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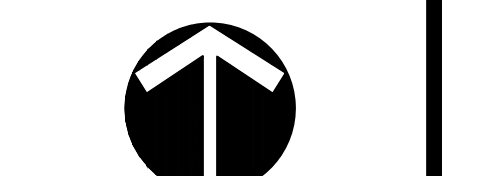
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PUBLIX AT WESTLAKE PLAZA

PHASE II - HEALTH CLUB SITE PLAN

City of Westlake, Florida

DESIGNED DEH
DRAWN JAE/RNK
APPROVED DEH
JOB NUMBER 20-0616.01
DATE 10-25-2023
REVISIONS 12-01-2023
(12-18-2023)



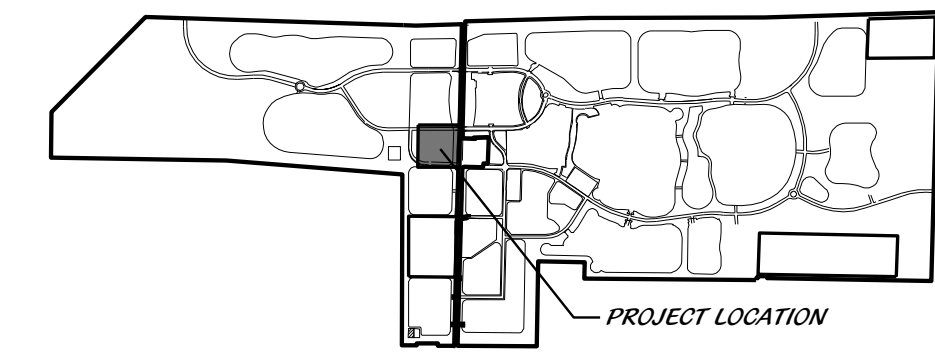
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Drawing: 20-0616.01_SP.DWG

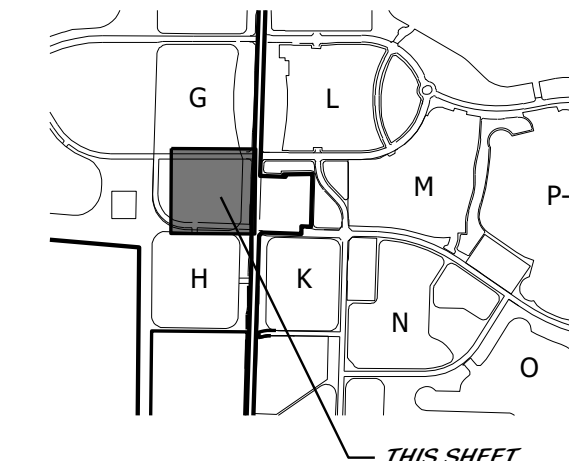
SHEET 1 OF 3

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LOCATION MAP



KEY MAP



SITE DATA

NAME OF APPLICATION WESTLAKE PUBLIX RETAIL CENTER
APPLICATION NUMBER SPR2023-05
PROJECT NUMBER CH 20-0616.01
CITY OF WESTLAKE RESOLUTION NUMBERS R-2020-32, R-2020-33, R-2020-34, R-2022-39
FUTURE LAND USE DESIGNATION DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT MIXED USE
SECTION/TOWNSHIP/RANGE 01 43 43
PROPERTY CONTROL NUMBER 77-40-43-01-24-001-0000
EXISTING USE PARTIALLY DEVELOPED RETAIL CENTER
PROPOSED USE COMMERCIAL / RETAIL CENTER

POD G-S SITE DATA

PROPOSED PLAT AREA (INCLUDES RPE)	885,161 SF	20.321 AC
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PARCEL DATA

PARCEL	ACRES	SQ. FEET
PUBLIX RETAIL CENTER	8.72	379,626
OUTPARCEL A RETAIL (TIRE STORE)	1.11	48,247
OUTPARCEL B FAST FOOD WITH DRIVE THRU	1.05	43,738
OUTPARCEL C BANK WITH DRIVE THRU	1.12	46,838
PARCEL D PLANET FITNESS/HEALTH, PHYSICAL FITNESS, MASSAGE THERAPY & SPA	6.45	283,653
PARCEL E INLINE RETAIL/OFFICE/MEDICAL/MIXED USE	1.88	81,758
RPE EASEMENT AREA	1.88	81,758
TOTAL PARCEL DATA	20.3205	885,161

BUILDING DATA

DESCRIPTION	SQ. FEET
FUTURE PARCEL A RETAIL (TIRE STORE)	5,150
FUTURE PARCEL B FAST FOOD WITH DRIVE THRU	4,600
FUTURE PARCEL C BANK WITH DRIVE THRU	5,500
PLANET FITNESS/HEALTH, PHYSICAL FITNESS, MASSAGE THERAPY & SPA	23,500
PARCEL D INLINE RETAIL/OFFICE/MEDICAL/MIXED USE	6,000
PARCEL E FAST FOOD WITH DRIVE THRU	3,024
PARCEL E PUBLIX GROCERY (PHASE 1)	48,387
PARCEL E INLINE RETAIL/OFFICE/MEDICAL (PHASE 1)	11,000
UN ASSIGNED RETAIL ENTITLEMENT	23,039
TOTAL BUILDING AREA	129,200

NO. OF FLOORS 1
PROPOSED BUILDING HEIGHT 40 FEET
MAX BUILDING HEIGHT FOR MU 120 FEET
MAXIMUM LOT COVERAGE 43.566 SQUARE FEET
MINIMUM PERVIOUS AREA 45 PERCENT
MINIMUM BUILDING SEPARATION 20 FEET

PH I RETAIL PARKING DATA

DESCRIPTION	REQ(SPACES)	PROV(SPACES)
RETAIL SHOPPING CENTER (1225 SF)	204	355
SUB TOTAL PARKING SPACES	204	355
ADA (INCLUDED IN TOTAL)	6	12

BIKE PARKING 5% OF REQUIRED 13
LSEV PARKING 2% OF REQUIRED 6
EV CHARGING STATIONS 2% OF REQUIRED 4

PH II PARKING DATA

DESCRIPTION	REQ(SPACES)	PROV(SPACES)
PHYSICAL FITNESS, MASSAGE THERAPY & SPA (1250)	100	127
RETAIL MIXED USE SHOPPING CENTER (1225 SF)	27	32
FAST FOOD RESTAURANT W DRIVE THRU (1150+1250)	6	6
OUTDOOR SEATING 800 SF (1100 + 1000 SF)	3	251
SUB TOTAL PARKING SPACES	136	251
ADA (INCLUDED IN TOTAL)	3	6

BIKE PARKING 5% OF REQUIRED 8
LSEV PARKING 2% OF REQUIRED 3
EV CHARGING STATIONS 2% OF REQUIRED 3

TOTAL PARKING SPACES

DESCRIPTION	REQ(SPACES)	PROV(SPACES)
PH I (TOTAL)	204	355
PH II (TOTAL)	136	251
SUB TOTAL	340	606
ADA (INCLUDED IN TOTAL)	9	18
BIKE PARKING 5% OF PARKING REQUIRED	17	25
LSEV PARKING 2% OF REQUIRED	3	6
EV CHARGING STATIONS 2% OF REQUIRED	3	4

OUT PARCEL PARKING DATA

DESCRIPTION	REQ(SPACES)	PROV(SPACES)
OUTPARCEL A (TBD) RETAIL - TIRE STORE (1000 SF)	100	100
OUTPARCEL B (TBD) FAST FOOD REST (1150 SF INCL. OUTDOOR SEAT 1025 SF)	115	115
OUTPARCEL C (TBD) BANK (1100 SF)	110	110

AREA CALCULATION PHASE I & II

DESCRIPTION	SF	AC	%
BUILDING LOT COVERAGE	131,553	3.011	14.82%
AIR CONDITIONED BUILDING FOOTPRINT	83,411	2.144	9.55%
CANOPY OVERHANG GREATER THAN 24IN	1,453	0.033	0.16%
FUTURE BUILDING AREA (ESTIMATED)	36,289	0.833	4.10%

SETBACKS

Direction	Required	PROV PH I	PROV PH II
FRONT (EAST)	20'	580'	588.4'
REAR (WEST)	10'	71'	80.3'
SIDE (SOUTH)	10'	85'	N/A
SIDE (NORTH)	10'	507'	80'

