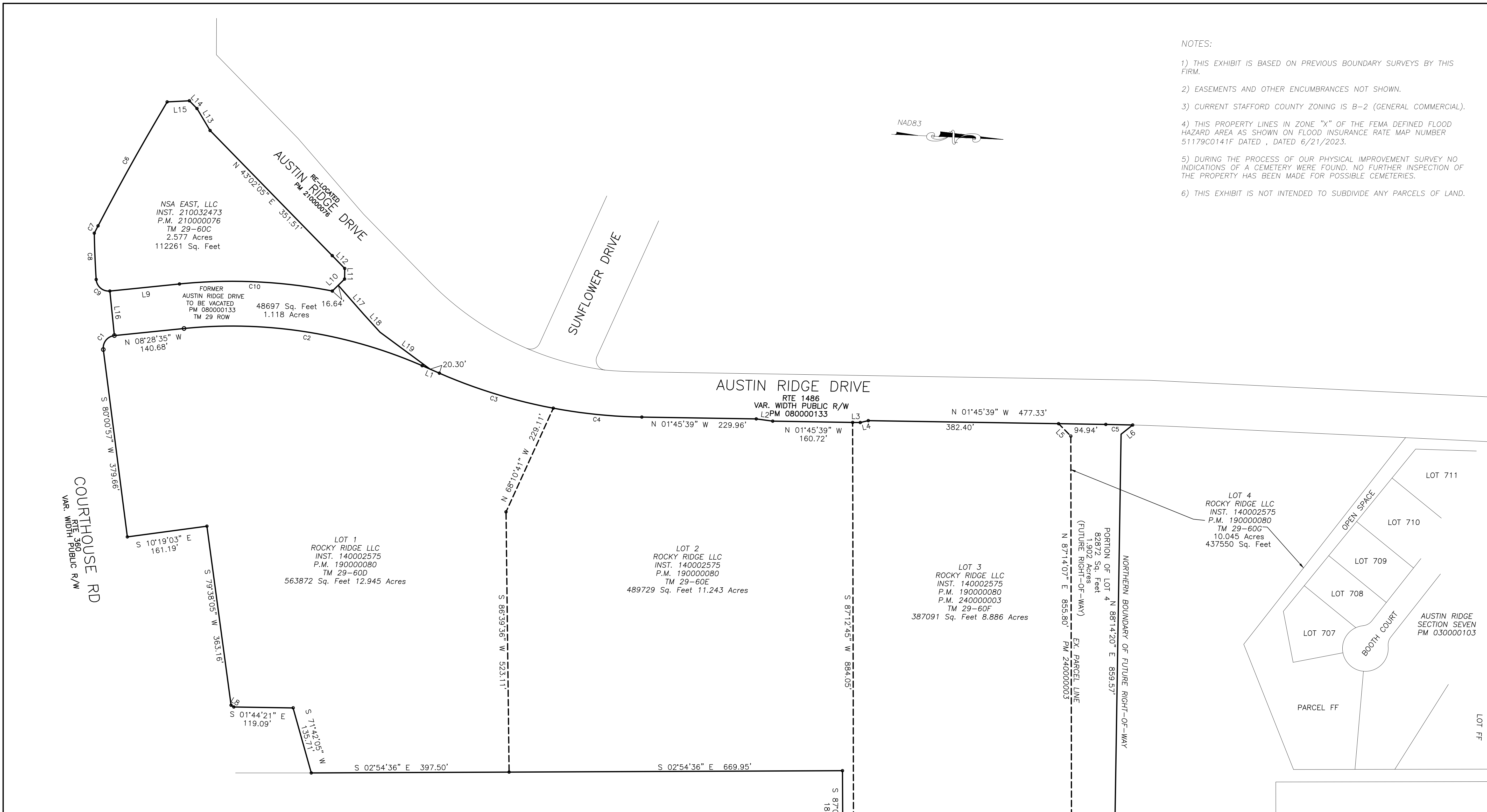
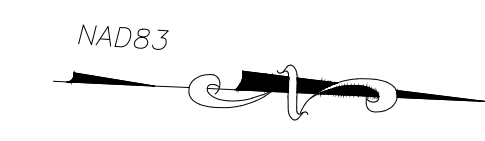


