



March 4, 2019

Stafford County Planning and Zoning
PO Box 339
Stafford, VA 22555

RE: *Embrey Mill – Phase 2A*
Conditional Use Permit Application Impact Statement

The proposed Embrey Mill Phase 2A multifamily senior housing development requires a conditional use permit (CUP) per the approved rezoning proffers in Case O13-22. Per the approved proffers, up to 301 multi-family apartments can be built with 268 identified as senior housing. This impact statement accompanies the CUP application to provide additional information regarding the impacts to traffic, utilities, and the environment.

Traffic Impact

Access to Phase 2A of Embrey Mill is through an extension of Boxelder Drive. The proposed development will create an approximately 622 vehicles per day with a peak vehicle per hour of 44 vehicles. These proposed units were considered in the initial traffic study for the overall development and therefore the traffic generation has already been accounted for and will not have an adverse impact on the surrounding roadways and highways.

Utility Capacity Impact

There is an existing sanitary sewer line running along the eastern property line between Embrey Mill and the adjacent Hampton Oaks subdivision. The proposed sewer demand is expected to be approximately 32,256 gallons per day based on 192 gallons per day per dwelling unit average daily demand. Water will be provided by an extension through Boxelder Drive and connecting to an existing line in the adjacent Hampton Oaks subdivision. The proposed water demand is expected to be approximately 40,320 gallons per day based on 240 gallons per day per dwelling unit average daily demand. The surrounding existing infrastructure is considered adequate to handle the increased flows with this proposed development.

Additional Capacity Impacts

This development will have no impact on schools or recreational facilities in the area.

Environmental Impact

There are existing wetlands and RPA located within the Phase 2A boundary. The proposed design will not impact these resources except as already accounted for in the overall Embrey Mill development. There is a chance some noise and dust will be created during construction but these will be limited and all care will be taken to provide adequate erosion control measures to control disturbance to the surrounding area.

Stormwater management will be provided to meet the necessary County and State requirements. A regional pond is located within the Phase 2A boundary that provides water quantity control and water

quality treatment. Additional stormwater management devices will be designed and constructed as needed to meet additional demands. As a result, the proposed senior housing apartments will have minimal impact on surrounding area and any downstream properties.

Please contact me at (804) 672-4706 or Mark.Boyd@kimley-horn.com should you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Boyd', written over a light blue horizontal line.

Mark Boyd, P.E.
Associate