

Application Submittal Checklist

-
- ☒ Completed **"Project Information & Primary Contacts"** form (Page 7)
 - ☒ Signed **"Statements of Understanding"** from the owner(s) and applicant (Page 8)
 - ☒ Signed and Notarized **Owner's Consent Statement** (if applicant/agent is not the owner)
 - ☒ Completed **"General Information"** sheet (Page 9)
 - ☒ Completed **"Review Fee Calculation"** sheet and appropriate **Fees** payable to "County of Stafford" (Page 10)
 - ☒ Completed **"List of Adjoining Property Owners"** (Pages 12 & 13)
 - ☒ Completed **"Application Affidavit"** (Pages 14 – 17)
 - ☒ Completed **"Checklist for Generalized Development Plans"** (Pages 18 & 19)
 - ☒ Completed **"Transportation Impact Analysis Determination Form"** (Page 20)
 - ☒ Proof that **Real Estate Taxes** have been paid
 - ☒ Complete **Legal Description** of the area to be reclassified (Acreage must match Boundary Survey Plat)
 - ☒ Completed **Impact Statement**
 - ☐ Completed **Transportation Impact Analysis (TIA)**, if required (Five (5) paper copies
N/A with electronic copies or ftp site)
-

PLATS AND PLANS

- ☒ **Boundary Survey Plat** of area subject to rezoning (with 3 copies at 8½" x 11" size)
- ☒ **Generalized Development Plan** (12 full-size copies at 24"x 36" size)

* See **"Checklist for Generalized Development Plans"** (Pages 18 & 19)

RECEIVED

DATE: _____ INITIALS _____

OFFICIALLY SUBMITTED

DATE: _____ INITIALS _____

Project Information & Primary Contacts

<u>PROJECT INFORMATION</u>		<u>PROJECT #</u> _____	
Enterprise - 2899 Richmond Highway _____ PROJECT NAME		_____ SECTION	
2899 Richmond Highway _____ ADDRESS (IF AVAILABLE)		+/- 1.097 acres _____ TOTAL SITE ACREAGE	
21 46B _____ TAX MAP /PARCEL(S)		B-2 _____ ZONING DISTRICT	
east side of Richmond Highway in the Aquia Magisterial District _____ LOCATION OF PROJECT			

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)		Primary Contact Person <input checked="" type="checkbox"/>	
Jonelle Cameron, Esq./Jessica Pfeiffer _____ NAME		Walsh, Colucci, Lubeley & Walsh, P.C. _____ COMPANY	
4310 Prince William Parkway, Suite 300 Prince William _____ ADDRESS CITY		Virginia 22192 _____ STATE ZIP	
703-680-4664 _____ PHONE NUMBER		jcameron@thelandlawyers.com/ jpfeiffer@thelandlawyers.com _____ FAX NUMBER EMAIL ADDRESS	

<u>OWNER</u> (Provide attachments if multiple owners)		Primary Contact Person <input type="checkbox"/>	
Alicia Fink _____ NAME		FINK 610 PROPERTY, LLC _____ COMPANY FINK AQUIA, LLC	
1116 Marney Court _____ ADDRESS		Henrico Virginia 23229 _____ CITY STATE ZIP	
_____ PHONE NUMBER		_____ FAX NUMBER	
_____ FAX NUMBER		_____ EMAIL ADDRESS	

<u>PROFESSIONAL</u> (Engineer, Surveyor, etc.)		Primary Contact Person <input type="checkbox"/>	
Billy Flynn/Joyce Lupia _____ NAME		The Engineering Groupe, Inc. _____ COMPANY	
10333 Southpoint Landing Boulevard _____ ADDRESS		Fredericksburg Virginia 22407 _____ CITY STATE ZIP	
703-670-0985 _____ PHONE NUMBER		_____ FAX NUMBER	
_____ FAX NUMBER		_____ EMAIL ADDRESS	

**STAFFORD COUNTY ZONING RECLASSIFICATION
OWNER'S CONSENT STATEMENT**

STATE OF: FL

COUNTY OF: Palm Beach

This 28 of April, 2022

I, Alicia A. Fink as Trustee of the Family Trust U/W/O Kenneth W. Fink Dated March 14, 1997 (name), as Sole Member of FINK AQUIA, LLC (owner) do hereby authorize the Applicant, Enterprise Holdings, or its successors and assigns (collectively, the "Applicant"), to file on my behalf all zoning reclassification or other land use or permitting applications necessary to develop Tax ID 21 46B as the Applicant may reasonably determine. I further authorize the Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application documents, any draft conditional use permit conditions, plans and other application materials, and to undertake all other actions necessary to obtain approval of the aforementioned use.

FINK AQUIA, LLC, a Virginia limited liability company

By: Alicia A. Fink

Name: Alicia A. Fink, as Trustee of the Family Trust U/W/O Kenneth W. Fink Dated March 14, 1997

Title: Sole Member

STATE OF: FL

COUNTY OF: Palm Beach

Subscribed and sworn to before me this 28 day of April, 2022, in my county and state aforesaid, by the aforementioned principal.

My Commission Expires:



Lindsey Castellini
NOTARY PUBLIC

**STAFFORD COUNTY ZONING RECLASSIFICATION
OWNER'S CONSENT STATEMENT**

STATE OF: FL

COUNTY OF: Palm Beach

This 28 of April, 2022

I, Alicia A. Fink (name), as Sole Member of FINK 610 PROPERTY, LLC (owner) do hereby authorize the Applicant, Enterprise Holdings, or its successors and assigns (collectively, the "Applicant"), to file on my behalf all zoning reclassification or other land use or permitting applications necessary to develop Tax ID 21 46B as the Applicant may reasonably determine. I further authorize the Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application documents, any draft conditional use permit conditions, plans and other application materials, and to undertake all other actions necessary to obtain approval of the aforementioned use.

