Planning Commission
County of Louisa
Thursday, March 12, 2026
Louisa County Public Meeting Room
7:00 PM

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

I. APPROVAL OF AGENDA

II. APPROVAL OF PLANNING COMMISSION MINUTES

1. Planning Commission - Regular Meeting - February 12, 2026

III. CONSENT AGENDA

IV. PUBLIC ADDRESS

V. UNFINISHED BUSINESS

1. Resolution of Appreciation - Gordon Brooks

VI. PUBLIC HEARINGS

1. Amendments to Chapter 86. Land Development Regulations - Proposed Addition - South Anna Agricultural and Forestal District
2. Amendments to Chapter 86. Land Development Regulations - Proposed Addition - Indian Creek Agricultural and Forestal District
3. REZ2026-01, CUP2026-01, Private Road Waiver pursuant to Sec. 86-567 (10), Sec. 86-321. Waivers and modifications to the Planned Unit Development District; Owners Dickinson Land & Properties, LLC. (Parcel 28-97D and Parcel 29-3); Ware Family, LLC. (Parcel 29-2); Dickinson Investments, LLC. (Parcel 28-97E); Applicant, Wares Crossroads Development, LLC; Agent Hirschler, Charles W. Payne, Jr; RP20 Cutalong Consolidated, LLC, Applicant/Owner

VII. NEW BUSINESS

VIII. DISCUSSION

IX. REPORTS

1. Upcoming Public Hearing - CUP2025-02 Zion United Methodist Church, Applicant/Owner; David McWilliams, Agent - Conditional Use Permit Request
2. Upcoming Public Hearing - Taylors Creek AFD Addition (Campbell)
3. Upcoming Public Hearing - Ellisville AFD Addition (Coleman)
4. Upcoming Public Hearing - Gold Mine Creek AFD Addition (Coleman)

ANNOUNCEMENTS AND ADJOURNMENT

BY ORDER OF:
JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA

Planning Commission
County of Louisa

Thursday, February 12, 2026
Louisa County Public Meeting Room
7:00 PM

CALL TO ORDER

Chairman Disosway called the February 12, 2026, regular meeting of the Louisa County Planning Commission to order at 7:00 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Tommy J. Barlow	Mountain Road District Supervisor	Present	7:00 PM
Todd Hicks	Commissioner	Present	7:00 PM
Ellis Quarles	Commissioner	Present	7:00 PM
George Goodwin	Commissioner	Remote	7:00 PM
John Disosway	Chairman	Present	7:00 PM
Matthew Kersey, Jr.	Commissioner	Present	7:00 PM
James Dickerson	Vice Chairman	Present	7:00 PM
Troy Painting	Commissioner	Present	7:00 PM
Ashley Michael	Town of Louisa Representative	Present	7:00 PM

Others Present: Linda Buckler, Director of Community Development; Chris Coon, Deputy County Administrator; Patricia Smith, County Attorney; William Newman, Assistant County Attorney; Tom Egeland Jr., Deputy Director of Community Development; Maggie Brakeville, Land Development and Agricultural Conservation Coordinator; and Deborah Johnson, Administrative Assistant.

INVOCATION

Mr. Dickerson led the invocation.

PLEDGE OF ALLEGIANCE

Mr. Quarles led the Pledge of Allegiance.

APPROVAL OF AGENDA

On the motion of Mr. Quarles, seconded by Mr. Kersey, which carried a vote of 7-0, the Planning Commission voted to approve the agenda of the February 12, 2026, meeting with changes.

APPROVAL OF PLANNING COMMISSION MINUTES

On the motion of Mr. Kersey, seconded by Mr. Dickerson, which carried a vote of 5-0-2, with Mr. Hicks and Mr. Goodwin abstained, the Planning Commission voted to approve the minutes of the January 8, 2026, meeting without changes.

On the motion of Mr. Dickerson, seconded by Mr. Painting, which carried a vote of 7-0, the Planning Commission voted to enter Closed Session at 7:05 p.m. for the purpose of discussing the following: In accordance with §2.2-3711(A)(8), consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel.

The Planning Commission returned from Closed Session at 7:31 p.m. and voted 7-0, that the Louisa County Planning Commission does hereby certify that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting was heard, discussed or considered by the Louisa County Planning Commission.

On the motion of Mr. Dickerson, seconded by Mr. Quarles, which carried a vote of 7-0, the Planning Commission voted to remove public hearing item ORD2023-06, to Remove Assemblage of Acreages in the Technology Overlay District (TOD) Described as Fisher Chewning and Cooke Rail from the agenda.

CONSENT AGENDA

None.

PUBLIC ADDRESS

Chairman Disosway opened the public address period.

Mary Loudin, Mineral District, spoke in support of removing Fisher Chewing from the Technology Overlay District.

Howard Loudin, Mineral District, spoke in support of removing Fisher Chewing from the Technology Overlay District.

Marc St. Pierre, Mineral District, spoke in support of removing Fisher Chewing from the Technology Overlay District.

Alex Newman, Mineral District, spoke in support of removing Fisher Chewing and Cook Rail from the Technology Overlay District.

Jessica Hurley Smith, Mountain Road District, expressed her concerns about growth and housing affordability within the county.

With no one else wishing to speak, Chairman Disosway closed the public address period.

UNFINISHED BUSINESS

None.

PUBLIC HEARINGS

Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Taylors Creek Agricultural and Forestal District

Maggie Brakeville, Land Development and Agricultural Conservation Coordinator, presented a request to amend the Taylors Creek Agricultural and Forestal District to add tax map parcels, 91-20-2, 91-20-3, 91-20-4, 91-33, 91-34, 91-34A, and 91-96.

Chairman Disosway opened the public comment period.

With no one wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

On the motion of Mr. Painting, seconded by Mr. Quarles, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendment to Chapter 86 Land Development Regulations to amend Taylors Creek Agricultural and Forestal District by adding tax map parcels 91-20-2, 91-20-3, 91-20-4, 91-33, 91-34, 91-34A, and 91-96.

FY2027-2046 Louisa County Capital Improvements Plan (CIP)

Wanda Colvin provided the updated budget for the Louisa County Capital Improvements Plan (CIP) to the Planning Commission for review.

Chairman Disosway opened the public comment period.

With no one wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

On the motion of Mr. Dickerson, seconded by Mr. Painting, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the Capital Improvements Plan (CIP) department budget as presented.

Proposed Amendments to Chapter 86. Land Development Regulations – Appendix A. Schedule of Fees

Linda Buckler, Director of Community Development, discussed the purpose of the amendment that includes a residential building modification fee for requests received for modifications to a specific code section or reference within the VAUSBC; update the current fee schedule adopted September 2024 to correct scriveners errors related to fees that were not transposed to the final documents; and to include a fee for re-review of development (zoning) permits for an application change submitted by the applicant/owner.

Chairman Disosway opened the public comment period.

With no one wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

On the motion of Mr. Goodwin, seconded by Mr. Dickerson, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendment to Chapter 86. Land Development Regulations – Appendix A. Schedule of Fees.

Amendments to ORD2023-06 to Remove Assemblage of Acreages in the Technology Overlay District (TOD) Described as Fisher Chewning and Cooke Rail

On the motion of Mr. Dickerson, seconded by Mr. Quarles, which carried a vote of 7-0, the Planning Commission voted to remove Amendments to ORD2023-06 to Remove Assemblage of Acreages in the Technology Overlay District (TOD) Described as Fisher Chewning and Cooke Rail from the agenda.

NEW BUSINESS

Resolution of Appreciation - Gordon Brooks

On the motion of Mr. Goodwin, seconded by Mr. Quarles, which carried a vote of 7-0, the Planning Commission voted to honor Mr. Gordon Brooks with a resolution of his service on the Louisa County Planning Commission.

DISCUSSION

Review Growth Management Tools / Draft Ordinance Amendments

Chris Coon, Deputy County Administrator, presented Residential Growth Management Ordinance (ORD) – Policy Context and Rationale for Ordinance Revisions Outside Designated Growth Areas. He explained the policy context, data foundation, and planning rationale underlying the proposed Residential Growth Management Ordinance (ORD) revisions currently under review. The ordinance amendments are intended to slow the pace of residential growth outside designated Growth Areas, align growth patterns with documented infrastructure capacity, and preserve the rural character of the County, consistent with resident expectations identified through the Comprehensive Plan public engagement process.

REPORTS

Linda Buckler provided reports on the recent applications submitted to Community Development that include Wares Crossroads LLC, et als - Rezoning, Conditional Use Permit, Private Road Waiver and Waivers and Modifications Request and Request by RP20 Cutalong Consolidated LLC to Amend the Master Plan, one addition to the South Anna AFD, and one addition to the Indian Creek AFD.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Quarles, seconded by Mr. Dickerson, which carried a vote of 7-0, the Planning Commission voted to adjourn the February 12, 2026, meeting at 8:56 PM.

BY ORDER OF:

_____

JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA

PLANNING COMMISSION
COUNTY OF LOUISA
RESOLUTION

On the motion of Mr. Dickerson, seconded by Mr. Quarles, which carried a vote of 5-0, the following resolution was adopted:

A RESOLUTION IN APPRECIATION OF GORDON BROOKS

WHEREAS, Gordon Brooks was appointed to the Louisa County Planning Commission as the representative for the Mountain Road District and served four (4) terms from January 2010 through December 2025, and served as Vice-Chairman for three (3) years in 2018, 2019 and 2020; and

WHEREAS, through his leadership, dedication, knowledge and expertise as a Planning Commission member, Gordon Brooks. served and represented all citizens of Louisa County during that time, resulting in many accomplishments; and

WHEREAS, among his many accomplishments he was the active leadership in the Planning Commission and Louisa County community for the Louisa County Comprehensive Plan, the guiding document for future growth of the County, and the Land Development Regulations, the zoning requirements for future growth; and

WHEREAS, during his tenure Mr. Brooks served the Planning Commission well and offered unique insights and perspective into the discussions and deliberations of the Commission that best served the needs of the residents of Louisa County; and

WHEREAS, because of his knowledge and understanding of the community and the zoning laws and regulations of Louisa County, Mr. Brooks acted on requests in a manner that was in harmony with the intended spirit and purpose of the ordinances and kept his primary concern for the safety and welfare of all the citizens of Louisa County; and

WHEREAS, his tireless efforts and enthusiasm in representing Louisa County earned him the respect of local residents and fellow Commission members and served as an outstanding example of public service to the County; and

WHEREAS, the Commission gratefully acknowledges his efforts in bringing a sensible and reasonable approach to the application of County ordinances and holds in high regard the distinction and service he gave on behalf of the citizens of the County.

NOW, THEREFORE, BE IT RESOLVED, on this 12th day of March 2026, that the Louisa County Planning Commission hereby recognizes and extends their appreciation and thanks to Gordon Brooks for his many years of dedicated service and leadership as the Planning Commission member representing the Mountain Road District.

BY ORDER OF:

_____
JOHN DISOSWAY, CHAIRMAN
LOUISA COUNTY PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA

TO: Members – Planning Commission
FROM: Staff, Community Development Department
DATE: February 3, 2026
SUBJECT: **Review Addition Request - South Anna Agricultural and Forestal District – Riverview Farms Land LLC**
Thursday, March 12, 2026 – 7:00 p.m.

This is to advise that the Louisa County Community Development Department has received the following request for review and consideration of an addition, totaling 412.523 acres, to the existing South Anna Agricultural and Forestal District, as follows:

OWNER'S NAME	TAX MAP PARCEL #	ACREAGE
Riverview Farms Land LLC	56 103	37.726
Riverview Farms Land LLC	56 104	94.72
Riverview Farms Land LLC	56 107	68.591
Riverview Farms Land LLC	56 107A	14.117
Riverview Farms Land LLC	56 107B	90.00
Riverview Farms Land LLC	56 108	83.299
Riverview Farms Land LLC	56 109	24.07

Location
The proposed district addition is located on the southeast side of State Route 208 (Courthouse Road), south of State Route 800 (Holly Springs Drive), along Roundabout Road. The proposed district addition is located adjacent to the existing southern portion of the South Anna Agricultural and Forestal District and is located in the Patrick Henry Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as Rural Area.

Zoning
The parcels proposed to be included in the South Anna Agricultural and Forestal District are zoned Agricultural (A-1 and A-2). In summary, the stated purpose of the A-1 zoning district is to accommodate uses that are essential to the rural economy and the agrarian character of the community. Additionally, the stated purpose of the A-2 zoning district 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.

Sec. 86-133. - Statement of intent; policy guidance.

The agricultural (A-1) district is intended 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. It comprises those areas dedicated to farming and agricultural use and is protected as a valuable part of the rural community. These activities shall not be compromised by development and shall be enhanced by the protection offered herein.

Sec. 86-151. - Statement of intent; policy guidance.

(a) The agricultural (A-2) district is provided 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. Zoning standards are also included to ensure the co-existence of these uses with each other. The creation of lots fronting on existing state roads or federal highways is strongly discouraged.

(b) Agricultural (A-2) district uses range from agricultural to neighborhood oriented commercial and community services. The use of development setbacks, shared access, reverse-front lots and roadside buffers are encouraged to retain the rural character of the county along-side the open farm activities prevalent in the county.

2040 Comprehensive Plan

The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as "Rural Area."

The Vision Statement for the 2040 Comprehensive Plan states:
"We strengthen our sense of community by providing resources for residents, promoting agriculture and forestry, ensuring environmental stewardship, establishing reasonable growth areas, and maintaining our rural character."

This Plan addresses and amplifies the vision statement above, with the following eight (8) supporting goals:

- Preserve and protect our rural heritage and natural resources
- Encourage open space retention
- Safeguard historic resources
- Maintain community characteristics
- Ensure compatibility between land uses
- Manage growth by concentrating development activity
- Encourage high quality development
- Maximize returns on the investment of public resources

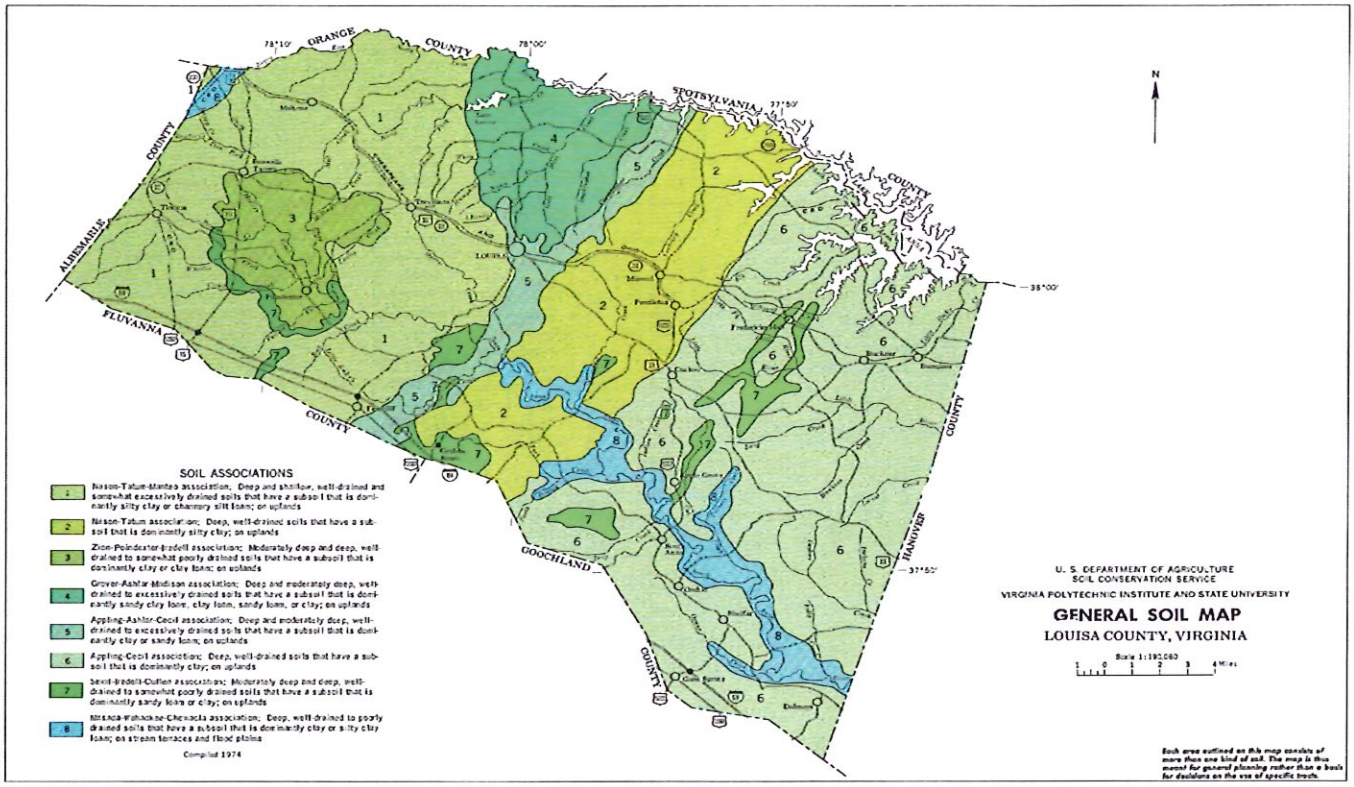
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development activity to the designated growth areas.

Existing Uses

Based on information provided by the property owner, the subject parcels are used for livestock production including turkeys and cattle, hay, pasture, timber, and crops.

Soils

Based on the 1976 Louisa County Soil Survey from the U.S. Department of Agriculture Soil Conservation Service, the soils in this area are primarily made up of the Appling-Ashlar-Cecil association. In summary, these soils are described as "deep and moderately deep, well-drained to excessively drained soils that have a sub-soil that is dominantly clay or sandy loam; on uplands."



State Code of Virginia – Agricultural and Forestal Districts Act

§ 15.2-4302. Definitions.

"Agricultural products" means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.

"Agricultural production" means the production for commercial purposes of crops, livestock and livestock products, and includes the processing or retail sales by the producer of crops, livestock or livestock products which are produced on the parcel or in the district.

"Agriculturally and forestally significant land" means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.

"Forestal production" means the production for commercial purposes of forestal products and includes the processing or retail sales, by the producer, of forestal products which are produced on the parcel or in the district. "Forestal products" includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use.

§ 15.2-4305. Application for creation of district in one or more localities; size and location of parcels.

".....any owner or owners of land may submit an application to the locality for the creation of a district or addition of land to an existing district within the locality. Each district shall have a core of no less than 200 acres in one parcel or in contiguous parcels. A parcel not part of the core may be included in a district:

(i) if the nearest boundary of the parcel is within one mile of the boundary of the core,

(ii) if it is contiguous to a parcel in the district the nearest boundary of which is within one mile of the boundary of the core, or

(iii)if the local governing body finds, in consultation with the advisory committee or planning commission, that the parcel not part of the core or within one mile of the boundary of the core contains agriculturally and forestally significant land.

No land shall be included in any district without the signature on the application, or the written approval of all owners thereof...."

§ 15.2-4306. Criteria for evaluating application.

Land being considered for inclusion in a district may be evaluated by the advisory committee and the planning commission through the Virginia Land Evaluation and Site Assessment (LESA) System or, if one has been developed, a local LESA System. The following factors should be considered by the local planning commission and the advisory committee, and at any public hearing at which an application that has been filed pursuant to § 15.2-4303 is being considered:

1. The agricultural and forestal significance of land within the district or addition and in areas adjacent thereto;

2. The presence of any significant agricultural lands or significant forestal lands within the district and in areas adjacent thereto that are not now in active agricultural or forestal production;

3. The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent thereto;

4. Local developmental patterns and needs;

5. The comprehensive plan and, if applicable, the zoning regulations;

6. The environmental benefits of retaining the lands in the district for agricultural and forestal uses; and

7. Any other matter which may be relevant.

In judging the agricultural and forestal significance of land, any relevant agricultural or forestal maps may be considered, as well as soil, climate, topography, other natural factors, markets for agricultural and forestal products, the extent and nature of farm structures, the present status of agriculture and forestry, anticipated trends in agricultural economic conditions and such other factors as may be relevant.

(For additional information refer to the attached information from the Department of Conservation and Recreation and the Virginia Department of Forestry.)

§ 15.2-4307. Review of application; notice; hearing.

Upon the receipt of an application for a district or for an addition to an existing district, the program administrator shall refer such application to the advisory committee.

The advisory committee shall review and make recommendations concerning the application or modification thereof to the local planning commission....

Conclusion

The proposed addition is located within one mile of both of the land areas that currently make up the South Anna Agricultural and Forestal District. The current use of the properties consist of livestock production including turkeys and cattle, hay, pasture, timber, and crops which supports the intent of the agricultural and forestal districts.

Staff recommends the application for addition to the existing South Anna Agricultural and Forestal District be sent to Board of Supervisors with a favorable recommendation, as consistent with the current zoning of the properties as Agricultural (A-1 and A-2) and the Rural Area designation in the 2040 Louisa County Comprehensive Plan.

Recommendations of the Agricultural, Forestal, and Rural Preservation Committee

Staff will provide a verbal recommendation at the Planning Commission Meeting as the Agricultural, Forestal, and Rural Preservation Committee does not meet until March 5, 2026.

COUNTY OF LOUISA
APPLICATION FOR THE CREATION OF, ADDITION TO OR REMOVAL FROM AN AGRICULTURAL AND FORESTAL DISTRICT

Section A: To be completed by applicant or contact person for proposed district.

1. Name of District South Anna

2. General Location of the District (City, County or Town)

Louisa, VA

3. Total Acreage in the District or Addition 412.523

4. Please read the proposed conditions to creation of the district pursuant to Section 15.2-4309 of the Code of Virginia which is attached to this application.

5. Proposed Period Before the First Review (4-10 years) 10 years

6. Names and Tax Map Parcel Number(s) of Landowners Applying for the District:
(Please use individual owner sheets on page six (6), for full parcel information):

NAME	TAX MAP & PARCEL NUMBER(S)
Riverview Farms Land LLC	56 103, 56 104, 56 107, 56 107A, 56 107B, 56 108, 56 109

PLEASE INDICATE WHO THE CONTACT PERSON WILL BE FOR THE PROPOSED DISTRICT AND A PHONE NUMBER AND EMAIL ADDRESS WHERE THEY MAY BE REACHED.

Contact Name Steve Hopkins

Phone Number 540-967-1813 / 540-205-7798

Email Address hoppy@vt.edu

(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: Riverview Farms Land LLC

- MAILING ADDRESS: 5517 Roundabout Rd Louisa VA 23093
  TAX MAP # 56
- SUBDIVISION NAME: _____ LOT/PARCEL# 103
- ACREAGE: 37.726 ZONING: A1
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IF THE PROPERTY IS NOT A PART OF THE CORE OR WITHIN ONE MILE OF THE BOUNDARY OF THE CORE THE PROPERTY MAY BE INCLUDED IN THE DISTRICT **IF** DETERMINED TO BE AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA (15.2-4302), as follows:

- "Agriculturally and forestally significant land" means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.

- "Agricultural products" means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.

- "Agricultural production" means the production for commercial purposes of crops, livestock and livestock products, and includes the processing or retail sales by the producer of crops, livestock or livestock products which are produced on the parcel or in the district.

- "Forestal production" means the production for commercial purposes of forestal products and includes the processing or retail sales, by the producer, of forestal products which are produced on the parcel or in the district. "Forestal products" includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use.

(Describe in Detail the Use of the Subject Property)

Timber

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Owner(s) Signatures

Witness

(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, **EXCEPT** for parcels that are not a part of the core or within one mile of the boundary of the core.)

(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: Riverview Farms Land LLC

- MAILING ADDRESS: 5517 Roundabout Rd Louisa VA 23093
  TAX MAP # 56
- SUBDIVISION NAME: _____ LOT/PARCEL# 104
- ACREAGE: 94.72 ZONING: A1
- PART OF THE CORE: YES or (NO)
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: (YES) or NO
- IF THE PROPERTY IS NOT A PART OF THE CORE OR WITHIN ONE MILE OF THE BOUNDARY OF THE CORE THE PROPERTY MAY BE INCLUDED IN THE DISTRICT **IF** DETERMINED TO BE AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA (15.2-4302), as follows:
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(Describe in Detail the Use of the Subject Property)

Timber

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

_____ _____

Owner(s) Signatures Witness

(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, **EXCEPT** for parcels that are not a part of the core or within one mile of the boundary of the core.)

(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: Riverview Farms Land LLC

- MAILING ADDRESS: 5517 Roundabout Rd Louisa VA 23093
  TAX MAP # 56
- SUBDIVISION NAME: _____ LOT/PARCEL# 107
- ACREAGE: 68.591 ZONING: A1
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IF THE PROPERTY IS NOT A PART OF THE CORE OR WITHIN ONE MILE OF THE BOUNDARY OF THE CORE THE PROPERTY MAY BE INCLUDED IN THE DISTRICT **IF** DETERMINED TO BE AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA (15.2-4302), as follows:

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- "Forestal production" means the production for commercial purposes of forestal products and includes the processing or retail sales, by the producer, of forestal products which are produced on the parcel or in the district. "Forestal products" includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use.

(Describe in Detail the Use of the Subject Property)
Timber crops, Hay

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Owner(s) Signatures

Witness

(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, **EXCEPT** for parcels that are not a part of the core or within one mile of the boundary of the core.)

(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: Riverview Farms Land LLC

- MAILING ADDRESS: 5517 Roundabout Rd Louisa VA 23093
  TAX MAP # 56
- SUBDIVISION NAME: _____ LOT/PARCEL# 107A
- ACREAGE: 14.117 ZONING: A1
- PART OF THE CORE: YES or (NO)
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: (YES) or NO
- IF THE PROPERTY IS NOT A PART OF THE CORE OR WITHIN ONE MILE OF THE BOUNDARY OF THE CORE THE PROPERTY MAY BE INCLUDED IN THE DISTRICT **IF** DETERMINED TO BE AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA (15.2-4302), as follows:

- "Agriculturally and forestally significant land" means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.

- "Agricultural products" means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.

- "Agricultural production" means the production for commercial purposes of crops, livestock and livestock products, and includes the processing or retail sales by the producer of crops, livestock or livestock products which are produced on the parcel or in the district.

- "Forestal production" means the production for commercial purposes of forestal products and includes the processing or retail sales, by the producer, of forestal products which are produced on the parcel or in the district. "Forestal products" includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use.

(Describe in Detail the Use of the Subject Property)
Pasture / Hay and cattle

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Owner(s) Signatures

Witness

(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, **EXCEPT** for parcels that are not a part of the core or within one mile of the boundary of the core.)

(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: Riverview Farms Land LLC

- MAILING ADDRESS: 5517 Roundabout Rd Louisa VA 23093
  TAX MAP # 56
- SUBDIVISION NAME: _____ LOT/PARCEL# 107B
- ACREAGE: 90 ZONING: A1
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IF THE PROPERTY IS NOT A PART OF THE CORE OR WITHIN ONE MILE OF THE BOUNDARY OF THE CORE THE PROPERTY MAY BE INCLUDED IN THE DISTRICT **IF** DETERMINED TO BE AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA (15.2-4302), as follows:

- "Agriculturally and forestally significant land" means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.

- "Agricultural products" means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.

- "Agricultural production" means the production for commercial purposes of crops, livestock and livestock products, and includes the processing or retail sales by the producer of crops, livestock or livestock products which are produced on the parcel or in the district.

- "Forestal production" means the production for commercial purposes of forestal products and includes the processing or retail sales, by the producer, of forestal products which are produced on the parcel or in the district. "Forestal products" includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use.

(Describe in Detail the Use of the Subject Property)
Pasture, Hay, corn, cattle

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Owner(s) Signatures

Witness

(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, **EXCEPT** for parcels that are not a part of the core or within one mile of the boundary of the core.)

(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: Riverview Farms Land LLC

- MAILING ADDRESS: 5517 Roundabout Rd Louisa VA 23093
  TAX MAP # 56
- SUBDIVISION NAME: _____ LOT/PARCEL# 108
- ACREAGE: 83.299 ZONING: A2
- PART OF THE CORE: YES or (NO)
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: (YES) or NO
- IF THE PROPERTY IS NOT A PART OF THE CORE OR WITHIN ONE MILE OF THE BOUNDARY OF THE CORE THE PROPERTY MAY BE INCLUDED IN THE DISTRICT **IF** DETERMINED TO BE AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA (15.2-4302), as follows:

- "Agriculturally and forestally significant land" means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.

- "Agricultural products" means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.

- "Agricultural production" means the production for commercial purposes of crops, livestock and livestock products, and includes the processing or retail sales by the producer of crops, livestock or livestock products which are produced on the parcel or in the district.

- "Forestal production" means the production for commercial purposes of forestal products and includes the processing or retail sales, by the producer, of forestal products which are produced on the parcel or in the district. "Forestal products" includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use.

(Describe in Detail the Use of the Subject Property)

Timbering, Timber Sales

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Owner(s) Signatures

Witness

(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, **EXCEPT** for parcels that are not a part of the core or within one mile of the boundary of the core.)

(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: Riverview Farms Land LLC

- MAILING ADDRESS: 5517 Roundabout Rd Louisa VA 23093
  TAX MAP # 54
- SUBDIVISION NAME: _____ LOT/PARCEL# 109
- ACREAGE: 24.07 ZONING: A2
- PART OF THE CORE: YES or (NO)
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: (YES) or NO
- IF THE PROPERTY IS NOT A PART OF THE CORE OR WITHIN ONE MILE OF THE BOUNDARY OF THE CORE THE PROPERTY MAY BE INCLUDED IN THE DISTRICT **IF** DETERMINED TO BE AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA (15.2-4302), as follows:

- "Agriculturally and forestally significant land" means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.

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(Describe in Detail the Use of the Subject Property)

Timber

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

_____ _____

Owner(s) Signatures Witness

(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, **EXCEPT** for parcels that are not a part of the core or within one mile of the boundary of the core.)

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. (Use additional sheets as necessary.)

* PROPERTY OWNER'S NAME: Julie & Connor Miller
MAILING ADDRESS: 890 Holly Springs Dr Louisa VA 23093
TAX MAP # 56
SUBDIVISION NAME: LOT/PARCEL# 31
ACREAGE 38.052 ZONING A2

* PROPERTY OWNER'S NAME: Joseph + Christine Morlino
MAILING ADDRESS: 10717 Shadyford Lane Glen Allen VA 23060
TAX MAP # 56
SUBDIVISION NAME: LOT/PARCEL# 110
ACREAGE 40.037 ZONING A2

* PROPERTY OWNER'S NAME: Brittany + Ryan Dyess
MAILING ADDRESS: 356 Roni Lane Louisa VA 23093
TAX MAP # 56
SUBDIVISION NAME: LOT/PARCEL# 9 16
ACREAGE 10.49 ZONING A2

* PROPERTY OWNER'S NAME: Timothy Colclough
MAILING ADDRESS: 357 Roni Lane Louisa VA 23093
TAX MAP # 56
SUBDIVISION NAME: LOT/PARCEL# 9 15
ACREAGE 5.89 ZONING A2

* PROPERTY OWNER'S NAME: Florence White
MAILING ADDRESS: 4971 Yanceyville Rd Louisa VA 23093
TAX MAP # 56
SUBDIVISION NAME: LOT/PARCEL# 8 2
ACREAGE 5 ZONING A2

* PROPERTY OWNER'S NAME: Dan Harris C/O Woodrow Harris
MAILING ADDRESS: PO Box 369 Louisa VA 23093
TAX MAP # 56
SUBDIVISION NAME: LOT/PARCEL# 11 B
ACREAGE 2 ZONING A2

* PROPERTY OWNER'S NAME: Woodraw Harris
MAILING ADDRESS: PO Box 655 Louisa VA 23093
TAX MAP # 56
SUBDIVISION NAME: LOT/PARCEL# 11 A
ACREAGE 2 ZONING A2

* PROPERTY OWNER'S NAME: Wendy Harris & Bertha Rush
MAILING ADDRESS: PO Box 369 Louisa VA 23093
TAX MAP # 56
SUBDIVISION NAME: LOT/PARCEL# 130
ACREAGE 7 ZONING A2

* PROPERTY OWNER'S NAME: Allen & Laura Clark
MAILING ADDRESS: 4764 Yancyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: LOT/PARCEL# 15
ACREAGE 25.582 ZONING A2

* PROPERTY OWNER'S NAME: Robert Bickers
MAILING ADDRESS: PO Box 1032 Louisa VA 23093
TAX MAP # 56
SUBDIVISION NAME: LOT/PARCEL# 131
ACREAGE 6.14 ZONING A2

* PROPERTY OWNER'S NAME: John & Ashley Kober
MAILING ADDRESS: 4536 Yancyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: LOT/PARCEL# 15A
ACREAGE 3.045 ZONING A2

* PROPERTY OWNER'S NAME: John & Mary Kober
MAILING ADDRESS: 4500 Yancyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: LOT/PARCEL# 16
ACREAGE 2 ZONING A2

* PROPERTY OWNER'S NAME: Earl Leischner & Tasha Kessler
MAILING ADDRESS: 4458 Yancyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: LOT/PARCEL# 17
ACREAGE 1.5 ZONING A2

* PROPERTY OWNER'S NAME: Newman Properties LLC
MAILING ADDRESS: 260168 Constitution Hwy
Rhoadesville VA 22542 TAX MAP # 57
SUBDIVISION NAME: LOT/PARCEL# 21
ACREAGE 81.99 ZONING A2

* PROPERTY OWNER'S NAME: David Anderson & Theresa Shifflett
MAILING ADDRESS: 4364 Yancyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: LOT/PARCEL# 21 A
ACREAGE 2 ZONING A2

* PROPERTY OWNER'S NAME: Erik & Haley Skaer
MAILING ADDRESS: 7351 Foster Lane Nokesville VA 20181
TAX MAP # 57
SUBDIVISION NAME: LOT/PARCEL# 38
ACREAGE 120.455 ZONING A1

* PROPERTY OWNER'S NAME: Robert Gladhill
MAILING ADDRESS: 4103 Yancyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: LOT/PARCEL# 19 1
ACREAGE 1.855 ZONING A1

* PROPERTY OWNER'S NAME: Lorenzo & Jessica Carter
MAILING ADDRESS: 4107 Yancyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: LOT/PARCEL# 19 2
ACREAGE 2 ZONING A1

* PROPERTY OWNER'S NAME: Paul & Crystal Frankart
MAILING ADDRESS: 4111 Yancyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: LOT/PARCEL# 19 3
ACREAGE 3.0722 ZONING A1

* PROPERTY OWNER'S NAME: Brian Hudson, Cara Link, Tammy Mayes
MAILING ADDRESS: 4115 Yancyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: LOT/PARCEL# 19 4
ACREAGE 30722 ZONING A1

* PROPERTY OWNER'S NAME: Ru-Ming Wang Sloan
MAILING ADDRESS: 5721 Yancyville Rd Louisa VA 23093
TAX MAP # 56
SUBDIVISION NAME: LOT/PARCEL# 133
ACREAGE 60.472 ZONING A1

* PROPERTY OWNER'S NAME: "
MAILING ADDRESS: "
TAX MAP # 56
SUBDIVISION NAME: LOT/PARCEL# 135
ACREAGE 24.17 ZONING A1

* PROPERTY OWNER'S NAME: L. Morse Jr
MAILING ADDRESS: 1628 Roundabout Rd Louisa VA 23093
TAX MAP # 56
SUBDIVISION NAME: LOT/PARCEL# 134
ACREAGE 9.79 ZONING A1

* PROPERTY OWNER'S NAME: Hopkins Family Land LLC
MAILING ADDRESS: 306 Horseshoe Farm Rd
Louisa VA 23093 TAX MAP # 56
SUBDIVISION NAME: LOT/PARCEL# 91
ACREAGE 83 ZONING A1

* PROPERTY OWNER'S NAME: Michael Hopkins

MAILING ADDRESS: 5964 Roundabout Rd Louisa VA 23093

TAX MAP # 56

SUBDIVISION NAME: LOT/PARCEL# 106

ACREAGE 12 ZONING A1

* PROPERTY OWNER'S NAME: Marguerite Rengers

MAILING ADDRESS: 3573 Yanceyville Rd Louisa VA 23093

TAX MAP # 56

SUBDIVISION NAME: LOT/PARCEL# 137

ACREAGE 86.8 ZONING A2

* PROPERTY OWNER'S NAME: Elizabeth + Paul Pratt

MAILING ADDRESS: 300 Cook Rd Yorktown VA 23690

TAX MAP # 56

SUBDIVISION NAME: LOT/PARCEL# 138

ACREAGE 67.124 ZONING A1

* PROPERTY OWNER'S NAME: "

MAILING ADDRESS: "

TAX MAP # 56

SUBDIVISION NAME: LOT/PARCEL# 141

ACREAGE 116.439 ZONING A2

* PROPERTY OWNER'S NAME: Riverview Farm Land LLC

MAILING ADDRESS: 5517 Roundabout Rd Louisa VA 23093

TAX MAP # 56

SUBDIVISION NAME: LOT/PARCEL# 102

ACREAGE 144.078 ZONING A2

* PROPERTY OWNER'S NAME: "

MAILING ADDRESS: "

TAX MAP # 56

SUBDIVISION NAME: LOT/PARCEL# 102D

ACREAGE 1.5 ZONING A2

* PROPERTY OWNER'S NAME: "

MAILING ADDRESS: "

TAX MAP # 56

SUBDIVISION NAME: LOT/PARCEL# 98

ACREAGE 7.36 ZONING A2

* PROPERTY OWNER'S NAME: "

MAILING ADDRESS: "

TAX MAP # 56

SUBDIVISION NAME: LOT/PARCEL# 94

ACREAGE 33.443 ZONING A1

* PROPERTY OWNER'S NAME: "

MAILING ADDRESS: "

TAX MAP # 56

SUBDIVISION NAME: LOT/PARCEL# 93

ACREAGE 26.8 ZONING A1

* PROPERTY OWNER'S NAME: "

MAILING ADDRESS: "

TAX MAP # 56

SUBDIVISION NAME: LOT/PARCEL# 102B

ACREAGE 10.732 ZONING A1

* PROPERTY OWNER'S NAME:

MAILING ADDRESS:

TAX MAP #

SUBDIVISION NAME: LOT/PARCEL#

ACREAGE ZONING

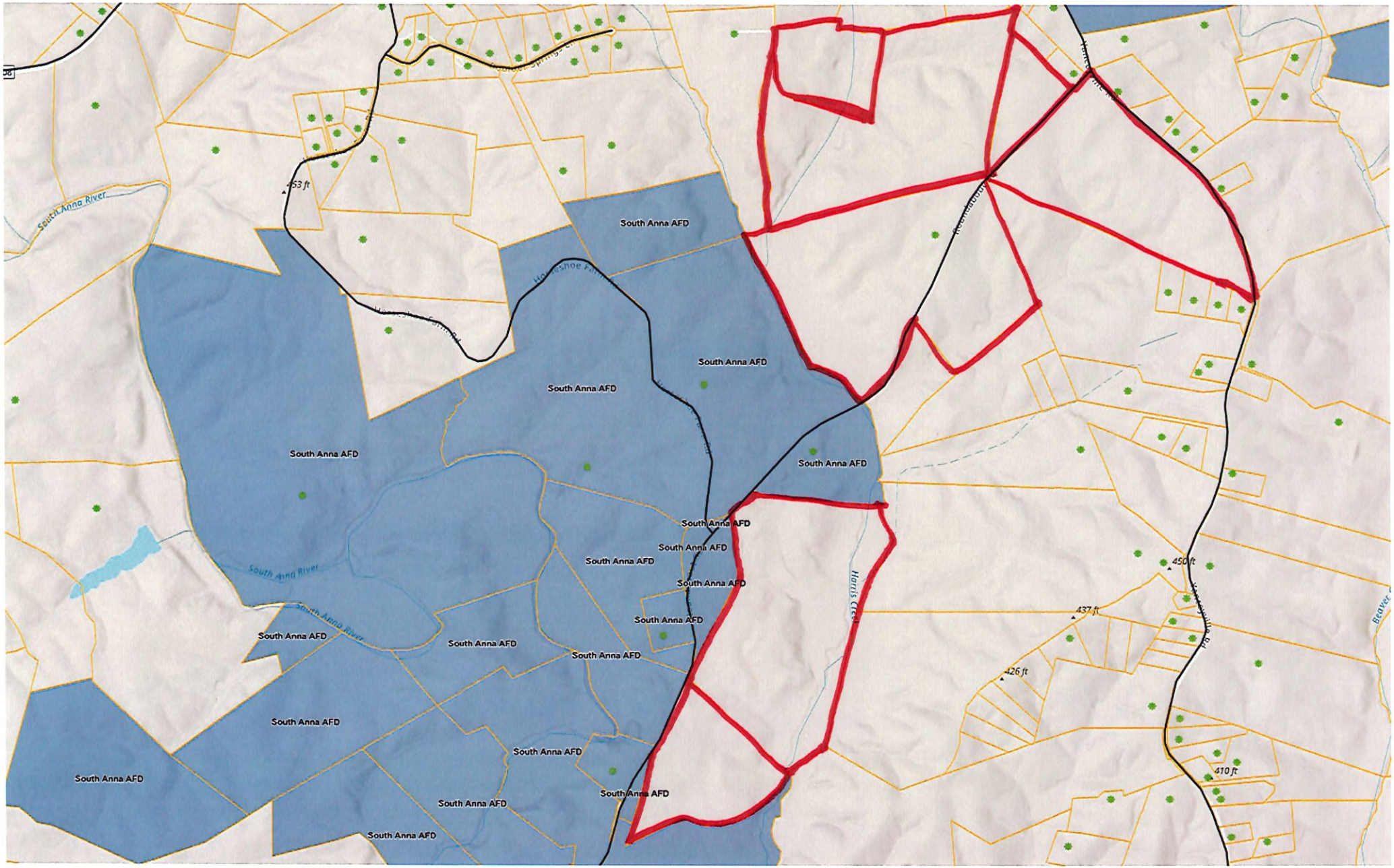
* PROPERTY OWNER'S NAME:

MAILING ADDRESS:

TAX MAP #

SUBDIVISION NAME: LOT/PARCEL#

ACREAGE ZONING


South Anna AFD
South Anna River
Harris Creek
453 ft
450 ft
437 ft
426 ft
410 ft

TO: Members, Planning Commission
FROM: Staff, Community Development Department
DATE: February 19, 2026
SUBJECT: **Review Addition Request Amendment – South Anna Agricultural and Forestal District – Riverview Farms Land LLC**
Thursday, March 12, 2026 – 7:00 p.m.

This is to advise that the Louisa County Community Development Department has received the following request for review and consideration of an amendment to an addition, totaling 10 acres, to the existing South Anna Agricultural and Forestal District, as follows:

OWNER'S NAME	TAX MAP PARCEL #	ACREAGE
Riverview Farms Land LLC	56-36	10.00

Location
The proposed district addition is located on the southeast side of State Route 208 (Courthouse Road), south of State Route 714 (Horseshoe Farm Road), along Roundabout Road. The proposed district addition is located adjacent to the existing southern portion of the South Anna Agricultural and Forestal District and is located in the Patrick Henry Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as Rural Area.

Zoning
The parcel proposed to be included in the South Anna Agricultural and Forestal District is zoned Agricultural (A-1). In summary, the stated purpose of the A-1 zoning district is to accommodate uses that are essential to the rural economy and the agrarian character of the community.

Existing Uses
Based on information provided by the property owner, the subject parcel is used for livestock and crop production.

State Code of Virginia – Agricultural and Forestal Districts Act

§ 15.2-4307. Review of application; notice; hearing.

Upon the receipt of an application for a district or for an addition to an existing district, the program administrator shall refer such application to the advisory committee.

The advisory committee shall review and make recommendations concerning the application or modification thereof to the local planning commission….

(1) "Notify, by first-class mail, adjacent property owners, as shown on the maps of the locality used for tax assessment purposes, and where applicable, any political subdivision whose territory encompasses or is part of the district, of the application…

(iv) "a statement that any owner of additional qualifying land may join the application within thirty days from the date of the notice or, with the consent of the local governing body, at any time before the public hearing the local governing body must hold on the application"

Conclusion

The proposed addition is located within one mile of the land areas that currently make up the South Anna Agricultural and Forestal District. The current use of the properties consists of livestock and crop production, which supports the intent of the agricultural and forestal districts.

Additionally, the amendment to the addition was submitted on February 19, 2026, which is within 30 days of the notice, as it was mailed out on January 30, 2026.

Staff recommends the application for amendment to the addition to the South Anna Agricultural and Forestal District be sent to the Board of Supervisors with a favorable recommendation, as consistent with the current zoning of the properties as Agricultural (A-2) and the Rural Area designation in the 2040 Louisa County Comprehensive Plan.

Recommendations of the Agricultural, Forestal, and Rural Preservation Committee

Staff will provide a verbal recommendation at the Planning Commission Meeting as the Agricultural, Forestal, and Rural Preservation Committee does not meet until March 5, 2026.

(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: Riverview Farms Land LLC

- MAILING ADDRESS: 5517 Roundabout Rd Louisa, VA 23093
  TAX MAP # 56
- SUBDIVISION NAME: LOT/PARCEL# 36
- ACREAGE: 10.00 ZONING: A-1
- PART OF THE CORE: YES or (NO)
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: (YES) or NO
- IF THE PROPERTY IS NOT A PART OF THE CORE OR WITHIN ONE MILE OF THE BOUNDARY OF THE CORE THE PROPERTY MAY BE INCLUDED IN THE DISTRICT **IF** DETERMINED TO BE AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA (15.2-4302), as follows:

- "Agriculturally and forestally significant land" means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.

- "Agricultural products" means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.

- "Agricultural production" means the production for commercial purposes of crops, livestock and livestock products, and includes the processing or retail sales by the producer of crops, livestock or livestock products which are produced on the parcel or in the district.

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(Describe in Detail the Use of the Subject Property)
Cattle + hay

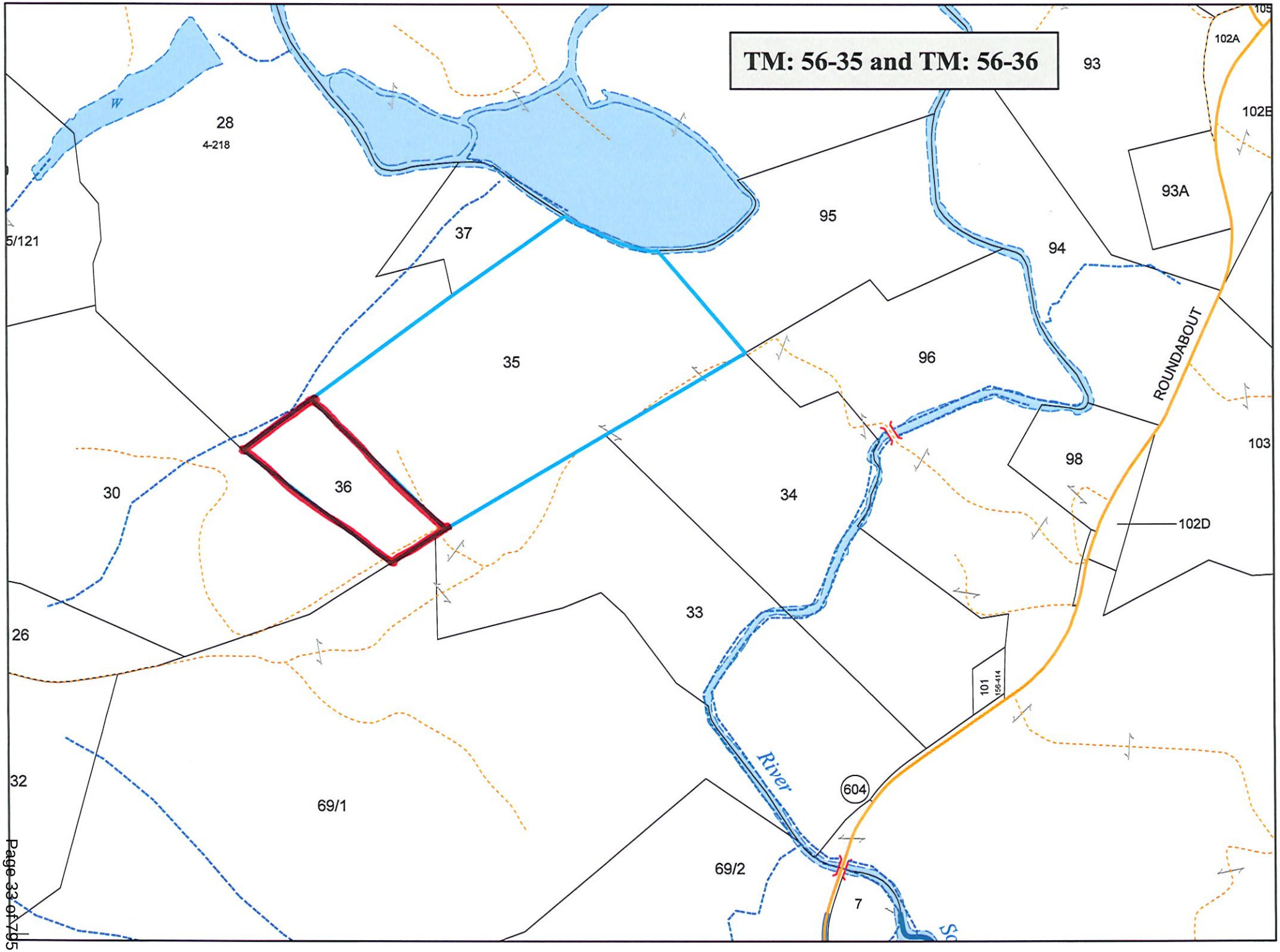
We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Crystal D Hopkins

Owner(s) Signatures

Witness

(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, **EXCEPT** for parcels that are not a part of the core or within one mile of the boundary of the core.)


TM: 56-35 and TM: 56-36
28
4-218
W
5/121
37
95
93
102A
102B
93A
94
35
96
ROUNDABOUT
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98
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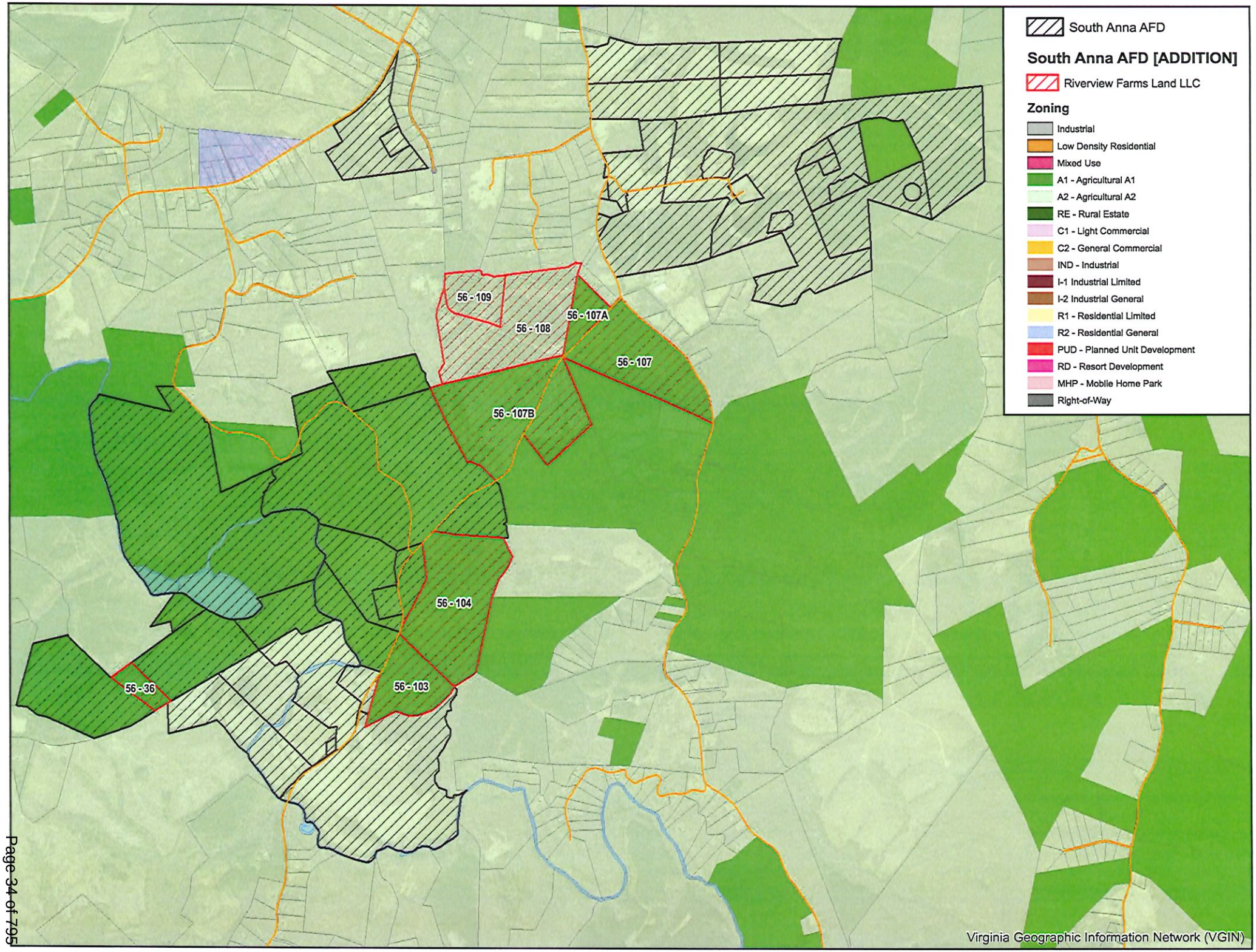
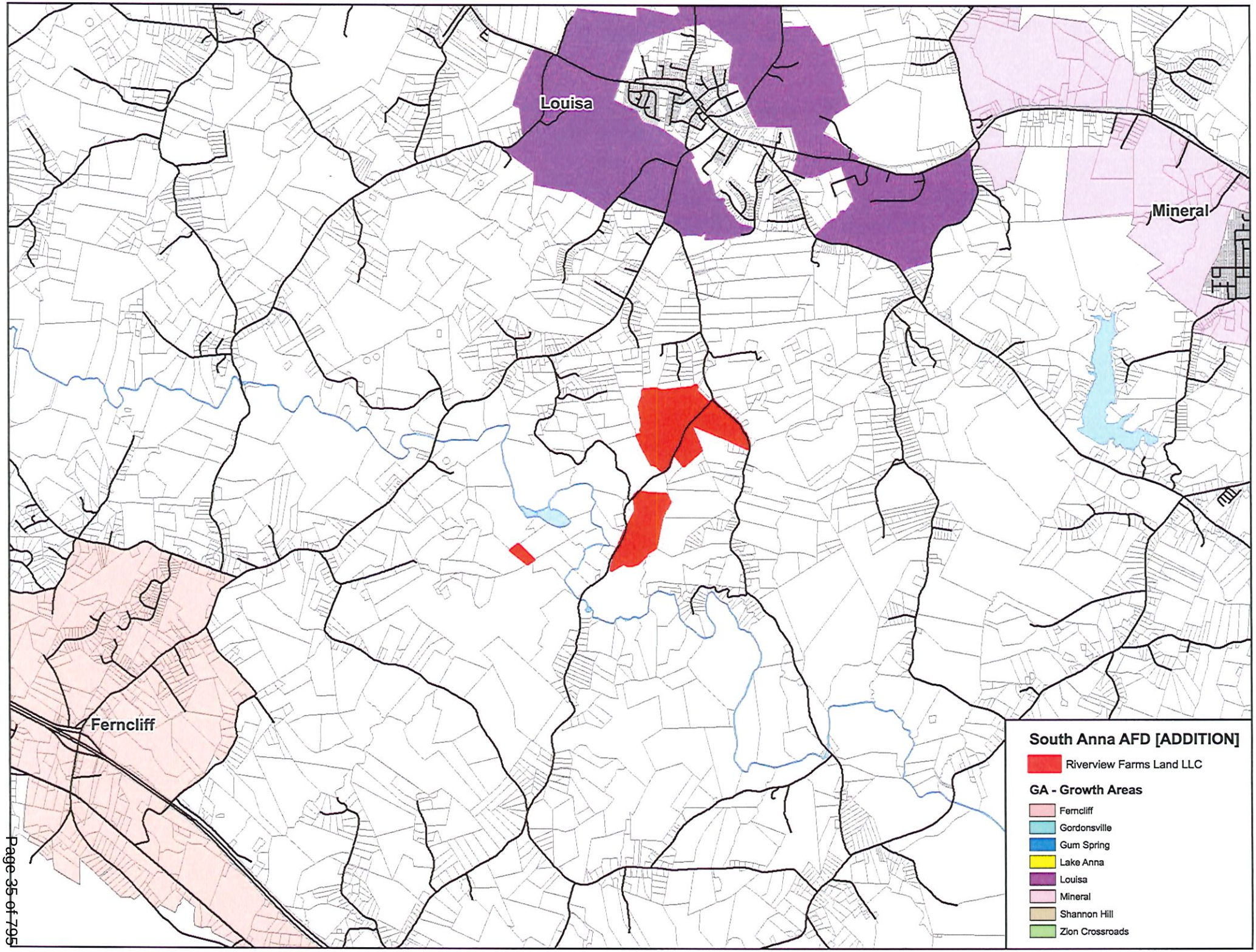
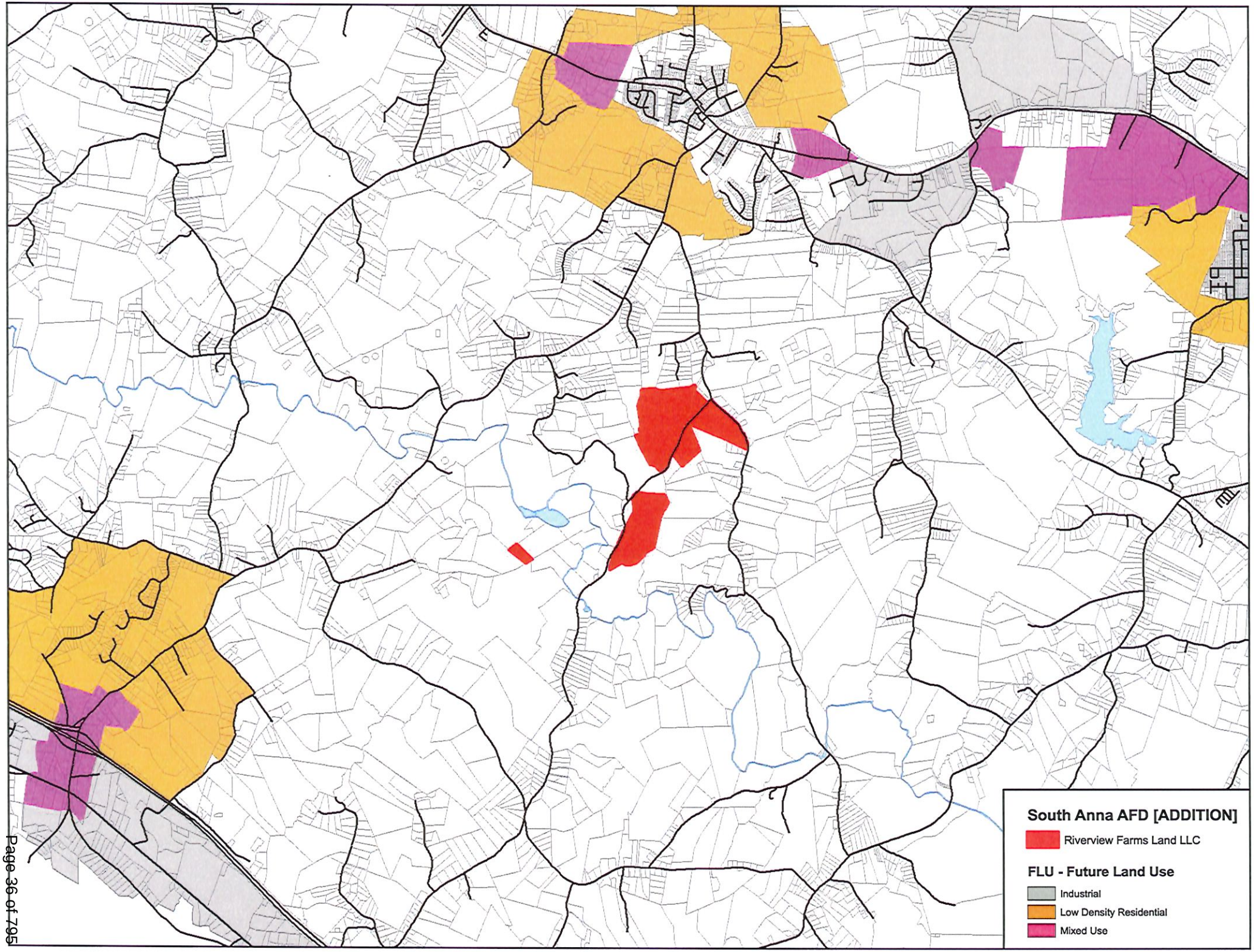
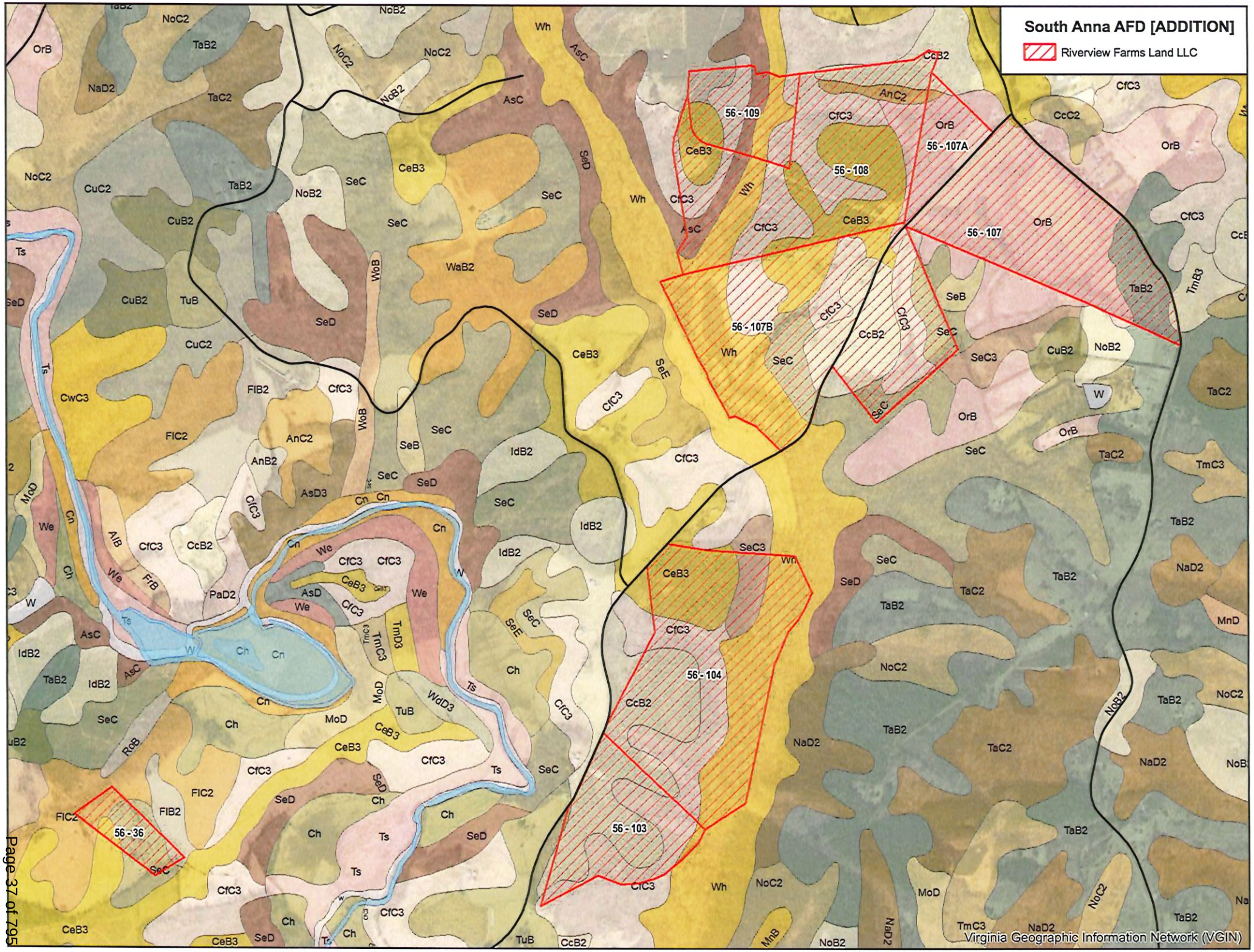
34
102D
33
26
101
156-414
River
604
32
69/1
69/2
7


South Anna AFD
South Anna AFD [ADDITION]
Riverview Farms Land LLC
Zoning
Industrial
Low Density Residential
Mixed Use
A1 - Agricultural A1
A2 - Agricultural A2
RE - Rural Estate
C1 - Light Commercial
C2 - General Commercial
IND - Industrial
I-1 Industrial Limited
I-2 Industrial General
R1 - Residential Limited
R2 - Residential General
PUD - Planned Unit Development
RD - Resort Development
MHP - Mobile Home Park
Right-of-Way
56 - 109
56 - 108
56 - 107A
56 - 107
56 - 107B
56 - 104
56 - 36
56 - 103
Virginia Geographic Information Network (VGIN)


Louisa
Mineral
Ferncliff
South Anna AFD [ADDITION]
Riverview Farms Land LLC
GA - Growth Areas
Ferncliff
Gordonsville
Gum Spring
Lake Anna
Louisa
Mineral
Shannon Hill
Zion Crossroads


South Anna AFD [ADDITION]
Riverview Farms Land LLC
FLU - Future Land Use
Industrial
Low Density Residential
Mixed Use


South Anna AFD [ADDITION]
Riverview Farms Land LLC
56 - 109
56 - 107A
56 - 108
56 - 107
56 - 107B
56 - 104
56 - 103
56 - 36
Virginia Geographic Information Network (VGIN)

AMENDMENT

Amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Chapter 86) to amend the South Anna Agricultural and Forestal District by the addition of Tax Map Parcels 56-103, 56-104, 56-107, 56-107A, 56-107B, 56-108, and 56-109 (Riverview Farms Land LLC).

Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts

Sec. 86-501. - Districts described.

There are hereby established agricultural and forestal districts within the county as follows:

South Anna Agricultural and Forestal District	56-30, 33, 34, 35, **36,** 37, 38, 73, 74, 90, 91, 92, 93, 93A, 94, 95, 96, 98, 101, 102, 102A, 102B, 102C, 102D, **103, 104**, 105, 106, **107, 107A, 107B, 108, 109,** 121, 122, 127, 128; 57-1, 1A, 1B, 1C, 7, 8, 9, 10, 11, 11A, 11B, 47A.

(Only the district affected by this ordinance is listed.)

TEXT LEGEND

Bolded Text = To Be Added Regular Text = To Remain ~~Strikethrough Text~~ = To Be Removed

Red Text – For Information Purposes Only

TO: Members – Planning Commission
FROM: Staff, Community Development Department
DATE: February 3, 2026
SUBJECT: **Review Addition Request – Indian Creek Agricultural and Forestal District – Ronald and Jayne Sharpe**
Thursday, March 12, 2026 – 7:00 p.m.

This is to advise that the Louisa County Community Development Department has received the following request for review and consideration of an addition, totaling 20 acres, to the existing Indian Creek Agricultural and Forestal District, as follows:

OWNER'S NAME	TAX MAP PARCEL #	ACREAGE
Ronald and Jayne Sharpe	83-3	20

Location
The proposed district addition is located 1.75 miles from the Indian Creek Agricultural and Forestal District and is in the Cuckoo Voting District. The parcel is located west of State Route 33 (Jefferson Highway), north of State Route 657 (Apple Grove Road), and northeast of Glen Aire Road. The 2040 Louisa Comprehensive Plan designates this area of Louisa County as Rural Area.

Zoning
The parcel proposed to be included in the Indian Creek Agricultural and Forestal District is zoned Agricultural (A-2). In summary, the stated purpose for this zoning district 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.

Sec. 86-151. - Statement of intent; policy guidance.

(a) The agricultural (A-2) district is provided 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. Zoning standards are also included to ensure the co-existence of these uses with each other. The creation of lots fronting on existing state roads or federal highways is strongly discouraged.

(b) Agricultural (A-2) district uses range from agricultural to neighborhood oriented commercial and community services. The use of development setbacks, shared access, reverse-front lots and roadside buffers are encouraged to retain the rural character of the county along-side the open farm activities prevalent in the county.

2040 Comprehensive Plan

The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as "Rural Area."

The Vision Statement for the 2040 Comprehensive Plan states:
"We strengthen our sense of community by providing resources for residents, promoting agriculture and forestry, ensuring environmental stewardship, establishing reasonable growth areas, and maintaining our rural character."

This Plan addresses and amplifies the vision statement above, with the following eight (8) supporting goals:

- Preserve and protect our rural heritage and natural resources
- Encourage open space retention
- Safeguard historic resources
- Maintain community characteristics
- Ensure compatibility between land uses
- Manage growth by concentrating development activity
- Encourage high quality development
- Maximize returns on the investment of public resources

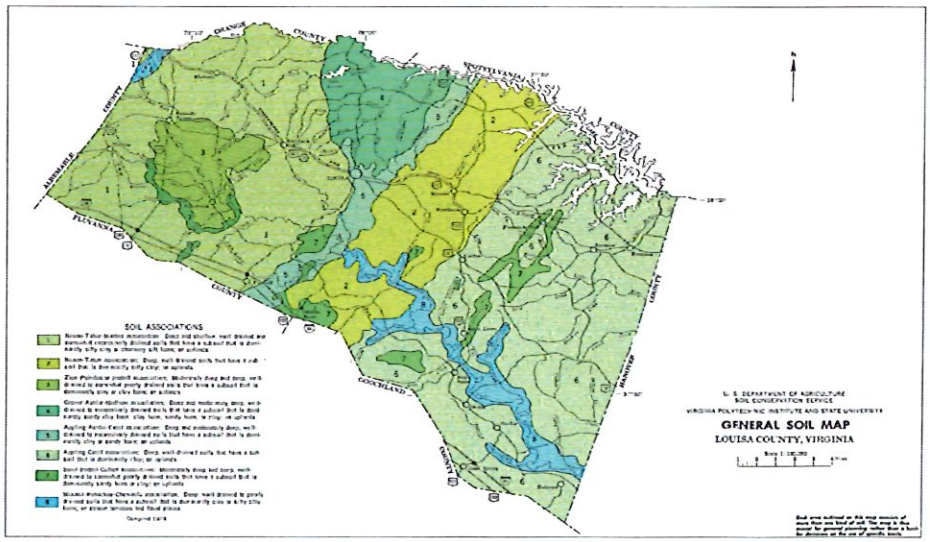
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development activity to the designated growth areas.

Existing Uses

Based on information provided by the property owner, the subject parcel is used for cattle production, hay production, and the housing of farming machinery and other equipment.

Soils

Based on the 1976 Louisa County Soil Survey from the U.S. Department of Agriculture Soil Conservation Service, the soils in this area are primarily made up of the Appling-Cecil soil association. In summary, this soil association is described as "Deep, well-drained soils that have a subsoil that are dominantly clay; on uplands."



State Code of Virginia – Agricultural and Forestal Districts Act

§ 15.2-4302. Definitions.

"Agricultural products" means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.

"Agricultural production" means the production for commercial purposes of crops, livestock and livestock products, and includes the processing or retail sales by the producer of crops, livestock or livestock products which are produced on the parcel or in the district.

"Agriculturally and forestally significant land" means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.

"Forestal production" means the production for commercial purposes of forestal products and includes the processing or retail sales, by the producer, of forestal products which are produced on the parcel or in the district. "Forestal products" includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use.

§ 15.2-4305. Application for creation of district in one or more localities; size and location of parcels.

".....any owner or owners of land may submit an application to the locality for the creation of a district or addition of land to an existing district within the locality. Each district shall have a core of no less than 200 acres in one parcel or in contiguous parcels. A parcel not part of the core may be included in a district:

(i) if the nearest boundary of the parcel is within one mile of the boundary of the core,

(ii) if it is contiguous to a parcel in the district the nearest boundary of which is within one mile of the boundary of the core, or

(iii)if the local governing body finds, in consultation with the advisory committee or planning commission, that the parcel not part of the core or within one mile of the boundary of the core contains agriculturally and forestally significant land.

No land shall be included in any district without the signature on the application, or the written approval of all owners thereof...."

§ 15.2-4306. Criteria for evaluating application.

Land being considered for inclusion in a district may be evaluated by the advisory committee and the planning commission through the Virginia Land Evaluation and Site Assessment (LESA) System or, if one has been developed, a local LESA System. The following factors should be considered by the local planning commission and the advisory committee, and at any public hearing at which an application that has been filed pursuant to § 15.2-4303 is being considered:

1. The agricultural and forestal significance of land within the district or addition and in areas adjacent thereto;

2. The presence of any significant agricultural lands or significant forestal lands within the district and in areas adjacent thereto that are not now in active agricultural or forestal production;

3. The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent thereto;

4. Local developmental patterns and needs;

5. The comprehensive plan and, if applicable, the zoning regulations;

6. The environmental benefits of retaining the lands in the district for agricultural and forestal uses; and

7. Any other matter which may be relevant.

In judging the agricultural and forestal significance of land, any relevant agricultural or forestal maps may be considered, as well as soil, climate, topography, other natural factors, markets for agricultural and forestal products, the extent and nature of farm structures, the present status of agriculture and forestry, anticipated trends in agricultural economic conditions and such other factors as may be relevant.

(For additional information refer to the attached information from the Department of Conservation and Recreation and the Virginia Department of Forestry.)

§ 15.2-4307. Review of application; notice; hearing.

Upon the receipt of an application for a district or for an addition to an existing district, the program administrator shall refer such application to the advisory committee.

The advisory committee shall review and make recommendations concerning the application or modification thereof to the local planning commission....

Conclusion

While the proposed addition is over one mile from the core, the parcel meets the statutory requirements for agricultural and forestally significant because the landowners are currently engaged in the production of cattle and crops.

In part, § 15.2-4305, states:

A parcel not part of the core may be included in a district:

> (iii) if the local governing body finds, in consultation with the advisory committee or planning commission, that the parcel not part of the core or within one mile of the boundary of the core contains agriculturally and forestally significant land.

§ 15.2-4302. Definitions provides the definition for "Agriculturally and forestally significant land," as "means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors." ." It further provides that "agricultural products" means crops, livestock and livestock products, including but not limited to:.. field crops,...cattle,..."

Staff recommends the application for addition to the Indian Creek Agricultural and Forestal District be sent to the Board of Supervisors with a favorable recommendation, as consistent with the current zoning of the properties as Agricultural (A-2) and the Rural Area designation in the 2040 Louisa County Comprehensive Plan.

Recommendations of the Agricultural, Forestal, and Rural Preservation Committee

Staff will provide a verbal recommendation at the Planning Commission Meeting as the Agricultural, Forestal, and Rural Preservation Committee does not meet until March 5, 2026.

COUNTY OF LOUISA
APPLICATION FOR THE CREATION OF, ADDITION TO OR REMOVAL FROM AN AGRICULTURAL AND FORESTAL DISTRICT

Section A: To be completed by applicant or contact person for proposed district.

1. Name of District Indian Creek

2. General Location of the District (City, County or Town)

4 miles east of Cuckoo on the southside of US Rte 33.

3. Total Acreage in the District or Addition 20.0

4. Please read the proposed conditions to creation of the district pursuant to Section 15.2-4309 of the Code of Virginia which is attached to this application.

5. Proposed Period Before the First Review (4-10 years) 10 years

6. Names and Tax Map Parcel Number(s) of Landowners Applying for the District:
(Please use individual owner sheets on page six (6), for full parcel information):

NAME	TAX MAP & PARCEL NUMBER(S)
Ronald + Jayne Sharpe	83 3

PLEASE INDICATE WHO THE CONTACT PERSON WILL BE FOR THE PROPOSED DISTRICT AND A PHONE NUMBER AND EMAIL ADDRESS WHERE THEY MAY BE REACHED.

Contact Name Ronald Sharpe

Phone Number 540 894 1598

Email Address resredman51@gmail.com

(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: Ronald + Jayne Sharpe

- MAILING ADDRESS: 254 Glen Air Rd Mineral, VA 23117
  TAX MAP # 83
- SUBDIVISION NAME: _____ LOT/PARCEL# 3
- ACREAGE: 20.0 ZONING: A2
- PART OF THE CORE: YES or (NO)
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or (NO)
- IF THE PROPERTY IS NOT A PART OF THE CORE OR WITHIN ONE MILE OF THE BOUNDARY OF THE CORE THE PROPERTY MAY BE INCLUDED IN THE DISTRICT IF DETERMINED TO BE AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA (15.2-4302), as follows:

- "Agriculturally and forestally significant land" means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.

- "Agricultural products" means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.

- "Agricultural production" means the production for commercial purposes of crops, livestock and livestock products, and includes the processing or retail sales by the producer of crops, livestock or livestock products which are produced on the parcel or in the district.

- "Forestal production" means the production for commercial purposes of forestal products and includes the processing or retail sales, by the producer, of forestal products which are produced on the parcel or in the district. "Forestal products" includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use.

(Describe in Detail the Use of the Subject Property)
Cut hay, livestock production, farm equipment, timber production

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Owner(s) Signatures

Witness

(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, **EXCEPT** for parcels that are not a part of the core or within one mile of the boundary of the core.)

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. (Use additional sheets as necessary.)

* PROPERTY OWNER'S NAME: Michael Moore
MAILING ADDRESS: 2240 Apple Grove Rd Mineral, VA 23117
TAX MAP # 83
SUBDIVISION NAME: LOT/PARCEL# 15
ACREAGE 0.856 ZONING A-2

* PROPERTY OWNER'S NAME: Shirley + Leslie Johnson
MAILING ADDRESS: 2181 Apple Grove Rd Mineral, VA 23117
TAX MAP # 83
SUBDIVISION NAME: LOT/PARCEL# 6
ACREAGE 1 ZONING A2

* PROPERTY OWNER'S NAME: Curtis Rossen
MAILING ADDRESS: 1995 Apple Grove Rd Mineral VA 23117
TAX MAP # 83
SUBDIVISION NAME: LOT/PARCEL# 11A
ACREAGE 3.5 ZONING A-2

* PROPERTY OWNER'S NAME: Ira + Edolie Anderson
MAILING ADDRESS: 2123 Apple Grove Rd Mineral VA 23117
TAX MAP # 83
SUBDIVISION NAME: LOT/PARCEL# 11D
ACREAGE 5.801 ZONING A-2

* PROPERTY OWNER'S NAME: Karen + Robert Bunting
MAILING ADDRESS: 584 Glen Aire Rd Mineral VA 23117
TAX MAP # 83
SUBDIVISION NAME: LOT/PARCEL# 7
ACREAGE 5.2 ZONING A-2

* PROPERTY OWNER'S NAME: "
MAILING ADDRESS: "
TAX MAP # 83
SUBDIVISION NAME: LOT/PARCEL# 1A
ACREAGE 447.91 ZONING A-1

* PROPERTY OWNER'S NAME: Apple Grove Solar LLC

MAILING ADDRESS: 1201 Wilson Blvd ste 2200 Arlington VA 22209

TAX MAP # 83

SUBDIVISION NAME: _____ LOT/PARCEL# 4

ACREAGE 182.333 ZONING A2

* PROPERTY OWNER'S NAME: Reba + Michael Harper

MAILING ADDRESS: 2335 Apple Grove Rd Mineral VA 23117

TAX MAP # 83

SUBDIVISION NAME: _____ LOT/PARCEL# 4A

ACREAGE 10.528 ZONING A2

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____

TAX MAP # _____

SUBDIVISION NAME: _____ 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 # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

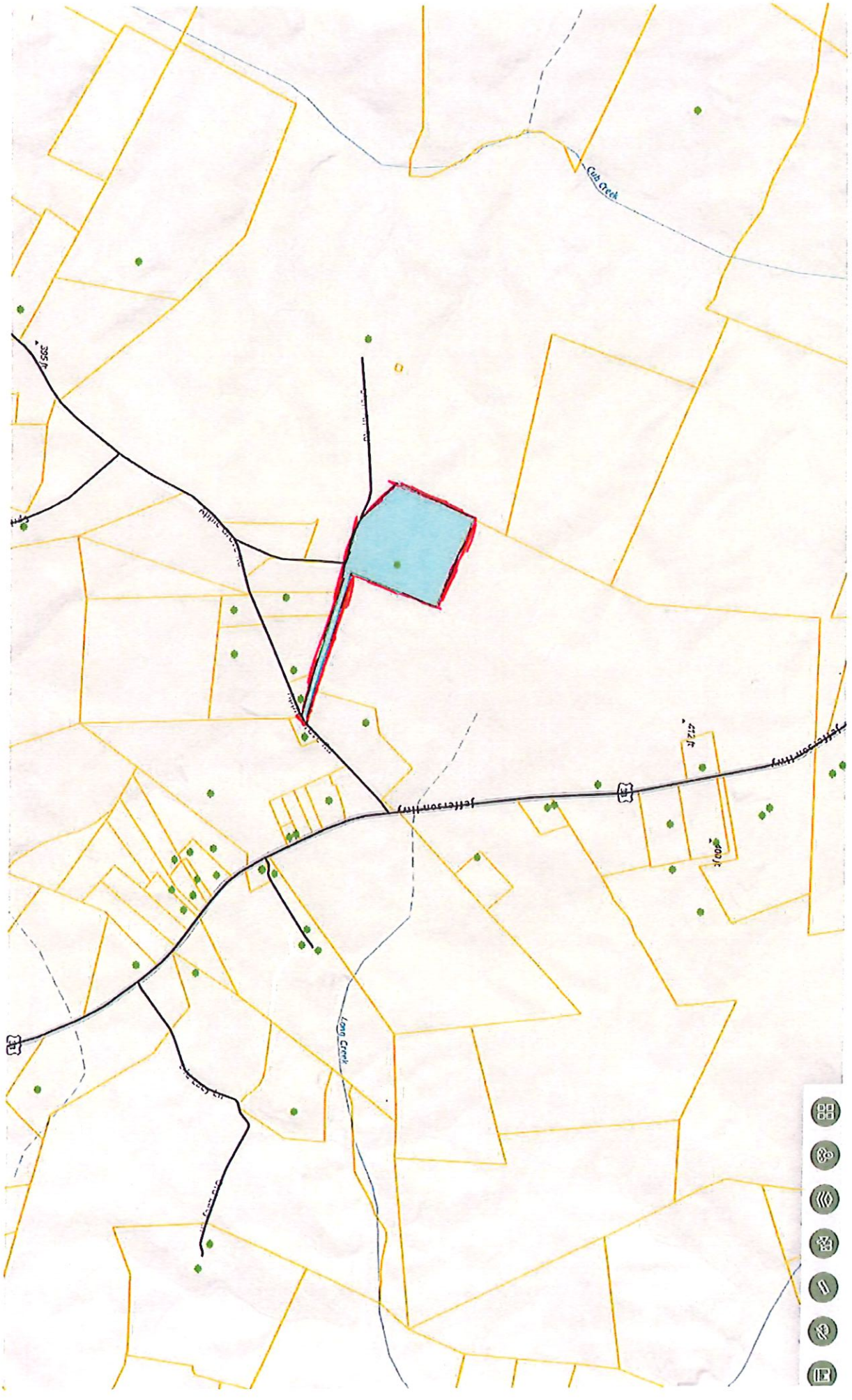
* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____

TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____


Cub Creek
Long Creek

TO: Members – Planning Commission
FROM: Staff, Community Development Department
DATE: February 17, 2026
SUBJECT: **Review Addition Request Amendment – Indian Creek Agricultural and Forestal District – Eddie and Ira Anderson**
Thursday, March 12, 2026 – 7:00 p.m.

This is to advise that the Louisa County Community Development Department has received the following request for review and consideration of an amendment to an addition, totaling 5.801 acres, to the existing Indian Creek Agricultural and Forestal District, as follows:

OWNER'S NAME	TAX MAP PARCEL #	ACREAGE
Eddie and Ira Anderson	83-11-D	5.801

Location
The proposed district addition is located 2 miles from the Indian Creek Agricultural and Forestal District and is in the Cuckoo Voting District. The parcel shares a northern boundary with 83-3, the original parcel requesting addition. The parcel is located west of State Route 33 (Jefferson Highway) along State Route 657 (Apple Grove Road). The 2040 Louisa Comprehensive Plan designates this area of Louisa County as Rural Area.

Zoning
The parcel proposed to be included in the Indian Creek Agricultural and Forestal District is zoned Agricultural (A-2). In summary, the stated purpose for this zoning district 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.

Existing Uses
Based on information provided by the property owner, the subject parcel is used for vegetable production and timber production.

State Code of Virginia – Agricultural and Forestal Districts Act

§ 15.2-4302. Definitions.

"Agricultural products" means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.

"Agricultural production" means the production for commercial purposes of crops, livestock and livestock products, and includes the processing or retail sales by the producer of crops, livestock or livestock products which are produced on the parcel or in the district.

"Agriculturally and forestally significant land" means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.

"Forestal production" means the production for commercial purposes of forestal products and includes the processing or retail sales, by the producer, of forestal products which are produced on the parcel or in the district. "Forestal products" includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use.

§ 15.2-4305. Application for creation of district in one or more localities; size and location of parcels.

".....any owner or owners of land may submit an application to the locality for the creation of a district or addition of land to an existing district within the locality. Each district shall have a core of no less than 200 acres in one parcel or in contiguous parcels. A parcel not part of the core may be included in a district:

(i) if the nearest boundary of the parcel is within one mile of the boundary of the core,

(ii) if it is contiguous to a parcel in the district the nearest boundary of which is within one mile of the boundary of the core, or

(iii)if the local governing body finds, in consultation with the advisory committee or planning commission, that the parcel not part of the core or within one mile of the boundary of the core contains agriculturally and forestally significant land.

No land shall be included in any district without the signature on the application, or the written approval of all owners thereof...."

§ 15.2-4307. Review of application; notice; hearing.

Upon the receipt of an application for a district or for an addition to an existing district, the program administrator shall refer such application to the advisory committee.

The advisory committee shall review and make recommendations concerning the application or modification thereof to the local planning commission....

(1) "Notify, by first-class mail, adjacent property owners, as shown on the maps of the locality used for tax assessment purposes, and where applicable, any political subdivision whose territory encompasses or is part of the district, of the application...

(iv) "a statement that any owner of additional qualifying land may join the application within thirty days from the date of the notice or, with the consent of the local governing body, at any time before the public hearing the local governing body must hold on the application"

Conclusion

While the proposed addition is over one mile from the core, the parcel meets the statutory requirements for agricultural and forestally significant because the landowners are currently engaged in the production of vegetables and timber.

In part, § 15.2-4305, states:

A parcel not part of the core may be included in a district:

> (iii) if the local governing body finds, in consultation with the advisory committee or planning commission, that the parcel not part of the core or within one mile of the boundary of the core contains agriculturally and forestally significant land.

§ 15.2-4302. Definitions provides the definition for "Agriculturally and forestally significant land," as "means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors." ." It further provides that "agricultural products" means crops, livestock and livestock products, including but not limited to:.. vegetables." Furthermore, the statute provides that "forestal products includes, but is not limited to, … firewood… and wood products … for farm use."

Additionally, the amendment to the addition was submitted on February 17, 2026, which is within 30 days of the notice, as it was mailed out on January 30, 2026.

Staff recommends the application for addition to the Indian Creek Agricultural and Forestal District be sent to the Board of Supervisors with a favorable recommendation, as consistent with the current zoning of the properties as Agricultural (A-2) and the Rural Area designation in the 2040 Louisa County Comprehensive Plan.

Recommendations of the Agricultural, Forestal, and Rural Preservation Committee

Staff will provide a verbal recommendation at the Planning Commission Meeting as the Agricultural, Forestal, and Rural Preservation Committee does not meet until March 5, 2026.

(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: Eddie & Ira Anderson

- MAILING ADDRESS: 2123 Apple Grove Rd Mineral VA 23117

  TAX MAP # 83-11-D
- SUBDIVISION NAME: _____ LOT/PARCEL# D
- ACREAGE: 5.801 ZONING: A2
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IF THE PROPERTY IS NOT A PART OF THE CORE OR WITHIN ONE MILE OF THE BOUNDARY OF THE CORE THE PROPERTY MAY BE INCLUDED IN THE DISTRICT **IF** DETERMINED TO BE AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA (15.2-4302), as follows:

- "Agriculturally and forestally significant land" means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.

- "Agricultural products" means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.

- "Agricultural production" means the production for commercial purposes of crops, livestock and livestock products, and includes the processing or retail sales by the producer of crops, livestock or livestock products which are produced on the parcel or in the district.

- "Forestal production" means the production for commercial purposes of forestal products and includes the processing or retail sales, by the producer, of forestal products which are produced on the parcel or in the district. "Forestal products" includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use.

(Describe in Detail the Use of the Subject Property)
We use for single family home and vegatable garden. Most of the lot is wooded

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Eddie Anderson _____

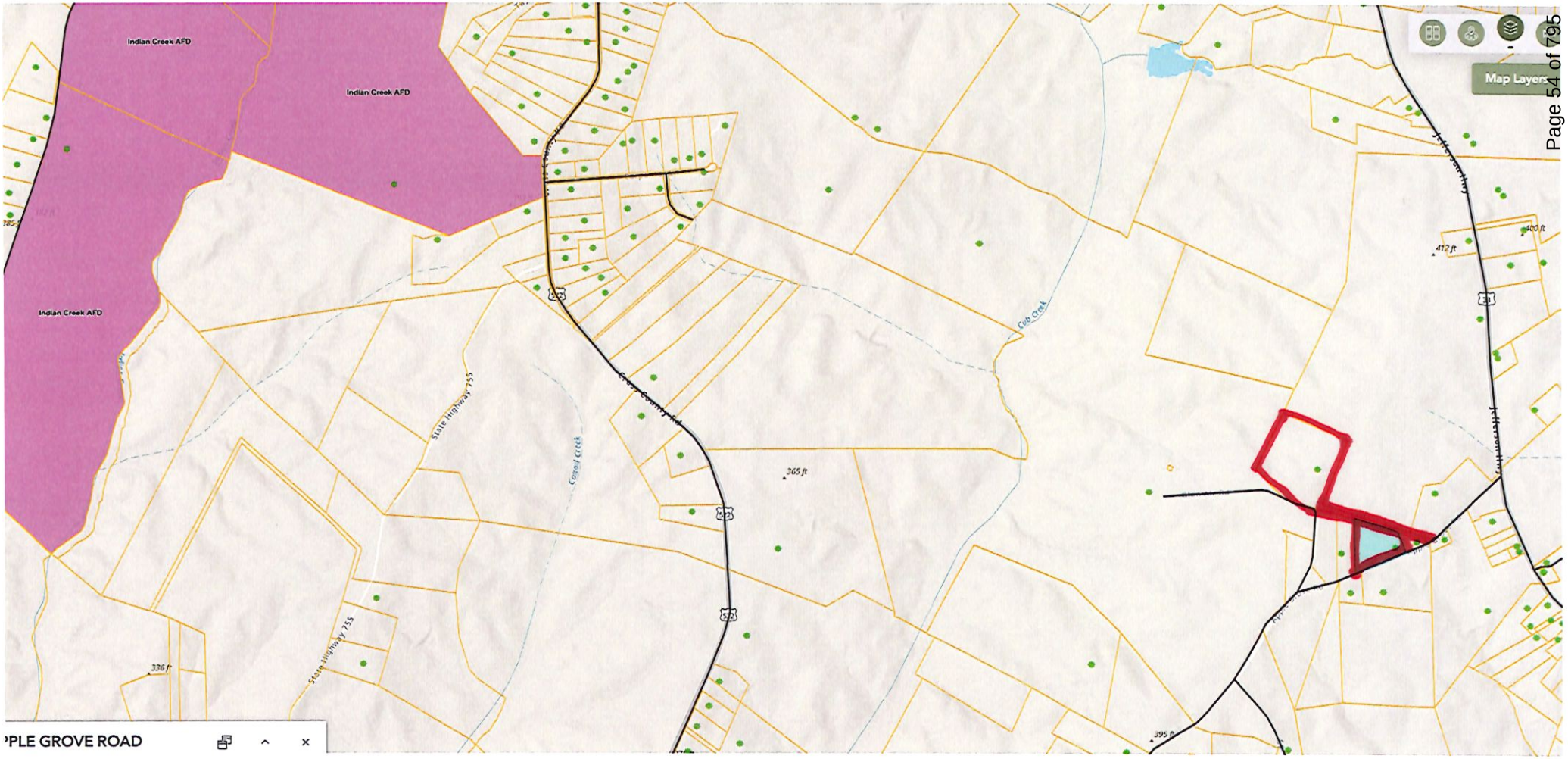
Ira S Anderson _____

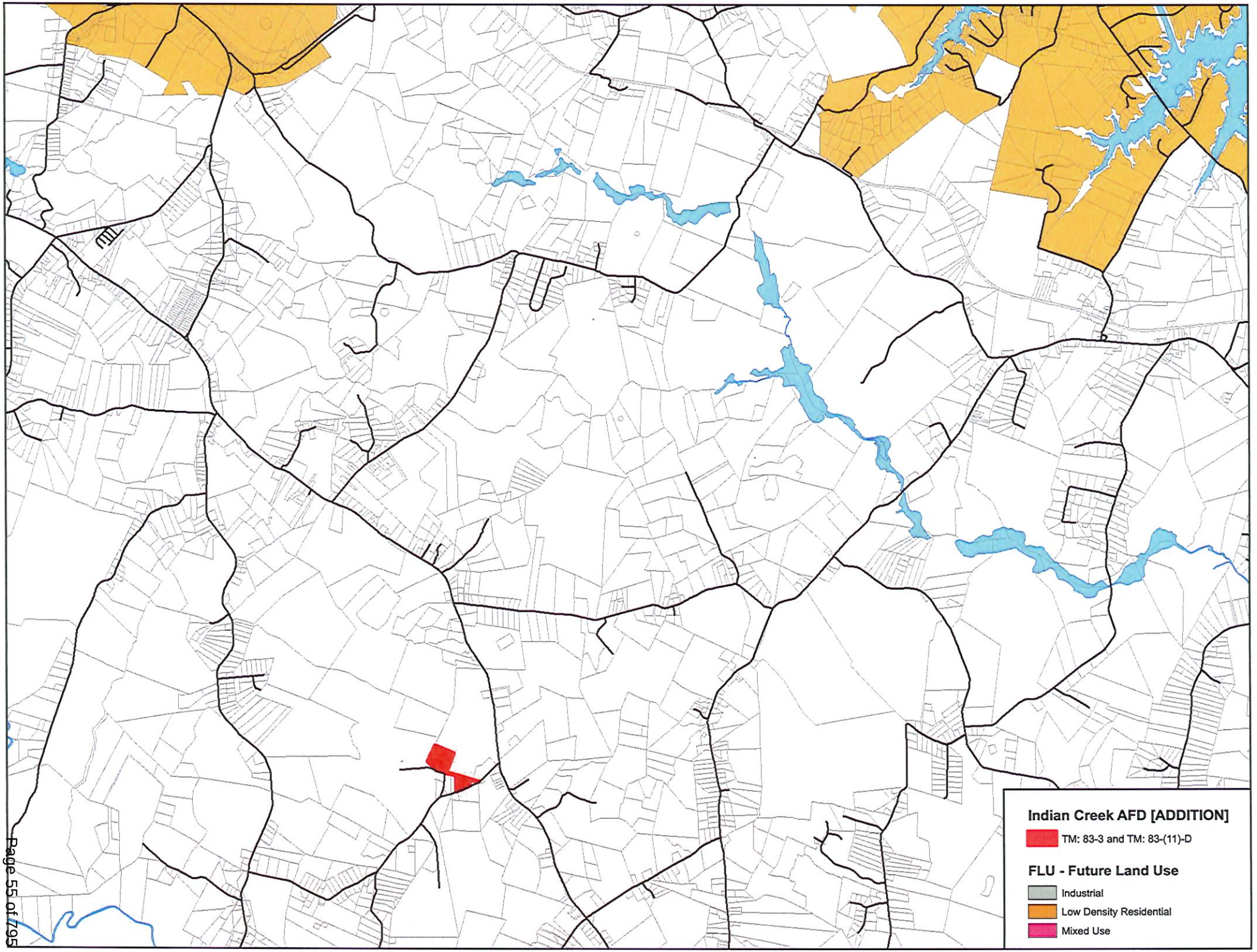
Owner(s) Signatures

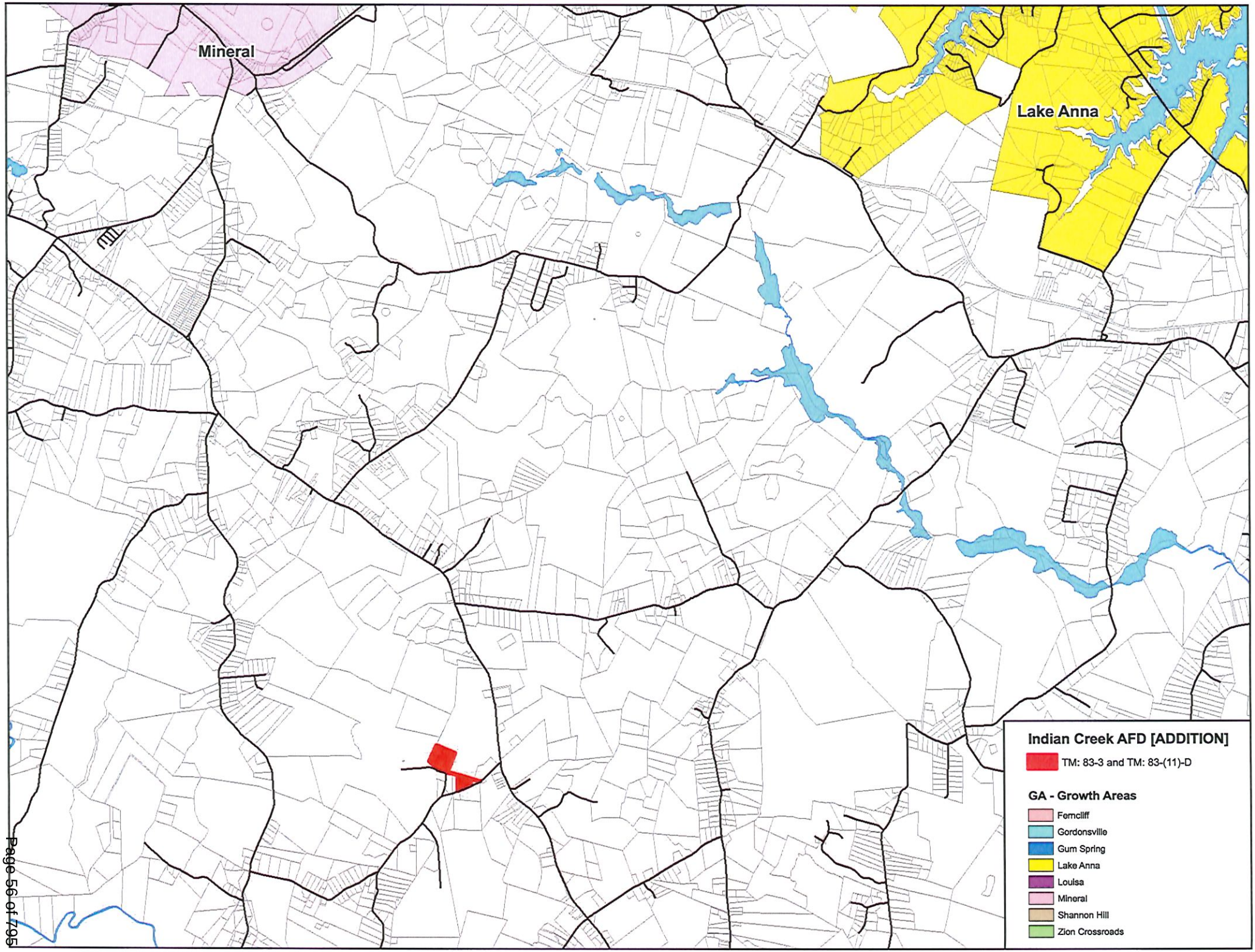
_____

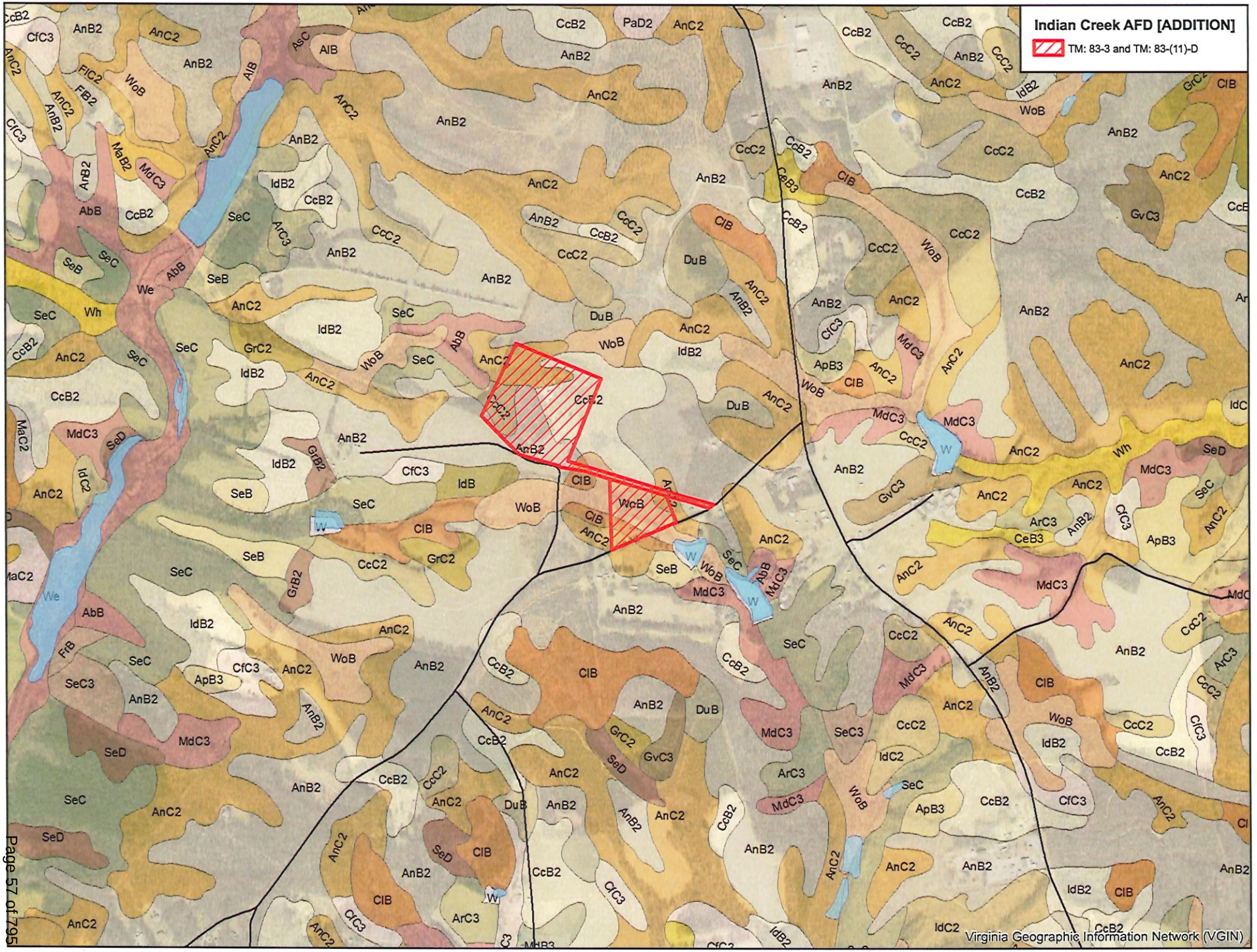
Witness

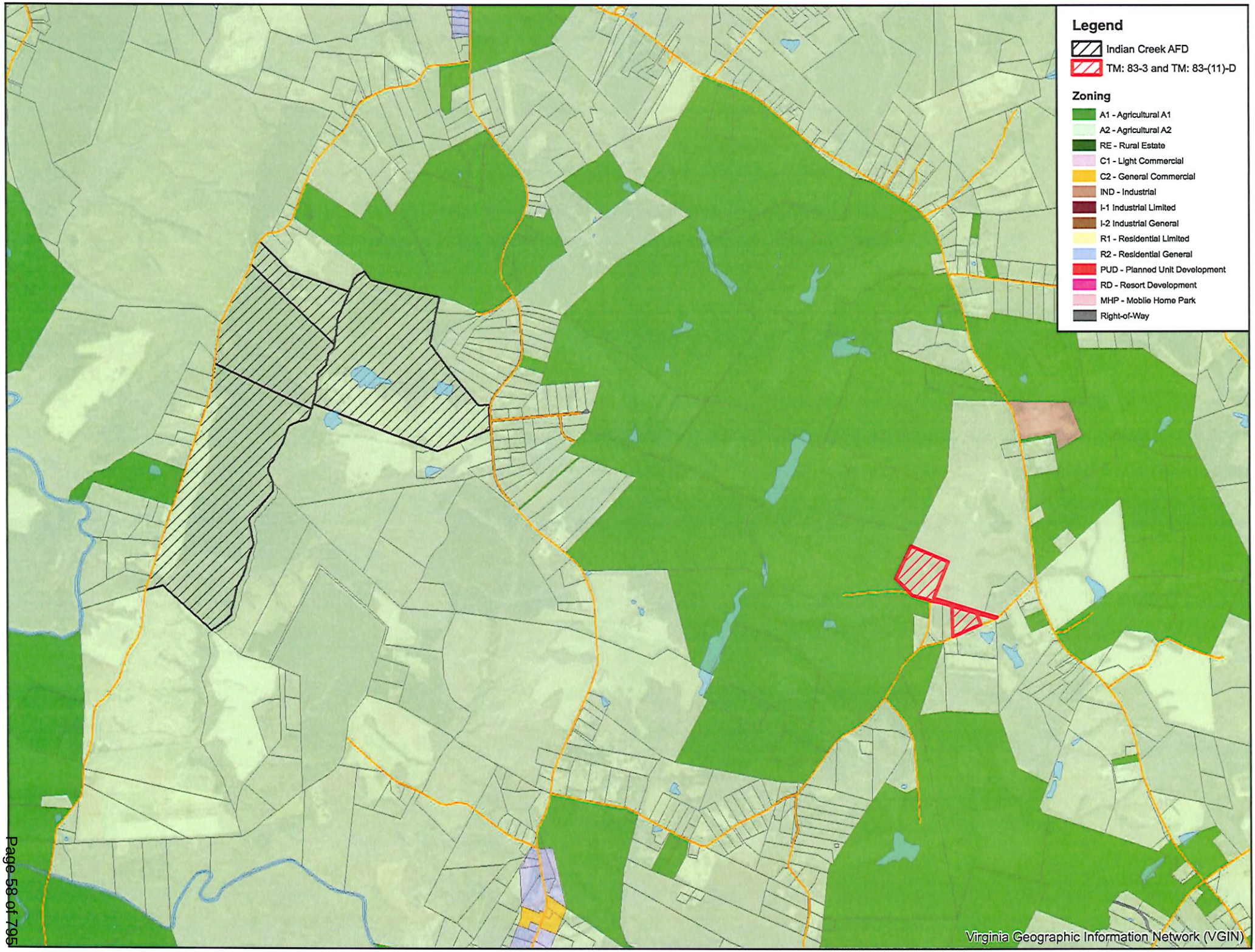
(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, **EXCEPT** for parcels that are not a part of the core or within one mile of the boundary of the core.)