VICINITY SKETCH ~ NTS

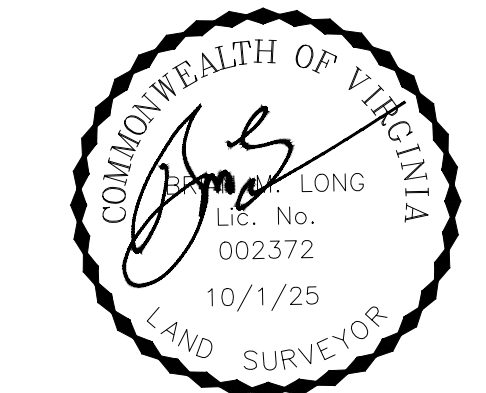
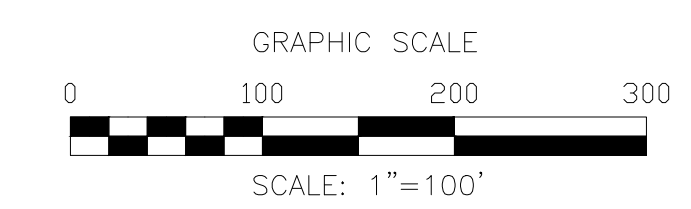
- NOTES:
- 1) THIS EXHIBIT IS BASED ON PREVIOUS BOUNDARY SURVEYS BY THIS FIRM.
  - 2) EASEMENTS AND OTHER ENCUMBRANCES NOT SHOWN.
  - 3) CURRENT STAFFORD COUNTY ZONING IS B-2 (GENERAL COMMERCIAL).
  - 4) THIS PROPERTY LINES IN ZONE "X" OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 51179C0141F DATED , DATED 6/21/2023.
  - 5) DURING THE PROCESS OF OUR PHYSICAL IMPROVEMENT SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THE PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
  - 6) THIS EXHIBIT IS NOT INTENDED TO SUBDIVIDE ANY PARCELS OF LAND.



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 20°53'52" E | 37.72'   |
| L2   | N 05°07'44" E | 33.34'   |
| L3   | N 01°45'39" W | 15.29'   |
| L4   | N 15°45'21" W | 16.54'   |
| L5   | N 42°44'14" E | 35.04'   |
| L6   | S 41°01'57" E | 29.80'   |
| L7   | S 02°45'53" E | 21.45'   |
| L8   | S 29°49'45" W | 6.52'    |
| L9   | N 08°28'35" W | 140.59'  |
| L10  | N 48°57'55" W | 34.58'   |
| L11  | S 88°02'05" W | 21.21'   |
| L12  | S 43°02'05" W | 35.99'   |
| L13  | S 56°31'49" W | 51.42'   |
| L14  | S 43°02'06" W | 21.81'   |
| L15  | S 05°36'20" E | 44.71'   |
| L16  | S 81°31'43" W | 90.00'   |
| L17  | N 48°03'00" E | 54.79'   |
| L18  | S 45°04'26" W | 48.46'   |
| L19  | N 33°45'03" E | 125.16'  |

| CURVE | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1    | 25.00'   | 39.93'     | 35.82'       | N 54°13'40" W | 91°50'46"   |
| C2    | 955.00'  | 489.64'    | 484.29'      | N 06°12'42" E | 29°22'54"   |
| C3    | 1059.63' | 240.01'    | 235.50'      | N 14°24'32" E | 12°58'40"   |
| C4    | 1059.63' | 179.04'    | 178.83'      | N 03°04'46" E | 9°40'51"    |
| C5    | 4953.22' | 54.04'     | 54.03'       | N 01°26'54" W | 0°37'30"    |
| C6    | 4924.00' | 285.33'    | 285.29'      | S 53°52'22" E | 3°19'12"    |
| C7    | 4924.00' | 16.51'     | 16.51'       | S 85°15'13" E | 0°11'35"    |
| C8    | 1945.00' | 93.17'     | 93.16'       | N 84°59'07" E | 2°44'40"    |
| C9    | 25.00'   | 40.18'     | 35.99'       | N 37°34'08" E | 92°04'33"   |
| C10   | 1045.00' | 308.59'    | 307.47'      | N 00°01'00" W | 16°55'10"   |

