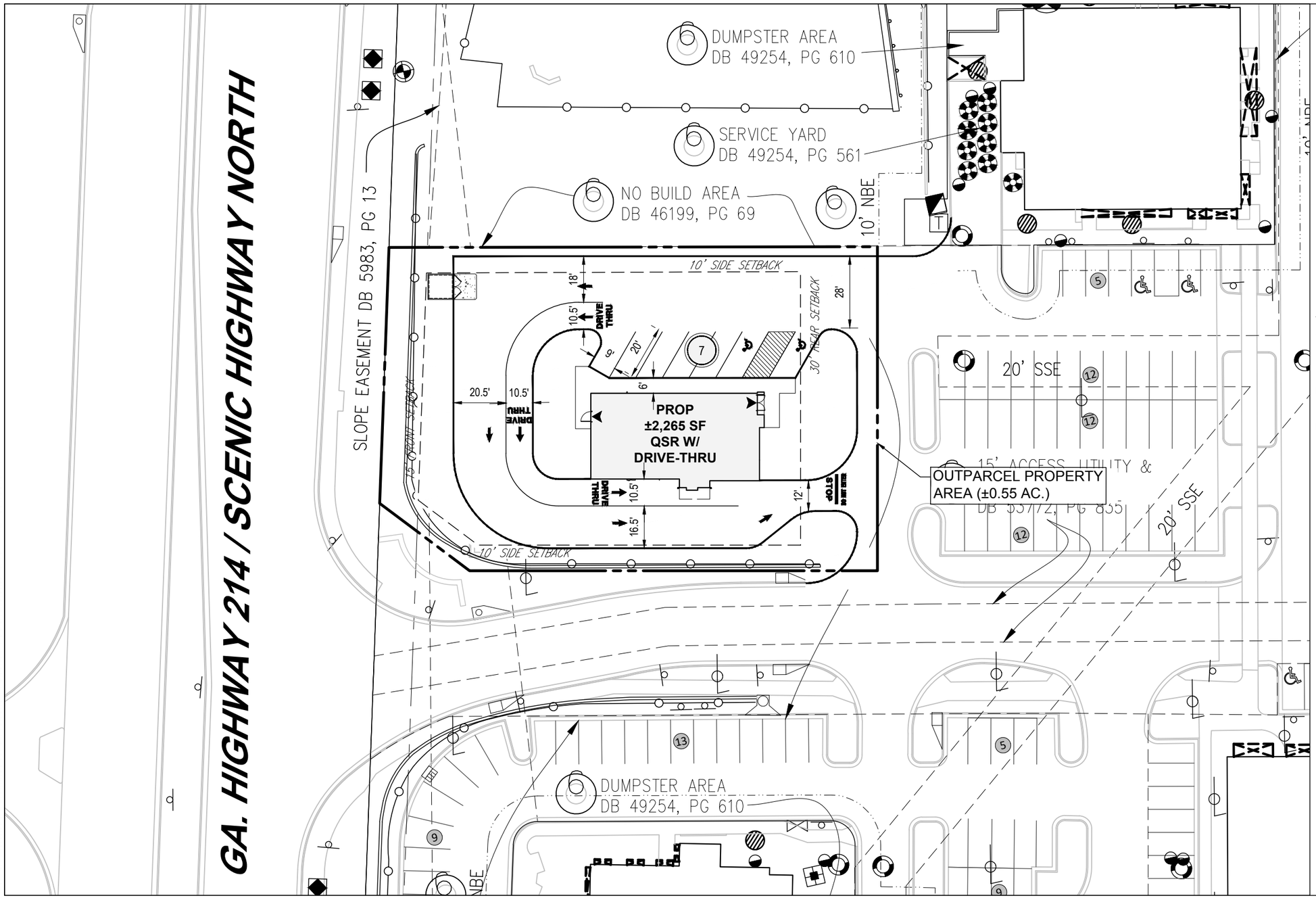

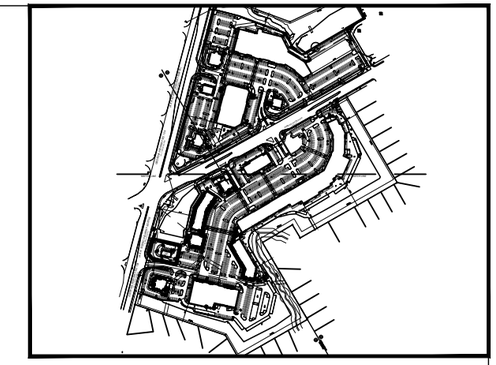

OVERALL SITE

SCALE: 1" = 1,000'

PARKING LOT CALCULATIONS

1. PARKING SPACE FORMULA: RETAIL USE / SHOPPING CENTER
   A. 1 SPACE PER 500 SQ. FT. (MINIMUM) (334,174 / 500 = 669)
   B. 1 SPACE PER 200 SQ. FT. (MAXIMUM) (334,174 / 200 = 1,671)

EXISTING PARKING SPACES ON SITE: 1,201 SPACES, INCLUDING 24 HANDICAP AND 196 PERVIOUS PARKING SPACES.

PARKING SPACES REMAINING AFTER DEVELOPMENT: 1,201 - 69 SPACES LOST + 7 SPACES PROPOSED = 1,139 SPACES REMAINING OR PROPOSED. 669 < **1,139** > 1,671 SPACES.

CONCEPT PLAN NOTES

1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
2. THE CONCEPT DEPICTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
3. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES, ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR CONSTRUCTION DOCUMENT.
4. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS PROVIDED TO THE ENGINEER, AT THE TIME OF THE ENGINEER'S PREPARATION OF THIS CONCEPT PLAN, BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AND IS SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL DUE DILIGENCE, FIELD SURVEY OR BOTH.
5. IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNS OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT, AS THE OWNER HAS DESCRIBED IT.
6. IT IS ASSUMED ZONING SETBACKS DO NOT APPLY TO OUTPARCELS LOCATED WITHIN A MASTER DEVELOPMENT

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WEBB GIN CONCEPT PLAN C-1

11/21/2023 | CA | GAA220109.00 | CPTC-1

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THE SHOPPES AT WEBB GIN | GWINNETT COUNTY

40 20 10 0 40

1"= 40'