FINK 610 PROPERTY, LLC, a Virginia limited
liability company

By: Alicia A. Fink

Name: Alicia A. Fink

Title: Sole Member

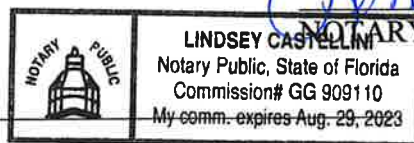
STATE OF: FL

COUNTY OF: Palm Beach

Subscribed and sworn to before me this 28 day of April, 2022, in my county and state aforesaid, by the aforementioned principal.

Lindsey Castellini
NOTARY PUBLIC

My Commission Expires: _____



Statements of Understanding

I, as owner/co-owner of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

Date: 4-28-22

FINK AQUIA, LLC,
a Virginia limited liability company

By: Alicia A. Fink

Name: Alicia A. Fink, as Trustee of the Family Trust U/W/O Kenneth W. Fink Dated March 14, 1997

Title: Sole Member

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

Signature of Applicant/Agent

Printed Name

Date

* Additional sheets may be used, if necessary.

Statements of Understanding

I, as owner/co-owner of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

Date: 4-28-22

FINK 610 PROPERTY, LLC,
a Virginia limited liability company

By: Alicia A. Fink

Name: Alicia A. Fink

Title: Sole Member

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

Signature of Applicant/Agent

Printed Name

Date

* Additional sheets may be used, if necessary.

Application Affidavit

This form to be filed with:

STAFFORD COUNTY
BOARD OF SUPERVISORS

1300 COURTHOUSE ROAD
STAFFORD, VIRGINIA 22555

Internal Use Only	
Project Name:	_____
A/P #:	_____
Date:	_____

All applicants for a special exception, a special use permit, conditional use permit, amendment to the zoning ordinance or variance shall make complete disclosure of the equitable ownership of the real estate involved in the application, including in the case of corporate ownership, limited liability company ownership or similar business ownership, the name of stockholders, officers, managing partners, general partners, owners and members, and in any case the names and addresses of all of the real parties in interest. The requirement of listing names of stockholders, officers and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders. In the event the ownership of the involved real estate changes in any respect during the time the application is pending, the applicant shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein. If the applicant is a contract purchaser, the ownership information required herein shall be provided for the contract purchaser in addition to the owner of the real estate involved in the application. This section applies to applications before the board of supervisors, planning commission and board of zoning appeals.

See Section 15.2-2289 for State Enabling Authority

1. Applicant information

Name of Applicant _____
Name of Company Enterprise Holdings

Applicant Address 2273 Research Boulevard, 6th Floor
Rockville, MD 20850

Applicant's Signature _____

Name of Agent Walsh, Colucci, Lubeley & Walsh, PC (Jonelle Cameron, Esq./ Jessica Pfeiffer)

Address of Agent 4310 Prince William Parkway, Suite 300, Prince William VA 22192

2. Type of Application

☒ Conditional Use Permit

☐ Variance

☐ Rezoning

☐ Special Exception

Application Affidavit

Page 2

Applicant: Enterprise Holdings

Project Name: _____
A/P #: _____
Date: _____

3. Property Information

Assessor's Parcel(s) 21 46B

Address 2899 Richmond Highway

4. Unless the equitable ownership is a corporation, limited liability company or similar business ownership, list all equitable owners of the property.

<u>Name of owners</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____

5. If the equitable ownership of the property is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 shareholders.

<u>Name of Members</u>	<u>Address</u>
<u>Alicia Fink</u>	<u>1116 Marney Court, Henrico, Virginia 23229</u>
_____	_____
_____	_____
_____	_____
_____	_____

6. Unless the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all individuals involved with the purchase of the property.

<u>Name of Members</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Application Affidavit

Page 3

Applicant: Enterprise Holdings

Project Name: _____

A/P #: _____

Date: _____

7. If the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders

Name of Members

Coe W. Beckmien 2273 Research Blvd., 6th Fl, Rockville MD 20850

Giuseppe V. Carfagna 2273 Research Blvd., 6th Fl, Rockville, MD 20850

8. Have all individuals listed on this affidavit been notified of the purpose of the application?

☒ Yes

☐ No

9. If #8 is No, list all individuals who have not been notified about this application plus submit the cost required for the Department of Planning and Zoning or Code Administration to send certified letters notifying those listed below of this application prior to the public hearing.

Name

Address, including zip code, no P.O. Box please

Number of owners to be notified: _____X

Cost for certified letters \$ _____ (cost as of the day of submittal)

Total due: \$ _____ (Make checks payable to County of Stafford)

Please submit a check in the amount due with this application to cover the cost of serving the individuals listed in this section.

Application Affidavit

Page 4

Applicant: Enterprise Holdings

Project Name: _____

A/P #: _____

Date: _____

10. Affirmation & Witness

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief. In the event the ownership of the involved real estate changes during the time the application is pending, I shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein.

Printed name of Signer COE W. BOCKMIEH

Corporate Office of Signer VP/GM

Signature [Signature]

Date 5/9/22

COMMONWEALTH OF VIRGINIA
COUNTY OF STAFFORD, to wit:

The forgoing affidavit was acknowledged before me this 9th day of May, 2022 by

Coe W. Bockmieh owner/applicant.