WESTGATE DEVELOPMENT GROUP LLC  
INST. 220016597  
TM 29 66B



**EXHIBIT OF  
6 PARCELS LYING WEST  
OF AUSTIN RIDGE DRIVE**

TAX MAPS 29-60C, 29-60D, 29-60E, 29-60F, 29-60G & 29-60H

ROCK HILL DISTRICT ~ STAFFORD CO.  
VIRGINIA

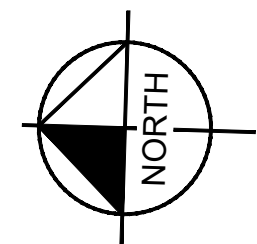
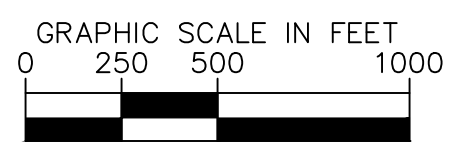
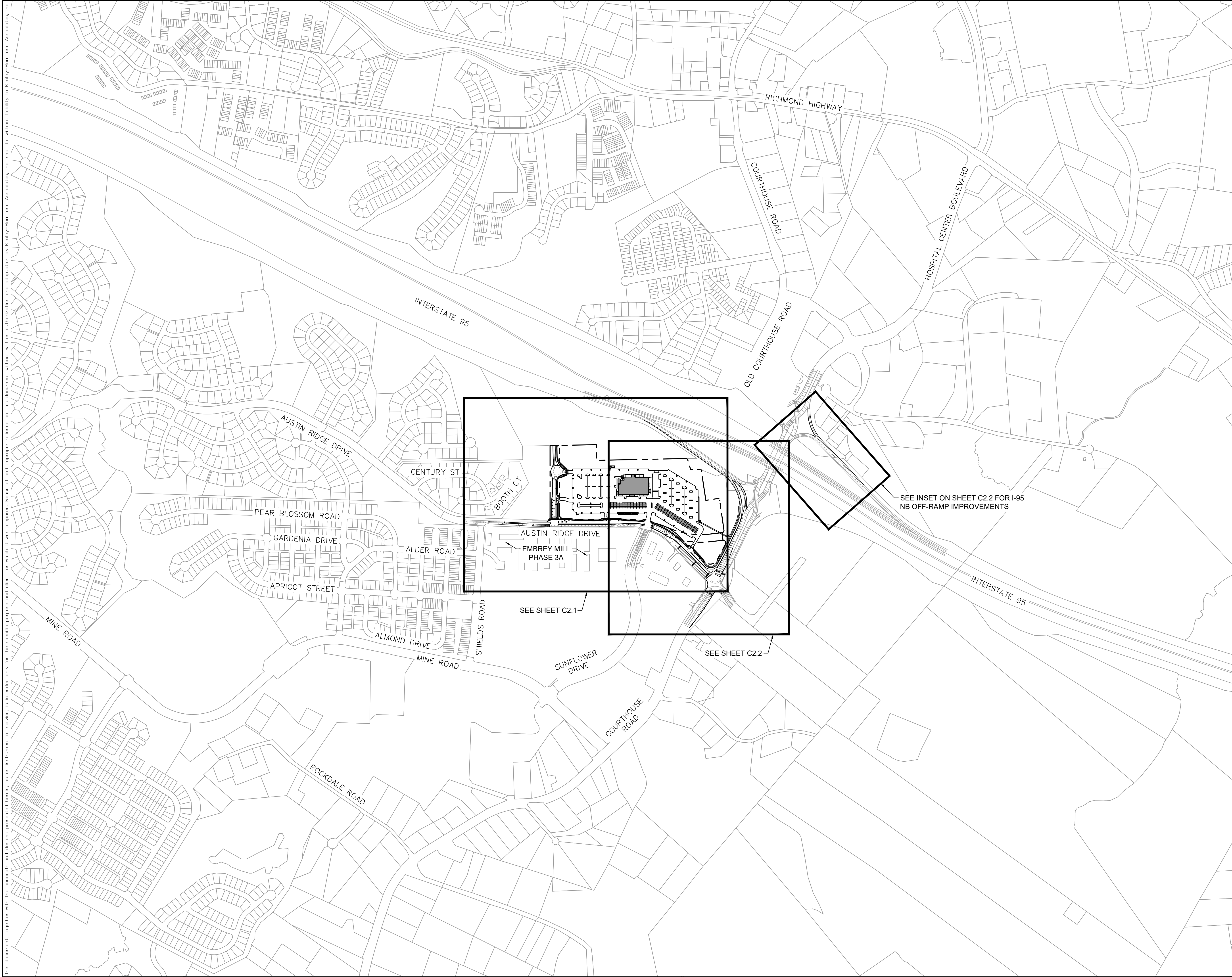
OCTOBER 1, 2025 SCALE: 1"=100'

**JENNINGSTEPHENSON, P.C.**  
LAND SURVEYORS & PLANNERS  
10160 STAPLES MILL ROAD  
SUITE 103  
GLEN ALLEN, VA 23060  
PHONE - 804-545-6235  
FAX - 804-545-6259

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_



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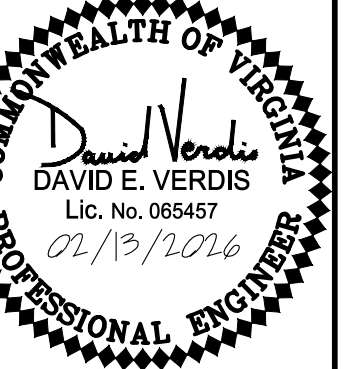


