



SITE DATA

ADDRESS: 460 KINGS HIGHWAY
 PROPERTY AREA: 1.35 AC (±2.98 AC TOTAL)
 PROPERTY ID: 58 9E
 PIN: 38905
 EXIST USE: VACANT
 PROP USE: CAR WASH (TAKE 5 CAR WASH)
 FLOOD ZONE: ZONE X PER FIRM PANEL 5101540216E, DATED 02/04/2005
 ZONING: URBAN COMMERCIAL (B-2)
 URBAN COMMERCIAL BUSINESS DISTRICT

BUILDING SETBACKS
 FRONT: 40'
 SIDE: 0'
 REAR: 20'

PARKING REQUIRED:
 5 SPACES
 (0 FOR AUTOMATIC CAR WASH)
 [SEC 28.109-TABLE 7.1]

PROVIDED:
 5 SPACES
 15 VACUUM SPACES

LANDSCAPE TABULATIONS:

SITE AREA:		1.35 (+/-) ACRES	
INTERIOR PARKING:	20 SPACES	8,985 SF PARKING AREA TOTAL	450 SF REQUIRED
	8.7%		787 SF PROVIDED
	4 TREES + 8 SHRUBS		48 PU REQUIRED
			48 PU PROVIDED
PERIMETER LANDSCAPING:	PERIMETER 1 - 43 LF/100 = 0.43 x 35 =		15 PU REQUIRED
	PREIMETER LANDSCAPING		16 PU PROVIDED
DUMPSTER SCREENING:	EVERGREENS		12 PU PROVIDED
STREET BUFFER ON ARTERIAL OR COLLECTOR:	151 LF/100 = 1.51 x 50 =		76 PU REQUIRED
			76 PU PROVIDED
ACCESS DRIVE:	70 x 2 = 140 / 100 = 1.4 x 35 =		49 PU REQUIRED
			49 PU PROVIDED
WESTERN BUFFER:	220 LF / 8 = 28 PLANTS X 2 =		56 REQ'D PLANTS
			56 PROVID PLANTS
EASTERN BUFFER:	229 LF / 8 = 29 PLANTS X 2 =		58 REQ'D PLANTS
			58 PROVID PLANTS
SOUTHERN BUFFER:			NOT REQUIRED
			82 PU PROVID

CONCEPTUAL LANDSCAPE NOTES:

1. PLAN TO CONFORM TO SECTION 120.0 OF THE DCSL
2. EXISTING EVERGREENS HAVE ALREADY BEEN PLANTED ALONG ROUTE 3 ACCESS DRIVE IN FRONT OF PARCEL. OUR PLANTINGS WILL INTEGRATE WITH THESE PLANTS

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON AND APPURTENANCES THERETO BELONGING, LYING AND BEING IN GEORGE WASHINGTON MAGISTERIAL DISTRICT, STAFFORD COUNTY, VIRGINIA, CONTAINING 1.35 ACRES, MORE OR LESS, AND SHOWN AS A PORTION OF PARCEL "A" ON THAT CERTAIN SUBDIVISION PLAT ENTITLED "COMMONWEALTH OF VIRGINIA STAFFORD COUNTY GEORGE WASHINGTON MAGISTERIAL DISTRICT SUBDIVISION & DEDICATION PLAT FOR ADVANCE AUTO DATE SEPTEMBER 11, 2014 KINGS HIGHWAY ROUTE 3 WASHINGTON SQUARE PLAZA", MADE BY FULTON V. CLINKSCALES, JR., RECORDED DECEMBER 15, 2014, IN THE CLERK'S OFFICE, CIRCUIT COURT, STAFFORD COUNTY, VIRGINIA, AS PLAT INSTRUMENT NO. 140000184, REFERENCE TO WHICH PLAT IS MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY HEREIN CONVEYED.

TOGETHER WITH A PERPETUAL NONEXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER, UPON AND ACROSS THOSE PORTIONS OF PARCEL "A" IDENTIFIED ON THE PLAT AS "INTERPARCEL ACCESS / INGRESS / EGRESS ESM" ALL IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THAT CERTAIN INTERPARCEL ACCESS EASEMENT AGREEMENT AND ATTACHED TO AND RECORDED WITH THAT CERTAIN DEED RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, STAFFORD COUNTY, VIRGINIA AS INSTRUMENT NO. 970009858.

BEING A PORTION OF THE REAL ESTATE CONVEYED TO WOODY REAL ESTATE INVESTMENTS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED FROM SOUTH STAFFORD ASSOCIATES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY DATED JULY 3, 1997, RECORDED JULY 3, 1997 IN THE CLERK'S OFFICE, CIRCUIT COURT, STAFFORD COUNTY, VIRGINIA AS INSTRUMENT NO. 970009859.



NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

TAKE 5 CAR WASH-FREDERICKSBURG
 460 KINGS HIGHWAY
 FREDERICKSBURG, VIRGINIA

GENERALIZED DEVELOPMENT PLAN

DRIVEN BRANDS
 440 SOUTH CHURCH, SUITE 700
 CHARLOTTE, NC 28202

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES AND OWNER SHALL INDemnIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	DRVBR21011
DATE	12-16-2021
DRAWING SCALE	1"=25'
DRAWN BY	JDD
APPROVED BY	GRD

CONCEPT