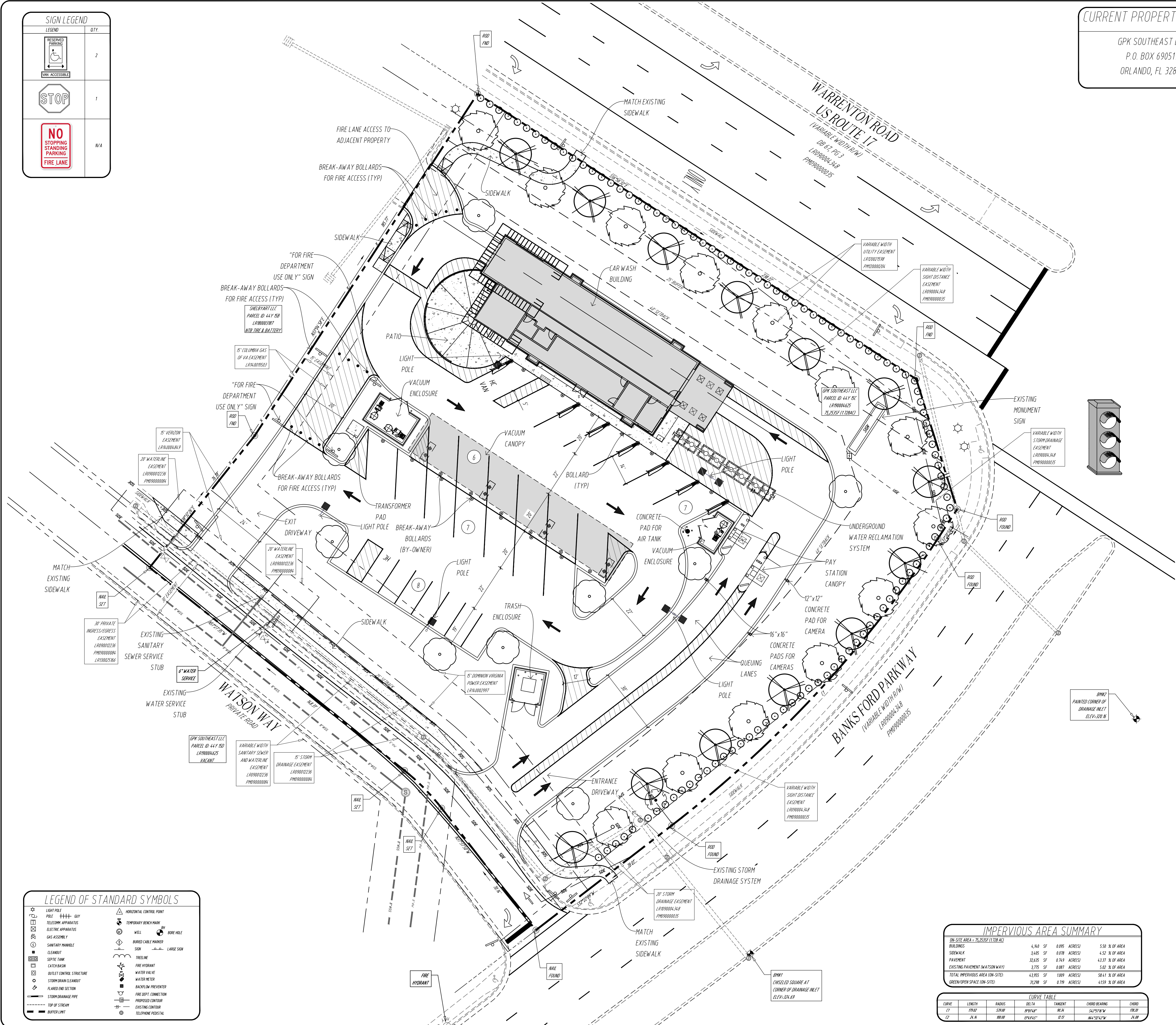


| SIGN LEGEND                                                                                        |  |      |
|----------------------------------------------------------------------------------------------------|--|------|
| LEGEND                                                                                             |  | QTY. |
| <br>VAN ACCESSIBLE |  | 2    |
|                   |  | 1    |
|                   |  | N/A  |



