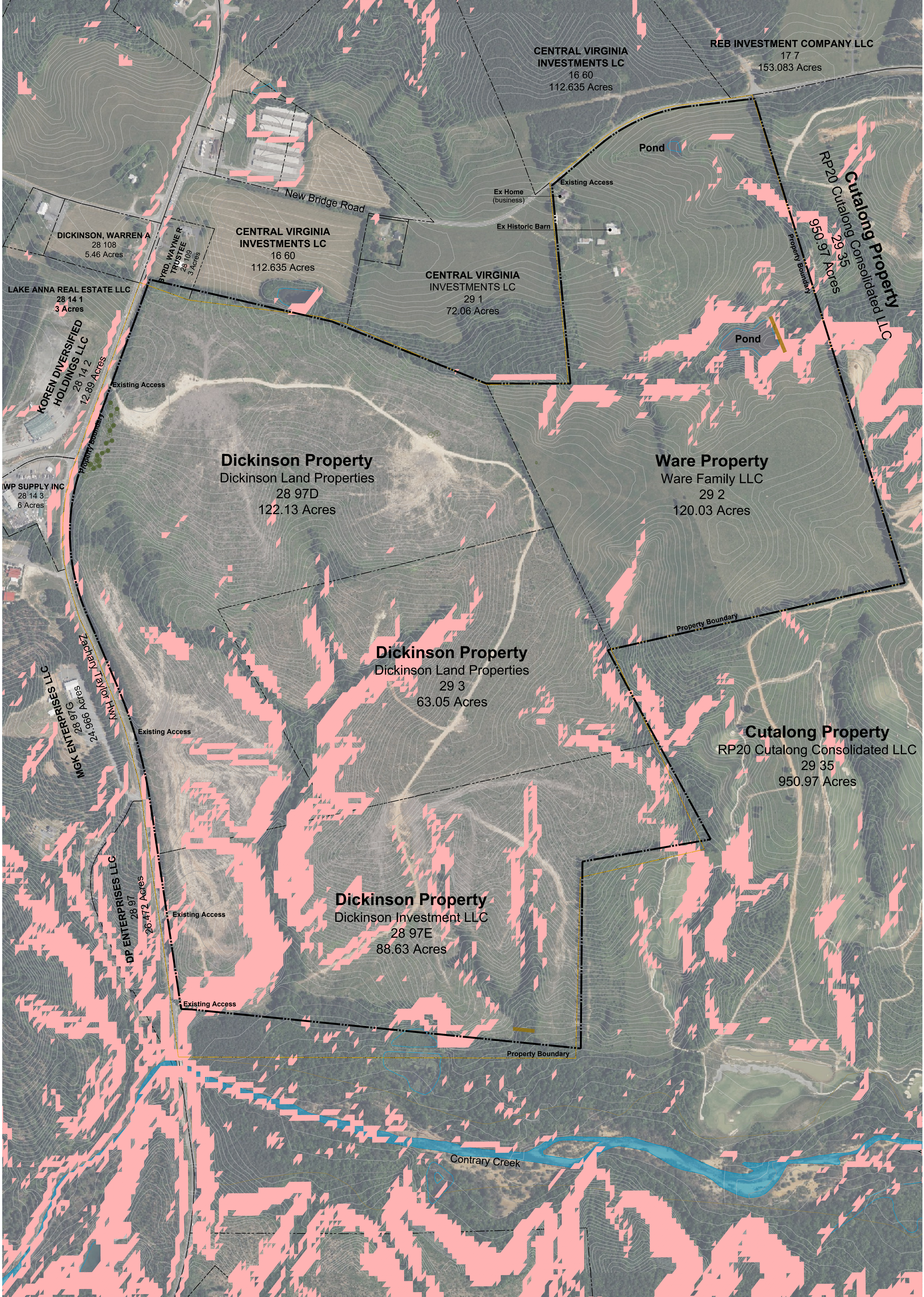
**EXHIBIT H**

Groundwater Availability Report

**EXHIBIT I**

Phase I Environmental Site Assessment Study

23326999.1 049008.00008



# REEF

## Wares Crossroads Development - Existing Conditions 01.16.2026

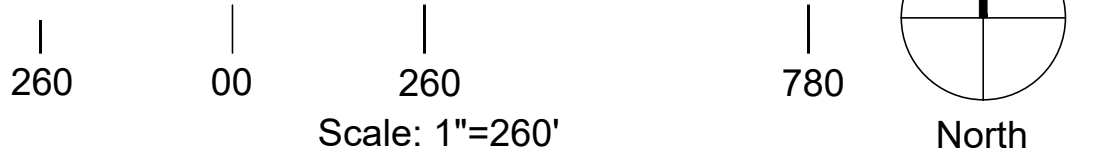
C1 Mineral, VA

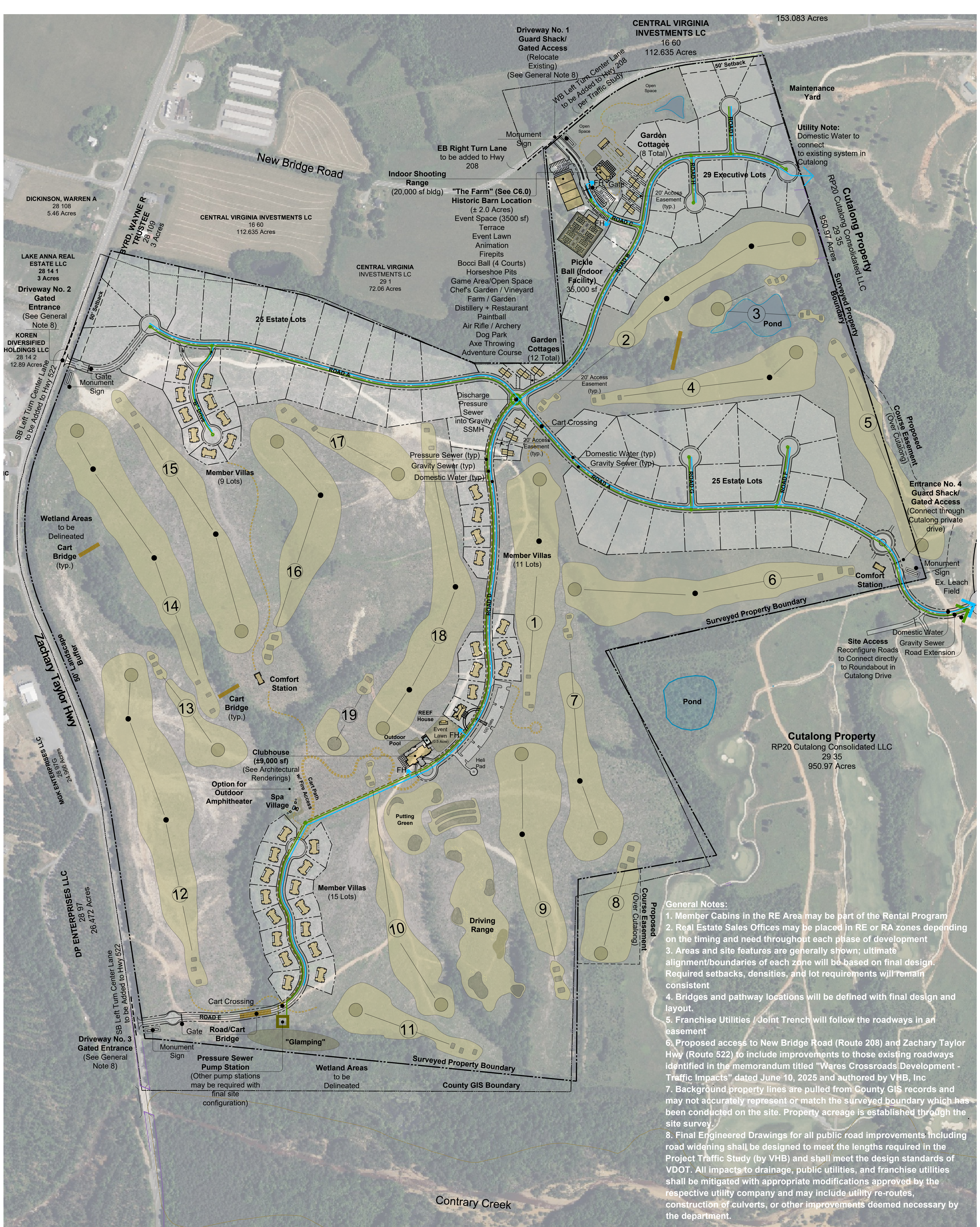
Scale: 1" = 250'

- Surveyed Boundary
- County GIS Boundary

Note: Areas are calculated from Surveyed Boundary

- 2' Contour
- 10' Contour
- 15% or Greater Slopes





- 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:**

<b>Total Units</b>	<b>134</b>
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: 273.0000 Acres  
 Residential Areas: 107.0000 Acres  
 Gross Percentage Residential 27%

**Residential Relative Densities**

50 Estate Lots (65 Acres):	50/65 = 0.8 Lots/Acre
29 Executive Lots (21 Acres):	29/21 = 1.4 Lot/Acre
35 Member Villas (18 Acres):	35/18 = 2 Lots/Acre
20 Garden Cottages (3 Acres):	20/3 = 7 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'  
 Non-Residential = 60'

Non-Res Total Parking Estimate: 150-200 Stalls

**LEGEND:**

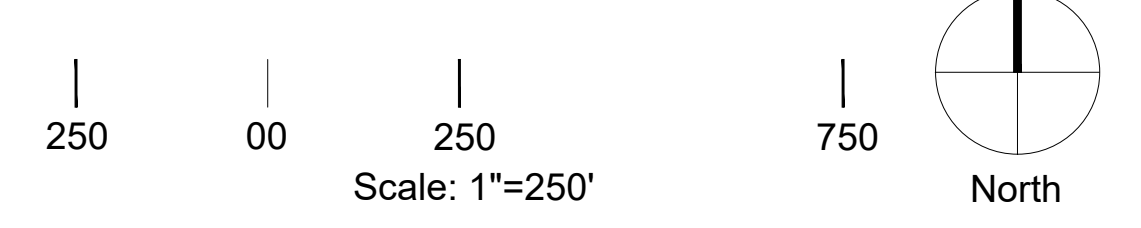
TOTAL AREA: 393.8417 Acres  
 RE: Residential Lots (Estate and Executive): 107.0000 Acres  
 RA: Resort and Resort Amenities: 13.8417 Acres  
 OS: General Open Space (168.0000 Acres)  
 AO: Active/Passive Open Space (Golf/Parks) (105.0000 Acres)  
*Note: The above acreages are subject to final engineering and may change with final site plan*

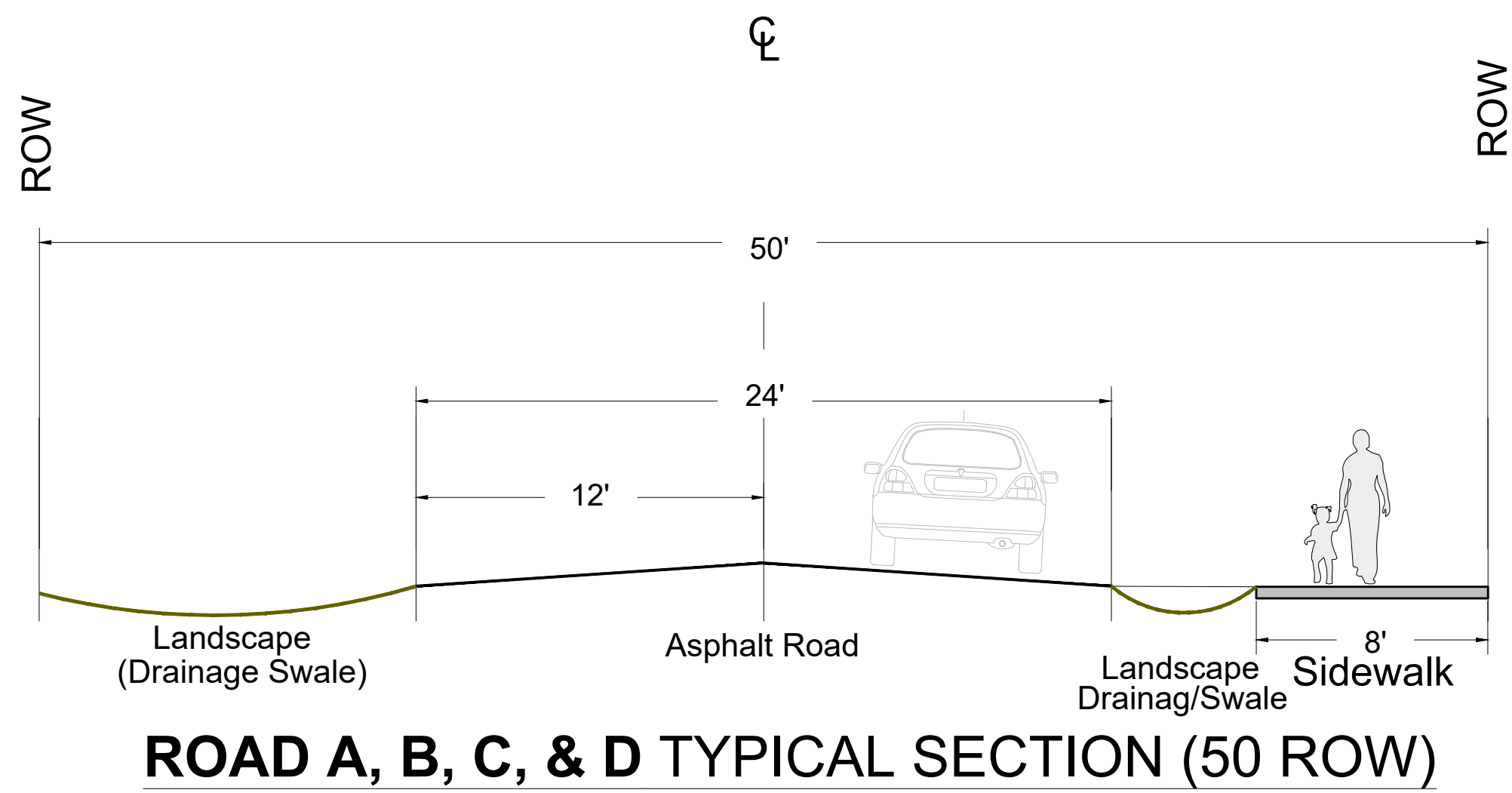
# REEF

## Wares Crossroads Development - Site Master Plan 01.16.2026

C2 Mineral, VA  
 Scale: 1" = 250'

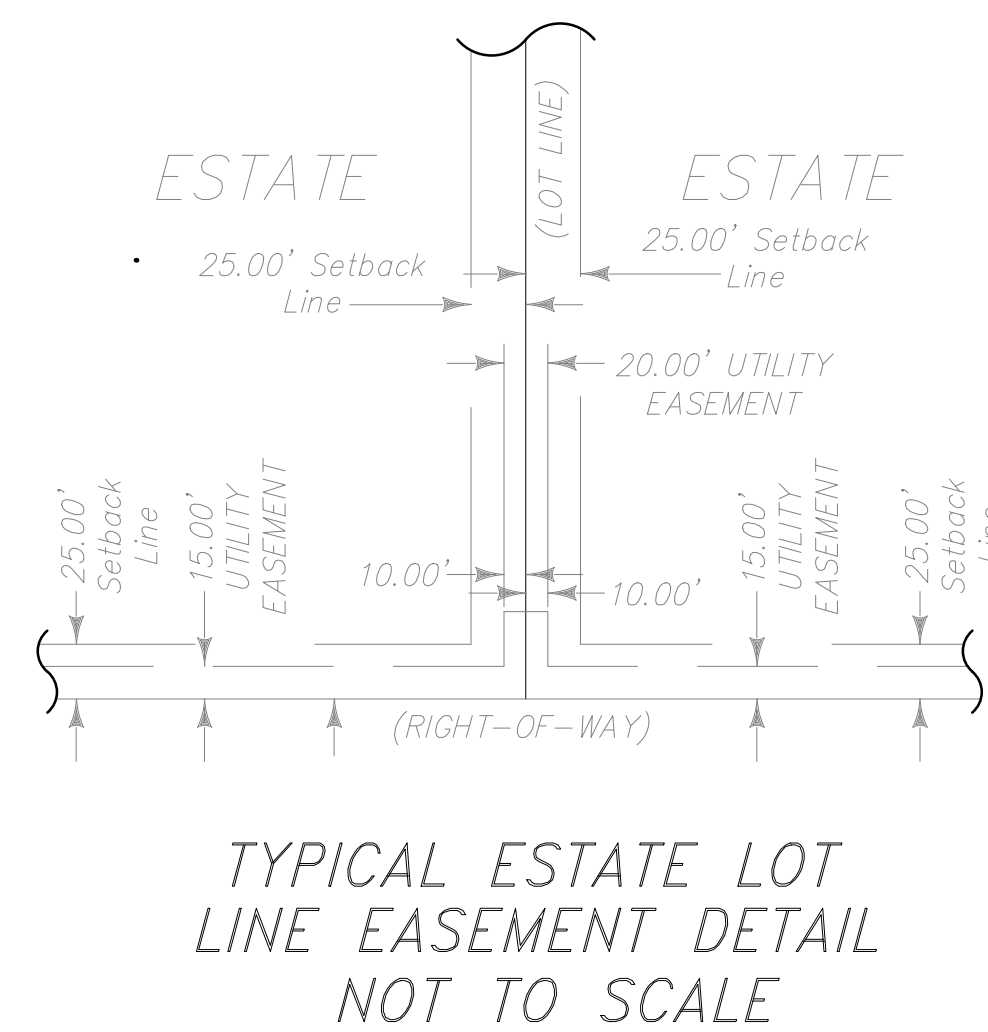
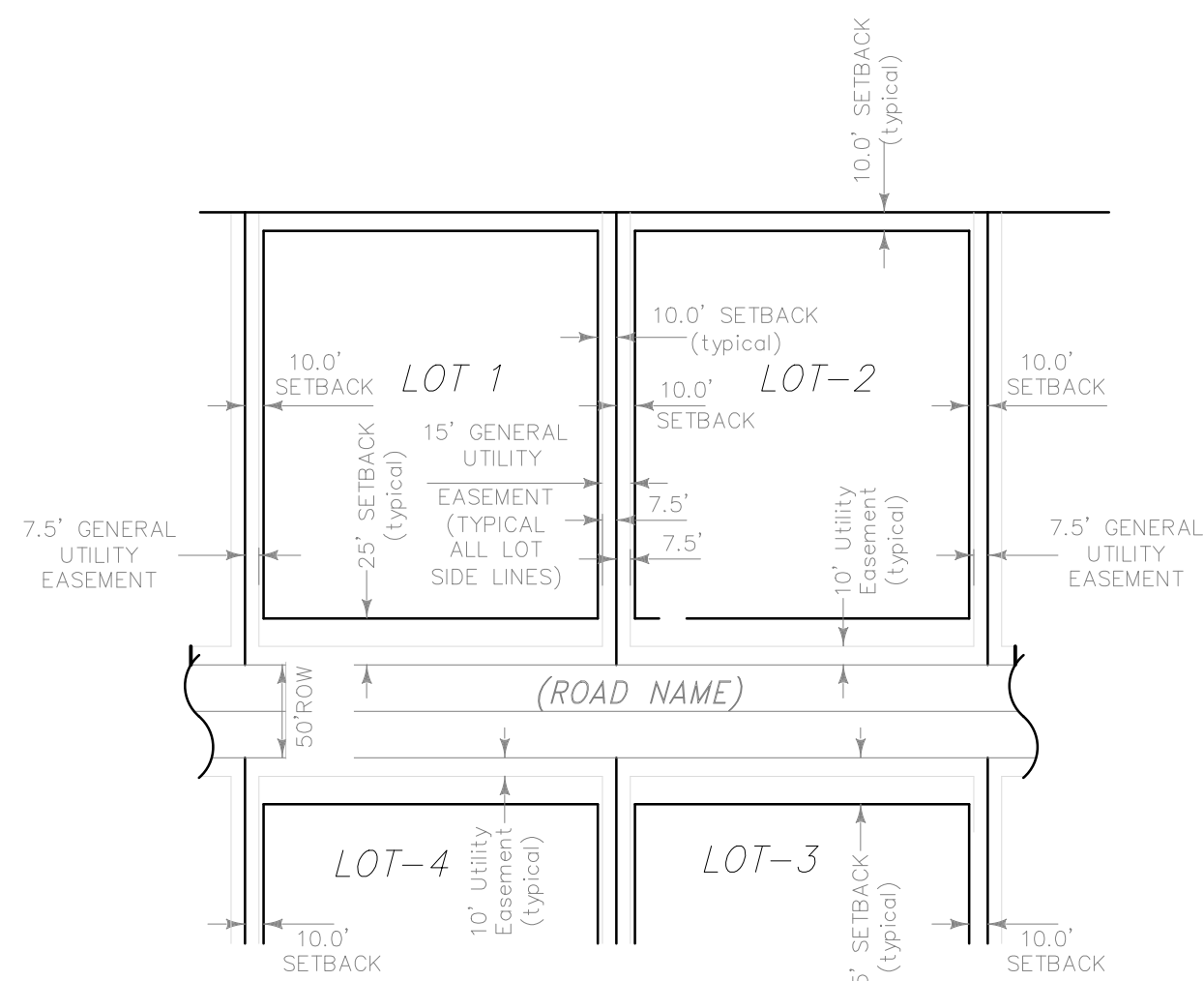
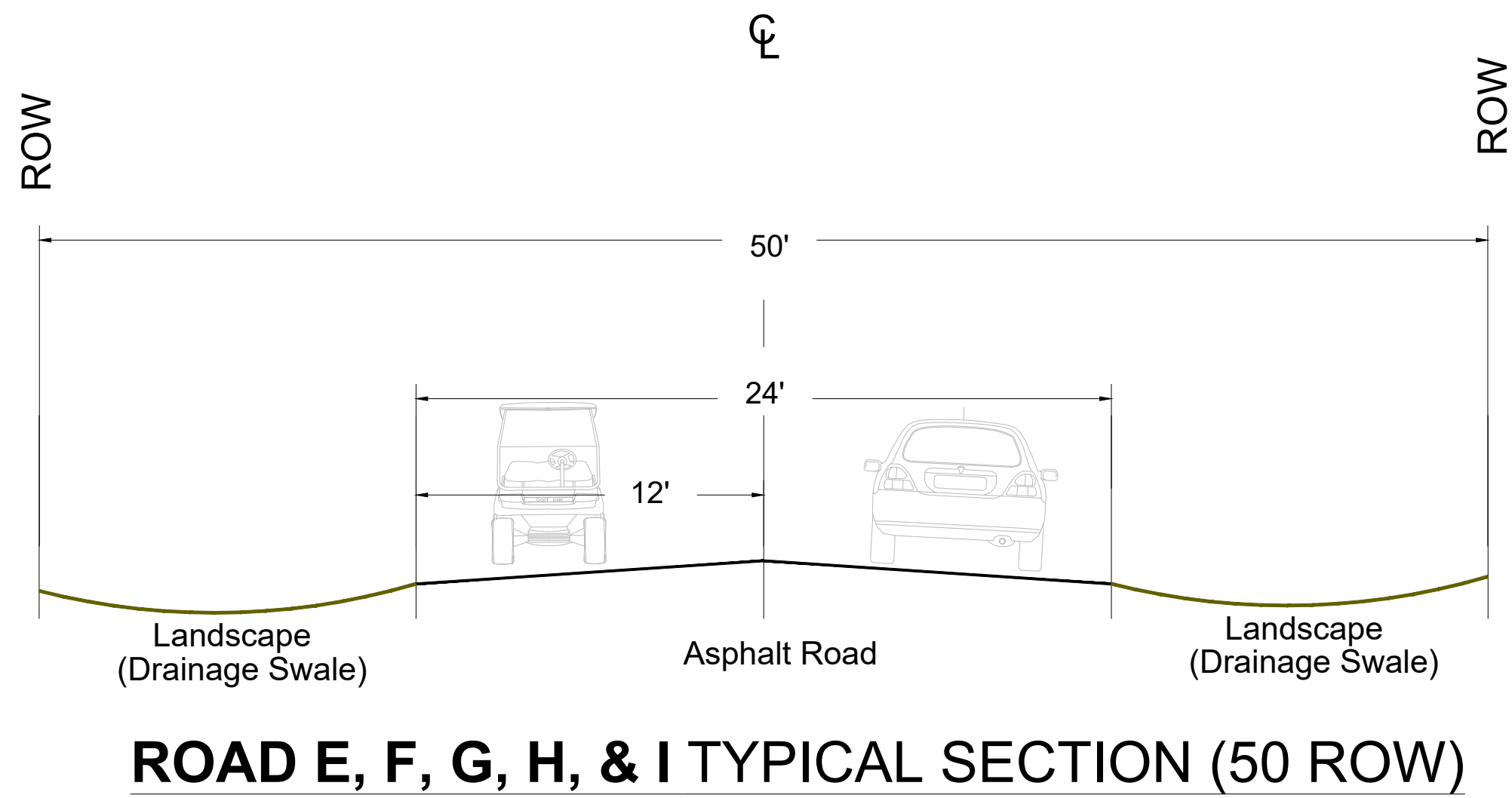
- Surveyed Property Line
- - - County GIS Property Line
- Shared-Use Path
- (---) (Cart Paths to be integrated with Golf Design)





**ROADWAY NOTES:**

1. ALL ROADS WITHIN THE SITE ARE PRIVATE WITH AN EASEMENT TO ALLOW FOR PUBLIC SERVICES AND EMERGENCY VEHICLE ACCESS.
2. ROADS ARE TO BE DESIGNED AND CONSTRUCTED TO A PUBLIC VDOT STANDARD.
3. CUL-DE-SACS SHALL COMPLY WITH VDOT AND INTERNATIONAL FIRE CODE



*EXECUTIVE, MEMBER VILLA, and COTTAGE LOTS  
TYPICAL EASEMENT & SETBACK DETAIL  
NOT TO SCALE*

*NOTE: COTTAGE LOTS ARE TO BE CONDO PLATTED  
(SETBACKS ARE THEORETICAL AND WILL BE APPLIED TO  
COMMON AREAS AND UNITS)*

**RESIDENTIAL LOT SETBACKS**

**SETBACK NOTES:**

**ESTATE UNITS:**  
 FRONT 25 FT  
 SIDE 25 FT  
 REAR 25 FT

**EXECUTIVE, MEMBER VILLAS, GARDEN COTTAGES:**  
 FRONT 25 FT  
 SIDE 10 FT  
 REAR 10 FT

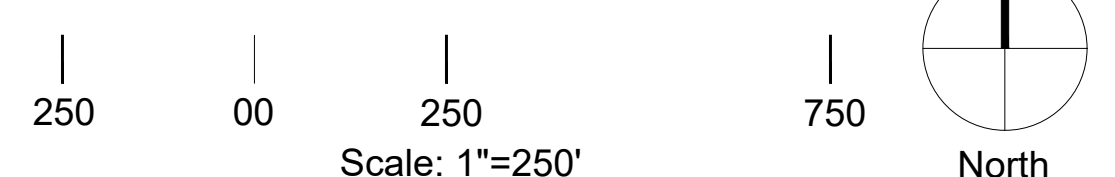
**NON-RESIDENTIAL:**  
**ACCESSORY BUILDINGS:**  
 FRONT 5 FT  
 SIDE 5 FT  
 REAR 5 FT  
**NON-RESIDENTIAL STRUCTURES:**  
 FRONT 10 FT  
 SIDE 10 FT  
 REAR 10 FT

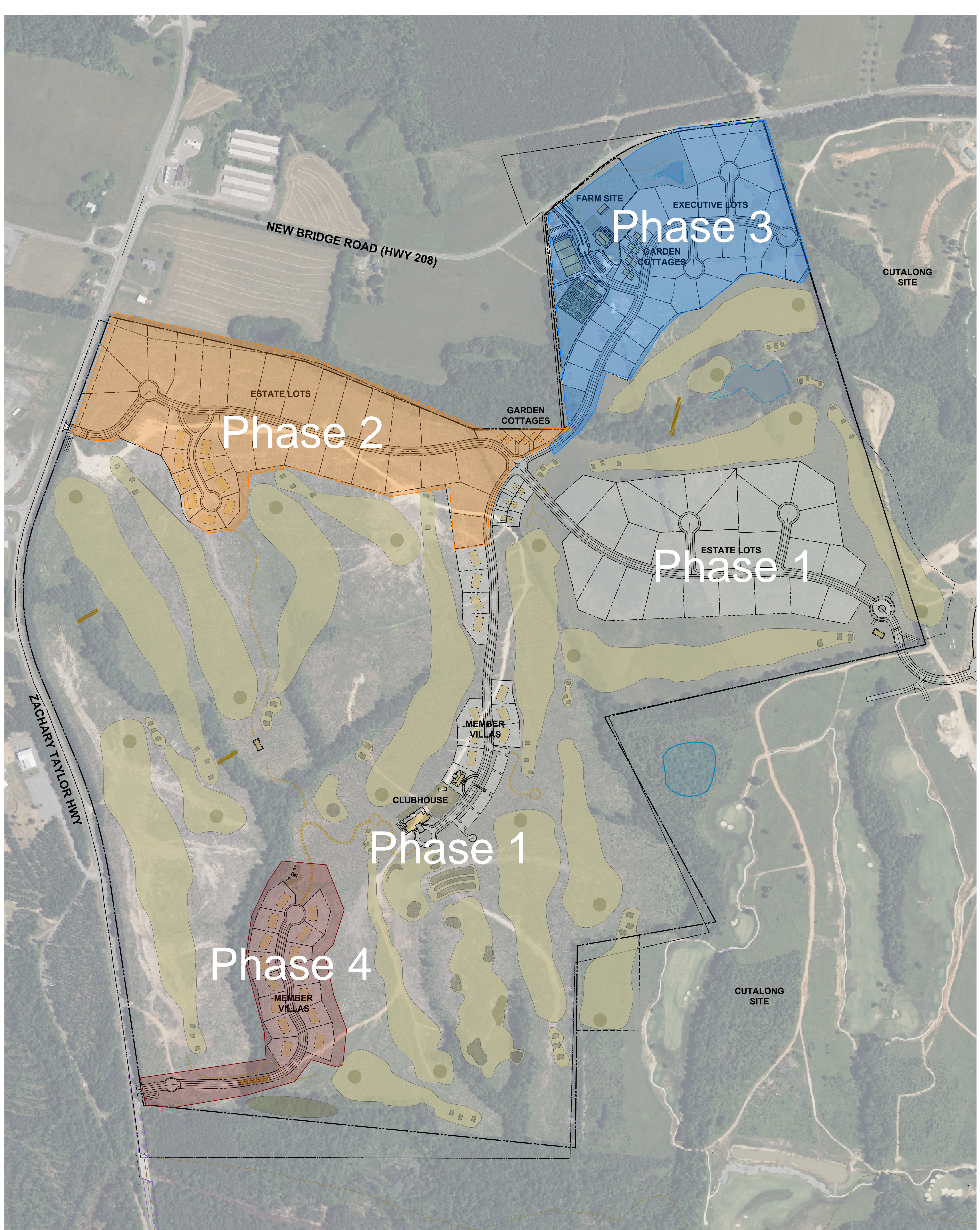
**Note:**  
 A 50 ft setback shall be maintained along frontage of New Bridge Road and Zachary Taylor Hwy

**REEF**

Wares Crossroads Development - Site Details 01.16.2026

**C3** Mineral, VA  
 Scale: 1" = 250'



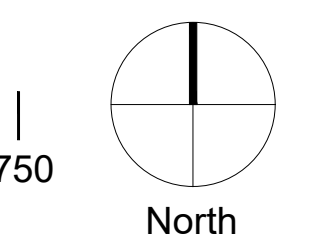
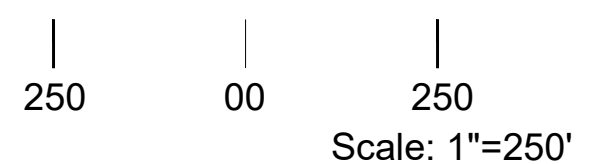


Phasing Notes: The phasing plan, as depicted on sheet C4 of the Master Plan, may be adjusted for purposes of final engineering of site or subdivision plans (via multiple phases) subject to the review and approval of the County's Zoning Administrator, and in no event will approval of said adjustments to the Master Plan relieve the Applicant or Owner from providing any of the Proffers.

# REEF

Wares Crossroads Development - Phasing Plan 01.16.2026

C4 Mineral, VA  
Scale: 1" = 250'





**Open Space Calculation:**

General Open Space and Active Open Space (golf) - **273 Acres**  
 Resort Amenities and Useable Area = **13.8 Acres Provided**  
 (5000 sf of Useable Space for each 10 Acres of Open Space  
 $273/10 = 27.5 \times 5000 = 136,500 \text{ sf} = \mathbf{3.13 \text{ Acres Required}}$ )

**LEGEND:**

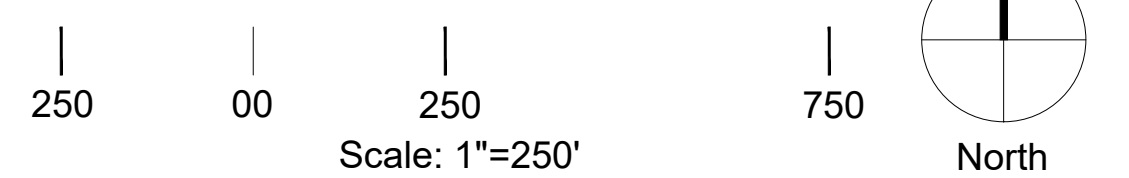
**TOTAL AREA: 393.8417 Acres**

- RE: Residential Lots (All): (107.0000) Acres
- RA: Resort and Resort Amenities: (13.8417) Acres
- OS: General Open Space (168.0000) Acres
- AO: Active/Passive Open Space (Golf/Parks) (105.0000) Acres
- Surveyed Property Line

# REEF

Wares Crossroads Development - Area Plan 01.16.2026

**C5** Mineral, VA  
 Scale: 1" = 250'

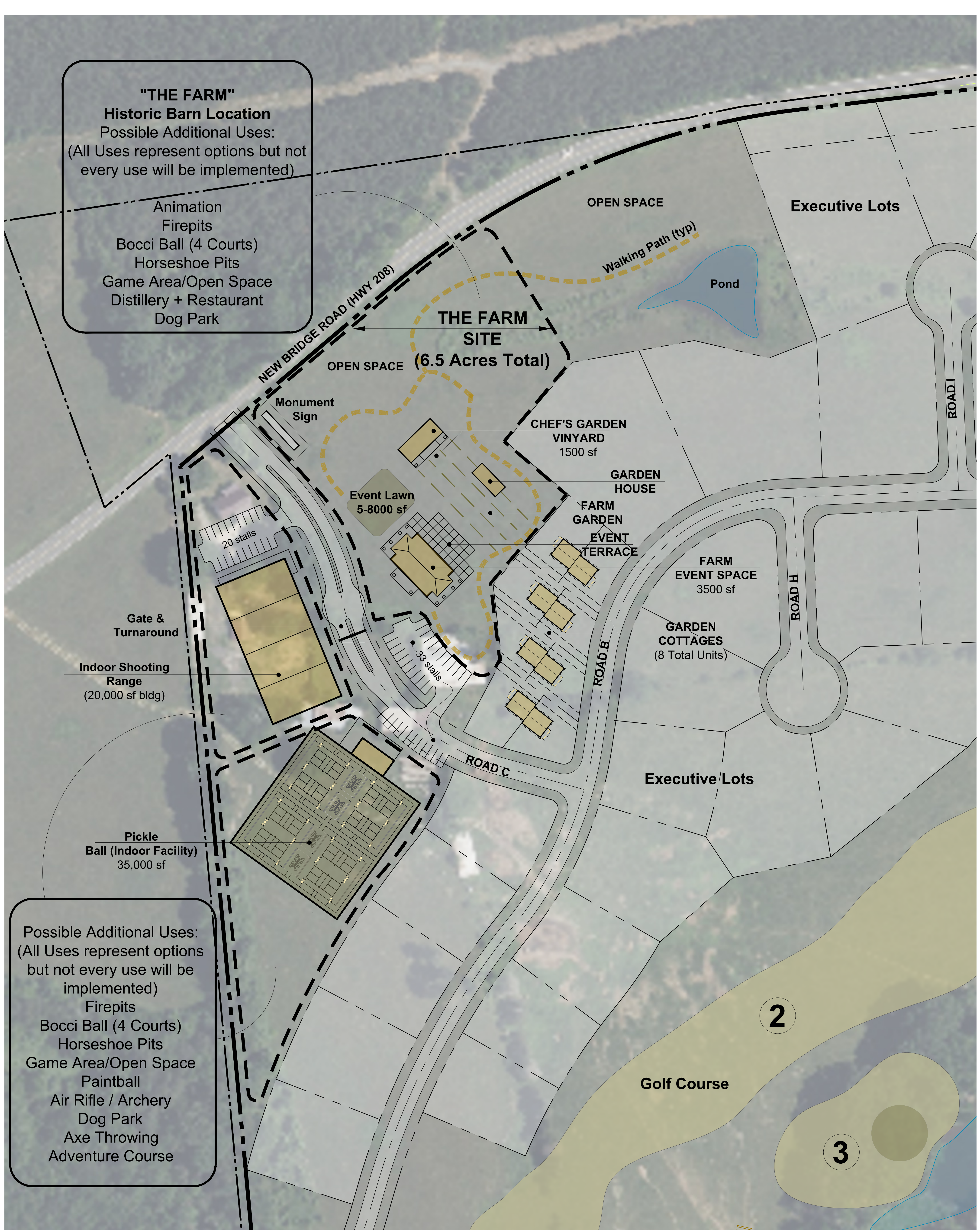


**"THE FARM"**  
**Historic Barn Location**  
 Possible Additional Uses:  
 (All Uses represent options but not every use will be implemented)

- 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

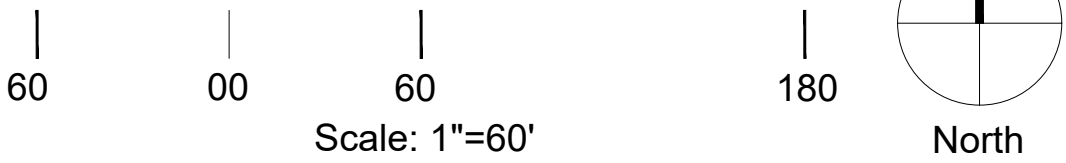


The Farm Notes: All building locations, orientations and uses enumerated on the Master Plan, and located within the area identified as "The Farm", may be relocated, reoriented, reduced, or eliminated at the time of site plan. Not all uses depicted may be constructed.

# REEF

Wares Crossroads Development - Farm Site 01.16.2026

C6 Mineral, VA  
 Scale: 1" = 250'



# WARES CROSSROADS DEVELOPMENT

## Architectural Guidelines

May 1, 2025



The Hermitage, early 1800s



Duke House, 1790s



Spring Hill, late 1700s



Ionia, 1770s



Richardson House, 1790s



Mineral Railroad Depot, 1880s

The rules and regulations herein are in addition to, but do not invalidate or replace the regulations, rules, and codes of Louisa County and the state of VA.

## Architectural Design Guidelines

### Building Orientation & Massing

- Houses shall be built within the property setbacks with the front door oriented towards the street. - Massing, rooflines, doors, windows, and chimneys shall be well proportioned, balanced, and in scale with one another. The ARC has the right to interpret “proportion, balance, and scale.”
- Floor plans may only be duplicated if they are not on an adjacent lot, the elevations differ significantly, and must be approved by the ARC. This will be reviewed on a case-by-case basis

with the ARC having the right to interpret “differ significantly.”

### Water and Plumbing Requirements

- All plumbing fixtures in the Houses must be WaterSense compliant low-flow fixtures.

### Garages

- Garage doors shall not face the street. Exception: If lot setbacks create a hardship, the applicant must provide proof of hardship and receive ARC approval for a street facing garage.
- On corner lots, garages shall not face, nor be accessible from, the primary road. Garage doors taller than 9 ft, i.e. recreational vehicle and boat garage doors, are prohibited.
- Garages shall not protrude more than 10 feet from the front entry roof, unless approved by the ARC.
- Single garage doors are preferred over double garage doors.
- Garages that are two cars deep are prohibited.

### Accessory Buildings

- Accessory buildings are subject to the design standards and design review process, and must be approved by the ARC.
- Storage sheds must be approved by the ARC, custom built, and match the color and style of the house. The ARC may deny storage sheds based on sightlines from golf courses and public right of ways.

### Materials

- Approved: Stone, brick, painted brick, painted wood siding, fiber cement siding (such as Hardie board), poly-ash siding (such as TruExterior), engineered siding (such as LP SmartSide), stucco or EIFS, or an alternative material approved by the ARC.
- Prohibited: Vinyl/aluminum siding, reclaimed barnwood, and stained/natural wood besides decks.

### Foundations

- Exposed concrete foundations must be wrapped in a stone or brick water table that meets grade, or stamped in a brick pattern with a form liner and painted.

### Stone and Brick

- Stone and brick must be approved by the ARC.
- Brick and stone wainscotts (higher than a water table, but not full wall height) may be approved by the ARC if the wainscott is continuous around the majority of the house and complements the home’s architectural character.

## Roofs

- Roofing material must be approved by the ARC.
- Roofing material color may not be black.
- Where roof materials are mixed, different roof materials, such as shingles and standing seam metal, must not touch.
- Roof pitches should complement the home's architectural character. Roof pitches shall be greater than 7:12, with the exception of porch and dormer roofs. Other exceptions may be granted by the ARC on a case-by-case basis.
- When combining multiple roof slopes, higher/main roofs should have a steeper slope than lower/secondary roofs.
- Roof penetrations, such as mechanical, radon, and plumbing vents, are not permitted on streetside elevations, and must be painted the same color as the roof/wall. Exception: Penetrations, such as gable vents, are allowed on walls if painted the same color as the wall.

## Eaves & Trim

- Exposed rafter tails and soffits are encouraged, if they complement the home's architectural character.
- Soffits, fascia and trim made of wood, fiber cement or poly-ash are encouraged. Vinyl, aluminum, and PVC are also permitted.
- PVC must be painted.

## Gutters

- Copper and galvanized metal half-round gutters are encouraged. Aluminum gutters are also permitted. Other permitted gutter shapes include ogee/K-style
- Downspout material should match gutters and shall be round or soft square fluted. Decorative rain chains must be approved by the ARC.
- Vinyl gutters and plastic splash blocks are prohibited.

## Chimneys

- Stone and brick chimney flues are encouraged. Decorative chimney caps must be used to hide flues and spark arrestors and should complement the home's architectural character
- Metal chimney flues may be approved by the ARC if they complement the home's architectural character. Permitted and prohibited chimneys and chimney caps

## Windows

- Windows may be wood or aluminum/fiberglass/vinyl clad.
- Windows/doors and round/oval windows are discouraged, but may be approved by the ARC on a case-by-case basis if they complement the home's architectural character.
- Glazing bars, or muntins or grills or grids, break down the sizes of windows and give a house a human scale. Glazing bars are encouraged for all glass portions of windows and

doors. At a minimum, they are required in the upper half or upper third of windows and glass doors. Glazing bars in only a transom window does not satisfy this requirement. - True divided lights or simulated divided lights (welded to both the outside and inside of glass) are encouraged.

- Glass must appear transparent (i.e. no mirroring or dark tinting).
- Blank walls or gables may not extend more than 10' without a window/between windows.

#### Home Address Numbers

- House address numbers are required on the front facade and must be affixed directly to the house.
- Numbers must be 6" Eastmont from Rejuvenation in espresso bronze.

Archived: Monday, January 26, 2026 2:14:49 PM  
From: [Timmy Luck](#)  
Sent: Wednesday, July 16, 2025 10:31:57 AM  
To: [Nate Kiser](#) [Kristin Hawk](#)  
Cc: [Rob Sunderlage](#) [Elizabeth Hummel](#) [Elizabeth Hummel](#)  
Subject: [EXTERNAL] RE: Fire Hydrants for PUD next to Cutalong  
Importance: Normal  
Sensitivity: None

---

 **This message needs your attention**

- This is their first email to your company.

[Report this Email or Mark as Safe](#) Powered by Mimecast

Nate,

Thank you for calling yesterday to provide some details on this project. With the current plan to connect to the already designed water system, hydrants will not be required. We will provide more comments during the application process through Community Development.

**Timothy Luck**  
Captain of Fire Prevention  
Deputy Emergency Coordinator



T: 540-967-3491 | M: 540-603-6122  
[tluck@louisacounty.gov](mailto:tluck@louisacounty.gov) | [louisacounty.gov/fems](http://louisacounty.gov/fems)  
105 Woolfolk Avenue, Louisa, VA 23093



[SIGN UP FOR LOCAL ALERTS](#)  

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---

**From:** Nate Kiser <nathan.kiser@reefcp.com>  
**Sent:** Friday, July 11, 2025 1:20 PM  
**To:** Kristin Hawk <KHawk@louisacounty.gov>; Timmy Luck <tluck@louisacounty.gov>  
**Cc:** Rob Sunderlage <rob.sunderlage@reefcp.com>; Elizabeth Hummel <ehummel@hirschlerlaw.com>  
**Subject:** Fire Hydrants for PUD next to Cutalong

---

**CAUTION: External email**

Hello Chief Hawk and Captain Luck,

I wanted to reach out regarding a PUD application we've submitted for approximately 400 acres of land directly west of Cutalong. Our intent is to develop a second golf course with up to 134 residential units on estate lots (avg 1 acre+).

