

Gentle Glas Holloway O'Mahoney & Associates, Inc. Landscape Architects Planners Environmental Consultants

1907 Commerce Lane Suite 101 Jupiter, Florida 33458 561-575-9551 561-575-5260 FAX www.2GHO.com

Site Plan

Grove Market Shopping Center

West Lake, Florida

Designed: DLR
Drawn: DLR
Approved: GGG/ROM/AMH
Date: July 21, 2021
Job no.: 21-0402
Revisions: 7/29/2021
8/11/2021
09/10/2021
09/22/2021
09/24/2021

Seal

LC 000117
Sheet Title:

Site Plan

Scale: 1" = 40'

Sheet No.

SP-1

21-0402

Grove Market at Westlake

9/24/2021

DESCRIPTION	SITE PLAN MODIFICATION		
CONTROL NAME	GROVE MARKET @ WESTLAKE		
APPLICATION NUMBER	SPR-2021-08		
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE		
EXISTING ZONING DISTRICT	MU		
PROPOSED USE	RETAIL/GROCERY/CONVENIENCES STORE W/ GAS		
SECTION TOWNSHIP RANGE	SAME		
PCN(S)	S01 T43 R40		
TRAFFIC ANALYSIS ZONE (TAZ)	864		
GROSS SITE AREA	9,960 ACRES		
	434,729 S.F.		
	REQUIRED SF	PROVIDED SF	
PERVIOUS SURFACE AREA	108,682.25 25% MAX	109,590 25.2%	
IMPERVIOUS SURFACE AREA	-	325,139.00 74.8%	
TOTAL BUILDING SQUARE FOOTAGE	86,852 S.F.		
GROCERY STORAGE BUILDING A	52,145 S.F.		
RETAIL - BUILDING B	7,882 S.F.		
FUTURE RETAIL BUILDING B	4,000 S.F.		
RETAIL - BUILDING C	16,650 S.F.		
FUTURE - RETAIL - BUILDING D	3,675 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	20.0%	
NUMBER OF STORIES		1 STORIES	
FLOOR AREA RATIO		0.2	
BUILDING SETBACKS	REQUIRED	PROVIDED	
FRONT SETBACK (WEST)	20'	MIN. 37'	
SIDE SETBACK (NORTH)	10'	MIN. 53'	
SIDE SETBACK (SOUTH)	10'	MIN. 95.6'	
REAR SETBACK (EAST)	20'	MIN. 81.9'	
BUILDING SEPARATION	20'	MIN. 20'	
PARKING DATA	PBC REQUIRED	WESTLAKE REQUIRED	PROVIDED
TOTAL PARKING	352 SPACES	365 SPACES	430 SPACES
EXISTING - RETAIL/GROCERY Buildings A, B, C	319 SPACES	380 SPACES	1240 s.f.
FUTURE PARKING			6 Future Approved Not Constructed N.E. Corner of Site
FUTURE RETAIL Building B	17 SPACES	17 SPACES	1240 s.f.
CONVENIENCE STORE W/PUMPS Building E	14 SPACES	9 SPACES	1240 s.f. + 1 gas pump island (4 islands)
FUTURE OUTPARCEL Building D	15 SPACES	18 SPACES	1300 s.f. as approved 18 Future Spaces Provided/5 Spaces are lost due to Access Aisle
HANDICAP SPACES	10 SPACES	9 SPACES	13 SPACES
LOW SPEED ELECTRIC VEHICLE (INCLUDED IN TOTAL)	- SPACES	- SPACES	22 SPACES
MOTOR CYCLE / COMPACT CAR (INCLUDED IN TOTAL)	- SPACES	- SPACES	12 SPACES
LOADING SPACES	2 SPACES	3 SPACES	3 SPACES
BICYCLE PARKING	19 SPACES	3 SPACES	21 SPACES

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: 50.6'
Ordinance No. 2019-10 Off-Street Parking Table 8-1 Min. Dimensions	90' Parking - Retail Width: 9' Depth: 18.5' Aisle Width: 25' Module Width: 62'	90' Parking - Retail Width: 9' Depth: 18.5' 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 3) terminal island - 8' excluding curb	2) Parking in a Row - increased to (3)11 spaces. (1) 12 space runs 3) terminal island - 4.8' excluding curb