My commission expires: 1-25-2023



[Signature]
Notary Public

General Information

Clearly indicate all information that applies to this project:

DETAILED DESCRIPTION OF PROJECT

Conditional use permit for Motor vehicle rental

INFORMATION FOR FEE CALCULATIONS

+/- 1.097 # of Acres

Type of Conditional Use Permit:

- ☒ Standard Conditional Use Permit (including amendments)
- ☐ Minor Conditional Use Permit Amendment *
- ☐ Minor Conditional Use Permit Amendment (submitted simultaneously with a Minor Proffer Amendment Application) *

* See Background Information on page 3 to determine if the request qualifies as a minor amendment.

INFORMATIONAL

Previous Resolution # _____

Zoning District B-2, _____

Proposed Use(s) Motor vehicle rental

Review Fee Calculations

The County review fee calculations are divided into two sections. Each section is based on a different type of application. Determine the application fee by filling out the one section that applies.

Section I. Standard Conditional Use Permit:

A. Base Fee: (Required)	\$ <u>9,750.00</u>
B. General Fee: (If greater than 5 acres)	
(<u> </u> Acres – 5) X \$125	\$ <u> </u>
C. Fire & Rescue Review Fee (required).....	\$ <u>95.00</u>
D. Utilities Department Review Fee (required).....	\$ <u>95.00</u>
E. Public Works Review Fee (required).....	\$ <u>120.00</u>
F. Traffic Impact Analysis Review Fee: (If TIA required)	
Volume <1,000 VPD	\$200.00
Volume >1,000 VPD	\$ <u>400.00</u>
G. Adjacent Property Notification (required):	
(<u>4</u> Adjacent properties) X \$6.48	\$ <u>25.92</u>
Sub-total (Add appropriate amounts from lines A thru G above).....	\$ <u>10,085.92</u>
H. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ <u>277.37</u>
TOTAL (Sub-total + H. Technology Fee)	\$ <u>10,363.29</u>

Section II. Minor Conditional Use Permit Amendment:

A. General Fee:	\$ <u>6,190.00</u>
B. Adjacent Property Notification (required):	
(<u> </u> Adjacent properties) X \$6.48	\$ <u> </u>
Sub-total (Add lines A and B)	\$ <u> </u>
C. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ <u> </u>
TOTAL (Sub-total + C. Technology Fee)	\$ <u> </u>

Section III. Minor Conditional Use Permit Amendment (when submitted simultaneously with a Minor Proffer Amendment Application):

A. General Fee: \$ 3,095.00

B. Adjacent Property Notification (required):

(_____ Adjacent properties) X \$6.48 \$ _____

Sub-total (Add lines A and B) \$ _____

C. Technology Fee (sub-total x 2.75% or 0.0275)..... \$ _____

TOTAL (Sub-total + C. Technology Fee)..... \$ _____

MAKE CHECK PAYABLE TO "STAFFORD COUNTY"

- If an application is withdrawn prior to the first public hearing, fifty (50) percent of the amount of the application fee may be refunded to the applicant.
- If an application is withdrawn after the first public hearing, the application fee is non-refundable.

List of Adjoining Property Owners

The applicant is required to provide a list of the owners as shown on the current real estate tax assessment books of all abutting properties and properties immediately across the street or road from the property to be rezoned or issued a Conditional Use Permit. If the application requests a rezoning of only a portion of the parcel or a Conditional Use Permit on only a portion of the parcel, the entire parcel must be the basis for the below listing.

Provide additional pages if needed.

<u>21 46A</u>	<u>TRICONN LLC</u>	
TAX MAP / PARCEL	NAME	
<u>9313 East 34th Street N Suite 100</u>		
MAILING ADDRESS		
<u>Wichita</u>	<u>KS</u>	<u>67226</u>
CITY	STATE	ZIP

<u>21 49L</u>	<u>JAMES M BOWEN COMPANY II LLC</u>	
TAX MAP / PARCEL	NAME	
<u>2205 Plank Road</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22401</u>
CITY	STATE	ZIP

<u>21 54</u>	<u>PARAS CORPORATION</u>	
TAX MAP / PARCEL	NAME	
<u>10413 Sandringham Court</u>		
MAILING ADDRESS		
<u>Potomac</u>	<u>MD</u>	<u>20854</u>
CITY	STATE	ZIP

<u>21 39C</u>	<u>Robert B. Hart , Trustee</u>	
TAX MAP / PARCEL	NAME	
<u>20191 Wagner Avenue</u>		
MAILING ADDRESS		
<u>Alva</u>	<u>FL</u>	<u>33920</u>
CITY	STATE	ZIP

<u></u>	<u></u>	
TAX MAP / PARCEL	NAME	
<u></u>		
MAILING ADDRESS		
<u></u>	<u></u>	<u></u>
CITY	STATE	ZIP

<u></u>	<u></u>	
TAX MAP / PARCEL	NAME	
<u></u>		
MAILING ADDRESS		
<u></u>	<u></u>	<u></u>
CITY	STATE	ZIP

<u></u>	<u></u>	
TAX MAP / PARCEL	NAME	
<u></u>		
MAILING ADDRESS		
<u></u>	<u></u>	<u></u>
CITY	STATE	ZIP

Checklist for Generalized Development Plans (GDP)

In accordance with Section 28-224 of the Stafford County Code, when a GDP involves engineering, architecture, urban land use planning or design, landscape architecture, or surveying, such work shall be performed by persons qualified and authorized to perform such professional work, in accordance with applicable provisions of the Code of Virginia.

