

# **Impact Statement**

## **7-Eleven**

### **327 Deacon Rd, Stafford County VA**

#### **1.0 Traffic Volumes:**

This proposed development will generate more than 500 average vehicle trips therefore a traffic impact analysis has been submitted with the CUP submittal.

#### **2.0 Public Utilities Capacities:**

##### **Water/Sewer**

Existing site is currently a 7-Eleven store with water and sewer service currently serving the site. At this preliminary design stage, it appears that there will be adequate sewer and water demand to service this site. No other impact to the existing utilities capacities are to be expected.

#### **3.0 Emissions:**

##### **Noise/Dust/Smoke**

Proposed project is not to create any additional noise, dust or smoke emissions after completion of construction. During demolition and construction all efforts to minimize all noise, dust and smoke emissions.