



**LEGEND**

- EXISTING PROPERTY BOUNDARY
- - - - - PROPOSED PROJECT LIMITS
- BUILDING SETBACK
- (X) PARKING COUNT
- PROPOSED SIGN

**General Information**

Property Tax ID #(s):	77-40-43-01-01-001-0010	
Site Control Name:	Bank at Grove Market Westlake	
Description:	Site Plan Modification	
Petition Number:	SPM-2024-02	
Jurisdiction:	City of Westlake	
Future Land Use Zoning:	Downtown Mixed Use	
Building Setback:		
North:	Required: 10	FT
Provided:	53.1	FT
South:	Required: 10	FT
Provided:	27.5	FT
East:	Required: 10	FT
Provided:	45.4	FT
West:	Required: 20	FT
Provided:	27.0	FT
Proposed Building Height:	21.5	FT
Traffic Analysis Zone:	864	
Proposed Queuing Spaces:	8	
Existing Use(s)	Proposed Bank w/ Drive Thru: Parking Lot	
	Grocery Store - Building A: Retail Sales or Service	
	Retail - Building B: Retail Sales or Service	
	Future Retail - Building C: Retail Sales or Service	
	Retail - Building D: Retail Sales or Service	
	Future Outparcel - Building D: Retail Sales or Service	
	Conv. Store w/ Gas Sales - Building E: Retail Sales or Service, Gasoline Stations	
Proposed Use(s)	Proposed Bank w/ Drive Thru: Retail Sales or Service	
	Grocery Store - Building A: Retail Sales or Service	
	Retail - Building B: Retail Sales or Service	
	Future Retail - Building C: Retail Sales or Service	
	Retail - Building D: Retail Sales or Service	
	Future Outparcel - Building D: Retail Sales or Service	
	Conv. Store w/ Gas Sales - Building E: Retail Sales or Service, Gasoline Stations	

**Area Data**

Total Site Area (AC):	9.98 AC	434,729 SF
Proposed Building Area:		
Proposed Bank Building Area (GSF):	2,925 SF	0.67 %
Existing Building Area:		
Grocery Storage - Building A (GSF):	52,145 SF	
Retail - Building B (GSF):	7,882 SF	
Future Retail - Building C (GSF):	4,000 SF	
Retail - Building D (GSF):	16,650 SF	
Future Outparcel - Building D (GSF):	8,317 SF	
Conv. Store w/ Gas Sales - Building E (GSF):	2,500 SF	
Fuel Stations:	8 Stations (4 Islands)	
<b>Total Building Area:</b>	<b>94,419 SF</b>	<b>21.7 %</b>
Existing Overall Site Area:		
Pervious Area:	109,590 SF	25.2 %
Impervious Area:	325,139 SF	74.8 %
Existing Project Limits Area:		
Pervious Area:	9,559 SF	32.1 %
Impervious Area:	20,225 SF	67.9 %
Proposed Overall Site Area:		
Pervious Area:	108,509 SF	25.0 %
Impervious Area:	326,220 SF	75.0 %
Proposed Project Limits Area:		
Pervious Area:	8,478 SF	28.5 %
Impervious Area:	21,308 SF	71.5 %

**Parking Data**

	Required	Proposed
<b>Total Parking Spaces</b>	<b>395</b>	<b>374</b>
Existing Retail/Grocery (1/240 SF)	319	293
Bank w/ Drive-Thru (1/300 SF)	10	18
Future Shopping Center Parking (1/240 SF)	17	19
Convenience Store w/ Pumps (1/240 SF+ 1/pump)	9	9
Future Outparcel (1/240 SF)	35	35
ADA Accessible	9	15
Low Speed Electric Vehicle	-	25
Motorcycle/Compact Car	-	13
Loading Spaces	9	9
Bicycle Parking	19	27
<b>Parking Spaces within Project Boundary</b>	<b>Removed</b>	<b>Proposed</b>
Standard Spaces	48	18
Low Speed Electric Vehicle	6	0
ADA Accessible	0	2

**NOTES**

- THE MASTER SITE REQUIRED PARKING WILL BE REDUCED FROM 395 SPACES TO 374 SPACES, PER THE REQUIREMENTS OUTLINED IN THE CITY OF WEST LAKE ORDINANCE 2019-10, UNDER ARTICLE 8.9 SECTION 2A, SHARED PARKING.

**The Grove Market at Westlake Non-Conformities Chart**

Westlake Code	Required	Provided
Ordinance No. 2019-10 Off-Street Parking Table 8-1 Mn. 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 Mn. Dimensions	90° Parking - Retail Width: 9.5' 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 Parking Areas	2) Parking in a Row - 10 spaces Alt. parking 0 increased to 15 ft 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

01/10/2025  
CITY OF WESTLAKE REV 5

12/27/2024  
CITY OF WESTLAKE REV 4

12/16/2024  
CITY OF WESTLAKE REV 3

11/20/2024  
CITY OF WESTLAKE REV 2

10/16/2024  
CITY OF WESTLAKE REV 1

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2800 W. STATE ROAD, SUITE 100  
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REGISTRY NO. 35106

Digitally signed by  
Nicole Berlin  
Reason: This  
document has been  
electronically signed  
and sealed using a  
SPK authentication  
tool. Printed copy of  
this document is  
not considered signed  
and sealed as the  
SPK authentication  
tool must be verified,  
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14:31:55  
SCALE AS SHOWN  
DESIGNED BY SRF  
DRAWN BY SRF  
CHECKED BY NEB  
DATE

