

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: _____

- C: TEMPORARY CONDITIONAL USE: _____

- D: VARIANCE: _____

- E: PROFFER AMENDMENT: Increase in density for the PUD Residential Condominium

- F: COMP PLAN AMENDMENT: _____

- G: COMP PLAN REVIEW FOR CONFORMANCE: _____

- H: SPECIAL EXCEPTION: _____

2. APPLICANT, PROPERTY OWNER, AGENT

- A. NAME OF APPLICANT: LA Resort, LLC
If a corporation, name of agent: _____
- B. MAILING ADDRESS: 13001 Trappers Ridge, Ct., Gainesville, VA 20155

Telephone # 571-233-5915
- C. NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:
LA Resort, LLC
- D. MAILING ADDRESS: 13001 Trappers Ridge, Ct., Gainesville, VA 20155

Telephone # 571-233-5915

If the applicant is not the owner of the property in question, explain: _____

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. ELECTION DISTRICT Mineral B. TAX MAP # 30-21 (1-2-3-4-A-B)

C. SUBDIVISION NAME Lake Anna PUD D. LOT/PARCEL# 1

E. PROPERTY LOCATION New Bridge Road, Louisa. Before Route 208 bridge on right side

F. IS PARCEL UNDER LAND USE TAXATION PROGRAM? YES X NO

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

See Attachment A, Exhibits 1-7 _____

(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.**

See Attachment A, Exhibits 1-7 _____

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:**

Conditional Use Permit: Increase of PUD maximum allowable height of 60 feet for the Residential Condominium Building to a maximum allowable height of 80 feet inclusive of appurtenances.

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

- A. EXISTING LAND USE(S): None
- B. EXISTING STRUCTURE(S): None
- C. EXISTING ZONING: PUD
- D. ACREAGE OF REQUEST: 15.277
- E. UTILITIES: Public sewer & Public community well
(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: Michael A. & Gertrude C. Coleman
MAILING ADDRESS: 2946 New Bridge Road, Mineral VA 23117

TAX MAP # 30-3

SUBDIVISION NAME N/A LOT/PARCEL#

ACREAGE 12.505 ZONING C-2

* PROPERTY OWNER'S NAME: Shenandoah Investments LLC
MAILING ADDRESS: 200 Lake Front Drive, Ste. 203, Mineral VA 23117

TAX MAP # 18-2

SUBDIVISION NAME: N/A LOT/PARCEL#

ACREAGE 0.73 ZONING

* PROPERTY OWNER'S NAME: BBRC LLC & Shenandoah Investments LLC
MAILING ADDRESS: 200 Lake Front Drive, Ste. 203, Mineral VA 23117

TAX MAP # 18-2-A

SUBDIVISION NAME: N/A LOT/PARCEL#
 ACREAGE 0.551 ZONING C-2
 * PROPERTY OWNER'S NAME: Shenandoah Investments LLC
 MAILING ADDRESS: 200 Lake Front Drive, Ste. 203, Mineral VA 23117
 TAX MAP # 18-1A
 SUBDIVISION NAME: N/A LOT/PARCEL#
 ACREAGE 1.249 ZONING C-2
 * PROPERTY OWNER'S NAME: BBRC LLC & Shenandoah Investments LLC
 MAILING ADDRESS: 200 Lake Front Drive, Ste. 203, Mineral VA 23117
 TAX MAP # 18-1-1C
 SUBDIVISION NAME: N/A LOT/PARCEL#
 ACREAGE 3.063 ZONING
 * PROPERTY OWNER'S NAME: Shenandoah Investments LLC
 MAILING ADDRESS: 200 Lake Front Drive, Ste. 203, Mineral VA 23117
 TAX MAP # 18-1-2
 SUBDIVISION NAME: N/A LOT/PARCEL#
 ACREAGE 3.73 ZONING
 * PROPERTY OWNER'S NAME: Anderson Saywer Properties LLC
 MAILING ADDRESS: PO Box 300, Fredericksburg, VA 22404
 TAX MAP # 18-1-2C
 SUBDIVISION NAME: N/A LOT/PARCEL#
 ACREAGE 1.231 ZONING
 * PROPERTY OWNER'S NAME: Moccasin Investments LLC
 MAILING ADDRESS: PO Box 331, Bridgewater, VA 22812
 TAX MAP # 30I 1 1
 SUBDIVISION NAME: N/A LOT/PARCEL#
 ACREAGE 2.665 ZONING R1
 * PROPERTY OWNER'S NAME: Darmody, Thomas P
 MAILING ADDRESS: 5111 Curan Creek Drive, Haymarket, VA 20169
 TAX MAP # 30I 1 2
 SUBDIVISION NAME: N/A LOT/PARCEL#
 ACREAGE 1.677 ZONING R1
 * PROPERTY OWNER'S NAME: Whitehead, Brandon C & Whitehead, Justin B, Trustees
 MAILING ADDRESS: 2673 Solomons Island Road, Edgewater MD 21037

