

Grove Market at Westlake SPM-2023-05 DOWNTOWN MIXED USE RETAIL/ GROCERY/ CONVENIENCES STORE W/ GAS MEDICAL OFFICE/ RETAIL/ GROCERY/ CONVENIENCES STORE W/ GAS S01 T43 R40 77-40-43-01-01-001-0030 PROVIDED SF 109,590 SPACES LOW SPEED ELECTRIC VEHICL MOTOR CYCLE /COMPACT CAP 3 SPACES BICYCLE PARKING 19 SPACES 21 SPACES

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 Vilidh: 9.0' Depth: 18.5' Alsle Wildh: 25' Module Wildh: 62'	90° Parking - Retail Width: 9' + Depth: 19.5/16' with overhang Aisle Width: 21.5' Module Width: 59.1'	
Ordinance No. 2019-7 Article III – Section 4.26 A) Interior Planting Areas	Parking in a Row – 10 spaces Alt. parking – increased to 15 if divider median 8) terminal island – 8' excluding ourb	Parking in a Row – increased to (3)11 spaces, (1) space runs b) terminal island – 4.8' excluding curb	

CART STORAGE	MIN
DUMPSTER	TYP
HANDICAP PARKING SPACE	R/W
PARKING SPACES	SF
PARKING COMPACT \ MOTORCYCL	CW
POINT OF BEGINING	UE
POINT OF COMMENCEMENT	∰
OFFICIAL RECORD BOOK	-

MINIMUM TYPICAL RIGHT-OF-WAY SQUARE FOOT CONCRETE WALK UTILITY EASEMENT SANITARY MANHOLE STORM MANHOLE



Gentile Glas Holloway O'Mahoney Planners
Figure (Consult)

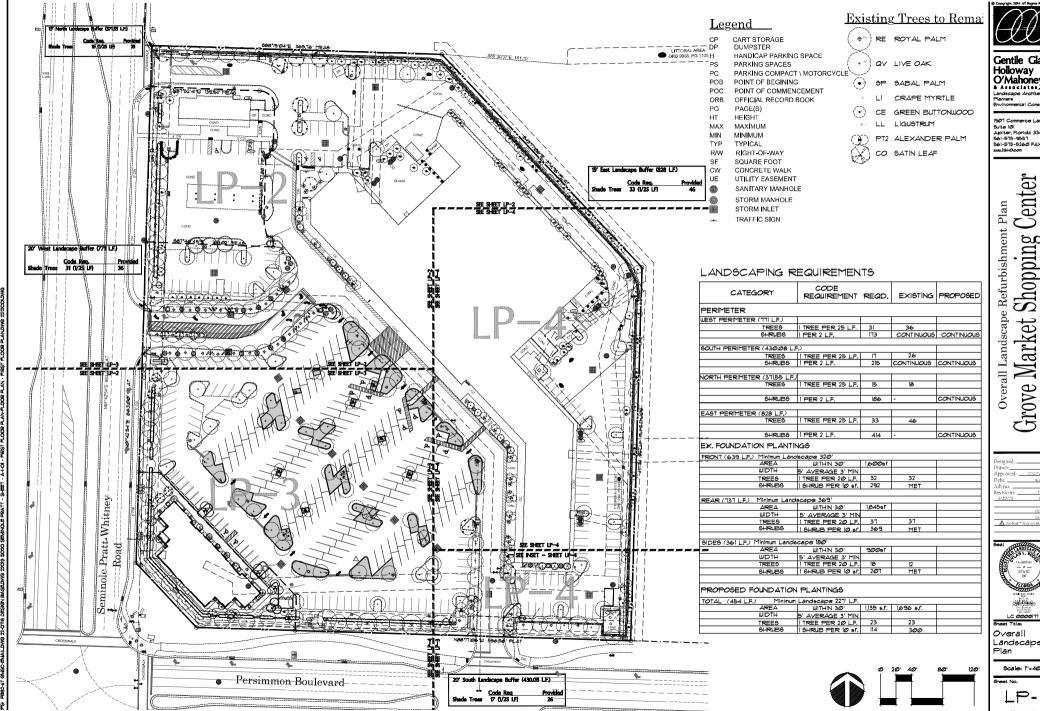
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Center Grove Market Shopping

Site Plan Scale: 1"=40"