- NOTE: SITE PLAN BASED ON SURVEY & PLAT BY CAULFIELD & WHEELER INC.
- NOTE: THE PROPOSED SITE PLAN IS CONFORMANT WITH THE APPROVED WATER PLAN.
- NOTE: THE MINIMUM NUMBER OF 15' X 20' QUE SPACES FOR THE PHARMACY DRIVE THRU IS 3 SPACES.
- NOTE: ACCESS POINTS TO PARCELS FROM ACCESS DRIVES TO BE DETERMINED AT TIME OF INDIVIDUAL SITE PLAN REVIEW.
- NOTE: PEDESTRIAN CONNECTIVITY BETWEEN PARCELS TO BE DETERMINED AT TIME OF INDIVIDUAL SITE PLAN REVIEW.
- NOTE: BUILD 100 LINES FOR PARCELS A-C TO BE DETERMINED AT TIME OF INDIVIDUAL SITE PLAN REVIEW.
- NOTE: THE MINIMUM OVERALL PERVIOUS AREA IS 35% PARCELS E CONTAINS 21.6% OF PERVIOUS AREA EXCLUDING THE RPE. THE RPE CONTAINS 21.6% OF PERVIOUS AREA. PARCELS A AND B ARE 35% PERVIOUS. PARCELS C AND D ARE 35% PERVIOUS. PARCELS E AND F ARE 35% PERVIOUS. PARCELS G AND H ARE 35% PERVIOUS. PARCELS I AND J ARE 35% PERVIOUS. PARCELS K AND L ARE 35% PERVIOUS. PARCELS M AND N ARE 35% PERVIOUS. PARCELS O AND P ARE 35% PERVIOUS. PARCELS Q AND R ARE 35% PERVIOUS. PARCELS S AND T ARE 35% PERVIOUS. PARCELS U AND V ARE 35% PERVIOUS. PARCELS W AND X ARE 35% PERVIOUS. PARCELS Y AND Z ARE 35% PERVIOUS.
- NOTE: RESTAURANTS EXCLUDING FAST FOOD WITH DRIVE THRU ARE LESS THAN 3000 SF LOCATED WITHIN THE IN-LINE RETAIL BUILDINGS ARE PARKED IN ACCORDANCE WITH THE MIXED USE SHOPPING CENTER PARKING RATE.

LEGEND

- SID: SEMINOLE IMPROVEMENT DISTRICT
- ROW: RIGHT OF WAY
- AC: ACRES
- UE: UTILITY EASEMENT
- DE: DRAINAGE EASEMENT
- LAE: LIMITED ACCESS EASEMENT
- TTD: TRADITIONAL TOWN DEVELOPMENT
- ESMT: EASEMENT
- CL: CENTER LINE
- SW: SIDEWALK
- PBC: PALM BEACH COUNTY
- LME: LAKE MAINTENANCE EASEMENT
- WMT: WATER MANAGEMENT TRACT
- FB: FIRE HYDRANT
- CH: DRAINAGE CATCH BASIN
- PROP: PROPOSE
- OH: VEHICULAR OVER HANG
- RPE: RURAL PARKWAY EASEMENT
- SPW: SEMINOLE PRATT WHITNEY
- TCP: TOWN CENTER PARKWAY
- PBW: PERSIMMON BLVD. WEST
- SB: SETBACK
- LB: LANDSCAPE BUFFER

308 AC/15,049.39 SF OF RPE UTILIZED FOR PERVIOUS REQUIREMENT FOR PARCEL E. SEE NOTE 7. (NOTE & POD ENTRY MONUMENT NOT INCLUDED)

LEGAL DESCRIPTION

PARCEL A, WESTLAKE PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 77 THROUGH 80 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PROJECT TEAM

PROPERTY OWNER
PUBLIX SUPER MARKETS, INC.
LAKELAND, FLORIDA 33802

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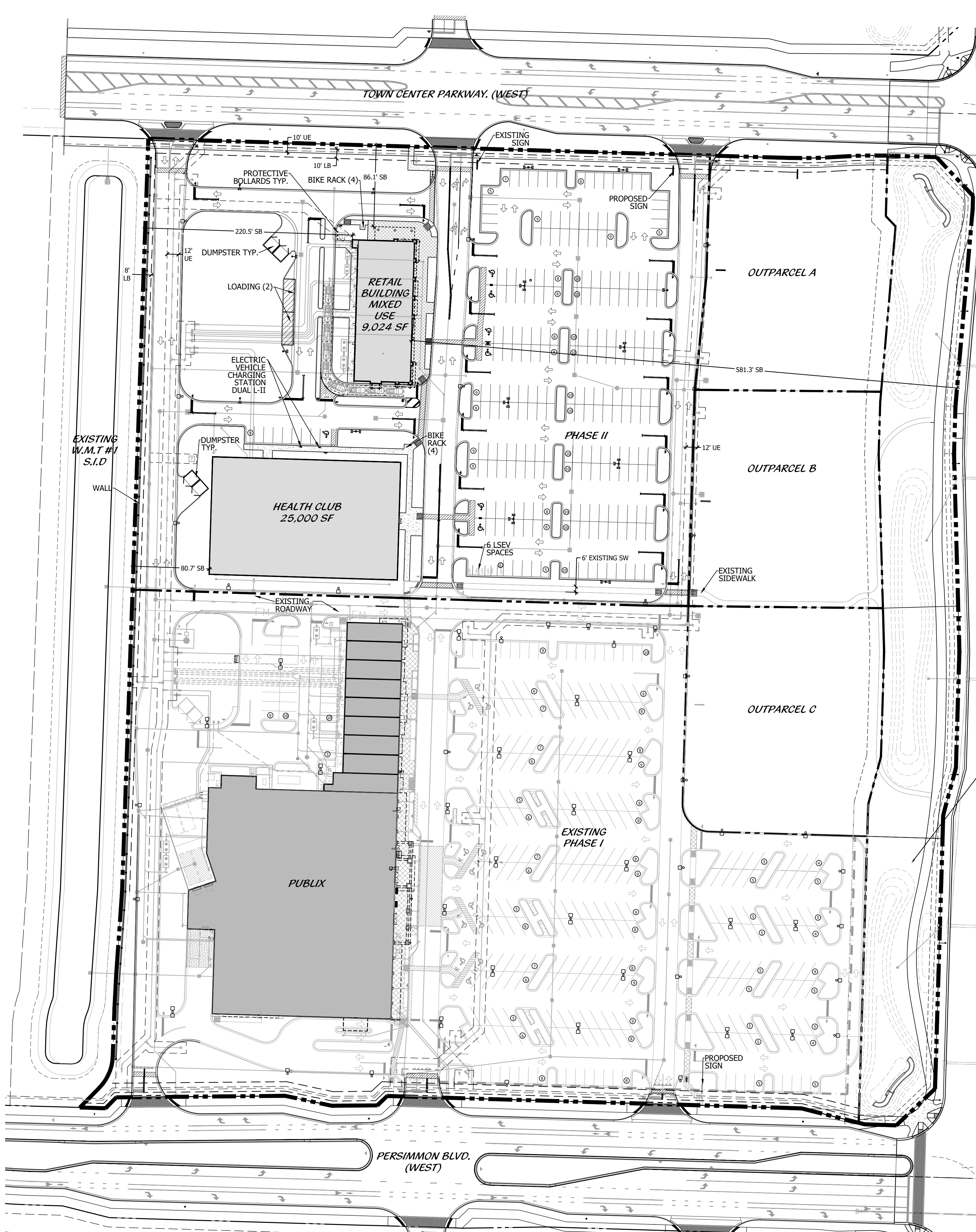
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OFFICE: 407-219-3540 EXT. 3
FAX: 407-219-3541

PDR CHART

TABLE 3-12: MU District Non-Residential Standards

Non-Residential Use Type	Minimum Parcel Size (Square Feet)	Minimum Front Setback (Feet)	Minimum Side Setback (Feet)	Minimum Rear Setback (Feet)	Minimum Building Separation (Feet)	Maximum Lot Coverage	Minimum PerVIOUS Percentage of Parcel
Commercial Uses	43560	20	10	10	20	45%	25%
Medical Uses	43560	20	10	10	20	45%	25%

1. Buildings separated from residential zoning districts by a road or canal are not considered adjacent to residential zoning districts.



