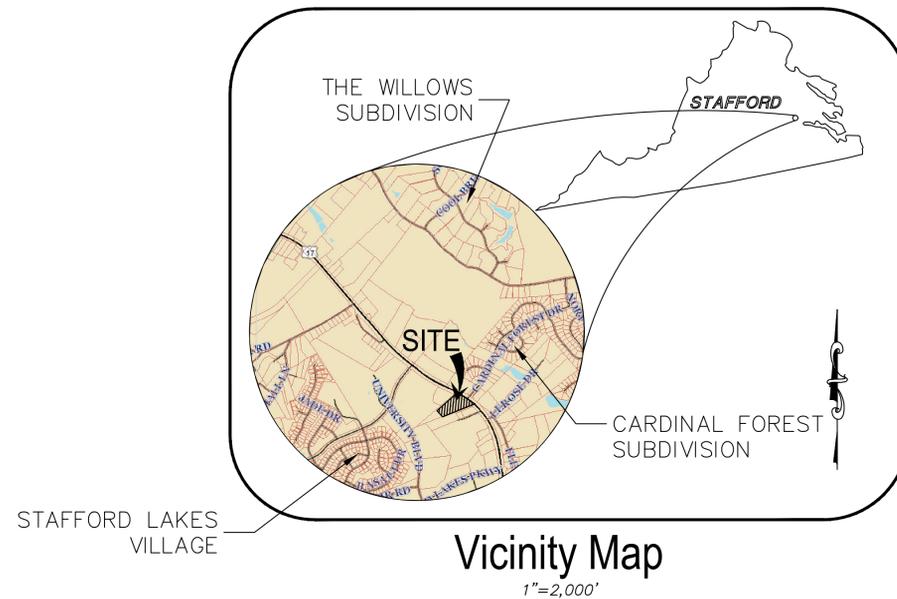


GDP PLANS FOR CONDITIONAL USE & PROFFER AMENDMENT PLAN

MURPHY EXPRESS

STAFFORD, VIRGINIA

SEQ. OF WARRENTON ROAD (HWY 17) & CARDINAL FOREST DR.



RESOURCE LIST:

OWNER
THEATRE SQUARE, L.C.
1 STRATFORD HALL CT.
FREDERICKSBURG, VA 22406

OWNER
LEROSE PROPERTIES
P.O. BOX 5022
FALMOUTH, VA 22403
CONTACT: MATT LEROSE

APPLICANT
MURPHY OIL USA, INC.
200 PEACH STREET
EL DORADO, AR 71731
CONTACT: GAVEN BALLINGER, P.E.
PHONE: (870) 881-6678

ENGINEER
GREENBERGFARROW
1430 WEST PEACHTREE STREET
SUITE 200
ATLANTA, GA 30309
CONTACT: TRAE RUSHING, P.E.
PHONE: (404) 681-6678

ATTORNEY
(AGENT FOR APPLICANT)
LEMING AND HEALY P.C.
233 GARRISONVILLE ROAD
SUITE 204
STAFFORD, VA 22554
CONTACT: H. CLARK LEMING
PHONE: (540) 659-5155

ENGINEER
KIMLEY-HORN AND ASSOCIATES
11400 COMMERCE PARK DRIVE
SUITE 400
RESTON, VA 20191
CONTACT: JOHN KAUPPILA
PHONE: (703) 674-1300

PLAN INDEX:

- 1 C-0 COVER SHEET
- 2 GDP-1 EXISTING CONDITIONS
- 3 GDP-2A GENERAL DEVELOPMENT PLAN - PROFFER AMENDMENT
- 4 GDP-2B GENERAL DEVELOPMENT PLAN - CONDITIONAL USE PERMIT
- 5 BOUNDARY SURVEY FOR MURPHY EXPRESS PROFFER AMENDMENT AREA
- 6 BOUNDARY SURVEY FOR MURPHY EXPRESS CONDITIONAL USE PERMIT (CUP) AREA
- 7 GDP-3 LANDSCAPE
- 8 SITE RENDERING

PROFFER AMENDMENT PARCEL SCHEDULE

PROPERTY ID	OWNER	AC	MURPHY AC
44 51A	LEROSE PROPERTIES	0.4594	
44 53	THEATRE SQUARE LC	1.3817	
44 53A	LEROSE PROPERTIES	0.6392	(0.559)
44 54A	LEROSE PROPERTIES	2.3867	(0.178)

CONDITIONAL USE PERMIT PARCEL SCHEDULE

PROPERTY ID	OWNER	AC	MURPHY AC
44 53	THEATRE SQUARE LC	1.3817	(0.718)
44 53A	LEROSE PROPERTIES	0.6392	(0.289)
44 54A	LEROSE PROPERTIES	2.3867	(0.178)

WETLANDS NOTE:

ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. ARMY CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

FLOOD CERTIFICATION:

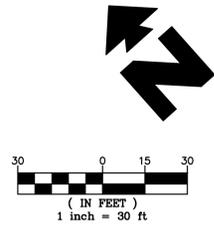
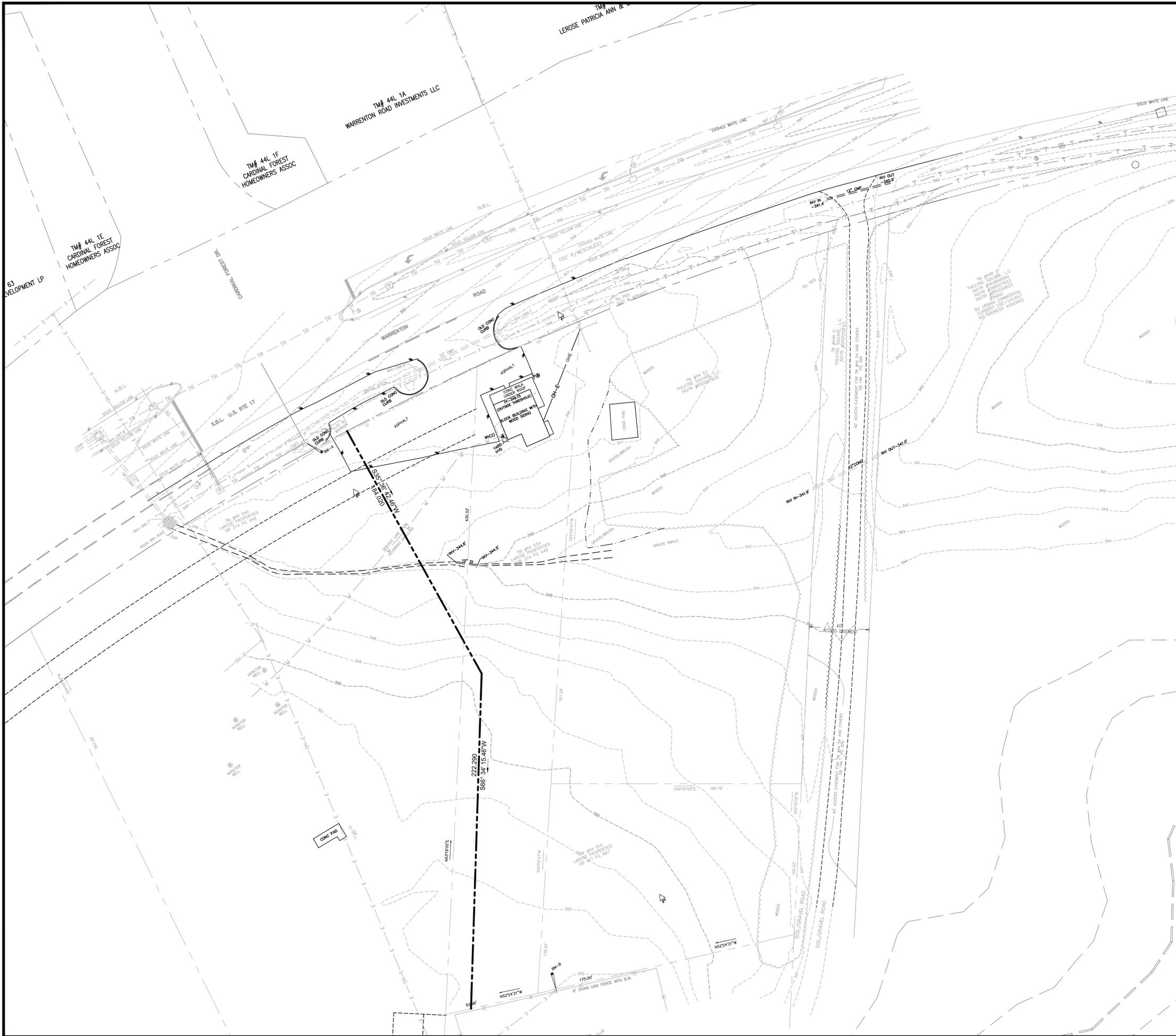
THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE PANEL MAP FOR THE 510154 0200B DATED NOVEMBER 19, 1980.

GreenbergFarrow

CONTACT: TRAE RUSHING, P.E.
1430 W. PEACHTREE ST., STE. 200
ATLANTA, GA 30309
(404) 601-4000

REVISION	DATE	DESCRIPTION
REV-0	04-01-16	CONDITIONAL USE & PROFFER AMENDMENT SUBMITTAL
REV-1	05-03-16	SELLER COMMENTS
REV-2	06-28-16	CUP & PA SUBMITTAL

JOB NO.: 201501440
DATE: 06-28-16
REV-2
SHEET NO. C-0



EXISTING

- TR TRAFFIC SIGNAL JUNCTION BOX (FLUSH)
- SIGN
- SIGN INDEX NUMBER
- ∞ WATER VALVE
- OH-E OVERHEAD ELECTRIC
- TR UNDERGROUND TRAFFIC LINES
- T UNDERGROUND TELEPHONE
- W WATERLINE
- Edge of existing pavement

PROPOSED

- BOUNDARY LINE
- CF CONSTRUCTION FENCE (SEE DETAIL SHEETS)

GENERAL DEMOLITION NOTES

- A. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
- B. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- C. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- D. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

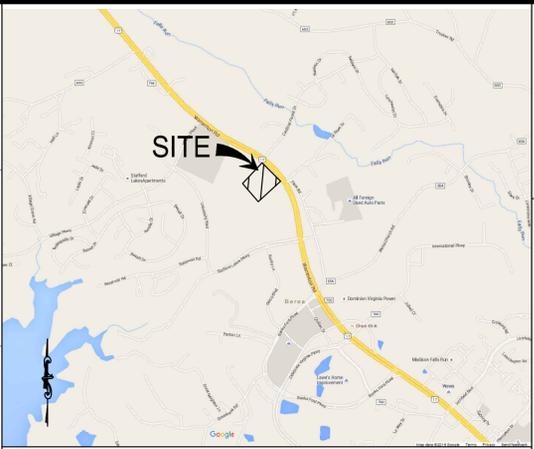
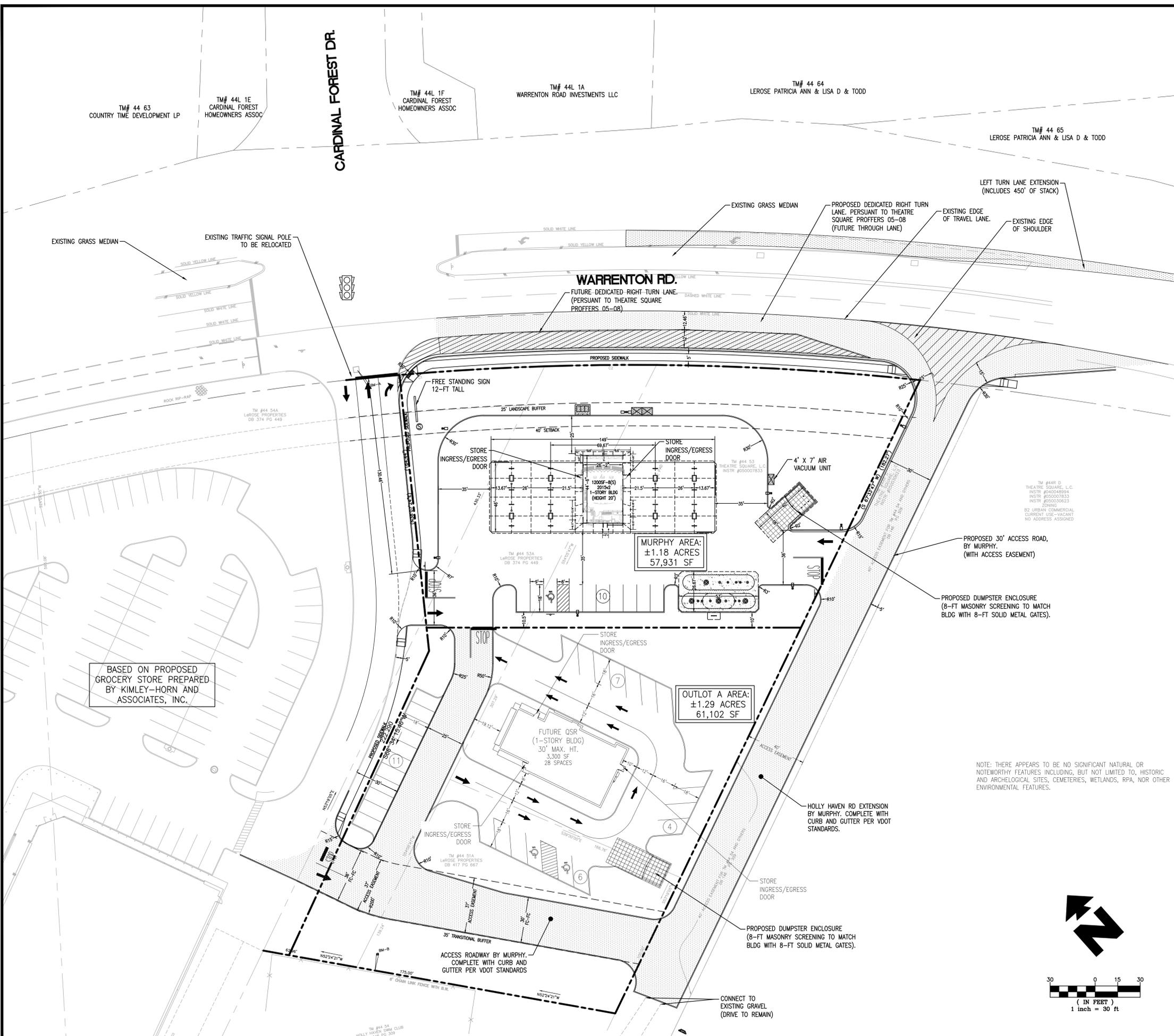
NOTE: THERE APPEARS TO BE NO SIGNIFICANT NATURAL OR NOTEWORTHY FEATURES INCLUDING, BUT NOT LIMITED TO, HISTORIC AND ARCHEOLOGICAL SITES, CEMETERIES, WETLANDS, RPA, NOR OTHER ENVIRONMENTAL FEATURES.