TAX MAP # 30I 13

SUBDIVISION NAME: N/A LOT/PARCEL#

ACREAGE 2.02 ZONING R1

* PROPERTY OWNER'S NAME: Whitehead, Brandon C & Whitehead, Justin B, Trustees

MAILING ADDRESS: 2673 Solomons Island Road, Edgewater MD 21037

TAX MAP # 30I 14

SUBDIVISION NAME: N/A LOT/PARCEL#

ACREAGE 1.764 ZONING R-1

* PROPERTY OWNER'S NAME: Whitehead, Brandon C & Whitehead, Justin B, Trustees

MAILING ADDRESS: 2673 Solomons Island Road, Edgewater MD 21037

TAX MAP # 30I 15

SUBDIVISION NAME: N/A LOT/PARCEL#

ACREAGE 1.911 ZONING R1

* PROPERTY OWNER'S NAME: Cummings, Abigail Lowell & Casciotti, John Alfred

MAILING ADDRESS: 8 Grandview Drive, Mineral VA 23117

TAX MAP # 30I 16

SUBDIVISION NAME: N/A LOT/PARCEL#

ACREAGE 2.133 ZONING R1

* PROPERTY OWNER'S NAME: Goodwyn, Stephen & Goodwyn, Kathleen M

MAILING ADDRESS: 9921 Shawnee Lane, Spotsylvania VA 22553

TAX MAP # 30 17 1

SUBDIVISION NAME: N/A LOT/PARCEL#

ACREAGE 1.461 ZONING R1

* 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 _____

**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.*

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: April 5th, 20 25.

Michael
Grossman
Digitally signed by
Michael Grossman
Date: 2025.04.05
13:22:12 -04'00' Manager

LA Resort, LLC

SIGNATURE OF APPLICANT

APPLICANT'S NAME

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

(Typed or Printed)

Michael
Grossman
Digitally signed by
Michael Grossman
Date: 2025.04.05 13:22:37
-04'00' Manager

LA Resort, LLC

SIGNATURE OF OWNER

OWNER'S NAME

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

(Typed or Printed)

SIGNATURE OF AGENT

AGENT'S NAME

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

(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.

ATTACHMENT A

LAND USE AMENDMENT APPLICATION for Lake Anna PUD

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

The Lake Anna Planned Unit Development includes residential condominium, hotel, and restaurant/retail uses.

This request is for the increase of the development's residential density. The approved PUD allows a maximum of 96 residential units. This request includes increasing the number of allowable residential units from a maximum of 96 units to a maximum of 114 units. The purpose of this request is to provide flexibility and improved space utilization by changing the unit mix of the building to better meet (1) market demand and (2) lender requirements while maintaining a sellable unit gross square footage area needed to support the development's economic feasibility. This increase is needed to reduce overall development risk in a challenging construction environment, which includes higher financing costs, higher inflation, longer lead times for materials and equipment, increased regulatory fees, and tariffs.

Exhibit 1 is Sheet 5 (Overall Development Plan) of the approved Site Plan. It shows the condominium building's footplate massing, orientation, overall building length, and parking layout.

Exhibit 2 illustrates our current 96-unit, six-story design configuration with a gross floor area of approximately 276,107 square feet. Approximately 191,262 square feet of this amount is sellable unit square footage. The amount of sellable unit square footage is necessary to support the development's economic feasibility by defraying fixed development costs for site work, the water treatment facility, the sewer pumping station, financial commitments to the County to upgrade its wastewater treatment plant, and elevated amenities.

Of the 96 units shown in Exhibit 2, twelve (12) are 5-bedroom units. They are included in two "stacks" of six units each. Our research indicates the larger 5-bedroom units are unlikely to sell at the necessary absorption rate. Furthermore, our research reveals that additional 1-bedroom units are needed to support a particular portion of the market segment. The research also indicates that additional 2-bedroom, 3-bedroom, or 4-bedroom units are better positioned for market absorption than 5-bedroom units.

One suggested option is to swap out 5-bedroom units with smaller 1-bedroom, 2-bedroom, 3-bedroom, and 4-room units at a one-for-one rate to keep the unit count at 96. However, the total sellable unit square footage would be significantly reduced if this option were employed. For example, if the twelve (12) 5-bedroom units were changed to twelve (12) 4-bedroom units (the 2nd largest unit type), the developments over total sellable unit square footage would decrease by approximately 11,000 square feet. Alternatively, if the twelve (12) 5-bedroom units were exchanged for (12) 1-bedroom units (the smallest unit type), the total sellable unit square footage would decrease by approximately 26,000 square feet. As a result, this is not a viable option.

Exhibit 3 is an alternative layout showing a 114-unit configuration. It differs from the 96-unit Exhibit 2 configuration by deleting the twelve (12) 5-bedroom units and adding twelve (12) 1-bedroom units and twelve (12) 4-bedroom units. It also shows a more efficient “knuckle” segment associated with public areas by redesigning inefficient unit layouts and better space utilization. The net result is an additional 18 units in total with no change in the building size or configuration. A revised site plan is unnecessary, and importantly, the building configuration continues to support the necessary amount of sellable unit floor area for economic feasibility.

Exhibit 4 shows a side-by-side comparison of the 96-unit building and the 114-unit (Alt. 1) building.

Exhibit 5 is a second alternative layout showing a 114-unit configuration. It also differs from the 96-unit Exhibit 2 configuration by deleting the twelve (12) 5-bedroom units; however, in lieu of replacing the 5-bedroom units with one- and four-bedroom units as shown in Exhibit 3, twelve (12) 2-bedroom units and twelve (12) 3-bedroom units are introduced. Exhibit 5 likewise shows a more efficient “knuckle” segment associated with the public areas by redesigning inefficient unit layouts and better space utilization. As with the Exhibit 3 alternative, Exhibit 5 also results in 18 additional units with no building size or configuration change. A revised site plan is unnecessary, and importantly, the building configuration continues to support the necessary amount of sellable unit floor area for economic feasibility.