Indian Creek AFD
Indian Creek AFD
Indian Creek AFD
Map Layers
State Highway 755
State Highway 755
Coon Creek
Cub Creek
Jefferson Hwy
365 ft
336 ft
395 ft
472 ft
400 ft
PLE GROVE ROAD


Indian Creek AFD [ADDITION]
TM: 83-3 and TM: 83-(11)-D
FLU - Future Land Use
Industrial
Low Density Residential
Mixed Use


Mineral
Lake Anna
Indian Creek AFD [ADDITION]
TM: 83-3 and TM: 83-(11)-D
GA - Growth Areas
Ferncliff
Gordonsville
Gum Spring
Lake Anna
Louisa
Mineral
Shannon Hill
Zion Crossroads


Indian Creek AFD [ADDITION]
TM: 83-3 and TM: 83-(11)-D
Virginia Geographic Information Network (VGIN)


Legend
Indian Creek AFD
TM: 83-3 and TM: 83-(11)-D
Zoning
A1 - Agricultural A1
A2 - Agricultural A2
RE - Rural Estate
C1 - Light Commercial
C2 - General Commercial
IND - Industrial
I-1 Industrial Limited
I-2 Industrial General
R1 - Residential Limited
R2 - Residential General
PUD - Planned Unit Development
RD - Resort Development
MHP - Mobile Home Park
Right-of-Way
Virginia Geographic Information Network (VGIN)

AMENDMENT

Amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Chapter 86) to amend the Indian Creek Agricultural and Forestal District by the addition of Tax Map Parcels 83-3 (Sharpe).

Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts

Sec. 86-501. - Districts described.

There are hereby established agricultural and forestal districts within the county as follows:

Indian Creek Agricultural and Forestal District	71-105; 72-25, 26, 105, (16)B; **83-3, 11D**

(Only the district affected by this ordinance is listed.)

TEXT LEGEND

Bolded Text = To Be Added Regular Text = To Remain ~~Strikethrough Text~~ = To Be Removed

Red Text – For Information Purposes Only

Phone (540) 967-3430 **COUNTY OF LOUISA** *Fax (540) 967-3486*
COMMUNITY DEVELOPMENT DEPARTMENT
www.louisacounty.com

TO: Louisa County Planning Commission

FROM: Staff, Louisa County Community Development

DATE: March 5, 2026

REQUEST:

1. 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.

2. Sec. 86-312. - Permitted uses with a conditional use permit in Planned Unit Development (PUD) as follows: Agricultural Operation, Aviation Facility, Brewery Limited, Brewery Major, Distillery 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, 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.

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

4. Sec. 86-321. - Waivers and modifications to the Planned Unit Development District (PUD) to allow for Garden Cottages to be accessed from the private road via a twenty-foot (20') access easement.

5. A 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 (PUD) 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 (PUD) 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 entrances. The applicant also requests Wares Crossroads Development and Cutalong at Tributer Bay share all utilities. RP20 Cutalong Consolidated, LLC consists of parcels 29-35, 29-35A,

REQUEST: The Planning Commission will meet to review the above items on Thursday, March 12, 2026, at 7:00 P.M. in the Louisa County Public Meeting Room.

INFORMATION SUMMARY	
TAX MAP AND PARCEL #:	28-97D, 29-3, 28-97E, 29-2
ACREAGE:	393.8417
ELECTION DISTRICT:	Mineral
ZONING:	Agricultural (A-2 GAOD) Parcels 28-97D, 29-3, 28-97E, and Agricultural (A-1 GAOD) Parcel 29-2
REQUESTED ZONING	Planned Unit Development (PUD)
SURROUNDING ZONING:	Agricultural (A-2) Residential General (R-2) General Commercial (C-2 GAOD) Resort Development (RD)
EXISTING USE(S):	Timber Property /Vacant Real Estate Office (29-2)
GROWTH AREA:	Lake Anna
FUTURE LAND USE(S):	Mixed Use

OWNER/APPLICANT (PUD):
Ware Family LLC
2891 Mosco Trail
Powhatan, VA 23139

Dickinson Land & Properties, LLC & Dickinson Investments LLC
441 Lakeway Rd
Mineral, VA 23117

OWNER/APPLICANT (Master Plan Amendment):
RP20 Cutalong Consolidated LLC
978 New Bridge Rd
Mineral, VA 23117

Cutalong Model LLC
160 West Canyon Crest Rd
Alpine, UT 84004

Tributer V&C Development Co LLC
2600 North Ashton Blvd
Lehi, UT 84043

AGENT (PUD & Master Plan Amendment):
Hirschler
Charles W. Payne, Jr.
725 Jackson Street, Suite 200
Fredericksburg, VA 22401-5720

PROPERTY LOCATION:

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, 28-97E, zoned Agricultural (A-2 GAOD) and 29-2 zoned Agricultural (A-1 GAOD), in the Mineral Election District. The 2040 Louisa County Comprehensive Plan designates this area as Mixed-Use, inside the Lake Anna Growth Area.

Exhibit A: Zoning Map

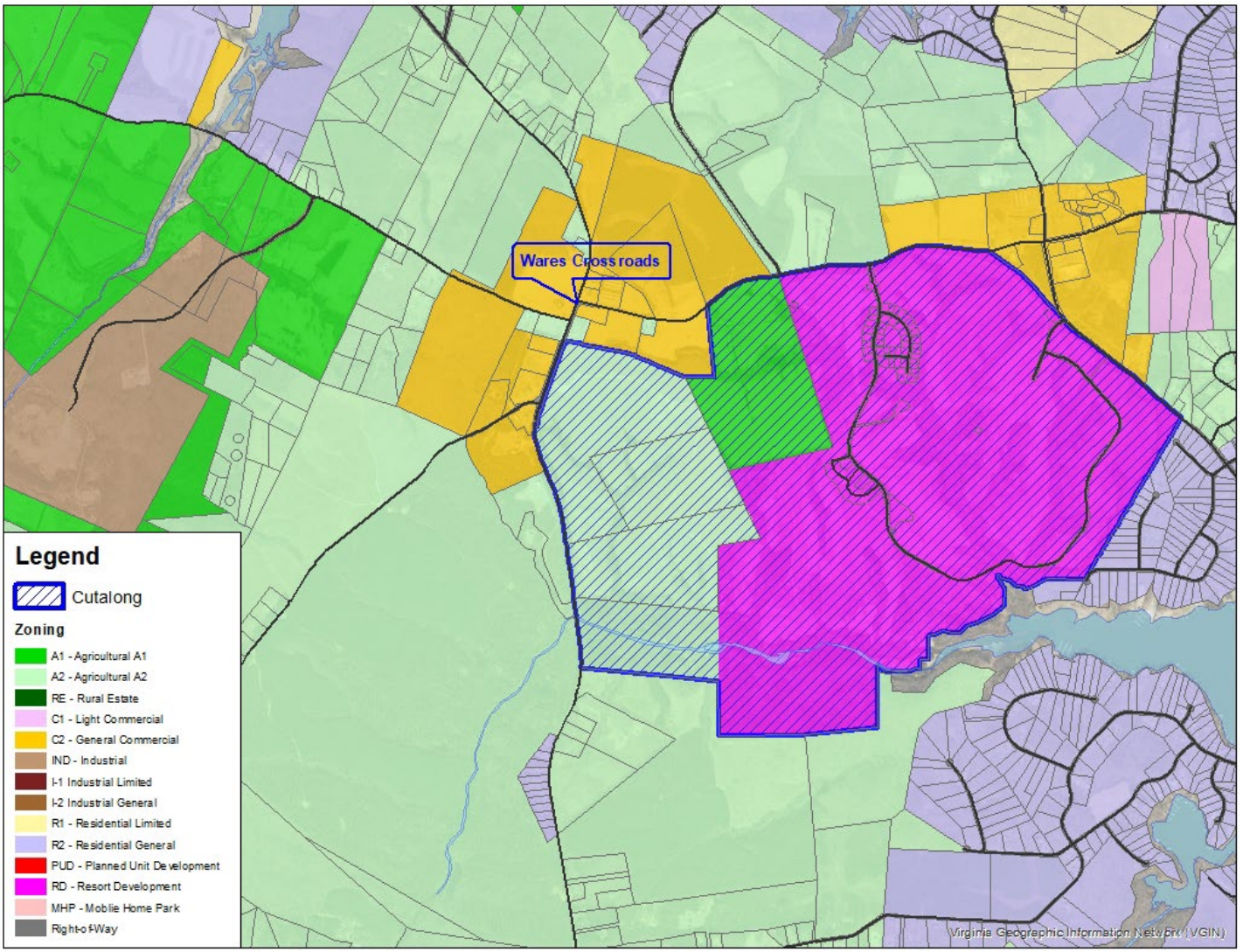
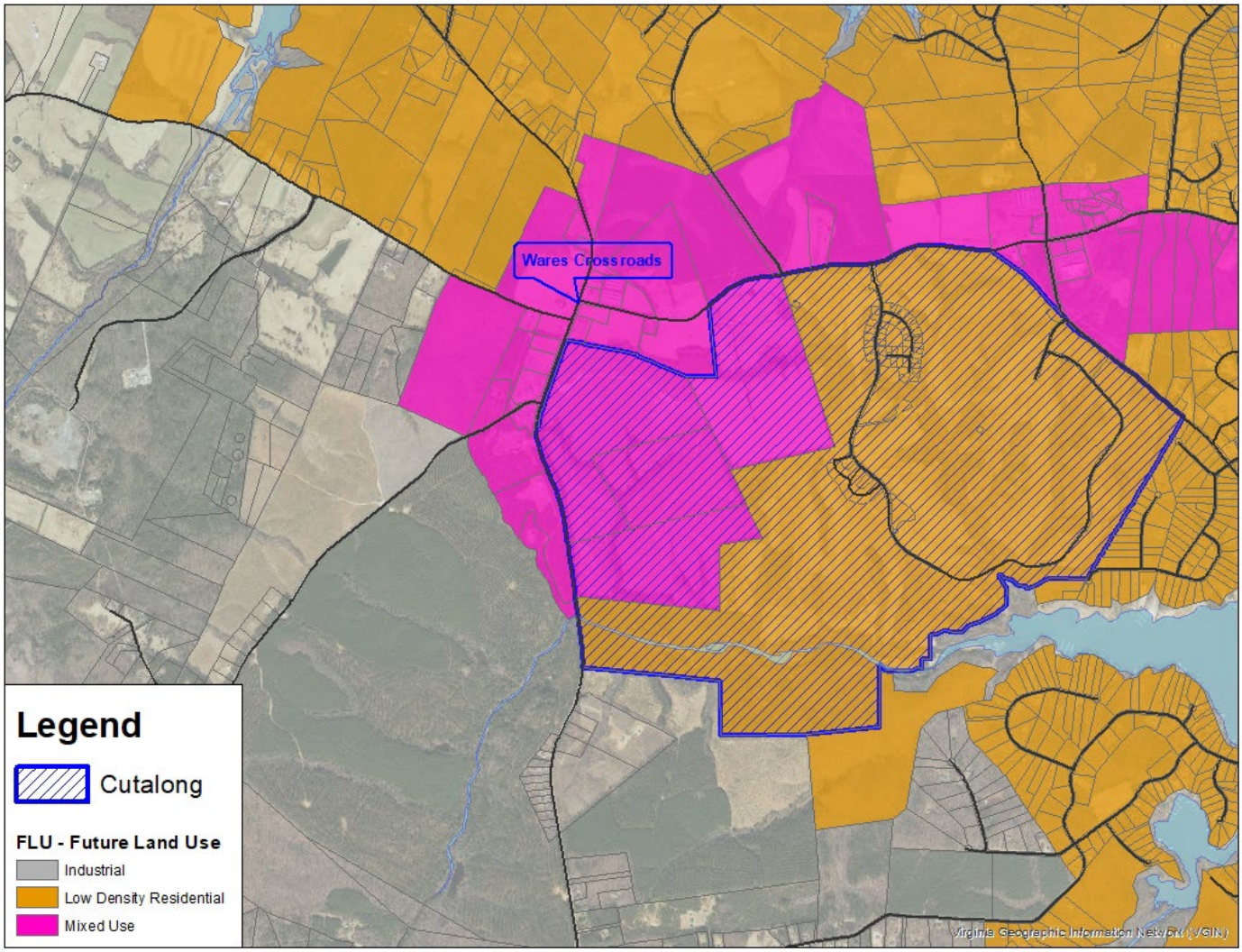


Exhibit B: Future Land Use Map



CONFORMANCE REVIEW:

I. 2040 Louisa County Comprehensive Plan

Section 3.01, Guiding Principles of the 2040 Comprehensive Plan, states that there should be a focus on "broadening the tax base by establishing businesses." The applicants' financial impact analysis details the potential impact of the project on the tax base (Enclosure 1 Exhibit D).

The 2040 Plan section 3.3 Implementation Options details how "low impact development, and preserving open spaces are all important". The proposed project will reserve "70% of the property as open space, 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," according to the application. The project will contain 69% open space, while the Planned Unit Development ordinance only requires that 30% percent of the total acreage shall be open space, whether dedicated to public use or retained privately.

The 2040 Plan section 3.3 Implementation Options states that a "Planned Unit Development (PUD) is applicable for larger tracts of land where Mixed-Uses are involved. By using a PUD approach, land development is more efficient when clustered in denser configurations. This allows for more open space and better access/movement. PUD's should be the primary approach for any new development involving 10 or more acres". The proposed development is in an area designated by the 2040 Future Lane Use Map as Mixed-Use and contains more than ten (10) acres of land.

The Population Summary section 2.2.4 of the Louisa County 2040 Comprehensive Plan (the "2040 Plan") states, "when compared to other counties in the region, there is a higher than average number of renter occupied units in Louisa County, likely driven by vacation homes on Lake Anna". The proposed project supports the statement made in the 2040 Plan.

II. Agricultural Preservation Review

Two goals of the Louisa County 2040 Comprehensive Plan are to "manage growth by concentrating development activity" and to "encourage open space retention". This proposal realizes both goals while also providing economic benefit to the county. While the project currently consists of four parcels zoned Agricultural (A-1 GAOD and A-2 GAOD), the properties are located in the Lake Anna Growth Area with their future land use as mixed use. The Lake Anna Growth Area is an area of the county that is intended for the concentration of development activities. Furthermore, the proposed plan allows for sixty-nine (69) percent of the property to remain in open space with an agricultural nature. The golf course will include the intensive horticultural activities of turf grass management and landscaping. The farm will include raised bed gardens and greenhouses that produce vegetables and other food crops accessible by members, thus allowing for agritourism type activities on site. In conclusion, the proposed rezoning does not conflict with the Comprehensive Plan as the land is located inside a growth area and more than sixty-nine (69) percent of the development is open space land being used in an agricultural nature.

III. Louisa County Land Development Regulations

Sec. 86-308. - Planned unit development district (PUD)—Statement of intent.

Planned unit development 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.

Additionally, planned unit development districts are intended to implement the specific goals enunciated by the comprehensive plan.

It is intended that 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.

Planned developments allow for a higher density of development for a more efficient use of the designated growth areas, and to more effectively preserve the rural areas of the county. Other benefits of a planned development include less infrastructure costs, more efficient provision of public safety services, less environmental impact, and through the provision of affordable housing achieve significant economic and social integration.

Sec. 86-312. - Permitted uses with conditional use permit for PUD *allows for one or more uses permitted by conditional use permit in any zoning districts may be permitted in the planned unit development district, if documented in the master plan, and upon issuance of a conditional use permit by the board of supervisors*. The applicant therefore request a conditional use permit for the following defined uses:

Agricultural Operation - An activity devoted to the bona fide production of crops, or animals, or fowl including the production of fruits and vegetables of all kinds; meat, dairy, and poultry products; nuts, tobacco, nursery and floral products; or the production and harvest of products from silviculture activity. Uses accessory to an agricultural operation include dairy, farm employee housing, farm sales, forestry use, livestock market for livestock raised on the property, temporary sawmill, commercial or private stable, wayside stand, agritourism activity, sale of farm-grown foods exempt from licensing under Code of Virginia, § 3.2-5130(A), and garden center that sells predominantly products produced on-site. It excludes animal waste treatment system, intensive agriculture, permanent sawmill, general garden center, and other predominantly commercial or manufacturing uses elsewhere defined in this chapter.

Aviation Facility - Also referred to as an airport. Landing fields, aircraft parking and service facilities, and related facilities for operation, service, fueling, repair, storage, charter, sales, and rental of aircraft, and including activities directly associated with the operation and maintenance of airport facilities and the provision of safety and security. (Helicopter Pad)

Brewery Limited - An agricultural operation licensed by the Virginia Alcoholic Beverage Control Board (ABC) as a limited brewery pursuant to Code of Virginia, § 4.1-208(2), or that produces less than 15,000 barrels of cider.

Brewery Major - Every operation which is not a limited brewery, including any authorized representative of such person, which (i) is licensed as a brewery located within the commonwealth, (ii) holds a beer importer's license and is not simultaneously licensed as a beer wholesaler, or (iii) manufactures any malt beverage, has title to any malt beverage products excluding licensed Virginia wholesalers and retailers or has the contractual right to distribute under its own brand any malt beverage product whether licensed in the commonwealth or not, who enters into an agreement with any beer wholesaler licensed to do business in the commonwealth.

Distillery Major - Any plant or operation licensed by federal law to: (1) produce distilled spirits from any source or substance; (2) brew or make mash, wort, or wash fit for distillation or for production of distilled spirits; (3) separates distilled spirits from any fermented substance by any process; or (4) makes or keeps mash, wort, or wash, or has a still in his possession or use. Exempt from this definition are farm distilleries.

Campground - Facilities providing camping or parking areas and incidental services for travelers in recreational vehicles and/or tents. The overnight parking of recreational vehicles shall be a permitted accessory use at parking facilities, and shall not be classified as a campground, provided that the following criteria is met:
(1)Recreational vehicles shall only be parked on a temporary overnight basis, and shall not be parked for more than 12 continuous hours at a time;
(2)Parking facilities shall not provide incidental services principally for recreational vehicles, and
(3)The parking of recreational vehicles shall not interfere with the movement of traffic or create a safety hazard.

Club - A use providing educational, meeting, or social facilities for civic or social clubs, fraternal/sororal organization, and similar organizations and associations, primarily for use by members and guests. Recreational facilities, unless otherwise specifically cited in this section, may be provided for members and guests as an accessory use. A club does not include a building in which members reside.

Commercial Indoor Sports and Recreation - Predominantly participant uses conducted within an enclosed building. Typical uses include bowling alleys, ice and roller skating rinks, indoor racquetball, swimming, and/or tennis facilities.

Commercial Indoor Entertainment - Predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include, but are not limited to, sports arenas, motor vehicle or animal racing facilities, and outdoor amusement parks.

Commercial Outdoor Sports and Recreation - Predominantly participant uses conducted in open or partially enclosed or screened facilities. Typical uses include, but are not limited to, driving ranges, miniature golf, swimming pools, tennis courts, outdoor racquetball courts, motorized cart and motorcycle tracks, paintball facilities, and motorized model airplane flying facilities. (Bocci Ball,

Commercial Outdoor Entertainment - Predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include, but are not limited to, sports arenas, motor vehicle or animal racing facilities, and outdoor amusement parks.

Dwelling/residence single family - A structure containing a single dwelling unit.

Dwelling/residence two family - A structure containing two dwelling units.

Golf Course - A tract of land for playing golf, improved with tees, greens, fairways, hazards, and which may include clubhouses and shelters. Included would be executive or par three golf courses. Specifically excluded would be independent driving ranges and any miniature golf course.

Indoor Shooting Range - A facility for the use of a structure for archery or firearms for the purposes of target practice or competitions, for commercial purposes.

Multi-Family Dwelling - A structure containing three or more dwelling units. Included in the use type would be garden apartments, low rise apartments, apartments for elderly housing and condominiums.

Outdoor Gathering - Any temporary organized gathering expected to attract 200 or more people at one time in open spaces outside an enclosed structure. Included in this use type are entertainment and music

festivals, church revivals, carnivals and fairs, and similar transient amusement and recreational activities not otherwise listed in this section. Excluded uses are activities held in public parks or on public school property and non-commercial gatherings having less than 500 people. An event shall be commercial if a charge is imposed or a donation is requested for admission to such event or for the sale of anything at such event.

Outdoor Shooting Range - A facility for the use of land for archery or firearms for the purposes of target practice, skeet and trap shooting, mock war games, or formal competitions, for commercial purposes. (Paintball, archery, air soft)

Personal Improvement Services - Establishments primarily engaged in the provision of informational, instructional, personal improvements and similar services. Typical uses include driving schools, health or physical fitness studios, reducing salons, dance studios, handicraft and hobby instruction.

Personal Services - Establishments or places of business engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barber shops; grooming of pets; seamstresses, tailors, or shoe repairs; florists; laundromats, and dry cleaning stations serving individuals or households.

Public Assembly - Facilities that accommodate assembly for sports, amusements, or entertainment purposes. Typical uses include auditoriums, sports stadiums, convention facilities, and incidental sales and exhibition facilities. Such facilities may include privately owned and/or operated assemblies.

Restaurant - An establishment where food and beverages are prepared and sold or served to customers for consumption on-premises or off-premises consumption.

Special Occasion Facility - A place of assembly where dances, parties, receptions, and other gatherings are held for profit, except when sponsored or co-sponsored by government, civic, charitable, or nonprofit groups.

Short-Term Rental of a Dwelling - The rental of a dwelling for periods of 30 days or less.

IV. 2024 Public Facilities Impacts Review

The Board of Supervisors adopted a Public Facilities plan on February 20, 2024, as an amendment to the 2040 Comprehensive Plan adopted August 5, 2019. The Plan aims to ensure that development impacts are adequately assessed and mitigated, to promote sustainable growth and to preserve the community's well-being. As Louisa County grows, the pressure on public facilities and services intensifies. The county expects proposed developments to consider the impacts on Public Facilities and to mitigate the impacts of the development. This mitigation can take various forms, such as impact fees, infrastructure improvements, land dedication, and other items, ensuring that the burden of growth does not disproportionately fall on existing residents and businesses in the County.

This application has therefore been evaluated to determine if it impacts the following areas:

Administration
Community Development Department Staff believes the Planned Unit Development will increase impacts to County Administration. Community Development Department staff is currently involved in the Rezoning and Conditional Use Permitting Process and would also be involved in future site

plan reviews, development permit reviews, and inspections. The "applicant has voluntarily proffered $293 per single family dwelling unit towards General Administration".

Fire & EMS
Community Development Department Staff believes the Planned Unit Development will increase impacts to County Administration. The Applicant has voluntarily proffered $854.67 per single family dwelling unit to support the County's public safety facilities. The Captain of Fire Prevention for Louisa County, Timmy Luck, has provided email comments as part of the application.

Law Enforcement
Community Development Department Staff believes the Planned Unit Development will increase impacts to Law Enforcement. The "applicant has voluntarily proffered $714.83 per single family dwelling unit towards the Sheriff's Office unit to support the County's public safety facilities".

Parks and Recreation
Community Development Department Staff believes the Planned Unit Development will not have an impact to parks and recreation as the Project proposed several recreational facilities for owners and guest. The Applicant has voluntarily proffered $149.79 per single family dwelling unit to support the County's parks and recreational facilities.

Schools
Community Development Department Staff believes the Planned Unit Development will increase impacts to the School system as the applicant believes the project will "generate a net of 17 school-age children (8 elementary, 4 middle and 5 high school)," at full build out. The applicant also plans to partner with the School system by establishing an internship program for students. "The Applicant has voluntarily proffered $2,625 per single family dwelling unit to mitigate the Project's impacts on public schools".

Solid Waste
Community Development Department Staff believes the Planned Unit Development will increase impacts to the landfill directly more than the local convenience center as the applicant intends to use private haulers. "At full buildout, the Project will utilize private haulers for solid waste collection. The Applicant has voluntary proffered **$125.56** per unit to mitigate impacts to Solid Waste".

VIRGINIA DEPARTMENT OF TRANSPORTATION PRELIMINARY REVIEW:

Community Development Department Staff submitted the Wares Crossroads Traffic Memorandum for a second review to VDOT on December 16, 2025. Staff received the following comments from VDOT on February 13, 2026.

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.

ECONOMIC ANALYSIS:

County Administration provided feedback on the applicant's financial impact analysis in the second and third reviews of the application. The most recent round of comments and applicant responses can be found in the applicant's fourth submission in a letter dated January 26, 2026, addressed to the Deputy County Administrator, Chris Coon. The applicants' financial impact analysis prepared by MuniCap, Inc., states that 30 year net revenue from cumulative impact to the County will be $21,603,817. The applicants' Proffer Analysis can be found in (Enclosure 1 Exhibit B), and the financial impact analysis can be found in (Enclosure 1 Exhibit D).

NEIGHBORHOOD MEETING RESULTS:

A neighborhood meeting was held in the Louisa County Public Meeting Room on February 11, 2026 at which at least twenty-seven (27) individuals attended this project. Citizens expressed concern about the following topics.

- Overall water usage by both developments, well monitoring and testing, plans for water usage during droughts.
- Short-term rental occupancy control.
- Traffic congestion during peak lake season.
- Concerned that the emergency services entrance off Route 522 will be installed toward the end of development.
- School Bus pick up and drop off.
- What amenities will be part of the gated community and not available to the public?
- Annual financial Support for the Lake Anna Civic Association
- Environmental impacts on pollinators.

The applicant provided responses to the concerns listed, discussed items, and directed citizens to review the application for more information. The applicant agreed to provide water studies to citizens. The applicant has provided additional information after the meeting as part of their application (Exhibit J).

REZONING REZ2026-01 PROFFERS:

The applicant has provided a proffer statement, which can be found in Enclosure 1. The applicant has proffered items ranging from the maximum density, transportation improvements, donations, partnership with the High School Career and Technical Education Center, and cash proffers for each single family dwelling unit to support a range of county departments that could be impacted by the development. The applicants' Proffer Analysis can be found in (Enclosure 1 Exhibit B),

CONSIDERATIONS FOR EVALUATION:

In determining imposed conditions, the governing body shall take into consideration Sec. 86-43. - Intent, requirements, conditions and procedures of Division 5 – Conditional Use and may impose reasonable conditions that:

(1) Abate or restrict noise, smoke, dust or other elements that may affect surrounding property. **This has been addressed by the Louisa County Land Development Regulation Chapter 51 Noise of the Land Development Regulations.**

(2) Establish setback, side and front yard requirements necessary for orderly development and to prevent traffic congestion. **Setbacks have been addressed by the applicant's master plan as the Planned Unit Development (PUD) zoning district allows an applicant to create their own setbacks. VDOT has provided comments on the proposed project. The applicant has voluntarily proffered transportation improvements as a result of that study.**

(3) Provide for adequate parking and ingress and egress to public streets or roads. **The applicant is responsible for obtaining any necessary entrance permits from VDOT. The applicant has provided a parking layout in the concept plan. Condition twelve (12) has been added to address overflow parking situations.**

(3) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered detrimental to adjoining property. **The applicant proposes a development that will have 69% of the project remain open space. The applicant proposes a 50-foot-wide buffer along Zachary Taylor Highway and a portion of New Bridge Road as depicted on the project's concept plan.**

(4) Tend to prevent such use from changing the character and established pattern of development of the community. **The project is proposed in the Lake Anna Growth Area with the designation of Mixed Use. The proposed project is adjacent to the Resort Development known as Cutalong Golf Course at Tributer Bay. The character of Lake Anna is resort-like in nature as a result of it being a popular Summer vacation destination in Virginia.**

CONDITIONAL USE PERMIT CUP 2026-01 CONDITIONS:

Staff offers nineteen (19) conditions listed below for the Planning Commission's Consideration:

1. Site Plan and Land Disturbance. The Property owner shall submit a site plan for approval by Louisa County for each phase of development. If land disturbance, which includes the addition of gravel, asphalt, or the grading of land, meets or exceeds 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site.

2. Permits. The Property owner shall secure and complete all necessary permits, reviews, and/or approvals from Louisa County Community Development Department, Virginia Department of Environmental Quality (VADEQ), Virginia Department of Health (VDH), and the Virginia Department of Transportation (VDOT) as applicable.

3. Lighting. All design and use of exterior lighting shall comply with the International Dark-Sky Association and shall be labeled as such on the site plan and building permits.

4. Spill Plan. The Property owner will maintain a fuel and chemical spill plan on site. Oil absorbent pads, booms, and quick-dry materials will be stored both inside and outside the maintenance and aviation facilities.

5. Water.

    A. The Property owner will install a rainwater harvesting system for all non-residential rooftops for the project.
    B. Drought-resistant plantings selected by a licensed landscape architect will be predominantly used throughout the community in addition to existing natural vegetation.
    C. The property owner shall prepare a water management plan to the board of supervisors for review and discussion by November 1, 2027, which must include the following items:
        1. Legal and Regulatory Reporting
        2. Sustainability & Aquifer Protection Strategies
        3. Resource Protection Measures
        4. Yearly total use in gallons

        The property owner must provide an updated report to the board of supervisors for review and discussion by November 1, 2027 each subsequent year.

6. Pollinators. The Property owner will contact the Virginia Department of Conservation and Recreation and discuss opportunities and best practices for the implementation of native pollinator species throughout the project.

7. Distillery Rickhouse. The Property owner will use best practices from the state of Kentucky's Building Code, where the Virginia State Building Code allows, for the construction of any rickhouses.

8. Knox Box. The Property owner will install a Knox Box for Fire & EMS at all entry gates.

9. Indoor Shooting Range. The hours of operation for any Indoor Shooting Range operated on the Property will be 6:00 am to 10:00 pm, Monday through Saturday. Sunday operation will be 1:00PM to 10:00PM. The facility will be built with soundproof materials to prevent noise from impacting adjacent properties.

10. Outdoor Shooting. The hours of operation for any Outdoor Shooting Range operated on the Property will be 6:00 am to 10:00 pm, Monday through Saturday. Sunday operation will be 1:00PM to 10:00PM. Any Outdoor Shooting Range constructed on the Property will be limited to Archery, Paintball, and air rifles. Paintball and air rifles will be required to use suppressors.

11. Master Plan. The Property will be developed in general conformance with the Master Plan titled "Reef Wares Crossroads Development – Site Master Plan", dated January 16, 2026 prepared by REEF ("Master Plan"). The property will be developed in general conformance with the master plan, which is incorporated herein by reference. Notwithstanding anything to the contrary under these conditions, all designated open spaces, parcel lines, parcel and lot sizes, building envelopes, building or unit sizes, public road locations, access points, private driveway and travel-way locations,

accessory use locations, waste facilities, interparcel connections, parking areas, utility locations, stormwater management facilities, amenities, dimensions of undeveloped areas and all other areas shown on the master plan may be adjusted for purposes of final engineering of site or subdivision plans (via multiple phases) to allow full compliance with the requirements of state and federal regulations including, but not limited to, Virginia Department of Historical Resources, Virginia Department of Transportation ("VDOT"), Virginia Department of Environmental Quality, Virginia Department of Conservation and Recreation, U.S. Army Corps of Engineers, and the county's zoning ordinance and subdivision ordinance. Notwithstanding the foregoing provisions of this condition, any material adjustments to the master plan (during site or subdivision plan review) will be 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 fulfilling any of the conditions."

12. Notice of Large Events (Outdoor Gatherings). An outdoor gathering is defined as any temporary organized gathering expected to attract 200 or more people at one time in open spaces outside an enclosed structure. The Property owner will provide the Zoning Administrator, the Sheriff Department, Fire & EMS, and VDOT with at least two (2) months' prior written notice before any event shall take place on the Property, that is open to the general public. Should any events, that are open to the public, be held on the Property, the Property owner will submit a plan to the Zoning Administrator that will include:

    a. The parking area, including any overflow spaces, if needed, and the number of parking spaces; ingress/egress to the public streets for attendees and emergency vehicles; all existing structures (to include tents, tables, inflatables, etc.) and distances to the property lines. The Property owner will apply for any necessary sign and building permits.

    b. A traffic control plan submitted to the County for routing to the Virginia Department of Transportation. The applicant will submit a traffic control plan directly to the Sherriff Office for review and comment.

    c. A plan for adequate medical facilities for persons at the event submitted to Fire & EMS.

    d. The number of sanitary facilities available to guests, in accordance with Virginia Department of Health guidelines.

    e. Confirmation that any temporary outdoor lighting is using shielding devices to prevent light pollution to adjacent properties.

    f. A general schedule of events and activities, along with a corresponding general layout site plan

    g. All expenses associated with adequate on-site emergency services and traffic control will be the responsibility of the applicant.

    h. No music shall be played, either by mechanical device of live performance, in such a manner that sound emanating therefrom shall violate any provision of Chapter 51 Noise of the County Code. The Property owner will make every effort to minimize the impact of noise from the event on neighboring properties.

i. The Zoning Administrator may impose reasonable conditions necessary to mitigate potential adverse impacts on existing uses and adjoining properties, and to protect the public health, safety and general welfare of citizens. Additional information may be requested to include provisions for adequate parking, storage, and lighting; provisions for security, traffic safety, fire; conditions limiting hours of operation; and any other health and safety concerns the Zoning Administrator may deem necessary. In addition, the Zoning Administrator may require the posting of a bond to ensure timely removal of structures and materials and restoration of the area.

13. Overflow Parking. Should overflow parking be needed for any public event that is to take place on the Property, the Applicant will submit a parking plan to the Zoning Administrator, at least two (2) months prior to the event (the "Parking Plan"). The Parking Plan shall identify the overflow parking areas. All overflow parking will be located on the Property.

14. Buffer along Route 522 and 208. The Property owner will plant a fifty-foot (50') landscape buffer along Zachary Taylor and will maintain it in perpetuity, as depicted on the Master Plan. The applicant will plant a fifty-foot (50') landscape buffer along a portion of New Bridge Road Zachary Taylor and will maintain it in perpetuity, as depicted on the Master Plan. Both buffer locations will use staggard rows of evergreen planting that will be submitted by a landscape architect for county review and approval. The applicant will be responsible for the yearly maintenance of the buffers. The buffers will be installed prior to the first certificate of occupancy being granted, unless weather conditions such as drought, precipitation, or planting season require an extension from the Zoning Administrator.

15. Noise. All uses on the Property will comply with Chapter 51 of the Louisa County Zoning Ordinance.

16. CUP2016-04. 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.

17. Aviation Facility. Approval of an aviation facility is limited to one helicopter pad and associated support facilities. The Helicopter Pad shall not be used for ultralights, experimental aircraft, or air taxi services.

18. Inspections. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.

19. Permit Revocation. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

PRIVATE ROAD WAIVER REQUEST - PURSUANT TO SECTION 86-567 (10) B., OF CHAPTER 86. LAND DEVELOPMENT REGULATIONS (For Planning Commission Consideration):

The applicant request a private road waiver be granted to develop Wares Crossroads Development LLC., as a Planned Unit Development with a new internal private, gated road network. The existing Cutalong Golf Course at Tributer Bay Development was approved for a private road waiver in 2024.

MODIFICATION REQUEST IN ACCORDANCE WITH SECTION 86-321(For Board of Supervisors Consideration):

Where sections of the zoning or subdivision ordinance are deemed to be in conflict with the goals of the final master plan, the rezoning application shall be considered a waiver or modification to these sections if specified in the final master plan. Otherwise, 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, and request the specific waivers or modifications to be considered by the board of supervisors after a public hearing.

The applicant request twenty (20) Garden Cottages to be accessed from the developments private road via a twenty-foot (20') access easement as depicted on sheet C2 of the Master Plan (Exhibit A). The applicant has made this request to, "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".

MASTER PLAN AMENDMENT REQUEST (For Board of Supervisors Consideration):

The applicant request a Master Plan Amendment be granted 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 entrances. The applicant also requests Wares Crossroads Development and Cutalong at Tributer Bay share all utilities. Staff believes the developer's vision set out in the revised Master Plan would be a progressive and positive asset for the County.

ENCLOSURES (1):

Enclosure 1 includes:

- Applicant Fourth Submission Response Letter to Community Development
- Applicant Fourth Submission Response Letter to County Administration
- Applicant County Application
- Applicant Voluntary Proffer Statement
- Applicant Narrative
- Applicant Architectural Renderings
- Applicant Proffer Statement

Exhibit A Master Plan

Exhibit B Proffer Analysis

Exhibit C Traffic Memorandum

Exhibit D Financial Impact Analysis

Exhibit E Adjacent Property Owner List

Exhibit F Signage Package

Exhibit G Architectural Guidelines

Exhibit H Groundwater Availability Report

Exhibit I Phase 1 Environmental Site Assessment Study

Exhibit J Neighborhood meeting PowerPoint

Exhibit K Neighborhood meeting applicant response email

Exhibit L Applicant Fifth Submission Letter containing VDOT response and CUP condition edits

Exhibit M Applicant proffer addition (track changed)

Enclosure 1

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

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.ccoon@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 Tributer 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 evets), 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.

VDOT (Alice Chen at ying.chen@vdot.virginia.gov) – FORTHCOMING

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,

Charles W. Payne, Jr.

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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 26, 2026

Chris Coon
Deputy County Administrator
1 Woolfolk Avenue, Suite 201
Louisa, VA 23093
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:

- 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
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- 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)

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, Municap calculated costs in a two-step process. First, Municap 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.

   Municap then estimated expenditures on a per capita basis with the exact allocation method depending on the nature of the expenditure. For example, Muicap 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, Municap 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 Municap 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[1], 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.

[1] 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,

Charles W. Payne, Jr.

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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.

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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? X (29-2) YES X 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 #

Property Owner	Mailing Address	Tax Map	Acreage	Zoning
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)	WAWES CROSSROADS DEVELOPMENT, LLC 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)

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)	APPLICANT'S NAME (Typed or Printed)
Virginia Kay Watson	Virginia Kay Watson
SIGNATURE OF OWNER (Same Name as Used in Item 2-C, Page 1)	OWNER'S NAME Ware Family, LLC (Typed or Printed)
Charles W. Payne, Jr.	
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: _____, 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 & Aurhorized 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.

Docusign Envelope ID: 5E0794B4-69C8-4382-B854-972DF669E876

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 26.

SIGNATURE OF APPLICANT (Same Name as Used in Item 2-A, Page 1) Signed by: joe walsh 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.

Docusign Envelope ID: 8DDBB706-4588-461C-8630-9476DDF04931

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 26.

SIGNATURE OF APPLICANT (Same Name as Used in Item 2-A, Page 1)	APPLICANT'S NAME (Typed or Printed)
Signed by: Justin Belliveau 28537 1A7FE35464...	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, 2025.

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 2025

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

00358522 Registration Number

ANN SIROHI-MALHOTRA NOTARY PUBLIC REG # 003588522 COMMISSION EXPIRES 02/28/2029 COMMONWEALTH OF VIRGINIA

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, Ware 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 Fauquier, 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
8016166 Registration Number
8016166

ASHLEY DAVIS
NOTARY PUBLIC
REG. #8016166
MY COMMISSION EXPIRES
12/31/2026
COMMONWEALTH OF VIRGINIA

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* • (540) 967-3430

Conditional Use & Rezoning Fee Worksheet

Property Address	446 New Bridge Road; Not Assigned
Tax Map ID	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.

Conditional Use & Rezoning Fees		
Description	**Fee**	**Applicable Fee to Project**
Base Fee	**Applies to all projects.**	$750
Total Site Acres		
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
Disturbed Acres		
<1 acre	No additional fee	
1.1 – 2.5 acres	+$50	
2.6 - 10 acres	+$100	
10+ acres	+$250	$250.00

Total Building Square Footage		
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
Finished Square Footage		
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
Residential		
Personal Use Only	-$1,000	
Residential Development	+$1,000	$1,000.00
Commercial, Business Size		
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
Commercial, Number of Employees		
0 - 10 employees	No additional fee	
11 - 50 employees	+$50	
51 - 100 employees	+$100	$100.00
101+ employees	+$250	
	Total Fees	$3,100.00

$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: Wares Crossroads Development

Project Address: 446 New Bridge Road

Current Zoning: A-1, A-2 Tax Map Number: 28-91D, 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): Wares 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

Openspace *[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 Deveopment 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

VOLUNTARY PROFFER STATEMENT

APPLICANT:	Wares Crossroads Development LLC (the "Applicant")
OWNER:	Dickinson Land & Properties, L.L.C.; Ware Family, LLC; Dickinson Investments 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")
REQUEST:	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,[1] twenty-nine (29) Executive Units[2], thirty-five (35) Member Villas[3] and twenty (20) Garden Cottages,[4] and all other uses as enumerated in the Master Plan (collectively the "Project").
DATE:	January 20, 2026
FILE NO.:	REZ2026-01 CUP2026-01

I. **General Information**. The Applicant (including its future owners, successors, and assigns) hereby agrees that the development of the Property will be in general

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

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

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

[4] 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*

conformance with the Master Plan and those certain proffered conditions described herein (the "Proffers"). The Proffers are voluntary and reasonable in accordance with Sections 15.2-2298 and 15.2-2303, *et al*. of the Code of Virginia (1950, as amended), and County Zoning Ordinance (1971, as supplemented) Sections 86-53, 86-55, and 86-308, *et. al*. The headings for the Proffers set forth below have been prepared for convenience or reference only and do not control, affect the meaning, or interpretation of any provisions of the Proffers. The Proffers are the only conditions offered in this rezoning application. Any prior proffers affecting the Property, whether of record or not, are hereby superseded by these Proffers upon the approval of the County of Louisa, Virginia, Board of Supervisors ("County"), including any applicable appeal periods, and thus are void and of no further force and effect upon said approval.

II. **Land Use**.

a. General Development. The Property will be developed in general conformance with the Master Plan, which is incorporated herein by reference. Notwithstanding anything to the contrary under these Proffers, all designated open spaces, parcel lines, parcel and lot sizes, building envelopes, building or unit sizes, public road locations, access points, private driveway and travel-way locations, accessory use locations, waste facilities, interparcel connections, parking areas, utility locations, stormwater management facilities, amenities, dimensions of undeveloped areas and all other areas shown on the Master Plan may be adjusted for purposes of final engineering of site or subdivision plans (via multiple phases) to allow full compliance with the requirements of state and federal regulations including, but not limited to, Virginia Department of Historical Resources, Virginia Department of Transportation ("VDOT"), Virginia Department of Environmental Quality, Virginia Department of Conservation and Recreation, U.S. Army Corps of Engineers, and the County's Zoning Ordinance and Subdivision Ordinance. Notwithstanding the foregoing provisions of this Section II(a), any material adjustments to the Master Plan (during site or subdivision plan review) will be 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.

b. Use. The Property may be developed for all uses permitted pursuant to the PUD zoning district and as enumerated on the Master Plan (collectively, the "Project").

c. Residential Maximum Density. Notwithstanding the foregoing Proffer II(b), the Applicant may construct no more than fifty (50) Estate Units, twenty-nine (29) Executive Units, thirty-five (35) Member Villas, and twenty (20) Garden Cottages on the Property (collectively the "Units").

III. **Transportation**. Subject to County and VDOT approvals, as may be applicable, the Applicant will provide the following transportation improvements, all as depicted on the Master Plan:

a. With completion required no later than the County's issuance of a certificate of occupancy permit for the first Unit constructed on the Property, or if otherwise required earlier by VDOT, the Applicant will:

i. On New Bridge Road at the intersection with Driveway 1

1. Construct a westbound left-turn lane with 200-feet of taper and 200-feet of storage; and

ii. On Zachary Taylor Highway at the intersection with Driveway 2

1. Construct a southbound left-turn lane with 200-feet of taper and 200-feet of storage.

iii. On Zachary Taylor Highway at the intersection with Driveway 3

1. Construct a southbound left-turn lane with 200-feet of storage and 200-feet of taper.

b. With completion required no later than the County's issuance of a certificate of occupancy permit for the 101st Unit constructed on the Property, the Applicant will:

i. On New Bridge Road at the intersection with Driveway 1

1. Construct an eastbound right-turn lane

IV. **Site Design**

a. Phasing. 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.

b. The Farm. 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 on the Master Plan are required to be constructed on the Property.

V. **Cash Proffers**

a. The following cash proffers under this Proffer V will be paid to the County to mitigate the Project's impacts on applicable County public facilities, including schools, parks and recreation, public safety, sheriff's office, general administration

and solid waste all as provided more particularly in the below chart (collectively, the "Cash Proffers"). The Cash Proffers are allocated as follows:

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.
TOTAL								$376,265.15	

b. Public Safety. Notwithstanding the foregoing provisions of this Proffer V, the County may apply the above Public Safety Proffer towards improvements to the New Bridge Fire & Rescue Station (Station 8) facilities or other public safety facility improvements as the County may desire.

c. Escalation Clause. Commencing five (5) years after the approval of this rezoning application, the Cash Proffers for each Unit will be adjusted annually on January l to reflect any increase for the preceding year in the Consumer Price Index, U.S. City Average, All Urban Consumers (the "CPI-U") prepared and reported monthly by the U.S. Bureau of Labor Statistics of the United States Department of Labor.

The adjustment will be made by multiplying the Cash Proffers for the preceding year by the CPI-U as of December 1st in the preceding year. If the CPI-U is discontinued by the United States Department of Labor, the Marshall and Swift Building Cost Index formula will be used as defined by Section 15.2-2303.3.B of the Code of Virginia.

VI. **Miscellaneous**

a. Water Sense Guidelines. All Units constructed on the Property will comply with the Environmental Protection Agency's (EPA) Water Sense Guidelines.

b. Lighting. All lighting on Property will be Dark-Sky compliant.

c. 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, unless the County and Applicant agree to establish sooner.

d. 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.

e. 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, and any relocation requirements for the cemetery will be performed in accordance with Virginia Code Sections §57-22-57-§39.25 and all applicable County requirements.

f. Environmental. The Applicant will comply with all recommendations provided under the Phase I Site Environmental Site Assessment Report. If disturbance is anticipated, the Applicant will perform additional investigations and will follow all reasonable, warranted mitigation actions.

g. 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.

[REMAINDER OF THE PAGE TO REMAIN INTENTIONALLY BLANK; AUTHORIZED SIGNATURES TO FOLLOW]

The Proffers are made voluntarily in support of this Rezoning Application, and are offered are in compliance with the Code of Virginia Sections 15.2-2298 and 15.2-2303, and the Applicant/Owner deem the proffers offered both reasonable and appropriate, as conclusively evidenced by this signed and notarized Proffer Statement.

WITNESS the following signatures:

APPLICANT: **Wares Crossroads Development LLC**,
a Delaware limited liability company

By:_____

STATE/COMMONWEALTH OF _____
CITY/COUNTY OF _____

The foregoing was subscribed, sworn to and acknowledged before me this ___day of _____, 2026, by_____, the _____ of Wares Crossroads Development LLC, a Delaware limited liability company, on behalf of the company.

_____
Notary Public

Print Name: _____
My Commission Expires:_____
Registration No. _____

[SEAL]

[Signature Page 1 of 5]

OWNER:

Ware Family, LLC
Virginia limited liability company

By: _____

COMMONWEALTH/STATE OF _____
CITY/COUNTY OF _____

The foregoing was subscribed, sworn to and acknowledged before me this ___day of _____, 2026, by _____, the _____ of Ware Family, LLC, a Virginia limited liability company, on behalf of the company.

_____
Notary Public

Print Name: _____
My Commission Expires:_____
Registration No. _____

[SEAL]

[Signature Page 2 of 5]

OWNER: **Dickinson Investments, L.L.C.,**
Virginia limited liability company

By: _____

COMMONWEALTH/STATE OF _____
CITY/COUNTY OF _____

The foregoing was subscribed, sworn to and acknowledged before me this ___day of _____, 2026, by _____, the _____ of Dickinson Investments, L.L.C., a Virginia limited liability company, on behalf of the company.

_____
Notary Public

Print Name: _____
My Commission Expires:_____
Registration No. _____

[SEAL]

[Signature Page 3 of 5]

OWNER: **Dickinson Land & Properties, L.L.C.,**
Virginia limited liability company

By: _____

COMMONWEALTH/STATE OF _____
CITY/COUNTY OF _____

The foregoing was subscribed, sworn to and acknowledged before me this ___day of _____, 2026, by _____, the _____ of Dickinson Land & Properties, L.L.C., a Virginia limited liability company, on behalf of the company.

_____
Notary Public

Print Name: _____
My Commission Expires:_____
Registration No. _____

[SEAL]

[Signature Page 4 of 5]

THE COUNTY OF LOUISA, VIRGINIA:

Agreed and Accepted: The County of Louisa, Virginia:

_____	_____
Louisa County Board of Supervisors	*Date*
By _____, Chairperson	

[Signature Page 5 of 5]

EXHIBIT A

MASTER PLAN

23568645.4 049008.00008

LOUISA COUNTY, VIRGINIA

VOLUNTARY PROFFER STATEMENT

APPLICANT:	Wares Crossroads Development LLC (the "Applicant")
OWNER:	Dickinson Land & Properties, L.L.C.; Ware Family, LLC; Dickinson Investments 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 ~~November 20, 2025~~January 16, 2026 and attached hereto as **Exhibit A** (the "Master Plan")
REQUEST:	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,[1] twenty-nine (29) Executive Units[2], thirty-five (35) Member Villas[3] and twenty (20) Garden Cottages,[4] and all other uses as enumerated in the Master Plan (collectively the "Project").
DATE:	~~November~~January 20, ~~2025~~2026
FILE NO.:	~~[File No. to be Assigned]~~REZ2026-01 CUP2026-01

I. **General Information**. The Applicant (including its future owners, successors, and assigns) hereby ~~agree~~agrees that the development of the Property will be in general

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

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

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

[4] 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*

conformance with the Master Plan and those certain proffered conditions described herein (the "Proffers"). The Proffers are voluntary and reasonable in accordance with Sections 15.2-2298 and 15.2-2303, *et al*. of the Code of Virginia (1950, as amended), and County Zoning Ordinance (1971, as supplemented) Sections 86-53, 86-55, and 86-308, *et. al*. The headings for the Proffers set forth below have been prepared for convenience or reference only and do not control, affect the meaning, or interpretation of any provisions of the Proffers. The Proffers are the only conditions offered in this rezoning application. Any prior proffers affecting the Property, whether of record or not, are hereby superseded by these Proffers upon the approval of the County of Louisa, Virginia, Board of Supervisors ("County"), including any applicable appeal periods, and thus are void and of no further force and effect upon said approval.

II. **Land Use**.

a. General Development. The Property will be developed in general conformance with the Master Plan, which is incorporated herein by reference. Notwithstanding anything to the contrary under these Proffers, all designated open spaces, parcel lines, parcel and lot sizes, building envelopes, building or unit sizes, public road locations, access points, private driveway and travel-way locations, accessory use locations, waste facilities, interparcel connections, parking areas, utility locations, stormwater management facilities, amenities, dimensions of undeveloped areas and all other areas shown on the Master Plan may be adjusted for purposes of final engineering of site or subdivision plans (via multiple phases) to allow full compliance with the requirements of state and federal regulations including, but not limited to, Virginia Department of Historical Resources, Virginia Department of Transportation ("VDOT"), Virginia Department of Environmental Quality, Virginia Department of Conservation and Recreation, U.S. Army Corps of Engineers, and the County's Zoning Ordinance and Subdivision Ordinance. Notwithstanding the foregoing provisions of this Section II(a), any material adjustments to the Master Plan (during site or subdivision plan review) will be 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.

b. Use. The Property may be developed for all uses permitted pursuant to the PUD zoning district and as enumerated on the Master Plan (collectively, the "Project").

c. Residential Maximum Density. Notwithstanding the foregoing Proffer II(b), the Applicant may construct no more than fifty (50) Estate Units, twenty-nine (29) Executive Units, thirty-five (35) Member Villas, and twenty (20) Garden Cottages on the Property (collectively the "Units").

~~III. **Site Design**~~

~~a. Maximum Lot Coverage. The floor area (1.0) requirements on the Property shall be calculated on a cumulative basis and not on a percentage of each subdivided~~

~~parcel. A tabulation shall be provided on all site plans related to the Property depicting overall floor area and open space for the Project.~~

III. ~~IV.~~ **Transportation**. Subject to County and VDOT approvals, as may be applicable, the Applicant will provide the following transportation improvements, all as depicted on the Master Plan:

a. With completion required no later than the County's issuance of a certificate of occupancy permit for the first Unit constructed on the Property, or if otherwise required earlier by VDOT, the Applicant will:

i. On New Bridge Road at the intersection with Driveway 1

1. Construct a westbound left-turn lane with 200-feet of taper and 200-feet of storage; and

ii. On Zachary Taylor Highway at the intersection with Driveway 2

1. Construct a southbound left-turn lane with 200-feet of taper and 200-feet of storage.

iii. On Zachary Taylor Highway at the intersection with Driveway 3

1. Construct a southbound left-turn lane with 200-feet of storage and 200-feet of taper.

b. With completion required no later than the County's issuance of a certificate of occupancy permit for the 101st Unit constructed on the Property, the Applicant will:

i. On New Bridge Road at the intersection with Driveway 1

1. Construct an eastbound right-turn lane

IV. **Site Design**

a. Phasing. 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.

b. The Farm. 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 on the Master Plan are required to be constructed on the Property.

V. **Cash Proffers**

a. The following cash proffers under this Proffer V will be paid to the County to mitigate the Project's impacts on applicable County public facilities, including schools, parks and recreation, ~~and~~ public safety, sheriff's office, general administration and solid waste all as provided more particularly in the below chart (collectively, the "Cash Proffers"). The Cash Proffers are allocated as follows:

(Modified graphics)

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	~~$2,695.00~~	N/A	N/A	N/A	~~79~~	~~$197,275.00~~	$0.00	~~$197,275.00~~	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	~~$1,589.59~~	N/A	N/A	N/A	~~79~~	~~$124,933.61~~	$0.00	~~$11,893.61~~	After final inspection and before the County's approval of a certificate of occupancy permit for each Executive Unit or Estate Unit.
Public Safety	~~$1,554.67~~	N/A	N/A	N/A	~~79~~	~~$127,538.93~~	$0.00	~~$127,538.93~~	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.
TOTAL								$376,265.15	

b. Public Safety. Notwithstanding the foregoing provisions of this Proffer V, the County may apply the above Public Safety Proffer towards improvements to the New Bridge Fire & Rescue Station (Station 8) facilities or other public safety facility improvements as the County may desire.

c. Escalation Clause. Commencing five (5) years after the approval of this rezoning application, the Cash Proffers for each Unit will be adjusted annually on January l to reflect any increase for the preceding year in the Consumer Price Index, U.S. City Average, All Urban Consumers (the "CPI-U") prepared and reported monthly by the U.S. Bureau of Labor Statistics of the United States Department of Labor. The adjustment will be made by multiplying the Cash Proffers for the preceding year by the CPI-U as of December 1st in the preceding year. If the CPI-U is discontinued by the United States Department of Labor, the Marshall and Swift Building Cost Index formula will be used as defined by Section 15.2-2303.3.B of the Code of Virginia.

VI. Miscellaneous

a. Water Sense Guidelines. All Units constructed on the Property will comply with the Environmental Protection Agency's (EPA) Water Sense Guidelines.

b. Lighting. All lighting on Property will be Dark-Sky compliant.

c. 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, unless the County and Applicant agree to establish sooner.

d. Lake Anna Community Association (LACA). The Applicant will ~~provide~~ pay Ten Thousand Dollars ($~~10,000~~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.

e. 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, and any relocation requirements for the cemetery will be performed in accordance with Virginia Code Sections §57-22-57-§39.25 and all applicable County requirements.

f. Environmental. The Applicant will comply with all recommendations provided under the Phase I Site Environmental Site Assessment Report. If disturbance is anticipated, the Applicant will perform additional investigations and will follow all reasonable, warranted mitigation actions.

g. 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.

[REMAINDER OF THE PAGE TO REMAIN INTENTIONALLY BLANK; AUTHORIZED SIGNATURES TO FOLLOW]

The Proffers are made voluntarily in support of this Rezoning Application, and are offered are in compliance with the Code of Virginia Sections 15.2-2298 and 15.2-2303, and the Applicant/Owner deem the proffers offered both reasonable and appropriate, as conclusively evidenced by this signed and notarized Proffer Statement.

WITNESS the following signatures:

APPLICANT: **Wares Crossroads Development LLC**,
a Delaware limited liability company

By:_____

STATE/COMMONWEALTH OF _____
CITY/COUNTY OF _____

The foregoing was subscribed, sworn to and acknowledged before me this ___day of _____, ~~2025~~2026, by_____, the _____ of Wares Crossroads Development LLC, a Delaware limited liability company, on behalf of the company.

_____
Notary Public

Print Name: _____
My Commission Expires:_____
Registration No. _____

[SEAL]

[Signature Page 1 of ~~4~~5]

OWNER:

Ware Family, LLC
Virginia limited liability company

By: _____

COMMONWEALTH/STATE OF _____
CITY/COUNTY OF _____

The foregoing was subscribed, sworn to and acknowledged before me this ___day of _____, ~~2025~~2026, by _____, the _____ of Ware Family, LLC~~.~~, a Virginia limited liability company, on behalf of the company.

_____
Notary Public

Print Name: _____
My Commission Expires:_____
Registration No. _____

[SEAL]

[Signature Page 2 of ~~4~~5]

OWNER:

Dickinson Investments, L.L.C.,
Virginia limited liability company

By: _____

COMMONWEALTH/STATE OF _____
CITY/COUNTY OF _____

The foregoing was subscribed, sworn to and acknowledged before me this ___day of _____, ~~2025~~2026, by _____, the _____ of Dickinson Investments, L.~~-~~L.~~-~~C~~-~~., a Virginia limited liability company, on behalf of the company.

_____
Notary Public

Print Name: _____
My Commission Expires:_____
Registration No. _____

[SEAL]

[Signature Page 3 of ~~4~~5]

OWNER:

Dickinson Land & Properties, L.L.C.,
Virginia limited liability company

By: _____

COMMONWEALTH/STATE OF _____
CITY/COUNTY OF _____

The foregoing was subscribed, sworn to and acknowledged before me this ___day of _____, ~~2025~~2026, by _____, the _____ of Dickinson Land & Properties, L.L.C., a Virginia limited liability company, on behalf of the company.

_____
Notary Public

Print Name: _____
My Commission Expires:_____
Registration No. _____

[SEAL]

[Signature Page 4 of ~~4~~5]

THE COUNTY OF LOUISA, VIRGINIA:

Agreed and Accepted: The County of Louisa, Virginia:

_____ _____

Louisa County Board of Supervisors *Date*
By _____, Chairperson

[Signature Page 5 of 5]

EXHIBIT A

MASTER PLAN

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Summary report: Litera Compare for Word 11.12.0.83 Document comparison done on 1/23/2026 4:35:47 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original filename: Proffer Statement THIRD SUBMISSION.docx	
Modified DMS: iw://hirschlerlaw.cloudimanage.com/iman/23568645/4 - Proffer Statement FOURTH SUBMISSION.docx	
Changes:	
Add	37
~~Delete~~	26
~~Move From~~	0
Move To	0
Table Insert	0
~~Table Delete~~	0
Table moves to	0
~~Table moves from~~	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	1
Embedded Excel	0
Format changes	0
Total Changes:	64

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,[1] twenty-nine (29) Executive Units[2], thirty-five (35) Member Villas[3] and twenty (20) Garden Cottages,[4] 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).

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

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

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

[4] 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

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:[5]

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[6] *(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)*

[5] Use as depicted on the Master Plan (*use as defined in the County's Zoning Ordinance)*

[6] 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[7] 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.[8] 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 [9]
Estate Units: 0.8 unit/per acre[10]
Member Villas: 2 units/per acre[11]
Garden Cottages: 7 units/acre[12]

[7] The Applicant requests flexibility from Subdivision Agent at the time of plat review, to allow Garden Cottages to be condo platted.
[8] Rentals will be short-term, to not exceed 30 days in accordance with State Code of Virginia §15.2-983
[9] 29/51= 1.38
[10] 50/65=0.76
[11] 35/18= 1.94
[12] 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[13]. 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.[14] 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,

[13] Density Calculation (134 units/393 acres)

[14] 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 Tributer 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.

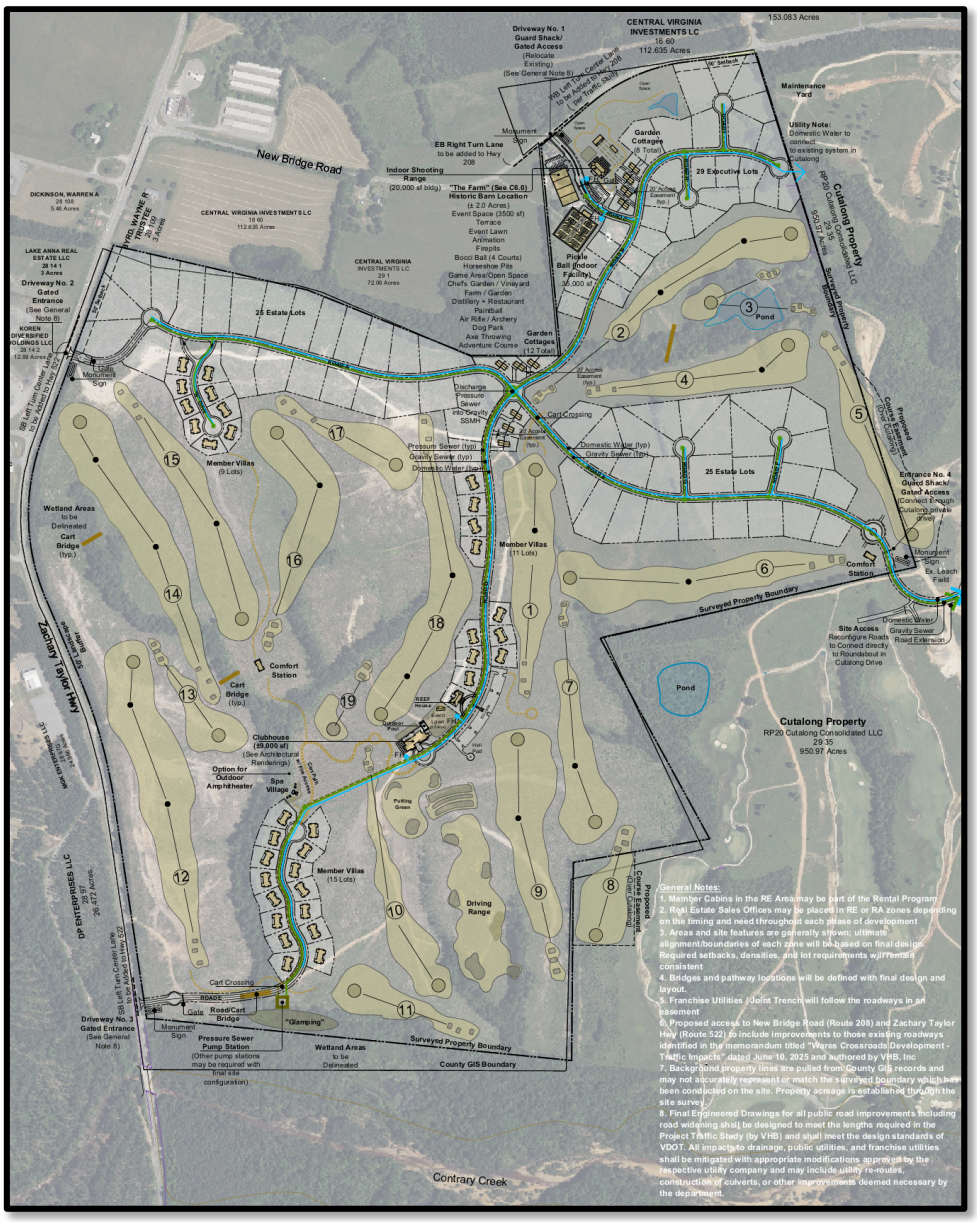


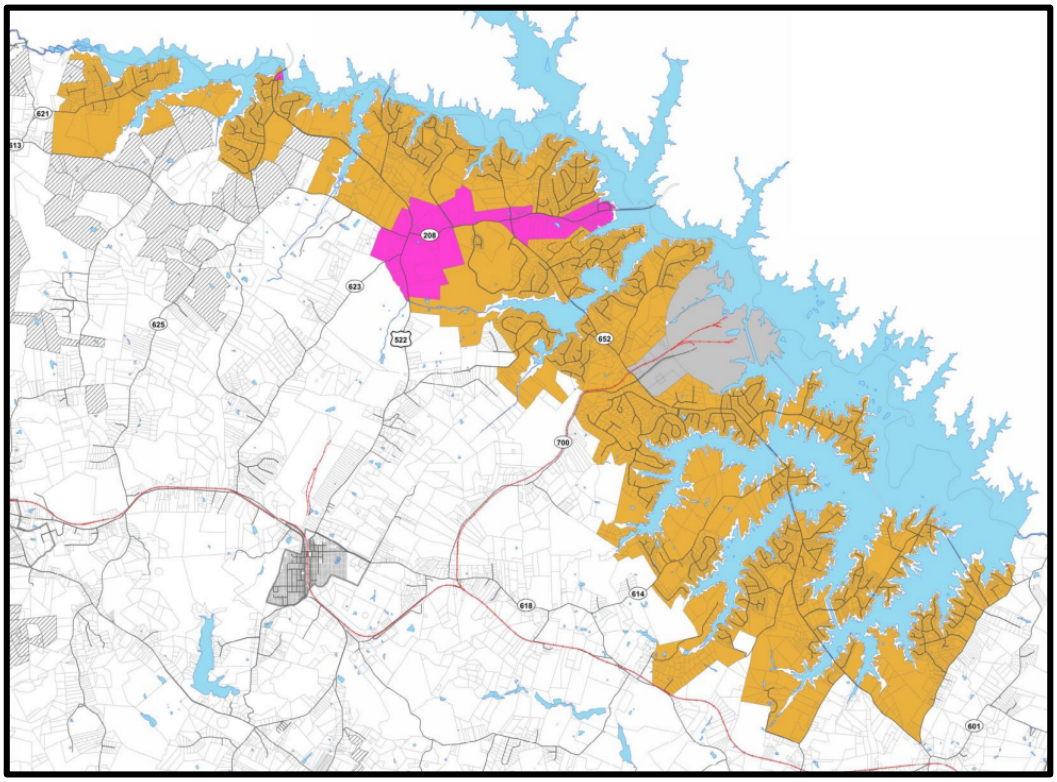
Figure 1

CODE SECTION 86-321 WAIVERS/MODIFCATIONS

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[15] 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).

[15] 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[16] 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 ElementarySchool 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.

[16] 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 voluntary 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 1 Environmental Site Assessment Study

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 ~~November 20, 2025~~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,[1] twenty-nine (29) Executive Units[2], thirty-five (35) Member Villas[3] and twenty (20) Garden Cottages,[4] 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).

[1] Pursuant to Sec. 86-13 of the Louisa County Zoning Ordinance, Estate Units can include: *Dwelling/residence, single-family detached*
[2] Pursuant to Sec. 86-13 of the Louisa County Zoning Ordinance, Executive Units can include: *Dwelling/residence, single-family detached*
[3] Pursuant to Sec. 86-13 of the Louisa County Zoning Ordinance, Member Villas can include: *Dwelling/residence, single-family detached*
[4] 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: ~~November~~January 20, ~~2025~~2026

FILE NO.: ~~[File No. to be Assigned]~~REZ2026-01
CUP2026-01

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, ~~glamping~~ 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 ~~November 17, 2025~~January 23, 2026, attached hereto as **Exhibit B** ("Proffer Analysis"). Overall, the Proffer Analysis concludes that ~~the total Project's proffer contribution should be $1,199~~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 $~~94,682) located on the Executive and Estate lots,~~376,265.15) to mitigate ~~its anticipated~~the Project's impacts ~~in the County, as more particularly discussed below and~~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~~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~~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:[5]

1.) Executive Units *(Dwelling/residence, single-family detached)*
2.) Estate Units *(Dwelling/residence, single-family detached)*
3.) Member Villas *(Dwelling/residence, single-family ~~detached~~, Short-Term Rental of a Dwelling)*
4.) Garden Cottages *(~~Dwelling/residence, multi-family~~Multi-family, Dwelling/residence, ~~single-family attached,~~ Dwelling/residence, two-family, Short-Term Rental of a Dwelling)*
5.) Golf Course[6] *(Golf Course)*
6.) Clubhouse *(Golf Course)*
~~7.) Golf Course Maintenance Facility (*Contractor's offices and shops*)~~
7.) ~~8.)~~ Helicopter Landing Pad *(Aviation Facility)*
~~9.) Open space pocket parks (*Open Space & Open space, common*)~~
8.) ~~10.)~~ Pools *(~~Open Space, Open space, common~~Club)*
9.) ~~11.)~~ Spa *(Personal improvement services & Personal service)*
10.) ~~12.)~~ Restaurants (*Restaurant)*
11.) ~~13.)~~ Amphitheater/Music Venues *(Club ~~&~~, Public Assembly, Commercial Outdoor Entertainment, Commercial Indoor Entertainment, Outdoor Gathering)*
12.) ~~14.)~~ Guard Shacks *(Club)*
13.) Brewery (*Brewery, Limited and Brewery, Major)*
14.) ~~15.) Brewery/~~Distillery *(Distillery, Major)*
15.) ~~16.)~~ Family ~~Activity Barn~~[7] *(~~Club~~*Event Space *(Club, Agricultural Operation, Special Occasion Facility)*
16.) ~~17.)~~ Glamping (*Campground & Club)*
17.) ~~18.)~~ Paintball (*Club, ~~Open space, Open space, common &~~ Public Assembly, Outdoor Shooting Range, Indoor Shooting Range)*
18.) ~~19.)~~ Air Rifle Course (*Club, ~~Open space, Open space, common &~~ Public Assembly, Outdoor Shooting Range, Indoor Shooting Range)*
19.) ~~20.)~~ Archery Course *(Club, ~~Open space, Open space, common &~~Commercial Outdoor Sports and Recreation, Commercial Indoor Sports and Recreation and Public Assembly)*

[5] Use as depicted on the Master Plan (*use as defined in the County's Zoning Ordinance)*
[6] 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.
[7] ~~Identified as "The Farm" on the Master Plan~~

20.) ~~21.)~~ Axe Throwing *(Club, ~~Open space, Open space, common & Public Assembly~~, Commercial Outdoor Sports and Recreation, Commercial Indoor Sports and Recreation)*

21.) ~~22.)~~ Indoor Shooting Range *(Indoor Shooting ~~range, indoor~~Range)*

22.) ~~23.)~~ Sports Activity Complex (racquet/pickleball courts, bocci ball, horseshoe pits, basketball, playground, baseball, softball, soccer field) (*Club, ~~Open space, Open space, common~~Commercial Outdoor Sports and Recreation, Commercial Indoor Sports and Recreation & Public Assembly)*

~~24.) Dog Park (Open space, common)~~

23.) ~~25.)~~ 18-Hole Putting Green (*~~Open space & Open space, common~~Golf Course)*

24.) ~~26.)~~ Multi-use Trails (*~~Open space & Open space, common~~Commercial Outdoor Sports and Recreation)*

25.) ~~27.)~~ Adventure rope course/climbing wall *(~~Open space & Open space, common~~Commercial Outdoor Sports and Recreation, Commercial Indoor Sports and Recreation)*

26.) ~~28.)~~ Event Lawn, Event Terrace *(Club ~~&~~, Public Assembly, Special Occasion Facility, Outdoor Gathering)*

27.) ~~29.)~~ Vineyard and Chef's Garden (*Agricultural ~~activity passive, Agricultural operation, Open Space & Open space, common~~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[7] 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.[8] 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.

~~Considering the above, note that the following uses are permitted by right in the PUD district:~~

[7] The Applicant requests flexibility from Subdivision Agent at the time of plat review, to allow Garden Cottages to be condo platted.

[8] Rentals will be short-term, to not exceed 30 days in accordance with State Code of Virginia §15.2-983

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.

~~1.) Spa (*Personal improvement services & Personal service*)~~
~~2.) Single-family detached units (*Dwelling/residence, single-family detached*)~~
~~3.) Open space pocket park (*Open Space, & Open space, common*)~~
~~4.) Pools (*Open Space & Open space, common*)~~
~~5.) Paintball (*Club, Open space, Open space, common & Public Assembly*)~~
~~6.) Air Rifle Course (*Club, Open space, Open space, common & Public Assembly*)~~
~~7.) Archery Course (*Club, Open space, Open space, common & Public Assembly*)~~
~~8.) Axe Throwing (*Club, Open space, Open space, common & Public Assembly*)~~
~~9.) Sports Activity Complex (racquet/pickleball courts, bocci ball, horseshoe, basketball, playground, baseball, softball, soccer field) (*Club, Open space, Open space, common & Public Assembly*)~~
~~10.) Dog Park (*Open space, common*)~~
~~11.) 18-Hole Putting Park (*Open space & Open space, common*)~~
~~12.) Multi-use Trails (*Open space & Open space, common*~~
~~13.) Adventure rope course/climbing wall (*Open space & Open space, common*)~~
~~All uses below will be open to the public occasionally, in order for the Applicant to host public events. Therefore, the Applicant is requesting conditional use permits for the following uses:~~
~~1.) Garden Cottages~~
~~a. *Dwelling/residence, multi-family* **CUP**~~
~~b. *Dwelling/residence, single-family attached* **CUP**~~
~~c. *Dwelling/residence, two-family* **CUP**~~
~~2.) Golf Course, Outdoor~~
~~a. *Golf Course* **CUP**~~
~~3.) Clubhouse, Indoor~~
~~a. *Golf Course* **CUP**~~
~~4.) 18-Hole Maintenance Facility (employee parking, offices, equipment and chemical storage)~~
~~a. *Contractor's offices and shops* **CUP**~~
~~5.) Helicopter Landing Pad~~
~~a. *Aviation Facility* **CUP**~~
~~6.) Restaurant, Indoor~~
~~a. *Restaurant* **CUP**~~
~~7.) Amphitheater/Music Venue~~
~~a. *Club* **CUP**~~
~~b. *Public Assembly* **CUP**~~
~~8.) Brewery, Indoor~~
~~a. *Brewery, limited* **CUP**~~
~~b. *Brewery, major* **CUP**~~
~~9.) Distillery, Indoor~~
~~a. *Distillery, limited* **CUP**~~

b. *Distillery, major* **CUP**

10.) Family Activity Barn, Indoor/Outdoor

a. *Club* **CUP**

11.) Glamping, Outdoor

a. *Campground* **CUP**

b. *Club* **CUP**

12.) Indoor Shooting Range

a. *Shooting range, indoor* **CUP**

13.) Multi-Use Trails, Outdoor (biking, hiking walking)

a. *Open space*

b. *Open space, common*

c. *Club* **CUP**

d. *Public Assembly* **CUP**

14.) 18-Hole Putting Park, Outdoor

a. *Open space, common*

b. *Open space*

c. *Club* **CUP**

d. *Public Assembly* **CUP**

15.) Event Pavillion

a. *Club* **CUP**

b. *Public Assembly* **CUP**

16.) Vineyard and Chef's Garden

a. *Agricultural activity passive*

b. *Agricultural operation* **CUP**

c. *Open Space*

d. *Open space, common*

17.) Adventure Ropes Course/Climbing Wall, Outdoor

a. *Open space*

b. *Open space, common*

c. *Club* **CUP**

d. *Public Assembly* **CUP**

18.) Paintball/Air Rifle Course, Indoor/Outdoor

a. *Club* **CUP**

b. *Open space*

c. *Open space, common*

d. *Public Assembly* **CUP**

19.) Archery/Axe Throwing Course, Outdoor

a. *Club* **CUP**

b. *Open space*

c. *Open space, common*

d. *Public Assembly* **CUP**

20.) Sports Activity Complex[9](racquet/pickleball courts, bocci ball, horseshoe, basketball, playground, baseball, softball, soccer field), Indoor/Outdoor

a. *Club* **CUP**

[9] During certain seasons of the year, the Athletic Fields will be located within a sports bubble.

~~b. *Open space*~~
~~c. *Open space, common*~~
~~d. *Public Assembly* **CUP**~~

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 ~~10~~9

Estate Units: 0.8 unit/per acre~~11~~10

Member Villas: 2 units/per acre~~12~~11

Garden Cottages: 7 units/acre~~13~~12

Square footage for a non-residential buildings: As depicted on the Master Plan, the Project proposes a ~~Family Activity Barn (+/- 2 acres)~~[14]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~~15~~[13]. 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.~~16~~[14] 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.

~~10~~9 29/51= 1.38
~~11~~10 50/65=0.76
~~12~~11 35/18= 1.94
~~13~~12 20/3= 6.66
~~14 The ultimate square footage of The Farm will be determined at the time of site plan.~~
~~15~~13 Density Calculation (134 units/393 acres)
~~16~~14 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).

~~*Lot Coverage*. Pursuant to the Proffer III(a), the Project's maximum lot coverage will not exceed 1.0. As further defined in the Applicant's Proffer Statement, maximum lot overage is calculated on a cumulative basis and not on a percentage of each subdivided parcel.~~

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~~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

~~The Project will connect to the existing domestic water system, currently serving the Cutalong at Lake Anna development. The Project will also provide pressure sewer pump stations to serve this Project and gravity sewers will be routed to the wastewater treatment plant located within Cutalong at Lake Anna, all subject to final engineering at the site plan phase. All utilities will be placed within easements, adjacent to the proposed roadways.~~

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 golf course irrigation system is planned to be integrated with the Cutalong at Lake Anna wastewater plant's effluent reuse. This future tie in will double the acreage available for the beneficial reuse of effluent.~~

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, 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 ~~and/or Board of Supervisors~~ 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.

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 Tributer 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.

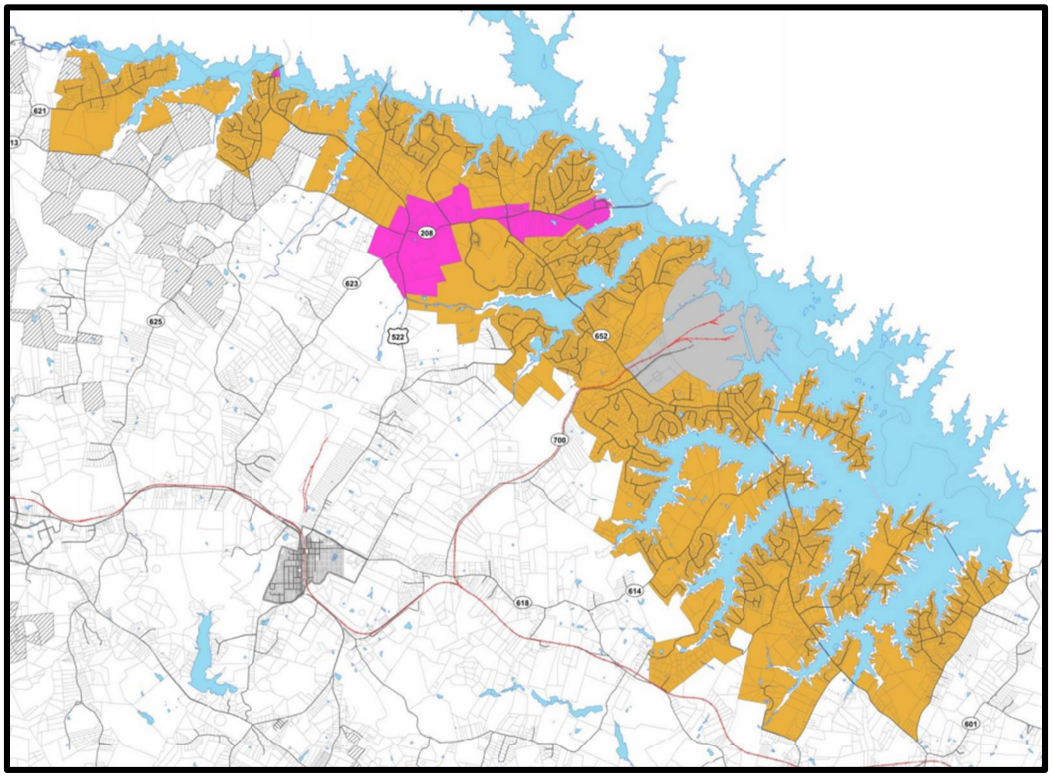
Figure 1

CODE SECTION 86-321 WAIVERS/MODIFCATIONS

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[~~17~~15] 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

[~~17~~15] Exclusive of Member Villas and Garden Cottages

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).

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 ~~17, 2025~~23, 2026 prepared by Municap attached hereto as **Exhibit B**. Based on MuniCap's estimates of ~~0.1386,~~

~~0.0682 and 0.0887~~[18]0.1447, 0.0667 and 0.0857[16] 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. ~~Louisa County Middle School is currently~~With this Project, Thomas Jefferson Elementary~~School~~ will be over capacity. ~~The~~However, the County's FY2025 Capital Improvement Plan ("CIP") ~~includes an expansion to Louisa Middle School, which will expand capacity for 500 students. Note the County has issued debt to finance the expansion. Therefore, the proffer analysis projects the net contribution for the entire development. The analysis projects a per unit proffer of $1,199 for Public Schools. Accordingly, and~~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 has proffered **$1,199.00** per SFD Unit to support the County's public school facilities~~.

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. 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 **$~~1,581.50~~149.79** per SFD unit to support the County's parks and recreational facilities.

c. Transportation

~~[18] 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.~~

[16] 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.

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 ~~14~~13 minutes and ~~40~~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 ~~221~~140 projected residents above by-right will increase call volume by ~~27~~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 ~~221~~140 projected residents (above by-right) for this Project are expected to increase the annual call volume by ~~199~~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 $~~$1,581.50~~**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 voluntary 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 ~~July 18, 2025~~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~~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 ~~provision~~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 ~~hydrology~~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 1 Environmental Site Assessment Study

Summary report: Litera Compare for Word 11.12.0.83 Document comparison done on 1/23/2026 4:34:43 PM	
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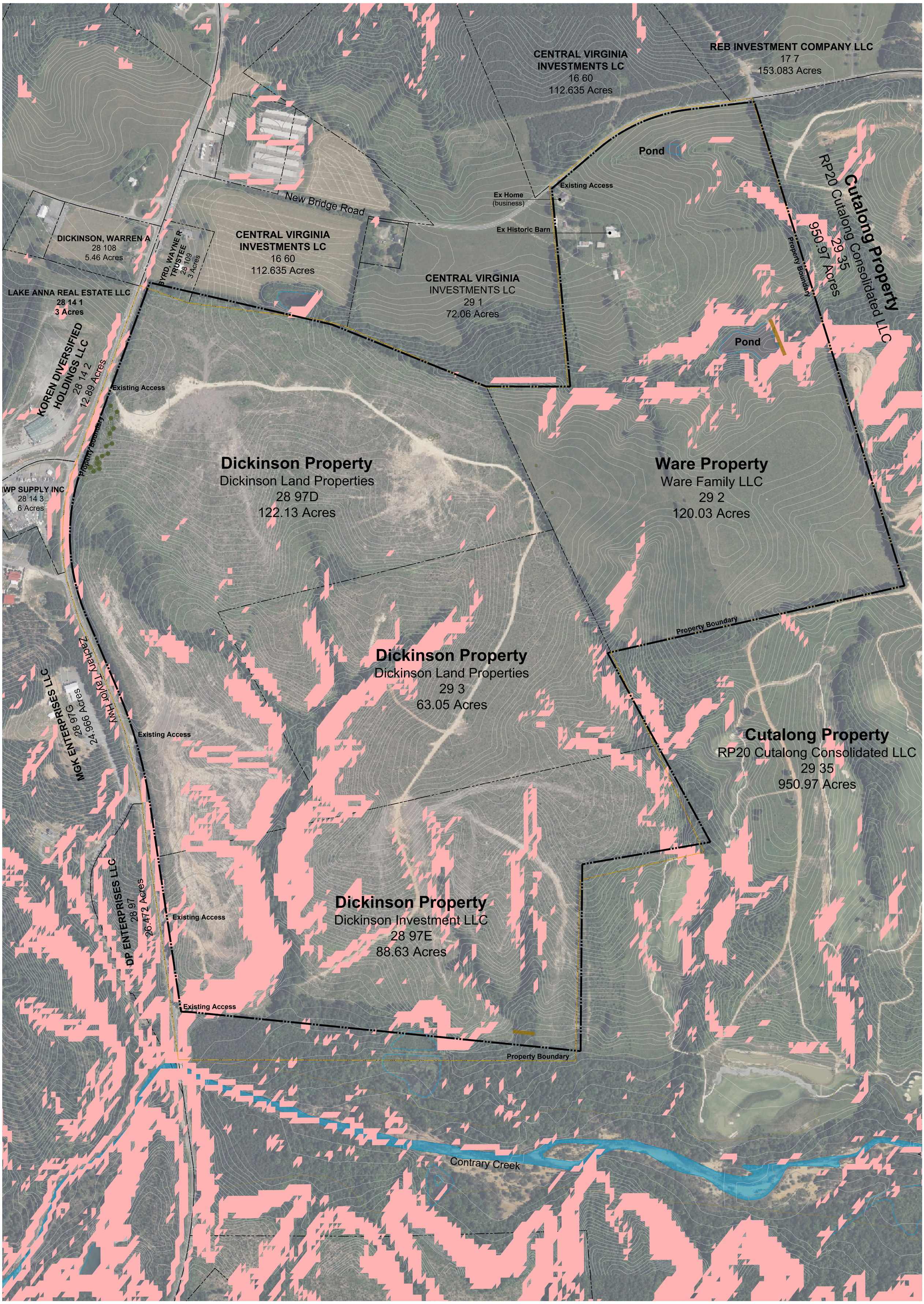
Intelligent Table Comparison: Active	
Original filename: Narrative THIRD SUBMISSION.docx	
Modified DMS: iw://hirschlerlaw.cloudimanage.com/iman/23568639/2 - Narrative FOURTH SUBMISSION.docx	
Changes:	
Add	147
~~Delete~~	272
~~Move From~~	0
Move To	0
Table Insert	0
~~Table Delete~~	0
Table moves to	0
~~Table moves from~~	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	1
Embedded Excel	0
Format changes	0
Total Changes:	420



REEF

Surveyed Boundary
County GIS Boundary
Note: Areas are calculated from Surveyed Boundary

2' Contour
10' Contour
15% or Greater Slopes

Wares Crossroads Development - Existing Conditions 01.16.2026

C1 Mineral, VA
Scale: 1" = 250'

260 00 260
Scale: 1"=260'

780
North

New Bridge Road

DICKINSON, WARREN A
28 108
5.46 Acres

BYRD, WAYNE R TRUSTEE
28 109
3 Acres

LAKE ANNA REAL ESTATE LLC
28 14 1
3 Acres

Driveway No. 2 Gated Entrance
(See General Note 8)

KOREN DIVERSIFIED HOLDINGS LLC
28 14 2
12.89 Acres

CENTRAL VIRGINIA INVESTMENTS LC
16 60
112.635 Acres

CENTRAL VIRGINIA INVESTMENTS LC
29 1
72.06 Acres

Driveway No. 1 Guard Shack/ Gated Access
(Relocate Existing)
(See General Note 8)

CENTRAL VIRGINIA INVESTMENTS LC
16 60
112.635 Acres
153.083 Acres

WB Left Turn Center Lane to be Added to Hwy 208 per Traffic Study

Monument Sign

EB Right Turn Lane to be added to Hwy 208

Indoor Shooting Range
(20,000 sf bldg)

"The Farm" (See C6.0)
Historic Barn Location
(± 2.0 Acres)
Event Space (3500 sf)
Terrace
Event Lawn
Animation
Firepits
Bocci Ball (4 Courts)
Horseshoe Pits
Game Area/Open Space
Chef's Garden / Vineyard
Farm / Garden
Distillery + Restaurant
Paintball
Air Rifle / Archery
Dog Park
Axe Throwing
Adventure Course

Garden Cottages
(8 Total)

Gate

FH

ROAD C

ROAD B

ROAD F

20' Access Easement (typ.)

29 Executive Lots

Pickle Ball (Indoor Facility)
35,000 sf

Open Space

50' Setback

Maintenance Yard

Utility Note:
Domestic Water to connect to existing system in Cutalong

Cutalong Property
RP20 Cutalong Consolidated LLC
29 35
950.97 Acres

Surveyed Property Boundary

3 Pond

2

4

5

Proposed Course Easement (Over Cutalong)

Entrance No. 4 Guard Shack/ Gated Access
(Connect through Cutalong private drive)

Monument Sign
Ex. Leach Field

Comfort Station

6

Surveyed Property Boundary

Site Access
Reconfigure Roads to Connect directly to Roundabout in Cutalong Drive

Domestic Water
Gravity Sewer
Road Extension

Pond

Cutalong Property
RP20 Cutalong Consolidated LLC
29 35
950.97 Acres

25 Estate Lots

ROAD A

Gate
Monument Sign

SB Left Turn Center Lane to be Added to Hwy 522

Zachary Taylor Hwy

50' Landscape Buffer

Discharge Pressure Sewer into Gravity SSMH

Cart Crossing

20' Access Easement (typ.)

Pressure Sewer (typ)
Gravity Sewer (typ)
Domestic Water (typ)

Domestic Water (typ)
Gravity Sewer (typ)

Member Villas
(9 Lots)

Member Villas
(11 Lots)

Wetland Areas to be Delineated

Cart Bridge
(typ.)

Comfort Station

Cart Bridge
(typ.)

REEF House

Event Lawn
(0.5 Acre)

Outdoor Pool

100 Stalls

Heli Pad

Clubhouse
(±9,000 sf)
(See Architectural Renderings)

Option for Outdoor Amphitheater

Spa Village

Cart Path w/ Fire Access

Putting Green

Driving Range

7

1

8

9

10

11

12

13

14

15

16

17

18

19

Member Villas
(15 Lots)

Cart Crossing

ROAD E

Road/Cart Bridge

"Glamping"

Pressure Sewer Pump Station
(Other pump stations may be required with final site configuration)

Wetland Areas to be Delineated

Surveyed Property Boundary

County GIS Boundary

Driveway No. 3 Gated Entrance
(See General Note 8)

MGK ENTERPRISES LLC
28 97G
24.966 Acres

DP ENTERPRISES LLC
28 97
26.472 Acres

Contrary Creek

General Notes:

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

Summary of Units:

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

Lot Sizes:

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

Development Standards:
Total Area: 394.8417 Acres
Open Space: 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

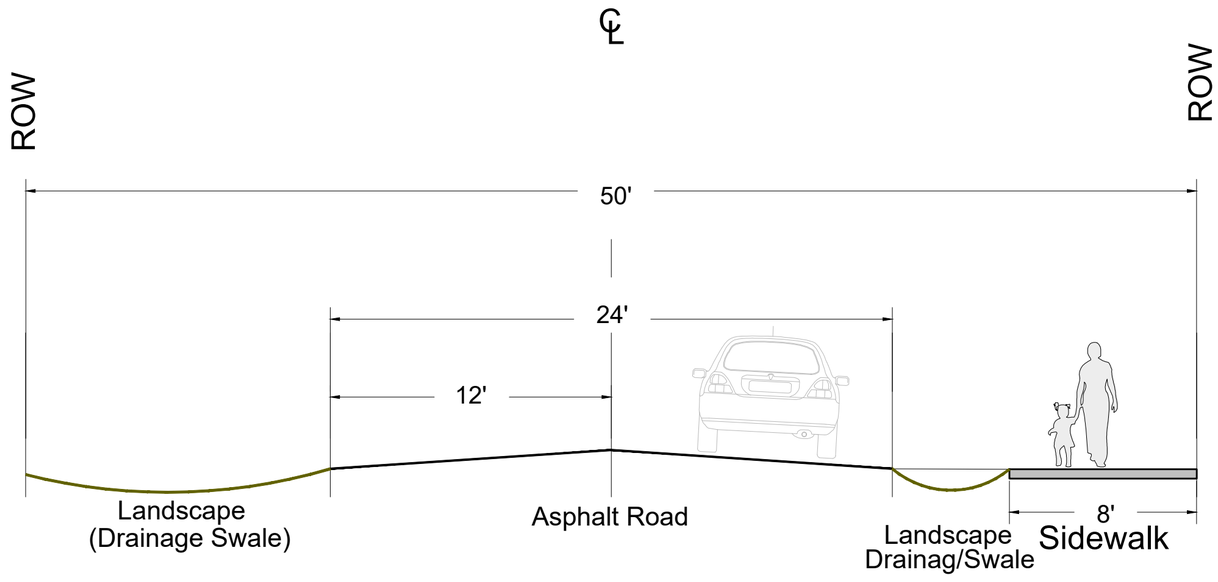
Surveyed Property Line
County GIS Property Line
Shared-Use Path
(Cart Paths to be integrated with Golf Design)

REEF

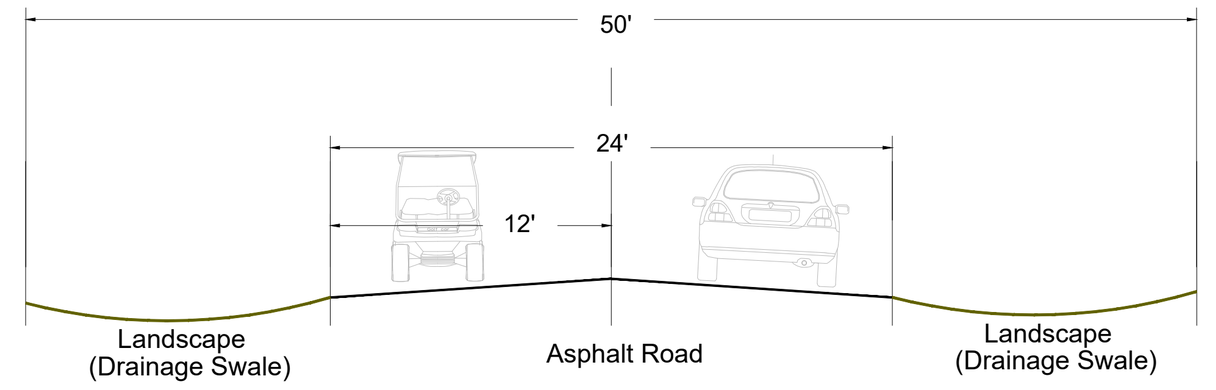
Wares Crossroads Development - Site Master Plan 01.16.2026

C2 Mineral, VA
Scale: 1" = 250'

250 00 250 750
Scale: 1"=250'
North



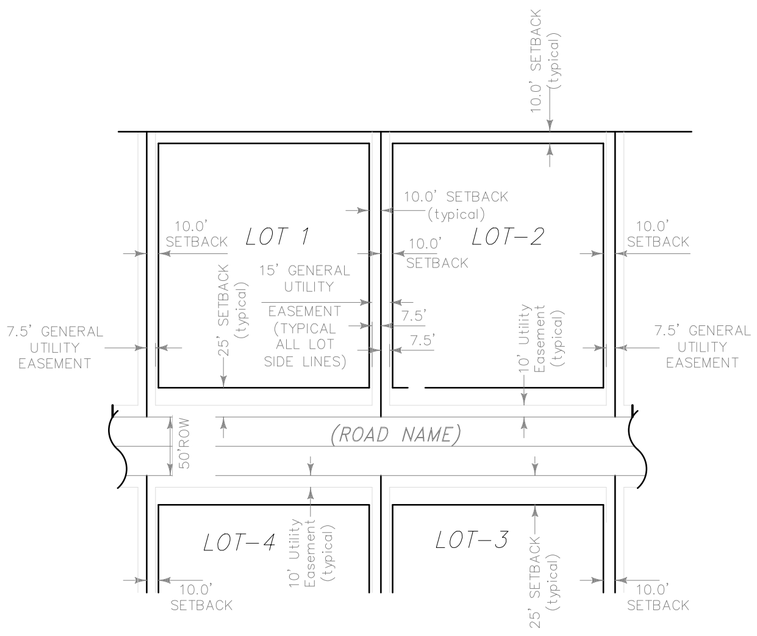
ROAD A, B, C, & D TYPICAL SECTION (50 ROW)



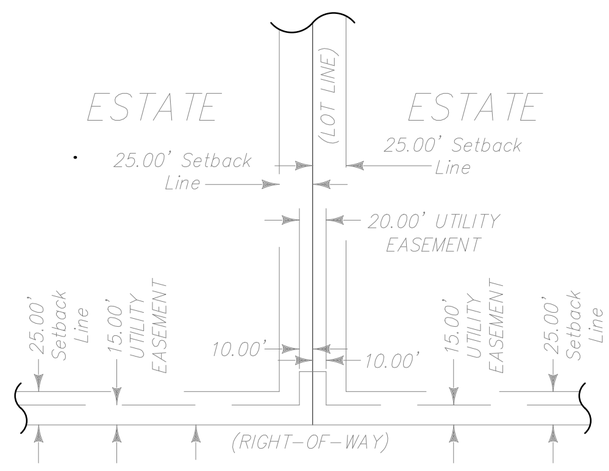
ROAD E, F, G, H, & I TYPICAL SECTION (50 ROW)

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



TYPICAL ESTATE LOT
LINE EASEMENT DETAIL
NOT TO SCALE

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'

250 00 250 750
Scale: 1"=250'
North

NEW BRIDGE ROAD (HWY 208)

FARM SITE

EXECUTIVE LOTS

Phase 3

GARDEN COTTAGES

CUTALONG SITE

ESTATE LOTS

Phase 2

GARDEN COTTAGES

ESTATE LOTS

Phase 1

ZACHARY TAYLOR HWY

MEMBER VILLAS

CLUBHOUSE

Phase 1

Phase 4

MEMBER VILLAS

CUTALONG SITE

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'

250 00 250 750

Scale: 1"=250'

North

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 x 5000 = 136,500 sf = **3.13 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'

250 00 250 750

Scale: 1"=250'

North

"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

NEW BRIDGE ROAD (HWY 208)

Monument Sign

OPEN SPACE

Walking Path (typ)

Pond

Executive Lots

THE FARM SITE (6.5 Acres Total)

OPEN SPACE

CHEF'S GARDEN VINYARD
1500 sf

GARDEN HOUSE

FARM GARDEN

EVENT TERRACE

FARM EVENT SPACE
3500 sf

GARDEN COTTAGES
(8 Total Units)

Event Lawn
5-8000 sf

20 stalls

33 stalls

Gate & Turnaround

Indoor Shooting Range
(20,000 sf bldg)

Pickle Ball (Indoor Facility)
35,000 sf

ROAD B

ROAD C

ROAD H

ROAD I

Executive Lots

2

Golf Course

3

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'

60 00 60 180
Scale: 1"=60'
North

NOTICE OF PUBLIC HEARING
LOUISA COUNTY PLANNING COMMISSION

The Louisa County Planning Commission will meet to review or conduct public hearing(s) on the following item(s) at 7:00 p.m. on Thursday, March 12, 2026, in the Louisa County Office Building, Public Meeting Room, Main Floor, 1 Woolfolk Avenue, Louisa, Virginia.

PUBLIC HEARING

REZ2026-01, CUP2026-01, Private Road Waiver pursuant to Sec. 86-567 (10); Owners Dickinson Land & Properties, LLC. (Parcel 28-97D and Parcel 29-3); Ware Family, LLC. (Parcel 29-2); Dickinson Investments, LLC. (Parcel 28-97E); Applicant, Wares Crossroads Development, LLC; Agent Hirschler, Charles W. Payne, Jr; RP20 Cutalong Consolidated, LLC, Applicant/Owner

Owners Dickinson Land & Properties, LLC.; Ware Family, LLC; Dickinson Investments LLC; Applicant, Wares Crossroads Development, LLC; Agent Hirschler, Charles W. Payne, Jr. request the following:

- 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.
- Sec. 86-312. - 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, ~~Contractor's Offices and Shops~~, Dwelling/residence single family, Dwelling/residence two family, ~~Farmers Market~~, Golf Course, ~~Hotel~~, ~~Farmers Market~~, 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
- Private Road Waiver Request - Pursuant to Section 86-567 (10) b., of Chapter 86. Land Development Regulations - a private road waiver be granted to develop the Wares Crossroads Development, LLC., Planned Unit Development with a new internal private road network.
- 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 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

DRAFT

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. The 2040 Louisa County Comprehensive Plan designates this area as Mixed-Use, inside the Lake Anna Growth Area.