I'm hoping you can provide some insight as to whether there would be a requirement for a fire hydrant system within the development. There is no such requirement at Cutalong, so I'm assuming the same, but thought we should reach out to confirm with you.

Attached is a copy of the latest master plan for your reference.

If it would be helpful to setup a brief teams meeting to discuss, please let me know.

Thank you for your consideration and hope you have a great weekend.

Best,  
Nate

**REEF**

**Nate Kiser**  
Project Manager

[nathan.kiser@reefcp.com](mailto:nathan.kiser@reefcp.com)

[reefcp.com](http://reefcp.com)

978 New Bridge Rd,

Mineral, VA 23117

**WARES CROSSROADS DEVELOPMENT  
LOUISA COUNTY, VA**

**FISCAL IMPACT ANALYSIS**

**NOVEMBER 17, 2025**

**PREPARED BY:**

**MUNICAP, INC.**  
— PUBLIC FINANCE —

## **NON-PROFFER FISCAL IMPACTS**

### ***Executive Summary***

This report provides estimates of non-proffered fiscal impacts to Louisa County (the “County”) resulting from the Wares Crossroads Development (the “Development”) by Wares Crossroads Development, LLC (the “Developer”). The fiscal impacts include permanent employment impacts, one-time construction impacts, and recurring revenues. This report also provides an estimate of the additional tax revenues and expenses that the County may receive or incur as a result of the Development and contrasts the projected revenues with projected costs. Detailed calculations related to the fiscal impacts are included in the schedules appended hereto.

### ***Development***

The residential portion of the Development is expected to include 50 estate single-family detached units and 29 executive single-family detached units. The non-residential portion of the Development is expected to include an 8,000 square foot clubhouse, 55 rental units, and a golf course.

Table A on the following page shows the projected assessed value and projected real property taxes resulting from the completed Development. As shown in Table A, the projected real property tax revenues are estimated to be \$703,435 at full build-out.

**TABLE A**  
**Summary of Development and Real Property Taxes**

Property Type	Property Area <sup>1</sup>			Projected Assessed Value <sup>2</sup>		Total Projected Assessed Value
	Units	GSF Per Unit	GSF	Per Unit	Per GSF	
<u>Residential</u>						
Single-family detached						
Estate lots <sup>3</sup>	50	5,000	250,000	\$861,263	\$172	\$43,063,140
Executive lots <sup>4</sup>	29	3,500	101,500	\$645,578	\$184	\$18,721,760
Total residential	79		351,500			\$61,784,899
<u>Commercial</u>						
Clubhouse	-	-	8,000	-	\$400	\$3,200,000
Rental units						
Member villas	35	3,500	122,500	\$645,578	\$184	\$22,595,227
Garden cottages	20	2,400	48,000	\$505,960	\$211	\$10,119,201
Total commercial	55		178,500			\$35,914,428
Total projected assessed value at full build-out (current dollars)						\$97,699,327
Current real property tax rate (per \$100)						\$0.7200
<b>Total projected real property tax revenue at full build-out (current dollars)</b>						<b>\$703,435</b>
<sup>1</sup> Provided by Developer. <sup>2</sup> Estimated assessed value is based on MuniCap's research of properties near the development site. See Appendix D, attached hereto. Represents projected assessed value at full build-out, excluding inflation. <sup>3</sup> Represents 50 estate lots ranging from 4,000 to 6,000 square feet per unit. <sup>4</sup> Represents 29 executive lots from 3,000 to 4,000 square feet per unit.						

## *Projection of Impacts*

In estimating the County's future fiscal and economic impacts, MuniCap employed a combination of accepted approaches for such forecasts.

To calculate construction employment and economic impacts, MuniCap used IMPLAN software developed by IMPLAN Group, LLC. IMPLAN is an industry-accepted economic impact assessment software system with which trained users can create local area *Social Accounting Matrices* and develop *Multiplier Models* that can be used to estimate detailed economic impacts.

For the inputs used in developing the models, such as density and cost, MuniCap relied on a variety of sources, which are noted in the schedules appended to this report.

To estimate population increases, MuniCap used data provided by the U.S. Census Bureau.

For the calculation of fiscal impacts, primarily those in the form of increased tax revenue, MuniCap applied the actual taxing methodology by multiplying the applicable tax rate by the estimated taxable item in question whenever possible. For instance, MuniCap estimated real property taxes by multiplying projected assessed value by the current applicable real property tax rate. Other revenues calculated in this manner include personal property taxes levied upon vehicles, vehicle license fees, consumer utility taxes and recordation taxes. MuniCap estimated other local tax revenues on a per capita basis using service population and school revenues on a per capita basis using student population.

To calculate fiscal impacts in the form of additional costs to the County, MuniCap reviewed the adopted budget of the County to determine the most appropriate approach to estimating potential increases. As with some revenues, MuniCap estimated expenses on a per capita basis using residents, students, and service population.

MuniCap assumed a uniform net annual increase in many revenue and expense categories of two percent. Exact appreciation or inflation rates are given within relevant schedules. Tax rates are current as of the date of this report.

The schedules appended hereto provide specific calculations of impacts, along with the sources of the underlying assumptions.

## Results of the Study

### A. Employment Impacts

Table B summarizes the projected permanent employment impacts resulting the Development. Direct jobs are jobs at the development site; indirect and induced jobs are jobs created within the County but not at the Development. Direct impacts represent full-time equivalent (“FTE”) positions. Indirect impacts represent both full-time and part-time employees. Total income includes salary, benefits, payroll taxes, and proprietor’s income.

**TABLE B**  
**Permanent Employment Impacts**

<i>Permanent Employment Impacts</i>	<i>Jobs</i>	<i>Annual Income</i>	<i>Income Per Employee</i>
<u>Clubhouse</u>			
Direct impacts (FTEs)	35	\$3,445,608	\$98,446
Indirect and induced	23	\$932,151	\$40,594
Total impacts	58	\$4,377,759	-

Table C shows the temporary construction employment as a result of the Development. Temporary impacts assume a one-year duration.

**TABLE C**  
**Temporary Construction Employment Impacts<sup>(1)</sup>**

<i>Construction (One-Time) Impacts<sup>1</sup></i>		
<i>Employment and Income</i>	<i>Jobs</i>	<i>Income</i>
Direct impacts (full time equivalent employees)	720	\$46,197,866
Indirect and induced impacts	215	\$9,032,373
Total	935	\$55,230,239
Average annual labor income per full-time equivalent employee		\$64,130
<u>Economic Output</u>		
Direct impacts (construction cost)		\$120,650,000
Indirect and induced impacts		\$36,598,858
Total		\$157,248,858

<sup>1</sup>Employment, wages, and economic outputs are calculated using IMPLAN software based on industry multipliers derived from national income and product accounts data published by the U.S. Bureau of Economic Analysis. See Appendix C, attached hereto.

The methods of estimating employment impacts are explained in the subsequent schedules included in the appendix accompanying this report.

## B. Population Impacts

Table D summarizes the projected residential population increase resulting from the Development.

**TABLE D**  
**Population Impacts – Residents**

	<i>Units<sup>1</sup></i>	<i>Residents Per Unit<sup>2</sup></i>	<i>Total Projected Residents</i>
Single-family detached	79	2.60	205
<sup>1</sup> Provided by the Developer. <sup>2</sup> U.S. Census Bureau Selected Housing Characteristics for 2023 ACS 5-Year Estimates. Represents average household size for owner-occupied units.			

## C. Fiscal Impacts

Table E summarizes the projected general fund revenues to the County through fiscal year ending June 30, 2057 based on the projected Development. Annual revenues are shown at full build-out in current dollars. The thirty-year cumulative revenues reflect projected absorption and inflation as seen on Schedule VIII attached hereto.

**TABLE E**  
**Projected Revenues**  
**Cumulative Through Fiscal Year Ending June 30, 2057**

<i>Louisa County Projected Gross Tax Revenues - Full Build-Out</i>	<i>Annual (Current Dollars at Full Build-Out)</i>	<i>Cumulative Through Fiscal Year Ending June 30, 2057</i>
Real property tax revenues	\$703,435	\$28,620,414
Personal property tax revenues and license fees (vehicles)	\$127,568	\$5,120,040
Utility tax revenues	\$15,287	\$434,106
Recordation fees	\$0	\$460,773
Additional tax revenues	\$142,423	\$5,809,415
<b>Louisa County gross revenues</b>	<b>\$988,713</b>	<b>\$40,444,750</b>

Table F on the following page summarizes the projected County expenditures and resultant net tax general fund revenues generated by the Development, both annually and cumulatively over a thirty-year period, as seen on Schedule X attached hereto.

**TABLE F**  
**Projected Net Revenues**  
**Cumulative Through Fiscal Year Ending June 30, 2057**

<i>Louisa County Projected Net Revenues</i>	<i>Annual (Current Dollars At Full Build-Out)</i>	<i>Cumulative Through Fiscal Year Ending June 30, 2057</i>
Louisa County projected gross revenues	\$988,713	\$40,444,750
<b>Less: projected expenditures for public services:</b>		
Louisa County projected expenditures	(\$529,712)	(\$21,603,817)
<b>Projected Net County Revenues</b>	<b>\$459,001</b>	<b>\$18,840,932</b>

The projected revenues and expenditures from the Development would translate to an approximate 0.527 percent revenue increase and 0.282 percent expenditure increase over the current County budget as shown in Table G.

**TABLE G**  
**Projected Increase to Current County Revenues and Expenditures**

<i>Comparison of Projected Revenues and Expenditures</i>	<i>Revenues</i>	<i>Expenditures</i>
Louisa County current revenues and expenditures <sup>1</sup>	\$187,586,199	\$187,586,200
Proposed Development projected revenues and expenditures	\$988,713	\$529,712
<b>Overall increase in projected revenues and expenditures</b>	<b>0.527%</b>	<b>0.282%</b>

<sup>1</sup>Source: Louisa County, Virginia FY 2026 Adopted Budget.

### *Limitations*

Projecting fiscal and employment impacts is inherently imprecise, particularly when results are extrapolated over several years. Furthermore, there are different methods of projecting fiscal and employment impacts and different analysts will arrive at different conclusions. The conclusions in this study are not intended to be precise results; they are intended to represent reasonable estimates of the potential fiscal and employment impacts to the County from the Development.

**Wares Crossroads Development  
Louisa County, Virginia**

**Fiscal Impact Analysis**

**Prepared By:**

**MUNICAP, INC.**  
— PUBLIC FINANCE —

**November 17, 2025**

# Wares Crossroads Development Louisa County, Virginia

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### *Projected Fiscal Impacts*

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# Wares Crossroads Development Louisa County, Virginia

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*Wares Crossroads Development*  
*Louisa County, Virginia*

Schedule S-1: Summary of Fiscal Impacts

**Table 1: Fiscal Impacts to Louisa County**

<i>Fiscal Impacts to Louisa County</i>	<b>Annual Impacts At Stabilization<sup>1</sup></b>	<b>Cumulative Impacts 30 Years<sup>2</sup></b>	<b>Schedule</b>
Real property tax revenues	\$703,435	\$28,620,414	Schedule III
Personal property tax revenues and vehicle license fees	\$127,568	\$5,120,040	Schedule IV-B
Utility tax revenues	\$15,287	\$434,106	Schedule V-C
Recordation tax revenues	-	\$460,773	Schedule VI-B
Additional tax revenues <sup>3</sup>	\$142,423	\$5,809,415	Schedule VII-B
Total projected tax revenues to Louisa County	\$988,713	\$40,444,750	Schedule VIII
Projected Louisa County expenditures	(\$529,712)	(\$21,603,817)	Schedule IX-B
<b>Net new revenues to Louisa County</b>	<b>\$459,001</b>	<b>\$18,840,932</b>	Schedule X

**Table 2: Permanent Employment Impacts<sup>4</sup>**

<i>Permanent Employment Impacts</i>	<b>Permanent Jobs<sup>5</sup></b>	<b>Annual Income</b>	<b>Income Per Employee</b>
Clubhouse			
Direct impacts (full time equivalents)	35	\$3,445,608	\$98,446
Indirect and induced impacts	23	\$932,151	\$40,594

**Table 2: Temporary Construction Employment Impacts<sup>6</sup>**

<i>Temporary Construction Employment Impacts:</i>	<b>Temporary Jobs<sup>5</sup></b>	<b>Income<sup>6</sup></b>	<b>Income per Employee</b>
Temporary			
Direct impacts (full time equivalents)	720	\$46,197,866	\$64,130
Indirect and induced impacts	215	\$9,032,373	\$42,071
<b>Total temporary impacts</b>	<b>935</b>	<b>\$55,230,239</b>	

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<sup>1</sup>Represents stabilized annual impacts, excluding inflation.

<sup>2</sup>Represents cumulative impacts over the period shown, including inflation.

<sup>3</sup>Additional revenues are based off of general fund revenues.

<sup>4</sup>Represents the estimated increase in permanent jobs, output, income, and wages from the new development created through full development buildout. See Appendix F.

<sup>5</sup>Direct impact jobs represent full-time equivalent employees. Indirect and induced impact jobs represent full-time and part-time employees across all industries. See Appendix F.

<sup>6</sup>Represents the temporary jobs, output, income, and wages from construction of the new development. Temporary impacts assume a one-year duration. See Appendix F.

**Wares Crossroads Development**  
**Louisa County, Virginia**

*Development Summary*

*Wares Crossroads Development*  
*Louisa County, Virginia*

Schedule I: Summary of Proposed Development

Property Type	Property Area <sup>1</sup>			Projected Assessed Value <sup>2</sup>		Total Projected Assessed Value
	Units	GSF Per Unit	GSF	Per Unit	Per GSF	
<u>Residential</u>						
Single-family detached						
Estate lots <sup>3</sup>	50	5,000	250,000	\$861,263	\$172	\$43,063,140
Executive lots <sup>4</sup>	29	3,500	101,500	\$645,578	\$184	\$18,721,760
Total residential	79		351,500			\$61,784,899
<u>Commercial</u>						
Clubhouse	-	-	8,000	-	\$400	\$3,200,000
Rental units						
Member villas	35	3,500	122,500	\$645,578	\$184	\$22,595,227
Garden cottages	20	2,400	48,000	\$505,960	\$211	\$10,119,201
Total commercial	55		178,500			\$35,914,428
Total	134		530,000			\$97,699,327

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<sup>1</sup>Based on project information provided by Developer.

<sup>2</sup>See Appendix E.

<sup>3</sup>Represents 50 estate lots ranging from 4,000 to 6,000 square feet per unit.

<sup>4</sup>Represents 29 executive lots ranging from 3,000 to 4,000 square feet per unit.

*Wares Crossroads Development  
Louisa County, Virginia*

Schedule II-A: Projected Construction Completion - Residential<sup>1</sup>

Development Year Ending	Single-Family Detached							
	Estate Lots				Executive Lots			
	Units	Cumulative	GSF	Cumulative	Units	Cumulative	GSF	Cumulative
31-Dec-24	0	0	0	0	0	0	0	0
31-Dec-25	0	0	0	0	0	0	0	0
31-Dec-26	0	0	0	0	0	0	0	0
31-Dec-27	50	50	250,000	250,000	0	0	0	0
31-Dec-28	0	50	0	250,000	29	29	101,500	101,500
31-Dec-29	0	50	0	250,000	0	29	0	101,500
31-Dec-30	0	50	0	250,000	0	29	0	101,500
31-Dec-31	0	50	0	250,000	0	29	0	101,500
31-Dec-32	0	50	0	250,000	0	29	0	101,500
31-Dec-33	0	50	0	250,000	0	29	0	101,500
31-Dec-34	0	50	0	250,000	0	29	0	101,500
31-Dec-35	0	50	0	250,000	0	29	0	101,500
31-Dec-36	0	50	0	250,000	0	29	0	101,500
31-Dec-37	0	50	0	250,000	0	29	0	101,500
31-Dec-38	0	50	0	250,000	0	29	0	101,500
31-Dec-39	0	50	0	250,000	0	29	0	101,500
31-Dec-40	0	50	0	250,000	0	29	0	101,500
31-Dec-41	0	50	0	250,000	0	29	0	101,500
31-Dec-42	0	50	0	250,000	0	29	0	101,500
31-Dec-43	0	50	0	250,000	0	29	0	101,500
31-Dec-44	0	50	0	250,000	0	29	0	101,500
31-Dec-45	0	50	0	250,000	0	29	0	101,500
31-Dec-46	0	50	0	250,000	0	29	0	101,500
31-Dec-47	0	50	0	250,000	0	29	0	101,500
31-Dec-48	0	50	0	250,000	0	29	0	101,500
31-Dec-49	0	50	0	250,000	0	29	0	101,500
31-Dec-50	0	50	0	250,000	0	29	0	101,500
31-Dec-51	0	50	0	250,000	0	29	0	101,500
31-Dec-52	0	50	0	250,000	0	29	0	101,500
31-Dec-53	0	50	0	250,000	0	29	0	101,500
31-Dec-54	0	50	0	250,000	0	29	0	101,500
31-Dec-55	0	50	0	250,000	0	29	0	101,500
<b>Total</b>	<b>50</b>		<b>250,000</b>		<b>29</b>		<b>101,500</b>	

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<sup>1</sup>Provided by Developer.

*Wares Crossroads Development  
Louisa County, Virginia*

Schedule II-B: Projected Construction Completion - Commercial<sup>1</sup>

Development Year Ending	Clubhouse		Rental Units				Garden Cottages			
	GSF	Cumulative	Units	Cumulative	GSF	Cumulative	Units	Cumulative	GSF	Cumulative
31-Dec-24	0	0	0	0	0	0	0	0	0	0
31-Dec-25	0	0	0	0	0	0	0	0	0	0
31-Dec-26	0	0	0	0	0	0	0	0	0	0
31-Dec-27	8,000	8,000	11	11	38,500	38,500	12	12	42,000	42,000
31-Dec-28	0	8,000	15	26	52,500	91,000	8	20	28,000	70,000
31-Dec-29	0	8,000	9	35	31,500	122,500	0	20	0	70,000
31-Dec-30	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-31	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-32	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-33	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-34	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-35	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-36	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-37	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-38	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-39	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-40	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-41	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-42	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-43	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-44	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-45	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-46	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-47	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-48	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-49	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-50	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-51	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-52	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-53	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-54	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-55	0	8,000	0	35	0	122,500	0	20	0	70,000
<b>Total</b>	<b>8,000</b>		<b>35</b>		<b>122,500</b>		<b>20</b>		<b>70,000</b>	

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<sup>1</sup>Provided by Developer.

**Wares Crossroads Development  
Louisa County, Virginia**

*Projected Fiscal Impacts*

*Wares Crossroads Development  
Louisa County, Virginia*

Schedule III-A: Projected Real Property Tax Revenues - Residential Assessed Value

Development Year Ending	Assessed As Of <sup>1</sup>	Final Tax Date <sup>2</sup>	Fiscal Year Ending <sup>2</sup>	Appreciation Factor <sup>3</sup>	Single-Family Detached						Projected Residential Assessed Value
					Estate Lots			Executive Lots			
					Units <sup>4</sup>	Value Per Unit <sup>5</sup>	Projected Assessed Value	Units <sup>4</sup>	Value Per Unit <sup>5</sup>	Projected Assessed Value	
31-Dec-24	1-Jan-25	5-Dec-25	30-Jun-26	100.0%	0	\$861,263	\$0	0	\$645,578	\$0	\$0
31-Dec-25	1-Jan-26	5-Dec-26	30-Jun-27	102.0%	0	\$878,488	\$0	0	\$658,489	\$0	\$0
31-Dec-26	1-Jan-27	5-Dec-27	30-Jun-28	104.0%	0	\$896,058	\$0	0	\$671,659	\$0	\$0
31-Dec-27	1-Jan-28	5-Dec-28	30-Jun-29	106.1%	50	\$913,979	\$45,698,948	0	\$685,092	\$0	\$45,698,948
31-Dec-28	1-Jan-29	5-Dec-29	30-Jun-30	108.2%	50	\$932,259	\$46,612,927	29	\$698,794	\$20,265,035	\$66,877,962
31-Dec-29	1-Jan-30	5-Dec-30	30-Jun-31	110.4%	50	\$950,904	\$47,545,186	29	\$712,770	\$20,670,335	\$68,215,521
31-Dec-30	1-Jan-31	5-Dec-31	30-Jun-32	112.6%	50	\$969,922	\$48,496,090	29	\$727,026	\$21,083,742	\$69,579,832
31-Dec-31	1-Jan-32	5-Dec-32	30-Jun-33	114.9%	50	\$989,320	\$49,466,011	29	\$741,566	\$21,505,417	\$70,971,428
31-Dec-32	1-Jan-33	5-Dec-33	30-Jun-34	117.2%	50	\$1,009,107	\$50,455,332	29	\$756,397	\$21,935,525	\$72,390,857
31-Dec-33	1-Jan-34	5-Dec-34	30-Jun-35	119.5%	50	\$1,029,289	\$51,464,438	29	\$771,525	\$22,374,236	\$73,838,674
31-Dec-34	1-Jan-35	5-Dec-35	30-Jun-36	121.9%	50	\$1,049,875	\$52,493,727	29	\$786,956	\$22,821,720	\$75,315,447
31-Dec-35	1-Jan-36	5-Dec-36	30-Jun-37	124.3%	50	\$1,070,872	\$53,543,602	29	\$802,695	\$23,278,155	\$76,821,756
31-Dec-36	1-Jan-37	5-Dec-37	30-Jun-38	126.8%	50	\$1,092,289	\$54,614,474	29	\$818,749	\$23,743,718	\$78,358,192
31-Dec-37	1-Jan-38	5-Dec-38	30-Jun-39	129.4%	50	\$1,114,135	\$55,706,763	29	\$835,124	\$24,218,592	\$79,925,355
31-Dec-38	1-Jan-39	5-Dec-39	30-Jun-40	131.9%	50	\$1,136,418	\$56,820,898	29	\$851,826	\$24,702,964	\$81,523,862
31-Dec-39	1-Jan-40	5-Dec-40	30-Jun-41	134.6%	50	\$1,159,146	\$57,957,316	29	\$868,863	\$25,197,023	\$83,154,340
31-Dec-40	1-Jan-41	5-Dec-41	30-Jun-42	137.3%	50	\$1,182,329	\$59,116,463	29	\$886,240	\$25,700,964	\$84,817,427
31-Dec-41	1-Jan-42	5-Dec-42	30-Jun-43	140.0%	50	\$1,205,976	\$60,298,792	29	\$903,965	\$26,214,983	\$86,513,775
31-Dec-42	1-Jan-43	5-Dec-43	30-Jun-44	142.8%	50	\$1,230,095	\$61,504,768	29	\$922,044	\$26,739,283	\$88,244,051
31-Dec-43	1-Jan-44	5-Dec-44	30-Jun-45	145.7%	50	\$1,254,697	\$62,734,863	29	\$940,485	\$27,274,068	\$90,008,932
31-Dec-44	1-Jan-45	5-Dec-45	30-Jun-46	148.6%	50	\$1,279,791	\$63,989,560	29	\$959,295	\$27,819,550	\$91,809,110
31-Dec-45	1-Jan-46	5-Dec-46	30-Jun-47	151.6%	50	\$1,305,387	\$65,269,352	29	\$978,481	\$28,375,941	\$93,645,292
31-Dec-46	1-Jan-47	5-Dec-47	30-Jun-48	154.6%	50	\$1,331,495	\$66,574,739	29	\$998,050	\$28,943,460	\$95,518,198
31-Dec-47	1-Jan-48	5-Dec-48	30-Jun-49	157.7%	50	\$1,358,125	\$67,906,233	29	\$1,018,011	\$29,522,329	\$97,428,562
31-Dec-48	1-Jan-49	5-Dec-49	30-Jun-50	160.8%	50	\$1,385,287	\$69,264,358	29	\$1,038,372	\$30,112,775	\$99,377,133
31-Dec-49	1-Jan-50	5-Dec-50	30-Jun-51	164.1%	50	\$1,412,993	\$70,649,645	29	\$1,059,139	\$30,715,031	\$101,364,676
31-Dec-50	1-Jan-51	5-Dec-51	30-Jun-52	167.3%	50	\$1,441,253	\$72,062,638	29	\$1,080,322	\$31,329,332	\$103,391,970
31-Dec-51	1-Jan-52	5-Dec-52	30-Jun-53	170.7%	50	\$1,470,078	\$73,503,891	29	\$1,101,928	\$31,955,918	\$105,459,809
31-Dec-52	1-Jan-53	5-Dec-53	30-Jun-54	174.1%	50	\$1,499,479	\$74,973,969	29	\$1,123,967	\$32,595,037	\$107,569,005
31-Dec-53	1-Jan-54	5-Dec-54	30-Jun-55	177.6%	50	\$1,529,469	\$76,473,448	29	\$1,146,446	\$33,246,937	\$109,720,385
31-Dec-54	1-Jan-55	5-Dec-55	30-Jun-56	181.1%	50	\$1,560,058	\$78,002,917	29	\$1,169,375	\$33,911,876	\$111,914,793
31-Dec-55	1-Jan-56	5-Dec-56	30-Jun-57	184.8%	50	\$1,591,260	\$79,562,975	29	\$1,192,763	\$34,590,114	\$114,153,089

Total

MuniCap, Inc.

17-Nov-25

<sup>1</sup>Real property is assessed for taxation as of January 1. Source: Louisa County Commissioner of the Revenue Office.

<sup>2</sup>Property assessed as of January 1, 2025 will pay its final property tax payment on December 5, 2025, which corresponds with fiscal year ending June 30, 2026. Source: Louisa County Treasurer's Office.

<sup>3</sup>Assumes an annual appreciation rate of 2%. Appreciation rate accounts for annual increasing assessed value. Property in Louisa County is reassessed annually. Source: Louisa County Commissioner of the Revenue Office.

<sup>4</sup>See Schedule II.

<sup>5</sup>See Schedule I.

*Wares Crossroads Development  
Louisa County, Virginia*

Schedule III-B: Projected Real Property Tax Revenues - Commercial Assessed Value

Development Year Ending	Assessed As Of <sup>1</sup>	Final Tax Date <sup>2</sup>	Fiscal Year Ending <sup>2</sup>	Appreciation Factor <sup>3</sup>	Rental Units										Projected Commercial Assessed Value
					Clubhouse		Member Villas		Garden Cottages		Units <sup>4</sup>	Per Unit <sup>5</sup>	Assessed Value	Projected Assessed Value	
					Value Per GSF <sup>5</sup>	Projected Assessed Value	Value Per Unit <sup>5</sup>	Projected Assessed Value	Value Per Unit <sup>5</sup>	Projected Assessed Value					
31-Dec-24	1-Jan-25	5-Dec-25	30-Jun-26	100.0%	0	\$400	\$0	0	\$645,578	\$0	0	\$505,960	\$0	\$0	
31-Dec-25	1-Jan-26	5-Dec-26	30-Jun-27	102.0%	0	\$408	\$0	0	\$658,489	\$0	0	\$516,079	\$0	\$0	
31-Dec-26	1-Jan-27	5-Dec-27	30-Jun-28	104.0%	0	\$416	\$0	0	\$671,659	\$0	0	\$526,401	\$0	\$0	
31-Dec-27	1-Jan-28	5-Dec-28	30-Jun-29	106.1%	8,000	\$424	\$3,395,866	11	\$685,092	\$7,536,017	12	\$536,929	\$6,443,146	\$17,375,029	
31-Dec-28	1-Jan-29	5-Dec-29	30-Jun-30	108.2%	8,000	\$433	\$3,463,783	26	\$698,794	\$18,168,652	20	\$547,667	\$10,953,349	\$32,585,783	
31-Dec-29	1-Jan-30	5-Dec-30	30-Jun-31	110.4%	8,000	\$442	\$3,533,059	35	\$712,770	\$24,946,956	20	\$558,621	\$11,172,416	\$39,652,431	
31-Dec-30	1-Jan-31	5-Dec-31	30-Jun-32	112.6%	8,000	\$450	\$3,603,720	35	\$727,026	\$25,445,896	20	\$569,793	\$11,395,864	\$40,445,479	
31-Dec-31	1-Jan-32	5-Dec-32	30-Jun-33	114.9%	8,000	\$459	\$3,675,794	35	\$741,566	\$25,954,813	20	\$581,189	\$11,623,781	\$41,254,389	
31-Dec-32	1-Jan-33	5-Dec-33	30-Jun-34	117.2%	8,000	\$469	\$3,749,310	35	\$756,397	\$26,473,910	20	\$592,813	\$11,856,257	\$42,079,477	
31-Dec-33	1-Jan-34	5-Dec-34	30-Jun-35	119.5%	8,000	\$478	\$3,824,296	35	\$771,525	\$27,003,388	20	\$604,669	\$12,093,382	\$42,921,066	
31-Dec-34	1-Jan-35	5-Dec-35	30-Jun-36	121.9%	8,000	\$488	\$3,900,782	35	\$786,956	\$27,543,456	20	\$616,762	\$12,335,250	\$43,779,487	
31-Dec-35	1-Jan-36	5-Dec-36	30-Jun-37	124.3%	8,000	\$497	\$3,978,798	35	\$802,695	\$28,094,325	20	\$629,098	\$12,581,955	\$44,655,077	
31-Dec-36	1-Jan-37	5-Dec-37	30-Jun-38	126.8%	8,000	\$507	\$4,058,374	35	\$818,749	\$28,656,211	20	\$641,680	\$12,833,594	\$45,548,179	
31-Dec-37	1-Jan-38	5-Dec-38	30-Jun-39	129.4%	8,000	\$517	\$4,139,541	35	\$835,124	\$29,229,335	20	\$654,513	\$13,090,266	\$46,459,142	
31-Dec-38	1-Jan-39	5-Dec-39	30-Jun-40	131.9%	8,000	\$528	\$4,222,332	35	\$851,826	\$29,813,922	20	\$667,604	\$13,352,071	\$47,388,325	
31-Dec-39	1-Jan-40	5-Dec-40	30-Jun-41	134.6%	8,000	\$538	\$4,306,779	35	\$868,863	\$30,410,201	20	\$680,956	\$13,619,112	\$48,336,092	
31-Dec-40	1-Jan-41	5-Dec-41	30-Jun-42	137.3%	8,000	\$549	\$4,392,914	35	\$886,240	\$31,018,405	20	\$694,575	\$13,891,495	\$49,302,814	
31-Dec-41	1-Jan-42	5-Dec-42	30-Jun-43	140.0%	8,000	\$560	\$4,480,773	35	\$903,965	\$31,638,773	20	\$708,466	\$14,169,325	\$50,288,870	
31-Dec-42	1-Jan-43	5-Dec-43	30-Jun-44	142.8%	8,000	\$571	\$4,570,388	35	\$922,044	\$32,271,548	20	\$722,636	\$14,452,711	\$51,294,647	
31-Dec-43	1-Jan-44	5-Dec-44	30-Jun-45	145.7%	8,000	\$583	\$4,661,796	35	\$940,485	\$32,916,979	20	\$737,088	\$14,741,765	\$52,320,540	
31-Dec-44	1-Jan-45	5-Dec-45	30-Jun-46	148.6%	8,000	\$594	\$4,755,032	35	\$959,295	\$33,575,319	20	\$751,830	\$15,036,601	\$53,366,951	
31-Dec-45	1-Jan-46	5-Dec-46	30-Jun-47	151.6%	8,000	\$606	\$4,850,132	35	\$978,481	\$34,246,825	20	\$766,867	\$15,337,333	\$54,434,290	
31-Dec-46	1-Jan-47	5-Dec-47	30-Jun-48	154.6%	8,000	\$618	\$4,947,135	35	\$998,050	\$34,931,762	20	\$782,204	\$15,644,079	\$55,522,976	
31-Dec-47	1-Jan-48	5-Dec-48	30-Jun-49	157.7%	8,000	\$631	\$5,046,078	35	\$1,018,011	\$35,630,397	20	\$797,848	\$15,956,961	\$56,633,435	
31-Dec-48	1-Jan-49	5-Dec-49	30-Jun-50	160.8%	8,000	\$643	\$5,146,999	35	\$1,038,372	\$36,343,005	20	\$813,805	\$16,276,100	\$57,766,104	
31-Dec-49	1-Jan-50	5-Dec-50	30-Jun-51	164.1%	8,000	\$656	\$5,249,939	35	\$1,059,139	\$37,069,865	20	\$830,081	\$16,601,622	\$58,921,426	
31-Dec-50	1-Jan-51	5-Dec-51	30-Jun-52	167.3%	8,000	\$669	\$5,354,938	35	\$1,080,322	\$37,811,262	20	\$846,683	\$16,933,654	\$60,099,855	
31-Dec-51	1-Jan-52	5-Dec-52	30-Jun-53	170.7%	8,000	\$683	\$5,462,037	35	\$1,101,928	\$38,567,487	20	\$863,616	\$17,272,328	\$61,301,852	
31-Dec-52	1-Jan-53	5-Dec-53	30-Jun-54	174.1%	8,000	\$696	\$5,571,277	35	\$1,123,967	\$39,338,837	20	\$880,889	\$17,617,774	\$62,527,889	
31-Dec-53	1-Jan-54	5-Dec-54	30-Jun-55	177.6%	8,000	\$710	\$5,682,703	35	\$1,146,446	\$40,125,614	20	\$898,506	\$17,970,130	\$63,778,446	
31-Dec-54	1-Jan-55	5-Dec-55	30-Jun-56	181.1%	8,000	\$725	\$5,796,357	35	\$1,169,375	\$40,928,126	20	\$916,477	\$18,329,532	\$65,054,015	
31-Dec-55	1-Jan-56	5-Dec-56	30-Jun-57	184.8%	8,000	\$739	\$5,912,284	35	\$1,192,763	\$41,746,689	20	\$934,806	\$18,696,123	\$66,355,096	

Total

MuniCap, Inc.

17-Nov-25

<sup>1</sup>Real property is assessed for taxation as of January 1. Source: Louisa County Commissioner of the Revenue Office.

<sup>2</sup>Property assessed as of January 1, 2025 will pay its final property tax payment on December 5, 2025, which corresponds with fiscal year ending June 30, 2026. Source: Louisa County Treasurer's Office.

<sup>3</sup>Assumes an annual appreciation rate of 2%. Appreciation rate accounts for annual increasing assessed value. Property in Louisa County is reassessed annually. Source: Louisa County Commissioner of the Revenue Office.

<sup>4</sup>See Schedule II.

<sup>5</sup>See Schedule I.

*Wares Crossroads Development  
Louisa County, Virginia*

Schedule III-C: Projected Real Property Tax Revenues

Development Year Ending	Assessed As Of <sup>1</sup>	Final Tax Date <sup>2</sup>	Fiscal Year Ending <sup>2</sup>	Appreciation Factor <sup>3</sup>	Projected Assessed Value			County Tax Rate Per \$100 A.V. <sup>6</sup>	Projected Real Property Tax Revenues
					Residential <sup>4</sup>	Commercial <sup>5</sup>	Total		
31-Dec-24	1-Jan-25	5-Dec-25	30-Jun-26	100.0%	\$0	\$0	\$0	\$0.7200	\$0
31-Dec-25	1-Jan-26	5-Dec-26	30-Jun-27	102.0%	\$0	\$0	\$0	\$0.7200	\$0
31-Dec-26	1-Jan-27	5-Dec-27	30-Jun-28	104.0%	\$0	\$0	\$0	\$0.7200	\$0
31-Dec-27	1-Jan-28	5-Dec-28	30-Jun-29	106.1%	\$45,698,948	\$17,375,029	\$63,073,977	\$0.7200	\$454,133
31-Dec-28	1-Jan-29	5-Dec-29	30-Jun-30	108.2%	\$66,877,962	\$32,585,783	\$99,463,745	\$0.7200	\$716,139
31-Dec-29	1-Jan-30	5-Dec-30	30-Jun-31	110.4%	\$68,215,521	\$39,652,431	\$107,867,952	\$0.7200	\$776,649
31-Dec-30	1-Jan-31	5-Dec-31	30-Jun-32	112.6%	\$69,579,832	\$40,445,479	\$110,025,311	\$0.7200	\$792,182
31-Dec-31	1-Jan-32	5-Dec-32	30-Jun-33	114.9%	\$70,971,428	\$41,254,389	\$112,225,817	\$0.7200	\$808,026
31-Dec-32	1-Jan-33	5-Dec-33	30-Jun-34	117.2%	\$72,390,857	\$42,079,477	\$114,470,333	\$0.7200	\$824,186
31-Dec-33	1-Jan-34	5-Dec-34	30-Jun-35	119.5%	\$73,838,674	\$42,921,066	\$116,759,740	\$0.7200	\$840,670
31-Dec-34	1-Jan-35	5-Dec-35	30-Jun-36	121.9%	\$75,315,447	\$43,779,487	\$119,094,935	\$0.7200	\$857,484
31-Dec-35	1-Jan-36	5-Dec-36	30-Jun-37	124.3%	\$76,821,756	\$44,655,077	\$121,476,834	\$0.7200	\$874,633
31-Dec-36	1-Jan-37	5-Dec-37	30-Jun-38	126.8%	\$78,358,192	\$45,548,179	\$123,906,370	\$0.7200	\$892,126
31-Dec-37	1-Jan-38	5-Dec-38	30-Jun-39	129.4%	\$79,925,355	\$46,459,142	\$126,384,498	\$0.7200	\$909,968
31-Dec-38	1-Jan-39	5-Dec-39	30-Jun-40	131.9%	\$81,523,862	\$47,388,325	\$128,912,188	\$0.7200	\$928,168
31-Dec-39	1-Jan-40	5-Dec-40	30-Jun-41	134.6%	\$83,154,340	\$48,336,092	\$131,490,431	\$0.7200	\$946,731
31-Dec-40	1-Jan-41	5-Dec-41	30-Jun-42	137.3%	\$84,817,427	\$49,302,814	\$134,120,240	\$0.7200	\$965,666
31-Dec-41	1-Jan-42	5-Dec-42	30-Jun-43	140.0%	\$86,513,775	\$50,288,870	\$136,802,645	\$0.7200	\$984,979
31-Dec-42	1-Jan-43	5-Dec-43	30-Jun-44	142.8%	\$88,244,051	\$51,294,647	\$139,538,698	\$0.7200	\$1,004,679
31-Dec-43	1-Jan-44	5-Dec-44	30-Jun-45	145.7%	\$90,008,932	\$52,320,540	\$142,329,472	\$0.7200	\$1,024,772
31-Dec-44	1-Jan-45	5-Dec-45	30-Jun-46	148.6%	\$91,809,110	\$53,366,951	\$145,176,061	\$0.7200	\$1,045,268
31-Dec-45	1-Jan-46	5-Dec-46	30-Jun-47	151.6%	\$93,645,292	\$54,434,290	\$148,079,582	\$0.7200	\$1,066,173
31-Dec-46	1-Jan-47	5-Dec-47	30-Jun-48	154.6%	\$95,518,198	\$55,522,976	\$151,041,174	\$0.7200	\$1,087,496
31-Dec-47	1-Jan-48	5-Dec-48	30-Jun-49	157.7%	\$97,428,562	\$56,633,435	\$154,061,997	\$0.7200	\$1,109,246
31-Dec-48	1-Jan-49	5-Dec-49	30-Jun-50	160.8%	\$99,377,133	\$57,766,104	\$157,143,237	\$0.7200	\$1,131,431
31-Dec-49	1-Jan-50	5-Dec-50	30-Jun-51	164.1%	\$101,364,676	\$58,921,426	\$160,286,102	\$0.7200	\$1,154,060
31-Dec-50	1-Jan-51	5-Dec-51	30-Jun-52	167.3%	\$103,391,970	\$60,099,855	\$163,491,824	\$0.7200	\$1,177,141
31-Dec-51	1-Jan-52	5-Dec-52	30-Jun-53	170.7%	\$105,459,809	\$61,301,852	\$166,761,661	\$0.7200	\$1,200,684
31-Dec-52	1-Jan-53	5-Dec-53	30-Jun-54	174.1%	\$107,569,005	\$62,527,889	\$170,096,894	\$0.7200	\$1,224,698
31-Dec-53	1-Jan-54	5-Dec-54	30-Jun-55	177.6%	\$109,720,385	\$63,778,446	\$173,498,832	\$0.7200	\$1,249,192
31-Dec-54	1-Jan-55	5-Dec-55	30-Jun-56	181.1%	\$111,914,793	\$65,054,015	\$176,968,808	\$0.7200	\$1,274,175
31-Dec-55	1-Jan-56	5-Dec-56	30-Jun-57	184.8%	\$114,153,089	\$66,355,096	\$180,508,185	\$0.7200	\$1,299,659
<b>Total</b>									<b>\$28,620,414</b>

MuniCap, Inc.

17-Nov-25

<sup>1</sup>Real property is assessed for taxation as of January 1. Source: Louisa County Commissioner of the Revenue Office.

<sup>2</sup>Property assessed as of January 1, 2025 will pay its final property tax payment on December 5, 2025, which corresponds with fiscal year ending June 30, 2026. Source: Louisa County Treasurer's Office.

<sup>3</sup>Assumes an annual appreciation rate of 2%. Appreciation rate accounts for annual increasing assessed value. Property in Louisa County is reassessed annually. Source: Louisa County Commissioner of the Revenue Office.

<sup>4</sup>See Schedule III-A.

<sup>5</sup>See Schedule III-B.

<sup>6</sup>Represent the fiscal year 2026 rate. Source: *Louisa County FY 2026 Adopted Budget*.

*Wares Crossroads Development  
Louisa County, Virginia*

Schedule IV-A: Projected Personal Property Tax Revenues and Fees from Vehicles - Annual

**Table 1: Estimated Personal Property Tax Revenues - Vehicles**

Development Type	Number of Vehicles			Average Vehicle Value <sup>2,3</sup>	Property Tax per Vehicle				
	Estimated No. of Units	Estimated Vehicles Per Household <sup>1</sup>	Estimated No. of Vehicles		County Personal Property Tax Rate (Per \$100) <sup>4</sup>	Projected Personal Property Tax Prior to Relief	PPTRA Tax Relief <sup>5</sup>	Projected Effective Personal Property Tax	Total Personal Property Tax Revenue from Vehicles <sup>6</sup>
Single-family detached	79	2.20	174	\$28,602	\$2.43	\$695	\$0	\$695	\$120,831

**Table 2: Estimated Vehicle License Fees**

Development Type	Estimated No. of Units	Estimated Vehicles Per Household <sup>1</sup>	Estimated No. of Vehicles	Annual Vehicle License Fees <sup>7</sup>	Total Estimated Vehicle License Fees <sup>6</sup>
Single-family detached	79	2.20	174	\$38.75	\$6,737

*MuniCap, Inc.* *17-Nov-25*

<sup>1</sup>Based on average number of vehicles per occupied unit in the County. Source: U.S. Census Bureau, 2023 American Community Survey 5-Year Estimates.  
<sup>2</sup>Average retail selling price of used vehicles sold as of Q2 2025. Source: *NADA Data 2025 Midyear Report - Financial Profile of America's Franchised New-Car Dealerships*.  
<sup>3</sup>Louisa County assesses the value of vehicles at 100% of the trade-in value from the January Eastern Edition of the National Auto Dealers Association (NADA) Used Car Guide. Source: Louisa County Commissioner of the Revenue Office.  
<sup>4</sup>Represents the Fiscal Year 2026 tax rate. Source: *Louisa County FY 2026 Adopted Budget*.  
<sup>5</sup>Pursuant to *Title 58, Chapter 35.1 of the Code of Virginia*, tax relief, set by the taxing jurisdiction, is provided on qualifying vehicles with an assessed value under \$20,000. The taxing jurisdiction is ultimately reimbursed for this relief by the State of Virginia and therefore this relief is not included as a deduction in revenue generation.  
<sup>6</sup>Figure assumes full build-out and is expressed in current dollars.  
<sup>7</sup>Source: Louisa County Treasurer's Office

*Wares Crossroads Development*  
*Louisa County, Virginia*

Schedule IV-B: Projected Personal Property Tax Revenues and Fees from Vehicles - 30 Years

Development Year Ending	Tax Due Date <sup>1</sup>	Fiscal Year Ending <sup>1</sup>	Inflation Factor <sup>2</sup>	Personal Property Tax Revenues <sup>3</sup>	Vehicles License Fees <sup>3</sup>	Total
31-Dec-24	5-Dec-25	30-Jun-26	100.0%	\$0	\$0	\$0
31-Dec-25	5-Dec-26	30-Jun-27	102.0%	\$0	\$0	\$0
31-Dec-26	5-Dec-27	30-Jun-28	104.0%	\$0	\$0	\$0
31-Dec-27	5-Dec-28	30-Jun-29	106.1%	\$81,156	\$4,264	\$85,420
31-Dec-28	5-Dec-29	30-Jun-30	108.2%	\$130,792	\$6,737	\$137,528
31-Dec-29	5-Dec-30	30-Jun-31	110.4%	\$133,408	\$6,737	\$140,144
31-Dec-30	5-Dec-31	30-Jun-32	112.6%	\$136,076	\$6,737	\$142,812
31-Dec-31	5-Dec-32	30-Jun-33	114.9%	\$138,797	\$6,737	\$145,534
31-Dec-32	5-Dec-33	30-Jun-34	117.2%	\$141,573	\$6,737	\$148,310
31-Dec-33	5-Dec-34	30-Jun-35	119.5%	\$144,405	\$6,737	\$151,141
31-Dec-34	5-Dec-35	30-Jun-36	121.9%	\$147,293	\$6,737	\$154,029
31-Dec-35	5-Dec-36	30-Jun-37	124.3%	\$150,239	\$6,737	\$156,975
31-Dec-36	5-Dec-37	30-Jun-38	126.8%	\$153,243	\$6,737	\$159,980
31-Dec-37	5-Dec-38	30-Jun-39	129.4%	\$156,308	\$6,737	\$163,045
31-Dec-38	5-Dec-39	30-Jun-40	131.9%	\$159,434	\$6,737	\$166,171
31-Dec-39	5-Dec-40	30-Jun-41	134.6%	\$162,623	\$6,737	\$169,360
31-Dec-40	5-Dec-41	30-Jun-42	137.3%	\$165,876	\$6,737	\$172,612
31-Dec-41	5-Dec-42	30-Jun-43	140.0%	\$169,193	\$6,737	\$175,930
31-Dec-42	5-Dec-43	30-Jun-44	142.8%	\$172,577	\$6,737	\$179,314
31-Dec-43	5-Dec-44	30-Jun-45	145.7%	\$176,028	\$6,737	\$182,765
31-Dec-44	5-Dec-45	30-Jun-46	148.6%	\$179,549	\$6,737	\$186,286
31-Dec-45	5-Dec-46	30-Jun-47	151.6%	\$183,140	\$6,737	\$189,877
31-Dec-46	5-Dec-47	30-Jun-48	154.6%	\$186,803	\$6,737	\$193,540
31-Dec-47	5-Dec-48	30-Jun-49	157.7%	\$190,539	\$6,737	\$197,276
31-Dec-48	5-Dec-49	30-Jun-50	160.8%	\$194,350	\$6,737	\$201,086
31-Dec-49	5-Dec-50	30-Jun-51	164.1%	\$198,237	\$6,737	\$204,973
31-Dec-50	5-Dec-51	30-Jun-52	167.3%	\$202,201	\$6,737	\$208,938
31-Dec-51	5-Dec-52	30-Jun-53	170.7%	\$206,245	\$6,737	\$212,982
31-Dec-52	5-Dec-53	30-Jun-54	174.1%	\$210,370	\$6,737	\$217,107
31-Dec-53	5-Dec-54	30-Jun-55	177.6%	\$214,578	\$6,737	\$221,314
31-Dec-54	5-Dec-55	30-Jun-56	181.1%	\$218,869	\$6,737	\$225,606
31-Dec-55	5-Dec-56	30-Jun-57	184.8%	\$223,247	\$6,737	\$229,983
<b>Total</b>						<b>\$5,120,040</b>

*MuniCap, Inc.*

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<sup>1</sup>Personal property for tax year 2025 will pay its final property tax payment on December 5, 2025, which corresponds with fiscal year ending June 30, 2026. Source: Louisa County Treasurer's Office.