OVERALL AERIAL SITE PLAN

CHASE BANK AT GROVE MARKET WESTLAKE

FLORIDA

CITY OF WESTLAKE

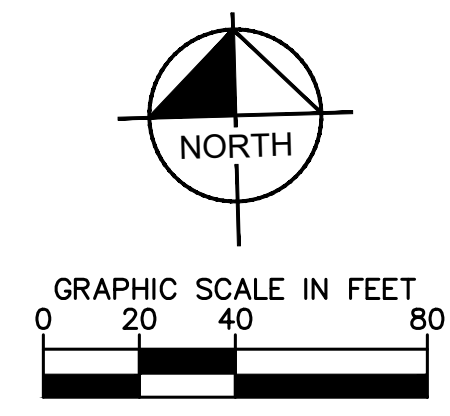
DATE  
NOVEMBER 2024

PROJECT NO.  
145538000

SHEET NUMBER  
C-300

Plotted By: Berlin, Nicole Sheet Set: GROVE MARKETPLACE CHASE Layout: Overall Aerial Site Plan January 09, 2025 12:35:23pm K:\NTP-Civil\145538 - Premier Developers\000 - Grove Marketplace\CADD\PlanSheets\C-Site Plan.dwg  
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Plotted By: Berlin, Nicole Sheet Set: GROVE MARKETPLACE CHASE Layout: Overall Site Plan January 09, 2025 12:35:23pm K:\STP-Civil\145338 - Premier Developers\000 - Grove Marketplace\CADD\PlanSheets\C-Site\_Plan.dwg  
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- STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT
- CONCRETE SIDEWALK
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- PROPOSED LIGHT POLE

**SITE DATA TABLES**

**General Information**

Property Tax ID #(s): 77-40-43-01-01-001-0010

Site Control Name: Bank at Grove Market Westlake

Description: Site Plan Modification

Petition Number: SFM-2024-02

Jurisdiction: City of Westlake

Future Land Use: Downtown Mixed Use

Zoning: Mixed Use

Building Setback:

North:	Required: 10	FT
	Provided: 53.1	FT
South:	Required: 10	FT
	Provided: 27.5	FT
East:	Required: 10	FT
	Provided: 45.4	FT
West:	Required: 20.0	FT
	Provided: 27.0	FT

Proposed Building Height: 21.5 FT

Traffic Analysis Zone: 864

Proposed Queuing Spaces: 8

Existing Use(s):

- Proposed Bank w Drive Thru: Parking Lot
- Grocery Store - Building A: Retail Sales or Service
- Retail - Building B: Retail Sales or Service
- Future Retail - Building C: Retail Sales or Service
- Future Retail - Building D: Retail Sales or Service
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**Parking Data**

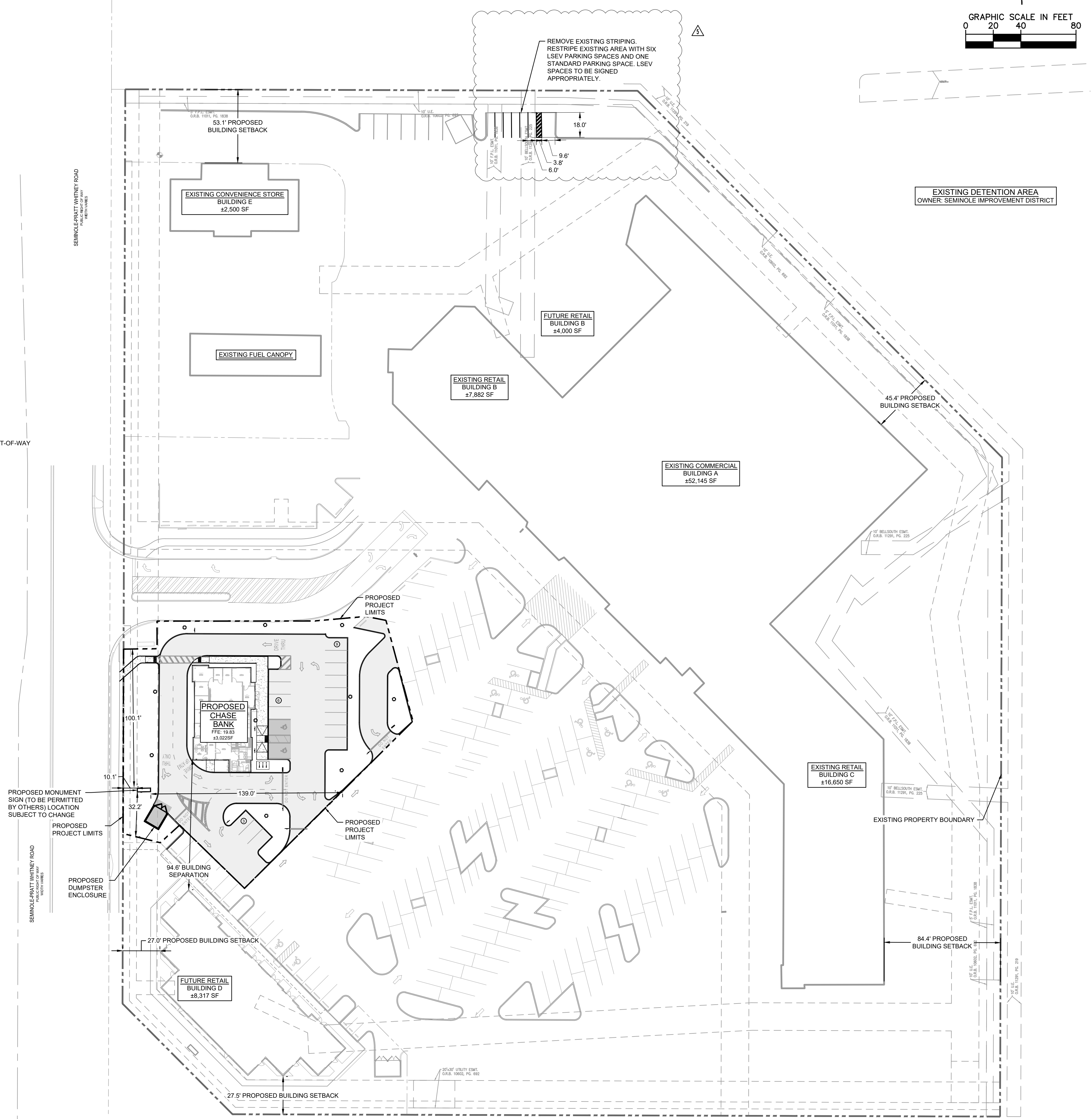
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Future Shopping Center Parking (1/240 SF)	17	19
Convenience Store w Pumps (1/240 SF + 1 pump)	14	9
Future Outparcel (1/240 SF)	35	35
ADA Accessible	9	15
Low Speed Electric Vehicle	-	25
Motorcycle/Compact Car	-	15
Loading Spaces	3	3
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**Kimley Horn**