SHEET NO. GDP-1

06-28-16 DATE
 REV-2
 GHW PRN
 TR PM
 SF DES
 DRW
EXISTING CONDITIONS
MURPHY EXPRESS
HWY 17 & CARDINAL FOREST DR.
STAFFORD VIRGINIA

GreenbergFarrow
 1430 W. PEACHTREE ST., NW SUITE 200
 ATLANTA, GA 30309
 P: (404) 875-4400
 F: (404) 875-4401
 DWG NAME: FREDERICKSBURG (WARRENTON), VA
 JOB NO.: 20150140

MURPHY OIL USA, INC.
MURPHY USA
 422 NORTH WASHINGTON
 EL DORADO, AR 71730



SITE LOCATION MAP
N.T.S.

EXISTING	
	TRAFFIC SIGNAL JUNCTION BOX (FLUSH)
	SIGN
	SIGN INDEX NUMBER
	WATER VALVE
	OVERHEAD ELECTRIC
	UNDERGROUND TRAFFIC LINES
	UNDERGROUND TELEPHONE
	WATERLINE
	EDGE OF EXISTING PAVEMENT
PROPOSED	
	BOUNDARY LINE
	CONCRETE INTEGRAL CURB
	CONSTRUCTION FENCE (SEE DETAIL SHEETS)
	CONSTRUCTION FENCE ON PAVEMENT (SEE DETAIL SHEETS)
	BUILDING/CANOPY CONTROL POINT
	INDICATES PROPOSED LIGHT FIXTURE GENERAL LOCATION

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADI SHALL BE 5', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

SITE DATA

APPLICANT: MURPHY OIL USA, INC.
422 NORTH WASHINGTON
EL DORADO, AR 71730
CONTACT: GAVEN BALLINGER, P.E.
PHONE: (870) 881-6678

OWNER: THEATRE SQUARE, L.C.
1 STRATFORD HALL CT.
FREDERICKSBURG, VA 22406
PHONE: (540) 752-1900

OWNER: LEROSE PROPERTIES
P.O. BOX 5022
FALMOUTH, VA 22403
CONTACT: MATT LEROSE
PHONE: (540) 842-1170

EXISTING ZONING: B-2 URBAN COMMERCIAL
PROPOSED ZONING: B-2 URBAN COMMERCIAL
OVERLAY DISTRICT: HIGHWAY CORRIDOR OVERLAY DISTRICT

MURPHY USA PARCEL AREA = 1.18 ACRES
QSR PARCEL AREA = 1.29 ACRES
TOTAL SITE AREA: 2.47 ACRES

PROPOSED USE: 1,200 S.F. CONVENIENCE STORE WITH 8 PUMP FUEL STATION.

BUILDING SETBACKS:
FRONT: 40 FT.
REAR: 25 FT.
SIDE: 0 FT.

BUILDING HEIGHT: 14'± (1 STORY)
OVERHEAD CANOPY HEIGHT: 19'-9" ± (1-STORY)

PARKING REQUIRED:
1,200 S.F. X 6 SPACES PER 1,000 S.F. BUILDING = 8 SPACES

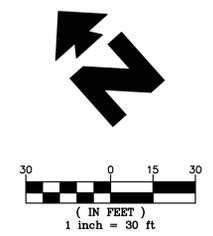
MURPHY USA PARKING PROVIDED:
STANDARD = 9 SPACES
ADA ACCESSIBLE = 1 SPACE
TOTAL SPACES = 10 SPACES

QSR PARKING PROVIDED:
STANDARD = 26 SPACES
ADA ACCESSIBLE = 2 SPACE
TOTAL SPACES = 28 SPACES

COMBINED PARKING PROVIDED:
STANDARD = 35 SPACES
ADA ACCESSIBLE = 3 SPACE
TOTAL SPACES = 38 SPACES

OPEN SPACE REQUIREMENTS:
OPEN SPACE RATIO REQUIRED = 0.25
MURPHY USA OPEN SPACE RATIO PROVIDED = 0.40
QSR OPEN SPACE RATIO PROVIDED = 0.35
COMBINED OPEN SPACE RATIO PROVIDED = 0.77

FLOOR AREA RATIO (FAR) REQUIREMENTS:
MAX. FAR REQUIRED = 0.4
PROPOSED MURPHY USA FAR PROVIDED = 0.023
PROPOSED QSR FAR PROVIDED = 0.054
PROPOSED COMBINED FAR PROVIDED = 0.077



