



ADVANCED ENGINEERING, LLC.

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Applicant Report for CUP

February 06, 2017

RE : Proposed Fuel Station Expansion
5 Twelve Convenience Store
1075 Garrisonville Road
Stafford, VA 22556

To Whom it may concern,

This project consists of expanding the existing fueling station from 2 pumps to 8 pumps and replacing the existing fuel canopy with a new 26'x108' fueling canopy.

The proposed use being in line with what the Site is currently being used for with no change in use which would ensure that the improvements will not be detrimental to the safety, health, morals, and general welfare of the surrounding community.

The improvements are being made in a developed shopping center which is currently served by adequate parking and entrances for the existing shopping center. The improvements will not cause additional traffic to the site. No congestion to public streets, alleys, or other public ways and places will be caused by the proposed site improvements.

The improvements will be in compliance with current building and health codes. This project will not create dangers from fire, panic, or other dangers.

The proposed improvements will not change the set occupancy load of the existing building. The existing building has adequate sidewalks and grassed areas around the site which will ensure that there will be no overcrowding of land or undue congestion of population due to this project.

The use of the building will be as a support of the current business on the property with no increase in vehicle count to the site. The proposed use will not adversely affect or interfere with public or private schools, parks, playgrounds, transportation or other public requirements, conveniences and improvements.

Applicant Report for CUP (cont)

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The site is properly connected to the County Water, Sewer, and Gas Utilities with the building utilizing an approved grease separator. This project will have no adverse affect on water supplies or sewage disposal systems.

All exterior features of the building (lighting, etc.) are to be in compliance with current County of Stafford Planning standards and there will be no interference with adequate air or light due to this project.

Thank you for your consideration of this project

Respectfully submitted,

Jeff Keith, PE
Advanced Engineering, LLC