Exhibit 6 shows a side-by-side comparison of the 96-unit building and the 114-unit (Alt. 2) building.

Parking Analysis: The approved Site Plan includes 236 residential condominium parking spaces. Per the ordinance, 236 parking spaces support 118 residential units at two parking spaces per unit. Therefore, a site plan revision requesting additional parking would not be required to accommodate an increase in residential units to a maximum of 114 units.

PUD Ordinance: The Lake Anna PUD includes 15.227 acres. This request increases the number of residential units from 96 to 114, well within the ordinance’s maximum allowable amount of ten dwelling units per acre or 152 units (15.2 X 10 units).

In summary, the approval of this request would provide needed flexibility to meet market demand and lender requirements in an increasingly challenging environment, as well as better space utilization. It is important to note that once pre-selling activities commence, if we determine that 5-bedroom units are viable, we can easily reincorporate one or both of the 5-bedroom stacks, as the building’s size and configuration will not change. We do not believe this will be the case. However, approval of this request would provide the flexibility to pivot in this direction if the opportunity presented itself. All things being equal, fewer units to sell is more desirable. Fewer units would mean lower costs associated with providing fewer boat slips and kitchens and lower administration costs associated with sales, marketing, and administration costs. It would also mean reduced risk, as selling 96 units is less challenging than selling 114 units.

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.

- Site plan revisions will not be required to implement the proposed change. Additional parking is not needed to support the proposed change.
- No additional impacts to viewsheds as the building width or height will not change due to this proposed change.
- Traffic impact: Per our traffic consultant's February 2, 2025 memo (**Exhibit 7**), *"There is an overall increase in traffic, but the increase is relatively small: 3% in the AM and PM peak hours, and 5% daily. This increase does not change results in the July 7, 2022 traffic study: a left turn lane and a right turn lane were warranted in the July 7, 2022 traffic study, and the 2025 development plan increase does not change that result."* Due to the full implementation of the increased number of units from 96 to 114, the study suggests the overall traffic count would increase by 119 daily trips.
- There is no expected impact on public schools. Unit purchasers are unlikely to be primary home purchasers with school-aged children. The unit purchasers are expected to be active adult (over 55) primary home purchasers, 2nd home purchasers, and vacation home investment purchasers.
- Fire & EMS: The 18-unit increase is expected to have a small impact on fire and EMS. The revised proffer conditions address this impact.
- The Lake Anna PUD residential condominium supports the 2040 Comprehensive Plan vision by supporting the Lake Anna Growth Area's Route 208 corridor's desire to encourage *"high-quality residential and commercial development with a density higher than in other parts of this growth area."* Part of this support comes by providing a \$1,000,000 contribution for the wastewater treatment plant upgrades for additional capacity and the PUD's ongoing usage fees/revenue associated with utilizing a significant portion of the plant's capacity. The additional WWTP capacity would allow the County to attract other desirable high-quality development partners in the corridor, further contributing to the support of the 2040 Comprehensive Plan.

MASTER PLAN REVISION
For Increase in Density

NOTE: WELL LOTS A AND D SHALL BE USED ONLY FOR WATERWORKS APPURTENANCES AS LONG AS THE LOT IS UTILIZED AS PART OF A WATERWORKS.

EXHIBIT 1
APPROVED SITE PLAN SHEET 5:
OVERALL DEVELOPMENT PLAN

Parking Area for Condominium:
Provided: 236 Spaces
Required: 192 Spaces (2 per unit)
Provided Spaces above Required: 44 Spaces

Street Side building
length: 621'

Lakeside building
length: 642'

NOTE: FINAL LOCATION OF CONDOMINIUM BUILDING TO BE NO CLOSER THAN 100' FROM THE WATER'S EDGE

LEGACY ENGINEERING
419 CHATHAM SQUARE OFFICE PARK
FREDERICKSBURG, VA 22405
www.legacy-eng.com
540.373.8350 (p) 540.369.4499 (f)

SITE PLAN
LAKE ANNA PUD
OVERALL DEVELOPMENT PLAN
MINERAL MAGISTERIAL DISTRICT
LOUISA COUNTY, VA

11/03/23	REVISED PER COUNTY COMMENTS	REVIEW STATUS	NO
02/16/24	REVISED PER COUNTY COMMENTS	DATE	REVISION
05/24/24	REVISED PER COUNTY COMMENTS	DATE	REVISION