**GENERAL DEVELOPMENT  
PLAN  
PREPARED FOR  
BUC-EE'S**

SHEET NUMBER  
**C2.0**

**OVERALL SITE PLAN**

KHA PROJECT  
113524005  
DATE  
02/13/2026  
SCALE AS SHOWN  
DESIGNED BY APM  
DRAWN BY APM  
CHECKED BY DEV



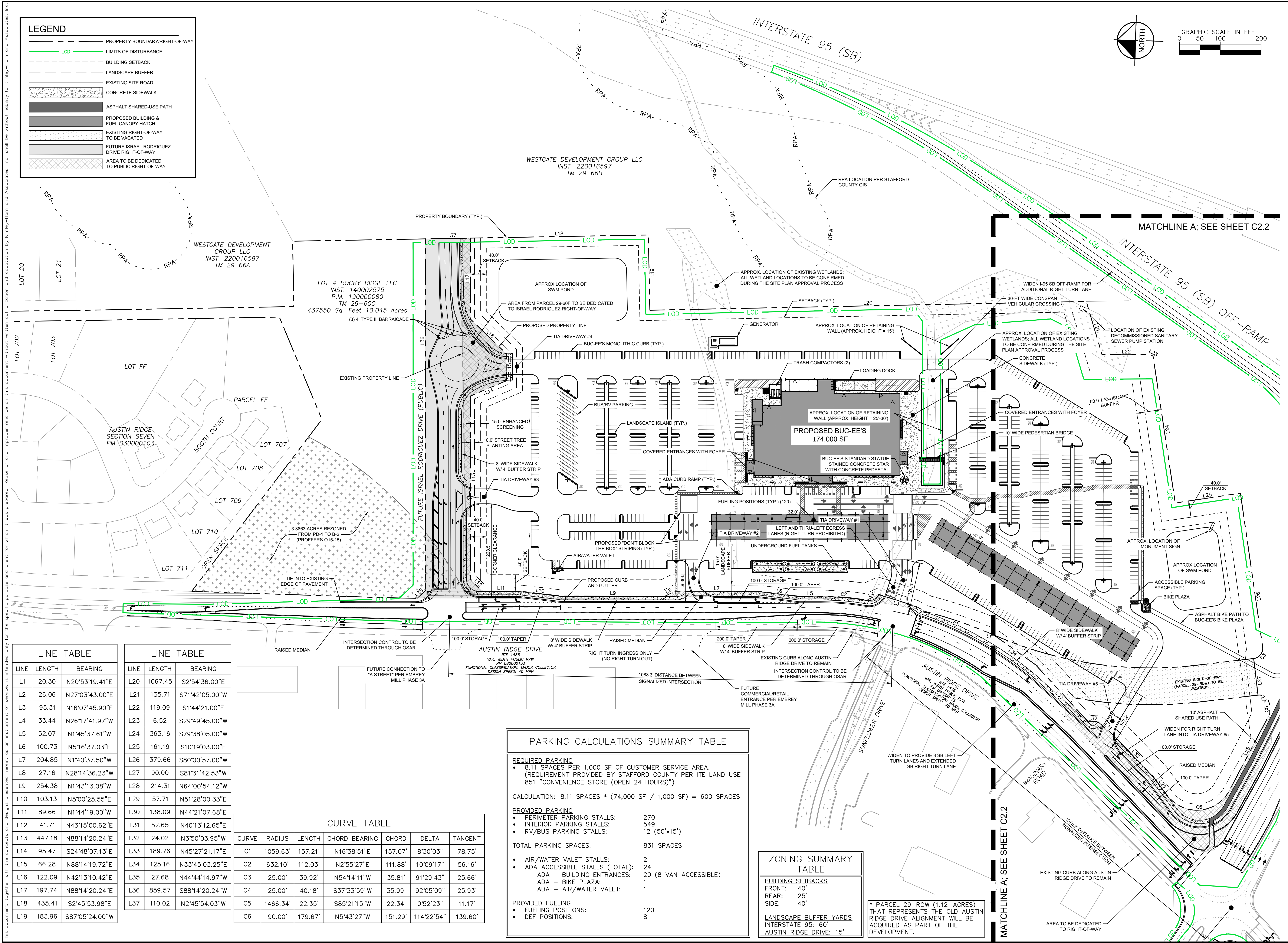
**Kimley»Horn**  
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6806 PARAGON PLACE, SUITE 310, RICHMOND, VA 23230  
PHONE: 804-673-3882  
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| No. | REVISIONS | BY | DATE |
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### LEGEND

- PROPERTY BOUNDARY/RIGHT-OF-WAY
- LIMITS OF DISTURBANCE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- EXISTING SITE ROAD
- CONCRETE SIDEWALK
- ASPHALT SHARED-USE PATH
- PROPOSED BUILDING & FUEL CANOPY HATCH
- EXISTING RIGHT-OF-WAY TO BE VACATED
- FUTURE ISRAEL RODRIGUEZ DRIVE RIGHT-OF-WAY
- AREA TO BE DEDICATED TO PUBLIC RIGHT-OF-WAY



#### LINE TABLE

| LINE | LENGTH | BEARING        |
|------|--------|----------------|
| L1   | 20.30  | N20°53'19.41"E |
| L2   | 26.06  | N27°03'43.00"E |
| L3   | 95.31  | N16°07'45.90"E |
| L4   | 33.44  | N26°17'41.97"W |
| L5   | 52.07  | N1°45'37.61"W  |
| L6   | 100.73 | N5°16'37.03"E  |
| L7   | 204.85 | N1°40'37.50"W  |
| L8   | 27.16  | N28°14'36.23"W |
| L9   | 254.38 | N1°43'13.08"W  |
| L10  | 103.13 | N5°00'25.55"E  |
| L11  | 89.66  | N1°44'19.00"W  |
| L12  | 41.71  | N43°15'00.62"E |
| L13  | 447.18 | N88°14'20.24"E |
| L14  | 95.47  | S24°48'07.13"E |
| L15  | 66.28  | N88°14'19.72"E |
| L16  | 122.09 | N42°13'10.42"E |
| L17  | 197.74 | N88°14'20.24"E |
| L18  | 435.41 | S2°45'53.98"E  |
| L19  | 183.96 | S87°05'24.00"W |

