

REEF

Wares Crossroads Development - Existing Conditions 01.16.2026

C1 Mineral, VA
Scale: 1" = 250'

Surveyed Boundary

County GIS Boundary

2' Contour

10' Contour

15% or Greater Slopes

Note: Areas are calculated from Surveyed Boundary

260

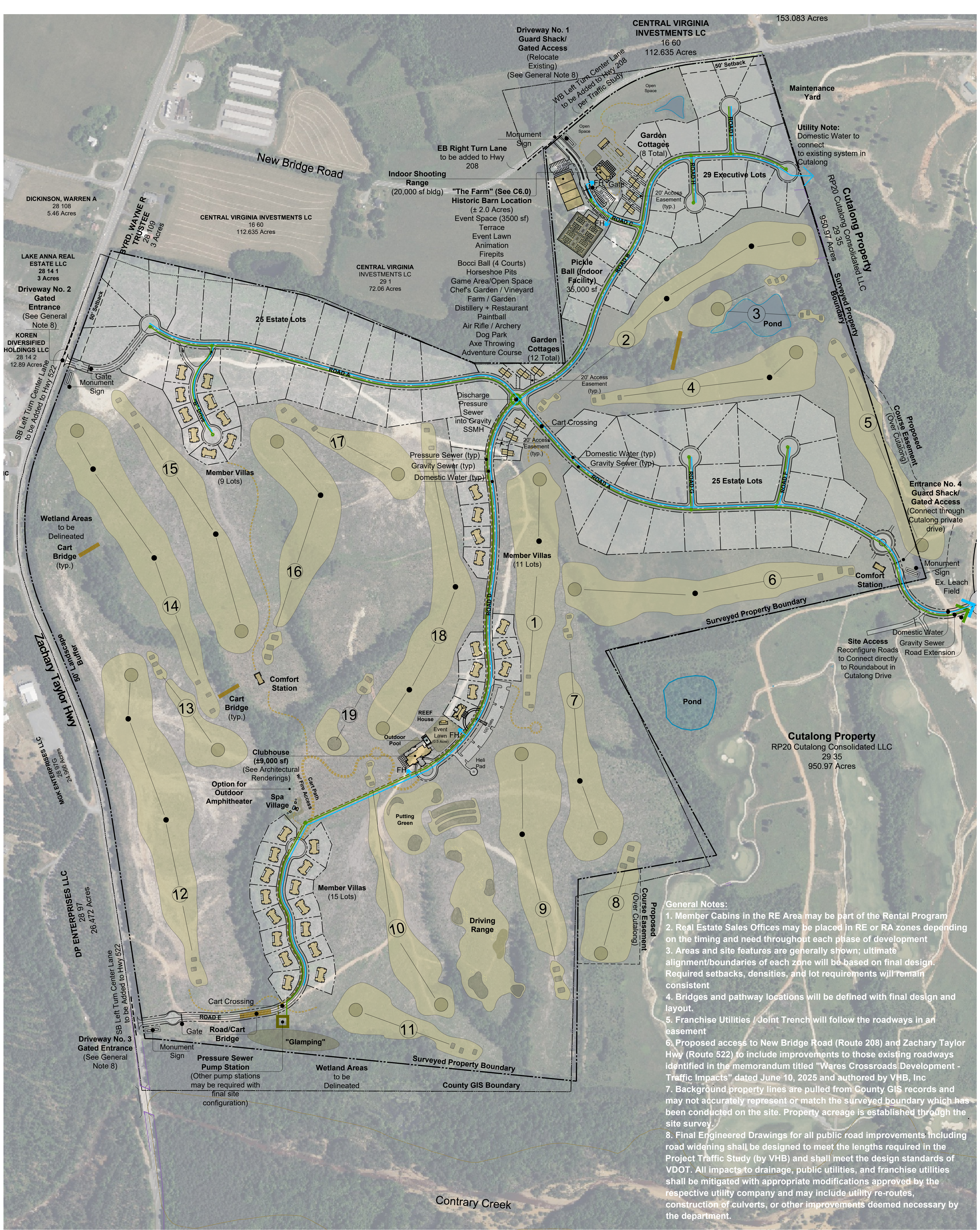
00

260

780

Scale: 1"=260'

North



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

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

Development Standards:
Total Area: 394.8417 Acres
Open Space: 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'
Nonresidential = 60'