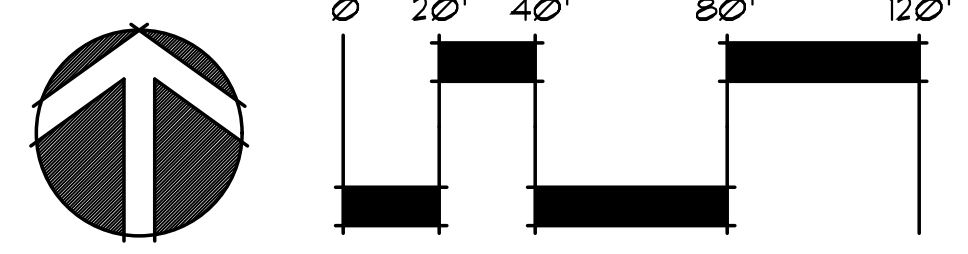
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- ⑥ RESTRIPE AND ENSURE IT DOES NOT EXCEED THE 2% SLOPE REQUIRED
- ⑦ REPLACE PAVERS NOT TO EXCEED 1/4" VERTICAL CHANGES
- ⑧ RESURFACE CROSSING SLOPES OF SIDEWALK
- ⑨ RESURFACE SIDEWALK AND REPAIR CURB RAMP
- ⑩ REPAIR PAVERS NOT TO EXCEED 1/4" ELEVATION
- ⑪ THRESHOLD REPLACEMENT NEEDED NOT TO EXCEED 1/4" ELEVATION

Legend

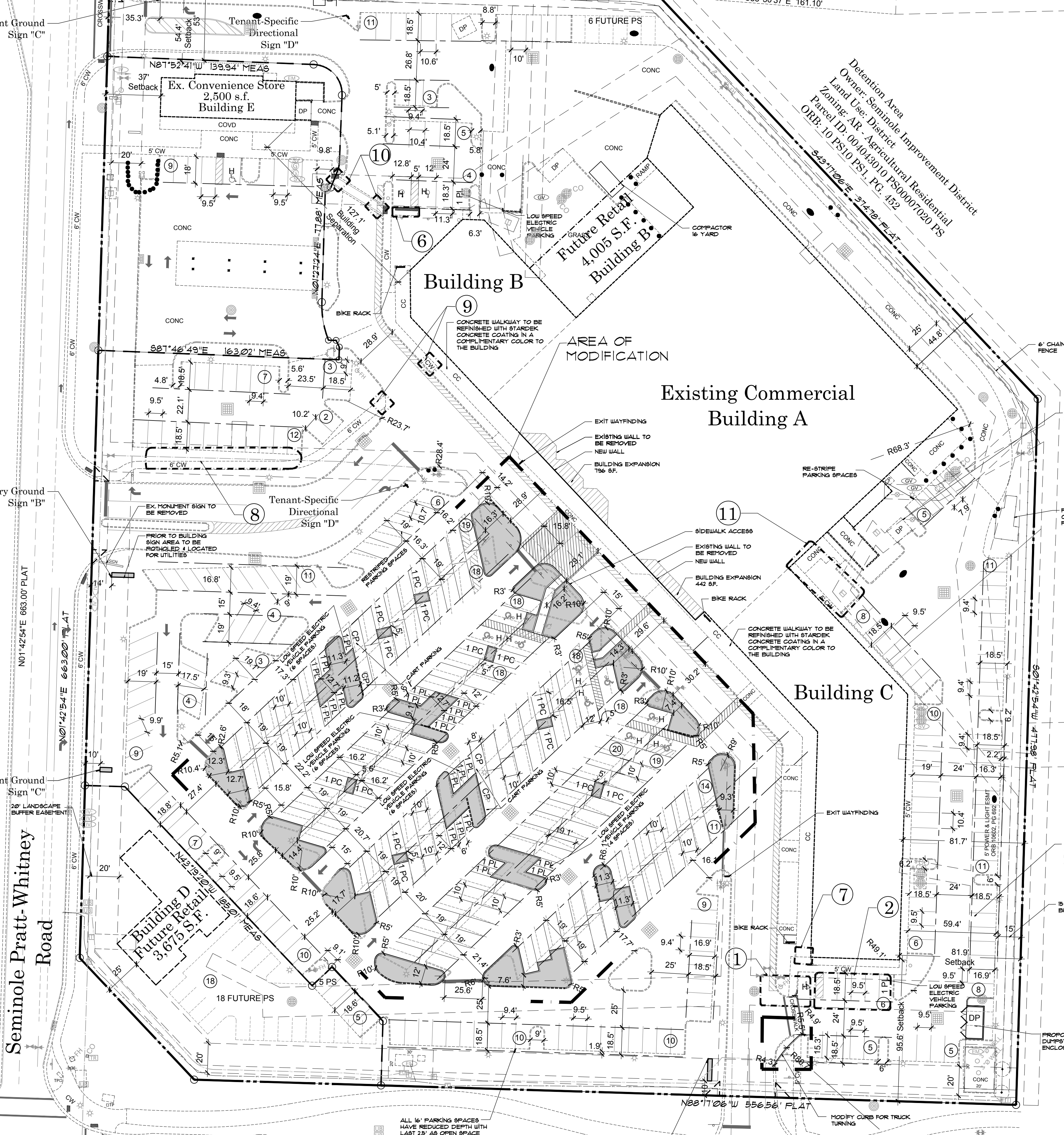
CP	CART STORAGE	MIN	MINIMUM
DP	DUMPSTER	TYP	TYPICAL
H	HANDICAP PARKING SPACE	R/W	RIGHT-OF-WAY
PS	PARKING SPACES	SF	SQUARE FOOT
PC	PARKING COMPACT / MOTORCYCL	CW	CONCRETE WALK
POB	POINT OF BEGINNING	UE	UTILITY EASEMENT
POC	POINT OF COMMENCEMENT	SM	SANITARY MANHOLE
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PG	PAGE(S)	SI	STORM INLET
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MAX	MAXIMUM		



