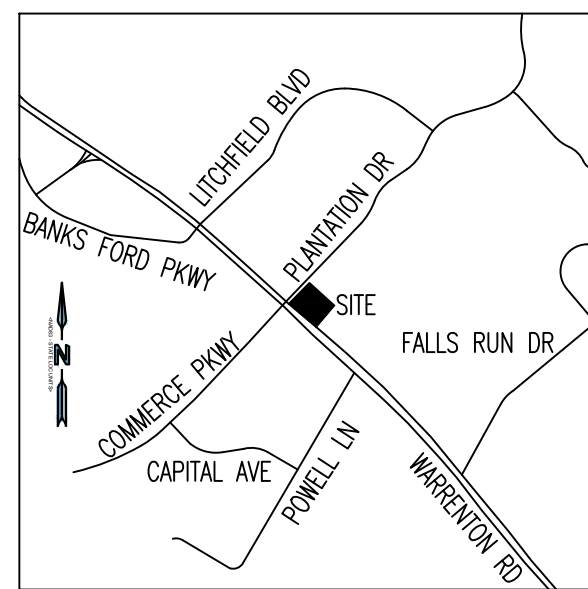


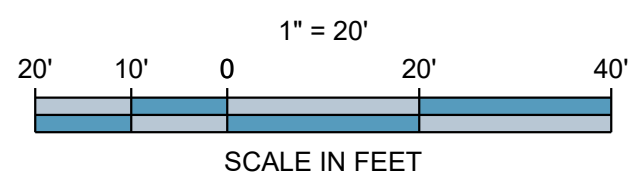
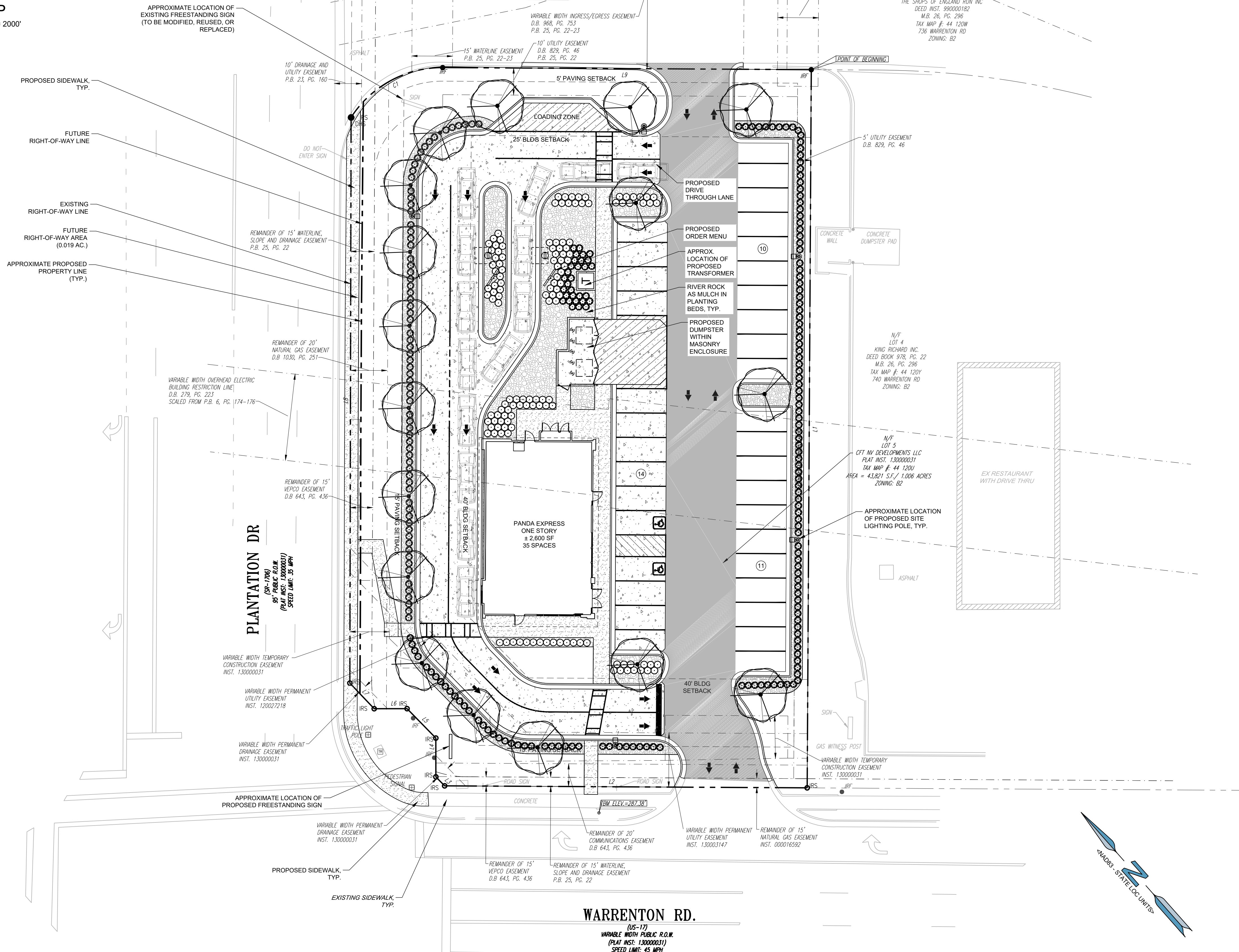
- 1) SITE LAYOUT IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND PERMITTING.
- 2) LIGHTING, SIGNAGE AND OTHER REQUIRED SITE ELEMENTS WILL BE PROVIDED AT FINAL SITE PLAN.
- 3) STORMWATER DETENTION IS PROVIDED IN AN EXISTING OFF-SITE POND ORIGINALLY BUILT TO SERVE THE SUBJECT PARCEL AND THE SURROUNDING SPODS AT ENGLAND RUN DEVELOPMENT. ADDITIONAL STORMWATER MANAGEMENT MEASURES SUCH AS WATER QUALITY TREATMENT MAY BE REQUIRED AND WILL BE PROVIDED ON-SITE IN ACCORDANCE WITH APPLICABLE COUNTY REGULATIONS.
- 4) PROPOSED LANDSCAPING SHOWN HERON IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE BASED ON FINAL DESIGN AND PERMITTING.