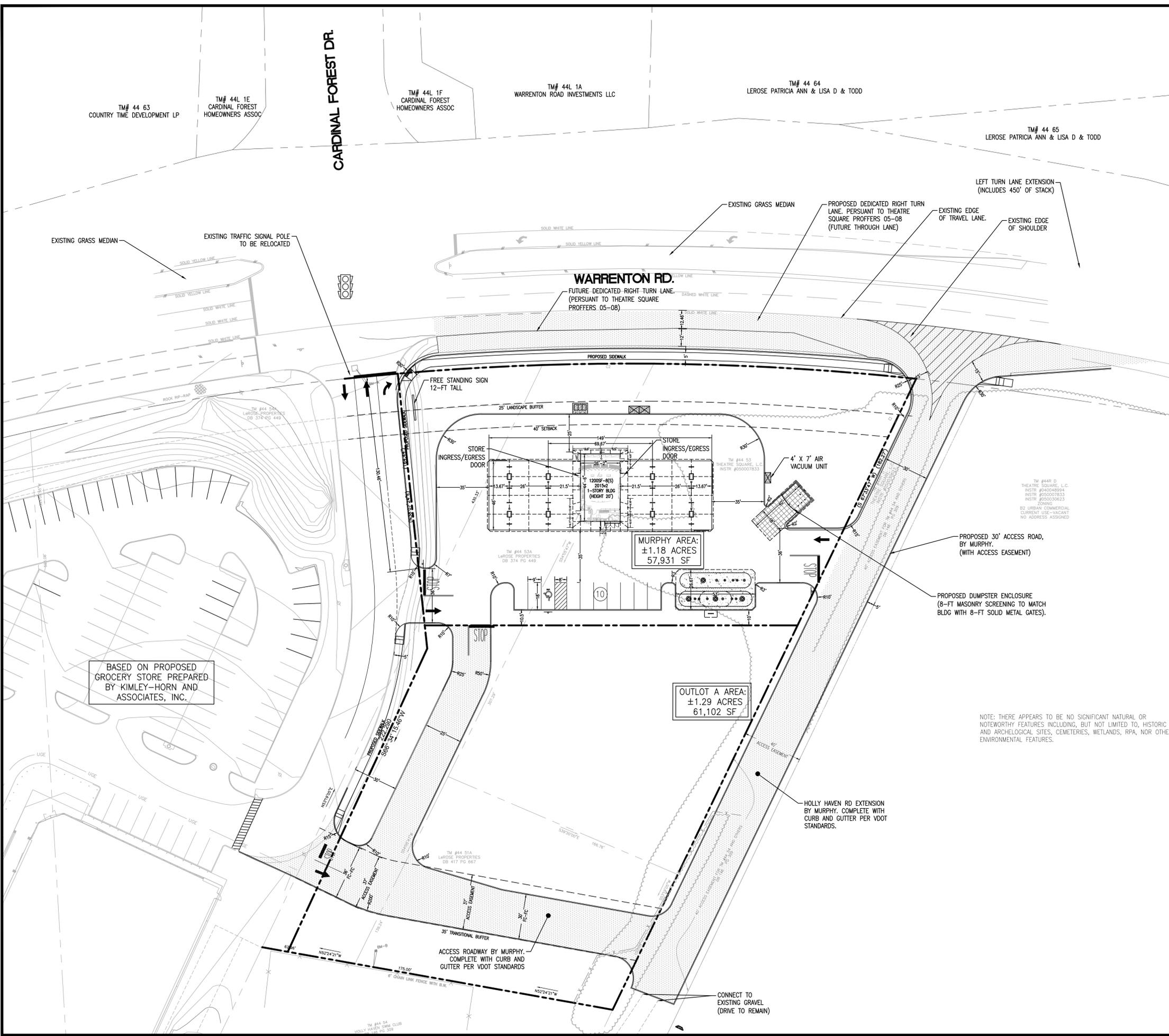
BASED ON PROPOSED GROCERY STORE PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC.

SHEET NO.
GDP-2A

GDP PROFFER AMENDMENT
MURPHY EXPRESS
HWY 17 & CARDINAL FOREST DR.
STAFFORD VIRGINIA

GreenbergFarrow
1430 W. PEACHTREE ST., NW SUITE 200
ATLANTA, GA 30309
PHONE: (404) 873-7000
FAX: (404) 873-7000
DWG NAME: FREDERICKSBURG (WARRENTON), VA
JOB NO.: 20180140

MURPHY OIL USA, INC.
MURPHY USA
422 NORTH WASHINGTON
EL DORADO, AR 71730



SITE LOCATION MAP
N.T.S.

EXISTING	
TR	TRAFFIC SIGNAL JUNCTION BOX (FLUSH)
○	SIGN
Ⓜ	SIGN INDEX NUMBER
⊕	WATER VALVE
OH-E	OVERHEAD ELECTRIC
—TR—	UNDERGROUND TRAFFIC LINES
—T—	UNDERGROUND TELEPHONE
—W—	WATERLINE
---	EDGE OF EXISTING PAVEMENT

PROPOSED	
---	BOUNDARY LINE
---	CONCRETE INTEGRAL CURB
---	CONSTRUCTION FENCE (SEE DETAIL SHEETS)
---	CONSTRUCTION FENCE ON PAVEMENT (SEE DETAIL SHEETS)
---	BUILDING/CANOPY CONTROL POINT
□	INDICATES PROPOSED LIGHT FIXTURE GENERAL LOCATION

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADI SHALL BE 5', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

SITE DATA

APPLICANT
MURPHY OIL USA, INC.
422 NORTH WASHINGTON
EL DORADO, AR 71730
CONTACT: GAVEN BALLINGER, P.E.
PHONE: (870) 881-6678

OWNER
THEATRE SQUARE, L.C.
1 STRATFORD HALL CT.
FREDERICKSBURG, VA 22406
PHONE: (540) 752-1900

OWNER
LEROSE PROPERTIES
P.O. BOX 5022
FALMOUTH, VA 22403
CONTACT: MATT LEROSE
PHONE: (540) 842-1170

EXISTING ZONING: B-2 URBAN COMMERCIAL
PROPOSED ZONING: B-2 URBAN COMMERCIAL
OVERLAY DISTRICT: HIGHWAY CORRIDOR OVERLAY DISTRICT

MURPHY USA PARCEL AREA = 1.18 ACRES
GSR PARCEL AREA = 1.29 ACRES
TOTAL SITE AREA = 2.47 ACRES

PROPOSED USE: 1,200 S.F. CONVENIENCE STORE WITH 8 PUMP FUEL STATION.

BUILDING SETBACKS:
FRONT: 40 FT.
REAR: 25 FT.
SIDE: 0 FT.