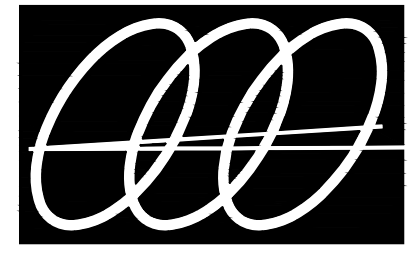
Detention Area
 Owner: Seminole Improvement District
 Land Use: District
 Zoning: AR - Agricultural Residential
 Parcel ID: 00404301000007020
 ORB: 10101, PG. 452
 S82°19'04"E 365.16' MEAS

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West Lake, Florida

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LC 000111

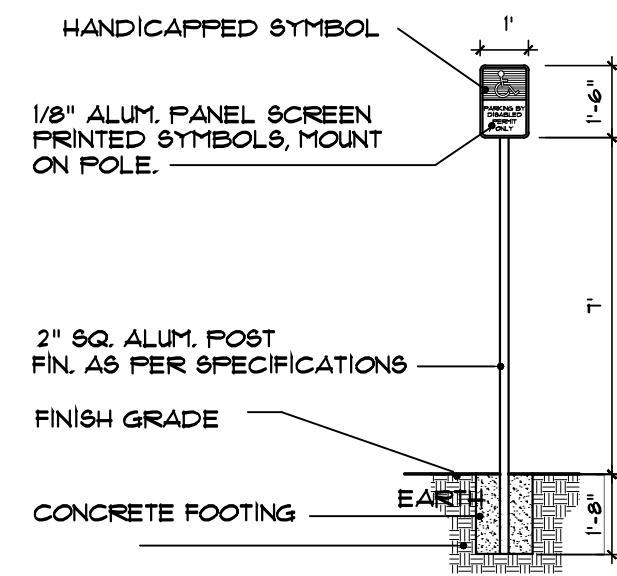
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**Site
Details
Sheet**

Scale: As Noted

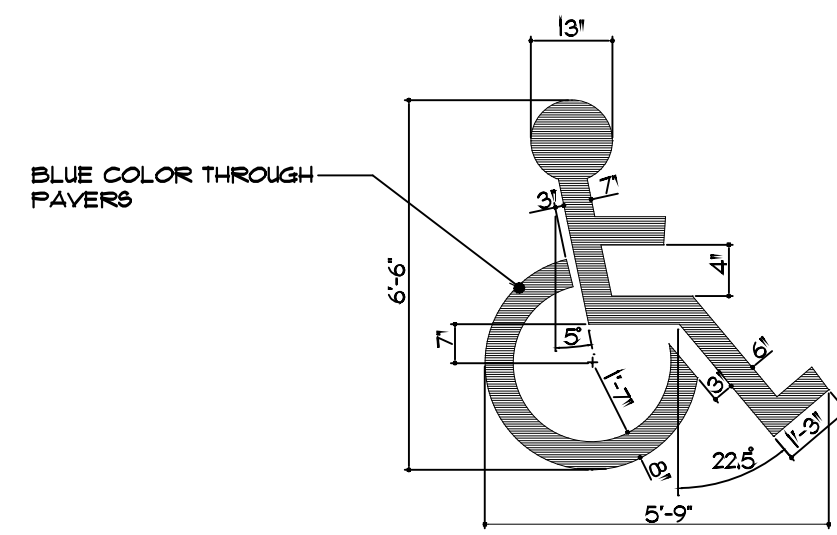
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SP-2

