## DEVELOPMENT SUMMARY

SUBJECT PARCEL.....21 46B (INCLUDES PARCELS "A" , "B" AND "C")

PARCEL AREA.....1.097 AC.

EXISTING ZONE.....B-2

EXISTING USE.....VACANT/FORMER CONVENIENCE STORE & RESTAURANT
PROPOSED USE.....MOTOR VEHICLE RENTAL

B-2 ZONING STANDARDS:
- MAX. FAR.....0.70
- MIN. OPEN SPACE.....25%
- MAX. HEIGHT.....65'
- MIN. YARDS
  - FRONT.....40'
  - SIDE.....0'#
  - REAR.....25'

#15' ADJACENT TO NON-INDUSTRIAL OR NON-COMMERCIAL DISTRICTS#

EXISTING BUILDING GROSS FLOOR AREA.....2,508± S.F.

PARKING REQUIRED .....(OFFICE) 3 PER 1,000 GFA = 8 SPACES
(DISPLAY) 10 SPACE MIN.
TOTAL 18 SPACES MIN.

PARKING PROVIDED .....(OFFICE) 12 SPACES (INCLUDING 1 VAN ACCESSIBLE HANDICAP SPACE)
(DISPLAY) 36 SPACES
TOTAL 48 SPACES

VEHICLE TRIPS PER DAY:
PROPOSED CAR RENTAL.....APPROX. 82 VPD

## LANDSCAPE TABULATION

INTERIOR LANDSCAPING:
TOTAL PARKING AREA = 26,314 S.F.

TOTAL PLANTING AREA REQUIRED:
26,314 x 5% = 1,316 S.F.

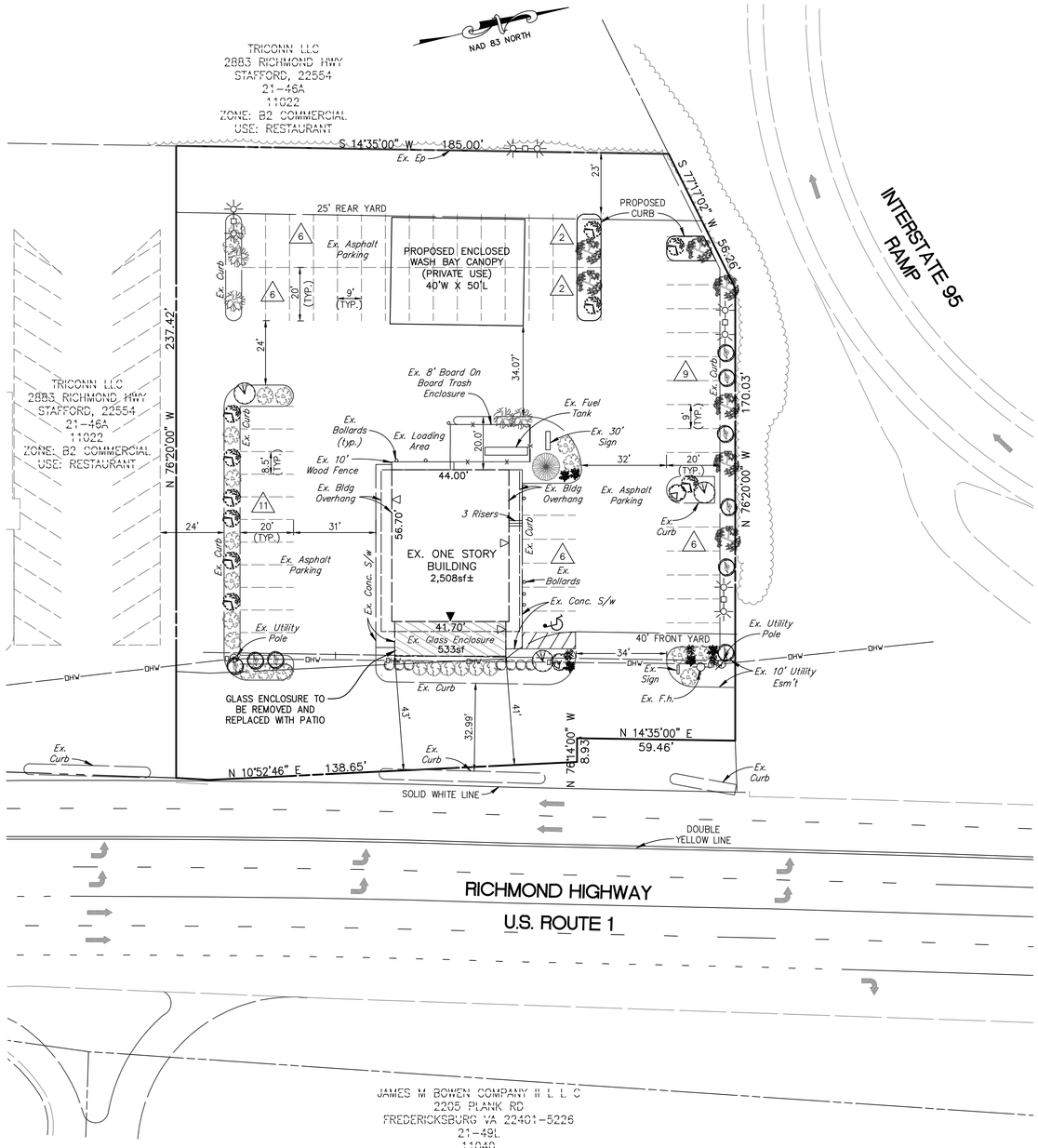
TOTAL PLANTING AREA PROVIDED: 1,642 S.F.