N/A COMPLETE

		Sec 28-225(1)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Date of drawing,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	true north arrow,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	scale,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	legend for all symbols used,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	name of the applicant,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	name of the owner,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	name of the development,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	person preparing the drawing,
<input checked="" type="checkbox"/>	<input type="checkbox"/>	match lines if applicable;
		Sec 28-225(2)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundaries of the area covered by the application,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	vicinity map showing the general location of the proposed development, major roads and existing subdivisions at a scale of one inch equals two thousand (2,000) feet;
		Sec 28-225(3)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Approximate locations and identification of any easements and rights-of-way on or abutting the site;
		Sec 28-225(4)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Approximate location of each existing and proposed structure on the site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	the number of stories,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	height,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	roof line,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	gross floor areas and
<input type="checkbox"/>	<input checked="" type="checkbox"/>	location of building entrances and exits;
		Sec 28-225(5)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identification and location of uses and structures on all abutting properties;
		Sec 28-225(6)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Approximate location of all existing and proposed parking and loading areas,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	outdoor trash storage,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	lighting facilities, and
<input type="checkbox"/>	<input checked="" type="checkbox"/>	pedestrian walkways;
		Sec 28-225(7)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Approximate location, height and type of each existing and proposed wall, fence, and other types of screening;

Checklist for Generalized Development Plans (continued)

N/A COMPLETE

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(8)
Approximate location and description of all proposed landscaping; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(9)
Approximate location, height and dimensions of all proposed signage on site; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(10)
Approximate location of all existing drainage ways, floodplains and wetlands on site; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(11)
Approximate location of all common open space, recreational areas and bufferyards; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(12)
Where the site abuts any tidal water body or impoundments, the approximate high water line, low water line, top of bank and toe of slope; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(13)
Approximate location and identification of all significant natural or noteworthy features including, but not limited to, historic and archeological sites, cemeteries, existing trees with a trunk diameter greater than six (6) inches DBH |

Waiver of GDP Requirements

In accordance with Section 28-223 of the Stafford County Code, the Director of Planning and Zoning may waive the requirement for the submission of a GDP if the application meets one of the following standards:

- (1) There will be less than two thousand five hundred (2,500) square feet of total land disturbance on lots or parcels of less than ten thousand (10,000) square feet.
- (2) For single-family dwellings intended for the occupancy of the applicant and where there will be less than five thousand (5,000) square feet of land disturbance.
- (3) For specific items of information when, in the opinion of the director of planning, their application to the subject property does not serve the purpose and intent of this article.

A request for a waiver shall be made in writing to the Director of Planning and Zoning identifying the sections in which you are requesting a waiver and the reason for the request.

**CONDITIONAL USE PERMIT
TRANSPORTATION IMPACT
ANALYSIS DETERMINATION**

Name of development Enterprise
Type of development auto rentals
Parcel # 21 46B

RECEIVED BUT NOT OFFICIALLY SUBMITTED
DATE: _____ INITIALS _____

OFFICIALLY SUBMITTED

DATE: _____ INITIALS _____

Traffic Volume Calculations

This site generates:

15 VPH (insert the highest VPH)

82 VPD on state controlled highways (insert highest volume).

13 Peak AM (VPH)

15 Peak PM (VPH)

N/A Peak Saturday (VPH)

3,296 VPD highest intensity* *Previous use as a convenience store, Saturday intensity

Attach a page showing the calculations and the ITE trip generation codes to this form.

Minimum Thresholds to submit a TIA

Any proposal that generates 150 or more vehicle trips per day above the existing use, and the site meets the VDOT requirements for TIAs under 24 VAC 30-155 or Stafford County Rezoning TIA requirements. See “VDOT Traffic Impact Analysis Requirements” table on next page.

Trip Generation Calculation Guidelines

- Traffic volumes shall be based on the rates or equations published in the latest edition of the Institute of Transportation Engineers Trip Generation.
- If a site has multiple entrances to highways, volumes on all entrances shall be combined for the purposes of this determination.
- If the site does not have direct access to a state maintained road, the site’s connection is where the site connects to the state highway system.
- Traffic volumes shall NOT be reduced through internal capture rates, pass by rates, or any other reduction methods.
- For redevelopment sites only: when the existing use is to be developed at a higher intensity, trips currently generated by the existing development that will be removed may be deducted from the total trips that will be generated by the proposed land use.
- When rezoning, use the highest possible traffic generating use unless development is limited by proffer to less than the possible highest traffic generation.

For development proposals that generate 1000 or more vehicle trips per peak hour the applicant shall request a scope of work meeting with VDOT and Stafford County Office of Transportation to discuss the required elements of a traffic impact analysis.

*The highest intensity use is the highest possible use allowable under the zoning requirements for the entire property should it be developed to its fullest extent possible under the current building guidelines. The only exception is if proffers limit the area and type of uses.

Automobile Sales (Used) (841)