#### LINE TABLE

| LINE | LENGTH  | BEARING        |
|------|---------|----------------|
| L20  | 1067.45 | S2°54'36.00"E  |
| L21  | 135.71  | S71°42'05.00"W |
| L22  | 119.09  | S1°44'21.00"E  |
| L23  | 6.52    | S29°49'45.00"W |
| L24  | 363.16  | S79°38'05.00"W |
| L25  | 161.19  | S10°19'03.00"E |
| L26  | 379.66  | S80°00'57.00"W |
| L27  | 90.00   | S81°31'42.53"W |
| L28  | 214.31  | N64°00'54.12"W |
| L29  | 57.71   | N51°28'00.33"E |
| L30  | 138.09  | N44°21'07.68"E |
| L31  | 52.65   | N40°13'12.65"E |
| L32  | 24.02   | N3°50'03.95"W  |
| L33  | 189.76  | N45°27'21.17"E |
| L34  | 125.16  | N33°45'03.25"E |
| L35  | 27.68   | N44°44'14.97"W |
| L36  | 859.57  | S88°14'20.24"W |
| L37  | 110.02  | N2°45'54.03"W  |

#### CURVE TABLE

| CURVE | RADIUS   | LENGTH  | CHORD BEARING | CHORD   | DELTA      | TANGENT |
|-------|----------|---------|---------------|---------|------------|---------|
| C1    | 1059.63' | 157.21' | N16°38'51"E   | 157.07' | 8°30'03"   | 78.75'  |
| C2    | 632.10'  | 112.03' | N2°55'27"E    | 111.88' | 10°09'17"  | 56.16'  |
| C3    | 25.00'   | 39.92'  | N54°14'11"W   | 35.81'  | 91°29'43"  | 25.66'  |
| C4    | 25.00'   | 40.18'  | S37°33'59"W   | 35.99'  | 92°05'09"  | 25.93'  |
| C5    | 1466.34' | 22.35'  | S85°21'15"W   | 22.34'  | 0°52'23"   | 11.17'  |
| C6    | 90.00'   | 179.67' | N5°43'27"W    | 151.29' | 114°22'54" | 139.60' |

#### PARKING CALCULATIONS SUMMARY TABLE

**REQUIRED PARKING**

- 8.11 SPACES PER 1,000 SF OF CUSTOMER SERVICE AREA. (REQUIREMENT PROVIDED BY STAFFORD COUNTY PER ITE LAND USE 851 "CONVENIENCE STORE (OPEN 24 HOURS)")

CALCULATION: 8.11 SPACES \* (74,000 SF / 1,000 SF) = 600 SPACES

**PROVIDED PARKING**

- PERIMETER PARKING STALLS: 270
- INTERIOR PARKING STALLS: 549
- RV/BUS PARKING STALLS: 12 (50'x15')

TOTAL PARKING SPACES: 831 SPACES

**OTHER STALLS:**

- AIR/WATER VALET STALLS: 2
- ADA ACCESSIBLE STALLS (TOTAL): 24
- ADA - BUILDING ENTRANCES: 20 (8 VAN ACCESSIBLE)
- ADA - BIKE PLAZA: 1
- ADA - AIR/WATER VALET: 1

**PROVIDED FUELING**

- FUELING POSITIONS: 120
- DEF POSITIONS: 8

#### ZONING SUMMARY TABLE

**BUILDING SETBACKS**

- FRONT: 40'
- REAR: 25'
- SIDE: 40'

**LANDSCAPE BUFFER YARDS**

- INTERSTATE 95: 60'
- AUSTIN RIDGE DRIVE: 15'