CURRENT PROPERTY OWNER

GPKE SOUTHEAST LLC  
P.O. BOX 690517  
ORLANDO, FL 32869

## DEVELOPMENT DATA

|                             |                                                                                                                                                                                                                                                                                                                |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DEVELOPMENT NAME:           | SAN'S EXPRESS CAR WASH                                                                                                                                                                                                                                                                                         |
| STREET ADDRESS:             | _____ WARENTON ROAD (US ROUTE 17)<br>FREDERICKSBURG, VIRGINIA<br>STAFFORD COUNTY<br>FALMOUTH-HARMWOOD DISTRICT<br>44Y 15C<br>50119<br>LR19004625, PM090000804<br>B2 (URBAN COMMERCIAL)<br>ORDINANCE 008-66 W/ PROFFERS<br>HIGHWAY CORRIDOR OVERLAY DISTRICT<br>RAPPAHANNOCK RIVER-HAZEL RIVER (RA46) WATERSHED |
| MAGISTERIAL DISTRICT:       |                                                                                                                                                                                                                                                                                                                |
| PARCEL ID:                  |                                                                                                                                                                                                                                                                                                                |
| ALTERNATE ID/PIN:           |                                                                                                                                                                                                                                                                                                                |
| INSTRUMENT NUMBER:          |                                                                                                                                                                                                                                                                                                                |
| ZONING DISTRICT(S):         |                                                                                                                                                                                                                                                                                                                |
| RELEVANT DOCUMENTS:         |                                                                                                                                                                                                                                                                                                                |
| OVERLAY DISTRICT(S):        |                                                                                                                                                                                                                                                                                                                |
| TOTAL SITE ACRES:           | 75,253 SF (1.28 ACRES)                                                                                                                                                                                                                                                                                         |
| DISTURBED AREA:             | _____ SF (____ AC)                                                                                                                                                                                                                                                                                             |
| LATITUDE & LONGITUDE:       | N08.357017 W-77.55461                                                                                                                                                                                                                                                                                          |
| INSIDE TOWN LIMITS:         | NO                                                                                                                                                                                                                                                                                                             |
| EXISTING USE:               | VACANT                                                                                                                                                                                                                                                                                                         |
| PROPOSED BUILDING USE:      | CAR WASH                                                                                                                                                                                                                                                                                                       |
| WATER:                      | STAFFORD COUNTY PUBLIC UTILITIES                                                                                                                                                                                                                                                                               |
| SEWER:                      | STAFFORD COUNTY PUBLIC UTILITIES                                                                                                                                                                                                                                                                               |
| PROPOSED BUILDING AREA:     | 4,140 SF (CAR WASH)                                                                                                                                                                                                                                                                                            |
| MAX. BUILDING HEIGHT:       | 65 FT (28'-4" PROPOSED)                                                                                                                                                                                                                                                                                        |
| MAX. FLOOR AREA RATIO:      | 0.70 (0.055 PROPOSED)                                                                                                                                                                                                                                                                                          |
| MIN. OPEN SPACE RATIO:      | 0.25 (0.4 % PROPOSED)                                                                                                                                                                                                                                                                                          |
| MIN LOT AREA:               | N/A                                                                                                                                                                                                                                                                                                            |
| MIN LOT WIDTH:              | N/A                                                                                                                                                                                                                                                                                                            |
| MIN LOT DEPTH:              | N/A                                                                                                                                                                                                                                                                                                            |
| FRONT SETBACK:              | 40FT (W/ARENTON ROAD)                                                                                                                                                                                                                                                                                          |
| REAR SETBACK:               | 25 FT (W/ATSON WAY)                                                                                                                                                                                                                                                                                            |
| SIDE SETBACK:               | 40 FT (BANKS FORD PARKWAY)                                                                                                                                                                                                                                                                                     |
| SIDE SETBACK:               | 0 (INTERIOR)                                                                                                                                                                                                                                                                                                   |
| STREET BUFFER:              | 25 FT                                                                                                                                                                                                                                                                                                          |
| OFF-STREET PARKING:         |                                                                                                                                                                                                                                                                                                                |
| PARKING REQUIREMENT:        | AUTOMATED CAR WASH = NONE                                                                                                                                                                                                                                                                                      |
| TOTAL PROVIDED:             | 72                                                                                                                                                                                                                                                                                                             |
| PARKING SPACE DIMENSIONS:   | 8'-6" x 18' MIN                                                                                                                                                                                                                                                                                                |
| ACCESSIBLE SPACES PROVIDED: | 2                                                                                                                                                                                                                                                                                                              |
| LOADING AREA:               | 1 PROVIDED (12'x25')                                                                                                                                                                                                                                                                                           |