Ways to participate:

You may join the meeting in-person to provide public comment or submit a comment in writing to PlanningZoning@louisacounty.gov, or 1 Woolfolk Ave, Suite 201, Louisa VA 23093 (Attn: D. Johnson). Written comments received by 7 pm on the meeting date will be acknowledged and put into the official meeting record at the Commission's discretion. You may also watch the meeting live online by visiting www.louisacounty.com and look for the live meetings under the Government tab.

BY ORDER OF:
JOHN DISOSWAY, CHAIRMAN
LOUISA COUNTY PLANNING COMMISSION

24158820.1 049008.00008

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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

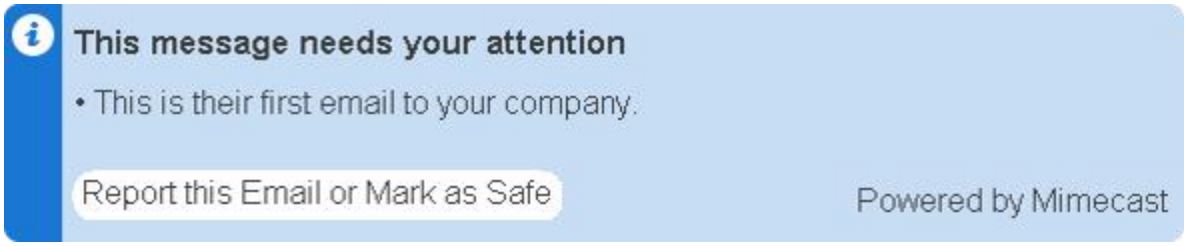
doors. At a minimum, they are required in the upper half or upper third of windows and glass doors. Glazing bars in only a transom window does not satisfy this requirement. - True divided lights or simulated divided lights (welded to both the outside and inside of glass) are encouraged.

- 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



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 Emegency Coordinator

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

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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

Some people who received this message don't often get email from nathan.kiser@reefcp.com. Learn why this is important

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
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[1] Units	GSF Per Unit	GSF	Projected Assessed Value[2] Per Unit	Per GSF	Total Projected Assessed Value
Residential						
Single-family detached						
Estate lots[3]	50	5,000	250,000	$861,263	$172	$43,063,140
Executive lots[4]	29	3,500	101,500	$645,578	$184	$18,721,760
Total residential	79		351,500			$61,784,899
Commercial						
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
Total projected real property tax revenue at full build-out (current dollars)						$703,435

[1]Provided by Developer.
[2]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.
[3]Represents 50 estate lots ranging from 4,000 to 6,000 square feet per unit.
[4]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

Permanent Employment Impacts	*Jobs*	*Annual Income*	*Income Per Employee*
Clubhouse			
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(1)

Construction (One-Time) Impacts[1]		
Employment and Income	*Jobs*	*Income*
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
Economic Output		
Direct impacts (construction cost)		$120,650,000
Indirect and induced impacts		$36,598,858
Total		$157,248,858

[1]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

	Units[1]	*Residents Per Unit*[2]	*Total Projected Residents*
Single-family detached	79	2.60	205

[1]Provided by the Developer.
[2]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

Louisa County Projected Gross Tax Revenues - Full Build-Out	*Annual (Current Dollars at Full Build-Out)*	*Cumulative Through Fiscal Year Ending June 30, 2057*
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
Louisa County gross revenues	**$988,713**	**$40,444,750**

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

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

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

Comparison of Projected Revenues and Expenditures	*Revenues*	*Expenditures*
Louisa County current revenues and expenditures[1]	$187,586,199	$187,586,200
Proposed Development projected revenues and expenditures	$988,713	$529,712
Overall increase in projected revenues and expenditures	**0.527%**	**0.282%**

[1]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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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

Fiscal Impacts to Louisa County	Annual Impacts At Stabilization[1]	Cumulative Impacts 30 Years[2]	Schedule
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[3]	$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
Net new revenues to Louisa County	**$459,001**	**$18,840,932**	Schedule X

Table 2: Permanent Employment Impacts[4]

Permanent Employment Impacts	Permanent Jobs[5]	Annual Income	Income Per Employee
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[6]

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

MuniCap, Inc. *17-Nov-25*

[1]Represents stabilized annual impacts, excluding inflation.

[2]Represents cumulative impacts over the period shown, including inflation.

[3]Additional revenues are based off of general fund revenues.

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

[5]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.

[6]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[1] Units	GSF Per Unit	GSF	Projected Assessed Value[2] Per Unit	Per GSF	Total Projected Assessed Value
Residential						
Single-family detached						
Estate lots[3]	50	5,000	250,000	$861,263	$172	$43,063,140
Executive lots[4]	29	3,500	101,500	$645,578	$184	$18,721,760
Total residential	79		351,500			$61,784,899
Commercial						
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

MuniCap, Inc. *17-Nov-25*

[1]Based on project information provided by Developer.

[2]See Appendix E.

[3]Represents 50 estate lots ranging from 4,000 to 6,000 square feet per unit.

[4]Represents 29 executive lots ranging from 3,000 to 4,000 square feet per unit.

Schedule II-A: Projected Construction Completion - Residential[1]

Development	Single-Family Detached							
	Estate Lots				Executive Lots			
Year Ending	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
Total	50		250,000		29		101,500	

MuniCap, Inc. *17-Nov-25*

[1]Provided by Developer.

Wares Crossroads Development
Louisa County, Virginia

Schedule II-B: Projected Construction Completion - Commercial[1]

Development	Clubhouse		Rental Units							
			Member Villas				Garden Cottages			
Year Ending	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
Total	8,000		35		122,500		20		70,000	

MuniCap, Inc. *17-Nov-25*

[1]Provided by Developer.

Wares Crossroads Development
Louisa County, Virginia

Projected Fiscal Impacts

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

					Single-Family Detached						
					Estate Lots			Executive Lots			
Development Year Ending	Assessed As Of[1]	Final Tax Date[2]	Fiscal Year Ending[2]	Appreciation Factor[3]	Units[4]	Value Per Unit[5]	Projected Assessed Value	Units[4]	Value Per Unit[5]	Projected Assessed Value	Projected Residential 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											

[1]Real property is assessed for taxation as of January 1. Source: Louisa County Commissioner of the Revenue Office.
[2]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.
[3]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.
[4]See Schedule II.
[5]See Schedule I.

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

					Clubhouse			Rental Units: Member Villas			Rental Units: Garden Cottages			
Development Year Ending	Assessed As Of[1]	Final Tax Date[2]	Fiscal Year Ending[2]	Appreciation Factor[3]	GSF[4]	Value Per GSF[5]	Projected Assessed Value	Units[4]	Value Per Unit[5]	Projected Assessed Value	Units[4]	Value Per Unit[5]	Projected Assessed Value	Projected Commercial 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*

[1]Real property is assessed for taxation as of January 1. Source: Louisa County Commissioner of the Revenue Office.
[2]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.
[3]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.
[4]See Schedule II.
[5]See Schedule I.

Schedule III-C: Projected Real Property Tax Revenues

Development Year Ending	Assessed As Of[1]	Final Tax Date[2]	Fiscal Year Ending[2]	Appreciation Factor[3]	Projected Assessed Value			County Tax Rate	Projected Real Property
					Residential[4]	Commercial[5]	Total	Per $100 A.V[6]	Tax Revenues
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
Total									$28,620,414

MuniCap, Inc. *17-Nov-25*

[1]Real property is assessed for taxation as of January 1. Source: Louisa County Commissioner of the Revenue Office.

[2]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.

[3]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.

[4]See Schedule III-A.

[5]See Schedule III-B.

[6]Represent the fiscal year 2026 rate. Source: *Louisa County FY 2026 Adopted Budget.*

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

Table 1: Estimated Personal Property Tax Revenues - Vehicles

	Number of Vehicles			Property Tax per Vehicle					
Development Type	Estimated No. of Units	Estimated Vehicles Per Household[1]	Estimated No. of Vehicles	Average Vehicle Value[2,3]	County Personal Property Tax Rate (Per $100)[4]	Projected Personal Property Tax Prior to Relief	PPTRA Tax Relief[5]	Projected Effective Personal Property Tax	Total Personal Property Tax Revenue from Vehicles[6]
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[1]	Estimated No. of Vehicles	Annual Vehicle License Fees[7]	Total Estimated Vehicle License Fees[6]
Single-family detached	79	2.20	174	$38.75	$6,737

[1]Based on average number of vehicles per occupied unit in the County. Source: U.S. Census Bureau, 2023 American Community Survey 5-Year Estimates.
[2]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.*
[3]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.
[4]Represents the Fiscal Year 2026 tax rate. Source: *Louisa County FY 2026 Adopted Budget.*
[5]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.
[6]Figure assumes full build-out and is expressed in current dollars.
[7]Source: Louisa County Treasurer's Office

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

Development Year Ending	Tax Due Date[1]	Fiscal Year Ending[1]	Inflation Factor[2]	Personal Property Tax Revenues[3]	Vehicles License Fees[3]	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
Total						$5,120,040

MuniCap, Inc. *17-Nov-25*

[1]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.

[2]Personal property tax revenues have an assumed inflation rate of 2%. Vehicle license fees have an assumed inflation rate of 0%.

[3]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[1]	Average Annual Electric Consumption Per Unit/GSF[2]	Total Annual Electric Consumption	County Electric Utility Tax Rate[3]	Annual County Electric Utility Tax Revenue	Months Per Year	Monthly Tax Revenue Per User[4]
Residential		*(kWh)*	*(kWh)*				
Single-family detached	79	12,402	979,758	$0.011381	$11,151	12	$11.76
Commercial	*Units/GSF*	*(kWh)*					
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

	Total Monthly County Electric Tax Revenue Per Unit			
Property Use	Minimum Fee Per User[3]	Monthly Tax Revenue Per Unit	Total	Cap Per User[3]
Residential				
Single-family detached	$1.05	$11.76	$12.81	$2.25
Commercial				
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[1]	Total Monthly Revenue	Months Per Year	Total Electric Utility Tax Revenue[4]
Residential					
Single-family detached	$2.25	79	$178	12	$2,133
Commercial					
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

MuniCap, Inc. *17-Nov-25*

[1]See Schedule I.

[2]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.

[3]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.*

[4]Figure assumes full build-out and is expressed in current dollars.

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

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

Property Use	Units/GSF[1]	Average Annual Gas Consumption Per Unit/GSF[2]	Total Annual Gas Consumption	County Gas Utility Tax Rate[3]	Annual County Gas Utility Tax Revenue	Months Per Year	Monthly Tax Revenue Per User[4]
Residential		*(CCF)*	*(CCF)*				
Single-family detached	79	671	53,009	$0.186000	$9,860	12	$10.40
Commercial							
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

	Total Monthly County Gas Tax Revenue Per Unit			
Property Use	Minimum Fee Per User[3]	Monthly Tax Revenue Per Unit	Total	Cap Per User[3]
Residential				
Single-family detached	$2.00	$10.40	$12.40	$3.00
Commercial				
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[1]	Total Monthly Revenue	Months Per Year	Total Gas Utility Tax Revenue[4]
Residential					
Single-family detached	$3.00	79	$237	12	$2,844
Commercial					
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

MuniCap, Inc. *17-Nov-25*

[1]See Schedule I.

[2]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.

[3]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.*

[4]Figure assumes full build-out and is expressed in current dollars.

Schedule V-C: Projected Utility Tax Revenues - 30 Years

Development Year Ending	Fiscal Year Ending	Inflation Factor[1]	Projected Utility Tax Revenues: Electric[2] Residential	Electric[2] Commercial	Natural Gas[3] Residential	Natural Gas[3] Commercial	Total
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
Total							$434,106

MuniCap, Inc. *17-Nov-25*

[1]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.*

[2]See Schedule V-A.

[3]See Schedule V-B.

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

			Single-Family Detached								
			Estate Lots				Executive Lots				
Development Year Ending	Fiscal Year Ending	Appreciation Factor[1]	Value Per Unit[2]	Initial Unit Sale[3]	Initial Unit Resales[4]	Projected Market Value of Transactions[5]	Value Per Unit[2]	Initial Unit Sale[3]	Initial Unit Resales[4]	Projected Market Value of Transactions[5]	Projected Projected Market Value of Transactions[5]
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

[1]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.

[2]See Schedule I.

[3]See Schedule II. Assumes properties are closed with buyers in the same year as they are completed.

[4]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.

[5]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.*

Schedule VI-B: Projected Recordation Tax Revenues - Total Transaction Market Value - Commercial

Development Year Ending	Fiscal Year Ending	Appreciation Factor[1]	Clubhouse			Rental Units						Projected Market Value of Transactions[5]
						Member Villas			Garden Cottages			
			Value Per GSF[2]	Initial GSF Sale[3]	Projected Market Value of Transactions[4]	Value Per Unit[2]	Initial Unit Sale[5]	Projected Market Value of Transactions[4]	Value Per Unit[2]	Initial Unit Sale[5]	Projected Market Value of Transactions[4]	
31-Dec-24	30-Jun-26	100.0%	$400	0	$0	$645,578	0	$0	$645,578	0	$0	$0
31-Dec-25	30-Jun-27	102.0%	$408	0	$0	$658,489	0	$0	$658,489	0	$0	$0
31-Dec-26	30-Jun-28	104.0%	$416	0	$0	$671,659	0	$0	$671,659	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
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
31-Dec-29	30-Jun-31	110.4%	$442	0	$0	$712,770	9	$6,414,932	$712,770	0	$0	$6,414,932
31-Dec-30	30-Jun-32	112.6%	$450	0	$0	$727,026	0	$0	$727,026	0	$0	$0
31-Dec-31	30-Jun-33	114.9%	$459	0	$0	$741,566	0	$0	$741,566	0	$0	$0
31-Dec-32	30-Jun-34	117.2%	$469	0	$0	$756,397	0	$0	$756,397	0	$0	$0
31-Dec-33	30-Jun-35	119.5%	$478	0	$0	$771,525	0	$0	$771,525	0	$0	$0
31-Dec-34	30-Jun-36	121.9%	$488	0	$0	$786,956	0	$0	$786,956	0	$0	$0
31-Dec-35	30-Jun-37	124.3%	$497	0	$0	$802,695	0	$0	$802,695	0	$0	$0
31-Dec-36	30-Jun-38	126.8%	$507	0	$0	$818,749	0	$0	$818,749	0	$0	$0
31-Dec-37	30-Jun-39	129.4%	$517	0	$0	$835,124	0	$0	$835,124	0	$0	$0
31-Dec-38	30-Jun-40	131.9%	$528	0	$0	$851,826	0	$0	$851,826	0	$0	$0
31-Dec-39	30-Jun-41	134.6%	$538	0	$0	$868,863	0	$0	$868,863	0	$0	$0
31-Dec-40	30-Jun-42	137.3%	$549	0	$0	$886,240	0	$0	$886,240	0	$0	$0
31-Dec-41	30-Jun-43	140.0%	$560	0	$0	$903,965	0	$0	$903,965	0	$0	$0
31-Dec-42	30-Jun-44	142.8%	$571	0	$0	$922,044	0	$0	$922,044	0	$0	$0
31-Dec-43	30-Jun-45	145.7%	$583	0	$0	$940,485	0	$0	$940,485	0	$0	$0
31-Dec-44	30-Jun-46	148.6%	$594	0	$0	$959,295	0	$0	$959,295	0	$0	$0
31-Dec-45	30-Jun-47	151.6%	$606	0	$0	$978,481	0	$0	$978,481	0	$0	$0
31-Dec-46	30-Jun-48	154.6%	$618	0	$0	$998,050	0	$0	$998,050	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
31-Dec-48	30-Jun-50	160.8%	$643	0	$0	$1,038,372	0	$0	$1,038,372	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
31-Dec-50	30-Jun-52	167.3%	$669	0	$0	$1,080,322	0	$0	$1,080,322	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
31-Dec-52	30-Jun-54	174.1%	$696	0	$0	$1,123,967	0	$0	$1,123,967	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
31-Dec-54	30-Jun-56	181.1%	$725	0	$0	$1,169,375	0	$0	$1,169,375	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

[1]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.

[2]See Schedule I.

[3]See Schedule II. Assumes properties are closed with buyers in the same year as they are completed and are not resold.

[4]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.*

[5]Assumes rental units will not be subject to sales, and as such will not generate recordation taxes.

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

Development Year Ending	Fiscal Year Ending	Appreciation Factor[1]	Projected Market Value of Transactions			Recordation Tax				Total Projected Recordation Tax Revenues
						Grantee Tax		Grantor Tax		
			Residential[2]	Commercial[3]	Total	Recordation Tax Rate (Per $100)[4]	Total Projected Recordation Tax Revenues	Recordation Tax Rate (Per $500)[4]	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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[1]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.

[2]See Schedule VI-A.

[3]See Schedule VI-B.

[4]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.

Schedule VII-A: Projected Additional Revenues to Louisa County - Annual

Annual Revenues[1]	Current County Revenues[2]	Percent Impacted	Basis for Projecting Revenues[3]	Current County Service Factors[4]	Revenues by Factor: Per Resident	Revenues by Factor: Per Service Population	Revenues by Factor: Per Student	Projected Increase in Service Factor[5]	Total Additional Revenues[6]
General fund revenues									
General Property Taxes	$97,052,017	-	**Schedule III and IV**	-	-	-	-	-	-
Other Local Taxes[7]	$13,005,000	-	**Schedule IV, V, and VI**	-	-	-	-	-	-
Net of consumer utility, recordation, and motor vehicle license taxes[8]	$9,743,037	-	**service population**	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[9]	$1,210,500	-	**not impacted**	-	-	-	-	-	-
Miscellaneous	$170,000	-	not impacted	-	-	-	-	-	-
Recovered costs	$250,000	-	not impacted	-	-	-	-	-	-
Intergovernmental	$5,188,288	-	not impacted	-	-	-	-	-	-
Total general fund	$122,496,770								
Other funds									
School Revenues[10]	**$44,179,282**	**50%**	**per student**	**5,334**	**-**	**-**	**$4,141**	**23**	**$96,696**
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	-	-	-	-	-	-
Total other funds	$65,089,429								
Total budget	$187,586,199				$0	$200	$4,141		$142,423

MuniCap, Inc. *17-Nov-25*

[1]Not all sources of revenues are expected to be impacted as a result of the project. Revenues shown represent general fund revenues only.

[2]Source: *Louisa County FY 2026 Adopted Budget.* Figures represent FY 2026 amounts.

[3]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).

[4]Represents current statistics for the County. See Appendix A.

[5]Represents projected increase to County as a result of the proposed development. See Appendix A.

[6]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.

[7]Motor vehicle license fees impacted on Schedule IV. Consumer utility tax revenues impacted on Schedule V. Transfer and recordation tax impacted on Schedule VI.

[8]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.

[9]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.

[10]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.

Schedule VII-B: Projected Additional Revenues to Louisa County - 30 Years

Development Year Ending	Fiscal Year Ending	Inflation Factor[1]	Service Population Revenues: Pro Rata Service Population Revenues[2]	Service Population Revenues: Anticipated Service Population[3]	Service Population Revenues: Total Service Population Revenues	Student Revenues: Revenues per Student[2]	Student Revenues: Anticipated Students[4]	Student Revenues: 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
Total					$1,866,415			$3,943,000	$5,809,415

MuniCap, Inc.

[1]Assumes an annual inflation rate of 2%.

[2]See Schedule VII-A.

[3]See Appendix C.

[4]See Appendix D.

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
Total	$28,620,414	$5,120,040	$434,106	$460,773	$5,809,415	$40,444,750

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

Annual Expenditures[1]	Current County Expenditures[2]	Basis for Projecting Expenditures[3]	Current County Service Factors[4]	Expenditures by Factor[3] Per Resident	Service Population	Per Student	Projected Increase in Service Factor[5]	Total Additional Expenditures[6]
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	-	-	-	-	-	-
Sheriff	**$7,318,665**	**service population**	**48,733**	**-**	**$150**	**-**	**229**	**$34,348**
Communications center	$1,783,006	not impacted	-	-	-	-	-	-
E-911 Maintenance	**$580,327**	**service population**	**48,733**	**-**	**$12**	**-**	**229**	**$2,724**
Emergency Services	**$8,729,013**	**service population**	**48,733**	**-**	**$179**	**-**	**229**	**$40,968**
Office of Emergency Services	**$936,930**	**service population**	**48,733**	**-**	**$19**	**-**	**229**	**$4,397**
Fire & Rescue unit assistance	**$2,359,192**	**service population**	**48,733**	**-**	**$48**	**-**	**229**	**$11,072**
Sheriff-Jail	$3,004,943	not impacted	-	-	-	-	-	-
Juvenile probation office	$5,878	not impacted	-	-	-	-	-	-
Animal control	**$533,362**	**per resident**	**42,109**	**$13**	**-**	**-**	**205**	**$2,602**
Animal pound	**$536,278**	**per resident**	**42,109**	**$13**	**-**	**-**	**205**	**$2,616**
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[7]	$1,201,830	not impacted	-	-	-	-	-	-
Parks and rec - self supporting	$610,208	not impacted	-	-	-	-	-	-
Aquatic facility[7]	$192,206	not impacted	-	-	-	-	-	-

[1]Not all expenditures are expected to be impacted as a result of the project. Expenditures shown represent general fund expenditures only.

[2]Source: *Louisa County FY 2026 Adopted Budget.* Figures represent FY 2026 amounts.

[3]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.

[4]Represents current statistics for the County. See Appendix A.

[5]Represents the projected increase to the County resulting from the new development. See Appendix A.

[6]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.

[7]Analysis assumes residents living at the Development will not utilize these facilities based on amenities offered at the Development.

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

Annual Expenditures[1]	Current County Expenditures[2]	Basis for Projecting Expenditures[3]	Current County Service Factors[4]	Expenditures by Factor[3] Per Resident	Service Population	Per Student	Projected Increase in Service Factor[5]	Total Additional Expenditures[6]
General fund, continued								
Cultural enrichment	$77,500	not impacted	-	-	-	-	-	-
Regional library	**$479,648**	**per resident**	**42,109**	**$11**	**-**	**-**	**205**	**$2,340**
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
Other funds								
School	**$94,424,156**	**per student**	**5,334**	**-**	**-**	**$17,702.32**	**23**	**$413,338**
School cafeteria	**$3,496,951**	**per student**	**5,334**	**-**	**-**	**$655.60**	**23**	**$15,308**
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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[1]Not all expenditures are expected to be impacted as a result of the project. Expenditures shown represent general fund expenditures only.

[2]Source: *Louisa County FY 2026 Adopted Budget*.. Figures represent FY 2026 amounts.

[3]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.

[4]Represents current statistics for the County. See Appendix A.

[5]Represents the projected increase to the County resulting from the new development. See Appendix A.

[6]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.

[7]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.

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

			Resident Costs			Service Population Costs			Student Costs			
Development Year Ending	Fiscal Year Ending	Inflation Factor[1]	Cost Per Resident[2]	Anticipated Residents[3]	Total Resident Expenditures	Pro Rata Service Population Costs[2]	Anticipated Service Population[3]	Total Service Population Expenditures	Cost Per Student[2]	Anticipated Students[4]	Total Student Expenditures	Total Projected Additional 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
Total					$308,158			$3,816,746			$17,478,913	$21,603,817

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[1]Assumes an annual inflation rate of 2%.
[2]See Schedule IX-A.
[3]See Appendix B.
[4]See Appendix C.

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
Total	$40,444,750	($21,603,817)	$18,840,932

Wares Crossroads Development
Louisa County, Virginia

Appendices

Appendix A: Revenues and Costs to Louisa County - Allocation Factors

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

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[1]Source: U.S. Census Bureau QuickFacts. Represents Population Estimates as of July 1, 2024.

[2]Source: U.S. Census Bureau, Center for Economic Studies, LEHD (OnTheMap application, 2022 data).

[3]Service rate assumes full-time employees generates costs at the same rate as full-time residents.

[4]See Schedule I.

[5]U.S. Census Bureau Selected Housing Characteristics for 2023 ACS 5-Year Estimates. Represents average household size for owner-occupied units.

[6]Based on research conducted by MuniCap. See Appendix B.

[7]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.

[8]Source: Virginia Department of Education School Quality Profiles. Represents School Year 2025 enrollment.

Appendix B: Projected Employees

Development Year Ending	Clubhouse GSF[1]	Clubhouse Employees Per 1,000 GSF[2]	Clubhouse 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

[1]See Schedule II-B.

[2]Jobs were calculated using IMPLAN software by IMPLAN Group, LLC. See Appendix F.

Appendix C: Projected Residents and Service Population

Development Year Ending	Projected Resident Increase: Single-Family Detached Units[1]	Projected Resident Increase: Residents Per Unit[2]	Projected Resident Increase: Total Residents	Total Development Residents	Service Population Increase: Projected Service Employees: Employees[3]	Service Population Increase: Projected Service Employees: Service Percentage[4]	Service Population Increase: Projected Service Employees: Service Employees[5]	Service Population Increase: Service Population Increase[6]
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

[1]See Schedule II.
[2]See Appendix A.
[3]See Appendix B.
[4]See Appendix A. Represents percentage of Louisa County employees that live outside of the County.
[5]Represents the increase in employees who work but do not live in the County as a result of the proposed development.
[6]Represents the increase in service employees and residents as a result of the proposed development.

Wares Crossroads Development
Louisa County, Virginia

Appendix D: Projected Students

Development Year Ending	Single-Family Detached Projected Units[1]	Students Per Unit[2]	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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[1]See Schedule II.

[2]See Appendix A.

Appendix E-1: Projected Assessed Value - Comparison of Valuation Methods[1]

Property Type	Comparables[2]	Developer Cost Estimate[3]
Single-family detached		
Estate lot		
Per Unit	$768,975	-
Per GSF	***$172***	$225
Executive lot		
Per Unit	$670,029	-
Per GSF	***$184***	$225
Clubhouse		
Per GSF	-	***$400***
Rental units		
Member villas		
Per unit	$670,029	-
Per GSF	***$184***	$225
Garden cottages		
Per unit	$484,914	
Per GSF	***$211***	$225

MuniCap, Inc. *17-Nov-25*

[1]Valuation approach chosen is underlined and shown in bold and italics.

[2]See Appendix E-2 and E-3.

[3]Provided by Developer.

Appendix E-2: Projected Assessed Value - Comparable Properties[1]

Property	Parcel Number	Address	Year Built	Building Area GSF	Assessed Value Land	Assessed Value Structure	Assessed Value Total	Total Assessed Value All Properties Per Unit	Total Assessed Value All Properties Per GSF	Total Assessed Value Most Comparable Per Unit	Total Assessed Value Most Comparable Per GSF
Single-family detached - estate lots											
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	***$172***
Single-family detached - executive lots											
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	***$184***

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[1]Information obtained through Louisa County Real Estate Office database as of November 2025.

Appendix E-2: Projected Assessed Value - Comparable Properties, continued[1]

Property	Parcel Number	Address	County	Year Built	Units	Building Area GSF	Assessed Value Land	Assessed Value Structure	Assessed Value Total	Total Assessed Value All Properties Per Unit	Total Assessed Value All Properties Per GSF	Total Assessed Value Most Comparable Per Unit	Total Assessed Value Most Comparable Per GSF
Member Villas													
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	***$184***
Garden Cottages													
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	***$211***

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[1]Information obtained through Louisa County Real Estate Office database, Spotsylvania County Real Estate Assessment Search, and Albermarle County GIS Viewer as of November 2025.

Wares Crossroads Development
Louisa County, Virginia

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

	Total
Clubhouse square feet[1]	8,000
Total clubhouse employees[2]	40
Full-time equivalent factor[3]	0.8642
Total clubhouse full-time equivalent employees ("FTES")[4]	35
Total FTE jobs per 1,000 sq. ft.	4.38
Multiplier for clubhouse jobs[4]	1.8132
Total jobs	63
Indirect and induced jobs	23
Total labor income[4]	$3,445,608
Labor income-to-wages factor[5]	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[4]	1.2705
Total income	$4,377,759
Indirect and induced income	$932,151
Multiplier for clubhouse output[4]	1.3215
Direct output	$11,596,452.59
Indirect and induced output	$3,728,009
Total economic output	$15,324,462

[1]See Schedule II.

[2]Based on FTE employees and payroll provided by Developer.

[3]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.

[4]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.

[5]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.

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

	Total
Total estimated construction costs[1]	$120,650,000
Total construction jobs[2]	742
Construction full-time equivalent factor[3]	0.9713
Total full-time equivalent employees ("FTEs")	720
Total construction labor income[2]	$46,197,866
Labor income to wage factor[4]	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[2]	1.1955
Total income	$55,230,239
Indirect and induced income	$9,032,373
Multiplier for construction jobs[2]	1.2895
Total jobs	956
Indirect and induced jobs	215
Multiplier for construction output[2]	1.3033
Total economic output	$157,248,858
Indirect and induced output	$36,598,858

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[1]Provided by Developer.

[2]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.

[3]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").

[4]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

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 or 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.

II. THE DEVELOPMENT

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."

III. PUBLIC FACILITY IMPROVEMENT IMPACTS

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.

III-A. PUBLIC SCHOOL FACILITY IMPROVEMENT IMPACTS

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[a]

	Elementary School	*Middle School*	*High School*	*Total*
Occupied housing unit	0.1447	0.0667	0.0857	0.2971

[a]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.

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[a]	Unit Type	Generation Factor[b]	Total Projected Students
Elementary	79	Single-family detached	0.1447	**11.43**
Middle	79	Single-family detached	0.0667	**5.27**
High	79	Single-family detached	0.0857	**6.77**
Total: single-family detached			**0.2971**	**23.47**
Elementary	**(25)**	Single-family detached	0.1447	**(3.62)**
Middle	**(25)**	Single-family detached	0.0667	**(1.67)**
High	**(25)**	Single-family detached	0.0857	**(2.14)**
Less: total by-right			**0.2971**	**(7.43)**
Elementary				**8**
Middle				**4**
High				**5**
Total projected students (net of by-right)[c]				**17**

[a]Provided by Developer.

[b]See Table III-A.1.

[c]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[a]

School	Estimated Capacity[a]	Current Enrollment[a]	Excess Capacity	Projected Students	Proffer Consideration
Thomas Jefferson Elementary	700	701	(1)	8	Exceeds capacity
Louisa Middle	1,565	1,204	361	4	Meets capacity
Louisa High	2,072	1,546	526	5	Meets capacity
Total	**4,337**	**3,451**	**886**		

[a]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)

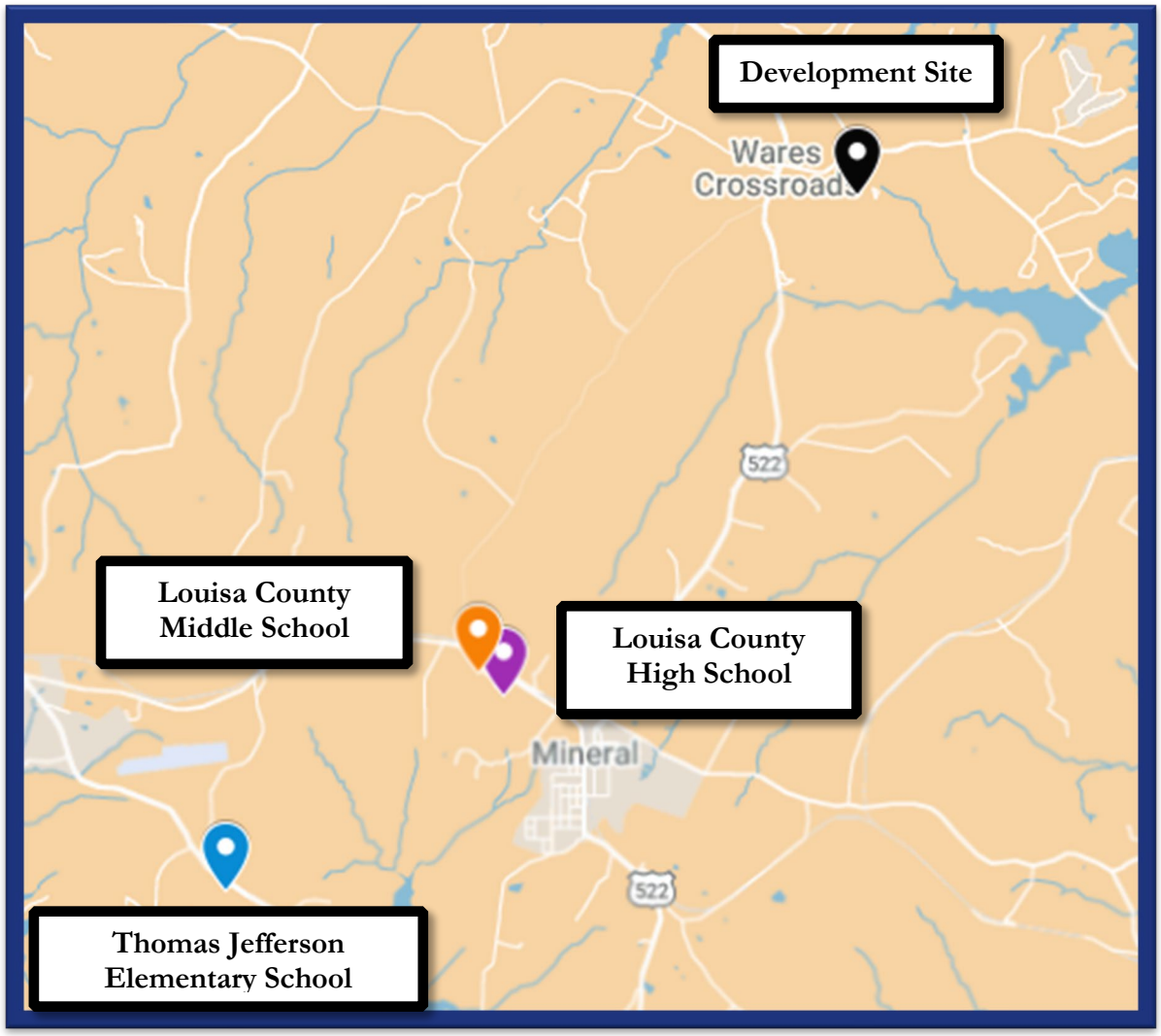


EXHIBIT B: AREA MAP (DEVELOPMENT SITE, THOMAS JEFFERSON ELEMENTARY SCHOOL)

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

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

[a]Source: the Developer. Represents 50 estate lots and 29 executive lots.
[b]Source: U.S. Census Bureau Selected Housing Characteristics for 2023 ACS 5-Year Estimates. Represents average household size for owner-occupied units.
[c]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).
[d]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

Facility Type	*Projected Resident Impact[a]*	*Call Volume Per Resident[b]*	*Projected Call Volume Increase[c]*
Sheriff	140	0.900	127

[a]See Table III-B.1.
[b]Represents average of 0.9 calls per person. Source: *Louisa County 2040 Comprehensive Plan* adopted August 2019.
[c]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

Facility Type	*Projected Resident Impact[a]*	*Call Volume Per Resident[b]*	*Projected Call Volume Increase[c]*
Fire and Rescue	140	0.120	17

[a]See Table III-B.1.

[b]Represents average of 0.12 calls per person. Source: *Louisa County 2040 Comprehensive Plan* adopted August 2019.

[c]Projected call volume increase rounded up to the next whole number.

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.

III-C. PUBLIC PARKS FACILITY IMPROVEMENT IMPACTS

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.

III-D. PUBLIC TRANSPORTATION FACILITY IMPROVEMENT IMPACTS

METHODOLOGY

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

IV. CONCLUSIONS

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.

Memorandum

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
Total		**2,234**		**143**		**199**	

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.

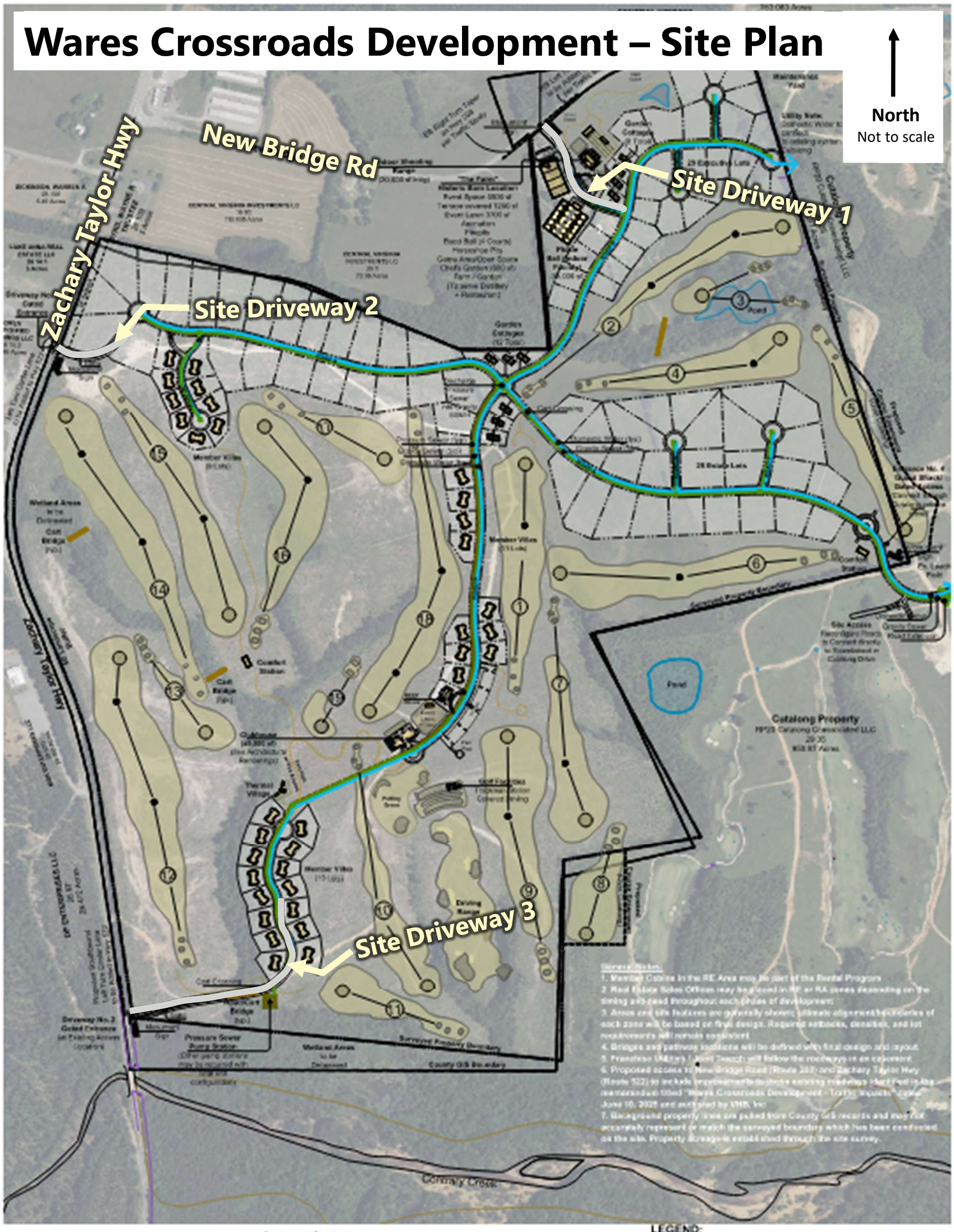
These build volumes were used to evaluate turn lane warrants for each driveway which are included in **Figures 6-11**.

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

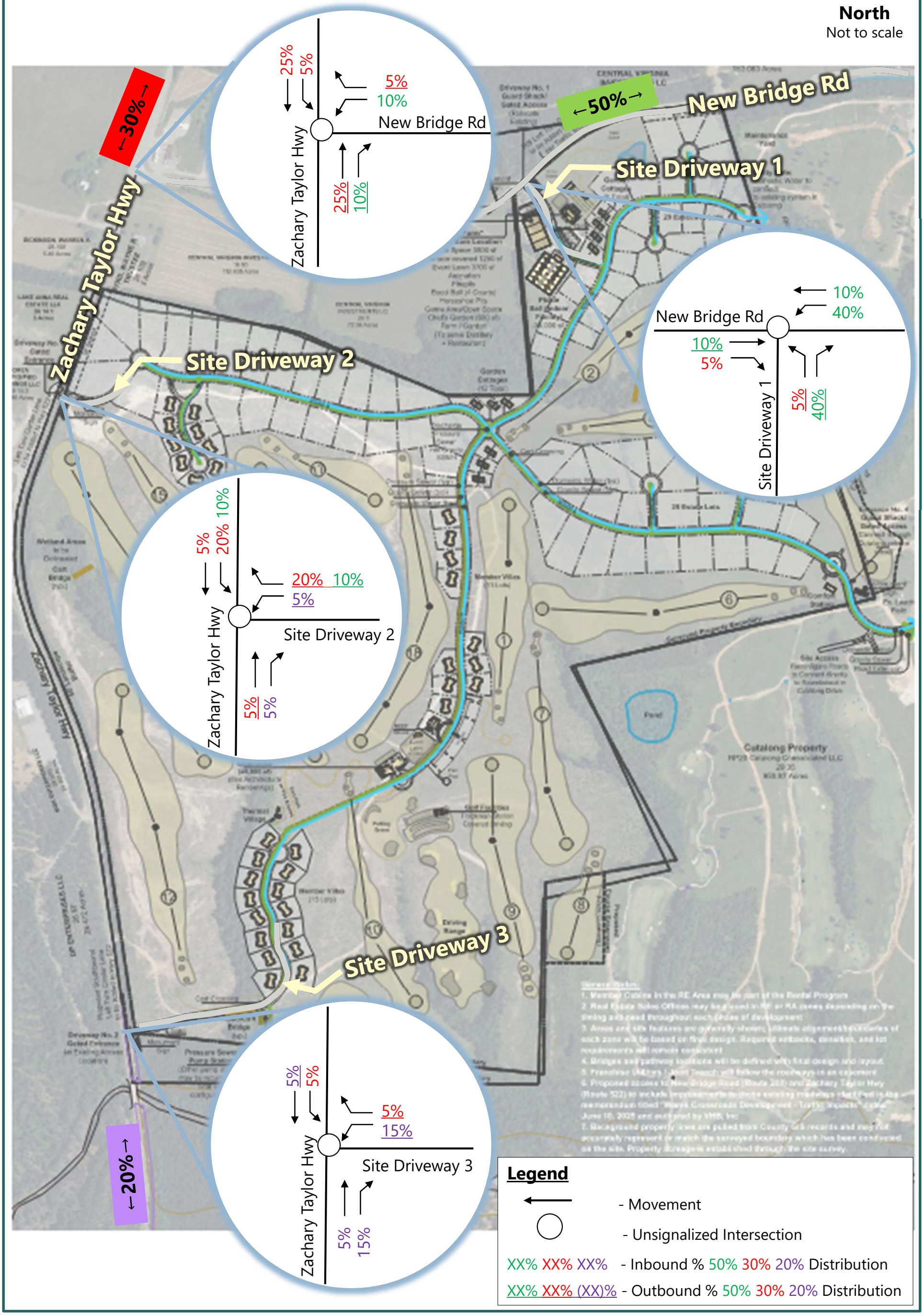


Wares Crossroads Development Traffic Memo
Mineral, Virginia

Figure 1

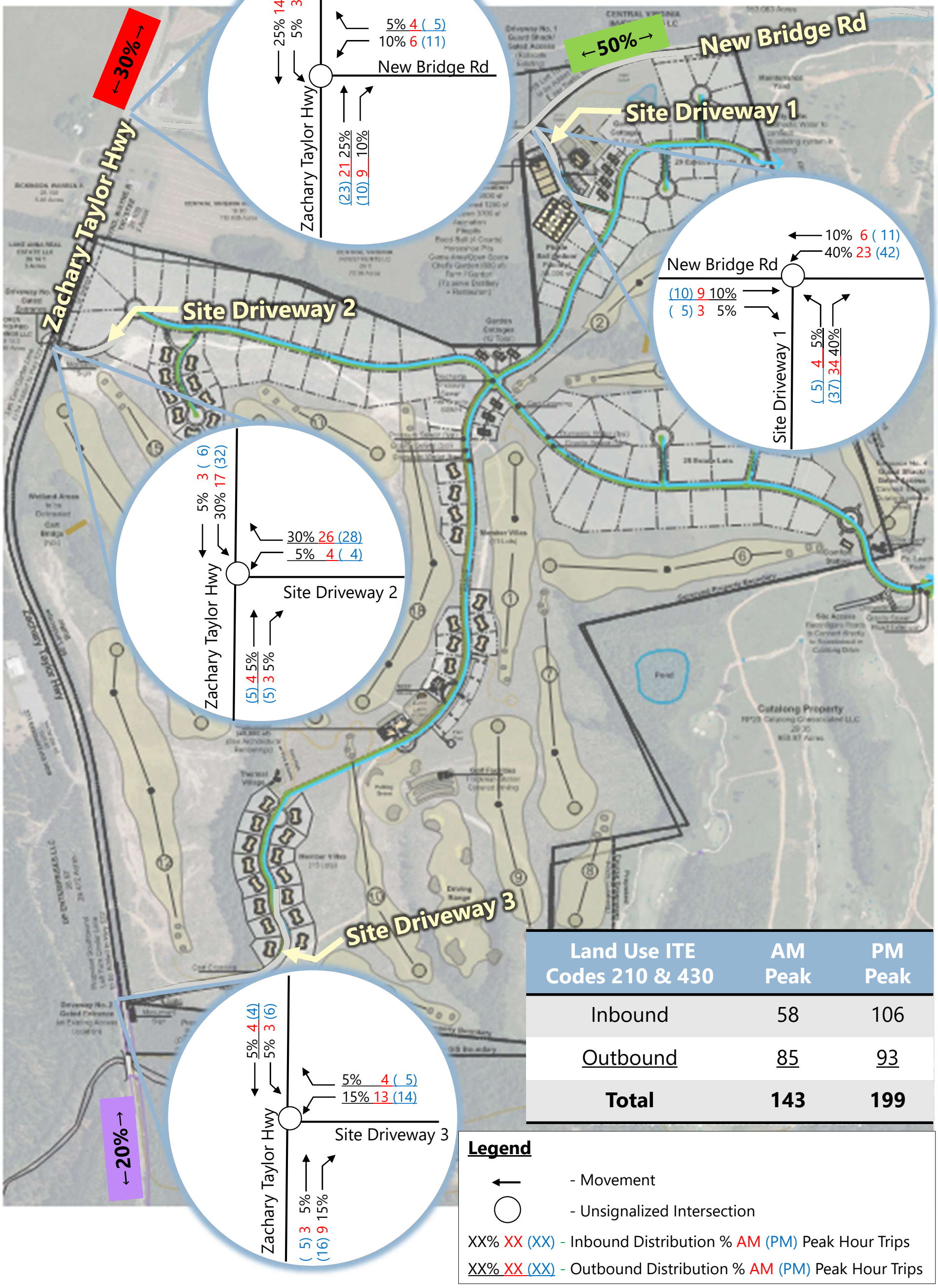
Wares Crossroads Development Site Distribution - (Overall Distribution)

North
Not to scale



Wares Crossroads Development
Site Distribution and Assignment

North
Not to scale



Land Use ITE Codes 210 & 430	AM Peak	PM Peak
Inbound	58	106
Outbound	85	93
Total	**143**	**199**

Legend

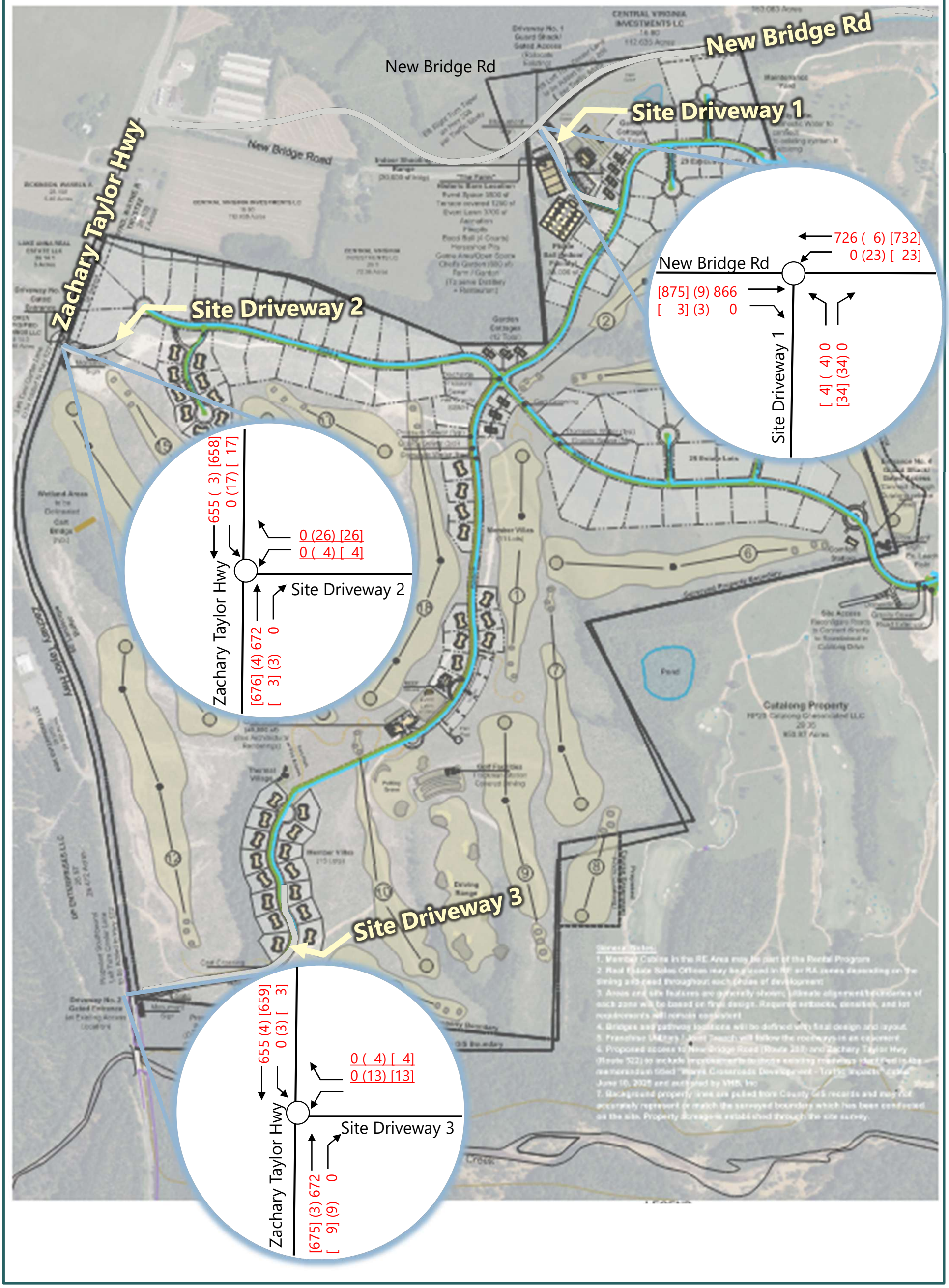
- Movement
- Unsignalized Intersection

XX% XX (XX) - Inbound Distribution % AM (PM) Peak Hour Trips

XX% XX (XX) - Outbound Distribution % AM (PM) Peak Hour Trips

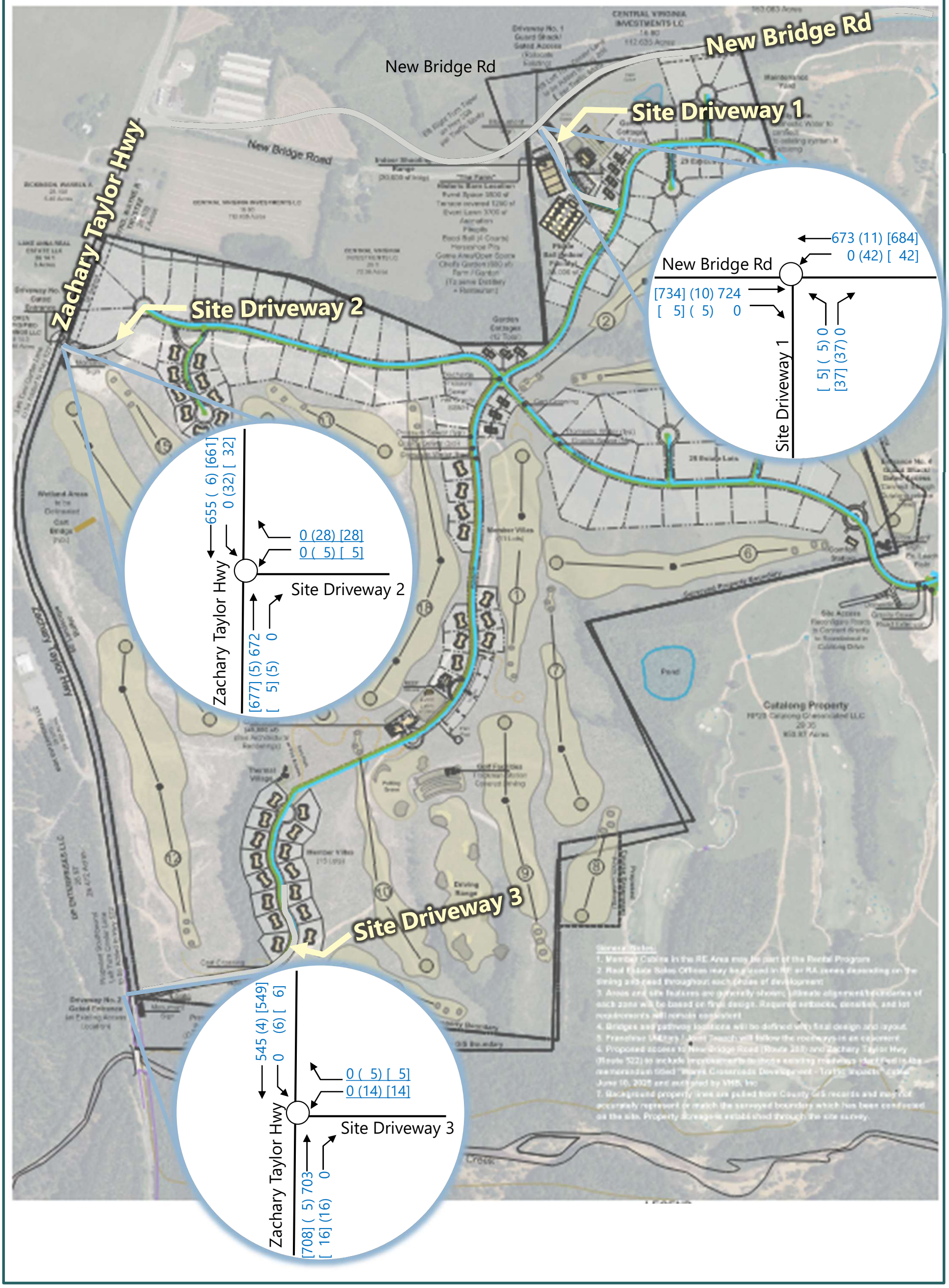
Wares Crossroads Development
Build Volumes | AM Peak

North
Not to scale

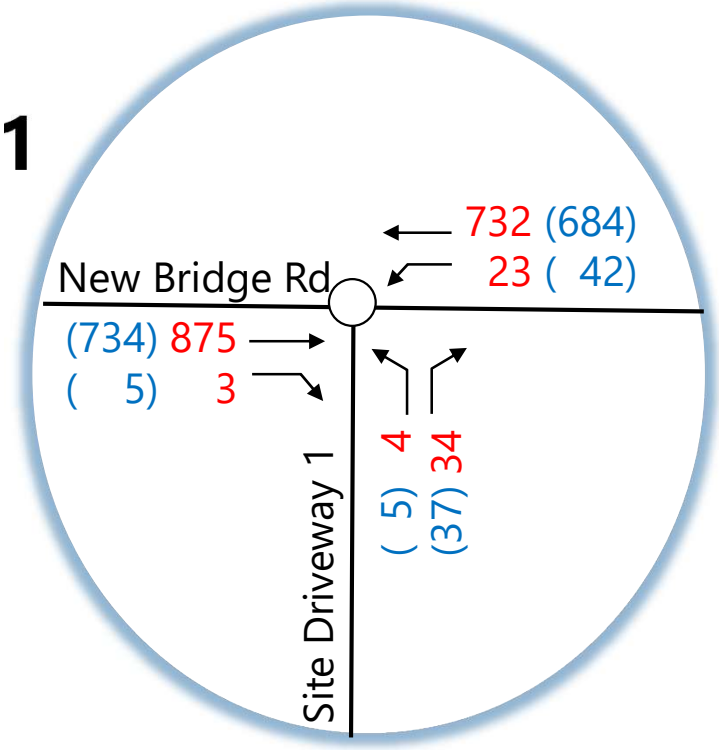


Wares Crossroads Development
Build Volumes | PM Peak

North
Not to scale



Wares Crossroads Development Turn Lane Warrants
New Bridge Road – Driveway 1



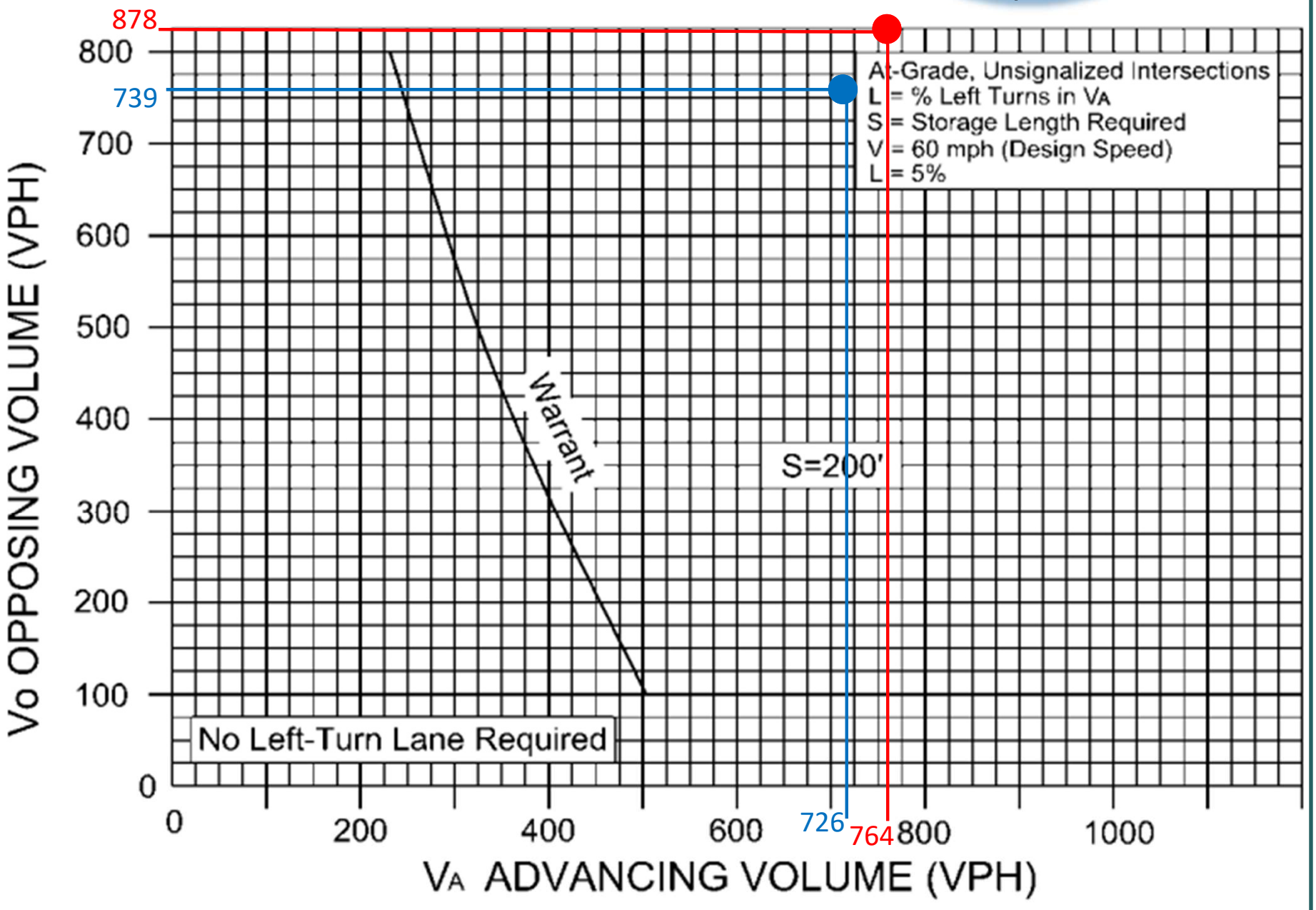
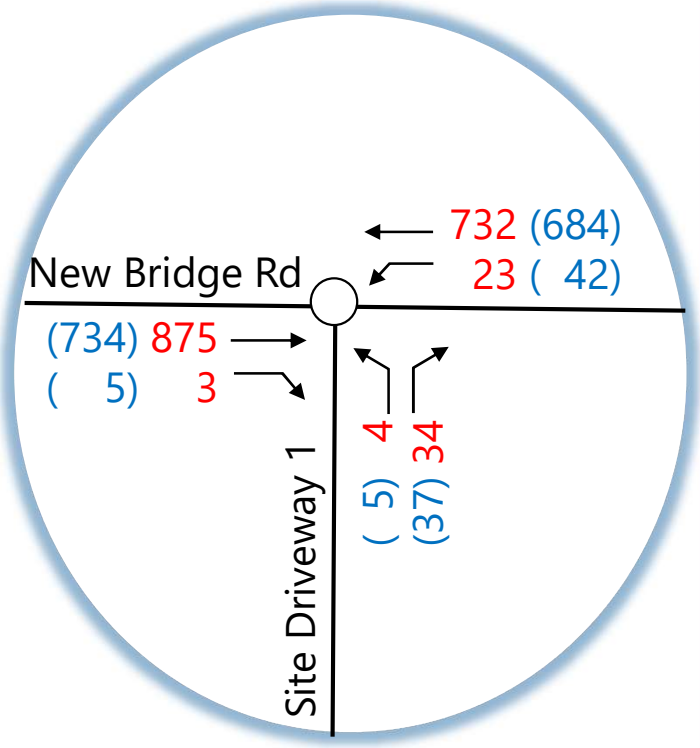
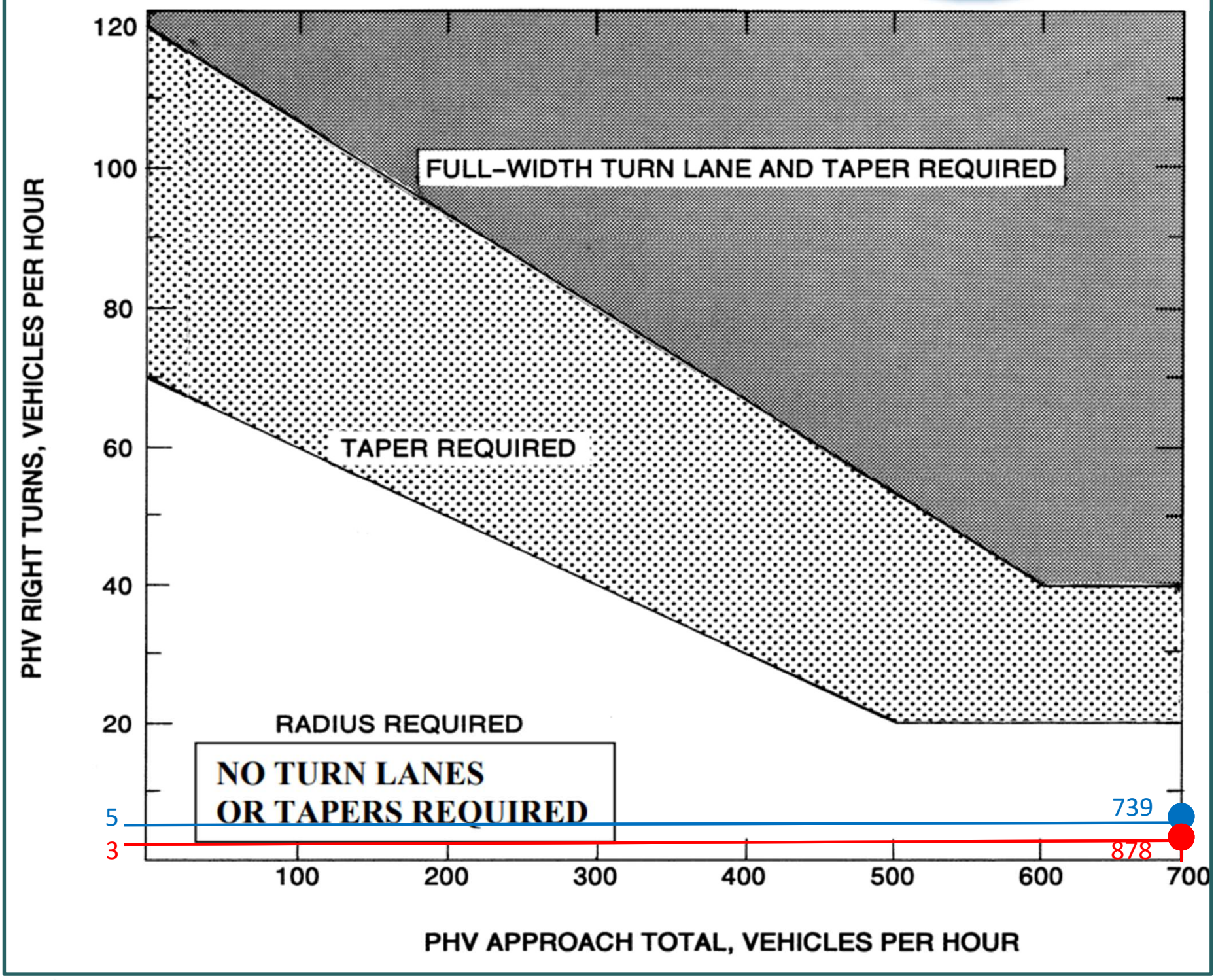


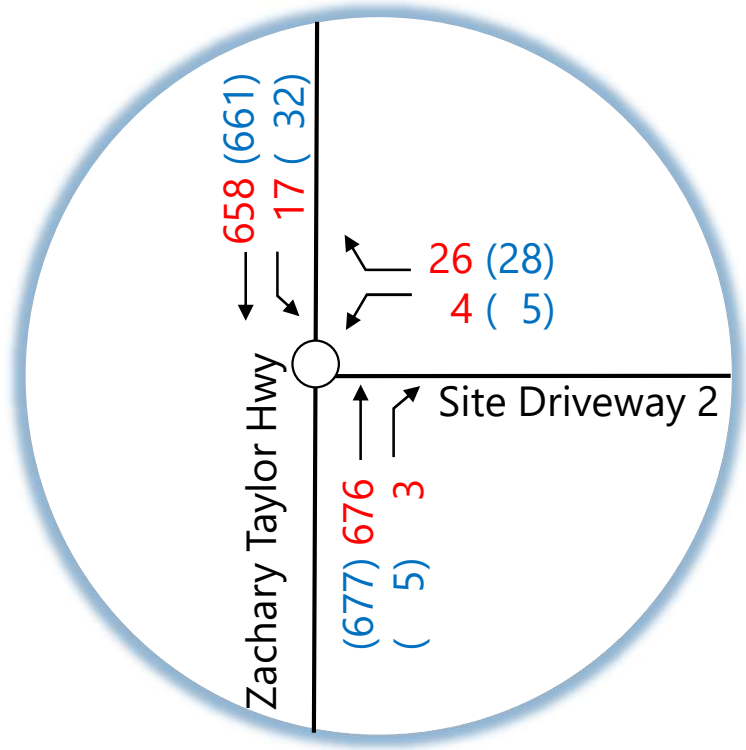
FIGURE 3-16 WARRANT FOR LEFT TURN STORAGE LANES ON TWO LANE HIGHWAY

Wares Crossroads Development Turn Lane Warrants
New Bridge Road – Driveway 1





Wares Crossroads Development Turn Lane Warrants
Zachary Taylor Highway & Site Driveway 2



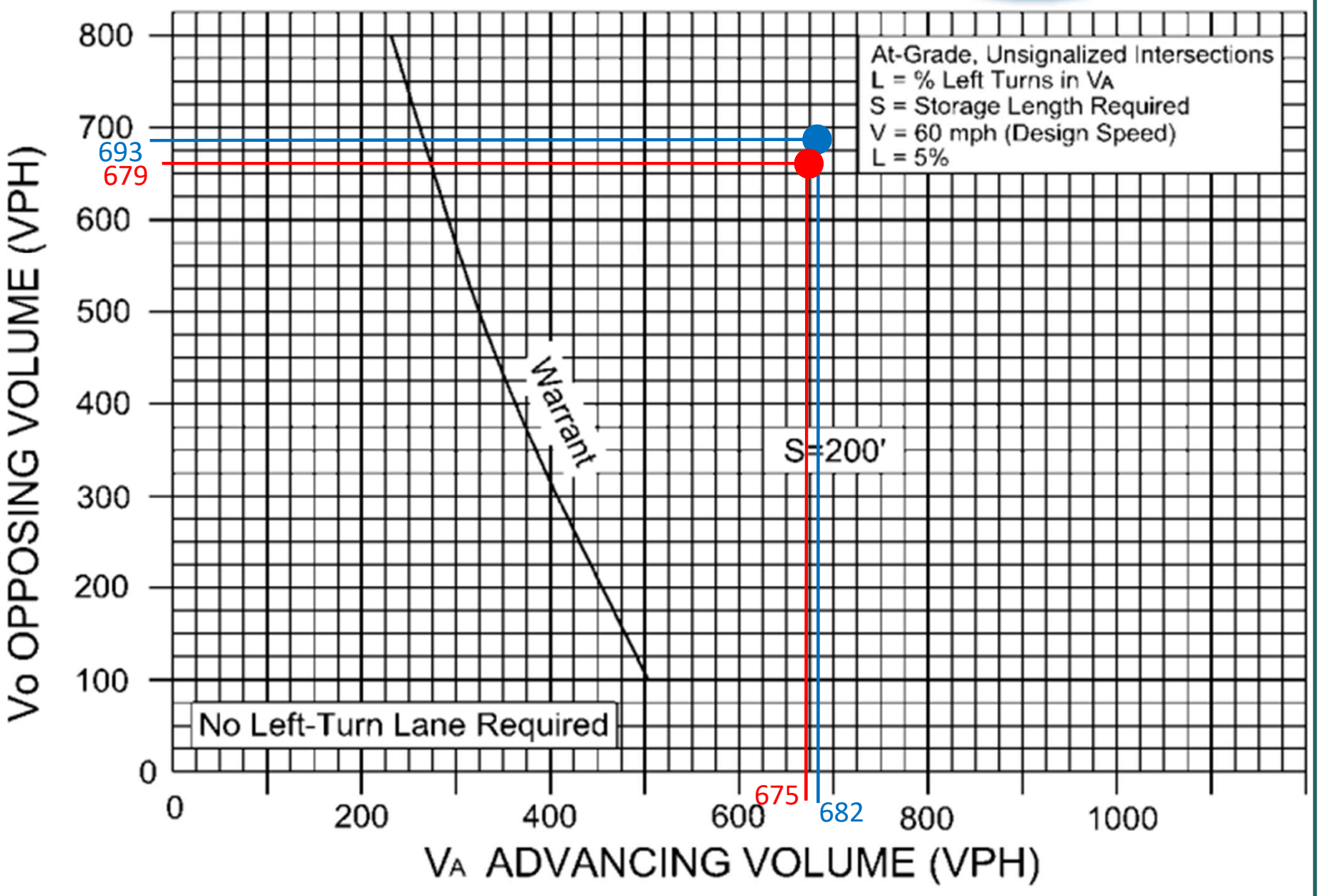
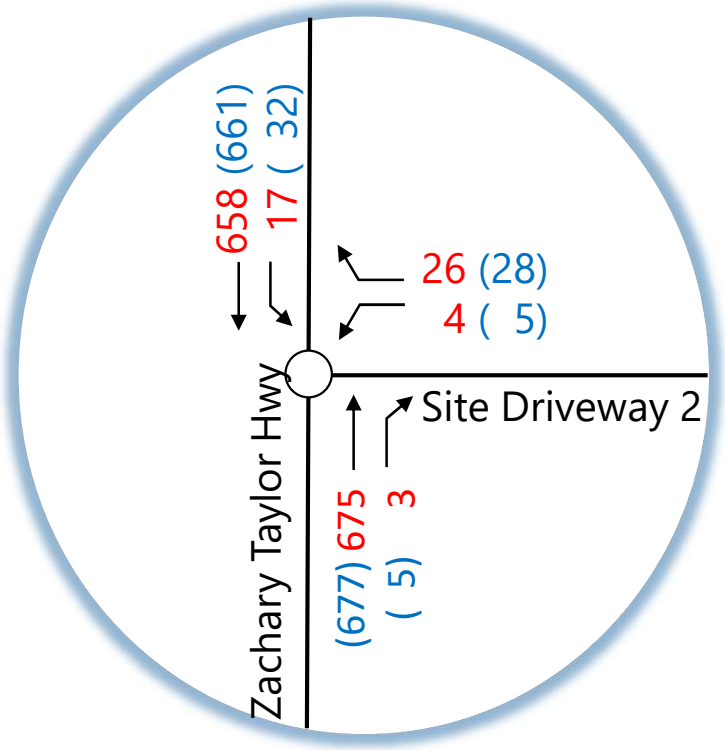
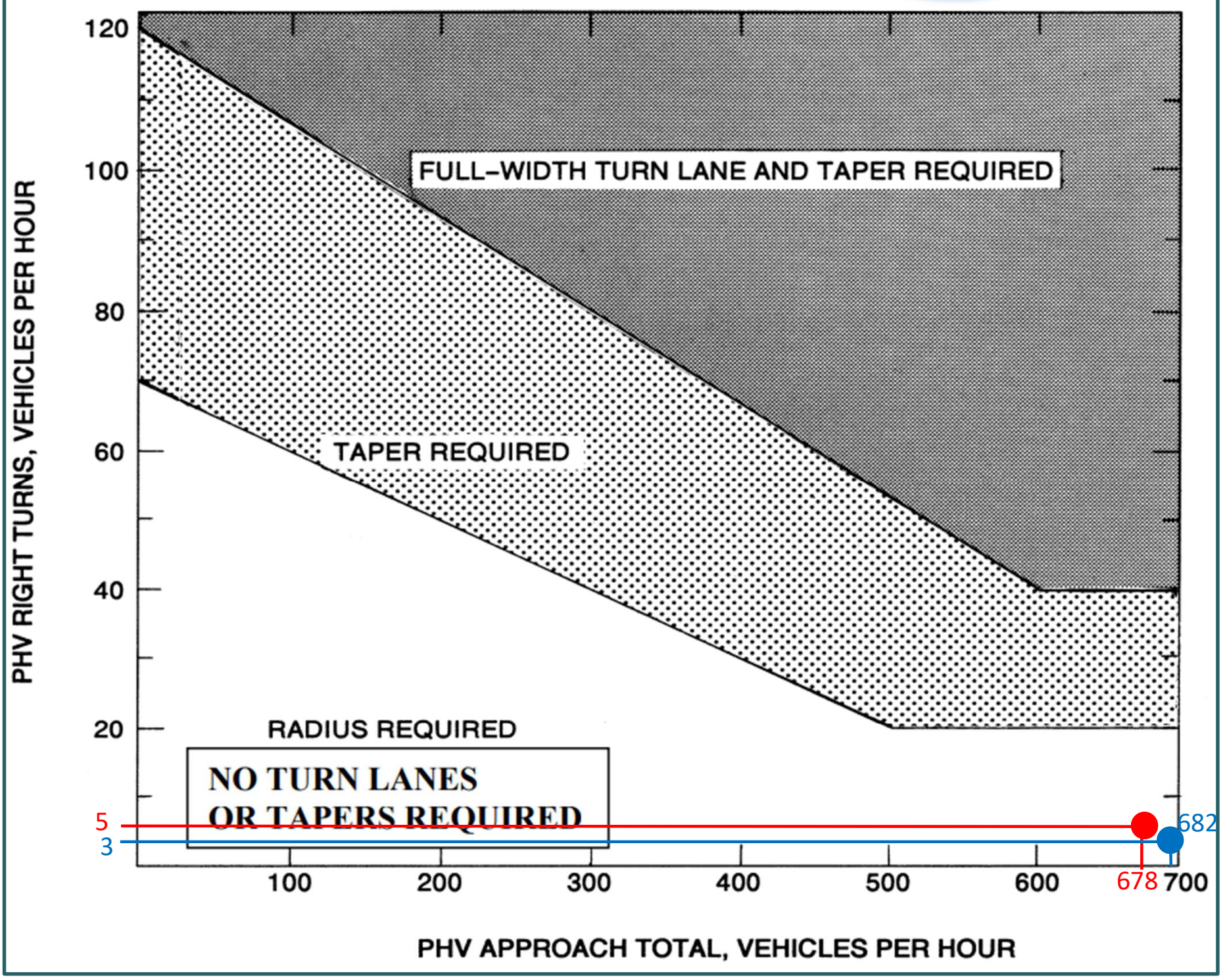


FIGURE 3-16 WARRANT FOR LEFT TURN STORAGE LANES ON TWO LANE HIGHWAY

Wares Crossroads Development Turn Lane Warrants
Zachary Taylor Highway & Site Driveway 2

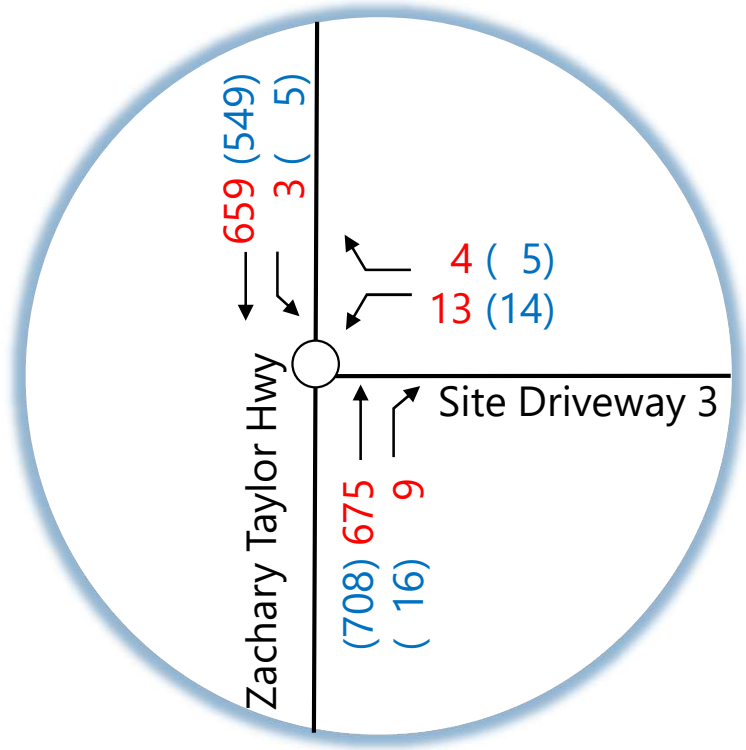




Wares Crossroads Development Trip Gen; Mineral, Virginia

Figure 9

Wares Crossroads Development Turn Lane Warrants
Zachary Taylor Highway & Site Driveway 3



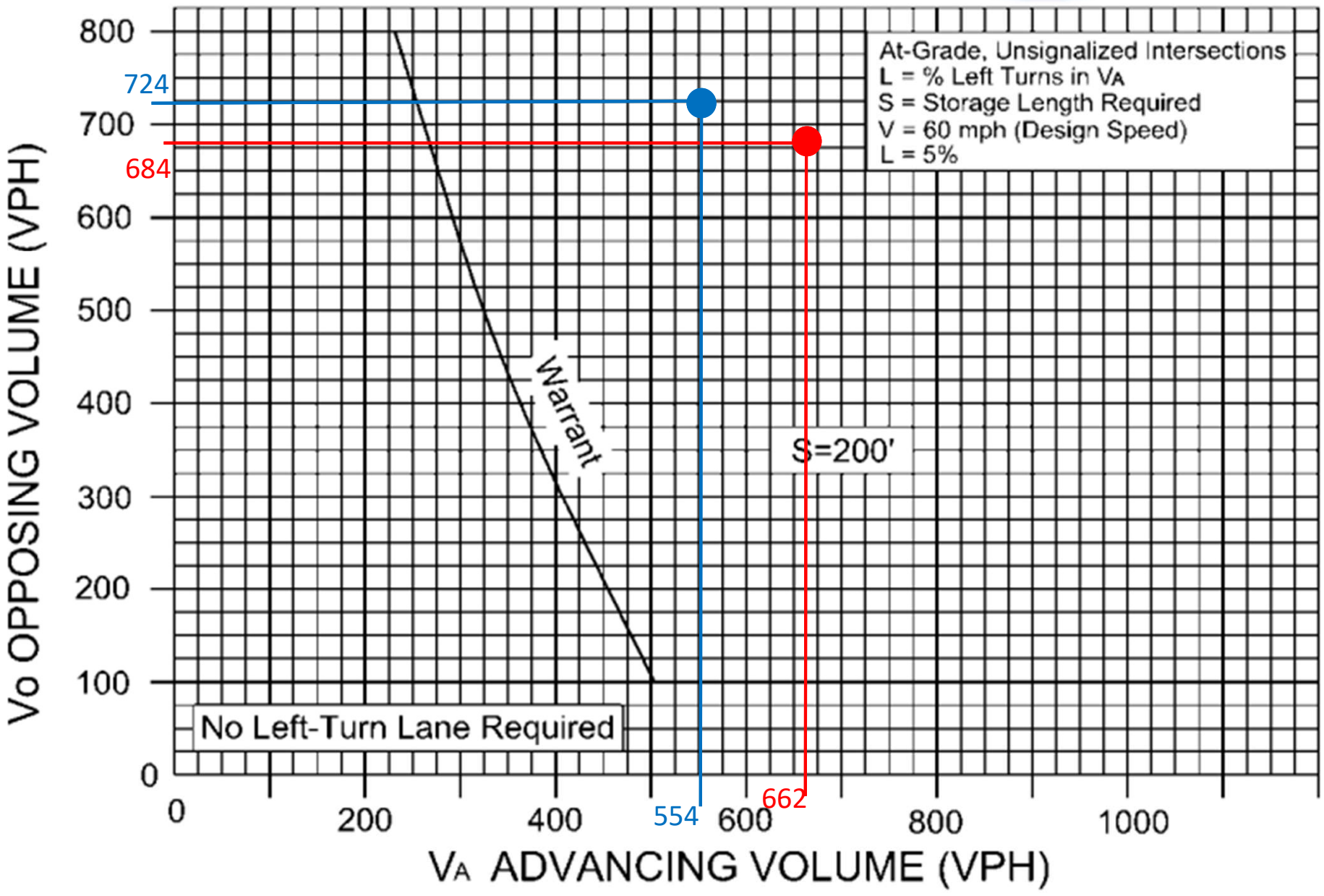
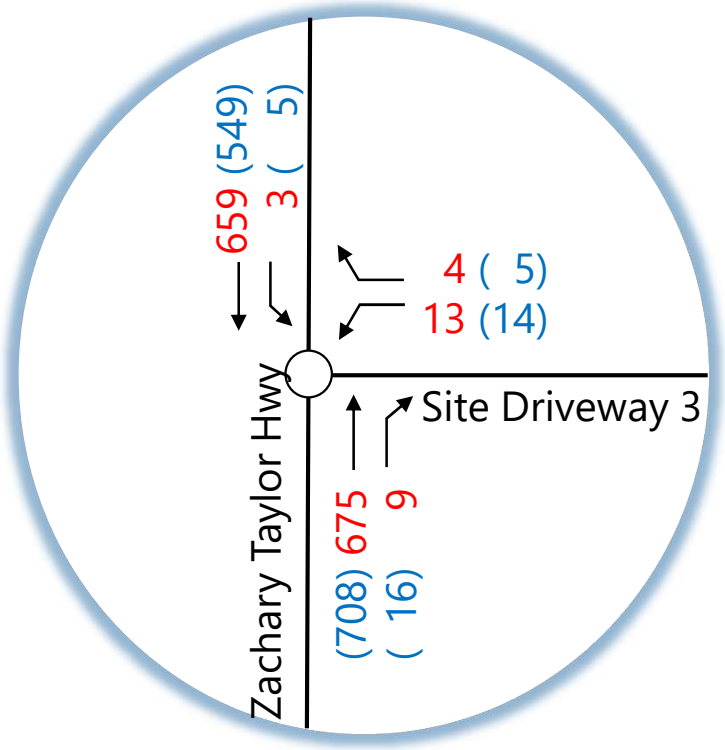
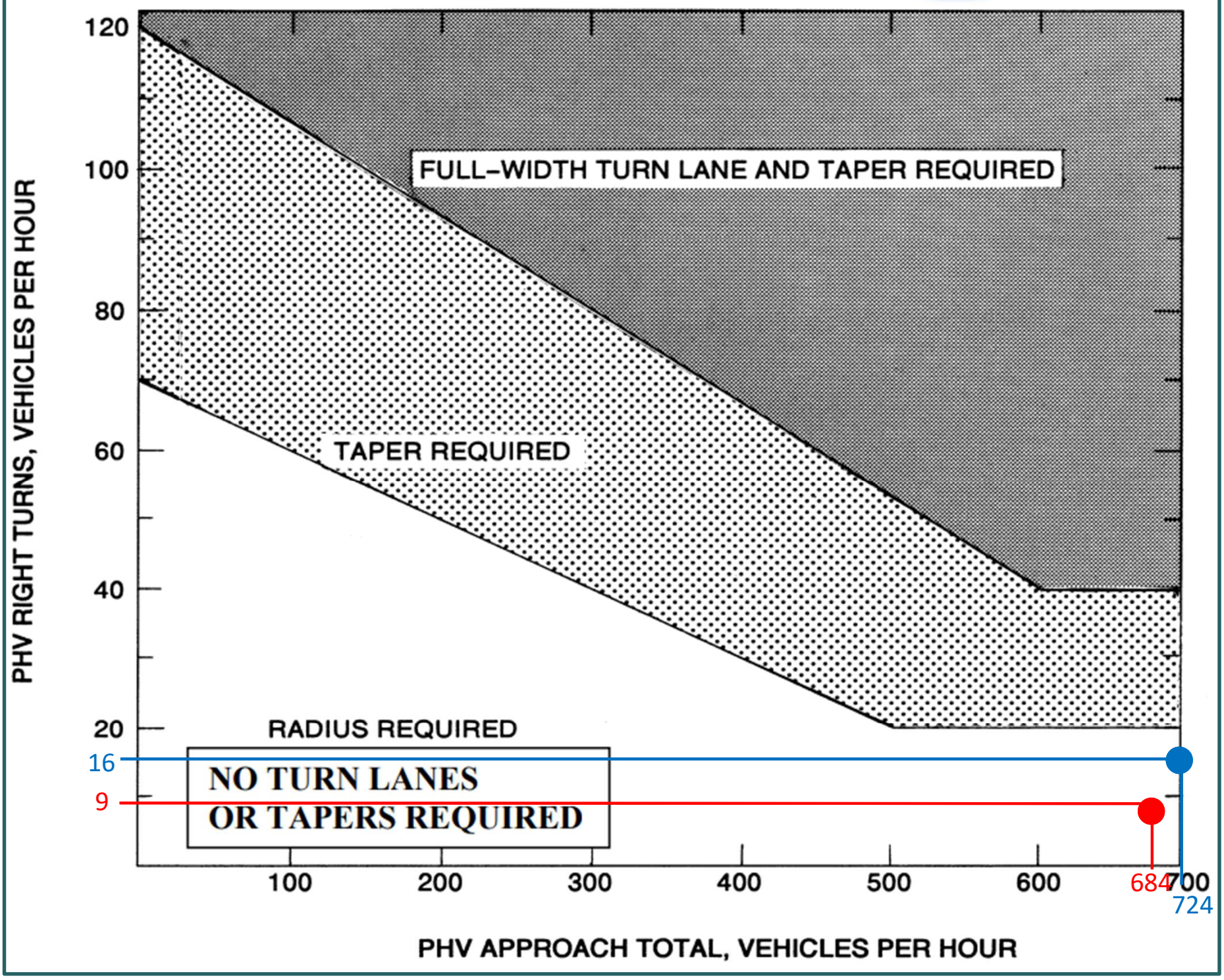
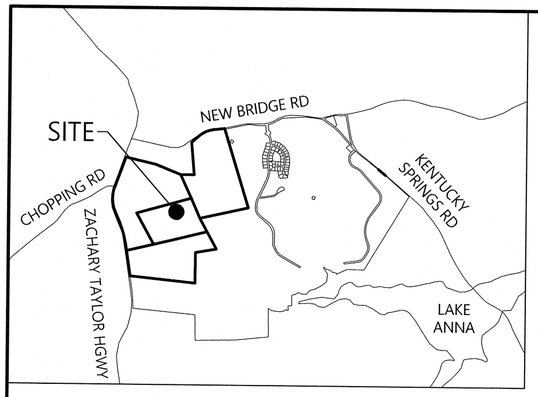


FIGURE 3-16 WARRANT FOR LEFT TURN STORAGE LANES ON TWO LANE HIGHWAY

Wares Crossroads Development Turn Lane Warrants
Zachary Taylor Highway & Site Driveway 3





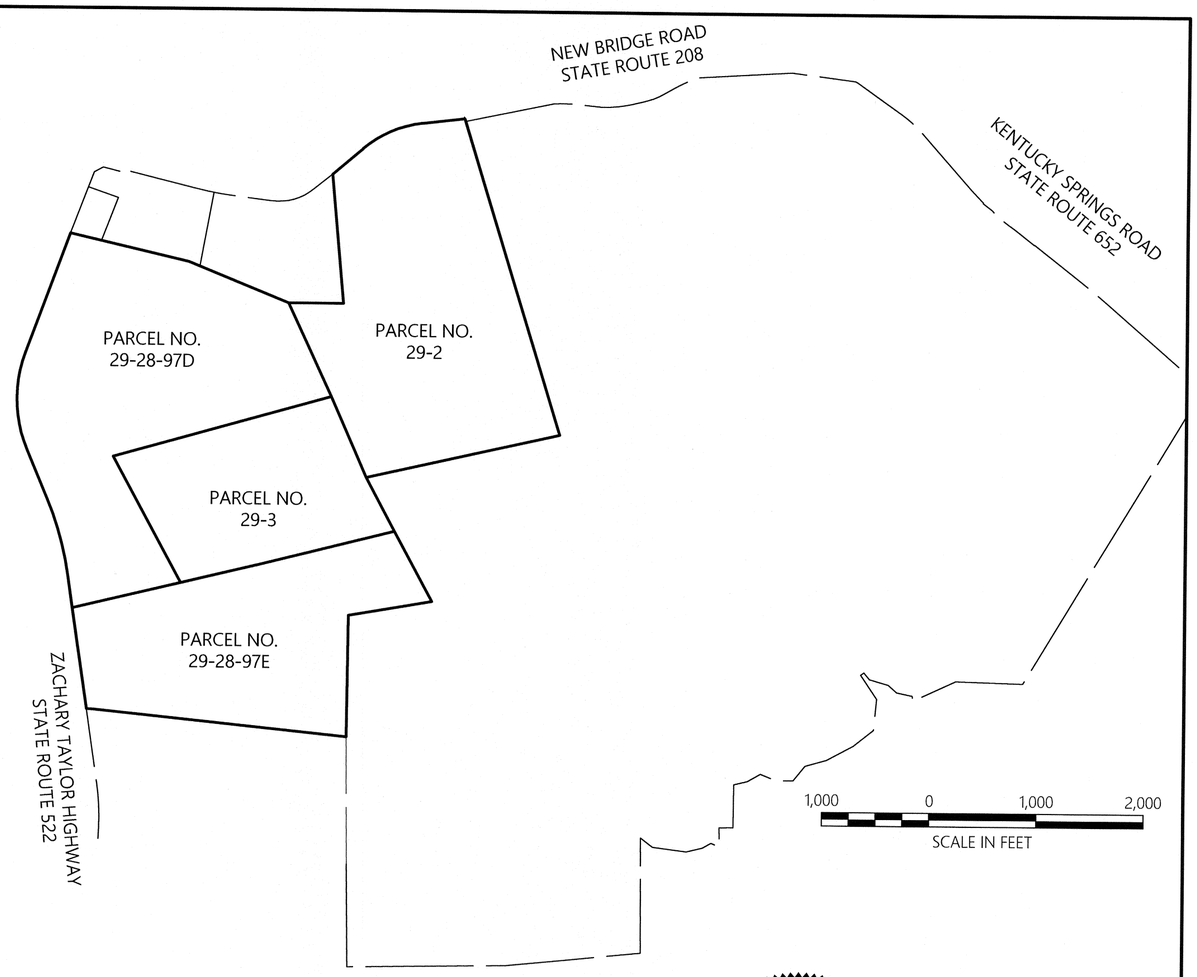


Site Location Map

0 4,000 8,000 Feet

N

VIRGINIA STATE PLANE SOUTH ZONE (NAD 83)



GENERAL NOTES

1. 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.
2. TAX MAP: PARCEL 29-2, PARCEL 29-3, PARCEL 28-97D AND PARCEL 28-97E
3. 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.
4. 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.
5. 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.
6. 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.
TOTAL	17,155,740 SQ. FT. / 393.8417 AC.

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.

Cutalong AT LAKE ANNA

COMMONWEALTH OF VIRGINIA
5-9-2025
STEPHEN A. ROMEO
Lic. No. 1448-B
Stephen Romeo
LAND SURVEYOR

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.

vhb
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	

\\vhb.com\gbl\proj\Williamsburg\32605.03 SEP_Cutalong_Permit\cad\sr\planset\SUBDIVISION\14-TWGOLF\3260503-TWGOLF-BOUND.dwg

N

VIRGINIA STATE PLANE
SOUTH ZONE (NAD 83)

N/F
RP20 CUTALONG
CONSOLIDATED LLC
PARCEL NO: 29-35
D.B. 1717, PG. 835
P.B. 1965, PG. 337
ZONE RD

27.06'
IRF
0.08
1.51
N 83°15'50" E
399.27'
IRS
R=1035.00'
L=607.77'
Δ=33°38'43"
CHB=N 66°26'28" E
CHD=599.08'
IRS
N 49°37'07" E
370.99'
IRS
N=3917337.8373
E=11663787.8784
S 17°14'13" E
3075.54'
3,048.48'
30" OAK
N=3914927.0556
E=11665927.4981
S 77°14'47" W
1847.49'
N/F
WARE FAMILY LLC
PARCEL NO: 29-2
D.B. 1417, PG. 283
ZONE A1
5,228,522 SQ. FT. / 120.0302 AC.
N 5°18'32" W
1207.15'
IRF
NEW BRIDGE ROAD
ROUTE 208
30' R/W
N/F
CENTRAL VIRGINIA
INVESTMENT LC
PARCEL NO: 29-1
D.B. 1098, PG. 562
P.B. 521, PG. 802
ZONE C2
S 89°55'28" E
511.14'
IPF
N/F
CENTRAL VIRGINIA
INVESTMENT LC
PARCEL NO: 16-60
D.B. 1098, PG. 562
P.B. 1728, PG. 779
ZONE C2
895.05'
S 68°06'30" E
1007.13'
112.08'
IRE
IPF
IPF
CONC.
MONUMENT
1.06
354.83'
S 25°02'15" E
959.18'
IRF
S 23°52'34" E
818.32'
0.16
0.15
IRF
S 28°24'19" E
566.43'
CONC.
MONUMENT
0.14
0.20
S 28°38'42" E
740.16'
CONC.
MONUMENT
0.10
0.11
789.23'
S 80°10'28" W
CONC.
MONUMENT
0.29
0.06
N/F
RP20 CUTALONG
CONSOLIDATED LLC
PARCEL NO: 29-35
D.B. 1717, PG. 835
P.B. 1965, PG. 337
ZONE RD
S 0°30'26" W
1,134.01'
0.11
0.25
IRF
N=3912102.7549
E=11663962.1688
N/F
BYRD, WAYNE R. TRUSTEE
PARCEL NO: 28-109
D.B. 1855, PG. 570
ZONE A2
IRF
S 77°01'34" E
1135.63'
IRF
0.19
3.23
±30 AC.
RESERVED AREA
N 85°01'21" W
2471.44'
IRF
0.21
22.56
1.57
N=3916767.0048
E=11661347.2842
N 20°09'43" E
785.67'
N 18°36'59" E
IRF
0.18
0.11
N/F
DICKINSON LAND &
PROPERTIES LLC
PARCEL NO: 28-97D
D.B. 1206, PG. 546
P.B. 8, PG. 2717
ZONE A2
5,319,870 SQ. FT. / 122.1274 AC.
N 74°13'20" E
2108.56'
0.34
0.10
IRF
N/F
DICKINSON LAND &
PROPERTIES LLC
PARCEL NO: 29-3
D.B. 1206, PG. 546
P.B. 8, PG. 2717
ZONE A2
2,746,641 SQ. FT. / 63.0542 AC.
N 75°43'46" E
1280.91'
IRF
0.15
0.21
769.95'
N 76°29'17" E
1806.61'
N 28°41'40" W
1332.47'
R=1233.24'
L=929.91'
Δ=43°12'12"
CHB=N 1°27'05" W
CHD=908.04'
IRF
0.12
0.14
IRF
486.10'
N 23°02'36" W
0.10
0.22
ZACHARY TAYLOR HIGHWAY
U.S. RT. 522 AND STATE RT. 208
VARIABLE WIDTH R/W
SHPB. 4, PG. 311-320
IRF
R=2904.79'
L=738.29'
Δ=14°33'45"
CHB=N 15°44'30" W
CHD=736.30'
0.14
IRF
309.66'
1,036.66'
IPF
0.08
0.32
N/F
DICKINSON INVESTMENT LLC
PARCEL NO: 28-97E
D.B. 1206, PG. 550
P.B. 8, PG. 2717
ZONE A2
3,860,707 SQ. FT. / 88.6296 AC.
CEMETERY
IRF
0.11
0.31
N 8°29'30" W
1260.97'
951.31'
MINE SHAFT
0.12
0.06
IRF
0.05
0.08
N 87°32'02" W
61.62'
IRF
N 84°16'37" W
2374.91'
N/F
RP20 CUTALONG
CONSOLIDATED LLC
PARCEL NO: 29-35
D.B. 1717, PG. 835
P.B. 1965, PG. 337
ZONE A2

400 0 400 800
SCALE IN FEET

LEGEND

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

COMMONWEALTH OF VIRGINIA
5-9-2025
STEPHEN A. ROMEO
Lic. No. 1448-B
LAND SURVEYOR

vhb
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

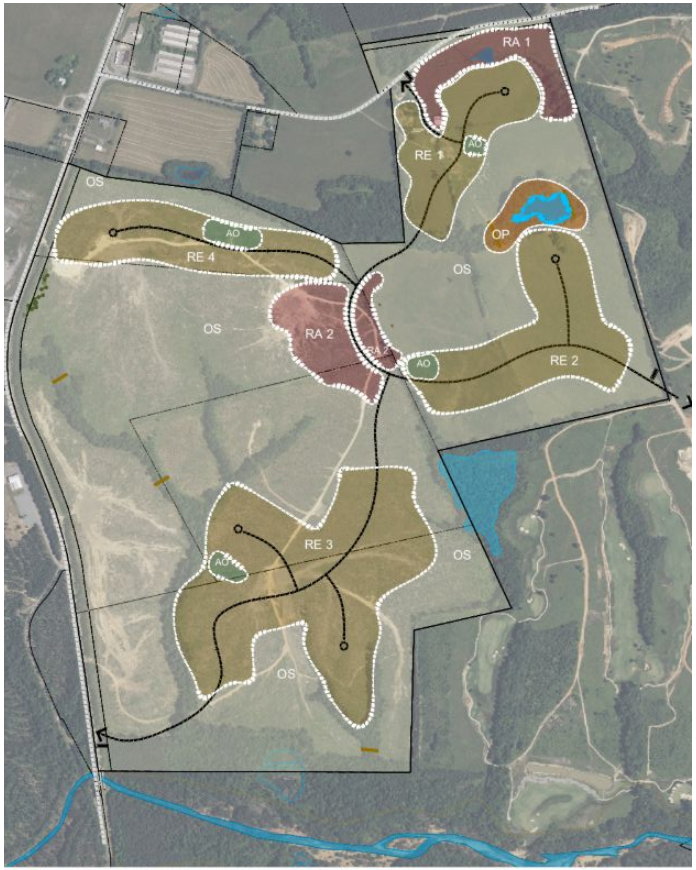
DATE: 5/9/2025	SHEET 2 OF 2	SCALE: 1"=400'
32605.03	DRAWN BY: CRO	

\\vhb.com\gbl\proj\Williamsburg\32605.03 SEP_Cutalong_Permit\cad\sr\planset\SUBDIVISION\14-TWGOLF\32605O3-TWGOLF-BOUND.dwg

Wares Crossroads Development

Signage Package

SITE MAP



LEGEND:
- RE: Residential Lots (Estate and Executive)
- RA: Resort and Resort Amenities
- OS: General Open Space (269 Acres)
- OP: Passive Open Space (5.8 Acres)
- AO: Active/Passive Open Space (1-2 Acre Areas
- Pond / Waterways
- Main Roadways & Sidewalks
- Entrance Monument Sign

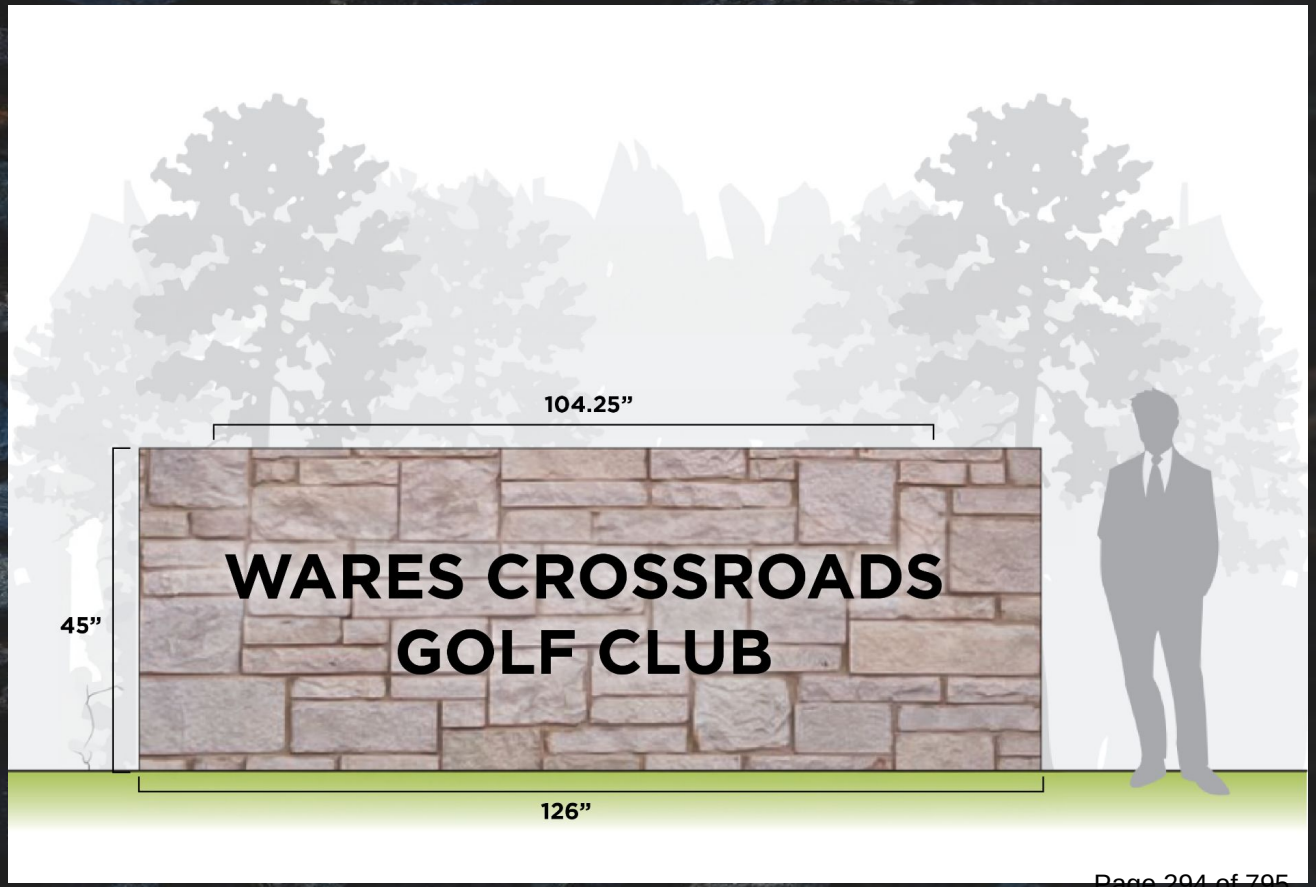
REEF

Wares Crossroads Development - Signage Exhibit

C2 Mineral, VA
Scale: 1" = 250'

250 0 250 750
Scale: 1"=250'
North

Monument Signs Dimensions



Wayfinding Signs

WARES
CROSSROADS
GOLF CLUB

REAL ESTATE
SALES OFFICE
WARES CROSSROADS
GOLF PRO SHOP

Thank you for your consideration

Please contact
Joe Walsh
775-742-0374
joe.walsh@reefcp.com

Annie Malhotra
571-212-9693
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 804-240-4969. We appreciate your attention to this matter.

