

**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

Overall Landscape Refurbishment Plan  
**Grove Market Shopping Center**  
Palm Beach County, Florida

Designed: \_\_\_\_\_ DLR  
Drawn: \_\_\_\_\_ DLR  
Approved: \_\_\_\_\_ GGG/EOM/AMH  
Date: July 12, 2021  
Job no. 21-0402  
Revisions: 7/28/2021  
8/11/2021  
09/10/21  
09/22/2021  
09/24/2021

Seal

LC 0000117

Sheet Title:  
**Overall  
Landscape  
Plan**

Scale: 1" = 40'

Sheet No.

**LP-1**

21-0402

**Existing Trees to Remain**

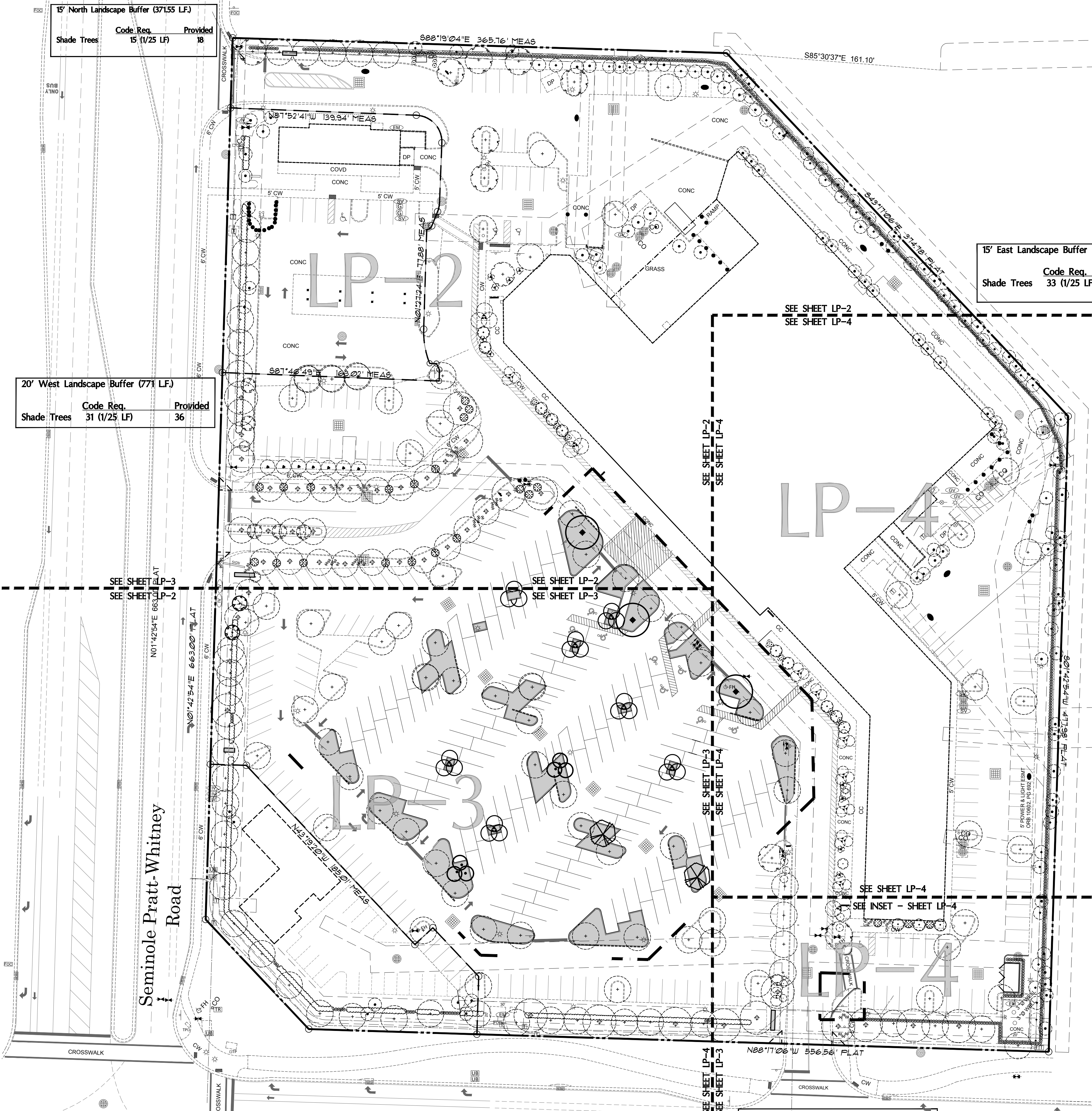
- RE ROYAL PALM
- QV LIVE OAK
- SP SABAL PALM
- LI GRAPE MYRTLE
- CE GREEN BUTTONWOOD
- LL LIGUSTRUM
- PT2 ALEXANDER PALM
- CO SATIN LEAF

**Legend**

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

**LANDSCAPING REQUIREMENTS**

CATEGORY	CODE REQUIREMENT REQD.	EXISTING	PROPOSED
<b>PERIMETER</b>			
<b>WEST PERIMETER (171 L.F.)</b>			
TREES	1 TREE PER 25 L.F.	31	36
SHRUBS	1 PER 2 L.F.	173	CONTINUOUS
<b>SOUTH PERIMETER (430.08 L.F.)</b>			
TREES	1 TREE PER 25 L.F.	17	26
SHRUBS	1 PER 2 L.F.	215	CONTINUOUS
<b>NORTH PERIMETER (371.55 L.F.)</b>			
TREES	1 TREE PER 25 L.F.	15	18
SHRUBS	1 PER 2 L.F.	186	CONTINUOUS
<b>EAST PERIMETER (828 L.F.)</b>			
TREES	1 TREE PER 25 L.F.	33	46
SHRUBS	1 PER 2 L.F.	414	CONTINUOUS
<b>FOUNDATION PLANTINGS</b>			
<b>FRONT (639 L.F.) Minimum Landscape 320'</b>			
AREA	WITHIN 30'	1,600sf	
WIDTH	5' AVERAGE 3' MIN		
TREES	1 TREE PER 20 L.F.	32	32
SHRUBS	1 SHRUB PER 10 sf.	292	MET
<b>REAR (737 L.F.) Minimum Landscape 369'</b>			
AREA	WITHIN 30'	1,845sf	
WIDTH	5' AVERAGE 3' MIN		
TREES	1 TREE PER 20 L.F.	37	37
SHRUBS	1 SHRUB PER 10 sf.	369	MET
<b>SIDES (361 L.F.) Minimum Landscape 180'</b>			
AREA	WITHIN 30'	900sf	
WIDTH	5' AVERAGE 3' MIN		
TREES	1 TREE PER 20 L.F.	18	12
SHRUBS	1 SHRUB PER 10 sf.	201	MET



**15' North Landscape Buffer (371.55 L.F.)**  
Shade Trees Code Req. 15 (1/25 LF) Provided 18

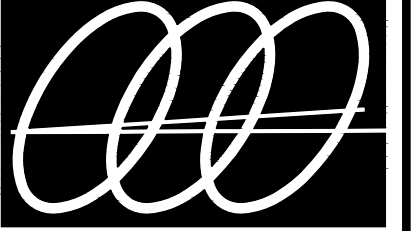
**15' East Landscape Buffer (828 L.F.)**  
Shade Trees Code Req. 33 (1/25 LF) Provided 46

**20' West Landscape Buffer (771 L.F.)**  
Shade Trees Code Req. 31 (1/25 LF) Provided 36

**20' South Landscape Buffer (430.08 L.F.)**  
Shade Trees Code Req. 17 (1/25 LF) Provided 26

FILE: \GROVE MARKET - 21-0402\DRAWINGS\CURRENT\21-0402 DESIGN BASE REDESIGN.LDWG  
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XREFS: PB62-57\GNISC-ENVALDWG





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Sheet Title:  
Landscape  
Refurbishment  
Plan

Scale: 1"=20'