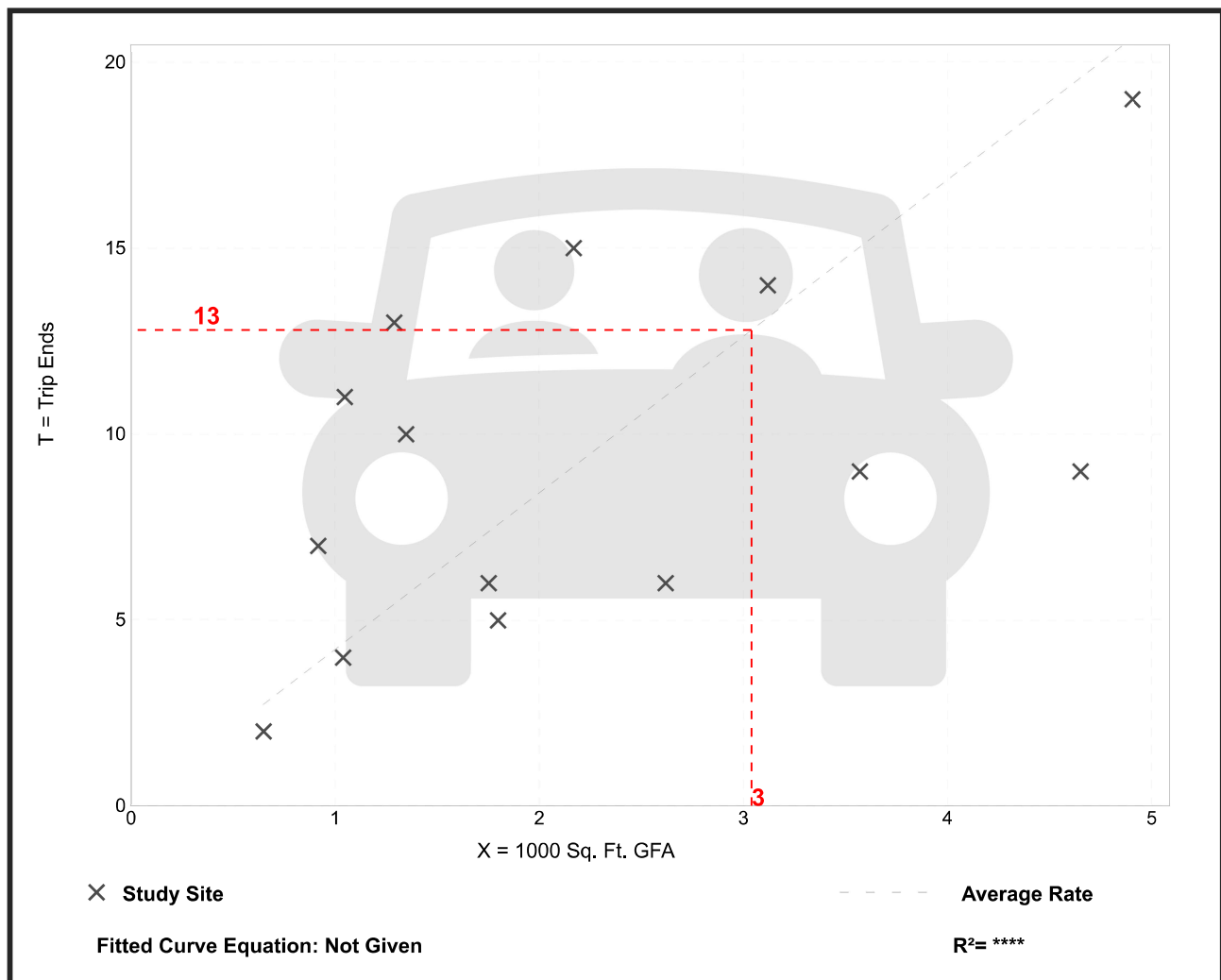
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.21	1.94 - 10.48	2.48

Data Plot and Equation



Automobile Sales (Used) (841)

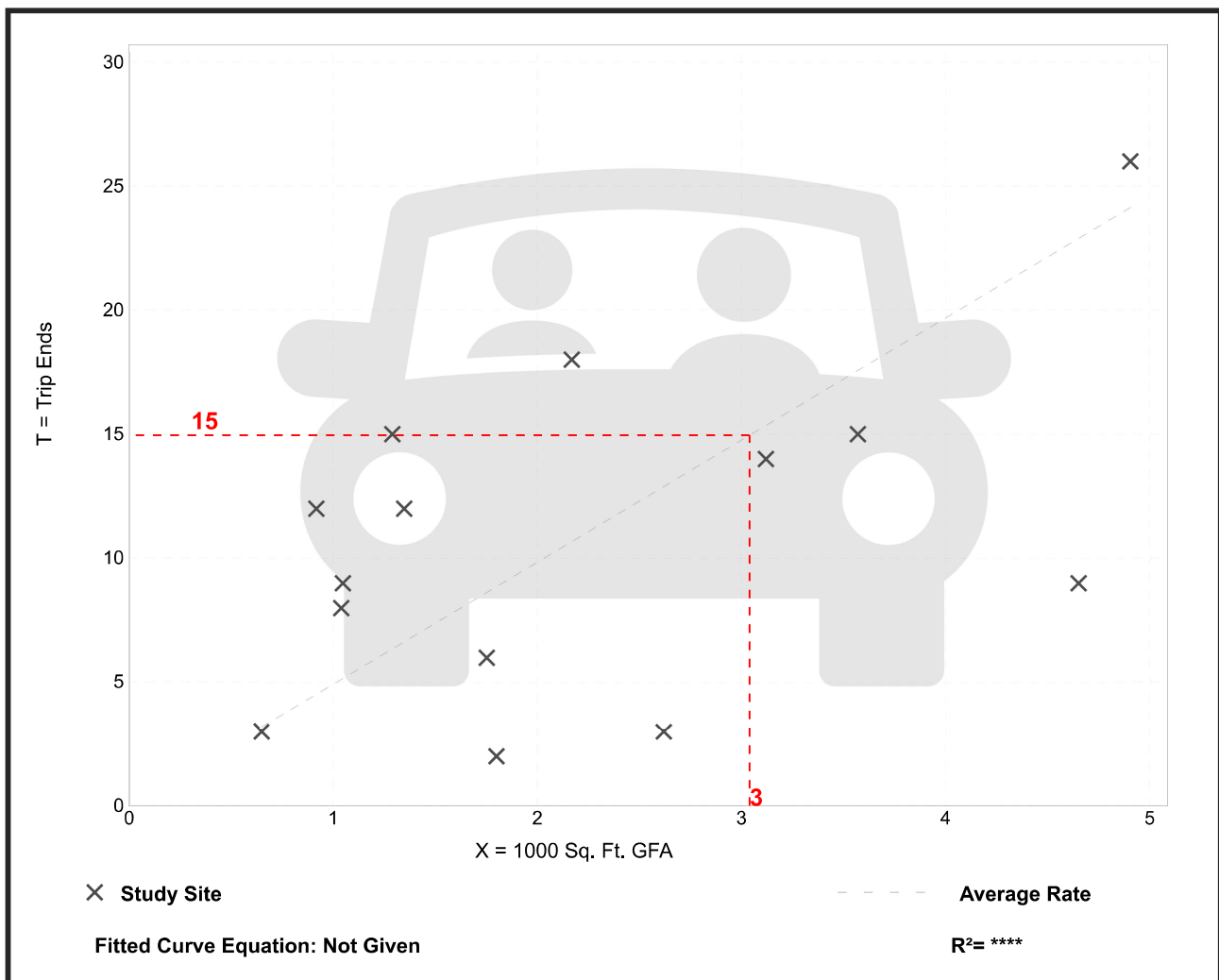
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.92	1.11 - 13.04	3.23

