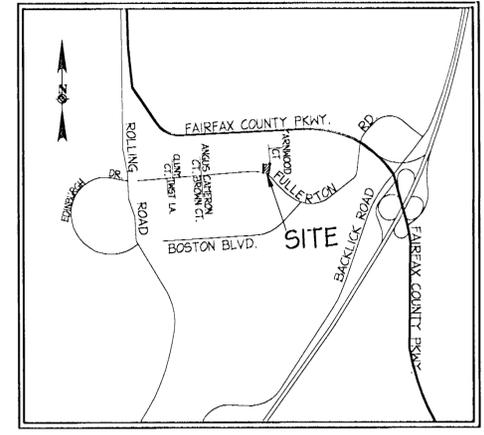
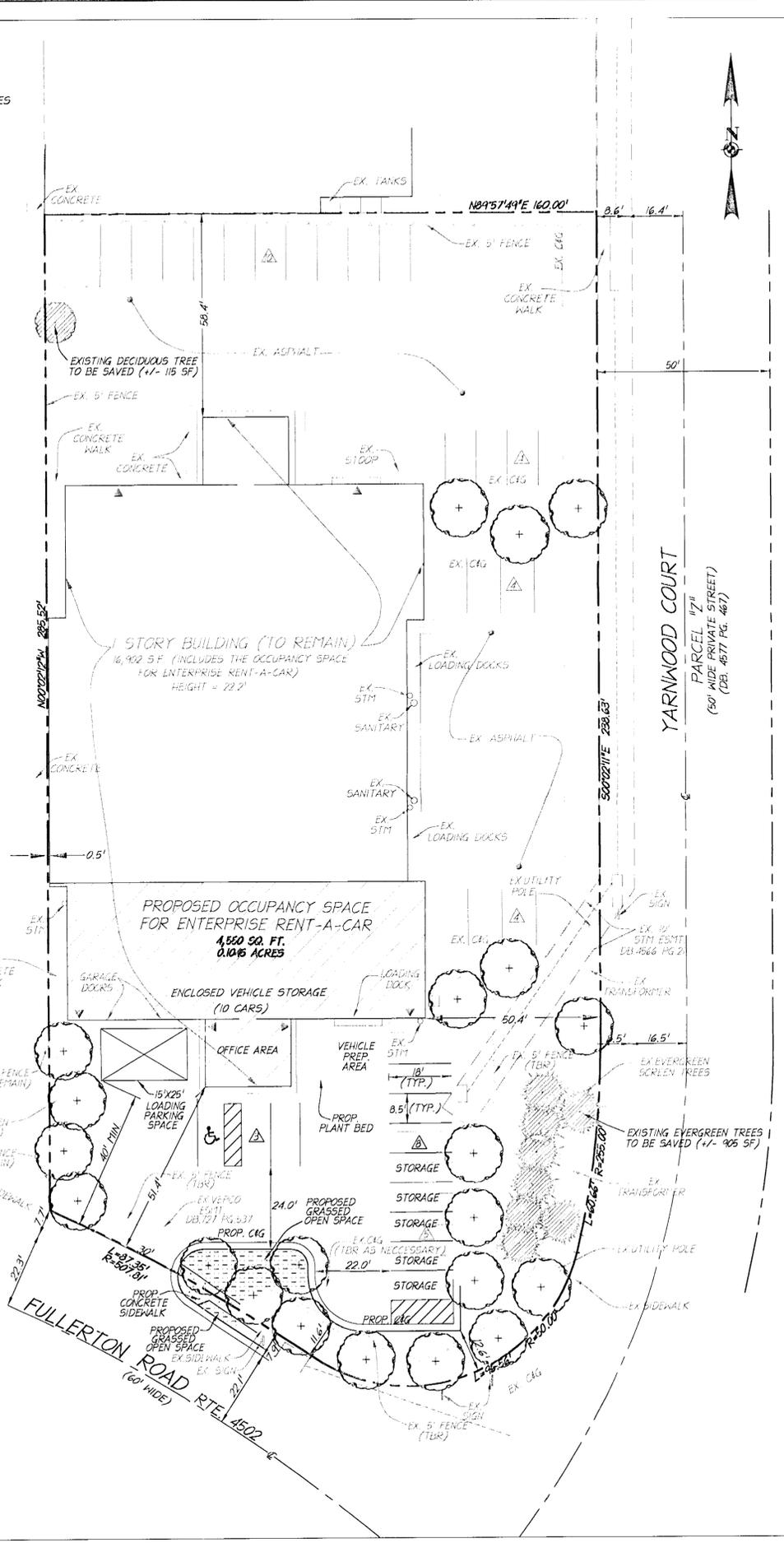
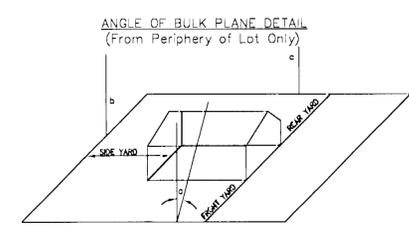