PARCEL G

EXISTING W.M.T #1 S.I.D

WALL

PUBLIX

EXISTING PHASE I

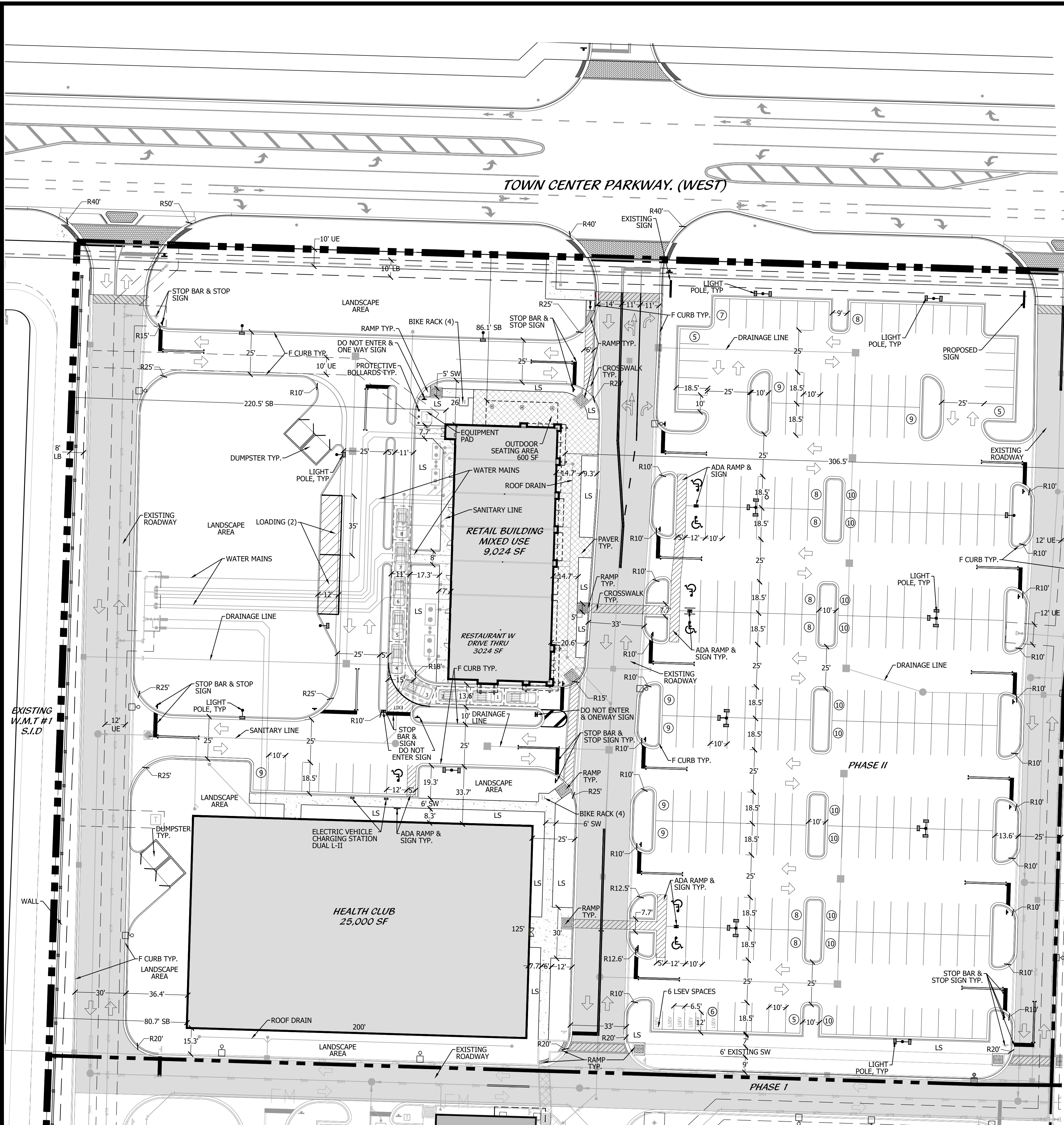
OUTPARCEL C

OUTPARCEL B

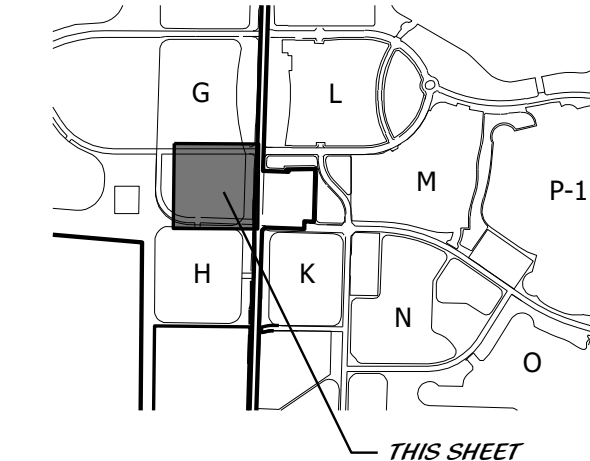
OUTPARCEL A

PERSIMMON BLVD. (WEST)

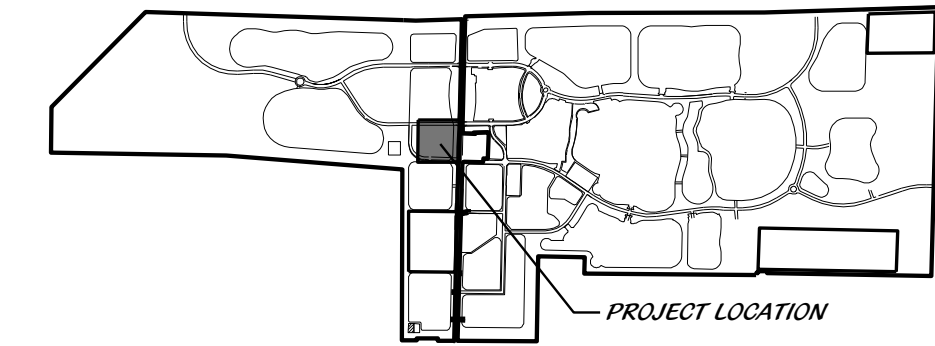
TOWN CENTER PARKWAY. (WEST)



KEY MAP



LOCATION MAP



SITE DATA

NAME OF APPLICATION	WESTLAKE PUBLIC RETAIL CENTER
APPLICATION NUMBER	SFR-2023-05
PROJECT NUMBER	CH 20-0616.01
CITY OF WESTLAKE RESOLUTION NUMBERS	R-2020-32, R-2020-33, R-2020-34, R-2022-39
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT	MIXED USE
SECTION/TOWNSHIP/RANGE	01 43 40
PROPERTY CONTROL NUMBER	77-40-43-01-24-001-0000
EXISTING USE	PARTIALLY DEVELOPED RETAIL CENTER
APPROVED USE	COMMERCIAL / RETAIL CENTER
PROPOSED USE	
POD G-S SITE DATA	
PROPOSED PLAT AREA (INCLUDES RPE)	885,161 SF 20.321 AC

LEGEND

- SID: SEMINOLE IMPROVEMENT DISTRICT
- ROW: RIGHT OF WAY
- AC: ACRES
- UE: UTILITY EASEMENT
- DE: DRAINAGE EASEMENT
- LAE: LIMITED ACCESS EASEMENT
- TTD: TRADITIONAL TOWN DEVELOPMENT
- ESMT: EASEMENT
- CL: CENTER LINE
- SW: SIDEWALK
- PBC: PALM BEACH COUNTY
- LME: LAKE MAINTENANCE EASEMENT
- WM: WATER MANAGEMENT TRACT
- FH: FIRE HYDRANT
- CB: DRAINAGE CATCH BASIN
- PROP: PROPOSE
- OH: VEHICULAR OVER HANG
- RPE: RURAL PARKWAY EASEMENT
- SPW: SEMINOLE PRATT WHITNEY
- TCP: TOWN CENTER PARKWAY
- PBW: PERSIMMON BLVD. WEST
- TYP: TYPICAL
- LB: LANDSCAPE BUFFER
- LS: LANDSCAPE AREA

PARCEL DATA

PUBLIC RETAIL CENTER	8.72 AC	379,626 SF
OUTPARCEL A RETAIL (TIRE STORE)	1.11 AC	48,247 SF
OUTPARCEL B FAST FOOD WITH DRIVE THRU	1.05 AC	43,738 SF
OUTPARCEL C BANK WITH DRIVE THRU	1.12 AC	48,838 SF
PARCEL D INLINE FITNESS/MIXED USE RETAIL TRACT / FAST FOOD WITH DRIVE THRU	6.45 AC	286,853 SF
RPE EASEMENT AREA	1.88 AC	81,758 SF
TOTAL PARCEL DATA	20.3205 AC	885,161 SF

