



SITE PLAN GENERAL NOTES

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. 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 SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
2. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO BOHLER ENGINEERING AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

SITE AREA

- TOTAL SITE AREA: 789,347 SF (18.1 AC)
- EXISTING SHOPPING CENTER: 116,043 SF
- PROP MULTI-TENANT BLDG.: 5,000 SF
- EXISTING SHOPPING CENTER PLUS PROP MULTI-TENANT BLDG.: 123,043 SF

PARKING TABULATION

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|---|--------------------|
| EXISTING OVERALL PARKING REQUIRED IN SHOPPING CENTER | 355 SPACES |
| PROPOSED OVERALL PARKING REQUIRED IN SHOPPING CENTER | 370 SPACES |
| EXISTING OVERALL PARKING PROVIDED IN SHOPPING CENTER | 588 PARKING SPACES |
| PROPOSED OVERALL PARKING PROVIDED IN SHOPPING CENTER (INCLUDING PROPOSED MULTI-TENANT BUILDING) | 566 PARKING SPACES |



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

811
 PHILIPS EDISON & COMPANY
 MULTI-TENANT BUILDING
 1375 ATLANTIC COVELAND
 APOPKA, FLORIDA 32111

BOHLER
 8700 NW CORNWELL BOULEVARD
 BOCA RATON, FLORIDA 33431
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BOHLER
 SHEET TITLE: **SITE LAYOUT PLAN**
 SHEET NUMBER: **C-301**
 DATE: 09/01/2021