SP-

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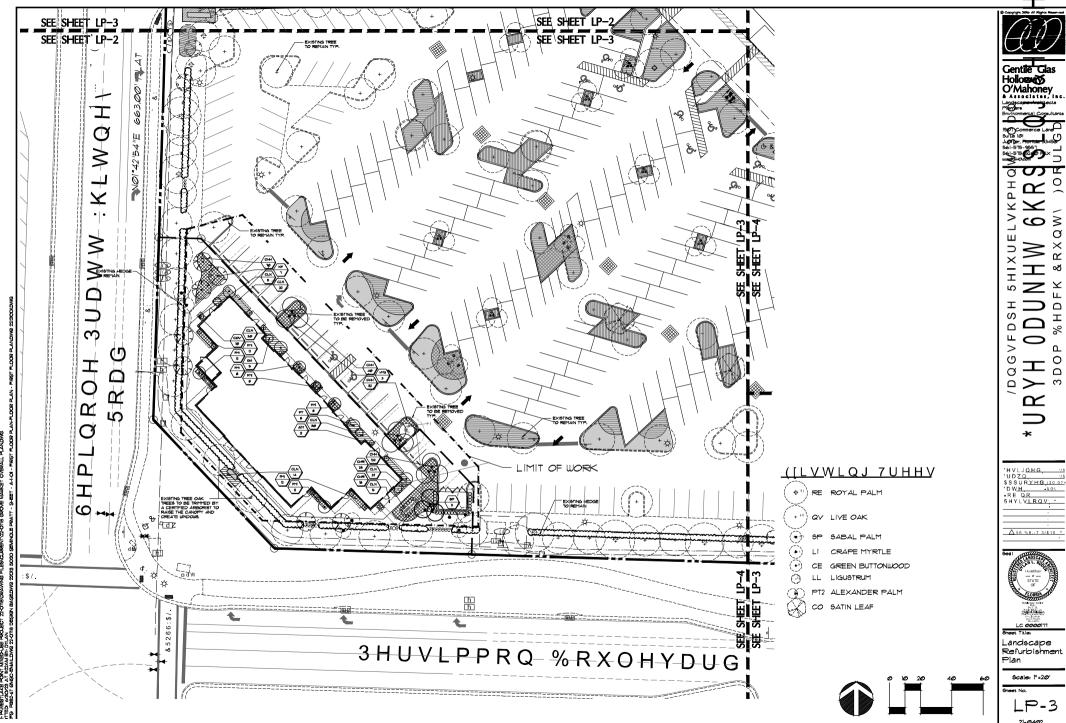
Grove Market Shopping



Landscape

Scale: 1"=40"

LP-



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Specifications - Exterior Plants

1.4: QUALITY ASSURANCE:

SOIL AMAIN'SIS SHALL BE CONDUCTED BY THE LANDCAPE CONTACTOR PRIOR TO APPLICATION OF ANY SOIL AMENDMENTS. FERTILIZERS AND BACKER! LANDCAPE CONTACTOR PRIOR TO APPLICATION OF ANY SOIL AMENDMENTS, FERTILIZERS AND BACKFILL MIXTURES. THE LANDSCAPE CONTACTOR SHALL USE A QUALIFIED SOIL TESTING LABORATORY

THE RESULT OF THE SOIL TESTS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO THE APPLICATION OF SAID MATERIALS. ADJUSTMENTS TO THE SOIL AMENDENTS MAY BE MADE UPON COIGULTATION WITH THE OWNER AND THE LANDSCAPE ARCHITECT.

1.5: DELIVERY, STORAGE AND HANDLING:

PRUNING OF TREES SHALL BE DONE ON SITE AFTER PLANTING FOR DAMAGED LIMBS OR AS DIPECTED TO MPROVE OVERALL PLANT APPEARANCE. DO NOT REMOVE MORE THAN 15% OF BRANCHES, PRUNING METHODS SHALL FOLLOW STANDARD HORTICULTURAL PRACTICES USING APPROPRIET GOLS, LOPPING, SHEARING OR TOPPING OF PLANT MATERIAL WILL BE GROUNDS FOR REJECTION. DAMAGED, SCARRED, FRAYED, SPLIT OR SKINNED BRANCHES, LIMBS OR ROOTS TO BE PRUNED BACK TO LIVE WOOD. THE CENTRAL LEADER OR BUD SHALL BE LEFT INTACT UNLESS SEVERELY DAMAGED.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE, THIN OUT STRUCTURE AND REMOVE NOT MORE THAN 15% OF BRANCHES.