Non-Res Total Parking Estimate: 150-200 Stalls

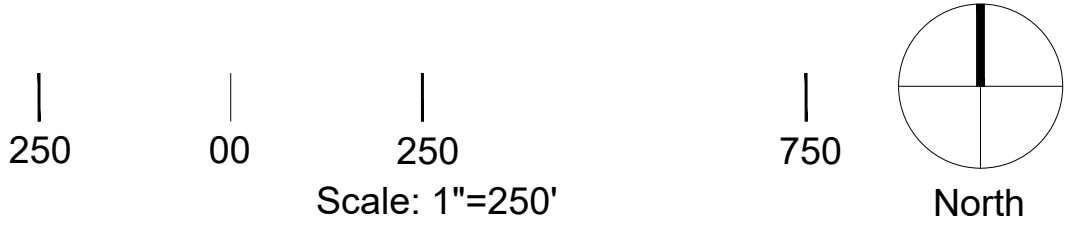
LEGEND:
TOTAL AREA: 393.8417 Acres
RE: Residential Lots (Estate and Executive): 107.0000 Acres
RA: Resort and Resort Amenities: 13.8417 Acres
OS: General Open Space (168.0000 Acres)
AO: Active/Passive Open Space (Golf/Parks) (105.0000 Acres)
Note: The above acreages are subject to final engineering and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

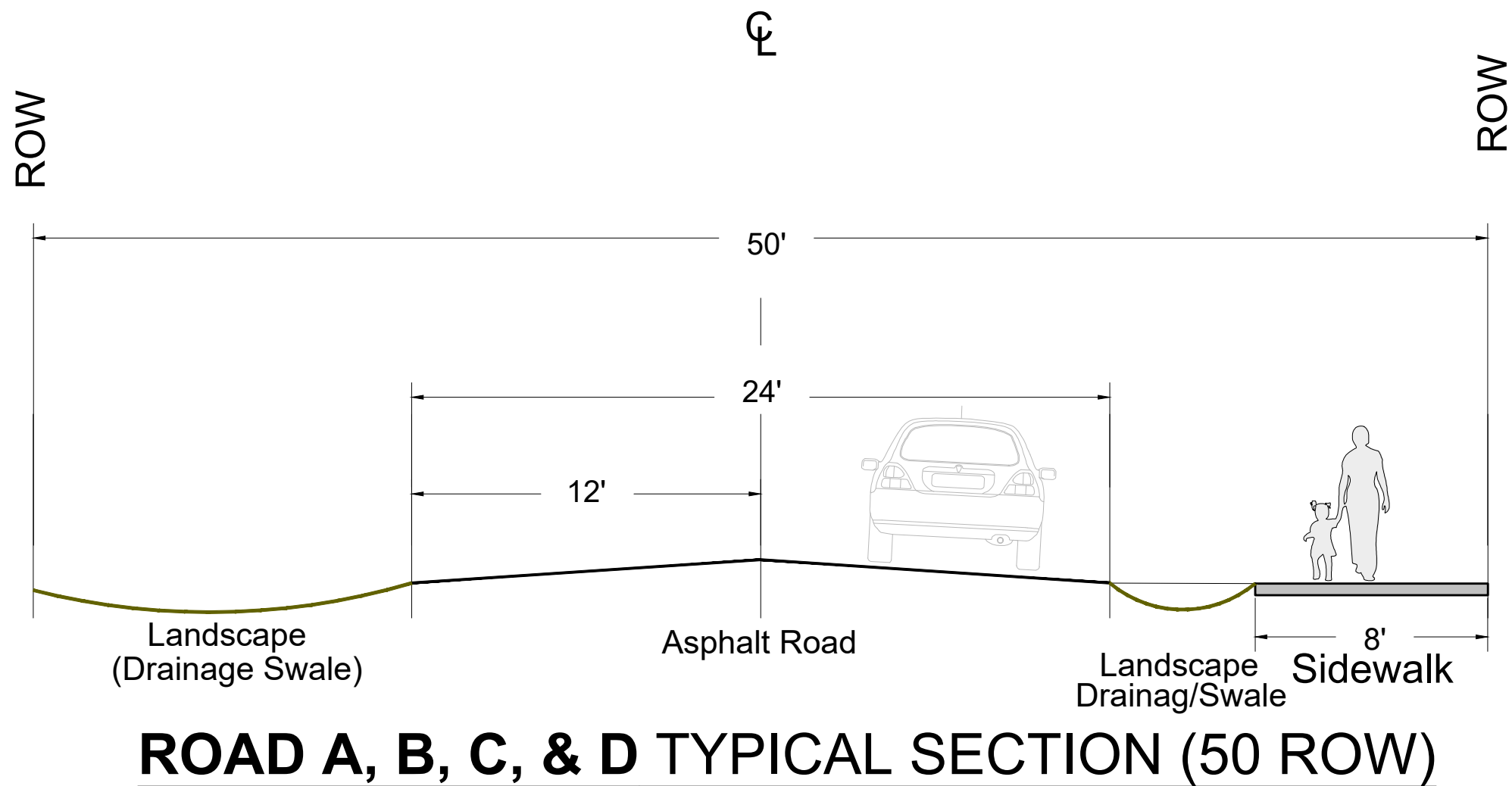
----- Surveyed Property Line
----- County GIS Property Line
----- Shared-Use Path
(Cart Paths to be integrated with Golf Design)