BUILDING HEIGHT: 14'± (1 STORY)
OVERHEAD CANOPY HEIGHT: 19'-9"± (1-STORY)

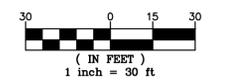
PARKING REQUIRED:
STANDARD = 28 SPACES
ADA ACCESSIBLE = 1 SPACE
TOTAL SPACES = 29 SPACES

MURPHY USA PARKING PROVIDED:
STANDARD = 9 SPACES
ADA ACCESSIBLE = 1 SPACE
TOTAL SPACES = 10 SPACES

GSR PARKING PROVIDED:
STANDARD = 28 SPACES
ADA ACCESSIBLE = 2 SPACE
TOTAL SPACES = 30 SPACES

OPEN SPACE REQUIREMENTS:
OPEN SPACE RATIO REQUIRED = 0.25
MURPHY USA OPEN SPACE RATIO PROVIDED = 0.40
GSR OPEN SPACE RATIO PROVIDED = 0.36

FLOOR AREA RATIO (FAR) REQUIREMENTS:
MAX. FAR REQUIRED = 0.4
PROPOSED MURPHY USA FAR PROVIDED = 0.023
PROPOSED GSR FAR PROVIDED = 0.054



SHEET NO.
GDP-2B

GDP CONDITIONAL USE PERMIT
MURPHY EXPRESS
HWY 17 & CARDINAL FOREST DR.
STAFFORD VIRGINIA

GreenbergFarrow
1430 W. PEACHTREE ST., NW SUITE 200
ATLANTA, GA 30309
PHONE: (404) 875-1000
FAX: (404) 875-1070
DWG NAME: FREDERICKSBURG (WARRENTON), VA
JOB NO.: 20180140

MURPHY OIL USA, INC.
422 NORTH WASHINGTON
EL DORADO, AR 71730

MURPHY USA

FLOOD NOTE:

THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE 'X' (NON-SHADED) AS FOUND ON MAP BY FEDERAL EMERGENCY MANAGEMENT AGENCY 'PANEL #5101540182E' AND DATED 'REVISED FEBRUARY 4, 2005'. NON-SHADED ZONE 'X' IS DESCRIBED ON SAID MAP AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN'.

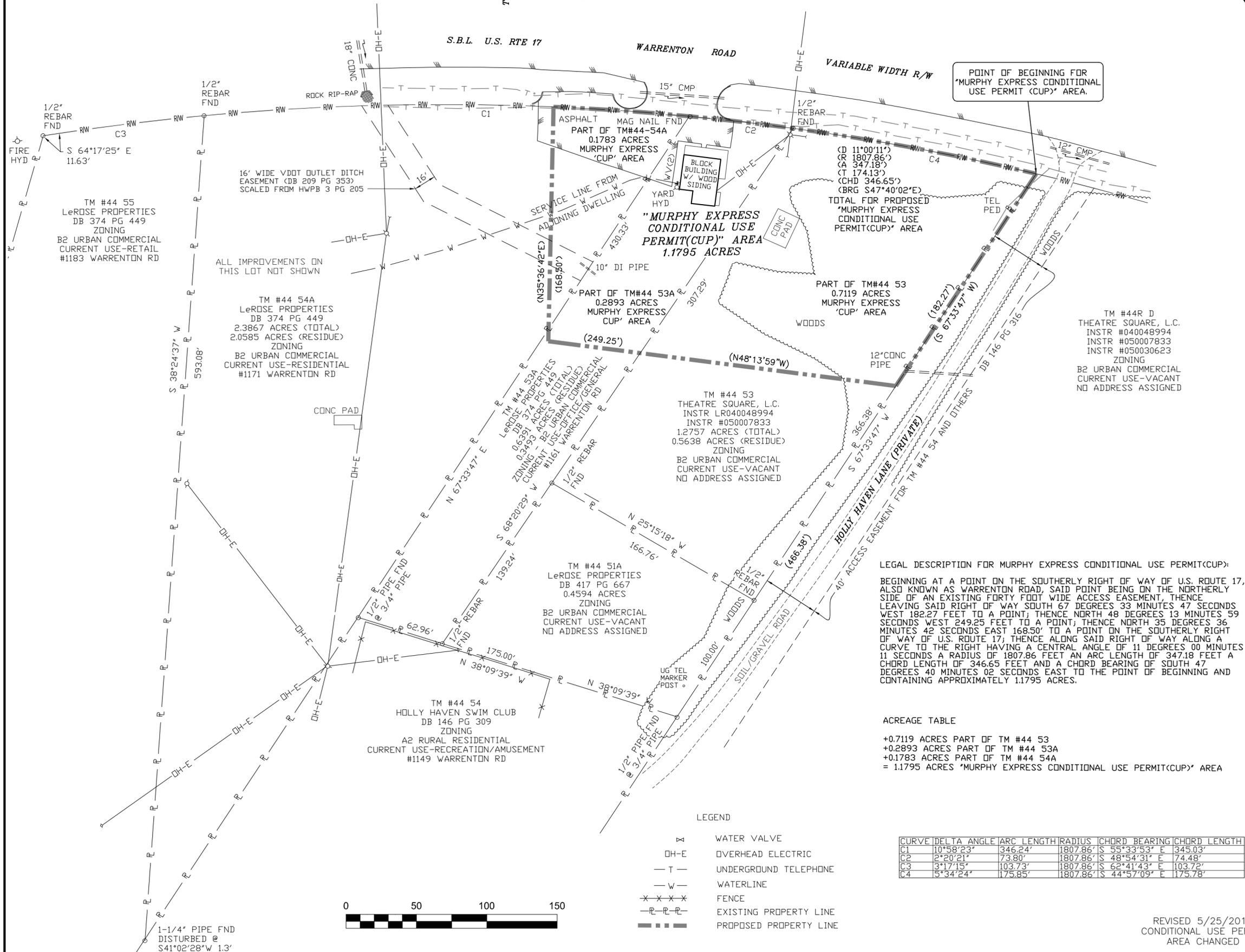
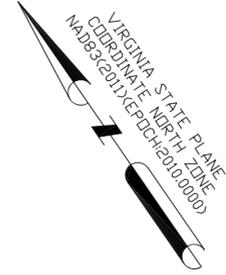
THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY AND IS INTENDED ONLY FOR SHOWING EXISTING BOUNDARY INFORMATION AND PROPOSED BOUNDARY INFORMATION REGARDING A CONDITIONAL USE PERMIT APPLICATION.

THIS DRAWING WAS COMPLETED AT THE REQUEST OF GREENBERG FARROW (ATLANTA, GEORGIA).

UNDERGROUND UTILITIES SHOWN BASED ON VISIBLE EVIDENCE. THIS SURVEY DOES NOT GUARANTEE THAT UTILITIES SHOWN ARE EXACT AND/OR THAT ALL EXISTING UTILITIES ARE ACCOUNTED FOR.

METES & BOUNDS IN (PARENTHESIS) ARE FOR THE 'MURPHY EXPRESS CONDITIONAL USE PERMIT (CUP)' AREA.

ZONING, CURRENT USE, AND ADDRESS SHOWN TAKEN FROM STAFFORD COUNTY ON-LINE GIS.