**TRIANGLE**  
SITE DESIGN

**CONSULTANT:**  
Triangle Site Design, PLLC  
4004 Barrett Drive, Suite 101  
Raleigh, NC 27609  
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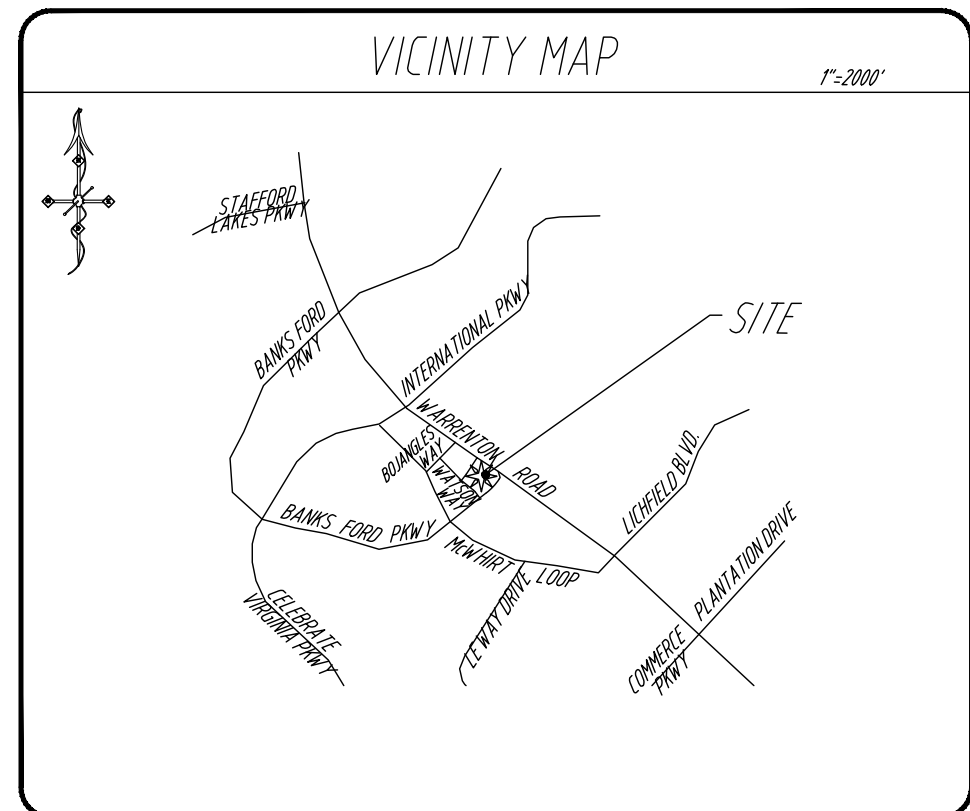
COMMONWEALTH OF VIRGINIA  
MATTHEW E. LOWDER  
No.  
037210  
8/21/20  
PROFESSIONAL ENGINEER

