



28 Blackwell Park Lane, Suite 201
Warrenton, VA 20186
PHONE 540.349.4500

April 22, 2019

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

Attn: To Whom It May Concern

Re: Impact Statement
Wawa Development associated with
North Stafford Center for Business and
Technology
Garrisonville Road & Tech Parkway
Stafford, VA 22556
Stafford County
BE # V182088

The proposed Wawa Development, at the corner of Garrisonville Road (Rt. 610) and Tech Parkway, requires a conditional use permit (CUP) to allow vehicle fuel sales within B-2, Urban Commercial Zoning. This development is associated with the previously approved North Stafford Center for Business and Technology development, previously prepared by Bagby, Caldwell and Associates P.C, dated 11/05/07. As such, the original Generalized Development Plan and Impact Statement has been updated. This updated impact statement is provided with the CUP application to describe any additional impacts to traffic, utilities, and the environment.

Traffic Impact

Access to the Wawa Development is to be provided via a right-in only entrance on Garrisonville Road (Rt. 610) and a full access movement on Tech Parkway. The development will generate approximately 818 new vehicles per day with an AM peak rate of 121 vehicles per hour. The traffic impact analysis provided with this CUP shows that the development is not anticipated to have a negative impact on existing traffic characteristics. To mitigate any additional trips into the proposed development, the existing right turn lane off Garrisonville Road is intended to be extended and additional $\pm 100'$ to serve the development.

Utility Impact

There is an existing water and sewer line along Tech Parkway that currently stubs into the property that the development intends to utilize. Based on the anticipated demand values, the existing infrastructure adjacent to the site has been 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. To mitigate any pedestrian connectivity concerns, the applicant will be proposing sidewalks and crosswalks along Garrisonville Road in front of the new development, to tie into the existing 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 designed and implemented in accordance with the applicable State and County requirements. Lastly, the fuel tanks associated with this plan will be designed and installed based on the latest County and State guidelines, and the site will contain items such as oil & Water separators as required to protect downstream storm inlets. 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.

Sincerely,

Bohler Engineering VA, LLC

A handwritten signature in blue ink, appearing to read 'R. Yauger'.

Ryan Yauger, P.E.