GENERAL DEVELOPMENT PLAN PREPARED FOR BUC-EE'S

STAFFORD COUNTY VIRGINIA

## SITE PLAN

KHA PROJECT 113524005

DATE 02/13/2026

SCALE AS SHOWN

DESIGNED BY APW

DRAWN BY APW

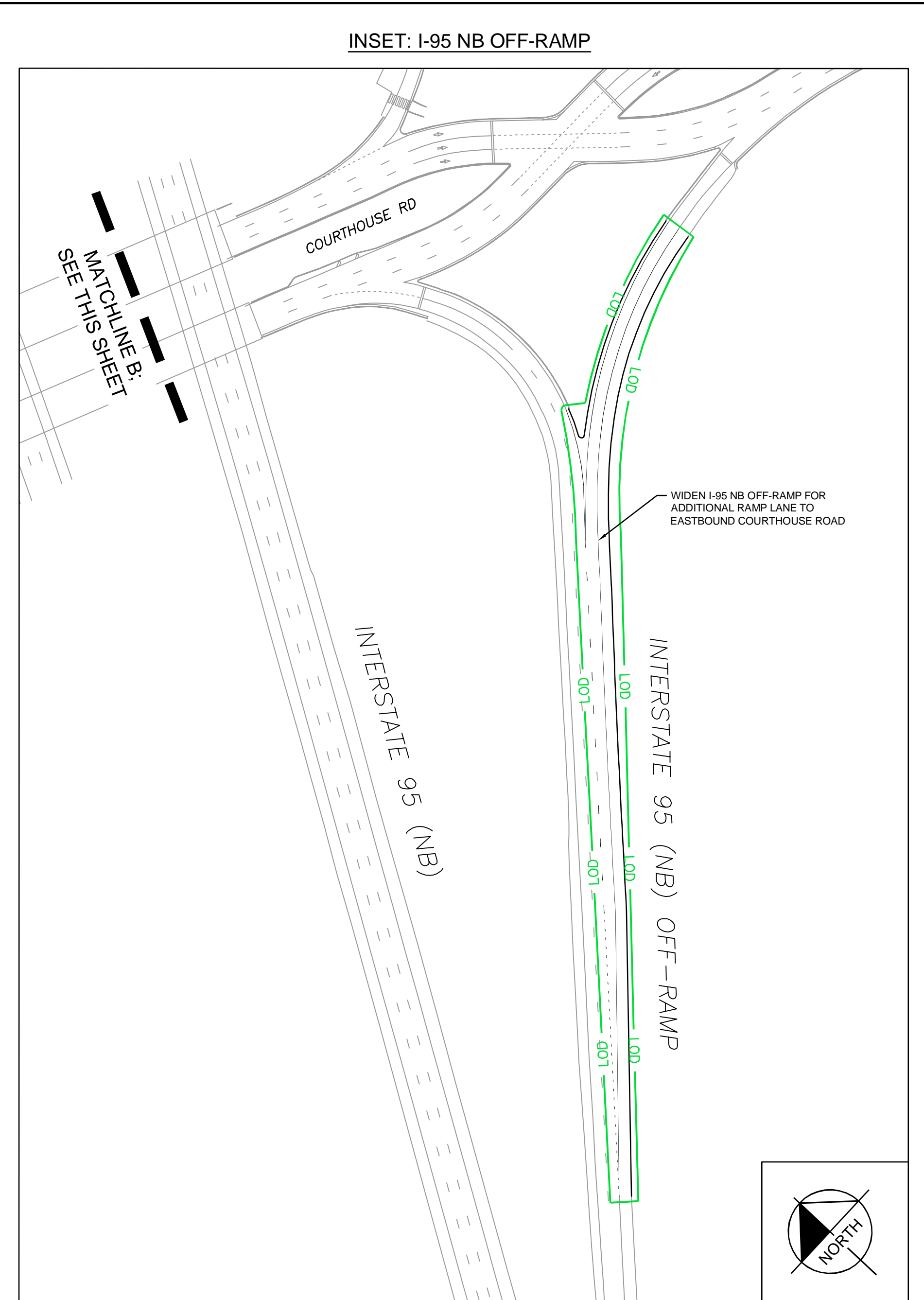
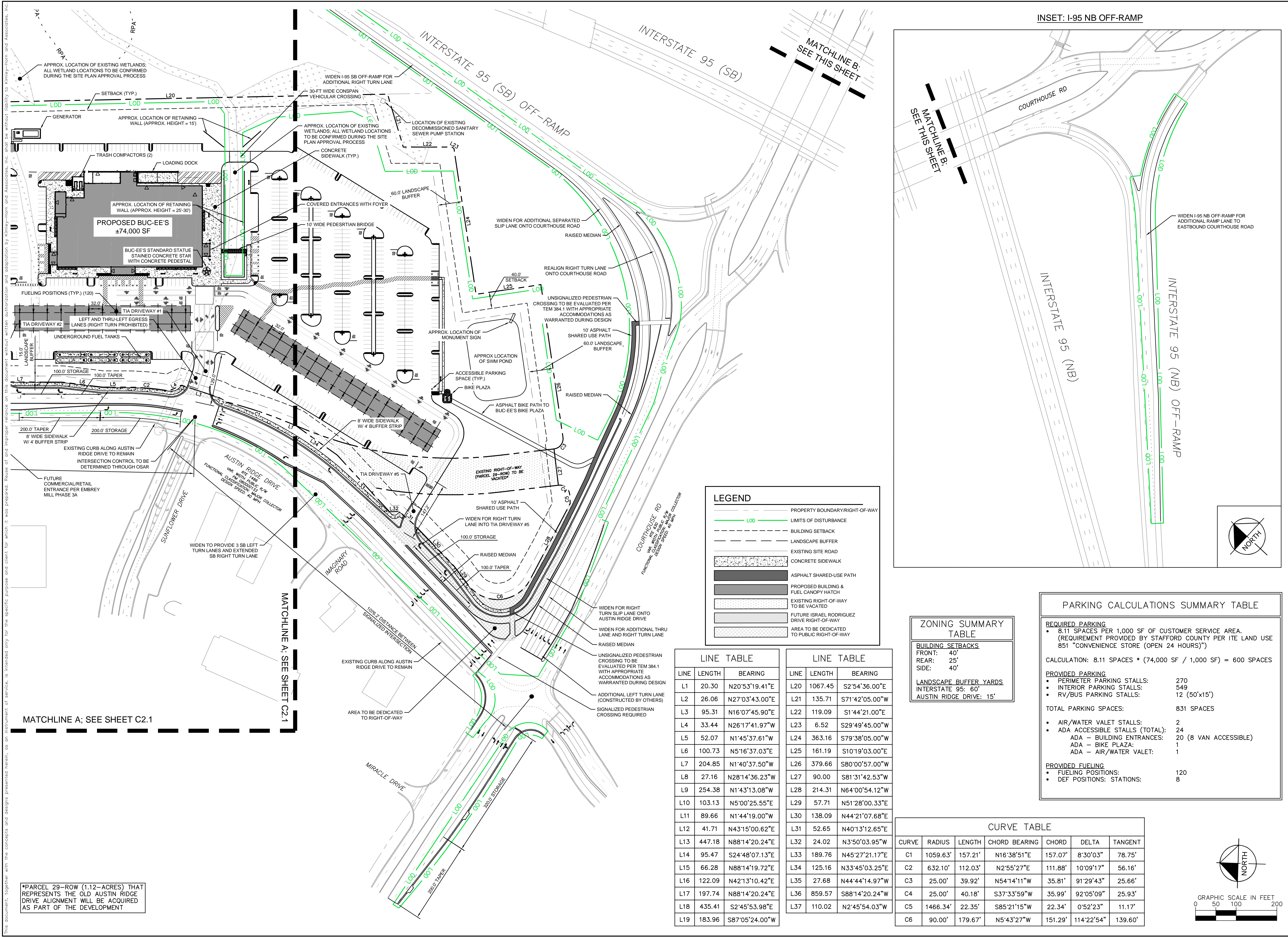
CHECKED BY DEV