BUILDING DATA

FUTURE PARCEL A RETAIL (TIRE STORE)	5,750 SF
FUTURE PARCEL B FAST FOOD WITH DRIVE THRU	4,000 SF
FUTURE PARCEL C BANK WITH DRIVE THRU	5,500 SF
PLANET FITNESS/HEALTH, PHYSICAL FITNESS, MASSAGE THERAPY & SPA	20,000 SF
PARCEL D INLINE RETAIL/OFFICE/MEDICAL/MIXED USE	6,000 SF
PARCEL E FAST FOOD WITH DRIVE THRU	3,024 SF
PARCEL F PUBLIC GROCERY (PHASE 1)	48,387 SF
PARCEL E INLINE RETAIL/OFFICE/MEDICAL (PHASE 1)	11,000 SF
UN ASSIGNED RETAIL ENTITLEMENT	23,039 SF
TOTAL BUILDING AREA	129,700 SF

NO. OF FLOORS

PROPOSED BUILDING HEIGHT	1
MAX BUILDING HEIGHT FOR MU	40 FEET
	120 FEET

MAXIMUM LOT COVERAGE

MINIMUM PERVIOUS AREA	43,560 SQUARE FEET
MINIMUM BUILDING SEPARATION	25 PERCENT
	20 FEET

PH I RETAIL PARKING DATA

RETAIL SHOPPING CENTER (1225 SF)	REQ(PACES)	PROV(PACES)
SUB TOTAL PARKING SPACES	264	355
ASX (INCLUDED IN TOTAL)	4	12
BIKE PARKING SPACES REQUIRED	13	20
LEVEY PARKING 2% OF REQUIRED	5	8
BY CHANGING STAIRWAY 2% OF REQUIRED	3	4

PH II PARKING DATA

PHYSICAL FITNESS, MASSAGE THERAPY & SPA (1250)	REQ(PACES)	PROV(PACES)
RETAIL MIXED USE SHOPPING CENTER (1225 SF)	100	27
FAST FOOD RESTAURANT W/ DRIVE THRU (1150+1250)	32	32
OUTDOOR SEATING 800 SF (1100 + 1200 SF)	6	6
SUB TOTAL PARKING SPACES	165	251
ASX (INCLUDED IN TOTAL)	3	4
BIKE PARKING SPACES REQUIRED	8	8
LEVEY PARKING 2% OF REQUIRED	3	4
BY CHANGING STAIRWAY 2% OF REQUIRED	3	4

TOTAL PARKING SPACES

ASX (INCLUDED IN TOTAL)	11	19
BIKE PARKING 2% OF PARKING REQUIRED	12	21
LEVEY PARKING 2% OF REQUIRED	3	6
BY CHANGING STAIRWAY 2% OF REQUIRED	3	4
TOTAL	29	50

OUT PARCEL PARKING DATA

OUTPARCEL A (TIRE) RETAIL - TIRE STORE (1000 SF)	100
OUTPARCEL B (TIRE) FAST FOOD REST (1150 SF INCL. OUTDOOR PLUS 1250 SF)	428
OUTPARCEL C (TIRE) BANK (1100 SF)	428

AREA CALCULATION PHASE I & II

BUILDING LOT COVERAGE	131,553 SF	3,011 AC	14.82%
AIR CONDITIONED BUILDING FOOTPRINT	93,411 SF	2,144 AC	15.55%
CANOPY OVERHANG GREATER THAN 24IN	1,453 SF	0.033 AC	0.16%
FUTURE BUILDING AREA (ESTIMATED)	36,289 SF	0.833 AC	4.10%

SETBACKS

FRONT (EAST)	20'	PROV PH I	588.4'
REAR (WEST)	10'	PROV PH II	80.3'
SIDE (SOUTH)	10'		N/A
SIDE (NORTH)	10'		507'

- NOTE: SITE PLAN BASED ON SURVEY & PLAT BY CALFIELD & WHEELER INC.
- NOTE: THE PROPOSED SITE PLAN IS CONFORMANT WITH THE APPROVED MASTER PLAN.
- NOTE: THE MINIMUM NUMBER OF 15' X 20' QUE SPACES FOR THE PHARMACY DRIVE THRU IS 3 SPACES.
- NOTE: ACCESS POINTS TO PARCELS FROM ACCESS DRIVES TO BE DETERMINED AT TIME OF INDIVIDUAL SITE PLAN REVIEW.
- NOTE: PEDESTRIAN CONNECTIVITY BETWEEN PARCELS TO BE DETERMINED AT TIME OF INDIVIDUAL SITE PLAN REVIEW.
- NOTE: BUILD TOO LINES FOR PARCELS A-C TO BE DETERMINED AT TIME OF INDIVIDUAL SITE PLAN REVIEW.
- NOTE: THE MINIMUM OVERALL PERVIOUS AREA IS 35% PARCELS B & C CONTAIN 21.5% OF PERVIOUS AREA EXCLUDING THE RPE. THE RPE ADJACENT TO PHASE II CONTAINS 6.0% PARCELS D & E CONTAINS 10.0% OF PERVIOUS AREA. 3.0% ACRES (15,000 SQ FT) OF THE RPE ADJACENT TO PHASE II IS BEING UTILIZED TO SATISFY THE 35% PERVIOUS AREA REQUIREMENT FOR PARCELS B & C.
- NOTE: RESTAURANTS EXCLUDING FAST FOOD W/ DRIVE THRU ARE LESS THAN 3000 SF LOCATED WITHIN THE INLINE RETAIL BUILDINGS ARE PARKED IN ACCORDANCE WITH THE MIXED USE SHOPPING CENTER PARKING RATE.

LEGAL DESCRIPTION

PARCEL A, WESTLAKE PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 77 THROUGH 80 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PROJECT TEAM

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- DEVELOPER**
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 FAX: 407-219-3541

PDR CHART

TABLE 3-12: MU District Non-Residential Standards

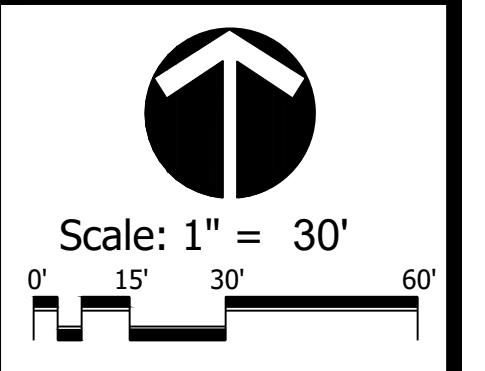
Non-Residential Use Type	Minimum Parcel Size (Square Feet)	Minimum Front Setback (Feet)	Minimum Side Setback (Feet)	Minimum Rear Setback (Feet)	Minimum Building Separation (Feet)	Maximum Lot Coverage	Minimum PerVIOUS Percentage of Parcel
Commercial Uses	43660	20	10	10	20	45%	25%
Medical Uses	43660	20	10	10	20	45%	25%

1. Buildings separated from residential zoning districts by a road or canal are not considered adjacent to residential zoning districts.

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 Lic# LC-C000239

PUBLIX AT WESTLAKE PLAZA
 PHASE II - HEALTH CLUB SITE PLAN
 City of Westlake, Florida

DESIGNED: DEH
 DRAWN: RNK
 APPROVED: DEH
 JOB NUMBER: 20-0616.01
 DATE: 10-25-2023
 REVISIONS: 12-01-2023
 (12-18-2023)