BRUCE A. REESE
Lic. No. 22807
05/24/24
PROFESSIONAL ENGINEER

FILE NO.	SHEET
6758	5
DATE	SCALE
05/24/24	1"=60'
	OF 51

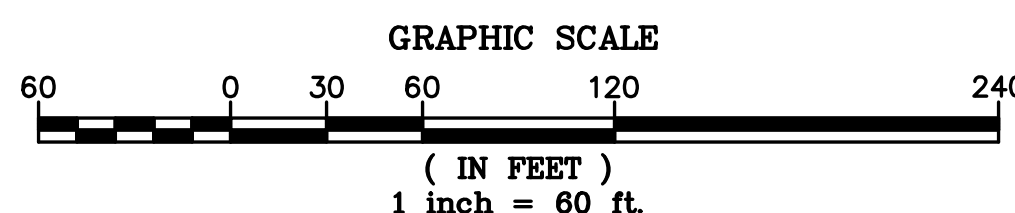
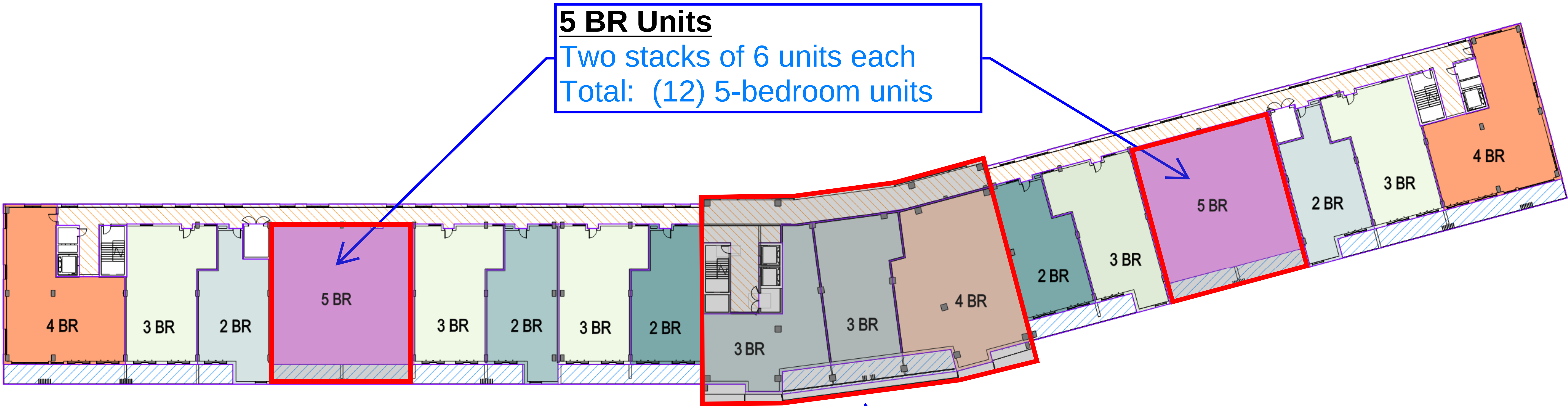


EXHIBIT 2
96 Unit Six-Story Configuration
Typical Floors 3-6



	96 Unit Mix	
Unit Type	Qty.	%
1 BR	1	1.0%
2 BR	30	31.3%
3 BR	38	39.6%
4 BR	15	15.6%
5 BR	12	12.5%
TOTAL	96	100.0%
Building GSF	276,107	

OTJ

580 Water Street SW
Suite 300
Washington, DC 20024
202.621.1000

CLIENT
LA Resort, LLC

Lake Anna PUD
Mineral Magisterial District
Louisa County, VA

CONSULTANTS

MEP ENGINEER
GPI Engineers
3040 Williams Drive, Suite 600
Fairfax, VA 22031
240.268.1841

STRUCTURAL ENGINEER
GPI Engineers
6210 Old Dobbin Lane, Suite 150
Columbia, MD 21045
301.637.0234

CODE / LIFE SAFETY
Emerson Graham + Assoc.
541 Luck Ave, Suite 307
Roanoke, VA 24016
540.904.4761

AV / IT / ACOUSTICS / SECURITY
Polysonics
555 Hospital Drive
Warrenton, VA 20186
540.341.4988

BUILDING ENVELOPE
BECS
875 Hollins Street, Box 4
Baltimore, MD 21201
410.531.3200

ISSUES

DESCRIPTION DATE

SEAL

NOT ISSUED FOR
CONSTRUCTION

PROJECT NAME + ADDRESS
MERIDIAN 77

LAKE ANNA, VA

PROJECT NUMBER 12771.000

SHEET NAME
PROJECT DATA & UNIT
MATRIX (PITCHED)