Regards,

Virginia Kay Walton
Manager,
Ware Family, LLC

23545775.1 049008.00008

DRAFT Conditions – Wares Crossroads Development

1.) The Property will be developed in general conformance with the Master Plan titled "Reef Wares Crossroads Development – Site Master Plan", dated January 16, 2026 prepared by REEF ("Master Plan").
2.) The hours of operation for any Indoor Shooting Range operated on the Property will be 6:00 am to 10:00pm, Monday through Sunday.
3.) Any Outdoor Shooting Range constructed on the Property, will be limited to Paintball and Air rifles.
4.) The hours of operation for any Outdoor Shooting Range operated on the Property will be limited to 6:00 am to 10:00pm Monday through Sunday.
5.) 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.
6.) Should any events, that are open to the public, be held on the Property, the Applicant will submit a plan to the Zoning Administrator that will include:
    a. The parking area, including any overflow spaces, if needed, and number of parking spaces; ingress/egress to the public streets for attendees and emergency vehicles; all existing structures (to include tents, tables, inflatables, etc.) and distances to the property lines.
    b. The number of sanitary facilities available to guests.
    c. The Zoning Administrator may impose reasonable conditions necessary to mitigate potential adverse impacts on existing uses and adjoining properties, and to protect the public health, safety and general welfare of citizens. Additional information may be requested to include provisions for adequate parking, storage, and lighting; provisions for security, traffic safety, fire; conditions limiting hours of operation; and any other health and safety concerns the Zoning Administrator may deem necessary. In addition, the Zoning Administrator may require the posting of a bond to ensure timely removal of structures and materials and restoration of the area.

7.) Should overflow parking be needed for any public event that is to take place on the Property, the Applicant will submit a parking plan to the Zoning Administrator, at least two (2) weeks prior to the event (the "Parking Plan"). The Parking Plan shall identify the overflow parking areas. All overflow parking will be located on the Property.
8.) The Applicant will plant a fifty-foot (50') landscape buffer along Zachary Taylor and will maintain it in perpetuity, as depicted on the Master Plan.
9.) All uses on the Property will comply with Chapter 51 of the Louisa County Zoning Ordinance.
10.) 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.

DRAFT Conditions – Wares Crossroads Development

1.) The Property will be developed in general conformance with the Master Plan titled "Reef Wares Crossroads Development – Site Master Plan", dated ~~November 20, 2025~~January 16, 2026 prepared by REEF ("Master Plan").
2.) The hours of operation for any ~~indoor~~Indoor Shooting Range~~, indoor Paintball course or indoor Air Rifle course~~ operated on the Property will be 6:00 am to 10:00pm, Monday through Sunday.
3.) ~~The discharge of any firearm outside of any indoor~~Any Outdoor Shooting Range constructed on the Property, ~~is prohibited~~will be limited to Paintball and Air rifles.
4.) The hours of operation for any ~~outdoor Paintball course or outdoor Air Rifle course~~Outdoor Shooting Range operated on the Property will be limited to 6:00 am to 10:00pm Monday through Sunday.
5.) 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.
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10.) 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.

Summary report: Litera Compare for Word 11.12.0.83 Document comparison done on 1/23/2026 4:30:37 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original filename: DRAFT Conditions.docx	
Modified DMS: iw://hirschlerlaw.cloudimanage.com/iman/23995917/1 - DRAFT Conditions.docx	
Changes:	
Add	19
~~Delete~~	9
~~Move From~~	0
Move To	0
Table Insert	0
~~Table Delete~~	0
Table moves to	0
~~Table moves from~~	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	28

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.

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.

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.

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*

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 is 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.

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

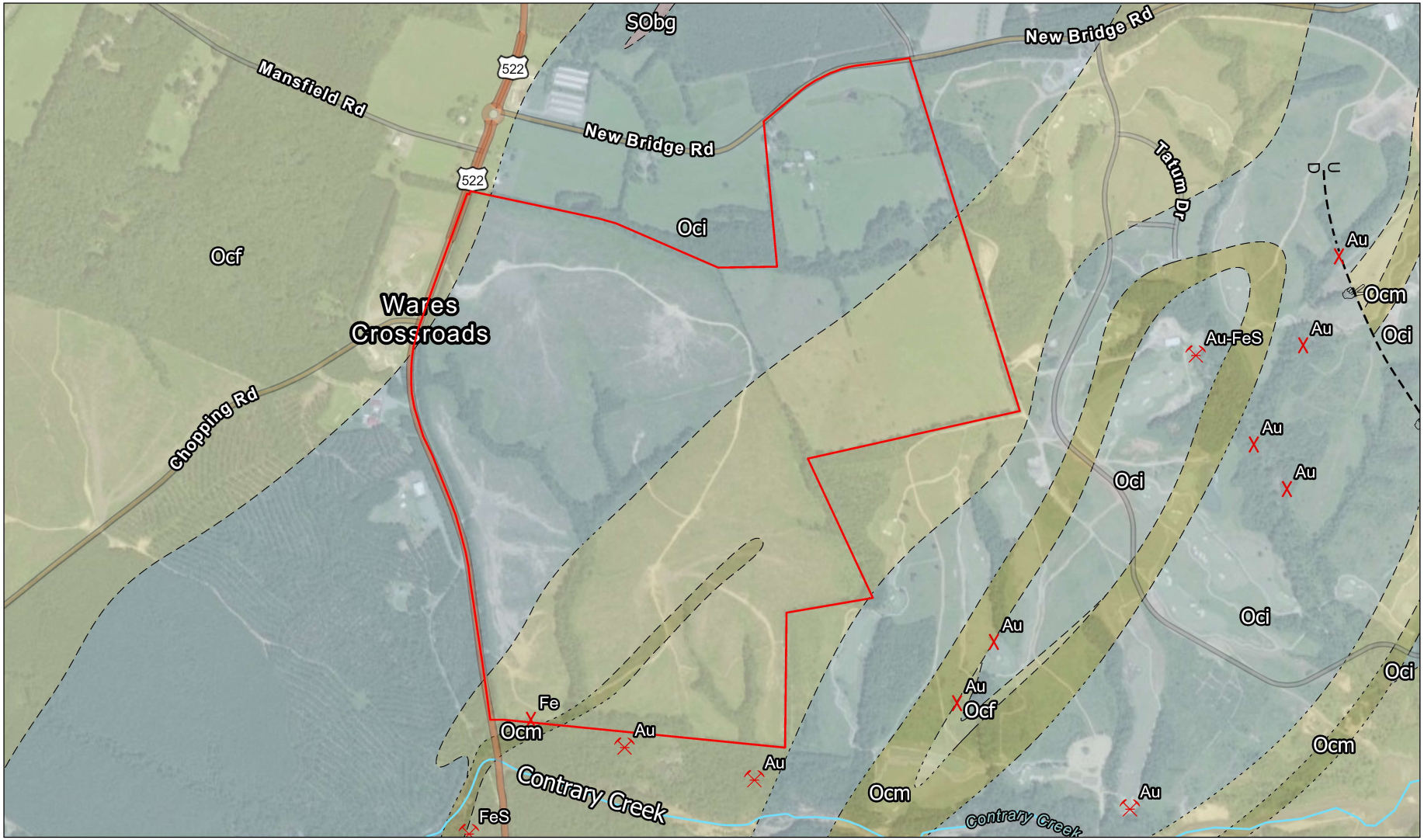
Reference: **Groundwater Availability Report**

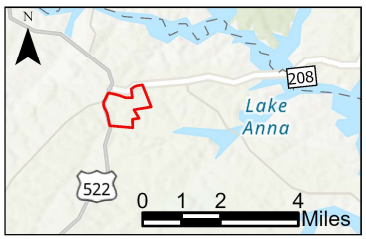
stantec.com

Attachment: Attachment

Cc: Jason S. Early, PG

FIGURE 1
Site Location Map





Ocf - Chopawamsic Formation (Felsic)
Oci - Chopawamsic Formation (Biotite)
Ocm - Chopawamsic 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
Prospect
Mine
Contrary Creek
Wares Crossroads Development Boundary

N

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

Stantec

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

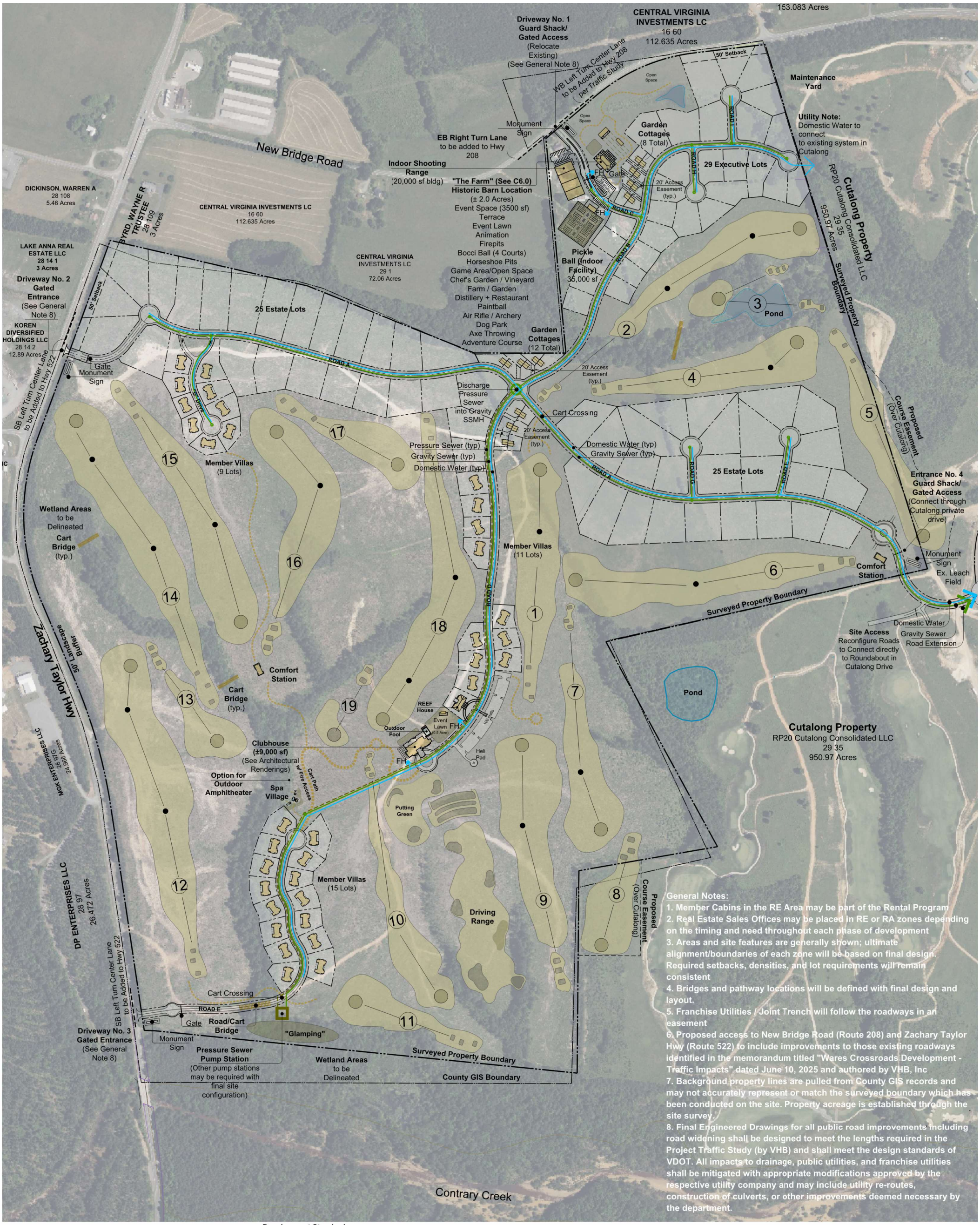
Figure No.
1

Title
Site Location & Geology Map

C:\Users\etruman\OneDrive - Stantec\GIS\Cutalong\Cutalong VPDES.aprx Revised: 2025-05-14 By: etruman

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.

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'

250 00 250 750
Scale: 1"=250'
North

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^2															
	1	acres		43,560	ft^2															
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

Calculated Recharge to Recharge Area of Site (Normal Precipitation)	=	6	~~in~~	8,100,243,360	~~ft^2~~		~~ft~~	7.48	gal	=	**30,294,910,166**	**gal**	=	**82,999,754**	**gal**	=	**57,638.7**	**gal**
		yr					12	~~in~~	~~ft^3~~		**yr**			**day**			**min**	
Calculated Recharge to Recharge Area of Site (Drought Conditions)	=	3.9	~~in~~	8,100,243,360	~~ft^2~~		~~ft~~	7.48	gal	=	**19,691,691,608**	**gal**	=	**53,912,913**	**gal**	=	**37,439.5**	**gal**
(65% of Normal)		yr					12	~~in~~	~~ft^3~~		**yr**			**day**			**min**	

Estimated Groundwater Withdrawal (Normal Demand)	=	**371,781**	gal	=	258	gal	=	135,792,945	gal	=	**0%**	**of recharge under normal precipitation**	=	**1%**	**of recharge under drought conditions**					
		day			min			yr												

MERIDIAN
ENVIRONMENTAL CO.

Corporate Office:
7023 Benhall Circle
Glen Allen, Virginia 23059

Field Office:
P.O. Box 49
Supply, North Carolina 28462

Phone (804) 218-0221
www.meridian-env.com
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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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
Total Acreage			**389.68**

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 Lousia 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

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:

Limitations and Exceptions	***YES***	***NO***
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

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.

SECTION 4 - RECORDS REVIEW

4.1 Standard Environmental Record Sources

Meridian utilizes Environmental Data Resources, Inc. (EDR) to provide the standard federal and state environmental record sources specified in ASTM Standard E 1527-21 § 8.2.1 to evaluate potential RECs in connection with the subject site and adjoining properties. Along with database information, EDR provides an umapped site list that details potential sites that could not be specifically located due to insufficient address or geocoding information (latitude and longitude) within the site distribution of their report. Meridian evaluated these sites for inclusion or exclusion within the approximate minimum search distance (AMSD) for the reporting criteria and listing for each unmapped site.

The ASTM Standard E 1527-21 specifies the particular federal and state environmental records to research for sites within the AMSD, as indicated in Section §8.2.1. The Environmental Data Resources Inc., Site Assessment Report provides a description of the databases used and highlights pertinent information from the databases for each listed site. The table below summarizes the Agency maintaining the database; the database name and the ASTM specified AMSD for each database listing. Meridian discusses site(s) found within the AMSD and the potential effects if any of the site(s) and its consideration as a REC to the subject site following the table. **Supplement 2** includes a copy of the EDR Site Assessment Report prepared specifically for this site and Meridian's associated work effort.

SITE DISTRIBUTION FROM EDR DATABASE SEARCH

Agency / Database	AMSD Per ASTM (Miles)	Total Sites Encountered	Immediately Adjacent Sites Encountered	Sites on Subject Property	Data By Source
US EPA – Federal NPL site list	1.0	0	0	0	EDR
US EPA – Delisted NPL site list	0.5	0	0	0	EDR
US EPA – Federal CERCLIS list	0.5	0	0	0	EDR
US EPA – Federal CERCLIS NFRAP site list	0.5	0	0	0	EDR
US EPA – Federal RCRA CORRACTS facilities list	1.0	0	0	0	EDR
US EPA – Federal RCRA non-CORRACTS TSD facilities list	0.5	0	0	0	EDR
US EPA – Federal RCRA generators list	Site and Adjoining Property	0	0	0	EDR
US EPA – Federal RCRA Non-generators list	0.25	0	0	0	EDR
US EPA – Federal institutional control/engineering control registries	Site only	0	0	0	EDR
US EPA – Federal ERNS list	Site only	0	0	0	EDR
State and tribal – equivalent NPL list	1.0	0	0	0	EDR
State and tribal – equivalent CERCLIS list	0.5	0	0	0	EDR
State and tribal landfill and/or solid waste disposal sites lists	0.5	0	0	0	EDR
State and tribal leaking storage tank lists	0.5	2	0	0	EDR
State and tribal registered storage tank lists	Site and Adjoining Property	1 USTs 0 ASTs	0	0	EDR
State and tribal institutional control/engineering control registries	Site only	0	0	0	EDR
State and tribal voluntary cleanup sites	0.5	0	0	0	EDR
State and tribal Brownfield sites	0.5	0	0	0	EDR
Drycleaners	0.25	0	0	0	EDR
Manufactured Gas Plants	1.0	0	0	0	EDR

No sites or facilities were identified on the subject site based on the information queried by EDR.

Off-site Facilities:

Old Sulphur Mine General Store – 4476 Chopping Road, Mineral (approximately 263 feet to the west northwest) – This facility is listed on the UST Finder, UST Finder Release, UST and LTANKS lists with a Pollution Compliant #20023213 for a release that was reported 04/24/2002 with case closure by the DEQ on 04/26/2002. The facility had two (2) USTs listed under Facility ID No. 3002765 that were both installed on 04/15/1974 and removed from the ground. The USTs consisted of a 1,000-gallon gasoline tank and 550-gallon gasoline tank. Given the case closure status from the DEQ and the removal of the USTs, Meridian does not consider this site to be a REC to the subject site. This former facility is now known as Lake Region Repair as a boat dealer.

Tinder Mine – No address reported, Mineral (approximately 346 feet south) – This former mine was listed on the Mines MRSD list with deposit identification number 10067677 and MSRD Id. No. W000477. Primary commodities mined were gold; secondary commodities were silver; and tertiary commodities were lead, zinc and antimony. No concerns were noted in the EDR Database, therefore Meridian does not consider this former facility to be a REC to the subject site.

Cardinal Home Center – 4541 Chopping Road, Mineral (approximately 373 feet west northwest) – This former facility was listed on the RCRA LQG list for RCRA Large quantity generators EPA ID No. VAP307202405. No violations were found. Given that this facility has a status of no violations, Meridian does not consider this facility to be a REC to the subject site.

Northern Mineral Placer Mine – 978 New Bridge Road, Mineral (approximately 1288 feet to the northeast) – This abandoned mine has a mine id no. 4407310 and the controller name is Voris Ventures, LLC; David Stockton with an operator id 00128133 and the operator name is Union Mining Group, LLC. Given the separation distance coupled with the status that the mine is abandoned, Meridian does not consider this site to be a REC to the subject site.

Dickinsons Store – 50772 Zachry Taylor Hwy, Mineral (approximately 2214 feet north northwest) – This facility is listed on the LTANKS and SPILLS lists. The facility had a Pollution Complaint No. 19920714 for a release 10/08/1991 and this case was closed by the DEQ on 08/15/1994. A second release was tracked under Pollution Complaint No. 20143215 and was reported on 05/28/2014 and was closed by the DEQ on 12/16/2014. Based on the separation distance and the DEQ closure of both cases, Meridian does not consider this facility to be a REC to the subject site.

4.2 Vapor Encroachment Screening

Meridian has prepared a Vapor Encroachment Screening (VES) Tier 1 analysis with the assistance of EDR's Vapor Encroachment Worksheet that can be found in **Supplement 2**. The subject property, along with sites identified in the EDR database report was evaluated in general accordance with ASTM E-2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions. Each site is evaluated on criteria outlined in ASTM 2600-10 that includes the following:

- Chemicals of Concern (COC) – petroleum hydrocarbons or non-petroleum hydrocarbons (all other chemicals)
- Distance from the identified source to the target area (subject site) – 30 feet or greater from nearest edge of plume for petroleum hydrocarbons and 100 feet or greater for all other chemicals.

- Additional considerations, if a plume is present include: location of site (upgradient, crossgradient and downgradient); presence of conduits (utilities, etc.); types of soils; and hydrogeologic conditions.

Based on the analysis of the subject site and listed sites in the database report by EDR, no potential sites were identified that would adversely affect the subject property related to potential vapor encroachment. However, as stated in ASTM E2600-10 Section 4.5.1, no VES analysis as included in the Tier 1 and Tier 2 screening guidance, can wholly eliminate uncertainty regarding the identification of vapor encroachment concerns in connection with a target area (subject site). Screening is utilized and only intended to reduce, but not eliminate, uncertainty regarding whether or not a vapor encroachment concern exists in connection with a property.

4.3 Physical Setting Sources

Topographic Map Review

As indicated in ASTM Standard E 1527-21 §8.2.4, Meridian reviewed a current United States Geological Survey (USGS) 7.5-minute topographic map equivalent showing the area on which the property is located. Meridian's review utilized the USGS Mineral & Lake Anna West, Virginia quadrangle maps from TopoMaps+ and EDR. According to the contour lines on the topographic map, the subject site is located approximately 350 to 400 feet above Mean Sea Level (amsl). The contour lines in the area of the subject site indicate the western portion is sloping down from the north to the south and the eastern portion slopes from west to east. The property does appear on the quad map as undeveloped and with a stream being present and trending from north to south (flow direction) through the southwestern portion of the subject site, along with a creek trending west to east across the northern portion.

Soils

Meridian utilized the US Department of Agriculture Natural Resources Conservation Service Web Soil Survey to collect information pertaining to the onsite soils at the subject property. The soils' information from the web site is presented below with general descriptions. **Supplement 1** contains this information along with detailed aerial map showing the distribution of these soil types.

Map Unit: FrB—Fork fine sandy loam, 0 to 5 percent slopes

Component: Fork - Slopes are 0 to 5 percent. This component is on stream terraces on piedmonts. The parent material consists of alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, April, May, October, November, and December. Organic matter content in the surface horizon is about 2 percent. This component is in the F136XY650NC Low terraces and drains, rare inundation ecological site. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Map Unit: LgB—Lignum loam, 2 to 7 percent slopes

Component: Lignum -Slopes are 2 to 7 percent. This component is on hillslopes on piedmonts. The parent material consists of mixed mafic residuum. Depth to a root restrictive layer, bedrock, paralithic, is 48 to 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 16 inches during January, February, March, April, May, and December. Organic matter content in the surface horizon is about 1 percent. This component is in the F136XY310VA Mesic temperature regime,

acidic upland forest, seasonally wet ecological site. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Map Unit: NaD2—Nason loam, 15 to 25 percent slopes, eroded

Component: Nason - Slopes are 15 to 25 percent. This component is on hillslopes on piedmonts. The parent material consists of residuum weathered from schist. Depth to a root restrictive layer, bedrock, paralithic, is 48 to 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the F136XY820GA Acidic upland forest, moist ecological site. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Map Unit: NoB2—Nason silt loam, 2 to 7 percent slopes, eroded

Component: Nason - Slopes are 2 to 7 percent. This component is on hillslopes on piedmonts. The parent material consists of residuum weathered from schist. Depth to a root restrictive layer, bedrock, paralithic, is 48 to 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the F136XY320VA Mesic temperature regime, acidic upland forest, moist ecological site. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map Unit: NoC2—Nason silt loam, 7 to 15 percent slopes, eroded

Component: Nason - Slopes are 7 to 15 percent. This component is on hillslopes on piedmonts. The parent material consists of residuum weathered from schist. Depth to a root restrictive layer, bedrock, paralithic, is 48 to 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the F136XY320VA Mesic temperature regime, acidic upland forest, moist ecological site. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Map Unit: RoB—Roanoke silt loam, local alluvium, 2 to 7 percent slopes

Component: Roanoke - Slopes are 0 to 2 percent. This component is on depressions on piedmonts. The parent material consists of alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, April, May, November, and December. Organic matter content in the surface horizon is about 1 percent. This component is in the F136XY300VA Mesic temperature regime, acidic upland depressions and heads of drains, wet ecological site. Nonirrigated land capability classification is 5w. This soil meets hydric criteria.

Map Unit: TaB2—Tatum silt loam, 2 to 7 percent slopes, eroded

Component: Tatum - Slopes are 2 to 7 percent. This component is on hillslopes on piedmonts. The parent material consists of residuum weathered from schist. Depth to a root restrictive layer, bedrock, paralithic, is 48 to 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of

72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the F136XY320VA Mesic temperature regime, acidic upland forest, moist ecological site. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map Unit: TaC2—Tatum silt loam, 7 to 15 percent slopes, eroded
Component: Tatum - Slopes are 7 to 15 percent. This component is on hillslopes on piedmonts. The parent material consists of residuum weathered from schist. Depth to a root restrictive layer, bedrock, paralithic, is 48 to 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the F136XY320VA Mesic temperature regime, acidic upland forest, moist ecological site. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Map Unit: TaD2—Tatum silt loam, 15 to 25 percent slopes, eroded
Component: Tatum - Slopes are 15 to 25 percent. This component is on hillslopes on piedmonts. The parent material consists of residuum weathered from schist. Depth to a root restrictive layer, bedrock, paralithic, is 48 to 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the F136XY820GA Acidic upland forest, moist ecological site. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Map Unit: W—Water
Component: Water

General Area Geology
Meridian reviewed and collected information regarding the general area geology of the subject property by using Google Earth with the Virginia Division of Mineral Resources, 1993 Geological Map of Virginia as an overlay. Based on the location of the subject property, the following geological formations are present:

Chopawamsic Formation - Interlayered felsic and mafic metavolcanic rocks; *Geologic age* Cambrian
Description: Chopawamsic Formation, undivided, (Pavlides, 1981). Includes laterally discontinuous lenses and tongues of metamorphosed felsic, intermediate, and mafic volcanic flows and volcanoclastic rocks, with interlayered quartzite, quartzose graywacke, schist, and phyllite. Volcanic flows are locally highly vesicular; fragmental breccia and tuff are common. Felsic flows are typically light-gray aphanitic rocks with phenocrysts of quartz and feldspar; intermediate flows are dark-green amphibole-bearing rocks with fine-grained quartz-feldspar matrix; greenstone metabasalts contain blue green amphibole, chlorite, albitic plagioclase, and quartz. Geophysical signature: linear strike-elongate pattern of elevated magnetic anomalies. The Chopawamsic is correlated with the James Run Formation in Maryland; the James Run has been dated at 570 to 530 Ma (U-Pb zircon; Tilton and others 1970). The Chopawamsic is unconformably overlain by the Late Ordovician Arvonia and Quantico Formations. Pavlides (1981 and subsequent works) has made the interpretation on the basis of geologic and geochemical data that the Chopawamsic and related plutons represent an ancient is land-arc sequence.

The above description covers the majority of the subject site, while the description below is located in the northwest portion of the subject site.

Mine Run Complex - Melange Zone II; *Geologic age* Proterozoic Z-Ordovician
Description: Melange zone II (Pavlides, 1989). Schist (Pavlides, 1989). Schist and phyllite matrix is more complexly deformed than the matrix of melange zone I; contains metavolcanic blocks (vo) similar to Chopawamsic Formation rocks (Ccv), in addition to granitoid blocks of altered tonalite and granodiorite (gr); intruded by the Ellisville biotite granodiorite (SOe).

4.4 Historical Use Information for the Site

Meridian presents a historical evaluation of the subject property's uses consistent with the requirements outlined in ASTM Standard E 1527-21 §8.3, through the use of database information collected by EDR consisting of historical aerial photography, Sanborn Fire Insurance maps, historical topographic maps, and historical street directory listings, as available. Additionally, readily available and accessible data and documents from state and local sources found on the Internet were used by Meridian. Materials provided by EDR and information that was downloadable from the Internet is provided in **Supplement 3**.

Aerial Photograph Review
Aerial Photographs were received by Meridian from EDR for the years 1959, 1963, 1966, 1973, 1977, 1983, 1994, 2005, 2008, 2011, 2014, and 2018. The information pertaining to each aerial photograph panel and Meridian's observations are noted in the table below.

Year	Scale	Details	Source	Observations
1959	1"=875'	Flight Date: December 14, 1959	USGS	Subject Property – The majority of the subject site is densely wooded, however the northeast portion is an open field with what appears to be a residence and barn buildings.
1963	1"=875'	Flight Date: March 3, 1963	USGS	Subject Property – No significant changes were noted from the 1959 photograph, except some trails through the central portion of the subject site and in the eastern portion.
1966	1"=875'	Flight Date: March 29, 1966	USGS	Subject Property – No significant changes were noted from the 1963 photograph, except that the west to east trail is more prevalent and this trail intersects an area that has been cleared of trees and is now an open field.
1973	1"=875'	Flight Date: April 1, 1974	USGS	Subject Property – The western portion remains wooded with the trails in its northern and southern portion, while the eastern portion of the subject site has had trees removed to create open fields with the exception of a wooded area that splits the northern and southern portion of the eastern area.
1977	1"=875'	Flight Date: March 22, 1977	USGS	Subject Property – The western portion remains wooded and the eastern portion is all open fields except for a wooded area that divides it.
1983	1"=875'	Flight Date: October 28, 1983	USGS	Subject Property – The site boundary is not present, however there is no significant change from the 1977 aerial photograph.

1994	1”=875’	Acquisition Date: March 12, 1994	USGS/DOQQ	Subject Property – The western portion is primarily wooded, except for the southwest corner and an area in the middle that appears to have smaller trees. The eastern portion appears as open fields and the trees remain dividing the north and south open fields.
2005	1”=875’	Flight Year: 2005	USDA/NAIP	Subject Property – The treed area between the fields on the eastern portion now appears to have a pond present. The western portion appears that the tree growth has been managed by cutting and replanting and the trees are in various stages of growth.
2008	1”=875’	Flight Year: 2008	USDA/NAIP	Subject Property – No significant change from the 2005 aerial photograph.
2011	1”=875’	Flight Year: 2011	USDA/NAIP	Subject Property – No significant change from the 2008 aerial photograph except the trees appear to be growing and infilling the on the western portion of the site.
2014	1”=875’	Flight Year: 2014	USDA/NAIP	Subject Property – No significant change from the 2011 aerial photograph, except the trees are getting denser on the western portion and eastern portion remains unchanged.
2018	1”=875’	Flight Year: 2018	USDA/NAIP	Subject Property – No significant change from the 2014 aerial photograph, except the central portion of the western half appears to have been timbered except for where the stream is present.

Fire Insurance Map Review – Certified Sanborn Maps

Fire Insurance Map – Certified Sanborn Map coverage did not cover the subject property based on documents and maps reviewed by EDR, therefore EDR provided Meridian with statement of no coverage for the subject property.

Historical Topographic Map Review

Historical USGS 7.5 Minute Topographic Maps titled Spotsylvania, Virginia dated 1887 and 1892; and Mineral, Virginia 1942 (photo revised 1942), 1968 (photo revised 1966), 1973 (photo revised 1973), 1981 (photo revised 1973), 2013, 2016, 2019 and 2022; Contrary Creek, Virginia 1942 (photo revised 1942)and 1968 (photo revised 1966); and Lake Anna West 1973 (photo revised 1973), 1978 (photo revised 1977), 1983 (photo revised 1980), 2013, 2016, 2019, and 2022. These historical topographic maps were obtained from EDR and are listed below with Meridian’s observations:

Quad Name	Map Year	Photo revised	Series	Scale	Observations
Spotsylvania	1887	No	30	1:125000	Subject property boundary may be incorrectly located on map, but is considered to be undeveloped.
Spotsylvania	1892	No	30	1:125000	No significant change from the 1887 topographic map.
Mineral & Contrary Creek	1942	Yes, 1942	7.5	1:24000	Subject property shows a dirt road from 522 crossing west to east to the

					adjoining property. The entire site appears as undeveloped with a series of creeks.
Mineral & Contrary Creek	1969/1968	Yes, 1966	7.5	1:24000	No significant change from the 1942 topographic map, except the dirt road is not shown, but other trails are present on the subject site and it appears that a residence and barn are present on the northeast portion that may be an open field and a pond.
Mineral & Lake Anna West	1973	Yes, 1973	7.5	1:24000	No significant change from the 1969/1968 topographic maps, except that the eastern portion may have open fields on it.
Mineral & Lake Anna West	1981/1978	Yes, 1973/1977	7.5	1:24000	No significant change from the 1973 topographic maps.
Lake Anna West	1983	Yes, 1980	7.5	1:24000	No significant change from the 1978 Lake Anna West topographic map.
Mineral & Lake Anna West	2013	No	7.5	1:24000	Although no development or features are indicated on the topographic map, it is present similar to current conditions observed in the field visit.
Mineral & Lake Anna West	2016	No	7.5	1:24000	Although no development or features are indicated on the topographic map, it is present similar to current conditions observed in the field visit.
Mineral & Lake Anna West	2019	No	7.5	1:24000	Although no development or features are indicated on the topographic map, it is present similar to current conditions observed in the field visit.
Mineral & Lake Anna West	2022	No	7.5	1:24000	Although no development or features are indicated on the topographic map, it is present similar to current conditions observed in the field visit.

Historical Street Directories Review

Listings for a portion of the subject site parcel with the address of 446 New Bridge Road were noted by EDR in Local Street Directories for this portion of Mineral, Louisa County, Virginia for the years 2000, 2005, 2010, 2014, 2017, and 2020. Listings included Marvin Ware for the years 2000, 2005, 2010, 2014, and then was listed as Re Max for 2017 and 2020. None of these listings are considered to be a REC to the subject site.

4.5 Historical Use Information for the Adjoining Properties

In preparing a historical evaluation of the uses of the adjoining properties consistent with the requirements outlined in ASTM Standard E 1527-21 §8.3.3, Meridian utilized readily available and accessible data and documents from state and local sources coupled with the Internet. The ASTM standard specifies certain historical sources to be used in the historical evaluation of the adjoining

properties; those sources reviewed by Meridian are listed below. Materials were copied, where appropriate, from the referenced historical source information and are provided in **Supplement 3**.

Aerial Photograph Review

Aerial Photographs were received by Meridian from EDR for the years 1959, 1963, 1966, 1973, 1977, 1983, 1994, 2005, 2008, 2011, 2014, and 2018. The information pertaining to each aerial photograph panel and Meridian's observations are noted in the table below.

Year	Scale	Details	Source	Observations
1959	1"=875'	Flight Date: December 14, 1959	USGS	Adjoining Properties – To the east, south, and west the properties are undeveloped and wooded. Additionally, to the west is 522, however the alignment appears to be different and the Old Sulphur Store is present. To the north is New Bridge Road and open fields with some minimal residential development.
1963	1"=875'	Flight Date: March 3, 1963	USGS	Adjoining properties – No significant changes from the 1959 aerial photograph.
1966	1"=875'	Flight Date: March 29, 1966	USGS	Adjoining properties – No significant changes from the 1963 aerial photograph, except that portions of 522 appear to be developed.
1973	1"=875'	Flight Date: April 1, 1974	USGS	Adjoining properties – No significant change from 1966 aerial photograph.
1977	1"=875'	Flight Date: March 22, 1977	USGS	Adjoining properties – This aerial photograph is rather pixelated, however it appears similar to the 1973 aerial photograph, except that the property boundary does not match up very well.
1983	1"=875'	Flight Date: October 28, 1983	USGS	Adjoining properties – This aerial photograph is rather pixelated, however it appears similar to the 1977 aerial photograph, except that the property boundary is not present. 522 appears to be completed.
1994	1"=875'	Acquisition Date: March 12, 1994	USGS/DOQQ	Adjoining properties - No significant change from 1983 aerial photograph, except that portions of 522 appear to have been widened.
2005	1"=875'	Flight Year: 2005	USDA/NAIP	Adjoining properties – No significant change from 1994 aerial photograph, except that the adjoining eastern property appears to have been timbered and dirt trails are present.
2008	1"=875'	Flight Year: 2008	USDA/NAIP	Adjoining properties – No significant change from 2005 aerial photograph.
2011	1"=875'	Flight Year: 2011	USDA/NAIP	Adjoining properties – No significant change from the 2009 aerial photograph, except there is some new development to the northwest across 522.
2014	1"=875'	Flight Year: 2014	USDA/NAIP	Adjoining properties – No significant change from the 2011 aerial photograph, except to the east where the property has

				been cleared more for development of the Cutalong Development.
2018	1"=875'	Flight Year: 2018	USDA/NAIP	Adjoining properties – No significant change from the 2014 aerial photograph, except to the east where the property has been cleared more for development of the Cutalong Development with some paved roads. The remainder of the adjoining properties look similar to present day conditions.

Fire Insurance Map Review – Certified Sanborn Maps

Fire Insurance Map -Certified Sanborn Map coverage did not cover the adjoining properties based on documents and maps reviewed by EDR, therefore EDR provided Meridian with statement of no coverage for the adjoining properties.

Historical Topographic Map Review

Historical USGS 7.5 Minute Topographic Maps titled Spotsylvania, Virginia dated 1887 and 1892; and Mineral, Virginia 1942 (photo revised 1942), 1968 (photo revised 1966), 1973 (photo revised 1973), 1981 (photo revised 1973), 2013, 2016, 2019 and 2022; Contrary Creek, Virginia 1942 (photo revised 1942)and 1968 (photo revised 1966); and Lake Anna West 1973 (photo revised 1973), 1978 (photo revised 1977), 1983 (photo revised 1980), 2013, 2016, 2019, and 2022. These historical topographic maps were obtained from EDR and are listed below with Meridian's observations:

Quad Name	Map Year	Photo revised	Series	Scale	Observations
Spotsylvania	1887	No	30	1:125000	Adjoining properties – are primarily undeveloped except to the north where a building is present. This assumes the location of the subject site is correct.
Spotsylvania	1892	No	30	1:125000	Adjoining properties – No significant change from the 1887 topographic map.
Mineral & Contrary Creek	1942	Yes, 1942	7.5	1:24000	Adjoining properties – 208/New Bridge Road is present to the north with a residence; to the east is primarily undeveloped, except for some outbuildings; to the south is undeveloped and further south is Contrary Creek; and to the west is 522 and some minor development.
Mineral & Contrary Creek	1969/1968	Yes, 1966	7.5	1:24000	Adjoining properties – No significant change from the 1942 topographic map, except that a pond and barn are present to the north.
Mineral & Lake Anna West	1973	Yes, 1973	7.5	1:24000	Adjoining properties – No significant change from the 1969/1968 topographic maps.
Mineral & Lake Anna West	1981/1978	Yes, 1973/1877	7.5	1:24000	Adjoining properties – no significant change from the 1973 topographic maps.

Lake Anna West	1983	Yes, 1980	7.5	1:24000	Adjoining properties – no significant change from the 1978 topographic map.
Mineral & Lake Anna West	2013	No	7.5	1:24000	Adjoining properties – although no development or features are indicated on the topographic map, it is present presumably similar to current conditions observed in the field visit.
Mineral & Lake Anna West	2016	No	7.5	1:24000	Adjoining properties – although no development or features are indicated on the topographic map, it is present presumably similar to current conditions observed in the field visit.
Mineral & Lake Anna West	2019	No	7.5	1:24000	Adjoining properties – although no development or features are indicated on the topographic map, it is present presumably similar to current conditions observed in the field visit.
Mineral & Lake Anna West	2022	No	7.5	1:24000	Adjoining properties – although no development or features are indicated on the topographic map, it is present presumably similar to current conditions observed in the field visit.

Historical Street Directories Review

Multiple listings for the adjoining and surrounding area on New Bridge Road were listed in the EDR City Directory that covered the years 2000, 2005, 2010, 2014, 2017, and 2020. The listings noted for the adjoining properties and surrounding area were indicated as primarily residential and some commercial. The listings noted are not considered to be RECs to the subject site.

4.6 Property Tax Files and Zoning & Land Use Records

The property tax files were accessed via the Internet on the Louisa County GIS Real Estate Assessment websites and Meridian was able to obtain available information regarding the following:

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
Total Acreage			**389.68**

All three (3) of the Dickinson parcels are zoned A2, while the Ware parcel is zoned A1. Complete information pertaining to the parcel for the subject site can be found in **Supplement 2**.

4.7 Discussion of Review Findings

No sites or facilities were identified on the subject site based on the information queried by EDR.

Off-site Facilities:

Old Sulphur Mine General Store – 4476 Chopping Road, Mineral (approximately 263 feet to the west northwest) – This facility is listed on the UST Finder, UST Finder Release, UST and LTANKS lists with a Pollution Compliant #20023213 for a release that was reported 04/24/2002 with case closure by the DEQ on 04/26/2002. The facility had two (2) USTs listed under Facility ID No. 3002765 that were both installed on 04/15/1974 and removed from the ground. The USTs consisted of a 1,000-gallon gasoline tank and 550-gallon gasoline tank. Given the case closure status from the DEQ and the removal of the USTs, Meridian does not consider this site to be a REC to the subject site. This former facility is now known as Lake Region Repair as a boat dealer.

Tinder Mine – No address reported, Mineral (approximately 346 feet south) – This former mine was listed on the Mines MRSD list with deposit identification number 10067677 and MSRD Id. No. W000477. Primary commodities mined were gold; secondary commodities were silver; and tertiary commodities were lead, zinc and antimony. No concerns were noted in the EDR Database, therefore Meridian does not consider this former facility to be a REC to the subject site.

Cardinal Home Center – 4541 Chopping Road, Mineral (approximately 373 feet west northwest) – This former facility was listed on the RCRA LQG list for RCRA Large quantity generators EPA ID No. VAP307202405. No violations were found. Given that this facility has a status of no violations, Meridian does not consider this facility to be a REC to the subject site.

Northern Mineral Placer Mine – 978 New Bridge Road, Mineral (approximately 1288 feet to the northeast) – This abandoned mine has a mine id no. 4407310 and the controller name is Voris Ventures, LLC; David Stockton with an operator id 00128133 and the operator name is Union Mining Group, LLC. Given the separation distance coupled with the status that the mine is abandoned, Meridian does not consider this site to be a REC to the subject site.

Dickinsons Store – 50772 Zachry Taylor Hwy, Mineral (approximately 2214 feet north northwest) – This facility is listed on the LTANKS and SPILLS lists. The facility had a Pollution Complaint No. 19920714 for a release 10/08/1991 and this case was closed by the DEQ on 08/15/1994. A second release was tracked under Pollution Complaint No. 20143215 and was reported on 05/28/2014 and was closed by the DEQ on 12/16/2014. Based on the separation distance and the DEQ closure of both cases, Meridian does not consider this facility to be a REC to the subject site.

According to the contour lines on the topographic map, the subject site is located approximately 350 to 400 feet above Mean Sea Level (amsl). The contour lines in the area of the subject site indicate the western portion is sloping down from the north to the south and the eastern portion slopes from west to east. The property does appear on the quad map as undeveloped and with a stream being present and trending from north to south (flow direction) through the southwestern portion of the subject site, along with a creek trending west to east across the northern portion.

The site appears to have had a history of being primarily undeveloped from 1887 to 1942 and then only the northern portion was developed in 1968 to the present with a residence and outbuildings noted on a historical topographic map and these structures are still present and were observed during the site visit. Historical use information sources researched in this Phase I ESA allowed uses of the property to be traced from the present, back to 1887. The materials researched did indicate the northern portion of the site to

be developed from 1968 to the present. This research does meet the 1940-minimum research limit per ASTM Standard E 1527-21 §8.3.2.3.

The adjoining properties appear to have had a history of being undeveloped prior to current development, if any. Historical use information sources researched allowed uses of the adjoining property to be traced from the present, back to 1887.

SECTION 5 - SITE RECONNAISSANCE

5.1 Location and Legal Description

Site Location
According to information provided by Meridian's client, RP20 Cutalong Consolidated, LLC, the subject site is designated as the Dickinson-Ware Parcel Assemblage. The Dickinson-Ware Parcel Assemblage parcel comprises approximately 389.68 acres of undeveloped land as identified by the following Louisa County GPIN:

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
Total Acreage			**389.68**

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.

The subject site's location has been placed on USGS topographic map that indicates the site's location and general vicinity characteristics. This map is provided as **Figure 1 – Topographic Map** to this document.

Legal Description
The Site Package provided to Meridian by RP20 Cutalong Consolidated, LLC did not contain a legal description for the property that makes up the subject site.

5.2 Site Reconnaissance Methodology and Limiting Conditions

On March 17 & 25, 2025, James B. O'Brien, PG., of Meridian, made a field site visit to the subject site and adjoining properties. Meridian personnel visually and physically observed the subject property and any structures located on the property to the extent of not being obstructed by bodies of water, other buildings, or other obstacles. Meridian visually and physically observed the periphery of the property and the periphery of the onsite buildings/structures, as well as viewing it from readily approachable adjacent public thoroughfares. Open portions of the property were systematically traversed to provide an overlapping field of view, as appropriate. Adjoining properties were viewed from the subject site itself; Meridian does not enter adjoining property but instead observes and notes conditions only from the subject site or where public access may provide advantage in observing the adjoining property. Digital photographs were taken to record the features observed during the field site visit and RECs of concern, as appropriate. Copies of the digital photographs are presented in **Supplement 4**.

5.3 Physical Setting of Site and Vicinity

Based on Meridian's field site visit and observations made at the subject property and of its surrounding area, Meridian considers the physical setting of the subject site to be developed and commercial/residential in classification. Meridian has prepared and provides it as **Figure 2 - Site Location Aerial Map** that indicates features of the subject property and general depictions of the surrounding area.

5.4 Current Uses of the Site

At present, 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. Meridian noted this through on-site observations, interviews, and research.

5.5 General Site Use & Condition Findings

As outlined in §9.4.1, 9.4.2, 9.4.3 and 9.4.4 of the ASTM Standard E 1527-21, Meridian investigated the subject site for the outlined potential uses or conditions as they may relate to RECs. The standard clearly

indicates criteria for potential concern and uses/conditions to note. Based on information collected in the field by Meridian, the following table indicates the presence or absence of these potential RECs or uses/conditions of concern. Additionally, Meridian notes the applicability of the use or condition, given specific site considerations and constraints. Following the table is a discussion of the potential use or condition and its qualification as a REC or not, based on Meridian's opinion of its observation.

Interior & Exterior Use/Condition Findings	***YES***	***NO***	***NA***
Hazardous Substances and Petroleum Products in Connection with Identified Uses	X		
Storage Tanks – Aboveground (ASTs) and/or Underground (USTs)	X		
Odors		X	
Pools of Liquid		X	
Drums and/or Unidentified Substance Containers	X		
Hazardous Substance and Petroleum Products Containers (Not necessarily in Connection With Identified Uses		X	
PCBs – Poly-chlorinated biphenyls		X	

Interior Use/Condition Findings	***YES***	***NO***	***NA***
Heating/Cooling			X
Stains or Corrosion			X
Drains and Sumps			X

Exterior Use/Condition Findings	***YES***	***NO***	***NA***
Pits, Ponds or Lagoons	X		
Stained Soil or Pavement		X	
Stressed Vegetation		X	
Solid Waste	X		
Waste Water		X	
Wells	X		
Septic Systems	X		

Other Use or Condition Not Listed Above	X		

NA = Not Applicable based on previously described field constraints.

Meridian noted presence of the following conditions which are located on **Figure 3**:

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 Lousia 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.

5.6 Descriptions of On-Site Structures, Roads, Other Improvements

The Dickinson-Ware Parcel Assemblage comprise approximately 389.68 acres of undeveloped land. At present, 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.

On-Site Structures

No structures were noted on the Dickinson parcels, however on the Ware parcel, Meridian noted seven (7) structures consisting 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. The realty office/house appeared to be a two-story bungalow type structure that had an aluminum siding exterior and shingle roof. Meridian did not observe the interior of the building. This structure is also on a crawl space that may or may not contain a furnace that operated on the heating oil from the noted UST. A small metal storage building is located directly behind the realty office/house on the gravel parking lot that appears to be used by the realty company to store items associated with rental properties, seasonal decorations, and signs. The pole barns are of similar construction with metal roofs and pole supports and either metal or wood sides with natural ground floors.

Roads

Access to the western portion was gained off of Zachary Taylor Highway (US 522). This access point was an unlocked gate that provided access to western portion of the subject site. From the western portion, the eastern portion could be accessed through an opening in a fence and then eastern portion was divided by fences that had gated access. A second access was encountered off of New Bridge Road at the realty company that led to an open field and then into an open field

Other Improvements

No other improvements to the subject property were noted by Meridian during the site field visit.

5.7 Current Uses of the Adjoining Properties

Meridian personnel visually and physically observed the adjoining properties around the subject property. Currently, 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. This was determined in the field by Meridian's observations and through the client provided maps and drawings. The Meridian prepared **Figure 2 - Site Location Aerial Map** shows these properties.

5.8 General Adjoining Properties Use & Condition Findings

As outlined in §9.4.1, 9.4.2, 9.4.3 and 9.4.4 of the ASTM Standard E 1527-21, Meridian investigated the adjoining properties for the outlined potential uses or conditions as they may relate to RECs. The standard clearly indicates criteria for potential concern and uses/conditions to note. Based on information collected in the field by Meridian, the following table indicates the presence or absence of these potential RECs or uses/conditions of concern. Additionally, Meridian notes the applicability of the use or condition, given specific site considerations and constraints. Following the table is a discussion of the potential use or condition and its qualification as a REC or not, based on Meridian's opinion of its observation.

Interior & Exterior Use/Condition Findings	***YES***	***NO***	***NA***
Hazardous Substances and Petroleum Products in Connection with Identified Uses		X	
Storage Tanks – Aboveground (ASTs) and/or Underground (USTs)		X	
Odors		X	
Pools of Liquid		X	
Drums and/or Unidentified Substance Containers		X	
Hazardous Substance and Petroleum Products Containers (Not necessarily in Connection With Identified Uses		X	
PCBs – Poly-chlorinated biphenyls		X	

Interior Use/Condition Findings	***YES***	***NO***	***NA***
Heating/Cooling			X
Stains or Corrosion			X
Drains and Sumps			X

Exterior Use/Condition Findings	***YES***	***NO***	***NA***
Pits, Ponds or Lagoons		X	
Stained Soil or Pavement		X	
Stressed Vegetation		X	
Solid Waste		X	
Waste Water		X	
Wells		X	
Septic Systems		X	

Other Use or Condition Not Listed Above		X	

NA = Not Applicable

No observations were made by Meridian that are considered to be RECs to subject property on the adjoining properties.

SECTION 6 – INTERVIEWS

As indicated in ASTM 1527-21 §10.1, the objective of interviews is to gain information from knowledgeable sources regarding or indicating RECs in connection with the subject site. To this end, Meridian has made appropriate inquiry into and attempted to contact specific individuals as listed below and stated in the Standard. Meridian's effort in performing interviews requires that we speak to the person(s) in person or by telephone. The following table indicates the individual's connection to the subject site, Meridian's means of contact and its success in contacting them.

List of Interviewees for Dickinson-Ware Parcel Assemblage

Connection to Subject Site	Date	Name	Employer	How Contacted	Success in Contact Effort
Purchaser/Client	03/10 & 03/17/2025	Nate Kiser	RP20 Cutalong Consolidated, LLC	Telephone, Email & In person	Yes
Real Estate Agent	03/26/2025	Adrianna Waddy-Cowan	Cowan Realty, Inc.	Email	Yes
County Agency	03/27/2025	Paula Aldridge	Louisa County Environmental Health Department	Email	Yes
Property Owner	03/28/2025	Kay Watson	Property Owner – Ware Parcel	Email	Yes

Meridian has incorporated information collected during the interview process into the document as appropriate. Specific notes taken during the interview process are contained in **Supplement 5**.

SECTION 7 – EVALUATION

Meridian has conducted a Phase I Environmental Site Assessment of the Dickinson-Ware Parcel Assemblage, 389.68 acres east of US 522/208 Zachary Taylor Highway and south of New Bridge Road in Mineral, Louisa County, Virginia. This Phase I ESA was implemented at the request of Meridian's client, RP20 Cutalong Consolidated, LLC to be performed in general accordance with the ASTM Standard E 1527-21 for the Phase I Environmental Site Assessment Process.

Findings

On-Site RECS: *This ESA has not indicated the presence of recognized environmental conditions (RECs) in connection with the site.*

Meridian noted presence of the following conditions:

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 Lousia 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.

Deviations/Data Gaps

Any and all deletions or deviations from the ASTM E 1527-21 practice for completing this Phase I ESA are listed individually and in detail below:

None

Opinion

Based on the work effort and inquiry made by Meridian in the performance of this Phase I ESA and the findings developed during that work effort and inquiry process, Meridian can clearly state an opinion that readily identifiable RECs were observed or uncovered that may potentially have an adverse impact on the subject site. Therefore, Meridian does recommend further evaluation or inquiry into the subject site to meet the scope of the ASTM E 1527-21 criteria other than the recommendations made related to the noted items.

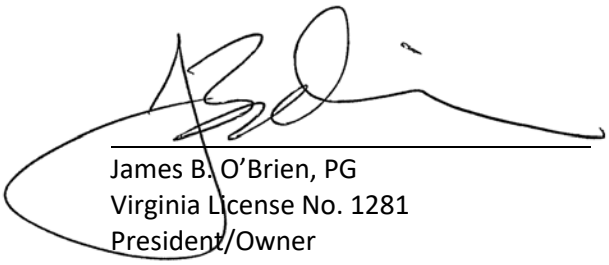
Conclusions

Meridian has performed a Phase I ESA in conformance with the scope and limitations of the ASTM Practice E 1527-21 of the Dickinson-Ware Parcel Assemblage, 389.68 acres east of US 522/208 Zachary Taylor Highway and south of New Bridge Road in Mineral, Louisa County, Virginia. Any exceptions to, or deletions from this practice are described in **Section 7** of this report. This Phase I ESA has revealed evidence of RECs in connection with the subject site.

Signature and Qualifications of Environmental Professional

I declare that, to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in §312.10 of 40 CFR 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. I developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. A copy of my resume can be found in **Supplement 6**.



James B. O'Brien, PG
Virginia License No. 1281
President/Owner

SECTION 8 – NON-SCOPE SERVICES

RP20 Cutalong Consolidated, LLC did not request non-scope services for this site and incorporation into this document.

SECTION 9 – REFERENCES

Meridian has provided its references for historical sources, topographic maps and regulatory databases in the appropriate sections and subsections of this document. However, provides a concise listing of references below:

Commonwealth of Virginia, Department of Mines, Minerals & Energy, Division of Minerals Resources Geologic Map of Virginia, 1993 as an overlay on Google Earth.

Environmental Data Resources (EDR™) Radius Map with GeoCheck for Dickinson-Ware Parcel Assemblage -Mineral dated March 10, 2025.

Environmental Data Resources (EDR™) Sanborn Map Searches for Dickinson-Ware Parcel Assemblage -Mineral dated March 10, 2025.

Environmental Data Resources (EDR™) City Directory Searches for Dickinson-Ware Parcel Assemblage -Mineral dated March 13, 2025.

Environmental Data Resources (EDR™) – Collection of Historical USGS 7.5 Minute Topographic Maps titled Spotsylvania, Virginia dated 1887 and 1892; and Mineral, Virginia 1942 (photo revised 1942), 1968 (photo revised 1966), 1973 (photo revised 1973), 1981 (photo revised 1973), 2013, 2016, 2019 and 2022; Contrary Creek, Virginia 1942 (photo revised 1942)and 1968 (photo revised 1966); and Lake Anna West 1973 (photo revised 1973), 1978 (photo revised 1977), 1983 (photo revised 1980), 2013, 2016, 2019, and 2022. Package generated for Dickinson-Ware Parcel Assemblage -Mineral dated March 11, 2025.

Environmental Data Resources (EDR™) – Collection of Aerial Photography; 1959, 1963, 1966, 1973, 1977, 1983, 1994, 2005, 2008, 2011, 2014, and 2018. Package generated for Dickinson-Ware Parcel Assemblage -Mineral dated March 10, 2025.

United States Department of Agriculture – Natural Resources Conservation Service Online Web Soil Survey– Louisa County, Virginia.

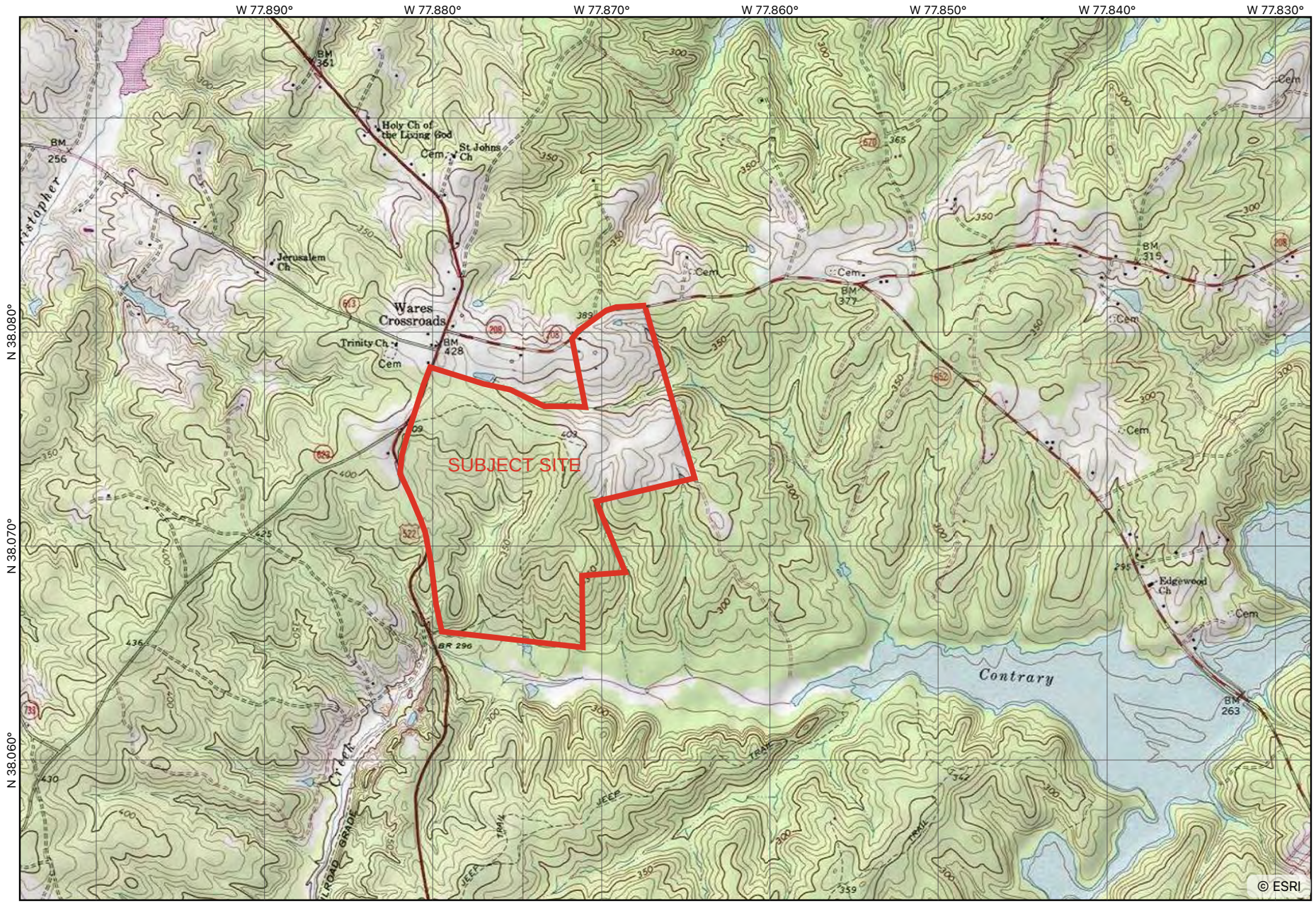
TopoMaps+ & EDR– USGS 7.5-Minute Quadrangles for Mineral and Lake Anna West, Virginia.

FIGURES

Topo Maps+

0.75 1.5 mi

Scale 1:27,871 1 inch = 2322 feet



MN
10.1°W
2025

PHASE I ENVIRONMENTAL SITE ASSESSMENT
Topographic Map
RP20 CUTALONG CONSOLIDATED, LLC
Dickinson 29 97D, 29 3 & Ware 29 2 Parcels
West of US 522/208 Zachary Taylor Hwy& South of New Bridge Rd
Mineral, Louisa County, Virginia

MERIDIAN ENVIRONMENTAL CO.

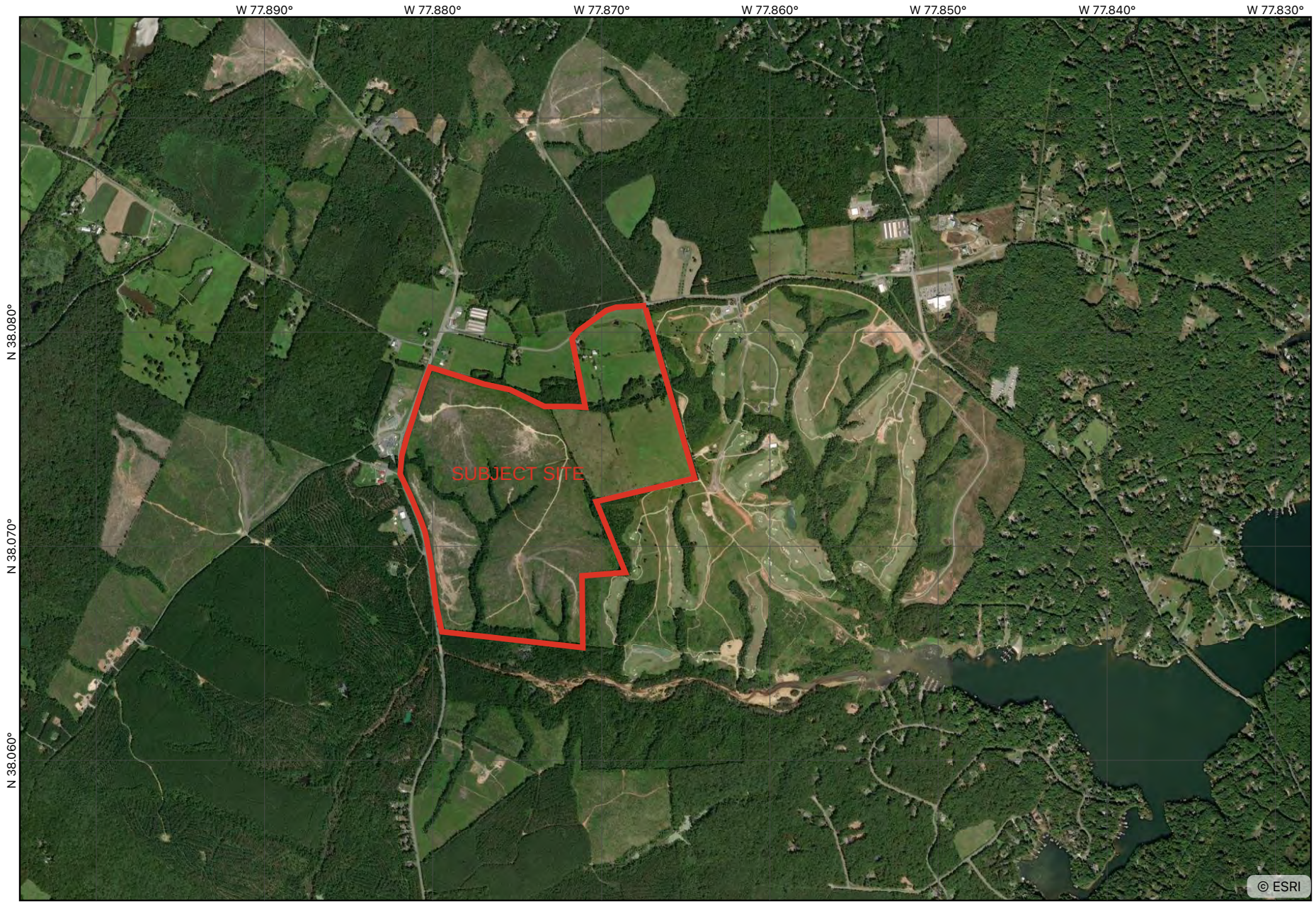
Mar 10, 2025 at 16:48

Figure No. 1
Meridian Project No.
25-018ESA
Prepared by: JBO

Topo Maps+

0.75 1.5 mi

Scale 1:27,871 1 inch = 2322 feet



MN
10.1°W
2025

PHASE I ENVIRONMENTAL SITE ASSESSMENT
Site Location Aerial Map
RP20 CUTALONG CONSOLIDATED, LLC
Dickinson 29 97D, 29 3 & Ware 29 2 Parcels
West of US 522/208 Zachary Taylor Hwy& South of New Bridge Rd
Mineral, Louisa County, Virginia

MERIDIAN ENVIRONMENTAL CO.

Mar 10, 2025 at 16:47

Figure No. 2
Meridian Project No.
25-018ESA
Prepared by: JBO

Topo Maps+

250 500 ft

Scale 1:1,927 1 inch = 160 feet

MN
10.1°W
2025

PHASE I ENVIRONMENTAL SITE ASSESSMENT
Site Location Aerial Map - WARE PARCEL RECs
RP20 CUTALONG CONSOLIDATED, LLC
Dickinson 29 97D, 29 3 & Ware 29 2 Parcels
West of US 522/208 Zachary Taylor Hwy& South of New Bridge Rd
Mineral, Louisa County, Virginia

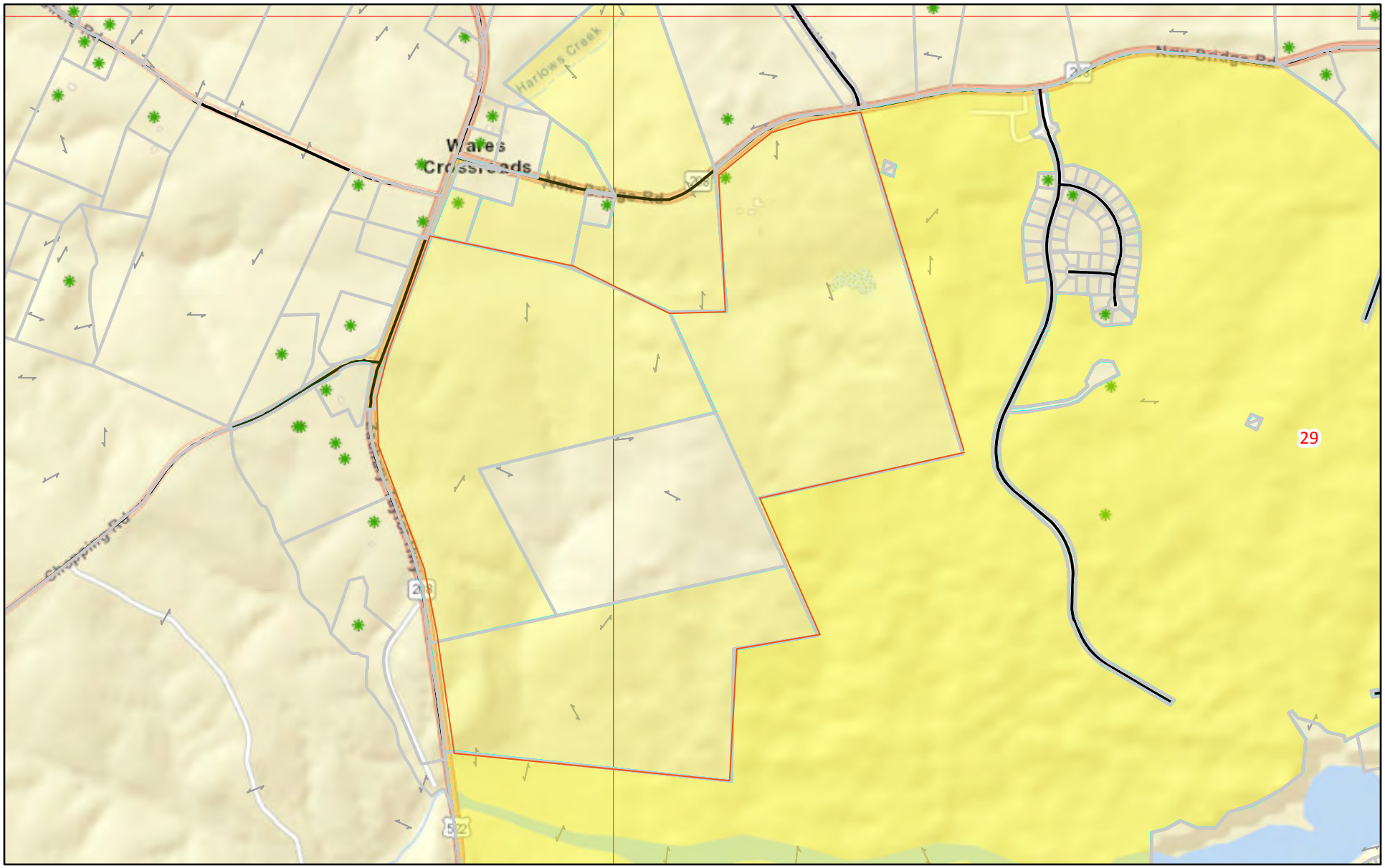
MERIDIAN ENVIRONMENTAL CO.

Mar 31, 2025 at 13:21

Figure No. 3
Meridian Project No.
25-018ESA
Prepared by: JBO

SUPPLEMENT 1

Local, State, Federal and Client-Provided Information & Documents



February 25, 2025

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

VITA, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

N/A

Land and Value Information

Parcel No: 28 97D
Property Address: N/A
Property City, St Zip: N/A
Zoning: A2
District Code: 03
Total Acres: 122.13
Parent: 1
Land Value: $317,500
Improvement Value: N/A
Total Assessed Value: $317,500

Description 1: PITTS LAND
Description 2: PB 8/2717 PARCEL A
Description 3: DB 1206/546 122.13 AC
Description 4: N/A
Land Use Value: 65600
Last Sale Value: $438,272
Deed Book: 1206
Deed Page: 546
Land in Acres: 122.13
Land Use Code: 6

Ownership

Owner: DICKINSON LAND & PROPERTIES
Owner2: N/A
Owner Address: 441 LAKEWAY RD
Owner City, ST, Zip: MINERAL, VA 23117

Real Estate Assessment Information

Assessment Link: http://louweb.louisa.org/assess/index.asp?action=Get Records&RecFilter=30695

N/A

Land and Value Information

Parcel No: 28 97E
Property Address: N/A
Property City, St Zip: N/A
Zoning: A2
District Code: 03
Total Acres: 88.63
Parent: 1
Land Value: $329,700
Improvement Value: N/A
Total Assessed Value: $329,700

Description 1: PITTS LAND
Description 2: PB 8/2717 PARCEL C
Description 3: DB 1206/550 88.63AC
Description 4: N/A
Land Use Value: 47900
Last Sale Value: $100,000
Deed Book: 1206
Deed Page: 550
Land in Acres: 88.63
Land Use Code: 5

Ownership

Owner: DICKINSON INVESTMENT LLC
Owner2: N/A
Owner Address: 441 LAKEWAY RD
Owner City, ST, Zip: MINERAL, VA 23117

Real Estate Assessment Information

Assessment Link: http://louweb.louisa.org/assess/index.asp?action=Get Records&RecFilter=30696

N/A

Land and Value Information

Parcel No: 29 3
Property Address: N/A
Property City, St Zip: N/A
Zoning: A2
District Code: 03
Total Acres: 63.05
Parent: 1
Land Value: $175,900
Improvement Value: N/A
Total Assessed Value: $175,900

Description 1: SULPHUR MINES
Description 2: PB 8/2717 PARCEL B
Description 3: DB 1206/546 63.05AC
Description 4: N/A
Land Use Value: 34000
Last Sale Value: $438,272
Deed Book: 1206
Deed Page: 546
Land in Acres: 63.05
Land Use Code: 5

Ownership

Owner: DICKINSON LAND & PROPERTIES LLC
Owner2: N/A
Owner Address: 441 LAKEWAY RD
Owner City, ST, Zip: MINERAL, VA 23117

Real Estate Assessment Information

Assessment Link: http://louweb.louisa.org/assess/index.asp?action=Get Records&RecFilter=364

446 NEW BRIDGE ROAD

Land and Value Information

Parcel No: 29 2
Property Address: 446 NEW BRIDGE ROAD
Property City, St Zip: MINERAL VA, 23117
Zoning: A1
District Code: 03
Total Acres: 115.87
Parent: 1
Land Value: $406,600
Improvement Value: $213,700
Total Assessed Value: $620,300

Description 1: CON CREEK & LUMSDEN
Description 2: N/A
Description 3: DB 1417/283 115.87 AC
Description 4: N/A
Land Use Value: 160900
Last Sale Value: N/A
Deed Book: 1417
Deed Page: 283
Land in Acres: 115.87
Land Use Code: 6

Ownership

Owner: WARE FAMILY LLC
Owner2: N/A
Owner Address: 2891 MOSCO TRAIL
Owner City, ST, Zip: POWHATAN, VA 23139

Real Estate Assessment Information

Assessment Link: http://louweb.louisa.org/assess/index.asp?action=Get Records&RecFilter=16880

RECORD OF INSPECTION-SEWAGE DISPOSAL SYSTEM

Date 10-3-68 Case No. _____

Owner WARE, M.R. Address MINERAL (Mailing Address) VA. Phone _____

Occupant _____ Address _____ (Mailing Address) Phone _____

Exact Location of Premises Rt 208 abt 1/2 mile Fork Woods x Rds.
(Subdivision, Street or Road Name, Section or Lot No.)

WATER SUPPLY INSPECTION

EXIST

Installed according to Permit Design ☐ Yes ☐ No. Distance to nearest House Sewer _____ feet. Distance to nearest Sewage Disposal System _____ feet. (Use Form LHS-143 for Detailed inspection of Water Supply Reference Materials.)

SEWAGE DISPOSAL SYSTEM INSPECTION

(1) LOCATION
Allotted Area adequate ☑ Yes ☐ No. Distance from nearest lot lines FARM feet. Trees 100 feet.
Water Supplies 100 feet. Buildings 75 feet.

(2) INSTALLATION AND DESIGN
Installed according to Permit Design ☑ Yes ☐ No
Have additional Household Appliances been added NOT on Permit: ☐ Automatic Washer ☐ Garbage Disposal
☐ Other NONE (Describe)

(3) SOIL CONDITION
Are there soil conditions now evident which indicate system may be unsatisfactory as designed: ☐ Yes ☑ No. If Yes, show adjustments required under "Remarks" below.

(4) HOUSE SEWER LINE
Installed ☑ Yes ☐ No. Type of material CI
Size 4 Inches.

(5) SEPTIC TANK
Constructed of CONCRETE (Kind of Material)
Inside Dimensions Length 7 feet. Width 3½ feet.
Liquid Depth 4 feet. Depth of Air Space 12 inches.
Inside Fittings comply with requirements ☑ Yes ☐ No.

(6) DISTRIBUTION BOX
Watertight and equal surcharge to each line by Water Test ☑ Yes ☐ No. Distribution Box provided with 2 (Number) extra outlets for future use.

(7) SUBSURFACE ABSORPTION FIELD
Total Area in bottom of ditches 600 square feet.
Number of ditches 3 Length of ditches 100 feet.
Grade of ditches Minimum 2 Inches per 100 feet.
Maximum 4 inches per 100 feet. Has system been checked by instruments (Level) ☐ Yes ☐ No
Type aggregate used BROKEN STONE
Depth of aggregate under Tile 6 inches
Total depth of aggregate 13 inches
Depth of backfill over aggregate 12 inches

(8) SURFACE DRAINAGE
Storm Drains from House and Basement flowing away from Subsurface Drainage Field: ☑ Yes ☐ No. Was Surface Drainage required ☐ Yes ☑ No. If Yes, has this been provided ☐ Yes ☐ No. Has area been drained by lowering Ground Water Table: ☐ Yes ☑ No. ☐ Not required.

(9) Are follow-up inspections necessary ☐ Yes ☑ No.

Septic Tank Contractor: Peoples Hardware Address Louisa, VA. Phone _____

This Sewage Disposal System (Is) (~~Is Not~~) Approved by Louisa Health Department.

Date 10-3-68 Signed _____ (Sanitarian) Date _____ Approved _____ (Health Director)

Date _____ Approved _____ (Advisory Sanitarian) Date _____ Approved _____ (Reviewing Authority — Other Agency)

With proper maintenance, approved Sewage Disposal systems may be expected to function satisfactorily, provided no overloading or physical damage occurs to the system. Remarks:

Septic tank shall be cleaned every 4-5 yrs.

Virginia Department of Health
LHS - 141 Rev. 11-57

SYSTEM NOT GUARANTEED TO FUNCTION INDEFINITELY
ONLY THAT IT HAS BEEN INSTALLED ACCORDING TO CODE

PERMIT TO INSTALL OR REPAIR
WATER SUPPLY and/or SEWAGE DISPOSAL SYSTEMS
(VOID AFTER TWELVE (12) MONTHS)

Date 8/8/68 Case No. _____

Owner Ware, M. R. Address Mineral, Va. RFD (Mailing Address) Phone _____

Occupant SAME Address _____ (Mailing Address) Phone _____

Exact Location of Premises Rt 208 abt 1/2 mile E of Wares X Rds.
(Subdivision, Street or Road Name, Section or Lot No.)

OWNER DESIRES TO
- ☑ INSTALL
- ☐ Water Supply System
- ☐ Sewage Disposal System
- ☑ Septic Tank

☐ REPAIR
- ☐ Water Supply System
- ☐ Sewage Disposal System
- ☐ Septic Tank

FOR ☑ Dwelling ☐ Other _____
Actual or potential Bedrooms 3 Actual or estimated Water Consumption _____ gal. per day. Automatic Washing Machine ☐ Yes ☑ No Garbage Disposal unit ☐ Yes ☑ No

Health Department recommends _____ Additional wastes _____

EXIST

DETAILS OF RECOMMENDED SYSTEMS

(1) WATER SUPPLY Location to be approved by Sanitarian. Type ☐ Drilled Well ☐ Driven Well ☐ Bored Well ☐ Dug Well ☐ Other _____ Cased _____ feet.

Casing to be properly sealed and vented if necessary. Casing to extend at least 6 inches above pump room floor. Grouted _____ feet. All surface drainage to flow away from water supply. Well to have a platform of concrete or other impervious material, at least 4 inches thick at casing, extending at least 24 inches in all directions from casing, gently sloped for drainage.

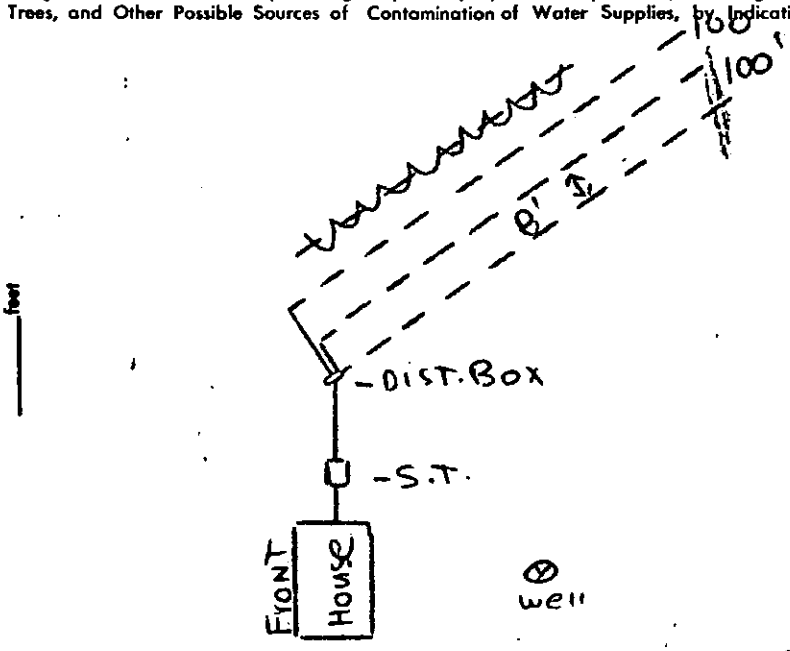
(2) SOIL STUDY Naturally drained, suitable by sight ☑ Yes ☐ No
Technical Classification _____
Rough Classification ☐ Sandy ☐ Medium ☑ Clay ☐ Pipe Clay. Percolation Test required ☐ Yes ☑ No. Rate _____ Minutes per inch. Depth of Water Table _____ feet (Estimated)
Surface drainage required ☐ Yes ☑ No _____ Area Drainage by Lowering Ground Water Table required ☐ Yes ☑ No

(3) DETAILS OF CONSTRUCTION Watertight Septic Tank of Concrete (Kind of Material) Inside Dimensions Length 7 feet. Width 3½ feet. Liquid Depth 4 feet. Depth of Air Space 1 feet. Liquid Capacity 750 gallons.

(4) HOUSE SEWER LINE Size 4 inches. Type of material required Orangeburg. Distance from Water Supply 50 feet.

(5) SUBSURFACE ABSORPTION FIELD Distribution Box required. Ditches of equal length required. Number of square feet required 600 Type aggregate required ☑ Broken Stone ☐ Gravel ☐ Slag. Size range from ½ inches to 2½ inches. Depth of aggregate from base of tile to bottom of ditches 12 inches.
Total aggregate must equal minimum depth of 13 inches or more.
Soil Cover over tile not to exceed 18 inches. Distance from well to septic tank 50 feet; distance from well to draintile field 100 feet.

Rough Sketch of Premises (including adjacent properties if pertinent, Showing Location of Lot Line, Buildings, Water Supplies, Sewage Disposal Systems, Trees, and Other Possible Sources of Contamination of Water Supplies, by Indicating Distances and Slope with regard to one another.



DITCHES
100' LONG
2' WIDE
3' DEEP
8' CENTERS

967-0770

Note: Owner or his agent must notify LOUISA Health Department, Phone [illegible] when installation is ready for inspection. If any Sewage Disposal System, or part thereof, is covered before being inspected by the Health Department, it shall be uncovered at the direction of the Health Director or his agent. CONDITIONS DISCOVERED DURING INSTALLATION MAY REQUIRE ADJUSTMENTS OF SYSTEM DESIGN. Changes from above specifications require Health Department approval before being made.

Based on the above information, the undersigned recommends that this permit be issued.

Date _____ Approved _____ (Reviewing Authority) Date 8-12-68 Signed Scott Mowell (Sanitarian or Health Director)

LHS - 121 Rev. 1-65
Virginia State Department of Health

TRIPLICATE

PERMIT

No. 154-01-0479

TAX MAP #: 29-2-47

BUILDING PERMIT #: 1055-01

COMMONWEALTH OF VIRGINIA
DEPARTMENT OF HEALTH

THIS PERMIT EXPIRES ON

N/A

DATE OF ISSUE

December 4, 2001

OPERATOR:
ADDRESS: MARVIN R. WARE

LOCATION: EAST SIDE OF RT 208 ABOUT .2 MILES NORTH OF RT 522

The above operator has made application and in accordance with the regulations of the Board of Health of the Commonwealth of Virginia is authorized by the Health Department *to operate a* LOUISA COUNTY

CLASS IV WATER SUPPLY

HEALTH OFFICIAL

THIS PERMIT IS NOT TRANSFERABLE FROM ONE INDIVIDUAL OR LOCATION TO ANOTHER

Water Supply and/or Sewage Disposal System Construction Permit

CommonWealth of Virginia
Department of Health
LOUISA CO. HEALTH DEPARTMENT

Health Department
Identification Numbe**154-01-0479**
Tax Map Number**29-2-47**

General Information **BP#: 1055-01**

Water Supply System: **NEW** Sewage Disposal System: **EXISTING**

Based on the application for a sewage disposal system construction permit filed in accordance with Section 2.13 E, of the Sewage Handli Disposal Regulations and/or Section 2.13 of the Private Well Regulations a construction permit is hereby issued to:

Owner: **MARVIN R. WARE** Telephone: **540-894-4153**

Address: **446 NEW BRIDGE RD., MINERAL, VA 23117**

For a Type Sewage Disposal System or Well to be constructed on/at **EAST SIDE OF RT 208 ABOUT .2 MILES NORTH OF RT 52**

Sec/Bk Lot Actual or estimated water use **0 gpd**

DESIGN

Water supply, **TO BE INSTALLED**

To be installed: **CLASS: IV**
CASED: 20 feet GROUTED: 20 feet

NOTES: SEWAGE DISPOSAL SYSTEM INSPECTION RESUL

Water supply location: Satisfactory yes ✓ no ___
GROUT ___ CAP ___
EHS ___ DATE 1/10/

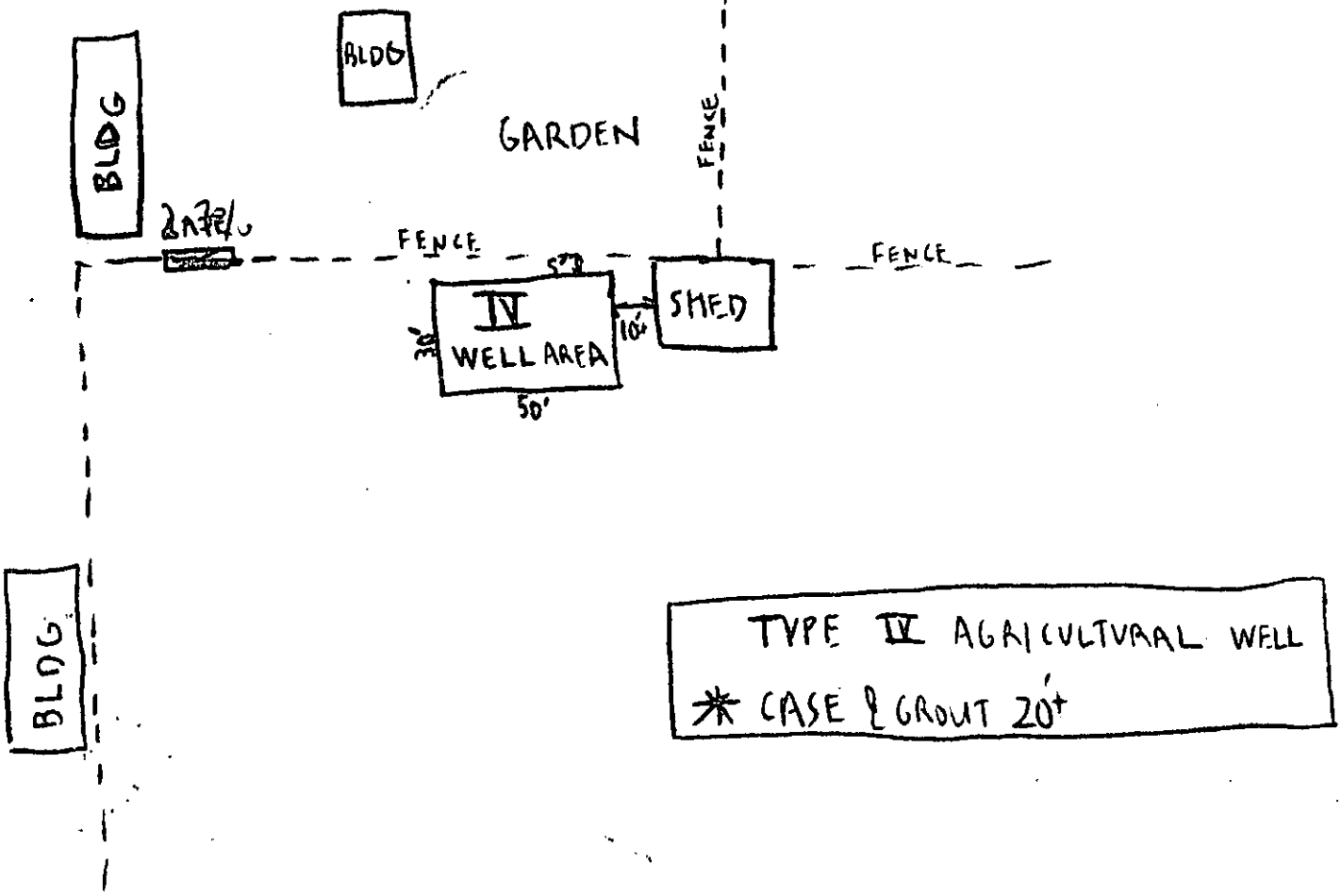
WELL PERMIT ONLY

Health Department
Identification Number 154-01-0479

Schematic drawing of sewage disposal system and topographic features. PAGE 1 OF 1

Show the lot lines of the building lot and building site, sketch of property showing any topographic features which may impact on the design of the system, all existing and/or proposed structures including sewage disposal systems and wells within 100 feet of sewage disposal system and reserve area. The schematic drawing of the sewage disposal system shall show sewer lines, pretreatment unit, pump station, conveyance system, and subsurface soil absorption system, reserve area, etc. When a nonpublic drinking water supply is to be located on the same lot show all sources of pollution within 100 feet.

☑ The information required above has been drawn on the attached copy of the sketch submitted with the application. Attach additional sheets as necessary to illustrate the design.



The sewage disposal system is to be constructed as specified by the permit ☐ or attached plans and specifications ☐.

This sewage disposal system construction permit is null and void if (a) conditions are changed from those shown on the application (b) conditions are changed from those shown on the construction permit.

No part of any installation shall be covered or used until inspected, corrections made if necessary, and approved, by the local health department or unless expressly authorized by the local health dept. Any part of any installation which has been covered prior to approval shall be uncovered, if necessary, upon the direction of the Department.

Date: 9/25/01 Issued by: _____ Sanitarian

This Construction Permit Valid until 3/05

Date: _____ Reviewed by: _____ Supervisory Sanitarian

If FHA or VA financing

Reviewed by Date _____ _____ Supervisory Sanitarian Date _____ _____ Regional Sanitarian

C.H.S. 2029 Revised 6/84

II-2A

FILE COPY

Page 1 of _____ DATE: _____

ID #: 154-01-0479 ASSIGNED TO: J. Mark Acors

OWNER'S NAME: MARVIN R. WARE

SYSTEM TYPE: _____ DIRECTIONS: EAST SIDE OF RT. 208 @ - 2 MILES

WELL TYPE: IV NORTH OF RT. 522

TRENCH DEPTH: _____

OF TRENCHES: _____ DEPTH TO ROCK: _____

LENGTH: _____ DEPTH TO WATER TABLE: _____

CENTERS: _____ DEPTH TO FREE WATER: _____

SLOPE: 2-3% /LANDSCAPE: _____ TEXTURE GROUP: _____

PERK RATE: _____ MAIL TO: _____

H#	Hz	DEPTH	DESCRIPTION	TEX. GRP

SIGNATURE OF EVALUATOR: _____

Permit I.D.#: 154-01-479
Owner: Marvin Ware
Agent:

Tax Map #: 29-2-47W
Subdivision: Lot:

{} Combination Permit {} Repair Permit {} Septic Permit - ~~{}~~ Well Permit
{} Well Abandonment {} Certification Letter

	DATE	INITIALS
Application Received	9/21/01	PLB
Assigned To: J Macus	9/21/01	PLB
Site Visit Scheduled	9/25/01	PLB
Time: 1:30		

Comments:

Site Visit Rescheduled
Time:

Site Visit Made
Date Given to OSS
Data Entry

Construction Permit {} Issued {} Denied
Certification Letter {} Issued {} Denied
Survey Received {} Yes {} No

Construction Permit Mailed
Construction Permit Picked-Up

Septic Maintenance

mark

KING BUSINESS SYSTEMS • KNOXVILLE, TN 37909 3774

Appt Date 10/9/95 Time 1:30
Someone to meet yes no

Commonwealth of Virginia
Application for a Sewage Disposal and/or Water Supply Permit

Health Department ID 154-01-479

9/21/01 PLB

To Be Completed By The Applicant Rec# 21286958

Type of Sewage system: ___ New ___ Repair ___ Expanded ___ Conditional $40.00
FHA/VA yes ___ no ___ Case No. ___

Owner Marvin R. Ware Address 446 New Bridge Rd Phone 540-894-4153
Mineral
Virginia
23117

Agent ___ Address ___ Phone ___

Directions of Property ___

Subdivision ___ Section ___ Block ___ Lot ___

Other Property Identification ___

Dimension/size of Lot/Property ___

Other Application Information

I. Building/facility ___ New ___ Existing
Intermittent Use ___ Yes ___ No If yes, describe ___

II. Residential Use ___ Yes ___ No
Termite Treatment ___ Yes ___ No
___ Single Family ___ Multi-family
(Number of Bedrooms ___) (Number of Units ___)

Basement ___ Yes ___ No
Fixtures in Basement ___ Yes ___ No

III. Commercial Use ___ Yes ___ No Describe: ___

Commercial/Wastewater ___ Yes ___ No Number of Patrons ___
Number of Employees ___

If yes, give volumes and describe ___

IV. Water Supply: ___ Public ___ New ___ Existing
✓ Private ✓ New ___ Existing

Describe: Agricultural well

V. Proposed Sewage Disposal Method:

Onsite Sewage Disposal System: ___ Septic Tank Drainfield ___ LPD ___ Mound ___ Other

Public Sewerage System

Attach a site plan (rough sketch) showing dimensions of property, proposed and/or existing structures and driveways, underground utilities, adjacent soil absorption system, bodies of water, drainage ways, and wells and springs within 200 feet radius of the center of the proposed well or drainfield. Distances may be paced or estimated.

The property lines and building location are clearly marked and the property is sufficiently visible to see the topography. I give permission to the Department to enter onto the property described for the purpose of processing this application.

Marvin R. Ware
Signature of Owner/Agent

9-21-01
Date

154-01-479

Commonwealth of Virginia
Application for a Sewage Disposal and/or Water Supply Permit

29-2-47 Health Department ID 154-01-479

9/21/01 RLB

To Be Completed By The Applicant

Pd # 2108695879

Type of Sewage system: ___ New ___ Repair ___ Expanded ___ Conditional 40 es

FHA/VA yes ___ no ___ Case No ___

Owner Marvin R. Ware Address 446 New Bridge Rd Phone 540-894-4153

Minerva

Agent ___ Address Virginia Phone ___

29119

Directions of Property ___

Subdivision ___ Section ___ Block ___ Lot ___

Other Property Identification ___

Dimension/size of Lot/Property ___

Other Application Information

I. Building/facility ___ New ___ Existing

Intermittent Use ___ Yes ___ No If yes, describe ___

II. Residential Use ___ Yes ___ No

Termite Treatment ___ Yes ___ No

___ Single Family ___ Multi-family

(Number of Bedrooms ___) (Number of Units ___)

Basement ___ Yes ___ No

Fixtures in Basement ___ Yes ___ No

III. Commercial Use ___ Yes ___ No Describe: ___

Commercial/Wastewater ___ Yes ___ No Number of Patrons ___

Number of Employees ___

If yes, give volumes and describe ___

IV. Water Supply: ___ Public ___ New ___ Existing

✓ Private ✓ New ___ Existing

Describe: Agricultural well

V. Proposed Sewage Disposal Method:

Onsite Sewage Disposal System: ___ Septic Tank-Drainfield ___ LPD ___ Mound ___ Other

Public Sewerage System

105

Attach a site plan (rough sketch) showing dimensions of property, proposed and/or existing structures and driveways, underground utilities, adjacent soil absorption system, bodies of water, drainage ways, and wells and springs within 200 feet radius of the center of the proposed well or drainfield. Distances may be paced or estimated.

The property lines and building location are clearly marked and the property is sufficiently visible to see the topography. I give permission to the Department to enter onto the property described for the purpose of processing this application.

Marvin R. Ware — Signature of Owner/Agent

9-21-01 — Date

THOMAS JEFFERSON HEALTH DISTRICT

IMPORTANT NOTICE

PLEASE READ BEFORE FILING YOUR APPLICATION
AND PAYING YOUR FEES

This is to inform you that the fees for Environmental Health permits mandated by the State cannot be refunded once the application has been filed and the fee paid except for the following reasons:

1. If the applicant withdraws their application before the environmental health specialist makes a site visit to evaluate the property and if a refund is requested by the applicant.
2. The Health Department is unable to issue a permit and only the if (a) you own the lot and are seeking to construct your principal place of residence on this lot, and only then if (b) you provide written notification to the health department that you are foregoing your right to appeal the denial of your request for a permit.

In order for you to then appeal at a later date, the above refunded fee would need to be reinstated before a hearing date would be scheduled.

If you no not intend to build but only need the soil tested before a sale is made we, recommend that you hire a soil consultant to do the test and apply for the Health Department permit when you know where you want to build. It is your responsibility to have the corners or property lines of a lot clearly marked and to have the four corners of the proposed house site flagged. The environmental health specialist will not be able to complete work without these markings. He/she may refuse to perform the soil study if this has not been done. Also, if the lot is too overgrown, then the environmental health specialist may require bushogging, etc., before site work can be done.

It is also your responsibility to make it clear to the environmental health specialist which one or two areas on your lot you want tested, although he/she will advise you which areas appear more suitable for a septic system. No more than two areas will be tested and the permit will be issued and the permit will be issued showing the location of the system in only one suitable site. The site cannot be changed later without additional expense on your part. If this occurs, you will need to hire a private soil consultant to test another site and submit his report along with a new application and fee to the health department.

I HAVE READ AND UNDERSTAND THE ABOVE APPLICATION NOTICE

Marvin R. Ware 9-21-01

Signature of Applicant Date

County Of Louisa
P.O. Box 160
Louisa, Virginia 23093
(540) 967-3430
Fax: (540) 967-3486

Development Permit
Zoning & Building
(Complete the Appropriate Areas)

ZONING PERMIT #: 913-01
BUILDING PERMIT #: 1055-01
Expiration Date: 9/20/03

Owner/Applicant: LANE, MILVIN R & NANCY T
Address: 4410 New Bridge Rd Mineral Phone #: 894-4153
Contractor Name and Address: _____ Phone #: _____
State License No. _____ ☐ A ☐ B ☐ C Classification _____ Expiration Date: _____
County License No. _____ Date Issued: _____ Expiration Date: _____
Tradesman Certification: _____ Date Issued: _____ Expiration Date: _____

Tax Map No. 26-2 Parcel No. _____ Lot No. _____ Building No. _____
Magisterial District Mineral Present Acreage 115.87 Proposed Acreage _____
CUP/SEP _____ Variance _____ Flood Plain _____
Zoning Classification A-1 Subdivision _____ State Route 208
Deed Book/Page No. 658/484 Plat Book No. _____ Site Plan _____
Directions to Site: Rt 208 from Mineral and Mineral on right.

Existing Structures on Property: _____

Class of Work:
☐ New Building ☐ Addition ☐ Repairs/Alteration ☐ Change of Use ☒ Other

Structure:
☐ Single-Family ☐ Modular ☐ Multi-Family
☐ Double-wide Mobile Home ☐ Single-wide Mobile Home ☐ Commercial/Industrial
☐ Double-wide Manufactured Home ☐ Single-wide Manufactured Home ☒ Other
☐ Agricultural ☐ Percolation Test Agricultural well for cattle

No. of Bedrooms _____ 100% Reserve Mandatory _____
Type of Water Supply: Public ☐ Private (well) ☒ Ag.
Type of Sewage Disposal: Public ☐ Private (septic tank) ☒ Exst.

REQUIRED SETBACKS: Front _____ Rear _____ Left Side _____ Right Side _____
Acknowledged By: _____

I declare that the statements made and the information given on this Application are true, full and correct to the best of my knowledge and belief and I agree to conform to all Zoning and Building Regulations. I give my permission to the County Zoning Administrator, Building Inspector and Sanitation Officer to enter onto this property for appropriate inspection. I also acknowledge the comments made by the Zoning Administrator or designated agent and the setbacks requirements stated on this form.

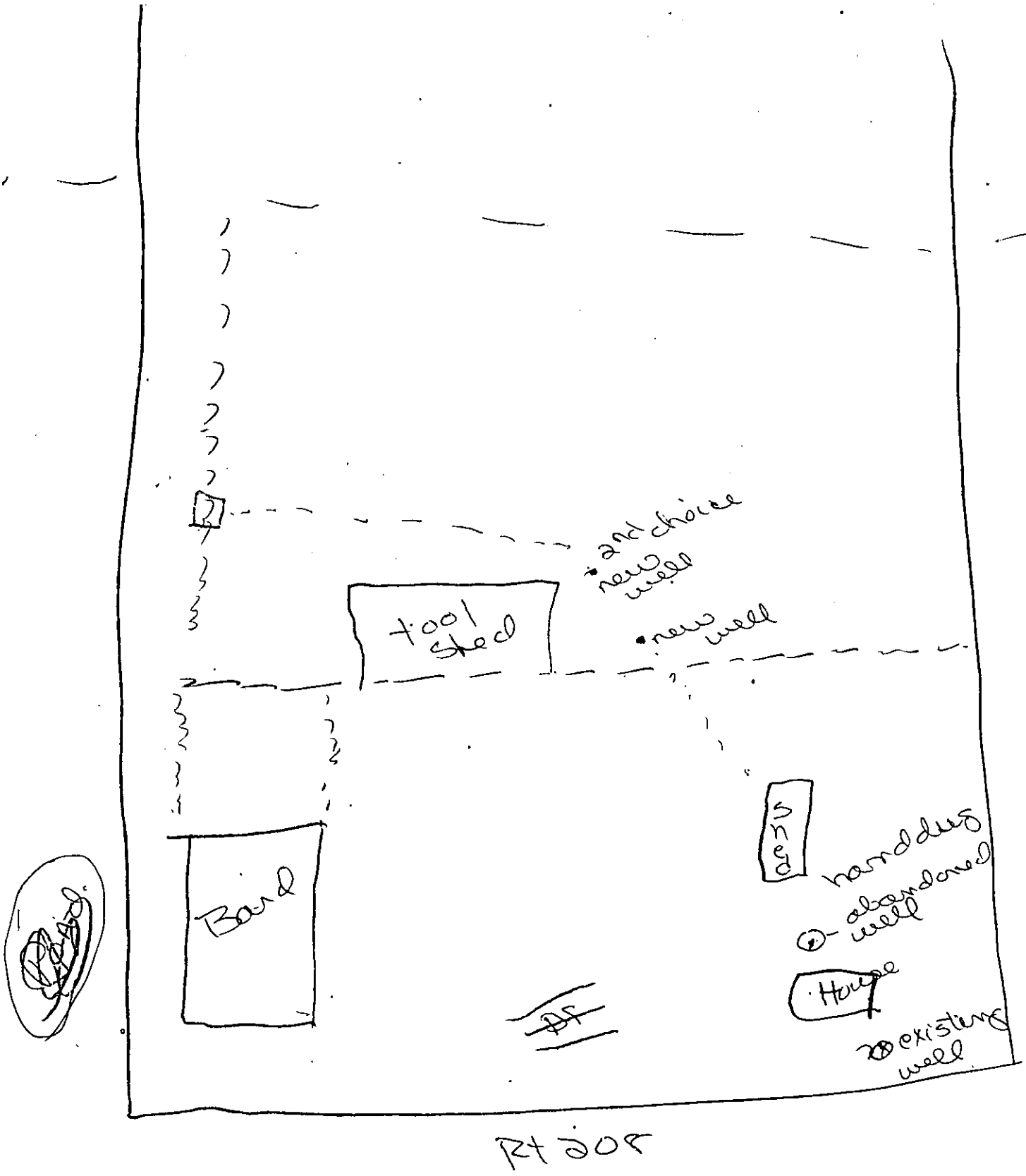
Signature of Owner or Authorized Agent: X Nancy T Lane Date: _____

Approved by Zoning Administrator or Designated Agent: A Bickler Date: 9/21/01

COMMENTS: _____

Erosion and Sediment Control ☐ Agreement ☐ Plan

White - Planning/Zoning • Canary - Building • Pink - Health Dept. • Goldenrod - Applicant


2nd choice new well
tool shed
new well
Barn
shed
hand dug abandoned well
House
DF
existing well
Rt 208

LOUISA COUNTY HEALTH DEPARTMENT

P. O. BOX 336

LOUISA, VA 23093

September 26, 2001

MARVIN R. WARE
446 NEW BRIDGE RD.
MINERAL, VA 23117

RE: PERMIT ID # 154-01-0479

DEAR MARVIN R. WARE:

According to our records, we need the information checked below to complete the final approval for your septic system and water supply. This information must be provided before an operation permit can be issued or an occupancy permit can be obtained from the building inspector. Please check with this office before requesting an operation permit to see if we have all necessary information.