<sup>2</sup>Personal property tax revenues have an assumed inflation rate of 2%. Vehicle license fees have an assumed inflation rate of 0%.

<sup>3</sup>See Schedule IV-A.

*Wares Crossroads Development  
Louisa County, Virginia*

Schedule V-A: Projected Utility Tax Revenues - Electric

**Table 1: Annual Electric Utility Tax Revenue - Consumption Utility Tax Revenue**

Property Use	Units/GSF <sup>1</sup>	Average Annual Electric Consumption Per Unit/GSF <sup>2</sup> (kWh)	Total Annual Electric Consumption (kWh)	County Electric Utility Tax Rate <sup>3</sup>	Annual County Electric Utility Tax Revenue	Months Per Year	Monthly Tax Revenue Per User <sup>4</sup>
<i>Residential</i>							
Single-family detached	79	12,402	979,758	\$0.011381	\$11,151	12	\$11.76
<i>Commercial</i>							
Rental units							
Member villas	35	12,402	434,070	\$0.011381	\$4,940	12	\$11.76
Garden cottages	20	8,443	168,860	\$0.011381	\$1,922	13	\$7.39
Clubhouse	8,000	11.65	93,200	\$0.014588	\$1,360	12	\$113.30

**Table 2: Annual Electric Utility Tax Revenue - Determination of Maximum**

Property Use	Total Monthly County Electric Tax Revenue Per Unit			Cap Per User <sup>3</sup>
	Minimum Fee Per User <sup>3</sup>	Monthly Tax Revenue Per Unit	Total	
<i>Residential</i>				
Single-family detached	\$1.05	\$11.76	\$12.81	\$2.25
<i>Commercial</i>				
Rental units				
Member villas	\$1.05	\$11.76	\$12.81	\$2.25
Garden cottages	\$1.05	\$7.39	\$8.44	\$2.25
Clubhouse	\$1.72	\$113.30	\$115.02	\$2.25

**Table 3: Annual Electric Utility Tax Revenue - Projected Total Annual Electric Utility Tax Revenue**

Property Use	Monthly Tax Revenue Per User	Users <sup>1</sup>	Total Monthly Revenue	Months Per Year	Total Electric Utility Tax Revenue <sup>4</sup>
<i>Residential</i>					
Single-family detached	\$2.25	79	\$178	12	\$2,133
<i>Commercial</i>					
Rental units					
Member villas	\$2.25	35	\$79	12	\$945
Garden cottages	\$2.25	20	\$45	12	\$540
Clubhouse	\$2.25	1	\$2	12	\$27

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<sup>1</sup>See Schedule I.

<sup>2</sup>Single-family detached and rental units energy consumption based on national average consumption for single-family detached units. Garden cottages based on national average consumption for single-family attached units. Source: *U.S. Energy Information Administration 2020 Residential Energy Consumption Survey (RECS)*. Clubhouse energy consumption based on national average consumption for public assembly buildings (recreation and social/meeting). Source: U.S. Energy Information Administration 2018 Commercial Buildings Energy Consumption Survey, released December 2022.

<sup>3</sup>Residential customers are subject to an electric utility tax of \$0.015105 on each kWh delivered monthly, with a minimum tax of \$1.05 per month and a maximum of \$2.25 per month. Commercial customers are subject to an electric utility tax of \$0.014588 on each kWh delivered monthly, with a minimum tax of \$1.72 per month and a maximum tax of \$2.25 per month. Source: *Louisa County Code of Ordinances, Chapter 70, Article VI Sec. 70-202*.

<sup>4</sup>Figure assumes full build-out and is expressed in current dollars.

*Wares Crossroads Development  
Louisa County, Virginia*

Schedule V-A: Projected Utility Tax Revenues - Natural Gas

**Table 1: Annual Gas Utility Tax Revenue - Consumption Utility Tax Revenue**

Property Use	Units/GSF <sup>1</sup>	Average Annual Gas Consumption Per Unit/GSF <sup>2</sup> (CCF)	Total Annual Gas Consumption (CCF)	County Gas Utility Tax Rate <sup>3</sup>	Annual County Gas Utility Tax Revenue	Months Per Year	Monthly Tax Revenue Per User <sup>4</sup>
<i>Residential</i>							
Single-family detached	79	671	53,009	\$0.186000	\$9,860	12	\$10.40
<i>Commercial</i>							
Rental units							
Member villas	35	671	23,485	\$0.186000	\$4,368	12	\$10.40
Garden cottages	20	507	10,140	\$0.186000	\$1,886	13	\$7.25
Clubhouse	8,000	0.33	2,640	\$0.115000	\$304	12	\$0.04

**Table 2: Annual Gas Utility Tax Revenue - Determination of Maximum**

Property Use	Total Monthly County Gas Tax Revenue Per Unit			Cap Per User <sup>3</sup>
	Minimum Fee Per User <sup>3</sup>	Monthly Tax Revenue Per Unit	Total	
<i>Residential</i>				
Single-family detached	\$2.00	\$10.40	\$12.40	\$3.00
<i>Commercial</i>				
Rental units				
Member villas	\$4.00	\$10.40	\$14.40	\$15.00
Garden cottages	\$4.00	\$7.25	\$11.25	\$15.00
Clubhouse	\$4.00	\$0.04	\$4.04	\$15.00

**Table 3: Annual Gas Utility Tax Revenue - Projected Total Annual Gas Utility Tax Revenue**

Property Use	Monthly Tax Revenue Per Unit	Users <sup>1</sup>	Total Monthly Revenue	Months Per Year	Total Gas Utility Tax Revenue <sup>4</sup>
<i>Residential</i>					
Single-family detached	\$3.00	79	\$237	12	\$2,844
<i>Commercial</i>					
Rental units					
Member villas	\$14.40	35	\$504	12	\$6,048
Garden cottages	\$11.25	20	\$225	12	\$2,701
Clubhouse	\$4.04	1	\$4	12	\$48

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<sup>1</sup>See Schedule I.

<sup>2</sup>Single-family detached and member villa rental units energy consumption based on national average consumption for single-family detached units. Garden cottages based on national average consumption for single-family attached units. Source: U.S. Energy Information Administration 2020 Residential Energy Consumption Survey (RECS). Clubhouse energy consumption based on national average consumption for public assembly buildings (recreation and social/meeting). Source: U.S. Energy Information Administration 2018 Commercial Buildings Energy Consumption Survey, released December 2022.

<sup>3</sup>Residential customers are subject to an gas utility tax of \$0.186 on each CCF delivered monthly, with a minimum tax of \$2.00 per month and a maximum of \$3.00 per month. Commercial customers are subject to an gas utility tax of \$0.115 on each CCF delivered monthly, with a minimum tax of \$4.00 per month and a maximum tax of \$15.00 per month. Source: *Louisa County Code of Ordinances, Chapter 70, Article VI Sec. 70-202.*

<sup>4</sup>Figure assumes full build-out and is expressed in current dollars.

*Wares Crossroads Development*  
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Schedule V-C: Projected Utility Tax Revenues - 30 Years

Development Year Ending	Fiscal Year Ending	Inflation Factor <sup>1</sup>	Projected Utility Tax Revenues				Total
			Electric <sup>2</sup>		Natural Gas <sup>3</sup>		
			Residential	Commercial	Residential	Commercial	
31-Dec-24	30-Jun-26	100.0%	\$0	\$0	\$0	\$0	\$0
31-Dec-25	30-Jun-27	100.0%	\$0	\$0	\$0	\$0	\$0
31-Dec-26	30-Jun-28	100.0%	\$0	\$0	\$0	\$0	\$0
31-Dec-27	30-Jun-29	100.0%	\$1,350	\$667	\$1,800	\$3,883	\$7,701
31-Dec-28	30-Jun-30	100.0%	\$2,133	\$1,274	\$2,844	\$7,415	\$13,667
31-Dec-29	30-Jun-31	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-30	30-Jun-32	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-31	30-Jun-33	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-32	30-Jun-34	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-33	30-Jun-35	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-34	30-Jun-36	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-35	30-Jun-37	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-36	30-Jun-38	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-37	30-Jun-39	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-38	30-Jun-40	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-39	30-Jun-41	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-40	30-Jun-42	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-41	30-Jun-43	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-42	30-Jun-44	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-43	30-Jun-45	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-44	30-Jun-46	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-45	30-Jun-47	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-46	30-Jun-48	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-47	30-Jun-49	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-48	30-Jun-50	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-49	30-Jun-51	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-50	30-Jun-52	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-51	30-Jun-53	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-52	30-Jun-54	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-53	30-Jun-55	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-54	30-Jun-56	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
31-Dec-55	30-Jun-57	100.0%	\$2,133	\$1,512	\$2,844	\$8,798	\$15,287
<b>Total</b>							<b>\$434,106</b>

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<sup>1</sup>Assumes an annual inflation rate of 0%. County utility taxes are capped and caps have not been raised since as least 2001. Source: *Source: Louisa County Code of Ordinances, Chapter 70, Article VI Sec. 70-202.*

<sup>2</sup>See Schedule V-A.

<sup>3</sup>See Schedule V-B.

*Wares Crossroads Development*  
*Louisa County, Virginia*

Schedule VI-A: Projected Recordation Tax Revenues - Total Transaction Market Value - Residential

Development Year	Fiscal Year	Appreciation Factor <sup>1</sup>	Single-Family Detached								Projected Market Value of Transactions <sup>5</sup>
			Estate Lots				Executive Lots				
			Value Per Unit <sup>2</sup>	Initial Unit Sale <sup>3</sup>	Initial Unit Resales <sup>4</sup>	Projected Market Value of Transactions <sup>5</sup>	Value Per Unit <sup>2</sup>	Initial Unit Sale <sup>3</sup>	Initial Unit Resales <sup>4</sup>	Projected Market Value of Transactions <sup>5</sup>	
31-Dec-24	30-Jun-26	100.0%	\$861,263	0	0	\$0	\$645,578	0	0	\$0	\$0
31-Dec-25	30-Jun-27	102.0%	\$878,488	0	0	\$0	\$658,489	0	0	\$0	\$0
31-Dec-26	30-Jun-28	104.0%	\$896,058	0	0	\$0	\$671,659	0	0	\$0	\$0
31-Dec-27	30-Jun-29	106.1%	\$913,979	50	4	\$49,507,194	\$685,092	0	0	\$0	\$49,507,194
31-Dec-28	30-Jun-30	108.2%	\$932,259	0	4	\$3,884,411	\$698,794	29	2	\$29,288,456	\$33,172,867
31-Dec-29	30-Jun-31	110.4%	\$950,904	0	4	\$3,962,099	\$712,770	0	2	\$2,298,017	\$6,260,116
31-Dec-30	30-Jun-32	112.6%	\$969,922	0	4	\$4,041,341	\$727,026	0	2	\$2,343,978	\$6,385,318
31-Dec-31	30-Jun-33	114.9%	\$989,320	0	4	\$4,122,168	\$741,566	0	2	\$2,390,857	\$6,513,025
31-Dec-32	30-Jun-34	117.2%	\$1,009,107	0	4	\$4,204,611	\$756,397	0	2	\$2,438,674	\$6,643,285
31-Dec-33	30-Jun-35	119.5%	\$1,029,289	0	4	\$4,288,703	\$771,525	0	2	\$2,487,448	\$6,776,151
31-Dec-34	30-Jun-36	121.9%	\$1,049,875	0	4	\$4,374,477	\$786,956	0	2	\$2,537,197	\$6,911,674
31-Dec-35	30-Jun-37	124.3%	\$1,070,872	0	4	\$4,461,967	\$802,695	0	2	\$2,587,941	\$7,049,908
31-Dec-36	30-Jun-38	126.8%	\$1,092,289	0	4	\$4,551,206	\$818,749	0	2	\$2,639,700	\$7,190,906
31-Dec-37	30-Jun-39	129.4%	\$1,114,135	0	4	\$4,642,230	\$835,124	0	2	\$2,692,494	\$7,334,724
31-Dec-38	30-Jun-40	131.9%	\$1,136,418	0	4	\$4,735,075	\$851,826	0	2	\$2,746,343	\$7,481,418
31-Dec-39	30-Jun-41	134.6%	\$1,159,146	0	4	\$4,829,776	\$868,863	0	2	\$2,801,270	\$7,631,047
31-Dec-40	30-Jun-42	137.3%	\$1,182,329	0	4	\$4,926,372	\$886,240	0	2	\$2,857,296	\$7,783,668
31-Dec-41	30-Jun-43	140.0%	\$1,205,976	0	4	\$5,024,899	\$903,965	0	2	\$2,914,442	\$7,939,341
31-Dec-42	30-Jun-44	142.8%	\$1,230,095	0	4	\$5,125,397	\$922,044	0	2	\$2,972,730	\$8,098,128
31-Dec-43	30-Jun-45	145.7%	\$1,254,697	0	4	\$5,227,905	\$940,485	0	2	\$3,032,185	\$8,260,090
31-Dec-44	30-Jun-46	148.6%	\$1,279,791	0	4	\$5,332,463	\$959,295	0	2	\$3,092,829	\$8,425,292
31-Dec-45	30-Jun-47	151.6%	\$1,305,387	0	4	\$5,439,113	\$978,481	0	2	\$3,154,685	\$8,593,798
31-Dec-46	30-Jun-48	154.6%	\$1,331,495	0	4	\$5,547,895	\$998,050	0	2	\$3,217,779	\$8,765,674
31-Dec-47	30-Jun-49	157.7%	\$1,358,125	0	4	\$5,658,853	\$1,018,011	0	2	\$3,282,135	\$8,940,987
31-Dec-48	30-Jun-50	160.8%	\$1,385,287	0	4	\$5,772,030	\$1,038,372	0	2	\$3,347,777	\$9,119,807
31-Dec-49	30-Jun-51	164.1%	\$1,412,993	0	4	\$5,887,470	\$1,059,139	0	2	\$3,414,733	\$9,302,203
31-Dec-50	30-Jun-52	167.3%	\$1,441,253	0	4	\$6,005,220	\$1,080,322	0	2	\$3,483,028	\$9,488,247
31-Dec-51	30-Jun-53	170.7%	\$1,470,078	0	4	\$6,125,324	\$1,101,928	0	2	\$3,552,688	\$9,678,012
31-Dec-52	30-Jun-54	174.1%	\$1,499,479	0	4	\$6,247,831	\$1,123,967	0	2	\$3,623,742	\$9,871,573
31-Dec-53	30-Jun-55	177.6%	\$1,529,469	0	4	\$6,372,787	\$1,146,446	0	2	\$3,696,217	\$10,069,004
31-Dec-54	30-Jun-56	181.1%	\$1,560,058	0	4	\$6,500,243	\$1,169,375	0	2	\$3,770,141	\$10,270,384
31-Dec-55	30-Jun-57	184.8%	\$1,591,260	0	4	\$6,630,248	\$1,192,763	0	2	\$3,845,544	\$10,475,792

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<sup>1</sup>Assumes an annual appreciation rate of 2%. Appreciation factor for recordation tax revenues is different than for real property tax revenues as recordation tax revenues are based on sales prices while real property tax revenues are based on assessed values which are adjusted only in years of biennial revaluation.

<sup>2</sup>See Schedule I.

<sup>3</sup>See Schedule II. Assumes properties are closed with buyers in the same year as they are completed.

<sup>4</sup>The median duration of home ownership in Louisa County is estimated to be twelve years, based on statistics available for the DC-VA-MD-WV metropolitan area. Accordingly, calculations herein assume that after initial sales, one-twelfth of all units are resold annually. Source: National Association of Realtors.

<sup>5</sup>Assessed value is 100% fair market value price in the State of Virginia. Therefore, the projected market value is based on the assessed value of comparable research as seen on Schedule I. Source: *Code of Virginia* § 58.1-3201.

*Wares Crossroads Development*  
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Schedule VI-B: Projected Recordation Tax Revenues - Total Transaction Market Value - Commercial

Development Year Ending	Fiscal Year Ending	Appreciation Factor <sup>1</sup>	Rental Units										Projected Market Value of Transactions <sup>5</sup>
			Clubhouse		Member Villas		Garden Cottages		Projected Market Value of Transactions <sup>4</sup>	Projected Market Value of Transactions <sup>5</sup>			
			Value Per GSF <sup>2</sup>	Initial GSF Sale <sup>3</sup>	Value Per Unit <sup>2</sup>	Initial Unit Sale <sup>5</sup>	Value Per Unit <sup>2</sup>	Initial Unit Sale <sup>5</sup>					
31-Dec-24	30-Jun-26	100.0%	\$400	0	\$0	\$645,578	0	\$0	\$645,578	0	\$0	\$0	\$0
31-Dec-25	30-Jun-27	102.0%	\$408	0	\$0	\$658,489	0	\$0	\$658,489	0	\$0	\$0	\$0
31-Dec-26	30-Jun-28	104.0%	\$416	0	\$0	\$671,659	0	\$0	\$671,659	0	\$0	\$0	\$0
31-Dec-27	30-Jun-29	106.1%	\$424	8,000	\$3,395,866	\$685,092	11	\$7,536,017	\$685,092	12	\$8,221,109	\$19,152,992	\$19,152,992
31-Dec-28	30-Jun-30	108.2%	\$433	0	\$0	\$698,794	15	\$10,481,914	\$698,794	8	\$5,590,354	\$16,072,269	\$16,072,269
31-Dec-29	30-Jun-31	110.4%	\$442	0	\$0	\$712,770	9	\$6,414,932	\$712,770	0	\$0	\$6,414,932	\$6,414,932
31-Dec-30	30-Jun-32	112.6%	\$450	0	\$0	\$727,026	0	\$0	\$727,026	0	\$0	\$0	\$0
31-Dec-31	30-Jun-33	114.9%	\$459	0	\$0	\$741,566	0	\$0	\$741,566	0	\$0	\$0	\$0
31-Dec-32	30-Jun-34	117.2%	\$469	0	\$0	\$756,397	0	\$0	\$756,397	0	\$0	\$0	\$0
31-Dec-33	30-Jun-35	119.5%	\$478	0	\$0	\$771,525	0	\$0	\$771,525	0	\$0	\$0	\$0
31-Dec-34	30-Jun-36	121.9%	\$488	0	\$0	\$786,956	0	\$0	\$786,956	0	\$0	\$0	\$0
31-Dec-35	30-Jun-37	124.3%	\$497	0	\$0	\$802,695	0	\$0	\$802,695	0	\$0	\$0	\$0
31-Dec-36	30-Jun-38	126.8%	\$507	0	\$0	\$818,749	0	\$0	\$818,749	0	\$0	\$0	\$0
31-Dec-37	30-Jun-39	129.4%	\$517	0	\$0	\$835,124	0	\$0	\$835,124	0	\$0	\$0	\$0
31-Dec-38	30-Jun-40	131.9%	\$528	0	\$0	\$851,826	0	\$0	\$851,826	0	\$0	\$0	\$0
31-Dec-39	30-Jun-41	134.6%	\$538	0	\$0	\$868,863	0	\$0	\$868,863	0	\$0	\$0	\$0
31-Dec-40	30-Jun-42	137.3%	\$549	0	\$0	\$886,240	0	\$0	\$886,240	0	\$0	\$0	\$0
31-Dec-41	30-Jun-43	140.0%	\$560	0	\$0	\$903,965	0	\$0	\$903,965	0	\$0	\$0	\$0
31-Dec-42	30-Jun-44	142.8%	\$571	0	\$0	\$922,044	0	\$0	\$922,044	0	\$0	\$0	\$0
31-Dec-43	30-Jun-45	145.7%	\$583	0	\$0	\$940,485	0	\$0	\$940,485	0	\$0	\$0	\$0
31-Dec-44	30-Jun-46	148.6%	\$594	0	\$0	\$959,295	0	\$0	\$959,295	0	\$0	\$0	\$0
31-Dec-45	30-Jun-47	151.6%	\$606	0	\$0	\$978,481	0	\$0	\$978,481	0	\$0	\$0	\$0
31-Dec-46	30-Jun-48	154.6%	\$618	0	\$0	\$998,050	0	\$0	\$998,050	0	\$0	\$0	\$0
31-Dec-47	30-Jun-49	157.7%	\$631	0	\$0	\$1,018,011	0	\$0	\$1,018,011	0	\$0	\$0	\$0
31-Dec-48	30-Jun-50	160.8%	\$643	0	\$0	\$1,038,372	0	\$0	\$1,038,372	0	\$0	\$0	\$0
31-Dec-49	30-Jun-51	164.1%	\$656	0	\$0	\$1,059,139	0	\$0	\$1,059,139	0	\$0	\$0	\$0
31-Dec-50	30-Jun-52	167.3%	\$669	0	\$0	\$1,080,322	0	\$0	\$1,080,322	0	\$0	\$0	\$0
31-Dec-51	30-Jun-53	170.7%	\$683	0	\$0	\$1,101,928	0	\$0	\$1,101,928	0	\$0	\$0	\$0
31-Dec-52	30-Jun-54	174.1%	\$696	0	\$0	\$1,123,967	0	\$0	\$1,123,967	0	\$0	\$0	\$0
31-Dec-53	30-Jun-55	177.6%	\$710	0	\$0	\$1,146,446	0	\$0	\$1,146,446	0	\$0	\$0	\$0
31-Dec-54	30-Jun-56	181.1%	\$725	0	\$0	\$1,169,375	0	\$0	\$1,169,375	0	\$0	\$0	\$0
31-Dec-55	30-Jun-57	184.8%	\$739	0	\$0	\$1,192,763	0	\$0	\$1,192,763	0	\$0	\$0	\$0

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<sup>1</sup>Assumes an annual appreciation rate of 2%. Appreciation factor for recordation tax revenues is different than for real property tax revenues as recordation tax revenues are based on sales prices while real property tax revenues are based on assessed values which are adjusted only in years of biennial revaluation.

<sup>2</sup>See Schedule I.

<sup>3</sup>See Schedule II. Assumes properties are closed with buyers in the same year as they are completed and are not resold.

<sup>4</sup>Assessed value is 100% fair market value price in the State of Virginia. Therefore, the projected market value is based on the assessed value of comparable research as seen on Schedule I. Source: *Code of Virginia § 58.1-3201*.

<sup>5</sup>Assumes rental units will not be subject to sales, and as such will not generate recordation taxes.

*Wares Crossroads Development*  
*Louisa County, Virginia*

Schedule VI-C: Projected Recordation Tax Revenues - Tax Revenues

Development Year Ending	Fiscal Year Ending	Appreciation Factor <sup>1</sup>	Projected Market Value of Transactions			Recordation Tax				
						Grantee Tax		Grantor Tax		Total Projected Recordation Tax Revenues
			Residential <sup>2</sup>	Commercial <sup>3</sup>	Total	Recordation Tax Rate (Per \$100) <sup>4</sup>	Total Projected Recordation Tax Revenues	Recordation Tax Rate (Per \$500) <sup>4</sup>	Total Projected Recordation Tax Revenues	
31-Dec-24	30-Jun-26	100.0%	\$0	\$0	\$0	\$0.0833	\$0	\$0.2500	\$0	\$0
31-Dec-25	30-Jun-27	102.0%	\$0	\$0	\$0	\$0.0833	\$0	\$0.2500	\$0	\$0
31-Dec-26	30-Jun-28	104.0%	\$0	\$0	\$0	\$0.0833	\$0	\$0.2500	\$0	\$0
31-Dec-27	30-Jun-29	106.1%	\$49,507,194	\$19,152,992	\$68,660,186	\$0.0833	\$57,217	\$0.2500	\$34,330	\$91,547
31-Dec-28	30-Jun-30	108.2%	\$33,172,867	\$16,072,269	\$49,245,135	\$0.0833	\$41,038	\$0.2500	\$24,623	\$65,660
31-Dec-29	30-Jun-31	110.4%	\$6,260,116	\$6,414,932	\$12,675,048	\$0.0833	\$10,563	\$0.2500	\$6,338	\$16,900
31-Dec-30	30-Jun-32	112.6%	\$6,385,318	\$0	\$6,385,318	\$0.0833	\$5,321	\$0.2500	\$3,193	\$8,514
31-Dec-31	30-Jun-33	114.9%	\$6,513,025	\$0	\$6,513,025	\$0.0833	\$5,428	\$0.2500	\$3,257	\$8,684
31-Dec-32	30-Jun-34	117.2%	\$6,643,285	\$0	\$6,643,285	\$0.0833	\$5,536	\$0.2500	\$3,322	\$8,858
31-Dec-33	30-Jun-35	119.5%	\$6,776,151	\$0	\$6,776,151	\$0.0833	\$5,647	\$0.2500	\$3,388	\$9,035
31-Dec-34	30-Jun-36	121.9%	\$6,911,674	\$0	\$6,911,674	\$0.0833	\$5,760	\$0.2500	\$3,456	\$9,216
31-Dec-35	30-Jun-37	124.3%	\$7,049,908	\$0	\$7,049,908	\$0.0833	\$5,875	\$0.2500	\$3,525	\$9,400
31-Dec-36	30-Jun-38	126.8%	\$7,190,906	\$0	\$7,190,906	\$0.0833	\$5,992	\$0.2500	\$3,595	\$9,588
31-Dec-37	30-Jun-39	129.4%	\$7,334,724	\$0	\$7,334,724	\$0.0833	\$6,112	\$0.2500	\$3,667	\$9,780
31-Dec-38	30-Jun-40	131.9%	\$7,481,418	\$0	\$7,481,418	\$0.0833	\$6,235	\$0.2500	\$3,741	\$9,975
31-Dec-39	30-Jun-41	134.6%	\$7,631,047	\$0	\$7,631,047	\$0.0833	\$6,359	\$0.2500	\$3,816	\$10,175
31-Dec-40	30-Jun-42	137.3%	\$7,783,668	\$0	\$7,783,668	\$0.0833	\$6,486	\$0.2500	\$3,892	\$10,378
31-Dec-41	30-Jun-43	140.0%	\$7,939,341	\$0	\$7,939,341	\$0.0833	\$6,616	\$0.2500	\$3,970	\$10,586
31-Dec-42	30-Jun-44	142.8%	\$8,098,128	\$0	\$8,098,128	\$0.0833	\$6,748	\$0.2500	\$4,049	\$10,798
31-Dec-43	30-Jun-45	145.7%	\$8,260,090	\$0	\$8,260,090	\$0.0833	\$6,883	\$0.2500	\$4,130	\$11,013
31-Dec-44	30-Jun-46	148.6%	\$8,425,292	\$0	\$8,425,292	\$0.0833	\$7,021	\$0.2500	\$4,213	\$11,234
31-Dec-45	30-Jun-47	151.6%	\$8,593,798	\$0	\$8,593,798	\$0.0833	\$7,161	\$0.2500	\$4,297	\$11,458
31-Dec-46	30-Jun-48	154.6%	\$8,765,674	\$0	\$8,765,674	\$0.0833	\$7,305	\$0.2500	\$4,383	\$11,688
31-Dec-47	30-Jun-49	157.7%	\$8,940,987	\$0	\$8,940,987	\$0.0833	\$7,451	\$0.2500	\$4,470	\$11,921
31-Dec-48	30-Jun-50	160.8%	\$9,119,807	\$0	\$9,119,807	\$0.0833	\$7,600	\$0.2500	\$4,560	\$12,160
31-Dec-49	30-Jun-51	164.1%	\$9,302,203	\$0	\$9,302,203	\$0.0833	\$7,752	\$0.2500	\$4,651	\$12,403
31-Dec-50	30-Jun-52	167.3%	\$9,488,247	\$0	\$9,488,247	\$0.0833	\$7,907	\$0.2500	\$4,744	\$12,651
31-Dec-51	30-Jun-53	170.7%	\$9,678,012	\$0	\$9,678,012	\$0.0833	\$8,065	\$0.2500	\$4,839	\$12,904
31-Dec-52	30-Jun-54	174.1%	\$9,871,573	\$0	\$9,871,573	\$0.0833	\$8,226	\$0.2500	\$4,936	\$13,162
31-Dec-53	30-Jun-55	177.6%	\$10,069,004	\$0	\$10,069,004	\$0.0833	\$8,391	\$0.2500	\$5,035	\$13,425
31-Dec-54	30-Jun-56	181.1%	\$10,270,384	\$0	\$10,270,384	\$0.0833	\$8,559	\$0.2500	\$5,135	\$13,694
31-Dec-55	30-Jun-57	184.8%	\$10,475,792	\$0	\$10,475,792	\$0.0833	\$8,730	\$0.2500	\$5,238	\$13,968
Total										\$460,773

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<sup>1</sup>Assumes an annual appreciation rate of 2%. Appreciation factor for recordation tax revenues is different than for real property tax revenues as recordation tax revenues are based on sales prices while real property tax revenues are based on assessed values which are adjusted on even-numbered years.

<sup>2</sup>See Schedule VI-A.

<sup>3</sup>See Schedule VI-B.

<sup>4</sup>Local recordation tax rate is equal to one-third of the amount of the State recordation tax provided in *Code of Virginia Section 58.1-801*. The State rate is \$0.25 for every \$100 for the grantee. Therefore, the County rate is \$0.0833 per \$100. The local recordation tax rate is \$.50 per \$500 for the grantor, \$0.25 per \$500 of which is returned to the County. Source: Virginia Supreme Court Circuit Court Deed Calculation.

*Wares Crossroads Development*  
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Schedule VII-A: Projected Additional Revenues to Louisa County - Annual

Annual Revenues <sup>1</sup>	Current County Revenues <sup>2</sup>	Percent Impacted	Basis for Projecting Revenues <sup>3</sup>	Current County Service Factors <sup>4</sup>	Revenues by Factor			Projected Increase in Service Factor <sup>5</sup>	Total Additional Revenues <sup>6</sup>
					Per Resident	Per Service Population	Per Student		
General fund revenues									
General Property Taxes	\$97,052,017	-	<b>Schedule III and IV</b>	-	-	-	-	-	-
Other Local Taxes <sup>7</sup>	\$13,005,000	-	<b>Schedule IV, V, and VI</b>	-	-	-	-	-	-
Net of consumer utility, recordation, and motor vehicle license taxes <sup>8</sup>	\$9,743,037	-	<b>service population</b>	48,733	-	\$200	-	229	\$45,727
Permits, Privilege Fees and Regulatory Licenses	\$2,720,965	-	not impacted	-	-	-	-	-	-
Fines and forfeitures	\$100,000	-	not impacted	-	-	-	-	-	-
Revenue from use of money and property	\$2,800,000	-	not impacted	-	-	-	-	-	-
Charges for services <sup>9</sup>	\$1,210,500	-	<b>not impacted</b>	-	-	-	-	-	-
Miscellaneous	\$170,000	-	not impacted	-	-	-	-	-	-
Recovered costs	\$250,000	-	not impacted	-	-	-	-	-	-
Intergovernmental	\$5,188,288	-	not impacted	-	-	-	-	-	-
<b>Total general fund</b>	<b>\$122,496,770</b>								
Other funds									
<b>School Revenues<sup>10</sup></b>	<b>\$44,179,282</b>	<b>50%</b>	<b>per student</b>	<b>5,334</b>	-	-	<b>\$4,141</b>	<b>23</b>	<b>\$96,696</b>
Cafeteria Revenue	\$3,496,951	-	not impacted	-	-	-	-	-	-
Landfill Tipping Fees	\$700,000	-	not impacted	-	-	-	-	-	-
CIP Fund Revenues/Borrowed Funds	\$3,420,000	-	not impacted	-	-	-	-	-	-
DHS Revenues	\$5,136,141	-	not impacted	-	-	-	-	-	-
CSA Revenues	\$2,260,000	-	not impacted	-	-	-	-	-	-
Opioid Abatement Funding	\$161,513	-	not impacted	-	-	-	-	-	-
Airport Revenues	\$566,000	-	not impacted	-	-	-	-	-	-
Revenue Recovery Funds	\$2,350,000	-	not impacted	-	-	-	-	-	-
Debt Service ARRA Funds	\$275,000	-	not impacted	-	-	-	-	-	-
Grant Funding	\$0	-	not impacted	-	-	-	-	-	-
Rev Recovery/Opioid/General Fund Balance Usage	\$0	-	not impacted	-	-	-	-	-	-
Wellness Reserves Fund Balance Usage	\$0	-	not impacted	-	-	-	-	-	-
IDA Debt Issuance	\$0	-	not impacted	-	-	-	-	-	-
County/LCPS/LCWA Debt Issuance	\$0	-	not impacted	-	-	-	-	-	-
County Long Term Capital Reserves (CIP Fund Balance)	\$0	-	not impacted	-	-	-	-	-	-
School Capital Reserves (CIP Fund Balance)	\$2,544,542	-	not impacted	-	-	-	-	-	-
<b>Total other funds</b>	<b>\$65,089,429</b>								
<b>Total budget</b>	<b>\$187,586,199</b>				<b>\$0</b>	<b>\$200</b>	<b>\$4,141</b>		<b>\$142,423</b>

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<sup>1</sup>Not all sources of revenues are expected to be impacted as a result of the project. Revenues shown represent general fund revenues only.

<sup>2</sup>Source: *Louisa County FY 2026 Adopted Budget*. Figures represent FY 2026 amounts.

<sup>3</sup>Method of apportioning revenues: Per resident revenues are calculated by taking current revenues and apportioning them among current resident population. Per service population revenues are calculated by taking current revenues and apportioning them among the current service population (i.e. total permanent population and employees who do not reside in the County).

<sup>4</sup>Represents current statistics for the County. See Appendix A.

<sup>5</sup>Represents projected increase to County as a result of the proposed development. See Appendix A.

<sup>6</sup>Represents total increase in revenues as a result of proposed project on an annual basis. Figures assume full build-out and are expressed in current dollars.

<sup>7</sup>Motor vehicle license fees impacted on Schedule IV. Consumer utility tax revenues impacted on Schedule V. Transfer and recordation tax impacted on Schedule VI.

<sup>8</sup>Represents other local taxes net of motor vehicle license taxes, consumer utility taxes, and recordation taxes. Based on information provided in conversations with the County.

<sup>9</sup>Majority of charges for services revenues are associated with the Aquatics Center and Parks and Recreation revenues. Analysis assumes residents living at the Development will not utilize these facilities based on amenities offered at the Development.

<sup>10</sup>Assumes approximately 50% of the projected school from other revenues would be increased as a result students being added to the Louisa County Public School system.

*Wares Crossroads Development*  
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Schedule VII-B: Projected Additional Revenues to Louisa County - 30 Years

Development Year Ending	Fiscal Year Ending	Inflation Factor <sup>1</sup>	Service Population Revenues			Student Revenues				
			Pro Rata Service Population Revenues <sup>2</sup>	Anticipated Service Population <sup>3</sup>	Total Service Population Revenues	Revenues per Student <sup>2</sup>	Anticipated Students <sup>4</sup>	Total Resident Revenues	Total Projected Revenues	
31-Dec-24	30-Jun-26	100.0%	\$200	0	\$0	\$4,141	0	\$0	\$0	
31-Dec-25	30-Jun-27	102.0%	\$204	0	\$0	\$4,224	0	\$0	\$0	
31-Dec-26	30-Jun-28	104.0%	\$208	0	\$0	\$4,309	0	\$0	\$0	
31-Dec-27	30-Jun-29	106.1%	\$212	153	\$32,528	\$4,395	15	\$64,946	\$97,475	
31-Dec-28	30-Jun-30	108.2%	\$216	229	\$49,496	\$4,483	23	\$104,667	\$154,163	
31-Dec-29	30-Jun-31	110.4%	\$221	229	\$50,486	\$4,572	23	\$106,761	\$157,247	
31-Dec-30	30-Jun-32	112.6%	\$225	229	\$51,496	\$4,664	23	\$108,896	\$160,392	
31-Dec-31	30-Jun-33	114.9%	\$230	229	\$52,526	\$4,757	23	\$111,074	\$163,599	
31-Dec-32	30-Jun-34	117.2%	\$234	229	\$53,576	\$4,852	23	\$113,295	\$166,871	
31-Dec-33	30-Jun-35	119.5%	\$239	229	\$54,648	\$4,949	23	\$115,561	\$170,209	
31-Dec-34	30-Jun-36	121.9%	\$244	229	\$55,741	\$5,048	23	\$117,872	\$173,613	
31-Dec-35	30-Jun-37	124.3%	\$249	229	\$56,855	\$5,149	23	\$120,230	\$177,085	
31-Dec-36	30-Jun-38	126.8%	\$254	229	\$57,992	\$5,252	23	\$122,635	\$180,627	
31-Dec-37	30-Jun-39	129.4%	\$259	229	\$59,152	\$5,357	23	\$125,087	\$184,240	
31-Dec-38	30-Jun-40	131.9%	\$264	229	\$60,335	\$5,464	23	\$127,589	\$187,924	
31-Dec-39	30-Jun-41	134.6%	\$269	229	\$61,542	\$5,574	23	\$130,141	\$191,683	
31-Dec-40	30-Jun-42	137.3%	\$274	229	\$62,773	\$5,685	23	\$132,744	\$195,516	
31-Dec-41	30-Jun-43	140.0%	\$280	229	\$64,028	\$5,799	23	\$135,398	\$199,427	
31-Dec-42	30-Jun-44	142.8%	\$286	229	\$65,309	\$5,915	23	\$138,106	\$203,415	
31-Dec-43	30-Jun-45	145.7%	\$291	229	\$66,615	\$6,033	23	\$140,869	\$207,484	
31-Dec-44	30-Jun-46	148.6%	\$297	229	\$67,947	\$6,154	23	\$143,686	\$211,633	
31-Dec-45	30-Jun-47	151.6%	\$303	229	\$69,306	\$6,277	23	\$146,560	\$215,866	
31-Dec-46	30-Jun-48	154.6%	\$309	229	\$70,692	\$6,402	23	\$149,491	\$220,183	
31-Dec-47	30-Jun-49	157.7%	\$315	229	\$72,106	\$6,530	23	\$152,481	\$224,587	
31-Dec-48	30-Jun-50	160.8%	\$322	229	\$73,548	\$6,661	23	\$155,530	\$229,079	
31-Dec-49	30-Jun-51	164.1%	\$328	229	\$75,019	\$6,794	23	\$158,641	\$233,660	
31-Dec-50	30-Jun-52	167.3%	\$335	229	\$76,520	\$6,930	23	\$161,814	\$238,333	
31-Dec-51	30-Jun-53	170.7%	\$341	229	\$78,050	\$7,069	23	\$165,050	\$243,100	
31-Dec-52	30-Jun-54	174.1%	\$348	229	\$79,611	\$7,210	23	\$168,351	\$247,962	
31-Dec-53	30-Jun-55	177.6%	\$355	229	\$81,203	\$7,354	23	\$171,718	\$252,921	
31-Dec-54	30-Jun-56	181.1%	\$362	229	\$82,828	\$7,501	23	\$175,152	\$257,980	
31-Dec-55	30-Jun-57	184.8%	\$369	229	\$84,484	\$7,651	23	\$178,655	\$263,139	
<b>Total</b>						<b>\$1,866,415</b>			<b>\$3,943,000</b>	<b>\$5,809,415</b>

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<sup>1</sup>Assumes an annual inflation rate of 2%.

<sup>2</sup>See Schedule VII-A.

<sup>3</sup>See Appendix C.

<sup>4</sup>See Appendix D.

