

APPENDIX I - AREA PLANS

MIDDLETOWN/LORD FAIRFAX SEWER AND WATER SERVICE AREA
-INCLUDING 2014 SEWER AND WATER SERVICE AREA (SWSA) EXPANSION

BOARD OF SUPERVISORS
APPROVED ON SEPTEMBER 26, 2012
AMENDED AUGUST 13, 2014

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The Lord Fairfax Community College (LFCC) Middletown Campus, located at 173 Skirmisher Lane, is a comprehensive, multi-campus public institution of higher education. Through its three locations — the Fauquier and Middletown Campuses and the Luray-Page County Center — the College serves eight localities in the Shenandoah Valley and Piedmont regions. The localities are the counties of Clarke, Fauquier, Frederick, Page, Rappahannock, Shenandoah and Warren and the City of Winchester. The Middletown campus has grown since it was founded in 1970 into the campus illustrated in the following site plan. Frederick County's Middletown Elementary School is located immediately north of the LFCC.



The Sewer and Water Service Area (SWSA) is an important policy tool used by Frederick County to determine where public water and sewer service may be provided. The Board of Supervisors approves the location of the SWSA boundaries through the adoption of the Comprehensive Plan and amendments thereto. As a result, properties located within the SWSA may enjoy access to public water and sewer if infrastructure is available.

The Middletown/Lord Fairfax SWSA has been established to enable the provision of public water and sewer in the area north of the Town of Middletown to current and future institutional land uses, including LFCC and the Middletown Elementary School. The supporting map identifies the location of the Middletown/ Lord Fairfax SWSA boundary.

Future study of the area surrounding the Town of Middletown may identify additional properties that could be added to the Middletown SWSA, if deemed appropriate by the Board of Supervisors.

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Frederick Water has the primary responsibility to manage the provision of water and sewer in Frederick County, and therefore, within the SWSA. In some cases, other public entities may serve properties within Frederick County, if approved by the Board of Supervisors. LFCC currently obtains water from the City of Winchester, and public sewer service from the Town of Middletown.

The Board of Supervisors, in approving this update to the area plan, expressly stated that Frederick Water will be the party responsible for providing water and sewer in this area.

It is recognized that properties owned by the State of Virginia are preempted from local control by Frederick County. Frederick County and LFCC will continue to work collaboratively on issues related to the growth and development in this area of Frederick County.

Land Use

The area encompassed by the Middletown/ Lord Fairfax SWSA is envisioned to promote the continued growth of institutional land uses that enhance the existing educational institutions, LFCC, and the Middletown Elementary School. To that end, the plan calls for the establishment of approximately 140 acres of institutional land use that will serve the citizens of Frederick County and the broader region.

Institutional land uses are defined as a nonprofit or quasi-public use or institution, such as a church, library, public or private school, hospital or municipally owned or operated building, structure or land used for public purposes. Institutions of higher education are defined as an educational institution whose primary purpose is to provide a collegiate or graduate education.