They are as follows:

____ 1. A completion statement from your septic tank and drainfield contractor.

____ 2. A final inspection and completion statement from your sewage pump system contractor.

____ 3. Your well must be disinfected and a sample must be analyzed by a State approved private lab. These results must be forwarded to the Louisa County Health Department with the Sewage Disposal System Construction Permit ID number. Please contact us if you need a list of State approved private labs.

__9__ 4. A water well completion report from your well driller and the well must be cased and grouted at least 20 feet deep.

__9__ 5. Well location needs to be inspected by the health department before an Operation Permit can be issued.

If you have any questions regarding these requirements please call 540-967-3707.

Sincerely,

Commonwealth of Virginia
Uniform Water Well Completion Report

Owner Marvin Ware
Address 446 New Bridge Rd.
Mineral, Va. 23117
Phone
Location Rt 208

Tax Map ID 29-2-47
VDH Permit LSH-01-2479
VWCB Permit
VWCB ID
County Louisa

* Well Data *

General Information
Drilling Method Air Rotary
Depth to Bedrock 76'
Static Water Level 20'
Well Disinfected (Y or N) N

Date Completed 9-28-2001
Yield 3.5 (GPM)
Stabilized Water Level N/A
Disinfectant Used N/A

Total Depth of Well 340'
Length of Test N/A
Natural Flow (Rate) 3.5
Amount Used N/A

Casing
From +1 To 79'
Size 6"H Material PVC
Weight/Schedule Sch. 40

From ____ To ____
Size ____ Material ____
Weight/Schedule ____

From ____ To ____
Size ____ Material ____
Weight/Schedule ____

Gravel Pack
From ____ To ____

From ____ To ____

From ____ To ____

Grout
From 0 To 20'
Bore Hole Size 10"
Type NC
Method Poured

From ____ To ____
Bore Hole Size ____
Type ____
Method ____

From ____ To ____
Bore Hole Size ____
Type ____
Method ____

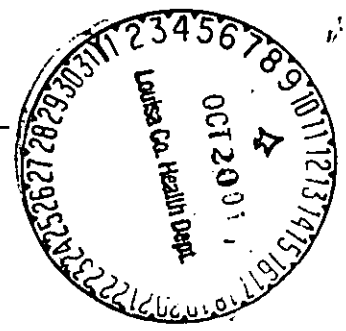
Water Zones or Screened Intervals
From 150 To 151
Mesh Size ____ Diam ____
From ____ To ____
Mesh Size ____ Diam ____

From ____ To ____
Mesh Size ____ Diam ____
From ____ To ____
Mesh Size ____ Diam ____

From ____ To ____
Mesh Size ____ Diam ____
From ____ To ____
Mesh Size ____ Diam ____

* Use Data *

Private Well: Domestic ____ Agricultural ✓ (Class IE) Industrial ____ Monitoring ____
Public Well: Community ____ Non Community ____



* Abandonment Information *

Bored or Dug Wells
Casing Removed, Y or N?: ____
If Y, Depth to which casing was removed: ____
Depth and Type of Fill: ____
Source of Fill ____
Bentonite Plugs: From ____ to ____ From ____ to ____

Wells other than Bored Wells
Casing removed, Y or N? ____
Depth to which casing was removed: ____
Applicable, depth(s), and type of gravel/sand fill: ____
Source of gravel or sand: ____
Cement: From ____ to ____ From ____ to ____

Method of permanently marking location: ____

v

Drillers Log

Depth	Description of Formation or Sediment	Remarks
0-10	Red clay	Campbell LP-6
10-35	Pink Sandy Soil	Well Cap
35-76	Red Sandy Soil	
76-340	Granite	

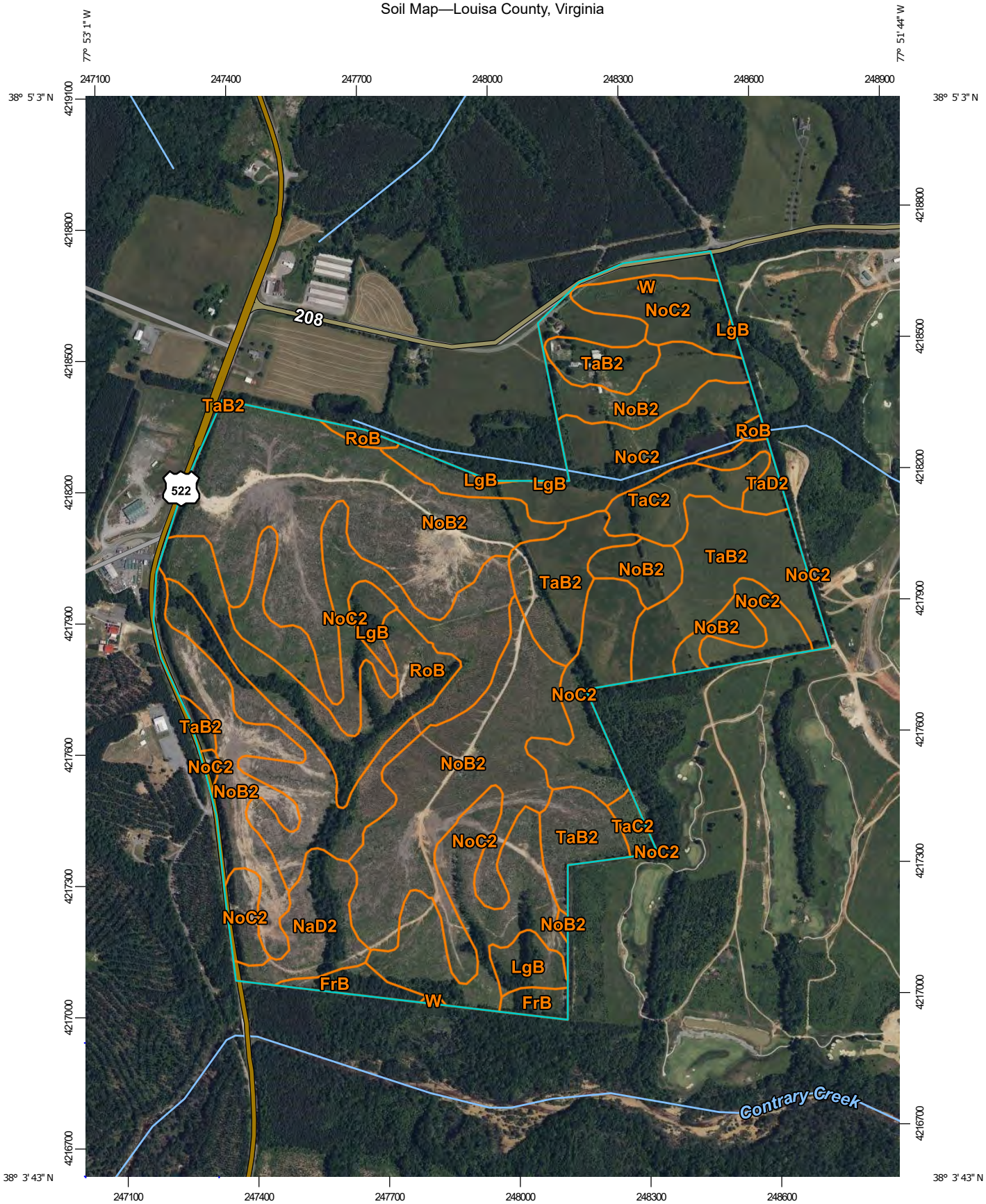
(User additional Sheets if necessary)

I certify that the information contained here is true and that this well was installed and constructed in accordance with the permit and further that the well complies with all applicable state and local regulations, ordinances and laws.

Name MID VIRGINIA WATER WELLS
Address P.O. Box 838
MINERAL, VA. 23117
Phone 540-894-8520

Drillers Signature Gregory L. Warfield
Date 9-28-2001 Representing M.V.W.W.

Virginia Contractors License Number 2705-054164


77° 53' 1" W
77° 51' 44" W
38° 5' 3" N
38° 3' 43" N
247100
247400
247700
248000
248300
248600
248900
4219100
4218800
4218500
4218200
4217900
4217600
4217300
4217000
4216700
208
522
W
NoC2
LgB
TaB2
NoB2
RoB
TaD2
TaC2
NaD2
FrB
Contrary Creek
Map Scale: 1:12,000 if printed on A portrait (8.5" x 11") sheet.
N
Meters
0 150 300 600 900
Feet
0 500 1000 2000 3000
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Louisa County, Virginia
Survey Area Data: Version 16, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 29, 2022—Jul 11, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FrB	Fork fine sandy loam, 0 to 5 percent slopes	5.5	1.4%
LgB	Lignum loam, 2 to 7 percent slopes	7.7	1.9%
NaD2	Nason loam, 15 to 25 percent slopes, eroded	11.6	2.9%
NoB2	Nason silt loam, 2 to 7 percent slopes, eroded	149.5	37.8%
NoC2	Nason silt loam, 7 to 15 percent slopes, eroded	133.5	33.7%
RoB	Roanoke silt loam, local alluvium, 2 to 7 percent slopes	24.5	6.2%
TaB2	Tatum silt loam, 2 to 7 percent slopes, eroded	48.4	12.2%
TaC2	Tatum silt loam, 7 to 15 percent slopes, eroded	11.2	2.8%
TaD2	Tatum silt loam, 15 to 25 percent slopes, eroded	3.4	0.9%
W	Water	0.3	0.1%
Totals for Area of Interest		**395.6**	**100.0%**

TRIBUTER
RESORT

Member's Course Update:

Option #1

Dickson - LOI Executed

Ware - Option Agreement Executed

Option #2

Whitlock - LOI Agreed Upon. Notified John of our intent to try to lock up Option #1. Will contact him if we are unsuccessful

Member's Course Options - #1 w/ 122 acres of 27 97d

			OPTION #1				
	Seller		DICKENSON + WARE				
	$ / Acre		$22,776				
	Acres		389.68				
	$ Total		$8,875,250				
	2040 GrowthZone		YES				
		PID	OWNERSHIP	ACREAGE	PRICE		PID
		27 97D	DICKENSON LAND	122.13			17-7A
		29 3	DICKENSON LAND	63.05			17-14
		28 97E	DICKENSON INVEST	88.63			17-7
		29 2	WARE FAMILY LLC	115.87			17-10
		A1-2	TOTAL ACREAGE	389.68			17-9
			DICKENSON +/-	273.81	$6,845,250		17-8
			WARE TOTAL	115.87	$2,030,000		17-6
					$8,875,250		17-5
			WARE TRI TO DICKEN.		TBD		

Member's Course Options

		OPTION #1	
Seller		DICKENSON + WARE	
$ / Acre		$22,776	
Acres		389.68	
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PID	OWNERSHIP	ACREAGE	PRICE	PID
27 97D	DICKENSON LAND	122.13		17-7A
29 3	DICKENSON LAND	63.05		17-14
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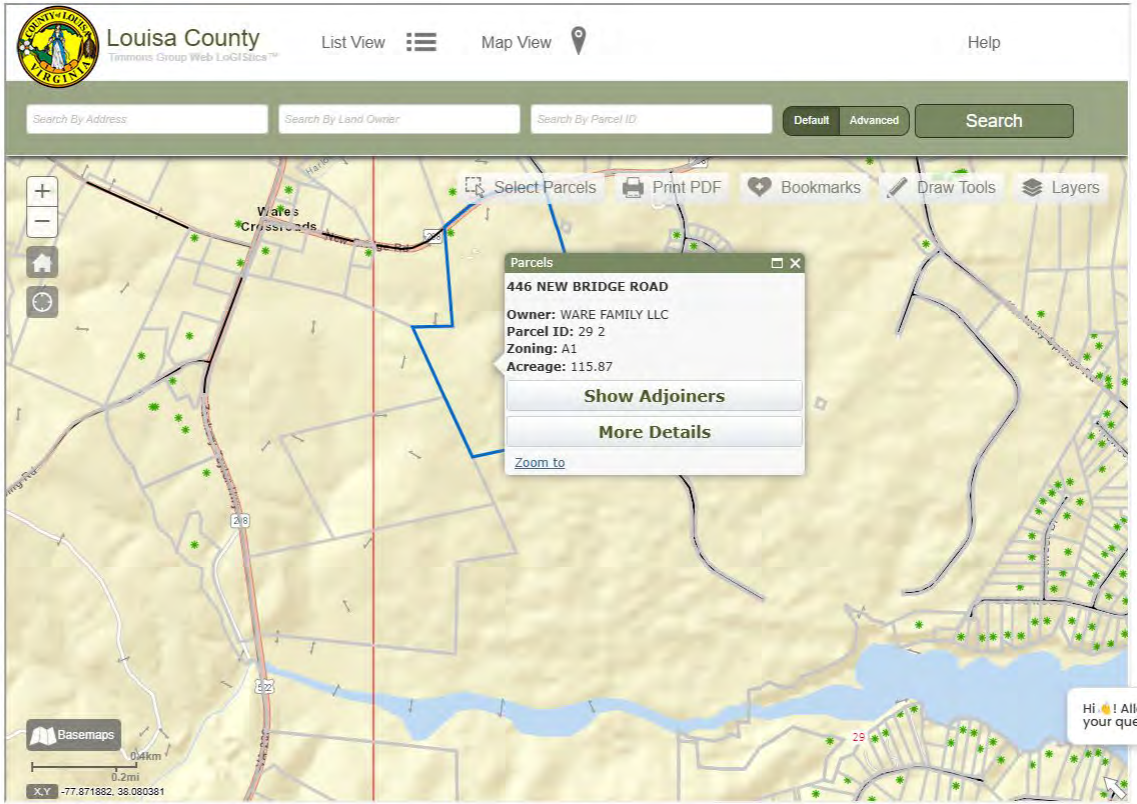
	WARE TOTAL	115.87	$2,030,000	17-6
			$8,875,250	17-5
	WARE TRI TO DICKEN.		TBD	

Member's Course Options

https://www.louisacounty.gov/2836/GIS-Mapping

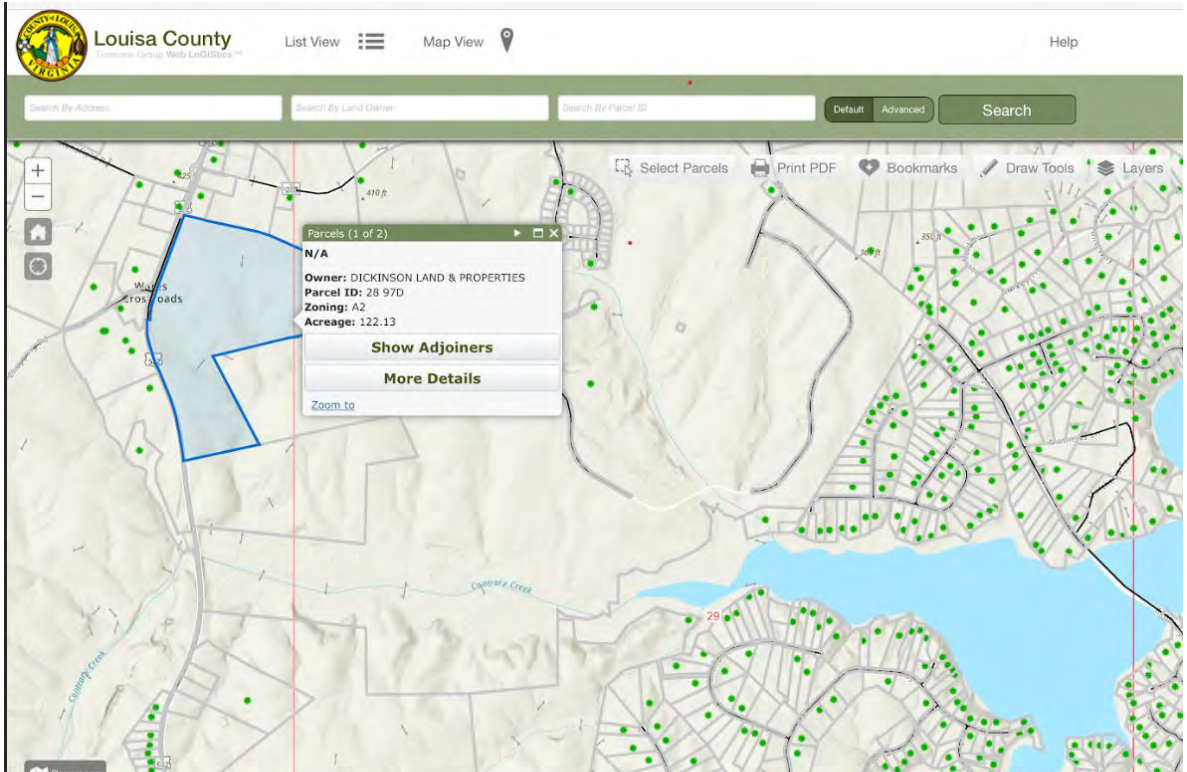
Site Selection Assistance +
Featured Developments +
GIS Mapping
Printable Reports
Designated Growth Areas +
Technology Overlay District (TOD)

GIS Mapping

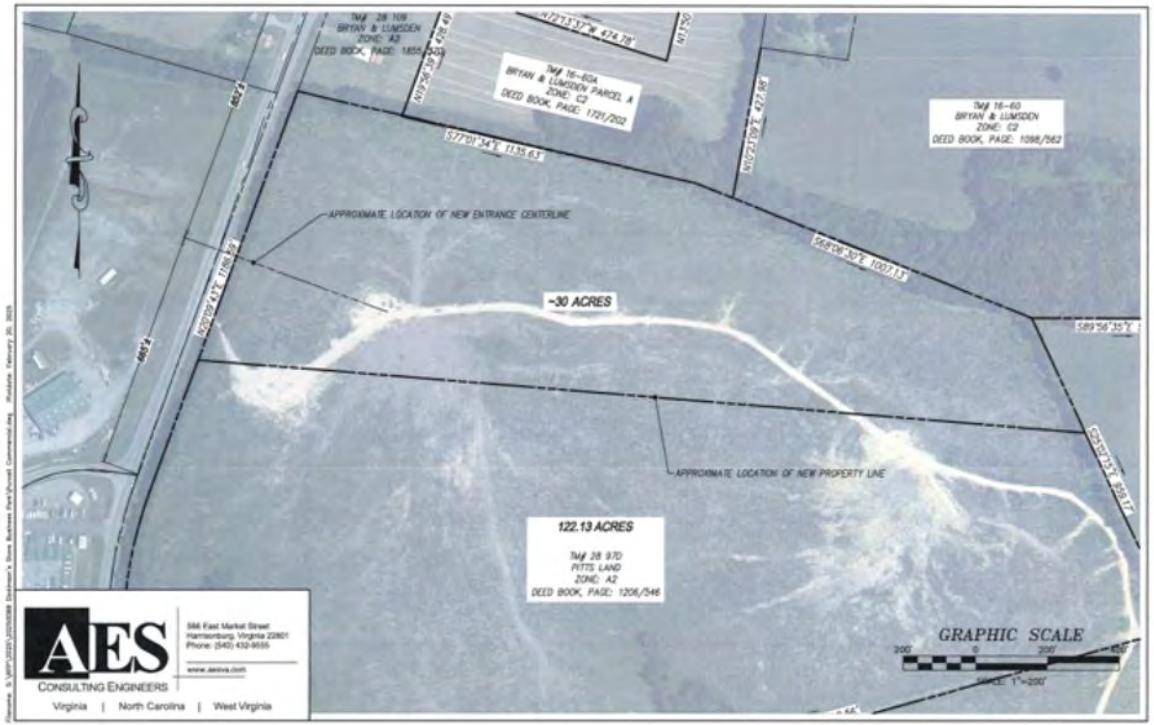


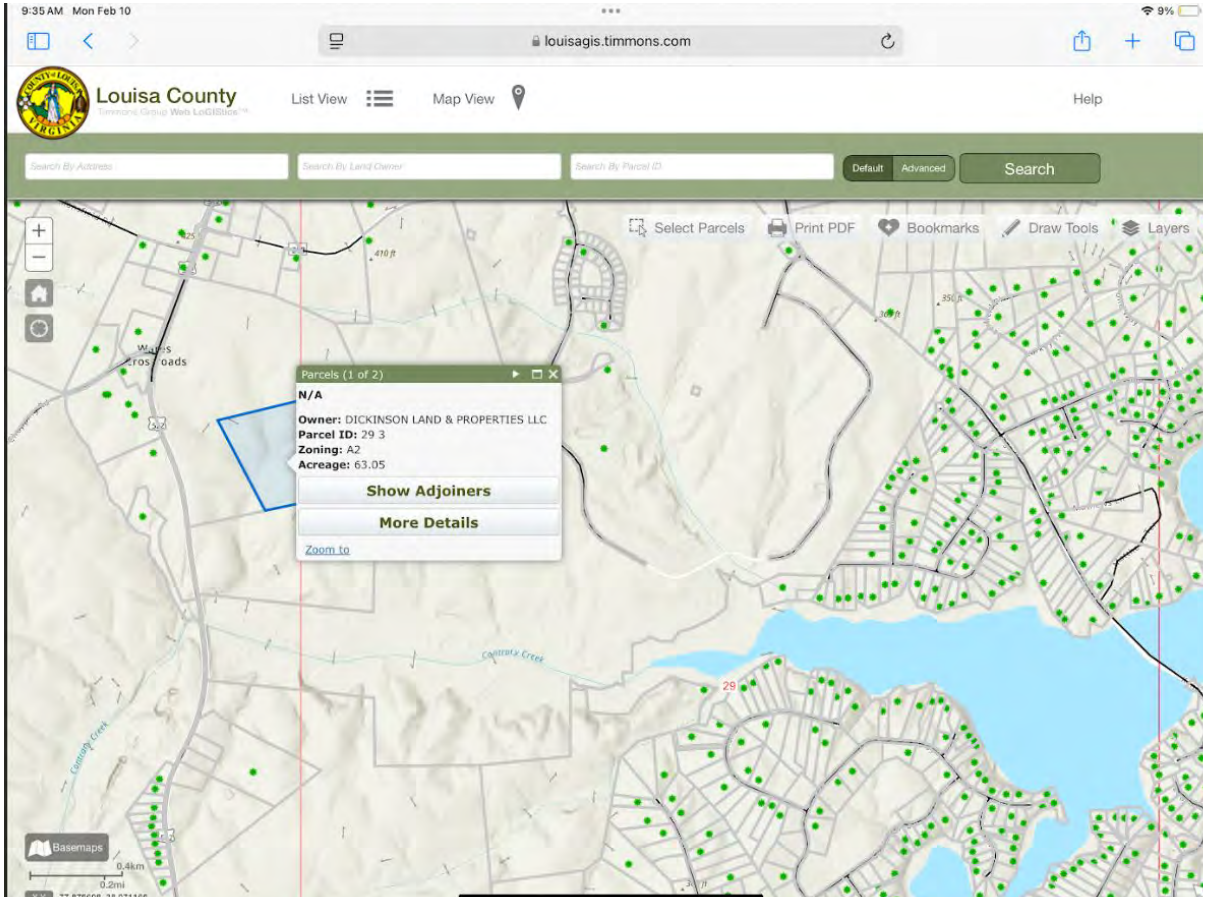
Hi 👋! Allow me to help find answers to your questions.
Select Language
Google Translate

60 Acres and Ware “Triangle” stay with Purcell Dickinson



Member's Course Options Dickenson Carve Out




9:35 AM Mon Feb 10
9%
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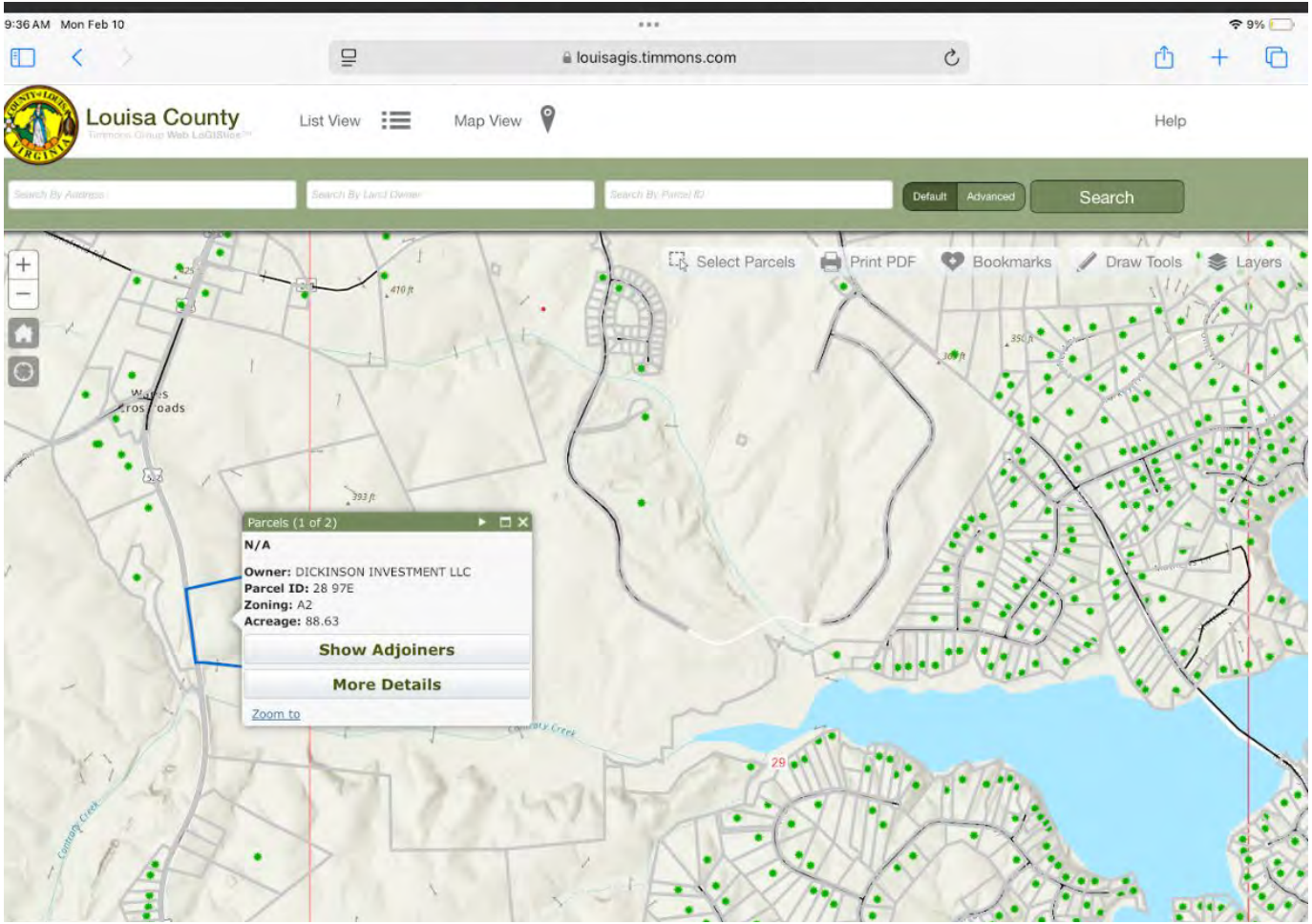
Louisa County
List View
Map View
Help
Search By Address
Search By Land Owner
Search By Parcel ID
Default
Advanced
Search
Select Parcels
Print PDF
Bookmarks
Draw Tools
Layers
Parcels (1 of 2)
N/A
Owner: DICKINSON LAND & PROPERTIES LLC
Parcel ID: 29 3
Zoning: A2
Acreage: 63.05
Show Adjoiners
More Details
Zoom to
Basemaps
0.4km
0.2mi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Louisa County
List View
Map View
Help
Search By Address
Search By Land Owner
Search By Parcel ID
Default
Advanced
Search
Select Parcels
Print PDF
Bookmarks
Draw Tools
Layers
Parcels (1 of 2)
N/A
Owner: DICKINSON INVESTMENT LLC
Parcel ID: 28 97E
Zoning: A2
Acreage: 88.63
Show Adjoiners
More Details
Zoom to
410 ft
393 ft
350 ft
Cuttalo Creek
29

TRIBUTER
RESORT

PROGRAMMING:
Golf Course
100 Total Density
60 Estate Lots of 3+acres
40 Stay and Play
Club Amenities:
Racquet Sports Bubble, Gun Club, Other Club Amenities

REZONE PROCESS:
2040 General Development Plan Consistent
Financial Impact Analysis Supportive
- schools
- public safety
- transportation
- environment

Impact Narrative
Proffer Statement
Proffer Financial Contribution
Rezone R1, R2 with CUP
Anex into development or Rezone R1, R2 with CUP
- Site Plan

Terry's Title & Abstract, L.C.

4414 Lafayette Blvd
Suite 202
Fredericksburg, VA 22408

Invoice

Date	Invoice #
3/19/2025	137420

Bill To
NORTHERN VIRGINIA TITLE & ESCROW INC 200 LAKE FRONT DR, STE 102 LAKE ANNA, VA 23117

Your Case #	Terms	Due Date	Our Case #
		3/19/2025	

Date	Item	Description	Amount
3/20/2025	TITLE SEARCH	DICKINSON INVESTMENTS TO REEF PRIVATE EQUITY	150.00
	COPIES	PAR C LOUISA	6.50
	RECORDING BRING...	TM# 28-97E	25.00

Total	$181.50
Payments/Credits	$0.00
Balance Due	$181.50

THANK YOU FOR YOUR BUSINESS. PAYMENT IS EXPECTED EVEN IF YOUR CLOSING/TRANSACTION DOES NOT TAKE PLACE.

Phone #	Fax #	E-mail
540-656-2890	540-656-2892	TERRYSTITLEANDABSTRACT@GMAIL.COM

TERRY'S TITLE and ABSTRACT, LLC

REPORT OF TITLE ISSUED TO: Northern VA Title & Escrow CASE #: _____

TITLE HOLDERS: Dickinson Investments LLC, a VA lim liab comp.

ESTATE: TERS_____ JTRS_____ T/C_____ NONE__✓__
OTHER: _____

SOURCE: (SAME) (PART OF SAME) PROPERTY CONVEYED TO TITLE HOLDERS
BY DEED/WILL FROM Clawson Holdings LLC, a DE lim liab comp.

DATED: 3-9-10 RECORDED: 3-9-10 DB/PG/INSTR: 1206-550

DESCRIPTION: Parcel C, cont. 88.63 acl+-, Rt. 522
COUNTY/CITY: Louisa

CURRENT TAXES: TAX MAP # 28-97E
TAXES PAID THROUGH 2024 DEL: YES____ NO__✓__ YRS _____
SUPPLEMENTAL: In Land Use ROLLBACKS: YES__✓__ NO____

DEEDS OF TRUST
1. Ø
2. _____
3. _____
4. _____

FINANCE STATEMENTS: Ø
JUDGEMENTS SELLER: Ø
JUDGEMENTS BUYER: Ø Reef Private Equity LLC
OTHER LIENS/MATTERS: Agmt for POA C 1623-396.

EXCEPTIONS:

__✓__ RESTRICTIONS OF RECORD IN DB/PG/INST 1623-401 ; _____ ; _____
_____ AMENDED IN DB/PG/INST _____ ; _____ ; _____ ; _____
_____ SUPPLEMENTS IN DB/PG/INST _____ ; _____ ; _____ ; _____
__✓__ MAINTENANCE FEES/ASSESSMENTS
_____ BUILDING SETBACK LINES: RC/PLAT: _____
__✓__ APPROVAL OF PLANS/ARCHITECTURAL CONTROL
_____ PARTY WALL RIGHTS
__✓__ EASEMENTS AS RESERVED IN RESTRICTIVE COVENANTS/DEED
_____ PRIVATE ROADS
_____ ACCESS TO PUBLIC ROAD; INGRESS/EGRESS ESMT SEARCHED: YES NO
_____ ROAD MAINTENANCE AGMT DATED _____ DB/PG/INST _____

EASEMENTS/AGREEMENTS/RESERVATIONS:

TO _____ DATED _____ DB/PG/INST _____
TO _____ DATED _____ DB/PG/INST _____
TO see attached DATED _____ DB/PG/INST _____
TO _____ DATED _____ DB/PG/INST _____
TO _____ DATED _____ DB/PG/INST _____

PLAT RECORDED IN PB 8-2717 SHOWS:
old mine shaft
Woods roads
streams

REMARKS: _____
60 year search

EXAMINER: LB EFFECTIVE DATE/TIME: 3-3-25 @ 8:00 am

This report of title issued for the sole benefit of the party indicated above and cannot be relied upon by any other party and is not transferable or assignable without the written permission of Terry's Title & Abstract, LLC. Matters affecting the above real estate which do not appear among the aforesaid land records are not covered by this report.
FORM #BP48718

Easements:

Chesapeake and Potomac Telephone Company	10-25-71	DB 160-215
	6-21-76	DB 198-111
	4-21-88	DB 343-46
	4-2-90	DB 379-601
	3-18-91	DB 403-23
Commonwealth of Virginia State Water Board	3-27-75	DB 189-260
Commonwealth of Virginia	5-21-86	DB 304-329
	1-18-91	DB 396-264
	10-15-91	DB 411-778
Rappahannock Electric Cooperative	6-21-91	DB 404-293

N/A

Land and Value Information

Parcel No: 28 97E
Property Address: N/A
Property City, St Zip: N/A
Zoning: A2
District Code: 03
Total Acres: 88.63
Parent: 1
Land Value: $329,700
Improvement Value: N/A
Total Assessed Value: $329,700

Description 1: PITTS LAND
Description 2: PB 8/2717 PARCEL C
Description 3: DB 1206/550 88.63AC
Description 4: N/A
Land Use Value: 47900
Last Sale Value: $100,000
Deed Book: 1206
Deed Page: 550
Land in Acres: 88.63
Land Use Code: 5

Ownership

Owner: DICKINSON INVESTMENT LLC
Owner2: N/A
Owner Address: 441 LAKEWAY RD
Owner City, ST, Zip: MINERAL, VA 23117

Real Estate Assessment Information

Assessment Link: http://louweb.louisa.org/assess/index.asp?action=Get Records&RecFilter=30696

Ticket Detail

REAL ESTATE 2024

Department:
RE2024

Ticket No:
63680001

Frequency:
1

Supplement No:
0

Name:
DICKINSON INVESTMENT LLC

Account No:
30696

Name 2:
N/A

Map ID:
28 97E

Address:
441 LAKEWAY RD
MINERAL VA 23117

Description:
PITTS LAND
PB 8/2717 PARCEL C
DB 1206/550 88.63AC

District:
03

Bill Date:
08/27/2024

Due Date:
12/05/2024

Land Value:
$329,700

Use Value:
$47,900

Original Bill:
$344.88

Acres:
88.63

Last Transaction Date:
12/05/2024

Payments:
$344.88-

Penalty Paid:
$0.00

Interest Paid:
$0.00

Amount Owed:
$0.00

Total Owed:
$0.00

Penalty:
$0.00

Interest:
$0.00

Note: If payment was received within the past 10 business days, then any returned items may not be posted at this time.

Date	Type	Transaction No.	Amount	Balance
08/27/2024	Charge	0	$ 344.88	$ 344.88
12/04/2024	Payment	16888	$ -344.88	$ 0.00

New Search Previous

Terry's Title & Abstract, LLC makes NO certification as to deferred taxes, rollback taxes, tax relief taxes, supplemental taxes, or changes in posting insufficient funds for prior posted payments.

County of Louisa, Virginia

Henry Wash - Treasurer

Name: DICKINSON INVESTMENT LLC

Dept	Ticket No.	Seq.	Account No.	Due Date	Name	Description	Map ID	Balance	
RE2010	6065	1	30696	12/6/2010	DICKINSON INVESTMENT LLC	PITTS LAND	28 97E	$0.00	Details
RE2011	6104	1	30696	12/5/2011	DICKINSON INVESTMENT LLC	PITTS LAND	28 97E	$0.00	Details
RE2012	6078	1	30696	12/5/2012	DICKINSON INVESTMENT LLC	PITTS LAND	28 97E	$0.00	Details
RE2013	6074	1	30696	12/5/2013	DICKINSON INVESTMENT LLC	PITTS LAND	28 97E	$0.00	Details
RE2014	6082	1	30696	12/5/2014	DICKINSON INVESTMENT LLC	PITTS LAND	28 97E	$0.00	Details
RE2015	6095	1	30696	12/7/2015	DICKINSON INVESTMENT LLC	PITTS LAND	28 97E	$0.00	Details
RE2016	6141	1	30696	12/5/2016	DICKINSON INVESTMENT LLC	PITTS LAND	28 97E	$0.00	Details
RE2017	6147	1	30696	12/5/2017	DICKINSON INVESTMENT LLC	PITTS LAND	28 97E	$0.00	Details
RE2018	6174	1	30696	12/5/2018	DICKINSON INVESTMENT LLC	PITTS LAND	28 97E	$0.00	Details
RE2019	6201	1	30696	12/5/2019	DICKINSON INVESTMENT LLC	PITTS LAND	28 97E	$0.00	Details
RE2020	6203	1	30696	12/7/2020	DICKINSON INVESTMENT LLC	PITTS LAND	28 97E	$0.00	Details
RE2021	6245	1	30696	12/6/2021	DICKINSON INVESTMENT LLC	PITTS LAND	28 97E	$0.00	Details
RE2022	6219	1	30696	12/5/2022	DICKINSON INVESTMENT LLC	PITTS LAND	28 97E	$0.00	Details
RE2023	6329	1	30696	12/5/2023	DICKINSON INVESTMENT LLC	PITTS LAND	28 97E	$0.00	Details
RE2024	6366	1	30696	12/5/2024	DICKINSON INVESTMENT LLC	PITTS LAND	28 97E	$0.00	Details

Total Due:$0.00

Note: If payment was received within the past 10 business days, then any returned items may not be posted yet.

Previous

(4)

BOOK 1206 PAGE 550

01267

Prepared By and Return To:
Purcell & Purcell
103 Elm Street
P.O. Box 126
Louisa, Virginia 23093

THIS DEED CONVEYS ALL OF THE PROPERTY DESCRIBED HEREIN AND INCLUDES A PORTION OF TAX MAP PARCEL 28-97.

THIS DEED, Made this 9th day of March, 2010, by and between **GLAWSON HOLDINGS, LLC,** a Delaware limited liability company, duly authorized to do business in the Commonwealth of Virginia, hereinafter referred to as Grantor, party of the first part, and **DICKINSON INVESTMENTS, L.L.C.,** a Virginia Limited Liability Company, hereinafter referred to as Grantee, party of the second part, the address of which is 441 Lakeway Road, Mineral, Virginia 23117.

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys with special warranty of title, unto the Grantee, its heirs, legal representatives, successors and assigns forever, fee simple absolute title to all that certain real property situated in the **County of Louisa, Commonwealth of Virginia,** which real property is more particularly described in **EXHIBIT A** attached hereto and by this reference made a part hereof, TOGETHER with any privileges, easements, covenants and other rights appertaining thereto (collectively, the "Property").

Doc ID: 002548240004 Type: DEE
Book 1206 Page 550 - 553

The conveyance is made subject to all matters of record, to the extent such matters lawfully apply to the property.

TO HAVE AND TO HOLD the Property, together with all and singular the privileges and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the proper use and benefit of Grantee, its successors and assigns in Fee Simple.

IN WITNESS WHEREOF, the Grantor, acting by and through its duly authorized Manager, has signed, sealed and delivered this Deed the day and year first hereinabove written.

GRANTOR:

GLAWSON HOLDINGS, LLC,
a Delaware limited liability company

By: W. C. Glawson, Jr. (SEAL)
W. C. Glawson, Jr., Manager

BOOK 1206 PAGE 0552

STATE OF GEORGIA,

COUNTY OF BIBB, TO-WIT:

I, Kelly Pope, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that **W. C. Glawson, Jr.**, the Manager of Glawson Holdings, LLC, a Delaware limited liability company, duly authorized to conduct business in the Commonwealth of Virginia, personally known (or satisfactorily proven) to me as the Grantor in the foregoing and annexed Deed personally appeared before me in said jurisdiction, and acknowledged the same to his act and deed.

GIVEN under my hand and official seal this 5th day of March, 2010.

Kelly Pope
Notary Public

My commission expires:

(SEAL)

NOTARY PUBLIC SEAL JONES CO., GA.
KELLY POPE
Notary Public
STATE OF GEORGIA
My Comm. Exp. 9/20/12

BOOK 1206 PAGE 0553

EXHIBIT A

All that certain tract or parcel of land situate, lying and being in Mineral Magisterial District of Louisa County, Virginia, containing 88.63 acres, more or less, it being a portion of Tax Map Parcel No. 28-97 on the Land Books in the Clerk's Office of the Circuit Court of Louisa County, Virginia, and being more particularly shown as Parcel C on a Plat of Survey prepared by Kenneth M. Hart & Associates, dated December 16, 2009, and recorded in Deed Book 8, Page 2717 in the Clerk's Office of the Circuit Court of Louisa County.

It being a portion of that same tract or parcel of land identified as "Parcel 1" of "Tract T-350 (Sulphur Mine) conveyed to Glawson Holdings, LLC, a Delaware limited liability company, by deed from Glatfelter Pulp Wood Company, a Maryland corporation, dated November 7, 2007, and recorded in the Clerk's Office of the Circuit Court of Louisa County, Virginia in Deed Book 1103, Page 0234.

It being a portion of the same land conveyed to Glatfelter Pulp Wood Company, a Maryland corporation, by deed from Contee Sand and Gravel Co., Inc., a Maryland corporation, dated June 1, 1965 and recorded in the Clerk's Office of the Circuit Court of Louisa County, Virginia in Deed Book 125, Page 192.

INSTRUMENT #10001267
RECORDED IN THE CLERK'S OFFICE OF
LOUISA COUNTY ON
MARCH 9, 2010 AT 11:41AM
$100.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: $50.00 LOCAL: $50.00

SUSAN R. HOPKINS, CLERK
RECORDED BY: ELK

(3)

VIRGINIA LAND RECORD COVER SHEET
FORM A – COVER SHEET CONTENT

Instrument Date: 7/24/2019
Instrument Type: AG
Number of Parcels: 1 Number of Pages: 2
[ ] City [X] County
LOUISA COUNTY

TAX EXEMPT? VIRGINIA/FEDERAL LAW
[ ] Grantor:
[ ] Grantee:
Consideration: $0.00
Existing Debt: $0.00
Actual Value/Assumed: $0.00
PRIOR INSTRUMENT UNDER § 58.1-803(D):
Original Principal: $0.00
Fair Market Value Increase: $0.00

Doc ID: 003631560003 Type: AG
Recorded: 07/24/2019 at 02:58:12 PM
Receipt#: 2019-00003991
Fee Amt: $22.00 Page 1 of 3
Instr# 201900006203
Patty C. Madison, Louisa Clerk of Cc
Patty C. Madison Clerk of Court
File#
BK 1623 PG 396-398

(Area Above Reserved For Deed Stamp Only)

Original Book Number: Original Page Number: Original Instrument Number:

Prior Recording At: [ ] City [X] County
LOUISA
Percentage In This Jurisdiction: 100%

BUSINESS / NAME
1 [X] Grantor: DICKINSON INVESTMENTS, L.L.C.
[ ] Grantor:
1 [X] Grantee: DICKINSON INVESTMENTS, L.L.C.
[ ] Grantee:

GRANTEE ADDRESS
Name: DICKINSON INVESTMENTS, L.L.C.
Address: C/O W. A. DICKINSON 441 LAKEWAY ROAD
City: MINERAL State: VA Zip Code: 23117
Book Number: 1206 Page Number: 550 Instrument Number:
Parcel Identification Number (PIN): 28-97E Tax Map Number: 28-97E
Short Property Description: PITTS LAND

Current Property Address N/A
City: MINERAL State: VA Zip Code: 23117
Instrument Prepared By: MICHAEL C. KILDOO Recording Paid By: DICKINSON INVESTMENTS, L.L.C.
Recording Returned To: MICHAEL C. KILDOO, ATTORNEY
Address: PURCELL & PURCELL P.O. BOX 126
City: LOUISA State: VA Zip Code: 23093

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Book: 1623 Page: 396 Seq: 1

Prepared by:
Michael C. Kildoo, Attorney VSB # 30372
Purcell & Purcell
P.O. Box 126
Louisa, Virginia 23093

Consideration: n/a

AGREEMENT

We, the undersigned, Charles F. Purcell, Trustee of the Harold H. Purcell, GST Trust f/b/o Charles F. Purcell, and Eric F. Purcell, Trustee of the Charles F. Purcell GST Trust f/b/o Eric F. Purcell, being the sole owners of a 100% interest in Dickinson Investments, L.L.C., a Virginia limited liability company, do hereby designate Charles F. Purcell, as Attorney-In-Fact, with full authority to sign all instruments conveying or otherwise affecting any interest in real property owned by Dickinson Investments, L.L.C., including, but not limited to, deeds, deeds of trust, agreements, assignments, leases, declarations of restrictive covenants, and easements, now and in the future, until such time as this Agreement is revoked by written instrument recorded in the Clerk's Office of the Circuit Court of Louisa County, Virginia.

Given under our hands and seals, this day 24th day of July, 2019.

HAROLD H. PURCELL GST TRUST F/B/O
CHARLES F. PURCELL, MEMBER & OWNER
OF DICKINSON INVESTMENTS, L.L.C.

By: _____(SEAL)
Charles F. Purcell, Trustee

[LEFT BLANK INTENTIONALLY]

CHARLES F. PURCELL GST TRUST F/B/O ERIC F. PURCELL, MEMBER & OWNER OF DICKINSON INVESTMENTS, L.L.C.

By: _____ Trustee (SEAL)
Eric F. Purcell, Trustee

COMMONWEALTH OF VIRGINIA,
COUNTY OF LOUISA, TO-WIT:

I, Tasha D. Barlow, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that the foregoing Agreement was acknowledged before me on this 24th day of July 24, 2019 by Charles F. Purcell, in his capacity as Trustee of the Harold H. Purcell GST Trust f/b/o Charles F. Purcell.

My commission expires: Nov. 30, 2021.

Registration Number: 7230042.

TASHA D. BARLOW
Notary Public
Commonwealth of Virginia
Registration No. 7230042
My Commission Expires Nov 30, 2021

_____
Notary Public

COMMONWEALTH OF VIRGINIA,
COUNTY OF LOUISA, TO-WIT:

I, Tasha D. Barlow, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that the foregoing Agreement was acknowledged before me on this 24 day of July 2019 by Eric F. Purcell, in his capacity as Trustee of the Charles H. Purcell GST Trust f/b/o Eric F. Purcell.

My commission expires: Nov. 30, 2021.

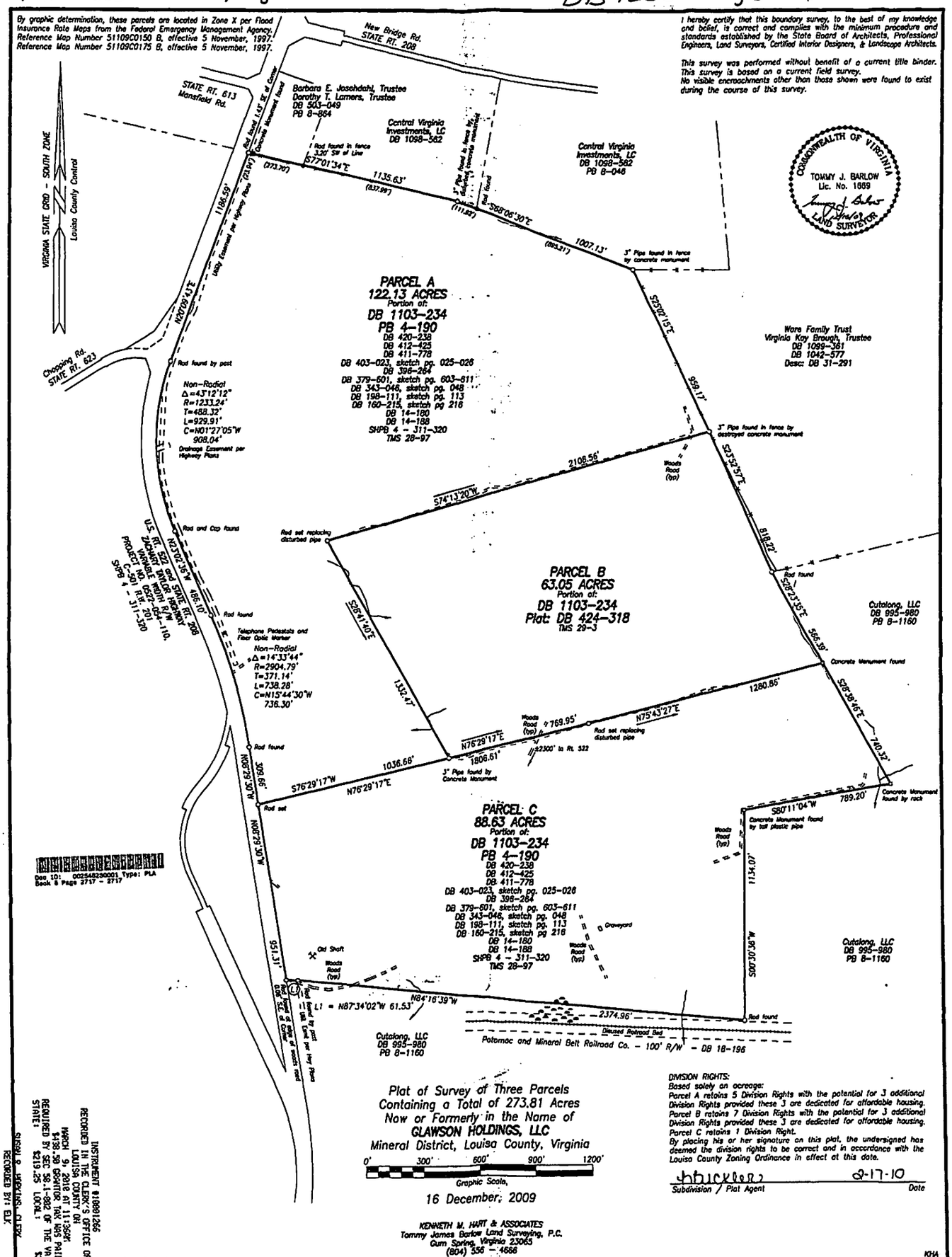
Registration Number: 7230042.

TASHA D. BARLOW
Notary Public
Commonwealth of Virginia
Registration No. 7230042
My Commission Expires Nov 30, 2021

_____
Notary Public

RECORDED IN CLERK'S OFFICE OF
LOUISA COUNTY CLERK OF COURTS ON
JULY 24, 2019 at 2:58:12 PM
AS REQUIRED BY VA CODE §58.1-802
STATE: $0.00 LOCAL: $0.00
PATTY C. MADISON, LOUISA CLERK OF COUR
PATTY C. MADISON CLERK OF COURT

Plat Book 8 Page 2717 DB 1206 Page 546



PURCHASERS | ✓ | Reef Private Equity LLC

Book: 1206 Page: 550 ters jtrs t/c none Date: 3-9-10
Consideration: 10/- GW (SW) Q/C DG Recorded: 3-9-10
Sign reg: ✓ Notary Seal: 9-20-12 Ack Reg: 3-5-10

Grantor Index: ✓
Judgements: ✓
Fin. Stmts: ✓
Grantee Index: ✓
Will Index:
Chancery/Law: ✓

From: Glawson Holdings LLC, a DE lim liab comp.

TO: Dickinson Investments LLC, a VA lim liab comp.

Brief Description: Parcel C, cont. 88.63 actl- PB 8-2717

Book: 1103 Page: 234 ters jtrs t/c none Date: 11-9-07
Consideration: 10/- GW (SW) Q/C DG Recorded: 11-20-07
Sign reg: ✓ Notary Seal: 12-22-08 Ack Reg: 11-9-07

Grantor Index: ✓
Judgements: ✓
Fin. Stmts: ✓
Grantee Index: ✓
Will Index:
Chancery/Law:

From: Glatfelter Pulp Wood Company

TO: Glawson Holdings LLC, a DE lim liab comp.

Brief Description: Tract T-350 (TM 28-97 & 29-3) PB 4-190
cont. 1617.39 actl- (4e) 5 parcels

Book: 126 Page: 192 ters jtrs t/c none Date: 4-1-05
Consideration: 5/- (GW) SW Q/C DG Recorded: 10-3-05
Sign reg: ✓ Notary Seal: 9-30-09 Ack Reg: 4-1-05

Grantor Index: ✓
Judgements: ✓
Fin. Stmts: ✓
Grantee Index: ✓
Will Index:
Chancery/Law:

From: Conter Sand and Gravel Co Inc, a Md corp.

TO: The Glatfelter Pulp Wood Company, a Md. corp.

Brief Description: cont. 1617.39 actl- (4e) 5 parcels

Book: Page: ters jtrs t/c none Date:
Consideration: GW SW Q/C DG Recorded:
Sign reg: Notary Seal: Ack Reg:

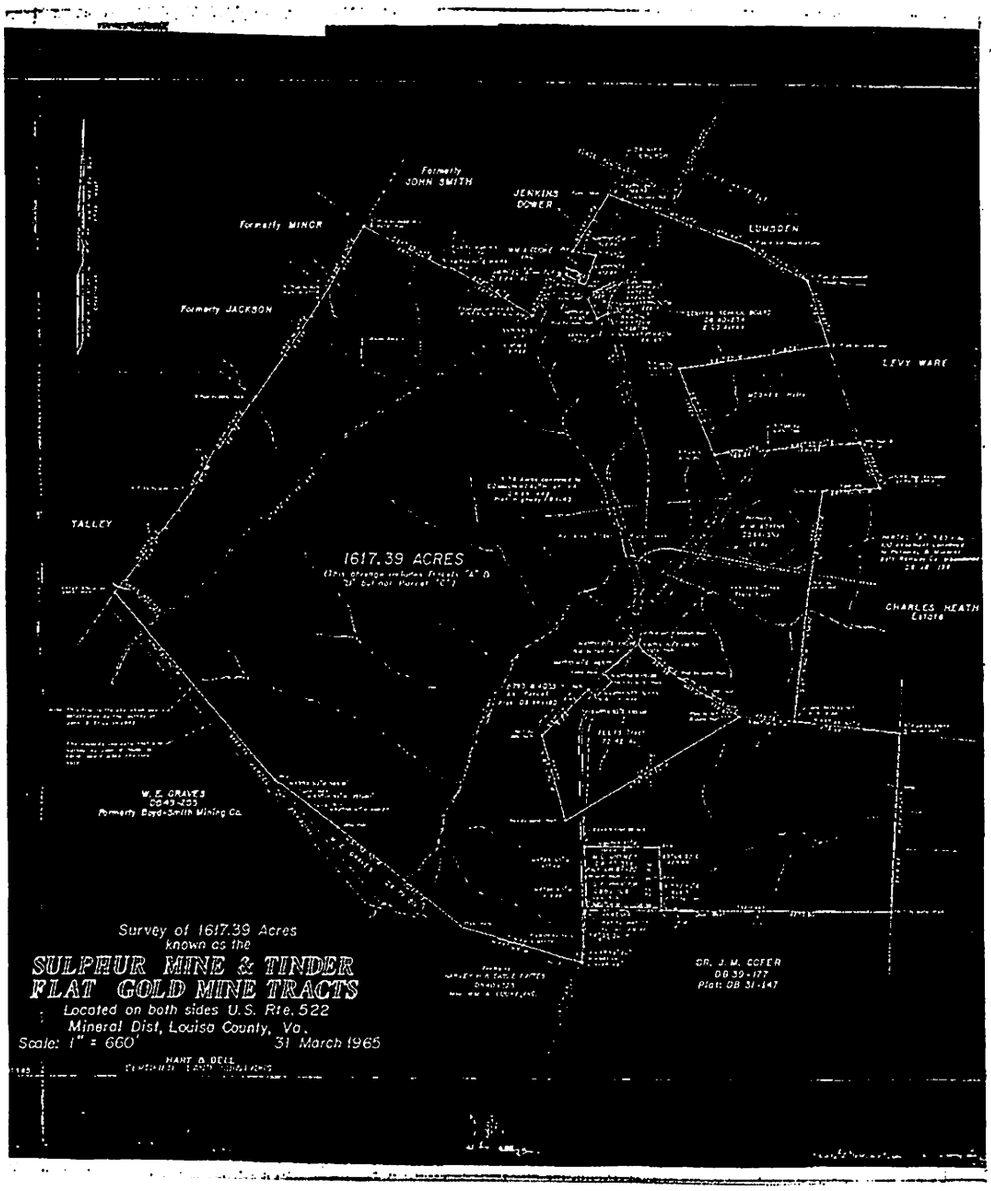
Grantor Index:
Judgements:
Fin. Stmts:
Grantee Index:
Will Index:
Chancery/Law:

From:

TO:

Brief Description:

FORM eBP48716


Formerly JOHN SMITH
JENKINS BOWER
Formerly MINOR
LUMSDEN
Formerly JACKSON
LEVY WARE
TALLEY
1617.39 ACRES
CHARLES HEATH Estate
W. E. GRAVES
DB 43-423
Formerly Boyd-Smith Mining Co.
Survey of 1617.39 Acres
known as the
SULPHUR MINE & TINDER
FLAT GOLD MINE TRACTS
Located on both sides U.S. Rte. 522
Mineral Dist, Louisa County, Va.
Scale: 1" = 660'
31 March 1965
GR. J. M. COFER
DB 39-177
Plat: DB 31-147
HART & BELL

Terry's Title and Abstract, LLC

Name Dickinson Investments LLC

Court

From 3-9-10 To

	DEED BOOK	PAGE	INST.	TO	LOTS	TM# PH/BLK	DIST/ SEC.	SUBDIVISION	A/B
0	1206	550	D	(in)	C			88.63 ac	
0	1623	396	PA						
0	1623	401	Restr		C	28-97E		~	
	dnv								
	jdv			3-3-25					

ASTM E 1527-21

PHASE I ENVIRONMENTAL SITE – USER QUESTIONNAIRE

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, known as the *Brownfields Amendments*, the *User* must provide the following information, if available, to the Meridian's Environmental Professional. Failure to provide this information may result in a determination that *"all appropriate inquiry"* is not complete.

1. **Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).** Did a search of *recorded land title records* (or judicial records where appropriate, see Note 1 below) identify any environmental liens filed or recorded against the *property* under federal, tribal, state or local law? Did not see any

NOTE 1—In certain jurisdictions, federal, tribal, state, or local statutes, or regulations specify that environmental liens and AULs be filed in judicial records rather than in land title records. In such cases, judicial records must be searched for environmental liens and AULs.

2. **Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26(a)(1)(v) and vi)).** Did a search of *recorded land title records* (or judicial records where appropriate, see Note 1 above) identify any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the *property* and/or have been filed or recorded against the *property* under federal, tribal, state or local law? Did not see any

3. **Specialized knowledge or experience of the person seeking to qualify to the LLP (40 CFR 312.28).** Do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an *adjoining property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? No

4. **Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).** Does the purchase price being paid for this property reasonably reflect the fair market price of the property? If you conclude that, there is a difference, have you considered whether the lower price is because contamination is known or believed to be present at the property? Yes, it reflects the fair market value

5. **Commonly known or reasonably ascertainable information about the property (40CFR 312.30).** Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example,

(a.) Do you know the past uses of the *property*? Agricultural, Timber

(b.) Do you know of specific chemicals that are present or once were present at the *property*? No

(c.) Do you know of spills or other chemical releases that have taken place at the *property*? No

(d.) Do you know of any environmental cleanups that have taken place at the *property*? No

6. **The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40CFR 312.31).** Based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of releases at the *property*?

In addition, certain information should be gathered, if available, and provided to Meridian's Environmental Professional. The information includes the following:

A. The reason the why the Phase I ESA is being performed, to determine whether there are any environmental factors that would adversely impact the developers ability to develop the land as anticipated

The type of property and type of property transaction, for example; sale, purchase, exchange, etc., purchase

C. The complete and correct address of the property (a map or other documentation showing property location is very helpful),

D. The scope of the services desired for the Phase I ESA (including whether any parties to the property transaction may have a required standard scope of services that may go beyond the requirements of the ASTM E 1527-21 Standard, which should be considered), Standard scope

E. Identification of all parties who will rely on the Phase I ESA report, RP20 Cutalong Consolidated LLC

F. Identification of the site contact and how the contact can be reached, Adrianna Waddy, adriannacwaddy@gmail.com

G. Any special terms and conditions which must be agreed upon by Meridian, and No

H. Any other knowledge or experience with the property that may be pertinent to Meridian's Environmental Professional, such as copies of any available prior Phase I ESA reports, audit documents, Material Safety Data Sheets (MSDS), environmental permits (solid waste disposal, hazardous waste disposal, wastewater discharge, NPDES), safety plans, spill prevention countermeasure and control (SPCC) plans, hazardous waste manifests, chain of title, title report, underground and/or aboveground storage tank (UST/AST) registrations or other site reports. Notified of underground storage tank on Ware property 3/25

As the user of this Phase I ESA, prepared by Meridian Environmental Co. I have competed this questionnaire based on the information, knowledge and experience that I have associated with this property.

Signed: _____

Printed Name: NATHAN KIVER

Company/Entity: APEX CLEARING CORPORATED LLC

Date: 3/25/25

SUPPLEMENT 2

Environmental Data Resources, Inc. Database Report &
Vapor Encroachment Screen

Dickinson/Ware Parcels - Mineral
446 New Bridge Road
Mineral, VA 23117

Inquiry Number: 7921245.2s
March 10, 2025

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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SECTION	PAGE
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	30
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-12
Physical Setting Source Map Findings	A-14
Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

446 NEW BRIDGE ROAD
MINERAL, VA 23117

COORDINATES

Latitude (North):	38.0730700 - 38° 4' 23.05''
Longitude (West):	77.8734660 - 77° 52' 24.47''
Universal Tranverse Mercator:	Zone 18
UTM X (Meters):	247936.0
UTM Y (Meters):	4217616.0
Elevation:	409 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	50023051 LAKE ANNA WEST, VA
Version Date:	2022
West Map:	50023057 MINERAL, VA
Version Date:	2022

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20180828, 20181003
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
446 NEW BRIDGE ROAD
MINERAL, VA 23117

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	OLD SULFER MINE GENE	4476 CHOPPING RD	UST FINDER RELEASE	Higher	263, 0.050, WNW
A2	OLD SULFUR MINE GENE	4476 CHOPPING RD	UST	Higher	263, 0.050, WNW
A3	OLD SULFER MINE GENE	4476 CHOPPING RD	LTANKS	Higher	263, 0.050, WNW
A4	OLD SULFUR MINE GENE	4476 CHOPPING RD	UST FINDER	Higher	263, 0.050, WNW
5	TINDER MINE		MINES MRDS	Lower	346, 0.066, South
A6	CARDINAL HOME CENTER	4541 CHOPPING ROAD	RCRA-LQG	Higher	373, 0.071, WNW
7	TINDER MINE		MINES MRDS	Lower	918, 0.174, SSE
8	NORTHERN MINERAL PLA	978 NEWBRIDGE ROAD	ABANDONED MINES	Higher	1288, 0.244, NE
B9	DICKERSONS STORE	5072 ZACHARY TAYLOR	LTANKS, SPILLS, Financial Assurance	Lower	2214, 0.419, NNW
B10	DICKINSON'S STORE	5072 ZACHARY TAYLOR	UST FINDER RELEASE	Lower	2214, 0.419, NNW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ---------- National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ---------- Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-VSQG ---------- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List

US INST CONTROLS Institutional Controls Sites List

Federal ERNS list

ERNS Emergency Response Notification System

Lists of state- and tribal hazardous waste facilities

SHWS This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF Solid Waste Management Facilities

Lists of state and tribal leaking storage tanks

LUST Leaking Underground Storage Tank Tracking Database
INDIAN LUST Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FEMA UST Underground Storage Tank Listing
AST Registered Petroleum Storage Tanks
INDIAN UST Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

ENG CONTROLS Engineering Controls Sites Listing
INST CONTROL Voluntary Remediation Program Database

Lists of state and tribal voluntary cleanup sites

INDIAN VCP Voluntary Cleanup Priority Listing
VCP Voluntary Remediation Program

Lists of state and tribal brownfield sites

BROWNFIELDS Brownfields Site Specific Assessments

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 Torres Martinez Reservation Illegal Dump Site Locations
ODI Open Dump Inventory
IHS OPEN DUMPS Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL Delisted National Clandestine Laboratory Register

US CDL ---------- National Clandestine Laboratory Register

Local Land Records

LIENS 2 ---------- CERCLA Lien Information

Records of Emergency Release Reports

HMIRS ---------- Hazardous Materials Information Reporting System
SPILLS ---------- Prep/Spills Database Listing
SPILLS 90 ---------- SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR ---------- RCRA - Non Generators / No Longer Regulated
FUDS ---------- Formerly Used Defense Sites
DOD ---------- Department of Defense Sites
SCRD DRYCLEANERS ---------- State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR ---------- Financial Assurance Information
EPA WATCH LIST ---------- EPA WATCH LIST
2020 COR ACTION ---------- 2020 Corrective Action Program List
TSCA ---------- Toxic Substances Control Act
TRIS ---------- Toxic Chemical Release Inventory System
SSTS ---------- Section 7 Tracking Systems
ROD ---------- Records Of Decision
RMP ---------- Risk Management Plans
RAATS ---------- RCRA Administrative Action Tracking System
PRP ---------- Potentially Responsible Parties
PADS ---------- PCB Activity Database System
ICIS ---------- Integrated Compliance Information System
FTTS ---------- FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS ---------- Material Licensing Tracking System
COAL ASH DOE ---------- Steam-Electric Plant Operation Data
COAL ASH EPA ---------- Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER ---------- PCB Transformer Registration Database
RADINFO ---------- Radiation Information Database
HIST FTTS ---------- FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS ---------- Incident and Accident Data
CONSENT ---------- Superfund (CERCLA) Consent Decrees
INDIAN RESERV ---------- Indian Reservations
FUSRAP ---------- Formerly Utilized Sites Remedial Action Program
UMTRA ---------- Uranium Mill Tailings Sites
LEAD SMELTERS ---------- Lead Smelter Sites
US AIRS ---------- Aerometric Information Retrieval System Facility Subsystem
US MINES ---------- Mines Master Index File
FINDS ---------- Facility Index System/Facility Registry System
ECHO ---------- Enforcement & Compliance History Information
UXO ---------- Unexploded Ordnance Sites
DOCKET HWC ---------- Hazardous Waste Compliance Docket Listing
FUELS PROGRAM ---------- EPA Fuels Program Registered Listing
PFAS NPL ---------- Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES ---------- Federal Sites PFAS Information
PFAS TRIS ---------- List of PFAS Added to the TRI
PFAS TSCA ---------- PFAS Manufacture and Imports Information

PFAS RCRA MANIFEST PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR PFAS Contamination Site Location Listing
PFAS WQP Ambient Environmental Sampling for PFAS
PFAS NPDES Clean Water Act Discharge Monitoring Information
PFAS PROJECT NORTHEASTERN UNIVERSITY PFAS PROJECT
PFAS ECHO Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAIN Facilities in Industries that May Be Handling PFAS Listing
PFAS PT 139 AIRPORT All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC Aqueous Foam Related Incidents Listing
BIOSOLIDS ICIS-NPDES Biosolids Facility Data
E MANIFEST Hazardous Waste Electronic Manifest System
AIRS Permitted Airs Facility List
NPDES Comprehensive Environmental Data System
COAL ASH Coal Ash Disposal Sites
DRYCLEANERS Drycleaner List
ENF Enforcement Actions Data
Financial Assurance Financial Assurance Information Listing
TIER 2 Tier 2 Information Listing
UIC Underground Injection Control Wells

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP EDR Proprietary Manufactured Gas Plants
EDR Hist Auto EDR Exclusive Historical Auto Stations
EDR Hist Cleaner EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF Recovered Government Archive Solid Waste Facilities List
RGA LUST Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal RCRA generators

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 02/17/2025 has revealed that there is 1 RCRA-LQG site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CARDINAL HOME CENTER EPA ID:: VAP307202405	4541 CHOPPING ROAD	WNW 0 - 1/8 (0.071 mi.)	A6	14

Lists of state and tribal leaking storage tanks

LTANKS: The Leaking Tanks Database contains current Leaking petroleum tanks. The data comes from the Department of Environmental Quality.

A review of the LTANKS list, as provided by EDR, and dated 11/01/2024 has revealed that there are 2 LTANKS sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
OLD SULFER MINE GENE Facility Status: Closed CEDS Facility Id: 200000206343 Pollution Complaint #: 20023213	4476 CHOPPING RD	WNW 0 - 1/8 (0.050 mi.)	A3	11

Lower Elevation	Address	Direction / Distance	Map ID	Page
DICKERSONS STORE Facility Status: Closed CEDS Facility Id: 200000068749 Pollution Complaint #: 19920714 Pollution Complaint #: 20143215	***5072 ZACHARY TAYLOR***	***NNW 1/4 - 1/2 (0.419 mi.)***	***B9***	***18***

Lists of state and tribal registered storage tanks

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Quality's Underground Storage Tank Data Notification Information.

A review of the UST list, as provided by EDR, and dated 11/04/2024 has revealed that there is 1 UST

site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
OLD SULFUR MINE GENE Tank Status: REM FROM GRD Facility Id: 3002765 CEDS Facility ID: 200000206343	4476 CHOPPING RD	WNW 0 - 1/8 (0.050 mi.)	A2	8

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

MINES MRDS: Mineral Resources Data System

A review of the MINES MRDS list, as provided by EDR, and dated 06/04/2024 has revealed that there are 2 MINES MRDS sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
TINDER MINE		S 0 - 1/8 (0.066 mi.)	5	13
TINDER MINE		SSE 1/8 - 1/4 (0.174 mi.)	7	16

ABANDONED MINES: An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

A review of the ABANDONED MINES list, as provided by EDR, and dated 12/10/2024 has revealed that there is 1 ABANDONED MINES site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
NORTHERN MINERAL PLA	978 NEWBRIDGE ROAD	NE 1/8 - 1/4 (0.244 mi.)	8	17

UST FINDER RELEASE: US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

A review of the UST FINDER RELEASE list, as provided by EDR, and dated 06/08/2023 has revealed that there are 2 UST FINDER RELEASE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
OLD SULFER MINE GENE	4476 CHOPPING RD	WNW 0 - 1/8 (0.050 mi.)	A1	8

Lower Elevation	Address	Direction / Distance	Map ID	Page
DICKINSON'S STORE	5072 ZACHARY TAYLOR	NNW 1/4 - 1/2 (0.419 mi.)	B10	29

EXECUTIVE SUMMARY

UST FINDER: EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

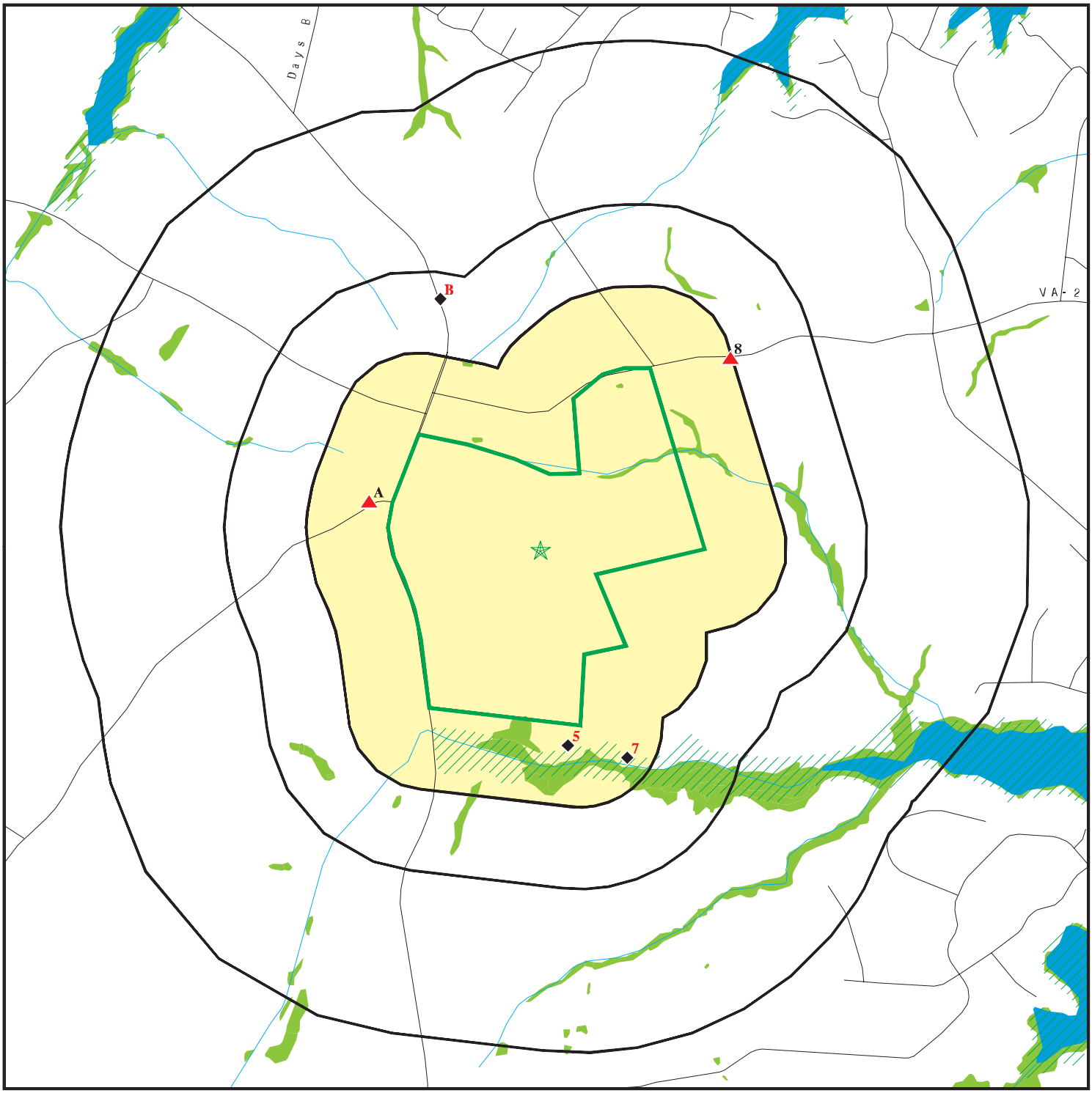
A review of the UST FINDER list, as provided by EDR, and dated 06/08/2023 has revealed that there is 1 UST FINDER site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
OLD SULFUR MINE GENE	4476 CHOPPING RD	WNW 0 - 1/8 (0.050 mi.)	A4	12

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 7921245.2S



Target Property
Sites at elevations higher than or equal to the target property
Sites at elevations lower than the target property
Manufactured Gas Plants
National Priority List Sites
Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA
Special Flood Hazard Area (1%)
0.2% Annual Chance Flood Hazard
National Wetland Inventory

N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Dickinson/Ware Parcels - Mineral	CLIENT:	Meridian Environmental
ADDRESS:	446 New Bridge Road Mineral VA 23117	CONTACT:	Jim Obrien
		INQUIRY #:	7921245.2s
LAT/LONG:	38.07307 / 77.873466	DATE:	March 10, 2025 4:45 pm

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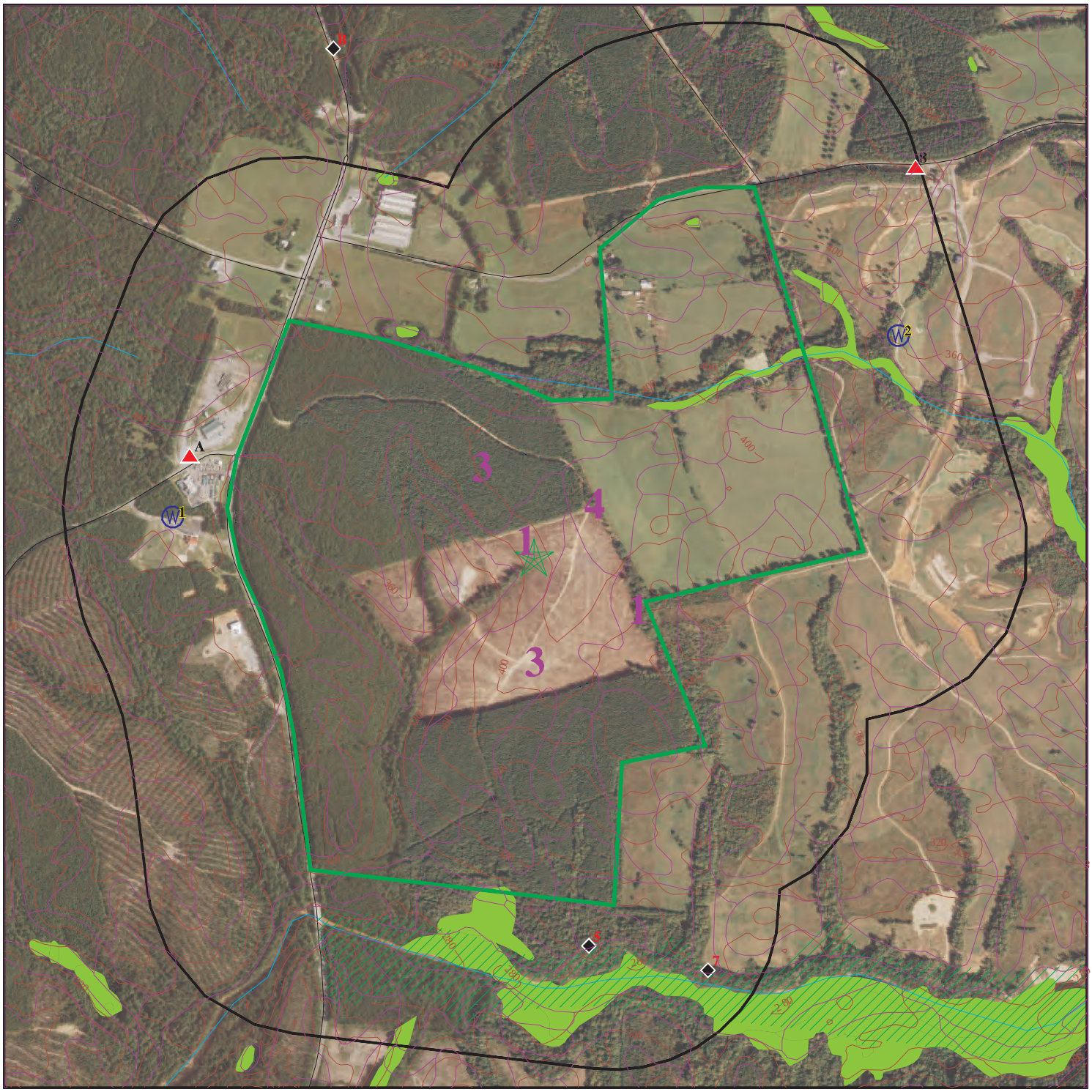
DETAIL MAP - 7921245.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Dickinson/Ware Parcels - Mineral	CLIENT:	Meridian Environmental
ADDRESS:	446 New Bridge Road Mineral VA 23117	CONTACT:	Jim Obrien
		INQUIRY #:	7921245.2s
LAT/LONG:	38.07307 / 77.873466	DATE:	March 10, 2025 4:46 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		1	0	NR	NR	NR	1
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
Lists of state- and tribal hazardous waste facilities								
SHWS	N/A		N/A	N/A	N/A	N/A	N/A	N/A
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	0	NR	NR	0
Lists of state and tribal leaking storage tanks								
LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
LTANKS	0.500		1	0	1	NR	NR	2
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		1	0	NR	NR	NR	1
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		1	1	NR	NR	NR	2
ABANDONED MINES	0.250		0	1	NR	NR	NR	1
FINDS	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS PROJECT	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAIN	0.250		0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	TP		NR	NR	NR	NR	NR	0
UST FINDER RELEASE	0.500		1	0	1	NR	NR	2
UST FINDER	0.250		1	0	NR	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
E MANIFEST	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
TIER 2	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	6	2	2	0	0	10

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

A1 **OLD SULFER MINE GENERAL STORE** **UST FINDER RELEASE** **1029086498**
WNW **4476 CHOPPING RD** **N/A**
< 1/8 **MINERAL, VA 23117**
0.050 mi.
263 ft. **Site 1 of 5 in cluster A**

Relative: **Higher**

Actual: **412 ft.**

UST FINDER RELEASE:

Object ID:	417217
Facility ID:	Not reported
Lust ID:	VA20023213
Name:	OLD SULFER MINE GENERAL STORE
Address:	4476 CHOPPING RD
City,State,Zip:	MINERAL, VA 23117
Address Match Type:	PointAddress
Reported Date:	2002/04/24 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	2
Domestic Wells within 1500ft:	1
Land Use:	Developed, Low Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	VA2109120_38234
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	020801060601
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	3
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	Geocode
X Coord:	-77.8829899999999
Y Coord:	38.07512
Latitude:	38.0751199999999
Longitude:	-77.88299

A2 **OLD SULFUR MINE GENERAL STORE** **UST** **U003858581**
WNW **4476 CHOPPING RD** **N/A**
< 1/8 **MINERAL, VA 23117**
0.050 mi.
263 ft. **Site 2 of 5 in cluster A**

Relative: **Higher**

Actual: **412 ft.**

Facility:

Name:	OLD SULFUR MINE GENERAL STORE
Address:	4476 CHOPPING RD
City,State,Zip:	MINERAL, VA 23117
Facility Id:	3002765
Facility Type:	GAS STATION
CEDS Facility ID:	200000206343

Owner:

Owner Id:	32442

OLD SULFUR MINE GENERAL STORE (Continued) **U003858581**

Owner Name:	James and Mary Lawson
Owner Address:	99 Fleetwood Ave
Owner Address2:	Not reported
Owner City, State, Zip:	Debary, FL 32713
Owner Type:	PRIVATE
Number of Active AST:	0
Number of Active UST:	0
Number of Inactive AST:	0
Number of Inactive UST:	2

UST:

Facility ID:	3002765
Federally Regulated:	Yes
Tank Number:	R1
Tank Capacity:	1000
Tank Contents:	GASOLINE
Tank Status:	**REM FROM GRD**
Tank Type:	UST

Tank Material:

Install Date:	4/15/1974
Tank Materials: Bare Steel	Yes
Tank Materials: Cath Protect Steel	No
Tank Materials: Epoxy Steel	No
Tank Materials: Fiberglass	No
Tank Materials: Concrete	Not reported
Tank Materials: Composite	No
Tank Materials: Double Walled	No
Tank Materials: Lined Interior	No
Tank Materials: Excav Liner	No
Tank Materials: Insulated Tank Jacket	No
Tank Materials: Repaired	No
Tank Materials: Unknown	No
Tank Materials: Other	No
Tank Materials: Other Note	Not reported

Release Detection:

Tank Release Detection: Leak Deferred	No
Tank Release Detection: Manual Gauge	No
Tank Release Detection: Auto Gauge	No
Tank Release Detection:Tank Tightness	No
Tank Release Detection: Vapor Monitor	No
Tank Release Detection: Inventory	No
Tank Release Detection: Stat Invent Recon	No
Tank Release Detection: Spill Install	No
Tank Release Detection: Overfill Install	No
Tank Release Detection: Groundwater	No
Tank Release Detection: Int Sec Containment	No
Tank Release Detection: Int Double Walled	No
Tank Release Detection: Other Method	No
Tank Release Detection: Other Note	Not reported
Pipe Release Detection: Leak Deferred	Not reported
Pipe Release Detection: Autoleak	Not reported
Pipe Release Detection: Line Tightness	No
Pipe Release Detection: Stat Invent Recon	No
Pipe Release Detection: Groundwater	No

OLD SULFUR MINE GENERAL STORE (Continued) **U003858581**

Pipe Release Detection: Int Sec Containment	No
Pipe Release Det: Interior Double Walled	No
Pipe Release Detection: Other Method	No
Pipe Release Detection: Other Note	Not reported
Pipe Type:	VALVE SUCTION
Pipe Materials: Bare Steel	No
Pipe Materials: Galvanized Steel	Yes
Pipe Materials: Copper	No
Pipe Materials: Fiberglass	No
Pipe Materials: Cath Protect	No
Pipe Materials: Double Walled	No
Pipe Materials: Sec Containment	No
Pipe Materials: Repaired	No
Pipe Materials: Unknown	No
Pipe Materials: Other	No
Pipe Materials: Other Note	Not reported
Facility ID:	3002765
Federally Regulated:	Yes
Tank Number:	R2
Tank Capacity:	550
Tank Contents:	GASOLINE
Tank Status:	**REM FROM GRD**
Tank Type:	UST

Tank Material:

Install Date:	4/15/1974
Tank Materials: Bare Steel	Yes
Tank Materials: Cath Protect Steel	No
Tank Materials: Epoxy Steel	No
Tank Materials: Fiberglass	No
Tank Materials: Concrete	Not reported
Tank Materials: Composite	No
Tank Materials: Double Walled	No
Tank Materials: Lined Interior	No
Tank Materials: Excav Liner	No
Tank Materials: Insulated Tank Jacket	No
Tank Materials: Repaired	No
Tank Materials: Unknown	No
Tank Materials: Other	No
Tank Materials: Other Note	Not reported

Release Detection:

Tank Release Detection: Leak Deferred	No
Tank Release Detection: Manual Gauge	No
Tank Release Detection: Auto Gauge	No
Tank Release Detection:Tank Tightness	No
Tank Release Detection: Vapor Monitor	No
Tank Release Detection: Inventory	No
Tank Release Detection: Stat Invent Recon	No
Tank Release Detection: Spill Install	No
Tank Release Detection: Overfill Install	No
Tank Release Detection: Groundwater	No
Tank Release Detection: Int Sec Containment	No

OLD SULFUR MINE GENERAL STORE (Continued) **U003858581**

Tank Release Detection: Int Double Walled	No
Tank Release Detection: Other Method	No
Tank Release Detection: Other Note	Not reported
Pipe Release Detection: Leak Deferred	Not reported
Pipe Release Detection: Autoleak	Not reported
Pipe Release Detection: Line Tightness	No
Pipe Release Detection: Stat Invent Recon	No
Pipe Release Detection: Groundwater	No
Pipe Release Detection: Int Sec Containment	No
Pipe Release Det: Interior Double Walled	No
Pipe Release Detection: Other Method	No
Pipe Release Detection: Other Note	Not reported
Pipe Type:	VALVE SUCTION
Pipe Materials: Bare Steel	No
Pipe Materials: Galvanized Steel	Yes
Pipe Materials: Copper	No
Pipe Materials: Fiberglass	No
Pipe Materials: Cath Protect	No
Pipe Materials: Double Walled	No
Pipe Materials: Sec Containment	No
Pipe Materials: Repaired	No
Pipe Materials: Unknown	No
Pipe Materials: Other	No
Pipe Materials: Other Note	Not reported

A3 **OLD SULFER MINE GENERAL STORE** **LTANKS** **S105463350**
WNW **4476 CHOPPING RD** **N/A**
< 1/8 **MINERAL, VA 23117**
0.050 mi.
263 ft. **Site 3 of 5 in cluster A**

Relative: **Higher**

Actual: **412 ft.**

LTANKS:

Name:	OLD SULFER MINE GENERAL STORE
Address:	4476 CHOPPING RD
City,State,Zip:	MINERAL, VA 23117
City,State,Zip:	MINERAL, VA 23117
Region:	NRO
CEDS Facility Id:	200000206343
Case Status:	**Closed**
Pollution Complaint #:	20023213
Reported:	04/24/2002
Case Closed Date:	04/26/2002
Program:	RP Lead
Regulated Petroleum UST (1):	Yes
Excluded UST (1):	No
Deferred UST (1):	No
Partially Deferred UST (1):	No
Exempt 1 UST (2):	No
Exempt 2 Heating Oil UST (2):	No
Small Heating Oil AST (2):	No
Regulated AST (3):	No
Unregulated AST (3):	No
Other Y/N:	No
Unknown Y/N:	No
Other Description:	Not reported
Heating Oil Category:	Not reported

OLD SULFER MINE GENERAL STORE (Continued) **S105463350**

Changed By:	Not reported
Changed Date:	Not reported
Inserted By:	Not reported
Inserted Date:	Not reported
Verified By:	Not reported
Verify Date:	Not reported
Reference Point:	Not reported
RST ID:	Not reported
RST Poll Complaint Number:	Not reported
Des First Name:	Not reported
Des Last Name:	Not reported
RST Rec Code:	Not reported
RST Priority:	Not reported
RST Fed Reg Tank:	Not reported
RST Responsibility Ind:	Not reported
RST Suspect Confirm Ind:	Not reported
Facility Location:	Not reported
FIC Description:	Not reported
Latitude:	Not reported
Longitude:	Not reported

A4 **OLD SULFUR MINE GENERAL STORE** **UST FINDER** **1028797898**
WNW **4476 CHOPPING RD** **N/A**
< 1/8 **MINERAL, VA 23117**
0.050 mi.
263 ft. **Site 4 of 5 in cluster A**

Relative:
Higher

Actual:
412 ft.

UST FINDER:

Object ID:	516592
Facility ID:	VA3002765
Name:	OLD SULFUR MINE GENERAL STORE
Address:	4476 CHOPPING RD
City,State,Zip:	MINERAL, VA 23117
Address Match Type:	PointAddress
Open USTs:	0
Closed USTs:	2
TOS USTs:	0
Population 1500ft:	2
Private Wells 1500ft:	1
Within 100yr Floodplain:	No
Land Use:	Developed, Low Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	VA2109120_38234
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	020801060601
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	3
Tribe:	Not reported
Coordinate Source:	Geocode
X Coord:	-77.88298771
Y Coord:	38.0751244100001

OLD SULFUR MINE GENERAL STORE (Continued) **1028797898**

Latitude: 38.07512441
Longitude: -77.88298771

UST FINDER:
Object ID: 2026489
Facility ID: VA3002765
Tank ID: VA3002765_R2
Tank Status: Closed
Installation Date: 1974/04/15 16:00:00+00
Removal Date: 2002/01/29 15:59:59+00
Tank Capacity: 550
Substances: GASOLINE
Tank Wall Type: Single

Object ID: 2026490
Facility ID: VA3002765
Tank ID: VA3002765_R1
Tank Status: Closed
Installation Date: 1974/04/15 16:00:00+00
Removal Date: 2002/01/29 15:59:59+00
Tank Capacity: 1000
Substances: GASOLINE
Tank Wall Type: Single

---

5 **TINDER MINE** **MINES MRDS** **1025561747**
South **N/A**
< 1/8 **LOUISA (County), VA**
0.066 mi.
346 ft.

Relative:
Lower

Actual:
302 ft.

MINES MRDS:
Name: TINDER MINE
Address: Not reported
Deposit identification Number: 10067677
City,State,Zip: VIRGINIA

URL:
MRDS Identification Number: W000477
MAS/MILS Identification Number: Not reported
Region: NA
Country: United States
Primary Commodities: Gold
Secondary Commodities: Silver
Tertiary Commodities: Lead, Zinc, Antimony
Operation Type: Unknown
Deposit Type: Not reported
Production Size: S - Small amount of material produced (we do not know what criteria are used to make this determination)
Development Status: Past Producer
Ore Minerals or Materials: Boulangerite, Gold, Sphalerite
Gangue Minerals or Materials: Not reported
Other Minerals or Materials: Not reported
Ore Body Form: Not reported
Workings Type: Not reported
Mineral Deposit Model: Not reported
Alteration Processes: Not reported
Concentration Processes: Not reported

TINDER MINE (Continued) **1025561747**

Previous Names:	Not reported
Ore Controls:	Not reported
Reporter:	Not reported
Host Rock Unit Name:	Not reported
Host Rock Type:	Not reported
Associated Rock Unit Name:	Not reported
Associated Rock Type Code:	Not reported
Structural Characteristics:	Not reported
Tectonic Setting:	Not reported
References:	Not reported
First Production Year:	Not reported
Began Before/After FPY:	Not reported
Last Production Year:	Not reported
Ended Before/After LPY:	Not reported
Year Discovered:	Not reported
Found Before/After YD:	Not reported
Production History:	Not reported
Discovery Information:	Not reported
Latitude:	38.06449
Longitude:	-77.87193
Object ID:	66109
Score:	Not reported

A6 **CARDINAL HOME CENTER** **RCRA-LQG** **1031490309**
WNW **4541 CHOPPING ROAD** **VAP307202405**
< 1/8 **MINERAL, VA 23117**
0.071 mi.
373 ft. **Site 5 of 5 in cluster A**

Relative: **Higher**
Actual: **412 ft.**

RCRA Listings:

Date Form Received by Agency:	20240715
Handler Name:	Cardinal Home Center
Handler Address:	Chopping Road
Handler City,State,Zip:	MINERAL, VA 23117
EPA ID:	VAP307202405
Contact Name:	AUSTIN (TOBY) A ALLEN
Contact Address:	CHOPPING ROAD
Contact City,State,Zip:	MINERAL, VA 23117
Contact Telephone:	540-894-8770
Contact Fax:	Not reported
Contact Email:	AALLEN@CARDINALHOMECENTER.COM
Contact Title:	PRESIDENT
EPA Region:	03
Land Type:	Private
Federal Waste Generator Description:	Large Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Va
State District:	4
Mailing Address:	CHOPPING ROAD
Mailing City,State,Zip:	MINERAL, VA 23117
Owner Name:	Mwp Supply Inc Dba Cardinal Home Center
Owner Type:	Private
Operator Name:	Mwp Supply Inc Dba Cardinal Home Center
Operator Type:	Private
Short-Term Generator Activity:	Yes

CARDINAL HOME CENTER (Continued) **1031490309**

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20241017
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	Ignitable Waste
Waste Code:	D018
Waste Description:	Benzene

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	MWP SUPPLY INC DBA CARDINAL HOME CENTER
Legal Status:	Private
Date Became Current:	20230801
Date Ended Current:	Not reported
Owner/Operator Address:	322 WASHINGTON STREET
Owner/Operator City,State,Zip:	MADISON, VA 22727

CARDINAL HOME CENTER (Continued) **1031490309**

Owner/Operator Telephone: 540-945-3062
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: AALLEN@CARDINALHOMECENTER.COM

Owner/Operator Indicator: Operator
Owner/Operator Name: MWP SUPPLY INC DBA CARDINAL HOME CENTER
Legal Status: Private
Date Became Current: 20230801
Date Ended Current: Not reported
Owner/Operator Address: 322 WASHINGTON STREET
Owner/Operator City,State,Zip: MADISON, VA 22727
Owner/Operator Telephone: 540-945-3062
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: AALLEN@CARDINALHOMECENTER.COM

Historic Generators:
Receive Date: 20240715
Handler Name: CARDINAL HOME CENTER
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Va
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:
NAICS Code: 444110
NAICS Description: Home Centers

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

---

7 **TINDER MINE** **MINES MRDS** **1025616009**
SSE **N/A**
1/8-1/4 **LOUISA (County), VA**
0.174 mi.
918 ft.

Relative:
Lower

Actual:
303 ft.

MINES MRDS:
Name: TINDER MINE
Address: Not reported
Deposit identification Number: 10131315
City,State,Zip: VIRGINIA

URL:
MRDS Identification Number: Not reported

TINDER MINE (Continued) **1025616009**

MAS/MILS Identification Number:	511090005
Region:	NA
Country:	United States
Primary Commodities:	Gold
Secondary Commodities:	Not reported
Tertiary Commodities:	Lead, Zinc
Operation Type:	Surface-Underground
Deposit Type:	Not reported
Production Size:	Not reported
Development Status:	Past Producer
Ore Minerals or Materials:	Not reported
Gangue Minerals or Materials:	Not reported
Other Minerals or Materials:	Not reported
Ore Body Form:	Not reported
Workings Type:	Not reported
Mineral Deposit Model:	Not reported
Alteration Processes:	Not reported
Concentration Processes:	Not reported
Previous Names:	Not reported
Ore Controls:	Not reported
Reporter:	Not reported
Host Rock Unit Name:	Not reported
Host Rock Type:	Not reported
Associated Rock Unit Name:	Not reported
Associated Rock Type Code:	Not reported
Structural Characteristics:	Not reported
Tectonic Setting:	Not reported
References:	Not reported
First Production Year:	Not reported
Began Before/After FPY:	Not reported
Last Production Year:	Not reported
Ended Before/After LPY:	Not reported
Year Discovered:	Not reported
Found Before/After YD:	Not reported
Production History:	Not reported
Discovery Information:	Not reported
Latitude:	38.06395
Longitude:	-77.86861
Object ID:	127896
Score:	Not reported

8
NE
1/8-1/4
0.244 mi.
1288 ft.

NORTHERN MINERAL PLACER MINE **ABANDONED MINES** **1018246805**
978 NEWBRIDGE ROAD **N/A**
MINERAL, VA 23117

Relative:
Higher

Actual:
421 ft.

ABANDONED MINES:

Mine ID:	4407310
Mine Name:	NORTHERN MINERAL PLACER MINE
Mine Address:	978 NEWBRIDGE ROAD
City,State,Zip:	MINERAL, VA 23117
Primary SIC Code:	Gold Ore
Mine Type:	Surface
Mine Status Description:	Abandoned
Mine Status Date:	6/30/2013
Coal (C) or Metal (M) Mine:	M
Controller ID:	0108961

NORTHERN MINERAL PLACER MINE (Continued) **1018246805**

Controller Name:	Voris Ventures LLC; David Shackleton
Operator ID:	0128133
Operator name:	Union Mining Group, LLC
Address of Record Street:	26505 Stonesiffer Lane
Address of Record PO Box:	Not reported
Address of Record City:	Unionville
Address of Record State:	VA
Address of Record Zip Code:	23117
Assessment Address Street:	26505 Stonesiffer Lane
Assessment Address PO Box:	Not reported
Assessment Address City:	Unionville
Assessment Address State:	VA
Assessment Address Zip Code:	23117
Mine Health and Safety Address Street:	Not reported
Mine Health and Safety Address PO Box:	202
Mine Health and Safety Address City:	Unionville
Mine Health and Safety Address State:	VA
Mine Health and Safety Address Zip Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported

B9 **DICKERSONS STORE** **LTANKS** **S105095161**
NNW **5072 ZACHARY TAYLOR HWY** **SPILLS** **N/A**
1/4-1/2 **MINERAL, VA 23117** **Financial Assurance**
0.419 mi.
2214 ft. **Site 1 of 2 in cluster B**

Relative: **Lower**
Actual: **400 ft.**

LTANKS:

Name:	DICKERSONS STORE
Address:	5072 ZACHARY TAYLOR HWY
City,State,Zip:	MINERAL, VA 23117
City,State,Zip:	MINERAL, VA 23117
Region:	NRO
CEDS Facility Id:	200000068749
Case Status:	**Closed**
Pollution Complaint #:	19920714
Reported:	10/08/1991
Case Closed Date:	08/15/1994
Program:	RP Lead
Regulated Petroleum UST (1):	No
Excluded UST (1):	No
Deferred UST (1):	No
Partially Deferred UST (1):	No
Exempt 1 UST (2):	No
Exempt 2 Heating Oil UST (2):	No
Small Heating Oil AST (2):	No
Regulated AST (3):	No
Unregulated AST (3):	No
Other Y/N:	No
Unknown Y/N:	No
Other Description:	Not reported
Heating Oil Category:	Not reported
Changed By:	Not reported
Changed Date:	Not reported
Inserted By:	Not reported
Inserted Date:	Not reported
Verified By:	Not reported
Verify Date:	Not reported

DICKERSONS STORE (Continued) **S105095161**

Reference Point:	Not reported
RST ID:	Not reported
RST Poll Complaint Number:	Not reported
Des First Name:	Not reported
Des Last Name:	Not reported
RST Rec Code:	Not reported
RST Priority:	Not reported
RST Fed Reg Tank:	Not reported
RST Responsibility Ind:	Not reported
RST Suspect Confirm Ind:	Not reported
Facility Location:	Not reported
FIC Description:	Not reported
Latitude:	Not reported
Longitude:	Not reported

Name:	DICKINSON'S STORE
Address:	5072 ZACHARY TAYLOR HWY
City,State,Zip:	MINERAL, VA 23117
City,State,Zip:	MINERAL, VA 23117
Region:	NRO
CEDS Facility Id:	200000068749
Case Status:	**Closed**
Pollution Complaint #:	20143215
Reported:	05/28/2014
Case Closed Date:	12/16/2014
Program:	RP Lead
Regulated Petroleum UST (1):	Yes
Excluded UST (1):	No
Deferred UST (1):	No
Partially Deferred UST (1):	No
Exempt 1 UST (2):	No
Exempt 2 Heating Oil UST (2):	No
Small Heating Oil AST (2):	No
Regulated AST (3):	No
Unregulated AST (3):	No
Other Y/N:	No
Unknown Y/N:	No
Other Description:	Not reported
Heating Oil Category:	Not reported
Changed By:	Not reported
Changed Date:	Not reported
Inserted By:	Not reported
Inserted Date:	Not reported
Verified By:	Not reported
Verify Date:	Not reported
Reference Point:	Not reported
RST ID:	Not reported
RST Poll Complaint Number:	Not reported
Des First Name:	Not reported
Des Last Name:	Not reported
RST Rec Code:	Not reported
RST Priority:	Not reported
RST Fed Reg Tank:	Not reported
RST Responsibility Ind:	Not reported
RST Suspect Confirm Ind:	Not reported
Facility Location:	Not reported
FIC Description:	Not reported

DICKERSONS STORE (Continued) **S105095161**

Latitude: Not reported
Longitude: Not reported

SPILLS:
Name: Dickinson'S Store
Address: 5072 ZACHARY TAYLOR HIGHWAY
City,State,Zip: MINERAL, VA 23117
City,State,Zip: MINERAL, VA 23117
Fips City/County: 109/Louisa County
Status: Closed
Reference Id: 305679
IR Number: Not reported
Associated IR: Not reported
Incident Date: 06/24/2022
Call Received Date: 07/15/2022
Closure Comments: Pollution report being managed by a media-specific program. Petroleum detection during subsurface investigation at incident location Regulated and permitted facility - referred to Remediation Program see PC# 20143215 for release investigation details and records NFA Memo issued by NRO remediation
Threat To: Not reported
Terrorism (Y/N): Not reported
Characterize Incident: Accidental
Incident Type: UST(Petroleum)
Incident Subtype: Not reported
Materials: Methyl tert-butyl ether-MTBE
Effect To Receptor: Not reported
Water Body: Not reported
Low Quantity To Water: Not reported
High Quantity To Water: Not reported
Quantity Units: Not reported
Other Receptors: Not reported
RP Company: Quarles Petroleum, Inc.
RP Name: EricHiltner
Property Owner: Not reported
Property Company: Not reported
Duration Of Event (Hrs): Not reported
Impacts: Not reported
Other Impacts: Not reported
Steps Taken: Not reported
Steps Taken Description: Not reported
System Components: Not reported
Other System Components: Not reported
Cause Of Event: Not reported
Corrective Action Taken: Not reported
Weather Status: No
Precipitation (Wet): Not reported
Discharge Type: Not reported
Discharge Volume: Not reported
Unknown Discharge (Y/N): Not reported
Site Name: Mtbe Detection - Quarles Petroleum
Closure Date: 08/23/2022
Orig. Call Incident Description: Contaminated ground water found during Phase II investigation of property.
Original Call Material Description: Not reported
Original Call Location Description: Dickinson's Store
Incident Ongoing at time of Call: No

DICKERSONS STORE (Continued) **S105095161**

Agencies Notified (Y/N):	Not reported
Other Agencies:	Not reported
Permitted (Y/N):	No
Call Reported By Company Name:	Quarles Petroleum, Inc.
Call Property Owner Company Name:	Not reported
Call Property Owner Name:	Not reported
Site Summary:	Contaminated ground water found during Phase II investigation of property.

