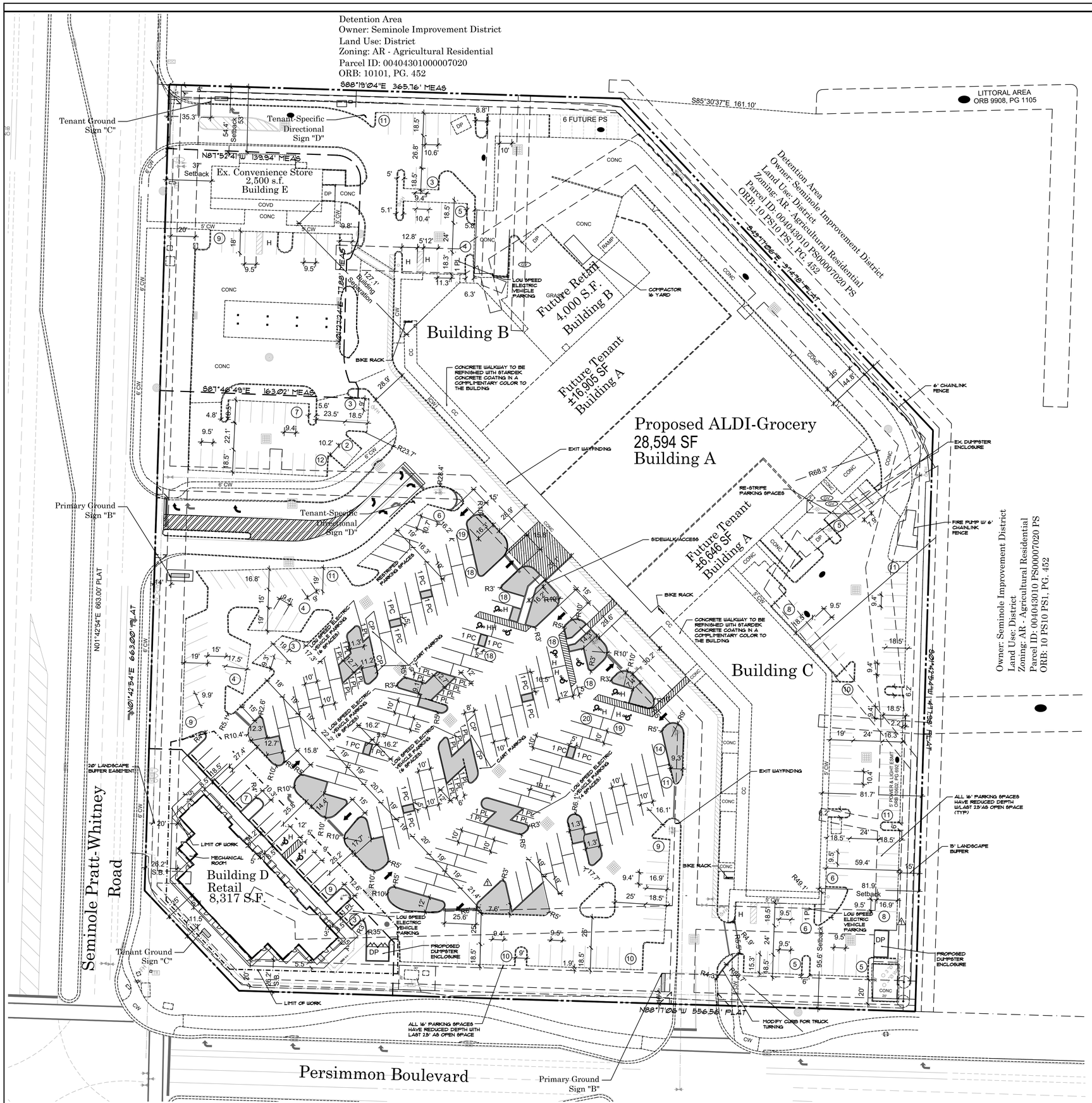

Grove Market at Westlake

Site Data					10/02/24
DESCRIPTION		SITE PLAN MODIFICATION			
CONTROL NAME		GROVE MARKET @ WESTLAKE			
PETITION NUMBER		SPM-2024-04			
FUTURE LAND USE DESIGNATION		DOWNTOWN MIXED USE			
EXISTING ZONING DISTRICT		MU			
EXISTING USE		GROCERY STORE			
PROPOSED USE		GROCERY STORE/RETAIL			
SECTION TOWNSHIP RANGE		S01 T43 R40			
PCN(S)		77-40-43-01-01-001-0030			
TRAFFIC ANALYSIS ZONE (TAZ)		864			
GROSS SITE AREA		9.980 ACRES			
		434,729 S.F.			
	REQUIRED SF		PROVIDED SF		
PERVIOUS SURFACE AREA	108,682.25		109,590	25.2%	
IMPERVIOUS SURFACE AREA	-	-	325,139	74.8%	
TOTAL BUILDING SQUARE FOOTAGE		**91,494 S.F.**			
PROPOSED - GROCERY STORE - BUILDING A		28,594 S.F.			
FUTURE RETAIL - BUILDING A		16,905 S.F.			
FUTURE RETAIL - BUILDING A		6,646 S.F.			
RETAIL - BUILDING B		7,882 S.F.			
FUTURE RETAIL BUILDING B		4,000 S.F.			
RETAIL - BUILDING C		16,650 S.F.			
RETAIL - BUIDLING D		8,317 S.F.			
CONV. STORE W/GAS SALES - BLDG E		2,500 S.F.			
FUEL STATIONS		8 Stations (4 Islands)			
BUILDING DATA	**REQUIRED**		**PROVIDED**		
BUILDING COVERAGE	45% MAX		21.0%		
NUMBER OF STORIES			1 STORIES		
FLOOR AREA RATIO			0.2		
BUILDING SETBACKS	**REQUIRED**		**PROVIDED**		
FRONT SETBACK (WEST)	20'	MIN.	26.2'		
SIDE SETBACK (NORTH)	10'	MIN.	54.4'		
SIDE SETBACK (SOUTH)	10'	MIN.	26.2'		
REAR SETBACK (EAST)	20'	MIN.	44.8'		
BUILDING SEPERATION	20'	MIN.	20'		
PARKING DATA					
	REQUIRED		**PROVIDED**		
TOTAL PARKING	**385**	**SPACES**	**409**	**SPACES**	
EXISTING - RETAIL/GROCERY Buildings A,B,C	319	SPACES 1/240 s.f.	348	SPACES	
FUTURE RETAIL Building B	17	SPACES 1/240 s.f.	17	SPACES	
CONVENIENCE STORE W/PUMPS Building E	14	SPACES 1/240 s.f.+ 1/gas pump island (4 islands)	9	SPACES	
FUTURE OUTPARCEL Building D	35	SPACES 1/240 s.f. as approved	35	SPACES	
HANDICAP SPACES (INCLUDED IN TOTAL)	9	SPACES	13	SPACES	
LOW SPEED ELECTRIC VEHICLE (INCLUDED IN TOTAL)	- Assumed 5% - Not Required As of Now	SPACES	25	SPACES	