DRAWN / CHECKED BY Designer /

SCALE
As indicated

CHECKER
ORIENTATION



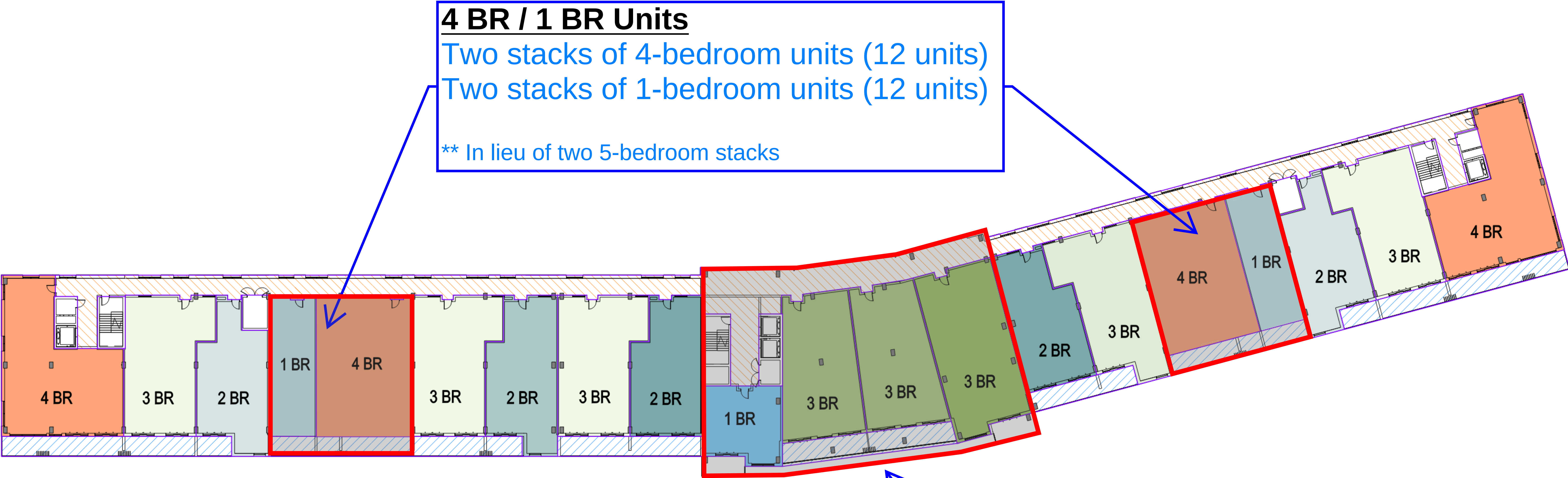
SHEET NUMBER

A0-001

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EXHIBIT 3

114 Unit Six-Story Configuration (Alt. 1)
Typical Floors 3-6



4 BR / 1 BR Units
Two stacks of 4-bedroom units (12 units)
Two stacks of 1-bedroom units (12 units)
** In lieu of two 5-bedroom stacks

"Knuckle" Segment
Three 3-bedroom units
One 1-bedroom unit
** Allows for better efficiency/utilization of space and exterior building aesthetics

114 Unit Mix (Alt. 1)		
Unit Type	Qty.	%
1 BR	18	15.8%
2 BR	30	26.3%
3 BR	43	37.7%
4 BR	23	20.2%
5 BR	0	0.0%
TOTAL	114	100.0%
Building GSF	276,107	

OTJ

580 Water Street SW
Suite 300
Washington, DC 20024
202.621.1000

CLIENT
LA Resort, LLC

Lake Anna PUD
Mineral Magisterial District
Louisa County, VA

CONSULTANTS

MEP ENGINEER
GPI Engineers
3040 Williams Drive, Suite 600
Fairfax, VA 22031
240.268.1841

STRUCTURAL ENGINEER
GPI Engineers
6210 Old Dobbin Lane, Suite 150
Columbia, MD 21045
301.637.0234

CODE / LIFE SAFETY
Emerson Graham + Assoc.
541 Luck Ave, Suite 307
Roanoke, VA 24016
540.904.4761

AV / IT / ACOUSTICS / SECURITY
Polysonics
555 Hospital Drive
Warrenton, VA 20186
540.341.4988

BUILDING ENVELOPE

BECS
875 Hollins Street, Box 4
Baltimore, MD 21201
410.531.3200

ISSUES

#	DESCRIPTION	DATE
---	-------------	------

SEAL

NOT ISSUED FOR
CONSTRUCTION

PROJECT NAME + ADDRESS
MERIDIAN 77

LAKE ANNA, VA

PROJECT NUMBER 12771.000

SHEET NAME
PROJECT DATA & UNIT
MATRIX (PITCHED)