LEGEND

- NUMBER OF PROPOSED PARKING SPACES
- BOLLARD
- OVER HEAD UTILITY WIRES
- STORM SENER
- EXISTING LIGHT
- PROPOSED GRASSED OPEN SPACE
- EXISTING EVERGREEN TREES (TO BE SAVED)
- EXISTING DECIDUOUS TREE (TO BE SAVED)
- PROPOSED LARGE DECIDUOUS TREES



APPLICANT
ENTERPRISE RENT-A-CAR
 6303 LITTLE RIVER TURNPIKE, SUITE 210
 ALEXANDRIA, VIRGINIA 22312



- (a) FRONT YARD: 45° ANGLE OF BULK PLANE NOT LESS THAN 40°
- (b) SIDE YARD: NO ANGLE OF BULK PLANE AND NO SETBACK REQUIREMENT
- (c) REAR YARD: NO ANGLE OF BULK PLANE NOT LESS THAN 20°

NOTES:

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS: 099-1-07-00-0002-A. IT IS CURRENTLY ZONED I-5 GENERAL INDUSTRIAL DISTRICT.
2. THE CURRENT OWNER IS MASSIS INVESTMENTS, DEED BOOK 16880, PAGE 1735.
3. THE PURPOSE OF THIS SPECIAL EXCEPTION PLAT IS TO PERMIT ENTERPRISE RENT-A-CAR, A CAR RENTAL ESTABLISHMENT, TO OCCUPY THE VACANT TENANT SPACE (4,550 FT. SQ.) OF THE EXISTING BUILDING ON SITE. APPROVAL OF THIS SPECIAL EXCEPTION APPLICATION IS REQUESTED FOR CATEGORY 5, SPECIAL EXCEPTION - VEHICLE RENTAL ESTABLISHMENT.
4. THROUGH THEIR OCCUPANCY OF THIS SPACE, THE ONLY CHANGES WHICH THEY WILL UNDERTAKE ARE INTERIOR RENOVATIONS TO THEIR NEW SPACE, THE ADDITION OF A SIGN ON SITE, THE ADDITION OF ON-SITE PARKING AND LANDSCAPING IMPROVEMENTS. SINCE THEIR OCCUPANCY WILL RESULT IN NO OTHER PHYSICAL CHANGES TO THE BUILDING AND THERE WILL BE A DECREASE IN THE AMOUNT OF IMPERVIOUS SURFACE, THE FOLLOWING REQUIREMENTS FOR AN APPLICATION FOR A SPECIAL EXCEPTION ARE NOT APPLICABLE: STORM WATER MANAGEMENT FACILITY LOCATION/CALCULATIONS AND BEST MANAGEMENT PRACTICES FACILITY LOCATION/CALCULATIONS. LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH PART 9 OF ARTICLE 14 OF THE ZONING ORDINANCE.
5. BOUNDARY INFORMATION IS BASED ON A CURRENT FIELD SURVEY COMPLETED BY DIGIULIAN ASSOCIATES, P.C., ON JANUARY 6, 2005.
6. NO CURRENT TITLE REPORT FURNISHED.
7. THE SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THIS PROPERTY.
9. OFF STREET PARKING AND LOADING IS PROVIDED IN ACCORDANCE WITH ARTICLE II OF THE FAIRFAX COUNTY ZONING ORDINANCE.
10. THE MOVE-IN WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS ARE OBTAINED, SUBJECT TO MARKET CONDITIONS.