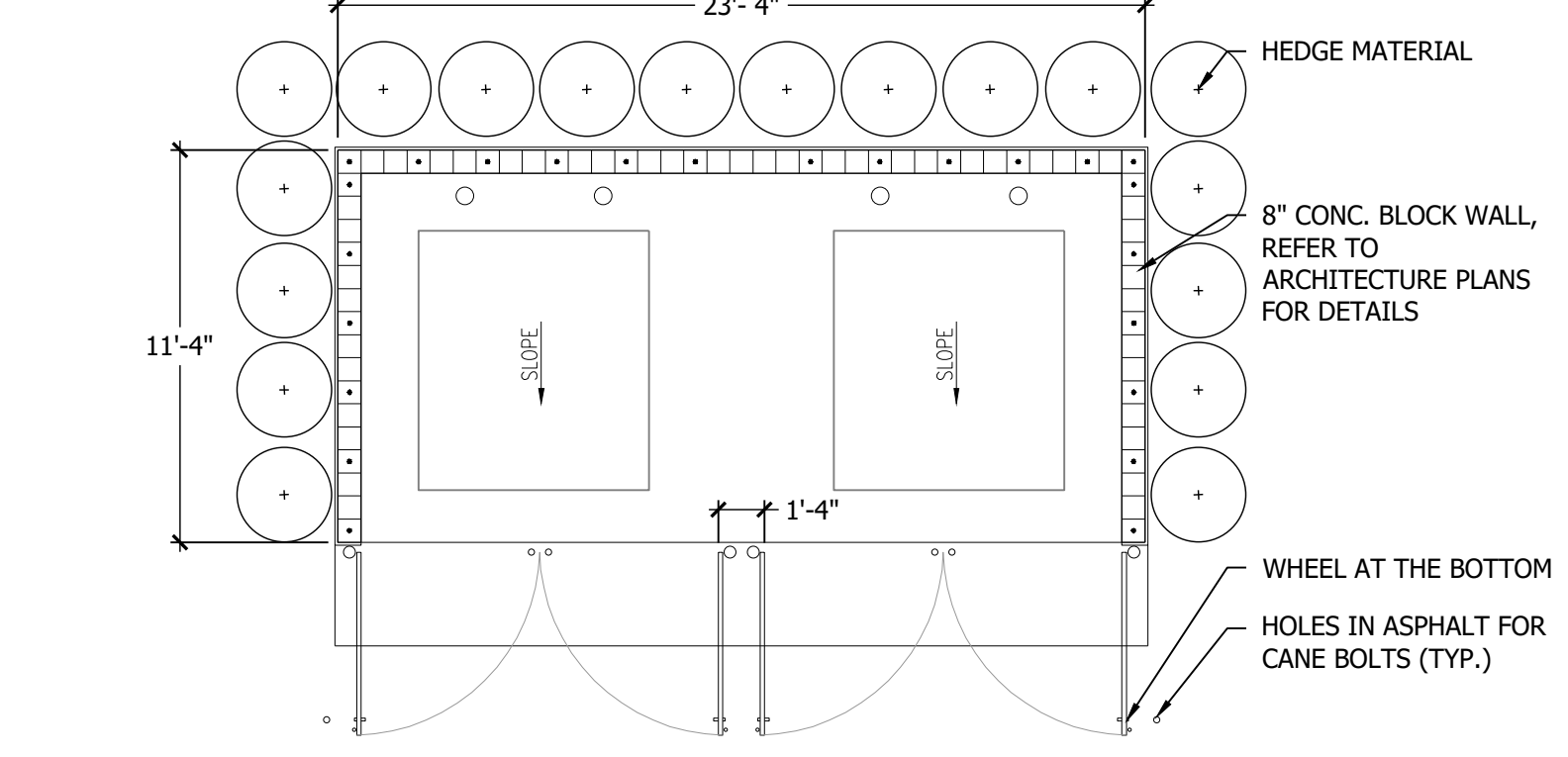
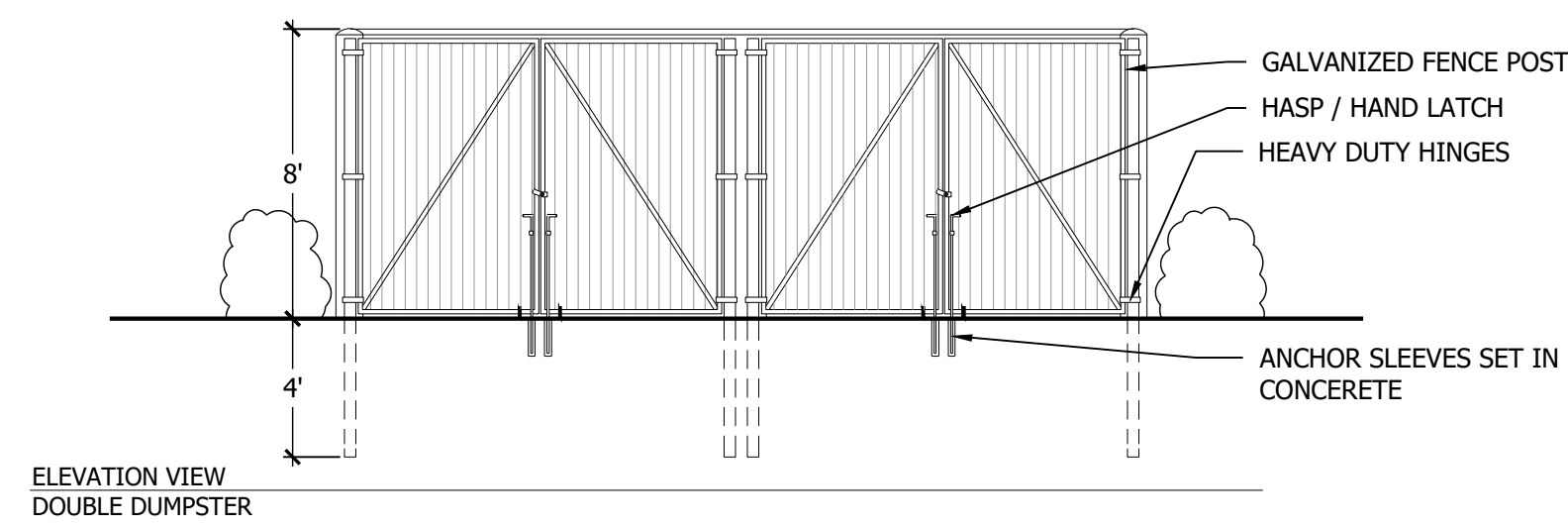
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ENLARGED SITE PLAN
PHASE II - PARCEL D

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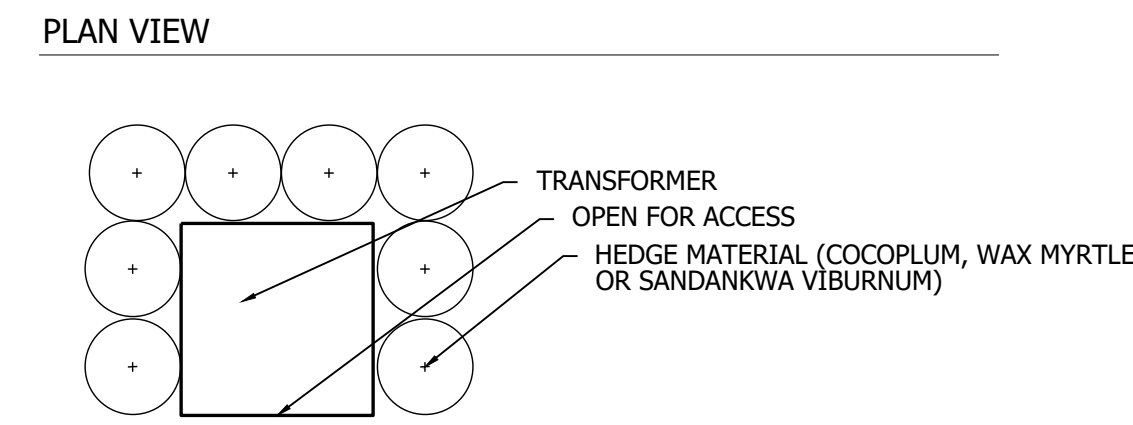
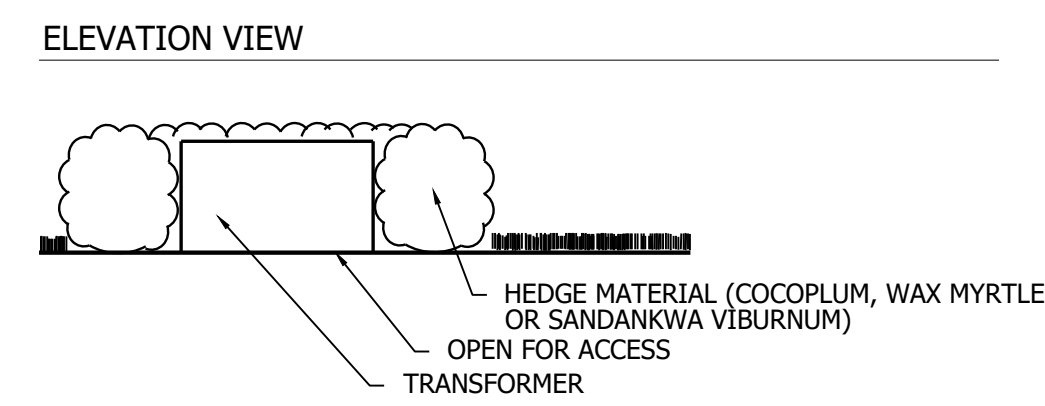
DUMPSTER DETAIL