*Wares Crossroads Development*  
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Schedule VIII: Total Projected Revenues to Louisa County

Fiscal Year Ending	Real Property Tax Revenues (Schedule III)	Personal Property Tax Revenues and Vehicle License Fees (Schedule IV-B)	Utility Tax Revenues (Schedule V-C)	Recordation Tax Revenues (Schedule VI-B)	Additional Tax Revenues (Schedule VII-B)	Estimated Total Revenues
30-Jun-26	\$0	\$0	\$0	\$0	\$0	\$0
30-Jun-27	\$0	\$0	\$0	\$0	\$0	\$0
30-Jun-28	\$0	\$0	\$0	\$0	\$0	\$0
30-Jun-29	\$454,133	\$85,420	\$7,701	\$91,547	\$97,475	\$736,275
30-Jun-30	\$716,139	\$137,528	\$13,667	\$65,660	\$154,163	\$1,087,158
30-Jun-31	\$776,649	\$140,144	\$15,287	\$16,900	\$157,247	\$1,106,227
30-Jun-32	\$792,182	\$142,812	\$15,287	\$8,514	\$160,392	\$1,119,187
30-Jun-33	\$808,026	\$145,534	\$15,287	\$8,684	\$163,599	\$1,141,130
30-Jun-34	\$824,186	\$148,310	\$15,287	\$8,858	\$166,871	\$1,163,512
30-Jun-35	\$840,670	\$151,141	\$15,287	\$9,035	\$170,209	\$1,186,342
30-Jun-36	\$857,484	\$154,029	\$15,287	\$9,216	\$173,613	\$1,209,628
30-Jun-37	\$874,633	\$156,975	\$15,287	\$9,400	\$177,085	\$1,233,380
30-Jun-38	\$892,126	\$159,980	\$15,287	\$9,588	\$180,627	\$1,257,607
30-Jun-39	\$909,968	\$163,045	\$15,287	\$9,780	\$184,240	\$1,282,319
30-Jun-40	\$928,168	\$166,171	\$15,287	\$9,975	\$187,924	\$1,307,525
30-Jun-41	\$946,731	\$169,360	\$15,287	\$10,175	\$191,683	\$1,333,235
30-Jun-42	\$965,666	\$172,612	\$15,287	\$10,378	\$195,516	\$1,359,459
30-Jun-43	\$984,979	\$175,930	\$15,287	\$10,586	\$199,427	\$1,386,208
30-Jun-44	\$1,004,679	\$179,314	\$15,287	\$10,798	\$203,415	\$1,413,492
30-Jun-45	\$1,024,772	\$182,765	\$15,287	\$11,013	\$207,484	\$1,441,321
30-Jun-46	\$1,045,268	\$186,286	\$15,287	\$11,234	\$211,633	\$1,469,707
30-Jun-47	\$1,066,173	\$189,877	\$15,287	\$11,458	\$215,866	\$1,498,661
30-Jun-48	\$1,087,496	\$193,540	\$15,287	\$11,688	\$220,183	\$1,528,193
30-Jun-49	\$1,109,246	\$197,276	\$15,287	\$11,921	\$224,587	\$1,558,317
30-Jun-50	\$1,131,431	\$201,086	\$15,287	\$12,160	\$229,079	\$1,589,043
30-Jun-51	\$1,154,060	\$204,973	\$15,287	\$12,403	\$233,660	\$1,620,383
30-Jun-52	\$1,177,141	\$208,938	\$15,287	\$12,651	\$238,333	\$1,652,350
30-Jun-53	\$1,200,684	\$212,982	\$15,287	\$12,904	\$243,100	\$1,684,957
30-Jun-54	\$1,224,698	\$217,107	\$15,287	\$13,162	\$247,962	\$1,718,216
30-Jun-55	\$1,249,192	\$221,314	\$15,287	\$13,425	\$252,921	\$1,752,139
30-Jun-56	\$1,274,175	\$225,606	\$15,287	\$13,694	\$257,980	\$1,786,742
30-Jun-57	\$1,299,659	\$229,983	\$15,287	\$13,968	\$263,139	\$1,822,036
<b>Total</b>	<b>\$28,620,414</b>	<b>\$5,120,040</b>	<b>\$434,106</b>	<b>\$460,773</b>	<b>\$5,809,415</b>	<b>\$40,444,750</b>

*Wares Crossroads Development*  
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Schedule IX-A: Projected Additional Expenditures to Louisa County - Annual

Annual Expenditures <sup>1</sup>	Current County Expenditures <sup>2</sup>	Basis for Projecting Expenditures <sup>3</sup>	Current County Service Factors <sup>4</sup>	Expenditures by Factor <sup>3</sup>			Projected Increase in Service Factor <sup>5</sup>	Total Additional Expenditures <sup>6</sup>
				Per Resident	Service Population	Per Student		
General fund								
Board of Supervisors	\$226,366	not impacted	-	-	-	-	-	-
County Administrator	\$793,250	not impacted	-	-	-	-	-	-
Human resources	\$258,693	not impacted	-	-	-	-	-	-
County attorney	\$557,839	not impacted	-	-	-	-	-	-
Commissioner of Revenue	\$558,822	not impacted	-	-	-	-	-	-
Reassessment	\$637,974	not impacted	-	-	-	-	-	-
Treasurer	\$608,111	not impacted	-	-	-	-	-	-
Finance	\$718,028	not impacted	-	-	-	-	-	-
Information technology	\$969,400	not impacted	-	-	-	-	-	-
Elections	\$500,678	not impacted	-	-	-	-	-	-
Circuit court	\$137,655	not impacted	-	-	-	-	-	-
General district court	\$8,075	not impacted	-	-	-	-	-	-
Juvenile domestic court	\$12,800	not impacted	-	-	-	-	-	-
Clerk	\$774,515	not impacted	-	-	-	-	-	-
Commonwealth's attorney	\$1,154,232	not impacted	-	-	-	-	-	-
Sheriff-Courts	\$1,211,788	not impacted	-	-	-	-	-	-
<b>Sheriff</b>	<b>\$7,318,665</b>	<b>service population</b>	<b>48,733</b>	-	<b>\$150</b>	-	<b>229</b>	<b>\$34,348</b>
Communications center	\$1,783,006	not impacted	-	-	-	-	-	-
<b>E-911 Maintenance</b>	<b>\$580,327</b>	<b>service population</b>	<b>48,733</b>	-	<b>\$12</b>	-	<b>229</b>	<b>\$2,724</b>
<b>Emergency Services</b>	<b>\$8,729,013</b>	<b>service population</b>	<b>48,733</b>	-	<b>\$179</b>	-	<b>229</b>	<b>\$40,968</b>
<b>Office of Emergency Services</b>	<b>\$936,930</b>	<b>service population</b>	<b>48,733</b>	-	<b>\$19</b>	-	<b>229</b>	<b>\$4,397</b>
<b>Fire &amp; Rescue unit assistance</b>	<b>\$2,359,192</b>	<b>service population</b>	<b>48,733</b>	-	<b>\$48</b>	-	<b>229</b>	<b>\$11,072</b>
Sheriff-Jail	\$3,004,943	not impacted	-	-	-	-	-	-
Juvenile probation office	\$5,878	not impacted	-	-	-	-	-	-
<b>Animal control</b>	<b>\$533,362</b>	<b>per resident</b>	<b>42,109</b>	<b>\$13</b>	-	-	<b>205</b>	<b>\$2,602</b>
<b>Animal pound</b>	<b>\$536,278</b>	<b>per resident</b>	<b>42,109</b>	<b>\$13</b>	-	-	<b>205</b>	<b>\$2,616</b>
Forest fire prevention	\$30,660	not impacted	-	-	-	-	-	-
Other emergency services/EMS	\$0	not impacted	-	-	-	-	-	-
Transportation Safety Commission	\$1,200	not impacted	-	-	-	-	-	-
Board of Building Appeals	\$0	not impacted	-	-	-	-	-	-
General services	\$3,130,135	not impacted	-	-	-	-	-	-
Transportation department	\$659,000	not impacted	-	-	-	-	-	-
Housing assistance	\$125,250	not impacted	-	-	-	-	-	-
Health and human services contributions	\$2,051,885	not impacted	-	-	-	-	-	-
Community colleges	\$41,710	not impacted	-	-	-	-	-	-
Parks & recreation <sup>7</sup>	\$1,201,830	not impacted	-	-	-	-	-	-
Parks and rec - self supporting	\$610,208	not impacted	-	-	-	-	-	-
Aquatic facility <sup>7</sup>	\$192,206	not impacted	-	-	-	-	-	-

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<sup>1</sup>Not all expenditures are expected to be impacted as a result of the project. Expenditures shown represent general fund expenditures only.

<sup>2</sup>Source: *Louisa County FY 2026 Adopted Budget*. Figures represent FY 2026 amounts.

<sup>3</sup>Method of apportioning expenditures: Per resident costs are calculated by taking current expenditures and apportioning them among current resident population. Per service population costs are calculated by taking current expenditures and apportioning them among the current service population (i.e. total permanent population and employees who do not reside in the County). Per student costs are calculated by taking current expenditures and apportioning them among the current student population.

<sup>4</sup>Represents current statistics for the County. See Appendix A.

<sup>5</sup>Represents the projected increase to the County resulting from the new development. See Appendix A.

<sup>6</sup>Represents the total increase in expenditures as a result of the proposed project on an annual basis. Figures assume full build-out and are expressed in current dollars.

<sup>7</sup>Analysis assumes residents living at the Development will not utilize these facilities based on amenities offered at the Development.

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Schedule IX-A: Projected Additional Expenditures to Louisa County - Annual, continued

Annual Expenditures <sup>1</sup>	Current County Expenditures <sup>2</sup>	Basis for Projecting Expenditures <sup>3</sup>	Current County Service Factors <sup>4</sup>	Expenditures by Factor <sup>3</sup>			Projected Increase in Service Factor <sup>5</sup>	Total Additional Expenditures <sup>6</sup>
				Per Resident	Service Population	Per Student		
<b>General fund, continued</b>								
Cultural enrichment	\$77,500	not impacted	-	-	-	-	-	-
<b>Regional library</b>	<b>\$479,648</b>	<b>per resident</b>	<b>42,109</b>	<b>\$11</b>	-	-	<b>205</b>	<b>\$2,340</b>
Community development	\$2,363,092	not impacted	-	-	-	-	-	-
Planning district comm/partnership	\$109,251	not impacted	-	-	-	-	-	-
Economic Development Office	\$255,703	not impacted	-	-	-	-	-	-
Industrial Development Authority	\$130,621	not impacted	-	-	-	-	-	-
Office of Tourism	\$77,650	not impacted	-	-	-	-	-	-
Tourism - transient occupancy funded	\$673,272	not impacted	-	-	-	-	-	-
V P I extension service	\$192,801	not impacted	-	-	-	-	-	-
Soil & water conservation	\$55,915	not impacted	-	-	-	-	-	-
Lake Anna Advisory Committee	\$18,000	not impacted	-	-	-	-	-	-
Louisa County Water Authority	\$2,018,743	not impacted	-	-	-	-	-	-
Cutalong Community Development Authority	\$0	not impacted	-	-	-	-	-	-
Non-departmental	\$1,080,000	not impacted	-	-	-	-	-	-
Total general fund	\$50,492,100			\$37	\$409	-		\$101,066
<b>Other funds</b>								
<b>School</b>	<b>\$94,424,156</b>	<b>per student</b>	<b>5,334</b>	-	-	<b>\$17,702.32</b>	<b>23</b>	<b>\$413,338</b>
<b>School cafeteria</b>	<b>\$3,496,951</b>	<b>per student</b>	<b>5,334</b>	-	-	<b>\$655.60</b>	<b>23</b>	<b>\$15,308</b>
Landfill	\$2,065,158	not impacted	-	-	-	-	-	-
DHS	\$7,079,119	not impacted	-	-	-	-	-	-
Capital improvement projects	\$12,718,599	not impacted	-	-	-	-	-	-
Debt service	\$11,407,935	not impacted	-	-	-	-	-	-
Broadband Authority	\$16,000	not impacted	-	-	-	-	-	-
Revenue recovery	\$382,445	not impacted	-	-	-	-	-	-
Opioid abatement	\$161,513	not impacted	-	-	-	-	-	-
CSA	\$4,497,194	not impacted	-	-	-	-	-	-
Airport	\$845,030	not impacted	-	-	-	-	-	-
Total other fund expenditures	\$137,094,100	not impacted		-	-	\$18,358		\$428,646
Total budget	\$187,586,200			\$37	\$409	\$18,358		\$529,712

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<sup>1</sup>Not all expenditures are expected to be impacted as a result of the project. Expenditures shown represent general fund expenditures only.

<sup>2</sup>Source: *Louisa County FY 2026 Adopted Budget*. Figures represent FY 2026 amounts.

<sup>3</sup>Method of apportioning expenditures: Per resident costs are calculated by taking current expenditures and apportioning them among current resident population. Per service population costs are calculated by taking current expenditures and apportioning them among the current service population (i.e. total permanent population and employees who do not reside in the County). Per student costs are calculated by taking current expenditures and apportioning them among the current student population.

<sup>4</sup>Represents current statistics for the County. See Appendix A.

<sup>5</sup>Represents the projected increase to the County resulting from the new development. See Appendix A.

<sup>6</sup>Represents the total increase in expenditures as a result of the proposed project on an annual basis. Figures assume full build-out and are expressed in current dollars.

<sup>7</sup>Items are outside of the general fund but for the purpose of accounting for an important expenditure, this analysis evaluates the estimated cost per student for the School fund and School Cafeteria fund based on current student generation data. However, it is assumed that the proposed development will not create a material impact to the Louisa County School system, as majority of the units are not anticipated to generate students within the Louisa County Public School system.

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Schedule IX-B: Projected Additional Expenditures to Louisa County - 30 Years

Development Year Ending	Fiscal Year Ending	Inflation Factor <sup>1</sup>	Resident Costs			Service Population Costs			Student Costs			Total Projected Additional Expenditures
			Cost Per Resident <sup>2</sup>	Anticipated Residents <sup>3</sup>	Total Resident Expenditures	Pro Rata Service Population Costs <sup>2</sup>	Anticipated Service Population <sup>3</sup>	Total Service Population Expenditures	Cost Per Student <sup>2</sup>	Anticipated Students <sup>4</sup>	Total Student Expenditures	
31-Dec-24	30-Jun-26	100.0%	\$37	0	\$0	\$409	0	\$0	\$18,358	0	\$0	\$0
31-Dec-25	30-Jun-27	102.0%	\$38	0	\$0	\$417	0	\$0	\$18,725	0	\$0	\$0
31-Dec-26	30-Jun-28	104.0%	\$38	0	\$0	\$425	0	\$0	\$19,100	0	\$0	\$0
31-Dec-27	30-Jun-29	106.1%	\$39	130	\$5,076	\$434	153	\$66,519	\$19,482	15	\$287,900	\$359,495
31-Dec-28	30-Jun-30	108.2%	\$40	205	\$8,180	\$443	229	\$101,217	\$19,871	23	\$463,980	\$573,377
31-Dec-29	30-Jun-31	110.4%	\$41	205	\$8,344	\$451	229	\$103,242	\$20,269	23	\$473,259	\$584,845
31-Dec-30	30-Jun-32	112.6%	\$41	205	\$8,511	\$460	229	\$105,307	\$20,674	23	\$482,725	\$596,542
31-Dec-31	30-Jun-33	114.9%	\$42	205	\$8,681	\$470	229	\$107,413	\$21,087	23	\$492,379	\$608,473
31-Dec-32	30-Jun-34	117.2%	\$43	205	\$8,854	\$479	229	\$109,561	\$21,509	23	\$502,227	\$620,642
31-Dec-33	30-Jun-35	119.5%	\$44	205	\$9,031	\$489	229	\$111,752	\$21,939	23	\$512,271	\$633,055
31-Dec-34	30-Jun-36	121.9%	\$45	205	\$9,212	\$498	229	\$113,987	\$22,378	23	\$522,517	\$645,716
31-Dec-35	30-Jun-37	124.3%	\$46	205	\$9,396	\$508	229	\$116,267	\$22,826	23	\$532,967	\$658,630
31-Dec-36	30-Jun-38	126.8%	\$47	205	\$9,584	\$519	229	\$118,592	\$23,282	23	\$543,626	\$671,803
31-Dec-37	30-Jun-39	129.4%	\$48	205	\$9,776	\$529	229	\$120,964	\$23,748	23	\$554,499	\$685,239
31-Dec-38	30-Jun-40	131.9%	\$49	205	\$9,971	\$539	229	\$123,383	\$24,223	23	\$565,589	\$698,944
31-Dec-39	30-Jun-41	134.6%	\$50	205	\$10,171	\$550	229	\$125,851	\$24,707	23	\$576,901	\$712,923
31-Dec-40	30-Jun-42	137.3%	\$51	205	\$10,374	\$561	229	\$128,368	\$25,201	23	\$588,439	\$727,181
31-Dec-41	30-Jun-43	140.0%	\$52	205	\$10,582	\$572	229	\$130,935	\$25,706	23	\$600,207	\$741,725
31-Dec-42	30-Jun-44	142.8%	\$53	205	\$10,793	\$584	229	\$133,554	\$26,220	23	\$612,211	\$756,559
31-Dec-43	30-Jun-45	145.7%	\$54	205	\$11,009	\$596	229	\$136,225	\$26,744	23	\$624,456	\$771,690
31-Dec-44	30-Jun-46	148.6%	\$55	205	\$11,230	\$608	229	\$138,950	\$27,279	23	\$636,945	\$787,124
31-Dec-45	30-Jun-47	151.6%	\$56	205	\$11,454	\$620	229	\$141,729	\$27,824	23	\$649,684	\$802,867
31-Dec-46	30-Jun-48	154.6%	\$57	205	\$11,683	\$632	229	\$144,563	\$28,381	23	\$662,677	\$818,924
31-Dec-47	30-Jun-49	157.7%	\$58	205	\$11,917	\$645	229	\$147,455	\$28,949	23	\$675,931	\$835,302
31-Dec-48	30-Jun-50	160.8%	\$59	205	\$12,155	\$658	229	\$150,404	\$29,528	23	\$689,450	\$852,008
31-Dec-49	30-Jun-51	164.1%	\$60	205	\$12,398	\$671	229	\$153,412	\$30,118	23	\$703,239	\$869,049
31-Dec-50	30-Jun-52	167.3%	\$62	205	\$12,646	\$684	229	\$156,480	\$30,720	23	\$717,303	\$886,430
31-Dec-51	30-Jun-53	170.7%	\$63	205	\$12,899	\$698	229	\$159,610	\$31,335	23	\$731,649	\$904,158
31-Dec-52	30-Jun-54	174.1%	\$64	205	\$13,157	\$712	229	\$162,802	\$31,962	23	\$746,282	\$922,241
31-Dec-53	30-Jun-55	177.6%	\$65	205	\$13,420	\$726	229	\$166,058	\$32,601	23	\$761,208	\$940,686
31-Dec-54	30-Jun-56	181.1%	\$67	205	\$13,689	\$741	229	\$169,379	\$33,253	23	\$776,432	\$959,500
31-Dec-55	30-Jun-57	184.8%	\$68	205	\$13,962	\$755	229	\$172,767	\$33,918	23	\$791,961	\$978,690
<b>Total</b>					<b>\$308,158</b>			<b>\$3,816,746</b>			<b>\$17,478,913</b>	<b>\$21,603,817</b>

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<sup>1</sup>Assumes an annual inflation rate of 2%.

<sup>2</sup>See Schedule IX-A.

<sup>3</sup>See Appendix B.

<sup>4</sup>See Appendix C.

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Schedule X: Comparison of Projected Revenues and Expenditures

Fiscal Year Ending	Total Projected Revenues (Schedule VIII)	Total Estimated Expenditures (Schedule IX-B)	Net Fiscal Impact To Louisa County
30-Jun-26	\$0	\$0	\$0
30-Jun-27	\$0	\$0	\$0
30-Jun-28	\$0	\$0	\$0
30-Jun-29	\$736,275	(\$359,495)	\$376,780
30-Jun-30	\$1,087,158	(\$573,377)	\$513,781
30-Jun-31	\$1,106,227	(\$584,845)	\$521,382
30-Jun-32	\$1,119,187	(\$596,542)	\$522,645
30-Jun-33	\$1,141,130	(\$608,473)	\$532,657
30-Jun-34	\$1,163,512	(\$620,642)	\$542,870
30-Jun-35	\$1,186,342	(\$633,055)	\$553,287
30-Jun-36	\$1,209,628	(\$645,716)	\$563,912
30-Jun-37	\$1,233,380	(\$658,630)	\$574,750
30-Jun-38	\$1,257,607	(\$671,803)	\$585,805
30-Jun-39	\$1,282,319	(\$685,239)	\$597,080
30-Jun-40	\$1,307,525	(\$698,944)	\$608,581
30-Jun-41	\$1,333,235	(\$712,923)	\$620,313
30-Jun-42	\$1,359,459	(\$727,181)	\$632,278
30-Jun-43	\$1,386,208	(\$741,725)	\$644,483
30-Jun-44	\$1,413,492	(\$756,559)	\$656,933
30-Jun-45	\$1,441,321	(\$771,690)	\$669,631
30-Jun-46	\$1,469,707	(\$787,124)	\$682,583
30-Jun-47	\$1,498,661	(\$802,867)	\$695,794
30-Jun-48	\$1,528,193	(\$818,924)	\$709,270
30-Jun-49	\$1,558,317	(\$835,302)	\$723,014
30-Jun-50	\$1,589,043	(\$852,008)	\$737,034
30-Jun-51	\$1,620,383	(\$869,049)	\$751,334
30-Jun-52	\$1,652,350	(\$886,430)	\$765,921
30-Jun-53	\$1,684,957	(\$904,158)	\$780,799
30-Jun-54	\$1,718,216	(\$922,241)	\$795,974
30-Jun-55	\$1,752,139	(\$940,686)	\$811,453
30-Jun-56	\$1,786,742	(\$959,500)	\$827,242
30-Jun-57	\$1,822,036	(\$978,690)	\$843,346
<b>Total</b>	<b>\$40,444,750</b>	<b>(\$21,603,817)</b>	<b>\$18,840,932</b>

**Wares Crossroads Development  
Louisa County, Virginia**

*Appendices*

*Wares Crossroads Development*  
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Appendix A: Revenues and Costs to Louisa County - Allocation Factors

Louisa County permanent population <sup>1</sup>	42,109
Louisa County labor force <sup>2</sup>	9,943
Non-resident workers <sup>2</sup>	6,624
Employee population equivalent	6,624
<hr/>	
Total service population	48,733
Service population rates:	
Resident	1.00
Employee <sup>3</sup>	1.00
Expected resident increase:	
Single-family detached units <sup>4</sup>	79
Persons per unit <sup>5</sup>	2.60
<hr/>	
Total resident population increase	205
Projected employee increase:	
Projected new employees <sup>6</sup>	35
Projected non-resident employees	23
<hr/>	
Projected employee population equivalent	23
<hr/>	
Total projected service population increase	229
Projected Students	
Single-family detached units <sup>4</sup>	79
Student generation factor <sup>7</sup>	0.2956
<hr/>	
Total projected students	23
<hr/>	
Current students enrolled in public school system (K-12) <sup>8</sup>	5,334

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<sup>1</sup>Source: U.S. Census Bureau QuickFacts. Represents Population Estimates as of July 1, 2024.

<sup>2</sup>Source: U.S. Census Bureau, Center for Economic Studies, LEHD (OnTheMap application, 2022 data).

<sup>3</sup>Service rate assumes full-time employees generates costs at the same rate as full-time residents.

<sup>4</sup>See Schedule I.

<sup>5</sup>U.S. Census Bureau Selected Housing Characteristics for 2023 ACS 5-Year Estimates. Represents average household size for owner-occupied units.

<sup>6</sup>Based on research conducted by MuniCap. See Appendix B.

<sup>7</sup>Divides total students per school type by total number of occupied houses within the County. Source for enrollment: Virginia Department of Education School Quality Profiles. Source for occupied housing units: U.S. Census Bureau Selected Housing Characteristics for 2023 ACS 5-Year Estimates.

<sup>8</sup>Source: Virginia Department of Education School Quality Profiles. Represents School Year 2025 enrollment.

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Appendix B: Projected Employees

Development Year Ending	Clubhouse		
	GSF <sup>1</sup>	Employees Per 1,000 GSF <sup>2</sup>	Total
31-Dec-24	0	4.38	0
31-Dec-25	0	4.38	0
31-Dec-26	0	4.38	0
31-Dec-27	8,000	4.38	35
31-Dec-28	8,000	4.38	35
31-Dec-29	8,000	4.38	35
31-Dec-30	8,000	4.38	35
31-Dec-31	8,000	4.38	35
31-Dec-32	8,000	4.38	35
31-Dec-33	8,000	4.38	35
31-Dec-34	8,000	4.38	35
31-Dec-35	8,000	4.38	35
31-Dec-36	8,000	4.38	35
31-Dec-37	8,000	4.38	35
31-Dec-38	8,000	4.38	35
31-Dec-39	8,000	4.38	35
31-Dec-40	8,000	4.38	35
31-Dec-41	8,000	4.38	35
31-Dec-42	8,000	4.38	35
31-Dec-43	8,000	4.38	35
31-Dec-44	8,000	4.38	35
31-Dec-45	8,000	4.38	35
31-Dec-46	8,000	4.38	35
31-Dec-47	8,000	4.38	35
31-Dec-48	8,000	4.38	35
31-Dec-49	8,000	4.38	35
31-Dec-50	8,000	4.38	35
31-Dec-51	8,000	4.38	35
31-Dec-52	8,000	4.38	35
31-Dec-53	8,000	4.38	35
31-Dec-54	8,000	4.38	35
31-Dec-55	8,000	4.38	35

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<sup>1</sup>See Schedule II-B.

<sup>2</sup>Jobs were calculated using IMPLAN software by IMPLAN Group, LLC. See Appendix F.

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Appendix C: Projected Residents and Service Population

Development Year Ending	Projected Resident Increase			Total Development Residents	Service Population Increase			
	Single-Family Detached Units <sup>1</sup>	Residents Per Unit <sup>2</sup>	Total Residents		Projected Service Employees			Service Population Increase <sup>6</sup>
					Employees <sup>3</sup>	Service Percentage <sup>4</sup>	Service Employees <sup>5</sup>	
31-Dec-24	0	2.60	0	0	0	66.6%	0	0
31-Dec-25	0	2.60	0	0	0	66.6%	0	0
31-Dec-26	0	2.60	0	0	0	66.6%	0	0
31-Dec-27	50	2.60	130	130	35	66.6%	23	153
31-Dec-28	79	2.60	205	205	35	66.6%	23	229
31-Dec-29	79	2.60	205	205	35	66.6%	23	229
31-Dec-30	79	2.60	205	205	35	66.6%	23	229
31-Dec-31	79	2.60	205	205	35	66.6%	23	229
31-Dec-32	79	2.60	205	205	35	66.6%	23	229
31-Dec-33	79	2.60	205	205	35	66.6%	23	229
31-Dec-34	79	2.60	205	205	35	66.6%	23	229
31-Dec-35	79	2.60	205	205	35	66.6%	23	229
31-Dec-36	79	2.60	205	205	35	66.6%	23	229
31-Dec-37	79	2.60	205	205	35	66.6%	23	229
31-Dec-38	79	2.60	205	205	35	66.6%	23	229
31-Dec-39	79	2.60	205	205	35	66.6%	23	229
31-Dec-40	79	2.60	205	205	35	66.6%	23	229
31-Dec-41	79	2.60	205	205	35	66.6%	23	229
31-Dec-42	79	2.60	205	205	35	66.6%	23	229
31-Dec-43	79	2.60	205	205	35	66.6%	23	229
31-Dec-44	79	2.60	205	205	35	66.6%	23	229
31-Dec-45	79	2.60	205	205	35	66.6%	23	229
31-Dec-46	79	2.60	205	205	35	66.6%	23	229
31-Dec-47	79	2.60	205	205	35	66.6%	23	229
31-Dec-48	79	2.60	205	205	35	66.6%	23	229
31-Dec-49	79	2.60	205	205	35	66.6%	23	229
31-Dec-50	79	2.60	205	205	35	66.6%	23	229
31-Dec-51	79	2.60	205	205	35	66.6%	23	229
31-Dec-52	79	2.60	205	205	35	66.6%	23	229
31-Dec-53	79	2.60	205	205	35	66.6%	23	229
31-Dec-54	79	2.60	205	205	35	66.6%	23	229
31-Dec-55	79	2.60	205	205	35	66.6%	23	229

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<sup>1</sup>See Schedule II.

<sup>2</sup>See Appendix A.

<sup>3</sup>See Appendix B.

<sup>4</sup>See Appendix A. Represents percentage of Louisa County employees that live outside of the County.

<sup>5</sup>Represents the increase in employees who work but do not live in the County as a result of the proposed development.

<sup>6</sup>Represents the increase in service employees and residents as a result of the proposed development.

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Appendix D: Projected Students

Development Year Ending	Single-Family Detached		
	Projected Units <sup>1</sup>	Students Per Unit <sup>2</sup>	Total
31-Dec-24	0	0.296	0
31-Dec-25	0	0.296	0
31-Dec-26	0	0.296	0
31-Dec-27	50	0.296	15
31-Dec-28	79	0.296	23
31-Dec-29	79	0.296	23
31-Dec-30	79	0.296	23
31-Dec-31	79	0.296	23
31-Dec-32	79	0.296	23
31-Dec-33	79	0.296	23
31-Dec-34	79	0.296	23
31-Dec-35	79	0.296	23
31-Dec-36	79	0.296	23
31-Dec-37	79	0.296	23
31-Dec-38	79	0.296	23
31-Dec-39	79	0.296	23
31-Dec-40	79	0.296	23
31-Dec-41	79	0.296	23
31-Dec-42	79	0.296	23
31-Dec-43	79	0.296	23
31-Dec-44	79	0.296	23
31-Dec-45	79	0.296	23
31-Dec-46	79	0.296	23
31-Dec-47	79	0.296	23
31-Dec-48	79	0.296	23
31-Dec-49	79	0.296	23
31-Dec-50	79	0.296	23
31-Dec-51	79	0.296	23
31-Dec-52	79	0.296	23
31-Dec-53	79	0.296	23
31-Dec-54	79	0.296	23
31-Dec-55	79	0.296	23

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<sup>1</sup>See Schedule II.

<sup>2</sup>See Appendix A.

*Wares Crossroads Development  
Louisa County, Virginia*

Appendix E-1: Projected Assessed Value - Comparison of Valuation Methods<sup>1</sup>

Property Type	Comparables <sup>2</sup>	Developer Cost Estimate <sup>3</sup>
Single-family detached		
Estate lot		
Per Unit	\$768,975	-
Per GSF	<u><i>\$172</i></u>	\$225
Executive lot		
Per Unit	\$670,029	-
Per GSF	<u><i>\$184</i></u>	\$225
Clubhouse		
Per GSF	-	<u><i>\$400</i></u>
Rental units		
Member villas		
Per unit	\$670,029	-
Per GSF	<u><i>\$184</i></u>	\$225
Garden cottages		
Per unit	\$484,914	
Per GSF	<u><i>\$211</i></u>	\$225

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<sup>1</sup>Valuation approach chosen is underlined and shown in bold and italics.

<sup>2</sup>See Appendix E-2 and E-3.

<sup>3</sup>Provided by Developer.

*Wares Crossroads Development*  
*Louisa County, Virginia*

Appendix E-2: Projected Assessed Value - Comparable Properties<sup>1</sup>

Property	Parcel Number	Address	Year Built	Building Area GSF	Assessed Value			Total Assessed Value			
					Land	Structure	Total	All Properties		Most Comparable	
								Per Unit	Per GSF	Per Unit	Per GSF
<i>Single-family detached - estate lots</i>											
Sunset Cove	17 7 32	188 Sunset Loop	2021	4,509	\$111,200	\$807,900	\$919,100	\$919,100	\$204	-	-
Sunset Cove	17 7 38	125 Sunset Loop	2020	4,270	\$111,200	\$769,200	\$880,400	\$880,400	\$206	-	-
Spring Creek	36E 1 25	129 Cherrywood Ct	2017	4,886	\$110,000	\$712,100	\$822,100	\$822,100	\$168	\$822,100	\$168
Spring Creek	36 D 1 29	253 Turkey Trot Lane	2013	5,659	\$110,000	\$727,800	\$837,800	\$837,800	\$148	-	-
Spring Creek	36E 3 85	65 Lilac Terrace	2016	4,261	\$110,000	\$598,700	\$708,700	\$708,700	\$166	\$708,700	\$166
Spring Creek	36 D 1 64	246 Turkey Trot Lane	2013	4,011	\$110,000	\$589,900	\$699,900	\$699,900	\$175	\$699,900	\$175
Spring Creek	36E 1 12	109 Applewood Drive	2015	4,062	\$110,000	\$690,000	\$800,000	\$800,000	\$197	-	-
Elk Creek Landing	45 7 69	65 Waterview Drive	2022	4,257	\$108,700	\$718,000	\$826,700	\$826,700	\$194	-	-
Elk Creek Landing	45 7 67	141 Elk Creek Landing	2022	4,697	\$100,700	\$744,500	\$845,200	\$845,200	\$180	\$845,200	\$180
Green Springs	34 12 63	89 Glenmore Lane	2007	4,118	\$43,900	\$752,200	\$796,100	\$796,100	\$193	-	-
Average				4,473				\$813,600	\$183	\$768,975	<b><u>\$172</u></b>
<i>Single-family detached - executive lots</i>											
Sunset Cove	17 7 28	256 Sunset Loop	2020	3,942	\$111,200	\$693,600	\$804,800	\$804,800	\$204	\$804,800	\$204
Sunset Cove	17 7 66	373 Sunset Loop	2019	3,344	\$173,800	\$565,600	\$739,400	\$739,400	\$221	-	-
Sunset Cove	17 7 55	585 Sunset Loop	2019	3,344	\$187,700	\$564,400	\$752,100	\$752,100	\$225	-	-
Spring Creek	36E 1 18	72 Cherrywood Ct	2015	3,625	\$110,000	\$535,300	\$645,300	\$645,300	\$178	\$645,300	\$178
Spring Creek	36D 1 21	303 Turkey Trot Lane	2011	3,006	\$110,000	\$609,900	\$719,900	\$719,900	\$239	-	-
Spring Creek	36E 3 102	33 Blackberry Pl	2021	3,184	\$110,000	\$514,100	\$624,100	\$624,100	\$196	\$624,100	\$196
Spring Creek	36D 1 25	47 Bear Run Ct	2014	3,825	\$110,000	\$530,200	\$640,200	\$640,200	\$167	\$640,200	\$167
Spring Creek	36E 2 68	53 Crepe Myrtle Drive	2021	2,816	\$110,000	\$461,700	\$571,700	\$571,700	\$203	-	-
Spring Creek	36E 2 69	39 Crepe Myrtle Drive	2015	3,433	\$110,000	\$478,800	\$588,800	\$588,800	\$172	\$588,800	\$172
Spring Creek	36E 2 54	90 Crepe Myrtle Drive	2016	3,413	\$110,000	\$510,100	\$620,100	\$620,100	\$182	\$620,100	\$182
Spring Creek	36E 2 43	65 Persimmon Way	2018	3,986	\$110,000	\$656,900	\$766,900	\$766,900	\$192	\$766,900	\$192
Green Springs	34 12 42	215 Glenmore Lane	2024	2,909	\$43,700	\$485,900	\$529,600	\$529,600	\$182	-	-
Cuckoo's Nest	46G4 1 16	54 Gunnar Way	2024	3,729	\$57,800	\$545,200	\$603,000	\$603,000	\$162	-	-
Noah's Landing	63C 1 200	596 Noah's Landing Drive	2024	2,654	\$67,600	\$510,200	\$577,800	\$577,800	\$218	-	-
Seclusion Shores	45C 1 49	475 Seclusion Shores Drive	2022	3,328	\$106,200	\$783,500	\$889,700	\$889,700	\$267	-	-
Elk Creek Landing	45 7 3	128 Elk Creek Landing	2023	2,718	\$108,700	\$564,200	\$672,900	\$672,900	\$248	-	-
The Waters at Lake Anna	45E4 1 176	678 Traveller Street	2022	3,006	\$84,800	\$546,400	\$631,200	\$631,200	\$210	-	-
Average				3,310				\$669,265	\$204	\$670,029	<b><u>\$184</u></b>

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<sup>1</sup>Information obtained through Louisa County Real Estate Office database as of November 2025.

*Wares Crossroads Development*  
*Louisa County, Virginia*

Appendix E-2: Projected Assessed Value - Comparable Properties, continued<sup>1</sup>

Property	Parcel Number	Address	County	Year Built	Units	Building Area GSF	Assessed Value			Total Assessed Value			
							Land	Structure	Total	All Properties		Most Comparable	
										Per Unit	Per GSF	Per Unit	Per GSF
<i>Member Villas</i>													
Sunset Cove	17 7 28	256 Sunset Loop	Louisa	2020	1	3,942	\$111,200	\$693,600	\$804,800	\$804,800	\$204	\$804,800	\$204
Sunset Cove	17 7 66	373 Sunset Loop	Louisa	2019	1	3,344	\$173,800	\$565,600	\$739,400	\$739,400	\$221	-	-
Sunset Cove	17 7 55	585 Sunset Loop	Louisa	2019	1	3,344	\$187,700	\$564,400	\$752,100	\$752,100	\$225	-	-
Spring Creek	36E 1 18	72 Cherrywood Ct	Louisa	2015	1	3,625	\$110,000	\$535,300	\$645,300	\$645,300	\$178	\$645,300	\$178
Spring Creek	36D 1 21	303 Turkey Trot Lane	Louisa	2011	1	3,006	\$110,000	\$609,900	\$719,900	\$719,900	\$239	-	-
Spring Creek	36E 3 102	33 Blackberry Pl	Louisa	2021	1	3,184	\$110,000	\$514,100	\$624,100	\$624,100	\$196	\$624,100	\$196
Spring Creek	36D 1 25	47 Bear Run Ct	Louisa	2014	1	3,825	\$110,000	\$530,200	\$640,200	\$640,200	\$167	\$640,200	\$167
Spring Creek	36E 2 68	53 Crepe Myrtle Drive	Louisa	2021	1	2,816	\$110,000	\$461,700	\$571,700	\$571,700	\$203	-	-
Spring Creek	36E 2 69	39 Crepe Myrtle Drive	Louisa	2015	1	3,433	\$110,000	\$478,800	\$588,800	\$588,800	\$172	\$588,800	\$172
Spring Creek	36E 2 54	90 Crepe Myrtle Drive	Louisa	2016	1	3,413	\$110,000	\$510,100	\$620,100	\$620,100	\$182	\$620,100	\$182
Spring Creek	36E 2 43	65 Persimmon Way	Louisa	2018	1	3,986	\$110,000	\$656,900	\$766,900	\$766,900	\$192	\$766,900	\$192
Green Springs	34 12 42	215 Glenmore Lane	Louisa	2024	1	2,909	\$43,700	\$485,900	\$529,600	\$529,600	\$182	-	-
Cuckoo's Nest	46G4 1 16	54 Gunnar Way	Louisa	2024	1	3,729	\$57,800	\$545,200	\$603,000	\$603,000	\$162	-	-
Noah's Landing	63C 1 200	596 Noah's Landing Drive	Louisa	2024	1	2,654	\$67,600	\$510,200	\$577,800	\$577,800	\$218	-	-
Seclusion Shores	45C 1 49	475 Seclusion Shores Drive	Louisa	2022	1	3,328	\$106,200	\$783,500	\$889,700	\$889,700	\$267	-	-
Elk Creek Landing	45 7 3	128 Elk Creek Landing	Louisa	2023	1	2,718	\$108,700	\$564,200	\$672,900	\$672,900	\$248	-	-
The Waters at Lake Anna	45E4 1 176	678 Traveller Street	Louisa	2022	1	3,006	\$84,800	\$546,400	\$631,200	\$631,200	\$210	-	-
Average						3,310				\$669,265	\$204	\$670,029	<b><u>\$184</u></b>
<i>Garden Cottages</i>													
Lake Anna Townhomes	18 2 J2	360 Lake Front Drive	Louisa	2024	1	1,854	\$182,000	\$475,400	\$657,400	\$657,400	\$355	-	-
Lake Anna Townhomes	18 2 I4	352 Lake Front Drive	Louisa	2023	1	1,854	\$182,000	\$475,400	\$657,400	\$657,400	\$355	-	-
Lake Anna Townhomes	18 2 J5	366 Lake Front Drive	Louisa	2024	1	1,854	\$182,000	\$475,300	\$657,300	\$657,300	\$354	-	-
Lake Anna Townhomes	18 2 N1	237 Lake Front Drive	Louisa	2016	1	2,155	\$121,000	\$316,400	\$437,400	\$437,400	\$203	\$437,400	\$203
Lake Anna Townhomes	18 2 N4	243 Lake Front Drive	Louisa	2023	1	1,854	\$121,000	\$433,400	\$554,400	\$554,400	\$299	-	-
Lake Anna Townhomes	18 2 M5	235 Lake Front Drive	Louisa	2013	1	2,155	\$121,000	\$308,500	\$429,500	\$429,500	\$199	\$429,500	\$199
Lake Anna Townhomes	18 2 J1	358 Lake Front Drive	Louisa	2024	1	1,854	\$182,000	\$475,400	\$657,400	\$657,400	\$355	-	-
Zion Crossroads	36F 2 7	91 Bayberry Lane	Louisa	2019	1	2,310	\$110,000	\$385,100	\$495,100	\$495,100	\$214	\$495,100	\$214
Zion Crossroads	36F 2 23	128 Bayberry Lane	Louisa	2020	1	3,125	\$110,000	\$438,500	\$548,500	\$548,500	\$176	-	-
Zion Crossroads	36F 2 31	64 Bayberry Lane	Louisa	2019	1	2,490	\$110,000	\$400,200	\$510,200	\$510,200	\$205	\$510,200	\$205
Zion Crossroads	36F 3 C 20	374 Bayberry Lane	Louisa	2023	1	2,338	\$110,000	\$407,300	\$517,300	\$517,300	\$221	\$517,300	\$221
Zion Crossroads	36F 3 C 14	420 Bayberry Lane	Louisa	2025	1	2,331	\$110,000	\$398,800	\$508,800	\$508,800	\$218	\$508,800	\$218
Zion Crossroads	36F 2 5	71 Bayberry Lane	Louisa	2020	1	2,310	\$110,000	\$386,100	\$496,100	\$496,100	\$215	\$496,100	\$215
Keswick Commons	47F-5-86	7712 Harlow Circle	Spotsylvania	2025	1	1,760	\$100,000	\$239,200	\$339,200	\$339,200	\$193	-	-
Keswick Commons	47F5-87-	7710 Harlow Circle	Spotsylvania	2025	1	1,760	\$100,000	\$241,000	\$341,000	\$341,000	\$194	-	-
Keswick Commons	47F-5-90	8824 Selby Street	Spotsylvania	2025	1	1,776	\$105,000	\$252,000	\$357,000	\$357,000	\$201	-	-
Rivanna Village	093B0010B020C0	3488 Steamer Drive	Albemarle	2019	1	1,680	\$106,300	\$323,500	\$429,800	\$429,800	\$256	-	-
Rivanna Village	093B0010B018C0	3480 Steamer Drive	Albemarle	2019	1	1,454	\$116,900	\$293,700	\$410,600	\$410,600	\$282	-	-
Rivanna Village	093B0010B001F0	3325 Village Park Avenue	Albemarle	2019	1	2,256	\$116,900	\$335,000	\$451,900	\$451,900	\$200	-	-
Average						2,062				\$497,700	\$247	\$484,914	<b><u>\$211</u></b>

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<sup>1</sup>Information obtained through Louisa County Real Estate Office database, Spotsylvania County Real Estate Assessment Search, and Albemarle County GIS Viewer as of November 2025.

*Wares Crossroads Development*  
*Louisa County, Virginia*

Appendix F-1: Direct and Indirect/Induced Impacts - Clubhouse

	<u>Total</u>
Clubhouse square feet <sup>1</sup>	8,000
Total clubhouse employees <sup>2</sup>	40
Full-time equivalent factor <sup>3</sup>	0.8642
<hr/>	
Total clubhouse full-time equivalent employees ("FTEs") <sup>4</sup>	35
Total FTE jobs per 1,000 sq. ft.	4.38
Multiplier for clubhouse jobs <sup>4</sup>	1.8132
Total jobs	63
Indirect and induced jobs	23
Total labor income <sup>4</sup>	\$3,445,608
Labor income-to-wages factor <sup>5</sup>	1.1683
Sub-total employee wages	\$2,949,144
Average income per FTE - annual	\$98,446
Average wage per FTE - annual	\$84,261
Total operating revenue	\$11,596,453
Multiplier for clubhouse income <sup>4</sup>	1.2705
Total income	\$4,377,759
Indirect and induced income	\$932,151
Multiplier for clubhouse output <sup>4</sup>	1.3215
Direct output	\$11,596,452.59
Indirect and induced output	\$3,728,009
Total economic output	\$15,324,462

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*.25).xlsx\F-1 - Clubhouse - Employees*

*17-Nov-25*

<sup>1</sup>See Schedule II.

<sup>2</sup>Based on FTE employees and payroll provided by Developer.

<sup>3</sup>Total jobs include all full-year employees, including part-time and full-time employees. This factor, provided by IMPLAN Group, LLC converts full-time equivalent employees ("FTEs") into total jobs.

<sup>4</sup>Income, jobs, and output were calculated using the IMPLAN software by IMPLAN Group LLC. The software calculates labor income and the number of jobs based on industry multipliers derived from National Income and Product Accounts data published by the U.S. Bureau of Economic Analysis. This data is then indexed to local industry data compiled by the U.S. Census Bureau. For ease of interpretation, multipliers are shown to illustrate the effects of the development in Louisa County, Virginia. The multiplier for jobs is 1.8132, meaning that for each job at the development, 1.8132 jobs will be created in Louisa County, including the jobs at the new development. Similarly, the multiplier for income is 1.2705, meaning that for every \$1.00 paid in income at the development, \$1.2705 will be paid in Louisa County, including the \$1.00 at the development. The multiplier for output is 1.3215, meaning that for each dollar of economic activity at the development, the economic activity in Louisa County will be \$1.3215, including the \$1.00 at the development.

<sup>5</sup>Total labor income includes wages and salary, benefits, payroll taxes, and proprietor's income. This factor, provided by IMPLAN Group, LLC converts total labor income into direct wages and salary.

*Wares Crossroads Development  
Louisa County, Virginia*

Appendix F-2: Direct and Indirect/Induced Impacts - Construction

	<u>Total</u>
Total estimated construction costs <sup>1</sup>	\$120,650,000
Total construction jobs <sup>2</sup>	742
Construction full-time equivalent factor <sup>3</sup>	0.9713
<hr/>	
Total full-time equivalent employees ("FTEs")	720
Total construction labor income <sup>2</sup>	\$46,197,866
Labor income to wage factor <sup>4</sup>	1.1722
Total employee wages	\$39,410,233
Average labor income per construction FTE -- annual	\$64,130
Average wage per construction FTE -- annual	\$54,708
Multiplier for construction income <sup>2</sup>	1.1955
Total income	\$55,230,239
Indirect and induced income	\$9,032,373
Multiplier for construction jobs <sup>2</sup>	1.2895
Total jobs	956
Indirect and induced jobs	215
Multiplier for construction output <sup>2</sup>	1.3033
Total economic output	\$157,248,858
Indirect and induced output	\$36,598,858

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*17-Nov-25*

<sup>1</sup>Provided by Developer.

<sup>2</sup>Construction income, jobs, and output were calculated using the IMPLAN software by IMPLAN Group LLC. The software calculates labor income and the number of jobs based on industry multipliers derived from National Income and Product Accounts data published by the U.S. Bureau of Economic Analysis. This data is then indexed to local industry data compiled by the U.S. Census Bureau. For ease of interpretation, multipliers are shown to illustrate the effects of the development in Louisa County, Virginia. The multiplier for jobs is 1.2895, meaning that for each job at the development, 1.2895 jobs will be created in Louisa County, including the jobs at the new development. Similarly, the multiplier for income is 1.1955, meaning that for every \$1.00 paid in income at the development, \$1.1955 will be paid in Louisa County, including the \$1.00 at the development. The multiplier for output is 1.3033, meaning that for each dollar of economic activity at the development, the economic activity in Louisa County will be \$1.3033, including the \$1.00 at the development.

<sup>3</sup>Total jobs include all full-year employees, including part-time and full-time employees. This factor, provided by IMPLAN Group LLC, converts total jobs into total full-time equivalent employees ("FTEs").

<sup>4</sup>Total labor income includes wages and salary, benefits, payroll taxes, and proprietor's income. This factor, provided by IMPLAN Group LLC, converts total labor income into direct wages and salary.

**WARES CROSSROADS DEVELOPMENT  
LOUISA COUNTY, VA**

**PROFFER JUSTIFICATION ANALYSIS**

**JANUARY 23, 2026**

**PREPARED BY:**

**MUNICAP, INC.**  
— PUBLIC FINANCE —

# WARES CROSSROADS DEVELOPMENT LOUISA COUNTY, VA

## PROFFER JUSTIFICATION ANALYSIS

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## *I. INTRODUCTION*

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The purpose of this Proffer Justification Analysis is to satisfy portions of Louisa County (the “County”) requirements as they relate to the relevant legislation (as subsequently described) for the proposed Wares Crossroads Development (the “Development”) and its associated residential rezoning submission. More specifically, this document addresses legislative requirements related to “proffers” (one-time voluntary monetary commitments from property owners related to properties that are subject to rezoning) that the applicant has elected to propose in conjunction with the request for rezoning regarding the Development.