11. THIS DEVELOPMENT PROPOSAL IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN RECOMMENDATIONS AND CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, UNLESS OTHERWISE SPECIFICALLY NOTED. IT IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THE SITE IN TERMS OF USE, TYPE, AND INTENSITY. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS DEVELOPMENT.
12. THE DECREASE IN IMPERVIOUS AREA ON THIS SITE IS +/- 10.10 SF (0.0004 AC). THIS IS A +/- 0.2% DECREASE IN IMPERVIOUS AREA ON THIS SITE.
13. THE PROPERTY SHOWN HEREON IS LOCATED ON FIRM COMMUNITY PANEL NO. 515525 0125 D, MAP REVISED MARCH 5, 1990, ZONE X, AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
14. NO FLOODPLAINS, RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS (EQC) ARE EXISTING ON THIS PROPERTY.
15. NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO BE PRESENT ON SITE.
16. ALL PROPOSED SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE.
17. THERE ARE NO TRAILS REQUIRED FOR THIS PROPERTY BY THE ADOPTED COMPREHENSIVE PLAN.
18. TO THE BEST KNOWLEDGE OF THE ENGINEER, NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE LOCATED ON THE PROPERTY.
19. NOT WITHSTANDING THE TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO COMPLY WITH NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX COUNTY SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION.
20. COUNTY RECORDS SHOW THAT THE EXISTING BUILDING WAS BUILT IN 1977. THE BUILDING WILL REMAIN.
21. EX. LOADING DOCK ON SOUTH-EAST SIDE WILL NOT BE USED.
22. THE RUNOFF FROM THE VEHICLE PREP AREA WILL BE TREATED BY A FILTER SYSTEM BEFORE ENTERING THE COUNTY STORM SENER SYSTEM.

DATE	REVISION
8/19/05	MINIMUM SUBMISSION COMMENTS
10/4/05	URBAN FORESTRY COMMENTS
10/19/05	PRE-STAFFING COMMENTS
11/17/05	POST-STAFFING COMMENTS
12/19/05	COUNTY COMMENTS
12/28/05	COUNTY COMMENTS
01/03/06	SITE PARKING CALCS
01/04/06	MOUNT VERNON COUNCIL COMMENTS

ation No. SE 2005-MV-02 Staff 1108
 APPROVED SP PLAN
 SEE DEV CONDS DATED January 11, 2006
 Date of (BOS) (BZA) approval February 27, 2006
 Sheet _____ of _____

SITE DATA AND SITE TABULATIONS

TAX MAP LOCATION: 099-1-07-00-0002-A
 TOTAL SITE AREA: 50,541 SF OR 1.1603 AC
 EXISTING BUILDING AREA: 16,902 SF OR 0.3880 AC
 PROPOSED BUILDING AREA TO BE OCCUPIED FOR CAR RENTAL ESTABLISHMENT: 4,550 SF OR 0.1045 AC