REEF

Wares Crossroads Development - Site Master Plan 01.16.2026

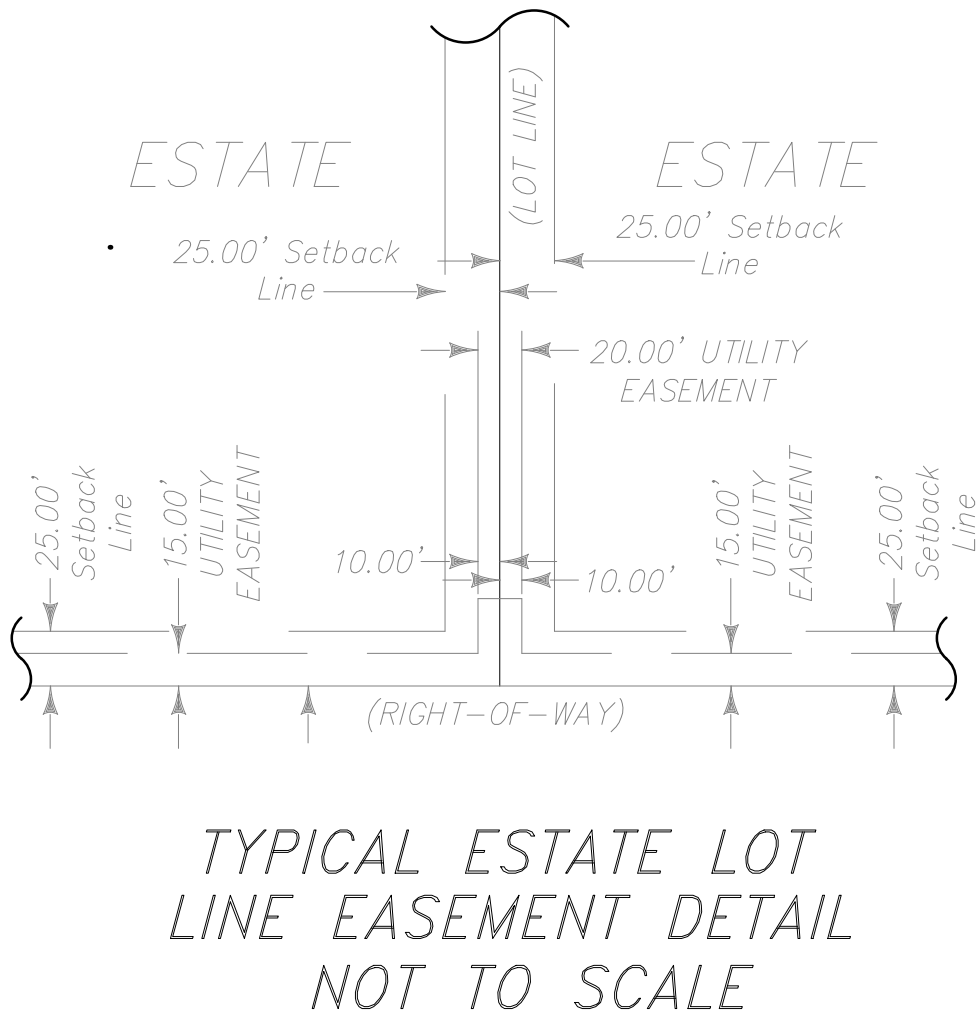
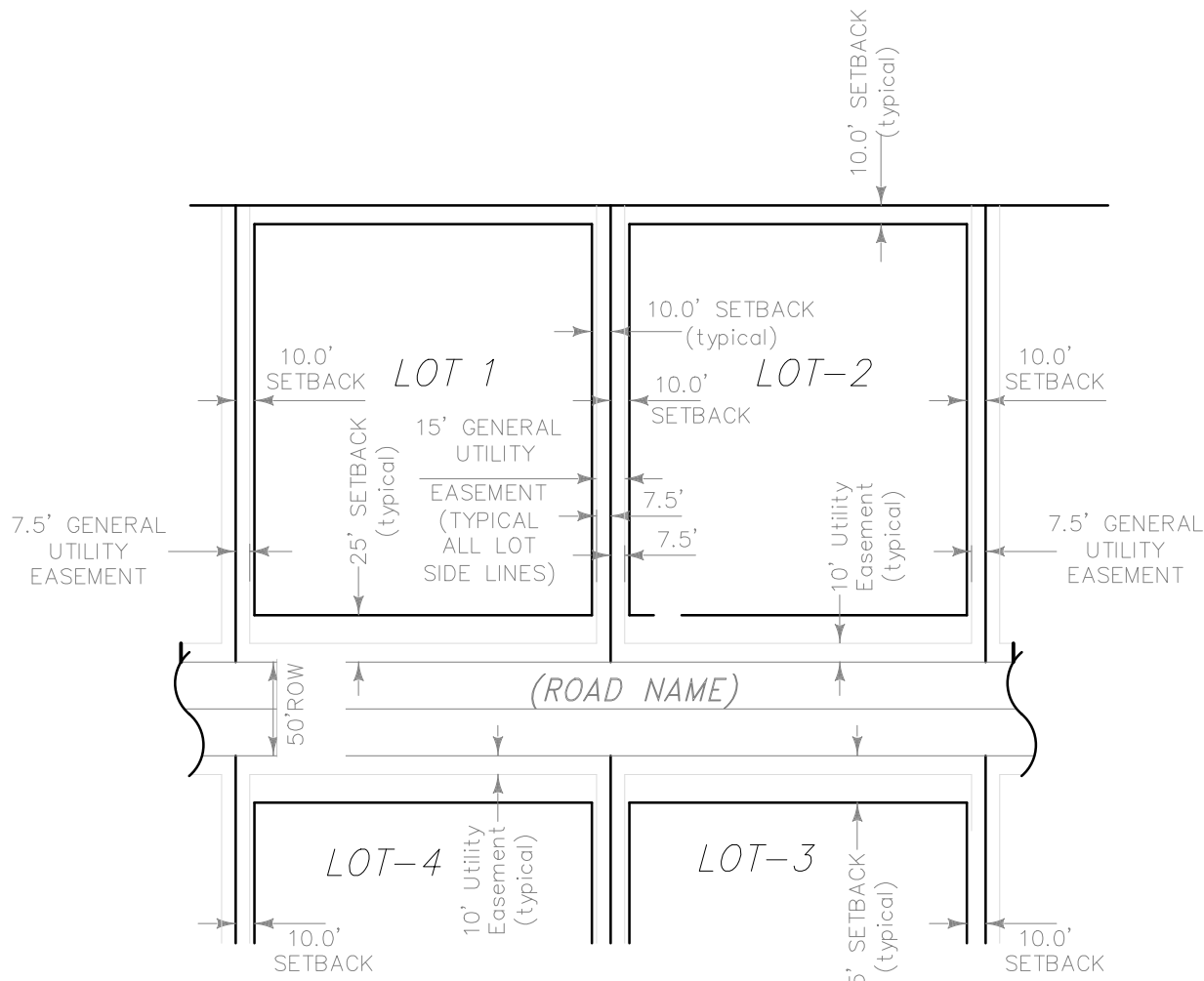
