

July 9, 2020
Via Federal Express

Stafford County Planning and Zoning
P.O. Box 339
Stafford, VA 22555

Attn: To Whom It May Concern

Re: Impact Statement
McDonald's #45-0207
44 Stanstead Road
Falmouth, VA 22403
Stafford County
BE # V175002

The existing McDonald's, at the corner of South Gateway Drive and Stanstead Road (Rt. 1050), requires a conditional use permit (CUP) to allow the addition of a second drive through lane. This impact statement is provided with the CUP application to describe any additional impacts to traffic, utilities, and the environment.

Traffic Impact

Access to the McDonald's is to be provided via two (2) existing entrances, one on Stanstead Road (Rt. 1050) and the other on South Gateway Drive. The addition of a drive through lane should not increase the total number of trips to the existing McDonald's and therefore will not have a negative impact on existing traffic characteristics. For convenience, customers who typically park and go into the building my choose to use the drive-through instead.

Utility Impact

There are existing water and sewer services to the building. No changes are proposed to the existing building or location of service lines, therefore the existing infrastructure to the site should be adequately sized for this development.

Community Impact

As this proposed use does not generate an increase in population, it will not have any impact to existing school or recreational infrastructure.

Environmental Impact

No existing wetlands or RPA existing within the property. Any environmental impacts associated with construction will be mitigation with an approved Erosion and Sediment Control Plan prepared along with the Site Plan and approved by the County. Stormwater Management for both water quality and quantity will be analyzed and mitigated in accordance with the applicable State and County requirements. Any noise emissions shall comply with the applicable provisions of Chapter 16 of the Stafford County Code of Ordinances. Similarly, any dust and smoke emissions shall comply with the applicable State and Federal standards in final buildout, and to the Virginia Erosion and Sediment Control Handbook (VESCH) during construction. As such, there will be no environmental impact based on the new development.

Should you have any questions regarding this project or require additional information, please do not hesitate to contact me at (540) 349-4500.