



LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROJECT LIMITS
- BUILDING SETBACK
- PARKING COUNT
- PROPOSED SIGN
- STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT

General Information

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

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: 31.5	FT
South:	Required: 10	FT
	Provided: 52.9	FT
East:	Required: 10	FT
	Provided: 112.5	FT
West:	Required: 20	FT
	Provided: 49.8	FT

Proposed Building Height: 21.5 FT

Traffic Analysis Zone: 804

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 B: Retail Sales or Service
Retail - Building C: 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

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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 B (GSF):	4,000 SF	
Retail - Building C (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)	
Total Building Area:	94,419 SF	21.7 %
Existing Overall Site Area:	434,729 SF	
Pervious Area	109,590 SF	25.2 %
Impervious Area	325,139 SF	74.8 %
Existing Project Limits Area:	29,784 SF	
Pervious Area	9,559 SF	32.1 %
Impervious Area	20,225 SF	67.9 %
Proposed Overall Site Area:	434,729 SF	
Pervious Area	108,509 SF	25.0 %
Impervious Area	326,220 SF	75.0 %
Proposed Project Limits Area:	29,784 SF	
Pervious Area	8,476 SF	28.5 %
Impervious Area	21,306 SF	71.5 %

Parking Data

	Required	Proposed
Total Parking Spaces	395	375
Existing Retail/Grocery (1/240 SF)	319	293
Bank w/ Drive Thru (1/300 SF)	10	21
Future Shopping Center Parking (1/240 SF)	17	17
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	-	19
Motorcycle/Compact Car	-	13
Loading Spaces	3	3
Bicycle Parking	19	27
Parking Spaces within Project Boundary	Removed	Proposed
Standard Spaces	49	21
Low Speed Electric Vehicle	6	0
ADA Accessible	0	2

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: 9.5' 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 151ft 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

Plotted By: Berlin, Nicole Sheet Set: GROVE MARKETPLACE CHASE Layout: Overall Site Plan November 20, 2024 03:17:02pm K:\SIP_CWA\145538 - Premier Developers\000 - Grove Marketplace CAD\Plan Sheets\C-300 - Site Plan.dwg
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SCALE AS SHOWN

DESIGNED BY	SRF
DRAWN BY	SRF
CHECKED BY	NEB

DATE: _____

OVERALL SITE PLAN

CHASE BANK AT GROVE MARKET WESTLAKE

CITY OF WESTLAKE FLORIDA

DATE: NOVEMBER 2024

PROJECT NO. 145538000

SHEET NUMBER **C-300**