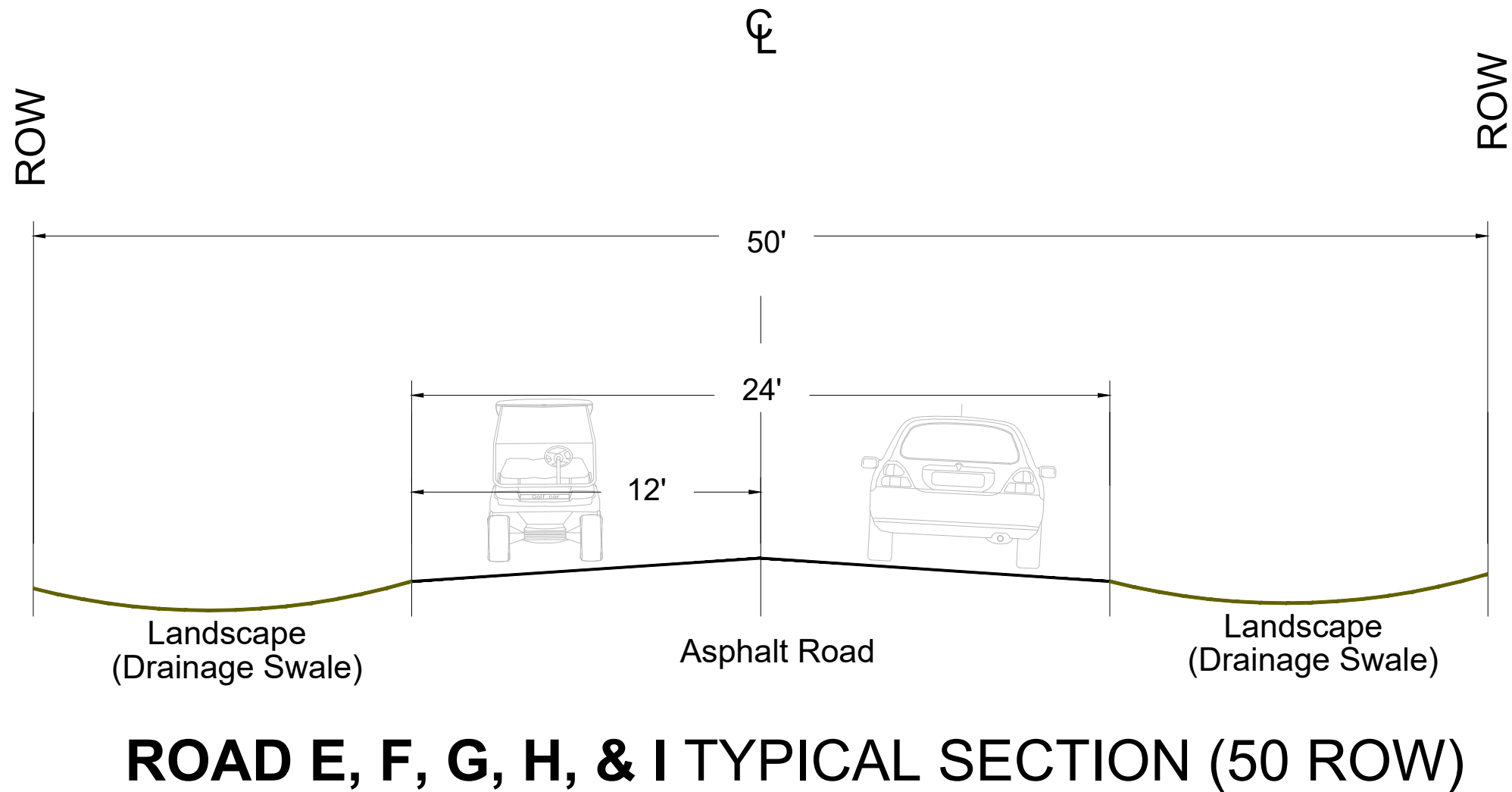
C2 Mineral, VA
Scale: 1" = 250'