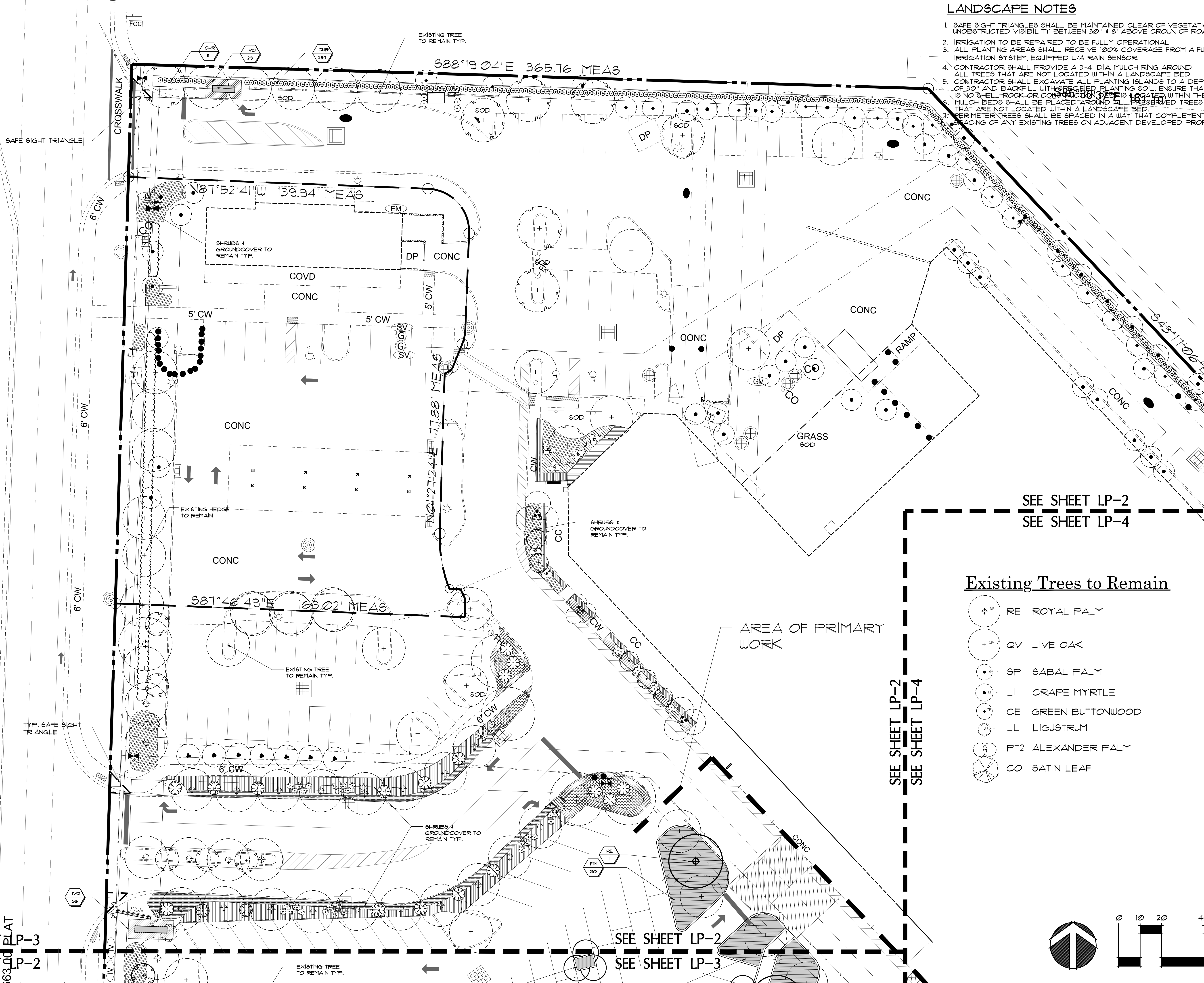
Sheet No.

LP-2

21-0402

**LANDSCAPE NOTES**

- SAFE SIGHT TRIANGLES SHALL BE MAINTAINED CLEAR OF VEGETATION TO PROVIDE UNOBSTRUCTED VISIBILITY BETWEEN 30" & 8' ABOVE CROWN OF ROAD.
- IRRIGATION TO BE REPAIRED TO BE FULLY OPERATIONAL
- ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM, EQUIPPED W/A RAIN SENSOR.
- CONTRACTOR SHALL PROVIDE A 3-4" DIA. MULCH RING AROUND ALL TREES THAT ARE NOT LOCATED WITHIN A LANDSCAPE BED
- CONTRACTOR SHALL EXCAVATE ALL PLANTING ISLANDS TO A DEPTH OF 30" AND BACKFILL WITH SIFTED PLANTING SOIL. ENSURE THAT THERE IS NO SHELL, ROCK OR CONCRETE DEBRIS LOCATED WITHIN THE ISLANDS.
- MULCH BEDS SHALL BE PLACED AROUND ALL EXISTING TREES AND TREES THAT ARE NOT LOCATED WITHIN A LANDSCAPE BED.
- PERIMETER TREES SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED PROPERTIES.



SEE SHEET LP-2  
SEE SHEET LP-4

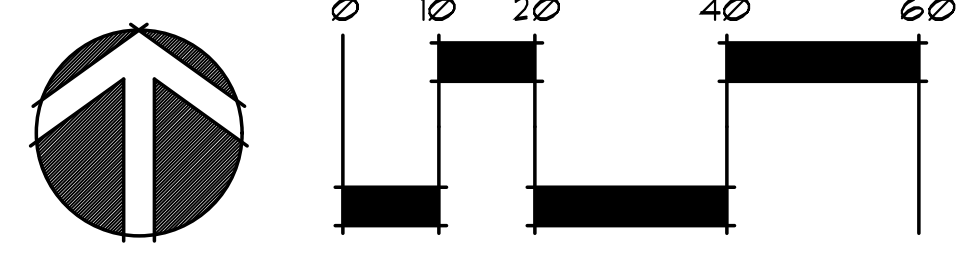
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SEE SHEET LP-2  
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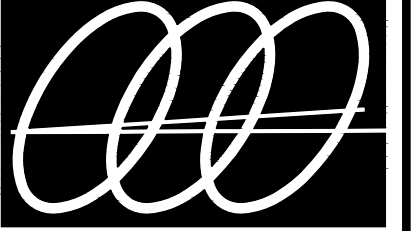
SEE SHEET LP-3  
SEE SHEET LP-2

SEE SHEET LP-2  
SEE SHEET LP-3



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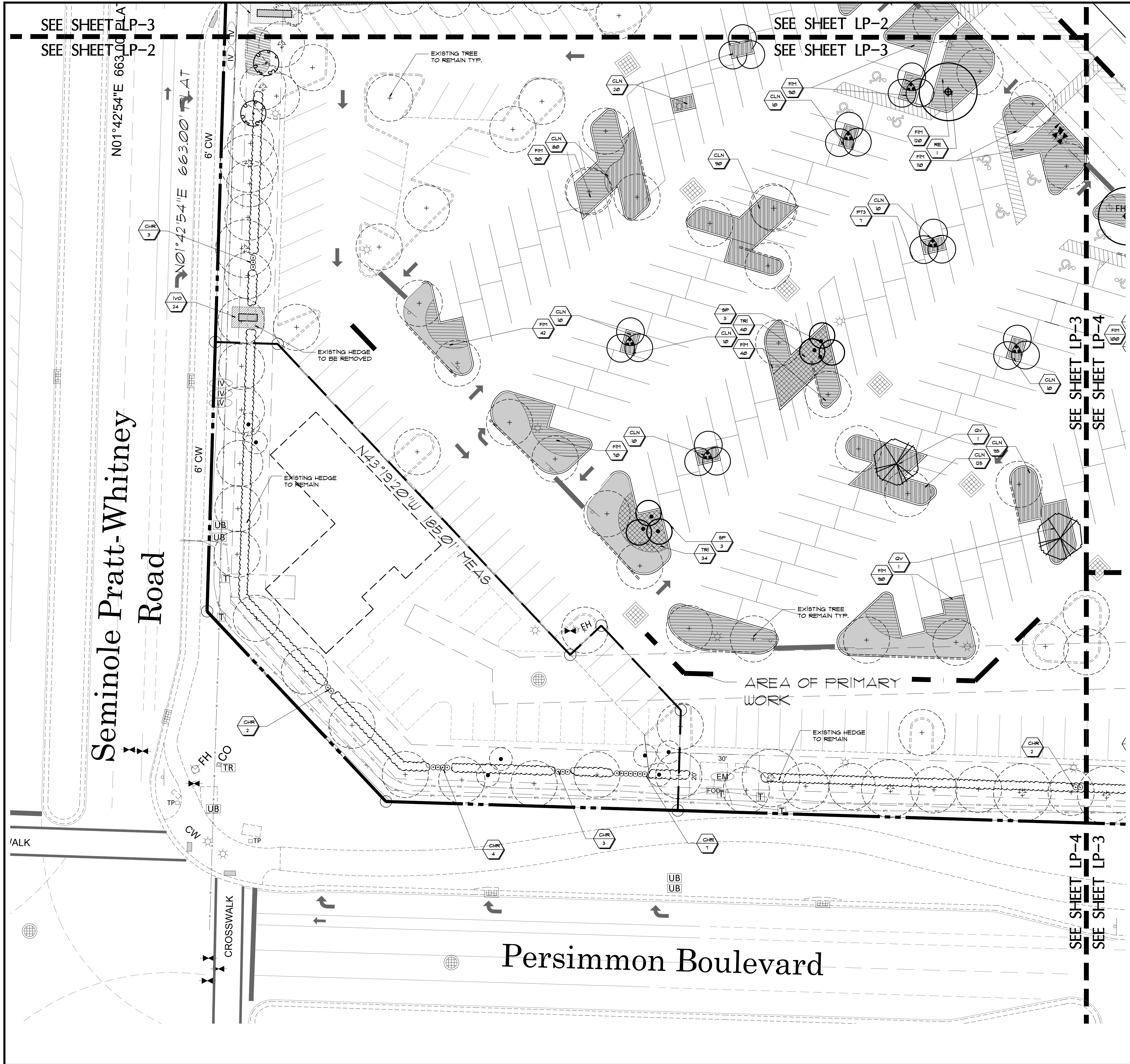
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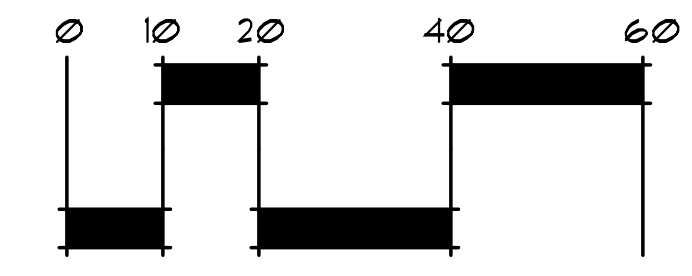
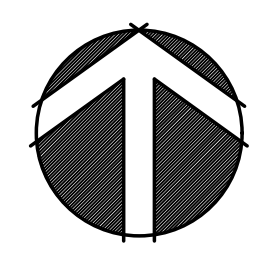
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21-0402