### **LEGISLATION PERTAINING TO RESIDENTIAL PROFFERS**

Section 15.2-2298 of the Code of Virginia (the “Residential Proffer Legislation”) places certain limitations on proffers for residential rezoning cases. As stipulated by the Residential Proffer Legislation, the owner of a property subject to rezoning may make a voluntary proffer related to reasonable conditions, for example any planned off-site road or transportation improvements within the County’s capital improvement program that meet increased demand attributable to the Development.

The applicant has chosen to evaluate voluntary proffer contributions for the following categories:

- **Public school facility improvements:** construction of new primary and secondary public schools or expansion of existing primary and secondary schools;
- **Public safety facility improvements:** construction of new law enforcement, fire, emergency, medical, and rescue facilities or expansion of existing public facilities;
- **Public park facility improvements:** construction of public parks or improvements and/or expansion of existing public parks;
- **Public transportation facility improvements:** construction of new roads; improvement or expansion of existing roads and related appurtenances as required by applicable standards of the Virginia Department of Transportation, or the applicable standards of a locality, and construction, improvement, or expansion of buildings, structures, parking, and other costs directly related to transit.

This analysis does not include expenses of existing public facilities, such as ordinary maintenance or repair, or capital improvements to existing public facilities, such as renovation or technology upgrades, that do not expand the capacity of such facilities. In addition, this analysis examines the possibility of proffer contributions only when the Development is determined to cause impacts for which there will not be adequate existing capacity at the relevant public facilities.

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## ***II. THE DEVELOPMENT***

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### **DEVELOPMENT SUMMARY**

As proposed by Wares Crossroads Development, LLC (the “Developer” or “Applicant”), the Development is a golf community that includes 50 estate single-family detached units and 29 executive single-family detached units. There will be 55 rental units, an 8,000 square foot clubhouse, and a golf course that are not anticipated to generate additional residents within the County. The Development is located on a 393.8417-acre site within the Mineral Magisterial District in Louisa County.

The site is approved for 25 “by-right” single-family detached units, or units allowed under existing zoning.

### **THE SITE**

The site of the proposed Development is generally bounded by open space that is to be developed into the golf course community. The site includes the following Parcel ID numbers: 29 2, 29 3, 28-97D, and 28.97E. The total acreage of the parcels is 393.8417.

One parcel within the Development site is currently zoned as agricultural 1 district (“A-1”). According to the Louisa County Code of Ordinances (the “County Code”), the purpose of A-1 zoning is “to accommodate farming, forestry, livestock maintenance and other related farm activities. Such uses are an essential part of the rural economy of the county and the agrarian character of the community.” The number of lots that may be subdivided per parent parcel is limited to creating a family subdivision. As such, this analysis assumes that only one by-right unit is associated with the A-1 zoned lot.

Three parcels within the Development site are currently zoned as agricultural 2 district (“A-2”). According to the County Code, the purpose of A-2 zoning is “to allow for the compatible mixture of agricultural uses and limited residential development in rural areas and protect and retain the rural open character of the countryside. Very low-density residential uses are allowed along with agricultural uses that are compatible with residential activity to provide for community cohesion in the rural areas and encourage land use interdependence.” A-2 zoning allows for a maximum of seven lots per parent parcel. As such, this analysis assumes a total of 8 units are allowed by-right per A-2 zoned parcel.

The site (see exhibit attached as part of master plan application) is contemplated for rezoning as a Planned Unit Development district (“PUD”). According to the County Code, PUD districts “are intended to provide for variety and flexibility in design necessary to implement the varied goals of the county as set forth in the comprehensive plan. Through a planned unit development district approach, the regulations of this division are intended to accomplish the purposes of zoning and other applicable regulations to the same extent as regulations of conventional districts.”

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### *III. PUBLIC FACILITY IMPROVEMENT IMPACTS*

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#### **OVERVIEW**

This document includes calculations of public facility impacts, which are detailed in the subsequent subsections. Included in each subsection is a discussion of the methodology employed in estimating impacts. The included subsections are as follows:

- **Public school facility improvements** – Impacts are calculated collectively for elementary, middle, and high schools, and are based on projected incremental additional students that would result from the Development.
- **Public safety facility improvements** – Impacts are based on projected incremental additional residents that will result from the Development.
- **Public park facility improvements** – Analysis assumes that public park facilities would not be impacted as a result of the Development.
- **Transportation facility improvements** – A separate transportation impact analysis has been prepared to address impacts to public transportation facilities.

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## *III-A. PUBLIC SCHOOL FACILITY IMPROVEMENT IMPACTS*

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### **METHODOLOGY**

To project impacts to public school facilities, MuniCap researched and estimated the following impacts:

- i.) Estimated student generation impacts from the new Development,
- ii.) Available school capacity, and
- iii.) Estimated proffer impacts resulting from new students impacting schools.

The following details this methodology.

### **PROJECTED NET STUDENT IMPACTS**

MuniCap calculated student generation rates by dividing the current enrollment figures for each school type in the Louisa County Public Schools system by the number of occupied housing units within the County. The student generation factors are shown in Table III-A.1.

**TABLE III-A.1**  
**Current Student Generation Factors<sup>(a)</sup>**

	<i>Elementary School</i>	<i>Middle School</i>	<i>High School</i>	<i>Total</i>
Occupied housing unit	0.1447	0.0667	0.0857	0.2971
<small><sup>(a)</sup>Divides total students per school type by total number of occupied houses within the County. Source for enrollment: Information provided by County during County Planning Commission meeting on January 8, 2026. Source for occupied housing units: U.S. Census Bureau Selected Housing Characteristics for 2023 ACS 5-Year Estimates.</small>				

MuniCap then applied these student generation factors to the proposed units within the Development that are in excess of development allowed under the current zoning designation. For purposes of this exercise, it is assumed that all of the projected students are new to Louisa County rather than relocated from elsewhere within the Louisa County Public Schools system.

Finally, MuniCap identified the schools that will be impacted by the Development and researched the projected capacity at each applicable school. MuniCap then determined whether the projected net student impacts represented a burden beyond current school capacity.

As previously described, the Development consists of 79 single-family detached units. Based on projected Development, the units allowed by-right, and the student generation factors identified in Table III-A.1, the proposed Development will generate an estimated 17 total students above by right, as shown on the following page in Table III-A.2.

**TABLE III-A.2**  
**Projected Student Generation**

School Type	Units <sup>(a)</sup>	Unit Type	Generation Factor <sup>(b)</sup>	Total Projected Students
Elementary	79	Single-family detached	0.1447	<b>11.43</b>
Middle	79	Single-family detached	0.0667	<b>5.27</b>
High	79	Single-family detached	0.0857	<b>6.77</b>
<b>Total: single-family detached</b>			<b>0.2971</b>	<b>23.47</b>
Elementary	<b>(25)</b>	Single-family detached	0.1447	<b>(3.62)</b>
Middle	<b>(25)</b>	Single-family detached	0.0667	<b>(1.67)</b>
High	<b>(25)</b>	Single-family detached	0.0857	<b>(2.14)</b>
<b>Less: total by-right</b>			<b>0.2971</b>	<b>(7.43)</b>
Elementary				<b>8</b>
Middle				<b>4</b>
High				<b>5</b>
<b>Total projected students (net of by-right)<sup>(c)</sup></b>				<b>17</b>
<sup>(a)</sup> Provided by Developer.				
<sup>(b)</sup> See Table III-A.1.				
<sup>(c)</sup> Total students net of by-right are rounded up to the next whole number.				

**CURRENT CAPACITY OF PUBLIC SCHOOL FACILITIES**

Based on proximity to the Development, the potentially impacted County school facilities are Thomas Jefferson Elementary School, Louisa County Middle School, and Louisa County High School (see Exhibit A). Table III-A.3 shows the estimated capacity at each of these schools based on the current enrollment.

**TABLE III-A.3**  
**County School Facilities – Current Capacity and Enrollment<sup>(a)</sup>**

School	Estimated Capacity <sup>(a)</sup>	Current Enrollment <sup>(a)</sup>	Excess Capacity	Projected Students	Proffer Consideration
Thomas Jefferson Elementary	700	701	<b>(1)</b>	8	Exceeds capacity
Louisa Middle	1,565	1,204	361	4	Meets capacity
Louisa High	2,072	1,546	526	5	Meets capacity
<b>Total</b>	<b>4,337</b>	<b>3,451</b>	<b>886</b>		
<sup>(a)</sup> Information provided by County during County Planning Commission meeting on January 8, 2026.					

### **Elementary School Facilities**

The Development site is assumed to be within the boundaries of Thomas Jefferson Elementary School (see Exhibit B). According to the County, the school has capacity for 700 students and a current enrollment of 701 students, meaning that the school does not have excess capacity for additional students. Therefore, the eight projected elementary school students that would be located at the Development above by-right exceed existing capacity and represent an additional need for Louisa County Public School facilities.

### **Middle School Facilities**

The Development site is located within the Louisa County Middle School boundaries (see Exhibit C). According to the County, the school has capacity for 1,565 students and a current enrollment of 1,204 students, meaning that the school has excess capacity for 361 additional students. Therefore, the four projected middle school students that would be located at the Development above by-right do not exceed existing capacity and do not represent an additional need for Louisa County Public School facilities.

### **High School Facilities**

The Development site is located within the Louisa County High School boundaries (see Exhibit D). According to research conducted by MuniCap, the school has capacity for 2,072 students and a current enrollment of 1,546 students, meaning that the school has excess capacity for 526 additional students. Therefore, the five projected high school students that would be located at the Development above by-right do not exceed existing capacity and do not represent an additional need for Louisa County Public School facilities.

**EXHIBIT A: AREA MAP (DEVELOPMENT SITE & SCHOOL FACILITIES)**

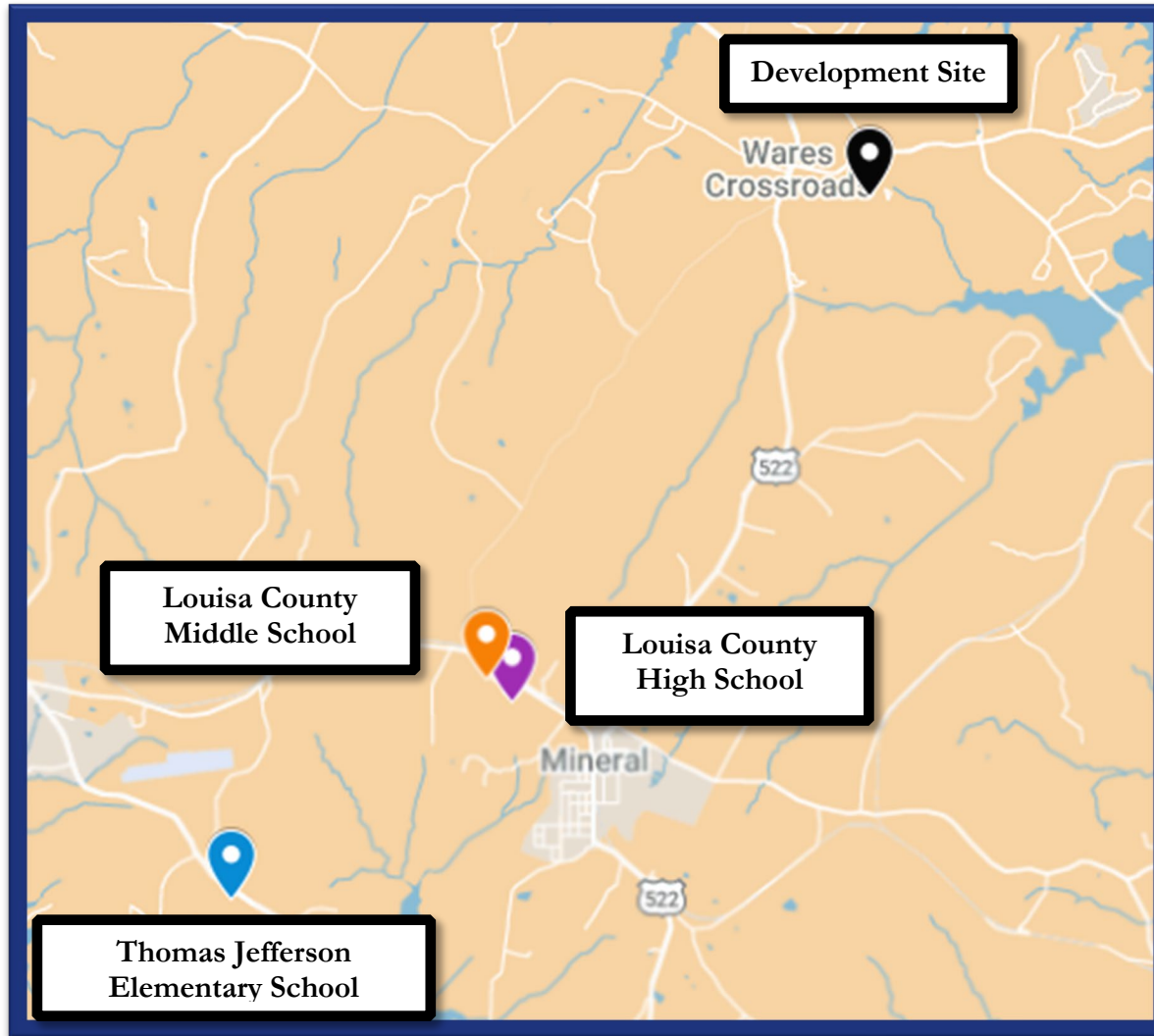


EXHIBIT B: AREA MAP (DEVELOPMENT SITE, THOMAS JEFFERSON ELEMENTARY SCHOOL)



**EXHIBIT C: AREA MAP (DEVELOPMENT SITE, LOUISA COUNTY MIDDLE SCHOOL)**



**EXHIBIT D: AREA MAP (DEVELOPMENT SITE, LOUISA COUNTY HIGH SCHOOL)**



## **MITIGATION STRATEGIES**

This analysis only evaluates possible proffer contributions for needs exceeding existing capacity. As mentioned, students resulting from the Development using County enrollment data are anticipated to create a need for additional elementary school facilities. However, the Louisa County FY 2027 Capital Improvement Program (the “Capital Improvement Program”) does not include improvements that increase capacity at Thomas Jefferson Elementary School. Therefore, a proffer contribution has not been contemplated as a result of the Development.

The Applicant will coordinate with appropriate Louisa County staff after they have had the opportunity to review this document and provide comments. The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with applicable law, including, but not limited to, the Residential Proffer Legislation.

## ***III-B. PUBLIC SAFETY FACILITY IMPROVEMENT IMPACTS***

### **METHODOLOGY**

To estimate impacts to public safety facilities, MuniCap first estimated the total population that will reside within the proposed Development. MuniCap then reviewed the level of service (“LOS”) standards for various public safety services as identified in the Louisa County Comprehensive Plan (the “Comprehensive Plan”) to estimate the impact of the Development on public safety services. MuniCap then reviewed the Capital Improvement Program to determine if there are any projects that will increase capacity for public safety facilities serving the Development.

### **PROJECTED NET RESIDENT IMPACTS**

As previously described, the Development includes 79 single-family detached units, with 25 single-family detached units allowed by-right. Based on the projected Development and average household size as identified by the U.S. Census Bureau, the proposed Development will house an estimated 140 total residents net of by-right, as shown in Table III-B.1.

**TABLE III-B.1**  
**Projected Residents – Development**

<i>Unit Type</i>	<i>Units<sup>(a)</sup></i>	<i>Residents Per Unit<sup>(b)</sup></i>	<i>Total Projected Residents</i>
Single-family detached units	79	2.60	205.40
Less: SFD units allowed by-right <sup>(c)</sup>	(25)	2.60	(65.00)
<b>Total (net of by-right)<sup>(d)</sup></b>	<b>54</b>		<b>140</b>

<sup>(a)</sup>Source: the Developer. Represents 50 estate lots and 29 executive lots.  
<sup>(b)</sup>Source: U.S. Census Bureau Selected Housing Characteristics for 2023 ACS 5-Year Estimates. Represents average household size for owner-occupied units.  
<sup>(c)</sup>Assumes one by-right unit allowed per A-1 zoned lot (1) and eight by-right units allowed per A-2 zoned lots (3 × 8 = 24).  
<sup>(d)</sup>Total residents net of by-right are rounded up to the next whole number.

## CURRENT CAPACITY OF PUBLIC SAFETY FACILITIES

### Sheriff's Department Facilities

As stated in the County's Comprehensive Plan, the current level of service for sheriff facilities is 1.9 calls per residence or 0.9 calls per person. Based on the current call metrics per person, the 140 projected residents in units above by-right at the Development would increase the overall call volume by 127, as shown below in Table III-B.2.

**TABLE III-B.2**  
**Projected Sheriff's Department Facility Impacts**

<i>Facility Type</i>	<i>Projected Resident Impact<sup>(a)</sup></i>	<i>Call Volume Per Resident<sup>(b)</sup></i>	<i>Projected Call Volume Increase<sup>(c)</sup></i>
Sheriff	140	0.900	127

<sup>(a)</sup>See Table III-B.1.  
<sup>(b)</sup>Represents average of 0.9 calls per person. Source: *Louisa County 2040 Comprehensive Plan* adopted August 2019.  
<sup>(c)</sup>Projected call volume increase rounded up to the next whole number.

The Capital Improvement Program does not include improvements that increase capacity for sheriff facilities. Therefore, a proffer contribution has not been contemplated as a result of the Development.

### Fire and Rescue Facilities

Based on proximity, the Development is within the first due area of Fire and Rescue Station #8 (see Exhibit F), located approximately 1.4 miles from the Development site. Fire and Rescue Station #8 is the newest fire station in the County, having opened in 2023.

As stated in the County's Comprehensive Plan, the goal for fire and rescue services is to respond to calls within 15 minutes. According to statistics provided by Louisa County Fire and Rescue Department, the current average response time is 13 minutes and 49 seconds. Additionally, the County Comprehensive Plan reports an average of 0.30 calls per household, or 0.12 calls per person. Based on the current call metrics per person, the 140 projected residents in units above by-right at the Development would increase overall call volume by 17, as shown in Table III-B.3 on the following page.

**TABLE III-B.3**  
**Projected Fire and Rescue Facility Impacts**

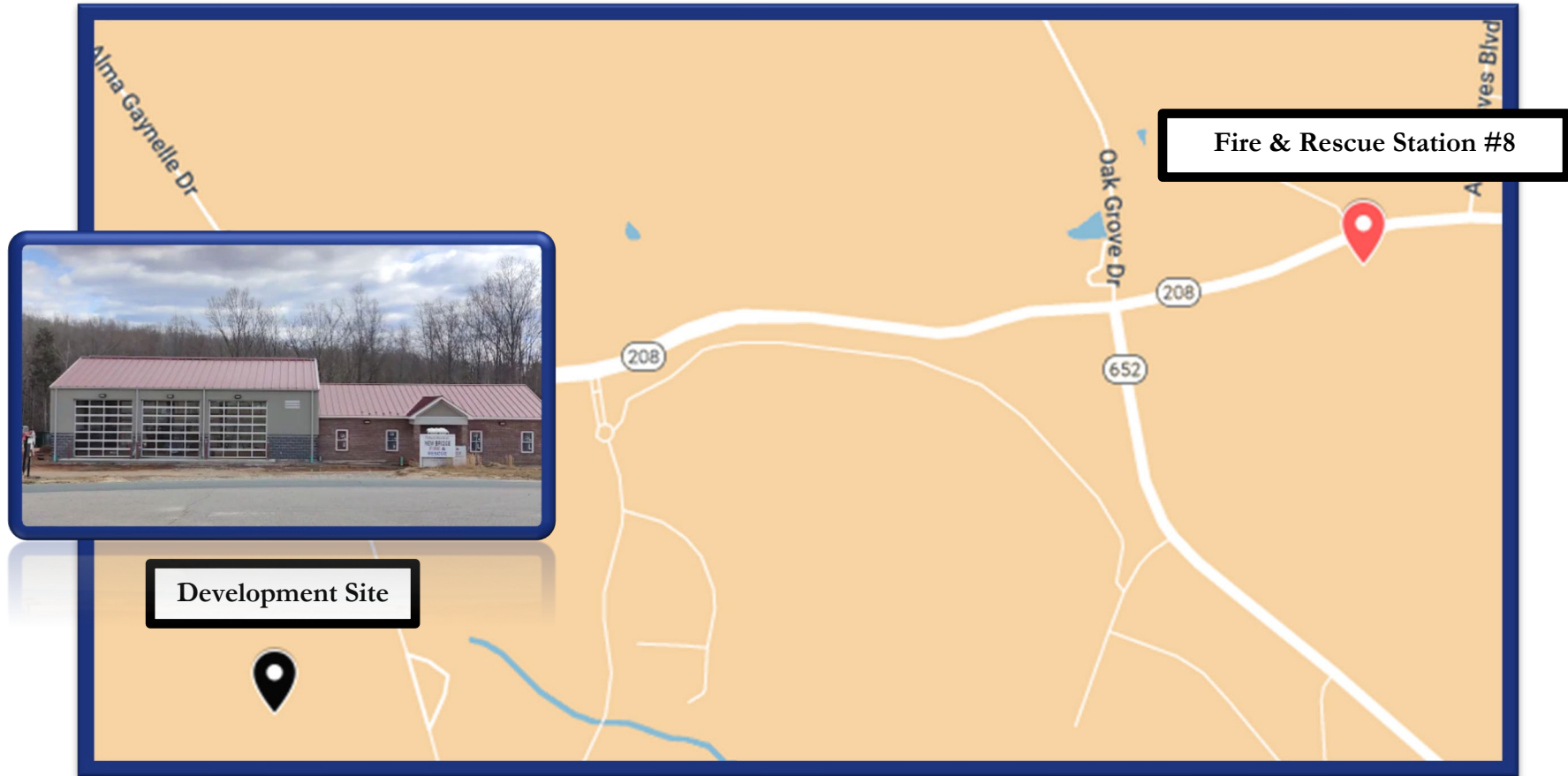
<i>Facility Type</i>	<i>Projected Resident Impact<sup>(a)</sup></i>	<i>Call Volume Per Resident<sup>(b)</sup></i>	<i>Projected Call Volume Increase<sup>(c)</sup></i>
Fire and Rescue	140	0.120	17
<p><sup>(a)</sup>See Table III-B.1.</p> <p><sup>(b)</sup>Represents average of 0.12 calls per person. Source: <i>Louisa County 2040 Comprehensive Plan</i> adopted August 2019.</p> <p><sup>(c)</sup>Projected call volume increase rounded up to the next whole number.</p>			

The Capital Improvement Program does not include improvements that increase capacity for fire & rescue facilities serving the Development. Therefore, a proffer contribution has not been contemplated as a result of the Development.

**EXHIBIT E: AREA MAP (DEVELOPMENT SITE & SHERIFF'S DEPARTMENT FACILITY)**



EXHIBIT F: AREA MAP (DEVELOPMENT SITE & FIRE & RESCUE STATION #8 FACILITY)



## **MITIGATION STRATEGIES**

The Residential Proffer Legislation stipulates that proffers can only be used for capital improvements that expand the capacity of relevant public facilities. As previously mentioned, there are no capital improvements within the Capital Improvement Program that will increase capacity of public safety facilities serving the development. As such, a proffer contribution for public safety facilities has not been contemplated.

The Applicant will coordinate with appropriate Louisa County staff after they have had the opportunity to review this document and provide comments. The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with all applicable law, including, but not limited to, the Residential Proffer Legislation.

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### ***III-C. PUBLIC PARKS FACILITY IMPROVEMENT IMPACTS***

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#### **PROJECTED NET RESIDENT IMPACTS**

As previously described, the Development includes 79 single-family detached units and is projected to house 140 total residents above by-right, as shown in Table III-B.1.

#### **MITIGATION STRATEGIES**

Residents generated by the Development are not anticipated to create an impact on public park facilities due to the amenities being offered within their community. As such, a proffer contribution has not been contemplated.

The Applicant will coordinate with appropriate Louisa County staff after they have had the opportunity to review this document and provide comments. The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with all applicable law, including, but not limited to, the Residential Proffer Legislation.

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### *III-D. PUBLIC TRANSPORTATION FACILITY IMPROVEMENT IMPACTS*

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#### **METHODOLOGY**

A separate transportation impact analysis has been prepared to address impacts to public transportation facilities.

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## ***IV. CONCLUSIONS***

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### **SUMMARY OF ANALYSIS**

Based on MuniCap's analysis, a cash proffer is not required be collected as a result of the Development. The Applicant may choose to provide voluntary cash proffers described elsewhere.

The preceding narrative provides projections of impacts to public facilities. This narrative is being submitted for review and commentary by the appropriate Louisa County staff. Upon receipt of such review and commentary, the Applicant will augment this submission with specific mitigation strategies as appropriate.

### **ASSUMPTIONS AND LIMITATIONS**

In preparation of this narrative, MuniCap relied on multiple sources for the information presented and used herein. While these sources are believed to be reliable, MuniCap has not undertaken any efforts to independently verify the veracity of any such information.



To: Nate Kiser  
Reef Capital Partners

Date: 11/20/2025

Project #: 32605.03

From: Karen McPherson, PE, PTOE  
Jessica Littel

Re: Wares Crossroads Development – Traffic Impacts

## Introduction & Project History

The Ware Crossroads Development is located in the Mineral Magisterial District of Louisa County, Virginia with three access points, one located along New Bridge Road and two access points along Zachary Taylor Highway. The development is planned to include approximately 393 acres dedicated to a golf course, 79 luxury, secondary, and vacation homes, 35 member villas, and 20 garden cottage duplexes per the proposed master plan included as **Figure 1**. The developer is requesting a rezoning from A1 and A-2 zoning for low-density residential development alongside agricultural uses in rural areas to Planned Unit Development (PUD) in order to support the golf course land use.

The site is located directly adjacent to the Cutalong at Lake Anna development, for which a Traffic Impact Analysis (TIA) was completed by Vanasse Hangen Brustlin (VHB), Inc. June 7, 2024, to assess traffic impacts to the surrounding roadway network. Based on Virginia Code 24VAC30-155-40. *Rezoning* and conversations with Louisa County staff, a formal traffic impact study is not required for this rezoning application given that the total number of project daily site generated trips is less than 5,000 vpd.

The purpose of this memorandum is to evaluate the turn lane requirements at the three proposed site entrances.

- Driveway 1 – New Bridge Road
- Driveway 2 - Zachary Taylor Highway (N)
- Driveway 3 – Zachary Talor Highway (S)

## Proposed Development | Trip Generation

Projected traffic volumes generated by the development was determined based on trip generation methodologies contained in *the Institute of Transportation Engineers (ITE) Trip General Manual, 11th Edition*. All 124 units (110 residential and 24 member cabins) were assumed as ITE land use code 210 (Single-Family Detached Housing), which provides for the most conservative analysis approach. **Table 1** summarizes the proposed site trip generation per the AM Peak Hour, PM Peak Hour, and Daily trip projections:

**Table 1: Proposed Trip Generation**

Land Use (ITE code)	Variable	Daily		AM Peak		PM Peak	
		In	Out	In	Out	In	Out
Single Family Detached Housing (210)	134 Dwelling Units	661	660	24	73	83	48
Golf Course (430)	244 Acres	456	457	34	12	23	45
<b>Total</b>		<b>2,234</b>		<b>143</b>		<b>199</b>	

Trips generated by the residential portion of the development were generated using the fitted curve equations while the calculated trips associated with the golf course utilized average rates. The Ware Crossroads Development is anticipated to increase traffic volumes by 143 and 199 trips in the AM and PM peak hours, respectively, adding approximately 2,234 daily trips.

## Trip Distribution and Assignment

Given the proximity and similar land uses, the trip distribution used for this development was consistent with the overall travel patterns outlined in the Cutalong at Lake Anna TIA and is illustrated in **Figure 2**. The total trip distribution and assignment for each site driveway is illustrated in **Figure 3**.

## Future Traffic Volumes

Future traffic volumes for the AM and PM peak periods were generated by using the through volumes along the mainline for the 2033 Build scenario from the Cutalong at Lake Anna TIA and combined with the driveway volumes in figure 3. The Build AM and PM Build volumes are illustrated in **Figures 4** and **5**. Respectively.

These build volumes were used to evaluate turn lane warrants for each driveway which are included in **Figures 6-11**.

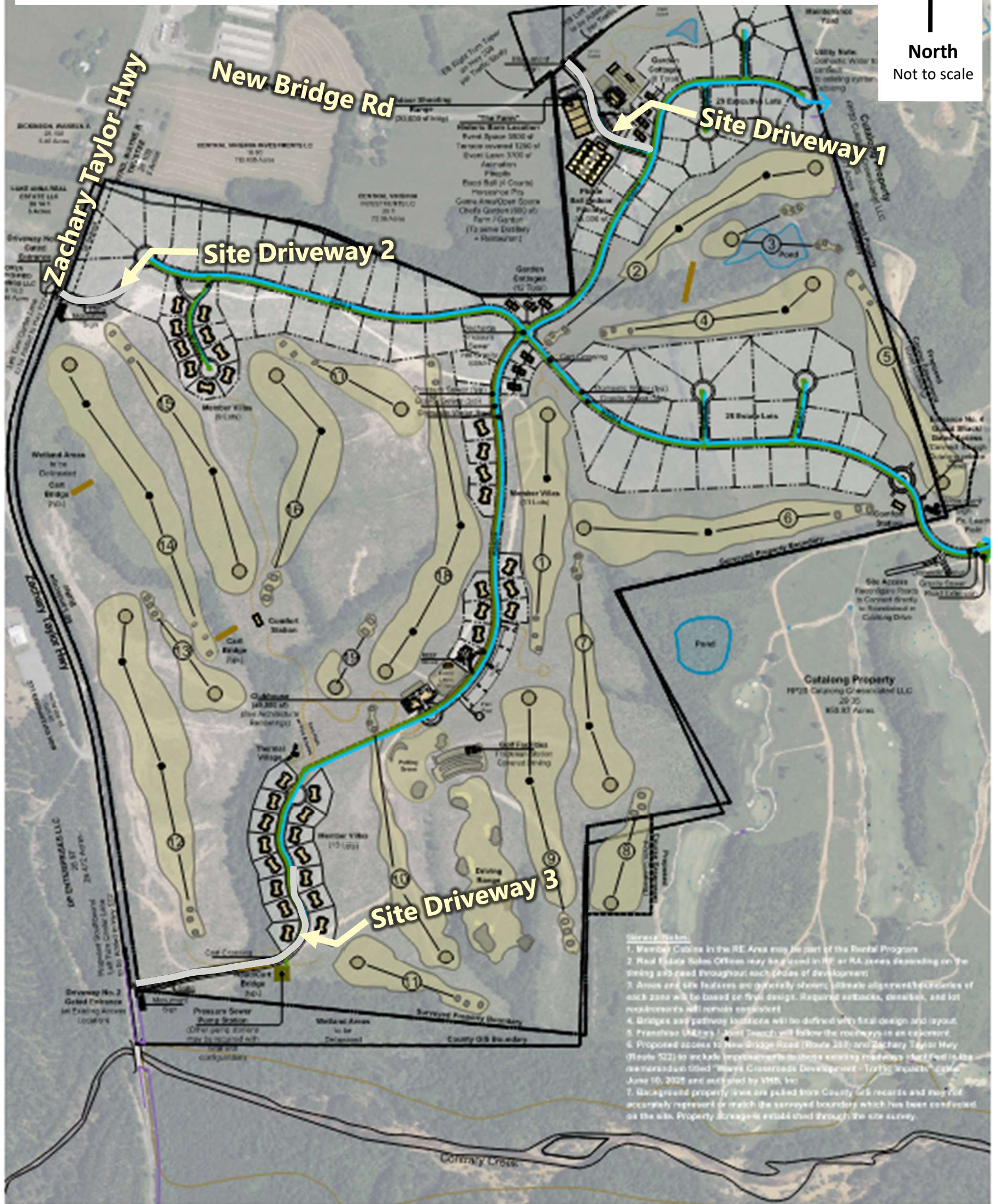
## Recommendations

Based on the proposed build volumes, the following infrastructure improvements are recommended to be constructed with the construction of the site driveways.

- Driveway 1 – New Bridge Road
  - Construct westbound left-turn lane (200' storage and 200' taper)
- Driveway 2 - Zachary Taylor Highway (N)
  - Construct southbound left-turn lane (200' storage and 200' taper)
- Driveway 3 - Zachary Taylor Highway (S)
  - Construct southbound left-turn lane (200' storage and 200' taper)

# Wares Crossroads Development – Site Plan

↑  
North  
Not to scale



**Summary of Units:**

Total Units	134
Clubs + Executive Units	73
Member Villas Units	35 (Part of Rental Pool)
Garden Cottages Duplex Units	26 (Part of Rental Pool)

**Lot Sizes:**

Executive Lots:	0.8 min - 1.5 max Acres
Executive Lots:	0.35 min - 1.2 max Acres
Member Villas Lots:	0.35 - 0.6 Acres
Garden Cottages:	0.1 - 0.2 Acres

**Development Statistics:**

Total Area:	393.84 Acres
Open Space:	289 Acres
Residential Area:	181 Acres
Green Percentage Residential:	27%

**Residential Relative Densities:**

10 Estate Lots (60 Acres)	1 = 0.8 Lots/Acre
29 Executive Lots (21 Acres)	1 = 1.4 Lots/Acre
35 Member Villas (18 Acres)	1 = 2 Lots/Acre
29 Garden Cottages (5 Acres)	1 = 7 Lots/Acre

**Development Standards:**

Proposed Building Areas shown on plan	Max Building Height:
	Residential = 40'
	Non-Residential = 40'
	Max Lot Coverage: 40% for Estate Lots
	50% for All other Residential
	Max Site Total Parking Spaces: 100-200 Units

**LEGEND:**

TOTAL AREA: 393.84 Acres  
 RE: Residential Lots (Estate and Executive): 107.0 Acres  
 RA: Resort and Resort Amenities: 13.8 Acres  
 OS: General Open Space (168 Acres)  
 AO: Active/Passive Open Space (Golf/Parks) (105 Acres)  
 Note: The above acreages are subject to final engineering and may change with final site plan

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

**REEF**

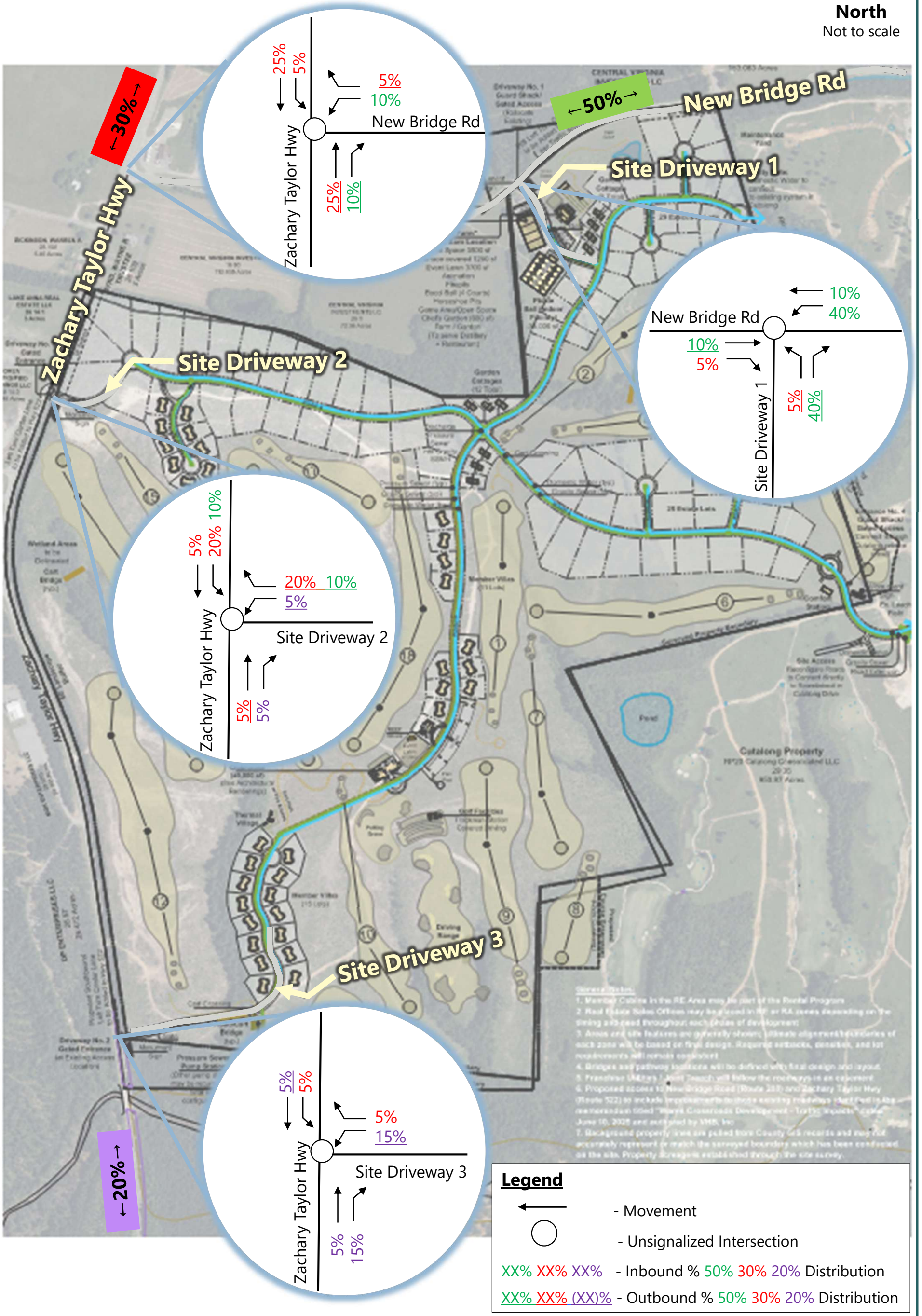
Wares Crossroads Development - Site Master Plan 11.20.2025

C2 Mineral, VA  
 Scale: 1" = 250'



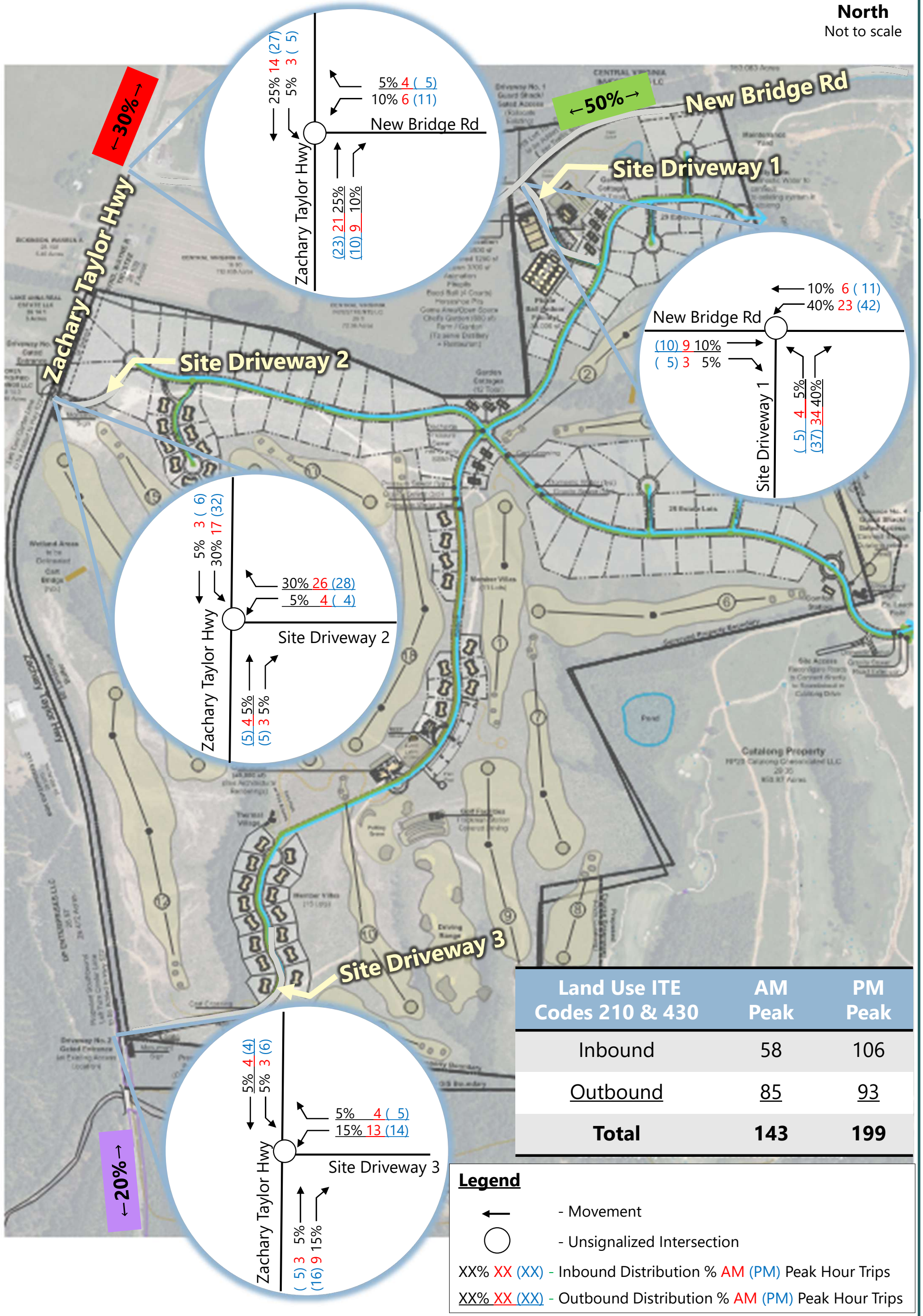
# Wares Crossroads Development Site Distribution - (Overall Distribution)

North  
Not to scale



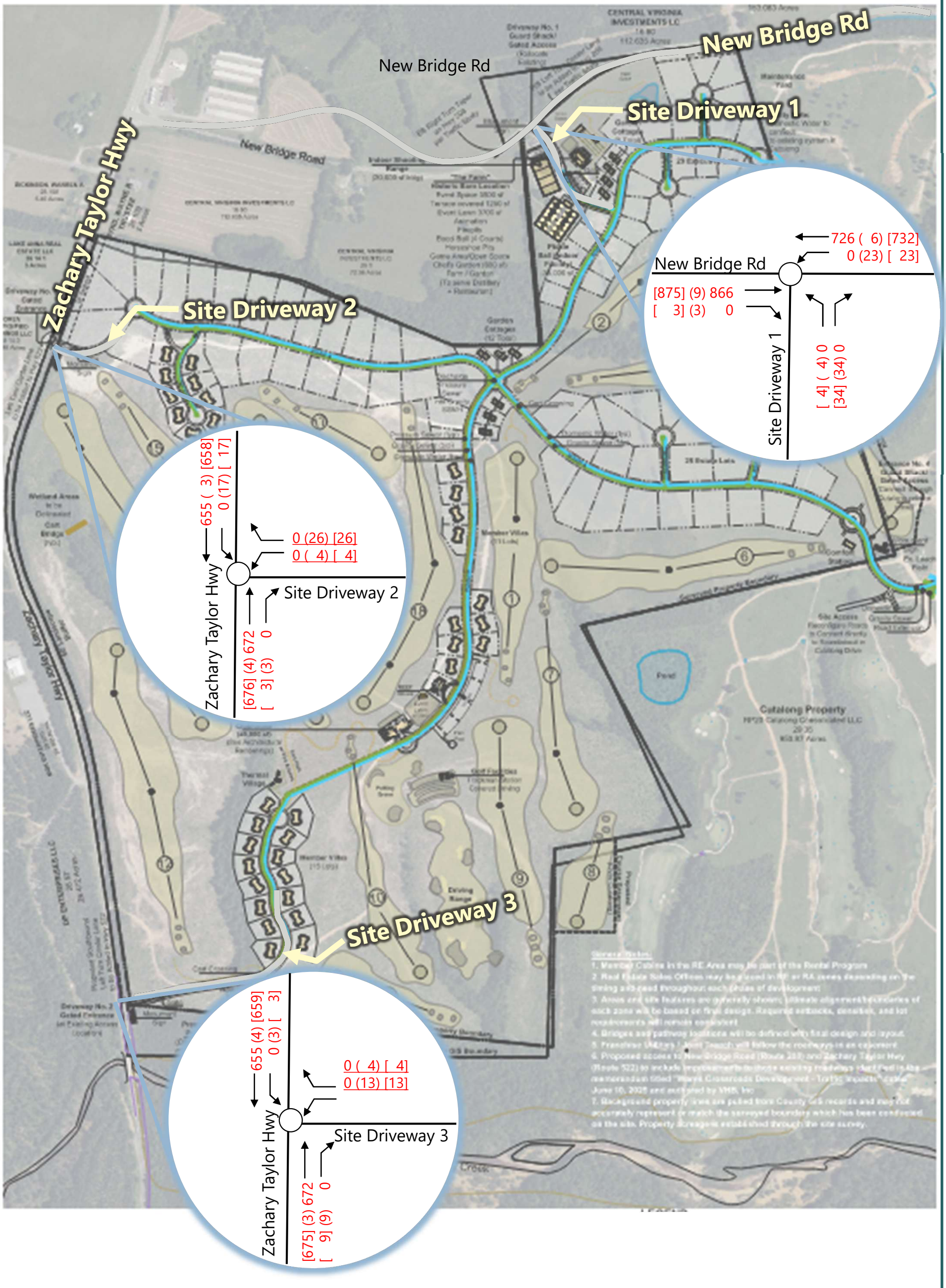
# Wares Crossroads Development Site Distribution and Assignment