POINT OF BEGINNING FOR 'MURPHY EXPRESS CONDITIONAL USE PERMIT (CUP)' AREA.

"MURPHY EXPRESS CONDITIONAL USE PERMIT (CUP)" AREA
1.1795 ACRES

TOTAL FOR PROPOSED 'MURPHY EXPRESS CONDITIONAL USE PERMIT (CUP)' AREA

LEGAL DESCRIPTION FOR MURPHY EXPRESS CONDITIONAL USE PERMIT (CUP):

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF U.S. ROUTE 17, ALSO KNOWN AS WARRENTON ROAD, SAID POINT BEING ON THE NORTHERLY SIDE OF AN EXISTING FORTY FOOT WIDE ACCESS EASEMENT, THENCE LEAVING SAID RIGHT OF WAY SOUTH 67 DEGREES 33 MINUTES 47 SECONDS WEST 182.27 FEET TO A POINT; THENCE NORTH 48 DEGREES 13 MINUTES 59 SECONDS WEST 249.25 FEET TO A POINT; THENCE NORTH 35 DEGREES 36 MINUTES 42 SECONDS EAST 168.50' TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF U.S. ROUTE 17; THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 00 MINUTES 11 SECONDS A RADIUS OF 1807.86 FEET AN ARC LENGTH OF 347.18 FEET A CHORD LENGTH OF 346.65 FEET AND A CHORD BEARING OF SOUTH 47 DEGREES 40 MINUTES 02 SECONDS EAST TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 1.1795 ACRES.

ACREAGE TABLE

+0.7119 ACRES PART OF TM #44 53
 +0.2893 ACRES PART OF TM #44 53A
 +0.1783 ACRES PART OF TM #44 54A
 = 1.1795 ACRES 'MURPHY EXPRESS CONDITIONAL USE PERMIT (CUP)' AREA

LEGEND

- WATER VALVE
- OVERHEAD ELECTRIC
- UNDERGROUND TELEPHONE
- WATERLINE
- FENCE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE

CURVE	DELTA ANGLE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	10°58'23"	346.24'	1807.86'	S 55°33'53" E	345.03'
C2	2°20'21"	73.80'	1807.86'	S 48°54'31" E	74.48'
C3	3°17'15"	103.73'	1807.86'	S 62°41'43" E	103.72'
C4	5°34'24"	175.85'	1807.86'	S 44°57'09" E	175.78'



**BOUNDARY SURVEY FOR
MURPHY EXPRESS
CONDITIONAL USE PERMIT (CUP) AREA**

HARTWOOD MAGISTERIAL DISTRICT - STAFFORD COUNTY, VIRGINIA



DRAWING NO. 2015-749

DRAWING NO. 2015-749-3.1

DATE 2/11/2016

SCALE 1" = 50'



3831 OLD FOREST ROAD - SUITE 6
 LYNCHBURG, VA 24501
 434-426-9510
 WWW.PIEDMONTSURVEYORS.COM

REVISED 5/25/2016
 CONDITIONAL USE PERMIT
 AREA CHANGED

FLOOD NOTE:

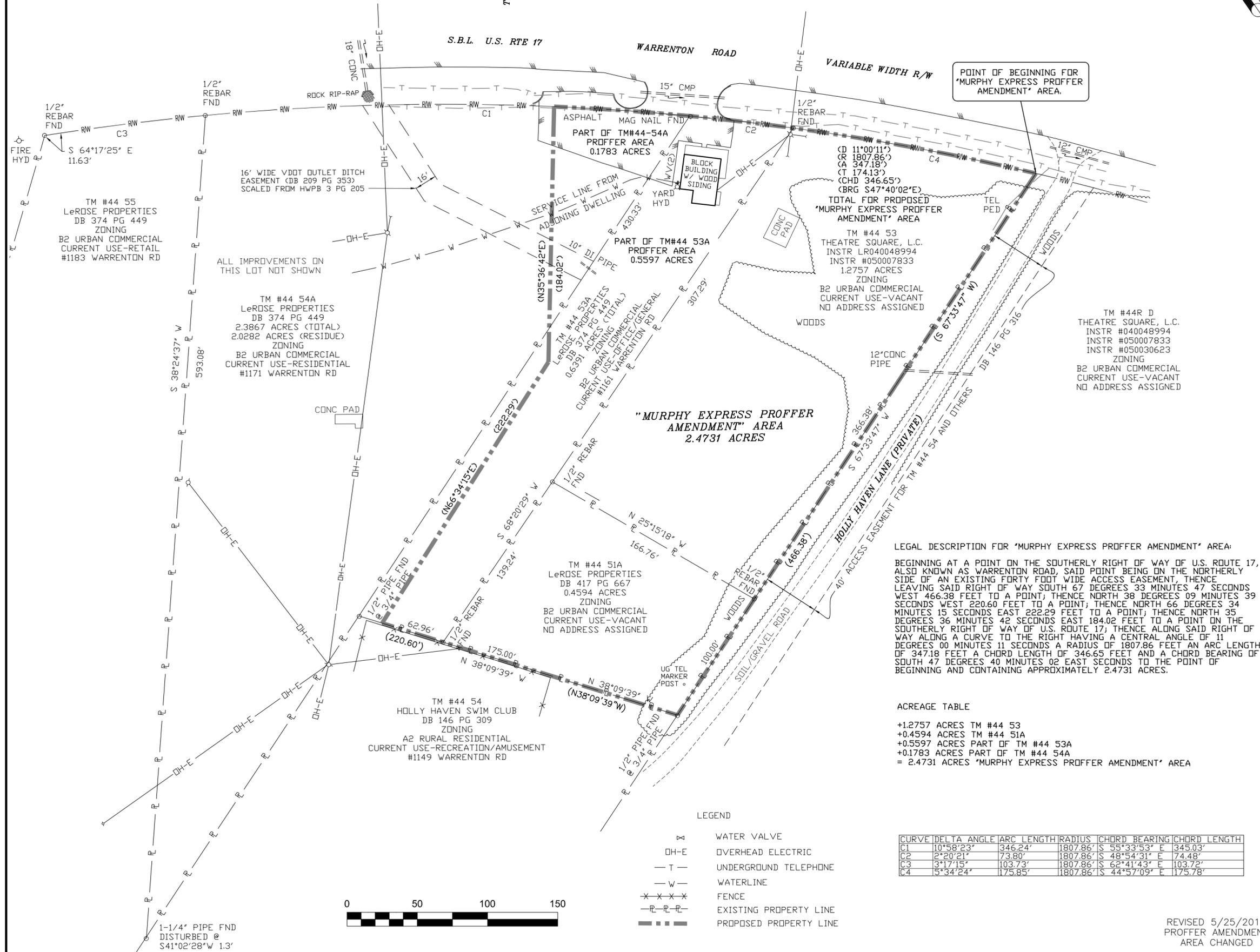
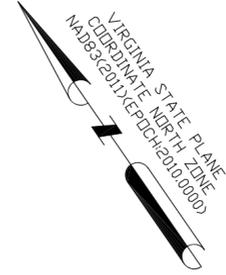
THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE 'X' (NON-SHADED) AS FOUND ON MAP BY FEDERAL EMERGENCY MANAGEMENT AGENCY 'PANEL #5101540182E' AND DATED 'REVISED FEBRUARY 4, 2005'. NON-SHADED ZONE 'X' IS DESCRIBED ON SAID MAP AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN'.

THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY AND IS INTENDED ONLY FOR SHOWING EXISTING BOUNDARY INFORMATION AND PROPOSED BOUNDARY INFORMATION REGARDING A CONDITIONAL USE PERMIT APPLICATION.

THIS DRAWING WAS COMPLETED AT THE REQUEST OF GREENBERG FARROW (ATLANTA, GEORGIA). UNDERGROUND UTILITIES SHOWN BASED ON VISIBLE EVIDENCE. THIS SURVEY DOES NOT GUARANTEE THAT UTILITIES SHOWN ARE EXACT AND/OR THAT ALL EXISTING UTILITIES ARE ACCOUNTED FOR.

METES & BOUNDS IN (PARENTHESIS) ARE FOR THE 'MURPHY EXPRESS PROFFER AMENDMENT' AREA.

ZONING, CURRENT USE, AND ADDRESS SHOWN TAKEN FROM STAFFORD COUNTY ON-LINE GIS.



LEGAL DESCRIPTION FOR 'MURPHY EXPRESS PROFFER AMENDMENT' AREA:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF U.S. ROUTE 17, ALSO KNOWN AS WARRENTON ROAD, SAID POINT BEING ON THE NORTHERLY SIDE OF AN EXISTING FORTY FOOT WIDE ACCESS EASEMENT, THENCE LEAVING SAID RIGHT OF WAY SOUTH 67 DEGREES 33 MINUTES 47 SECONDS WEST 466.38 FEET TO A POINT; THENCE NORTH 38 DEGREES 09 MINUTES 39 SECONDS WEST 220.60 FEET TO A POINT; THENCE NORTH 66 DEGREES 34 MINUTES 15 SECONDS EAST 222.29 FEET TO A POINT; THENCE NORTH 35 DEGREES 36 MINUTES 42 SECONDS EAST 184.02 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF U.S. ROUTE 17; THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 00 MINUTES 11 SECONDS A RADIUS OF 1807.86 FEET AN ARC LENGTH OF 347.18 FEET A CHORD LENGTH OF 346.65 FEET AND A CHORD BEARING OF SOUTH 47 DEGREES 40 MINUTES 02 SECONDS TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 2.4731 ACRES.

ACREAGE TABLE

+1.2757 ACRES TM #44 53
 +0.4594 ACRES TM #44 51A
 +0.5597 ACRES PART OF TM #44 53A
 +0.1783 ACRES PART OF TM #44 54A
 = 2.4731 ACRES 'MURPHY EXPRESS PROFFER AMENDMENT' AREA

CURVE	DELTA ANGLE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	10°58'23"	346.24'	1807.86'	S 55°33'53" E	345.03'
C2	2°20'21"	73.80'	1807.86'	S 48°54'31" E	74.48'
C3	3°17'15"	103.73'	1807.86'	S 62°41'43" E	103.72'
C4	5°34'24"	175.85'	1807.86'	S 44°57'09" E	175.78'

