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September 10, 2020

15 PERCHWOOD DRIVE  
FREDERICKSBURG VIRGINIA  
**IMPACT STATEMENT**

Please accept this letter as an impact statement for a condition use permit application to design and construct the proposed 15 Perchwood Drive Auto Sales park.

The Subject Property has been previously cleared under an existing construction permit. There are existing water and storm drainage utilities running through the property serving the proposed development as shown on the general development plan.

The sheet flow runoff generated as a result of the proposed development will be collected by the proposed curb drop inlet structures and conveyed through the proposed storm drain pipes connected to the existing storm drain system as shown on the general development plan. The existing storm drains system has adequate capacity to manage the run off from the proposed development.

The proposed development results in trip generation of 121 vehicle per day. There will be no TIA required since the trip generation is below 150 vehicle per day. For detailed information regarding with the traffic volume, please refer to Transportation Impact Analysis.

The disturbed area will be sprinkled with water until the surface is wet and repeat as needed per .VESCH 3.39.

The proposed development is surrounded by the industrial and commercial developments, there are no residential uses at the vicinity of the proposed development. The maximum permissible noise level will be per Stafford County zoning requirements section16-4.

The smoke emission affecting the surrounding properties will be restricted.