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 PHONE: 727-547-5898 WWW.KIMLEY-HORN.COM  
 REGISTRY NO. 35108

SCALE: AS SHOWN  
 DESIGNED BY: SRF  
 DRAWN BY: SRF  
 CHECKED BY: SRF  
 NEB DATE:

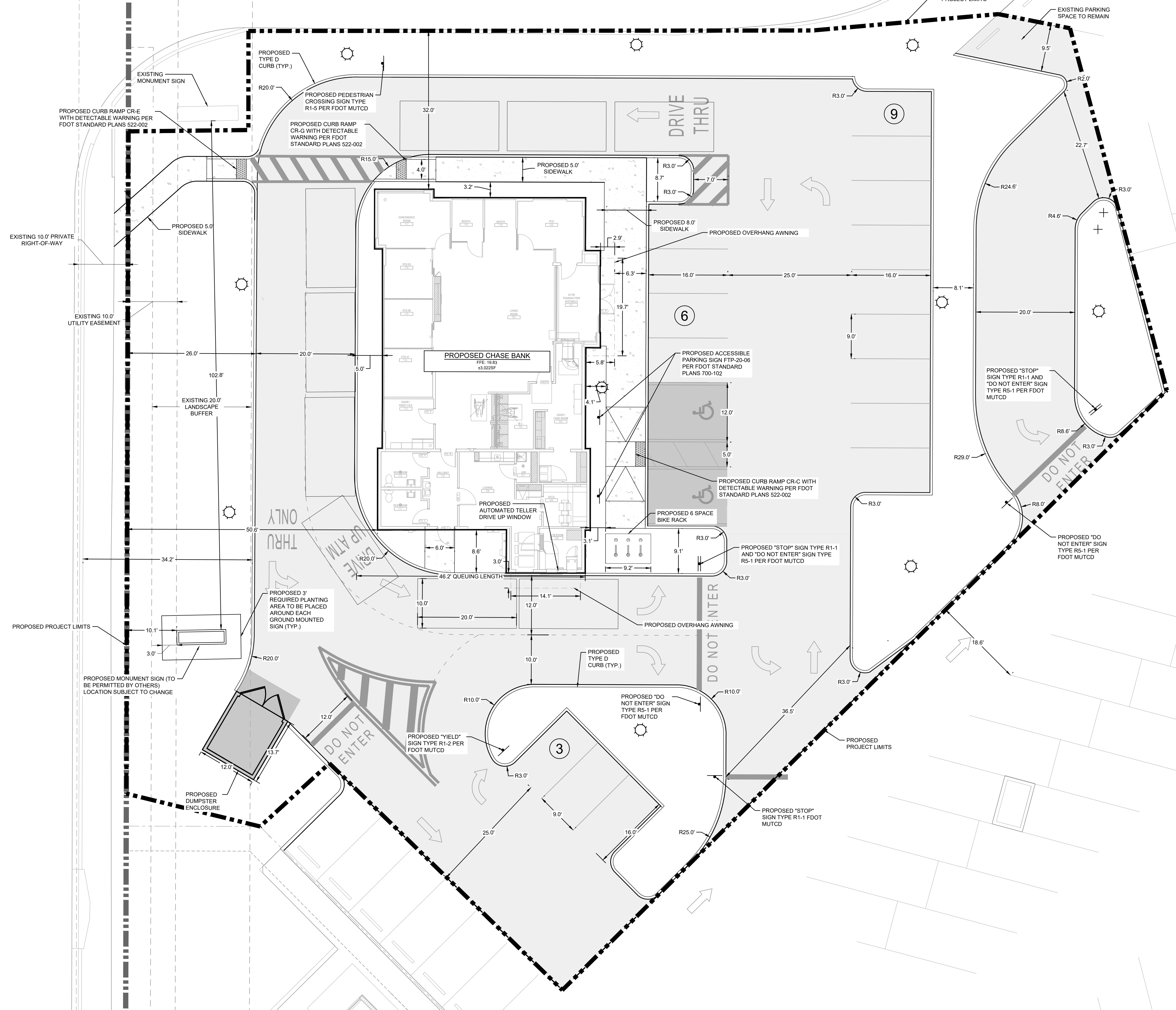
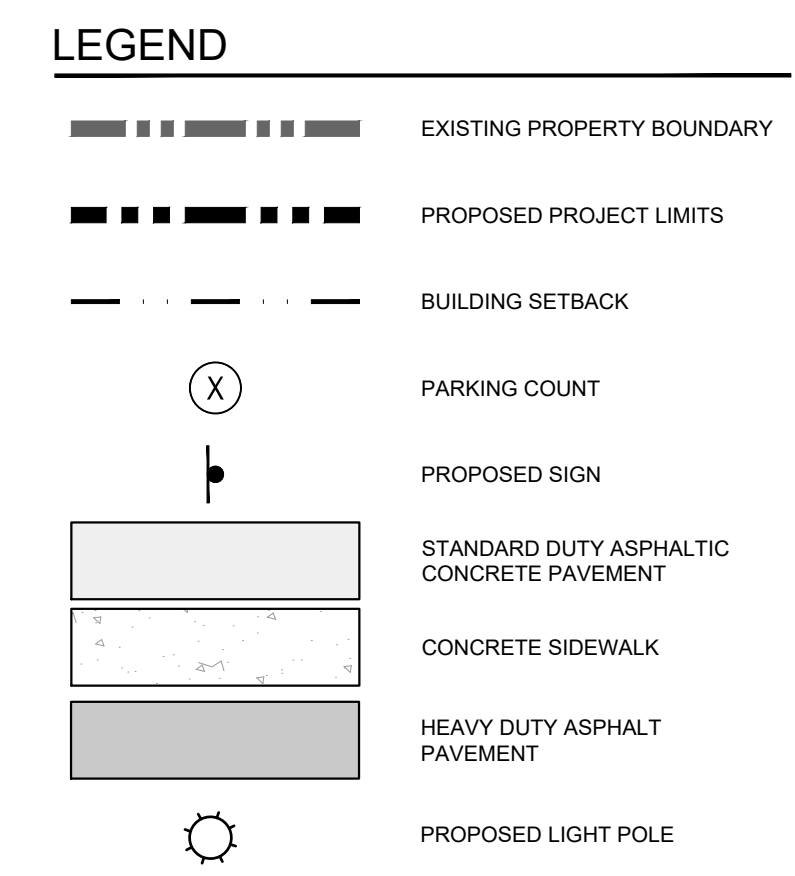
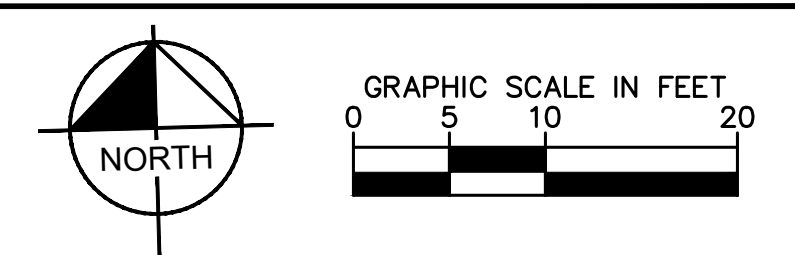
LICENSED PROFESSIONAL: NICOLE E. BERLIN, P.E.  
 FLORIDA LICENSE NUMBER: 92165