VA Financial Assurance 1:

Name:	EXPRESS LANE 17
Address:	5072 ZACHARY TAYLOR HWY
Address 2:	Not reported
City,State,Zip:	MINERAL, VA 23117
Facility ID:	3004591
Owner Name:	Heas RE EL LLC
ROF Own Id:	50782
Tank Type:	UST
Mechanism:	Certificate of Deposit
Gallonage:	Not reported
Per Occurence:	$50,000.00
Third Party:	$150,000.00
Annual Aggregate:	$200,000.00
In Compliance:	Not reported
Total Capacity:	6000
CEDS Facility Name:	Express Lane 17
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Y

Name:	EXPRESS LANE 17
Address:	5072 ZACHARY TAYLOR HWY
Address 2:	Not reported
City,State,Zip:	MINERAL, VA 23117
Facility ID:	3004591
Owner Name:	Heas RE EL LLC
ROF Own Id:	50782
Tank Type:	UST
Mechanism:	Certificate of Deposit
Gallonage:	Not reported
Per Occurence:	$50,000.00
Third Party:	$150,000.00
Annual Aggregate:	$200,000.00
In Compliance:	Not reported
Total Capacity:	6000
CEDS Facility Name:	Express Lane 17
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Y

Name:	EXPRESS LANE 17
Address:	5072 ZACHARY TAYLOR HWY
Address 2:	Not reported
City,State,Zip:	MINERAL, VA 23117
Facility ID:	3004591
Owner Name:	Heas RE EL LLC
ROF Own Id:	50782
Tank Type:	UST
Mechanism:	Certificate of Deposit

DICKERSONS STORE (Continued) **S105095161**

Gallonage:	Not reported
Per Occurence:	$50,000.00
Third Party:	$150,000.00
Annual Aggregate:	$200,000.00
In Compliance:	Not reported
Total Capacity:	6000
CEDS Facility Name:	Express Lane 17
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Y

Name:	EXPRESS LANE 17
Address:	5072 ZACHARY TAYLOR HWY
Address 2:	Not reported
City,State,Zip:	MINERAL, VA 23117
Facility ID:	3004591
Owner Name:	Heas RE EL LLC
ROF Own Id:	50782
Tank Type:	UST
Mechanism:	Certificate of Deposit
Gallonage:	Not reported
Per Occurence:	$50,000.00
Third Party:	$150,000.00
Annual Aggregate:	$200,000.00
In Compliance:	Not reported
Total Capacity:	2000
CEDS Facility Name:	Express Lane 17
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Y

Name:	EXPRESS LANE 17
Address:	5072 ZACHARY TAYLOR HWY
Address 2:	Not reported
City,State,Zip:	MINERAL, VA 23117
Facility ID:	3004591
Owner Name:	Heas RE EL LLC
ROF Own Id:	50782
Tank Type:	UST
Mechanism:	Certificate of Deposit
Gallonage:	Not reported
Per Occurence:	$50,000.00
Third Party:	$150,000.00
Annual Aggregate:	$200,000.00
In Compliance:	Not reported
Total Capacity:	2000
CEDS Facility Name:	Express Lane 17
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Y

Name:	EXPRESS LANE 17
Address:	5072 ZACHARY TAYLOR HWY
Address 2:	Not reported
City,State,Zip:	MINERAL, VA 23117
Facility ID:	3004591
Owner Name:	Quarles Petroleum Inc
ROF Own Id:	38058
Tank Type:	UST
Mechanism:	Financial Test

DICKERSONS STORE (Continued) **S105095161**

Gallonage:	Not reported
Per Occurence:	$50,000.00
Third Party:	$150,000.00
Annual Aggregate:	$200,000.00
In Compliance:	Not reported
Total Capacity:	6000
CEDS Facility Name:	Express Lane 17
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Y

Name:	EXPRESS LANE 17
Address:	5072 ZACHARY TAYLOR HWY
Address 2:	Not reported
City,State,Zip:	MINERAL, VA 23117
Facility ID:	3004591
Owner Name:	Quarles Petroleum Inc
ROF Own Id:	38058
Tank Type:	UST
Mechanism:	Financial Test
Gallonage:	Not reported
Per Occurence:	$50,000.00
Third Party:	$150,000.00
Annual Aggregate:	$200,000.00
In Compliance:	Not reported
Total Capacity:	6000
CEDS Facility Name:	Express Lane 17
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Y

Name:	EXPRESS LANE 17
Address:	5072 ZACHARY TAYLOR HWY
Address 2:	Not reported
City,State,Zip:	MINERAL, VA 23117
Facility ID:	3004591
Owner Name:	Quarles Petroleum Inc
ROF Own Id:	38058
Tank Type:	UST
Mechanism:	Financial Test
Gallonage:	Not reported
Per Occurence:	$50,000.00
Third Party:	$150,000.00
Annual Aggregate:	$200,000.00
In Compliance:	Not reported
Total Capacity:	6000
CEDS Facility Name:	Express Lane 17
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Y

Name:	EXPRESS LANE 17
Address:	5072 ZACHARY TAYLOR HWY
Address 2:	Not reported
City,State,Zip:	MINERAL, VA 23117
Facility ID:	3004591
Owner Name:	Quarles Petroleum Inc
ROF Own Id:	38058
Tank Type:	UST
Mechanism:	Financial Test

DICKERSONS STORE (Continued) **S105095161**

Gallonage:	Not reported
Per Occurence:	$50,000.00
Third Party:	$150,000.00
Annual Aggregate:	$200,000.00
In Compliance:	Not reported
Total Capacity:	2000
CEDS Facility Name:	Express Lane 17
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Y

Name:	EXPRESS LANE 17
Address:	5072 ZACHARY TAYLOR HWY
Address 2:	Not reported
City,State,Zip:	MINERAL, VA 23117
Facility ID:	3004591
Owner Name:	Quarles Petroleum Inc
ROF Own Id:	38058
Tank Type:	UST
Mechanism:	Financial Test
Gallonage:	Not reported
Per Occurence:	$50,000.00
Third Party:	$150,000.00
Annual Aggregate:	$200,000.00
In Compliance:	Not reported
Total Capacity:	2000
CEDS Facility Name:	Express Lane 17
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Y

Name:	EXPRESS LANE 17
Address:	5072 ZACHARY TAYLOR HWY
Address 2:	Not reported
City,State,Zip:	MINERAL, VA 23117
Facility ID:	3004591
Owner Name:	Quarles Petroleum Inc
ROF Own Id:	38058
Tank Type:	UST
Mechanism:	Financial Test
Gallonage:	Not reported
Per Occurence:	$50,000.00
Third Party:	$150,000.00
Annual Aggregate:	$200,000.00
In Compliance:	Not reported
Total Capacity:	6000
CEDS Facility Name:	Express Lane 17
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Y

Name:	EXPRESS LANE 17
Address:	5072 ZACHARY TAYLOR HWY
Address 2:	Not reported
City,State,Zip:	MINERAL, VA 23117
Facility ID:	3004591
Owner Name:	Quarles Petroleum Inc
ROF Own Id:	38058
Tank Type:	UST
Mechanism:	Financial Test

DICKERSONS STORE (Continued) **S105095161**

Gallonage:	Not reported
Per Occurence:	$50,000.00
Third Party:	$150,000.00
Annual Aggregate:	$200,000.00
In Compliance:	Not reported
Total Capacity:	6000
CEDS Facility Name:	Express Lane 17
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Y

Name:	EXPRESS LANE 17
Address:	5072 ZACHARY TAYLOR HWY
Address 2:	Not reported
City,State,Zip:	MINERAL, VA 23117
Facility ID:	3004591
Owner Name:	Quarles Petroleum Inc
ROF Own Id:	38058
Tank Type:	UST
Mechanism:	Financial Test
Gallonage:	Not reported
Per Occurence:	$50,000.00
Third Party:	$150,000.00
Annual Aggregate:	$200,000.00
In Compliance:	Not reported
Total Capacity:	6000
CEDS Facility Name:	Express Lane 17
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Y

Name:	EXPRESS LANE 17
Address:	5072 ZACHARY TAYLOR HWY
Address 2:	Not reported
City,State,Zip:	MINERAL, VA 23117
Facility ID:	3004591
Owner Name:	Quarles Petroleum Inc
ROF Own Id:	38058
Tank Type:	UST
Mechanism:	Financial Test
Gallonage:	Not reported
Per Occurence:	$50,000.00
Third Party:	$150,000.00
Annual Aggregate:	$200,000.00
In Compliance:	Not reported
Total Capacity:	2000
CEDS Facility Name:	Express Lane 17
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Y

Name:	EXPRESS LANE 17
Address:	5072 ZACHARY TAYLOR HWY
Address 2:	Not reported
City,State,Zip:	MINERAL, VA 23117
Facility ID:	3004591
Owner Name:	Quarles Petroleum Inc
ROF Own Id:	38058
Tank Type:	UST
Mechanism:	Financial Test

DICKERSONS STORE (Continued) **S105095161**

Gallonage:	Not reported
Per Occurence:	$50,000.00
Third Party:	$150,000.00
Annual Aggregate:	$200,000.00
In Compliance:	Not reported
Total Capacity:	2000
CEDS Facility Name:	Express Lane 17
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Y

Name:	EXPRESS LANE 17
Address:	5072 ZACHARY TAYLOR HWY
Address 2:	Not reported
City,State,Zip:	MINERAL, VA 23117
Facility ID:	3004591
Owner Name:	Quarles Petroleum Inc
ROF Own Id:	38058
Tank Type:	UST
Mechanism:	Financial Test
Gallonage:	Not reported
Per Occurence:	$50,000.00
Third Party:	$150,000.00
Annual Aggregate:	$200,000.00
In Compliance:	Not reported
Total Capacity:	6000
CEDS Facility Name:	Express Lane 17
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Y

Name:	EXPRESS LANE 17
Address:	5072 ZACHARY TAYLOR HWY
Address 2:	Not reported
City,State,Zip:	MINERAL, VA 23117
Facility ID:	3004591
Owner Name:	Quarles Petroleum Inc
ROF Own Id:	38058
Tank Type:	UST
Mechanism:	Financial Test
Gallonage:	Not reported
Per Occurence:	$50,000.00
Third Party:	$150,000.00
Annual Aggregate:	$200,000.00
In Compliance:	Not reported
Total Capacity:	6000
CEDS Facility Name:	Express Lane 17
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Y

Name:	EXPRESS LANE 17
Address:	5072 ZACHARY TAYLOR HWY
Address 2:	Not reported
City,State,Zip:	MINERAL, VA 23117
Facility ID:	3004591
Owner Name:	Quarles Petroleum Inc
ROF Own Id:	38058
Tank Type:	UST
Mechanism:	Financial Test

DICKERSONS STORE (Continued) **S105095161**

Gallonage:	Not reported
Per Occurence:	$50,000.00
Third Party:	$150,000.00
Annual Aggregate:	$200,000.00
In Compliance:	Not reported
Total Capacity:	6000
CEDS Facility Name:	Express Lane 17
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Y

Name:	EXPRESS LANE 17
Address:	5072 ZACHARY TAYLOR HWY
Address 2:	Not reported
City,State,Zip:	MINERAL, VA 23117
Facility ID:	3004591
Owner Name:	Quarles Petroleum Inc
ROF Own Id:	38058
Tank Type:	UST
Mechanism:	Financial Test
Gallonage:	Not reported
Per Occurence:	$50,000.00
Third Party:	$150,000.00
Annual Aggregate:	$200,000.00
In Compliance:	Not reported
Total Capacity:	2000
CEDS Facility Name:	Express Lane 17
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Y

Name:	EXPRESS LANE 17
Address:	5072 ZACHARY TAYLOR HWY
Address 2:	Not reported
City,State,Zip:	MINERAL, VA 23117
Facility ID:	3004591
Owner Name:	Quarles Petroleum Inc
ROF Own Id:	38058
Tank Type:	UST
Mechanism:	Financial Test
Gallonage:	Not reported
Per Occurence:	$50,000.00
Third Party:	$150,000.00
Annual Aggregate:	$200,000.00
In Compliance:	Not reported
Total Capacity:	2000
CEDS Facility Name:	Express Lane 17
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Y

Name:	EXPRESS LANE 17
Address:	5072 ZACHARY TAYLOR HWY
Address 2:	Not reported
City,State,Zip:	MINERAL, VA 23117
Facility ID:	3004591
Owner Name:	Heas RE EL LLC
ROF Own Id:	50782
Tank Type:	UST
Mechanism:	Not reported

DICKERSONS STORE (Continued) **S105095161**

Gallonage:	Not reported
Per Occurence:	Not reported
Third Party:	Not reported
Annual Aggregate:	Not reported
In Compliance:	Not reported
Total Capacity:	5000
CEDS Facility Name:	Express Lane 17
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Y

Name:	EXPRESS LANE 17
Address:	5072 ZACHARY TAYLOR HWY
Address 2:	Not reported
City,State,Zip:	MINERAL, VA 23117
Facility ID:	3004591
Owner Name:	Heas RE EL LLC
ROF Own Id:	50782
Tank Type:	UST
Mechanism:	Not reported
Gallonage:	Not reported
Per Occurence:	Not reported
Third Party:	Not reported
Annual Aggregate:	Not reported
In Compliance:	Not reported
Total Capacity:	5000
CEDS Facility Name:	Express Lane 17
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Y

Name:	EXPRESS LANE 17
Address:	5072 ZACHARY TAYLOR HWY
Address 2:	Not reported
City,State,Zip:	MINERAL, VA 23117
Facility ID:	3004591
Owner Name:	Heas RE EL LLC
ROF Own Id:	50782
Tank Type:	UST
Mechanism:	Not reported
Gallonage:	Not reported
Per Occurence:	Not reported
Third Party:	Not reported
Annual Aggregate:	Not reported
In Compliance:	Not reported
Total Capacity:	5000
CEDS Facility Name:	Express Lane 17
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Y

Name:	EXPRESS LANE 17
Address:	5072 ZACHARY TAYLOR HWY
Address 2:	Not reported
City,State,Zip:	MINERAL, VA 23117
Facility ID:	3004591
Owner Name:	Heas RE EL LLC
ROF Own Id:	50782
Tank Type:	UST
Mechanism:	Not reported

DICKERSONS STORE (Continued) **S105095161**

Gallonage:	Not reported
Per Occurence:	Not reported
Third Party:	Not reported
Annual Aggregate:	Not reported
In Compliance:	Not reported
Total Capacity:	12000
CEDS Facility Name:	Express Lane 17
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Y

B10 **DICKINSON'S STORE** **UST FINDER RELEASE** **1028949137**
NNW **5072 ZACHARY TAYLOR HWY** **N/A**
1/4-1/2 **MINERAL, VA 23117**
0.419 mi.
2214 ft. **Site 2 of 2 in cluster B**

Relative: **Lower**

Actual: **400 ft.**

UST FINDER RELEASE:

Object ID:	417218
Facility ID:	Not reported
Lust ID:	VA20143215
Name:	DICKINSON'S STORE
Address:	5072 ZACHARY TAYLOR HWY
City,State,Zip:	MINERAL, VA 23117
Address Match Type:	PointAddress
Reported Date:	2014/05/28 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	9
Domestic Wells within 1500ft:	6
Land Use:	Non-Developed
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	3
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	Geocode
X Coord:	-77.87922
Y Coord:	38.08052
Latitude:	38.08052
Longitude:	-77.87922

Count: 0 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: N/A
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: N/A
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: N/A
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/20/2024
Date Data Arrived at EDR: 12/18/2024
Date Made Active in Reports: 12/20/2024
Number of Days to Update: 2

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 12/18/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 02/17/2025
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/06/2025
Number of Days to Update: 15

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 02/17/2025
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/06/2025
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 800-438-2474
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/17/2025
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/06/2025
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 800-438-2474
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 02/17/2025
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/06/2025
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 800-438-2474
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/17/2025
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/06/2025
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 800-438-2474
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 11/11/2024
Date Data Arrived at EDR: 11/25/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 85

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 03/04/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 11/04/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/11/2025
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/18/2025
Next Scheduled EDR Contact: 12/02/2024
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 11/04/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/11/2025
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/18/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/03/2024
Date Data Arrived at EDR: 12/11/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 69

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 12/11/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: Department of Environmental Quality
Telephone: 804-698-4236
Last EDR Contact: 03/06/2025
Next Scheduled EDR Contact: 06/23/2025
Data Release Frequency: N/A

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: Solid Waste Management Facilities

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 11/21/2024
Date Data Arrived at EDR: 11/25/2024
Date Made Active in Reports: 02/19/2025
Number of Days to Update: 86

Source: Department of Environmental Quality
Telephone: 804-698-4238
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Semi-Annually

Lists of state and tribal leaking storage tanks

LUST REG NO: Leaking Underground Storage Tank Tracking Database

Leaking underground storage tank site locations. Includes: counties of Arlington, Caroline, Culpeper, Fairfax, Fauquier, King George, Loudoun, Louisa, Madison, Orange, Prince William, Rappahannock, Spotsylvania, Stafford; cities of Alexandria, Fairfax, Falls Church, Fredericksburg, Manassas, Manassas Park.

Date of Government Version: 05/18/2004
Date Data Arrived at EDR: 05/22/2004
Date Made Active in Reports: 07/09/2004
Number of Days to Update: 48

Source: Department of Environmental Quality Northern Regional Office
Telephone: 703-583-3800
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG PD: Leaking Underground Storage Tank Sites

Leaking underground storage tank site locaitons. Includes: counties of Amelia, Brunswick, Charles City, Chesterfield, Dinwiddie, Essex, Gloucester, Goochland, Greensville, Hanover, Henrico, King and Queen, King William, Lancaster, Mathews, Middlesex, New Kent, Northumberland, Powhatan, Prince George, Richmond, Surry, Sussex, Westmoreland; cities of Colonial Heights, Emporia, Hopewell, Petersburg.

Date of Government Version: 12/02/2014
Date Data Arrived at EDR: 12/04/2014
Date Made Active in Reports: 01/16/2015
Number of Days to Update: 43

Source: Department of Environmental Quality Piedmont Regional Office
Telephone: 804-527-5020
Last EDR Contact: 08/29/2016
Next Scheduled EDR Contact: 12/12/2016
Data Release Frequency: Quarterly

LUST REG SC: Leaking Underground Storage Tanks

Leaking underground storage tank site locations. Includes: counties of Amherst, Appomattox, Buckingham, Campbell, Charlotte, Cumberland, Halifax, Lunenburg, Mecklenburg, Nottoway, Pittsylvania, Prince Deward; cities of Danville, Lynchburg.

Date of Government Version: 09/06/2013
Date Data Arrived at EDR: 09/06/2013
Date Made Active in Reports: 09/17/2013
Number of Days to Update: 11

Source: Department of Environmental Quality, South Central Region
Telephone: 434-582-5120
Last EDR Contact: 08/29/2016
Next Scheduled EDR Contact: 12/12/2016
Data Release Frequency: Semi-Annually

LUST REG SW: Leaking Underground Storage Tank Database

Leaking underground storage tank site locations. Includes: counties of Bland, Buchanan, Carroll, Dickenson, Grayson, Lee, Russell, Scott, Smyth, Tazewell, Washington, Wise, Wythe; cities of Bristol, Galax, Norton.

Date of Government Version: 07/15/2013
Date Data Arrived at EDR: 07/18/2013
Date Made Active in Reports: 09/16/2013
Number of Days to Update: 60

Source: Department of Environmental Quality Southwest Regional Office
Telephone: 276-676-4800
Last EDR Contact: 10/11/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: No Update Planned

LUST REG TD: Leaking Underground Storage Tank Sites

Leaking underground storage tank site locations. Includes: counties of Accomack, Isle of Wight, James City, Northampton, Southampton, York; cities of Chesapeake, Franklin, Hampton, Newport News, Norfolk, Poquoson, Portsmouth, Suffolk, Virginia Beach, Williamsburg.

Date of Government Version: 06/30/2013
Date Data Arrived at EDR: 07/05/2013
Date Made Active in Reports: 09/16/2013
Number of Days to Update: 73

Source: Department of Environmental Quality Tidewater Regional Office
Telephone: trofoia@deq.vir
Last EDR Contact: 09/26/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Quarterly

LUST REG VA: Leaking Underground Storage Tank List

Leaking underground storage tank site locations. Includes: counties of Albemarle, Augusta, Bath, Clarke, Fluvanna, Frederick, Greene, Highland, Nelson, Page, Rockbridge, Rockingham, Shenandoah, Warren; cities of Buena Vista, Charlottesville, Harrisonburg, Lexington, Staunton, Waynesboro, Winchester.

Date of Government Version: 12/06/2011
Date Data Arrived at EDR: 12/08/2011
Date Made Active in Reports: 01/16/2012
Number of Days to Update: 39

Source: Department of Environmental Quality Valley Regional Office
Telephone: 540-574-7800
Last EDR Contact: 08/29/2016
Next Scheduled EDR Contact: 12/12/2016
Data Release Frequency: No Update Planned

LUST REG WC: Leaking Underground Storage Tank List

Leaking underground storage tank site locations. Includes: counties of Alleghany, Bedford, Botetourt, Craig, Floyd, Franklin, Giles, Henry, Montgomery, Patrick, Pulaski, Roanoke; cities of Bedford, Clifton Forge, Covington, Martinsville, Radford, Roanoke, Salem.

Date of Government Version: 06/04/2015
Date Data Arrived at EDR: 06/05/2015
Date Made Active in Reports: 07/07/2015
Number of Days to Update: 32

Source: Department of Environmental Quality West Central Regional Office
Telephone: 540-562-6700
Last EDR Contact: 08/29/2016
Next Scheduled EDR Contact: 12/12/2016
Data Release Frequency: No Update Planned

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/11/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

LTANKS: Leaking Petroleum Storage Tanks
Includes releases of petroleum from underground storage tanks and aboveground storage tanks.

Date of Government Version: 11/01/2024
Date Data Arrived at EDR: 11/18/2024
Date Made Active in Reports: 02/12/2025
Number of Days to Update: 86

Source: Department of Environmental Quality
Telephone: 804-698-4010
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 08/12/2024
Date Data Arrived at EDR: 10/30/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 76

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

UST: Registered Petroleum Storage Tanks
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 11/04/2024
Date Data Arrived at EDR: 11/18/2024
Date Made Active in Reports: 02/12/2025
Number of Days to Update: 86

Source: Department of Environmental Quality
Telephone: 804-698-4010
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

AST: Registered Petroleum Storage Tanks
Registered Aboveground Storage Tanks.

Date of Government Version: 11/04/2024
Date Data Arrived at EDR: 11/18/2024
Date Made Active in Reports: 02/12/2025
Number of Days to Update: 86

Source: Department of Environmental Quality
Telephone: 804-698-4010
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/11/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

ENG CONTROLS: Engineering Controls Sites Listing

A listing of sites with Engineering Controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 09/26/2024
Date Data Arrived at EDR: 10/03/2024
Date Made Active in Reports: 12/20/2024
Number of Days to Update: 78

Source: Department of Environmental Quality
Telephone: 804-698-4228
Last EDR Contact: 12/17/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

INST CONTROL: Voluntary Remediation Program Database

Sites included in the Voluntary Remediation Program database that have deed restrictions.

Date of Government Version: 09/26/2024
Date Data Arrived at EDR: 10/03/2024
Date Made Active in Reports: 12/20/2024
Number of Days to Update: 78

Source: Department of Environmental Quality
Telephone: 804-698-4228
Last EDR Contact: 12/17/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

Lists of state and tribal voluntary cleanup sites

VRP: Voluntary Remediation Program

The Voluntary Cleanup Program encourages owners of elected contaminated sites to take the initiative and conduct voluntary cleanups that meet state environmental standards.

Date of Government Version: 09/26/2024
Date Data Arrived at EDR: 10/03/2024
Date Made Active in Reports: 12/20/2024
Number of Days to Update: 78

Source: Department of Environmental Quality
Telephone: 804-698-4228
Last EDR Contact: 12/17/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/10/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Brownfields Site Specific Assessments

To qualify for Brownfields Assessment, the site must meet the Federal definition of a Brownfields and should have contaminant issues that need to be addressed and a redevelopment plan supported by the local government and community. Virginia's Department of Environmental Quality performs brownfields assessments under a cooperative agreement with the U.S. Environmental Protection Agency at no cost to communities, property owners or, prospective purchasers. The assessment is an evaluation of environmental impacts caused by previous site uses similar to a Phase II Environmental Assessment.

Date of Government Version: 09/19/2024
Date Data Arrived at EDR: 10/17/2024
Date Made Active in Reports: 01/09/2025
Number of Days to Update: 84

Source: Department of Environmental Quality
Telephone: 804-698-4207
Last EDR Contact: 01/15/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 09/09/2024
Date Data Arrived at EDR: 09/11/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/12/2024
Next Scheduled EDR Contact: 03/24/2025
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/23/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 02/07/2024
Date Data Arrived at EDR: 11/13/2024
Date Made Active in Reports: 11/19/2024
Number of Days to Update: 6

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 12/09/2024
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 05/20/2024
Date Data Arrived at EDR: 08/19/2024
Date Made Active in Reports: 10/09/2024
Number of Days to Update: 51

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 05/20/2024
Date Data Arrived at EDR: 08/19/2024
Date Made Active in Reports: 10/09/2024
Number of Days to Update: 51

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/10/2024
Date Data Arrived at EDR: 12/11/2024
Date Made Active in Reports: 02/27/2025
Number of Days to Update: 78

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 12/11/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

SPILLS NO: PREP Database

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment.

Date of Government Version: 09/23/2009
Date Data Arrived at EDR: 09/29/2009
Date Made Active in Reports: 10/30/2009
Number of Days to Update: 31

Source: Department of Environmental Quality, Northern Region
Telephone: 703-583-3864
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

SPILLS PC: Pollution Complaint Database

Pollution Complaints Database. The pollution reports contained in the PC database include the initial release reporting of Leaking Underground Storage Tanks and all other releases of petroleum to the environment as well as releases to state waters. The database is current through 12/1/93. Since that time, all spill and pollution reporting information has been collected and tracked through the DEQ regional offices.

Date of Government Version: 06/01/1996
Date Data Arrived at EDR: 10/22/1996
Date Made Active in Reports: 11/21/1996
Number of Days to Update: 30

Source: Department of Environmental Quality
Telephone: 804-698-4287
Last EDR Contact: 03/08/2010
Next Scheduled EDR Contact: 06/21/2010
Data Release Frequency: No Update Planned

SPILLS PD: PREP Database

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment.

Date of Government Version: 10/20/2009
Date Data Arrived at EDR: 10/29/2009
Date Made Active in Reports: 12/03/2009
Number of Days to Update: 35

Source: Department of Environmental Quality, Piedmont Region
Telephone: 804-527-5020
Last EDR Contact: 02/06/2012
Next Scheduled EDR Contact: 05/21/2012
Data Release Frequency: Quarterly

SPILLS SW: Reportable Spills

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment.

Date of Government Version: 01/21/2010
Date Data Arrived at EDR: 01/22/2010
Date Made Active in Reports: 02/16/2010
Number of Days to Update: 25

Source: Department of Environmental Quality, Southwest Region
Telephone: 276-676-4839
Last EDR Contact: 07/13/2012
Next Scheduled EDR Contact: 10/29/2012
Data Release Frequency: No Update Planned

SPILLS TD: PREP Database

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment.

Date of Government Version: 09/17/2009
Date Data Arrived at EDR: 09/23/2009
Date Made Active in Reports: 10/06/2009
Number of Days to Update: 13

Source: Department of Environmental Quality, Tidewater Region
Telephone: trofoia@deq.vir
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: Quarterly

SPILLS VA: PREP Database

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment.

Date of Government Version: 08/08/2012
Date Data Arrived at EDR: 08/09/2012
Date Made Active in Reports: 10/05/2012
Number of Days to Update: 57

Source: Department of Environmental Quality, Valley Regional Office
Telephone: 540-574-7800
Last EDR Contact: 05/06/2013
Next Scheduled EDR Contact: 08/19/2013
Data Release Frequency: Quarterly

SPILLS BRL: Prep/Spills Database Listing

A listing of spills locations located in the Blue Ridge Regional area, Lynchburg.

Date of Government Version: 09/18/2009
Date Data Arrived at EDR: 09/18/2009
Date Made Active in Reports: 10/06/2009
Number of Days to Update: 18

Source: DEQ, Blue Ridge Regional Office
Telephone: 434-582-6218
Last EDR Contact: 11/28/2011
Next Scheduled EDR Contact: 03/12/2012
Data Release Frequency: Varies

SPILLS: Prep/Spills Database Listing

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment. PREP staff often work to assist local emergency responders, other state agencies, federal agencies, and responsible parties, as may be needed, to manage pollution incidents. Oil spills, fish kills, and hazardous materials spills are examples of incidents that may involve the DEQ's PREP Program.

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 11/18/2024
Date Made Active in Reports: 02/12/2025
Number of Days to Update: 86

Source: Department of Environmental Quality
Telephone: 804-698-4287
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

SPILLS WC: Prep Database

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment.

Date of Government Version: 09/21/2009
Date Data Arrived at EDR: 09/29/2009
Date Made Active in Reports: 10/30/2009
Number of Days to Update: 31

Source: Department of Environmental Quality, West Central Region
Telephone: 540-562-6700
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 09/01/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/15/2013
Number of Days to Update: 43

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 02/17/2025
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/06/2025
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 800-438-2474
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 10/01/2024
Date Data Arrived at EDR: 11/12/2024
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 70

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/11/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/07/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 12/30/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/03/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 02/17/2025
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/06/2025
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA Watch List

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 01/27/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: No Update Planned

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 01/30/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 283

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/12/2024
Next Scheduled EDR Contact: 03/24/2025
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 02/11/2025
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 7

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/11/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 10/15/2024
Date Data Arrived at EDR: 10/16/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 90

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/15/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/29/2025
Date Data Arrived at EDR: 02/03/2025
Date Made Active in Reports: 02/27/2025
Number of Days to Update: 24

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 10/01/2024
Date Data Arrived at EDR: 10/23/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/09/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 09/19/2023
Date Data Arrived at EDR: 10/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 16

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 10/02/2024
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 100

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 01/02/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/12/2024
Date Data Arrived at EDR: 10/17/2024
Date Made Active in Reports: 11/19/2024
Number of Days to Update: 33
Source: Nuclear Regulatory Commission
Telephone: 301-415-0717
Last EDR Contact: 01/09/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 10/16/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 90
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 02/24/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 02/24/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 01/30/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 12/17/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 10/04/2024
Date Data Arrived at EDR: 10/16/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 51

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2024
Date Data Arrived at EDR: 10/09/2024
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 93

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 12/30/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/07/2025
Number of Days to Update: 16

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 12/12/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 12/30/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 03/03/2023
Date Data Arrived at EDR: 03/03/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 98

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/23/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 02/12/2025
Date Data Arrived at EDR: 02/12/2025
Date Made Active in Reports: 02/27/2025
Number of Days to Update: 15

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/01/2024
Date Data Arrived at EDR: 11/18/2024
Date Made Active in Reports: 02/11/2025
Number of Days to Update: 85

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/18/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data
Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 10/01/2024
Date Data Arrived at EDR: 10/02/2024
Date Made Active in Reports: 10/09/2024
Number of Days to Update: 7

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing
This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/02/2024
Date Data Arrived at EDR: 08/20/2024
Date Made Active in Reports: 10/09/2024
Number of Days to Update: 50

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing
Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 06/04/2024
Date Data Arrived at EDR: 11/22/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 88

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/10/2024
Date Data Arrived at EDR: 12/11/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 69

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 02/26/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/11/2024
Date Data Arrived at EDR: 11/20/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 90

Source: EPA
Telephone: (215) 814-5000
Last EDR Contact: 02/25/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 12/21/2024
Date Data Arrived at EDR: 12/27/2024
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 12/27/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/06/2023
Date Data Arrived at EDR: 09/13/2023
Date Made Active in Reports: 12/11/2023
Number of Days to Update: 89

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 01/06/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/08/2024
Date Data Arrived at EDR: 11/08/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 67

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/13/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-566-0250
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020
Date Data Arrived at EDR: 03/17/2021
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 601

Source: Department of Health & Human Services
Telephone: 202-741-5770
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 12/13/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS PROJECT: NORTHEASTERN UNIVERSITY PFAS PROJECT

The PFAS Contamination Site Tracker records qualitative and quantitative data from each site in a chart, specifically examining discovery, contamination levels, government response, litigation, health impacts, media coverage, and community characteristics. All data presented in the chart were extracted from government websites, such as state health departments or the Environmental Protection Agency, and news articles.

Date of Government Version: 05/19/2023
Date Data Arrived at EDR: 04/05/2024
Date Made Active in Reports: 06/06/2024
Number of Days to Update: 62

Source: Social Science Environmental Health Research Institute
Telephone: N/A
Last EDR Contact: 03/06/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits. Caveats and Limitations: Less than half of states have required PFAS monitoring for at least one of their permittees and fewer states have established PFAS effluent limits for permittees. New rulemakings have been initiated that may increase the number of facilities monitoring for PFAS in the future.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 01/02/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS ECHO FIRE TRAIN: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilitys name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS PT 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration?s document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-267-2675
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 12/16/2016
Date Data Arrived at EDR: 01/06/2017
Date Made Active in Reports: 03/10/2017
Number of Days to Update: 63

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: No Update Planned

PCS ENF: Enforcement data
No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data
The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 10/13/2024
Date Data Arrived at EDR: 10/16/2024
Date Made Active in Reports: 10/23/2024
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-564-4700
Last EDR Contact: 01/14/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

UST FINDER: UST Finder Database
EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 106

Source: Environmental Protection Agency
Telephone: 202-564-0394
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Varies

UST FINDER RELEASE: UST Finder Releases Database
US EPA’s UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA’s Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/31/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 79

Source: Environmental Protecton Agency
Telephone: 202-564-0394
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Semi-Annually

E MANIFEST: Hazardous Waste Electronic Manifest System
EPA established a national system for tracking hazardous waste shipments electronically. This system, known as ?e-Manifest,? will modernize the nation?s cradle-to-grave hazardous waste tracking process while saving valuable time, resources, and dollars for industry and states.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/20/2024
Number of Days to Update: 94

Source: Environmental Protection Agency
Telephone: 833-501-6826
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Varies

PFAS: Per- and Polyfluoroalkyl Substances
PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid, respectively. Both are fluorinated organic chemicals, part of a larger family of compounds referred to as perfluoroalkyl substances (PFASs).

Date of Government Version: 10/01/2024
Date Data Arrived at EDR: 10/09/2024
Date Made Active in Reports: 12/26/2024
Number of Days to Update: 78

Source: Department of Environmental Quality
Telephone: 804-698-4336
Last EDR Contact: 12/27/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

AIRS: Permitted Airs Facility List
A listing of permitted Airs facilities.

Date of Government Version: 12/10/2024
Date Data Arrived at EDR: 12/12/2024
Date Made Active in Reports: 03/05/2025
Number of Days to Update: 83

Source: Department of Environmental Quality
Telephone: 804-698-4000
Last EDR Contact: 03/06/2025
Next Scheduled EDR Contact: 06/23/2025
Data Release Frequency: Annually

CEDS: Comprehensive Environmental Data System
Virginia Water Protection Permits, Virginia Pollution Discharge System (point discharge) permits and Virginia Pollution Abatement (no point discharge) permits.

Date of Government Version: 11/21/2024
Date Data Arrived at EDR: 11/25/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 85

Source: Department of Environmental Quality
Telephone: 804-698-4077
Last EDR Contact: 03/06/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Quarterly

COAL ASH: Coal Ash Disposal Sites
A listing of facilities with coal ash impoundments.

Date of Government Version: 11/21/2024
Date Data Arrived at EDR: 11/25/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 85

Source: Department of Environmental Protection
Telephone: 804-698-4285
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner List
A listing of registered drycleaners.

Date of Government Version: 09/25/2024
Date Data Arrived at EDR: 10/03/2024
Date Made Active in Reports: 12/20/2024
Number of Days to Update: 78

Source: Department of Environmental Quality
Telephone: 804-698-4407
Last EDR Contact: 12/27/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

ENFORCEMENT: Enforcement Actions Data
A listing of enforcement actions.

Date of Government Version: 09/19/2024
Date Data Arrived at EDR: 09/26/2024
Date Made Active in Reports: 09/30/2024
Number of Days to Update: 4

Source: Department of Environmental Quality
Telephone: 804-698-4031
Last EDR Contact: 12/17/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

FIN ASSURANCE 1: Financial Assurance Information Listing
A listing of financial assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 10/24/2024
Date Data Arrived at EDR: 10/25/2024
Date Made Active in Reports: 01/09/2025
Number of Days to Update: 76

Source: Department of Environmental Quality
Telephone: 804-698-4205
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

FIN ASSURANCE 2: Financial Assurance Information listing
Solid waste financial assurance information.

Date of Government Version: 10/21/2024
Date Data Arrived at EDR: 10/22/2024
Date Made Active in Reports: 01/09/2025
Number of Days to Update: 79

Source: Department of Environmental Quality
Telephone: 804-698-4123
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

TIER 2: Tier 2 Information Listing
A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 12/09/2024
Date Made Active in Reports: 03/04/2025
Number of Days to Update: 85

Source: Department of Environmental Quality
Telephone: 804-698-4159
Last EDR Contact: 03/06/2025
Next Scheduled EDR Contact: 06/23/2025
Data Release Frequency: No Update Planned

UIC: Underground Injection Control Wells
A listing of underground injection controls wells.

Date of Government Version: 10/09/2024
Date Data Arrived at EDR: 10/09/2024
Date Made Active in Reports: 10/16/2024
Number of Days to Update: 7

Source: Department of Mines, Minerals and Energy
Telephone: 276-415-9700
Last EDR Contact: 01/23/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Virgina.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/20/2014
Number of Days to Update: 203

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Virgina and at the Regional VA Levels.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/15/2014
Number of Days to Update: 198

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 11/04/2024
Date Data Arrived at EDR: 11/05/2024
Date Made Active in Reports: 01/27/2025
Number of Days to Update: 83

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/04/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 12/01/2023
Number of Days to Update: 1

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/23/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/06/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 02/26/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 804-692-1900

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

DICKINSON/WARE PARCELS - MINERAL
446 NEW BRIDGE ROAD
MINERAL, VA 23117

TARGET PROPERTY COORDINATES

Latitude (North):	38.07307 - 38° 4' 23.05''
Longitude (West):	77.873466 - 77° 52' 24.48''
Universal Tranverse Mercator:	Zone 18
UTM X (Meters):	247936.0
UTM Y (Meters):	4217616.0
Elevation:	409 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	50023051 LAKE ANNA WEST, VA
Version Date:	2022
West Map:	50023057 MINERAL, VA
Version Date:	2022

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

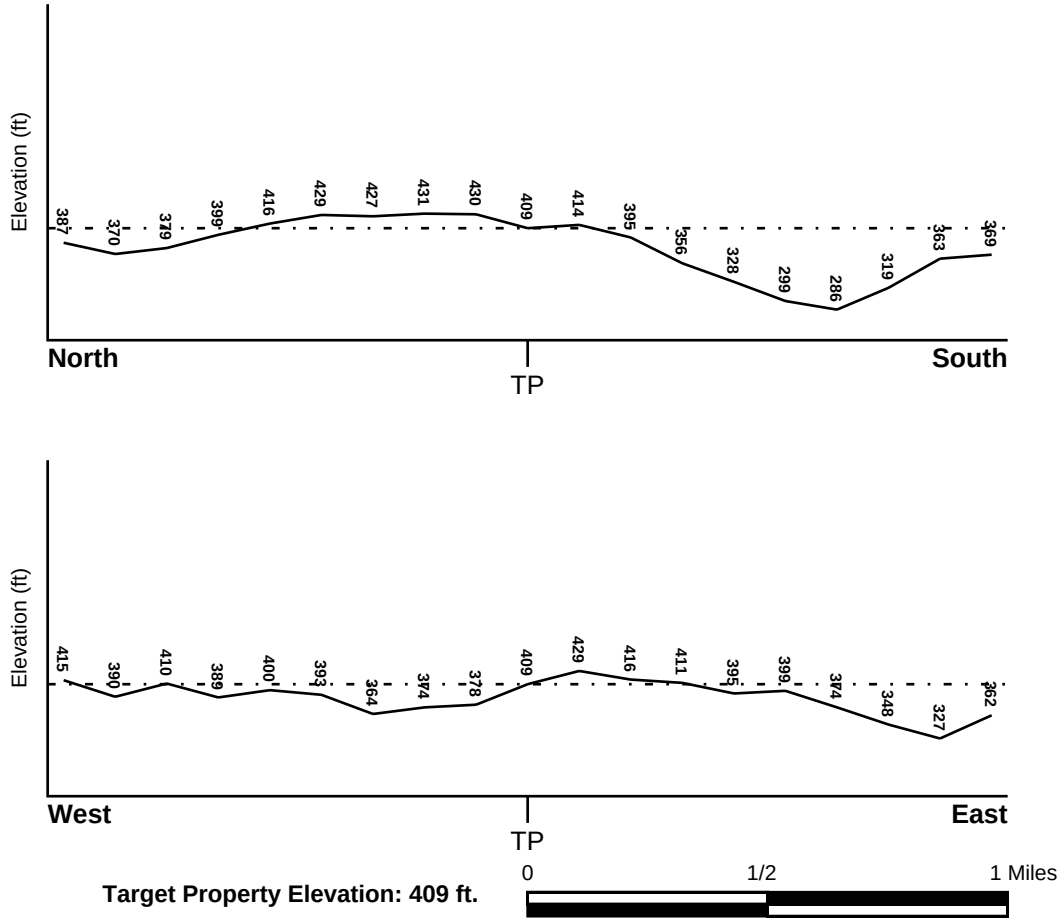
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WSW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
51109C0175B	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
51109C0150B	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
LAKE ANNA WEST	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

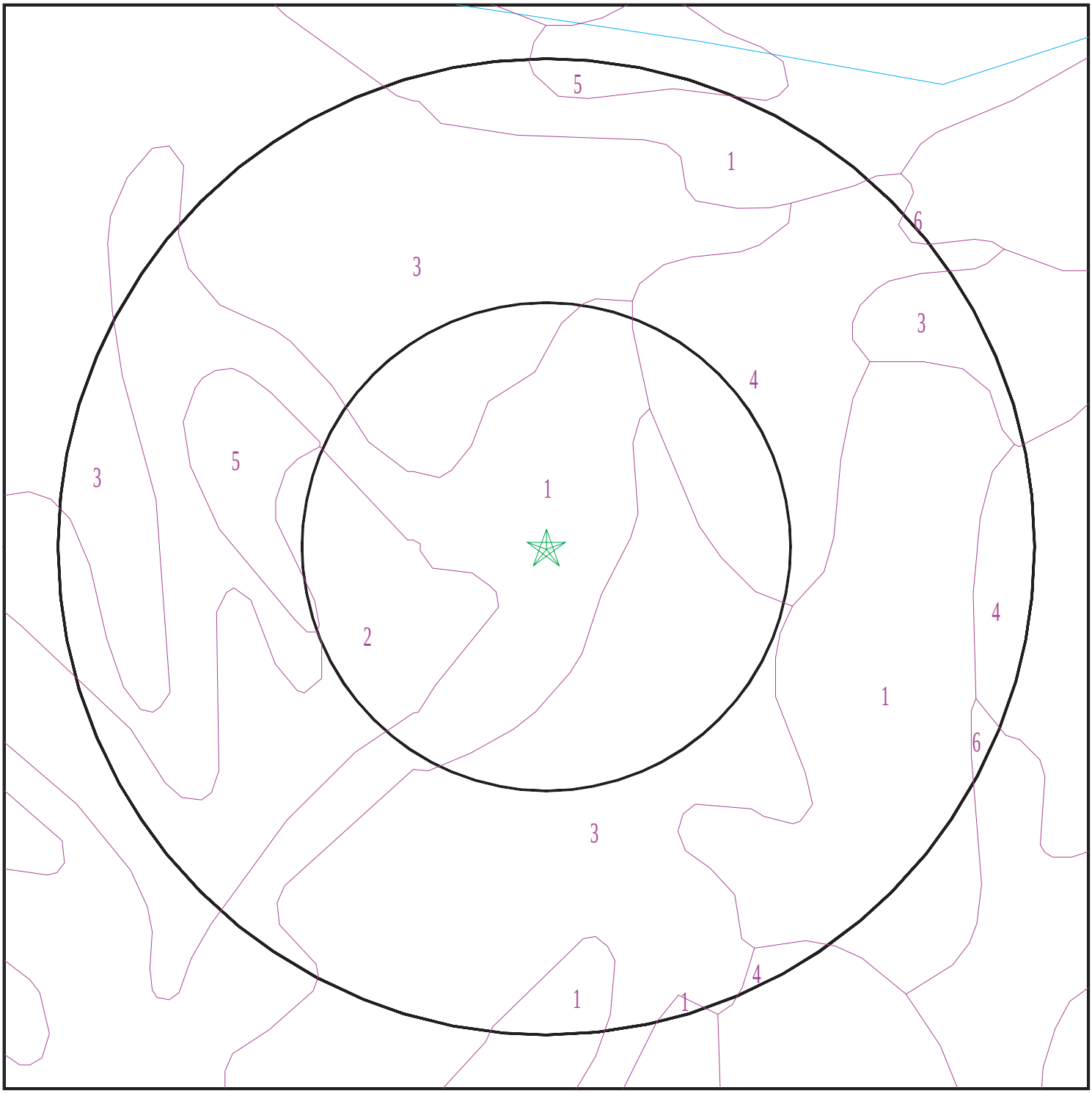
Era:	Paleozoic
System:	Cambrian
Series:	Cambrian volcanic rocks
Code:	Cv *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Volcanic Rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7921245.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Dickinson/Ware Parcels - Mineral	CLIENT:	Meridian Environmental
ADDRESS:	446 New Bridge Road Mineral VA 23117	CONTACT:	Jim Obrien
LAT/LONG:	38.07307 / 77.873466	INQUIRY #:	7921245.2s
		DATE:	March 10, 2025 4:46 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Nason

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	14 inches	48 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	48 inches	61 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 2

Soil Component Name: Roanoke

Soil Surface Texture: silt loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 15 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 5.5 Min: 3.6
2	9 inches	50 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 5.5 Min: 3.6
3	50 inches	57 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 5.5 Min: 3.6

Soil Map ID: 3

Soil Component Name: Nason

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	14 inches	48 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	48 inches	61 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 4

Soil Component Name: Tatum

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.01	Max: Min:
2	5 inches	42 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.01	Max: Min:
3	42 inches	61 inches	bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.01	Max: Min:

Soil Map ID: 5

Soil Component Name: Lignum

Soil Surface Texture: loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 40 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.42 Min: 0.01	Max: 5.5 Min: 4.5
2	7 inches	42 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.42 Min: 0.01	Max: 5.5 Min: 4.5
3	42 inches	51 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.42 Min: 0.01	Max: 5.5 Min: 4.5

Soil Map ID: 6

Soil Component Name: Tatum

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.01	Max: Min:
2	5 inches	42 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.01	Max: Min:
3	42 inches	61 inches	bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.01	Max: Min:

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

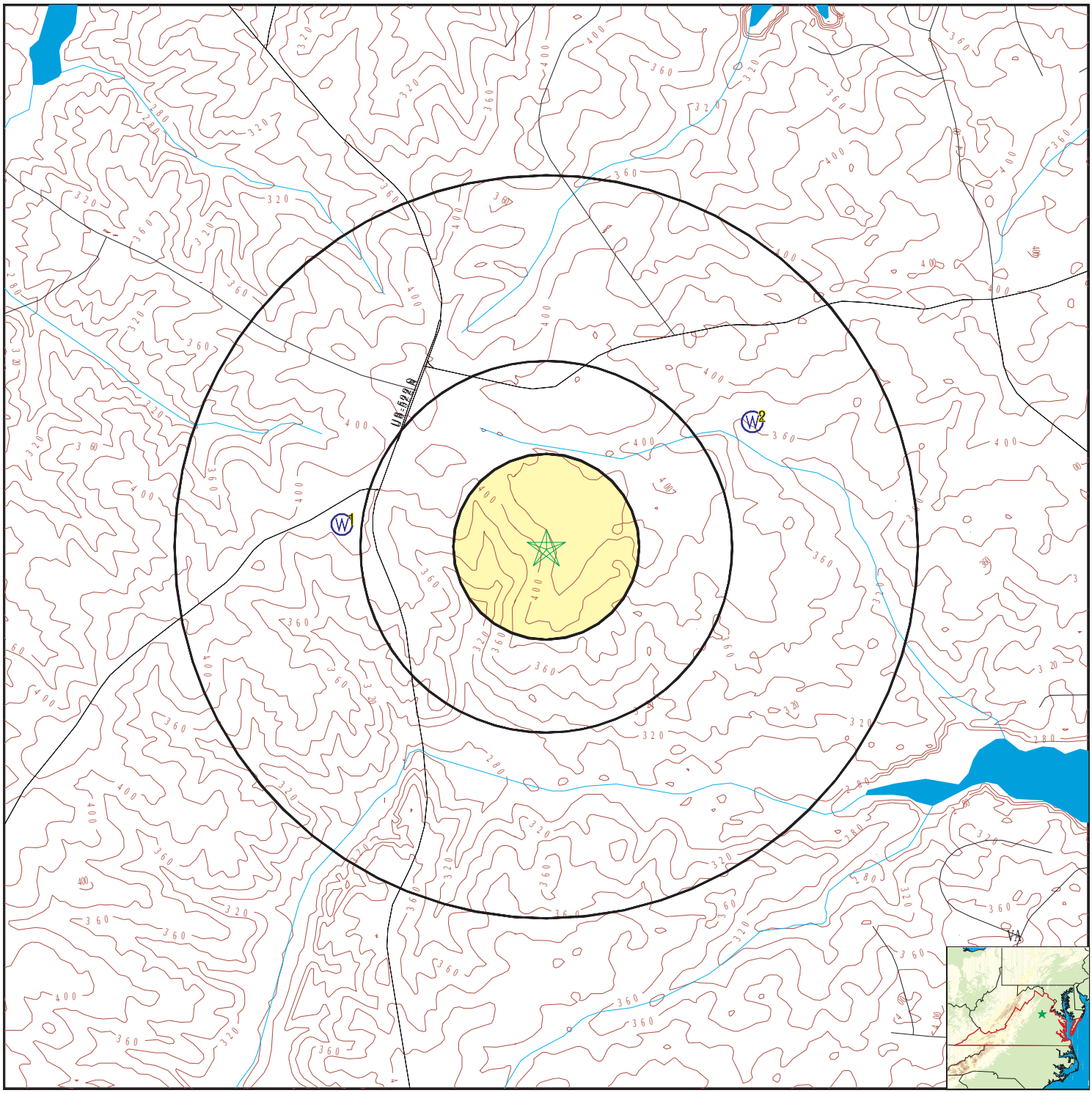
MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	VA7000000000569	1/2 - 1 Mile West
2	VA7000000003073	1/2 - 1 Mile ENE

PHYSICAL SETTING SOURCE MAP - 7921245.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

0 1/4 1/2 1 Miles

- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

N

SITE NAME:	Dickinson/Ware Parcels - Mineral	CLIENT:	Meridian Environmental
ADDRESS:	446 New Bridge Road Mineral VA 23117	CONTACT:	Jim Obrien
		INQUIRY #:	7921245.2s
LAT/LONG:	38.07307 / 77.873466	DATE:	March 10, 2025 4:46 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

1
West
1/2 - 1 Mile
Lower

VA WELLS **VA7000000000569**

WELLS:

TINWSF:	2686029	PWS ID:	2109120
System Name:	CALLIE OPIE'S ORCHARD	Type:	Well
Facility Name:	DRILLED WELL	Fed Primary Src Class:	Groundwater
PWS Fed Class:	Non-Community	Population Served:	50
Max Production:	34560 GPD	Avg Daily Production:	Not Reported

2
ENE
1/2 - 1 Mile
Lower

VA WELLS **VA7000000003073**

WELLS:

TINWSF:	2683172	PWS ID:	2109575
System Name:	NEW BRIDGE LANDING	Type:	Well
Facility Name:	WELL LB 9	Fed Primary Src Class:	Groundwater
PWS Fed Class:	Non-Transient Non-Community		
Population Served:	105	Max Production:	19200 GPD
Avg Daily Production:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

EPA Region 3 Statistical Summary Readings for Zip Code: 23117

Number of sites tested: 18.

Maximum Radon Level: 5.6 pCi/L.
Minimum Radon Level: 1.1 pCi/L.

pCi/L <4	pCi/L 4-10	pCi/L 10-20	pCi/L 20-50	pCi/L 50-100	pCi/L >100
14 (77.78%)	4 (22.22%)	0 (0.00%)	0 (0.00%)	0 (0.00%)	0 (0.00%)

Federal EPA Radon Zone for LOUISA County: 1

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Virginia Public Water Supplies
Source: Department of Health, Office of Water Programs
Telephone: 804-786-1756

OTHER STATE DATABASE INFORMATION

Virginia Oil and Gas Wells
Source: Department of Mines, Minerals and Energy
Telephone: 804-692-3200
A listing of oil and gas well locations.

RADON

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

EPA Region 3 Statistical Summary Readings
Source: Region 3 EPA
Telephone: 215-814-2082
Radon readings for Delaware, D.C., Maryland, Pennsylvania, Virginia and West Virginia.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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Dickinson/Ware Parcels - Mineral
446 New Bridge Road
Mineral, VA 23117

Inquiry Number: 7921245.2s
March 20, 2025

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet

EDR® Environmental Data Resources Inc

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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The EDR Vapor Encroachment Worksheet enables EDR's customers to make certain online modifications that effects maps, text and calculations contained in this Report. As a result, maps, text and calculations contained in this Report may have been so modified. EDR has not taken any action to verify any such modifications, and this report and the findings set forth herein must be read in light of this fact. Environmental Data Resources shall not be responsible for any customer's decision to include or not include in any final report any records determined to be within the relevant minimum search distances.

This report contains information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANYSUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES.ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this report "AS IS". Any analyses, estimates, ratings, or risk codes provided in this report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can produce information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by EDR. The report was designed to assist parties seeking to meet the search requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600).

STANDARD ENVIRONMENTAL RECORDS	Default Area of Concern (Miles)*	property	1/10	> 1/10
Lists of Federal NPL (Superfund) sites	1.0	0	0	0
Lists of Federal Delisted NPL sites	1.0	0	0	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders	0.5	0	0	0
Lists of Federal CERCLA sites with NFRAP	0.5	0	0	0
Lists of Federal RCRA facilities undergoing Corrective Action	1.0	0	0	0
Lists of Federal RCRA TSD facilities	0.5	0	0	0
Lists of Federal RCRA generators	0.25	0	0	0
Federal institutional controls / engineering controls registries	0.5	0	0	0
Federal ERNS list	property	0	-	-
Lists of state- and tribal (Superfund) equivalent sites	not searched	-	-	-
Lists of state- and tribal hazardous waste facilities	1.0	0	0	0
Lists of state and tribal landfills and solid waste disposal facilities	0.5	0	0	0
Lists of state and tribal leaking storage tanks	0.5	0	0	0
Lists of state and tribal registered storage tanks	0.25	0	0	0
State and tribal institutional control / engineering control registries	0.5	0	0	0
Lists of state and tribal voluntary cleanup sites	0.5	0	0	0
Lists of state and tribal brownfield sites	0.5	0	0	0

ADDITIONAL ENVIRONMENTAL RECORDS				
Local Brownfield lists	0.5	0	0	0
Local Lists of Landfill / Solid Waste Disposal Sites	0.5	0	0	0
Local Lists of Hazardous waste / Contaminated Sites	property	0	-	-
Local Lists of Registered Storage Tanks	not searched	-	-	-
Local Land Records	property	0	-	-
Records of Emergency Release Reports	property	0	-	-
Other Ascertainable Records	1.0	0	0	0

EDR HIGH RISK HISTORICAL RECORDS				
EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	property	0	-	-

EXECUTIVE SUMMARY

EDR RECOVERED GOVERNMENT ARCHIVES

EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	property	0	-	-

*The Default Area of Concern may be adjusted by the environmental professional using experience and professional judgement. Each category may include several databases, and each database may have a different distance. A list of individual databases is provided at the back of this report.

EXECUTIVE SUMMARY

TARGET PROPERTY INFORMATION

ADDRESS

DICKINSON/WARE PARCELS - MINERAL
446 NEW BRIDGE ROAD
MINERAL, VA 23117

COORDINATES

Latitude (North):	38.07307 - 38° 4′ 23.053894″
Longitude (West):	77.873466 - 77° 52′ 24.47937″
Elevation:	409 ft. above sea level

EXECUTIVE SUMMARY

SEARCH RESULTS

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Name	Address	Dist/Dir	Map ID	Page
Not Reported				

ADDITIONAL ENVIRONMENTAL RECORDS

Name	Address	Dist/Dir	Map ID	Page
Not Reported				

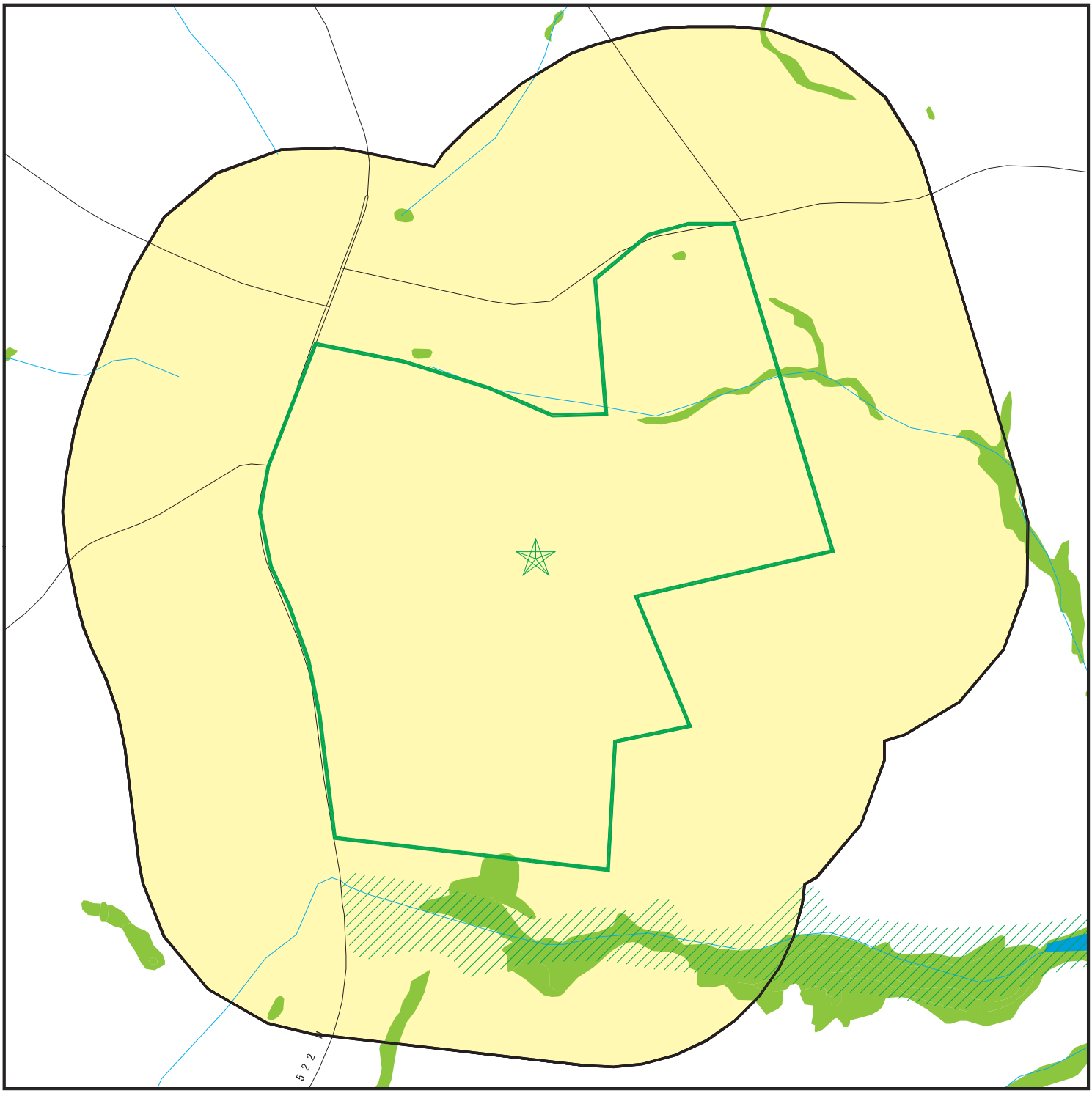
EDR HIGH RISK HISTORICAL RECORDS

Name	Address	Dist/Dir	Map ID	Page
Not Reported				

EDR RECOVERED GOVERNMENT ARCHIVES

Name	Address	Dist/Dir	Map ID	Page
Not Reported				

PRIMARY MAP - 7921245.2S



Target Property
Sites at elevations higher than or equal to the target property
Sites at elevations lower than the target property
Manufactured Gas Plants
National Priority List Sites
Dept. Defense Sites

0 300 1/3 1/2 Miles

Indian Reservations BIA
Special Flood Hazard Area (1%)
0.2% Annual Chance Flood Hazard
National Wetland Inventory

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Dickinson/Ware Parcels - Mineral	CLIENT:	Meridian Environmental
ADDRESS:	446 New Bridge Road Mineral VA 23117	CONTACT:	Jim Obrien
		INQUIRY #:	7921245.2s
LAT/LONG:	38.07307 / 77.873466	DATE:	March 10, 2025 4:45 pm

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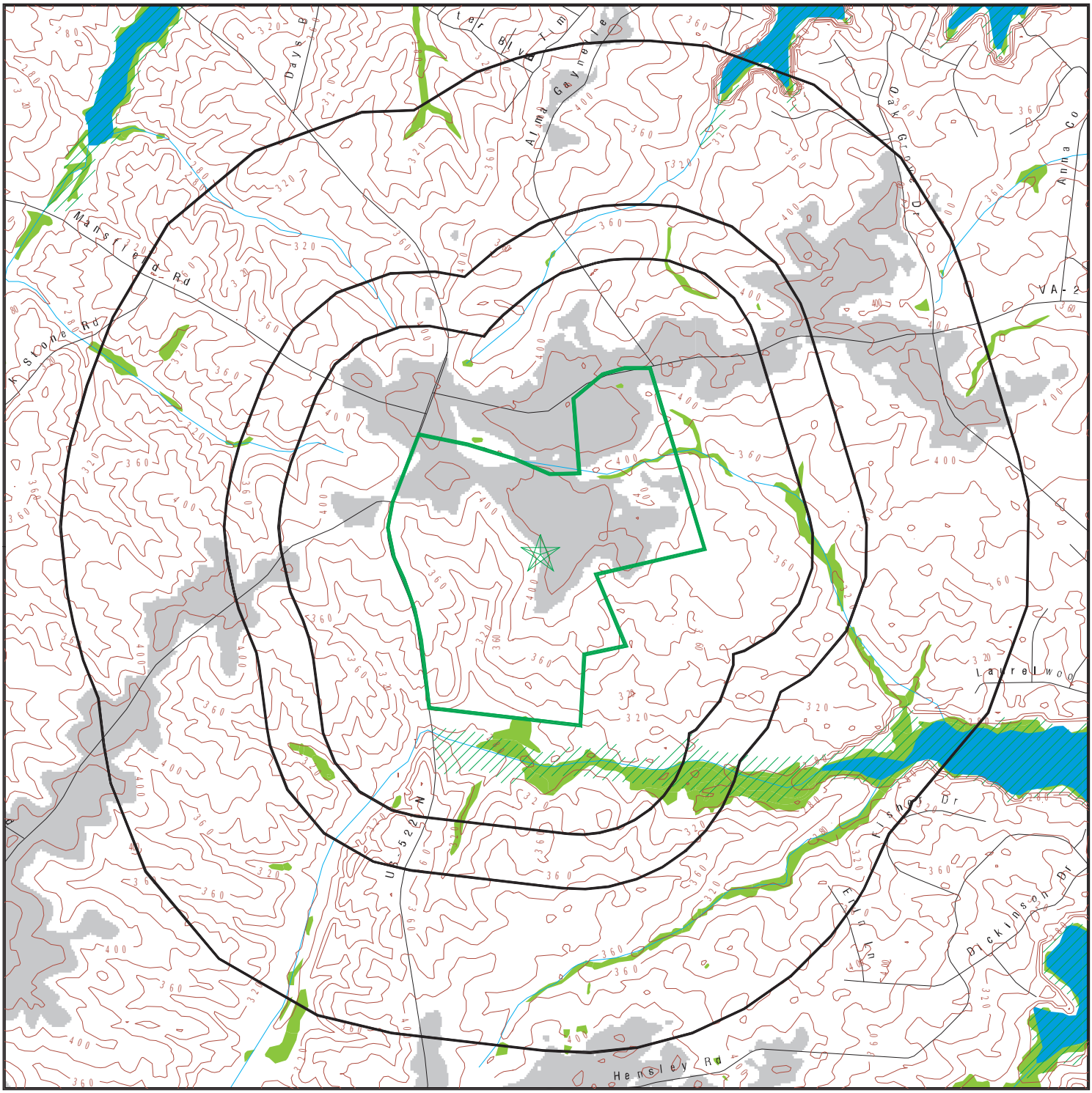
SECONDARY MAP - 7921245.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- Upgradient Area

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Dickinson/Ware Parcels - Mineral	CLIENT: Meridian Environmental
ADDRESS: 446 New Bridge Road Mineral VA 23117	CONTACT: Jim Obrien
LAT/LONG: 38.07307 / 77.873466	INQUIRY #: 7921245.2s DATE: March 10, 2025 4:45 pm

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MAP FINDINGS

LEGEND

FACILITY NAME **FACILITY ADDRESS, CITY, ST, ZIP**			EDR SITE ID NUMBER
◆ **MAP ID#**	Direction Distance Range Relative Elevation	(Distance feet / miles) Feet Above Sea Level	ASTM 2600 Record Sources found in this report. Each database searched has been assigned to one or more categories. For detailed information about categorization, see the section of the report Records Searched and Currency.

Worksheet:

Comments:

Comments may be added on the online Vapor Encroachment Worksheet.

DATABASE ACRONYM: Applicable categories (A hoverbox with database description).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
ENVIRONMENTAL RECORDS						
Federal NPL site list						
US	NPL	National Priority List	EPA	12/19/2024	01/02/2025	01/21/2025
US	Proposed NPL	Proposed National Priority List Sites	EPA	12/19/2024	01/02/2025	01/21/2025
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
Federal CERCLIS list						
US	SEMS	Superfund Enterprise Management System	EPA	12/19/2024	01/02/2025	01/21/2025
Federal RCRA CORRACTS facilities list						
US	CORRACTS	Corrective Action Report	EPA	02/17/2025	02/19/2025	03/06/2025
Federal RCRA TSD facilities list						
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	02/17/2025	02/19/2025	03/06/2025
Federal RCRA generators list						
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	02/17/2025	02/19/2025	03/06/2025
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	02/17/2025	02/19/2025	03/06/2025
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	02/17/2025	02/19/2025	03/06/2025
Federal institutional controls / engineering controls registries						
US	LUCIS	Land Use Control Information System	Department of the Navy	11/11/2024	11/25/2024	02/18/2025
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	11/04/2024	11/15/2024	02/11/2025
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	11/04/2024	11/15/2024	02/11/2025
Federal ERNS list						
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	12/03/2024	12/11/2024	02/18/2025
State and tribal - equivalent CERCLIS						
VA	SHWS	This state does not maintain a SHWS list. See the Federal CE	Department of Environmental Quality			
State and tribal landfill / solid waste disposal						
VA	SWF/LF	Solid Waste Management Facilities	Department of Environmental Quality	11/21/2024	11/25/2024	02/19/2025
State and tribal leaking storage tank lists						
VA	LUST REG SC	Leaking Underground Storage Tanks	Department of Environmental Quality, South Ce	09/06/2013	09/06/2013	09/17/2013
VA	LUST REG NO	Leaking Underground Storage Tank Tracking Database	Department of Environmental Quality Northern	05/18/2004	05/22/2004	07/09/2004
VA	LUST REG PD	Leaking Underground Storage Tank Sites	Department of Environmental Quality Piedmont	12/02/2014	12/04/2014	01/16/2015
VA	LUST REG SW	Leaking Underground Storage Tank Database	Department of Environmental Quality Southwest	07/15/2013	07/18/2013	09/16/2013
VA	LUST REG TD	Leaking Underground Storage Tank Sites	Department of Environmental Quality Tidewater	06/30/2013	07/05/2013	09/16/2013
VA	LUST REG VA	Leaking Underground Storage Tank List	Department of Environmental Quality Valley Re	12/06/2011	12/08/2011	01/16/2012
VA	LUST REG WC	Leaking Underground Storage Tank List	Department of Environmental Quality West Cent	06/04/2015	06/05/2015	07/07/2015
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	05/07/2024	05/30/2024	08/28/2024
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/11/2024	05/30/2024	08/28/2024
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	05/07/2024	05/30/2024	08/28/2024

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	05/07/2024	05/30/2024	08/28/2024
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	05/07/2024	05/30/2024	08/28/2024
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	05/07/2024	05/30/2024	08/28/2024
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	05/07/2024	05/30/2024	08/28/2024
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	05/07/2024	05/30/2024	08/28/2024
VA	LTANKS	Leaking Petroleum Storage Tanks	Department of Environmental Quality	11/01/2024	11/18/2024	02/12/2025
State and tribal registered storage tank lists						
VA	UST	Registered Petroleum Storage Tanks	Department of Environmental Quality	11/04/2024	11/18/2024	02/12/2025
VA	AST	Registered Petroleum Storage Tanks	Department of Environmental Quality	11/04/2024	11/18/2024	02/12/2025
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	05/14/2024	05/30/2024	08/28/2024
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	05/14/2024	05/30/2024	08/28/2024
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/11/2024	05/30/2024	08/28/2024
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	05/14/2024	05/30/2024	08/28/2024
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	05/14/2024	05/30/2024	08/28/2024
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	05/14/2024	05/30/2024	08/28/2024
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	05/14/2024	05/30/2024	08/28/2024
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	05/14/2024	05/30/2024	08/28/2024
US	FEMA UST	Underground Storage Tank Listing	FEMA	08/12/2024	10/30/2024	01/14/2025
State and tribal institutional control / engineering control registries						
VA	ENG CONTROLS	Engineering Controls Sites Listing	Department of Environmental Quality	09/26/2024	10/03/2024	12/20/2024
VA	INST CONTROL	Voluntary Remediation Program Database	Department of Environmental Quality	09/26/2024	10/03/2024	12/20/2024
State and tribal voluntary cleanup sites						
VA	VRP	Voluntary Remediation Program	Department of Environmental Quality	09/26/2024	10/03/2024	12/20/2024
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
State and tribal Brownfields sites						
VA	BROWNFIELDS	Brownfields Site Specific Assessments	Department of Environmental Quality	09/19/2024	10/17/2024	01/09/2025
Other Records						
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	09/30/2024	10/09/2024	01/10/2025
US	ROD	Records Of Decision	EPA	01/29/2025	02/03/2025	02/27/2025
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	12/19/2024	01/02/2025	01/21/2025
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	EPA WATCH LIST	EPA Watch List	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2023	10/16/2024	01/14/2025
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	02/17/2025	02/19/2025	03/06/2025
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	12/19/2024	01/02/2025	01/21/2025
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	03/03/2023	03/03/2023	06/09/2023
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	07/30/2021	02/03/2023	02/10/2023
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	05/20/2024	08/19/2024	10/09/2024
US	Delisted NPL	National Priority List Deletions	EPA	12/19/2024	01/02/2025	01/21/2025
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	12/19/2024	01/02/2025	01/21/2025
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	02/17/2025	02/19/2025	03/06/2025
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	12/10/2024	12/11/2024	02/27/2025
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	10/04/2024	10/16/2024	12/06/2024
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	05/20/2024	08/19/2024	10/09/2024
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	09/09/2024	09/11/2024	12/06/2024
US	DOD	Department of Defense Sites	USGS	06/07/2021	07/13/2021	03/09/2022
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	10/01/2024	11/12/2024	01/21/2025
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	02/12/2025	02/12/2025	02/27/2025
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	10/01/2024	10/02/2024	10/09/2024
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	11/01/2024	11/18/2024	02/11/2025
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	05/02/2024	08/20/2024	10/09/2024
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	PRP	Potentially Responsible Parties	EPA	09/19/2023	10/03/2023	10/19/2023
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2023	02/11/2025	02/18/2025
US	TSCA	Toxic Substances Control Act	EPA	12/31/2020	06/14/2022	03/24/2023
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	SSTS	Section 7 Tracking Systems	EPA	10/15/2024	10/16/2024	01/14/2025
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	PADS	PCB Activity Database System	EPA	07/01/2024	10/02/2024	01/10/2025
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	10/12/2024	10/17/2024	11/19/2024
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	FINDS	Facility Index System/Facility Registry System	EPA	11/11/2024	11/20/2024	02/18/2025
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RMP	Risk Management Plans	Environmental Protection Agency	10/01/2024	10/23/2024	01/14/2025
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2023	02/19/2025	03/07/2025
US	PWS	Public Water System Data	EPA	12/17/2013	01/09/2014	10/15/2014
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	02/07/2024	11/13/2024	11/19/2024
US	ABANDONED MINES	Abandoned Mines	Department of Interior	12/10/2024	12/11/2024	02/18/2025
VA	AIRS	Permitted Airs Facility List	Department of Environmental Quality	12/10/2024	12/12/2024	03/05/2025
VA	CEDS	Comprehensive Environmental Data System	Department of Environmental Quality	11/21/2024	11/25/2024	02/18/2025
VA	COAL ASH	Coal Ash Disposal Sites	Department of Environmental Protection	11/21/2024	11/25/2024	02/18/2025
VA	DRYCLEANERS	Drycleaner List	Department of Environmental Quality	09/25/2024	10/03/2024	12/20/2024
VA	ENFORCEMENT	Enforcement Actions Data	Department of Environmental Quality	09/19/2024	09/26/2024	09/30/2024
VA	FIN ASSURANCE 1	Financial Assurance Information Listing	Department of Environmental Quality	10/24/2024	10/25/2024	01/09/2025
VA	FIN ASSURANCE 2	Financial Assurance Information listing	Department of Environmental Quality	10/21/2024	10/22/2024	01/09/2025

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
VA	SPILLS	Prep/Spills Database Listing	Department of Environmental Quality	11/18/2024	11/18/2024	02/12/2025
VA	SPILLS BRL	Prep/Spills Database Listing	DEQ, Blue Ridge Regional Office	09/18/2009	09/18/2009	10/06/2009
VA	SPILLS NO	PREP Database	Department of Environmental Quality, Northern	09/23/2009	09/29/2009	10/30/2009
VA	SPILLS PC	Pollution Complaint Database	Department of Environmental Quality	06/01/1996	10/22/1996	11/21/1996
VA	SPILLS PD	PREP Database	Department of Environmental Quality, Piedmont	10/20/2009	10/29/2009	12/03/2009
VA	SPILLS SW	Reportable Spills	Department of Environmental Quality, Southwes	01/21/2010	01/22/2010	02/16/2010
VA	SPILLS TD	PREP Database	Department of Environmental Quality, Tidewate	09/17/2009	09/23/2009	10/06/2009
VA	SPILLS VA	PREP Database	Department of Environmental Quality, Valley R	08/08/2012	08/09/2012	10/05/2012
VA	SPILLS WC	Prep Database	Department of Environmental Quality, West Cen	09/21/2009	09/29/2009	10/30/2009
VA	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	09/01/2012	01/03/2013	02/15/2013
VA	TIER 2	Tier 2 Information Listing	Department of Environmental Quality	12/31/2023	12/09/2024	03/04/2025
VA	UIC	Underground Injection Control Wells	Department of Mines, Minerals and Energy	10/09/2024	10/09/2024	10/16/2024
US	PCS	Permit Compliance System	EPA, Office of Water	12/16/2016	01/06/2017	03/10/2017
US	UST FINDER RELEASE	UST Finder Releases Database	Environmental Protecton Agency	06/08/2023	10/31/2023	01/18/2024
US	UST FINDER	UST Finder Database	Environmental Protection Agency	06/08/2023	10/04/2023	01/18/2024
US	PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing	Environmental Protection Agency	12/30/2024	01/02/2025	01/10/2025
VA	PFAS	Per- and Polyfluoroalkyl Substances	Department of Environmental Quality	10/01/2024	10/09/2024	12/26/2024
US	PFAS TRIS	List of PFAS Added to the TRI	Environmental Protection Agency	12/30/2024	01/02/2025	01/10/2025
US	PFAS NPL	Superfund Sites with PFAS Detections Information	Environmental Protection Agency	12/30/2024	01/02/2025	01/10/2025
US	E MANIFEST	Hazardous Waste Electronic Manifest System	Environmental Protection Agency	09/16/2024	09/17/2024	12/20/2024
US	PFAS PROJECT	NORTHEASTERN UNIVERSITY PFAS PROJECT	Social Science Environmental Health Research	05/19/2023	04/05/2024	06/06/2024
US	PFAS NPDES	Clean Water Act Discharge Monitoring Information	Environmental Protection Agency	12/30/2024	01/02/2025	01/14/2025
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	11/08/2024	11/08/2024	01/14/2025
US	PFAS FEDERAL SITES	Federal Sites PFAS Information	Environmental Protection Agency	12/30/2024	01/02/2025	01/10/2025
US	PFAS ECHO FIRE TRAIN	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	12/30/2024	01/02/2025	01/10/2025
US	PFAS PT 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing	Environmental Protection Agency	12/30/2024	01/02/2025	01/10/2025
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	12/21/2024	12/27/2024	01/10/2025
US	PFAS WQP	Ambient Environmental Sampling for PFAS	Environmental Protection Agency	12/13/2024	01/02/2025	01/10/2025
US	PFAS TSCA	PFAS Manufacture and Imports Information	Environmental Protection Agency	12/30/2024	01/02/2025	01/10/2025
US	PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	12/30/2024	01/02/2025	01/10/2025
US	MINES MRDS	Mineral Resources Data System	USGS	06/04/2024	11/22/2024	02/18/2025
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	11/20/2024	12/18/2024	12/20/2024
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
US	PFAS ATSDR	PFAS Contamination Site Location Listing	Department of Health & Human Services	06/24/2020	03/17/2021	11/08/2022
US	UXO	Unexploded Ordnance Sites	Department of Defense	09/06/2023	09/13/2023	12/11/2023
US	BIOSOLIDS	ICIS-NPDES Biosolids Facility Data	Environmental Protection Agency	10/13/2024	10/16/2024	10/23/2024
US	AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing	Environmental Protection Agency	12/30/2024	01/02/2025	01/10/2025

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
HISTORICAL USE RECORDS						
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
VA	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Environmental Quality		07/01/2013	01/20/2014
VA	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Environmental Quality		07/01/2013	01/15/2014

STREET AND ADDRESS INFORMATION

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SUPPLEMENT 3

Historical Research Documentation

Dickinson/Ware Parcels - Mineral

446 New Bridge Road

Mineral, VA 23117

Inquiry Number: 7921245.8

March 11, 2025

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

03/11/25

Site Name:

Dickinson/Ware Parcels - Mine
446 New Bridge Road
Mineral, VA 23117
EDR Inquiry # 7921245.8

Client Name:

Meridian Environmental
7023 Benhall Cir
Glen Allen, VA 23059
Contact: Jim Obrien

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	*Scale*	*Details*	*Source*
2018	1"=875'	Flight Year: 2018	USDA/NAIP
2014	1"=875'	Flight Year: 2014	USDA/NAIP
2011	1"=875'	Flight Year: 2011	USDA/NAIP
2008	1"=875'	Flight Year: 2008	USDA/NAIP
2005	1"=875'	Flight Year: 2005	USDA/NAIP
1994	1"=875'	Acquisition Date: March 12, 1994	USGS/DOQQ
1983	1"=875'	Flight Date: October 28, 1983	USGS
1977	1"=875'	Flight Date: March 22, 1977	USGS
1973	1"=875'	Flight Date: April 01, 1973	USGS
1966	1"=875'	Flight Date: March 29, 1966	USGS
1963	1"=875'	Flight Date: March 04, 1963	USGS
1959	1"=875'	Flight Date: December 14, 1959	USGS

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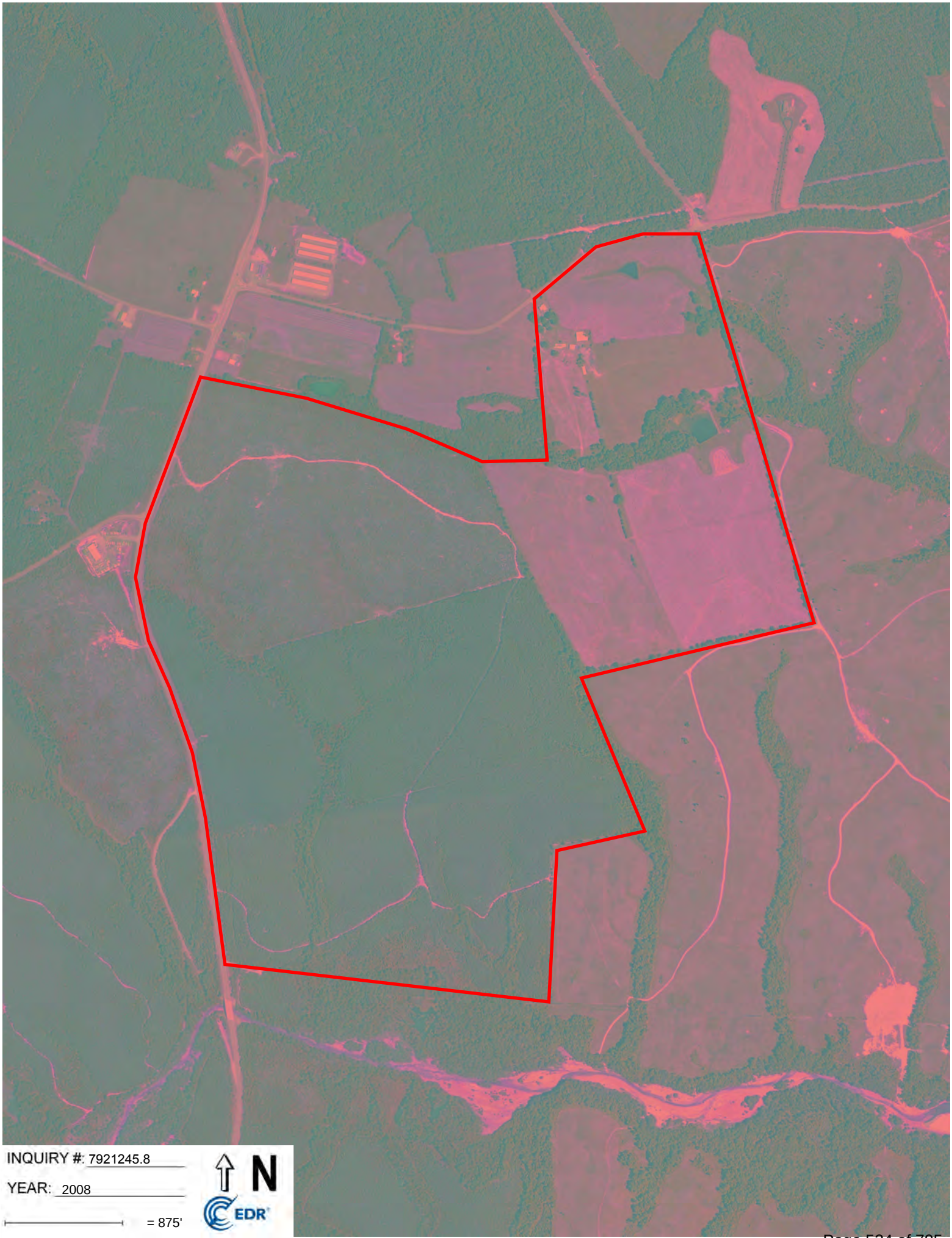
INQUIRY #: 7921245.8
YEAR: 2018
= 875'
N
EDR

INQUIRY #: 7921245.8
YEAR: 2014
= 875'
N
EDR

INQUIRY #: 7921245.8
YEAR: 2011
= 875'
N
EDR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YEAR: 2008
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EDR

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YEAR: 2005
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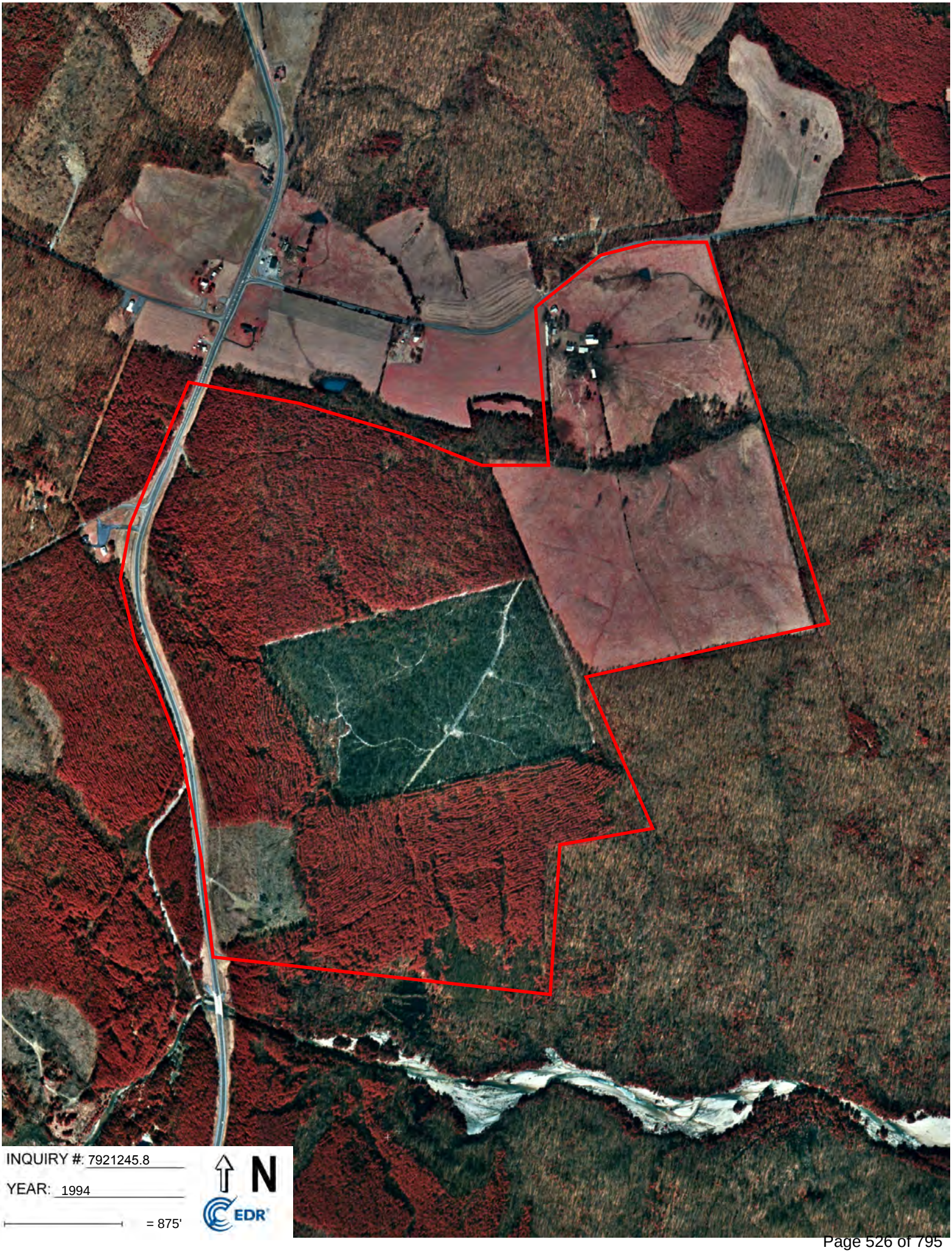
EDR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YEAR: 1994
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EDR

INQUIRY #: 7921245.8

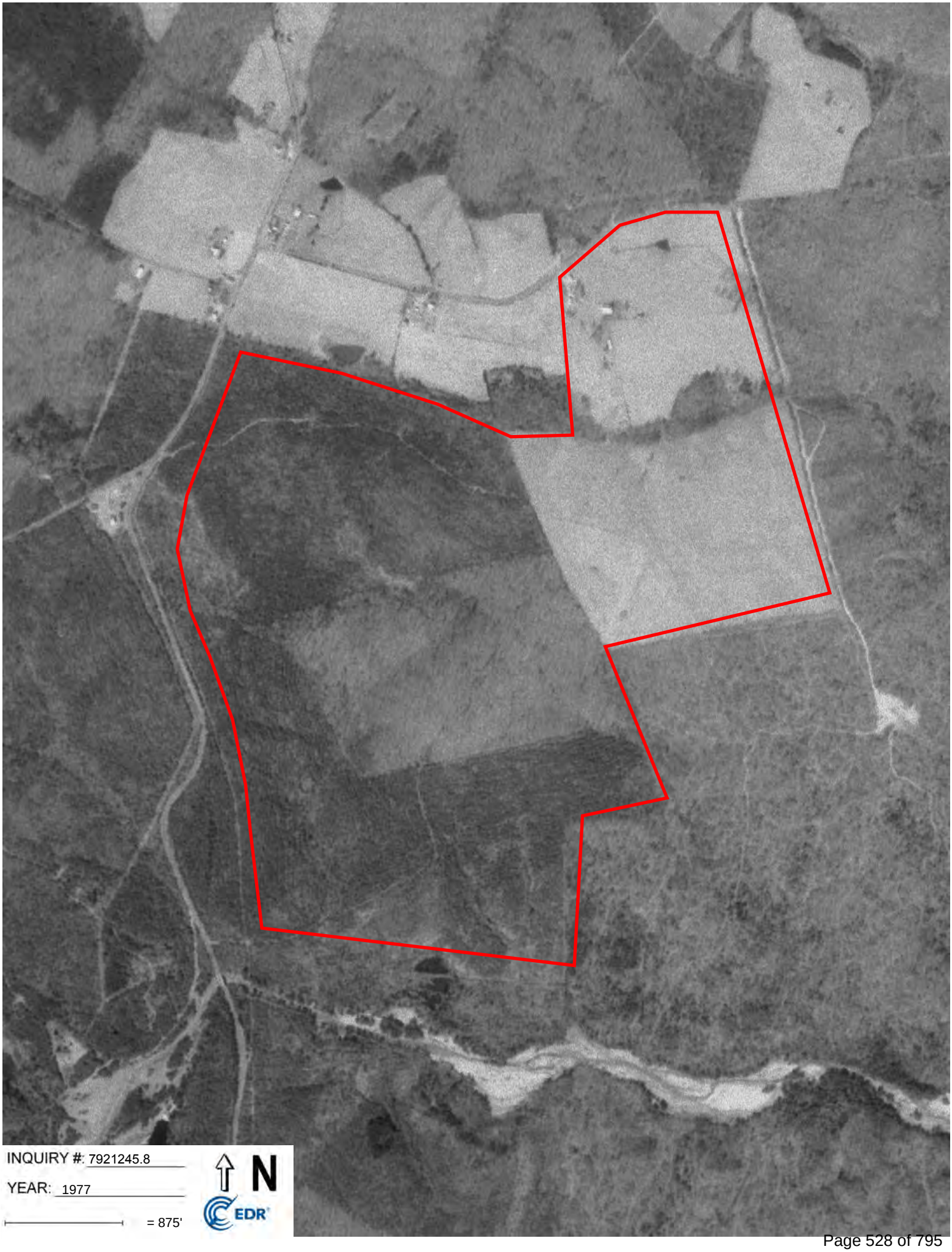
YEAR: 1983

= 875'

N

EDR

Subject boundary not shown because it exceeds image extent or image is not georeferenced.


INQUIRY #: 7921245.8
YEAR: 1977
= 875'
N
EDR

INQUIRY #: 7921245.8
YEAR: 1973
= 875'
N
EDR

INQUIRY #: 7921245.8
YEAR: 1966
= 875'
N
EDR

INQUIRY #: 7921245.8

YEAR: 1963

= 875'

N

EDR

INQUIRY #: 7921245.8
YEAR: 1959
= 875'
N
EDR

Dickinson/Ware Parcels - Mineral

446 New Bridge Road

Mineral, VA 23117

Inquiry Number: 7921245.3

March 10, 2025

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

03/10/25

Site Name:

Dickinson/Ware Parcels - Mine
446 New Bridge Road
Mineral, VA 23117
EDR Inquiry # 7921245.3

Client Name:

Meridian Environmental
7023 Benhall Cir
Glen Allen, VA 23059
Contact: Jim Obrien

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Meridian Environmental were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 2299-4DB8-B15F

PO # NA

Project Dickinson/Ware Parcels-Mineral

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 2299-4DB8-B15F

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Dickinson/Ware Parcels - Mineral

446 New Bridge Road

Mineral, VA 23117

Inquiry Number: 7921245.4

March 10, 2025

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

03/10/25

Site Name:	Client Name:
Dickinson/Ware Parcels - Mine	Meridian Environmental
446 New Bridge Road	7023 Benhall Cir
Mineral, VA 23117	Glen Allen, VA 23059
EDR Inquiry # 7921245.4	Contact: Jim Obrien

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Meridian Environmental were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:		*Coordinates:*	
P.O.#	NA	**Latitude:**	38.07307 38° 4' 23" North
Project:	Dickinson/Ware Parcels-Minera	**Longitude:**	-77.873466 -77° 52' 24" West
		UTM Zone:	Zone 18 North
		UTM X Meters:	247942.35
		UTM Y Meters:	4217821.84
		Elevation:	410.46' above sea level

Maps Provided:

2022	1942
2019	1892
2016	1887
2013	
1983	
1978, 1981	
1973	
1968, 1969	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2022 Source Sheets

Lake Anna West
2022
7.5-minute, 24000

Mineral
2022
7.5-minute, 24000

2019 Source Sheets

Lake Anna West
2019
7.5-minute, 24000

Mineral
2019
7.5-minute, 24000

2016 Source Sheets

Lake Anna West
2016
7.5-minute, 24000

Mineral
2016
7.5-minute, 24000

2013 Source Sheets

Lake Anna West
2013
7.5-minute, 24000

Mineral
2013
7.5-minute, 24000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1983 Source Sheets

Lake Anna West
1983
7.5-minute, 24000
Aerial Photo Revised 1980

1978, 1981 Source Sheets

Lake Anna West
1978
7.5-minute, 24000
Aerial Photo Revised 1977

Mineral
1981
7.5-minute, 24000
Aerial Photo Revised 1973

1973 Source Sheets

Mineral
1973
7.5-minute, 24000
Aerial Photo Revised 1973

Lake Anna West
1973
7.5-minute, 24000
Aerial Photo Revised 1973

1968, 1969 Source Sheets

Contrary Creek
1968
7.5-minute, 24000
Aerial Photo Revised 1966

LAKE ANNA WEST
1968
7.5-minute, 24000

Mineral
1969
7.5-minute, 24000
Aerial Photo Revised 1966

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1942 Source Sheets

Mineral
1942
7.5-minute, 24000
Aerial Photo Revised 1942

Contrary Creek
1942
7.5-minute, 24000
Aerial Photo Revised 1942

1892 Source Sheets

Spotsylvania
1892
30-minute, 125000

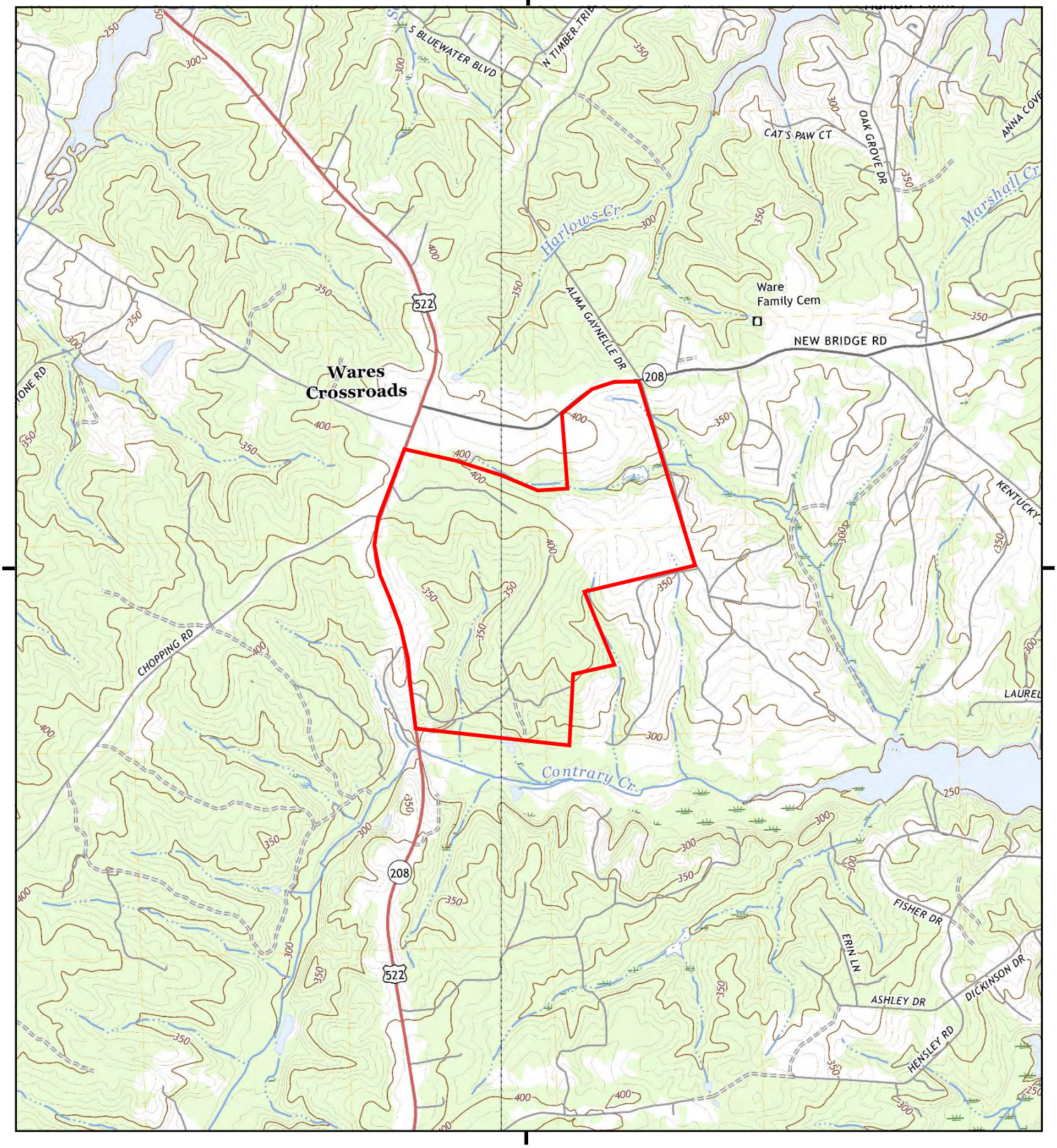
Spottsylvania
1892
30-minute, 125000

1887 Source Sheets

Spottsylvania
1887
30-minute, 125000

Historical Topo Map

2022



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

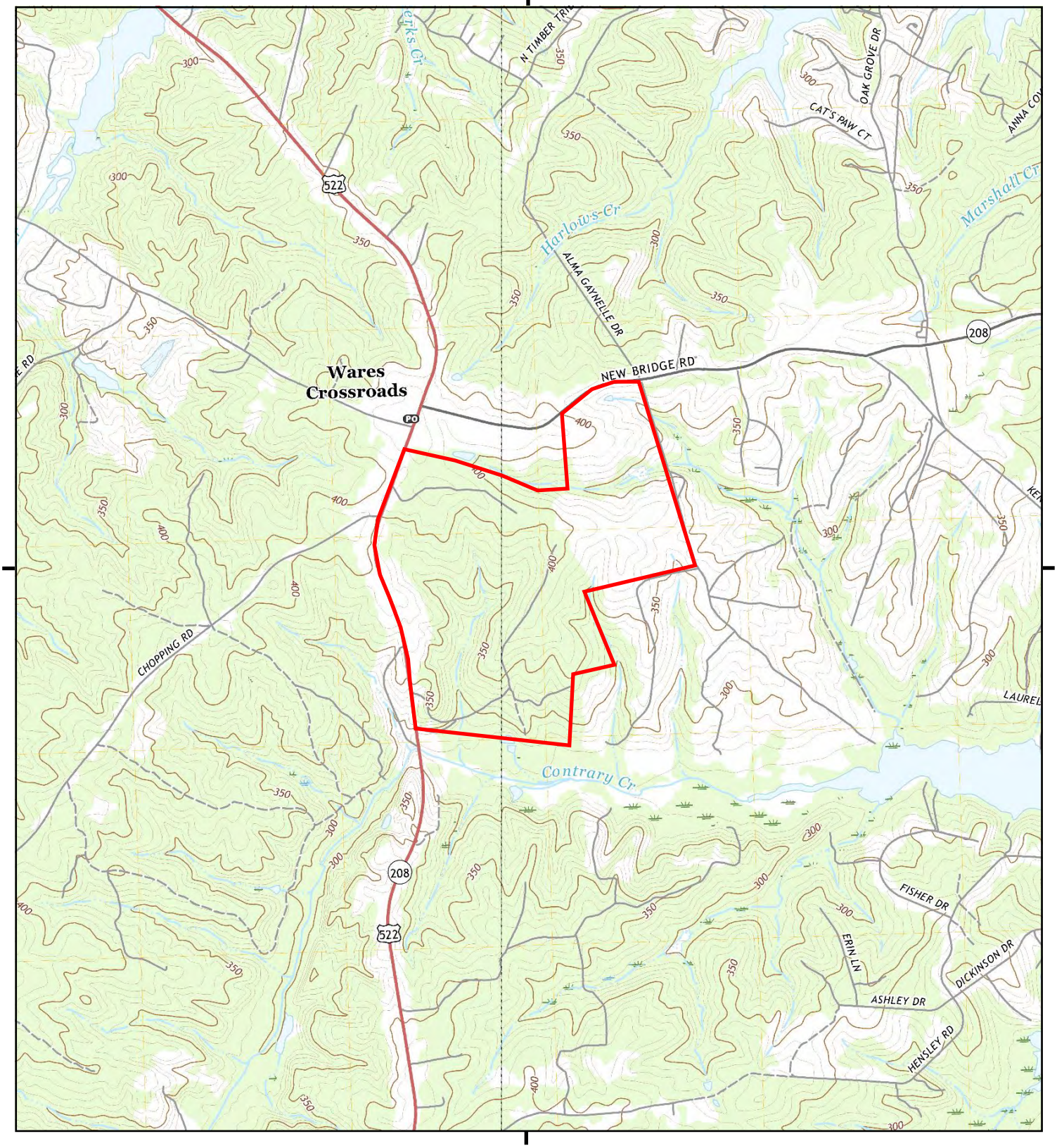
TP, Lake Anna West, 2022, 7.5-minute
W, Mineral, 2022, 7.5-minute

SITE NAME: Dickinson/Ware Parcels - Mineral
ADDRESS: 446 New Bridge Road
Mineral, VA 23117
CLIENT: Meridian Environmental

N

Historical Topo Map

2019



This report includes information from the following map sheet(s).