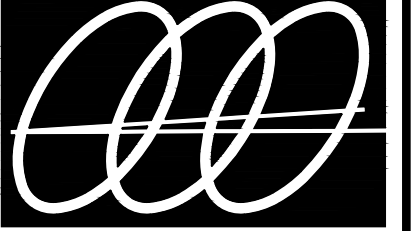


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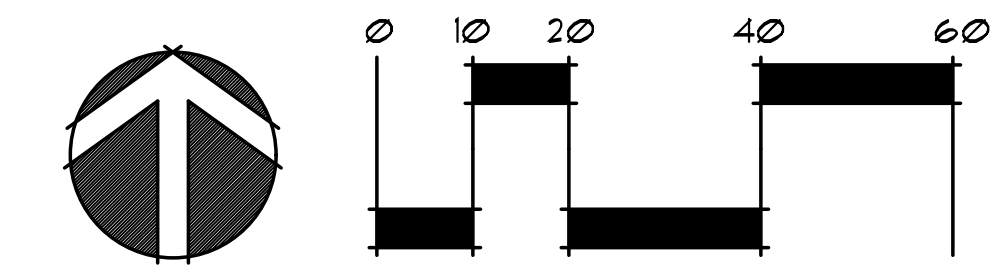
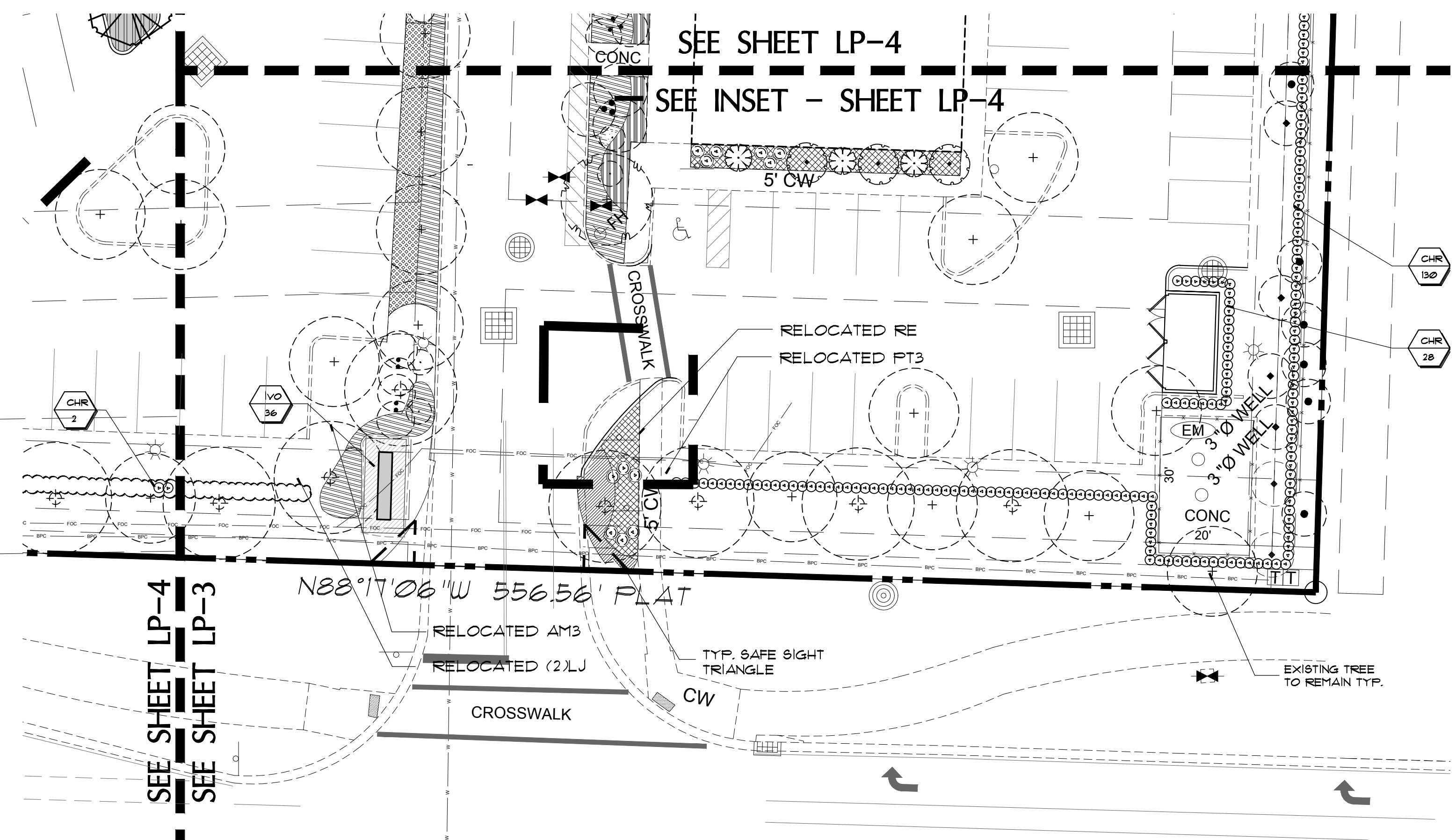
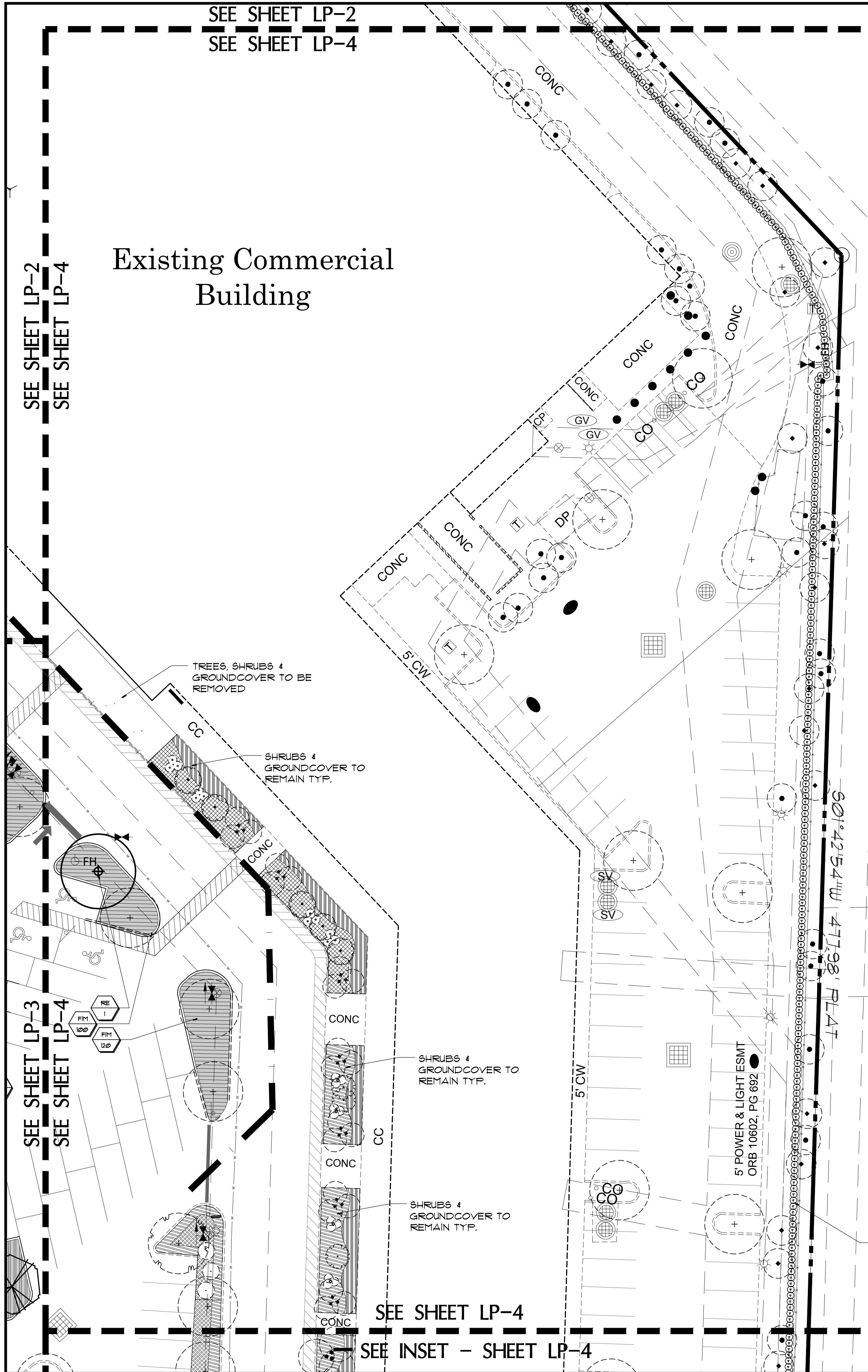
Sheet No.