TOTAL PLANTING UNITS (P.U.) REQUIRED:
(1316/150) x 12 = 105.24 P.U.

INTERIOR LANDSCAPING PROVIDED: 52 EX. P.U. + 89 PROP. P.U. = 141 P.U.

PERIMETER LANDSCAPING REQUIRED: 232' x 35 P.U. PER 100' = 81.2 P.U.

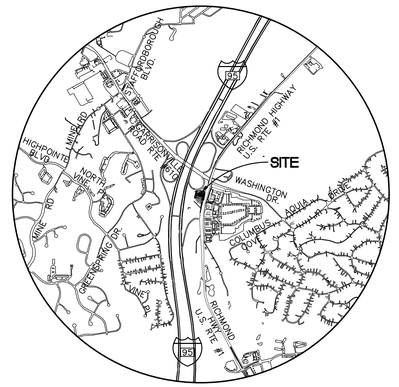
PERIMETER LANDSCAPING PROVIDED: 18 EX. P.U. + 73 PROP. P.U = 91 P.U.




GRAPHIC SCALE

25 0 12.5 25 50 100

( IN FEET )
1 inch = 25 ft.




VICINITY MAP
SCALE: 1"=2,000'

## GENERAL NOTES

1. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES OF RECORD OR OTHERWISE, ON THE PROPERTY.
2. THE PROPERTY DELINEATED HEREON CONSISTS OF STAFFORD COUNTY TAX MAP 21 46.
3. EXISTING BOUNDARY INFORMATION, AS SHOWN HEREON, IS COMPILED FROM A BUILDING LOCATION SURVEY PERFORMED BY SDI ON DECEMBER 19, 1988. A BOUNDARY SURVEY HAS NOT BEEN PERFORMED.
4. OWNER: FINK 610 PROPERTY, LLC and
   FINK AQUIA, LLC
   1116 MARNEY COURT
   HENRICO, VIRGINIA 23229

   APPLICANT: ENTERPRISE HOLDINGS
   73 RESEARCH BOULEVARD
   ROCKVILLE, MD 20850
5. THERE ARE NO WETLANDS ON THIS PARCEL.
6. THIS SITE IS LOCATED ENTIRELY WITHIN ZONE X (AREAS OUTSIDE THE 500 YEAR FLOODPLAIN), PER THE FEMA FLOOD INSURANCE RATE MAP FOR STAFFORD COUNTY, PANEL #51015401338, DATED FEBRUARY 4, 2005.
7. THERE ARE NO KNOWN CEMETERIES OR HISTORIC FEATURES ON THIS SITE.
11. DUMPSTER AND TRASH AREAS ARE SCREENED BY FENCING OF SUFFICIENT HEIGHT AND TYPE, IN ACCORDANCE WITH THE REQUIREMENTS OF THE STAFFORD COUNTY ZONING ORDINANCE.
13. EXISTING LANDSCAPING SHOWN TAKEN FROM FIELD INFORMATION IS APPROXIMATE.

### LEGEND

| | |
|---|---|
| EXISTING EDGE OF PAVEMENT | EX. EP |
| EXISTING CURB | EX. CURB |
| EXISTING ELECTRIC SERVICE | OHW OHW |
| EXISTING SIGN | ▭ |
| EXISTING UTILITY POLE | ⊸ |
| EXISTING LIGHT | ✳ |
| EXISTING ENTRY DOOR | ▽ |
| PROPOSED ENTRY DOOR | ▽ |
| EXISTING TREES | ∿∿∿ |

EXISTING LANDSCAPING

| | |
|---|---|
| EXISTING SHRUBS | ○ |
| EXISTING UNDERSTORY TREE | ✿ |
| EXISTING EVERGREEN TREE | ✺ |

PROPOSED LANDSCAPING

| | |
|---|---|
| SMALL SHRUB | ✱ ✱ |
| LARGE SHRUB | ⑤ ① ⑤ |
| UNDERSTORY TREE | V |
| LARGE TREE | ⑥ |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| NO. | DATE | COUNTY REVISIONS |
|---|---|---|
| | | |

CONDITIONAL USE PERMIT
# ENTERPRISE
## 2899 RICHMOND HIGHWAY
AQUIA MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
WILLIAM J. FLYNN
Lic. No. 1526-B
4-29-22
LAND SURVEYOR

ENGINEERING GROUPE PROJECT STATUS

| DATE | ACTION |
|---|---|
| | |
| | |
| | |
| | |
| | |

DATE: APRIL 2022
SCALE: 1"=25'
DESIGNER: JML
DRAFTSMAN: DMP
FILE NO. M-3375
SHEET 1 OF 1

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