SCALE: 1" = 2000'

	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	CONCRETE SIDEWALK PAVING
	CONCRETE PAVING
	PROPERTY LINE
	PARKING COUNT
	TRAFFIC SIGN
	DRIVE-THRU PAINTED TRAFFIC ARROWS
	TRAFFIC FLOW LANE DESIGNATION
	VEHICLE STACKING POSITION

SITE DATA	
ZONING:	B-2 (URBAN COMMERCIAL)
OVERLAY DISTRICT:	HCO (HIGHWAY CORRIDOR OVERLAY DISTRICT)
FUTURE LAND USE DESIGNATION:	(BEREA TARGETED DEVELOPMENT AREA)
PARCEL IDENTIFICATION NUMBER:	44 120U
TOTAL SITE AREA:	1,006 AC.
OPEN SPACE AREA REQUIRED (%):	0.252 AC. (25.0%)
LANDSCAPE STRIP -	15 FT
FRONT:	15 FT
SIDE (PLANTATION DR.)	5 FT
SIDE:	5 FT
REAR:	5 FT
BUILDING SETBACK -	40 FT
FRONT:	40 FT
SIDE (PLANTATION DR.)	0 FT
SIDE:	0 FT
REAR:	25 FT
BUILDING FLOOR AREA:	2,600 S.F.
FLOOR AREA RATIO MAXIMUM:	70.00%
FLOOR AREA RATIO PROPOSED:	5.90%
BUILDING HEIGHT (MAX. ALLOWED):	6'8"
BUILDING HEIGHT (PROPOSED):	21'
PARKING RATIO REQUIRED -	11 SPACES / 1000 S.F.
PARKING REQUIRED:	29 SPACES
PARKING PROVIDED:	35 SPACES
ACCESSIBLE PARKING REQUIRED:	2 SPACES



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REVISIONS

ISSUE DATE

4/28/2022 CUP SUBMITTAL

DRAWN BY: JRH

PANDA PROJECT #: D21220
ARCH PROJECT #: S#-##-D## ##



PANDA EXPRESS
TRUE WARM & WELCOME 2600
750 WARRENTON ROAD
FREDERICKSBURG, VA 22406

CONDITIONAL USE PERMIT PLAN

TRUE WARM & WELCOME 2600



PANDA EXPRESS AT 750 WARRENTON ROAD CONDITIONAL USE PERMIT

ILLUSTRATIVE PLAN



GEORGE WASHINGTON

44120X

EXISTING BANK SITE
TO BE
REDEVELOPED

44120W

4412011

44120Y

44121B

44N12

HARTWOOD

1706

17

PLANTATION DR

WARRENTON RD

WARRENTON RD

EMERGENCY