**LP-4**

21-0402

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**Plant List**

TREES & PALMS								
KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	CALIPER	SPACING	REMARKS
- V	PT3	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	14' O.A.	-	TRIPLE	A.S.	FULL, TRIPLE TRUNK, MATCHED HEIGHTS
- V	QV	QUERCUS VIRGINIANA	LIVE OAK	16'	6'	3" MIN.	A.S.	6" C.T. MIN. FULL SPECIMEN
- L	RE	ROYSTONIA ELATA	ROYAL PALM	24' O.W.	-	24" MIN.	A.S.	HEAVY DARK GREEN HEAD, MATCHED SPECIMEN
- V	SP	SABAL PALMETTO	SABAL PALM	24'-28' C.T.	-	-	A.S.	1/2 CURVED, MIXED HEIGHTS, REGENERATED ROOTS, SLICK TRUNKS
SHRUBS & GROUNDCOVERS								
KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SPACING	REMARKS	
- V	CLN	CLUSIA ROSEA 'NANA'	MINIATURE PITCH APPLE	14"	14"	24"		FULL & THICK
- V	CHR	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	24"	12"	36"		FULL & THICK TO BASE
- V	FM	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	12"	12"	24"		FULL & THICK TO BASE
- V	IVO	ILEX VOMITORIA 'STOKES DWARF'	STOKES DWARF	12"	12"	24" O.C.		FULL & THICK TO BASE
- V	TRI	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	36"	30"	36"		FULL CLUMP

\* INDICATES NATIVE PLANT MATERIAL  
 V INDICATES VERY DROUGHT TOLERANT  
 M INDICATES MODERATE DROUGHT TOLERANCE

**Landscape Notes:**

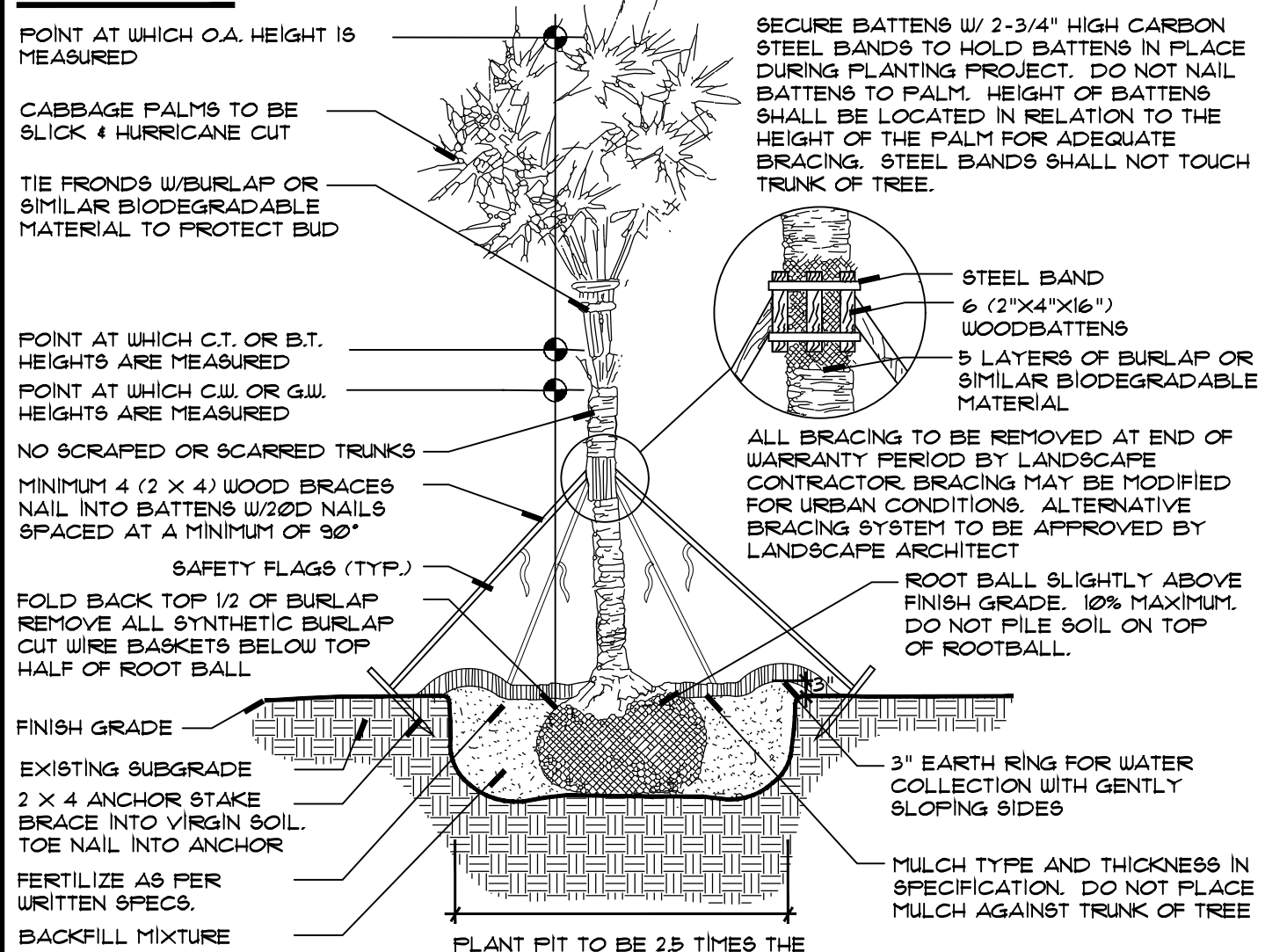
- MULCH TO BE APPLIED TO ALL PLANTING BEDS, 3" THICK MIN., SHREDDED RECYCLED MULCH.
- ALL PLANT MATERIAL SHALL MEET THE FLORIDA GRADES AND STANDARDS OF FL. #1 QUALITY OR BETTER.
- ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM. EQUIPPED WITH A RAIN SENSOR
- BACKFILL MIXTURE: 1/2 PARENT SOIL, 1/2 MIXTURE (1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS).
- REMOVE ALL EXOTIC/INVASIVE MATERIALS FROM PERIMETER BUFFER AREAS.

**Specifications - Exterior Plants**

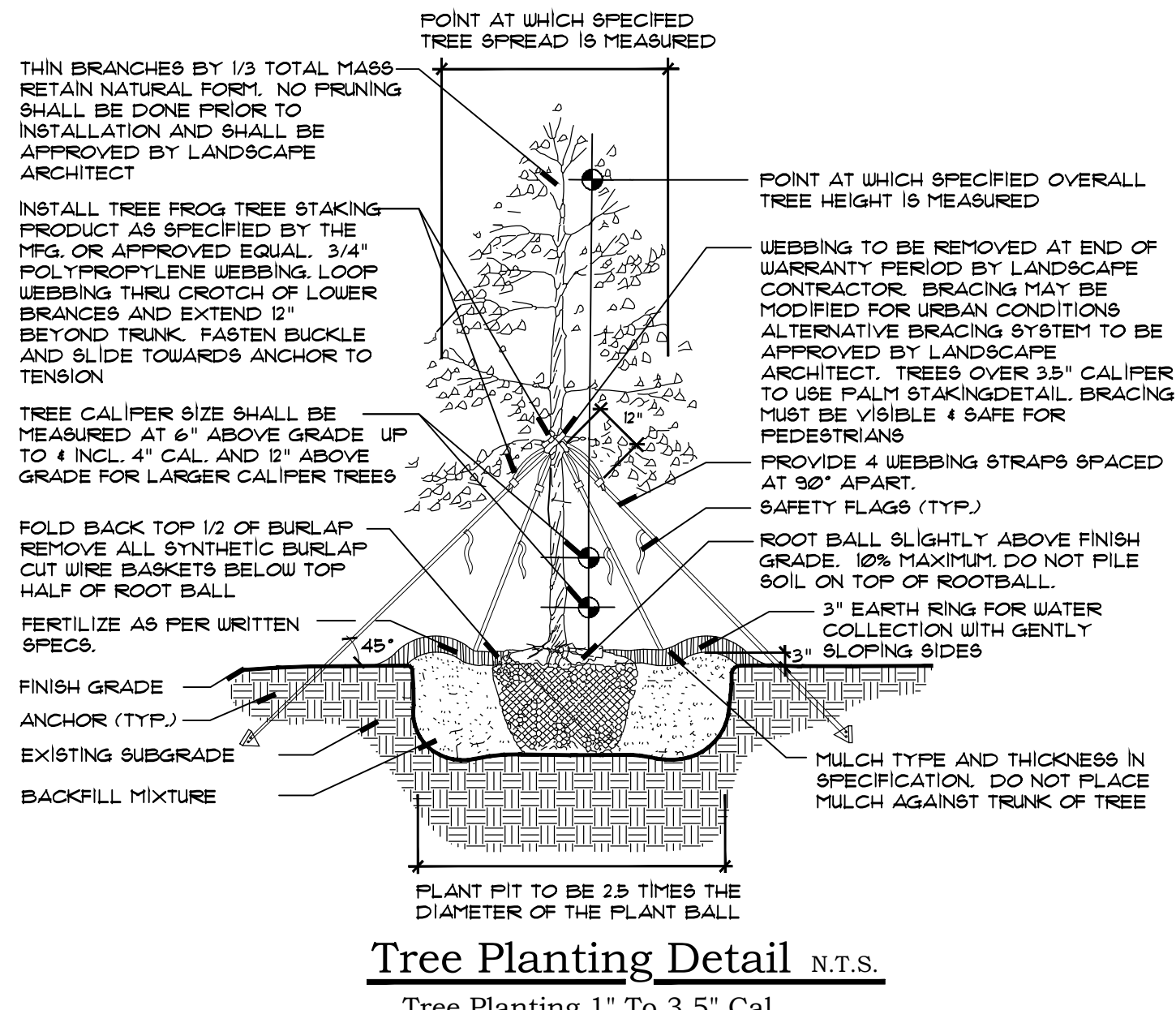
- 1.4: QUALITY ASSURANCE:**  
 SOIL ANALYSIS SHALL BE CONDUCTED BY THE LANDSCAPE CONTACTOR PRIOR TO APPLICATION OF ANY SOIL AMENDMENTS, FERTILIZERS AND BACKFILL MIXTURES. THE LANDSCAPE CONTACTOR SHALL USE A QUALIFIED SOIL TESTING LABORATORY
- THE RESULT OF THE SOIL TESTS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO THE APPLICATION OF SAID MATERIALS. ADJUSTMENTS TO THE SOIL AMENDMENTS MAY BE MADE UPON CONSULTATION 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 DIRECTED TO IMPROVE OVERALL PLANT APPEARANCE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. PRUNING METHODS SHALL FOLLOW STANDARD HORTICULTURAL PRACTICES USING APPROPRIATE TOOLS. LOPPING, SHEARING OR TOPPING OF PLANT MATERIAL WILL BE GROUNDS FOR REJECTION. DAMAGED, SCARRED, FRAID, 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 UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLIGENCE BY OWNER, DAMAGE BY OTHERS AND UNUSUAL PHENOMENA BEYOND CONTRACTOR'S 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 REJECTED 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 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE TO LANDSCAPE, SODDED OR SEEDS AREAS DURING REPLACEMENT OF PLANT MATERIAL SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR.
- 1.7: MAINTENANCE SERVICE:**  
 MAINTENANCE AND GENERAL CLEAN UP SHALL BE PERFORMED DAILY. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, REMOVAL OF LITTER, MOWING, PRUNING, RESETTLING SETTLED PLANTS, REMOVING, REPAIRING OR REPLACING STAKES AND GUYS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR 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:**  
 THE QUANTITIES OF PLANT MATERIALS SHOWN ON PLANS SHALL TAKE PRECEDENCE OVER THE PLANT QUANTITIES ON THE PLANT LIST. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE NUMBER AND LOCATIONS OF THE DESIGNATED TYPES AND SPECIES OF PLANTS TO BE USED AT ANY OF THE LOCATIONS SHOWN. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE PLANT MATERIAL. NO SUBSTITUTION OF PLANT MATERIAL TYPES, SPECIFICATIONS OR SIZES WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. THE OWNER 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.

