



SITE PLAN

SPACE	TENANT	SQ.FT.
OP-4 LEASABLE AREA		4,342 S.F.
SUITE 4-100		4,342 S.F.
OP-5 LEASABLE AREA		5,000 S.F.
SUITE 5-100		2,000 S.F.
SUITE 5-200		1,200 S.F.
SUITE 5-300		1,800 S.F.
OP-6 LEASABLE AREA		5,000 S.F.
SUITE 6-100		1,800 S.F.
SUITE 6-200		1,200 S.F.
SUITE 6-300		1,000 S.F.
SUITE 6-400		1,000 S.F.
TOTAL LEASABLE S.F.		10,000 S.F.


- FUTURE AVAILABLE SUITES
- LEASED

\*PARKING LOT STRIPING SUBJECT TO LOCAL JURISDICTIONAL APPROVALS

OP = OUTPARCEL BUILDING  
S.F. = SQUARE FEET



VICINITY MAP

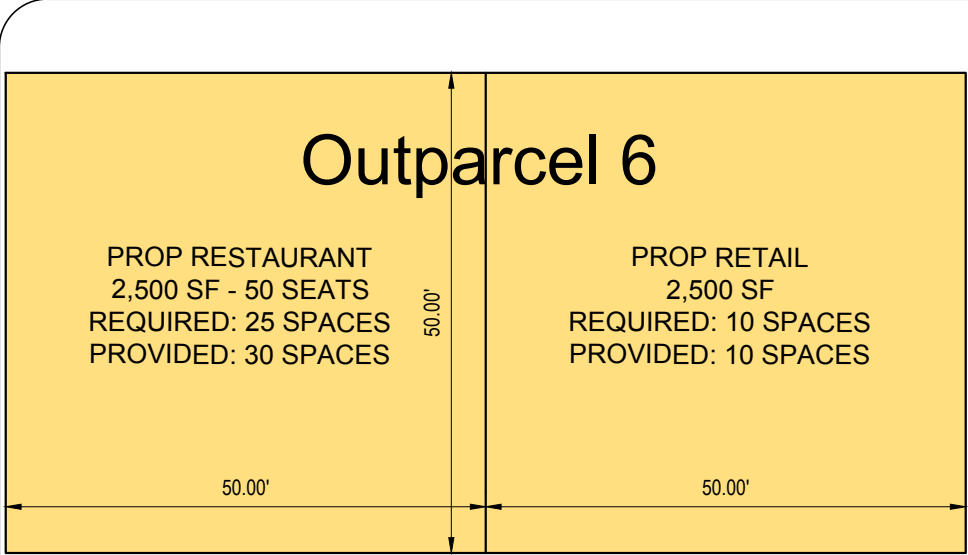
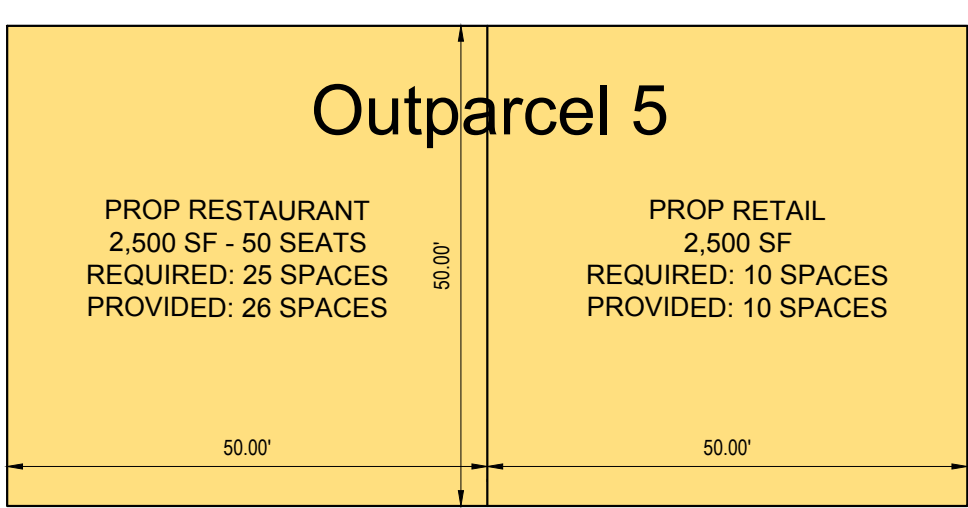
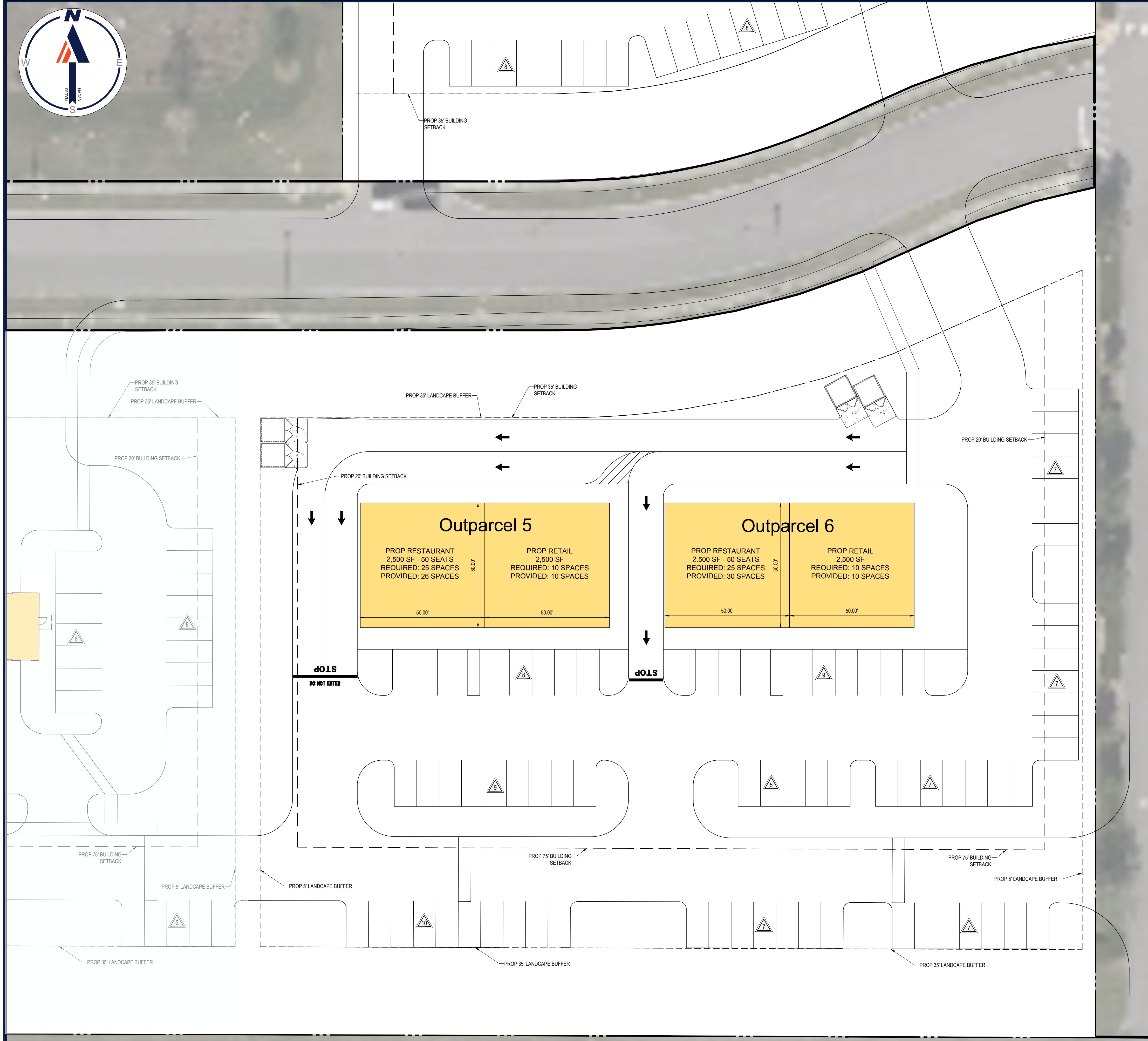
DEVELOPED BY:  
  