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



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

SETBACK NOTES:

RESIDENTIAL LOT SETBACKS

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:

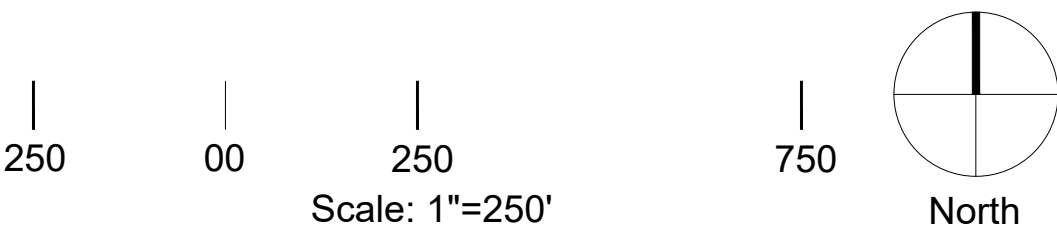
FRONT 10 FT
SIDE 10 FT
REAR 10 FT

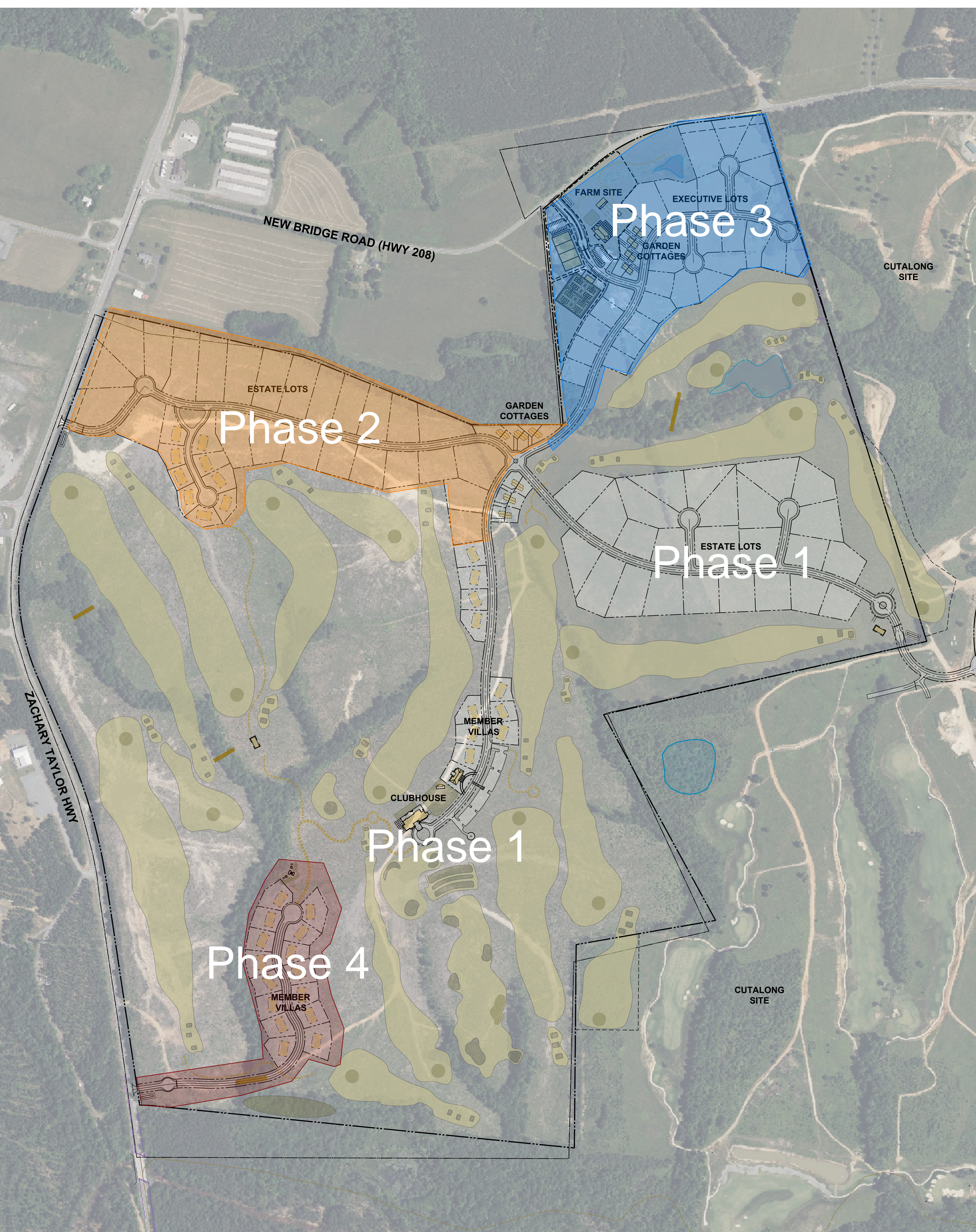
Note:
A 50 ft setback shall be maintained along frontage of New Bridge Road and Zachary Taylor Hwy

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.