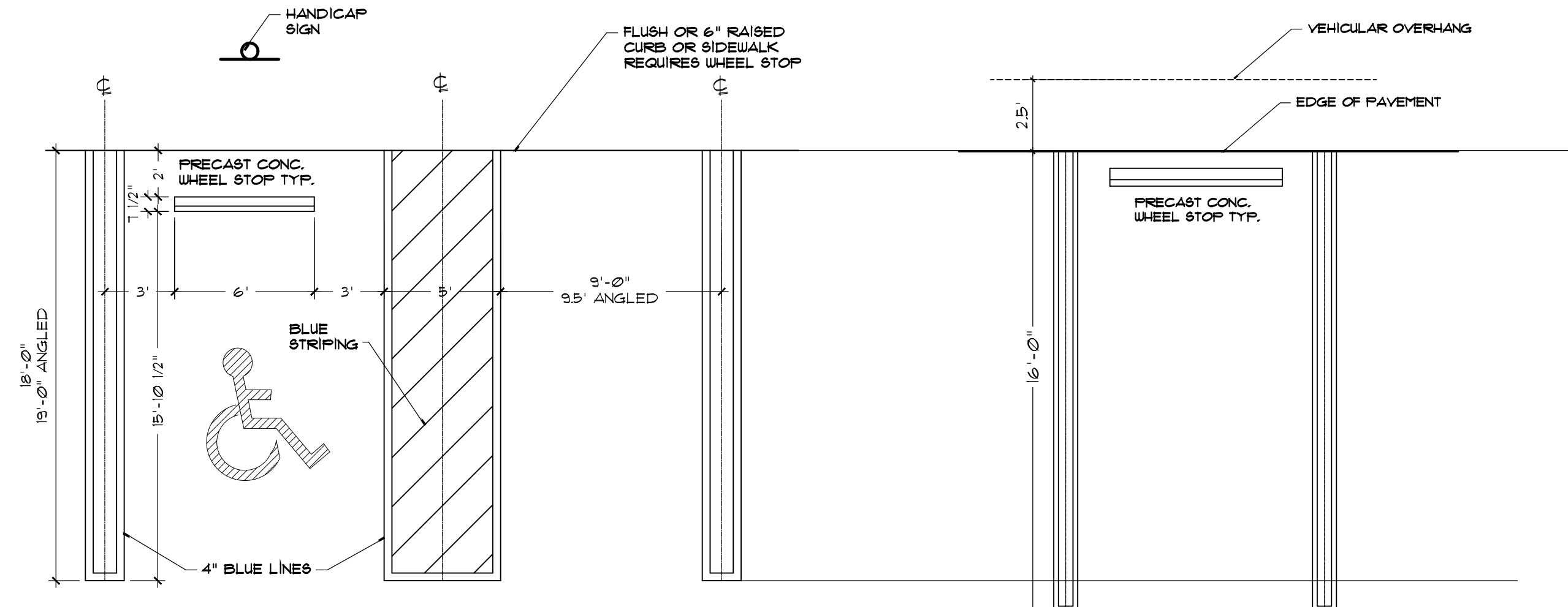
21-0402



Disabled Parking Sign
1/4" = 1'-0"

