

PARCEL 'A2'  
ZONING: MIXED USE (MU)  
FLU: DOWNTOWN MIXED USE

PHASE - 1  
7-11 STORE

PARCEL 'F2'  
ZONING: MIXED USE (MU)  
FLU: DOWNTOWN MIXED USE

PARCEL 'B'  
ZONING: MIXED USE (MU)  
FLU: DOWNTOWN MIXED USE

PARCEL 'G'  
ZONING: MIXED USE (MU)  
FLU: DOWNTOWN MIXED USE

10' X 15' LIFT STATION, WITH  
5' CHAIN LINK FENCE &  
LANDSCAPING. REFER TO  
ENGINEERING PLANS FOR  
DETAILS

**LANDSCAPE DATA**

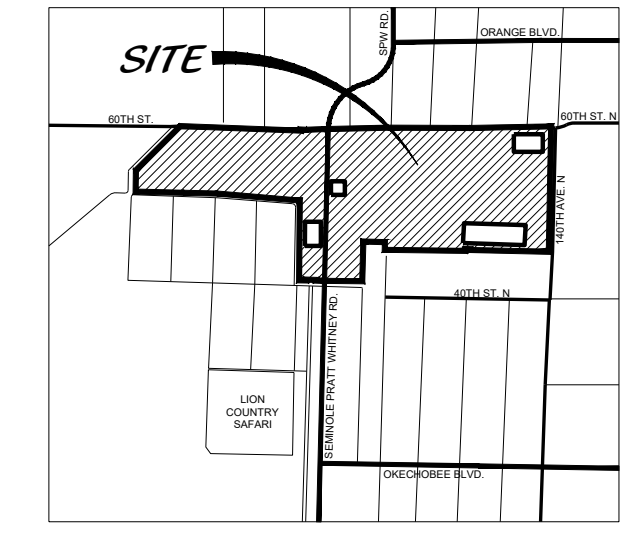
AREA CALCULATIONS	S.F.	AC.	%
BUILDING FOOTPRINT	10400.00	0.239	18.35%
VEHICULAR USE AREA	23455.00	0.538	41.37%
SIDEWALKS & PLAZAS	5766.48	0.132	10.17%
LANDSCAPE BUFFER AREA	6318.93	0.145	11.15%
FOUNDATION PLANTING AREA	922.83	0.021	1.63%
INTERIOR LANDSCAPE AREA	9827.76	0.226	17.34%
<b>TOTAL SITE AREA</b>	<b>56,691</b>	<b>1.30</b>	<b>100.00%</b>

**GROSS AFFECTED AREA 56,691 SF**

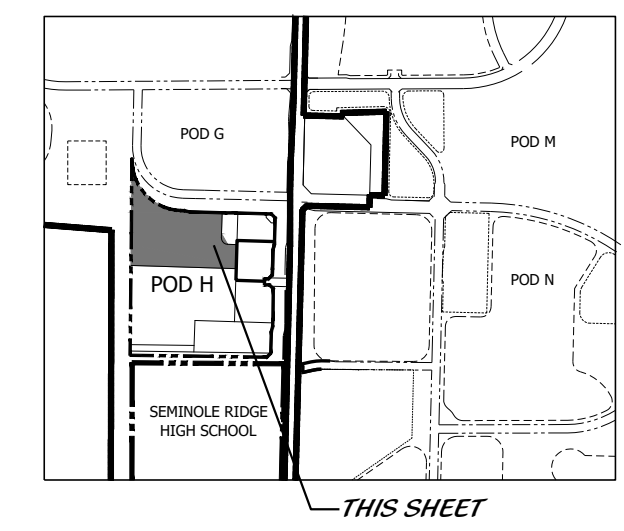
CATEGORY	CODE	REQ.	PROV.
<b>INTERIOR LANDSCAPE (SECTION 4. TABLE 4-3)</b>			
TOTAL TREES FOR GROSS SITE AREA	1/3000 SF	19	19
TOTAL SHRUBS FOR GROSS SITE AREA	3/1250 SF	136	195
<b>FOUNDATION PLANTING: FRONT FAÇADE - 149 LF (SECTION 4.15)</b>			
TREES - (1/20 LF OF 40% FAÇADE LENGTH)	1/20 OF 60 LF	3	3
SHRUBS - (8' WIDTH PLANTING AREA FOR 40% FAÇADE LENGTH)	1/10 OF 477 SF	88	88
<b>FOUNDATION PLANTING - SIDE FAÇADES - 285 LF (SECTION 4.16)</b>			
TREES - (1/20 LF OF 40% FAÇADE LENGTH)	1/20 OF 114 LF	6	6
SHRUBS - (5' WIDTH PLANTING AREA FOR 40% FAÇADE LENGTH)	1/10 OF 912 SF	91	91
<b>NORTH - 203 LF (SECTION 4.13)</b>			
TREES *	1/25 LF	8	2
CONTINUOUS HEDGE	3' HT.	YES	YES
<b>SOUTH - 220 LF (SECTION 4.13)</b>			
TREES	1/25 LF	8	8
CONTINUOUS HEDGE	3' HT.	YES	YES
<b>WEST BUFFER - 200 LF (SECTION 4.13)</b>			
TREES	1/25 LF	8	8
CONTINUOUS HEDGE	3' HT.	YES	YES
<b>TREE SPECIES MIX (SECTION 4.12)</b>			
MIN. NO. OF TREE SPECIES	23	6	9
<b>PLANT SPECIES (SECTION 4.12)</b>			
NATIVE TREE SPECIES	60% OF REQ. MIN.	11	15
NATIVE SHRUB SPECIES	60% OF REQ. MIN.	82	162