1.6: WARRANTY:

WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEATH AND UNHEAL THY CONDITION. EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER CAMANGE BY OTHERS AND UNUSUAL HERMOMENA BEFORD CONTRACTIONS CONTROL REPLACEMENTS SHALL BE MADE WITH COMPATIBLE SIZE AND QUALITY OF MATERIAL AT A TIME REQUESTED OR ACCEPTABLE BY THE OWNER OR LANDSCAPE ARCHITECT, PLANT MATERIAL RESCRED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED WITHIN FIVE (5) WORKING DAYS AND REPLACED BEFORE THE FINAL INSPECTION FOR COMPLETION WILL BE SCHEDULED, WARRANTY ON REPLACEMENT PLANTS SHALL BE 194A FROM THE DATE OF FINAL ACCEPTANCE OF THE REPLACEMENTS, ANY DAMAGE TO LANDSCAPE, SODDED OR SEEDED AREAS DURING REPLACEMENT OF PLANT MATERIAL SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR.

1.7: MAINTENANCE SERVICE:

MANTENANCE AND GENERAL CLEAN UP SHALL BE PERFORMED DAILY, MANTENANCE SHALL INCLUDE BUT NOT BE LUMBED TO WATERION, WEEDING, CLUTWING, RESTORATION OF GRADE, REMOVAL OF LUTTER, MOWING, PRUNING, RESETTING SETTLED PLANTS, REMOVING, REPAIRING OR REPLACING STAKES AND CUYS, PROTECTION FROM INSECTS AND DISEASES, FERRILIZATION AND SMILLAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND HEALTHY PLANT MATERIAL. MAINTENANCE SHALL BEGIN AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR NINETY (90) DAYS FROM THE DATE OF FINAL ACCEPTANCE.

1.8: QUANTITIES, LOCATION AND SUBSTITUTIONS:

JOANNI I IES, LOGATION AND SUBSTITUTIONS.

THE QUANTIES OF HAVE TAKEPIUS SHOWN ON PLANS SHALL TAKE PRECEDENCE OVER THE PLANT QUANTIES ON THE PLANT LIST, THE LANGEGAPE ARCHITED INSERVES THE RIGHT TO ALLUST THE OWNER OF THE PLANT LIST, THE LANGEGAPE ARCHITED INSERVES THE RIGHT TO ALLUST THE OWNER OF THE PLANT ARCHITECT THE OWNER OF THE OWNER OW PERMITTED WITHOUT WATTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. THE DWINER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO NOT ACCEPT PLANT MATERIAL THAT DOES NOT, IN THE OPINION OF THE OWNER AND/OR LANDSCAPE ARCHITECT, MEET THE SPECIFICATIONS HEREIN.

: PLANT MATERIAL:

PROMDE 322S AND SPECIFICATIONS OF PLANTS AS SHOWN ON PLANS OR LISTED ON PLANT LIST. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHER PLANTS SHALL CONFORM TO THE STAMDARD OF FORDON OF IN BETTER AS CHEW, IN THE LATEST EDITION OF GROBES AND STAMDARDS FOR MUSERLY PLANTS BY FO ORDON DEPARTMENT OF AGRICULTURE, PART LIND. I. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF A MUSERWHEN, INC, (ANS) SULETIN Z. 60.1—1996 AND AS

SPECIMEN PLANTS SHALL BE FLORIDA FANCY OR BETTER AND SHALL CONFORM TO THE LITERATURE STANDARDS LISTED ABOVE.

TOP SOUL.

TOPSOLE, SHALL BE FRIABLE FERTILE SOIL WITH REPRESENTATIVE CHARACTERISTICS OF AREA SOLS, IT SHOULD BE FREE OF HEAVY CLAY, SLT. STONE, EXCESS LIME, SHELL ROOK, FLANT ROOTS, WEDDS.

SEMILIAN, TOPSOLE OF HIM TOPSOLE SOURCESSES TO SHELL ROOK, FLANT ROOTS, WEDDS.