Open Space Calculation:

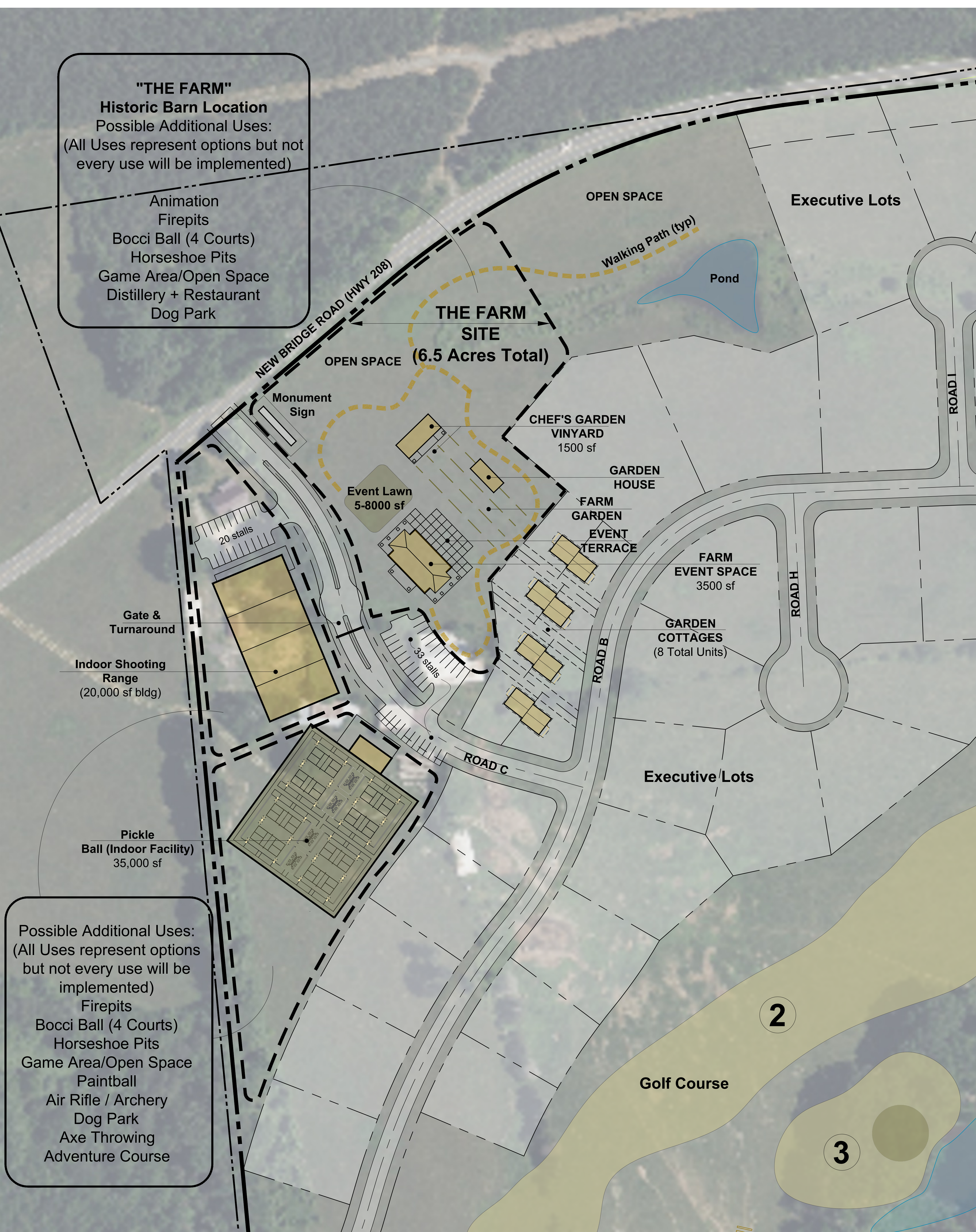
General Open Space and Active Open Space (golf) - **273 Acres**
Resort Amenities and Useable Area = **13.8 Acres Provided**
(5000 sf of Useable Space for each 10 Acres of Open Space
 $273/10 = 27.5 \times 5000 = 136,500 \text{ sf} = \mathbf{3.13 \text{ Acres Required}}$)

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



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'