- 3.2: PLANTING TREES:**  
 LAYOUT PLANTS ACCORDING TO LANDSCAPE PLANS. IF A CONFLICT ARISES AS TO THE LOCATION, SPACING OR OTHER CONFLICT, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
- EXCAVATE PIT TO TWO AND ONE-HALF (2 1/2) TIMES THE DIAMETER OF TREE BALL AND NOT LESS THAN 6" DEEPER. COMPACT A LAYER OF BACKFILL MIXTURE IN PIT TO LOCATE COLLAR OF PLANT PROPERLY IN A SLIGHTLY DISHED FINISH GRADE. BACKFILL AROUND BALL WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. WATERING THOROUGHLY AS LAYERS ARE PLACED. BUILD 3" HIGH BERM OF SOIL BEYOND EDGE OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.
- GUY AND STAKE TREES, LESS THAN 3.5" IN CALIPER, IN FOUR DIRECTIONS WITH "ARBORBRACE" NYLON TREE GUYING KIT WITH HARDENED NYLON ANCHOR AND 3/4" 800 LB. POLYPROP UV WEBBING, MODEL (ATG-R) OR APPROVED EQUAL. STAKE TREES IMMEDIATELY AFTER PLANTING. FOR MULTI-TRUNK PLANT MATERIAL, ATTACH GUYS TO FOUR (4) LARGEST LIMBS. CARE MUST BE TAKEN NOT TO MAKE GUYS TOO TIGHT. FOR TREES 3.5" IN CALIPER AND OVER, TREES MUST BE STAKED WITH WOOD 2X4 METHOD. FOLLOW PALM STAKING DETAIL FOR REQUIREMENTS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ELIMINATE GUYING OR STAKING. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE GUYING OR STAKING. THE LANDSCAPE CONTRACTOR SHALL REMOVE BRACING IN ONE YEAR.
- 3.2: PLANTING SHRUBS:**  
 EXCAVATE PITS OR TRENCH TWO (2) TIMES DIAMETER OF BALLS OR CONTAINERS, AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF BACKFILL MIXTURE IN BOTTOM BEFORE PLACING PLANTS. CONTAINER GROWN MATERIALS SHALL BE PLANTED WITH 48 HOURS AFTER DELIVERY TO SITE. PLACE PLANT IN PIT AND BACKFILL AROUND PLANTS WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. WATER THOROUGHLY AS LAYERS ARE PLACED. FORM A 3" HIGH BERM OF SOIL BEYOND THE EDGES OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.
- 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 ELIMINATE VOIDS, AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST. LIFTING PLANT FOLIAGE ABOVE MULCH. MULCH SHALL BE SPREAD BEFORE PLANTING PLANTS IN POTS LESS THAN 1 GALLON SIZE (4", LINERS, ETC.).

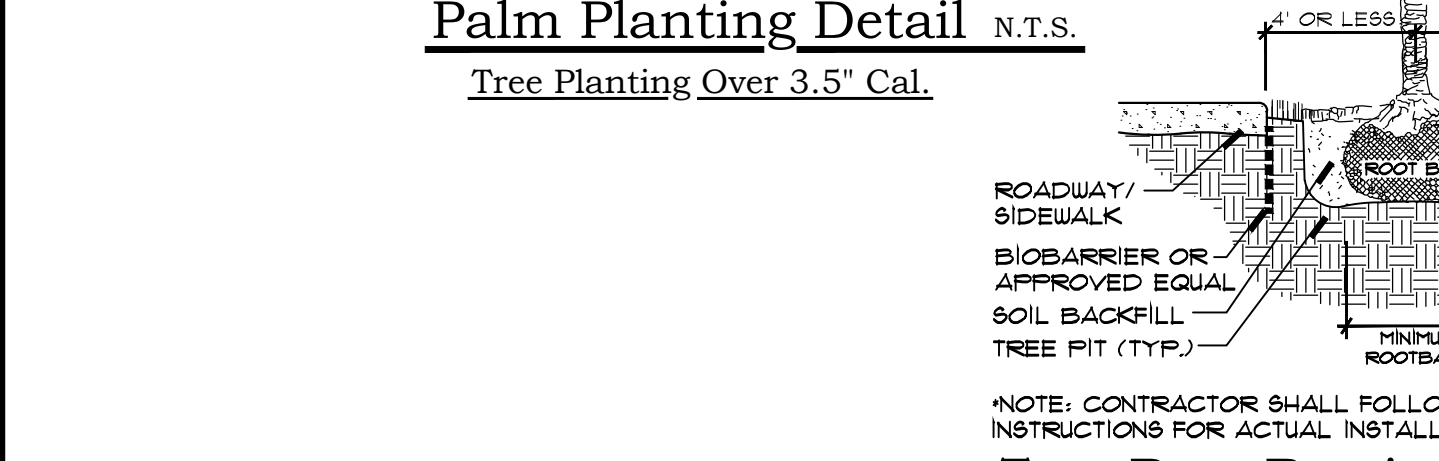
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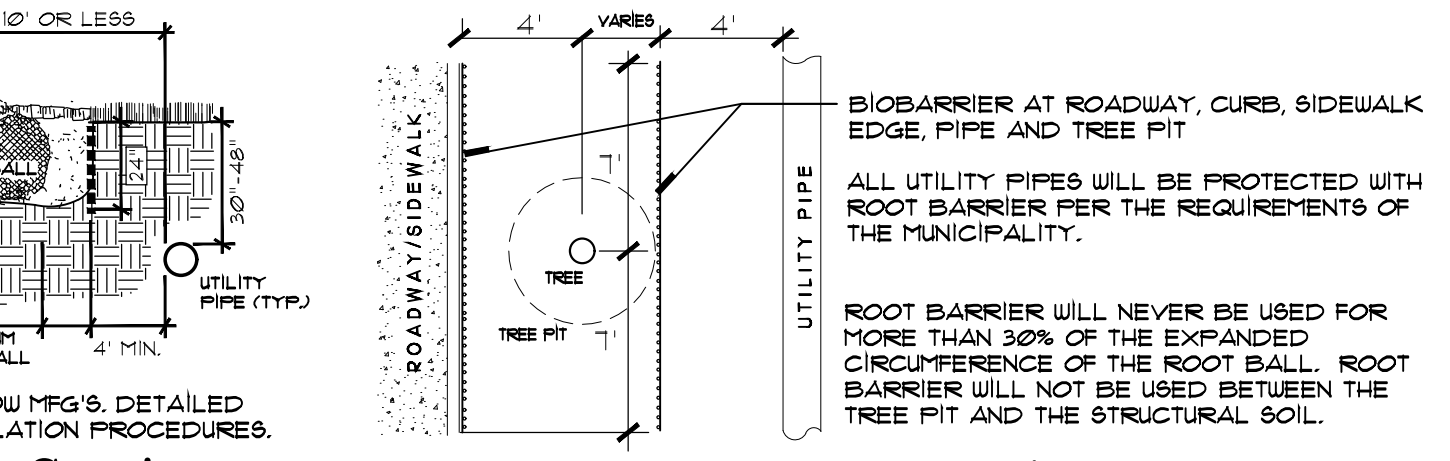
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 Tree Planting Over 3.5" Cal.