NTS



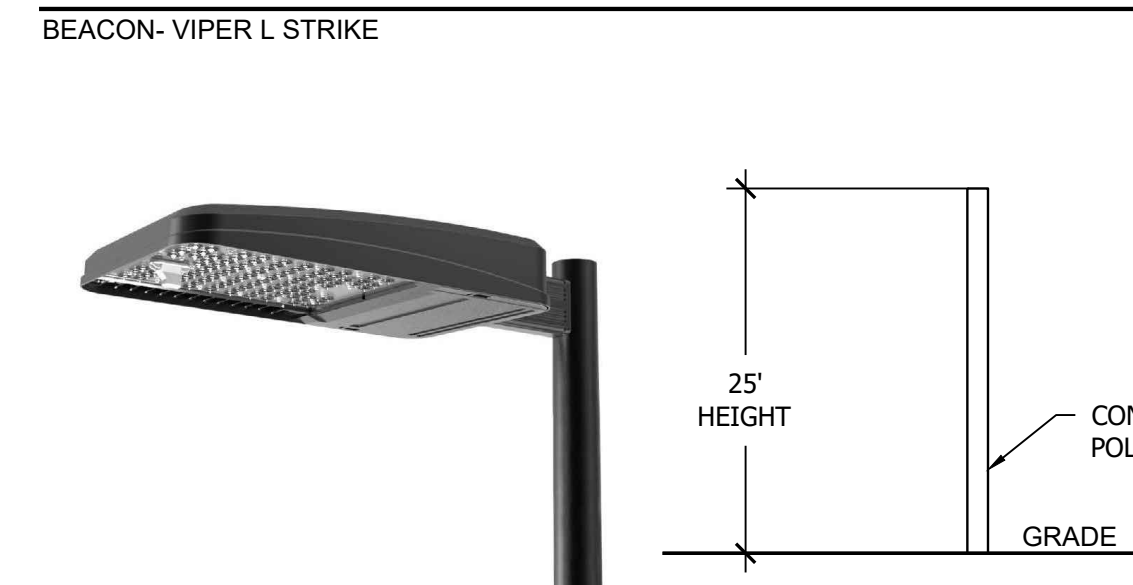
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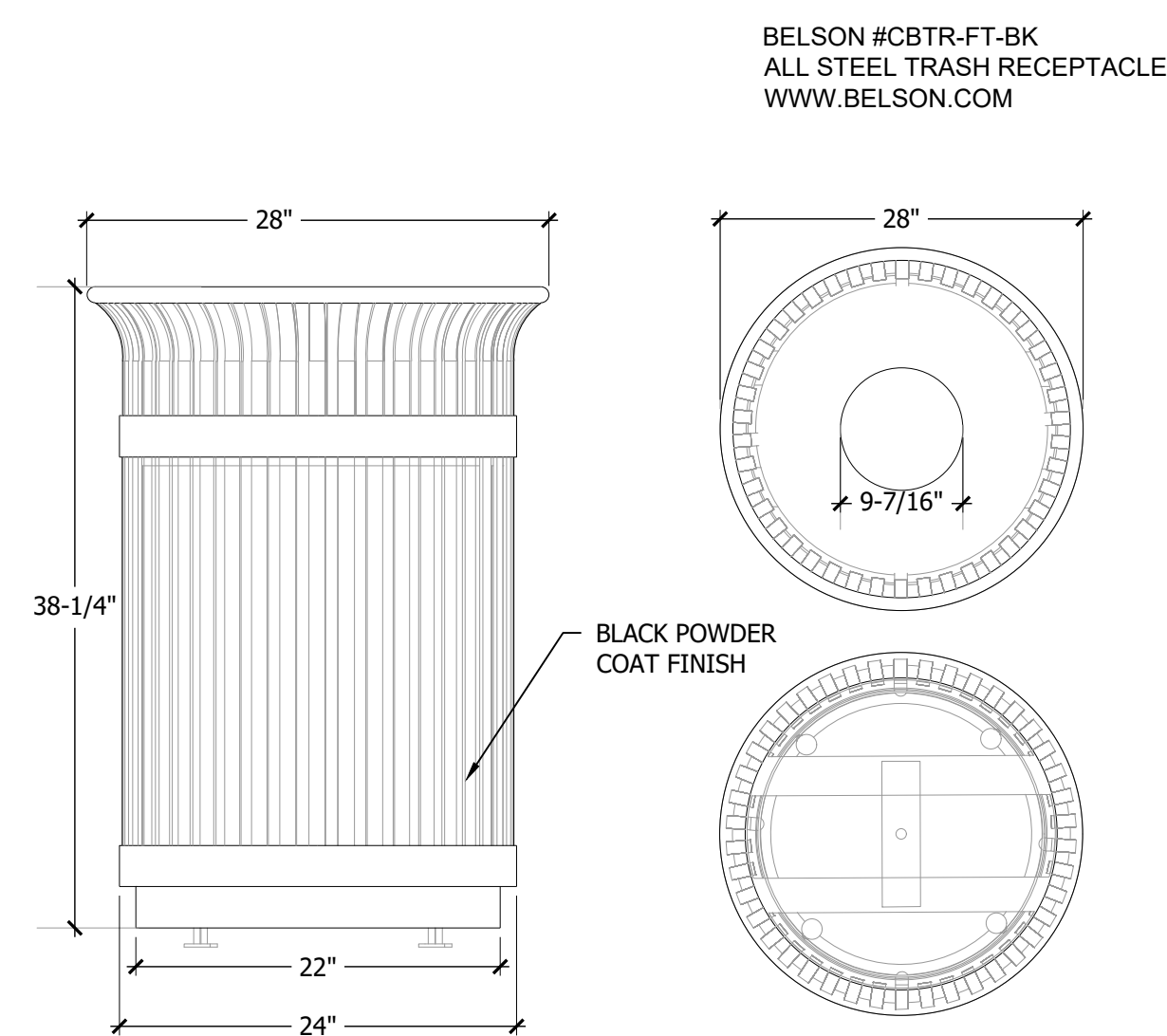
PARKING LOT LIGHT DETAIL

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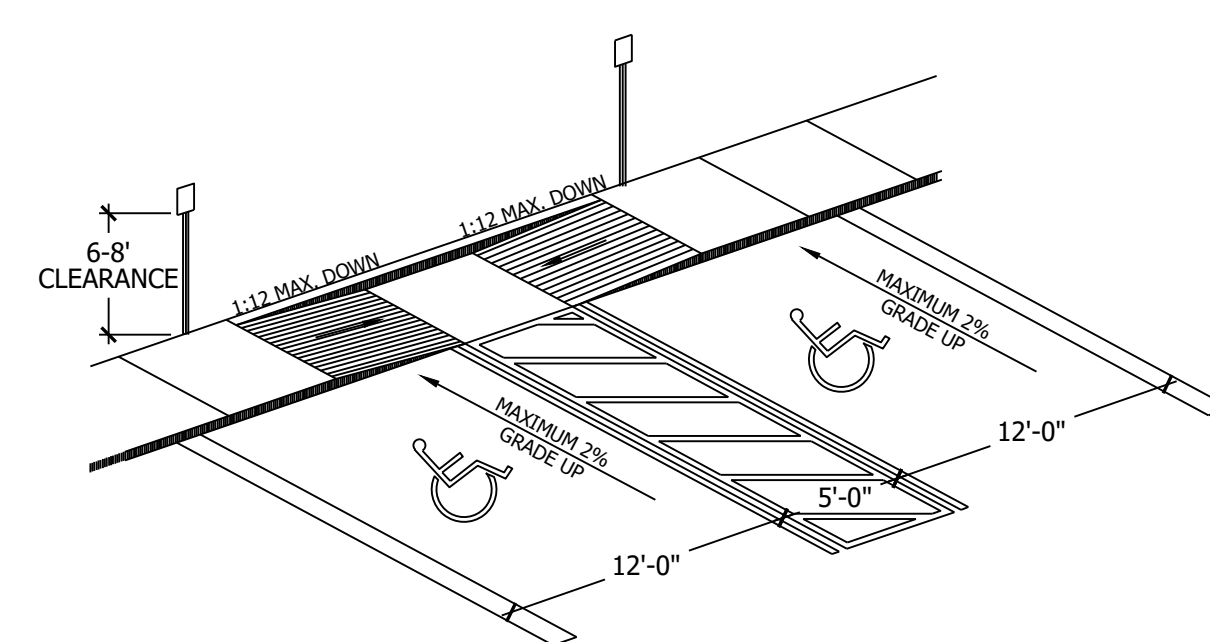
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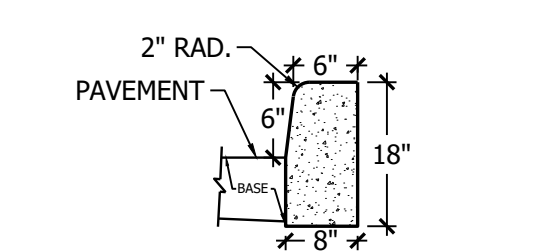
ADA RAMP DETAIL