MOTOR CYCLE /COMPACT CAR (INCLUDED IN TOTAL)	-	SPACES	12	SPACES	
LOADING SPACES	3	SPACES	3	SPACES	
BICYCLE PARKING	**19**	**SPACES**	**21**	**SPACES**	

NOTES: PBC MU REQUIREMENTS MIN. 4/1,000 TO A MAX. OF 6/1000
CITY OF WESTLAKE REQUIREMENT - BY USE 1/240 S.F.

The Grove Market at Westlake
Non-Conformities Chart

Westlake Code	Required	Provided
Ordinance No. 2019-10 Off-Street Parking Table 8-1 Min. Dimensions	60° Parking - Retail Width: 9.5' Depth: 19.0' Module Width: 53'	60° Parking - Retail Width: 9' Depth: 16'-8' Module Width:50.8'
Ordinance No. 2019-10 Off-Street Parking Table 8-1 Min. Dimensions	90° Parking - Retail Width: 9.0' Depth: 18.5' Aisle Width: 25' Module Width: 62'	90° Parking - Retail Width: 9' + Depth: 18.5'/16' with overhang Aisle Width: 21.5' Module Width: 59.1'
Ordinance No. 2019-7 Article III – Section 4.26 A) Interior Planting Areas	2) Parking in a Row – 10 spaces Alt. parking – increased to 15 if divider median 8) terminal island – 8' excluding curb	2) Parking in a Row – increased to (3)11 spaces, (1) 12 space runs 8) terminal island – 4.8' excluding curb

Legend

CP	CART STORAGE	MAX	MAXIMUM
DP	DUMPSTER	MIN	MINIMUM
H	HANDICAP PARKING SPACE	TYP	TYPICAL
PS	PARKING SPACES	R/W	RIGHT-OF-WAY
PC	PARKING COMPACT \ MOTORCYCLE	SF	SQUARE FOOT
POB	POINT OF BEGINING	CW	CONCRETE WALK
POC	POINT OF COMMENCEMENT	UE	UTILITY EASEMENT
ORB	OFFICIAL RECORD BOOK		SANITARY MANHOLE
PG	PAGE(S)		STORM MANHOLE
HT	HEIGHT		STORM INLET
MAX	MAXIMUM		TRAFFIC SIGN

0 20' 40' 80' 120'

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ALDI Inc.
1177 North State Road 7
Royal Palm Beach, FL 33411
(561) 640-0000
ALDI

NO.	DATE	DESCRIPTION	DRN. BY

REVISIONS

SITE PLAN
FOR REFERENCE

BASED ON DOCUMENT PREPARED FOR GROVE MARKET SHOPPING CENTER BY GENTILE GLAS HOLLOWAY O'MAHONEY & ASSOCIATES, INC., DATED 02/17/2023. ©

PROJECT LOCATION:
ALDI Store #0213
5042 SEMINOLE PRATT WHITNEY RD.
WESTLAKE, FL 33470
CP# 20240003
CP# 2230109

DRAWN BY: RB
DATE: 09/13/24
CHECKED BY:

STORE NO.: 0213

SEAL:

DRAWING 01 OF --

SHEET SP-1