ATTACHMENT 1

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COMMUNITY DEVELOPMENT
FAUQUIER COUNTY, VA

STATEMENT OF JUSTIFICATION
Northern Fauquier County Sports Complex
Special Exception Application
For
Category 20 – Public Utilities
March 13, 2003

PHR+A

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Type of Operation
The request for a Category 20 Special Exception is due to a proposed above ground water storage tank and an above ground sanitary sewer pump station required for the development of the Northern Fauquier County Sports Complex. Public water does not currently exist to the subject site. Therefore, extensive studies and analyses are underway to locate an adequate water supply to serve the proposed park. A Phase I and Phase II Groundwater Investigation is being conducted by Emery & Garrett Groundwater, Inc. and will be followed by further work. Their studies will determine the location, capacity and quality of underground water sources. PHR+A will then utilize the test data and determine the size and location of a water storage tank. The storage tank is necessary to ensure adequate water supply to the facilities proposed. The general location of the water storage tank is shown on the Special Exception Plan. It will be located in a central location so as to minimize any impact to adjacent properties. In addition, it will located in or adjacent to the existing stand of trees on the site to help screen the tank from view of both off-site properties and on-site users of the park As more detailed information as to the required size and ultimate location becomes available, the Special Exception Plan will be updated.

Sanitary sewer to the site will be served by connecting into the existing 8" sanitary sewer force main located along the north side of Route 55, John Marshall Highway along the property boundary. In order to make a connection into a force main, a small pump station is required. However, according to WSA, the existing sewer system has some deficiencies and a larger pump station will be required. This increase in size will serve not only the park site, but also other properties that currently flow into the force main. This larger pump station will relieve and resolve some of the current systems deficiencies. The pump itself and all the related piping will be located underground, however the control panel and transformer will be above ground, resulting in the need for the special exception request. The facility will be owned and maintained by WSA, and as such will be located within a 60' x 80' parcel of land dedicated to WSA. This parcel will be fenced with a 6' tall chain link fence and 3 barbed wire strands. Access to the facility will be via a gravel driveway from the public road that serves the interior of the park facility. It is the intent to screen the facility with a variety of landscape materials.

Hours of Operation
The Northern Fauquier County Sports Park will operate from 8:00 AM to 10:00 PM seven days a week with possible extensions beyond 10:00 PM to

accommodate specific game schedules and/or tournaments. The park will primarily be used during the spring, summer and fall seasons.

Estimated Number of Patrons
Based upon the facilities provided, the anticipated demand for those facilities and the hours of operation, it is estimated that the park will have a maximum daily attendance of approximately 3,700 people. The sanitary sewer pump station and water demands are based on this maximum daily attendance calculation. However, it should be noted that these calculations are based on all fields being used 100% of the day from opening to closing. It is anticipated actual attendance will be significantly lower.

PHR+A

Proposed Number of Employees
The water storage tank and sanitary sewer pump station will not require any on-site employees. However, the total number of employees that may be at the park during normal operations is 5.

Qualifications of Applicant and Operators
The Northern Fauquier County Sports Complex will be operated by Fauquier County Parks and Recreation Department.

Estimate of Traffic Impact of Proposed Use
An assessment of the traffic impact associated with the Northern Fauquier County Sports Complex was prepared by Kellerco. A copy is attached.

Vicinity or General Area to be Served
The Northern Fauquier County Sports Complex is part of the Parks and Recreation Departments' county –wide recreation master plan. It was identified to meet the recreation needs of those citizens living within the northern region of the County. In addition, it has been identified to specially meet the needs of youth sports.

Building Façade and Architecture
The Category 20 Special Exception request does not include any architectural building, however the building façade of structures proposed within the park will be of a rural character and compliment the architectural styles prominent in Fauquier County.

Conformation
To the best of our knowledge, the proposed use conforms to the provisions of all applicable conditions and standards of the Fauquier County Zoning Ordinance and other regulations.