SEMILIAN, TOPSOLE ON HIM TOPSOLE, ST. SHALL TEST STEWERS HE FER HEAVE OF SET OF LINESS OTHERWISE SPECKHED AND CONTAIN NO TOMOR RESIDUE OR SUBSTANCES THAT WOULD ENDANGER FLANT \$2.25 CROWNTH. FOR TOPSOLE IS NOT A VALUABLE ON STIEL IT SHALL SE MORNET FOR FORM LOCAL SOURCES WITH SIMLAR SOIL, CHARACTERISTICS TO THAT FOUND AT PROJECT STIE. OBTAIN TOPSOLL ONLY FROM HATCHALLY WELL OFFICIAL SOURCES WITH AN AUTHORITY OF WHICH PROVIDED THE STIELD AND THE STIELD

2.5: NORGANIC SOIL AMENDMENTS:

SAND SHALL BE CLEAN SALT-FREE AND CONTAINING NO EXTRANEOUS MATTER

SOIL CONDITIONER SHALL BE AMS "REGULAR" CALCIINATED DIATOMACEOUS BARTH, MFG, BY EP MINERALS, LLC, APPLIED AT 10% BY VOLUME. CONTACT AMS, INC., 886-568-3722 FOR LOCAL DISTRIBUTOR. SOL. CONDITIONER SHALL CONTAIN THE FOLLOWING PROPERTIES:

OPALINE SILICA (SiO2) POROSITY 82% ABSORPTION (ASTM F-726) 114% 0.1-1.0 MICRON PORE SIZE CEC

2.6: ORGANIC SOIL AMENDMENTS:

PEAT HUMLIS SHALL BE DECOMPOSED PEAT WITH NO IDENTIFIABLE FIBERS OR IF AVAILABLE, MUCK MAY BE SUBSTITUTED AND SHALL BE FREE FROM STONES, EXCESSIVE FLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER, MUCK SHALL NO! BE OVERLY SATURATED WITH WATER.

2.7: FERTILIZATION:

PROVIDE FERTILIZER UNIFORM IN COMPOSITION, DRY, AND IN A FREE FLOWING CONDITION FOR APPLICATION BY SUITABLE EQUIPMENT, AND DELIVER IN UNOPENED BAGS OR CONTAINERS, EACH FULLY

FERTILIZE TREES, SHRUBS AND GROUND COVERS WITH "MILORGANTE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANTE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING, DO NOT TOUCH THE PLANT WITH THE FERTILIZER, WATER IN FERTILIZER ACTER MULCHING, APPLY MILORGANTE" FERTILIZER AT THE FOLLOWING RATE:

5.00 LBS, OR 14.5 CUPS / PALMS 3.00 LBS, OR 8.70 CUPS / 12.16 MATERIAL 2.00 LBS, OR 5.80 CUPS / 8.12 MATERIAL 0.69 LBS OR 2.00 CUPS / 6.8" MATERIAL 0.19 LBS OR 1/2 CUP / 3 GAL, MATERIAL 0.10 LBS, OR 1/4 CUP / 1 GAL MATERIA

2.8: MULCHES:

MULCH TO BE APPLIED TO ALL PLANTING BEDS, 3" THICK MIN.

PINE STRAW MULCH SHALL BE APPLIED ONLY TO THOSE AREAS AS INDICATED ON THE PLAN. APPLY 8" FLUFFED.

2.3" THICK AFTER COMPACTION.

2.10:PLANTING SOIL MIX:

BACKFILL MIXTURE: 1/2 PARENT SOIL, 1/2 MIXTURE (1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS).

3.1: PLANTING BED ESTABLISHMENT:

PREPARATION: PRIOR TO THE INSTALLATION OF PLANTS, THE SITE SHALL BE FREE OF WEEDS, GRASS, SOD, DEBRIS, ROCKS OR OTHER MATERIAL MAKING THE SITE UNPLANTABLE. FOR FINAL ACCEPTANCE ALL PLANTED AREAS SHALL BE WEED FREE.

FINISH GRADING: THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND GRADING OF TOPSOIL, IF NECESSARY, WITH THE GENERAL CONTRACTOR, TO INSURE THE SITE IS AT FINISH GRADE PRIOR TO INSTALLIANG PLANTS.

LAYOUT PLANTS ACCORDING TO LANDSCAPE PLANS. IF A CONFLICT ARISES AS TO THE LOCATION, SPACING OR OTHER CONFLICT, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.

SIGNATE EFTO THO AND ONLEASE IS 107 THES THE EMALETE OF TREE BILL AND INST LESS THAN EDISERTAL OF THE STATE O

3.2: PLANTING SHRUBS:

EXCAVATE PIES OR TRENCH TWO (2) TIMES DIAMETER OF BALLS OR CONTAINERS, AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEBRIT, COMPACT A LAYER OF BACKFILL MIXTURE IN BOTTOM BEFORE PLACING PLANTS, CONTAINER GROWN MATERIALS SHALL BE PLANTED WITH 44 HOURS AFTER DELIVERY TO SITE. PLACE PLANT IN PIE ABO BACKFILL AROUND PLANTS WITH BACKFILL MIXTURE. COMPACTED 10 ELIMINET WIS ON A PROCEST. WATER THOROUGHLY AS LAYERS ARE PLACED, FORM AS "HIGH BERMOR POIL BEYOND THE DOES OF EXCAVATION, APPLY PERMIT LEYER AS SPECIFIED AND THIN MIXTURE WITH THE PROPERTY OF THE THIN THE PLACED.