North  
Not to scale



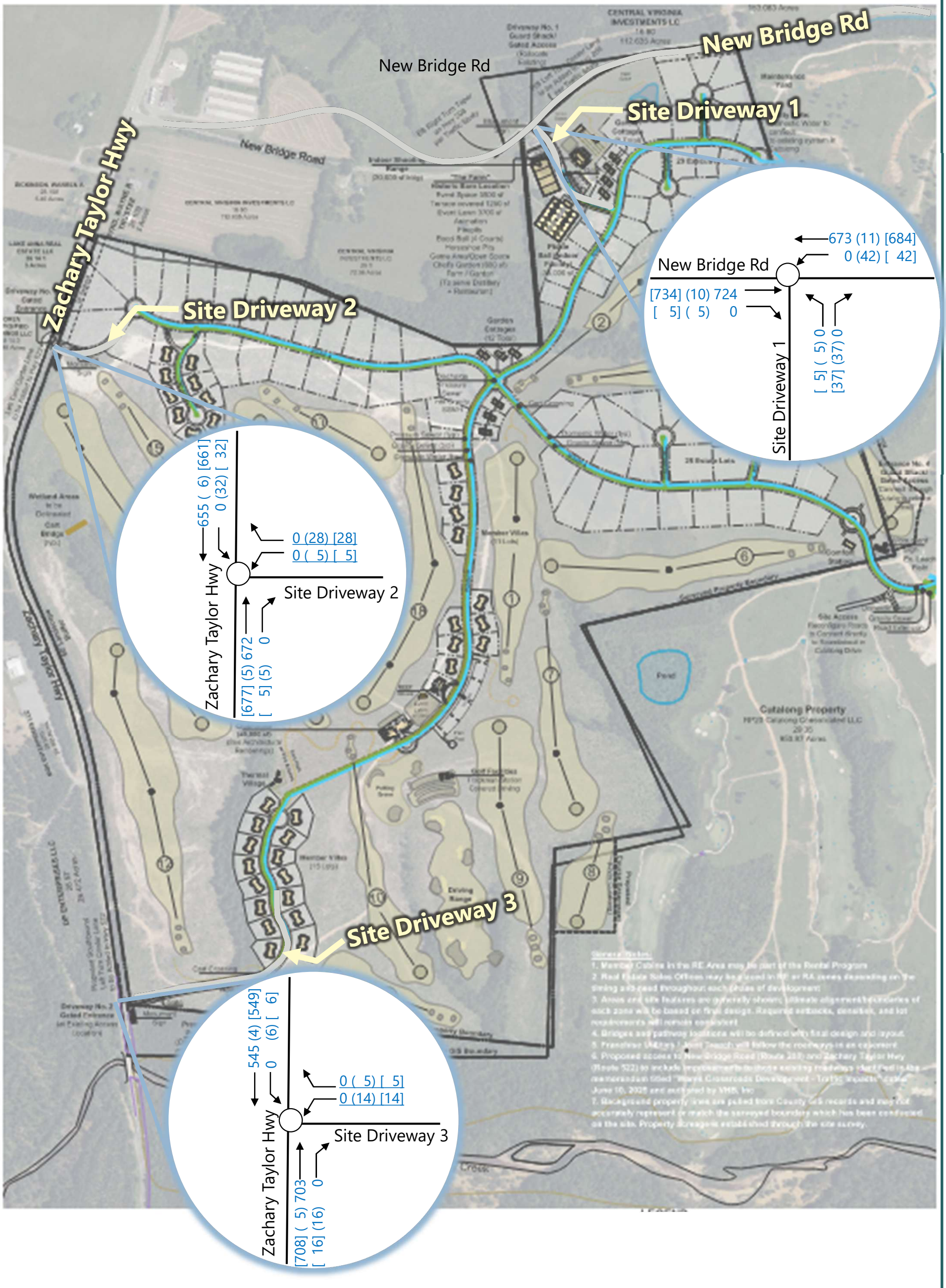
# Wares Crossroads Development Build Volumes | AM Peak

North  
Not to scale



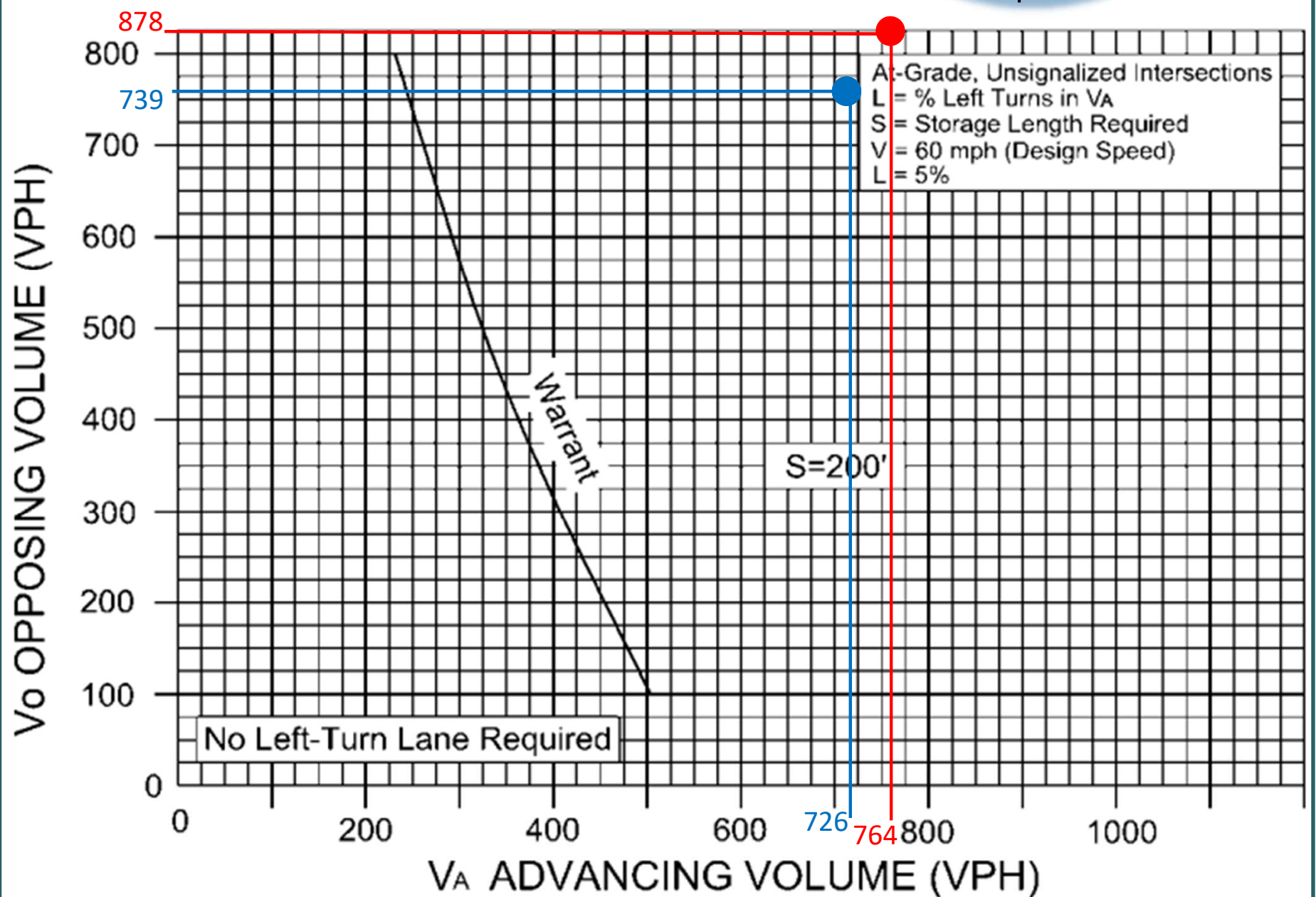
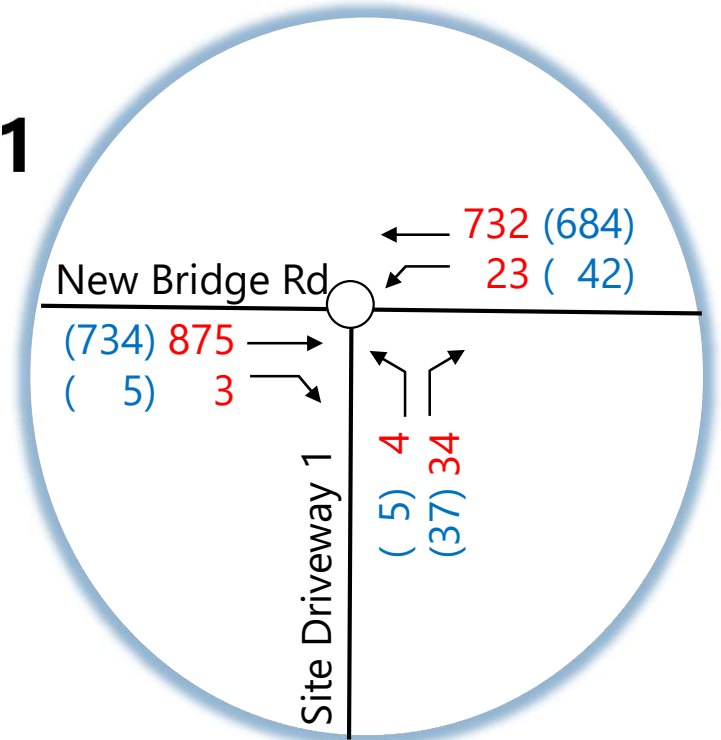
# Wares Crossroads Development Build Volumes | PM Peak

North  
Not to scale



# Wares Crossroads Development Turn Lane Warrants

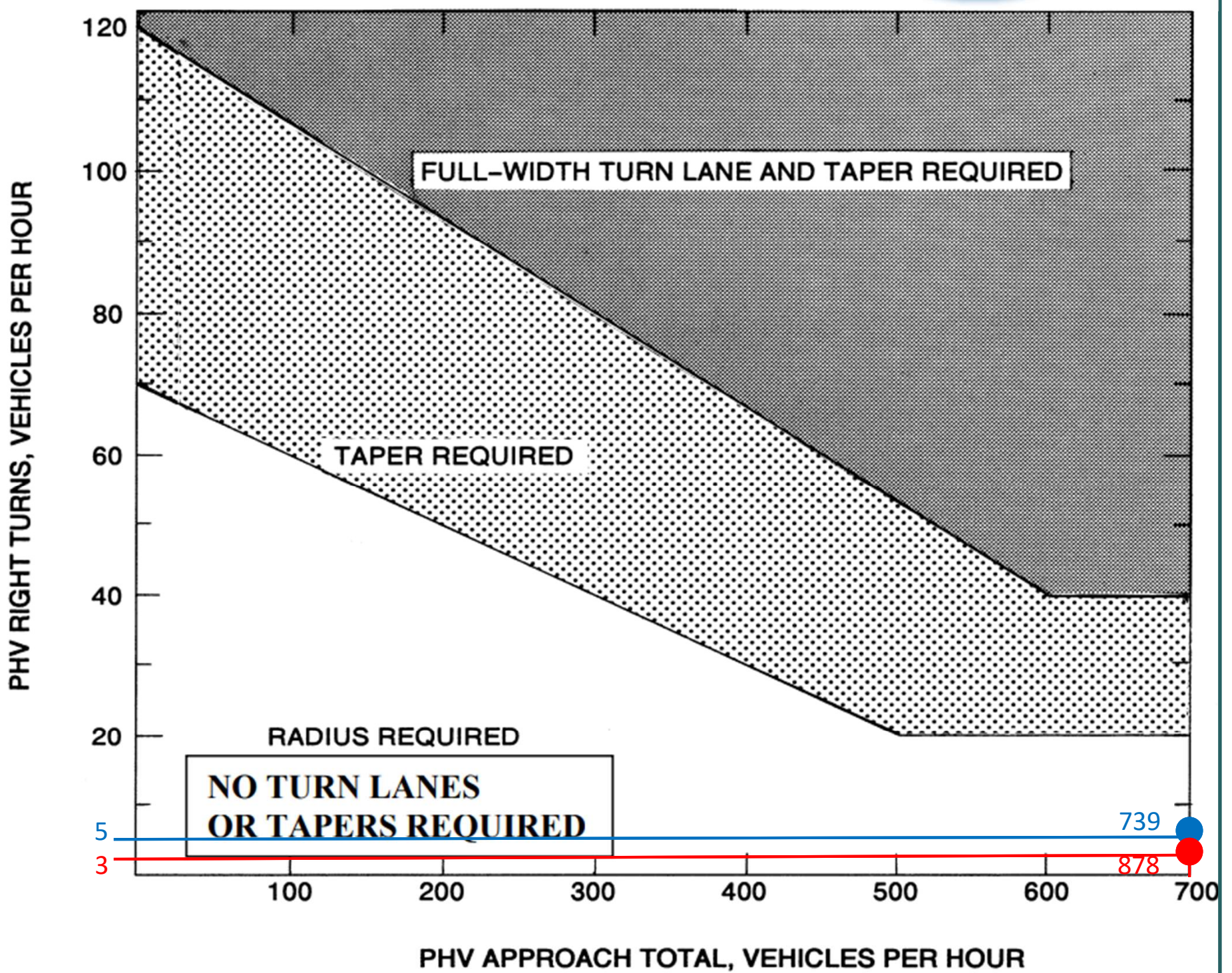
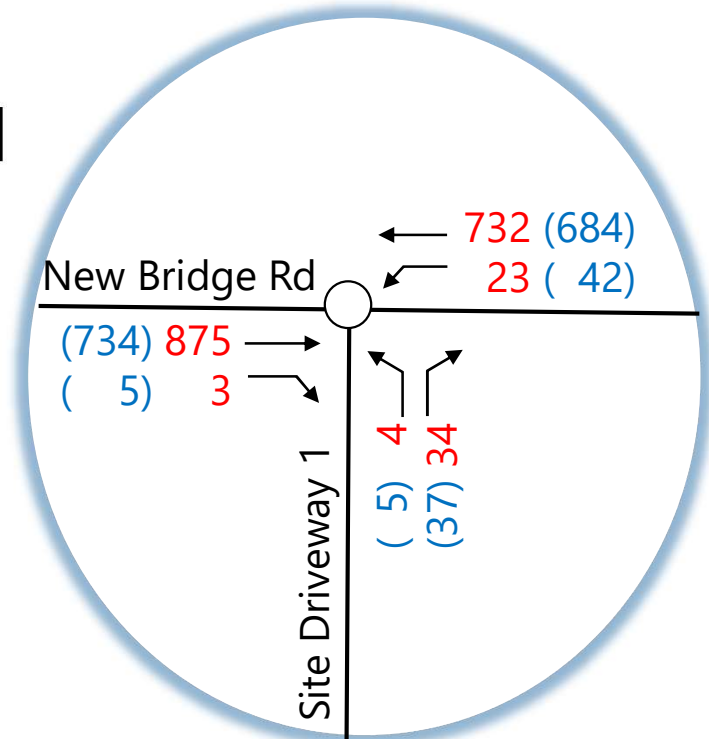
## New Bridge Road – Driveway 1



**FIGURE 3-16 WARRANT FOR LEFT TURN STORAGE LANES ON TWO LANE HIGHWAY**

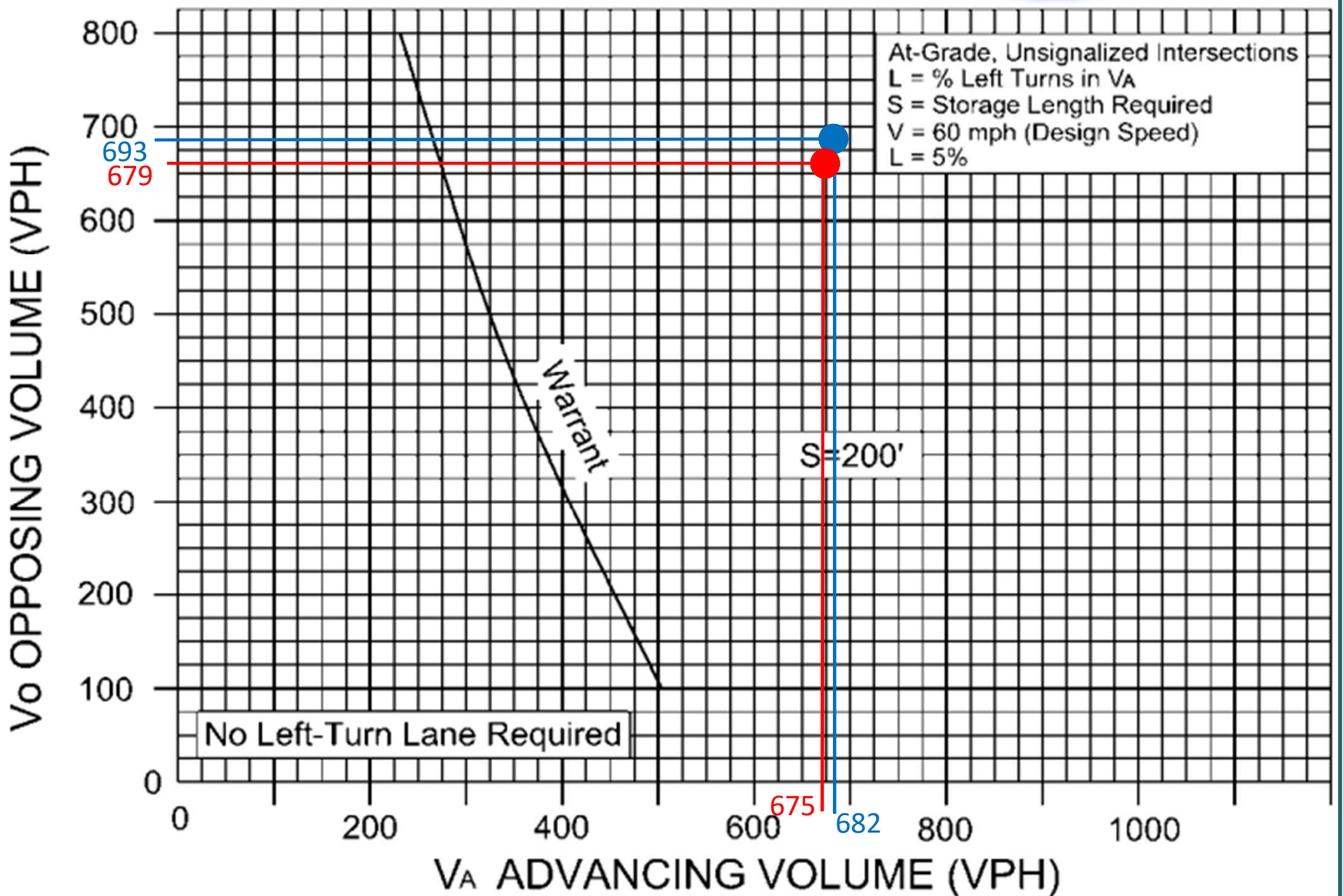
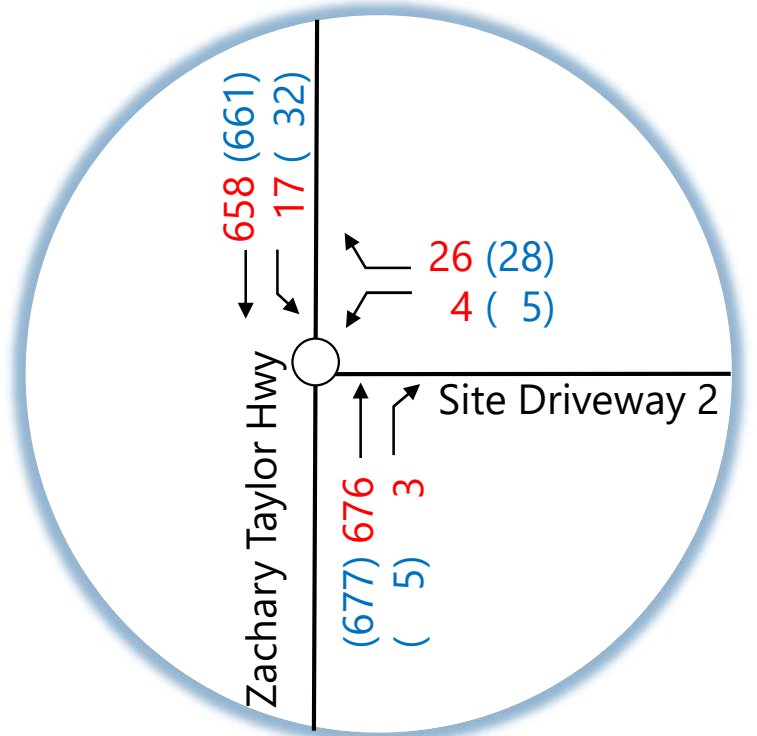
# Wares Crossroads Development Turn Lane Warrants

## New Bridge Road – Driveway 1



# Wares Crossroads Development Turn Lane Warrants

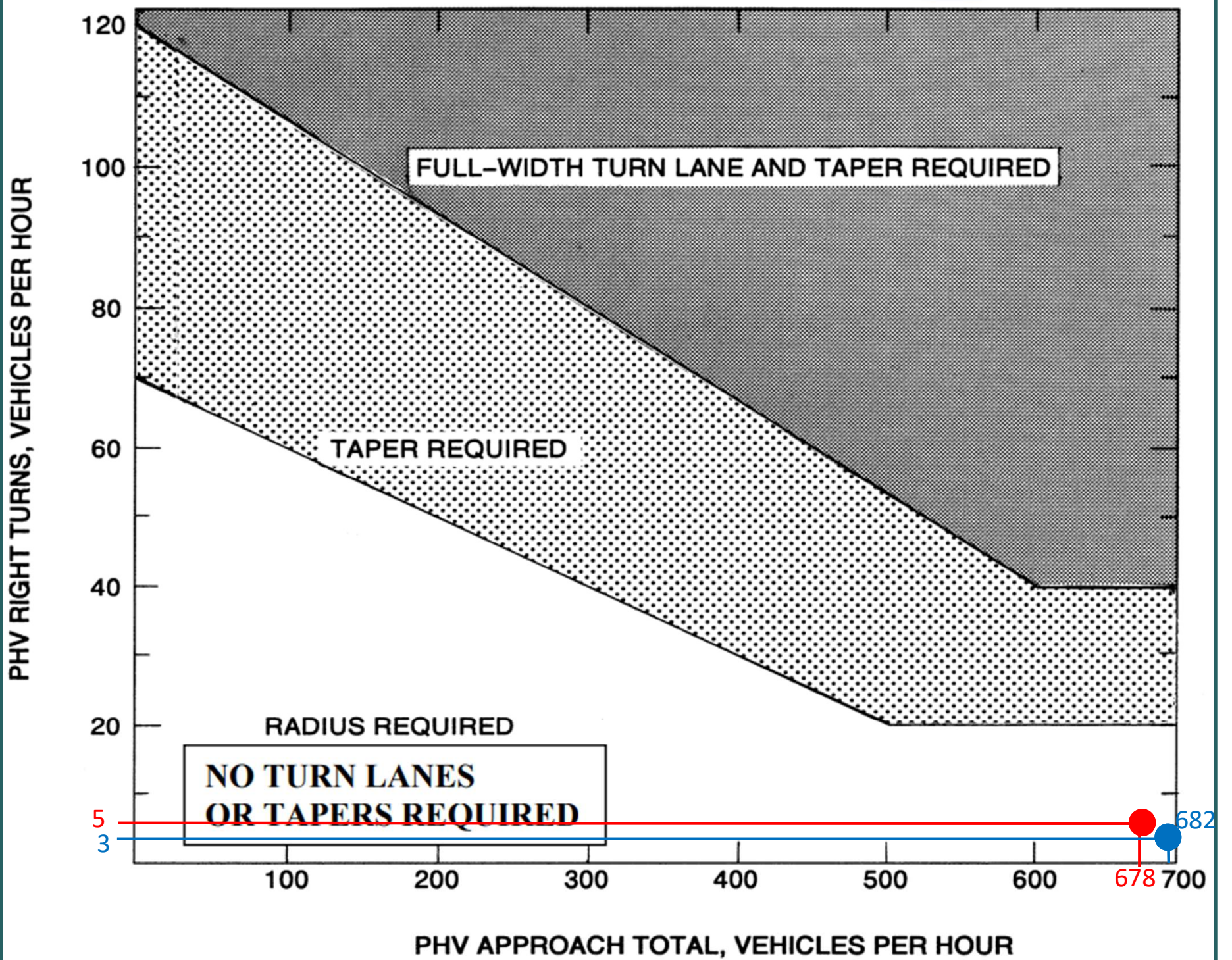
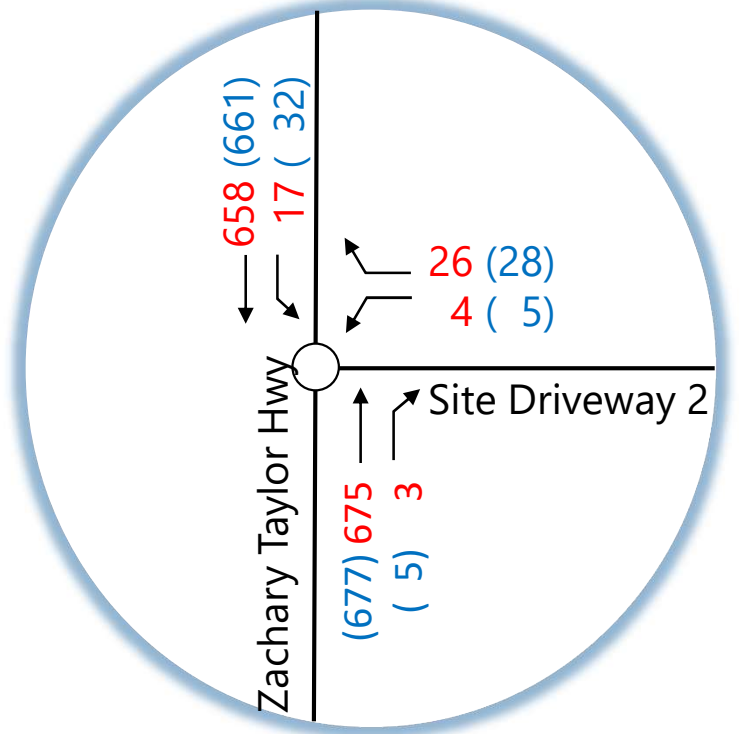
## Zachary Taylor Highway & Site Driveway 2



**FIGURE 3-16 WARRANT FOR LEFT TURN STORAGE LANES ON TWO LANE HIGHWAY**

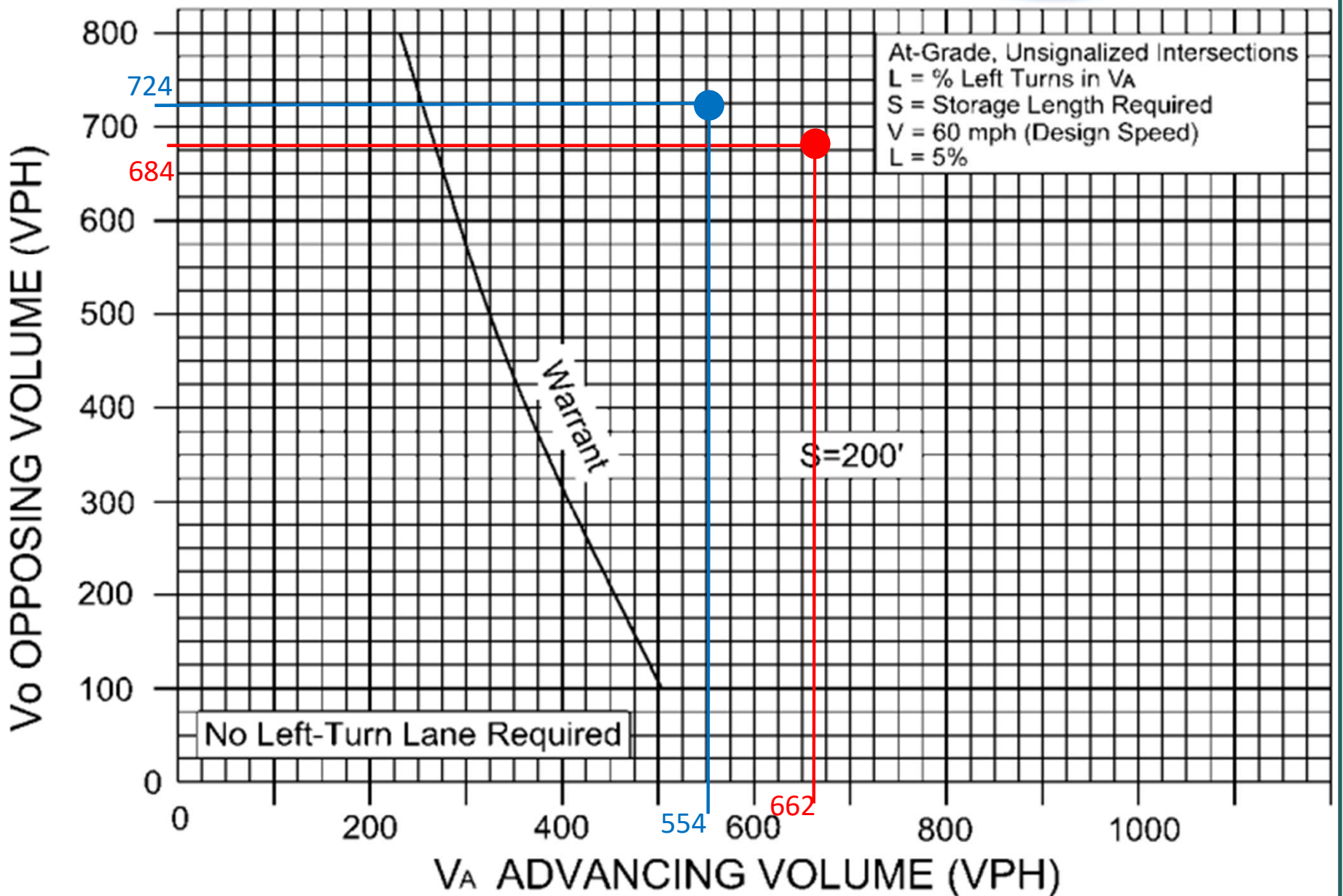
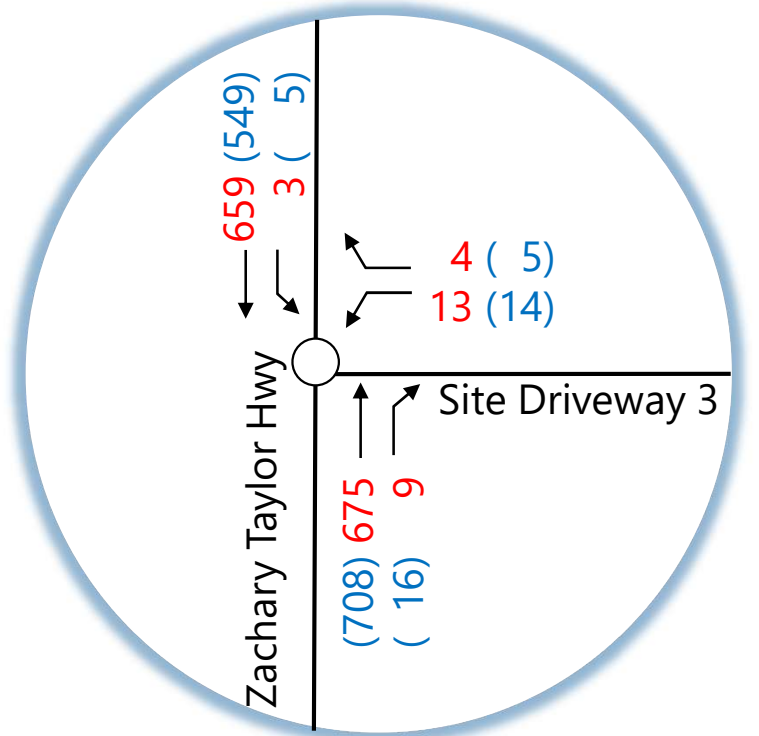
# Wares Crossroads Development Turn Lane Warrants

## Zachary Taylor Highway & Site Driveway 2



# Wares Crossroads Development Turn Lane Warrants

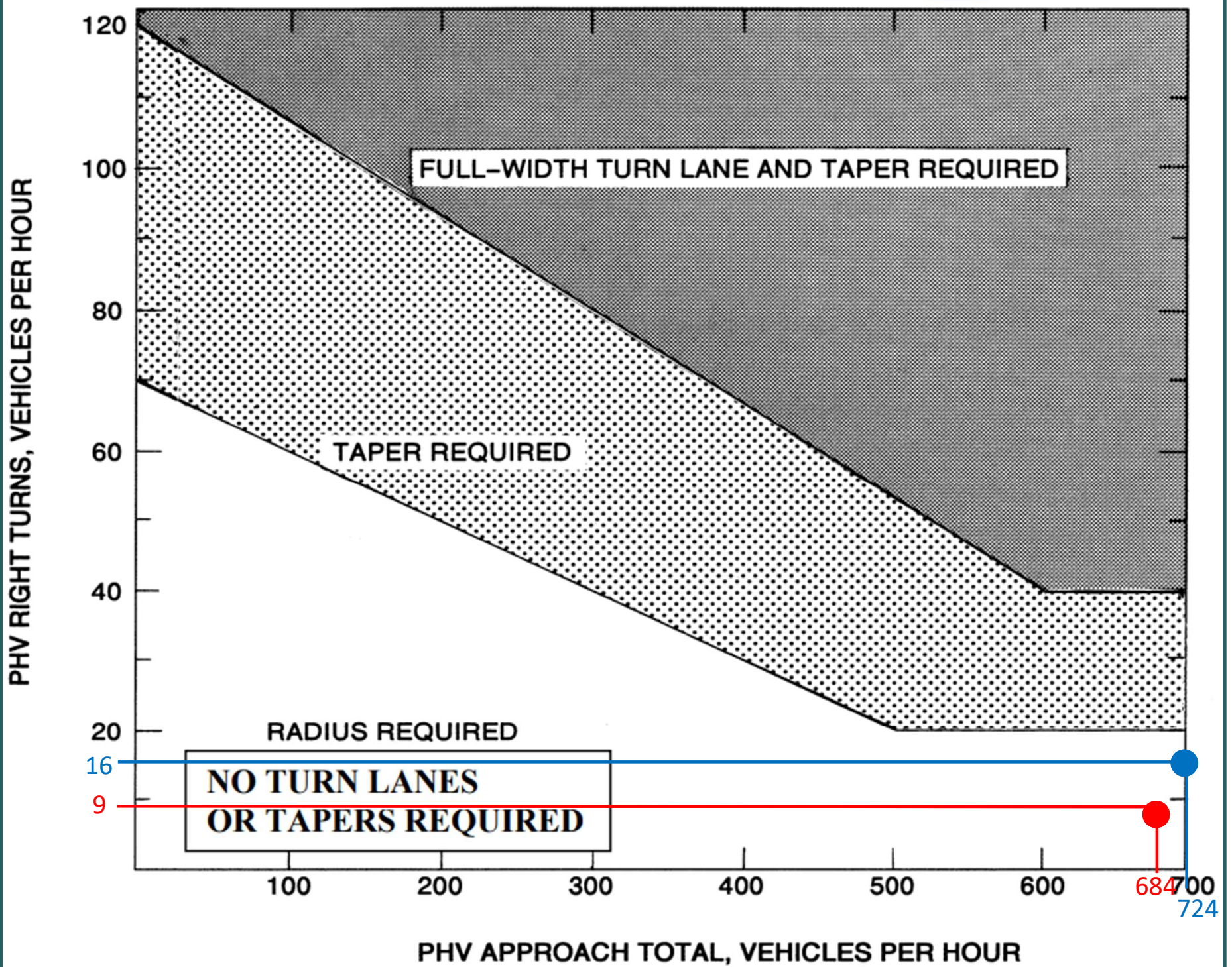
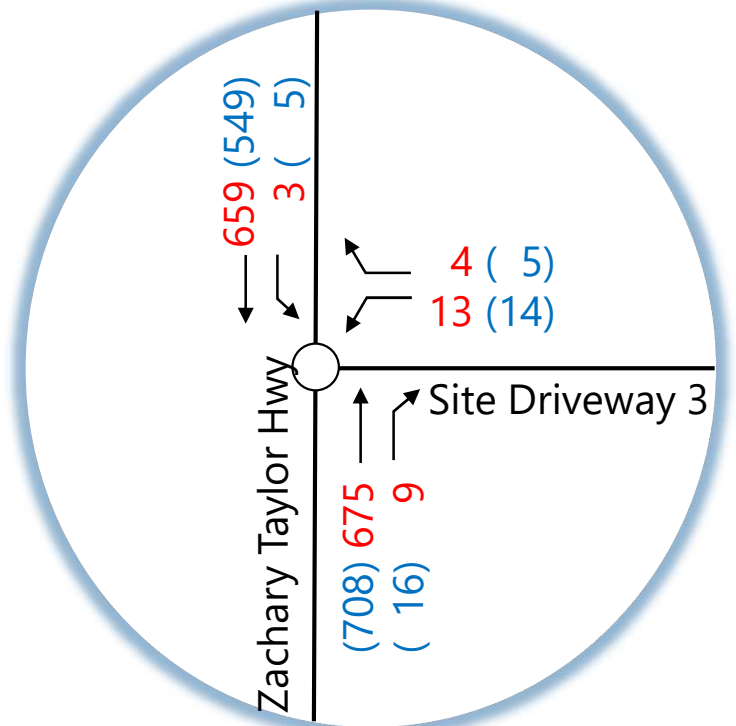
## Zachary Taylor Highway & Site Driveway 3

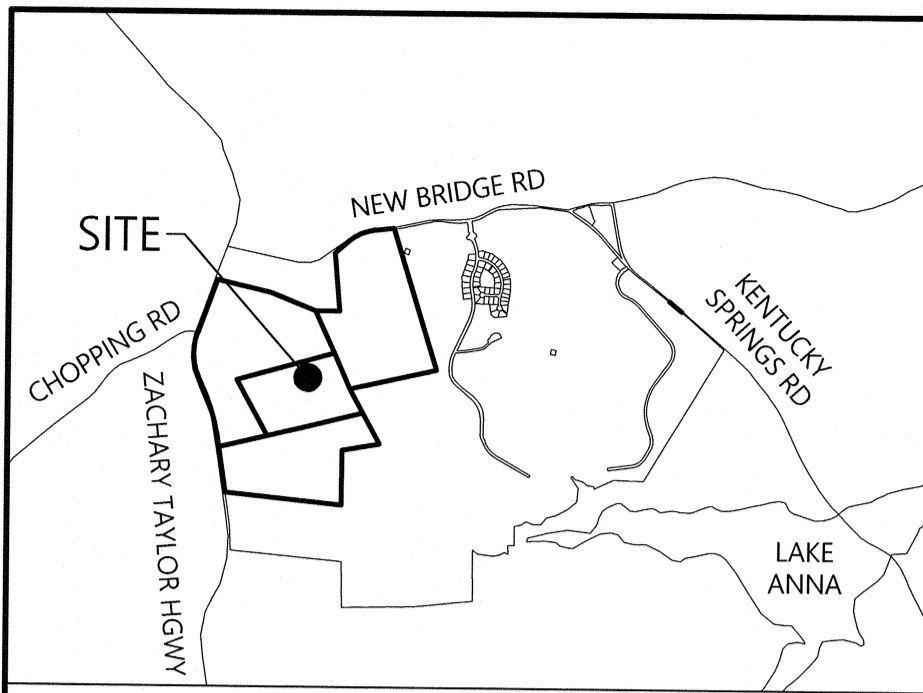


**FIGURE 3-16 WARRANT FOR LEFT TURN STORAGE LANES ON TWO LANE HIGHWAY**

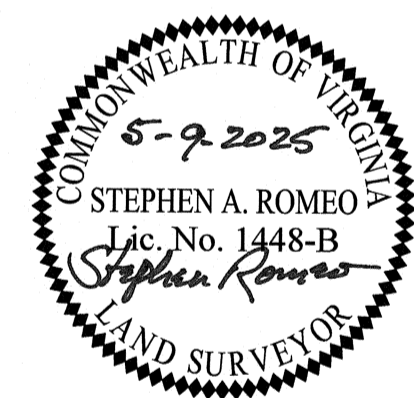
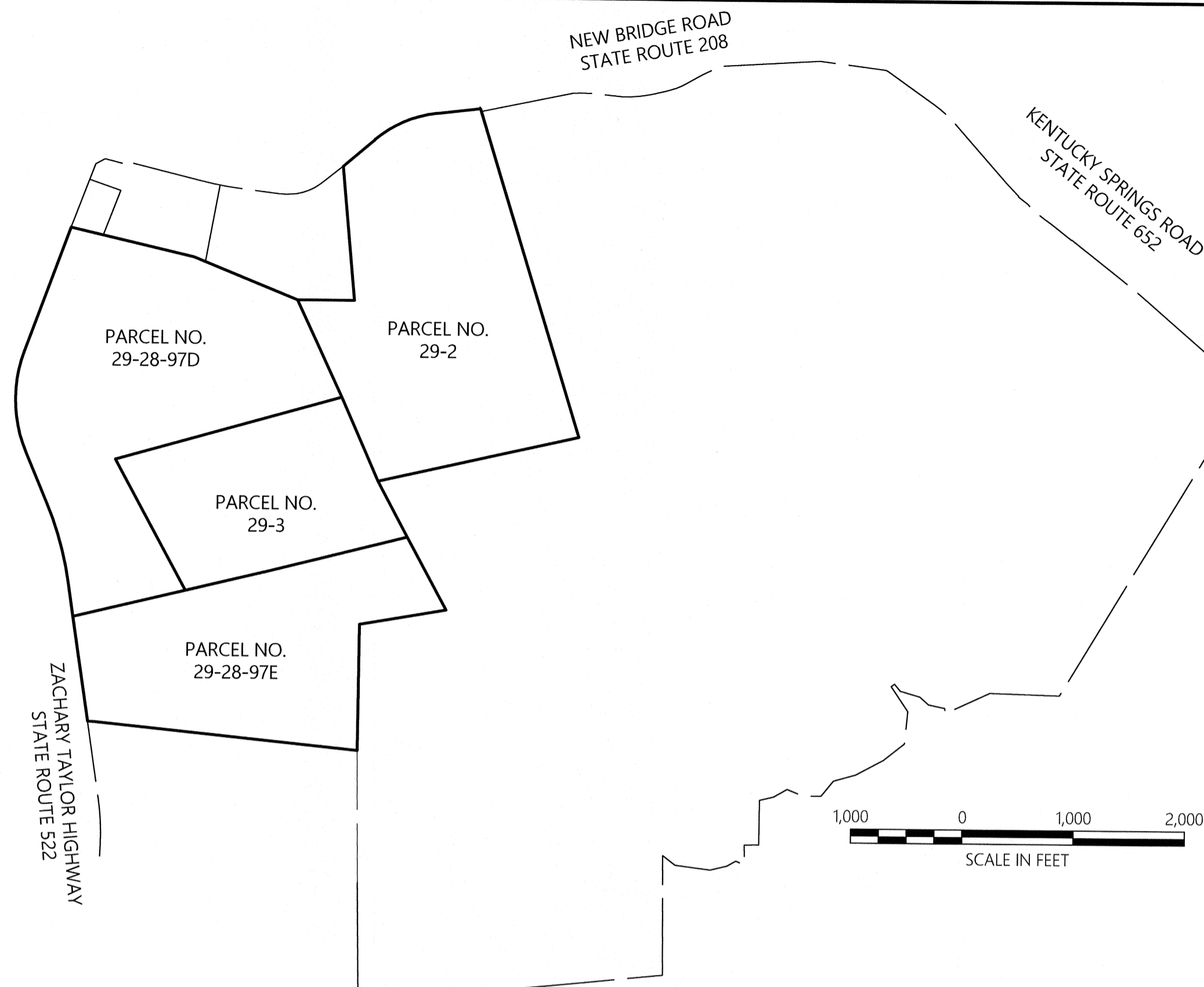
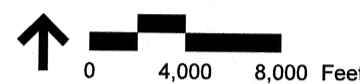
# Wares Crossroads Development Turn Lane Warrants

## Zachary Taylor Highway & Site Driveway 3





Site Location Map



**SURVEYOR'S CERTIFICATION**  
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE APPLICABLE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF LOUISA, VIRGINIA, HAVE BEEN COMPLIED WITH. THIS MAP MEETS MINIMUM ACCURACY STANDARDS OF 18VAC10-20-370 UNLESS OTHERWISE NOTED.

**GENERAL NOTES**

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY.
- TAX MAP: PARCEL 29-2, PARCEL 29-3, PARCEL 28-97D AND PARCEL 28-97E
- THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON AN ON THE GROUND SURVEY PERFORMED DURING APRIL AND MAY OF 2025 AND DEEDS AND PLATS OF RECORD.
- OWNER: TP29-2 WARE FAMILY LLC, TP 29-3 DICKINSON LAND & PROPERTIES LLC, TP 28-97D DICKINSON LAND & PROPERTIES LLC AND TP 28-97E DICKINSON INVESTMENT LLC.
- THE PROPERTIES SHOWN HERON APPEARS TO FALL WITHIN FLOOD ZONE X (AREAS DETERMINED TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE A AS SHOWN ON F.E.M.A.'S FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR LOUISA COUNTY, VIRGINIA, COMMUNITY PANEL NO. 51109C0180C, DATED JULY 22, 2020.
- HORIZONTAL DATUM IS THE VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 1983.

