



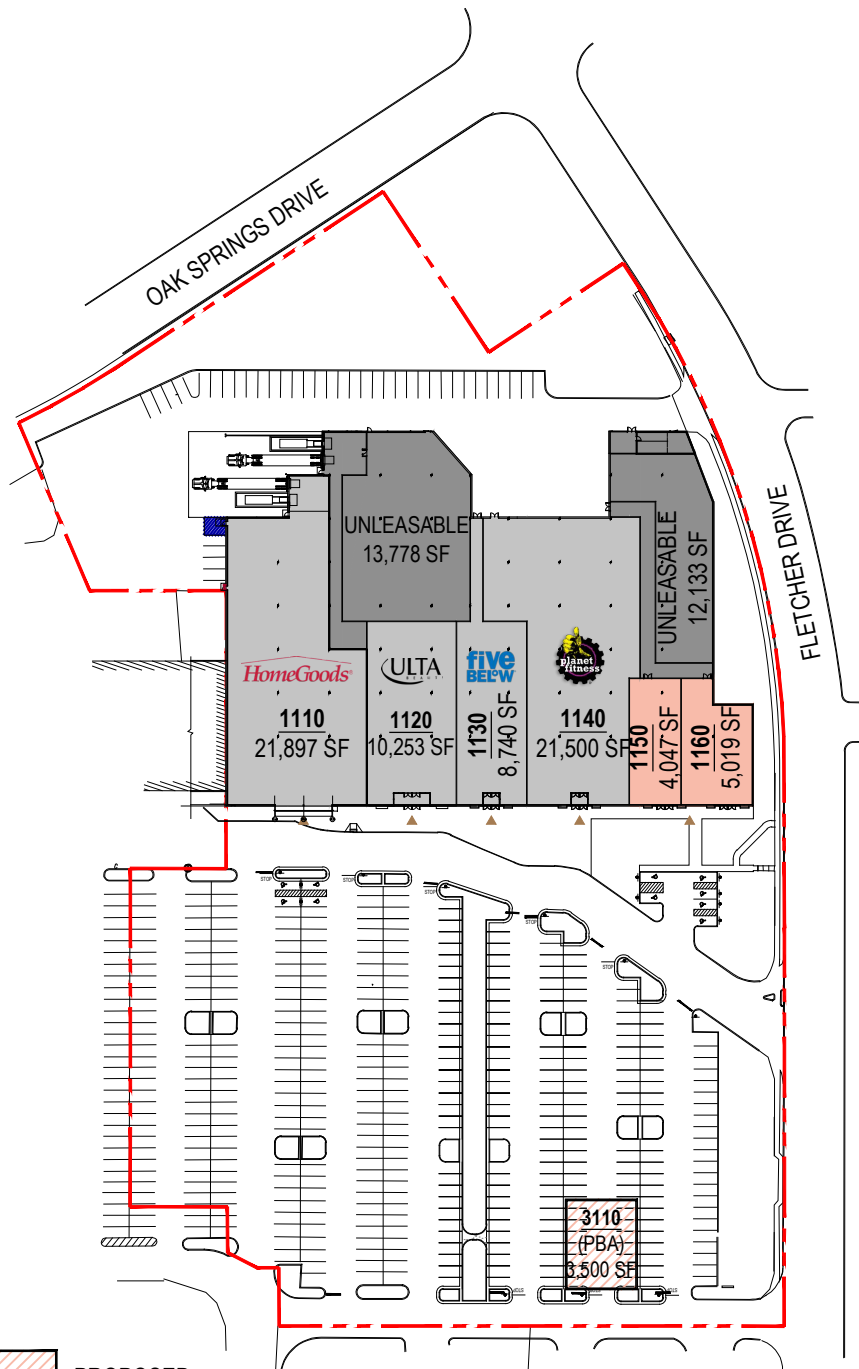
AVAILABLE
 LEASED
 PROPOSED

NOTE: THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING, LANDSCAPE AND EGRESS REQUIREMENTS MUST BE VERIFIED BY ZONING ATTORNEY AND CODE CONSULTANT. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

0 50' 100' 200' 400'

SCALE: 1" = 200'-0"

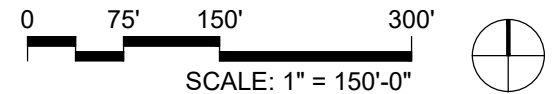




AREA CALCULATIONS	
1110 HOMEGOODS	21,897 SF
1120 ULTA	10,253 SF
1130 FIVE BELOW	8,740 SF
1140 PLANET FITNESS	21,500 SF
1150	4,047 SF
1160	5,019 SF
TOTAL	71,456 SF
PARKING (APPROX.)	444 SPACES
PARKING RATIO	1 PER 161 SF
	6.2 PER 1,000 SF
PARKING RATIO WITH PBA	
3110	3,500 SF
TOTAL	74,956 SF
PARKING (APPROX.)	400 SPACES
PARKING RATIO	1 PER 187 SF
	5.3 PER 1,000 SF

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OAK SPRINGS DRIVE

FLETCHER DRIVE

1120 RECEIVING
2,976 SF

34'-9"

UNLEASABLE
13,778 SF

98'-8"

UNLEASABLE
12,133 SF

125'-8"

HomeGoods®

1110
21,897 SF

ULTA

1120
10,253 SF

five
BEL'W

1130
8,740 SF

planet
fitness

1140
21,500 SF

1150
4,047 SF

1160
5,019 SF

110'-0"

70'-0"

55'-0"

80'-0"

40'-6"

56'-6"

20'-4"

79'-8"

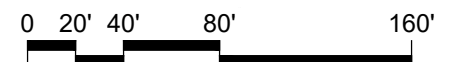


AVAILABLE



LEASED

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SCALE: 1" = 80'-0"



SERITAGE
GROWTH PROPERTIES

WARRENTON, VA

GROUND LEVEL