NTS



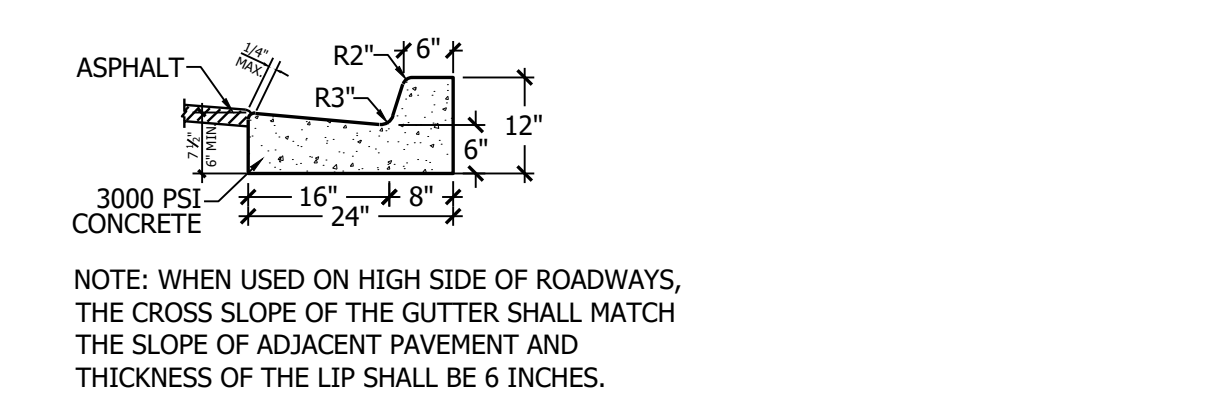
D CURB DETAIL

NTS



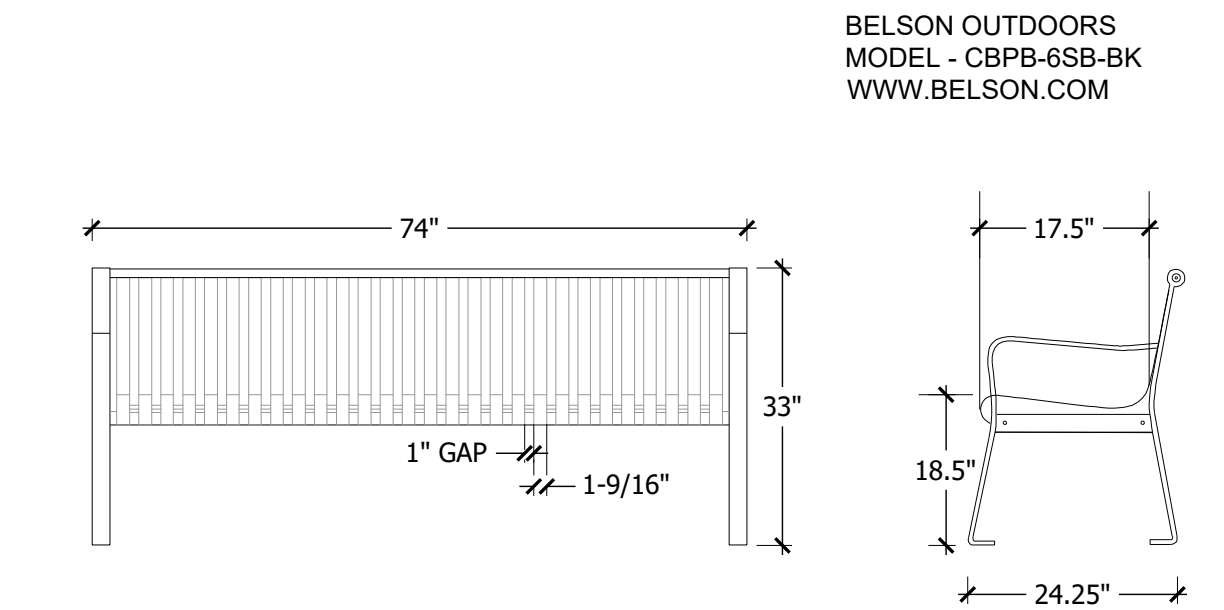
F CURB DETAIL

NTS



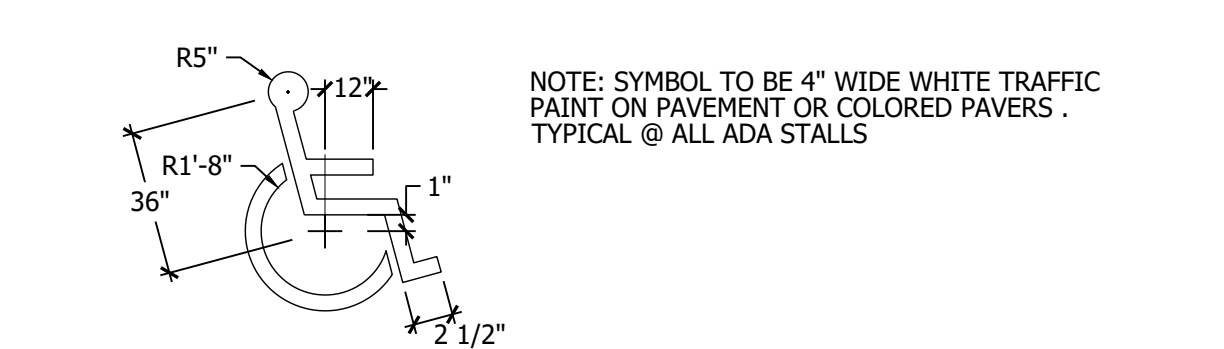
BENCH DETAIL

NTS



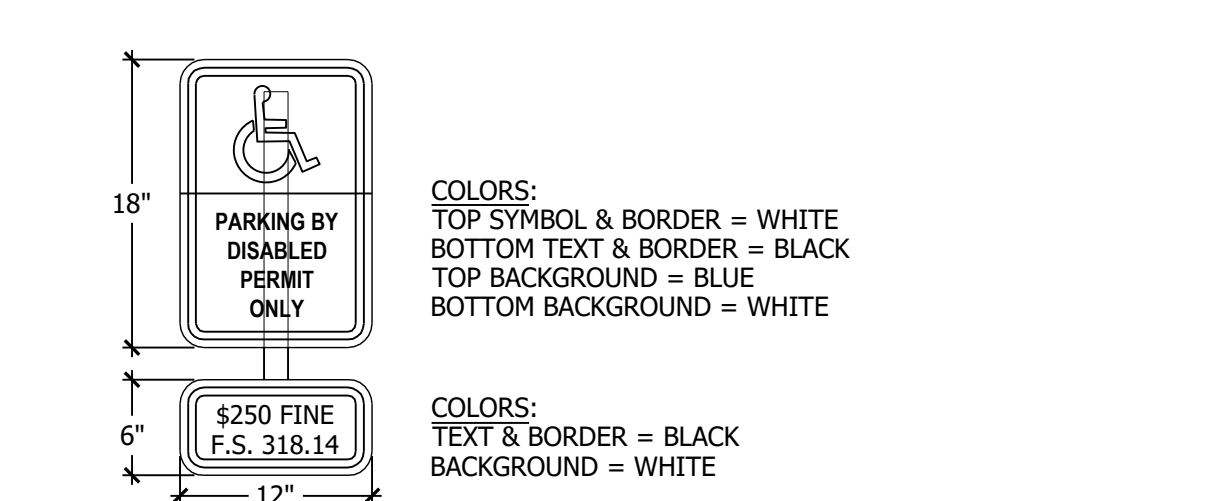
ADA SYMBOL DETAIL

NTS



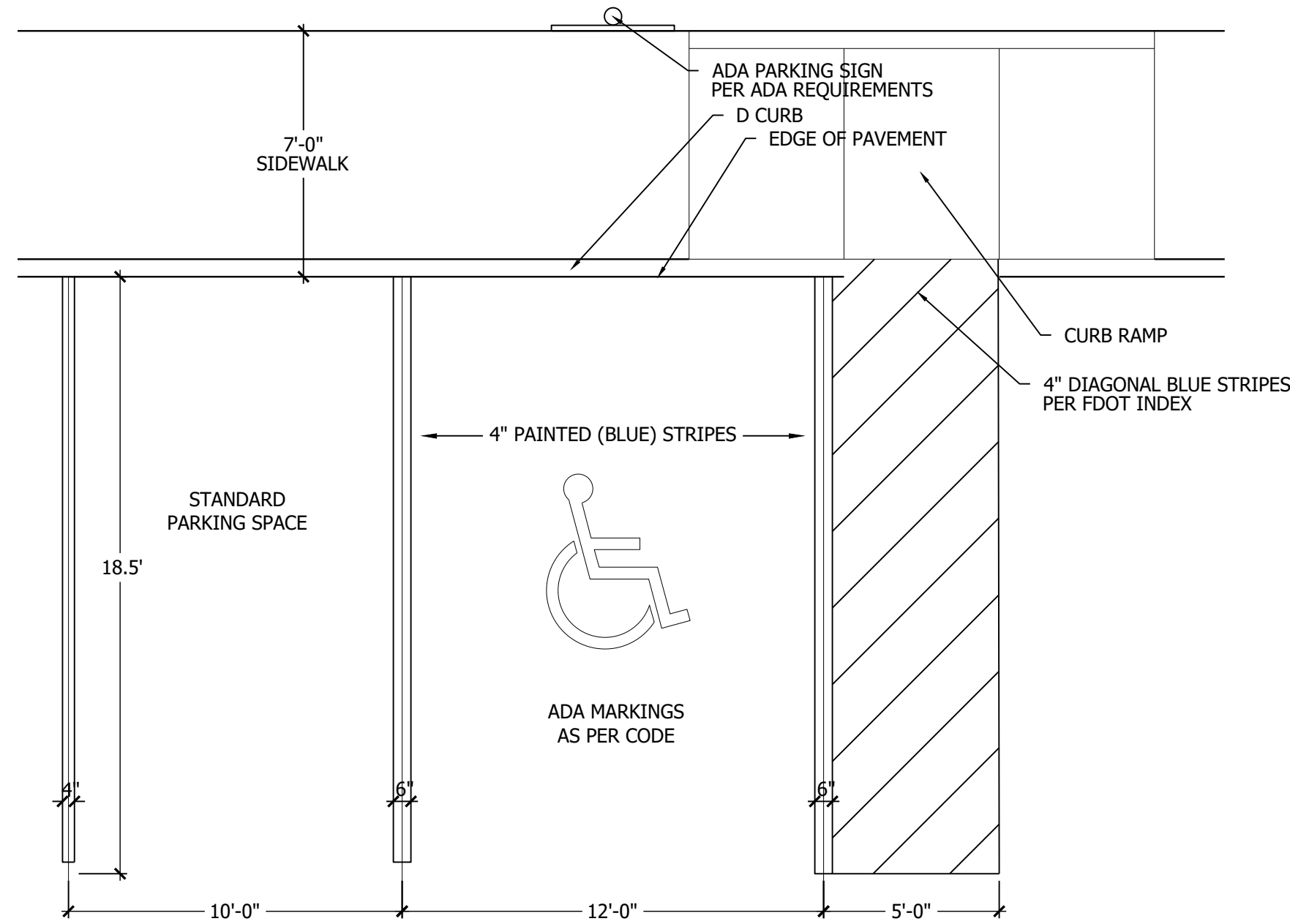
ADA SIGN DETAIL

NTS



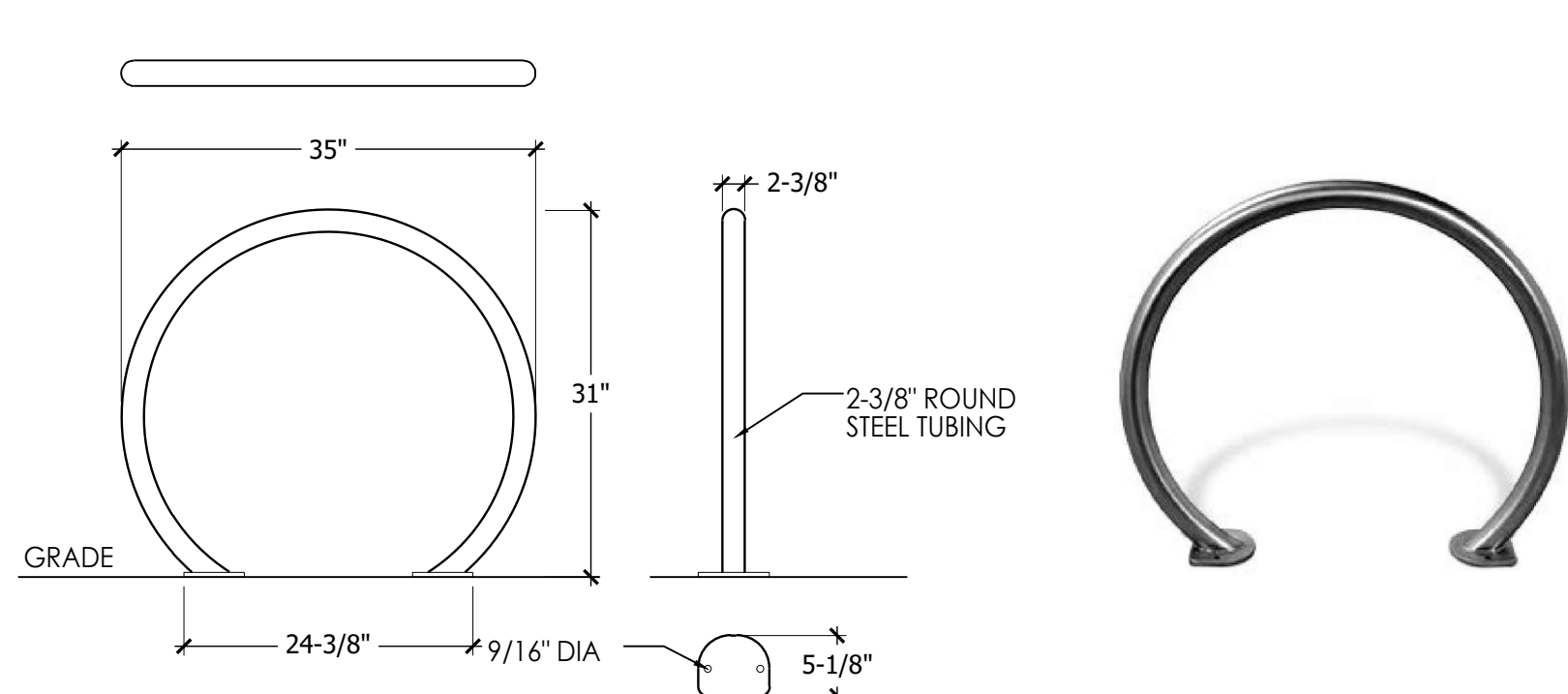
STANDARD AND ADA PARKING DETAIL

NTS



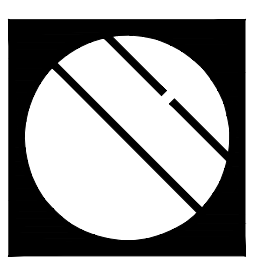
BIKE RACK DETAIL

NTS



CIRCULAR BIKE RACK, EMBEDDED (OR EQUAL)

BELSON OUTDOORS