**OVERALL SITE PLAN**

**CHASE BANK AT GROVE MARKET WESTLAKE**  
 CITY OF WESTLAKE, FLORIDA

DATE: NOVEMBER 2024  
 PROJECT NO.: 145338000  
 SHEET NUMBER: C-301

Plotted By: Berlin, Nicole - Sheet Set: GROVE MARKETPLACE CHASE - Layout: Site Plan - January 09, 2025 - 12:40:39pm - K:\STP-Civil\145538 - Premier Developer\000 - Grove Marketplace\CADD\PlanSheets\C-Site Plan.dwg  
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ADA Accessible	0	2

SCALE AS SHOWN

DESIGNED BY SRF

DRAWN BY SRF

CHECKED BY SRF

LICENSED PROFESSIONAL

DATE: \_\_\_\_\_

NICOLE E. BERLIN, P.E.

FLORIDA LICENSE NUMBER 92165

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 REGISTRY NO. 35108

## SITE PLAN

CHASE BANK AT GROVE MARKET WESTLAKE

CITY OF WESTLAKE

FLORIDA

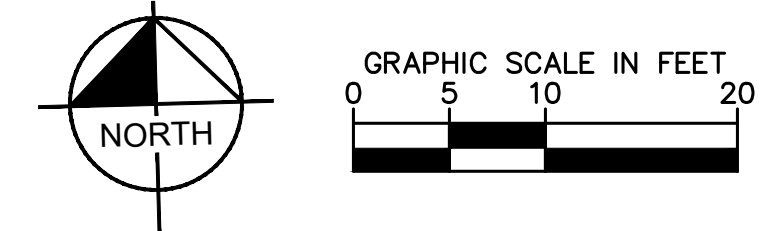
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PROJECT NO. 145538000