**AREA SUMMARY**

29-2	5,228,522 SQ. FT. / 120.0305 AC.
29-3	2,746,641 SQ. FT. / 63.0542 AC.
28-97D	5,319,870 SQ. FT. / 122.1274 AC.
28-97E	3,860,707 SQ. FT. / 88.6296 AC.
<b>TOTAL</b>	<b>17,155,740 SQ. FT. / 393.8417 AC.</b>

**REFERENCES**

D.B. 1417, PG. 283, D.B. 1098, PG. 562, P.B. 1728, PG. 779, D.B. 1855, PG. 570, D.B. 1206, PG. 546, P.B. 8, PG. 2717, D.B. 1206, PG. 550, D.B. 1717, PG. 835, P.B. 1965, PG. 337.

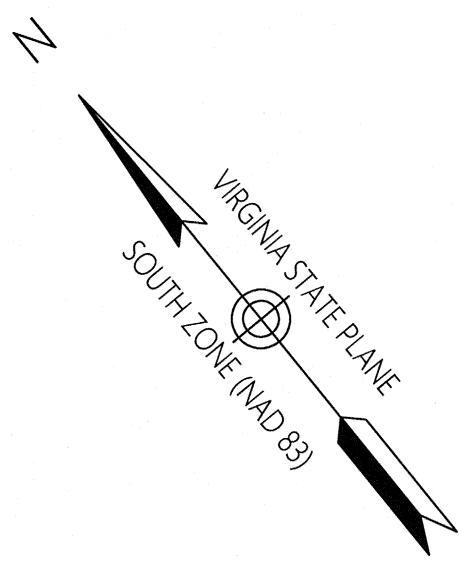


351 McLaws Circle  
 Suite 3  
 Williamsburg, VA 23185  
 757.220.0500

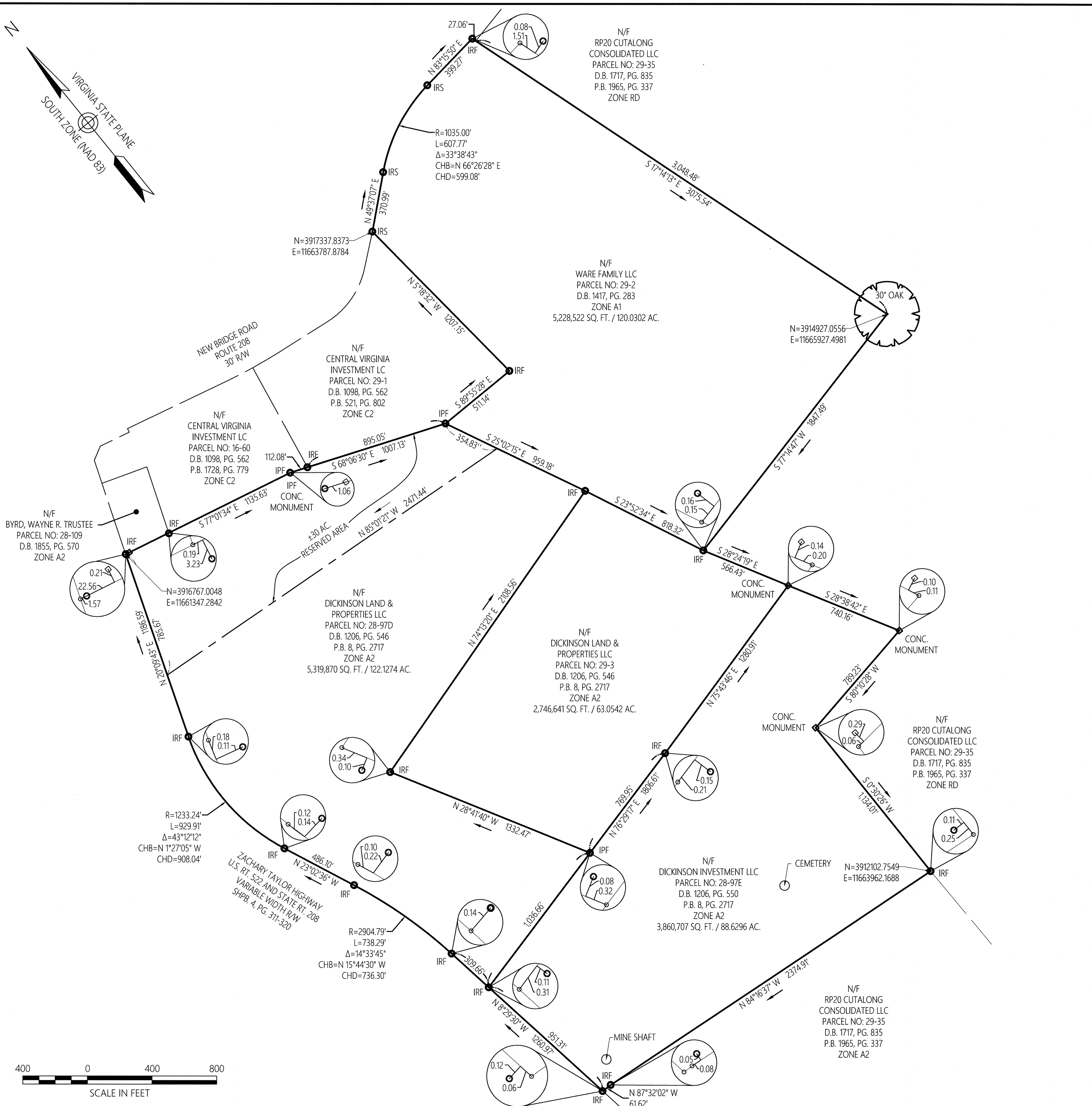


BOUNDARY PLAT PARCEL 29-2, PARCEL 29-3, PARCEL 28-97D AND PARCEL 28-97 E		
LOUISA COUNTY, VIRGINIA		
DATE: 5/9/2025	SHEET 1 OF 2	SCALE: 1"=1,000'
32605.03	DRAWN BY: CRO	

\\vnb.com\gbl\proj\Williamsburg\32605.03\_SEP\_Cutalong\_Permit\cad\sr\plonset\SUBDIVISION\14-TWOLF\3260503-TWOLF-BOUND.dwg



**LEGEND**  
 IRS IRON ROD SET  
 IRF IRON ROD FOUND  
 IPF IRON PIPE FOUND



351 McLaws Circle  
 Suite 3  
 Williamsburg, VA 23185  
 757.220.0500

**BOUNDARY PLAT**  
**PARCEL 29-2, PARCEL 29-3,**  
**PARCEL 28-97D AND PARCEL**  
**28-97 E**

LOUISA COUNTY, VIRGINIA

DATE: 5/9/2025	SHEET 2 OF 2	SCALE: 1"=400'
32605.03	DRAWN BY: CRO	



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**Wares Crossroads Development**

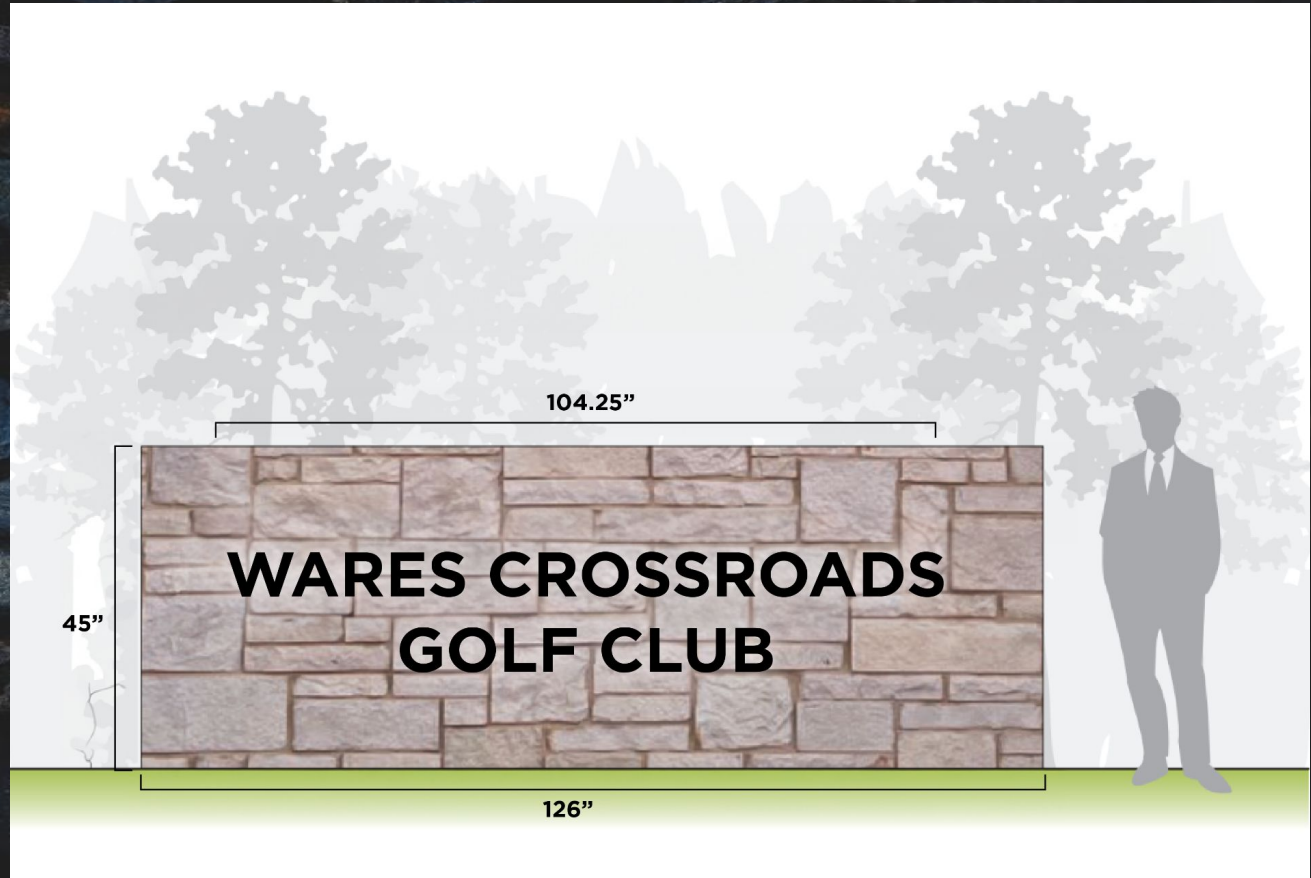
**Signage Package**

# SITE MAP



**REEF**  
 Wares Crossroads Development - Signage Exhibit  
 C2 Mineral, VA  
 Scale: 1" = 250'

# Monument Signs Dimensions

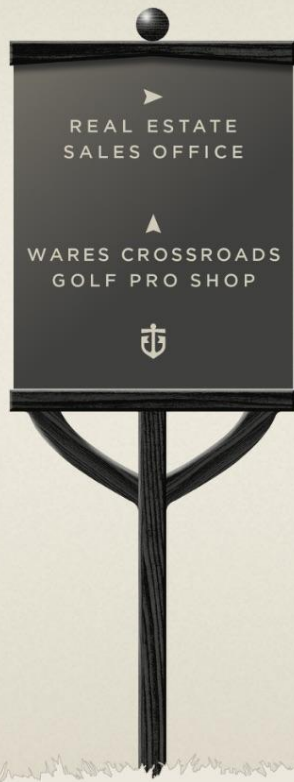





# Wayfinding Signs



WARES  
CROSSROADS  
GOLF CLUB





Thank you for your  
consideration

Please contact  
Joe Walsh

775-742-0374

[joe.walsh@reefcp.com](mailto:joe.walsh@reefcp.com)

Annie Malhotra

571-212-9693

[annie.malhotra@reefcp.com](mailto:annie.malhotra@reefcp.com)

Mr. Egeland,

We hope this letter finds you well. As you are aware, the Ware Family, LLC owns Tax Map Parcel 29-2 (the "Property") in Louisa County, which is currently subject to conditional use permit CUP2016-04 (the "Existing CUP").

Now, the Property is under contract and the contract purchaser, Wares Crossroads Development, LLC (the "Applicant"), is seeking a conditional rezoning application as well as new conditional use permits relating to its proposed development of a resort-style community. Upon approval of the proposed rezoning and associated conditional use permits (including through applicable appeal period(s)), we request that the Existing CUP immediately terminate. However, if the proposed rezoning and associated conditional use permits are not approved, we ask that the Existing CUP remain in full force and effect.

If you have any questions regarding this request, please contact us at 804-240-4469. We appreciate your attention to this matter.

Regards,

*Virginia Kay Watson*  
Manager,  
Ware Family, LLC



Stantec Consulting Services Inc.  
10988 Richardson Road  
Ashland VA 23005-3502

---

January 13, 2026

Project/File: 203402255

Mr. Joe Walsh, Director  
RP20 Cutalong Consolidated, LLC  
978 New Bridge Road  
Mineral, Virginia 23117

Dear Mr. Walsh,

**Reference: The Proposed Wares Crossroads Development; Groundwater Availability**

Dear Mr. Walsh,

This summary report provides Stantec's professional opinion regarding sufficient groundwater resources to support the proposed development.

**1 Background and Development Plans**

The proposed development is a 393.8417 acre tract of undeveloped open land, located at Wares Crossroads, Louisa County, Virginia (**Figure 1**). Development plans include an 18-hole golf course, associated Resort Center/clubhouse, Resort Center amenities including restaurants, a brewery, distillery, aquaponics and a Farm House Activity Center. The plans also include a total of 134 residential units. Groundwater wells will provide both drinking and irrigation water. Septic waste will be treated to state of the art (SOA) concentration limits and will be used to irrigate the golf course during the growing seasons. The proposed site plan is included in **Appendix A**.

The site is situated in the Piedmont Physiographic region of Virginia, an area characterized by gently undulating landscapes underlain by mostly crystalline metamorphic rocks with a thick overlying mantle of material weathered in place from the underlying bedrock. The site is located within the North Anna Watershed that drains into Lake Anna. Storm water from the site flows south and drains into Contrary Creek which flows east into Lake Anna and the North Anna River.

Click or tap here to enter text.

Reference: Groundwater Availability Report

## **2 Scope of Work**

The scope of this study included several key components:

- Review of site geology and soils
- Review of the local hydrogeology
- A summary of the results of a fracture trace analysis conducted of the site and site vicinity
- Conduct a cursory comparative analysis of groundwater demand versus groundwater recharge
- Review of local residential well records
- Provide an opinion of groundwater availability

## **3 Site Geology and Soils**

According to the Virginia Division of Geology & Mineral Resources, most of the site is underlain by the members of the Chopawamsic Formation (**Figure 1**). A small thin ribbon of the Candler Formation is present in the northwesternmost portion of the property. While the Candler in this region of the state provides adequate yields, the Chopawamsic Formation is well-known to groundwater prospectors and hydrogeologists as possessing good potential for developing higher than average yields; especially when siting wells utilizing scientific principles. The presence of the Chopawamsic has been verified by field reconnaissance and by logging of site wells on the abutting Cutalong tract.

According to the National Resource Conservation Service (NRCS) the site is mostly underlain by residual variants of the Tatum and Nason soil series. These are well-developed soils weathered in place from the underlying bedrock. They are deep and well-drained.

## **4 Site Hydrogeology**

The site is located within the Piedmont Physiographic Province of Virginia, an area characterized by rolling terrain with a thick weathered overburden mantling mostly crystalline bedrock. The source of groundwater is ultimately derived from precipitation and successful wells drilled into the bedrock intercept water bearing fractures.

Reference: Groundwater Availability Report

The overlying material of weathered rock (saprolite) and soil is typically relatively granular and porous; in this region of the piedmont it houses a shallow water-table aquifer separate from, but hydraulically connected to and interacting with, the underlying fractured bedrock aquifer. The water table in shallow aquifers is often a subdued replica of topography, in which groundwater flow is generally from areas of higher elevation (recharge zones) toward areas of lower elevation (discharge zones). The source of groundwater in both aquifers is ultimately from precipitation (recharge) that infiltrates through the soil and weathered rock.

Within the fractured bedrock aquifer, groundwater occurrence and movement are controlled primarily by fractures and joints within the rock. Groundwater flow patterns in the bedrock are often very complex, depending upon the geologic and topographic setting and upon fracture frequency, size, geometry, and degree of interconnectedness. The characteristics of these fractures determine a well's yield. A high-yielding well is likely connected to large, and/or many fractures which are connected to a recharge zone on the other hand, low-yielding wells typically intersect few, and/or small water-bearing fractures which are connected to a limited recharge zone. It is well known that drilling a well within a fractured zone increases the probability of developing a higher-than-average yielding well.

Studies conducted by this writer indicate that well yields tend to increase in the vicinity of Lake Anna and according to data found in the *County of Louisa Water Quality Management Plan and Groundwater Study* (unpublished manuscript by Virginia Division of Mineral Resources (Nick Evans, PhD) and Thomas Jefferson Planning District January, 1998 indicated that higher than average yields are often observed in the regions proximal to Lake Anna.

#### **4.1 Groundwater Monitoring of Cutalong Wells**

Long-term aquifer testing of pumping wells located at the abutting Cutalong Golf Course to the south was used to design a groundwater withdrawal plan of each production well to ensure longevity and sustainability of the groundwater resources.

As a part of the groundwater management plan, water levels have been monitored hourly over the last five (5) years from five (5) production wells and at least one non-pumping well. The data indicates that the program is successful and the withdrawals from each pumping well have proved to be sustainable over the long term.

Reference: Groundwater Availability Report

## 4.2 Residential Well Data in the Region

Stantec obtained 40 residential well records in the general vicinity of the site from the Virginia Health Department (VDH) and an analysis of the data indicated that the average depth to bedrock was about 71 feet, the average yield of the wells was about 18 gallons per minute (gpm) and the average depth was approximately 230 feet. It is safe to assume that the location of these wells was based upon convenience and to meet VDH stand-off requirements and thus are, for the purposes of this report, to be randomly located. Rather than based upon geologic and hydrogeologic methods. The average yield and depth of well suggests that adequate water is discovered relatively shallow and the average depth to rock indicates a thick weathered overburden is present that, more than likely, houses a significant reservoir of water above the fractured bedrock aquifer. Cutalong wells were not utilized in this study given they were (mostly) located via hydrogeological applications and would be considered outliers).

## 4.3 Fracture Trace Analysis

Stantec has conducted a fracture trace analysis of the site by analyzing topographic maps, stereo-aerial photographs and lidar. The work revealed the presence of numerous lineaments (fracture traces) present on the site. These features are considered surface reflections of deep bedrock fractures. Field reconnaissance verified the presence of these features and were present on exposed outcrops. The presence of the observed fractures increases the groundwater potential of the site.

## 5 Groundwater Recharge Analysis

The groundwater demand for the proposed development has been estimated to range from about 400 gallons per minute (gpm) during the irrigation season to about 56 gpm during the nongrowing season; with an average daily groundwater demand of 258 gpm.

For the purposes of this report Stantec has estimated the groundwater recharge of the North Anna Watershed upgradient of the site by:

1. Referencing work conducted by the USGS (Sanford, W.E., Nelms, D.L., Pope, J.P., and Selnick, D.L., 2012, Quantifying components of the hydrologic cycle in Virginia using chemical hydrograph separation and multiple regression analysis: U.S. Geological Survey Scientific Investigations Report 2011-5198) and
2. By conducting the fixed-interval hydrograph separation method that utilizes a long-term daily streamflow dataset to estimate baseflow, which is assumed to be approximately equivalent to the groundwater recharge rate (*HYSEP: A Computer*

Reference: Groundwater Availability Report

*Program for Streamflow Hydrograph Separation and Analysis - Water Resources Investigations Report 96-4040; Sloto & Crouse, 1996).*

The work by the USGS indicated that the average recharge rate for Louisa County was about 11 inches per year and Stantec's calculations, utilizing the fixed interval method, resulted in a recharge rate of about 6 inches per year. For the purposes of our estimates Stantec has used the more conservative 6 inches per year and assumed that treated water will not be used for irrigation.

### **5.1 Recharge Estimate Results**

Using the recharge value of 6.03 in/year within the contributing area of the defined watershed indicates that the estimated average water demand of 258 gpm would be 0% of the normal recharge rate under normal conditions and 1% of the recharge rate under drought conditions. Calculations are reported in **Table 1**.

## **6 Discussion**

The site is underlain by the Chopawamsic Formation, a group of rocks that are known to produce greater than average yielding wells when located by hydrogeological methods. The soils underlying the property are deep and well drained variants of the Tatum and Nason series. Additionally, well records indicate that the soil and weathered thickness extend to depths of about 70 feet before competent rock is encountered. This indicates that a separate and overlying shallow aquifer is present above the bedrock aquifer and likely stores a substantial reservoir of water thus increasing the groundwater potential of the site.

Groundwater movement and yields are controlled by a fractured bedrock aquifer that derives its water from precipitation that is housed in a separate, but related, shallow aquifer contained within the deep weathered overburden above the rock. A fracture trace analysis of the site (including geologic mapping and field verification) indicates that the underlying bedrock is well-fractured, and those observations are supported by the presence of higher-than-average yielding wells located on the abutting Cutalong property. Furthermore, empirical data from Cutalong pumping wells suggests that withdrawals from the aquifer are sustainable if managed properly.

A very conservative estimate of groundwater recharge indicates that the estimated annual groundwater withdrawals are insignificant compared to the estimated recharge of the watershed. Furthermore, there are indications that the presence of Lake Anna may have a positive effect on groundwater yields in the region as indicated by the anonymously higher yields in the vicinity of the Lake.

Reference: Groundwater Availability Report

## 7 Professional Opinions

Based upon all the available information and our experience, it is our best professional opinion that

1. There appears to be adequate groundwater availability to support the proposed development, and
2. The potential of obtaining the desired groundwater volumes is good.

## 8 Limitations

Generally accepted industry standards were used in the preparation of this report. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a specific location not investigated. The data collected and evaluated was intended to approximate subsurface conditions and opinions should not be considered a guarantee; given the random and unpredictable nature of fractured bedrock aquifers, the only reliable way to confirm that a sustainable groundwater resource is present is to drill a well and test it for quantity and quality.

Sincerely,

**Stantec Consulting Services Inc.**



---

**Vincent L. Day, CPG**

Associate, Senior Hydrogeologist

Phone: (804) 368-1003

Mobile: 804-994-7507

vincent.day@stantec.com

January 13, 2026  
Mr. Joe Walsh, Director  
Page 7 of 7

**Reference:** Groundwater Availability Report

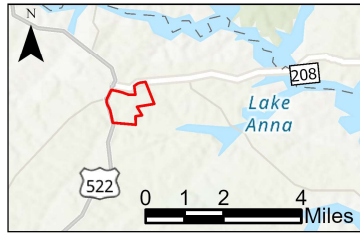
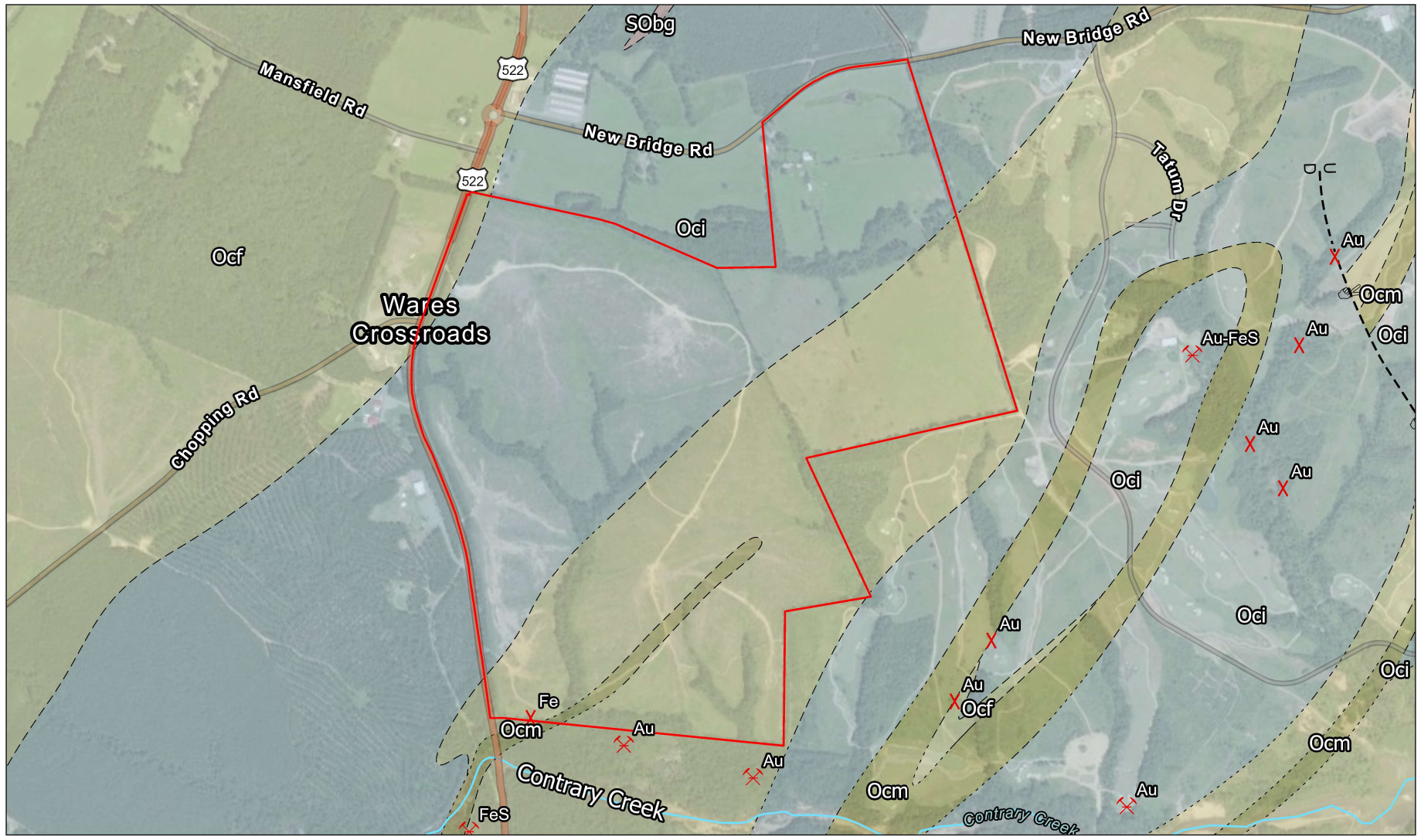
[stantec.com](http://stantec.com)

Attachment: Attachment

**Cc:** Jason S. Early, PG

**FIGURE 1**  
Site Location Map

C:\Users\etruman\OneDrive - Stantec\GIS\Cutalong\Cutalong VPDES.aprx Revised: 2025-05-14 By: etruman



- Ocf - Choptawhamsic Formation (Felsic)
- Oci - Choptawhamsic Formation (Biotite)
- Ocm - Choptawhamsic Formation (Mafic)
- SObg - Elk Creek
- Exact Contact
- Approximate Contact
- Inferred Contact
- Covered Contact
- Covered High-Angle Brittle Fault
- Inferred High-Angle Brittle Fault
- Inferred High-Angle Brittle Fault
- X Prospect
- X Mine
- Contrary Creek
- Wares Crossroads Development Boundary



0 500 1,000 Feet  
 (At original document size of 8.5x11)  
 1:15,000

**Notes**  
 1. Coordinate System: NAD 1983 2011 StatePlane Virginia South  
 FIPS 4502 Ft US

Project Location: New Bridge Road, Mineral, Virginia  
 Prepared by ETT on 2025-05-13  
 TR by VLD on 2025-05-14  
 Client/Project: RP20 Cutalong Consolidated, LLC, Wares Crossroads Development  
 203402255

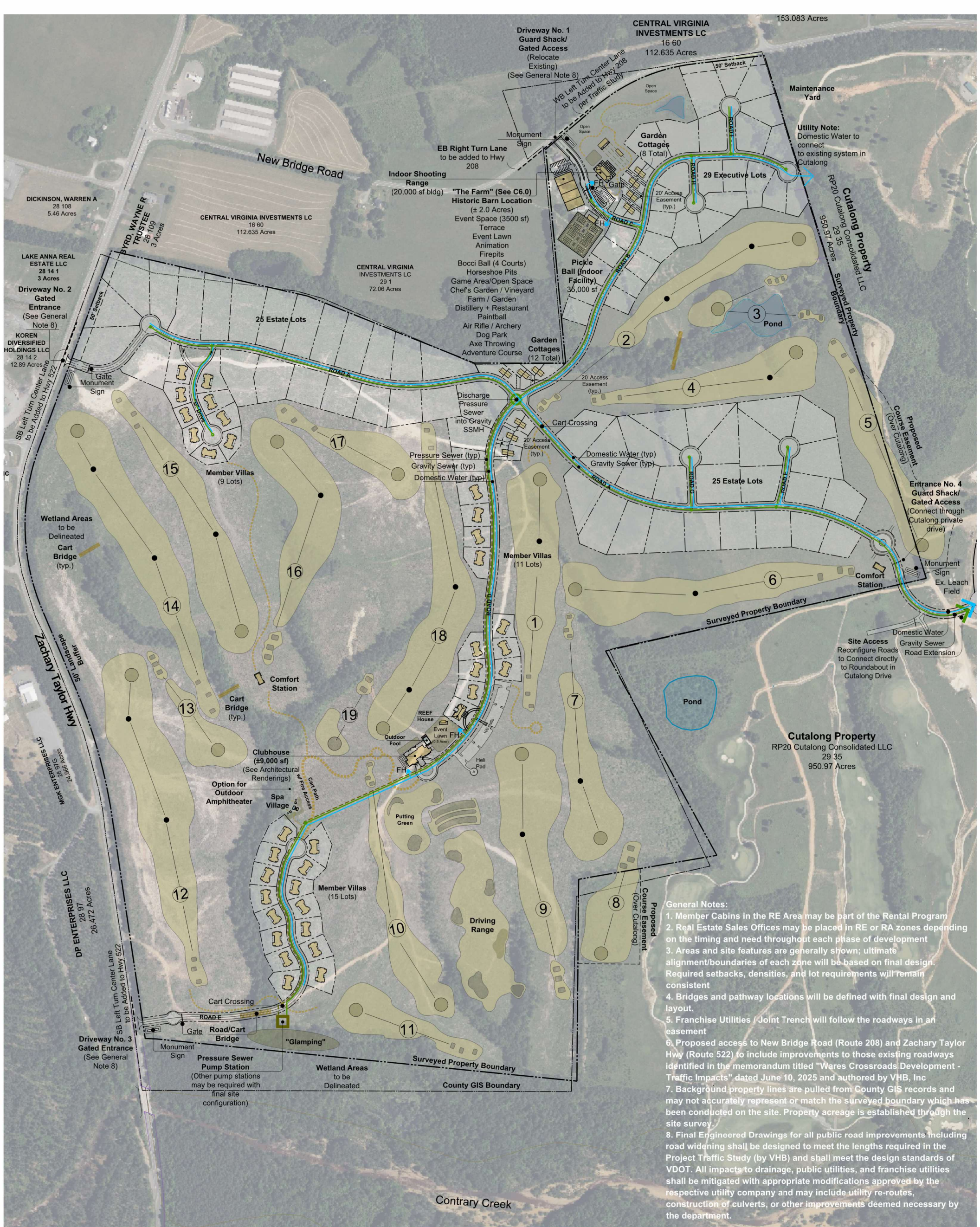
Figure No. **1**

Title: **Site Location & Geology Map**



Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

**Appendix A**  
Proposed Site Plan



**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.

**Development Standards:**  
 Total Area: 394.8417 Acres  
 Open Space: 273.0000 Acres  
 Residential Areas: 107.0000 Acres  
 Gross Percentage Residential 27%

**Residential Relative Densities**

50 Estate Lots (65 Acres):	$\frac{50}{65} = 0.8$ Lots/Acre
29 Executive Lots (21 Acres):	$\frac{29}{21} = 1.4$ Lot/Acre
35 Member Villas (18 Acres):	$\frac{35}{18} = 2$ Lots/Acre
20 Garden Cottages (3 Acres):	$\frac{20}{3} = 7$ 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'  
 Non-Residential = 60'  
 Non-Res Total Parking Estimate: 150-200 Stalls

**LEGEND:**  
 TOTAL AREA: 393.8417 Acres  
 RE: Residential Lots (Estate and Executive): 107.0000 Acres  
 RA: Resort and Resort Amenities: 13.8417 Acres  
 OS: General Open Space (168.0000 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

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

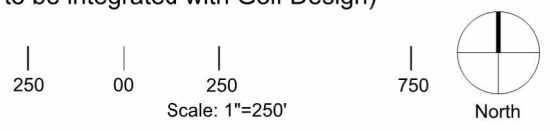
**Summary of Units:**  
 Total Units: 134  
 Estate Units: 50  
 Executive Units: 29  
 Member Villas Units: 35 (Part of Rental Pool)  
 Garden Cottages Duplex Units: 20 (Part of Rental Pool)

**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

# REEF

## Wares Crossroads Development - Site Master Plan 01.16.2026

**C2** Mineral, VA  
 Scale: 1" = 250'



**TABLE 1**

Groundwater Recharge Estimate

Table 1  
Wares Crossroads Development  
Effective Recharge Calculations  
under  
Normal and Drought Conditions

Recharge Area	185,956	acres	=	8,100,243,360	ft <sup>2</sup>												
	1	acres		43,560	ft <sup>2</sup>												
Groundwater Recharge Estimate	6	in/yr		Recharge value calculated via the Fixed interval Separation method (Slotkin et al)				Raw Data collected from USGS Gage #01672500 at the South Anna River									
<b>Calculated Recharge to Recharge Area of Site (Normal Precipitation)</b>	=	6	in	8,100,243,360	ft <sup>2</sup>	ft	7.48	gal	=	<b>30,294,910,166</b>	gal	=	<b>82,999,754</b>	gal	=	<b>57,638.7</b>	gal
			yr			12	in	ft <sup>3</sup>	=			=			=		min
<b>Calculated Recharge to Recharge Area of Site (Drought Conditions)</b>	=	3.9	in	8,100,243,360	ft <sup>2</sup>	ft	7.48	gal	=	<b>19,691,691,608</b>	gal	=	<b>53,912,913</b>	gal	=	<b>37,439.5</b>	gal
<i>(65% of Normal)</i>			yr			12	in	ft <sup>3</sup>	=			=			=		min
<b>Estimated Groundwater Withdrawal (Normal Demand)</b>	=	<b>371,781</b>	gal	=	<b>258</b>	gal	=	<b>135,792,945</b>	gal	=	<b>0%</b>	<b>of recharge under normal precipitation</b>	=	<b>1%</b>	<b>of recharge under drought conditions</b>		
			day			min		yr									



**MERIDIAN**  
ENVIRONMENTAL CO.

Corporate Office:

7023 Benhall Circle

Glen Allen, Virginia 23059

Phone (804) 218-0221

[www.meridian-env.com](http://www.meridian-env.com)

Field Office:

P.O. Box 49

Supply, North Carolina 28462

North Carolina Geologist Corporation License No. C-568  
Commonwealth of Virginia Class A Contractor License No. 2705154363 CBC, ENV, & RBC

March 31, 2025

Mr. Nate Kiser  
Senior Project Manager  
**RP20 CUTALONG CONSOLIDATED, LLC**  
978 New Bridge Road  
Mineral, Virginia 23117

Re: Phase I Environmental Site Assessment Report  
Dickinson-Ware Parcel Assemblage - Approximately 389.68 acres  
Dickinson Parcels 28 97D, 29 3, and 28 97E & Ware Parcel 29 2  
East of US 522/208 Zachary Taylor Highway and south of New Bridge Road  
Mineral, Louisa County, Virginia  
Project No. 25-018ESA

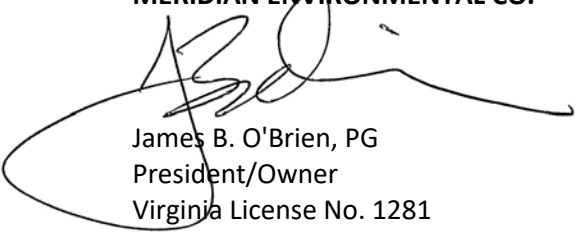
Dear Mr. Kiser:

As authorized by you on March 10, 2025, Meridian Environmental Co. (Meridian) has completed the Phase I Environmental Site Assessment in general conformance with ASTM E 1527-21 for the above noted site. Please find enclosed the final report as an electronic copy in Portable Document Format (PDF).

Meridian appreciates the opportunity to provide its continued services to RP20 Cutalong Consolidated, LLC on this most important project. Should you have any questions or require additional information regarding this report, please contact the undersigned at (804) 218-0221.

Respectfully submitted,

**MERIDIAN ENVIRONMENTAL CO.**



James B. O'Brien, PG  
President/Owner  
Virginia License No. 1281

Enclosures

# **ASTM E 1527-21 PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**DICKINSON-WARE PARCEL ASSEMBLAGE - ~389.68 ACRES  
(DICKINSON PARCELS 28 97D, 29 3, and 28 97E & WARE PARCEL 29 2)  
EAST OF US 522/208 ZACHARY TAYLOR HWY & SOUTH OF NEW BRIDGE RD  
MINERAL, LOUISA COUNTY, VIRGINIA**

Prepared for

**RP20 CUTALONG CONSOLIDATED, LLC  
978 New Bridge Road  
Mineral, Virginia 23117**

Prepared by



**MERIDIAN**  
ENVIRONMENTAL CO.

**7023 Benhall Circle  
Glen Allen, Virginia 23059  
(804) 218-0221 (phone)**

**Meridian Project No.: 25-018ESA**

**Report Date: March 31, 2025**

**Eligible for Update Prior to: September 9, 2025  
(based on database acquisition date)**

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- Figure No. 1** Topographic Map  
**Figure No. 2** Site Location Aerial Map  
**Figure No. 3** Site Location Aerial Map – Ware Parcel RECs

### SUPPLEMENTS

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- Supplement 1** Local, State, Federal and Client Provided Information & Documents  
**Supplement 2** Environmental Data Resources, Inc. Database Report  
**Supplement 3** Historical Research Documentation  
**Supplement 4** Photographs from Field Visit  
**Supplement 5** Interview Details  
**Supplement 6** Resume of Environmental Professional



## SECTION 1 - EXECUTIVE SUMMARY

The following document is a Phase I Environmental Site Assessment (ESA) for the Dickinson-Ware Parcel Assemblage that is east of US 522/208 Zachary Taylor Highway and south of New Bridge Road in Mineral, Louisa County, Virginia as observed and researched by Meridian Environmental Co. (Meridian). At the request of Meridian's client, RP20 Cutalong Consolidated, LLC, the following ESA was implemented in general accordance with the scope and limitations of the ASTM Standard E 1527-21. To this end, any exceptions or deletions from this standard methodology are detailed in **Section 7** of this document. The Dickinson-Ware Parcel Assemblage parcel comprises approximately 389.68 acres of undeveloped land as identified by the following Louisa County Map IDs:

Parcel Information per Louisa County GIS			
Parcel Address/Zoning	Parcel ID	Owner	Acreage
None/A2	28 97D	Dickinson Land Properties	122.13
None/A2	29 3	Dickinson Land Properties	63.05
None/A2	28 97E	Dickinson Investment LLC	88.63
446 New Bridge Rd/A1	29 2	Ware Family LLC	115.87
<b>Total Acreage</b>			<b>389.68</b>

The current use of the subject property is generally undeveloped natural land comprising a sloping topography with a possible spring feed creek in the western portion that flows south and a creek that flows from west to east across the central eastern portion through a man-made pond and a second pond, that is possibly man made. In the northern portion a pond is present that flows into a creek to the east off of the subject site. The large western portion appears to have been timbered in the recent past except for the area around the southerly flowing creek. Additionally, this portion of the subject site has a number of dirt trails winding through it and provide access to the subject site from Zachary Taylor Highway (US 522).

The portion of the subject site to the east is two (2) large open fields which are separated from the western portion by a barbed wire fence with gate access. Additionally, this area includes the property of 446 New Bridge Road that comprises direct access from New Bridge Road and is occupied with a number of structures that consist of an older house that is used a realty office, a small metal storage building, and five (5) pole barns for farm equipment and cattle use, along with a topless silo. This area of the subject site was rolling and grassed and appears to be used for cattle.

The wooded areas on the subject site are populated with a young to mature stand of trees and their land surface is covered with leaf litter in the wooded areas. The open field areas are grassed, while the timbered portion is covered with low growing plants, stumps, felled trees that were used as pathways for moving timber equipment around the property.

The subject site is bordered to the north by New Bridge Road and private residences; to the west by Zachary Taylor Highway (US 522/208); to the south by wooded land and Contrary Creek; and to the east by the Cutalong Development.

To meet the ASTM Standard E 1527-21, this Phase I Environmental Site Assessment included exploration of the site and adjoining properties, interviews, and review of historical documents/sources and regulatory databases in an effort to ascertain the identity of recognized environmental conditions that may impact the site.

*This ESA has indicated the presence of recognized environmental conditions (RECs) in connection with the site. Meridian did note the following observations and RECs on the site:*

Hazardous Substances and Petroleum Products in Connection with Identified Uses - Meridian observed de minimis quantities of 5-gallon containers containing gear oil, Thompson's Water Seal, hydraulic fluid, etc. No staining was associated in the areas where these containers were present, so Meridian does not consider them to be a REC to the subject property, but instead the containers should be properly disposed of.

Storage Tanks – Aboveground (ASTs) and/or Underground (USTs) – Behind the realty office/house, Meridian observed the presence of a fill port and vent pipe associated with an underground storage tank (UST) in the southwest grassed area. It appears that the UST is for heating oil based on interview information from Ms. Kay Watson, owner, she was not sure if the UST was 250 or 500-gallons in capacity and indicated that this UST had not been used for 20 to 25 years. Meridian did notice a heat pump on the east of this structure, Ms. Watson confirmed that the house/office was using a heat pump. Additionally, Ms. Watson provided information that next to the external garage (metal building) "there was an underground gas tank that was used for tractors and truck/car and I don't remember it being dug up". The presence of the heating oil UST and the possible presence of another UST that may be either gas or diesel near the metal building are a REC to the subject site and require further investigative measures.

Drums and/or Unidentified Substance Containers – In the pole barn on the far west side of the Ware parcel, Meridian observed a 55-gallon drum of "Purple Power" cleaning solution. The presence of this is not a REC to the subject site since no staining or leakage was noted, however it should be properly disposed of.

Pits, Ponds or Lagoons – In the middle of the eastern portion and in the northern portion, Meridian observed the presence of two man-made ponds that appear to be a dammed creeks. The water in both ponds appeared clear and free of sheens. The presence of these ponds is not considered to be a REC to the subject site.

Solid Waste – Minor amounts of general litter and debris were noted along the property boundary with Zachary Taylor Highway (US 522). The litter, debris, and trash is not considered to be a REC to the subject site, but should it be properly disposed of.

Wells – Meridian observed the presence of four (4) wells on the subject site and located on the Ware parcel. The first is associated with realty office/house and is located northwest of the building between the structure and the entrance sidewalk. The second well is located behind the realty office/house in a wooden wishing well structures, which according to records from the Louisa County Environmental Health Department is abandoned, but no documentation of the abandonment was provided only a notation on a drawing. The third and fourth wells are located in the central pole barn structure and adjacent to each other. Meridian requested information from the Louisa County Environmental Health Department and received an email from Ms. Paula Aldridge on one (1) agricultural well that was installed in 2001 that 340 feet deep, cased from +1 foot to 79 feet below existing grade and is 6 inches in diameter and produces 3.5 gallons per minute (GPM). It is also indicated the water bearing zone is from 150 to 151 feet below existing grade with a static water level of 20 feet below the top of the casing. Again, this well is considered to be a Class IV agricultural well that was installed by Mid Virginia Water Wells. No other information was provided for the other two wells or the one that is abandoned. The presence of all four (4) wells is not a REC to the subject property. With that said, if the wells are not to be used in the redevelopment of the property, they should be properly abandoned

Septic Systems – The realty office, former house, was noted by Meridian to be on a septic system and this was confirmed Ms. Adrianna Cowan-Waddy, Broker with Cown Realty, Inc. Meridian requested information from the Louisa County Environmental Health Department and again received emailed information pertaining to the Record of Inspection – Sewage Disposal System dated October 3, 1968, along with a permit to install the sewage disposal system dated August 8, 1968 that details the location of the septic tank, distribution box and drain field lines with respect to the house/office building. The presence of the septic system is not a REC to the subject site, but caution should be exercised during the demolition of the site and the removal of the septic system, if it will not be used in the future redevelopment plans.

Other Use or Condition Not Listed Above – Meridian noted the presence of “mounded” areas in the woods that were covered with leaf litter and Meridian was not able to discern their origin, so caution should be exercised in these areas during clearing and grubbing, along with regrading. Should any materials be uncovered that appear hazardous, work should stop immediately and Meridian should be notified to evaluate the conditions and assist in the mitigation of the materials and their proper disposal, if any. Additionally, if the realty office/house is to be demolished, Meridian recommends that the structure be tested for asbestos containing building materials and lead-based paint prior to demolition, since Ms. Watson confirmed that the aluminum siding is covering asbestos siding and was built in the 1950’s with an addition in the mid 1960’s.

*Off-Site RECs:* None.

No observations were made by Meridian that are considered to be RECs to subject property on the adjoining properties.

Based on the work effort performed at the subject property for evidence of RECs, Meridian does recommend further evaluation of subject property relating to criteria in the ASTM Standard E 1527-21.

