



Impact Statement

Dunkin' Donuts Conditional Use Permit Tax Map Parcel 54-94C

December 2, 2022

This is a conditional use permit application to permit the construction of a coffee/donut shop with drive thru on Tax Map Parcel 54-94C, located within the George Washington Magisterial District of Stafford County. The parcel is zoned B-2. The project includes the demolition an existing 7-11 convenience store which is located on the site.

1. Capacity Impact

- A.) Highway - The project is located on the northeast corner of Rt.3 (Kings Highway) and Route 606 (Ferry Road). The project will utilize an existing right-in/right-out entrance onto Kings Highway. There is an existing right-in entrance on Ferry Road which will be closed. An additional entrance will be added on the access road located at the rear of the property.

The project will result in a decrease in the total vehicle trips per day as well as the AM and PM peak hour trips. Below is a summary of the trip generation:

	Total VPD	AM Peak Hour	PM Peak Hour
Existing (7-11)	3,312	193	225
Proposed (Dunkin')	1,356	162	161
Change	-1,956	-31	-63

Kings Highway currently has a variable width right-of-way and pavement; posted speed limit of 45 mph and an estimated traffic volume of approximately 30,000 vehicle trips per day (VPD). Ferry Road currently has a variable width right-of-way and pavement; posted speed limit of 35 mph and an estimated traffic volume of approximately 10,000 vehicle trips per day (VPD).

- B) Utility Impact – This project is served by public water and sewer. The estimated daily water usage is 900 gpd with a maximum day demand of 1,350 gpd. The estimated peak demand is 23 gpm.

1. Water – There is an existing 1 inch water meter on the site which will provide adequate water service. There is an existing FH located on the site which will provide the necessary 2,500 gpm fire flow with a residual pressure of 78 psi.



2. Sewer – The site is currently served by an existing 8 inch gravity sewer main located at the rear of the property, in an existing access road. The existing 4 inch sewer service will be replaced with a new 6 inch service.
- C.) Schools/Recreational Facilities - This project shall have no direct impact on these facilities.
- D.) Stormwater- This project will connect to an existing storm drainage system. The project will reduce the amount of impervious surface on the site and as a result will reduce the peak stormwater discharge rates. The existing stormsewer system is adequate to handle the runoff. No stormwater improvements are required. Off-site water quality credits will be purchased to satisfy Virginia’s water quality requirements. In addition, the site will conform to all County and State standards for runoff, erosion/sediment and Chesapeake Bay requirements.
2. Environmental Impacts –There are no wetlands or RPA on site.
3. Historic Sites - This site has no historically significant sites.
4. Fiscal Impacts - Continuing Annual Revenues - The commercial development of approximately 1,636 square feet will generate annual revenues in the form of real property, personal property, inventory and sales tax.
5. Noise - This project will have no significant noise associated with the bank.
6. Adjacent Properties - This project is bordered to the west by Rout 3 and Route 606 to the south. The adjoining property to the north and east is zoned B-2 with a commercial use.