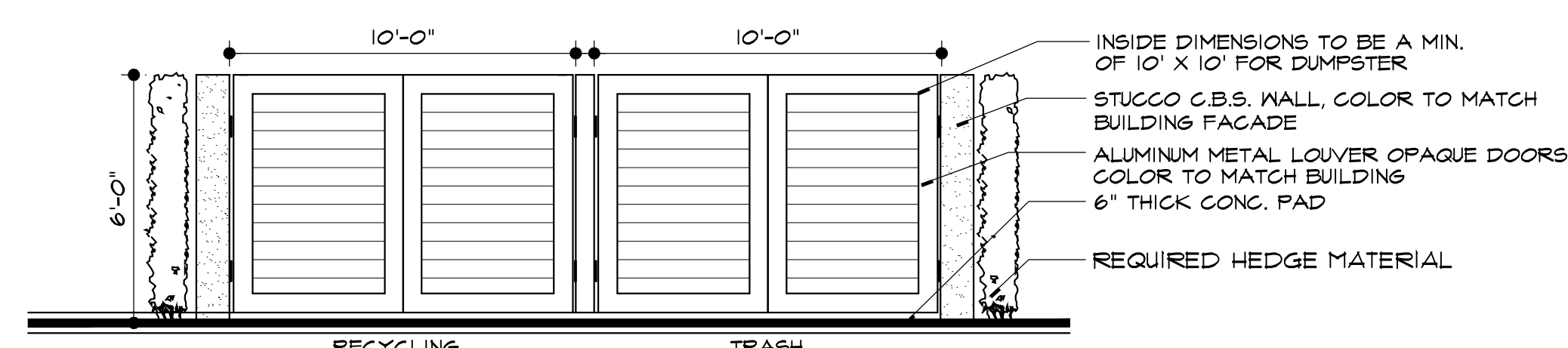


Disabled Pavement Marking
N.T.S.



NOTE 1: ALL HANDICAP PARKING STALLS SHALL MEET THE FLORIDA ACCESSIBILITY CODE FOR BUILDING
NOTE 2: NO WHEEL STOPS IN ANGLED PARKING UNLESS UP AGAINST CURBING

Parking Space Details
N.T.S.