\* NOTE: NORTH AND EAST BUFFER LANDSCAPE REQUIREMENTS ARE SATISFIED BY EXISTING LANDSCAPE BUFFER.  
\*\* CANOPY TREE SUBSTITUTE IS 3:1 RATIO. EXCEPTION FOR ROYAL, BISMARCK, PHOENIX, AND CANARY. (7.D.28)  
(ORD. 2018-002)  
NOTE: A MINIMUM OF 3' OF LANDSCAPE SHALL BE PROVIDED SURROUNDING ALL GROUND MOUNTED SIGNS

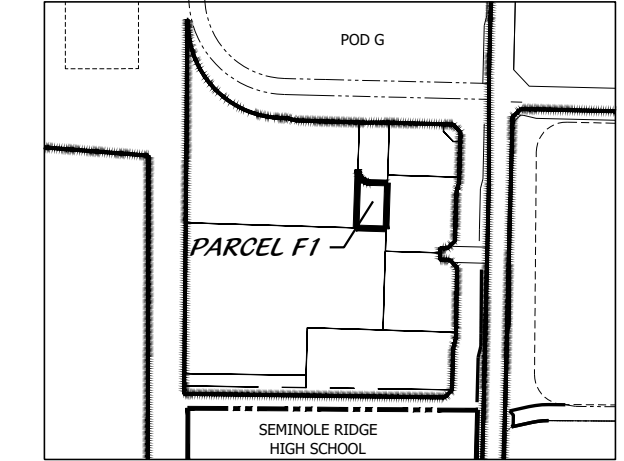
**LOCATION MAP**



**KEY MAP**



**KEY MAP - PARCEL F1**



**LEGEND**

ADA	AMERICANS WITH DISABILITIES	○	ADA SIGN
LB	LANDSCAPE BUFFER	+	STOP SIGN
DE	DRAINAGE EASEMENT	+	DO NOT ENTER
R	RADIUS	○	GREASE TRAP
OH	OVER HANG	○	TRANSFORMER
SB	SETBACK		
SW	SIDEWALK		
EV	ELECTRIC VEHICLE		
TYP	TYPICAL		
LSEV	LOW SPEED ELECTRIC VEHICLE		
ELEC TRANS	ELECTRONIC TRANSFORMER		

**PROJECT TEAM**

<b>PROPERTY OWNER:</b> COTLEUR & HEARING 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 PHONE : 561-747-6336	<b>CIVIL ENGINEER:</b> SIMMONS & WHITE 2581 METRO CENTRE BLVD, SUITE 3 WEST PALM BEACH, FLORIDA 33407 PHONE: 561-478-7848
<b>SITE PLANNER/LANDSCAPE ARCHITECT:</b> COTLEUR & HEARING 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 PHONE : 561-747-6336	<b>SURVEYOR:</b> GEOPOINT SURVEYING, INC 4152 WEST BLUE HERON BLVD, SUITE 105 RIVIERA BEACH, FLORIDA 33404 PHONE: 561-444-2720
<b>ARCHITECT:</b> CURRIE SOWARDS AGUILA ARCHITECTS 185 NE 4TH AVENUE, SUITE 101 DELRAY BEACH, FL 33483 PHONE: 561-276-4951	<b>TRAFFIC ENGINEER:</b> PINDER TROUTMAN CONSULTING, INC. 2005 VISTA PARKWAY, SUITE 111 WEST PALM BEACH, FL 33411-6700 PHONE: 561-296-9698

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**WESTLAKE LANDINGS**  
WESTLAKE PALMS  
WESTLAKE, FL

Donaldson E  
Hearing:A01  
0980000001  
5D8A13286

Digitally signed  
by Donaldson E  
Hearing:A01098  
00000015D8A13  
286A00016979

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	24-0427
DATE	05-30-24
REVISIONS	06-20-24

Scale: 1" = 20'  
0' 10' 20' 40'

**Landscape Plan**

