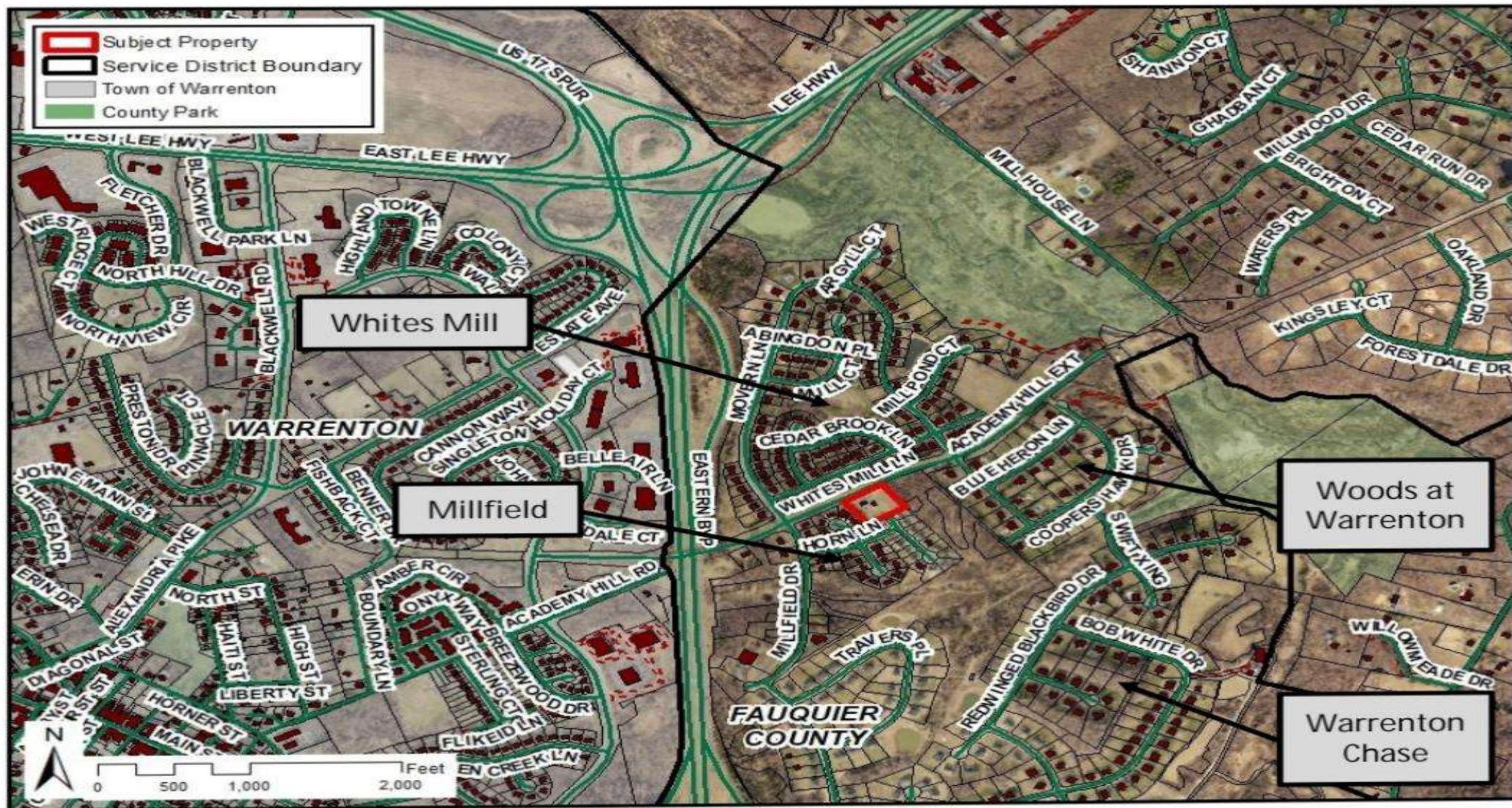


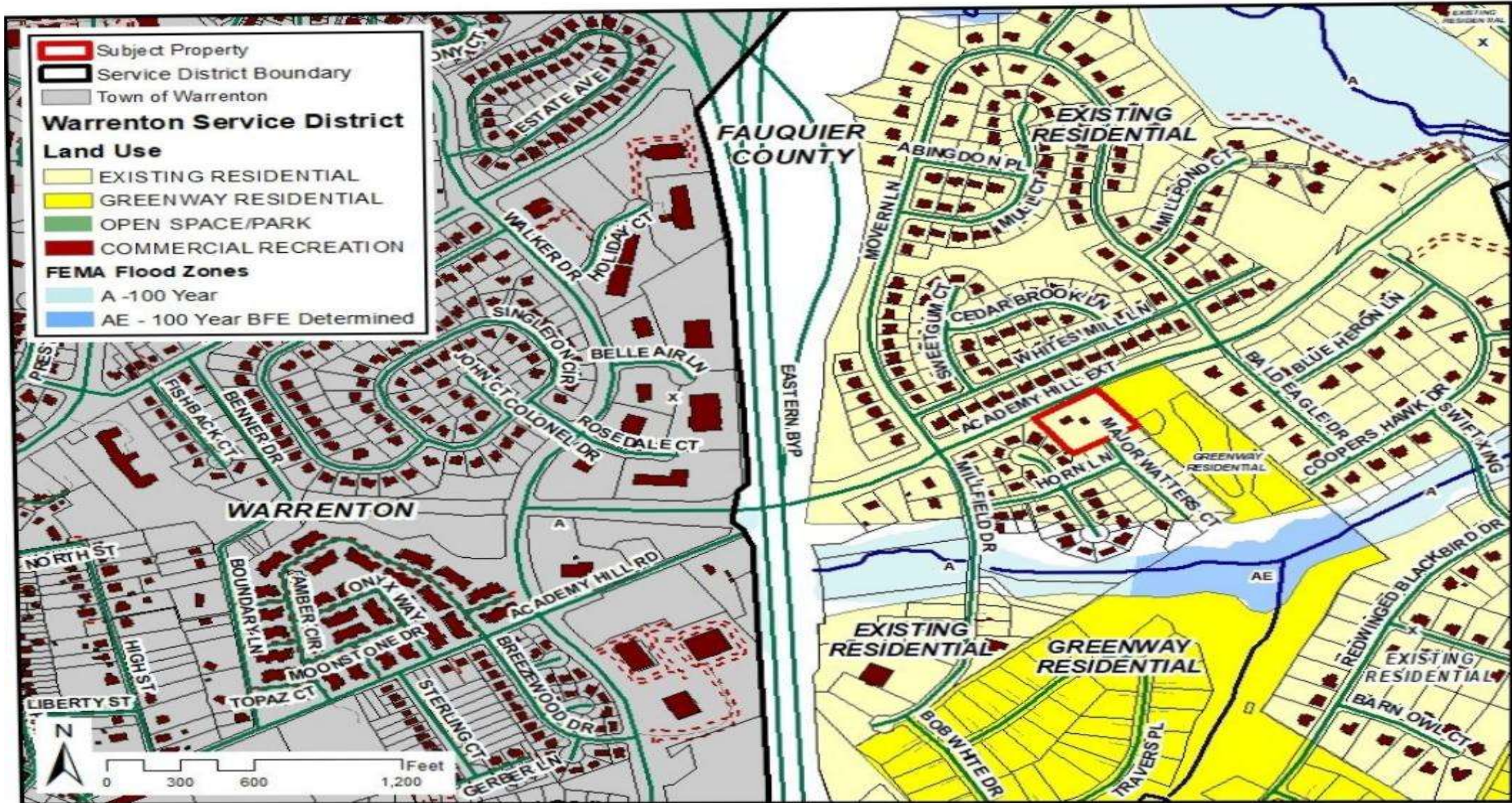
Wargo Tri-Party Amendment

6415 Academy Hill Rd
Warrenton, VA 20187

Regional Aerial Map



Land Use Map



Existing Zoning Map





Property Summary

Property Information:

- 6415 Academy Hill Extended, Warrenton
- Area: 1.68 acres
- Zoning: R-1
- Land Use: Warrenton Service District – Existing Residential

Request:

- Rezone 1.68 acres of R-1 to R-4 w/ Proffers
 - 6 Single-family Detached Homes



Regional Aerial

Site Aerial Map





Proposal

Proposed Development:

- Rezone 1.68 acres of R-1 to R-4 w/ Proffers
- 6 Single-family Detached Homes
 - Area: 10,000 sf min
 - Width: 70' min
 - Density: 3.57 du/ac
- Extend Major Watters Court
 - 50' ROW and 30' Pavement
 - 4.5' Grass Strip and 5' Sidewalk – 1 side
 - Street Trees outside ROW – both sides
- Public Water & Sewer – Town of Warrenton
- SWMF – Millfield facilities



Conceptual Development Plan

1. Executive Summary

Whitman, Requardt & Associates (WRA) has updated the April 2015 Water and Sewer Capacity Evaluation to include new data and to determine the impact of potential new housing and commercial development in the Town and in the Town's water and wastewater service area. Data on potential development was provided by the Warrenton Community Development Department. WRA estimated water demand and wastewater loadings from new developments including impacts to water and wastewater system capacity from overall development over time through year 2040.

The current water system capacity is 2.68 MGD from 2 reservoirs and 3 groundwater production wells. The Town's Water Filtration Plant has a capacity of 3 MGD. Water from the reservoirs is treated at the Filtration Plant and well water is treated at the well head. Average water production from 2015 through 2021 is 1.16 MGD. The current wastewater system treatment capacity at the Town's Wastewater Treatment Plant is 2.5 MGD. The average daily wastewater loading from 2015 through 2021 is 1.86 MGD. The Town is planning on expanding the capacity of the Wastewater Treatment Plant to 3 MGD over the next 10 years.

The estimated water system demand from the combination of the developments analyzed by WRA is 1.31 MGD. The estimated buildout water demand plus the 2021 water demand of 1.11 MGD provides an estimate of 2.42 MGD of future water demand. The estimated wastewater loading demand from the combination of the developments is 1.18 MGD. The estimated buildout wastewater loading plus the 2021 wastewater loading of 1.72 MGD provides an estimate of 2.9 MGD of future wastewater loading.

Per this analysis the Town of Warrenton has adequate water supply capacity and wastewater treatment capacity to accommodate the new housing and commercial developments identified by the Community Development Department. Several assumptions and assertions are included in this conclusion: