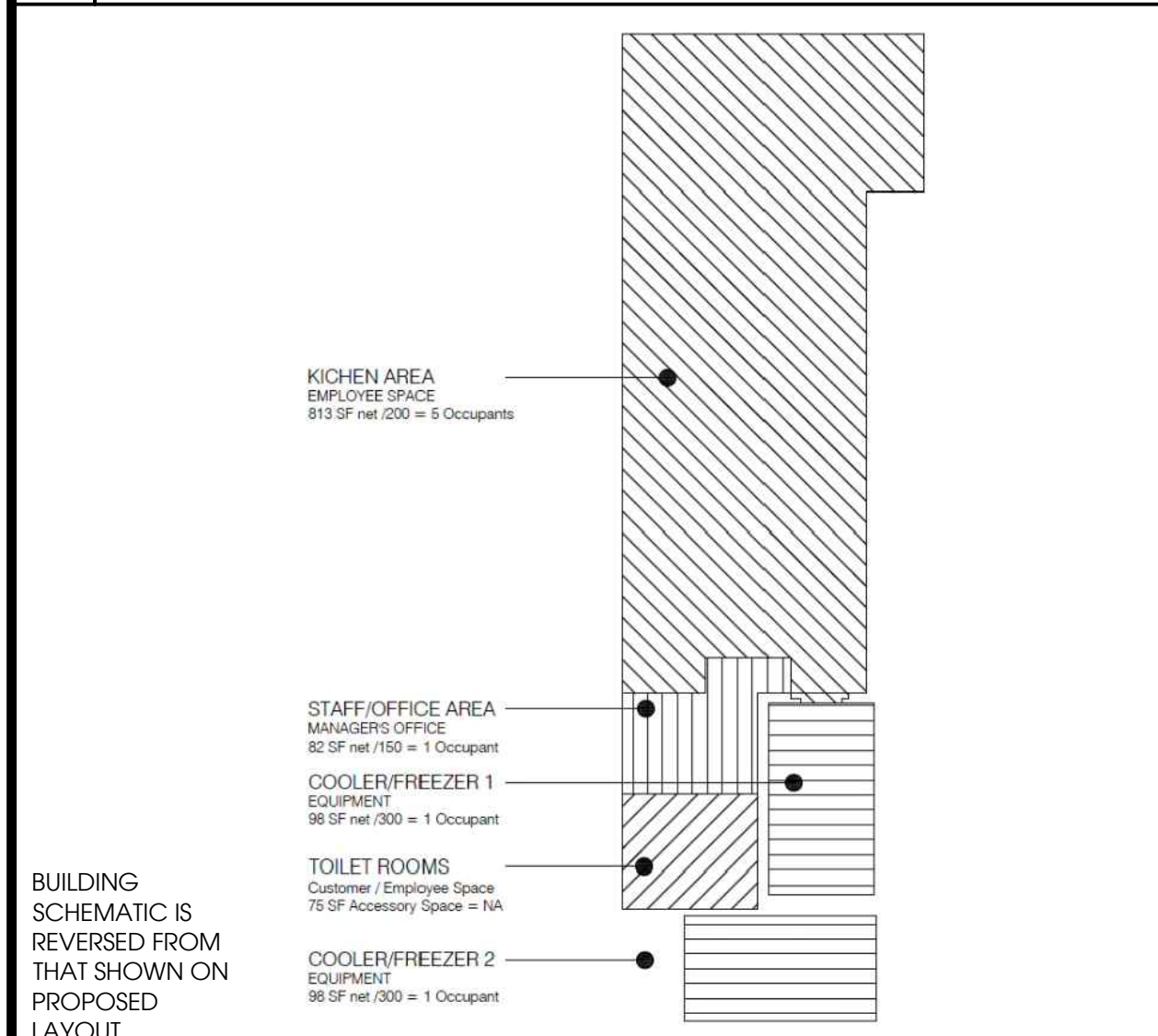
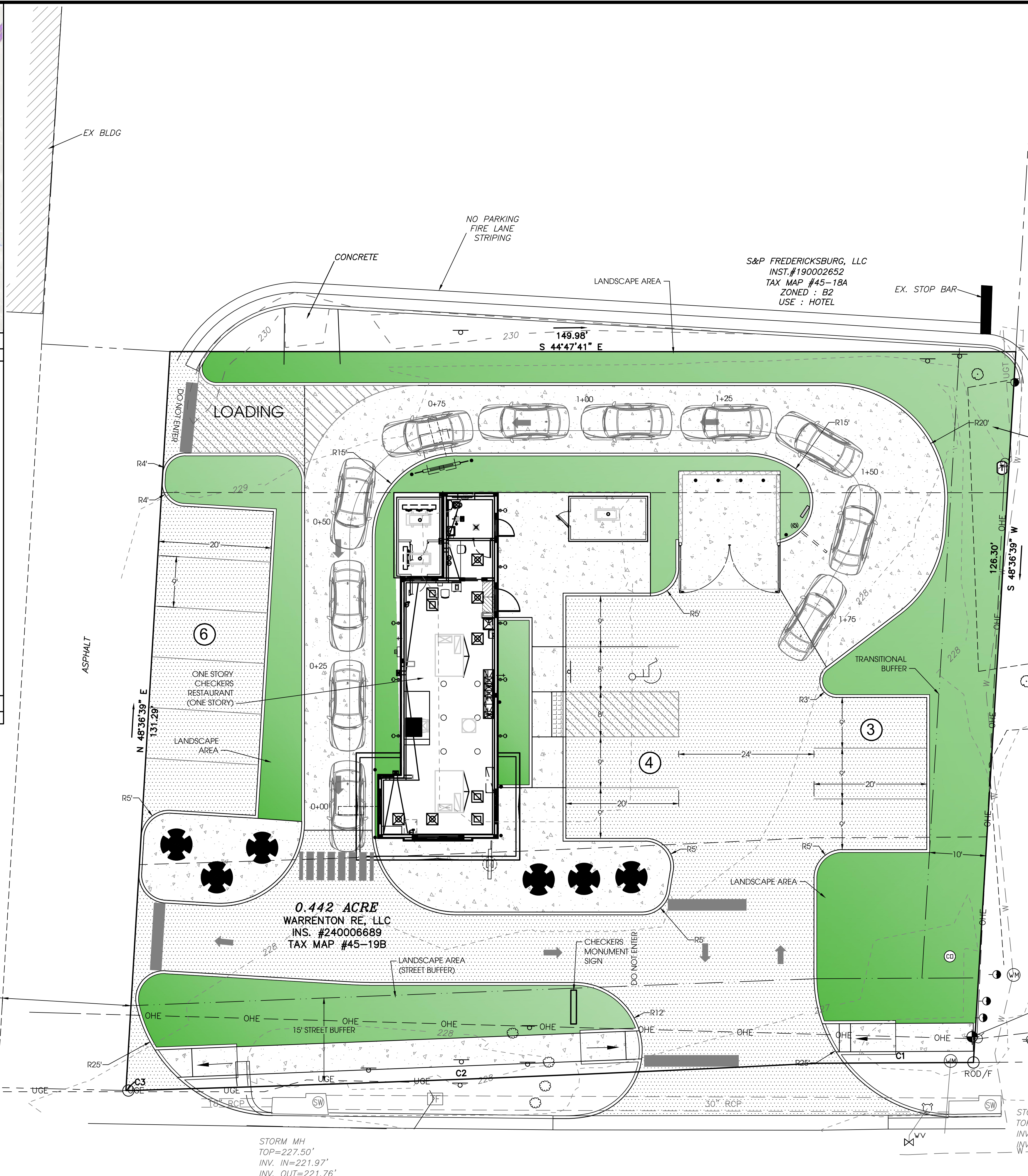


1 VICINITY MAP  
SCALE: 1" = 2,000'



2 BUILDING AREA BREAKDOWN  
NO SCALE



S&P FREDERICKSBURG, LLC  
INST. #190002652  
TAX MAP #45-18A  
ZONED : B2  
USE : HOTEL

S&P STAFFORD, LLC  
INST. #190002652  
TAX MAP #45-18  
ZONED : B2  
USE : HOTEL/COMMERCIAL

EX. 50' INGRESS EGRESS EASEMENT  
DEED BOOK 160, PAGE 146

0.442 ACRE  
WARRENTON RE, LLC  
INS. #240006689  
TAX MAP #45-19B

GABRIEL E. BERG, TRUSTEE ET. AL.  
INST. #220010199  
TAX MAP #45-25A  
ZONED : B2  
USE : FUELING/C-STORE

BENCHMARK  
ELEV.=228.57'  
SPIKE IN UTILITY POLE

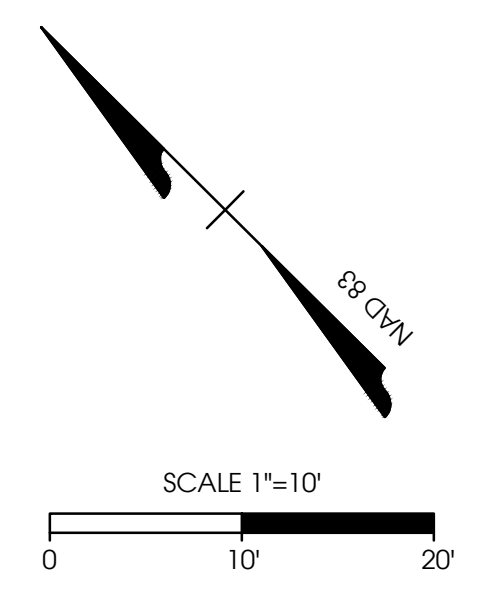
STORM MH  
TOP=226.06'  
INV. IN=218.63'  
INV. OUT=218.60'

- LEGEND**
- SANITARY MANHOLE
  - SHRUB
  - CLEAN OUT
  - GUY WIRE
  - TELEPHONE PEDESTAL
  - STORM MANHOLE
  - DECIDUOUS TREE
  - ROOF DRAIN
  - ◆ BENCHMARK
  - UTILITY POLE
  - WATER METER
  - FIRE HYDRANT
  - ▽ SIGN
  - OVERHEAD UTILITY LINES
  - MONITOR WELL
  - VERTICAL CONDUIT PIPE
  - TRAFFIC VAULT
  - ⊗ WATER VALVE
  - UNDERGROUND ELECTRIC UTILITIES
  - UNDERGROUND TELEPHONE UTILITIES
  - UNDERGROUND WATER UTILITIES
  - UNKNOWN UNDERGROUND UTILITIES

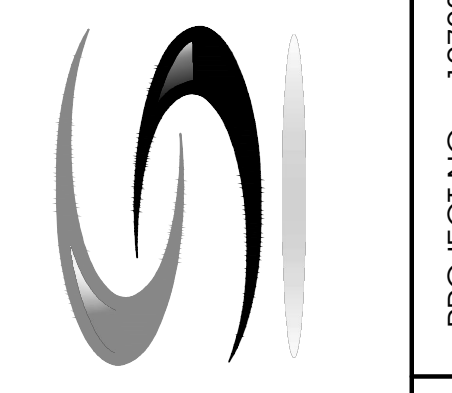
- NOTES:**
- 1.) OWNERSHIP: QUARLES-ROBERTSON OIL, INC. D.B. 362 PG. 603 TAX MAP #45-19B
  - 2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL ENCUMBRANCES OF RECORD MAY NOT BE SHOWN HEREON.
  - 3.) DURING THE PROCESS OF THIS TOPOGRAPHIC SURVEY, NO EVIDENCE OF A CEMETERY WAS FOUND. NO FURTHER INSPECTION OF THE PARCEL HAS BEEN MADE FOR POSSIBLE CEMETERIES.
  - 4.) THE PROPERTY SHOWN HEREON LIES IN ZONE 'X' OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #51179C0201F, EFFECTIVE DATE JUNE 21, 2023.
  - 5.) DATUM - VERTICAL - NAVD 88  
HORIZONTAL - NAD 83 (2011) V.S.P.C.S. NORTH ZONE
  - 6.) THE CONTOUR INTERVAL AS SHOWN HEREON IS 1'.
  - 7.) UNDERGROUND UTILITIES SHOWN HEREON WERE DESIGNATED BY PRECISE LOCATING.
  - 8.) PARCEL LINES SHOWN HEREON ARE BASED ON COMPILED PLATS AND MONUMENTATION FOUND. THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5375.23'	27.54'	27.54'	N 45°03'40" W	0°17'37"
C2	5375.23'	122.40'	122.39'	N 47°04'22" W	1°18'17"
C3	5381.57'	0.44'	0.44'	N 43°35'09" W	0°00'17"

WARRENTON ROAD - U.S. ROUTE 17  
(VAR. WIDTH R/W)



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COMMONWEALTH OF VIRGINIA  
Stuart G. Little  
Lic. No. 39974  
7/15/24  
PROFESSIONAL ENGINEER

DATE : JULY 15, 2024

REVISION BLOCK

DATE	DESCRIPTION

WARRENTON RE, LLC  
SYED RIVI  
TELEPHONE: 718.637.9247  
EMAIL: SYED.ZBASIT@GMAIL.COM

**CHECKERS  
WARRENTON  
ROAD**  
STAFFORD, VIRGINIA

CONCEPT PLAN

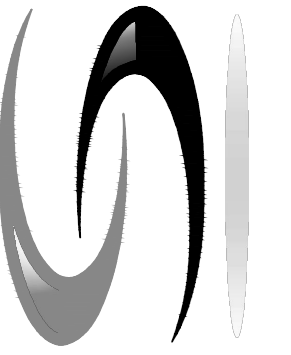
SHEET NO.

**C1**

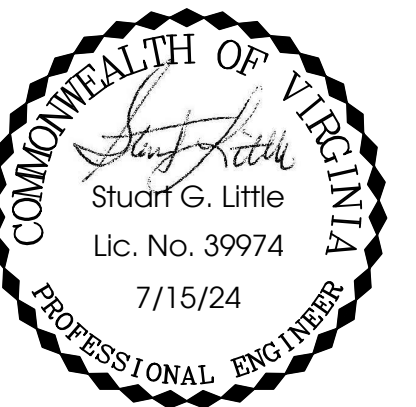
SCALE: AS SHOWN PROJECT NO.: 10728 PROJECT MANAGER: STUART LITTLE QUALITY ASSURANCE: STIG OWENS



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SCALE: AS SHOWN | PROJECT NO.: 10728 | PROJECT MANAGER: STUART LITTLE | QUALITY ASSURANCE: STIG OWENS



DATE: JULY 15, 2024

REVISION BLOCK

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WARRENTON RE, LLC  
 SYED RIVI  
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 EMAIL: SYED.ZBASIT@GMAIL.COM

**CHECKERS  
 WARRENTON  
 ROAD**  
 STAFFORD, VIRGINIA

**CONCEPT  
 RENDERING**

SHEET NO.

**C1**