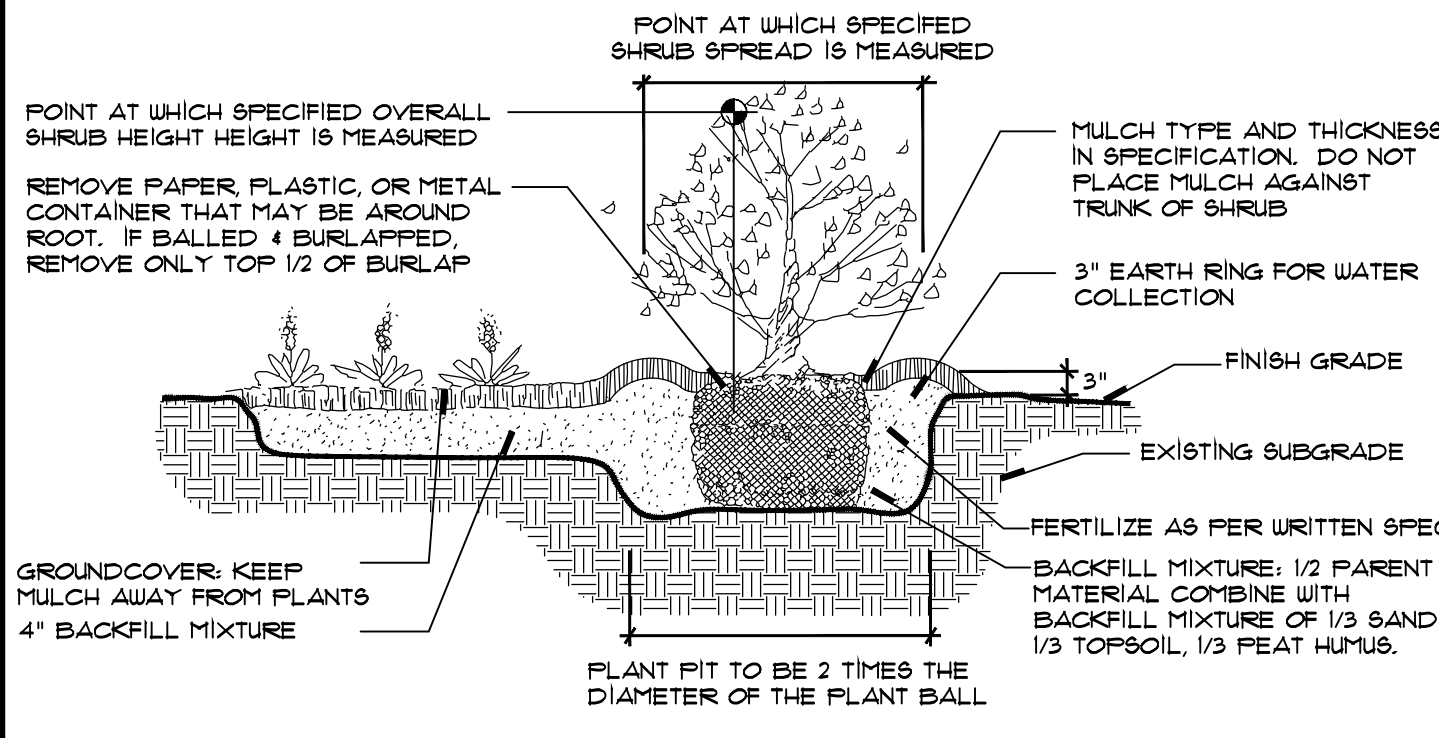
**Tree Planting Detail** N.T.S.  
 Tree Planting 1" To 3.5" Cal.



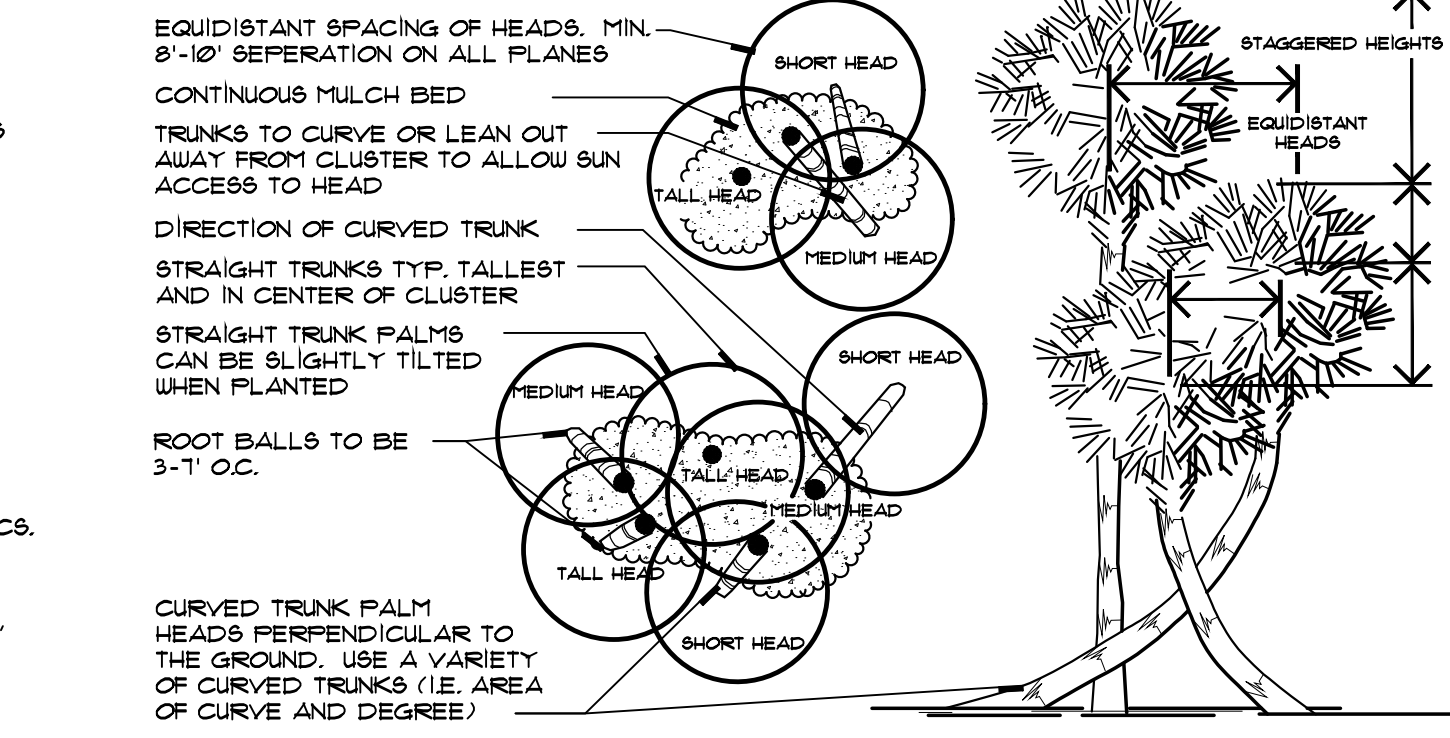
**Tree Root Barrier Section** N.T.S.



**Tree Root Barrier Plan** N.T.S.



**Shrub & Ground Cover Planting Detail** N.T.S.



**Typical Cabbage Palm Layout** N.T.S.

- 2.1: PLANT MATERIAL:**  
 PROVIDE SIZES 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 STANDARD OF FLORIDA NO. 1 OR BETTER AS GIVEN IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF NURSEYMEN, INC. (ANSI) BULLETIN Z 60.1 - 1990 AND AS REVISED.
- SPECIMEN PLANTS SHALL BE FLORIDA FANCY OR BETTER AND SHALL CONFORM TO THE LITERATURE STANDARDS LISTED ABOVE.
- 2.4: TOP SOIL:**  
 TOPSOIL SHALL BE FRIABLE FERTILE SOIL WITH REPRESENTATIVE CHARACTERISTICS OF AREA SOILS. IT SHOULD BE FREE OF HEAVY CLAY, SILT, STONE, EXCESS LIME, SHELL ROCK, PLANT ROOTS, WEEDS, DEBRIS OR OTHER FOREIGN MATTER. IT SHALL NOT CONTAIN NOXIOUS PLANT GROWTH (SUCH AS BERMUDA, TORPEDO OR NUT GRASS). IT SHALL TEST BETWEEN THE PH RANGE OF 5.0 TO 7.0 UNLESS OTHERWISE SPECIFIED AND CONTAIN NO TOXIC RESIDUE OR SUBSTANCES THAT WOULD ENDANGER PLANT GROWTH. IF TOPSOIL IS NOT AVAILABLE ON SITE, IT SHALL BE IMPORTED FROM LOCAL SOURCES WITH SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH NOT LESS THAN 4".
- 2.5: INORGANIC SOIL AMENDMENTS:**  
 SAND SHALL BE CLEAN, SALT-FREE AND CONTAINING NO EXTRANEOUS MATTER.
- SOIL CONDITIONER SHALL BE AXIS "REGULAR" CALCINATED DIATOMACEOUS EARTH, MFG. BY EP MINERALS, LLC, APPLIED AT 10% BY VOLUME. CONTACT AMS, INC., 866-546-3722 FOR LOCAL DISTRIBUTOR. SOIL CONDITIONER SHALL CONTAIN THE FOLLOWING PROPERTIES:
- |                         |                |
|-------------------------|----------------|
| OPALINE SILICA (SIO2)   | 90%            |
| POROSITY                | 82%            |
| ABSORPTION (ASTM F-726) | 114%           |
| PORE SIZE               | 0.1-1.0 MICRON |
| pH                      | 7              |
| CEC                     | 27             |
- 2.6: ORGANIC SOIL AMENDMENTS:**  
 PEAT HUMUS SHALL BE DECOMPOSED PEAT WITH NO IDENTIFIABLE FIBERS OR IF AVAILABLE, MUCK MAY BE SUBSTITUTED AND SHALL BE FREE FROM STONES, EXCESSIVE PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. MUCK SHALL NOT 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 LABELED.
- FERTILIZE TREES, SHRUBS AND GROUND COVERS WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:  
 5.00 LBS. OR 14.5 CUPS / PALMS  
 3.00 LBS. OR 8.70 CUPS / 12-18" 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 MATERIAL
- 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 6" 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 INSTALLING PLANTS.

- 3.1: LAWN PREPARATION:**  
 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.
- FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.
- 3.2: SODDING:**  
 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 SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR TAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.
- Landscape Certification**  
 LANDSCAPE CERTIFICATION: THE LANDSCAPE ARCHITECT SHALL PROVIDE FINAL CERTIFICATION TO THE OWNER AND MUNICIPALITY THAT PLANTS ARE INSTALLED PER THE DESIGN PLAN, DETAILS AND SPECIFICATIONS. ANY CHANGES TO THE PLAN WILL NEED TO HAVE THE LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION. CONFORMITY TO FLORIDA GRADE #1 IN THE ROOT BALL REQUIRES THE LANDSCAPE ARCHITECT TO INSPECT TREES PRIOR TO INSTALLATION AT THE SITE. IT IS THE RESPONSIBILITY OF THE OWNER/GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR FOR ORGANIZING INSPECTIONS OF PLANT MATERIAL PRIOR TO INSTALLATION.