Data Plot and Equation



Automobile Sales (Used) (841)

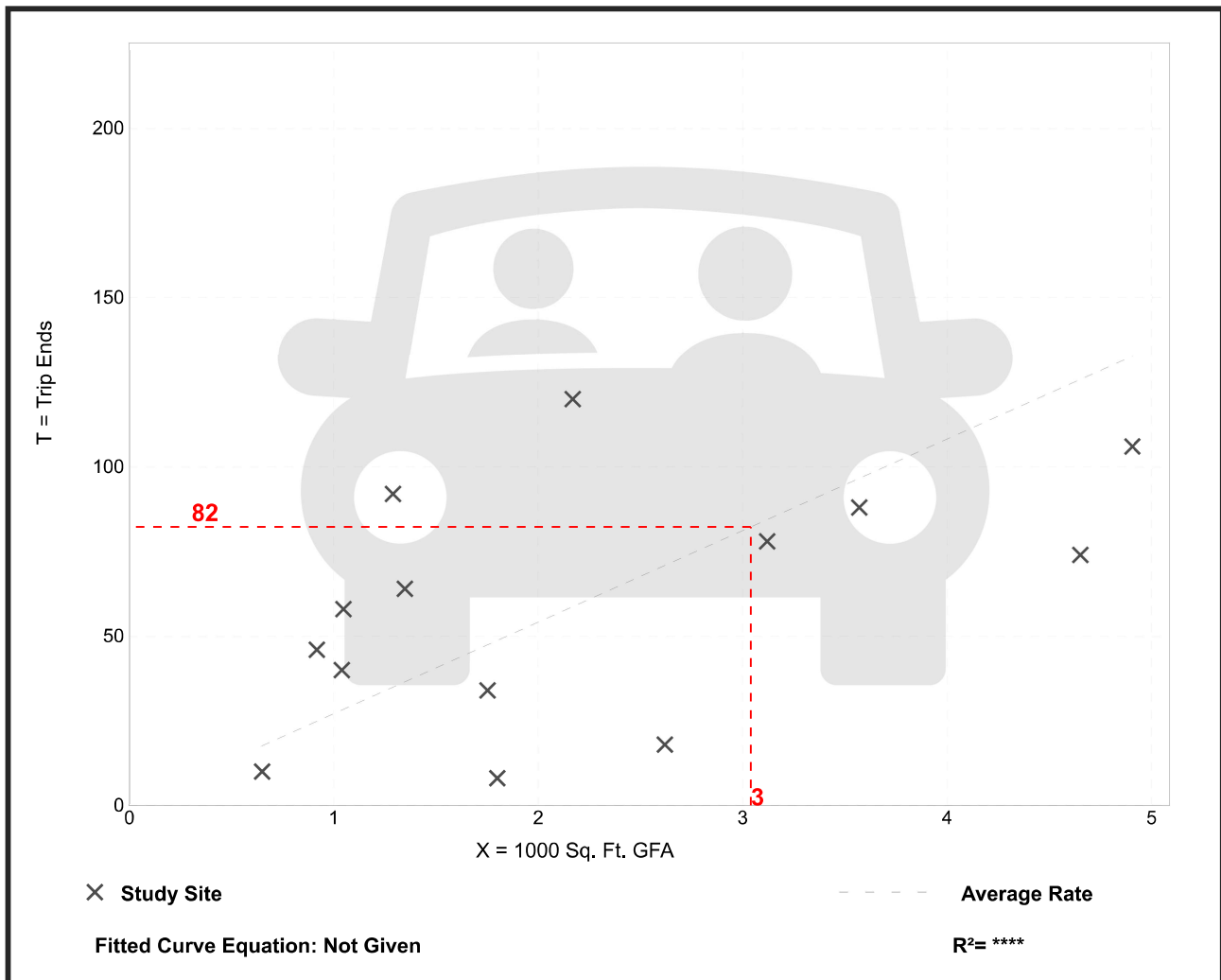
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
27.06	4.44 - 71.21	17.91