## **SECTION 2 - INTRODUCTION**

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### **2.1 Intent of Phase I ESA**

Meridian conducted a Phase I Environmental Site Assessment to ascertain the identity, within the limits of the ASTM Standard, of RECs that may or may have had an adverse environmental impact upon the subject site. Our work effort included historical and regulatory record review, interviews, and field observation to evaluate whether such conditions are associated with the site. The methods implemented for this Phase I ESA are from the ASTM Standard E 1527-21 in general form, as requested by the client. This document includes information collected to support the level of inquiry and findings, along with opinions generated to formulate the conclusions presented herein.

### **2.2 Scope of Services**

In order to comply with our client's request to conduct a Phase I ESA on the above referenced site, Meridian implemented the following detailed scope services:

- Collected and reviewed site materials and documents from our client, RP20 Cutalong Consolidated, LLC in the form of a written Notice to Proceed and formal Site Package.
- Contacted, as appropriate and available, individuals, companies and/or government officials regarding the site with respect to pertinent knowledge these entities may possess regarding it and its past or present condition.
- Conducted a field site visit to the subject site to observe and photo document its present condition relating to any observed RECs on or off the site. Evaluation was made on the exterior features/structures, along with readily accessible interior features/structures, as they relate to the subject site.
- Implemented a regulatory database search by utilizing Environmental Data Resources, Inc. services to collect information for review pertaining to readily know and monitored sites by federal and state environmental regulatory agencies.
- Implemented a historical search for documents, maps, and other readily available data sources to construct a history of the site relating to its development and documented uses.
- Made an evaluation of adjoining properties based on observation from the subject site, regulatory research database and historical information sources to identify any RECs that may adversely impact or have impacted the subject site.
- Prepared this report detailing Meridian's specific findings, our opinion of those findings and our conclusions as to the necessity for further action, if any, to evaluate and mitigate the identified RECs.

### **2.3 Significant Assumptions**

Meridian has made no significant assumptions with respect to this work effort other than the truthfulness of interviewee provided information. Therefore, information and data obtained and presented from the interviews conducted by Meridian is believed to be deemed reliable by Meridian regarding this specific site and project. However, Meridian cannot, does not and will not warrant or guarantee that the data and/or information provided by sources named, as interviewees are accurate or complete.

## 2.4 Limitations and Exceptions of Assessment

Along with all the limitations set forth in various sections of the ASTM Standard E 1527-21 protocol, the accuracy and completeness of this report is necessarily limited by the following:

<b>Limitations and Exceptions</b>	<b>YES</b>	<b>NO</b>
Access Limitations	X	
Physical Limitations to Observations (i.e., snow, rain, asphalt, buildings, etc.)		X
Information requested but not available at time of report preparation		X
Historical Data Criteria does not pre-date 1940		X
Unique limitations not specified in the ASTM Standard		X

The information below provides specific reason(s) for the noted limitations and exceptions:

Portions of the subject site were densely wooded and overgrown with vegetation and this prohibited a complete assay of the interior portion of the property. Meridian does not consider this limitation to be a REC for the subject site. Conversely, dense vegetation and healthy trees indicates favorable soil conditions.

Additionally, this Phase I ESA document and the methods used to prepare it are limited by the following:

- No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice/process is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice/process recognizes reasonable limits of time and cost.
- All appropriate inquiries do not mean an exhaustive assessment of a property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of the transaction. One of the purposes of this practice/process is to identify a balance between the competing goals of limiting the costs and time demands inherent in performing and environmental site assessment and the reduction of uncertainty about unknown conditions resulting from additional information.
- Not every property will warrant the same level of assessment. Consistent with good commercial and customary practice, the appropriate level of environmental site assessment will be guided by the type of property subject to assessment, the expertise and the risk tolerance of the user, and the information developed in the course of the inquiry.
- It should not be concluded or assumed that an inquiry was not an all-appropriate inquiry merely because the inquiry did not identify recognized environmental conditions in connection with a property. Environmental site assessments must be evaluated based on the reasonableness of judgments made at the time and under the circumstances in which they were made. Subsequent environmental site assessments should not be considered valid standards to judge the appropriateness of any prior assessment based on hindsight, new information, use of developing technology or analytical techniques, or other factors.

## **2.5 Special Terms and Conditions**

The findings, opinions and conclusions presented and relevant to this site for which this document was prepared are warranted by Meridian that they were attained in a manner parallel to guidelines and industry standard level of inquiry and conduct outlined in ASTM Standard E 1527-21. The aforementioned ASTM Standard indicates the methodologies utilized as representing good commercial and customary practice for conducting an Environmental Site Assessment for a parcel of real property in the United States of America for the purpose of naming RECs. Meridian calls to attention that findings, opinions, and conclusions presented herein maintain the constraints inherent with the methodologies in the ASTM E 1527-21 Phase I Environmental Site Assessment Process and some of which are more specifically indicated below.

No other warranties are indicated or stated.

Although, Meridian implemented an industry standard level of care and exercise for this Phase I ESA there may be conditions on the subject site, in the proximity of the subject site or on adjoining properties that may not or could not be identified with the scope of work performed. Additionally, there may be conditions and/or concerns that were not reasonably ascertainable in published, prepared or recorded readily available materials. The execution of this work effort is not intended to return an all-inclusive or comprehensive information base, but instead to inform RP20 Cutalong Consolidated, LLC with Meridian's opinion of evident RECs observed and/or potential adverse environmental conditions relating to the subject site.

## **2.6 User Reliance**

This document was prepared in accordance with the contract Meridian has with RP20 Cutalong Consolidated, LLC and subject to the Terms and Conditions of the contract between Meridian and RP20 Cutalong Consolidated, LLC. This contractual relationship includes an exchange of information about the subject site that is unique. The exchanged information between Meridian and RP20 Cutalong Consolidated, LLC is the basis upon which this report is prepared. Given the importance of the communication between Meridian and RP20 Cutalong Consolidated, LLC, reliance or any use of this report by anyone other than RP20 Cutalong Consolidated, LLC for whom it was prepared is prohibited and therefore not foreseeable to Meridian, except for the following entities may rely on the Phase I ESA report, based on the request of Meridian's client, RP20 Cutalong Consolidated, LLC, RP20 Cutalong Consolidated, LLC Corporation, along with future lending institutions for the purposes of completing the property transaction, if necessary.

Reliance or use by any such third party without explicit authorization in this report does not make said third party a third-party beneficiary to Meridian's contract with RP20 Cutalong Consolidated, LLC. Any such unauthorized reliance on or use this report, including any of its information or conclusions will be at third party's own risk. For the same reasons, no warranties or representations, expressed or implied in this report, are made to any such third party.

## **SECTION 3 - USER PROVIDED INFORMATION**

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As stipulated in ASTM Standard E 1527-21 §6.1, RP20 Cutalong Consolidated, LLC provided Meridian with information available to it regarding the subject site. The information provided by RP20 Cutalong Consolidated, LLC was in the form of a Site Package. This Site Package contained materials received from its client that pertained to site location, specialized knowledge about the site, individuals to interview, ownership documents and descriptions, along with drawings and sketches of the site. The Site Package provided by RP20 Cutalong Consolidated, LLC to Meridian can be found in **Supplement 1**.

### **3.1 Title Records**

Title records were provided to Meridian for the subject site by RP20 Cutalong Consolidated, LLC.

### **3.2 Environmental Liens or Activity and Use Limitations**

RP20 Cutalong Consolidated, LLC did not provide any information regarding environmental liens associated with the property. Additionally, RP20 Cutalong Consolidated, LLC indicated no activity or use limitations regarding the subject property.

### **3.3 Specialized Knowledge**

Meridian's client, RP20 Cutalong Consolidated, LLC, has provided a Site Package with specialized knowledge regarding the subject site's location, along with other pertinent and available information to them. The information in this Site Package has been incorporated in this document as appropriate. The Site Package provided by RP20 Cutalong Consolidated, LLC to Meridian is included in **Supplement 1**.

### **3.4 Valuation Reduction for Environmental Issues**

Meridian has not received a schedule of environmental issues for valuation reduction relating to the subject site from RP20 Cutalong Consolidated, LLC. In turn, Meridian does not perform valuation reduction relating to RECs found on the subject site that would indicate an adverse impact or the potential for an adverse impact.

### **3.5 Owner, Property Manager and Occupant Information**

Meridian has received owner information relating to the subject site in the Site Package provided by RP20 Cutalong Consolidated, LLC, as available to them. Meridian has taken this information and utilized it to gain site access and conduct interviews of knowledgeable persons with respect to RECs associated with the subject site, if available. **Section 6 - Interviews Details** includes people Meridian interviewed for this Phase I ESA.

### **3.6 Reasons for Performing Phase I ESA**

Meridian was retained to perform Phase I ESA on the subject site for RP20 Cutalong Consolidated, LLC. RP20 Cutalong Consolidated, LLC is fulfilling its contractual and due diligence obligations in the process of purchasing and redeveloping the subject property.

### **3.7 Other**

RP20 Cutalong Consolidated, LLC has provided Meridian with general site drawings and sketches in the Site Package for the subject property. Meridian utilized these drawings and sketches in locating the subject site and orienting itself on the subject site, along with finding the area to be evaluated for this Phase I ESA.



TRIBUTER  
RESORT

Community Meeting:

Tributer Resort  
Project Update

February 11th, 2026



Exhibit type text here

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# Welcome & Introductions

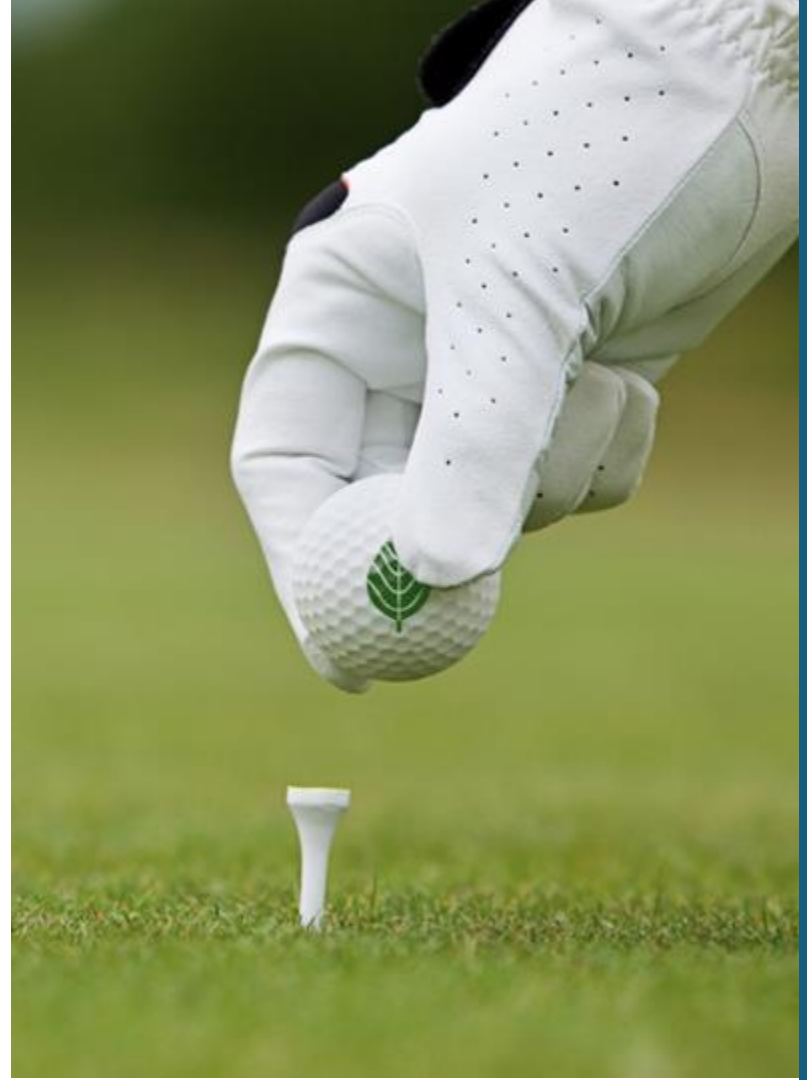
## Louisa County Staff

- Tom Egeland
- Linda Buckler

## Community & Cutalong Members & Management

## Cutalong Team

- Mitch Bowser - Professional Engineer (PE)
- Vincent Day - Hydrogeologist
- Nathan Kiser - Environmental Compliance
- Joe Walsh - Project Director



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# Reef Key Resorts



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# Reef Key Resorts



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# Cutalong History

## 2019 - 2024

- Reef Acquisition
- Cutalong Golf Course & Utility Completion
- DEQ VPDES Permit Beneficial Reuse

## 2025

- Louisa County School Partnerships
- Master Plan Amended Destination Resort
- Cutalong Clubhouse & Coopers Opening
- Cutalong Short Game & Lighted Putting Course



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# 2026 And Beyond

- Villas & Cottages Phase One - 44 bedrooms
- Golf Course Improvements
- Phase One Amenities
  - Wildwood Pickleball Complex
  - Rail Hike & Bike Trails, Marina, Park
- Wares Crossroads Expansion Plan
  - Members Course, Clubhouse & Amenities
  - SHF lots and Stay & Play units
- Real Estate Sales Launch
  - Villas & Cottages (Phase Two)
  - Cooper Estate homesites
- Phase Two Amenities
  - The Sanctuary, Casters, Hitting Bays
- DEQ Wastewater Plant



# Louisa County Annual Community Commitments



Louisa County High School  
Golf Team Home Course

**LACA  
EVENT  
2025**

**CUTALONG**

We're excited to share that the 3rd annual Lake Anna Civic Association's Kick the HAB Fundraiser, held at Cutalong Golf Club on Monday, August 25th, was a tremendous success!

Eighty-four players participated, helping to raise approximately \$17,000. These funds will directly support LACA's vital mission to preserve and protect the cleanliness, beauty, and safe use of Lake Anna.

This was the first of many great events that Cutalong will host in our new Clubhouse. The winning team of Greg Baker, Antoinette Bass, Ken Bass, and Buddy Hummers shot an impressive 54. Congrats!

Thank you to all who participated and took a swing to help Kick the HAB. Cutalong looks forward to hosting the Lake Anna Civic Association's tournament again next year!

Annual LACA "Kick the Hab"  
Charity Golf Tournament



Annual Lake Anna EMS  
New Bridge Station  
Charity Golf Tournament



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# Louisa County: Continuing Technical Education

- Turf Management Program
- Culinary Program
- Internship Opportunities



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# Louisa County: Sports & Tourism Synergy



Collaborate with Louisa County Tourism and Virginia Tourism Corporation to Glean Grants, Grow Sports Tourism



Host the Virginia High School Golf State Championship 4A & 3A



# Amended Masterplan to Destination Resort Community



# Tributer Resort Economic Engine for Louisa County





TRIBUTER  
RESORT

# Wares Crossroads Development 2026



# Reef Business Plan | Resort Course & Member Course



# Reef Business Plan | Resort Course & Member Course



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## Conditions of Use



- General conformance with the approved Master Plan
- The hours of operation for Shooting Range will be 6:00 am to 10:00pm.
- Any Outdoor Shooting Range will be limited to Paintball and Air rifles. The hours of operation for any Outdoor Shooting Range operated on the Property will be limited to 6:00 am to 10:00pm.
- Planned fifty-foot (50') landscape buffer along Zachary Taylor and will maintain it in perpetuity.
- The Applicant will provide the Zoning Administrator with at least two (2) weeks prior written notice before any event shall take place on the Property, that is open to the general public with specific requirements.
- All uses on the Property will comply with Chapter 51 of the Louisa County Zoning Ordinance.



# Cash Proffer to Louisa County - Maximum

Public Facility Category or Other Specified Category	Per Unit Amount				# of SFD Units	Total at Full Buildout	Lump Sum Amount	Total of Amount (Per Unit Amount + Lump Sum)	Payment Timing
	SFD	SFA	MF	Age-Restricted					
Schools	\$2,625.00	N/A	N/A	N/A	79	\$207,375.00	\$0.00	\$207,375.00	After final inspection and before the County's approval of a certificate of occupancy permit for each Executive Unit or Estate Unit.
Parks and Recreation	\$149.79	N/A	N/A	N/A	79	\$11,833.41	\$0.00	\$11,833.41	After final inspection and before the County's approval of a certificate of occupancy permit for each Executive Unit or Estate Unit.
Public Safety	\$854.67	N/A	N/A	N/A	79	\$67,518.93	\$0.00	\$67,518.93	After final inspection and before the County's approval of a certificate of occupancy permit for each Executive Unit or Estate Unit.
Sheriff's Office	\$714.83	N/A	N/A	N/A	79	\$56,471.57	\$0.00	\$56,471.57	After final inspection and before the County's approval of a certificate of occupancy permit for each Executive Unit or Estate Unit.
General Administration	\$293.00	N/A	N/A	N/A	79	\$23,147.00	\$0.00	\$23,147.00	After final inspection and before the County's approval of a certificate of occupancy permit for each Executive Unit or Estate Unit.
Solid Waste	\$125.56	N/A	N/A	N/A	79	\$9,919.24	\$0.00	\$9,919.24	After final inspection and before the County's approval of a certificate of occupancy permit for each Executive Unit or Estate Unit.
<b>TOTAL</b>								<b>\$376,265.15</b>	

**Right-of-way Construction.** Subject to VDOT and County approvals, the Applicant commits to conduct all work within the VDOT right-of-way within a time period commencing on Labor Day through Memorial Day.

**Water Sense Guidelines (Water Conservation).** All Units constructed on the Property will comply with the Environmental Protection Agency's (EPA) Water Sense Guidelines.

**Lake Anna Community Association (LACA).** The Applicant will pay Ten Thousand Dollars (\$10,000.00) to LACA for purposes of future algae and hydrilla remediation, which said amount will be paid to LACA prior to the County's issuance of a certificate of occupancy (temporary or final) for the first building constructed on the Property.

**Louisa County Career and Technical Center.** The Applicant and Owner will establish an internship program with the County's Career and Technical Center facilities prior to the County's issuance of a certificate of occupancy permit for the first building constructed on the Property...

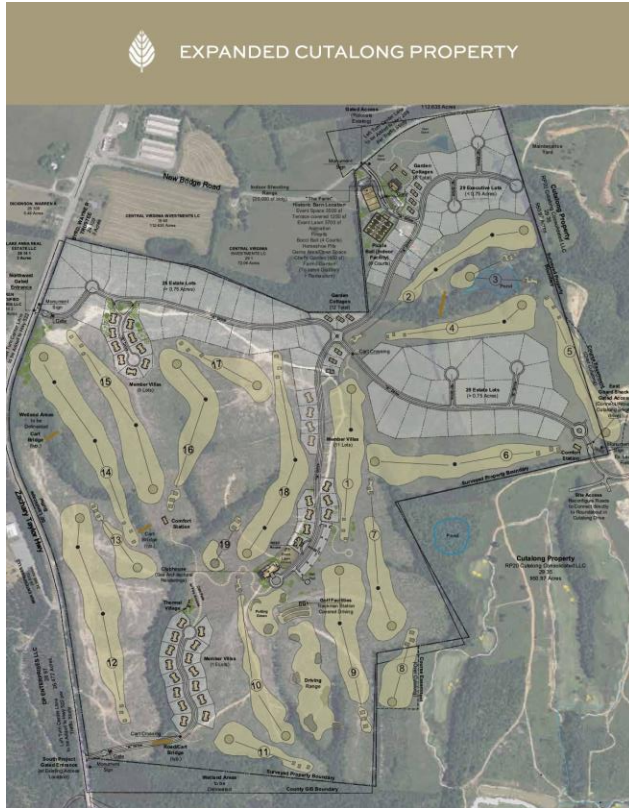
**Environmental.** The Applicant will comply with all recommendations provided under the Phase I Site Environmental Site Assessment Report...

**Lighting.** All lighting on Property will be Dark-Sky compliant.

**Cemetery.** The Applicant will provide access to the cemetery located on Tax Map Parcel 28-97E, pursuant to Virginia State Code Sections §57-27.1..



# Fiscal Impact to Louisa County & Lake Anna



## Louisa County Revenue:

- Annual Real Property Tax \$700,000
- 30-year Cumulative Taxes \$40,000,000

## Louisa County & Lake Anna Jobs:

- 58 Annual Permanent Jobs \$4,300,000
- 935 Construction Phase Jobs \$55,000,000

## Fiscal Impact Construction:

- Construction Fiscal Impact| \$157,000,000

## Transient Occupancy Tax:

- Year 1 \$200,000
- Year 30 \$1,000,000



# Sustainability Plan

Exhibit

100% Onsite Nutrient Credits:  
DEQ Conservation  
Easements (Former AG Land )



100% Onsite Nutrient Credits:  
DEQ Creek & Wetland Restoration  
( Trails, Bridges Adjacency )



## Contrary Creek Boat Traffic:

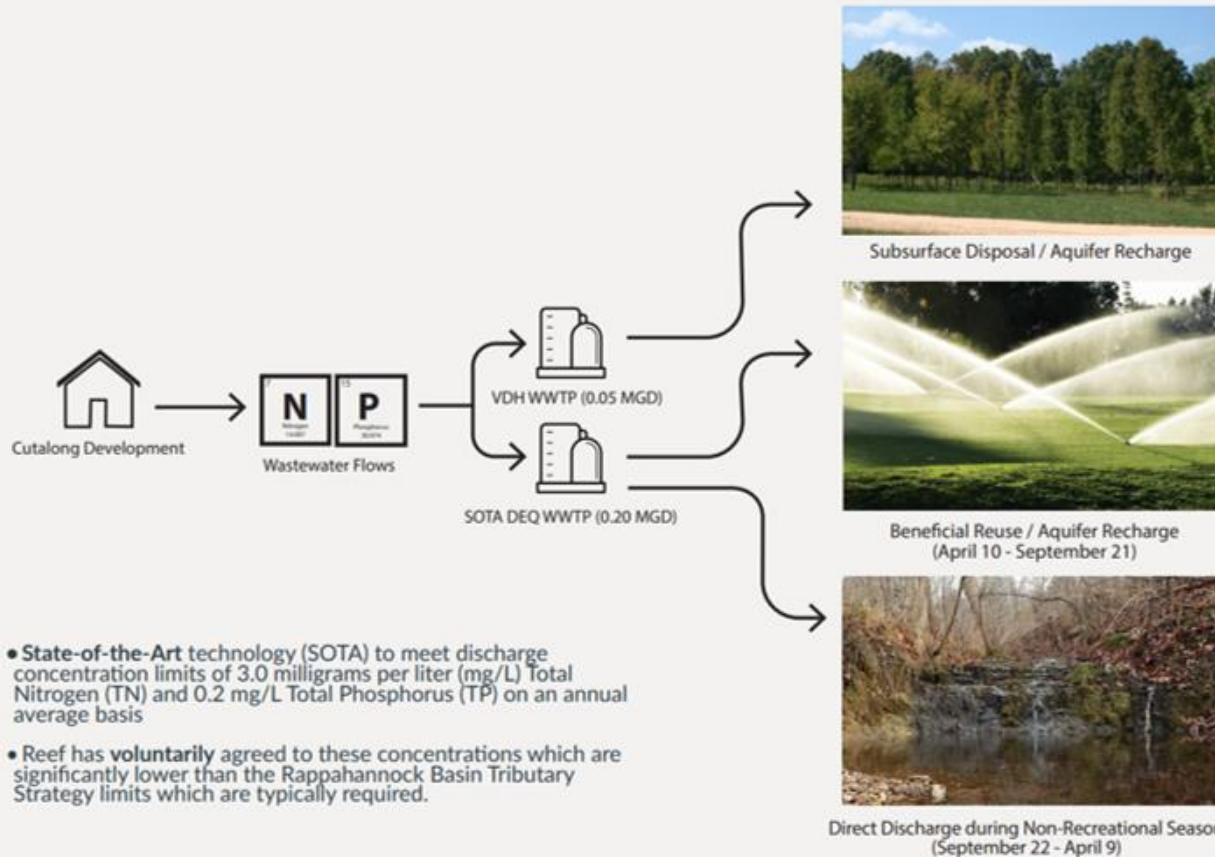
No Boat Ramp, Dry Boat Storage, Petrol  
No "Public Boat Access" to Restaurants & Bar

## Mitigate Neighboring Property Impacts :

Removed Density South of Contrary Creek  
Isolate Pickleball Courts  
Dark Sky Compliance (proffer)  
Infrastructure well placed



# Water & Wastewater Management Plans



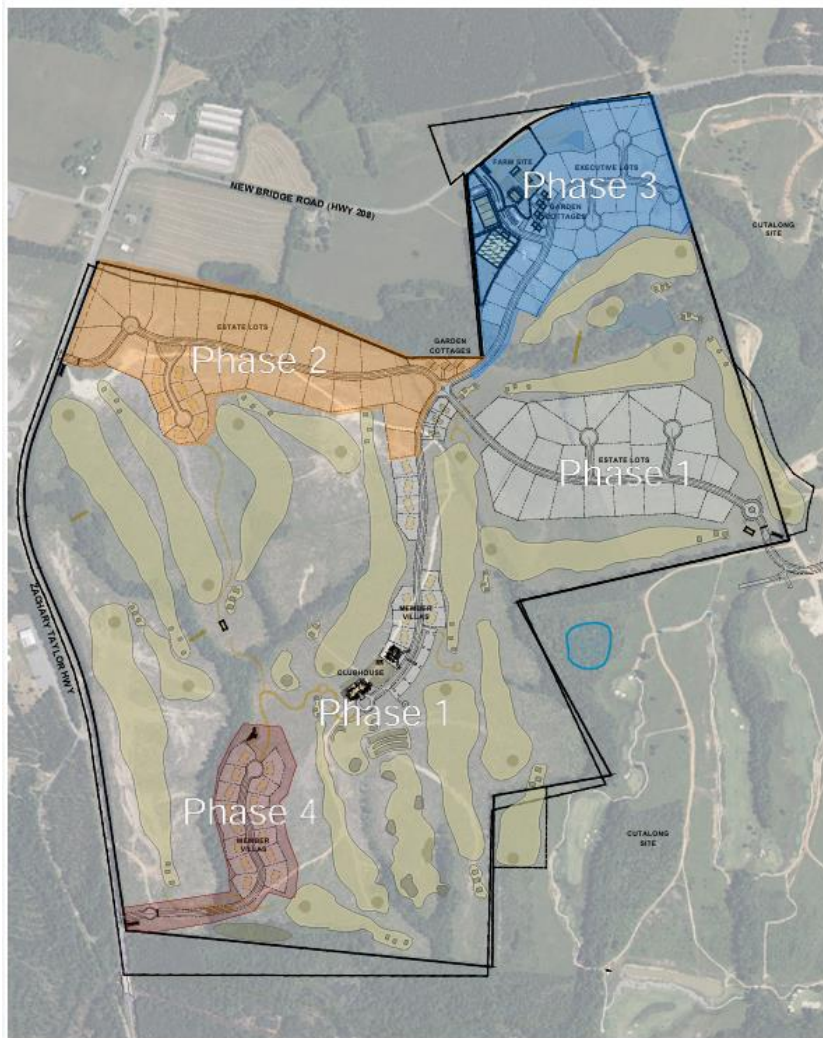


TRIBUTER  
RESORT

**Thank you for  
your Input!**



# Phasing Plan



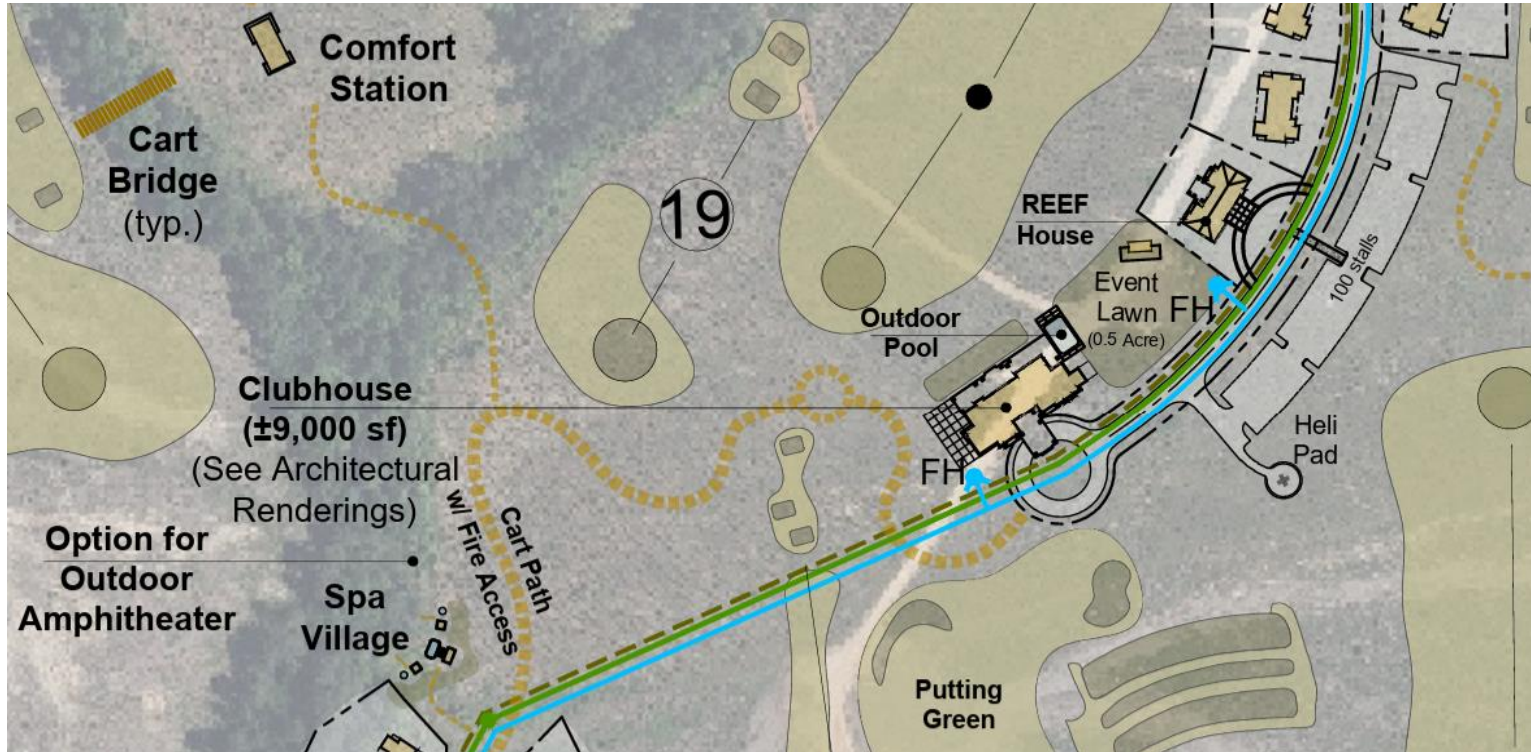
# "The Farm" - Hwy 208 Entrance



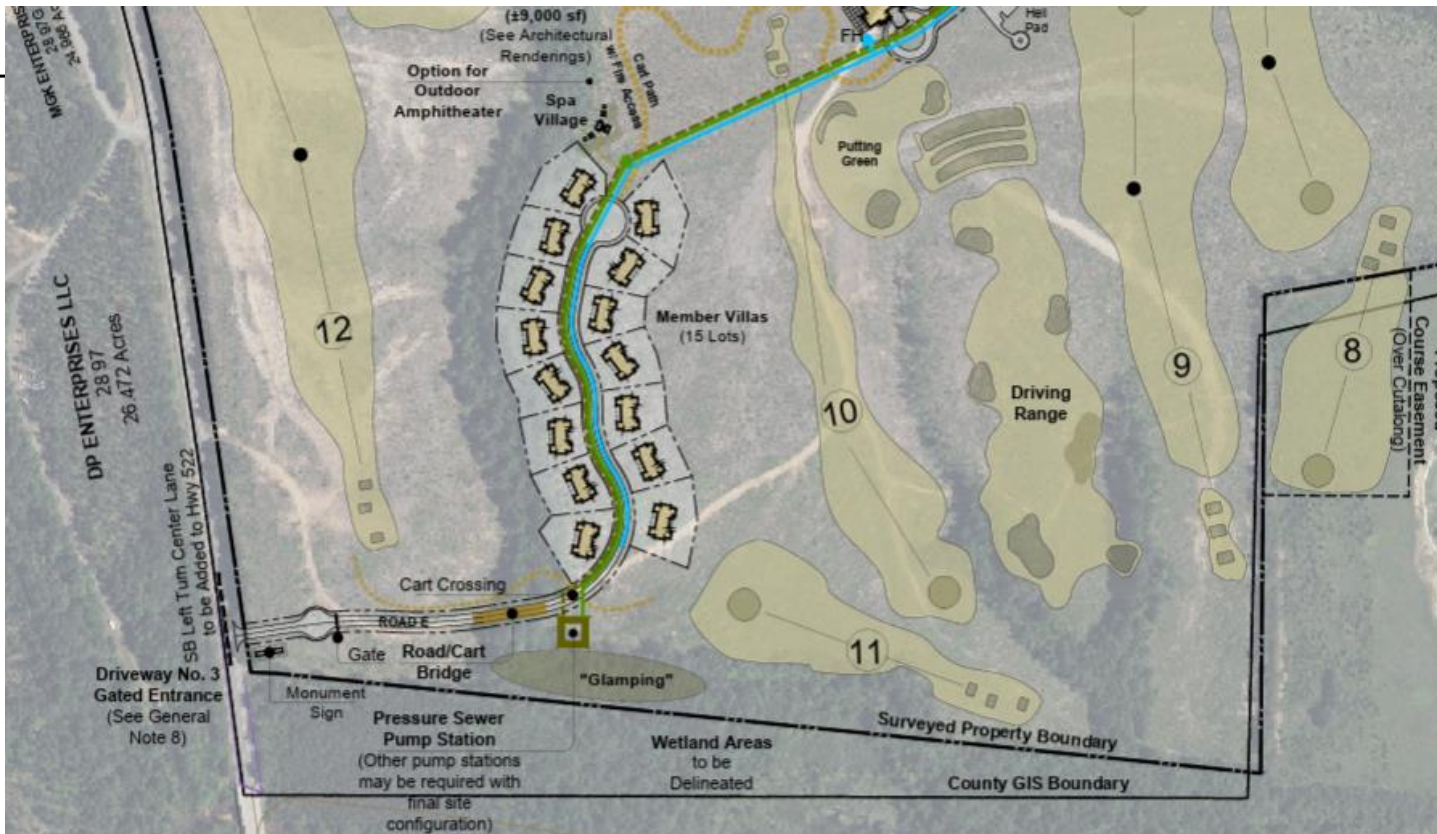
# "Cutalong" Resort Entrance



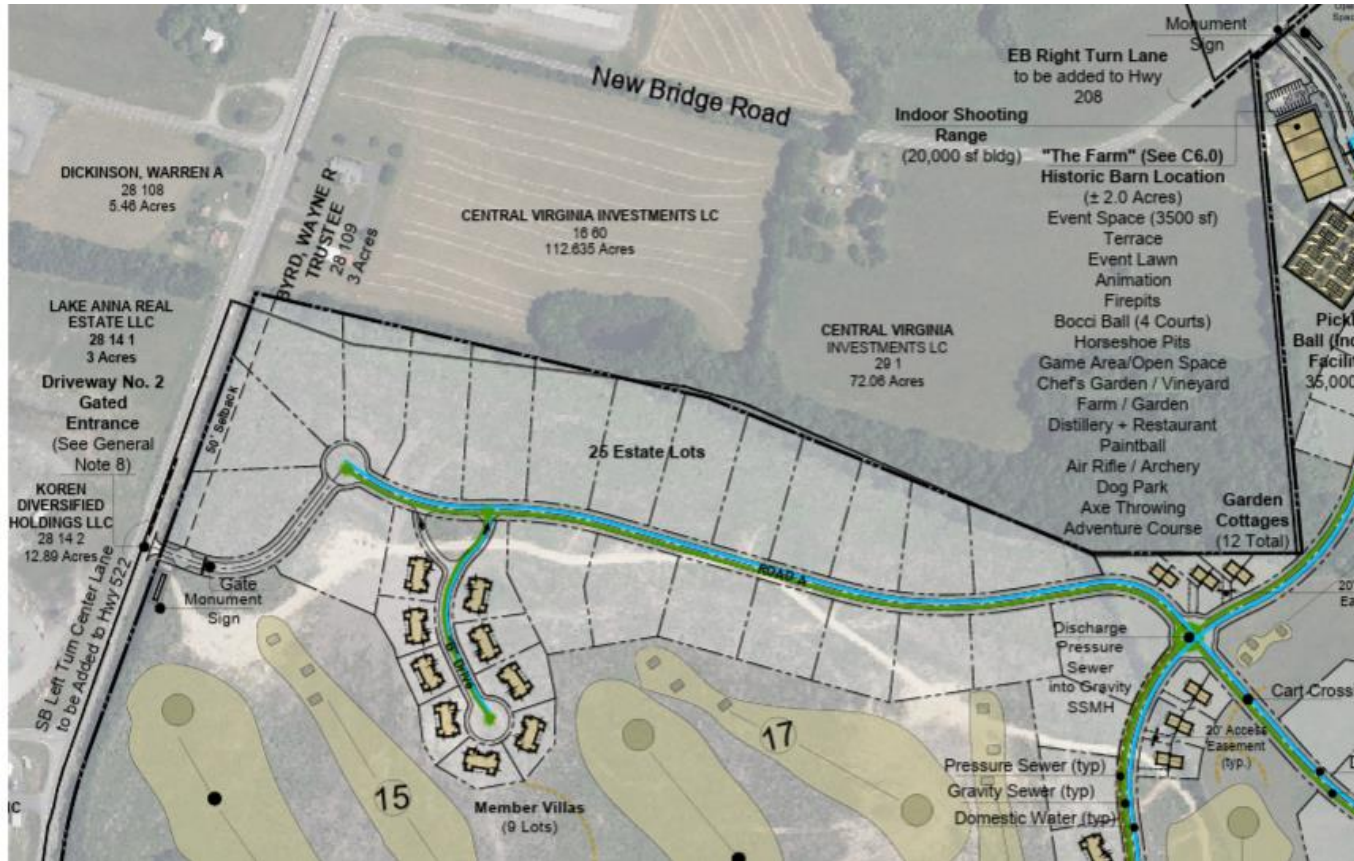
# "Golf Clubhouse", "Spa Village"



# "Amphitheatre | Glamping" Hwy 522 Connector



# "The Hilltop" Hwy 522 Connector





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Supporting  
Exhibits



**From:** [Nate Kiser](#)  
**To:** [Tom Egeland](#); [Linda Buckler](#); [Duane Adams](#)  
**Cc:** [Joe Walsh](#); [Kristy McGehee](#)  
**Subject:** Wares Crossroads Community Meeting: Q&A Recap  
**Date:** Thursday, February 12, 2026 4:51:00 PM  
**Attachments:** [Louisa County Community Meeting - Copy.pdf](#)  
[Louisa County Community Meeting - Copy.pdf](#)

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CAUTION: External email

Hi Tom and Linda,

Thank you again for your time and assistance last night. We've put together a recap of the Q&A session. I've also attached a copy of the presentation for Mr. Adam's reference.

Please let me know if you need anything else from us at this time.

Thank you,  
Nate

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**Question:**

What are you doing about water for the project?  
What are your plans given to the current drought?  
Are historic records available?

**Answer:**

Please see a hydrological study provided with application.  
The applicant has extensive experience in groundwater management at the current 1,000-acre project and has engaged Stantec and their hydrogeologist on a monthly consulting basis.  
Stantec has been servicing the Lake Anna area for many years and is very aware of the hydrological aspects of the proposed site, current site and surrounding areas.  
Applicant is building a \$10m wastewater plant that will allow for the beneficial reuse of the effluent for proposed project's golf course irrigation.  
The applicant has invested \$1m in the construction of a 4 million gallon holding pond, adjacent to the new site, to allow the use of CLA environmental effluent with capacity of up to 200,000 gals per day to water the planned golf course.  
The applicant contracts with Inboden Environmental Services as the Utility Operator.  
Applicant will continue to monitor the health and stability of active wells in the new project and adjust pumping rates as necessary during drought periods.  
Applicant has enshrined EPA Water Sense requirements (low flow for homes and low flow commercial buildings) in Declarations for water management and conservation.  
Applicant has enshrined native plant species into Declarations that are drought tolerant, with required water sensors for soil.

Please see DEQ and ODW public portals for access to reporting records.

**Question:**

How will you enforce occupancy limits for your transient occupancy units to comply with regulations?

**Answer:**

Please see application narrative.

Homes in the community are restricted from short-term rentals by the Applicant.

The applicant has restrictive covenants in the Property Owner Declarations requiring that owners utilize the applicants appointed Rental Manager, unlike many regional short-term rentals.

The applicant only allows short term occupancy in condominiums designed for transient occupancy, and occupancy limits are strictly enforced.

The applicant requires an onsite management presence to uphold four star standards and to ensure compliance on occupancy limits.

**Question:**

Let's talk about Traffic.

Can the south entrance on Zachary Taylor be built earlier?

How are school buses going to get into the property?

**Answer:**

Please see the VHB Traffic Memorandum.

Applicant's engineer has run turn lane warrants utilizing VDOT standards, which recommended improvements be made along highways at all three entrances.

Applicant explained the VDOT approval process and displayed the plan with entrance/ decal lanes/ turn lanes.

Proposed improvements are based on that analysis.

All improvements will be paid by applicant and roads internal are private.

The Zachary Taylor Hwy south entrance will likely be in a final phase yet the north entrance will likely be in the second phase.

If current ROW is not sufficient applicant would provide land for turn lanes.

It is unlikely that many second and third vacation homeowners will have school-aged children enrolled in public school. If they do, we will develop a transportation plan for pick up and drop off.

**Question:**

Proposal states minimal impact to EMS services. Won't activates like Pickleball generate need for emergency medical services?

**Answer:**

Please see the findings of Municap Fiscal Analysis for the projected impacts to Fire and EMS services which are anticipated to be limited.

Applicant is very focused on raising funds and supplementing New Bridge EMS.

**Question:**

How is the gun range available for community use?

**Answer:**

The planned range will be managed such that memberships are offered to the community.

**Question:**

What is the Applicant doing to support schools other than Lousia County?

**Answer:**

Applicant is open to all educational and charitable causes and currently host the Piedmont Christian School Golf Tournament/ fund Raise. Inquires can be submitted via web site [Tributer.com](http://Tributer.com) (under development).

**Question:**

Is there an option for small businesses to run their business in the resort?

**Answer:**

See Municap Fiscal Analysis report.

The Project will create many direct and indirect jobs in Lousia county and Lake Anna for small businesses and contractors.

Reef utilizes a related third-party management company to manage golf and hospitality services at the resort.

The Applicant partners with local third-party contractors utilized services including construction, landscape, security, refuse/ recycling, repair and maintenance services, marketing/ printing, boat rental, fishing etc.

**Question:**

The plan does not appear to include needed work for housing.

**Answer:**

The Applicant is very sensitive to workforce housing need.

The Applicant encourages employees to live within the local community / proximity of the resort.

The resort's success is dependent upon a great relationship with the local community to help attract and grow the local work force base.

The Applicant is proposing additional workforce housing behind Food Lion, in addition to prior Proffers.

**Question:**

Golf Courses are not conducive to pollinators. How will you address that?

**Answer:**

The golf course will support pollentaors by planting native wildflower meadows and utilizing best management practices which reduce negative impacts. Additionally, the applicant has enshrined landscape architectural guidelines that encourage pollinators species and restricts any invasive plant species in residential and commercial areas.

**Question:**

How will the heliipad be used and what's the expected activity.

**Answer:**

It is expected that there will be limited use of the helpipad but it a transporation amenity that some members will find attractive in their membership decision. The applicant will coordinate unlimited access with Louisa County, State of Virginia, LifeFlight, etc. for emergency needs.

**Attendee Statements:**

The project will create shoulder season demand as golf is a fall and spring demand generator, unlike the summer demand from Lake Anna.



**Nate Kiser**  
Project Manager

[nathan.kiser@reefcp.com](mailto:nathan.kiser@reefcp.com)

[cutalonglakeanna.com](http://cutalonglakeanna.com)

1670 Cutalong Wy,  
Mineral, VA 23117



Charles W. Payne, Jr.  
D: 540.604.2108  
cpayne@hirschlerlaw.com

Hirschler Fleischer | hirschlerlaw.com  
725 Jackson Street, Suite 200 | Fredericksburg, VA 22401  
P: 540.604.2100 | F: 540.604.2101

March 4, 2026

Tom Egeland  
Deputy Director, Planning & Zoning  
1 Woolfolk Avenue, Suite 201  
Louisa, VA 23093  
[tegeland@louisacounty.gov](mailto:tegeland@louisacounty.gov)

**RE: WARES CROSSROADS – FIFTH SUBMISSION**

Tom,

I hope this letter finds you well. With regard to the above captioned land use application, please find our responses below to the County's email dated February 27, 2026. We have also provided a revised and redlined Proffer Statement, dated March 4, 2026, enclosed herewith.

Please consider these responses as supplemental to the pending application referenced above. Feel free to contact me with any questions.

**VDOT - Wares Crossroads Development – Traffic Impacts**

- Upon review of the submittal of the Wares Crossroads Development – Traffic Impacts dated November 20, 2025, VDOT offers the following comments:

**VDOT Traffic Engineering:**

- Provide clarification of how traffic was split between the two site entrances on Rte. 522.
  - 15% entering traffic turning right into the southern entrance may be a reasonable prediction, but since at 19% of the PM entering traffic turning right off 522 at the southern entrance it warrants a taper for that entrance.
  - Need to explain why 15% is used since the combined right turn volume at those two entrances on 522 exceeds the 19% of total entering traffic that would trigger a right turn lane. Clarify how much of the traffic from the south turns right at the two entrances on 522.

**APPLICANT'S RESPONSE: Acknowledged. Additional information will be provided at site plan.**