**BOUNDARY SURVEY FOR
 MURPHY EXPRESS
 PROFFER AMENDMENT AREA**

HARTWOOD MAGISTERIAL DISTRICT - STAFFORD COUNTY, VIRGINIA

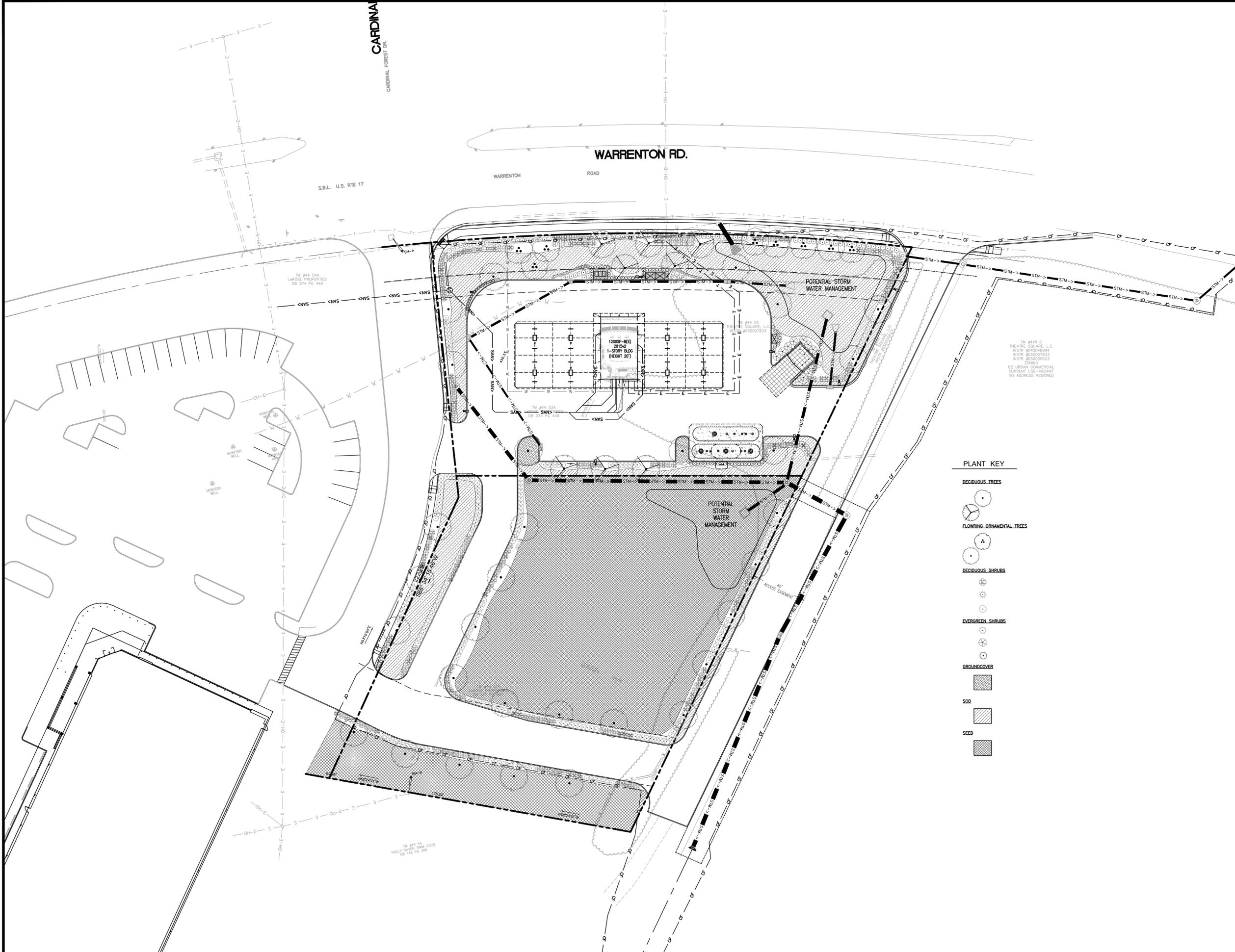


PROJECT NO. 2015-749
 DRAWING NO. 2015-749-2.1
 DATE 2/11/2016
 SCALE 1" = 50'



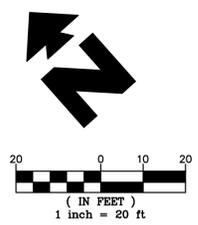
3831 OLD FOREST ROAD - SUITE 6
 LYNCHBURG, VA 24501
 434-426-9510
 WWW.PIEDMONTSURVEYORS.COM

REVISED 5/25/2016
 PROFFER AMENDMENT
 AREA CHANGED



PLANT KEY

- DECIDUOUS TREES
- FLOWING ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- GROUNDCOVER
- SOD
- SEED



SHEET NO.
GDP-3

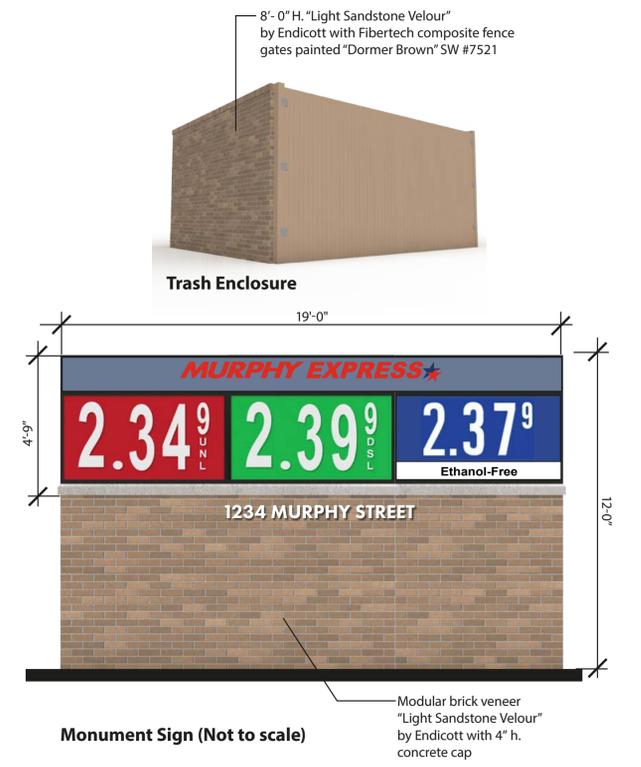
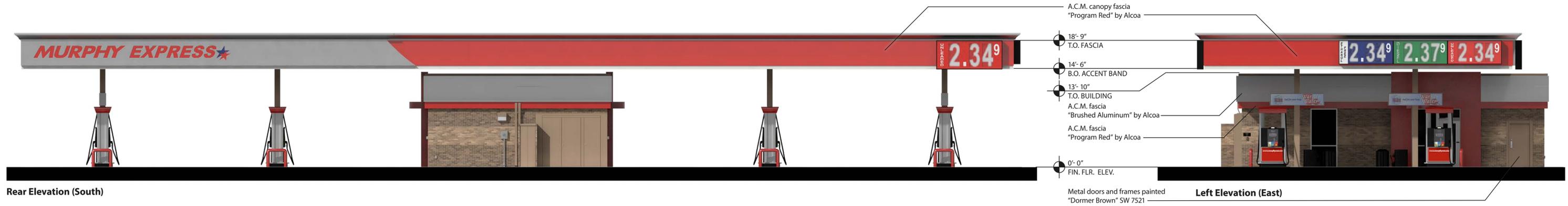
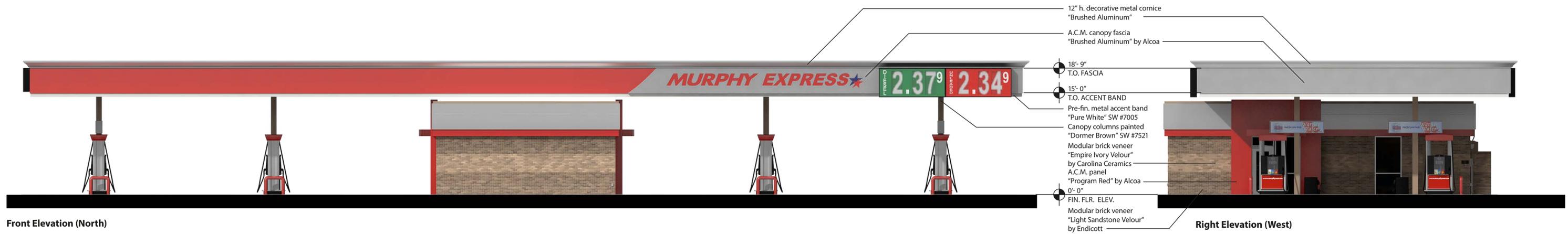
LANDSCAPE PLAN
MURPHY EXPRESS
HWY 17 & CARDINAL FOREST DR.
STAFFORD VIRGINIA

REV-1	06-28-16	DATE	TR	PM	DES	SF	DRW

GreenbergFarrow
1430 W. PEACHTREE ST., NW SUITE 200
ATLANTA, GA 30309
TEL: (404) 875-7000
FAX: (404) 875-7070
JOB NO.: 20150140

MURPHY OIL USA, INC.
422 NORTH WASHINGTON
EL DORADO, AR 71730

MURPHY USA



Sign	Qty.	Height	Width	Area	Total S.F.
Murphy Express canopy logo sign	2	Graphic Area	118.00"	64.21	128.41
Large Canopy Price Sign	3	51.25"	97.00"	42.00	126.00
Medium Canopy Price Sign	3	43.13"	97.00"	29.05	87.15
Island Spanner	2	25.19"	97.19"	17.00	34.00
Monument Sign	1	57.00"	228.00"	90.25	90.25
Total Signage					352.76