EXISTING ZONING: I-5 GENERAL INDUSTRIAL DISTRICT
 PROPOSED ZONING: I-5 GENERAL INDUSTRIAL DISTRICT

CATEGORY 5 SPECIAL EXCEPTION - VEHICLE RENTAL ESTABLISHMENT

LOT SIZE REQUIREMENTS
 MINIMUM LOT AREA REQUIRED: 20,000 SF
 MINIMUM LOT AREA EXISTING: 50,541 SF
 MINIMUM LOT WIDTH REQUIRED: 100 FEET
 MINIMUM LOT WIDTH EXISTING: 160 FEET

BULK REGULATIONS
 MAXIMUM BUILDING HEIGHT PERMITTED: 75 FEET
 BUILDING HEIGHT EXISTING: 22.2 FEET (1 STORY)

MINIMUM YARD REQUIREMENTS
 FRONT: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET
 SIDE: NO REQUIREMENT
 REAR: NO REQUIREMENT

MINIMUM YARD EXISTING
 FRONT: 50.4 x 51.4 FEET
 SIDE: 0.5 x 58.4 FEET
 REAR: N/A (CORNER LOT)

FLOOR AREA RATIO (FAR):
 EXISTING SITE FAR = GROSS FLOOR AREA / TOTAL LOT AREA
 = 16,902 / 50,541
 = 0.33

MAXIMUM FLOOR AREA RATIO PERMITTED: 0.50
PROPOSED FLOOR AREA FOR CAR RENTAL ESTABLISHMENT: 4,550 S.F.
PROPOSED SITE FAR = 0.33

OPEN SPACE REQUIRED: 15% (0.1740 AC)
OPEN SPACE PROPOSED: +/- 16% (0.1857 AC)

PARKING SCHEDULE ENTERPRISE ONLY

REQUIRED PARKING:

1 SPACE PER 500 SQUARE FEET OF ENCLOSED SALES/RENTAL FLOOR AREA:	8 SPACES
1 SPACE PER 2500 SQUARE FEET OF OPEN SALES/RENTAL DISPLAY LOT AREA:	1 SPACES
1 SPACE PER EMPLOYEE: (MIN. 5)	5 SPACES
TOTAL	14 SPACES
1 LOADING SPACE IS REQUIRED	

PROPOSED PARKING FOR CAR RENTAL ESTABLISHMENT:

ENCLOSED SPACES:	10 SPACES
SURFACE SPACES:	11 SPACES
TOTAL SPACES:	21 SPACES

ENTIRE SITE

REQUIRED PARKING:

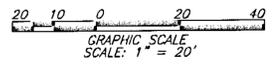
FAST FOOD: 1/60 SF	
655 SF	11 SPACES
WAREHOUSE: 11/000 SF	12 SPACES
11,486 SF	14 SPACES
CAR RENTAL: (SEE ABOVE)	14 SPACES
TOTAL SPACES:	37 SPACES

PROPOSED:

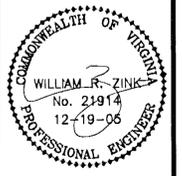
EXISTING SPACES TO REMAIN:	22 SPACES
PROPOSED SPACES:	21 SPACES
TOTAL SPACES:	43 SPACES

TREE COVER:

REQUIRED:	10% (5,054 SF)
EXISTING TREE COVER (1020 SF x 1.25):	1275 SF
PROPOSED TREE COVER:	4200 SF
PROVIDED TOTAL:	+/- 10.8% (5,475 SF)



christopher consultants
 engineering · surveying · land planning
 christopher consultants, inc.
 9900 main street (fourth floor) Fairfax va 22031-3907
 703-273-8883 fax 703-273-7656



SPECIAL EXCEPTION PLAT
LOT 2A
PROPERTY OF MASSIS INVESTMENTS LLC
 FAIRFAX COUNTY, VIRGINIA
 MT. VERNON DISTRICT

RECEIVED
 Department of Planning & Zoning
 JUN 10 6 2005
 SCALE: 1"=20'
 DATE: 7/15/05
 DRAWN: CK
 CHECKED:
 SHEET No. 1 OF 1