- 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"
- UTILITIES:**  
 ABOVE AND BELOW GROUND UTILITIES SHALL BE VERIFIED AND LOCATED BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK IN THE PROJECT AREA. IF UTILITY PLANS ARE AVAILABLE, THE CONTRACTOR SHALL EXAMINE THEM AND BRING ANY 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 811 TO SCHEDULE LOCATION OF THE UTILITIES WHICH SUBSCRIBE TO THEIR SERVICE.

FILE: NIGROVE MARKET - 21-04-02 DRAWINGS CURRENT: 31-01-04-02 SPECIFICATIONS: 03/05/04  
 PLOTTED: 9/24/21 AT 10:36AM BY: ENLY XEPS

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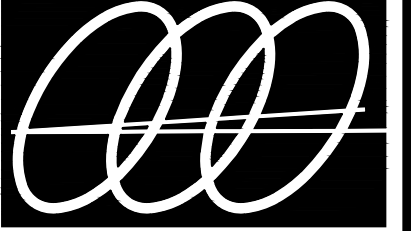
Landscape Specifications  
**Grove Market Shopping Center**  
 West Lake, Florida

Designed: MSL/DLB  
 Drawn: MSL  
 Approved: GGG/EOM/ATH  
 Date: 08/15/2018  
 Job no. 14-0902  
 Revisions: 7/28/2021  
 8/11/2021  
 09/10/2021  
 09/22/2021  
 09/24/2021

LC 000111  
 Sheet Title:  
**Landscape Specification Sheet**  
 Not to Scale  
 Sheet No.  
**LP-5**  
 14-0902







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# Tree Disposition Plan Grove Market Shopping Center Palm Beach County, Florida

Designed:            DLR  
Drawn:            DLR  
Approved:            GGG/EM/AMH  
Date:            September 22, 2021  
Job no.:            21-0402  
Revisions:            09/24/21

Scale: 1" = 40'

Sheet Title:  
**Tree Disposition Plan**

Scale: 1" = 40'

Sheet No.  
**TD-1**

21-0402

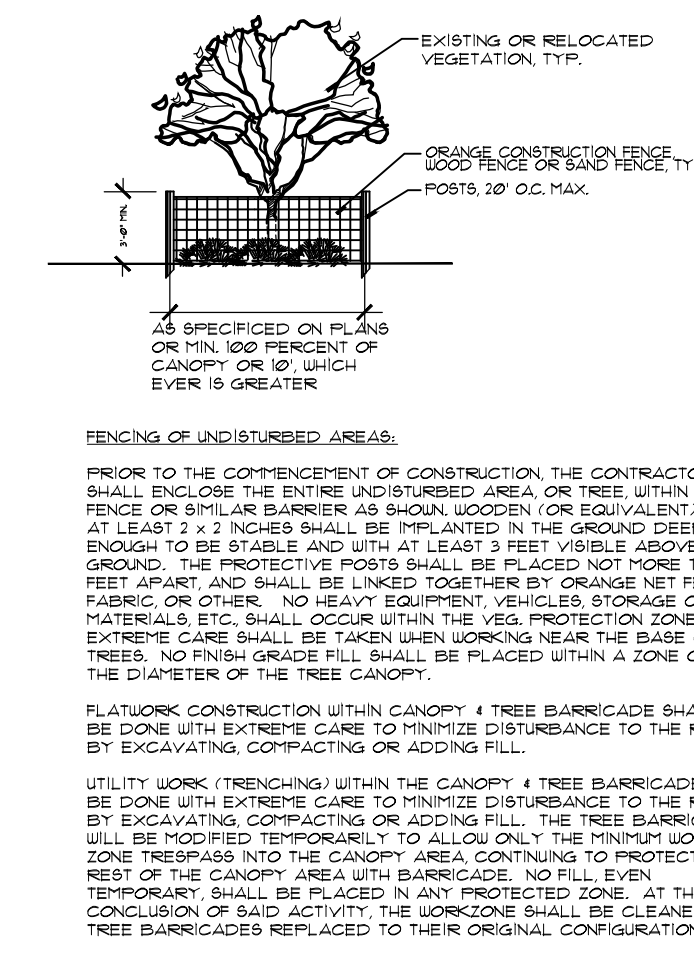
## Existing Trees to Remain

- RE ROYAL PALM
- QV LIVE OAK
- SP SABAL PALM
- LI CRAPE MYRTLE
- CE GREEN BUTTWOOD
- LL LIGUSTRUM
- PT2 ALEXANDER PALM
- CO SATIN LEAF

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

- ### TREE LOCATION LEGEND
- X TREE/PALM TO BE REMOVED
  - PALM TO REMAIN
  - XXX BUTTWOOD TO REMAIN
  - SHADE TREE TO REMAIN
  - RELOCATED TREE

### Tree Protection Detail



### General Specifications

**TREE & VEGETATION REMOVAL:**  
TREE AND VEGETATION REMOVAL SHALL INCLUDE THE STUMPS AND ROOTS TO THE EXTENT THAT NO ROOT GREATER THAN THREE INCHES IN DIAMETER REMAINS.

**TREE RELOCATION WARRANTY:**  
CONTRACTOR SHALL WARRANT ALL RELOCATED PLANT MATERIALS AT A 100% SURVIVAL RATE FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE TREE RELOCATIONS.

**EXISTING TREE TO REMAIN WARRANTY:**  
THE GENERAL CONTRACTOR SHALL WARRANT ALL EXISTING TO REMAIN TREE AND PLANT MATERIAL CONTAINED WITHIN VEGETATION PROTECTION FENCING AT A 100% SURVIVAL RATE FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE CONSTRUCTION.

**SUBSTANTIAL COMPLETION AND WALKTHROUGH:**  
SUBSTANTIAL COMPLETION AND WALKTHROUGH WILL BE PERFORMED AFTER COMPLETION OF EACH PHASE OF THE LANDSCAPE INSTALLATION/RELOCATION. ANY MATERIAL OR WORK REQUIRING REPLACEMENT OR REPAIR SHALL BE EXECUTED WITHIN 10 WORKING DAYS OF THE SUBSTANTIAL COMPLETION REPORT. WORK ZONE TO SATISFY THE REPORT IS SUBJECT TO THE SAME ONE (1) YEAR MAINTENANCE REQUIREMENT FROM THE DATE OF REINSTALLATION, REPLACEMENT OR REPAIR.

**FINAL INSPECTION AND WALK THROUGH:**  
A FINAL INSPECTION AND WALK THROUGH WILL BE PERFORMED NINETY (90) DAYS PRIOR TO THE COMPLETION OF EACH PHASE WARRANTY PERIOD. THE WALK THROUGH WILL BE PERFORMED BY THE LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE(S). ANY DEAD MATERIAL AND/OR NOTED DEFICIENCIES SHALL BE REPLACED OR REPAIRED WITHIN 10 WORKING DAYS OF THE INSPECTION REPORT. ANY PLANT REPLACEMENTS SHALL BE MAINTAINED AS ABOVE NOTED AND ALL STAKING AND GUYS SHALL ALSO BE REMOVED PRIOR TO THE PROJECT AT THE END OF THE WARRANTY PERIOD UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.

**TREE RELOCATION ROOT PRUNING:**  
ALL TREES SHALL BE ROOT PRUNED PRIOR TO RELOCATION TO ASSURE SURVIVABILITY. ONE HALF OF THE ROOTBALL OF EACH TREE SHALL BE PRUNED A MINIMUM ON THREE (3) MONTHS PRIOR TO RELOCATION WITH THE REMAINING HALF ROOTBALL TO BE PRUNED A MINIMUM OF TWO (2) MONTHS PRIOR. PRUNING MUST BE SUPERVISED BY A CERTIFIED ARBORIST ON SITE AT ALL TIMES OF SAID ACTIVITY.

**TREE RELOCATION LIMB PRUNING:**  
ALL CABBAGE PALMS TO BE HURRICANE CUT AT TIME OF RELOCATION. ALL TREES TO BE PRUNED AS NEEDED FOR THE HEALTH OF THE TREE AND SAFETY OF THE RELOCATION PROCESS. PRUNING MUST BE SUPERVISED BY A CERTIFIED ARBORIST ON SITE AT ALL TIMES OF SAID ACTIVITY.

**TREE RELOCATION WATERING:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THE ROOT PRUNED AND RELOCATED TREES TO ASSURE SURVIVABILITY USING PERIODIC AS SELECTED BY THE CONTRACTOR DURING THE WARRANTY PERIOD. ALL OAK TREES SHOULD HAVE BOTH DRIP IRRIGATION ON THE GROUND AND SPRINKLER IRRIGATION APPLIED TO THE CANOPY TO ASSURE SURVIVABILITY.