DRAWN / CHECKED BY Designer /

SCALE
As indicated

Checker
ORIENTATION



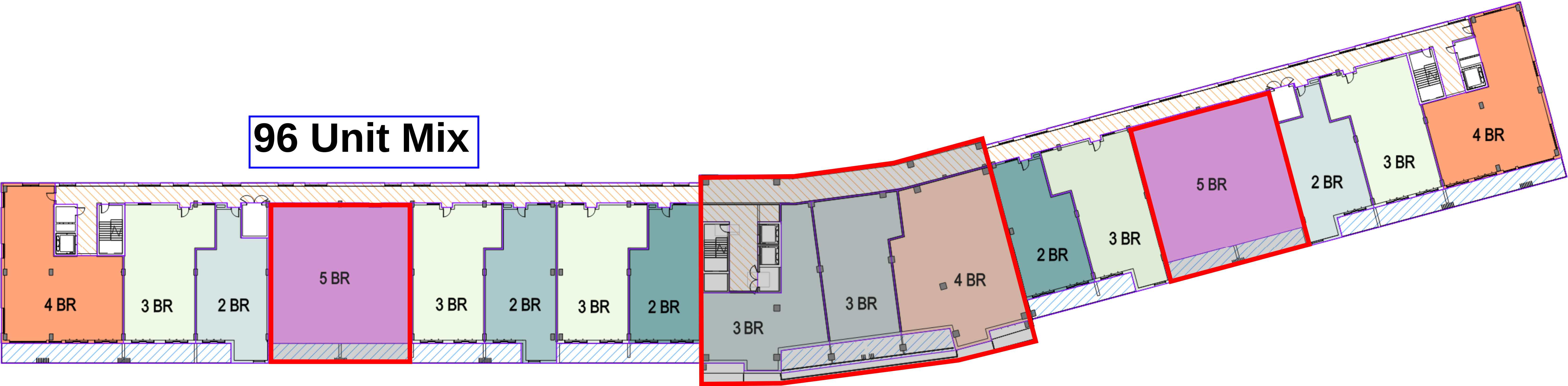
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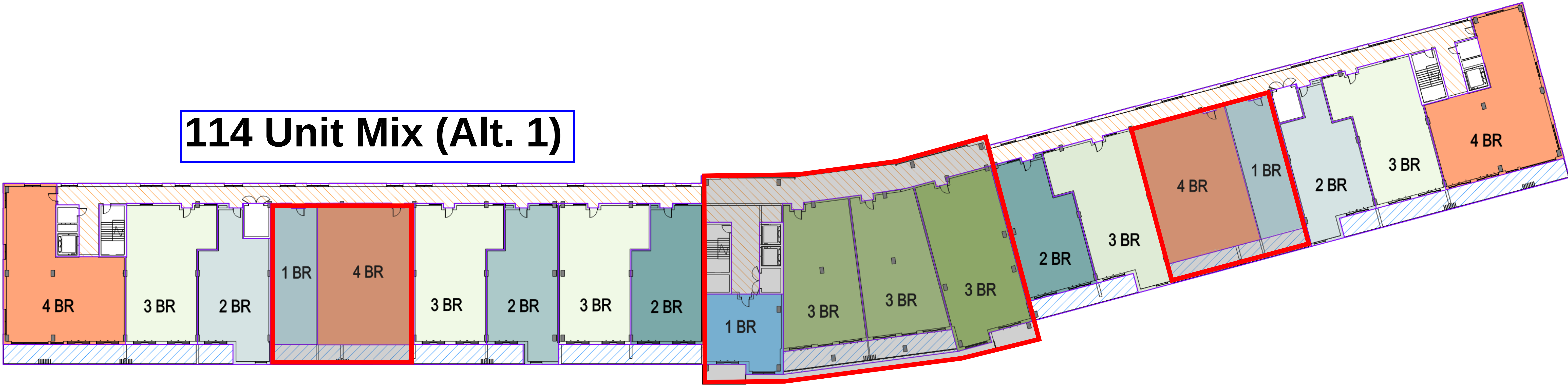
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EXHIBIT 4
96 Unit bldg. vs. 114 Unit (Alt. 1) bldg.
Typical Floors 3-6

96 Unit Mix



114 Unit Mix (Alt. 1)



Unit Type	96 Unit Mix		114 Unit Mix (Alt. 1)	
	Qty.	%	Qty.	%
1 BR	1	1.0%	18	15.8%
2 BR	30	31.3%	30	26.3%
3 BR	38	39.6%	43	37.7%
4 BR	15	15.6%	23	20.2%
5 BR	12	12.5%	0	0.0%
TOTAL	96	100.0%	114	100.0%
Building GSF	276,107		276,107	

OTJ

580 Water Street SW
Suite 300
Washington, DC 20024
202.621.1000

CLIENT
LA Resort, LLC

Lake Anna PUD
Mineral Magisterial District
Louisa County, VA

CONSULTANTS

MEP ENGINEER

GPI Engineers
3040 Williams Drive, Suite 600
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555 Hospital Drive
Warrenton, VA 20186
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BUILDING ENVELOPE

BECS

875 Hollins Street, Box 4
Baltimore, MD 21201
410.531.3200

ISSUES

#	DESCRIPTION	DATE
---	-------------	------

SEAL

NOT ISSUED FOR
CONSTRUCTION

PROJECT NAME + ADDRESS

MERIDIAN 77

LAKE ANNA, VA

PROJECT NUMBER 12771.000

SHEET NAME

PROJECT DATA & UNIT
MATRIX (PITCHED)

DRAWN / CHECKED BY Designer /

SCALE

As indicated

Check Orientation

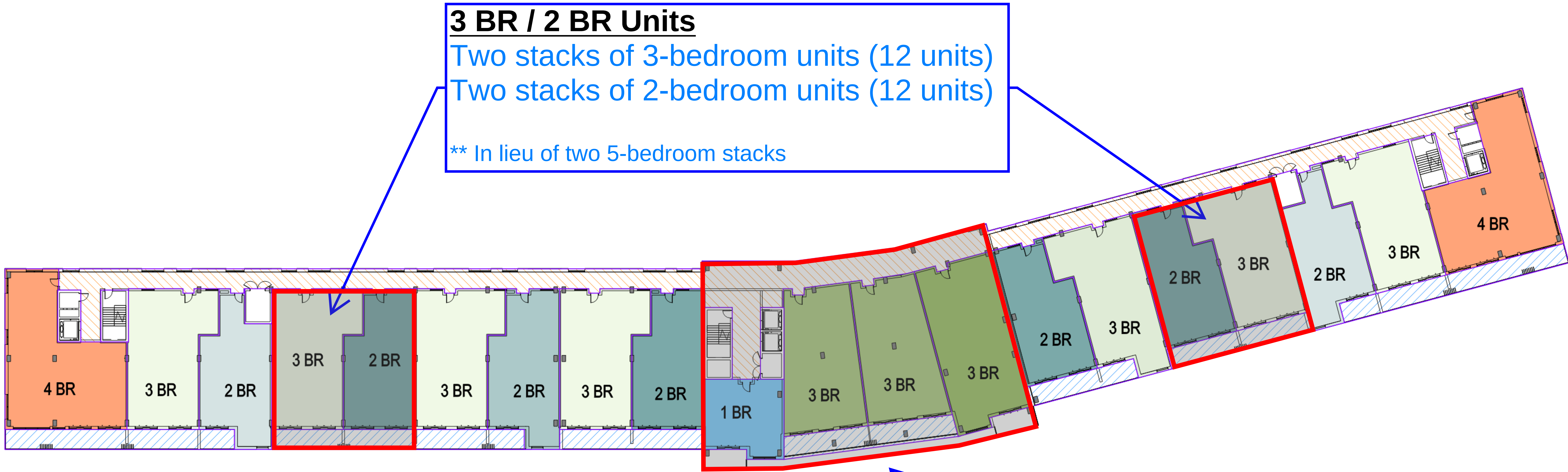


SHEET NUMBER

A0-001

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EXHIBIT 5
114 Unit Six-Story Configuration (Alt. 2)
Typical Floors 3-6



