

PROJECT SUMMARY PAGE

Capital Impacts Model
Fauquier County, Virginia



SUMMARY OF PROJECT INPUTS

Project Name	Arrington - Alt B
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Project Location Parameters

Location [Urban or Rural (Countywide for Avg.)]	Urban
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School or School Region

Elementary Region	Central/Eastern
Middle School Region	Central/Eastern
High School	Fauquier HS

Library Region	Central/Eastern
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Park Region	Central
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Fire & Rescue Service Area	01 Warrenton
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Environmental Services Region	Central/Eastern
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Water and Sewer Service District	Bealeton
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Number of Dwelling Units

Single Family Detached	161
Single Family Detached: Age Restricted	0
Single Family Attached	109
Single Family Attached: Age Restricted	0
Multifamily	0
Mutifamily: Age Restricted	0
TOTAL DWELLING UNITS	270

Amount of Nonresidential Square Footage (Gross)

Retail	0
Office and Other Services	18,000
Institutional	0
Industrial	0
TOTAL NONRESIDENTIAL SQUARE FOOTAGE	18,000

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Fauquier County Capital Impacts Model Run on

10/26/2023

SUMMARY OF PROJECT OUTPUTS

Project Name	Arrington - Alt B
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CAPITAL COST IMPACTS FOR DEVELOPMENT PROPOSAL

	RESIDENTIAL	NONRESIDENTIAL	TOTAL
Housing Units	270.00		270.00
Projected Population	671.95		671.95
<i>Projected Students</i>			
Projected Elementary School Students	88.965		88.965
Projected Middle School School Students	39.776		39.776
Projected High School Students	47.009		47.009
Projected Total Students	175.750		175.750
Nonresidential Sq. Ft.		18,000	18,000
Projected Jobs		60	60

INFRASTRUCTURE CATEGORY	Total for the Development Proposal			CAPACITY TRIGGERED		
	RESIDENTIAL	NONRESIDENTIAL	TOTAL	RESIDENTIAL	NONRESIDENTIAL	TOTAL
SCHOOLS*	\$6,658,815	\$0	\$6,658,815	\$0	\$0	\$0
LIBRARIES	\$256,012	\$0	\$256,012	\$256,012	\$0	\$256,012
PARKS AND RECREATION*	\$1,279,726	\$0	\$1,279,726	\$1,051,909	\$0	\$1,051,909
GEN. GOVT	\$162,309	\$11,709	\$174,018	\$162,309	\$11,709	\$174,018
SHERIFF*	\$117,570	\$7,742	\$125,312	\$117,570	\$7,742	\$125,312
COURTS	\$55,395	\$3,033	\$58,428	\$55,395	\$3,033	\$58,428
FIRE*	\$174,021	\$14,117	\$188,138	\$0	\$0	\$0
ENV. SRVCS.	\$35,573	\$0	\$35,573	\$35,573	\$0	\$35,573
WATER	\$71,495	\$1,446	\$72,941	\$71,495	\$1,446	\$72,941
SEWER	\$0	\$0	\$0	\$0	\$0	\$0
GRAND TOTAL CAPITAL COSTS	\$8,810,916	\$38,047	\$8,848,963	\$1,750,263	\$23,930	\$1,774,193
*CASH PROFFER CATEGORIES	\$8,230,132	\$21,859	\$8,251,991	\$1,169,479	\$7,742	\$1,177,221

* Cash proffer categories limited to public transportation facilities, public safety facilities, public school facilities, and public parks.

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