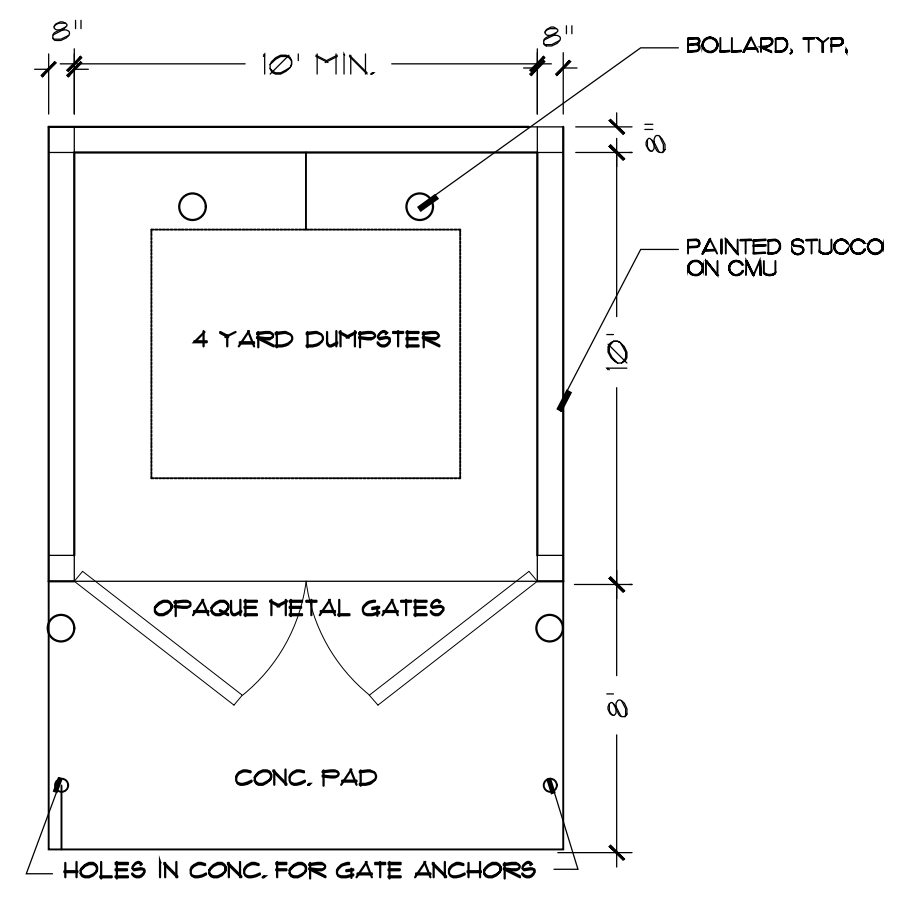


Dumpster Enclosure Detail
N.T.S. FRONT ELEVATION
FOR GRAPHIC PURPOSES ONLY

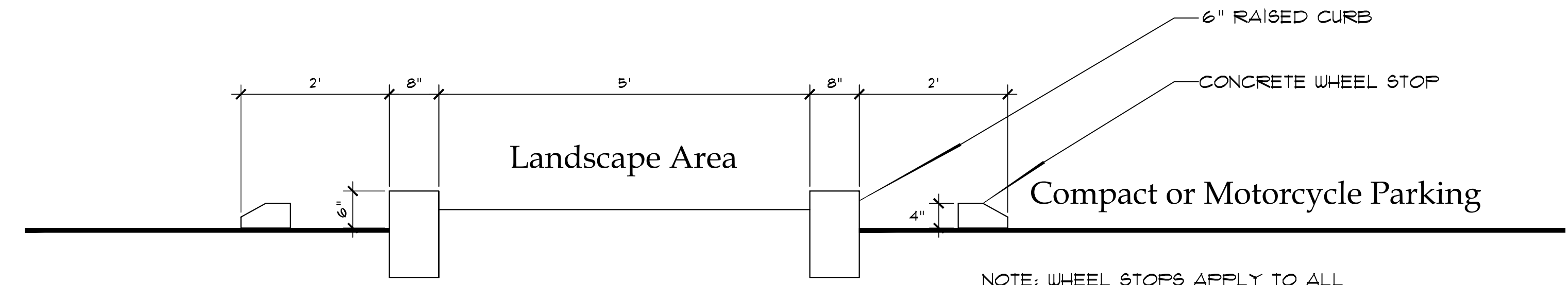


MANUFACTURER: ANOVA FURNISHINGS
www.ANOVAFURNISHINGS.com
MANUEL GIL-GOODMAN
786-385-1101
MODEL: 8BRP300 ULTRA SINGLE-SIDE BIKE RACK
SIZE: 16.75"W X 28.00"D X 34.00"H
MATERIAL: STEEL TUBE
FINISH: FUSION ADVANTAGE FINISH
COLOR: METALLIC SILVER
MOUNTING: TO BE SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS

7 Space Bike Rack
N.T.S.



Dumpster Enclosure Detail
N.T.S. PLAN VIEW
*SEE SITE PLAN FOR EXACT LAYOUT FOR GRAPHIC PURPOSES ONLY



NOTE: WHEEL STOPS APPLY TO ALL CONDITION WITH A CURB INCLUDING THE LOW SPEED ELECTRIC VEHICLE PARKING

Parking 'Square'
1/16" = 1'-0"

FILE: MGROVE MARKET - 21-0402 DRAWINGS CURRENT: 21-0402 DETAILS: DWG
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Green Space Modifications Exhibit

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Seal

LC 000111

Green Space Modifications

Scale: 1"=40'

Sheet No.

Exhibit 1

21-0402

Green Space Modifications

- Removal of Green Space
- Addition of Green Space

Westlake Code	Non-Conformities Chart Required	Provided
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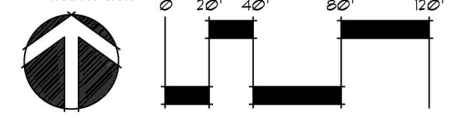
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Legend

- | | | | |
|-----|------------------------|-----|------------------------------------|
| POB | POINT OF BEGINNING | C | CART STORAGE |
| POC | POINT OF COMMENCEMENT | DP | DUMPSTER |
| ORB | OFFICIAL RECORD BOOK | CW | CONCRETE WALK |
| PG | PAGE(S) | CP | CART PARKING |
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Detention Area
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 PLOT: 21-0402



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Parking Aisle/Depth Exhibit

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Seal

LC 000111
Sheet Title:

Parking Aisle/Depth

Scale: 1"=40'

Sheet No.

Exhibit 2

21-0402

Parking Aisle/Depth

- Above Code
 - Non-Compliant
 - Code
- Aisle 60° Parking - 15'
90° Parking - 25'
Depth 60° Parking - 19'
90° Parking - 18'