3.4: PLANTING GROUNDCOVERS:

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, AND SPREAD BACKFILL MIXTURE

SPACE PLANTS AS OTHERWISE INDICATED, DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS. COMPACT BACKFILL TO ELINIMATE VOIDS, AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY, APPLY PERILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST, LETTING PLANT FOLIAGE ASOVE MULCH. MULCH SHALL BE SPREAD BEFORE PLANTING PLANTS IN FOR ILSES THAN 16 ALLOW SEE (4), LINESS, ETC.).

Specifications - Lawns and Grasses

2,1: PRODUCTS:

SOO SHALL MEET AMERICAN SOD PRODUCES ASSOCIATION STANDARDS FOR NURSERY GROWN SOD FOR THICKNESS OF CUT, PAS USEE STRENGTH OF SECTIONS, MOBITURE CONTENT AND HATCH, SOD SHALL BE QUARANTEED TO BE UPPOINT O COOK, LEAT FETUTIES, AND SHOPD DENSITY AND FREE OF WEED, BEBASE, FUNIOUS, INSCIDENCE OR OTHER IMPERFECTIONS AND SUPPLIENTLY KINTTED TO SUSTAIN GROWTH, SOD SHALL BE MOVED FOR FINAL ACCEPTANCE.

2.3: FERTILIZER:

FERTILIZE TURE AREAS WITH TYPE 1 FERTILIZER, COMPLYING WITH THE STATE FERTILIZER LAWS. THE FERTILIZER SHALL BE CHEMICALLY DESIGNATED WITH 128-8, PROVIDE AT LEAST 50% OF THE PHOSPHORE AND FROM NORMAL SURFER PROSPHETE OR AN EQUIVALENT SOURCE PROVIDENS A MINIMUM OF TWO UNITS OF SULPUR. THE AMOUNTS OF SULFUR AND ALL OTHER CHEMICAL SHALL BE INDICATED ON THE QUANTITATIVE AMANYS CANTACHED TO THE UNDPRINE DAY.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS, ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

ERTILES SOLATHER ATE OF APPROXIMATELY 10.189, PER 100.95, SPIEAD FERTILEER COURTHE ARBEATO RECEIVED GRASS BY USING MA APPROVIDE DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILEER IN TO THE TOP 2"OF FORSOL.

SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING

LAY SOD, STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP, STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES, WORK STEED SOL MINITIO MINDS CRACKS BETWEEN PECCES OF SOO AND REMOVE EXCESS SOLD EPOSITS FOOM SOODED AGRAGS, SOO ON SLOPES GREATER THAN 3: SHALL BE STAKED IN PLACE. ROLL OR TAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY

Landscape Certificatoin

General Notes: SOD TO BE ST. AUGUSTINE

ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

ALL CONSTRUCTION DEBRIS & HARDPAN TO BE REMOVED FROM PLANTING BEDS TO A DEPTH OF 30'

ABOVE AND BELOW GROUND UTILITIES SHALL BE VERIFIED AND LOCATED BY THE LANDSCAPE ABOVE AND BELOW PRODUCT OF THE SHALL BE VENTILED AND LOCATED BY THE EMPOSAR ARE AVAILABLE. CONTRACTOR PRIOR TO COMMENCING WORK IN THE PROJECT AREA, IF UTILITY PLANS ARE AVAILABLE. THE CONTRACTOR SHALL EXAMINE THEM AND BRING MAY AND ALL CONFLICTS TO THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT. WHEN WORKING IN AN AREA WHERE KNOWN UTILITIES EXIST. UTILITY LOCATIONS MAY NEED TO BE STAKED BY A SURVEYOR OR THE UTILITY COMPANIES. THE CONTRACTOR HAS THE OPTION TO CONTACT 811TO SCHEDULE LOCATION OF THE UTILITIES WHICH SUBSCRIBE TO THER SERVICE.



Gentile Glas Holloway O'Mahoney & Assaclates, Inc.

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