3 BR / 2 BR Units
Two stacks of 3-bedroom units (12 units)
Two stacks of 2-bedroom units (12 units)
** In lieu of two 5-bedroom stacks

"Knuckle" Segment
Three 3-bedroom units
One 1-bedroom unit
** Allows for better efficiency/utilization of space and exterior building aesthetics

114 Unit Mix (Alt. 2)		
Unit Type	Qty.	%
1 BR	6	5.3%
2 BR	42	36.8%
3 BR	55	48.2%
4 BR	11	9.6%
5 BR	0	0.0%
TOTAL	114	100.0%
Building GSF	276,107	

OTJ

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LA Resort, LLC

Lake Anna PUD
Mineral Magisterial District
Louisa County, VA

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410.531.3200

ISSUES

#	DESCRIPTION	DATE
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SEAL

NOT ISSUED FOR
CONSTRUCTION

PROJECT NAME + ADDRESS
MERIDIAN 77

LAKE ANNA, VA

PROJECT NUMBER 12771.000

SHEET NAME
PROJECT DATA & UNIT
MATRIX (PITCHED)

DRAWN / CHECKED BY Designer /

SCALE
As indicated

Checker
ORIENTATION



SHEET NUMBER

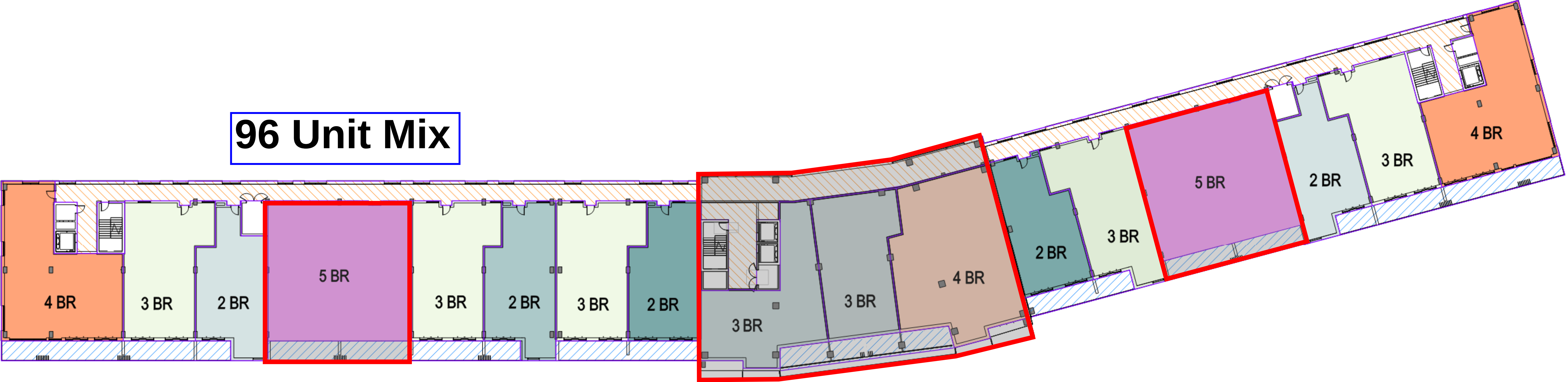
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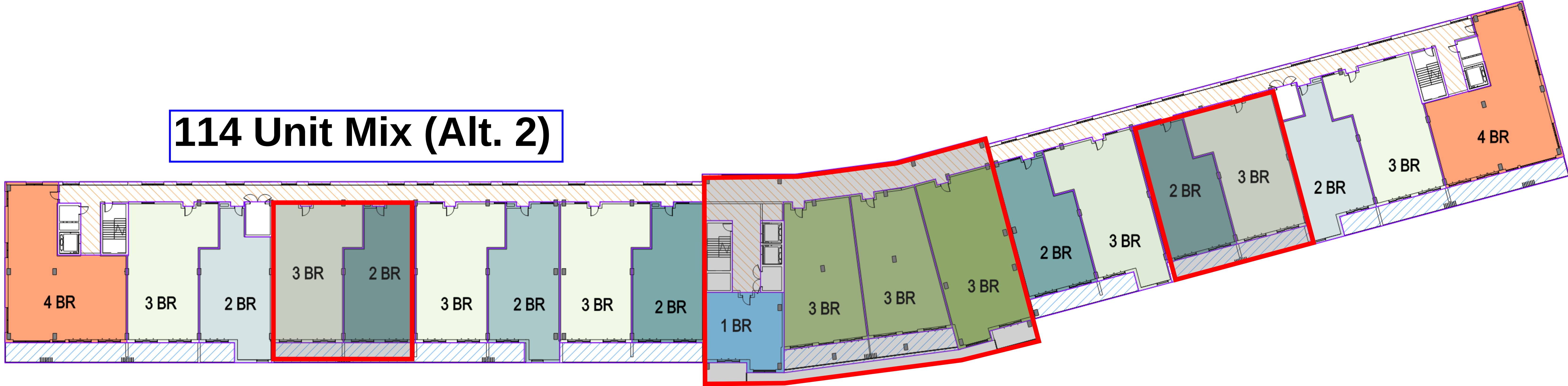
EXHIBIT 6