Data Plot and Equation



Convenience Store (851)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday

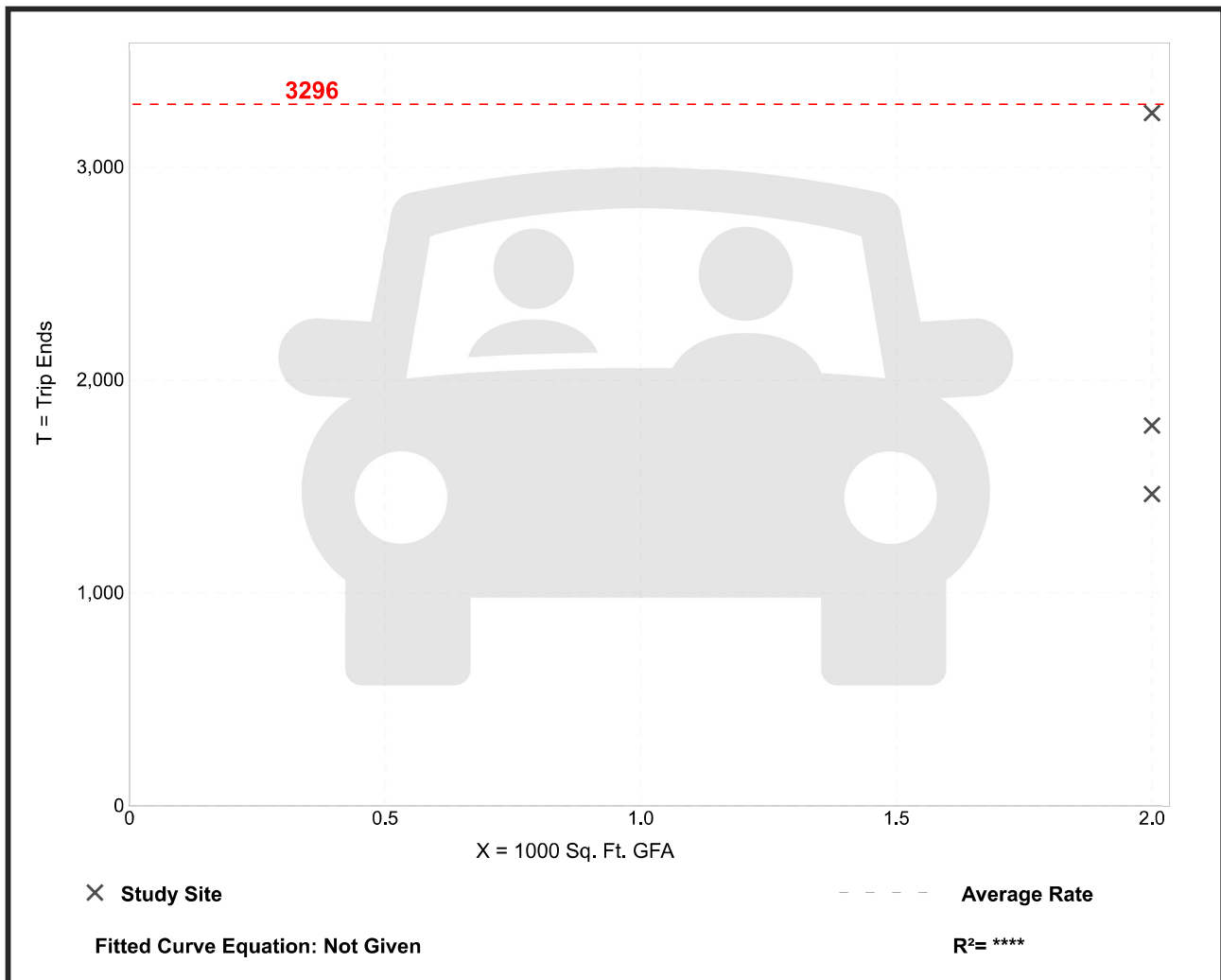
Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1084.17	732.50 - 1627.00	476.91

Data Plot and Equation

Caution – Small Sample Size



Stafford County Real Estate Tax Search/Payment**Owner**

Name / Mailing Address:
 FINK ALICIA A
 2273 RESEARCH BLVD STE 700
 ROCKVILLE MD 20850-7206

Property Description

Map #: 21-46B
 Alt. ID/PIN: 11023
 Legal: 2875 RICHMOND HWY

Current Assessment

Land Value: \$1,099,100
 Improvement Value: \$568,900
 Total Taxable Value: \$1,668,000

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Invoice History

Total Due: \$14,178.00 Total Tax Paid: \$272,649.76
 Total Penalty/Int Paid: \$1,821.87
 Total Fees Paid: \$0.00
 Total Other Assessments: \$0.00