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NW N NE
W E
SW S SE

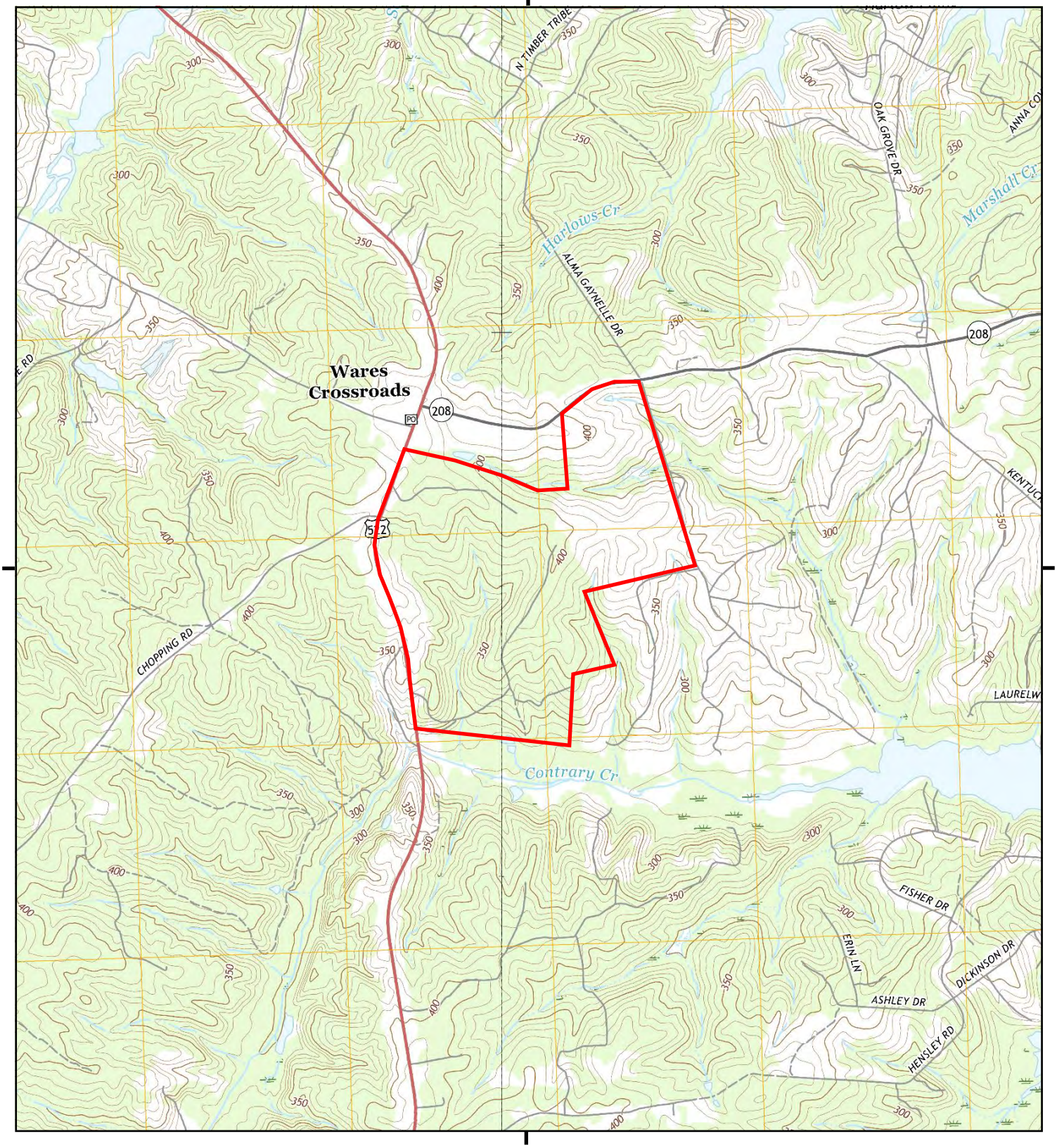
TP, Lake Anna West, 2019, 7.5-minute
W, Mineral, 2019, 7.5-minute

SITE NAME: Dickinson/Ware Parcels - Mineral
ADDRESS: 446 New Bridge Road
Mineral, VA 23117
CLIENT: Meridian Environmental

N

Historical Topo Map

2016



This report includes information from the following map sheet(s).

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NW N NE
W E
SW S SE

TP, Lake Anna West, 2016, 7.5-minute
W, Mineral, 2016, 7.5-minute

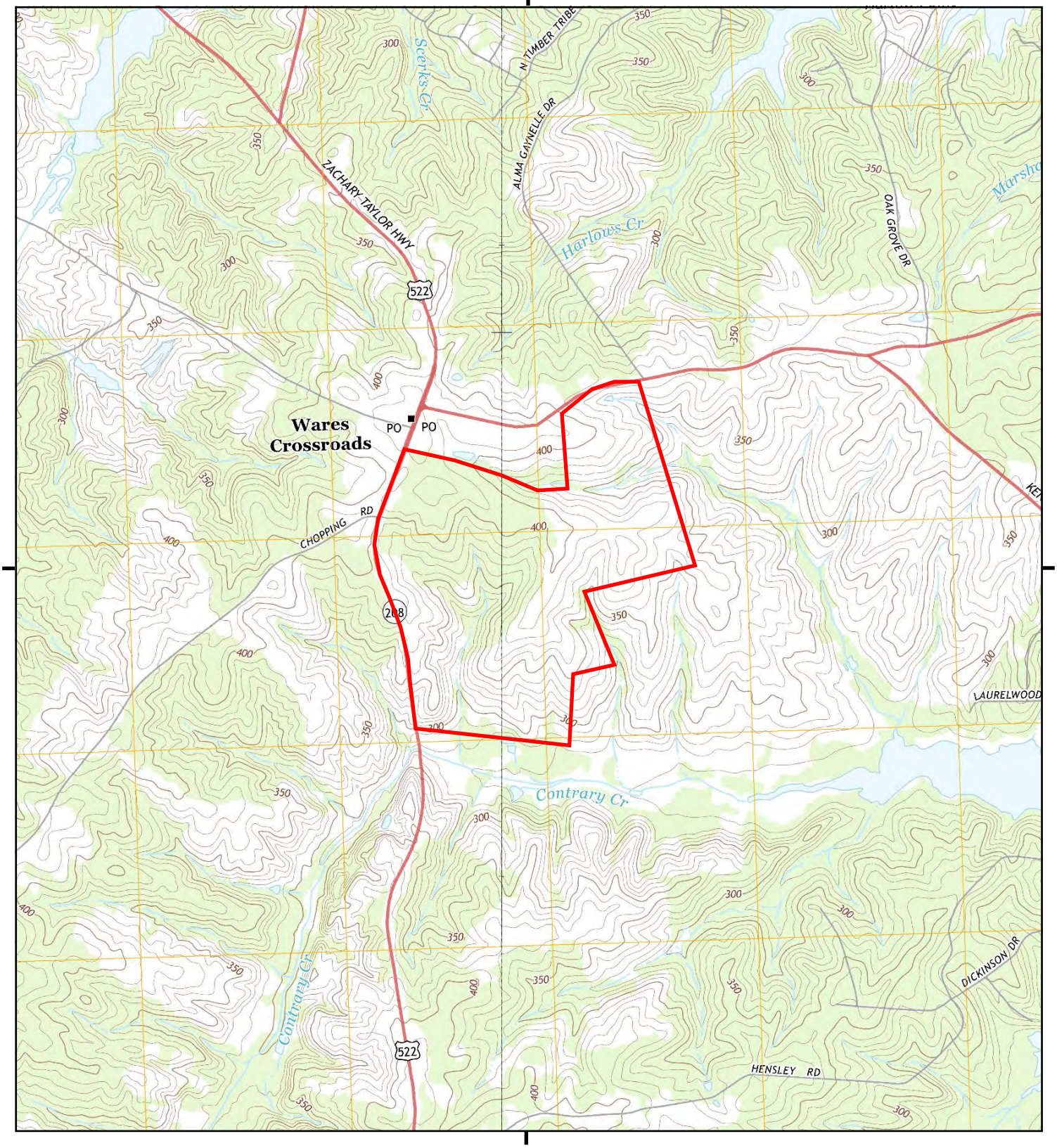
SITE NAME: Dickinson/Ware Parcels - Mineral
ADDRESS: 446 New Bridge Road
Mineral, VA 23117
CLIENT: Meridian Environmental

N

7921245 - 4 page 8

Historical Topo Map

2013



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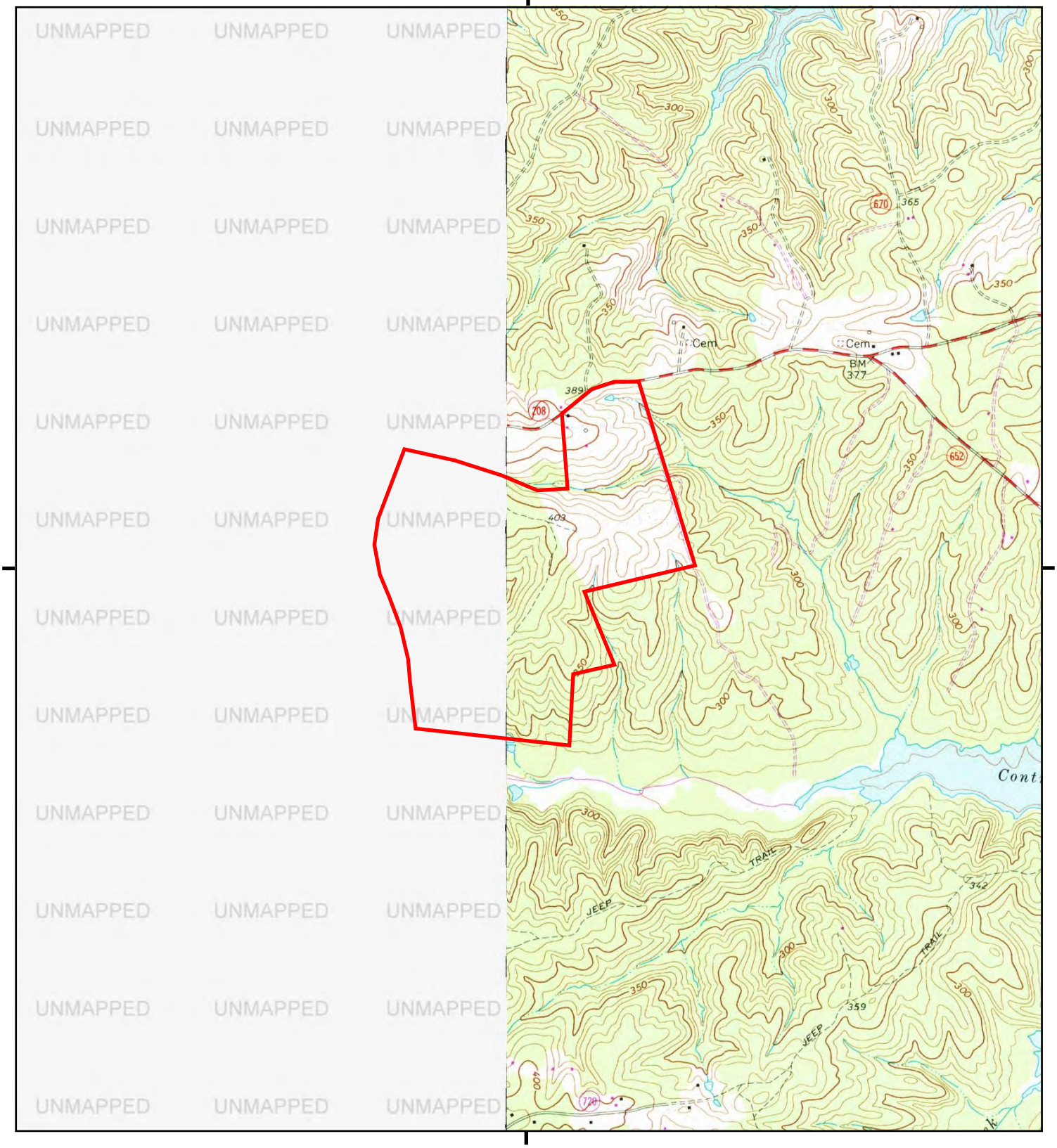
NW N NE
W E
SW S SE

TP, Lake Anna West, 2013, 7.5-minute
W, Mineral, 2013, 7.5-minute

SITE NAME: Dickinson/Ware Parcels - Mineral
ADDRESS: 446 New Bridge Road
Mineral, VA 23117
CLIENT: Meridian Environmental

N

7921245 - 4 page 9



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

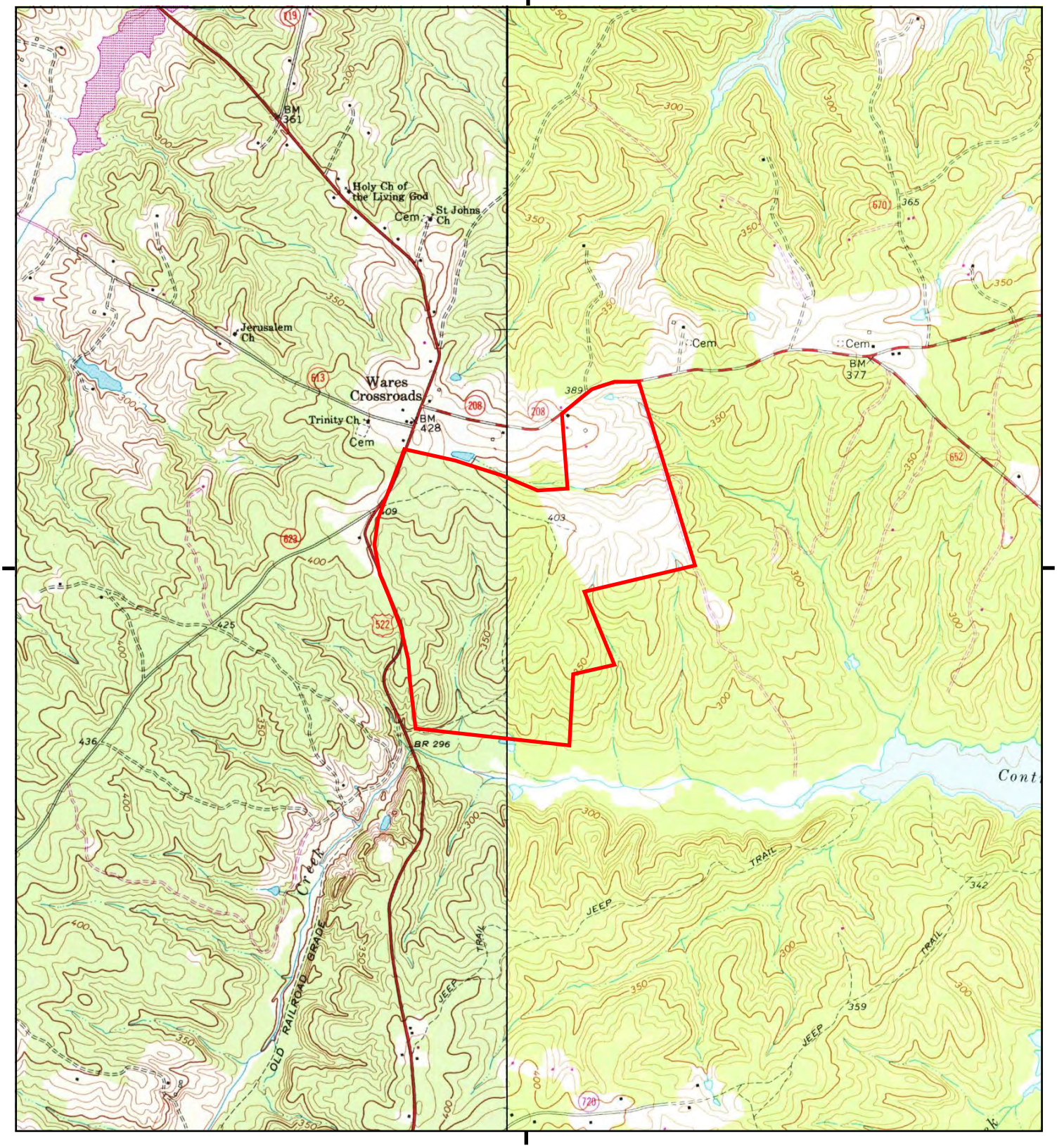
TP, Lake Anna West, 1983, 7.5-minute

SITE NAME: Dickinson/Ware Parcels - Mineral
ADDRESS: 446 New Bridge Road
Mineral, VA 23117
CLIENT: Meridian Environmental

N

Historical Topo Map

1978, 1981



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

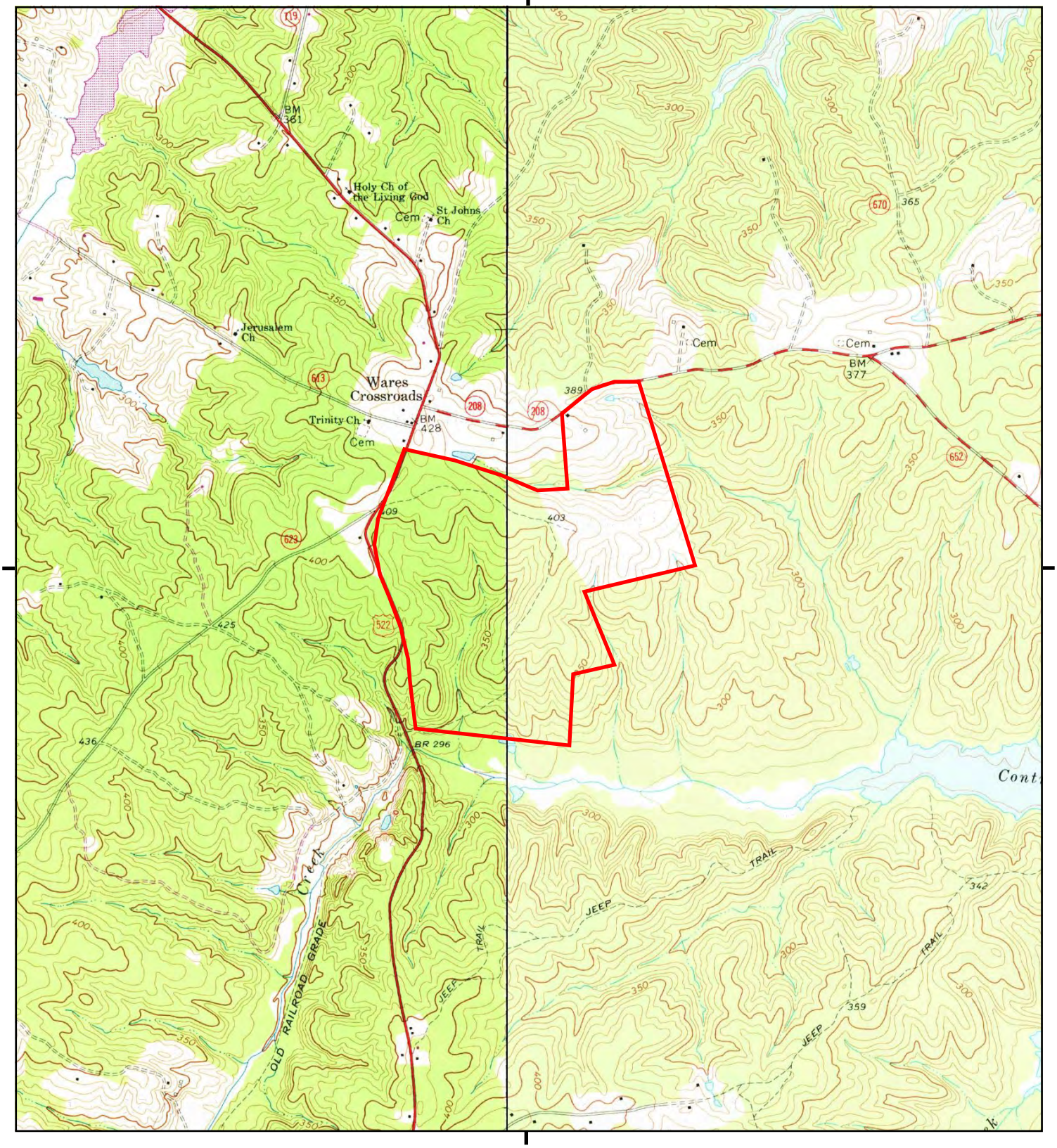
TP, Lake Anna West, 1978, 7.5-minute
W, Mineral, 1981, 7.5-minute

SITE NAME: Dickinson/Ware Parcels - Mineral
ADDRESS: 446 New Bridge Road
Mineral, VA 23117
CLIENT: Meridian Environmental

N

Historical Topo Map

1973



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0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

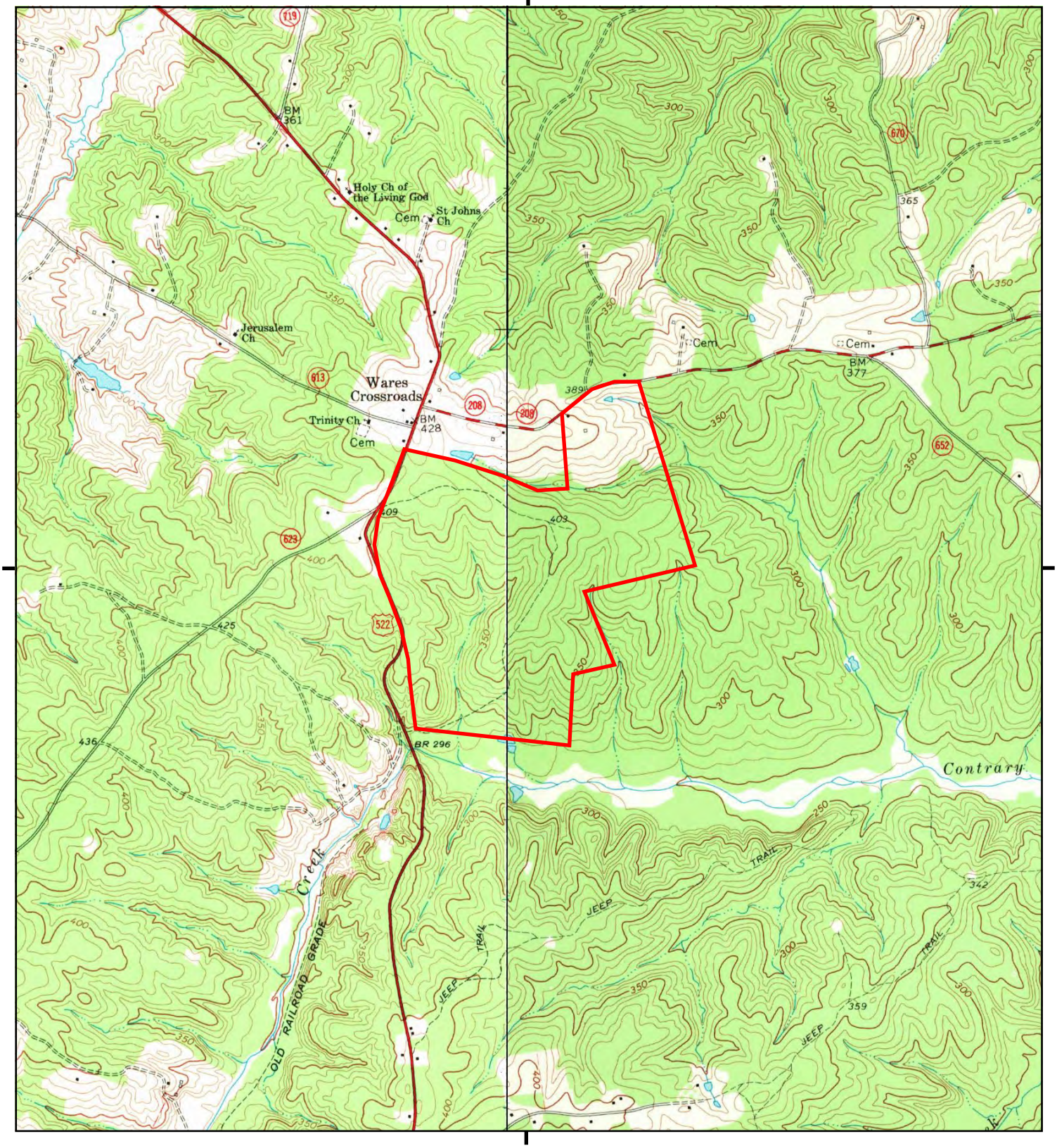
TP, Lake Anna West, 1973, 7.5-minute
W, Mineral, 1973, 7.5-minute

SITE NAME: Dickinson/Ware Parcels - Mineral
ADDRESS: 446 New Bridge Road
Mineral, VA 23117
CLIENT: Meridian Environmental

N

Historical Topo Map

1968, 1969



This report includes information from the following map sheet(s).

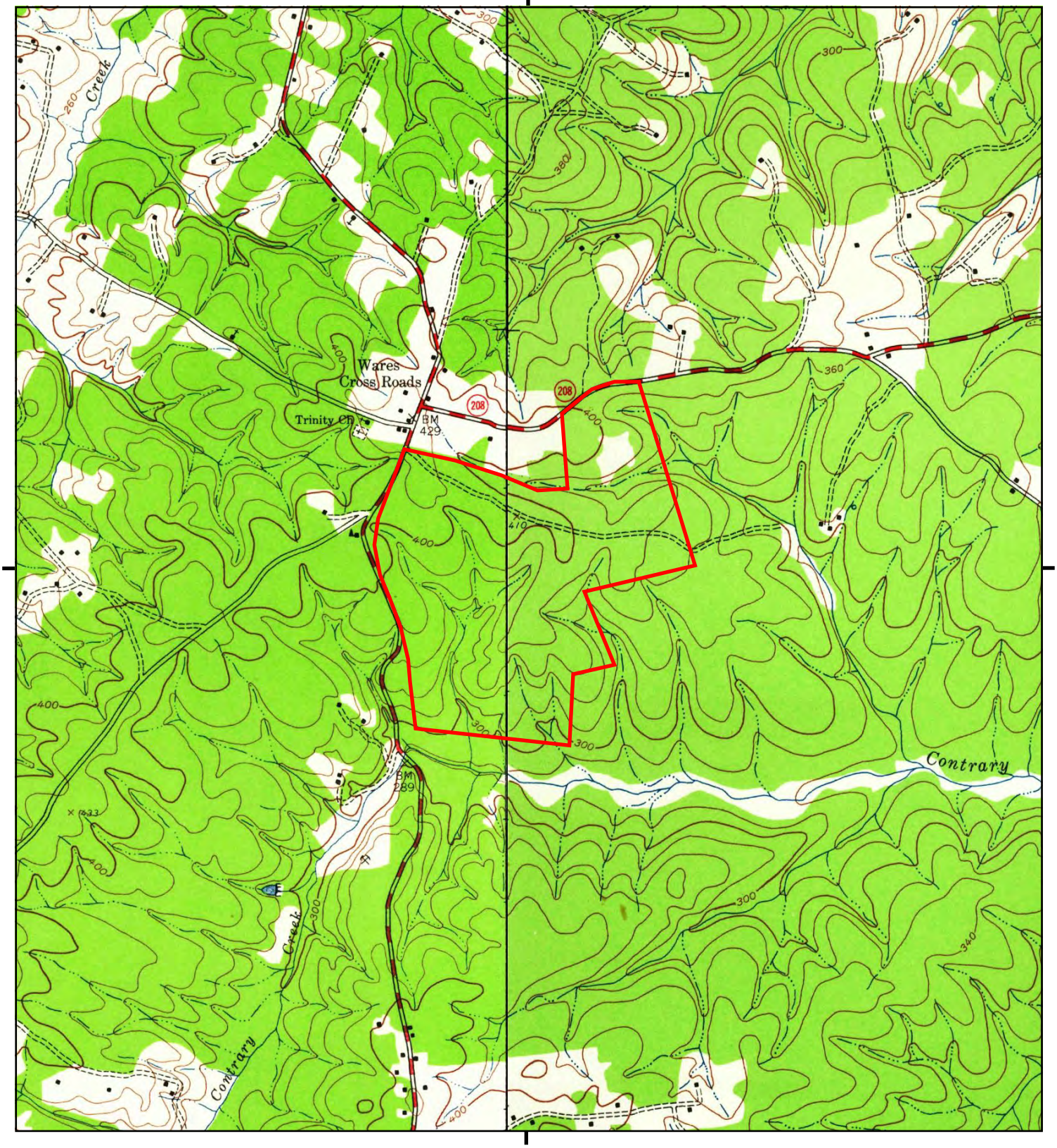
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Contrary Creek, 1968, 7.5-minute
TP, LAKE ANNA WEST, 1968, 7.5-minute
W, Mineral, 1969, 7.5-minute

SITE NAME: Dickinson/Ware Parcels - Mineral
ADDRESS: 446 New Bridge Road
Mineral, VA 23117
CLIENT: Meridian Environmental

N



This report includes information from the following map sheet(s).

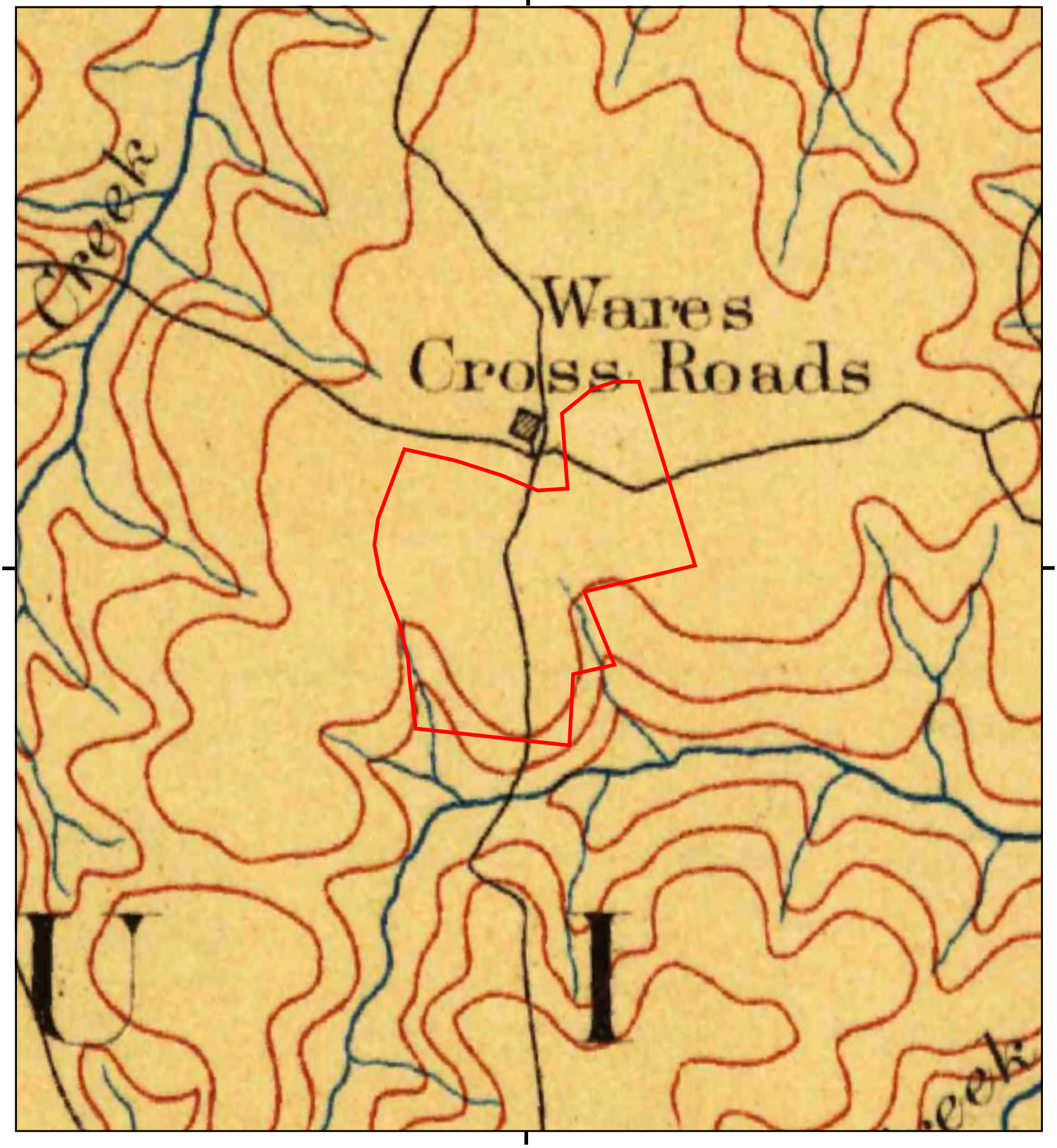
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Contrary Creek, 1942, 7.5-minute
W, Mineral, 1942, 7.5-minute

SITE NAME: Dickinson/Ware Parcels - Mineral
ADDRESS: 446 New Bridge Road
Mineral, VA 23117
CLIENT: Meridian Environmental

N



This report includes information from the following map sheet(s).

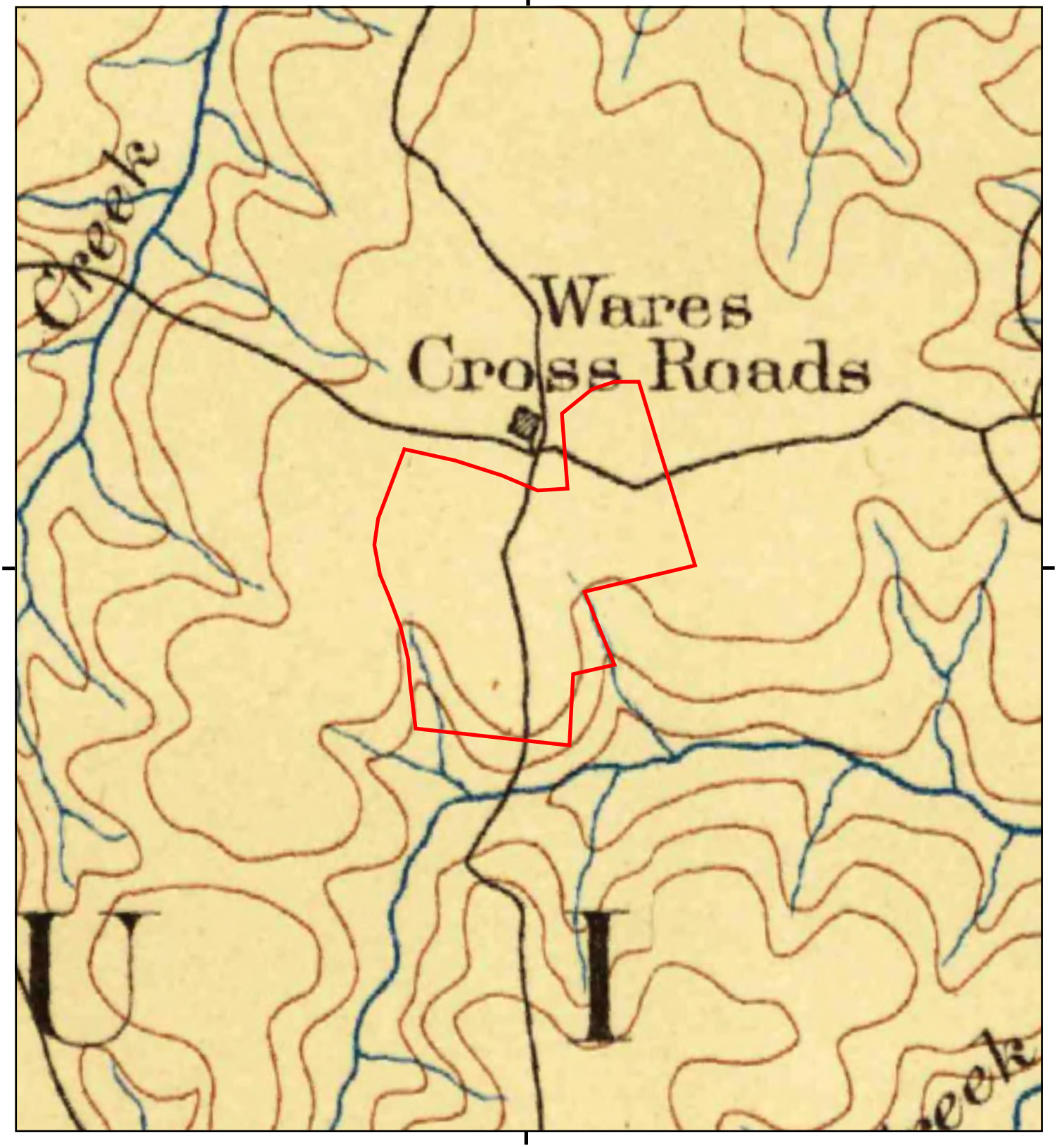
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Spotsylvania, 1892, 30-minute
TP, Spottsylvania, 1892, 30-minute

SITE NAME: Dickinson/Ware Parcels - Mineral
ADDRESS: 446 New Bridge Road
Mineral, VA 23117
CLIENT: Meridian Environmental

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Spottsylvania, 1887, 30-minute

SITE NAME: Dickinson/Ware Parcels - Mineral
ADDRESS: 446 New Bridge Road
Mineral, VA 23117
CLIENT: Meridian Environmental

N

Dickinson/Ware Parcels - Mineral
446 New Bridge Road
Mineral, VA 23117

Inquiry Number: 7921245.5
March 13, 2025

The EDR-City Directory Image Report

Environmental Data Resources Inc
6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available business directory data at approximately five year intervals.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	*Target Street*	*Cross Street*	*Source*
2020	☑	☐	EDR Digital Archive
2017	☑	☐	Cole Information
2014	☑	☐	Cole Information
2010	☑	☐	Cole Information
2005	☑	☐	Cole Information
2000	☑	☐	Cole Information
1995	☐	☐	Cole Information
1992	☐	☐	Cole Information

FINDINGS

TARGET PROPERTY STREET

446 New Bridge Road
Mineral, VA 23117

Year	*CD Image*	*Source*	
NEW BRIDGE RD			
2020	pg A1	EDR Digital Archive	
2017	pg A2	Cole Information	
2014	pg A3	Cole Information	
2010	pg A4	Cole Information	
2005	pg A5	Cole Information	
2000	pg A6	Cole Information	
1995	-	Cole Information	Street not listed in Source
1992	-	Cole Information	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

NEW BRIDGE RD 2020

446	RE/MAX FINEST
1425	FREDERICKSBURG.COM
	LAKE ANNA MINI STORAGE
	LAKE ANNA REALTY
	Luthor Lake
1500	AMERIGAS PROPANE EXCHANGE
	DOLLAR GENERAL
	REDBOX
	WESTERN UNION AGENT LOCATION
1502	Vince Herring
1855	ANNA'S MARINE CTR
2190	Earl Seay
	Lois Godsey
	Lois Seay
2252	Perry Herring
2264	Lee Fielden
	Luther Fielden
	Monica Fielden
2306	Alice Garrison
	Contina Garrison
	Michael Garrison
2332	LAKE ANNA VAPES
2377	Alfred Hairfield
	Berta Hairfield
	Jane Hairfield

Target Street	Cross Street	Source
✓	-	Cole Information

NEW BRIDGE RD 2017

254	BROWN, SUSAN L
446	RE MAX
978	SNYDER VIRGINA PROPERTIES
1425	LAKE ANNA MINI STORAGE
1500	DOLLAR GENERAL STORE
1855	ANNAS MARINE CENTER
2150	FRANCK, JAMES
2190	SEAY, EARL B
2252	TAYLOR, VICKIE
2264	FIELDEN, LUTHER L
2306	GARRISON, MICHAEL A
2486	CAMPBELL, BETTY M

Target Street	Cross Street	Source
✓	-	Cole Information

NEW BRIDGE RD 2014

254	OCCUPANT UNKNOWN,
446	WARE, MARVIN R
1425	LAKE ANNA MINI STORAGE
	LAKE ANNA REALTY
1502	WILLIAMS, MICHAEL
1855	ANNAS MARINE CENTER
2190	SEAY, EARL B
2252	TAYLOR, VICKIE
2257	JAMES, CAROLYN S
2264	FIELDEN, LUTHER L
2306	KNIGHT, LILLIAN P
2444	POLANEC, ERICA L
2486	CAMPBELL, BETTY M

Target Street	Cross Street	Source
✓	-	Cole Information

NEW BRIDGE RD 2010

446	WARE, MARVIN R
821	WHITLOCK, DAVID A
1425	LAKE ANNA MINI STORAGE
	LAKE ANNA REALTY
1502	WILLIAMS, MICHAEL
1855	ANNAS MARINE CTR
2150	FOEMAN, KEVIN
2190	SEAY, EARL B
2199	BLOUNT, WILLIAM
2252	TAYLOR, VICKIE
2257	JAMES, CAROLYN S
2264	FIELDEN, LEE L
2306	KNIGHT, LILLIAN P
2486	CAMPBELL, JIMMY C

Target Street	Cross Street	Source
✓	-	Cole Information

NEW BRIDGE RD 2005

254	BROWN, JAMES M
446	WARE, MARVIN R
1425	LAKE ANNA REALTY
1502	WILLIAMS, MICHAEL
2150	SEAY, JASON
2190	SEAY, EARL B
2199	BLOUNT, WILLIAM
2257	KNIGHT, EDGAR
2264	FIELDEN, LEE L
2306	KNIGHT, LILLIAN P
2332	DOCKSIDE DEVELOPMENT INC
2444	REMMERS, JEFF
2486	CAMPBELL, JIMMY C

Target Street	Cross Street	Source
✓	-	Cole Information

NEW BRIDGE RD 2000

446 WARE, MARVIN R
1425 APPLE HOMES INCORPORATED
LAKE ANNA REALTY
2190 SEAY, EARL B
2264 FIELDEN, LEE
2306 KNIGHT, L P
2332 BAKERS CONSTRUCTION
ILLUSIONS
2444 COLE, MARY V
2486 CAMPBELL, J C

SUPPLEMENT 4

Photographs from Field Visit

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GOPR9270.JPG
March 17, 2025 at 11:35:07
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SUPPLEMENT 5

Interview Details

Interview Notes

INTERVIEW INFORMATION		
Site Name: Dickinson-Ware Parcel Assemblage		**Location:** Mineral, VA
Interview of: Nate Kiser		**With:** RP20 Cutalong Consolidated, LLC
Location: Mineral, VA		**Phone:** 801.592.6517
Communication Type: Email/telephone	**Interviewed By:** Jim O'Brien	**With:** Meridian Environmental Co.
Time: various times		**Date:** March 10, 17 & 25, 2025
Re: Site Questions		
Summary of Interview: Mr. Kiser is Meridian's client contact for this Phase I ESA and the user of the document. Mr. O'Brien received emails to gain Mr. Kiser's knowledge of the property and the proposed development planned by RP10 Cutalong Consolidated, LLC. Additionally, Mr. Kiser did complete the Meridian Environmental Questionnaire and he did provide some general drawings, figures, and information pertaining to the site.		**Conclusions/Action:** None.

INTERVIEW INFORMATION		
Site Name: Dickinson-Ware Parcel Assemblage		**Location:** Mineral, VA
Interview of: Adrianna Waddy-Cowan		**With:** Cowan Realty, Inc
Location: Orange, VA		**Phone:** 540.840.3137
Communication Type: Email	**Interviewed By:** Jim O'Brien	**With:** Meridian Environmental Co.
Time: 1709		**Date:** March 26, 2025
Re: Site Questions		
Summary of Interview: Ms. Waddy-Cowan is the real estate agent for the owners of the Ware Parcel. Mr. O'Brien received her email from Mr. Nate Kiser via email and Mr. O'Brien contacted her with questions pertaining to the parcel with respects to wells, USTs, information about the building, septic system and any other information about the parcel including the property owner information. She confirmed that the property was on a septic system with a drain field, but would have to defer to the owners for any other information. She copied Ms. Kay Watson, owner of the property.		**Conclusions/Action:** None.

INTERVIEW INFORMATION		
Site Name: Dickinson-Ware Parcel Assemblage		**Location:** Mineral, VA
Interview of: Paula Aldridge		**With:** Lousia County Environmental Health Department
Location: Mineral, VA		**Phone:** 540.967.3707
Communication Type: Email	**Interviewed By:** Jim O'Brien	**With:** Meridian Environmental Co.
Time: 1423		**Date:** March 27, 2025
Re: Site Questions		
Summary of Interview: Ms. Aldridge fulfilled Mr. O'Brien's FOIA request for information about wells on the Ware Parcel. She provided two (2) documents in PDF format that have been included in Supplement 2, pertaining to the well information on record with Lousia County Environmental Health Department.		**Conclusions/Action:** None.

INTERVIEW INFORMATION		
Site Name: Dickinson-Ware Parcel Assemblage		**Location:** Mineral, VA
Interview of: Kay Watson		**With:** Not applicable/Owner
Location: Mineral, VA		**Phone:** not provided
Communication Type: Email	**Interviewed By:** Jim O'Brien	**With:** Meridian Environmental Co.
Time: 0959		**Date:** March 28, 2025
Re: Site Questions		
Summary of Interview: Ms. Watson was indicated as the owner of the Ware Parcel of the subject site. She was forwarded Mr. O'Brien's email by Ms. Waddy-Cowan that requested some specific site information and she responded with the following information: *"The UST for heating oil. We are not sure if it is a 250 or 500 gal tank. It has not been used for the past 20-25 year. House now has heat pump.* *None of the wells are very deep. You listed 4 wells. We only thought there was 1 at the barn.* *Yes, house is Aluminum/asbestos siding.* *House was built in 1950. It was added onto in the mid 1960"s.* *Yes, septic system.* *Also next to the external garage, there was an underground gas tank that was used to for tractors and truck/car. It is may still be there. I do not remember it being dug up."* Meridian has incorporated this information from her email response into the Phase I ESA document.		**Conclusions/Action:** None.

SUPPLEMENT 6

Resume of Environmental Professional

MERIDIAN
ENVIRONMENTAL CO.

James B. O'Brien, PG

Principal/President/Owner

Mr. O'Brien is the Principal, President and Owner of Meridian Environmental Co. With 34 years of professional experience as an environmental consultant and general contractor, Mr. O'Brien has developed a broad knowledge of the coordination and implementation of activities that evaluate and resolve environmental, geologic and hydrogeologic challenges for all phases of property transfers and development.

Mr. O'Brien is directly involved in the preparation and implementation of Federal and State regulatory requirements for contamination assessments, remedial action plans, and corrective action plans. He has experience in the assessment and remediation of petroleum hydrocarbon and hazardous waste contamination. Mr. O'Brien has performed soil and groundwater investigations in the Southwest, Midwest, and along the Eastern Seaboard. The assessment and remediation process has involved Mr. O'Brien in a variety of sites ranging from corner service stations to Superfund sites. He has developed work plans, health and safety plans, risk assessments, and remedial plans to evaluate and mitigate impacts to soil and groundwater.

He also has extensive experience in the environmental construction activities of underground storage tank (UST) removal and installation, above ground storage tank (AST) installation and remedial system construction, operation, and maintenance. Mr. O'Brien's construction experience also reaches out to the reclamation and closure of orphaned mine sites, along with the erosion and sediment control practices required during site development and restoration activities. Other projects have included general construction and facility upgrades.

Mr. O'Brien's compliance experience is of equal depth in performing National Environmental Policy Act (NEPA) evaluations that range from Programmatic Categorical Exclusions (PCEs) to Documented Categorical Exclusions (DCEs) and Environmental Assessments (EAs). His environmental and geologic experience has assisted his clients in integrating environmental values into their decision making processes by considering the environmental impacts of their proposed actions and providing reasonable alternatives to those actions. His additional experience related to Storm Water Pollution Prevention Plans (SWPPPs) has assisted his clients in operating their sites in a functionally compliant manner with the governing regulations, but at level that is applicable to real world conditions. He has developed, implemented and trained his clients to use the Spill Prevention Control & Countermeasure (SPCC) Plans for their sites that have ranged from school boards to transportation and industrial facilities. He has performed numerous Phase I Environmental Site Assessments on sites varying from greenfields to brownfields to industrial and commercial properties all over the eastern half of the United States of America.

Education, Professional Registrations & Certifications

Auburn University, BS Geology, 1988

Certified Professional Geologist – Commonwealth of Virginia, License #1281; Professional Geologist – State of Alabama, License #1346; Professional Geologist – State of North Carolina, License #1596; Professional Geologist – State of Florida, License #0001777; Professional Geologist – State of Tennessee, Registration #TN3104; Professional Geologist – State of Kentucky, Registration #913; Professional Geologist – Commonwealth of Pennsylvania, Registration # PG-003155- G

OSHA 40- Hour Hazardous Waste Operations and Emergency Response (HAZWOPER) Training (29 CFR 1910.120) with Annual 8 Hour Refreshers

10- Hour OSHA Construction Awareness

Designated Employee for Meridian Environmental Co. – Class A Contractor's License (2705154363) with BLD and ENV designations.

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RESOLUTION OF THE MEMBERS OF RP20 CUTALONG CONSOLIDATED LLC A UTAH LIMITED LIABILITY COMPANY

(Appointment of Additional Manager, Resolution to Borrow Funds and Sell Property)

Pursuant to and in accordance with the provisions of Utah Code and the LLC Agreement of RP20 Cutalong Consolidated LLC, a Utah limited liability company (the "**Company**"), effective as of Jan 1, 2024 (the "**LLC Agreement**"), the undersigned, being the Members of the Company (the "**Members**") do hereby consent to and adopt the following resolutions by written consent as of August 22, 2023 (this "**Resolution**"):

RECITALS:

WHEREAS, pursuant to the powers reserved to the Members under the LLC Agreement (including, but not limited to the provisions of Paragraph 3.3, "Limitations on Manager's Authority"), which require Member Consent for a Major Decision, as defined in said paragraph, the Members desire to appoint a new Manager as set forth below.

RESOLUTIONS:

RESOLVED, that the Members hereby authorize the appointment of Joe Walsh as a Manager of the Company to serve alongside RP20 Cutalong Consolidated Manager LLC as follows:

A) Effective as of the Effective Date above, Joe Walsh is hereby appointed as a Manager of the Company pursuant to the terms of the LLC Agreement.

B) Either RP20 Cutalong Consolidated Manager LLC or Joe Walsh may act to bind the Company as provided in the LLC Agreement of the Company.

C) That either Managers is, and hereby is, authorized, empowered and directed to perform all such acts, including but not limited to the negotiation, modification, execution, and delivery of transaction documents relating to 1) obtain and close on loans or other type of financing, including pledging assets of the Company as collateral 2) sell or transfer property, 3) otherwise bind the company as such Manager may deem necessary, required, reasonable, or appropriate to cause the Company to fulfill all of its duties and obligations, together with all other acts which are necessary, required, reasonable, or appropriate to carry out the intent of the resolutions set forth above.

D) That all acts and deeds previously performed by any Joe Walsh or RP20 Cutalong Consolidated Manager LLC prior to the date hereof relating to the foregoing matters are ratified, confirmed, and approved in all respects as the authorized acts and deeds of the Company as of the date each such action was taken as if said parties had at such time the full power and authority to act for and on behalf of the Company in the same manner as if each and every action had been taken pursuant to the approval of a Manager and Members, as applicable. This Resolution shall be retroactive and act as a ratification of the performance of all said acts and the execution of all said documents, if any,

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that may have been performed or executed before the date of execution of this Resolution.

This Resolution shall have the same force and effect as a vote of the Members at a meeting which has been duly called, convened, and held in accordance with law, the Articles of Incorporation, and the LLC Agreement of the Company.

[SIGNATURES TO FOLLOW]

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APPROVAL OF THE MEMBERS

IN WITNESS WHEREOF, the undersigned have executed and delivered this Signature Page effective as of the date first set forth above.

MEMBERS:

Cutalong Virginia, LLC
a Utah limited liability company

Signed: DocuSigned by: Ben Schramm 22061113DAFC44A...
By: Private Capital Group, Inc., its Manager
By: Benjamin Schramm, its Vice President

12 Strand Group I LLC
a Utah limited liability company

Signed: Signed by: Justin Belliveau 6F63B0168BDE44D...
By: Reef Private Equity LLC, its Manager
By: Justin Belliveau, Manager of Reef Private Equity LLC

RS18 RC Properties LLC
a Utah limited liability company

Signed: Signed by: Justin Belliveau 6F63B0168BDE44D...
By: Reef Private Equity LLC, its Manager
By: Justin Belliveau, Manager of Reef Private Equity LLC

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I, Michael C. Kildoo, agent and authorized signatory for Dickinson Investments, L.L.C. and Dickinson Land & Properties, L.L.C., have made, constituted, and appointed, and by these presents do make, constitute, and appoint Joe Walsh, individually, of Reef Private Equity, and Charles W. Payne, Jr, individually, representative of and attorney for Wares Crossroads Development, LLC, as my true and lawful attorneys-in-fact (hereinafter "my attorneys") who are hereby authorized to act for Dickinson Investments, L.L.C. and Dickinson Land & Properties, L.L.C., with respect to the following matters:

1. To represent Dickenson Investments, L.L.C. and Dickinson Land & Properties, L.L.C. in all matters relating to the rezoning and conditional use permit application requests, meetings, and hearings of Dickenson Investments, L.L.C., Dickinson Land & Properties, L.L.C, and Wares Crossroads Development, LLC pertaining to the property owned by Dickenson Investments, L.L.C. and Dickinson Land & Properties, L.L.C that is the subject of Application Request No. _____.

This Special Power of Attorney shall terminate at the conclusion of the rezoning and conditional use permit processes with the County of Louisa, Virginia.

This Special Power of Attorney is expressly limited to the individuals named herein and, for purposes of clarification, does not apply or extend to any designees of the said individuals.

This Special Power of Attorney is subject to revocation at any time, provided that such revocation is provided in writing and signed by me or by Charles F. Purcell, Managing Member of Dickinson Investments, L.L.C. and Dickinson Properties, L.L.C.

WITNESS the following signature and seal this 20th day of June 2025.

Michael C. Kildoo, agent and authorized signatory for Dickenson Investments, L.L.C. and Dickinson Land & Properties, L.L.C.,

SIGNATURE OF NOTARY FOLLOWS

COMMONWEALTH OF VIRGINIA,

COUNTY OF LOUISA, to-wit:

The foregoing instrument was acknowledged before me this 20 day of June 2025, by Michael C. Kildoo, in his capacity as agent and authorized signatory for Dickinson Investments, L.L.C. and Dickinson Land Properties, L.L.C.

Tasha D. Barlow

Notary Public

My Commission Expires: 11/30/25

Notary Registration Number: 7230042

TASHA D. BARLOW
Notary Public
Commonwealth of Virginia
Registration No. 7230042
My Commission Expires Nov 30, 2025

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LIMITED LIABILITY COMPANY AGREEMENT

OF

WARES CROSSROADS DEVELOPMENT LLC

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4.	Liability	1
5.	Member; Additional Members	1
6.	Capital Contributions	1
7.	Allocation of Profits and Losses; Tax Status	1
8.	Distributions	2
9.	Powers of Member	2
10.	Management	2
11.	Records and Information	3
12.	Term; Dissolution	3
13.	Assignments	4
14.	Indemnification	4
15.	Outside Business	6
16.	Corporate Transparency Act.	6
17.	Miscellaneous.	7

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LIMITED LIABILITY COMPANY AGREEMENT
OF
WARES CROSSROADS DEVELOPMENT LLC

THIS LIMITED LIABILITY COMPANY AGREEMENT (this "Agreement") of Wares Crossroads Development LLC (the "Company"), is entered into as of May 13, 2025, by RP20 Cutalong Consolidated LLC, as the sole member of the Company (the "Member").

The Member is executing this Agreement for the purpose of forming a limited liability company pursuant to and in accordance with the Delaware Limited Liability Company Act, as amended from time to time (the "Act"), and hereby certifies and agrees as follows:

[redacted]

2. Purpose. The Company has been formed for the purpose of (either directly or through one or more direct or indirect subsidiary legal entities) conducting any lawful business, purpose or activity in which a limited liability company may be engaged under applicable law (including, without limitation, the Act) as may be approved by Manager from time to time, and entering into any lawful transaction and engaging in any lawful activities in furtherance of the foregoing purposes and as may be determined by the Manager as being necessary, incidental or convenient to carry out the business of the Company as contemplated by this Agreement.

[redacted]

5. Member; Additional Members. The name and the business, residence or mailing address of the Member of the Company are as follows: RP20 Cutalong Consolidated LLC, 2600 N Ashton Blvd., Suite 200B, Lehi, UT 84043. Additional Members may be admitted to the Company only if the Member consents to the admission. Prior to the admission of any such additional member of the Company, this Agreement shall be amended by the Member and the person or persons to be admitted as additional members to make such changes as they shall determine to reflect the fact that the Company shall have more than one member.

[redacted]

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[redacted]

10. Management.

10.1 Manager. The management of the Company shall be vested in a Manager or Managers. RP20 Cutalong Consolidated LLC shall be the manager of the Company (the "Manager") and, in such capacity, shall manage the Company in accordance with this Agreement. The Manager shall have all the rights, powers and obligations of a manager as provided in the Act, including, without limitation, the authority to manage the operations of the Company and to execute all notes, contracts, leases and other documents on behalf of the Company.

10.2 Manager Authority. The Manager shall have full, exclusive and complete discretion to manage and control the business and affairs of the Company, to make all decisions affecting the business and affairs of the Company and to take all such actions as it deems necessary or appropriate to accomplish the purpose of the Company as set forth herein. The Manager shall be the sole person or entity with the power to bind the Company, except and to the extent that such power is expressly delegated to any other person or entity by the Manager, and such delegation shall not cause the Manager to cease to be the Manager or the Member (if applicable). The Manager shall be a "manager" (within the meaning of the Act) of the Company.

[redacted]

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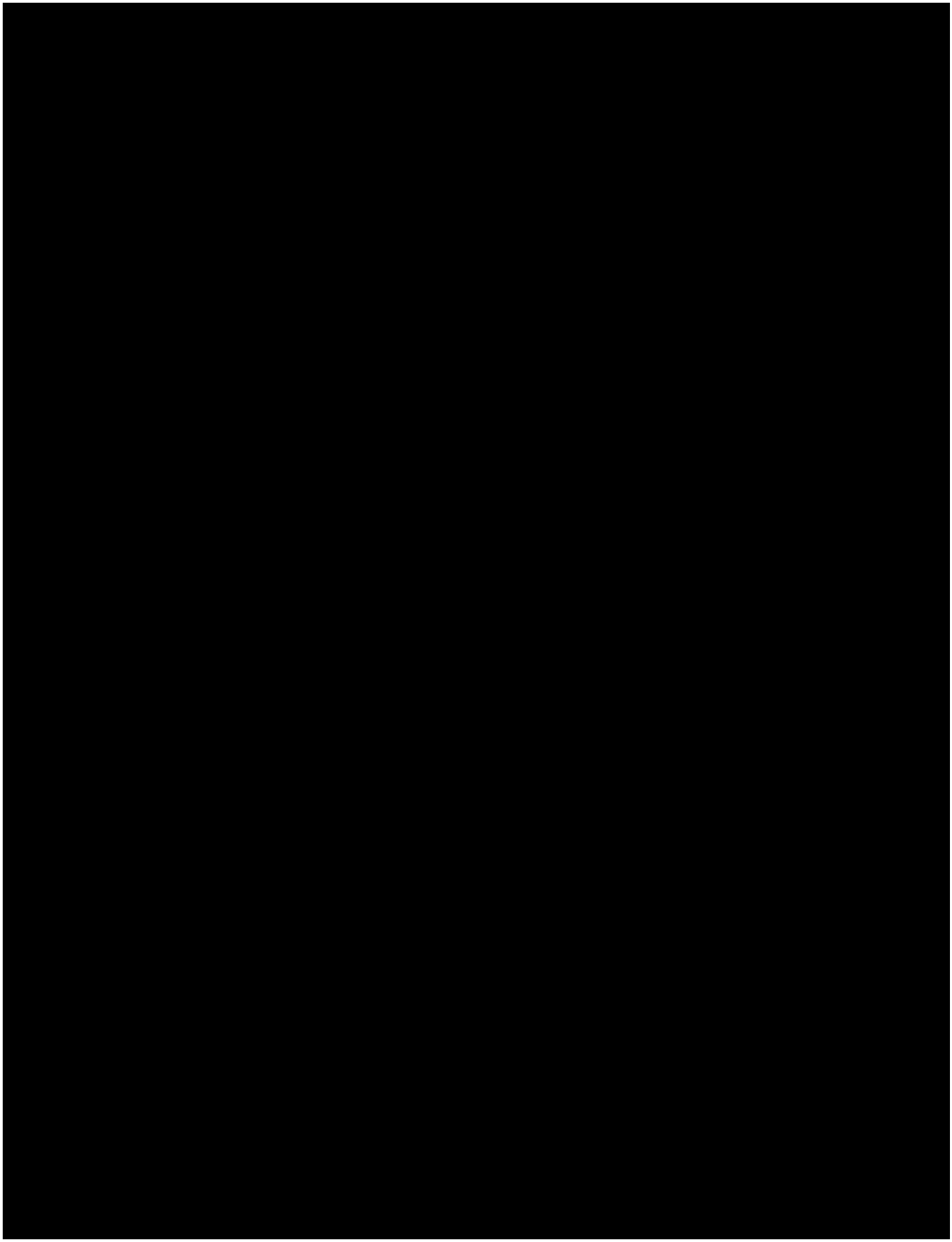

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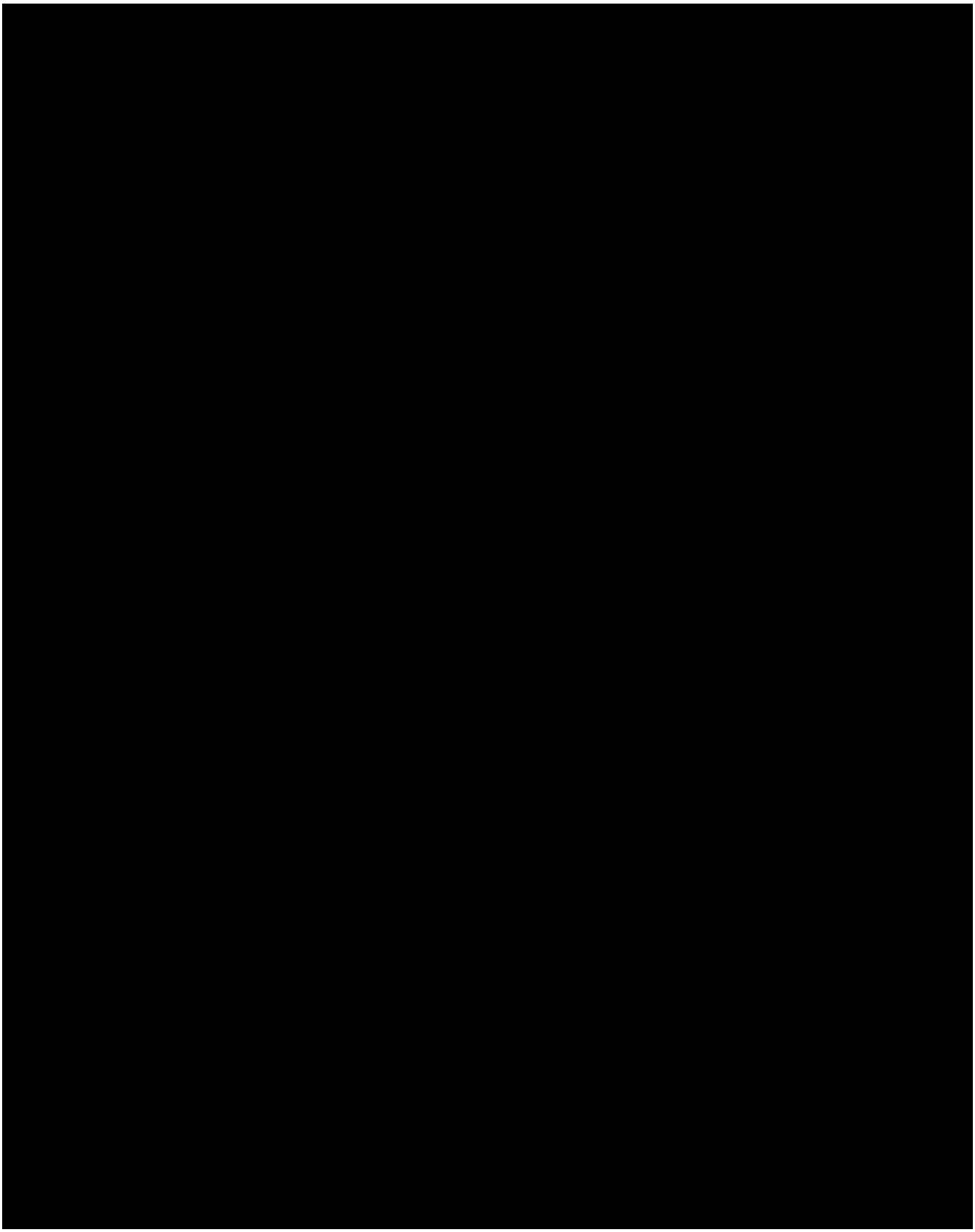

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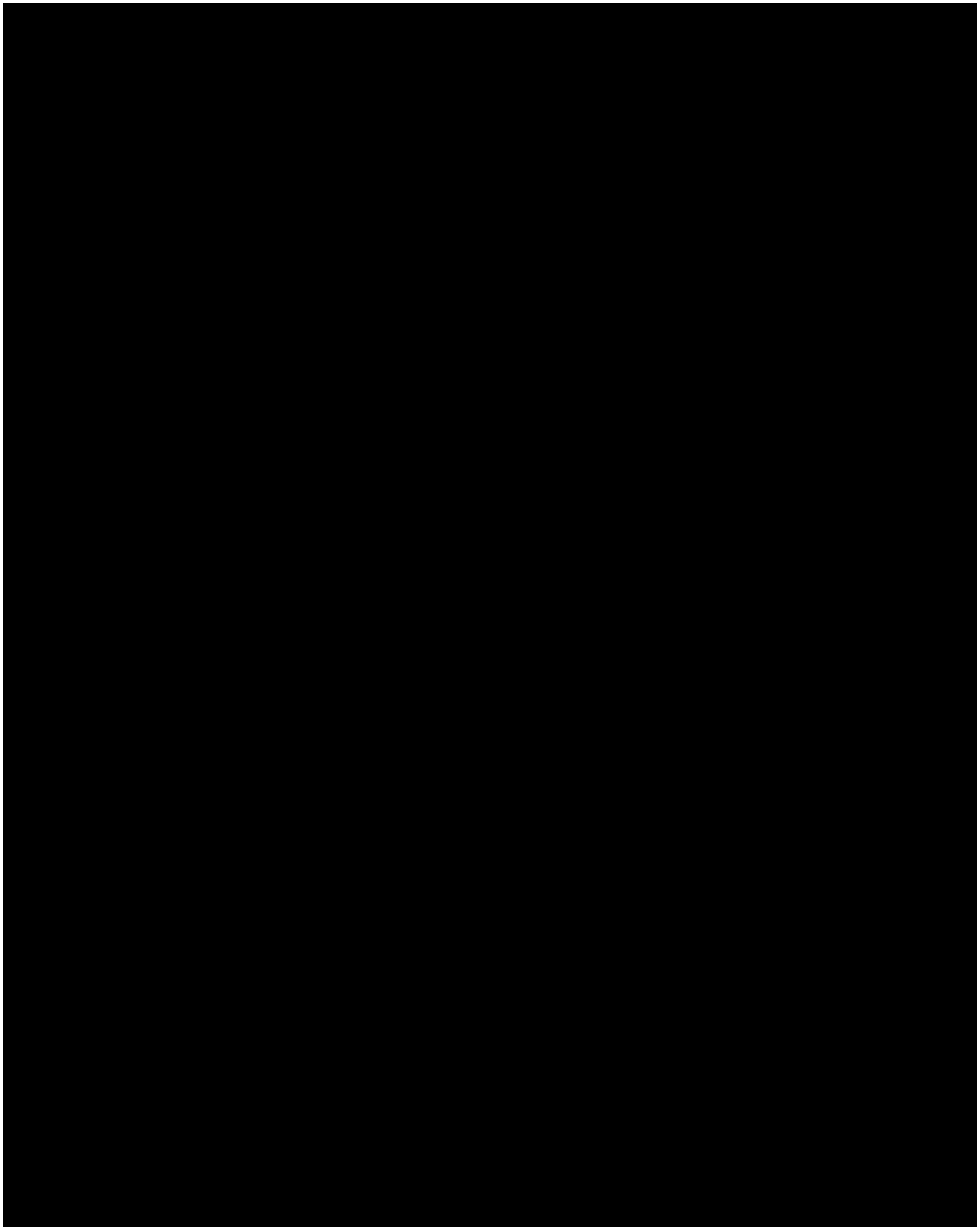

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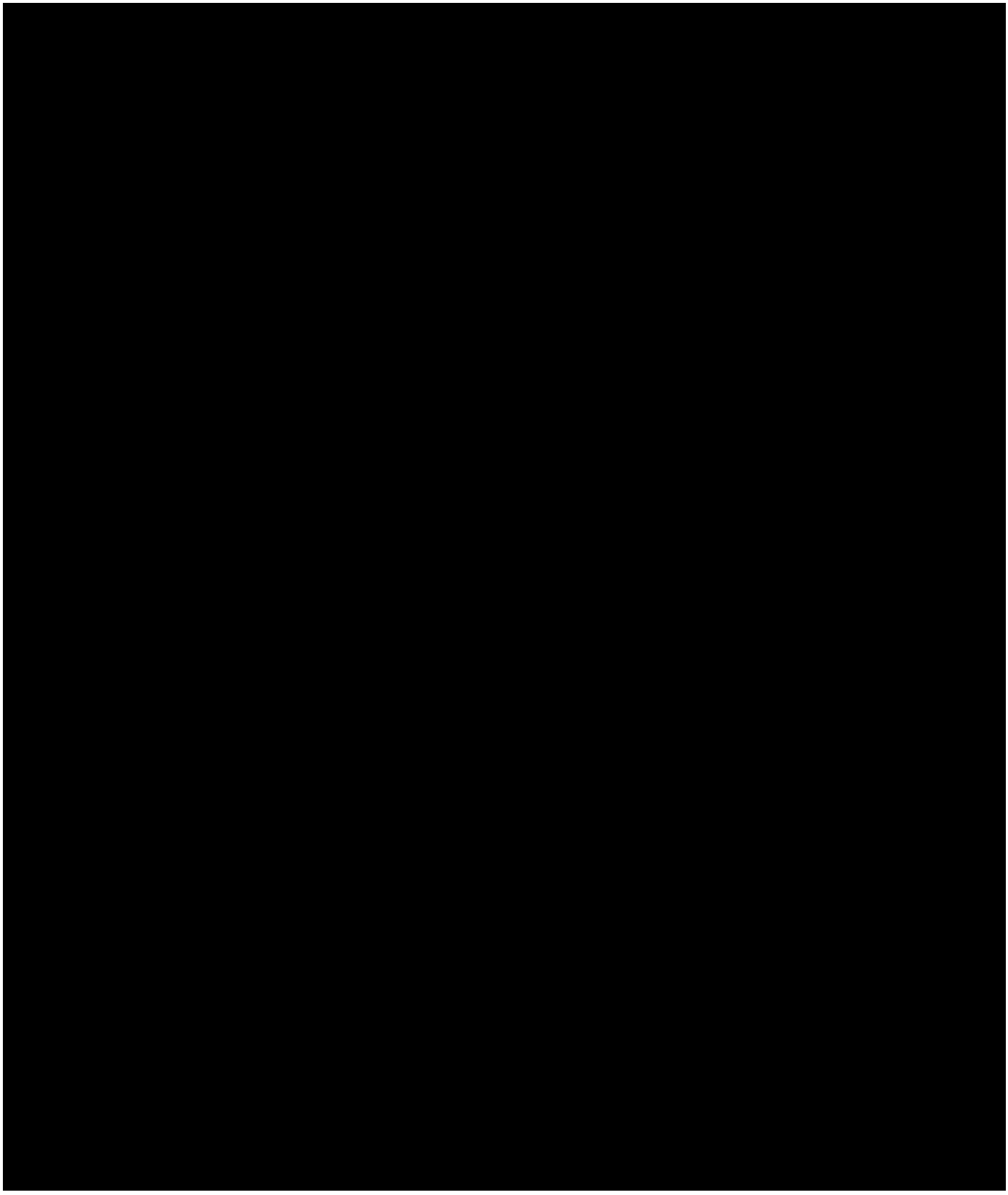

[1] NTD: The Corporate Transparency Act is currently enjoined, but we are recommending that it remain until the legality of the act is finally determined.

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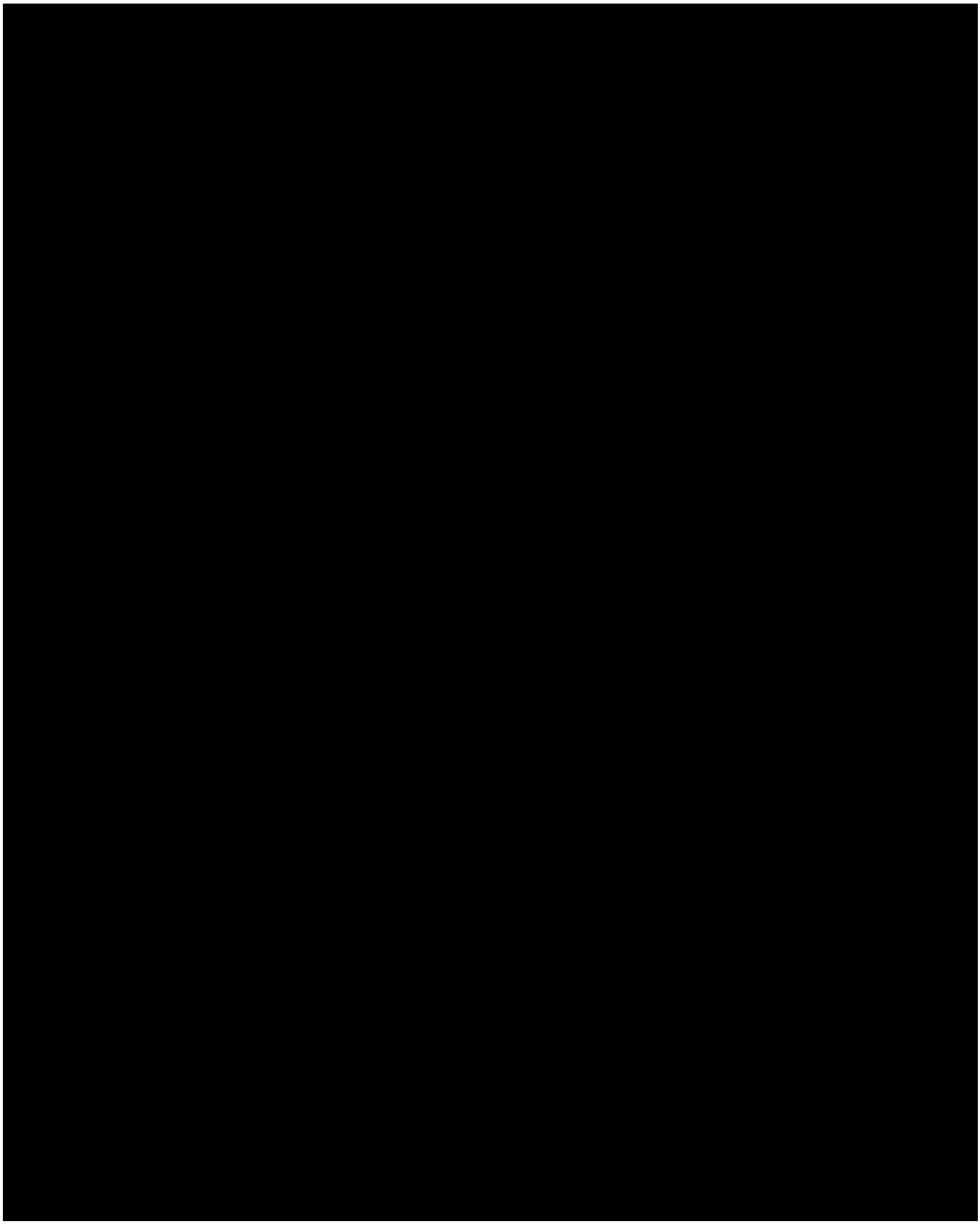

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MEMBER:

RP20 Cutalong Consolidated LLC, a Delaware limited liability company

By: RP20 Cutalong Consolidated Manager LLC, a Delaware limited liability company
Its: Manager

By: Reef Private Equity LLC, a Utah limited liability company
Its: Manager

Signature: Signed by: Justin Belliveau 285371A7FE35464...
By: Justin Belliveau
Title: Manager of Reef Private Equity

MANAGER:

RP20 Cutalong Consolidated LLC, a Delaware limited liability company

By: RP20 Cutalong Consolidated Manager LLC, a Delaware limited liability company
Its: Manager

By: Reef Private Equity LLC, a Utah limited liability company
Its: Manager

Signature: Signed by: Justin Belliveau 285371A7FE35464...
By: Justin Belliveau
Title: Manager of Reef Private Equity

SECOND AMENDMENT TO OPERATING AGREEMENT of WARE FAMILY, LLC

THIS SECOND AMENDMENT TO OPERATING AGREEMENT dated this 27 day June, 2015 by and between **Linda W. Brown, Virginia Kay Watson, formerly known as Virginia Kay Brough, Ruth Lynn Lebarron, Cindy W. Oakes (a/k/a Cindy L. Oakes)** and **Myra Ray Beasley**, members of **Ware Family, LLC**, a Virginia limited liability company (the "Company"), provides as follows:

RECITALS:

A. Nancy T. Ware entered into an Operating Agreement for Ware Family, LLC (the "LLC") dated November 21, 2007 (the "Operating Agreement") a copy attached as **Exhibit A**.

B. An Amendment to the Operating Agreement of the LLC was executed on January 1, 2008, with Linda E. Brown, Virginia Kay Brough, Ruth Lynn Lebarron, Cindy L. Oakes and Myra Ray Beasley each owning 19.6 ownership units in the LLC and Nancy T. Ware owning two (2) ownership units in the LLC, a copy attached as **Exhibit B**.

C. Nancy T. Ware departed this life on April 14, 2015;

D. Pursuant to the Transfer on Death of Membership Interest executed on November 21, 2007, the two (2) ownership units owned by Nancy T. Ware were to be distributed pursuant to the terms of the Nancy T. Ware Revocable Trust Agreement dated November 21, 2006 (the "Nancy T. Ware Trust").

E. Pursuant to the terms of the Nancy T. Ware Trust her ownership units in the LLC are to be distributed equally among Linda W. Brown, Virginia Kay Watson, Ruth Lynn Lebarron, Cindy W. Oakes and Myra Ray Beasley.

F. Effective April 14, 2015, Linda W. Brown, Virginia Kay Watson, Ruth Lynn Lebarron, Cindy W. Oakes and Myra Ray Beasley each own Twenty (20) ownership units in the Company (19.6 units plus .4 units).

G. The undersigned parties desire to set forth the terms and conditions on which the management, business and financial affairs of the Company shall be conducted as set forth below.

AGREEMENT:

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual promises, covenants and conditions herein contained, the parties do hereby covenant and agree as follows:

1. Section 3.01 of the Operating Agreement is hereby amended in its entirety as follows:

ARTICLE III
NAMES, ADDRESSES AND PERCENTAGE OWNERSHIP OF MEMBERS: PRINCIPAL OFFICE

3.01 Names and Addresses. The names, addresses and percentage ownership of the members are as follows:

Names and Address	Ownership Units
Linda W. Brown [redacted]	[redacted]
Virginia Kay Watson [redacted]	
Ruth Lynn Lebarron [redacted]	
Cindy W. Oakes [redacted]	
Myra Ray Beasley [redacted]	

2. Section 1.01, paragraph (h) of the Operating Agreement is amended in its entirety as follows:

(h) "Manager" shall mean a manager of the Company, whose rights, powers and duties are specified in Article V hereof. The managers are Virginia Kay Watson and Myra W. Beasley

EXHIBIT

tabbies

A

OPERATING AGREEMENT
OF
WARE FAMILY, LLC

THIS OPERATING AGREEMENT, dated this 21 day November, 2007 by and between **Nancy T. Ware**, the sole member of Ware Family, LLC, a Virginia limited liability company (the "Company"), provides as follows:

RECITALS:

A. The undersigned parties have caused the Company to be organized as a limited liability company under the laws of the Commonwealth of Virginia effective as of the date hereof.

B. The undersigned parties desire to set forth the terms and conditions on which the management, business and financial affairs of the Company shall be conducted as set forth below.

AGREEMENT:

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual promises, covenants and conditions herein contained, the parties do hereby covenant and agree as follows:

ARTICLE I
DEFINITIONS

[redacted]

Except as amended above, all the original terms of the Operating Agreement are ratified and affirmed.

MEMBERS

Linda W. Brown
Linda W. Brown

Virginia Kay Watson
Virginia Kay Watson

Ruth Lynn LeBaron
Ruth Lynn LeBaron

Cindy W. Oakes
Cindy W. Oakes

Myra Ray Beasley
Myra Ray Beasley

(h) "Manager" shall mean a manager of the Company, whose rights, powers and duties are specified in Article V hereof. The initial managers are Nancy T. Ware and Virginia Kay Brough.

[redacted]

ARTICLE II
PURPOSE AND POWERS OF COMPANY

[redacted]

ARTICLE III
NAMES, ADDRESSES AND OWNERSHIP UNITS OF MEMBERS: PRINCIPAL OFFICE

[redacted]

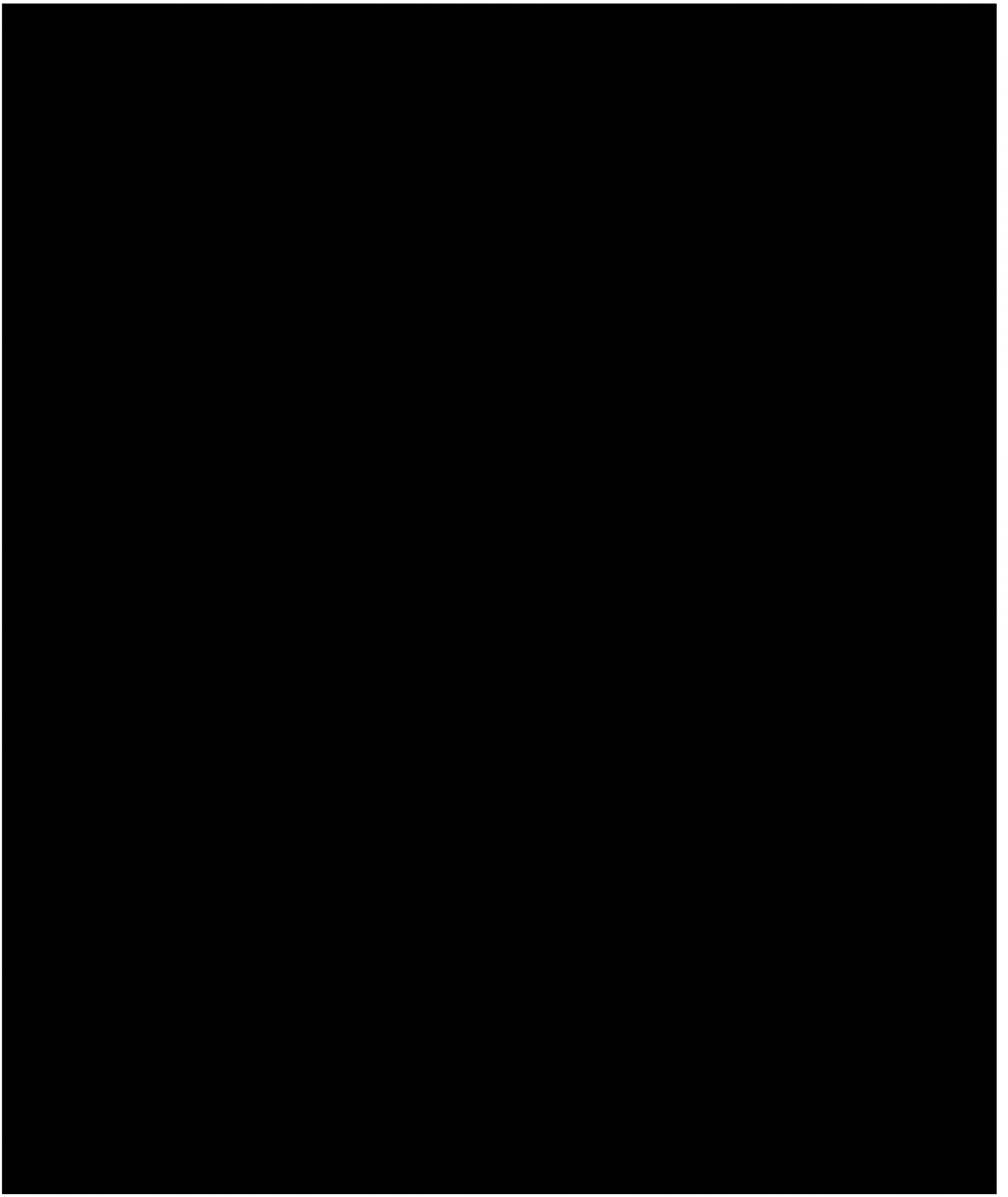
Name and Address	Ownership Units
Nancy T. Ware [redacted]	[redacted]

[redacted]

ARTICLE IV
VOTING POWERS, MEETINGS, ETC. OF MEMBERS

4.01 In General. The Members shall not be entitled to participate in the day-to-day affairs and management of the Company, but instead, the Members' right to vote or otherwise participate with respect to matters relating the Company shall be limited to those matters as to which the express terms of the Act, the Articles or this Operating Agreement vest in the Members the right to so vote or otherwise participate.

[redacted]



[redacted]

ARTICLE V
MANAGERS

5.01 Powers of Managers.

Except as expressly provided otherwise in the Act, the Articles or this Operating Agreement, the powers of the Company shall be exercised by or under the authority of, and the business and affairs of the Company shall be managed by, one or more Managers. The powers so exercised shall include but not be limited to the following:

(a) Entering into, making and performing contracts, agreements and other undertakings binding the Company that may be necessary, appropriate or advisable in furtherance of the purposes of the Company.

(b) Opening and maintaining bank accounts, investment accounts and other arrangements, drawing checks and other orders for the payment of money, and designating individuals with authority to sign or give instructions with respect to those accounts and arrangements. Company funds shall not be commingled with funds from other sources and shall be used solely for the business of the Company.

(c) Collecting funds due to the Company.

(d) Acquiring, utilizing for the Company's purposes, maintaining and disposing of any assets of the Company.

(e) To the extent that funds of the Company are available therefore, paying debts and obligations of the Company.

(f) Borrowing money or otherwise committing the credit of the Company for Company activities, and voluntarily prepaying or extending any such borrowings.

(g) Employing from time to time persons, firms or corporations for the operation and management of various aspects of the Company's business, including, without limitation, managing agents, contractors, subcontractors, architects, engineers, laborers, suppliers, accountants and attorneys on such terms and for such compensation as the Managers shall determine, notwithstanding the fact that the Managers or any Member may have a financial interest in such firms or corporations.

(h) Making elections available to the Company under the Code.

(i) Registering the Company as a tax shelter with the Secretary of the Treasury and furnishing to such Secretary lists of investors in the Company, if required pursuant to the applicable provisions of the Code.

(j) Obtaining general liability, property and other insurance for the Company, as the Managers deem proper.

(k) Obtaining life insurance on the Managers and/or the Founding Members upon such terms and in such amounts as the Managers deem proper.

(l) Taking such actions as may be directed by the Members in furtherance of their approval of any matter set forth in Section 4.02 hereof.

(m) Doing and performing all such things and executing, acknowledging and delivering any and all such instruments as may be in furtherance of the Company's purposes and necessary and appropriate to the conduct of its business.

5.02 Initial Manager. Members hereby unanimously elect Nancy T. Ware and Virginia Kay Brough, as the initial Managers. Nancy T. Ware and Virginia Kay Brough shall serve as Managers until their respective successor(s) have been duly elected and qualified.

[redacted]

5.04 Executing of Documents and Other Actions. The Managers may delegate to one or more of their number the authority to execute any documents or take any other action deemed necessary or desirable in furtherance of any action that they have authorized on behalf of the Company.

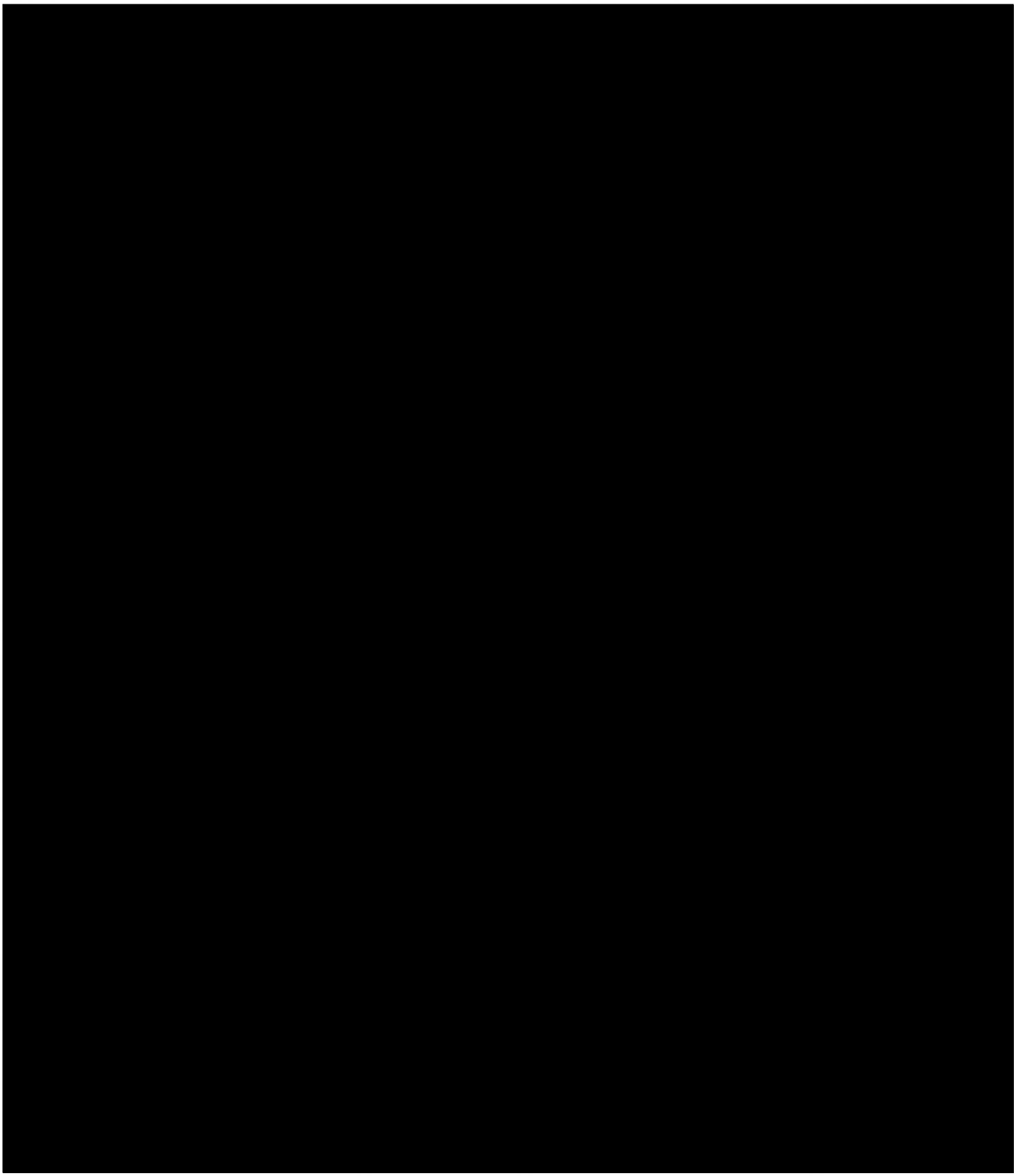
5.05 Single Manager. If at any time there is only one Person serving as a Manager, such Manager shall be entitled to exercise all powers of the Managers set forth in this Section, and all references in this Section and otherwise in this Operating Agreement to "Managers" shall be deemed to refer to such single Manager.

[redacted]

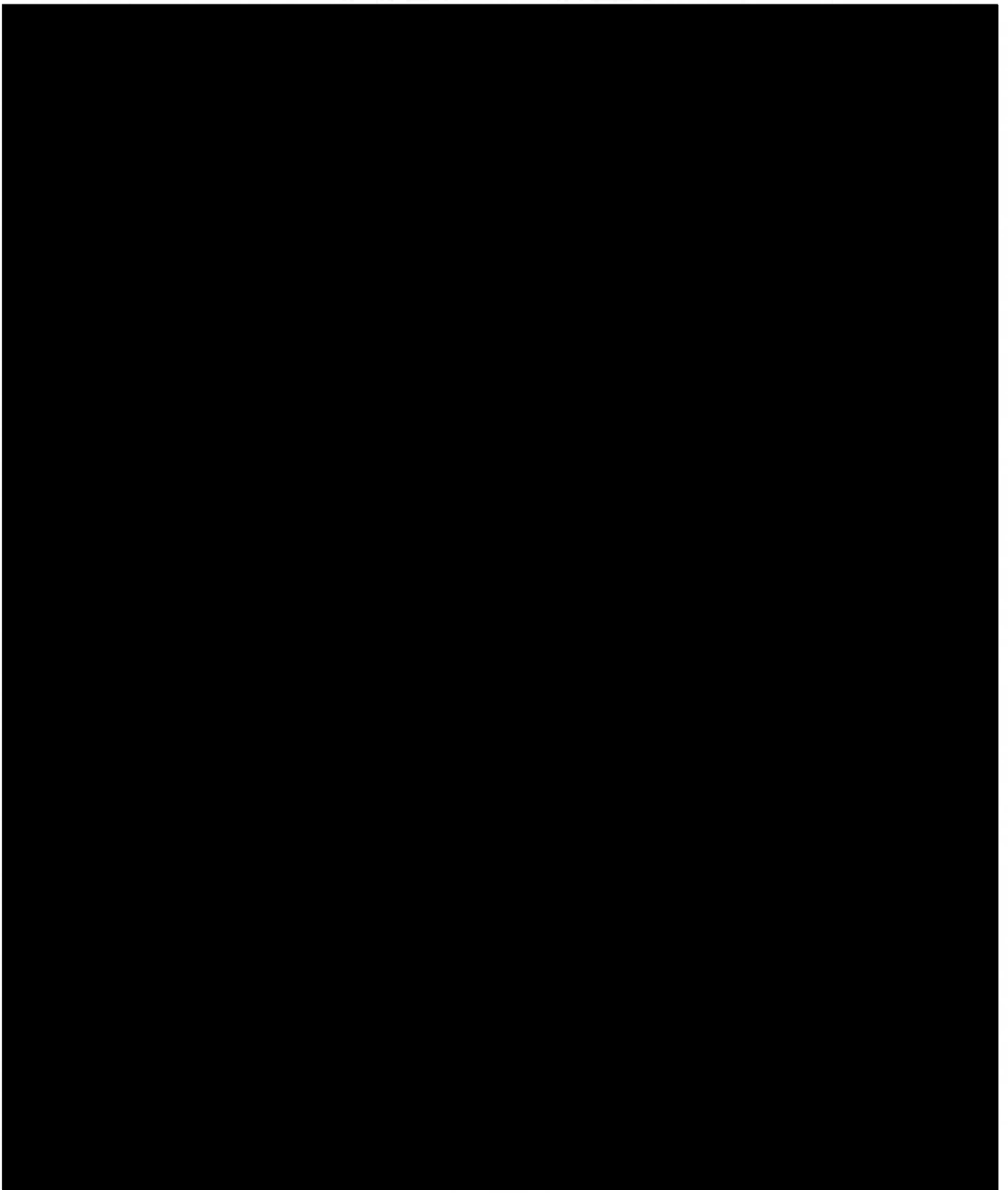
[redacted]

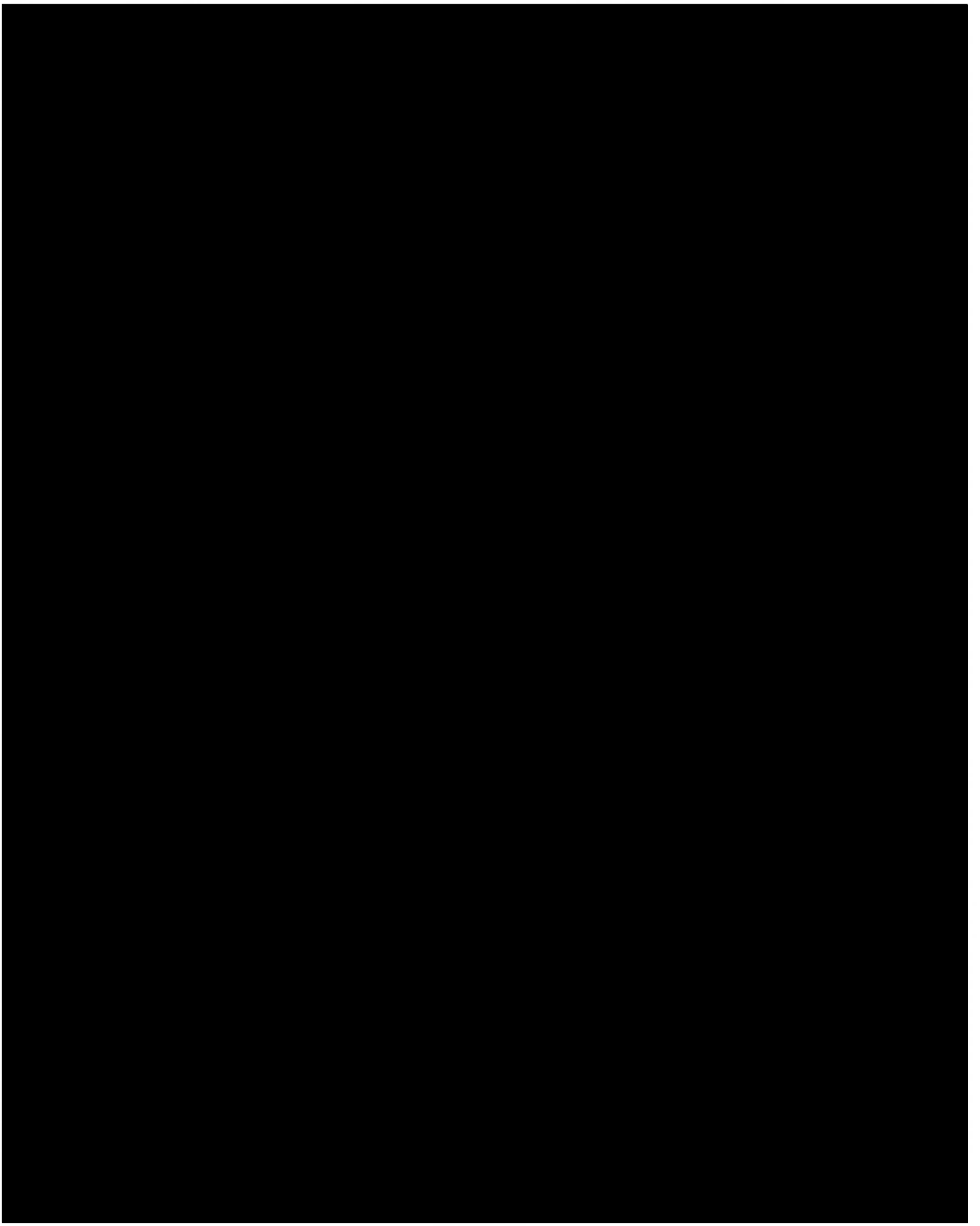
ARTICLE VI
CONTRIBUTIONS TO THE COMPANY AND DISTRIBUTIONS

[redacted]



ARTICLE VII
ASSIGNMENT; RESIGNATION

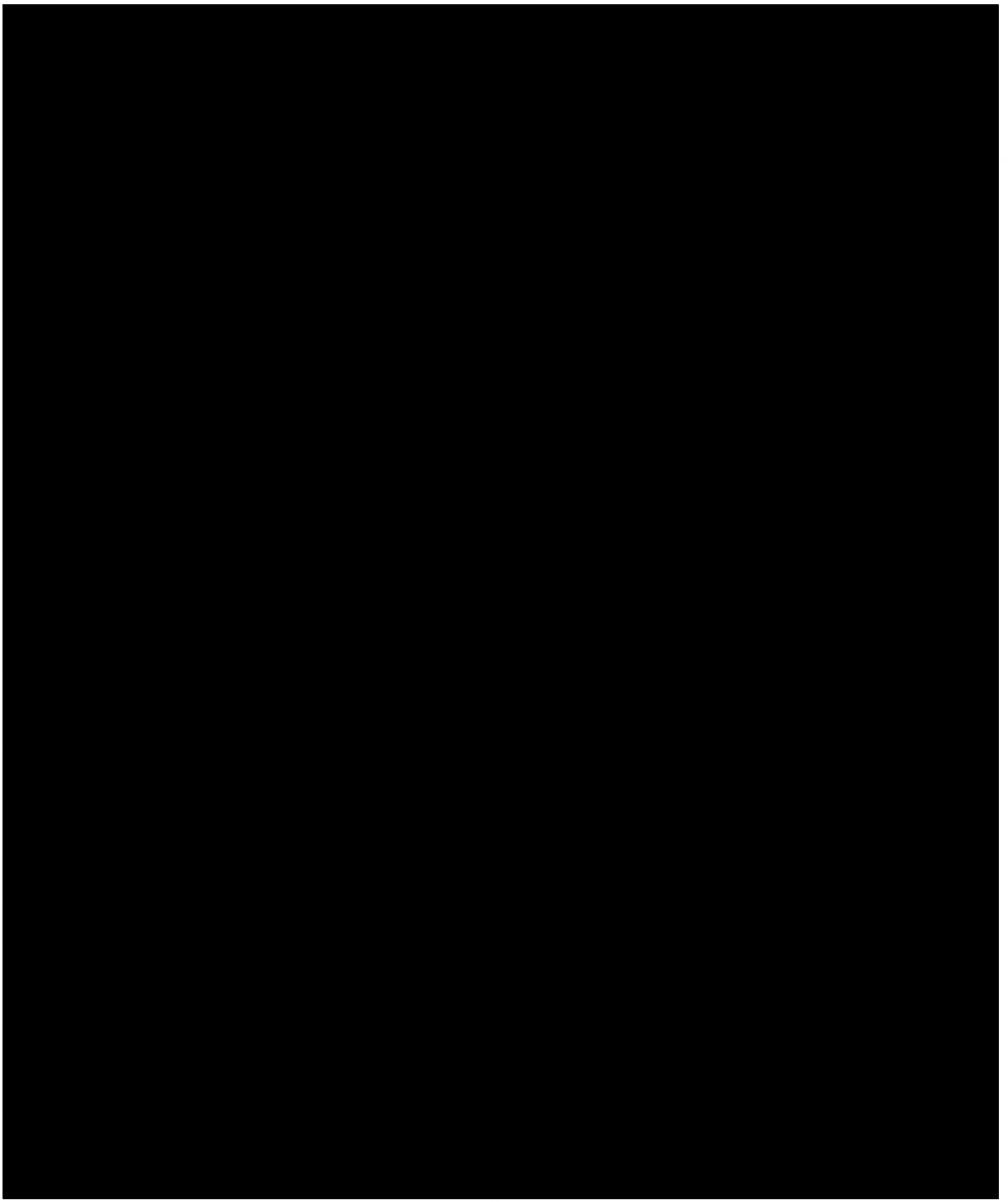




[redacted]

ARTICLE VIII
DISSOLUTION AND TERMINATION

[redacted]



[redacted]

ARTICLE IX
RECORDS, REPORTS, ETC.