MODEL - CBBR-2CR-SS
STAINLESS STEEL, SURFACE MOUNT
WWW.BELSON.COM

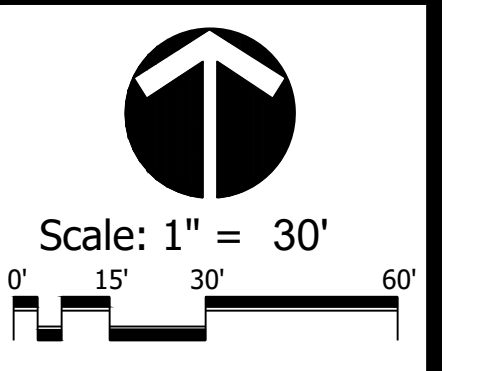


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PUBLIX AT WESTLAKE PLAZA
PHASE II - HEALTH CLUB SITE PLAN
City of Westlake, Florida

DESIGNED _____ DEH
DRAWN _____ RNK
APPROVED _____ DEH
JOB NUMBER _____ 20-0616.01
DATE _____ 10-25-2023
REVISIONS _____ 12-01-2023
_____ (12-18-2023)



December 18, 2023 10:13:22 a.m.
Drawing: 20-0616.01_SP.DWG

SHEET 3 OF 3
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Site Details