

PIN R07b-3121-2721  
ACCOUNT NO. 120003361  
LANDS N/F  
CARRINGTON FRANCIS  
DOC. 21442  
6554 GEORGE WASHINGTON  
MEMORIAL HIGHWAY

PIN R07b-3488-2875  
ACCOUNT NO. 120010673  
LANDS N/F  
CARRINGTON FRANCIS  
DB. 984 PG. 38  
6500 GEORGE WASHINGTON  
MEMORIAL HIGHWAY

PIN R07d-3517-2273  
ACCOUNT NO. 5104  
LANDS N/F  
HERITAGE LAND DEVELOPMENT LLC  
DOC. 30013124  
6440 GEORGE WASHINGTON  
MEMORIAL HIGHWAY

GENERAL NOTES  
THIS DRAWING REFERENCES:  
ALTRANS LAND TITLE SURVEY FOR YORK CAR WASH  
PERFORMED 08/05/2021  
FIRST ORDER, LLC  
4383 HECKTOWN ROAD, SUITE B  
BETHLEHEM, PA 18020

PROPERTY OWNER:  
YORK CAR WASH INVESTMENTS LLC  
133 W DAVIS STREET  
CULPEPPER, VA 22701-3017

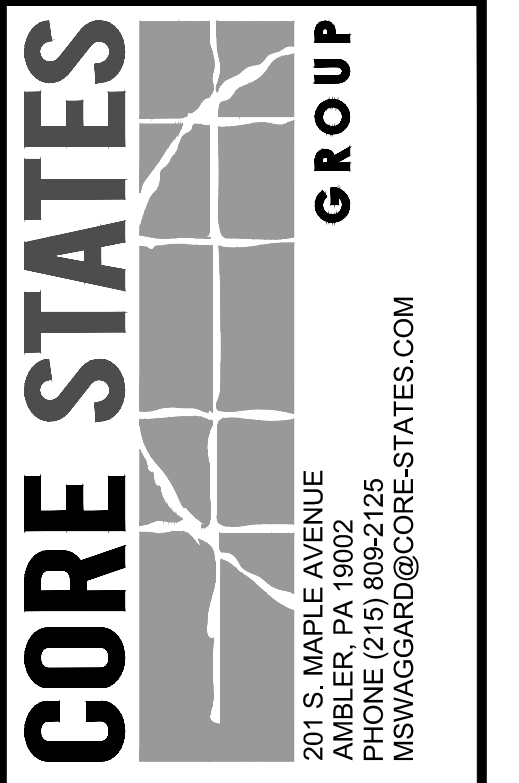
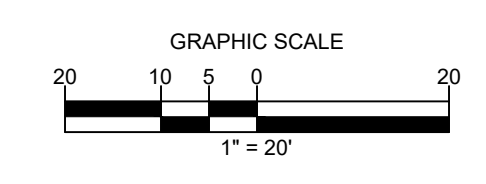
SITE ADDRESS:  
6524 GEORGE WASHINGTON MEMORIAL HIGHWAY  
YORKTOWN, VA 23692  
COUNTY OF YORK

1) PARCEL INFORMATION:  
YORK COUNTY PARCEL ID  
#R07b-3295-2516  
DEED REFERENCE: 110007718  
0.87 AC  
GENERAL BUSINESS (GB)  
ROUTE 17 OVERLAY DISTRICT

2) ZONING DISTRICT:  
CAR WASH ALLOWED WITH SPECIAL USE PERMIT  
EXISTING USE: CAR WASH

ZONING DATA GB- GENERAL BUSINESS		
ITEM	EXISTING/REQUIRED	PROPOSED
PARCEL ID	R07B-3295-2516	R07B-3295-2516
BUILDING USE	CAR WASH	CAR WASH
BUILDING HEIGHT (FT)	<50 FT	<50 FT
BUILDING AREA (SF)	2845 SF	2800 SF
FRONT SETBACK (FT)	45	45
SIDE SETBACK (FT)	10	10
REAR SETBACK (FT)	10	10
PARKING SPACES	2 SPACES REQUIRED	18 SPACES (17 VAC, 1 ADA VAC)
STACKING LANE	4 SPACES/BAY	9 SPACES
ADA PARKING SPACES	1	1
TOTAL PARCEL AREA	38026 SF	38026 SF
TOTAL IMPERVIOUS AREA	± 25919 SF	± 23235 SF
FREE-STANDING SIGN	MAX HEIGHT: 10 FT MAX AREA: 64 SF SETBACK: 10 FT	COMPLIANT

- SITE LEGEND**
- EXISTING PROPERTY BOUNDARY LINE
  - EXISTING ADJOINING PROPERTY LINE
  - EXISTING UTILITY EASEMENT
  - EXISTING CURB
  - ☀ EXISTING TREES
  - ☀ LANDSCAPE YARD
  - ☀ PROPOSED LANDSCAPED AREA
  - PROPOSED CURB AND GUTTER
  - PROPOSED BUILDING
  - ⊗ PROPOSED PARKING COUNT
  - PROPOSED ASPHALT
  - PROPOSED SIDEWALK
  - PROPOSED CONCRETE
  - ☑ PROPOSED VACUUM EQUIPMENT
  - ▲ PROPOSED FREESTANDING MONUMENT SIGN



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CLIENT  
**MAGNOLIA WASH HOLDINGS**  
5821 FAIRVIEW ROAD SUITE 400  
CHARLOTTE, NC 28209  
PHONE: 805-225-0072



REVISIONS

REV	DATE	COMMENT	BY

DOCUMENT  
YORKTOWN EXPRESS WASH, LLC

SITE LOCATION  
6524 GEORGE WASHINGTON MEMORIAL HIGHWAY  
YORKTOWN, VA 26392

ENGINEER SEAL

SHEET TITLE  
SUP-1

JOB #: EXW 33464  
DATE: 11/19/21  
SCALE: 1"=20'  
DRAWN BY: AI  
CHECKED BY: PT

SHEET NO.  
**C.1**