SHEET NUMBER **C2.1**

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**LEGEND**

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- FUTURE ISRAEL RODRIGUEZ DRIVE RIGHT-OF-WAY
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**ZONING SUMMARY TABLE**

**BUILDING SETBACKS**

FRONT: 40'  
 REAR: 25'  
 SIDE: 40'

**LANDSCAPE BUFFER YARDS**

INTERSTATE 95: 60'  
 AUSTIN RIDGE DRIVE: 15'

**LINE TABLE**

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| L1   | 20.30  | N20°53'19.41"E |
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| L33  | 189.76  | N45°27'21.17"E |
| L34  | 125.16  | N33°45'03.25"E |
| L35  | 27.68   | N44°44'14.97"W |
| L36  | 859.57  | S88°14'20.24"W |
| L37  | 110.02  | N2°45'54.03"W  |

**CURVE TABLE**

| CURVE | RADIUS   | LENGTH  | CHORD BEARING | CHORD   | DELTA      | TANGENT |
|-------|----------|---------|---------------|---------|------------|---------|
| C1    | 1059.63' | 157.21' | N16°38'51"E   | 157.07' | 8°30'03"   | 78.75'  |
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**PARKING CALCULATIONS SUMMARY TABLE**

**REQUIRED PARKING**

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- INTERIOR PARKING STALLS: 549
- RV/BUS PARKING STALLS: 12 (50'x15')

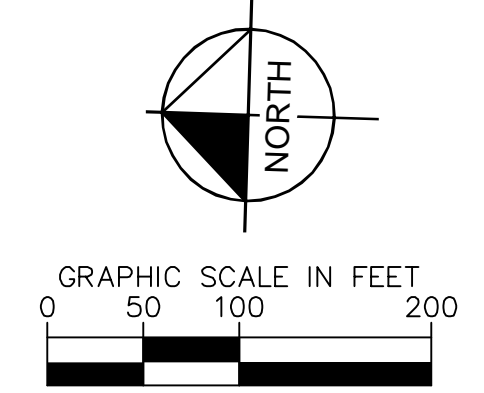
TOTAL PARKING SPACES: 831 SPACES

**ADA ACCESSIBLE STALLS (TOTAL): 24**

- ADA - BUILDING ENTRANCES: 20 (8 VAN ACCESSIBLE)
- ADA - BIKE PLAZA: 1
- ADA - AIR/WATER VALET: 1

**PROVIDED FUELING**

- FUELING POSITIONS: 120
- DEF POSITIONS: STATIONS: 8



**Kimley»Horn**

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 6806 PARAGON PLACE, SUITE 310, RICHMOND, VA 23230  
 PHONE: 804-673-3882  
 WWW.KIMLEY-HORN.COM

