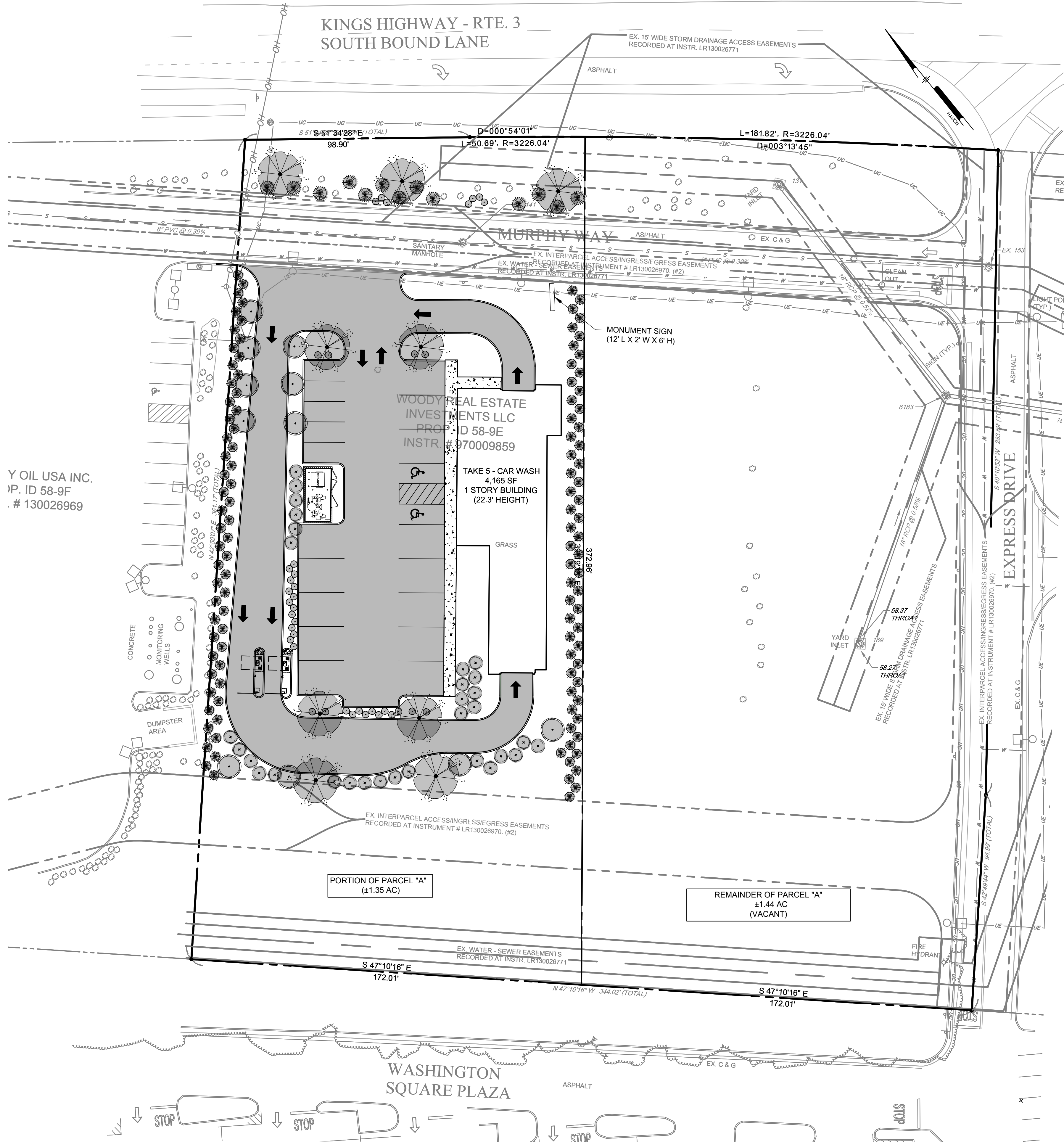


U:\mason\DR\B201011 - Car Wash USA Express Fredericksburg\PROJECTS\TAKE 5 CAR WASH - GENERALIZED DEVELOPMENT CONCEPT SITE PLAN.dwg PLOTTED: 4/20/2021 4:12:21 PM BY: Jennifer Dwyer PLOT STYLE: Penmon V5.ctb PROJECT STATUS: —



LOCATION MAP  
SCALE: 1" = 2,000'

### 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 8,985 x 5% = 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 PROVD PLANTS
EASTERN BUFFER:	229 LF / 8 = 29 PLANTS X 2 = 58 REQ'D PLANTS 58 PROVD PLANTS
SOUTHERN BUFFER:	NOT REQUIRED 82 PU PROVD

### CONCEPTUAL LANDSCAPE NOTES:

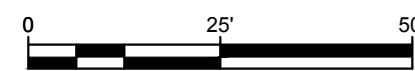
1. PLAN TO CONFORM TO SECTION 120.0 OF THE DCSL
2. EXISTING EVERGREENS HAVE ALREADY BEEN PLANTED ALONG ROUTE 3 ACCESS DRIVE IN FRONT OF PARCEL. OUR PLANTINGS WILL INTEGRATE WITH THESE PLANTS

### LEGAL DESCRIPTION

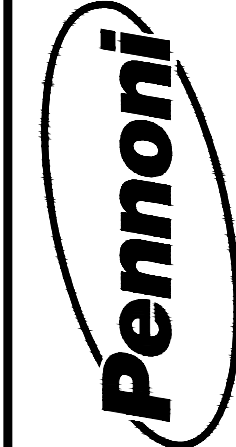
ALL THAT CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON AND APPURTENANCES THERETO BELONGING, LYING AND BEING IN GEORGE WASHINGTON MAGISTERIAL DISTRICT, STAFFORD COUNTY, VIRGINIA, CONTAINING 1.35 ACRES, MORE OR LESS, AND SHOWN AS A PORTION OF PARCEL "A" ON THAT CERTAIN SUBDIVISION 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 ESMT" 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



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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

DATE	NO.	REVISIONS	BY

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PROJECT	DRVB21011
DATE	12-16-2021
DRAWING SCALE	1"=25'
DRAWN BY	JDD
APPROVED BY	GRD

CONCEPT