SHEET NUMBER

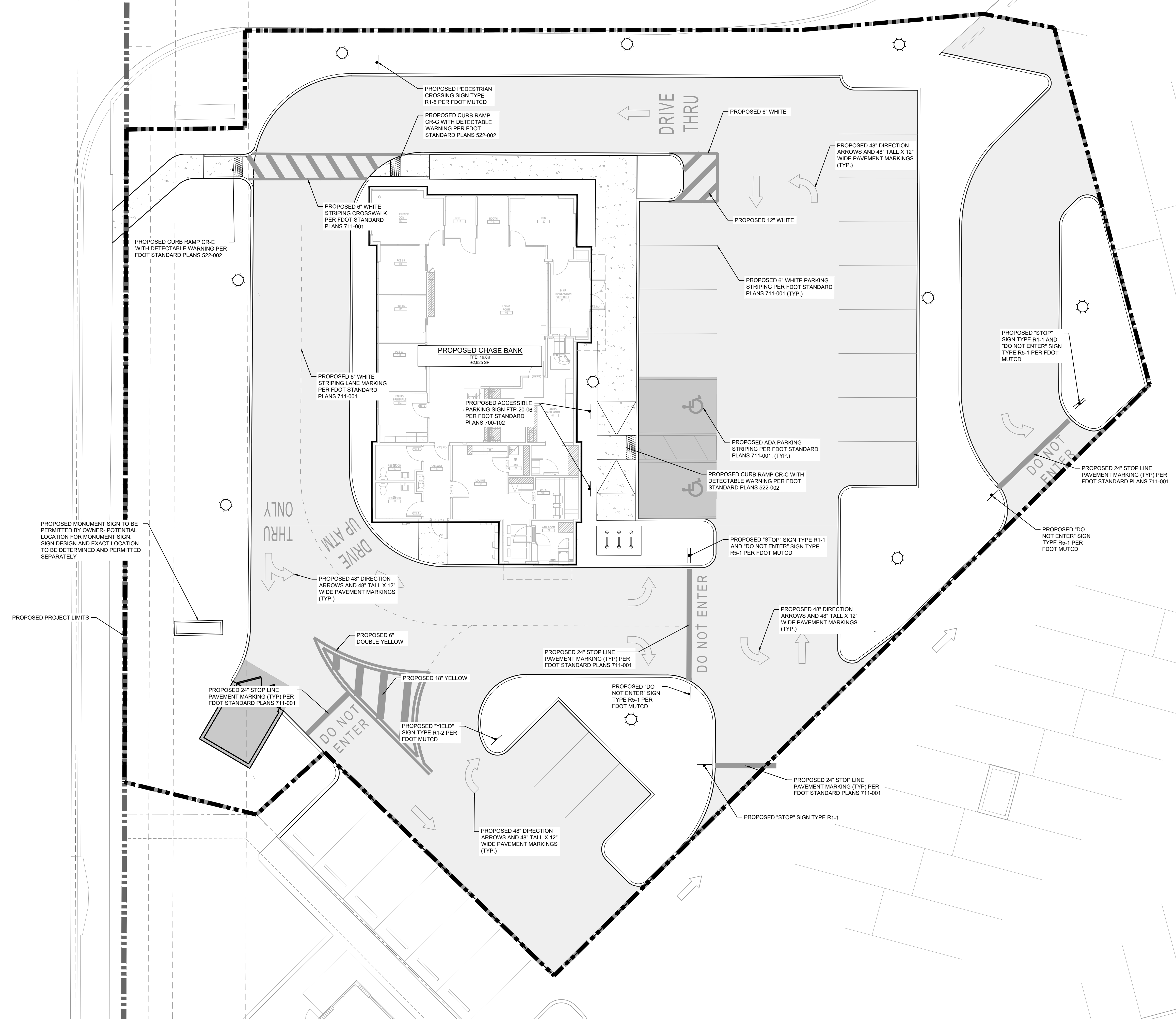
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Plotted By: Berlin, Nicole - Sheet Set: GROVE MARKETPLACE CHASE - Layout: Striping Plan - January 09, 2023 - 12:36:38pm - K:\STP\_Civil\145538 - Premier\_Developers\000 - Grove\_Marketplace\CADD\_PlanSheets\C-Striping\_Plan.dwg  
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- STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT
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01/10/2025	SRF	CITY OF WESTLAKE REV 5
12/27/2024	SRF	CITY OF WESTLAKE REV 4
12/16/2024	SRF	CITY OF WESTLAKE REV 3
11/26/2024	SRF	CITY OF WESTLAKE REV 2
10/16/2024	SRF	CITY OF WESTLAKE REV 1

**Kimley-Horn**  
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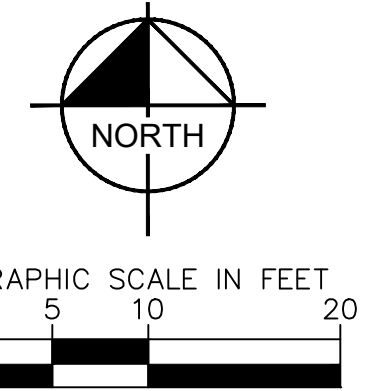
LICENSED PROFESSIONAL  
 NICOLE E. BERLIN, P.E.  
 FLORIDA LICENSE NUMBER 92165  
 DATE:

SCALE AS SHOWN  
 DESIGNED BY SRF  
 DRAWN BY SRF  
 CHECKED BY SRF  
 NEB

**CHASE BANK AT GROVE MARKET WESTLAKE**  
 SIGNAGE, STRIPING, AND MARKING PLAN  
 CITY OF WESTLAKE FLORIDA

DATE NOVEMBER 2024  
 PROJECT NO. 145538000  
 SHEET NUMBER C-303

Plotted By: Berlin, Nicole Sheet Set: GROVE MARKETPLACE CHASE - Layout: C-400 GRADING AND DRAINAGE PLAN - January 09, 2025 12:35:33pm. K:\STP-CIV\145538 - Premier Developers\000 - Grove Marketplace\CADD\PlanSheets\C-400-Grd Plan.dwg  
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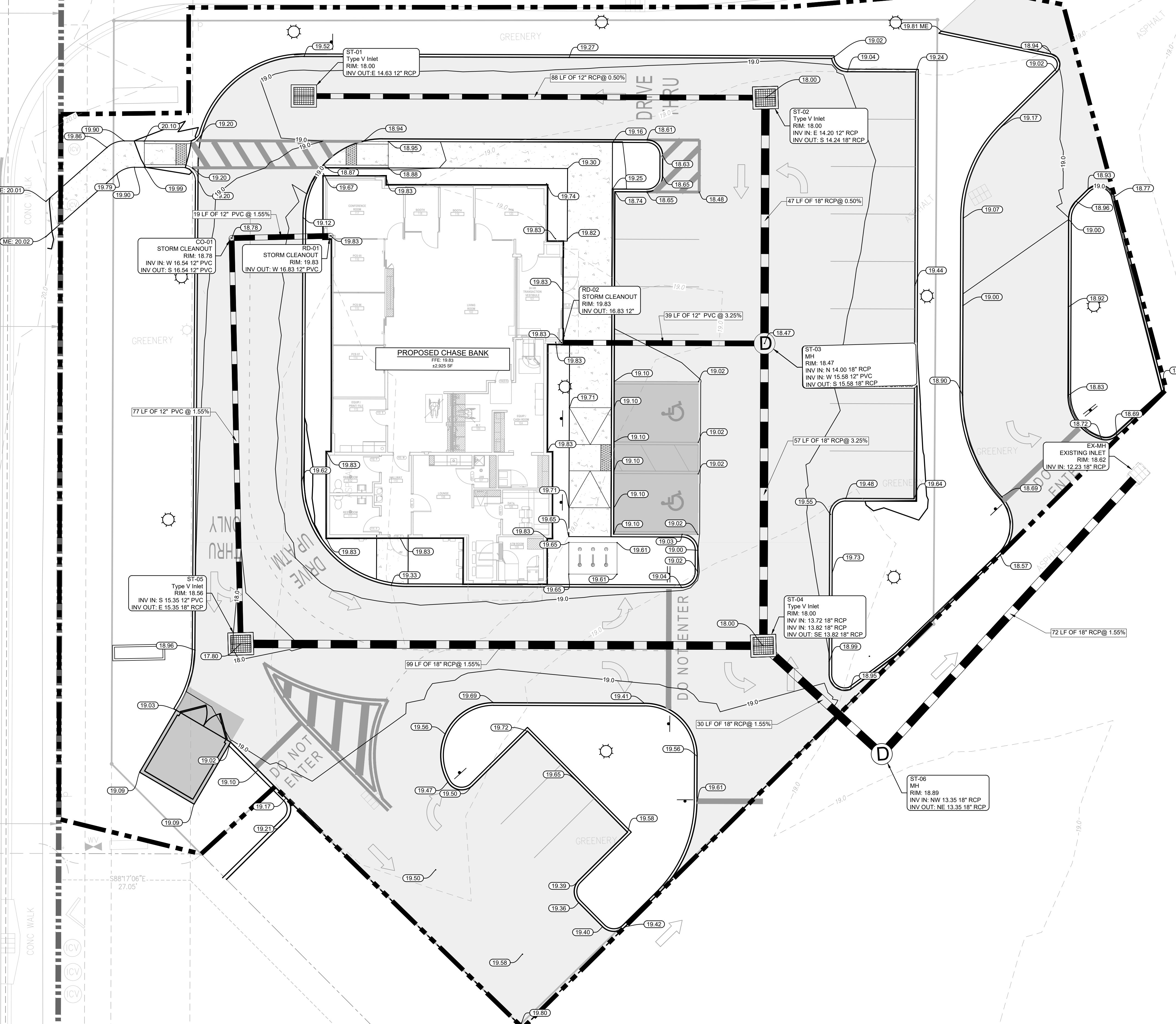
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- PROPOSED STORM STRUCTURE
- PROPOSED CLEANOUT
- PROPOSED STORM PIPE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- PROPOSED SPOT GRADE
- PROPOSED MATCH EXISTING SPOT GRADE

**GRADING NOTES**

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE EXISTING SITE LAYOUT, UTILITY INVERTS, AND GRADE ELEVATIONS AS SHOWN ON THESE PLANS IS TAKEN FROM CAD LAYOUTS AND PLANS PREPARED BY Q. GRADY MINOR AND ASSOCIATES, P.A. DATED 02/26/2024. THE INFORMATION HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER AND IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING INFORMATION SHOWN PRIOR TO CONSTRUCTION.
2. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
3. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
5. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
6. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
8. ALL STORM PIPE RETURNING STRUCTURES SHALL BE GROUDED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
10. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
12. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
13. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
14. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
15. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
16. PIPE LENGTHS LISTED ARE BASED ON HORIZONTAL DISTANCE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND USED FOR DESIGN. CONTRACTOR TO FIELD VERIFY ACTUAL PIPE LENGTHS NEEDED FOR CONSTRUCTION.
17. THE DATUM SHOWN ON THE GRADING PLAN IS NAVD 88.
18. SIDEWALKS ARE DESIGNED TO MEET ADA REQUIREMENTS WITH A MAXIMUM LONGITUDINAL SLOPE OF 5% AND A MAXIMUM GROSS SLOPE OF 2%. THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY IF SLOPES DO NOT MEET THESE ADA REQUIREMENTS.
19. SIDEWALKS ARE NOT TO EXCEED 5% ALONG THE PATH UNLESS SPECIFICALLY DESIGNED OTHERWISE. THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY IF SLOPES DO NOT MEET THESE ADA REQUIREMENTS.
20. ADA PARKING SPACES ARE NOT TO EXCEED 2% IN ANY DIRECTION. THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY IF SLOPES DO NOT MEET THESE ADA REQUIREMENTS.
21. ALL EXTERIOR SLOPES, NEW CONSTRUCTION, SHALL BE VERIFIED TO BE IN COMPLIANCE WITH LOCALLY ADOPTED ACCESSIBILITY REGULATIONS AND SHALL BE MEASURED WITH A 24" SMART LEVEL. CROSS SLOPES IN ALL CONDITIONS SHALL BE 2% MAXIMUM.
22. SPOT ELEVATIONS ALONG CURBLINE ARE SHOWN AT THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
23. SPOT SHOTS LABELED 'ME' ARE TO MATCH EXISTING GRADES.
24. SPOT SHOTS LABELED 'TC' ARE TOP OF CURB.
25. ALL ONSITE STORMWATER INFRASTRUCTURE MAINTENANCE IS TO BE MAINTAINED BY THE LAND OWNER.