**DEVELOPER:**  
SXCW Properties II, LLC  
Attn. Chris Morgan  
7932 Council Place, Suite 102  
Matthews, NC 28105  
704-940-3612  
cmorgan@samsxpress.com



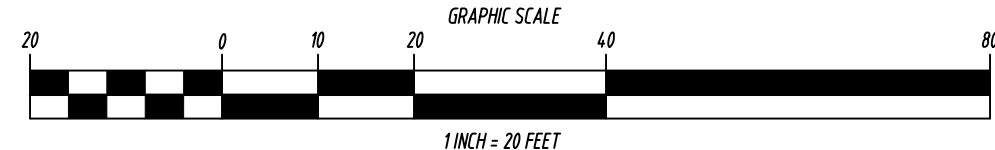
**SAM'S XPRESS CAR WASH**  
Warrenton Road (US Route 17)  
Falmouth-Harwood District  
Stafford County, Virginia

This document, together with the concepts and designs presented herein as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Triangle Site Design, PLLC shall be without liability to Triangle Site Design, PLLC.



| IMPERVIOUS AREA SUMMARY          |           |               |                 |  |
|----------------------------------|-----------|---------------|-----------------|--|
| ON-SITE AREA = 75,355 (1,728 AC) |           |               |                 |  |
| BUILDINGS                        | 4,144 SF  | 0.095 ACRE(S) | 5.50 % OF AREA  |  |
| SIDEWALK                         | 3,405 SF  | 0.078 ACRE(S) | 4.52 % OF AREA  |  |
| PAVEMENT                         | 30,635 SF | 0.749 ACRE(S) | 43.37 % OF AREA |  |
| EXISTING PAVEMENT (WATSON WAY)   | 3,375 SF  | 0.087 ACRE(S) | 5.02 % OF AREA  |  |
| TOTAL IMPERVIOUS AREA (ON-SITE)  | 41,559 SF | 1.009 ACRE(S) | 58.41 % OF AREA |  |
| GREEN/OPEN SPACE (ON-SITE)       | 34,796 SF | 0.719 ACRE(S) | 41.59 % OF AREA |  |

| CURVE TABLE |        |        |           |         |               |        |
|-------------|--------|--------|-----------|---------|---------------|--------|
| CURVE       | LENGTH | RADIUS | DELTA     | TANGENT | CHORD BEARING | CHORD  |
| C1          | 179.62 | 539.00 | 18°0'48"  | 80.34   | S42°57'08"W   | 178.28 |
| C2          | 24.54  | 180.00 | 13°48'45" | 12.13   | N14°32'42"W   | 24.08  |