**PHILLIPS EDISON & COMPANY**

**SHOPPES AT AVALON - SITE PLAN**  
 SPRING HILL, FLORIDA

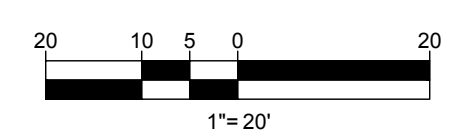
MaxDesign Group Project  
 D22-140  
 02 FEBRUARY 2023

**MaxDesignGroup**  
 Architecture - Planning - Interiors

SHOPPES AT AVALON - SITE PLAN



SITE DATA TABLE		
JURISDICTION	CITY OF SPRING HILL	
COUNTY	HERNANDO COUNTY	
CURRENT ZONING	PLANNED DEVELOPMENT PROJECT (PDP) (GENERAL COMMERCIAL)	
FUTURE LAND USE	COMMERCIAL	
OVERLAY DISTRICT	N/A	
TOTAL SITE AREA	31.275 AC	
BUILDING SETBACKS		
NORTH	35'	
SOUTH	75'	
SIDE	20'	
LANDSCAPE BUFFERS		
NORTH	35'	
SOUTH	35'	
SIDE	5'	
SITE AREAS		
OUTPARCEL 1	2.01 AC	
OUTPARCEL 2	1.61 AC	
OUTPARCEL 3	1.28 AC	
OUTPARCEL 4	1.09 AC	
OUTPARCEL 5 & 6	2.30 AC	
OUTPARCEL 7	1.79 AC	
OUTPARCEL 8	2.23 AC	
BUILDING AREAS		
EX PUBLIX	46,031 SF	
EX INLINE "RETAIL A"	3,500 SF	
EX INLINE "RETAIL B"	13,658 SF	
OUTPARCEL 1	0 SF	
OUTPARCEL 2	± 8,000 SF	
OUTPARCEL 3	± 2,600 SF	
OUTPARCEL 4	± 1,800 SF	
OUTPARCEL 5 & 6	± 10,000 SF	
OUTPARCEL 7 (EX 7-11)	X,XXX SF	
OUTPARCEL 8	± 18,700 SF	
PARKING		
PARCEL	REQUIRED	PROPOSED
OUTPARCEL 1	2 SPACES PER 100 UNITS: 13 SPACES	24 SPACES
OUTPARCEL 2	4 SPACES PER 1,000 SF: 32 SPACES	47 SPACES
OUTPARCEL 3	3.5 SPACES PER 1,000 SF: 10 SPACES	34 SPACES
OUTPARCEL 4	3 SPACES PER BAY: 12 SPACES	29 SPACES
OUTPARCEL 5 & 6	RESTAURANT: 0.5 SPACES PER SEAT: 50 SPACES RETAIL: 4 SPACES PER 1,000 SF GFA: 20 SPACES	79 SPACES
OUTPARCEL 8	4 SPACES PER 1,000 SF: 76 SPACES	77 SPACES



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

REVISIONS			
REV	DATE	COMMENT	DRAWN BY / CHECKED BY

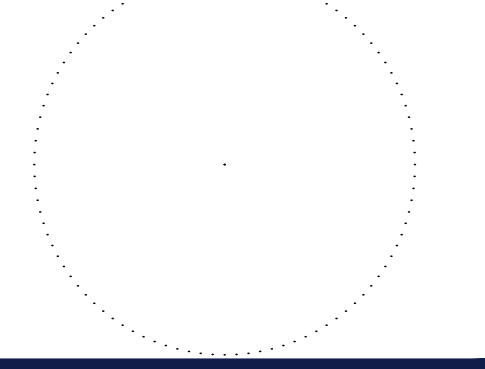
**811**  
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 ALWAYS CALL 811  
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**FOR CONCEPT PURPOSES ONLY**

PROJECT No.: FLB210136  
 DRAWN BY: NBH  
 CHECKED BY: AS  
 DATE: 01/14/2022  
 CAD ID: CPTA-0

**PHILLIPS EDISON & COMPANY**  
 PROPOSED OUTPARCEL DEVELOPMENT  
 SHOPPES AT AVALON  
 HERNANDO COUNTY  
 SPRING HILL, FL