**COMMONWEALTH OF VIRGINIA**  
**DAVID E. VERDIS**  
 Lic. No. 068467  
 02/13/2026  
**PROFESSIONAL ENGINEER**

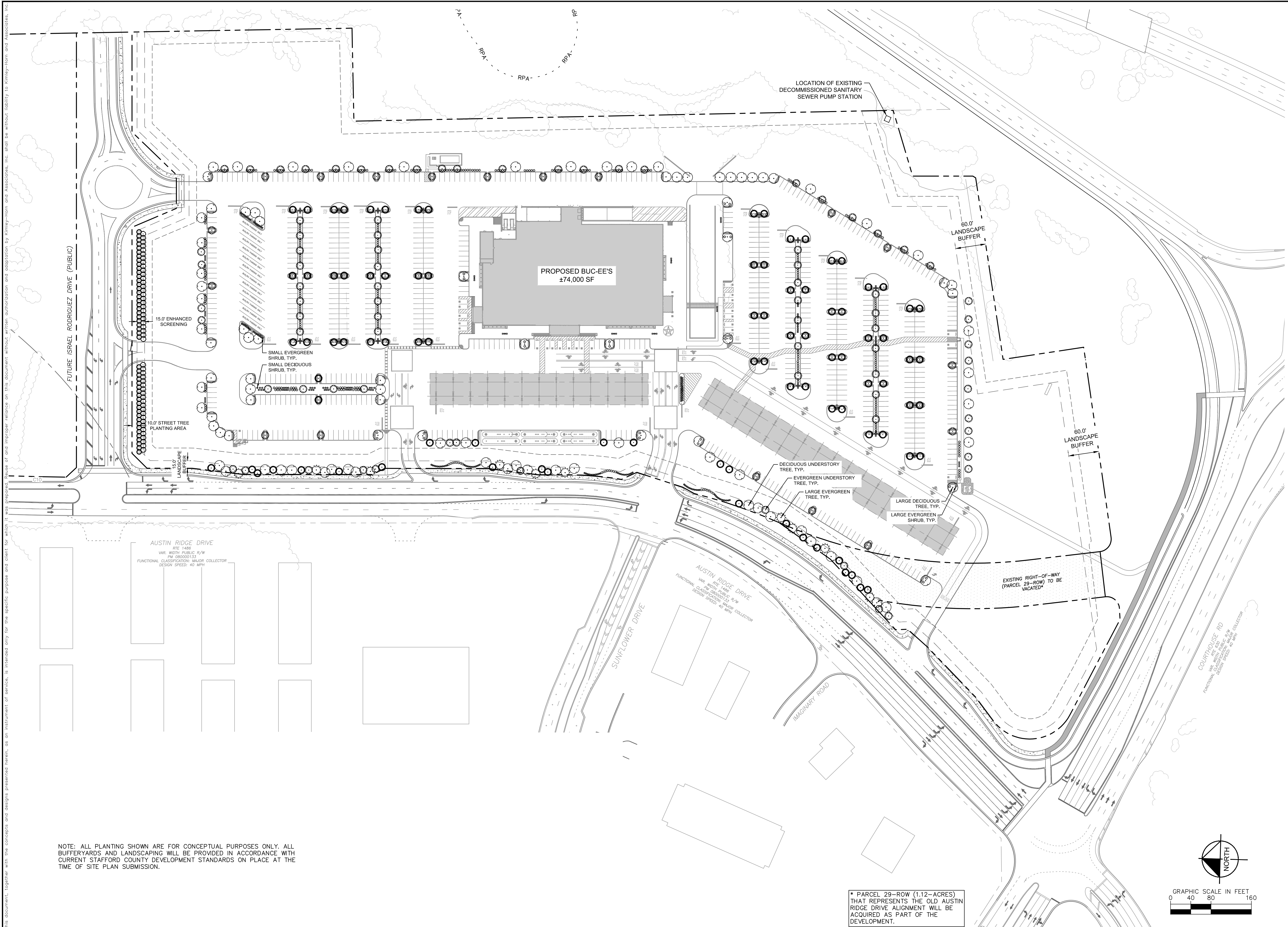
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 DATE: 02/13/2026  
 SCALE: AS SHOWN  
 DESIGNED BY: APM  
 DRAWN BY: APM  
 CHECKED BY: DEV

**SITE PLAN**

**GENERAL DEVELOPMENT PLAN PREPARED FOR BUC-EE'S**

STAFFORD COUNTY VIRGINIA

SHEET NUMBER: C2.2



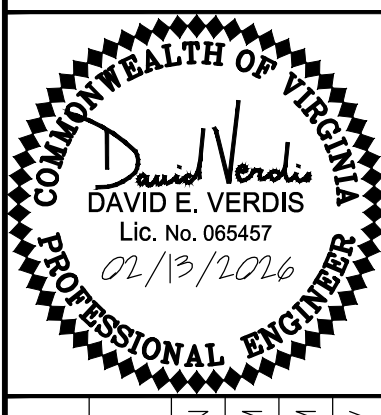
NOTE: ALL PLANTING SHOWN ARE FOR CONCEPTUAL PURPOSES ONLY. ALL BUFFERYARDS AND LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH CURRENT STAFFORD COUNTY DEVELOPMENT STANDARDS ON PLACE AT THE TIME OF SITE PLAN SUBMISSION.

\* PARCEL 29-ROW (1.12-ACRES) THAT REPRESENTS THE OLD AUSTIN RIDGE DRIVE ALIGNMENT WILL BE ACQUIRED AS PART OF THE DEVELOPMENT.

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|-------------|------------|
| KHA PROJECT | 113524005  |
| DATE        | 02/13/2026 |
| SCALE       | AS SHOWN   |
| DESIGNED BY | APM        |
| DRAWN BY    | APM        |
| CHECKED BY  | DEV        |

**LANDSCAPE PLAN**

**GENERAL DEVELOPMENT PLAN PREPARED FOR BUC-EE'S**  
 STAFFORD COUNTY VIRGINIA

SHEET NUMBER **C3.0**