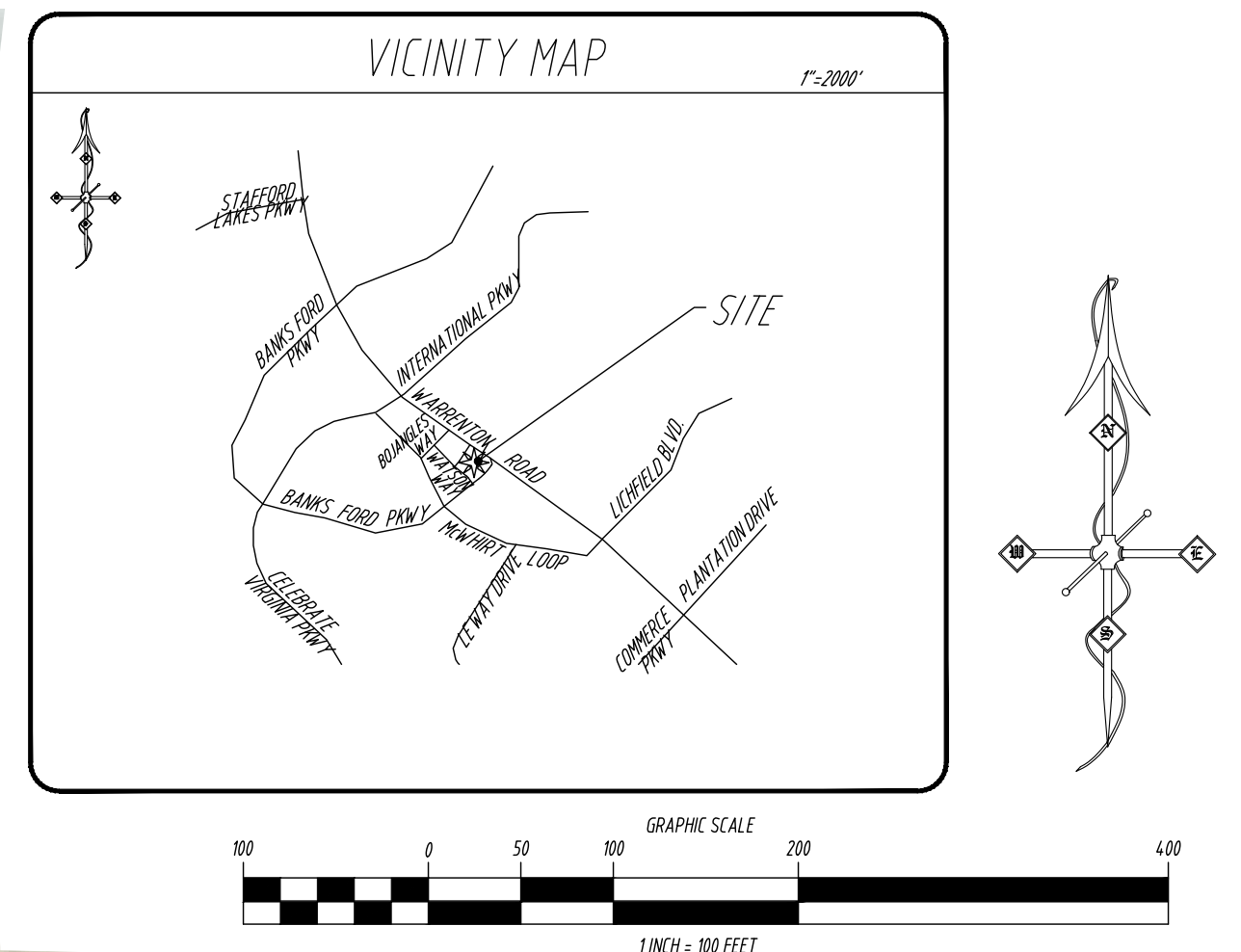
| REVISIONS |      |
|-----------|------|
| No.       | Date |
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Drawn \_\_\_\_\_  
 Checked \_\_\_\_\_  
 Approved \_\_\_\_\_  
 Project No. \_\_\_\_\_  
 Date: \_\_\_\_\_ August 21, 2020

Title GENERAL  
DEVELOPMENT  
PLAN

Sheet No. \_\_\_\_\_  
GDP-1.0





**TRIANGLE**  
SITE DESIGN

CONSULTANT:  
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COMMONWEALTH OF VIRGINIA  
MATTHEW E. LOWDER  
No. 037270  
8/21/20  
PROFESSIONAL ENGINEER  
*Matthew E. Lowder*

DEVELOPER:  
SKCW Properties II, LLC  
Attn: Chris Morgan  
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Matthews, NC 28105  
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cmorgan@samsxpress.com

**sam's xpress**  
**CAR WASH**

**SAM'S XPRESS CAR WASH**  
Warrenton Road (US Route 17)  
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Stafford County, Virginia

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| REV | DATE | DESC. |
|-----|------|-------|
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|     |      |       |
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Drawn: \_\_\_\_\_  
Checked: \_\_\_\_\_  
Approved: \_\_\_\_\_  
Project No. 046015  
Date: August 21, 2020  
Title: GENERAL  
DEVELOPMENT  
PLAN  
Sheet No. GDP-2.0