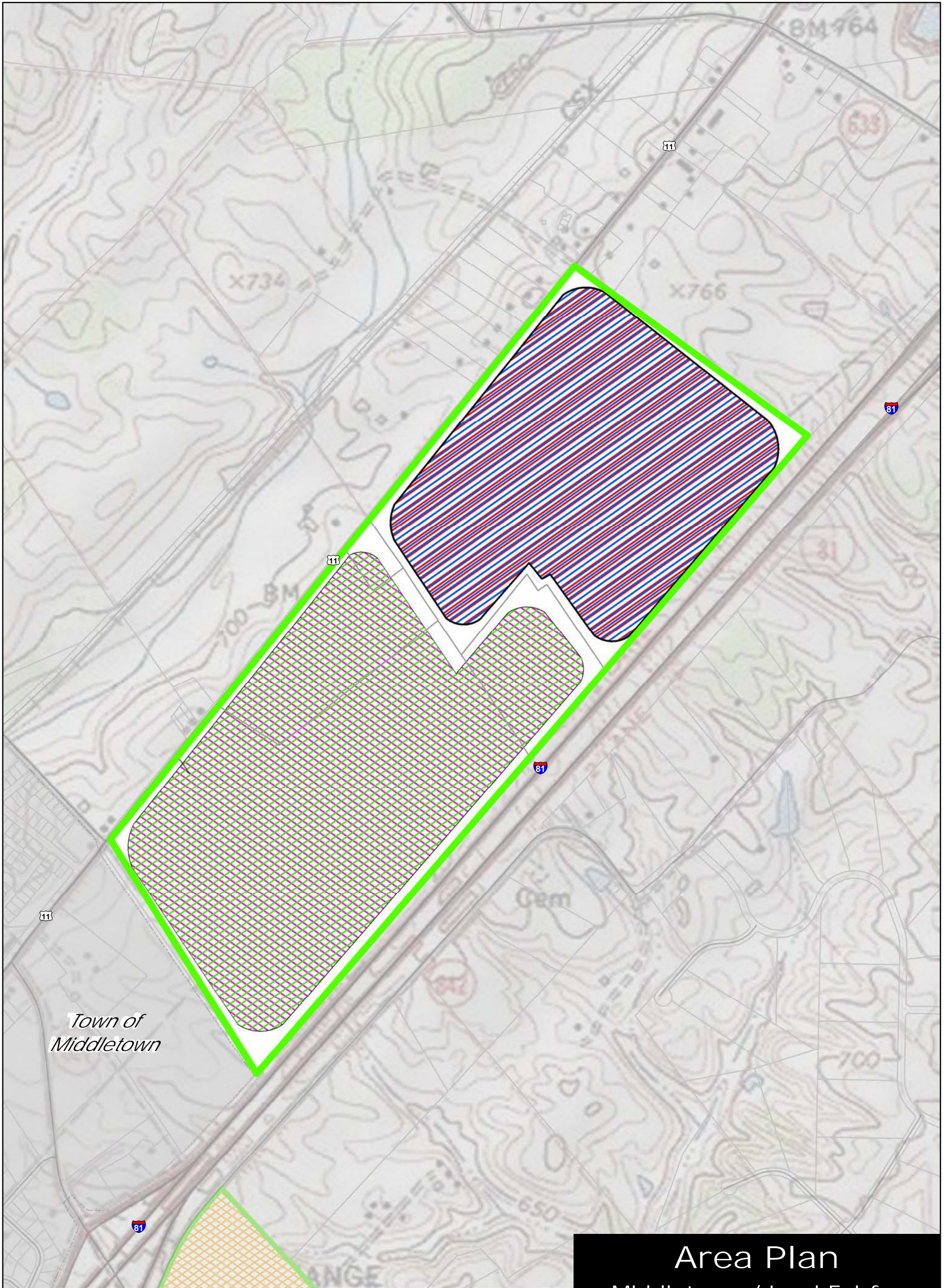
Transportation

The Middletown/ Lord Fairfax SWSA is immediately north of the Town of Middletown and is bounded by Valley Pike (Route 11), to the west, and Interstate 81 to the east. Access to the area is via Valley Pike Interstate 81 and Exit 302. All are strong assets to the areas' transportation network, and to the success of the institutional uses envisioned for this area. It will be important to ensure the function of this transportation network.

In rapidly growing areas, as noted in the Foresight Middletown plan, controlling, and coordinating the number, design, and location of new access points to major roadways is critical to maintaining the safety and capacity of the road system as traffic volumes increase. Accordingly, access to Valley Pike, should be managed and limited. In the future, internal connections within the institutional land uses should be considered. In addition, the primary route to this area from Interstate 81 should be enhanced to manage the traffic safely and effectively and to reflect the Foresight Middletown plan as a means to create an attractive entrance to the Town and this developing area.

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
Consistent application of Comprehensive Plan goals to achieve an acceptable level of service on area roads and overall transportation network, level of service C or better, should be promoted. As roadways are upgraded or built, enhancements should be made to improve bicycle and pedestrian access to all properties in the area. Further, efforts should be made to ensure that additional degradation of the transportation beyond an acceptable level of service shall be avoided. Consideration of future development applications within the study area should only occur when an acceptable level of service has been achieved and key elements and connections identified in this plan have been provided.



Area Plan
 Middletown / Lord Fairfax
 Sewer and Water Service Area

 Sewer and Water Service Area

Land Use Legend

-  Highway Commercial
-  Mixed Use Industrial \ Office
-  Institutional