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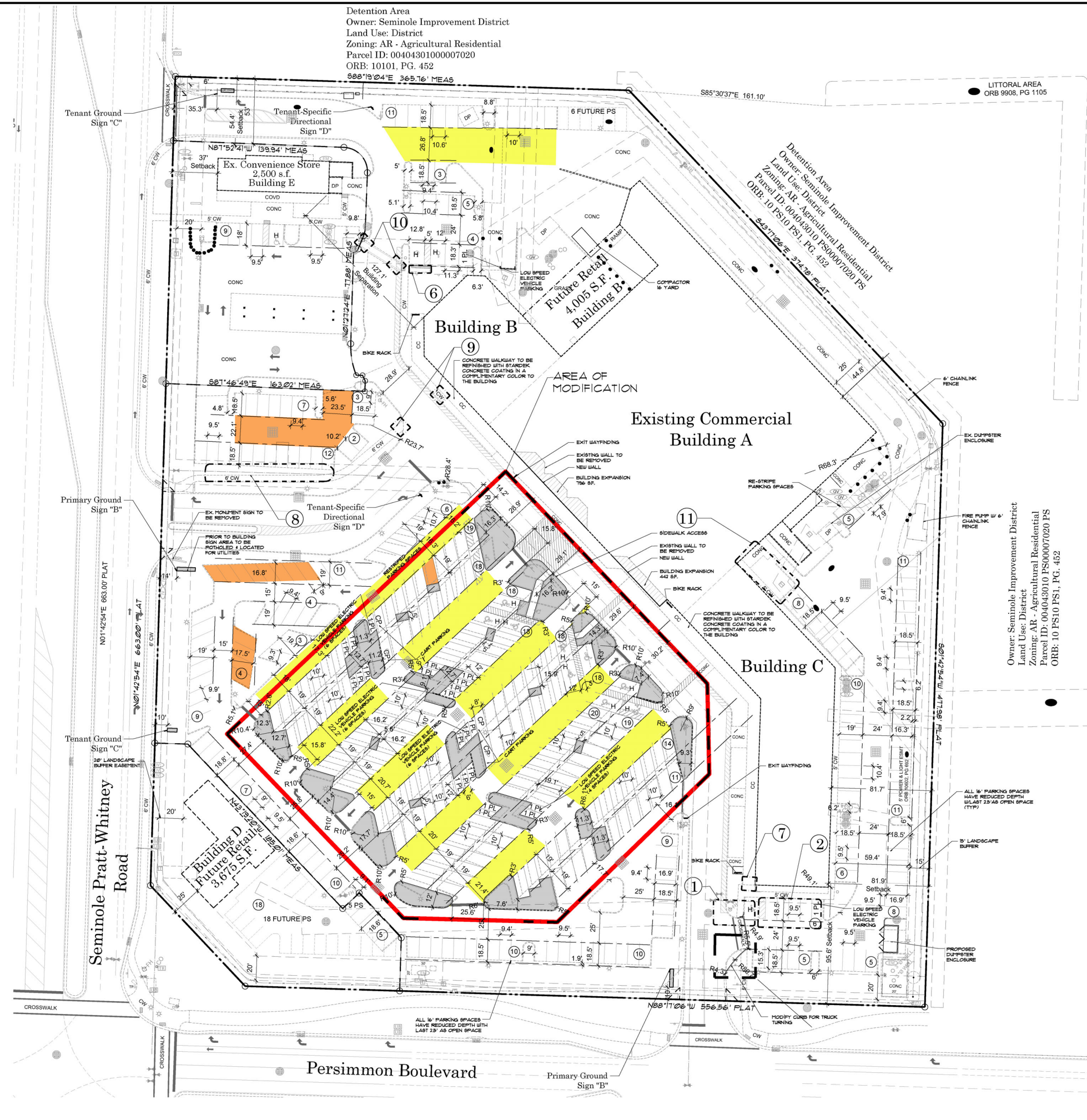
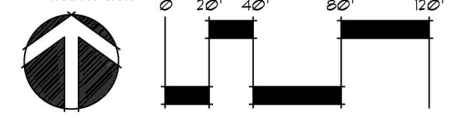
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Legend

- | | |
|---------------------------|---------------------------------------|
| POB POINT OF BEGINNING | C CART STORAGE |
| POC POINT OF COMMENCEMENT | DP DUMPSTER |
| ORB OFFICIAL RECORD BOOK | CW CONCRETE WALK |
| PG PAGE(S) | CP CART PARKING |
| H HANDICAP PARKING SPACE | UE UTILITY EASEMENT |
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Ex. Landscape Area & Paking Runs

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Seal

LC 0000111
Sheet Title:

Existing Landscape & Paking Runs

Scale: 1"=40'

Sheet No.