**BOHLER**  
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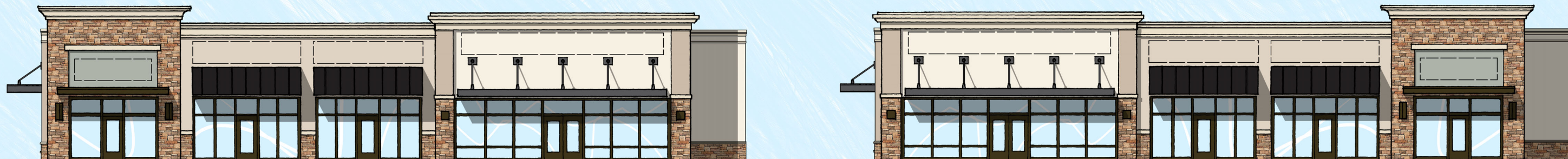


SHEET TITLE:  
**OUTPARCEL 5 & 6 CONCEPT PLAN**

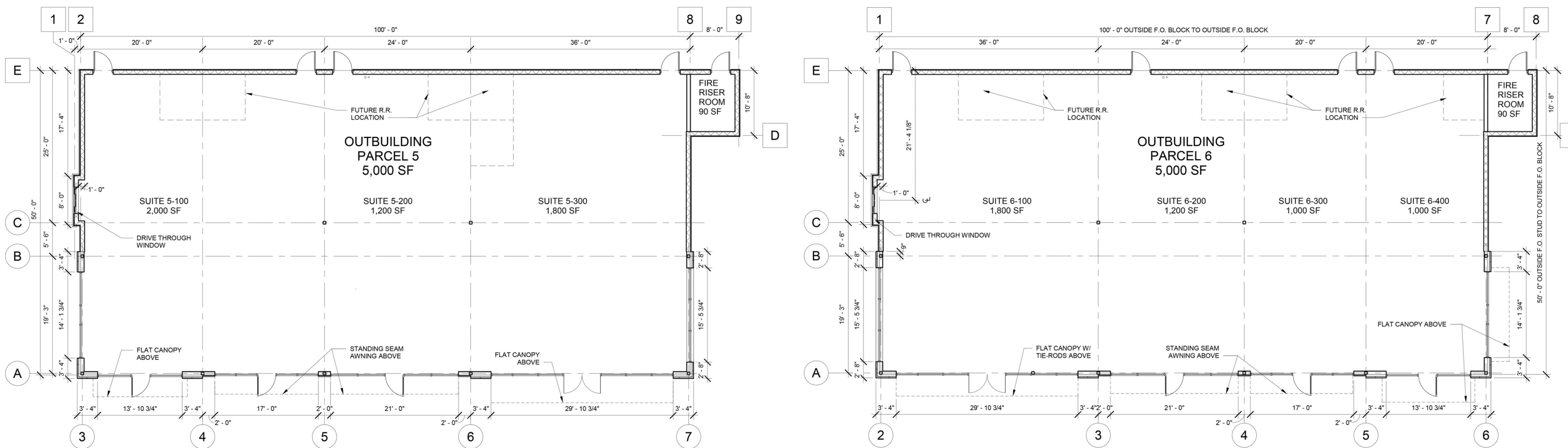
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**CPT-0**

ORG. DATE - 01/14/2022

May 18, 2022  
 C:\PROGRAMS\AT\BOHLER\PROJECTS\2022\TEMP\AC\PUBLISH\71816\FB\10136\CPT-0-1\LAYOUT\OUTPARCEL 5 & 6 CONCEPT



OP-5 AND OP-6 FRONT ELEVATIONS



OP-5 AND OP-6 FLOOR PLANS

DEVELOPED BY:



SHOPPES AT AVALON - OUTPARCEL  
BUILDINGS 5 AND 6 ELEVATIONS AND PLANS  
SPRING HILL, FLORIDA

MaxDesign Group Project  
D22-140

20 JANUARY 2023