Year	Bill #	Type	Due Date	Rate	Levy Due	Penalty Due	Interest Due	Total Due	Total Paid	Date Paid
2022	10826	Real Estate	12/5/2022	0.850	\$7,089.00	\$0.00	\$0.00	\$7,089.00	\$0.00	
2022	10826	Real Estate	6/6/2022	0.850	\$7,089.00	\$0.00	\$0.00	\$7,089.00	\$0.00	
2021	10830	Real Estate	12/6/2021	0.970	\$7,795.41	\$0.00	\$0.00	\$0.00	\$7,795.41	6/9/2021
2021	10830	Real Estate	6/7/2021	0.970	\$7,795.41	\$0.00	\$0.00	\$0.00	\$7,795.41	6/9/2021
2020	10837	Real Estate	12/7/2020	0.970	\$7,795.41	\$0.00	\$0.00	\$0.00	\$7,795.41	6/3/2020
2020	10837	Real Estate	6/5/2020	0.970	\$7,795.41	\$0.00	\$0.00	\$0.00	\$7,795.41	6/3/2020
2019	10847	Real Estate	12/5/2019	1.010	\$7,767.91	\$0.00	\$0.00	\$0.00	\$7,767.91	5/24/2019
2019	10847	Real Estate	6/5/2019	1.010	\$7,767.91	\$0.00	\$0.00	\$0.00	\$7,767.91	5/24/2019
2018	10853	Real Estate	12/6/2018	0.990	\$7,614.09	\$0.00	\$0.00	\$0.00	\$7,614.09	5/22/2018
2018	10853	Real Estate	6/5/2018	0.990	\$7,614.09	\$0.00	\$0.00	\$0.00	\$7,614.09	5/22/2018
2017	10858	Real Estate	12/5/2017	0.990	\$7,525.49	\$0.00	\$0.00	\$0.00	\$7,525.49	12/12/2017
2017	10858	Real Estate	6/5/2017	0.990	\$7,525.49	\$0.00	\$0.00	\$0.00	\$7,525.49	6/6/2017
2016	10865	Real Estate	12/5/2016	0.990	\$7,525.49	\$0.00	\$0.00	\$0.00	\$7,525.49	12/13/2016
2016	10865	Real Estate	6/6/2016	0.990	\$7,525.49	\$0.00	\$0.00	\$0.00	\$7,525.49	6/9/2016
2015	10872	Real Estate	12/7/2015	1.019	\$8,865.30	\$0.00	\$0.00	\$0.00	\$8,865.30	11/23/2015
2015	10872	Real Estate	6/5/2015	1.019	\$8,865.30	\$0.00	\$0.00	\$0.00	\$8,865.30	5/27/2015
2014	10872	Real Estate	12/5/2014	1.019	\$8,865.30	\$0.00	\$0.00	\$0.00	\$8,865.30	12/9/2014
2014	10872	Real Estate	6/5/2014	1.019	\$8,865.30	\$0.00	\$0.00	\$0.00	\$8,865.30	6/6/2014
2013	10881	Real Estate	12/5/2013	1.070	\$9,283.32	\$0.00	\$0.00	\$0.00	\$9,283.32	12/9/2013
2013	10881	Real Estate	6/5/2013	1.070	\$9,283.32	\$0.00	\$0.00	\$0.00	\$9,283.32	6/7/2013

Year	Bill #	Type	Due Date	Rate	Levy Due	Penalty Due	Interest Due	Total Due	Total Paid	Date Paid
2012	10892	Real Estate	12/5/2012	1.070	\$7,708.82	\$0.00	\$0.00	\$0.00	\$7,708.82	12/6/2012
2012	10892	Real Estate	6/19/2012	1.070	\$7,708.82	\$0.00	\$0.00	\$0.00	\$7,708.82	6/22/2012
2011	10910	Real Estate	12/5/2011	1.080	\$7,527.60	\$0.00	\$0.00	\$0.00	\$7,527.60	12/7/2011
2011	10910	Real Estate	6/6/2011	1.080	\$7,527.60	\$0.00	\$0.00	\$0.00	\$7,527.60	6/8/2011
2010	10913	Real Estate	12/6/2010	1.100	\$7,667.00	\$0.00	\$0.00	\$0.00	\$7,667.00	12/7/2010
2010	10913	Real Estate	6/7/2010	1.100	\$7,667.00	\$0.00	\$0.00	\$0.00	\$7,667.00	6/9/2010
2009	10919	Real Estate	12/7/2009	0.840	\$6,958.14	\$0.00	\$0.00	\$0.00	\$6,958.14	12/10/2009
2009	10919	Real Estate	6/5/2009	0.840	\$6,958.14	\$0.00	\$0.00	\$0.00	\$6,958.14	6/9/2009
2008	10923	Real Estate	12/5/2008	0.840	\$6,958.14	\$0.00	\$0.00	\$0.00	\$6,958.14	12/10/2008
2008	10923	Real Estate	6/5/2008	0.840	\$6,958.14	\$0.00	\$0.00	\$0.00	\$6,958.14	6/6/2008
2007	10938	Real Estate	12/5/2007	0.700	\$3,960.25	\$0.00	\$0.00	\$0.00	\$3,960.25	12/11/2007
2007	10938	Real Estate	6/5/2007	0.700	\$3,960.25	\$0.00	\$0.00	\$0.00	\$3,960.25	6/7/2007
2006	13407	Real Estate	12/5/2006	0.630	\$3,330.81	\$0.00	\$0.00	\$0.00	\$3,330.81	12/4/2006
2006	13407	Real Estate	6/5/2006	0.630	\$3,330.81	\$0.00	\$0.00	\$0.00	\$3,330.81	6/14/2006
2005	12946	Regular RE	12/5/2005	0.000	\$3,426.04	\$0.00	\$0.00	\$0.00	\$3,426.04	12/21/2005
2005	12946	Regular RE	6/5/2005	0.000	\$3,426.04	\$0.00	\$0.00	\$0.00	\$3,426.04	6/15/2005
2004	12506	Regular RE	12/5/2004	0.000	\$3,426.04	\$0.00	\$0.00	\$0.00	\$3,426.04	12/15/2004
2004	12506	Regular RE	6/5/2004	0.000	\$3,426.04	\$0.00	\$0.00	\$0.00	\$3,426.04	7/12/2004
2003	12064	Regular RE	12/5/2003	0.000	\$3,996.27	\$0.00	\$0.00	\$0.00	\$3,996.27	12/16/2003
2003	12064	Regular RE	6/5/2003	0.000	\$3,996.27	\$0.00	\$0.00	\$0.00	\$3,996.27	6/26/2003
2002	11504	Regular RE	12/5/2002	0.000	\$3,996.27	\$399.63	\$0.00	\$0.00	\$4,395.90	1/28/2003
2002	11504	Regular RE	6/5/2002	0.000	\$3,996.27	\$0.00	\$0.00	\$0.00	\$3,996.27	6/20/2002

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