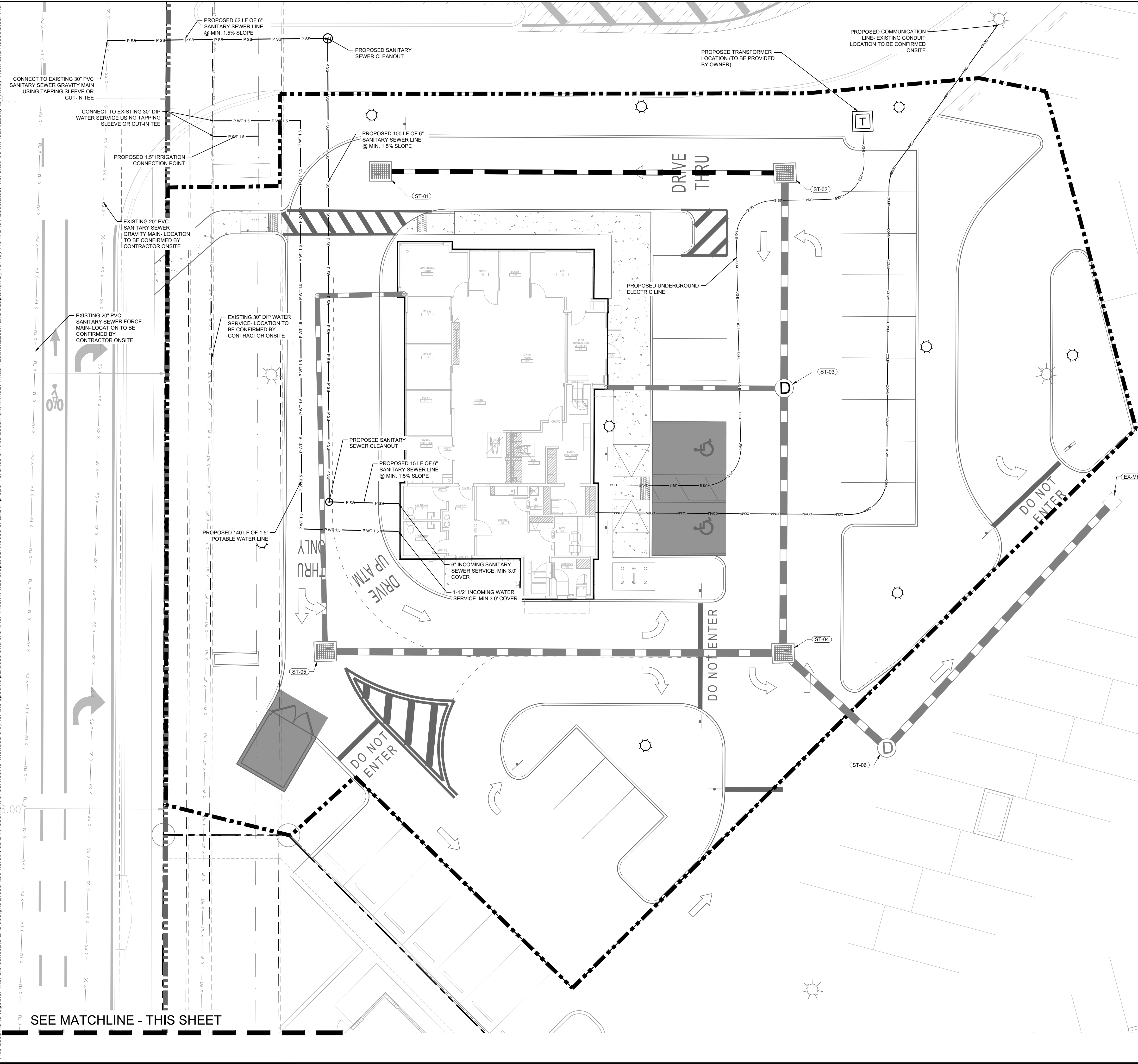
**NOTES**

1. ALL SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY A D.A. COMPLIANCE. FOR ANY QUESTIONS CONTACT CIVIL ENGINEER IMMEDIATELY.
3. GRADES IN ALL SIDEWALK, ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS. NOT TO EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE AND NOT TO EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREAS.
4. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, STORM MANHOLES ETC. TO MATCH PROPOSED FINISHED GRADES, IF NECESSARY.
5. MAXIMUM SLOPE IN TURF AREAS SHALL BE 4:1.
6. REFER TO LANDSCAPE PLANS FOR GRADING DETAILS IN LANDSCAPE AREAS.



	SRF	SRF	SRF	SRF	SRF	SRF	SRF
	01/10/2025	12/27/2024	12/16/2024	11/20/2024	11/20/2024	10/16/2024	SRF
	CITY OF WESTLAKE REV 5	CITY OF WESTLAKE REV 4	CITY OF WESTLAKE REV 3	CITY OF WESTLAKE REV 2	CITY OF WESTLAKE REV 1	CITY OF WESTLAKE REV 1	SRF
	CITY OF WESTLAKE	CITY OF WESTLAKE	CITY OF WESTLAKE	CITY OF WESTLAKE	CITY OF WESTLAKE	CITY OF WESTLAKE	SRF
<b>Kimley»Horn</b>							SRF
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SCALE	AS SHOWN	DESIGNED BY	SRF	DRAWN BY	SRF	CHECKED BY	DATE
		NICOLE E. BERLIN, P.E.				9/21/25	
<b>GRADING AND DRAINAGE PLAN</b>							
<b>CHASE BANK AT GROVE MARKET WESTLAKE</b>							
CITY OF WESTLAKE FLORIDA							
DATE NOVEMBER 2024							
PROJECT NO. 145538000							
SHEET NUMBER C-400							