Exhibit 4

21-0402

Landscape

- Non-Compliant (Island Widths)
- Code

Parking Runs

- Non-Compliant (Over 10 Spaces in a Row)

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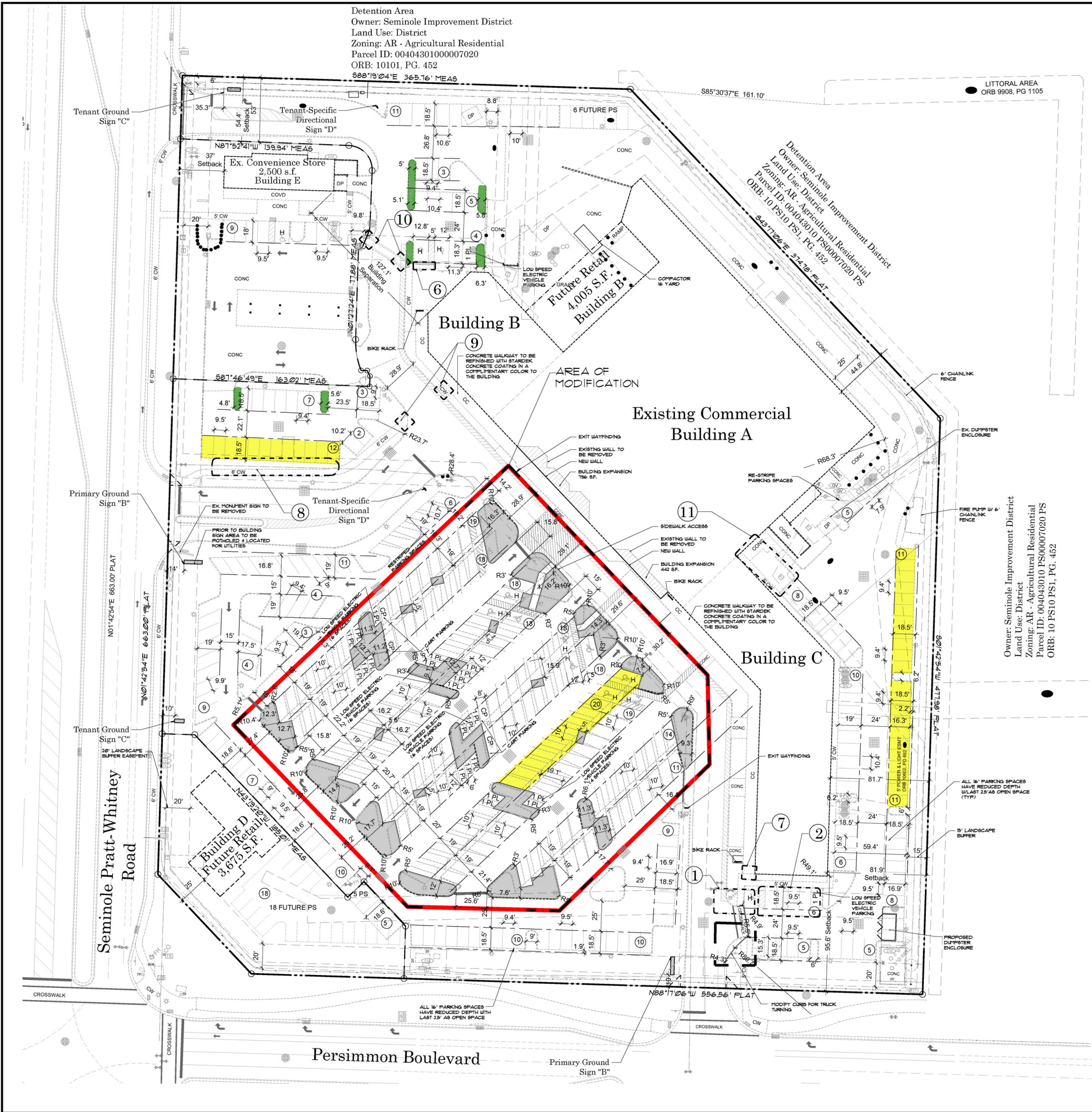
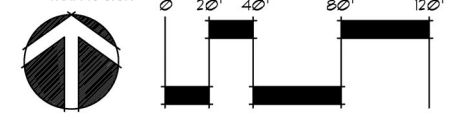
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- POC POINT OF COMMENCEMENT
- ORB OFFICIAL RECORD BOOK
- PG PAGE(S)
- H HANDICAP PARKING SPACE
- HT HEIGHT
- MAX MAXIMUM
- MIN MINIMUM
- TYP TYPICAL
- R/W RIGHT-OF-WAY
- SF SQUARE FOOT
- C CART STORAGE
- DP DUMPSTER
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- CP CART PARKING
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