96 Unit bldg. vs. 114 Unit (Alt. 2) bldg.
Typical Floors 3-6

96 Unit Mix



114 Unit Mix (Alt. 2)



Unit Type	96 Unit Mix		114 Unit Mix (Alt. 2)	
	Qty.	%	Qty.	%
1 BR	1	1.0%	6	5.3%
2 BR	30	31.3%	42	36.8%
3 BR	38	39.6%	55	48.2%
4 BR	15	15.6%	11	9.6%
5 BR	12	12.5%	0	0.0%
TOTAL	96	100.0%	114	100.0%
Building GSF	276,107		276,107	

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ORIENTATION



SHEET NUMBER

A0-001

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TO: LA Resort, LLC, c/o Mike Grossman
FROM: Dexter R. Williams, P. E.
SUBJECT: 2025 Development Plan Trip Generation & July 7, 2022 Traffic Study
DATE: February 2, 2025

The 2025 development plan for LA Resort, LLC has an increase from 96 condo/townhouse units in the July 7, 2022 traffic study to 114 condo/townhouse units in the 2025 development plan. The 130-unit hotel and 150-seat restaurant are the same for July 7, 2022 traffic study and the 2025 development plan.

Enclosed Exhibit A shows trip generation for LA resort, LLC as follows:

- Table 1 show equations and rate trip generation values for LA Resort, LLC 2025 development plan. Trip Generation Manual, 11th Edition (TGM11) is the current source for trip generation values. Condo/townhouses are included in the TGM11 definition for Multifamily Low Rise.
- Table 2 shows trip generation for the LA Resort, LLC 2025 development plan using the values selected on VDOT statistical protocols.
- Table 3 shows trip generation from the July 7, 2022 traffic study using Trip Generation Manual, 10th Edition (TGM10) that was the valid source at the time.
- Table 4 shows the change in trip generation from the July 7, 2022 traffic study to the 2025 development plan for LA Resort, LLC.

There is an overall increase in traffic, but the increase is relatively small: 3% in the AM and PM peak hours, and 5% daily. This increase does not change results in the July 7, 2022 traffic study: a left turn lane and a right turn lane were warranted in the July 7, 2022 traffic study and the 2025 development plan increase does not change that result.

VALUE		LAND USE CODE	SQ.FT., OTHER UNITS	WEEKDAY TRIP GENERATION						
				AM PEAK HOUR			PM PEAK HOUR			DAILY
				Enter	Exit	Total	Enter	Exit	Total	

TABLE 1: 2025 PLAN, TRIP GENERATION MANUAL 11TH EDITION (TGM11) - VARIOUS VALUES

eq.-adj. st.	Multifamily Low Rise	220	114 units	14	44	58	44	26	70	806
rate-adj. st.	Multifamily Low Rise	220	114 units	11	35	46	37	21	58	768
eq.-adj. st.	Hotel	310	130 occ.room	32	26	58	35	33	68	986
rate-adj. st.	Hotel	310	130 occ.room	34	26	60	39	38	77	1039
eq.-adj. st.	High Turnover Rest.	932	150 seat	33	31	64				
rate-adj. st.	High Turnover Rest.	932	150 seat	35	33	68	34	25	59	656

TABLE 2: 2025 PLAN, TRIP GENERATION MANUAL 11TH EDITION (TGM11) - SELECTED VALUES

Multifamily Low Rise	220	114 units	14	44	58	44	26	70	806
Hotel	310	130 occ.room	32	26	58	35	33	68	1039
High Turnover Rest.	932	150 seat	35	33	68	34	25	59	656
			81	103	184	113	84	197	2501

TABLE 3: JULY 7, 2022 TRAFFIC STUDY, TRIP GENERATION MANUAL 10TH EDITION (TGM10)

eq.-adj. st.	Multifamily Low Rise	220	96 units	11	35	46	36	21	57	685
eq.-adj. st.	Hotel	310	130 room	35	25	60	36	35	71	1041
rate-adj. st.	High Turnover Rest.	932	150 seat	37	35	72	36	27	63	656
SITE TOTAL:				83	95	178	108	83	191	2382

TABLE 4: CHANGE IN TRIP GENERATION 2022 TO 2025 PLAN

CHANGE	-2	8	6	5	1	6	119
% CHANGE	-2%	8%	3%	5%	1%	3%	5%

Trip generation values selected based on VDOT trip generation protocols.

Trip generation rates from Trip Generation Manual, 11th Edition (TGM11) by the Institute of Transportation Engineers (ITE)

LA RESORT, LLC TRIP GENERATION
2025 DEVELOPMENT PLAN - TGM11 VS.
JULY 7, 2022 MEMO - TGM 10

DRW Consultants, LLC
804-794-7312

Exhibit A