

MEMORANDUM

TO: Mr. Adam Shellenberger
Town of Warrenton

FROM: Tessa C. Phillips, PE
Project Manager
Timmons Group

DATE: September 23, 2022

RE: Warrenton Shopping Center – Water Service Request

Mr. Shellenberger,

The purpose of this memo is to request water service from the Town of Warrenton for a proposed new development located at the intersection of Lee Highway (US 29/15) and Colonial Road (Rte 605) in Fauquier County, Virginia. The development site is currently comprised of two parcels totaling 17.58 acres and zoned Residential-R-4 with a Community Business District Overlay. The site is anticipated to be rezoned to C-2 - Commercial Highway and subdivided into four parcels. These four parcels will include the following uses: grocery store, retail, restaurants, fast food, coffee shop, and gas station. See attached Exhibit 1 for site layout. The water demand estimated for these uses, based on data gathered from operating business of similar or same uses, is 12,000 GPD. See table below for data break down.

	Use ²	SF	Water Demand (GPD) ¹
Grocery Anchor	Publix	48,387	3,000
Retail Shops	Retail/Restaurants	16,000	2,000
Outparcel #1	Coffee Shop	7,250	2,000
Outparcel #2	Sheetz	13,900	2,500
Outparcel #3	Fast Food	10,000	2,500

NOTES:

1. Water Demand proposed is based on actual data from currently operating businesses of similar or same uses.
2. Final tenants to be determined at future date. Brands provided for comparison purposes only.

For comments or questions, I can be reached at Tessa.phillips@timmons.com or 402-591-0297.