Plotted By: Berlin, Nicole Sheet Set: GROVE MARKETPLACE CHASE Layout: Utility Plan January 09, 2025 12:35:45pm 4513TP-Civil V145538 Premier Developers, 000 Grove Marketplace, CA, DD, Plan Sheets C-Utility Plan.dwg  
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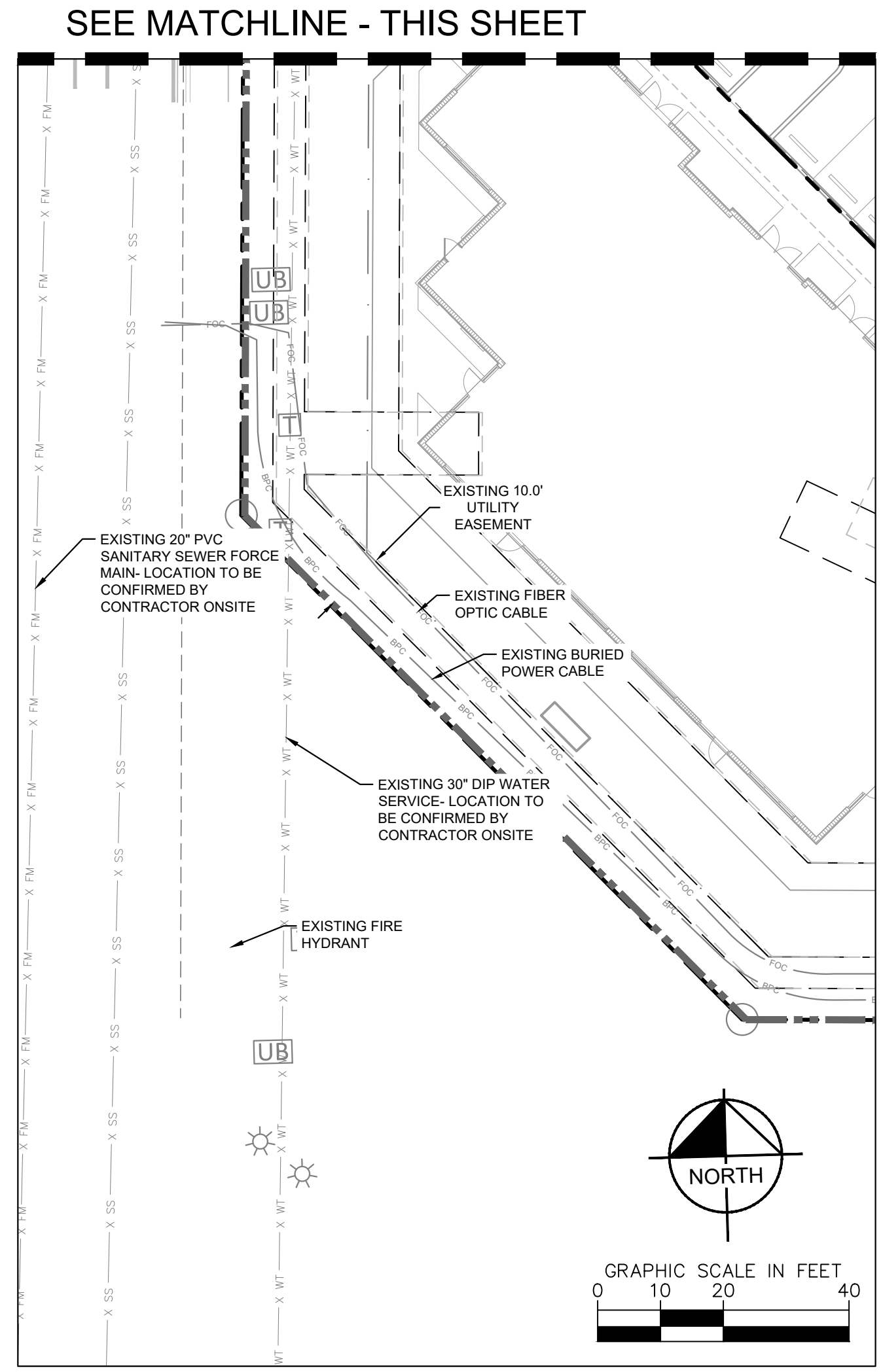


**LEGEND**

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROJECT LIMITS
- BUILDING SETBACK
- PROPOSED SIGN
- STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED 1.5" POTABLE WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED FORCE MAIN
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED TRANSFORMER LOCATION
- PROPOSED STORM STRUCTURE
- PROPOSED STORM PIPE
- EXISTING WATER LINE (SEE PLAN FOR SIZE)
- EXISTING STORM LINE
- SANITARY SEWER FORCE MAIN

GRAPHIC SCALE IN FEET  
0 5 10 20

NORTH



SEE MATCHLINE - THIS SHEET

01/09/2025	SRF	CITY OF WESTLAKE REV 5
12/27/2024	SRF	CITY OF WESTLAKE REV 4
12/16/2024	SRF	CITY OF WESTLAKE REV 3
11/26/2024	SRF	CITY OF WESTLAKE REV 2
10/16/2024	SRF	CITY OF WESTLAKE REV 1

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LICENSED PROFESSIONAL  
 NICOLE E. BERLIN, P.E.  
 FLORIDA LICENSE NUMBER 92165  
 DATE:

SCALE AS SHOWN	DESIGNED BY SRF	DRAWN BY SRF	CHECKED BY SRF	NEB
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**UTILITY PLAN**

**CHASE BANK AT GROVE MARKET WESTLAKE**  
 CITY OF WESTLAKE FLORIDA

DATE NOVEMBER 2024  
 PROJECT NO. 145538000  
 SHEET NUMBER C400

**811**  
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