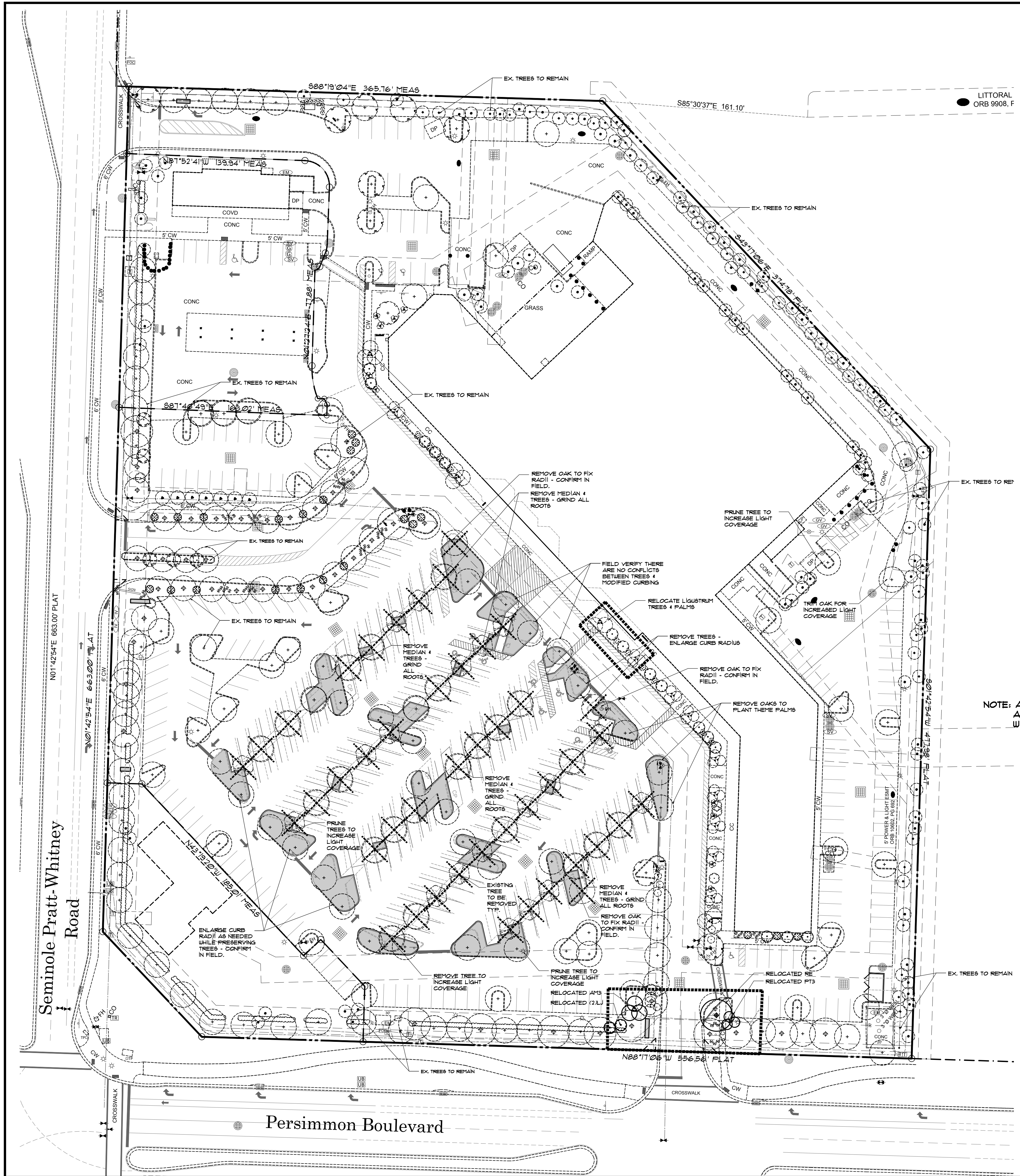
**VEGETATION REMOVAL:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXOTIC INVASIVE VEGETATION AS LISTED PER PALM BEACH COUNTY'S UNIFIED LAND DEVELOPMENT CODE ARTICLE 14.

NOTE: ALL EXISTING TREES TO REMAIN TO BE PRUNED BY A CERTIFIED ARBORIST UNDER DIRECTION OF THE LANDSCAPE ARCHITECT WITH SPECIAL CONSIDERATION OF TREES BY LIGHT POLES.

### Tree Disposition Chart

TREES SPECIES	QTY.	DBH	LOCATION	DISPOSITION	CONDITION	REASON
MAHOGANY   SWITENIA MAHAGONI	22	6-14"	PARKING LOT MEDIAN	REMOVE	30-40% CONDITION RATING SR, LP, PC, CPA	REMOVAL OF MEDIAN TO EXPAND DEPTH OF PARKING IMPROVE SITE LIGHTING
	0		LANDSCAPE ISLAND			
	0		TERMINAL ISLAND			
LIVE OAK   QUERCUS VIRGINIANA	0		PARKING LOT MEDIAN			
	1	6-10"	LANDSCAPE ISLAND	REMOVE	30-50% CONDITION RATING LP, PC, CPA, LT	RECONFIGURED ISLAND TOO NARROW SPACE
	2	8-16"	TERMINAL ISLAND	REMOVE	50-60% CONDITION RATING LP, CPA	IMPROVE SITE LIGHTING CURB RADIUS IMPROVEMENTS
SATIN LEAF   CHRYSOPHYLLUM OLIVIFORME	19	2-3"	PARKING LOT MEDIAN	REMOVE	30-40% CONDITION RATING PC, CPA	REMOVAL OF MEDIAN TO EXPAND DEPTH OF PARKING
	0		LANDSCAPE ISLAND			
	0		TERMINAL ISLAND			
CHRISTMAS PALM   ADONIDIA MERRILLI	1	AM3	BUILDING FOUNDATION TO SOUTH ENTRY	RELOCATE	80-90%	PRINCIPAL USER REQUEST
MACARTHUR PALM   PITYCHOSPERMA MACARTHORI	1	PM3	BUILDING FOUNDATION TO SOUTH ENTRY	RELOCATE	80-90%	PRINCIPAL USER REQUEST
TREE LIGUSTRUM   LIGUSTRUM JAPONICA	2	LJ	BUILDING FOUNDATION TO SOUTH ENTRY	RELOCATE	90%	PRINCIPAL USER REQUEST
ROYAL PALM   ROYSTONIA ELATA	1	RE	SOUTH ENTRY TO SOUTH ENTRY	RELOCATE	90%	TRUCK CIRCULATION CURB CHANGE

NOTES: SR= SURFACE ROOTS, LP= LIFTING PAVEMENT, PC= POOR CANOPY, CPA= CONSTRAINED PLANTING AREA, LT= LEANING



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# Green Space Modifications Exhibit

## Grove Market Shopping Center

West Lake, Florida

Designed: DLS  
 Drawn: DLS  
 Approved: GGG/EOM/MTM  
 Date: July 21, 2021  
 Job no.: 21-0402  
 Revisions: 7/28/2021  
 8/11/2021  
 09/10/2021  
 09/22/2021  
 09/24/2021

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
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: 16.5' 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: 25' Module Width: 59.1'
Ordinance No. 2019-7 Article III - Section 4.26 A Interior Planting Areas	1) Parking in a Row - 10 spaces 2) All parking - increased to 15 ft divider median 3) Vehicle overhang - 2.5' 4) terminal island - 8' excluding curb	1) Parking in a Row - increased to (2)11 spaces, (1) 12 space run 2) Vehicle overhang - 1.75' 3) terminal island - 4.8' excluding curb

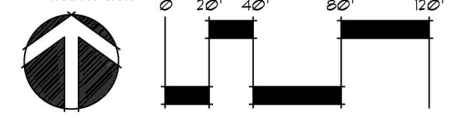
### ADA Compliance Key

THE 11 ADA ISSUES IDENTIFIED IN THE 8.19.2016 REPORT FROM OTTEN CONSULTING GROUP, INC. ARE TO BE EXECUTED AS PART OF THIS APPROVAL TO MEET ALL CURRENT STATE AND NATIONAL ADA GUIDELINES

- ① RECONSTRUCTION OF CURB RAMP
- ② RESURFACE AND RESTRIPE REQUIRED
- ③ RESURFACE PARKING AND ACCESS AISLE
- ④ RESURFACE AND RESTRIPE REQUIRED
- ⑤ RESURFACE AND RESTRIPE REQUIRED
- ⑥ RESTRIPE AND ENSURE IT DOES NOT EXCEED THE 2% SLOPE REQUIRED
- ⑦ REPLACE PAVERS NOT TO EXCEED 3" VERTICAL CHANGES
- ⑧ RESURFACE CROSSING SLOPES OF SIDEWALK
- ⑨ RESURFACE SIDEWALK AND REPAIR CURB RAMP
- ⑩ REPAIR PAVERS NOT TO EXCEED 3" ELEVATION
- ⑪ THRESHOLD REPLACEMENT NEEDED NOT TO EXCEED 3" ELEVATION

### 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                   |
| HT HEIGHT                 | PS PARKING SPACES                     |
| MAX MAXIMUM               | PL PARKING LOW SPEED ELECTRIC VEHICLE |
| MIN MINIMUM               | SM SANITARY MANHOLE                   |
| TYP TYPICAL               | SMH STORM MANHOLE                     |
| R/W RIGHT-OF-WAY          | SI STORM INLET                        |
| SF SQUARE FOOT            | TS TRAFFIC SIGN                       |



Detention Area  
 Owner: Seminole Improvement District  
 Land Use: District  
 Zoning: AR - Agricultural Residential  
 Parcel ID: 00404301000007020  
 ORB: 10101, PG. 452  
 S88°13'24"E 365.76' MEAS

Detention Area  
 Owner: Seminole Improvement District  
 Land Use: District  
 Zoning: AR - Agricultural Residential  
 Parcel ID: 004043010 PS00007020 PS  
 ORB: 10 PS10 PS1, PG. 452  
 S43°17'26"E 374.78' PLAT

Owner: Seminole Improvement District  
 Land Use: District  
 Zoning: AR - Agricultural Residential  
 Parcel ID: 004043010 PS00007020 PS  
 ORB: 10 PS10 PS1, PG. 452

FILE: N:\GROVE MARKET - 21-0402\DRAWINGS\CURRENT\21-0402 DESIGN BASE REDESIGN\_L1.DWG  
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