[redacted]

[redacted]

ARTICLE X
MISCELLANEOUS PROVISIONS

[redacted]

[redacted]

MEMBER

Nancy T. Ware

Nancy T. Ware

TRIBUTER
RESORT

Community Meeting:

Tributer Resort Project Update

February 11th, 2026

Exhibit J

Type text here

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

Reef Key Resorts

Reef Key Resorts

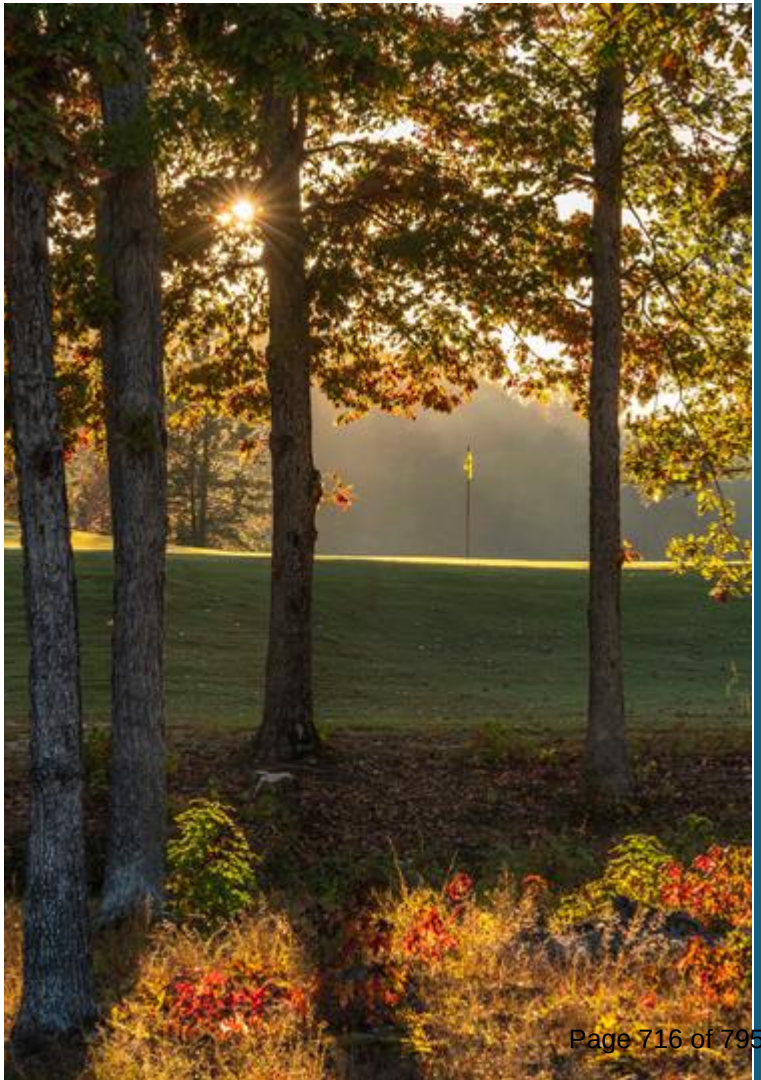
Cutalong History

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



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

Annual LACA "Kick the Hab"
Charity Golf Tournament

Annual Lake Anna EMS
New Bridge Station
Charity Golf Tournament

Louisa County: Continuing Technical Education

- Turf Management Program
- Culinary Program
- Internship Opportunities

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

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.
- Plannted 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.
TOTAL								$376,265.15	

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.

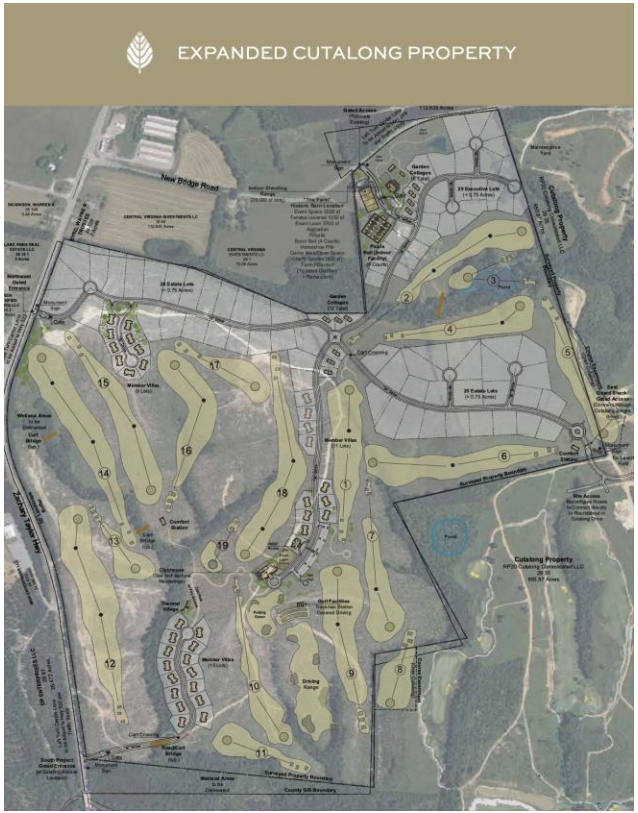
Louisa County Career and Technical Center. The Applicant and Owner will establish an internship program with the County's Career and Technical Center facilities prior to the County's issuance of a certificate of occupancy permit for the first building constructed on the Property...

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 Cumultive 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

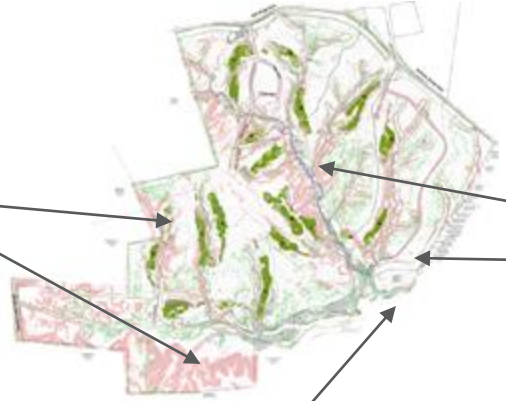
Transient Occupancy Tax:

- Year 1 $200,000
- Year 30 $1,000,000

Sustainabilty 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

Subsurface Disposal / Aquifer Recharge

Beneficial Reuse / Aquifer Recharge
(April 10 - September 21)

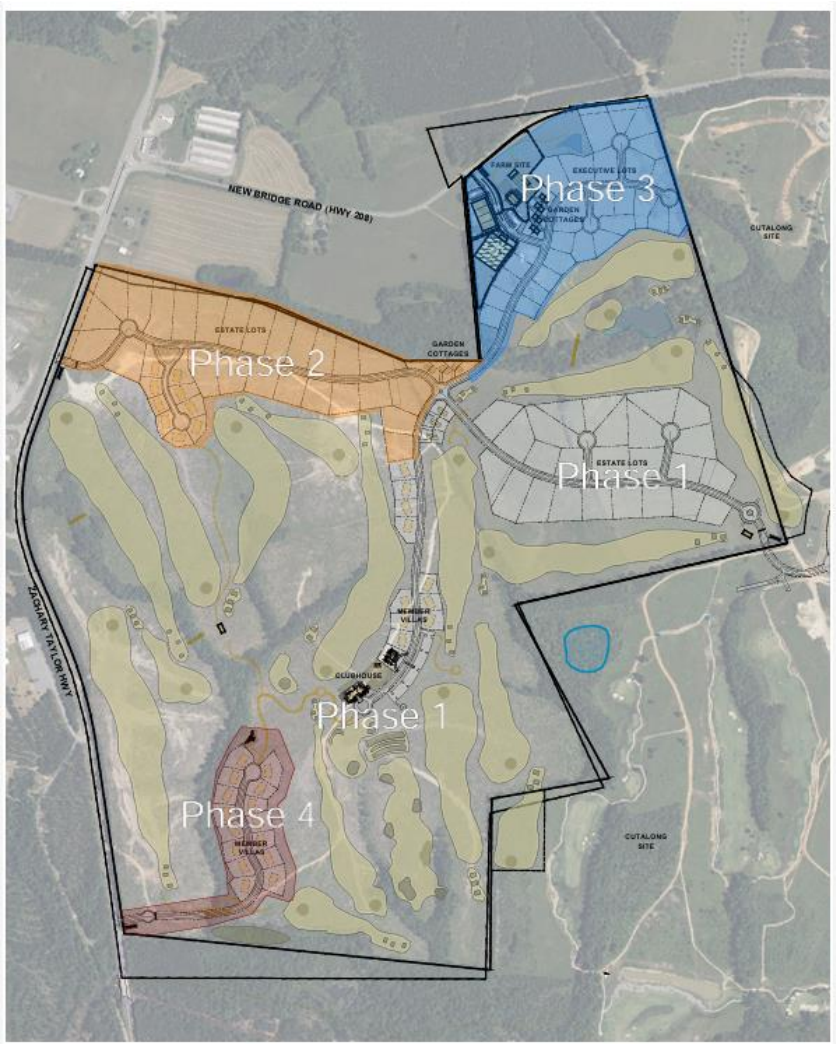
Direct Discharge during Non-Recreational Season
(September 22 - April 9)

- **State-of-the-Art** technology (SOTA) to meet discharge concentration limits of 3.0 milligrams per liter (mg/L) Total Nitrogen (TN) and 0.2 mg/L Total Phosphorus (TP) on an annual average basis
- Reef has **voluntarily** agreed to these concentrations which are significantly lower than the Rappahannock Basin Tributary Strategy limits which are typically required.

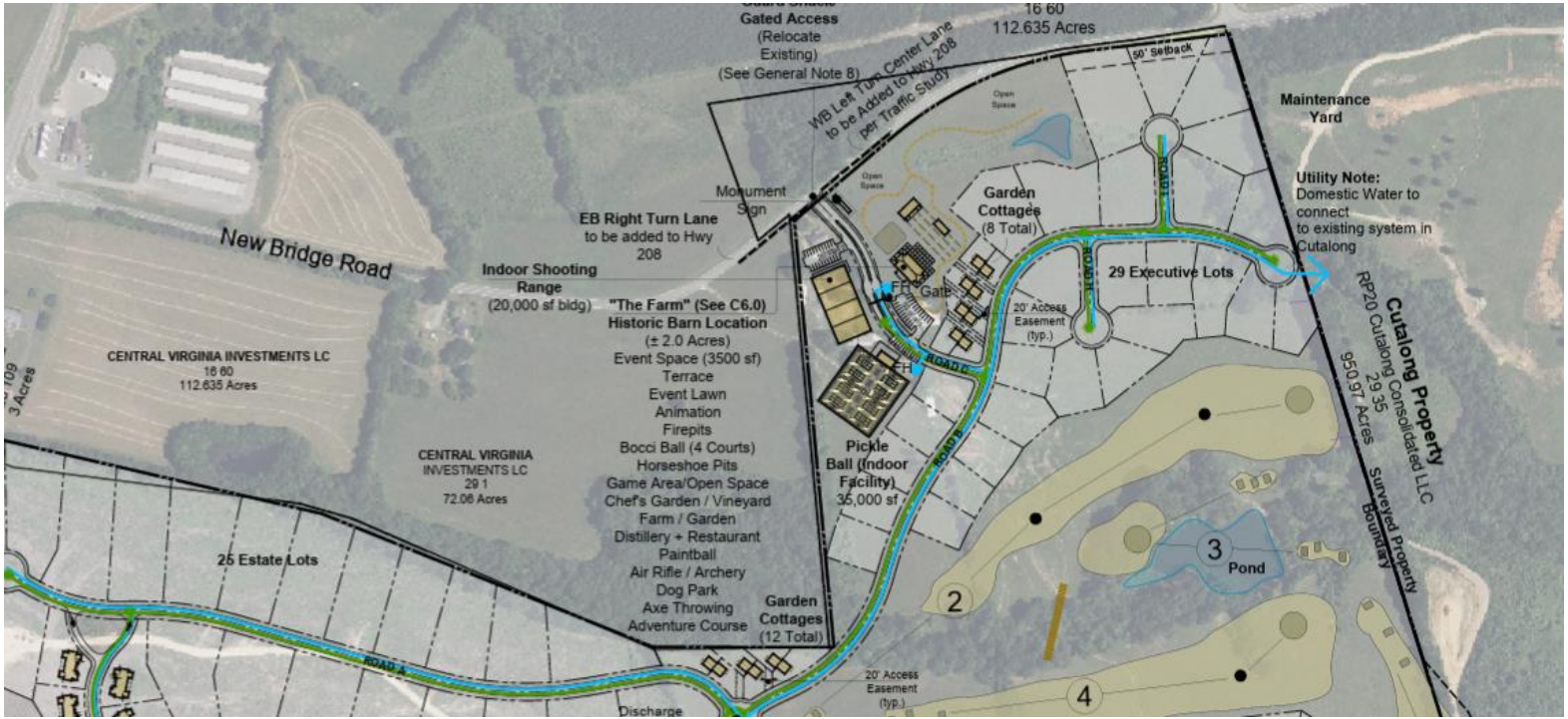
TRIBUTER
RESORT

Thank you for your Input!

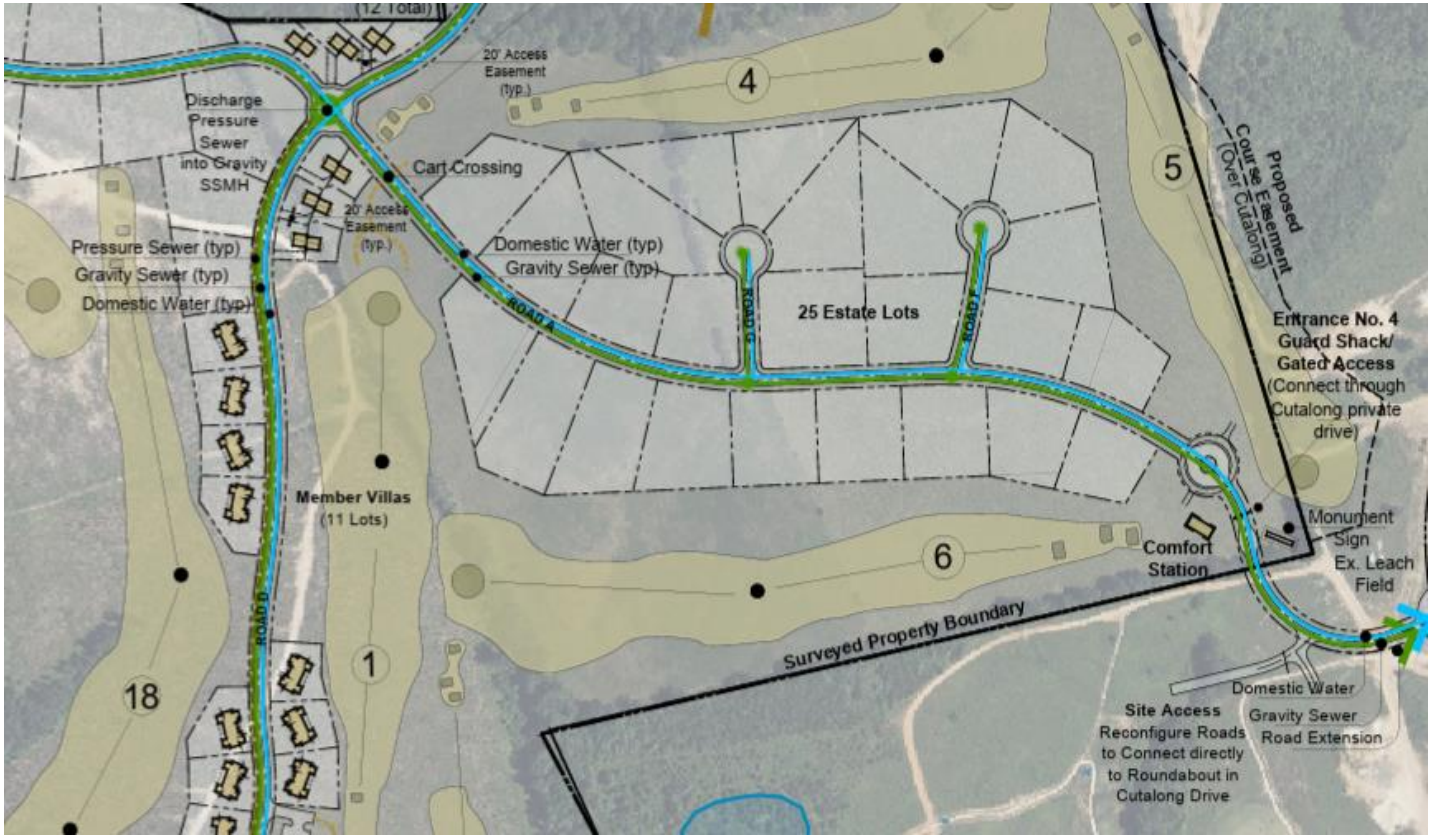
Phasing Plan



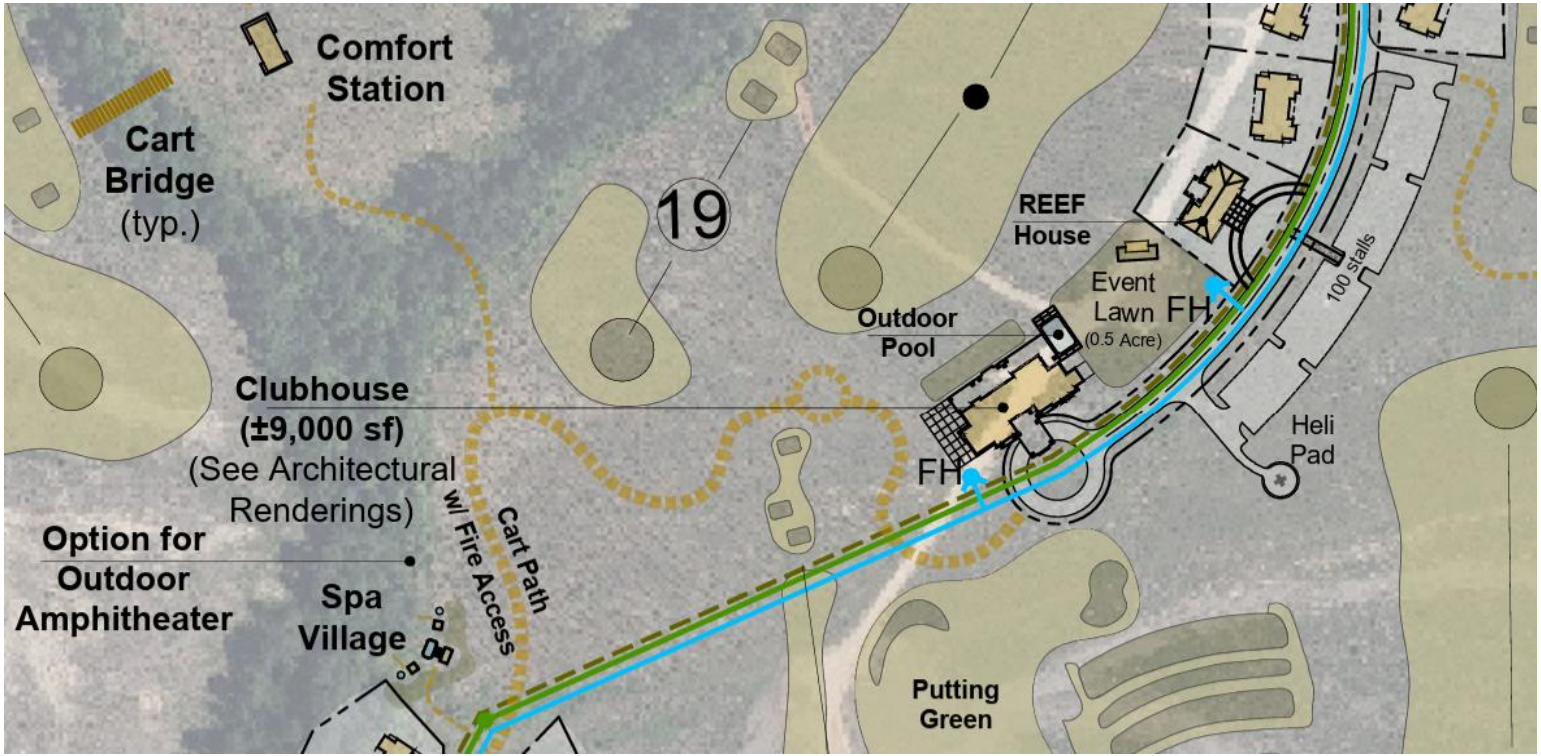
"The Farm" - Hwy 208 Entrance



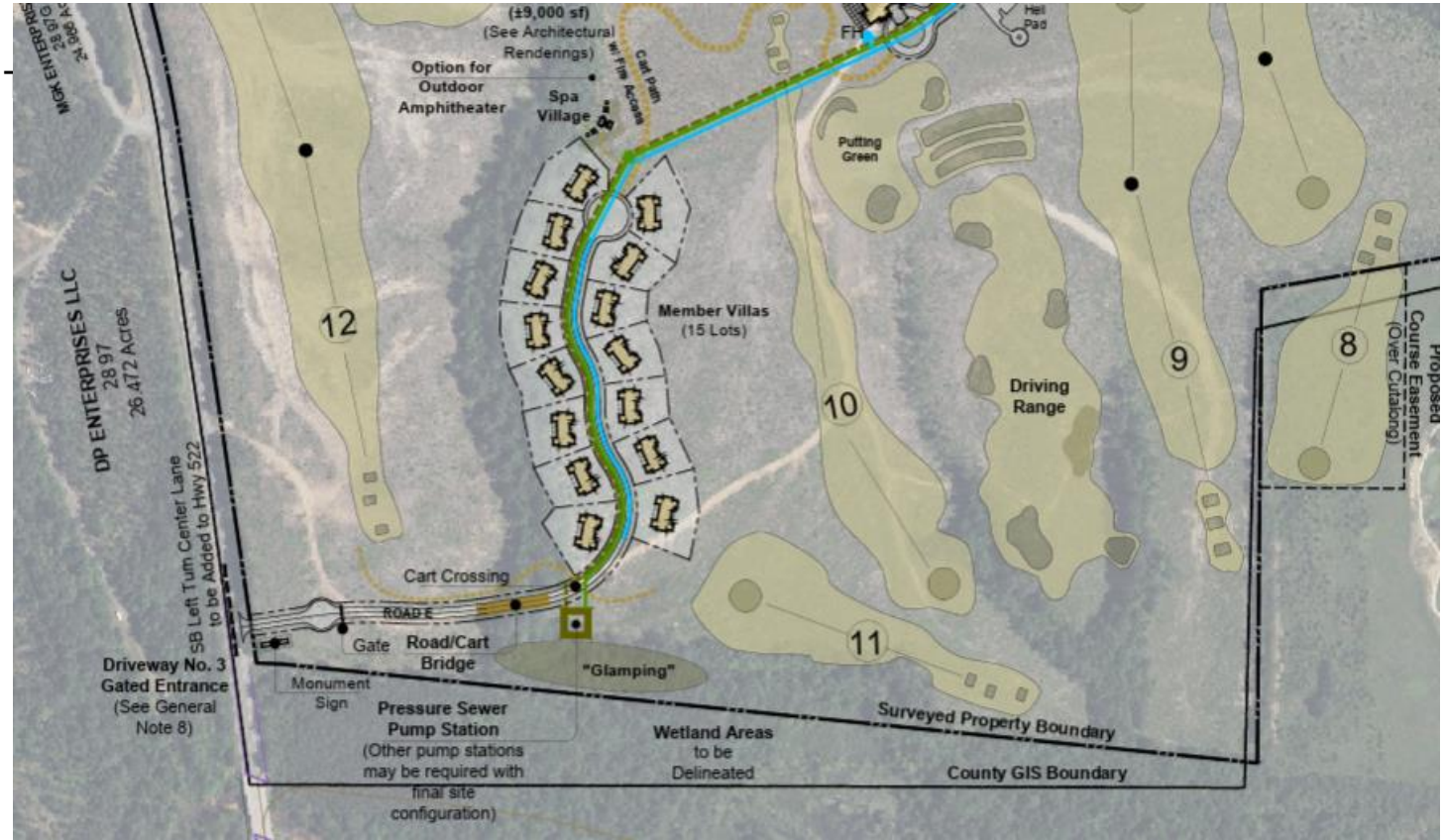
" Cutalong" Resort Entrance



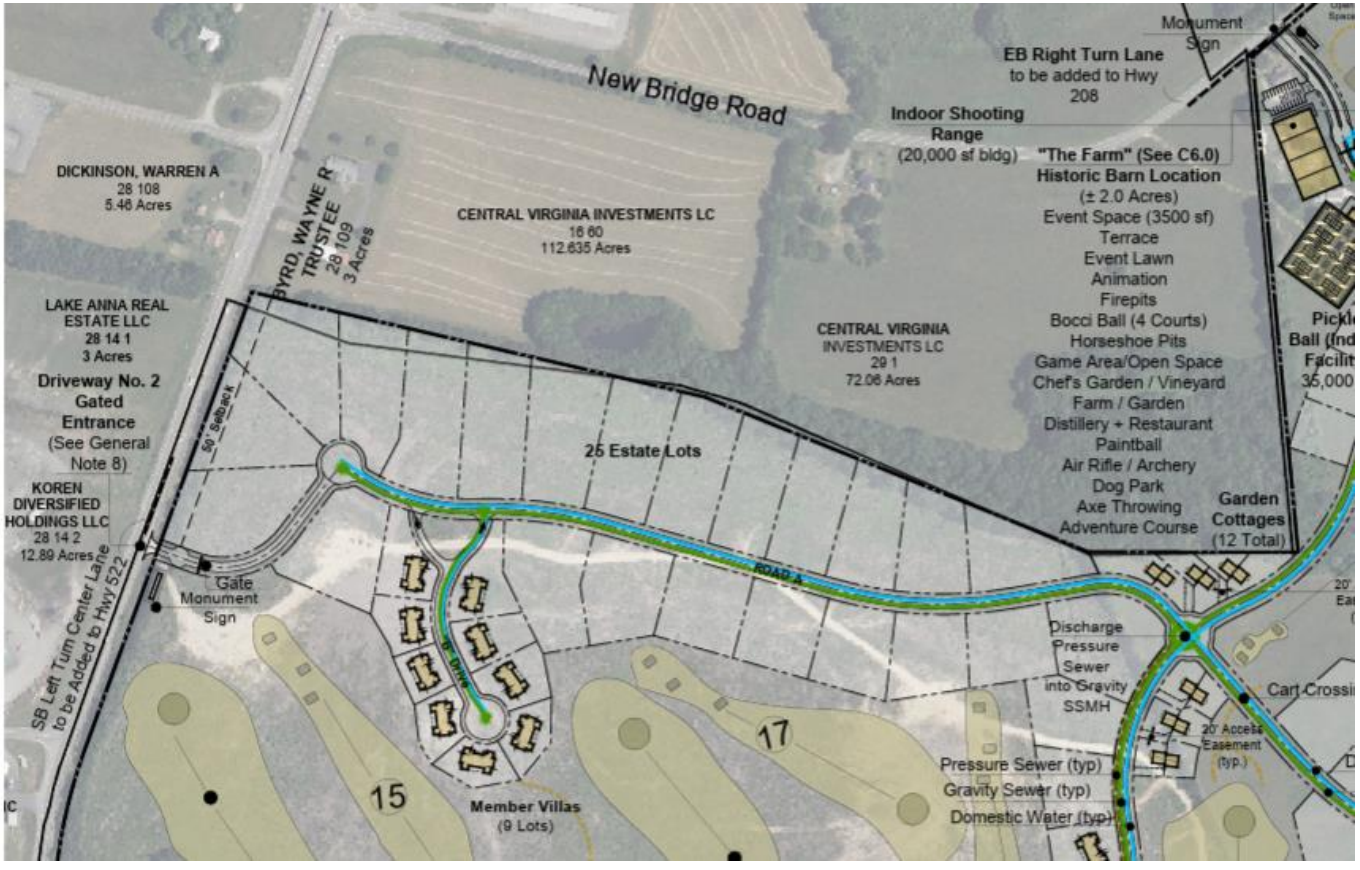
"Golf Clubhouse", "Spa Village"



"Amphitheatre | Glamping" Hwy 522 Connector



" The Hilltop" Hwy 522 Connector



TRIBUTER
RESORT

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

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

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 sufificent 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 (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 encorages 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

cutalonglakeanna.com

1670 Cutalong Wy,

Mineral, VA 23117

Hirschler

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

Exhibit L

March 4, 2026

Tom Egeland
Deputy Director, Planning & Zoning
1 Woolfolk Avenue, Suite 201
Louisa, VA 23093
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.

Staff offers eighteen (18) conditions listed below for the Planning Commission's Consideration:

1. Site Plan and Land Disturbance. The Property owner shall submit a site plan for approval by Louisa County for each phase of development. If land disturbance, which includes the addition of gravel, asphalt, or the grading of land, meets or exceeds 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site.

APPLICANT'S RESPONSE: This condition is acceptable.

2. Permits. The Property owner shall secure and complete all necessary permits, reviews, and/or approvals from Louisa County Community Development Department, Virginia Department of Environmental Quality (VADEQ), Virginia Department of Health (VDH), and the Virginia Department of Transportation (VDOT) as applicable.

APPLICANT'S RESPONSE: This condition is acceptable.

3. Lighting. All design and use of exterior lighting shall comply with the International Dark-Sky Association and shall be labeled as such on the site plan and building permits.

APPLICANT'S RESPONSE: This condition is acceptable.

4. Spill Plan. The Property owner will maintain a fuel and chemical spill plan on site. Oil absorbent pads, booms, and quick-dry materials will be stored both inside and outside the maintenance and aviation facilities.

APPLICANT'S RESPONSE: This condition is acceptable.

5. Water.

    A. The Property owner will install a rainwater harvesting system for all non-residential rooftops for the project.

APPLICANT'S RESPONSE: This condition is acceptable.

    B. Drought-resistant plantings selected by a licensed landscape architect will be predominantly used throughout the community in addition to existing natural vegetation.

APPLICANT'S RESPONSE: We believe a modification to this condition is necessary as the Applicant already has robust requirements for plantings within the Project that will be enforced by

the Property Owners Association via recorded restrictive covenants – to include without limitation that all plants listed on the Virginia Department of Conservation and Recreation Invasive Plant Species are prohibited; planting plans must be approved by the Association's Architectural Review Committee prior to any plantings.

In lieu of the foregoing, please provide a condition that states:

"ALL LANDSCAPING AND PLANTINGS ON THE PROPERTY WILL BE SUBJECT TO THOSE CERTAIN COVENANTS OUTLINED IN THE SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS - ARTICLE X, SECTION 15, WHICH IS RECORDED AMONGST THE LOUISA COUNTY, VIRGINIA LAND RECORDS AT DEED BOOK 1971, PAGE 476-537, AS WELL AS THE TRIBUTER BAY PROPERTY OWNERS' ASSOCIATION ARCHITECTURAL REVIEW COVENANTS, GUIDELINES, DESIGN STANDARDS AND REGULATIONS, BOTH OF WHICH MAY BE AMENDED FROM TIME TO TIME. THE LANDSCAPING AND PLANTING COVENANTS WILL BE ENFORCED BY THE CUTALONG PROPERTY OWNERS ASSOCIATION, INC., OR ITS DESIGNEE."

C. The Property owner shall provide a Water Management Plan to the Board of Supervisors for review and discussion by November 1st every year. The Water Management Plan will include the following items:

1. Legal and Regulatory Reporting
2. Sustainability & Aquifer Protection Strategies
3. Resource Protection Measures
4. Yearly total use in gallons

APPLICANT'S RESPONSE: This condition is acceptable to Applicant with the following revisions for clarification:

"THE PROPERTY OWNER SHALL PREPARE A WATER MANAGEMENT PLAN TO THE BOARD OF SUPERVISORS FOR REVIEW AND DISCUSSION BY NOVEMBER 1ST, 2027, WHICH MUST INCLUDE THE FOLLOWING ITEMS:

1. LEGAL AND REGULATORY REPORTING
2. SUSTAINABILITY & AQUIFER PROTECTION STRATEGIES
3. RESOURCE PROTECTION MEASURES
4. YEARLY TOTAL USE IN GALLONS

THE PROPERTY OWNER MUST PROVIDE AN UPDATED REPORT TO THE BOARD OF SUPERVISORS FOR REVIEW AND DISCUSSION BY NOVEMBER 1 EACH SUBSEQUENT YEAR."

6. Pollinators. The Property owner will contact the Virginia Department of Conservation and Recreation and discuss opportunities and best practices for the implementation of native pollinator species throughout the project.

APPLICANT'S RESPONSE: This condition is acceptable.

7. Distillery Rick House. The Property owner will use best practices from the state of Kentucky's Building Code, where the Virginia State Building Code allows for the construction of any rick houses.

APPLICANT'S RESPONSE: This condition is acceptable.

8. Knox Box. The Property owner will install a Knox Box for Fire & EMS at all entry gates.

APPLICANT'S RESPONSE: This condition is acceptable.

9. Indoor Shooting Range. The hours of operation for any Indoor Shooting Range operated on the Property will be 6:00 am to 10:00 pm, Monday through Saturday. Sunday operation will be 1:00PM to 10:00PM. The facility will be built with soundproof materials to prevent noise from impacting adjacent properties.

APPLICANT'S RESPONSE: We believe this condition requires a modification with the following revisions:

"THE HOURS OF OPERATION FOR ANY INDOOR SHOOTING RANGE OPERATED ON THE PROPERTY WILL BE 6:00 AM EST TO 10:00 PM EST, MONDAY THROUGH SATURDAY. SUNDAY OPERATIONS WILL BE FROM 8:00 AM EST TO 10:00 PM EST. THE FACILITY WILL BE BUILT WITH SOUNDPROOF MATERIALS TO PREVENT NOISE FROM IMPACTING ADJACENT PROPERTIES."

The above change is requested due to the soundproof nature of the indoor shooting range - activities within the indoor shooting range are not anticipated to impact adjacent properties. We also will have guests on site who will desire to utilize the facilities during more flexible periods during the weekend, including Sunday.

10. Outdoor Shooting. The hours of operation for any Outdoor Shooting Range operated on the Property will be 6:00 am to 10:00 pm, Monday through Saturday. Sunday operation will be 1:00PM to 10:00PM. Any Outdoor Shooting Range constructed on the Property will be limited to Archery, Paintball, and air rifles. Paintball and air rifles will be required to use suppressors.

APPLICANT'S RESPONSE: We believe this condition requires a modification with the following revisions:

"THE HOURS OF OPERATION FOR ANY OUTDOOR SHOOTING RANGE OPERATED ON THE PROPERTY WILL BE 6:00 AM EST TO 10:00 PM EST, MONDAY THROUGH SATURDAY. SUNDAY OPERATION WILL BE FROM 8:00 AM EST TO 10:00 PM EST. ANY OUTDOOR SHOOTING RANGE CONSTRUCTED ON THE PROPRETY WILL BE LIMITED TO ARCHERY, PAINTBALL, AND AIR RIFLES."

While sound suppressors (or silencers) exist for paintball guns, they are primarily used for aesthetics (mock suppressors) or to slightly muffle the sound during tech work. While they can reduce the "pop" of expanding gas, they do not make a paintball gun silencer because the primary noise comes from the marker's mechanical operation, not just the air discharge. The sound is relatively low for both paintball and air rifles. Please also note we are the neighbors to our current resort and do not anticipate any impact to other surrounding properties.

11. Master Plan. The Property will be developed in general conformance with the Master Plan titled "Reef Wares Crossroads Development – Site Master Plan", dated January 16, 2026 prepared by REEF ("Master Plan").

APPLICANT'S RESPONSE: This condition is acceptable with the following revisions to align with the Proffer Statement:

"THE PROPERTY WILL BE DEVELOPED IN GENERAL CONFORMANCE WITH THE MASTER PLAN, WHICH IS INCORPORATED HEREIN BY REFERENCE. NOTWITHSTANDING ANYTHING TO THE CONTRARY UNDER THESE CONDITIONS, ALL DESIGNATED GOLF COURSE AREAS, OPEN SPACES, PARCEL LINES, PARCEL AND LOT SIZES, BUILDING ENVELOPES, BUILDING OR UNIT SIZES, PUBLIC ROAD LOCATIONS, ACCESS POINTS, PRIVATE DRIVEWAY AND TRAVEL-WAY LOCATIONS, ACCESSORY USE LOCATIONS, WASTE FACILITIES, INTERPARCEL CONNECTIONS, PARKING AREAS, UTILITY LOCATIONS, STORMWATER MANAGEMENT FACILITIES, AMENITIES, DIMENSIONS OF UNDEVELOPED AREAS AND ALL OTHER AREAS SHOWN ON THE MASTER PLAN MAY BE ADJUSTED FOR PURPOSES OF FINAL ENGINEERING OF SITE OR SUBDIVISION PLANS (VIA MULTIPLE PHASES) TO ALLOW FULL COMPLIANCE WITH THE REQUIREMENTS OF STATE AND FEDERAL REGULATIONS INCLUDING, BUT NOT LIMITED TO, VIRGINIA DEPARTMENT OF HISTORICAL RESOURCES, VIRGINIA

DEPARTMENT OF TRANSPORTATION ("VDOT"), VIRGINIA DEPARTMENT OF HEALTH ("VDH") VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY, VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION, U.S. ARMY CORPS OF ENGINEERS, AND THE COUNTY'S ZONING ORDINANCE AND SUBDIVISION ORDINANCE. NOTWITHSTANDING THE FOREGOING PROVISIONS OF THIS CONDITION, ANY MATERIAL ADJUSTMENTS TO THE MASTER PLAN (DURING SITE OR SUBDIVISION PLAN REVIEW) WILL BE 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 FULFILLING ANY OF THE CONDITIONS."

12. Notice of Large Events (Outdoor Gatherings). An outdoor gathering is defined as any temporary organized gathering expected to attract 200 or more people at one time in open spaces outside an enclosed structure. The Property owner will provide the Zoning Administrator, the Sheriff Department, Fire & EMS, and VDOT with at least two (2) months' prior written notice before any event shall take place on the Property, that is open to the general public. Should any events, that are open to the public, be held on the Property, the Property owner will submit a plan to the Zoning Administrator that will include:

APPLICANT'S RESPONSE: This condition is acceptable with the following revisions:

"A LARGE EVENT IS DEFINED AS ANY TEMPORARY ORGANIZED GATHERING EXPECTED TO ATTRACT 400 OR MORE PEOPLE AT ONE TIME IN OPEN SPACES OUTSIDE AN ENCLOSED STRUCTURE. THE PROPERTY OWNER WILL PROVIDE THE ZONING ADMINISTRATOR, THE SHERIFF DEPARTMENT, FIRE & EMS, AND VDOT WITH AT LEAST THIRTY (30) DAYS' PRIOR WRITTEN NOTICE BEFORE ANY LARGE EVENT SHALL TAKE PLACE ON THE PROPERTY, THAT IS OPEN TO THE GENERAL PUBLIC. SHOULD ANY LARGE EVENTS, THAT ARE OPEN TO THE PUBLIC, BE HELD ON THE PROPERTY, THE PROPERTY OWNER WILL SUBMIT A PLAN TO THE ZONING ADMINISTRATOR THAT WILL INCLUDE:"

Note: Most golf outings are 200 people - we believe an event requiring conformance with this condition should be an event of 400+ persons.

a. The parking area, including any overflow spaces, if needed, and the number of parking spaces; ingress/egress to the public streets for attendees and emergency vehicles; all existing structures (to include tents, tables, inflatables, etc.) and distances to the property lines. The Property owner will apply for any necessary sign and building permits.

APPLICANT'S RESPONSE: This condition is acceptable.

b. A traffic control plan submitted to the Virginia Department of Transportation and Sherrif Office for review and comment.

APPLICANT'S RESPONSE: This condition is acceptable with the following revisions:

"A TRAFFIC CONTROL PLAN SUBMITTED TO THE COUNTY FOR ROUTING TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND SHERIFF'S OFFICE FOR REVIEW AND COMMENT."

c. A plan for adequate medical facilities for persons at the event submitted to Fire & EMS.

APPLICANT'S RESPONSE: This condition is acceptable.

d. The number of sanitary facilities available to guests, in accordance with Virginia Department of Health guidelines.

APPLICANT'S RESPONSE: This condition is acceptable.

e. Confirmation that any temporary outdoor lighting is using shielding devices to prevent light pollution to adjacent properties.

APPLICANT'S RESPONSE: This condition is acceptable.

f. A general schedule of events and activities, along with a corresponding general layout site plan

APPLICANT'S RESPONSE: This condition is acceptable.

g. All expenses associated with adequate on-site emergency services and traffic control will be the responsibility of the applicant.

APPLICANT'S RESPONSE: This condition is acceptable.

h. No music shall be played, either by mechanical device of live performance, in such a manner that sound emanating therefrom shall violate any provision of Chapter 51 Noise of the County Code. The Property owner will make every effort to minimize the impact of noise from the event on neighboring properties.

APPLICANT'S RESPONSE: This condition is acceptable.

i. The Zoning Administrator may impose reasonable conditions necessary to mitigate potential adverse impacts on existing uses and adjoining properties, and to protect the public health, safety and general welfare of citizens. Additional information may be requested to include provisions for adequate parking, storage, and lighting; provisions for security, traffic safety, fire; conditions limiting hours of operation; and any other health and safety concerns the Zoning Administrator may deem necessary. In addition, the Zoning Administrator may require the posting of a bond to ensure timely removal of structures and materials and restoration of the area.

APPLICANT'S RESPONSE: This condition is acceptable.

13. Overflow Parking. Should overflow parking be needed for any public event that is to take place on the Property, the Applicant will submit a parking plan to the Zoning Administrator, at least two (2) months prior to the event (the "Parking Plan"). The Parking Plan shall identify the overflow parking areas. All overflow parking will be located on the Property.

APPLICANT'S RESPONSE: This condition is acceptable with the following revisions:

"SHOULD OVERFLOW PARKING BE NEEDED FOR ANY PUBLIC EVENT THAT IS TO TAKE PLACE ON THE PROPERTY, THE APPLICANT WILL SUBMIT A PARKING PLAN TO THE ZONING ADMINISTRATOR, AT LEAST THIRTY (30) DAYS PRIOR TO THE EVENT (THE "PARKING PLAN"). THE PARKING PLAN SHALL IDENTIFY THE OVERFLOW PARKING AREAS. ALL OVERFLOW PARKING WILL BE LOCATED ON THE PROPERTY."

14. Buffer along Route 522 and 208. The Property owner will plant a fifty-foot (50') landscape buffer along Zachary Taylor and will maintain it in perpetuity, as depicted on the Master Plan. The applicant will plant a fifty-foot (50') landscape buffer along a portion of New Bridge Road Zachary Taylor and will maintain it in perpetuity, as depicted on the Master Plan. Both buffer locations will use staggard rows of evergreen planting that will be submitted by a landscape architect for county review and approval. The applicant will be responsible for the yearly maintenance of the buffers. The buffers will be installed prior to the first certificate of occupancy being granted, unless weather conditions such as drought, precipitation, or planting season require an extension from the Zoning Administrator.

APPLICANT'S RESPONSE: This condition is a bit challenging as the Applicant does not believe that any additional buffer, except what is shown on the Master Plan, should be required along Zachary Taylor Highway due to its existing bucolic vegetation. The Applicant will commit to preserving the existing buffer along Zachary Taylor Highway and supplementing it as necessary to maintain the 50' landscape buffer there along, which shall be preserved and supplemented as needed upon completion of the golf course.

Additionally, the Applicant would like to clarify that the buffer along New Bridge Road should be required upon the completion of the golf course, unless weather conditions such as drought, precipitation, or planting season require an extension from the Zoning Administrator.

15. Noise. All uses on the Property will comply with Chapter 51 of the Louisa County Zoning Ordinance.

APPLICANT'S RESPONSE: This condition is acceptable.

16. CUP2016-04. 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.

APPLICANT'S RESPONSE: This condition is acceptable.

17. Aviation Facility. Approval of an aviation facility is limited to one helicopter pad and associated support facilities. The Helicopter Pad shall not be used for an ultralight, experimental aircraft, or air taxi service.

APPLICANT'S RESPONSE: This condition is acceptable.

18. Inspections. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.

APPLICANT'S RESPONSE: This condition is acceptable with the following revision for clarity:

"THE BOARD OF SUPERVISORS OR THEIR DESIGNATED REPRESENTATIVE SHALL HAVE THE RIGHT TO INSPECT THE SITE AT ANY REASONABLE TIME WIHTOUT PRIOR NOTICE FOR PURPOPES OF ENFORCING CONDITIONS HEREIN OR FOR OTHER ZONING VIOLATIONS."

19. Permit Revocation. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

APPLICANT'S RESPONSE: This condition is acceptable with the following revision for clarity:

"VIOLATION OF ANY CONDITIONS CONTAINED HEREIN SHALL BE GROUNDS FOR REVOCATION OF THE CONDITIONAL USE PERMIT, FOLLOWING SATISFACTION OF ALL NOTICE REQUIREMENTS OUTLINED IN VIRGINIA CODE SECTIONS 15.2-2286 AND 15.2-2204."

Thank you for your time and attention to this matter. Do not hesitate to contact me directly with any questions.

Respectfully,

Charles W. Payne, Jr.

24297181.1 049008.00008

LOUISA COUNTY, VIRGINIA

VOLUNTARY PROFFER STATEMENT

APPLICANT:	Wares Crossroads Development LLC (the "Applicant")
OWNER:	Dickinson Land & Properties, L.L.C.; Ware Family, LLC; Dickinson Investments 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")
REQUEST:	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,[1] twenty-nine (29) Executive Units[2], thirty-five (35) Member Villas[3] and twenty (20) Garden Cottages,[4] and all other uses as enumerated in the Master Plan (collectively the "Project").
DATE:	~~January 20~~March 4, 2026
FILE NO.:	REZ2026-01 CUP2026-01

I. **General Information**. The Applicant (including its future owners, successors, and assigns) hereby agrees that the development of the Property will be in general

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

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

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

[4] 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*

conformance with the Master Plan and those certain proffered conditions described herein (the "Proffers"). The Proffers are voluntary and reasonable in accordance with Sections 15.2-2298 and 15.2-2303, *et al*. of the Code of Virginia (1950, as amended), and County Zoning Ordinance (1971, as supplemented) Sections 86-53, 86-55, and 86-308, *et. al*. The headings for the Proffers set forth below have been prepared for convenience or reference only and do not control, affect the meaning, or interpretation of any provisions of the Proffers. The Proffers are the only conditions offered in this rezoning application. Any prior proffers affecting the Property, whether of record or not, are hereby superseded by these Proffers upon the approval of the County of Louisa, Virginia, Board of Supervisors ("County"), including any applicable appeal periods, and thus are void and of no further force and effect upon said approval.

II. **Land Use**.

a. General Development. The Property will be developed in general conformance with the Master Plan, which is incorporated herein by reference. Notwithstanding anything to the contrary under these Proffers, all designated open spaces, parcel lines, parcel and lot sizes, building envelopes, building or unit sizes, public road locations, access points, private driveway and travel-way locations, accessory use locations, waste facilities, interparcel connections, parking areas, utility locations, stormwater management facilities, amenities, dimensions of undeveloped areas and all other areas shown on the Master Plan may be adjusted for purposes of final engineering of site or subdivision plans (via multiple phases) to allow full compliance with the requirements of state and federal regulations including, but not limited to, Virginia Department of Historical Resources, Virginia Department of Transportation ("VDOT"), Virginia Department of Environmental Quality, Virginia Department of Conservation and Recreation, U.S. Army Corps of Engineers, and the County's Zoning Ordinance and Subdivision Ordinance. Notwithstanding the foregoing provisions of this Section II(a), any material adjustments to the Master Plan (during site or subdivision plan review) will be 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.

b. Use. The Property may be developed for all uses permitted pursuant to the PUD zoning district and as enumerated on the Master Plan (collectively, the "Project").

c. Residential Maximum Density. Notwithstanding the foregoing Proffer II(b), the Applicant may construct no more than fifty (50) Estate Units, twenty-nine (29) Executive Units, thirty-five (35) Member Villas, and twenty (20) Garden Cottages on the Property (collectively the "Units").

III. **Transportation**. Subject to County and VDOT approvals, as may be applicable, the Applicant will provide the following transportation improvements, all as depicted on the Master Plan:

~~a. With completion required no later than the County's issuance of a certificate of occupancy permit for the first Unit constructed on the Property, or if otherwise required earlier by VDOT, the Applicant will:~~

a. The Applicant shall design and construct the following improvements when requested by VDOT and warranted for the Project:

i. On New Bridge Road at the intersection with Driveway 1

1. Construct a westbound left-turn lane with 200-feet of taper and 200-feet of storage; and

ii. On Zachary Taylor Highway at the intersection with Driveway 2

1. Construct a southbound left-turn lane with 200-feet of taper and 200-feet of storage.

iii. On Zachary Taylor Highway at the intersection with Driveway 3

1. Construct a southbound left-turn lane with 200-feet of storage and 200-feet of taper.

b. With completion required no later than the County's issuance of a certificate of occupancy permit for the 101st Unit constructed on the Property, the Applicant will:

i. On New Bridge Road at the intersection with Driveway 1

1. Construct an eastbound right-turn lane.

IV. Site Design

a. Phasing. 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.

b. The Farm. 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 on the Master Plan are required to be constructed on the Property.

V. Cash Proffers

a. The following cash proffers under this Proffer V will be paid to the County to mitigate the Project's impacts on applicable County public facilities, including

schools, parks and recreation, public safety, sheriff's office, general administration and solid waste all as provided more particularly in the below chart (collectively, the "Cash Proffers"). The Cash Proffers are allocated as follows:

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.
TOTAL								$376,265.15	

b. Public Safety. Notwithstanding the foregoing provisions of this Proffer V, the County may apply the above Public Safety Proffer towards improvements to the New Bridge Fire & Rescue Station (Station 8) facilities or other public safety facility improvements as the County may desire.

c. Escalation Clause. Commencing five (5) years after the approval of this rezoning application, the Cash Proffers for each Unit will be adjusted annually on January l to reflect any increase for the preceding year in the Consumer Price Index, U.S. City Average, All Urban Consumers (the "CPI-U") prepared and reported monthly

by the U.S. Bureau of Labor Statistics of the United States Department of Labor. The adjustment will be made by multiplying the Cash Proffers for the preceding year by the CPI-U as of December 1st in the preceding year. If the CPI-U is discontinued by the United States Department of Labor, the Marshall and Swift Building Cost Index formula will be used as defined by Section 15.2-2303.3.B of the Code of Virginia.

VI. **Miscellaneous**

a. Water Sense Guidelines. All Units constructed on the Property will comply with the Environmental Protection Agency's (EPA) Water Sense Guidelines.

b. Lighting. All lighting on Property will be Dark-Sky compliant.

c. 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, unless the County and Applicant agree to establish sooner.

d. 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.

e. 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, and any relocation requirements for the cemetery will be performed in accordance with Virginia Code Sections §57-22-57-§39.25 and all applicable County requirements.

f. Environmental. The Applicant will comply with all recommendations provided under the Phase I Site Environmental Site Assessment Report. If disturbance is anticipated, the Applicant will perform additional investigations and will follow all reasonable, warranted mitigation actions.

g. 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.

h. Louisa County Resource Council. The Applicant will pay Thirty Thousand Dollars ($30,000.00) to the Louisa County Resource Council to support its emergency capital repair needs as well as its charitable mission of providing hunger relief and life-sustaining services for residents of Louisa County, Virginia.

[REMAINDER OF THE PAGE TO REMAIN INTENTIONALLY BLANK; AUTHORIZED SIGNATURES TO FOLLOW]

The Proffers are made voluntarily in support of this Rezoning Application, and are offered are in compliance with the Code of Virginia Sections 15.2-2298 and 15.2-2303, and the Applicant/Owner deem the proffers offered both reasonable and appropriate, as conclusively evidenced by this signed and notarized Proffer Statement.

WITNESS the following signatures:

APPLICANT: **Wares Crossroads Development LLC**,
a Delaware limited liability company

By:_____

STATE/COMMONWEALTH OF _____
CITY/COUNTY OF _____

The foregoing was subscribed, sworn to and acknowledged before me this ___day of _____, 2026, by_____, the _____ of Wares Crossroads Development LLC, a Delaware limited liability company, on behalf of the company.

_____
Notary Public

Print Name: _____
My Commission Expires:_____
Registration No. _____

[SEAL]

[Signature Page 1 of 5]

OWNER:

Ware Family, LLC
Virginia limited liability company

By: _____

COMMONWEALTH/STATE OF _____
CITY/COUNTY OF _____

The foregoing was subscribed, sworn to and acknowledged before me this ___day of _____, 2026, by _____, the _____ of Ware Family, LLC, a Virginia limited liability company, on behalf of the company.

_____
Notary Public

Print Name: _____
My Commission Expires:_____
Registration No. _____

[SEAL]

[Signature Page 2 of 5]

OWNER:

Dickinson Investments, L.L.C.,
Virginia limited liability company

By: _____

COMMONWEALTH/STATE OF _____
CITY/COUNTY OF _____

The foregoing was subscribed, sworn to and acknowledged before me this ___day of _____, 2026, by _____, the _____ of Dickinson Investments, L.L.C., a Virginia limited liability company, on behalf of the company.

_____
Notary Public

Print Name: _____
My Commission Expires:_____
Registration No. _____

[SEAL]

[Signature Page 3 of 5]

OWNER:

Dickinson Land & Properties, L.L.C.,
Virginia limited liability company

By: _____

COMMONWEALTH/STATE OF _____
CITY/COUNTY OF _____

The foregoing was subscribed, sworn to and acknowledged before me this ___day of _____, 2026, by _____, the _____ of Dickinson Land & Properties, L.L.C., a Virginia limited liability company, on behalf of the company.

_____
Notary Public

Print Name: _____
My Commission Expires:_____
Registration No. _____

[SEAL]

[Signature Page 4 of 5]

THE COUNTY OF LOUISA, VIRGINIA:

Agreed and Accepted: The County of Louisa, Virginia:

_____	_____
Louisa County Board of Supervisors	*Date*
By _____, Chairperson	

[Signature Page 5 of 5]

EXHIBIT A

MASTER PLAN

~~23568645.4 049008.00008~~23568645.5 049008.00008

Summary report: Litera Compare for Word 11.12.0.83 Document comparison done on 3/4/2026 4:35:26 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original DMS: iw://hirschlerlaw.cloudimanage.com/iman/23568645/4 - Proffer Statement FOURTH SUBMISSION.docx	
Modified DMS: iw://hirschlerlaw.cloudimanage.com/iman/23568645/5 - Proffer Statement FIFTH SUBMISSION.docx	
Changes:	
Add	6
~~Delete~~	4
~~Move From~~	0
Move To	0
Table Insert	0
~~Table Delete~~	0
Table moves to	0
~~Table moves from~~	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	10

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 _____( ) to _____( )

B: CONDITIONAL USE: Farmers' Market

C: TEMPORARY CONDITIONAL USE: _____

D: VARIANCE: _____

E: PROFFER AMENDMENT: _____

F: COMP PLAN AMENDMENT: _____

G: COMP PLAN REVIEW FOR CONFORMANCE: _____

H: SPECIAL EXCEPTION: _____

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

A. NAME OF APPLICANT: Zion United Methodist Church

If a corporation, name of agent: David McWilliams

B: MAILING ADDRESS: 1674 Zion Rd. Troy, VA 22974

Telephone # 434-589-1665

C: NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:

The United Methodist Church Held in Trust by Zion United Methodist Church

D. MAILING ADDRESS: 1674 Zion Rd. Troy, VA 22974

Telephone # _____

If the applicant is not the owner of the property in question, explain: Appointed Senior Pastor by the denomination who owns the property.

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

E. NAME OF PERSON TO BE NOTIFIED IN ADDITION TO THE APPLICANT AND/OR PROPERTY OWNER: _____

_____

F. ADDRESS: _____

_____ Telephone #: _____

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

A. VOTING DISTRICT Green Springs B. TAX MAP # 51

C. SUBDIVISION NAME _____ D. LOT/PARCEL# C

E. PROPERTY LOCATION _____

_____

F. IS PARCEL UNDER LAND USE TAXATION PROGRAM? _____ YES ✓ NO

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

See Attatched

Reason: Develop community and provide easy access to food distribution among community members.

(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.**

Our Farmers' Market will exist on already established parking lot. There will be easy access to a main road without impact on neighborhood streets, including a clear proposed traffic overflow route (see attached). We will only use limited electric, function on the weekends, and limit excessive noise outdoors.

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:**

None

_____

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

A. EXISTING LAND USE(S): A2 , Code 76 , Religious Assembly

B. EXISTING STRUCTURE(S): Parking Lot, Church Sanctuary, Gym and others

C. EXISTING ZONING: A2

D. ACREAGE OF REQUEST: 5.68

E. UTILITIES: Well / Septic , CVEC Electric , Propane & Oil Heat

(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:**

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: Spring Creek Land Development
MAILING ADDRESS: PO Box 7505 Charlottesville VA 22906
TAX MAP # 51
SUBDIVISIONNAME Spring Creek LOT/PARCEL# 51.63
ACREAGE 118.574 ZONING A2

* PROPERTY OWNER'S NAME: Jones, Donald Wayne Sr Robin Krahenbill
MAILING ADDRESS: 1598 Zion Rd Gordonsville VA 22942
TAX MAP # 51
SUBDIVISION NAME: LOT/PARCEL# 14-1
ACREAGE 5.101 ZONING A2

* PROPERTY OWNER'S NAME: Cooper, Gary Doyle Cooper Laurie Anderson
MAILING ADDRESS: 166 Columbia Rd Gordonsville VA 22942
TAX MAP # 61

SUBDIVISION NAME:_____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 #_____

SUBDIVISION NAME:_____LOT/PARCEL#_____

ACREAGE_____ ZONING_____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS:_____

_____TAX MAP #_____

SUBDIVISION NAME:_____LOT/PARCEL#_____

ACREAGE_____ ZONING_____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS:_____

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SUBDIVISION NAME:_____LOT/PARCEL#_____

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_____TAX MAP #_____

SUBDIVISION NAME:_____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 # 51

SUBDIVISION NAME: _____ LOT/PARCEL# 12-12

ACREAGE 3 ZONING A2

* PROPERTY OWNER'S NAME: Cooper, Margaret Anne

MAILING ADDRESS: 1872 Zion Rd Troy VA 22974

TAX MAP # 51

SUBDIVISION NAME: _____ LOT/PARCEL# 13 1

ACREAGE 5.319 ZONING A2

* PROPERTY OWNER'S NAME: Cooper, Margaret Anne

MAILING ADDRESS: 1872 Zion Rd Troy VA 22974

TAX MAP # 51

SUBDIVISION NAME: _____ LOT/PARCEL# 13 2

ACREAGE 5.281 ZONING A2

* PROPERTY OWNER'S NAME: Sauer Paul W Roddy, Katherine G

MAILING ADDRESS: 1627 Zion Rd Gordonsville VA 22942

TAX MAP # 51

SUBDIVISION NAME: _____ LOT/PARCEL# 19 A

ACREAGE 2.603 ZONING A2

* PROPERTY OWNER'S NAME: Jones, Bernard Mason Jr., Jones, Donald W

MAILING ADDRESS: 1945 Zion Rd Troy VA 22974

TAX MAP # 51

SUBDIVISION NAME: _____ LOT/PARCEL# 18

ACREAGE 15.11 ZONING A2

* PROPERTY OWNER'S NAME: Jones, Bernard Mason Jr Jones, Donald

MAILING ADDRESS: 1945 Zion Rd Troy VA 22974

TAX MAP # 51

SUBDIVISION NAME: _____ LOT/PARCEL# 17

ACREAGE 1.06 ZONING A2

* PROPERTY OWNER'S NAME: Apgar Steven C Apgar, Janna Rence

MAILING ADDRESS: 1827 Zion Rd Troy VA 22974

TAX MAP # 51

SUBDIVISION NAME: _____ LOT/PARCEL# 16

ACREAGE 3.01 ZONING A2

* PROPERTY OWNER'S NAME: _____

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: February 19, 2026.

SIGNATURE OF APPLICANT (Same Name as Used in Item 2-A, Page 1)	David McWilliams APPLICANT'S NAME (Typed or Printed)
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 86-91. 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.

COUNTY OF LOUISA
COMMUNITY DEVELOPMENT

1 WOOLFOLK AVENUE, STE 201 • LOUISA, VIRGINIA • 23093 • *www.louisacounty.gov* • (540) 967-3430

Conditional Use & Rezoning Fee Worksheet

Property Address	1674 Zion Rd. Troy, VA 22974
Tax Map ID	51-6

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.

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

COMMUNITY DEVELOPMENT

Total Building Square Footage		
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	
Finished Square Footage		
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	
Residential		
Personal Use Only	-$1,000	
Residential Development	+$1,000	
Commercial, Business Size		
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	
Commercial, Number of Employees		
0 - 10 employees	No additional fee	
11 - 50 employees	+$50	
51 - 100 employees	+$100	
101+ employees	+$250	
Non - Profit Organization	**Total Fees**	

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

See Attached.

* 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.

Zion United Methodist Church

Farmers' Market CUP Proposal
Supporting Documents

What: A community-based Farmers' Market, including a free food-pantry distribution.

Where: Zion United Methodist Church; 1674 Zion Rd. Troy, VA 22974

When: Saturdays, no earlier than 10:00am and no later than 4:00pm

Layout: Pictured Below (See Version 1 & Version 2)

Version 1

Key: Blue = Parking; Spaces Numbered 1-40, Handicap Parking Spaces H1-H6
Gray = Vendor Area; Numbered V1-V10
Orange/Black Radiant = Flexible Spaces for Food Pantry, Food Trucks, or Vendors
Orange = Reserved for Food Pantry
Green Arrows & Box = Overflow Traffic Relief Plan (see below)

Version 2

Key: Blue = Parking; Spaces Numbered 1-40, Handicap Parking Spaces H1-H6
Gray = Vendor Area; Numbered V1-V10
Orange/Black Radiant = Flexible Spaces for Food Pantry, Food Trucks, or Vendors
Orange = Reserved for Food Pantry
Green Box = Overflow Traffic Relief Plan (see below)

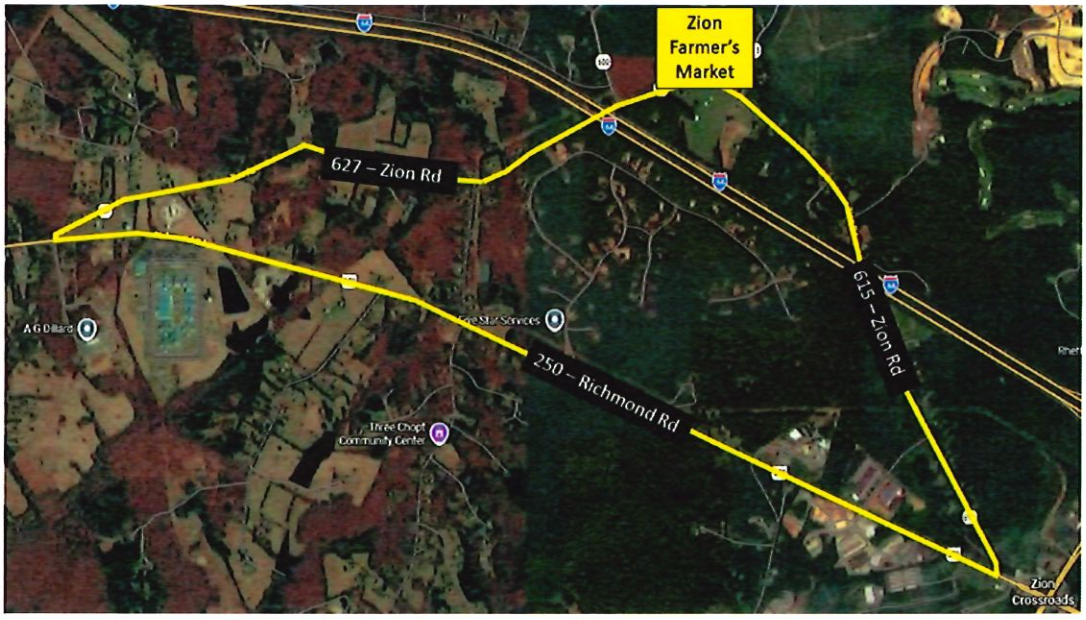
Note: In both versions, restrooms will be available for use inside the building. Additionally, the playground will be available for use, with clear signage that indicates that the use of the playground is "at your own risk." In nice weather, the grassy areas may be used for pedestrians, however we will not allow cars to drive or park on grass.

Overflow Traffic Relief Plan

While based on a 1:3 ratio of vendors to parking spaces, there is ample parking (46 spaces) for the maximum number of vendors (13). However, in anticipation of growth in popularity, we have designed the following traffic relief plan to prevent an impact on traffic flow and cars turning around in neighbor's driveways.

In Version 1: Parking Volunteers will direct cars to a "holding area" (HA on the layout picture above), where each car will receive a map and instructions for driving a 10-minute loop. Each car will be given a number based on the order they arrived to ensure fair access to the parking lot. When returning, cars will be directed to an open spot.

In Version 2: Parking Volunteers will direct cars to a "holding area" (HA on the layout picture above), where we will be able to park 5 cars in a "holding pattern" until a spot opens up. Should more than 5 spots be needed for overflow, each additional car will receive a map and instructions for driving a 10-minute loop. Each car will be given a number based on the order they arrived to ensure fair access to the parking lot.



Exiting the parking lot, cars will turn left onto Route 615/Zion Rd.
They will drive 1.7 miles to turn right on Route 250/Richmond Rd.
They will then drive 3.2 miles to turn right on Route 627/Zion Rd.
They will then drive 2.3 where they will turn left into the parking lot.

We are currently seeking partnerships with local businesses and public spaces for which traffic might be redirected or suggested before or after attending the market.

Guiding Procedures
Conditional Use Permit – Farmers' Market

1. Purpose and Intent

These guiding procedures are voluntarily offered to address anticipated impacts and community concerns associated with the operation of a farmers' market at Zion UMC.

2. Market Operations

a. The farmers' market shall operate only on the following days and times:
- Days: Saturday
- Hours: No earlier than 10:00am. No later than 4:00pm.

b. The market shall operate on a year-round basis.
c. The maximum number of vendors permitted at any one time shall be: 13.
d. The market shall be set up according to the proposed layout.

3. Traffic and Parking

a. See the provided layout and overflow traffic relief plan.
b. Zion UMC will be responsible for the expenses of temporary traffic control measures (signage, volunteers, cones, etc.) as well as providing the required volunteers.

4. Noise and Amplified Sound

a. Amplified sound shall be limited in such a manner compliant with Chapter 51-Noise of the County Code and shall be limited to the operating hours outlined above.

5. Cleanliness and Sanitation

a. Adequate trash, recycling, and/or compost receptacles shall be provided and serviced on market days. The site shall be cleaned and restored to its pre-market condition at the conclusion of each market day. This includes vendors and food trucks; no overnight storage of tents, tables, or vendor equipment shall be permitted outside.

6. Safety and Security

a. The market shall designate a site manager present during all market hours.
b. Emergency access lanes shall be maintained at all times.

7. Signage

a. Temporary signage shall be limited to 2 days prior to market days and removed at the end of each market day.

Voluntarily Given Conditions
Conditional Use Permit – Farmers' Market

1. The Farmers' Market will abide by the Guiding Procedures included (above) within this application.

2. All products sold at the Farmers' Market must conform to the values of the United Methodist Church. This includes forbidding the sale of alcohol, legal or illegal drugs, or paraphernalia related unto.

3. There will be no amplified outdoor music. All amplified music will be indoors, abiding by Chapter 51-Noise of the County Code.

4. The market manager will be responsible for ensuring a respectful use of the church cemetery for the duration of the Farmers' Market.

5. The Farmers' Market will only accept vendors in accordance with the county definition in County Code 86-13 "Farmers' Market." We will not permit mass produced or multi-level marketing items.

Applicant Name: David McWilliams

Signature:

Date: 2/19/2026

Public Facilities Impact Report
Conditional Use Permit – Farmers' Market

- Fire & EMS
  - We recognize that any public event, no matter the size, will have the potential need for emergency services. In order to limit fire safety concerns before the need for emergency services, we will have a market manager on site at all times. In order to limit tripping hazards, which could result in the need for EMS, we will ensure walkways are clear and there is adequate open space between vendors.

- Law Enforcement
  - We recognize that any public event, no matter the size, will have the potential need for law enforcement services. In order to limit public safety concerns being prematurely reported to law enforcement, we will have a market manager on site at all times. Therefore, we will alert the Sherriff's office about which weekends we will offer a Farmers' Market. Additionally, being on church property, we will regulate a strict code of conduct that should limit concerns.

- Parks & Recreation
  - We will be providing a free community event that will share a common goal with Parks & Recreation. There should be no negative impact on their weekend events.

- Schools
  - As a weekend event, we do not anticipate any conflict with public or private schools. However, we do anticipate being able to support the public schools by providing nutritious food for families in our community who suffer from food insecurity.

- Solid Waste
  - While we anticipate an increase in solid waste production, our onsite dumpster has ample space and is serviced regularly, and therefore should not place any burden upon our solid waste provider.

- Administration
  - We do not anticipate any need for county administration. In order to limit concerns, we will strictly abide by the conditions of our CUP.

Vendor Agreement – Farmers' Market
Conditional Use Permit Application

This Vendor Agreement ("Agreement") is entered into between **Zion United Methodist Church** ("Church") and the undersigned vendor ("Vendor") for participation in the **Zion United Methodist Farmers' Market** ("Market").

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1. Market Details

- **Location:** Zion United Methodist Church, Troy, Virginia
- **Market Day(s) and Time(s):** _3rd Saturday of Each Month from 11am-1pm__
- **Vendor Space:** 10ft x 10ft Parking Lot Space

---

2. Vendor Arrival and Departure Requirements

Due to the configuration and location of vendor parking on Church property, Vendor agrees to the following:

1. Vendor **must arrive no later than thirty (30) minutes prior to the official opening time** of the Market (10:30am).
2. Vendor vehicles **may not leave the property until the Market has officially concluded** (1:30pm), unless expressly directed by Market management for safety or emergency reasons.
3. Vehicle movement during Market hours is prohibited, as it presents a safety risk to patrons, volunteers, and other vendors.

Failure to comply with these requirements may result in removal from the Market or denial of participation in future Market events.

---

3. Permitted Products and Alcohol Restriction

1. Vendor agrees to sell only those goods approved by Market management and compliant with all applicable local, state, and federal laws.
2. **No alcohol may be sold, distributed, sampled, or promoted** at the Market, as the Market is held on church property. This restriction includes, but is not limited to, beer, wine, spirits, alcoholic ciders, mead, or alcohol-containing samples.

Any violation of this provision will result in immediate removal from the Market without refund.

4. Vendor Responsibilities

Vendor agrees to:

- Maintain a clean, safe, and professional booth space.
- Remove all trash, debris, and personal property at the conclusion of the Market.
- Comply with all Market rules, instructions from Market staff, and safety guidelines.
- Obtain and maintain any required licenses, permits, or insurance related to Vendor's products.

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5. Liability and Indemnification

1. Vendor participates in the Market **at Vendor's own risk**.
2. Vendor agrees to release, indemnify, and hold harmless Zion United Methodist Church, its trustees, staff, volunteers, and agents from any and all claims, damages, losses, liabilities, or expenses arising out of:
    - Vendor's participation in the Market
    - Vendor's products, services, or activities
    - Injury to persons or damage to property caused by Vendor
3. The Church shall not be responsible for:
    - Loss, theft, or damage to Vendor property
    - Injury to Vendor, Vendor's employees, or customers
    - Weather conditions or acts beyond the Church's control

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6. Insurance (Optional but Recommended)

Vendor is strongly encouraged to maintain general liability insurance covering Vendor's participation in the Market. The Church may request proof of insurance for certain vendors or products.

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7. Termination

The Church reserves the right to:

- Deny participation to any Vendor
- Remove a Vendor for violation of this Agreement or Market rules
- Cancel or modify the Market due to weather, safety, or unforeseen circumstances

- Renew or deny renewal to any Vendor every 4 months.

Vendors can terminate this contract with 20 days' notice to avoid the vendor space fee.

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8. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the **Commonwealth of Virginia.**

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9. Agreement Acknowledgment

By signing below, Vendor acknowledges that they have read, understand, and agree to abide by the terms of this Agreement.

Vendor Name / Business: _____

Contact Name: _____

Signature: _____

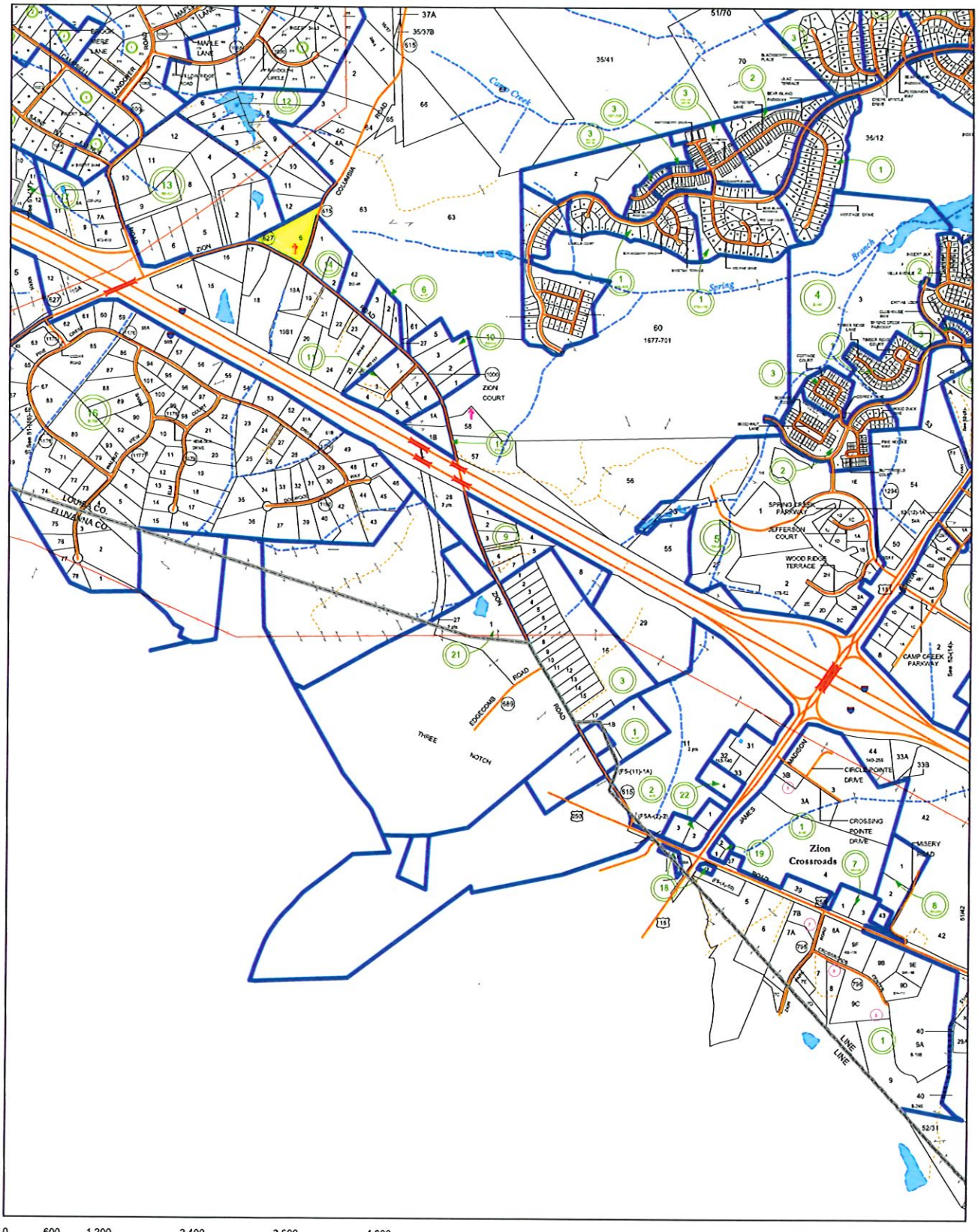
Date: _____

Approved by Zion United Methodist Church:

Signature: _____

Date: _____

LOUISA COUNTY



SECTION 51

GREEN SPRINGS DISTRICT

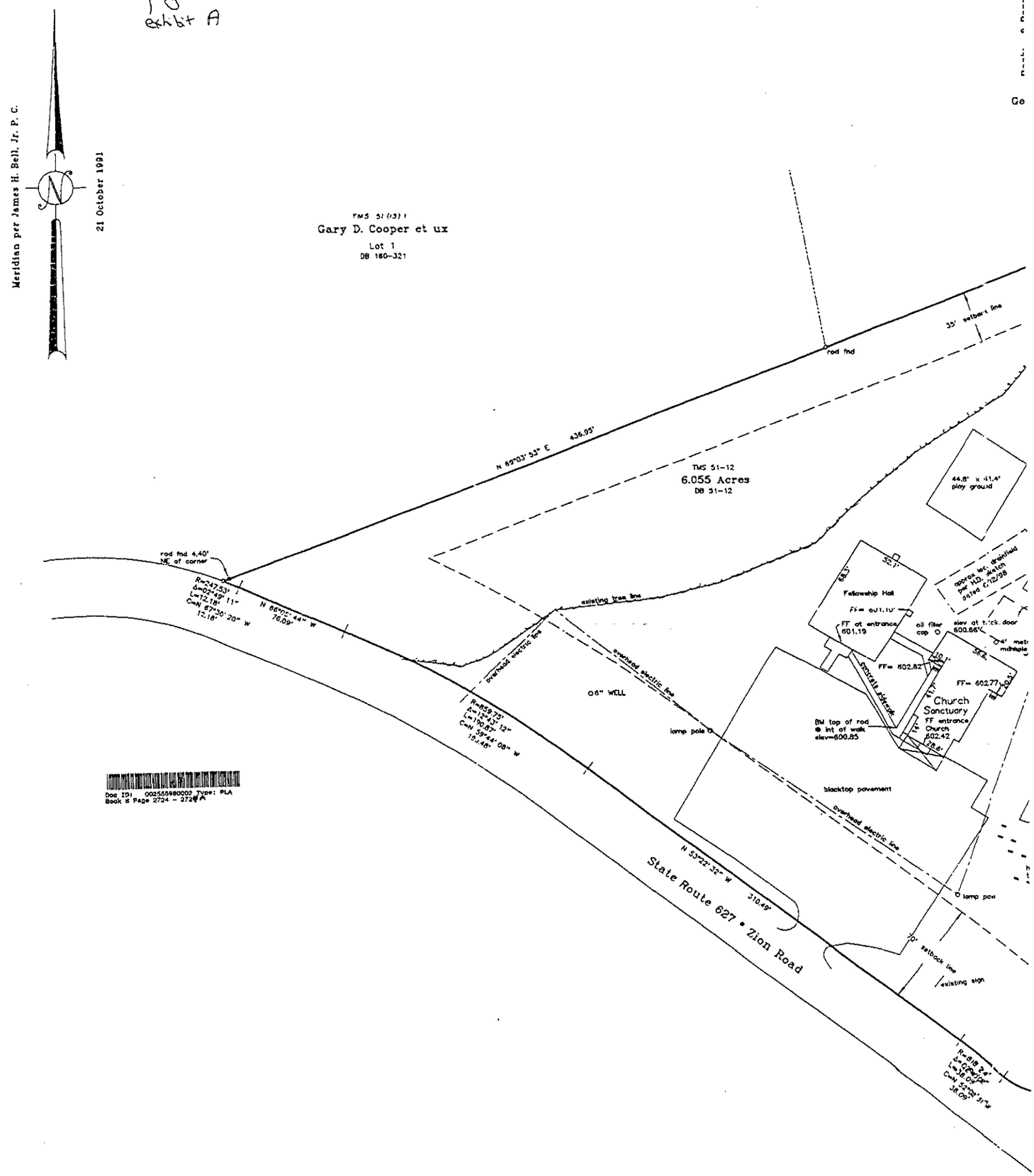
34	35	36
50	51	52
		65

MATCHING SHEETS

Date: Thursday, January 23, 2025

PLAT Book 8 Page 2724

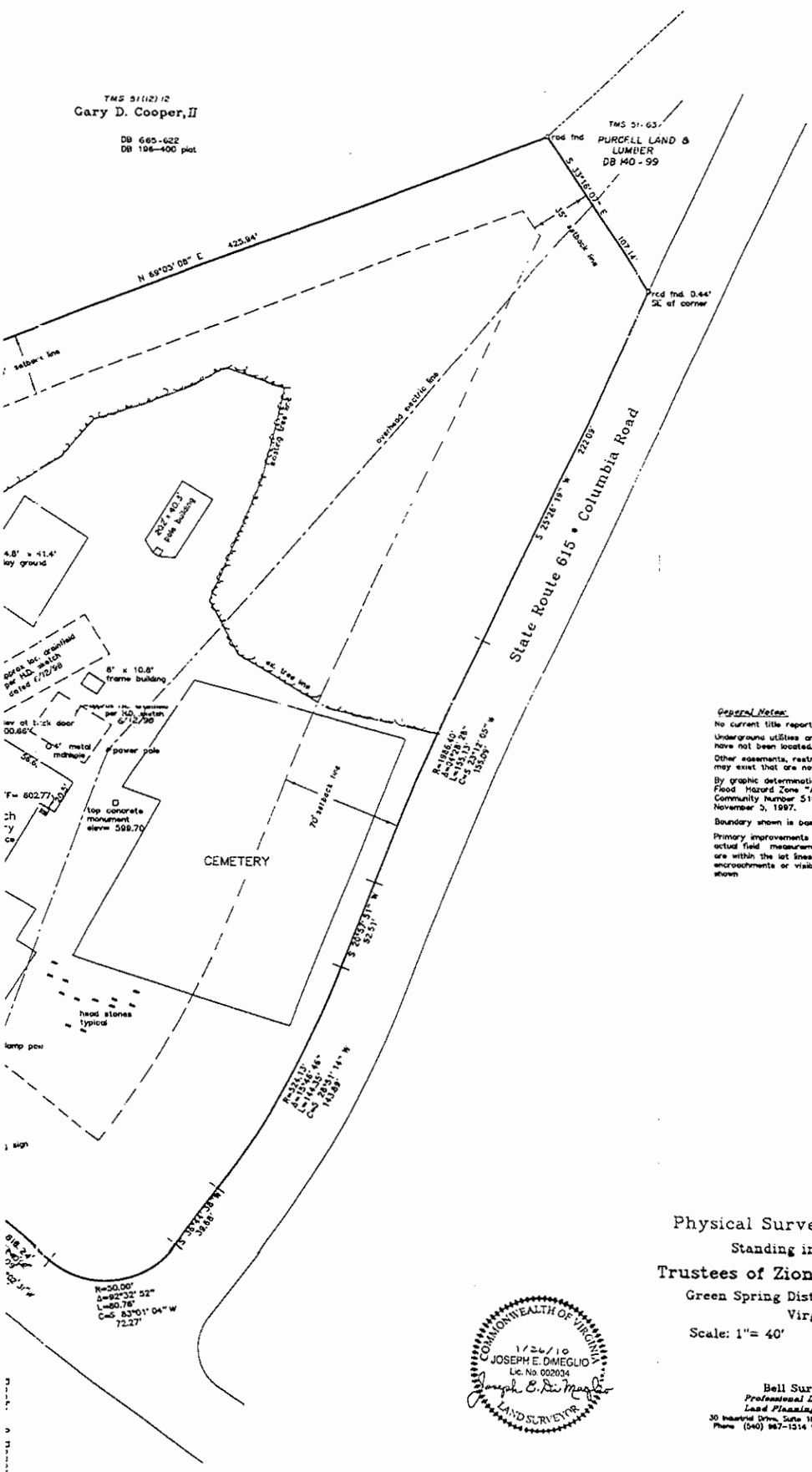
page 1
exhibit A



No. 102 Z 91 - Physical Survey Field Book No. 931
"dso/jobs/milton/parcels/102Z91/PLAT.STG

DB 1208 Page 955 Plan Book 2224A

Page 2
exhibit A



INSTRUMENT #100018
RECORDED IN THE CLERK'S OFFICE OF
LOUISA COUNTY ON
MARCH 31, 2010 AT 04:30PM

SUSAN R. HOPKINS, CLERK
RECORDED BY: ELK

General Notes:

No current title report has been provided.

Underground utilities and subsurface facilities have not been located.

Other easements, restrictions and property rights may exist that are not shown on this plan.

By graphic determination this lot is not mapped in FEMA Flood Hazard Zone "A" per Flood Insurance Rate Map, Community Number 510092, Panel 0250, Suffix B, dated November 5, 1997.

Boundary shown is based on a current field survey.

Primary improvements shown were located from actual field measurements. The improvements are within the lot lines and there are no apparent encroachments or visible easements unless otherwise shown.

Physical Survey of 6.055 Acres
Standing in the Name of
Trustees of Zion Methodist Church
Green Spring District • Louisa County
Virginia
Scale: 1"= 40' 27 November 2002

COMMONWEALTH OF VIRGINIA
1/26/10
JOSEPH E. DIMEGLIO
Lic. No. 002034
Joseph E. DiMeglio
LAND SURVEYOR

Bell Surveys, Inc.
Professional Land Surveying
Land Planning & Site Design
30 Industrial Drive, Suite 1B • Louisa, Virginia 23093
Phone (540) 967-1314 • Fax (540) 967-1361

1/26/10
Co Subdivision Agent

Date: February 19, 2026

NOTICE OF APPLICATION
PROPOSED ADDITION
TAYLORS CREEK
AGRICULTURAL AND FORESTAL DISTRICT

Seth, Danielle, Douglas, and Victoria Campbell and MOBJACK, LLC, applicants/owners; request an amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Section 86-501 Districts Described) to amend the Taylors Creek Agricultural and Forestal District to add tax map parcels 92-6C, 92-116, 92-136, and 92-137, containing a total of 79.87 acres. The proposed district addition is located approximately 0.40 miles southeast of the existing Taylors Creek Agricultural and Forestal District. The parcels are located along the east side of Route 635 (Willow Brook Road) and north of Route 661 (Crewsville Road), in the Jackson Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as Rural Area.

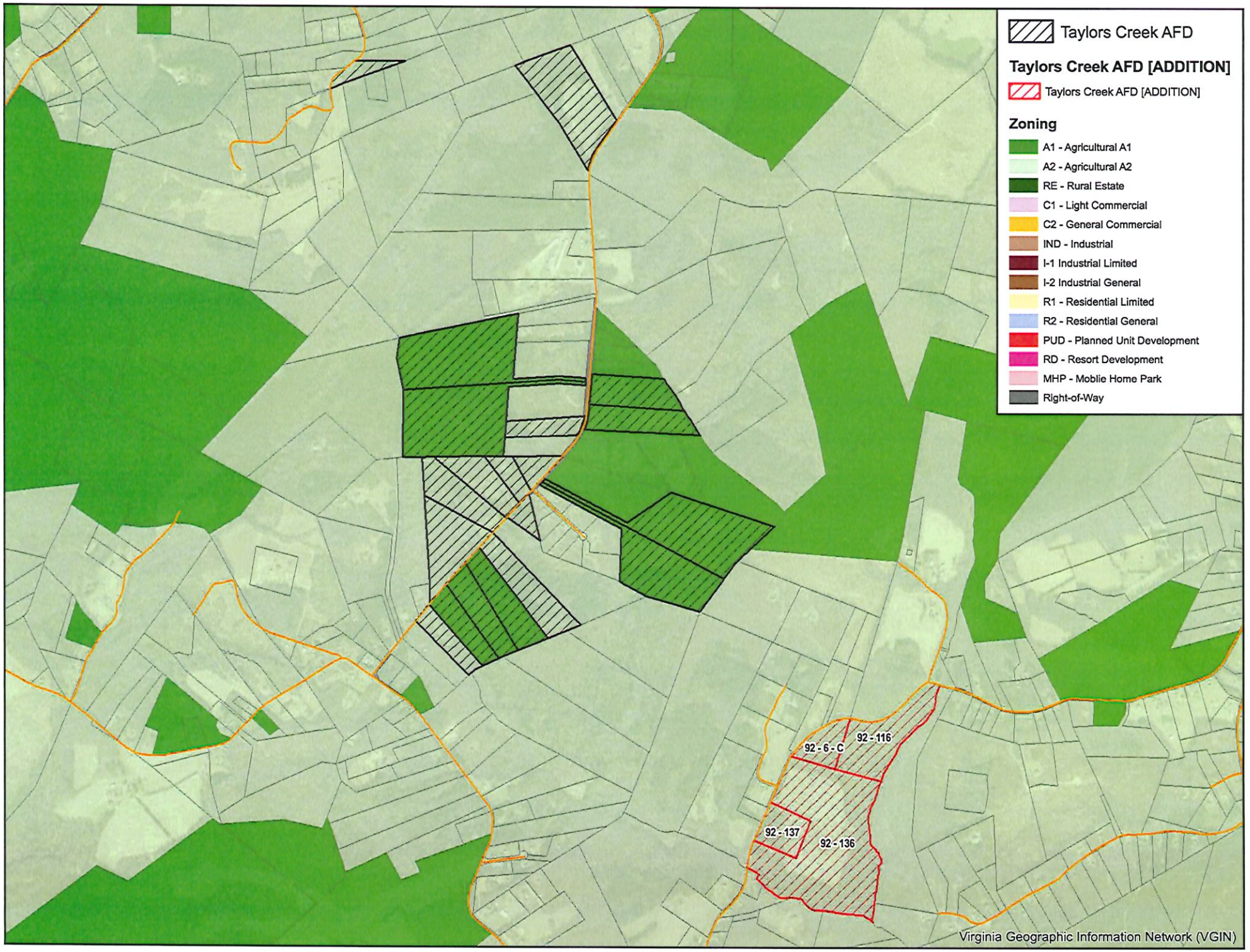
The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as Rural Area.

In accordance with Section 15.2-4307 of the State Code of Virginia –

- an application for a district or an addition has been filed with the program administrator;
- the application will be on file open to public inspection in the office of the clerk of the local governing body;
- any owner of additional qualifying land may join the application within thirty days from the date of the notice or, with the consent of the local governing body, at any time before the public hearing the local governing body must hold on the application;
- any owner who joined in the application may withdraw his land, in whole or in part, by written notice filed with the local governing body, at any time before the local governing body acts pursuant to § 15.2-4309; and
- additional qualifying lands may be added to an already created district at any time upon separate application pursuant to this chapter;

This proposal will be reviewed at two upcoming public meetings. The Agricultural, Forestal, and Rural Preservation Committee will consider the application on April 2nd followed by the Louisa County Planning Commission on April 9th. Both meetings will be at 7pm in the Public Meeting Room. You are welcome to attend either meeting to learn more about the proposal or to share your input.

Adjacent and area property owners who would like to join the proposed districts are invited to do so by contacting the Community Development Department at the above address within thirty (30) days of this notice or with consent of the local governing body. This district will be subject to public review and hearings with the Planning Commission and Board of Supervisors, through separate notice. Any and all interested parties are invited to comment on the applications and inquire or participate by contacting the Louisa County Community Development Department, 1 Woolfolk Avenue, Ste 201, Louisa, Virginia 23093 or (540) 967-3430.


Taylors Creek AFD
Taylors Creek AFD [ADDITION]
Taylors Creek AFD [ADDITION]
Zoning
A1 - Agricultural A1
A2 - Agricultural A2
RE - Rural Estate
C1 - Light Commercial
C2 - General Commercial
IND - Industrial
I-1 Industrial Limited
I-2 Industrial General
R1 - Residential Limited
R2 - Residential General
PUD - Planned Unit Development
RD - Resort Development
MHP - Moblie Home Park
Right-of-Way
92 - 116
92 - 6 - C
92 - 137
92 - 136
Virginia Geographic Information Network (VGIN)

NOTICE OF APPLICATION
PROPOSED ADDITION
ELLISVILLE
AGRICULTURAL AND FORESTAL DISTRICT

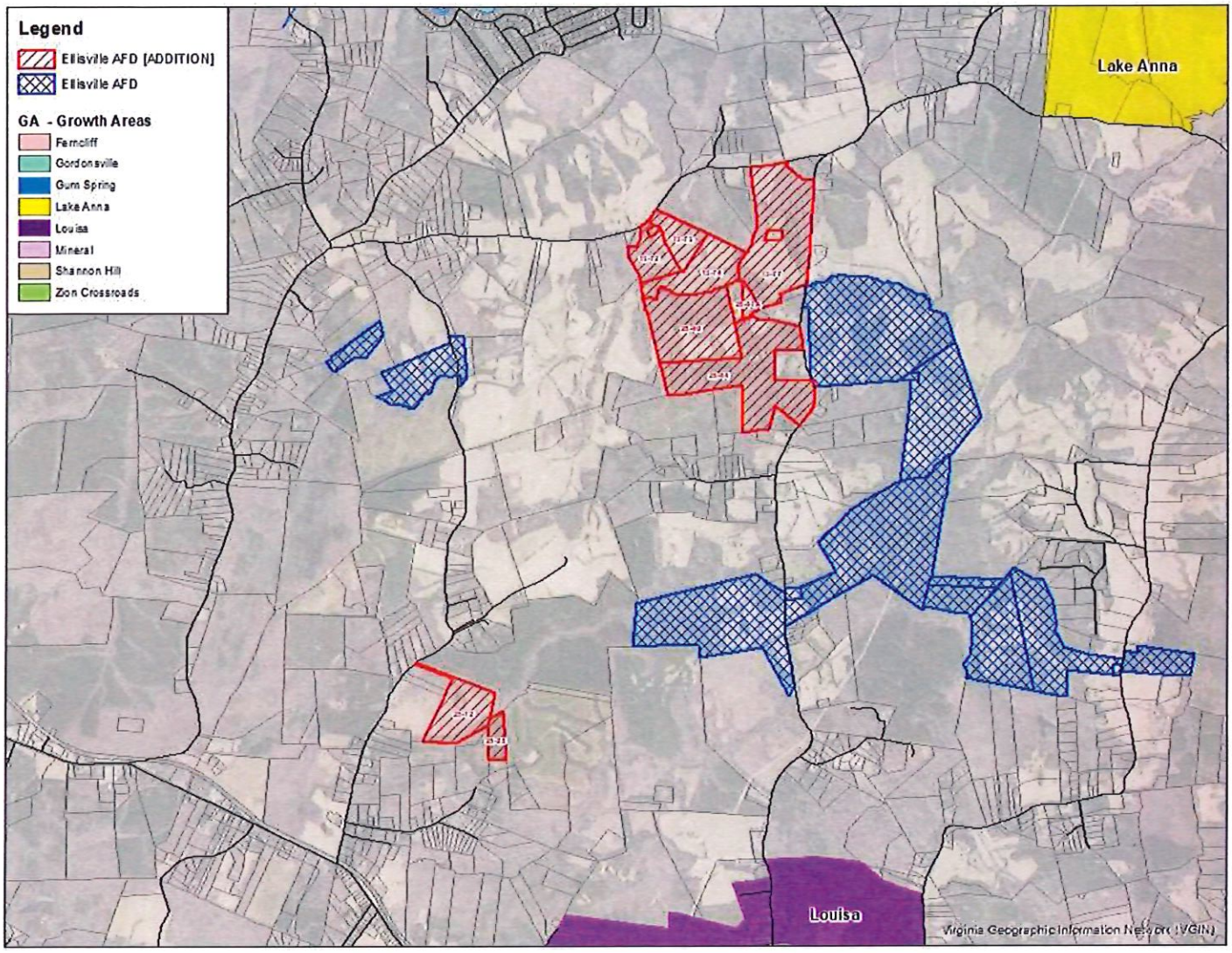
Joseph and Carol Coleman, *et al*, Carl and Jean Coleman, Byrd Coleman, Yvonne and Dean Perry Jr., Sunny Agee, and Martin and Sally Agee, applicants/owners; request an amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Section 86-501 Districts Described) to amend the Ellisville Agricultural and Forestal District to add tax map parcels 13-72, 13-73, 13-74, 13-77, 25-12, 25-25, 25-40, 25-41A, and 25-44, containing a total of 550.821 acres. The proposed addition includes two separate sets of parcels. The first set is located 0.76 miles from the southern portion of the core of the Ellisville Agricultural and Forestal District. The parcels are located north of Highway 33, east of Route 693 (Kents Mill Road), and north of Jacoby Road. The second set of parcels adjoin the northern portion of the core of the Ellisville Agricultural and Forestal District. These parcels are located south, southeast of Route 613 (Oakland Road), west of Route 669 (Ellisville Drive), and north of Route 742 (Pinchtown Road). The entire addition is located in the Louisa Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as Rural Area.

In accordance with Section 15.2-4307 of the State Code of Virginia –

- an application for a district or an addition has been filed with the program administrator;
- the application will be on file open to public inspection in the office of the clerk of the local governing body;
- any owner of additional qualifying land may join the application within thirty days from the date of the notice or, with the consent of the local governing body, at any time before the public hearing the local governing body must hold on the application;
- any owner who joined in the application may withdraw his land, in whole or in part, by written notice filed with the local governing body, at any time before the local governing body acts pursuant to § 15.2-4309; and
- additional qualifying lands may be added to an already created district at any time upon separate application pursuant to this chapter;

This proposal will be reviewed at two upcoming public meetings. The Agricultural, Forestal, and Rural Preservation Committee will consider the application on April 2nd followed by the Louisa County Planning Commission on April 9th. Both meetings will be at 7pm in the Public Meeting Room. You are welcome to attend either meeting to learn more about the proposal or to share your input.

Adjacent and area property owners who would like to join the proposed districts are invited to do so by contacting the Community Development Department at the above address within thirty (30) days of this notice or with consent of the local governing body. This district will be subject to public review and hearings with the Planning Commission and Board of Supervisors, through separate notice. Any and all interested parties are invited to comment on the applications and inquire or participate by contacting the Louisa County Community Development Department, 1 Woolfolk Avenue, Ste 201, Louisa, Virginia 23093 or (540) 967-3430.


Legend
Ellisville AFD [ADDITION]
Ellisville AFD
GA - Growth Areas
Ferncliff
Gordonsville
Gum Spring
Lake Anna
Louisa
Mineral
Shannon Hill
Zion Crossroads
Lake Anna
Louisa
Virginia Geographic Information Network (VGIN)

NOTICE OF APPLICATION
PROPOSED ADDITION
GOLD MINE CREEK
AGRICULTURAL AND FORESTAL DISTRICT

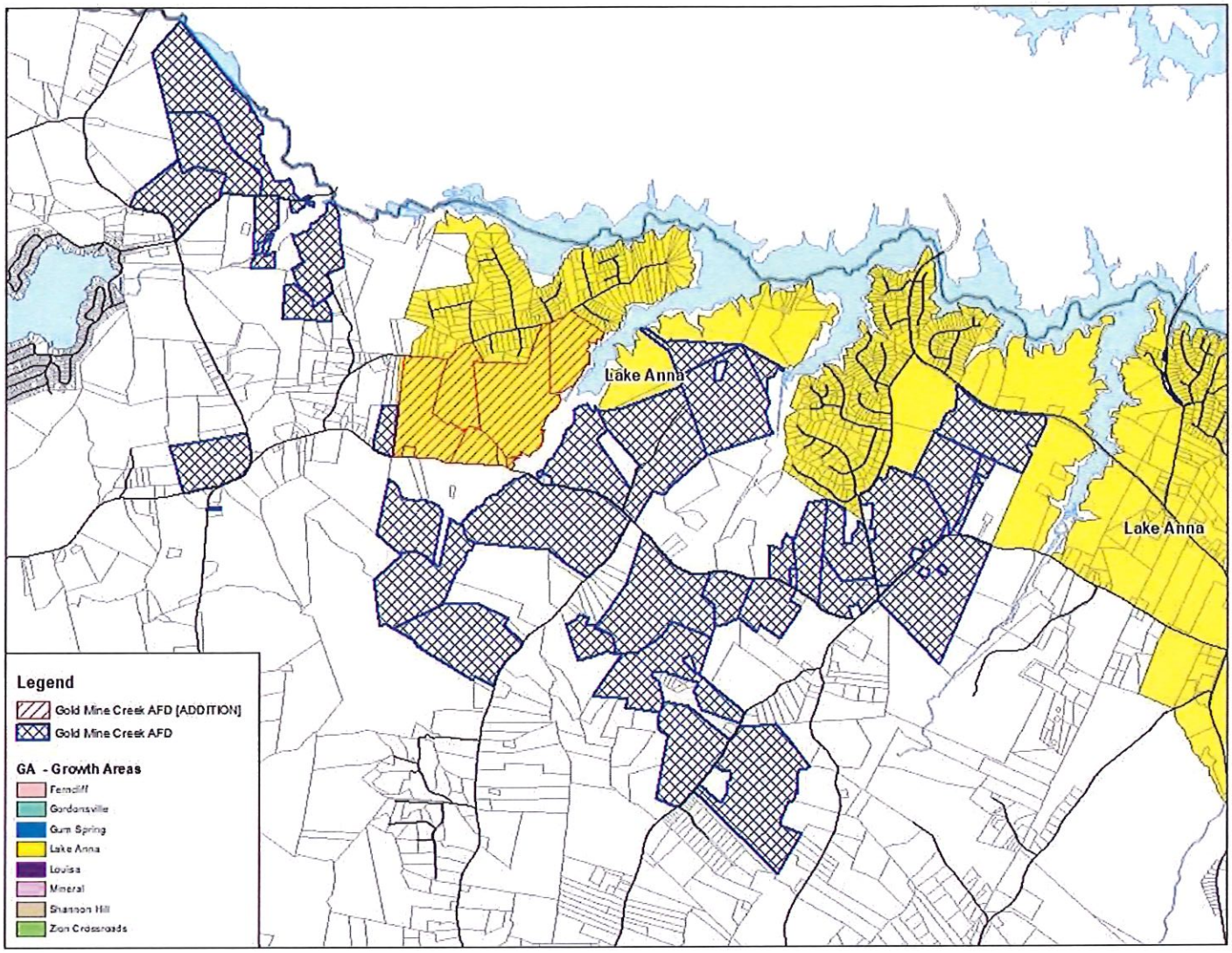
Joseph and Carol Coleman, *et al*, Dustin and Megan Madison, and Colby and Courtney Horne, applicants/owners; request an amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Section 86-501 Districts Described) to amend the Gold Mine Creek Agricultural and Forestal District to add tax map parcels 14-70, 14-71, 14-71B, 14-72, containing a total of 396.106 acres. The proposed district addition is located 0.10 miles from a core portion of the Gold Mine Creek Agricultural and Forestal District. The parcels are located south of Route 621 (Peach Grove Road) and north of Route 613 (Goldmine Road) in the Mineral Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as low density residential within the Lake Anna Growth Area.

In accordance with Section 15.2-4307 of the State Code of Virginia –

- an application for a district or an addition has been filed with the program administrator;
- the application will be on file open to public inspection in the office of the clerk of the local governing body;
- any owner of additional qualifying land may join the application within thirty days from the date of the notice or, with the consent of the local governing body, at any time before the public hearing the local governing body must hold on the application;
- any owner who joined in the application may withdraw his land, in whole or in part, by written notice filed with the local governing body, at any time before the local governing body acts pursuant to § 15.2-4309; and
- additional qualifying lands may be added to an already created district at any time upon separate application pursuant to this chapter;

This proposal will be reviewed at two upcoming public meetings. The Agricultural, Forestal, and Rural Preservation Committee will consider the application on April 2nd followed by the Louisa County Planning Commission on April 9th. Both meetings will be at 7pm in the Public Meeting Room. You are welcome to attend either meeting to learn more about the proposal or to share your input.

Adjacent and area property owners who would like to join the proposed districts are invited to do so by contacting the Community Development Department at the above address within thirty (30) days of this notice or with consent of the local governing body. This district will be subject to public review and hearings with the Planning Commission and Board of Supervisors, through separate notice. Any and all interested parties are invited to comment on the applications and inquire or participate by contacting the Louisa County Community Development Department, 1 Woolfolk Avenue, Ste 201, Louisa, Virginia 23093 or (540) 967-3430.


Lake Anna
Lake Anna
Legend
Gold Mine Creek AFD [ADDITION]
Gold Mine Creek AFD
GA - Growth Areas
Fernciff
Gordonsville
Gum Spring
Lake Anna
Louisa
Mineral
Shannon Hill
Zion Crossroads