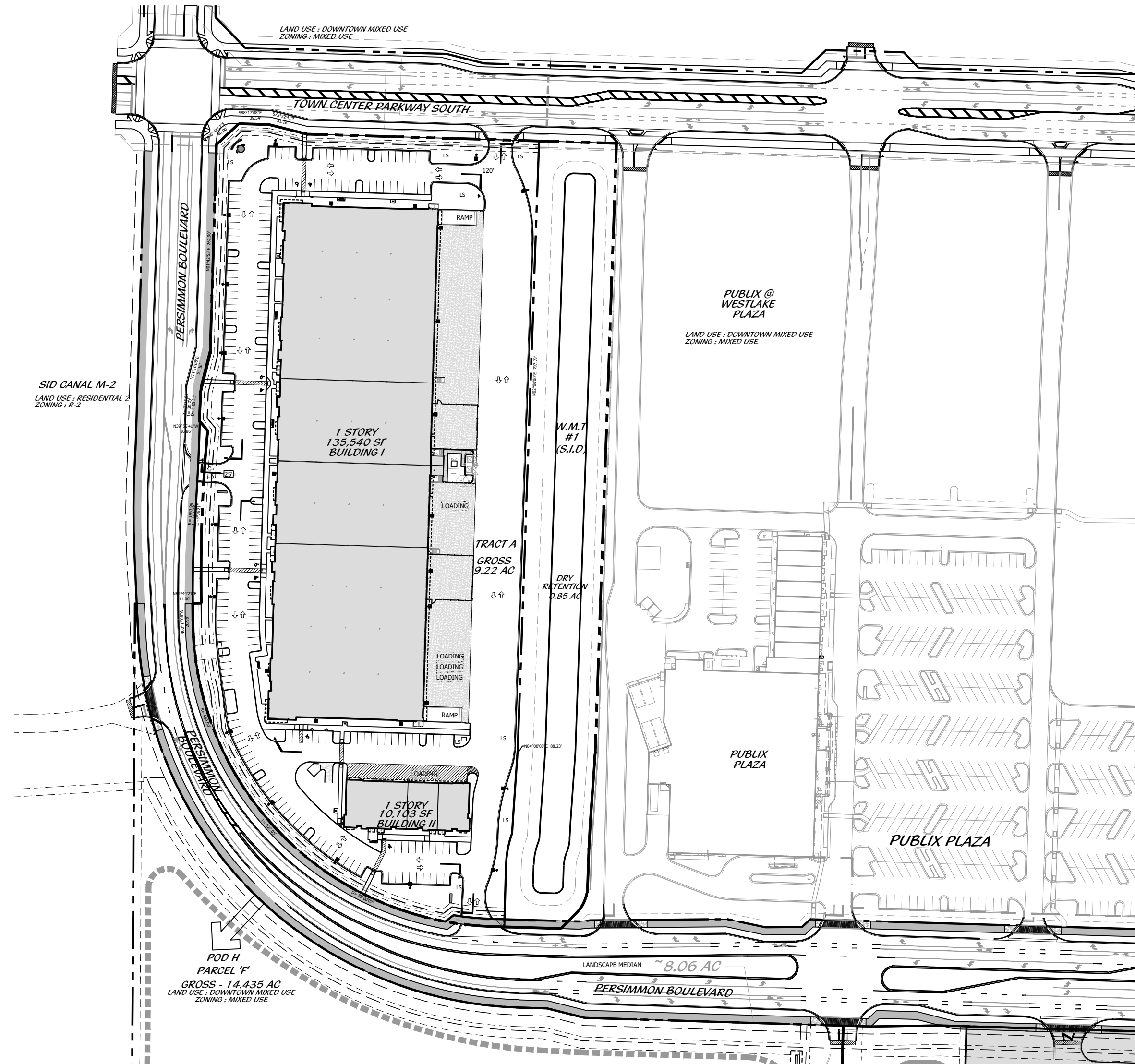


JAMES BUSINESS PARK



GENERAL NOTES

- REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.
- 10' X 30' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS.
- TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.
- RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY CODE.
- ALL A/C UNITS SHALL BE LOCATED TO THE REAR OR SIDE OF ALL BUILDINGS AND FULLY SCREENED ON THREE SIDES WITH LANDSCAPING.
- THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTED DESIGN PRINCIPLES.
- MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE T-500 (AFTER OCT. 1, 2005 FBC 2004)
- PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.
- ALL MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED & SCREENED FROM LINE OF SIGHT BY BUILDING PARAPET.
- ALL GROUND MOUNTED ELECTRICAL & TELECOMMUNICATION BOXES SHALL BE FULL SCREENED WITH LANDSCAPING TO THE TALLEST POINT OF SAID EQUIPMENT.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND IN PART A REPLAT OF A PORTION OF TRACT "A", POD G SOUTH - WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT A = 9.226 ACRES (EXCLUDES SID WMT)

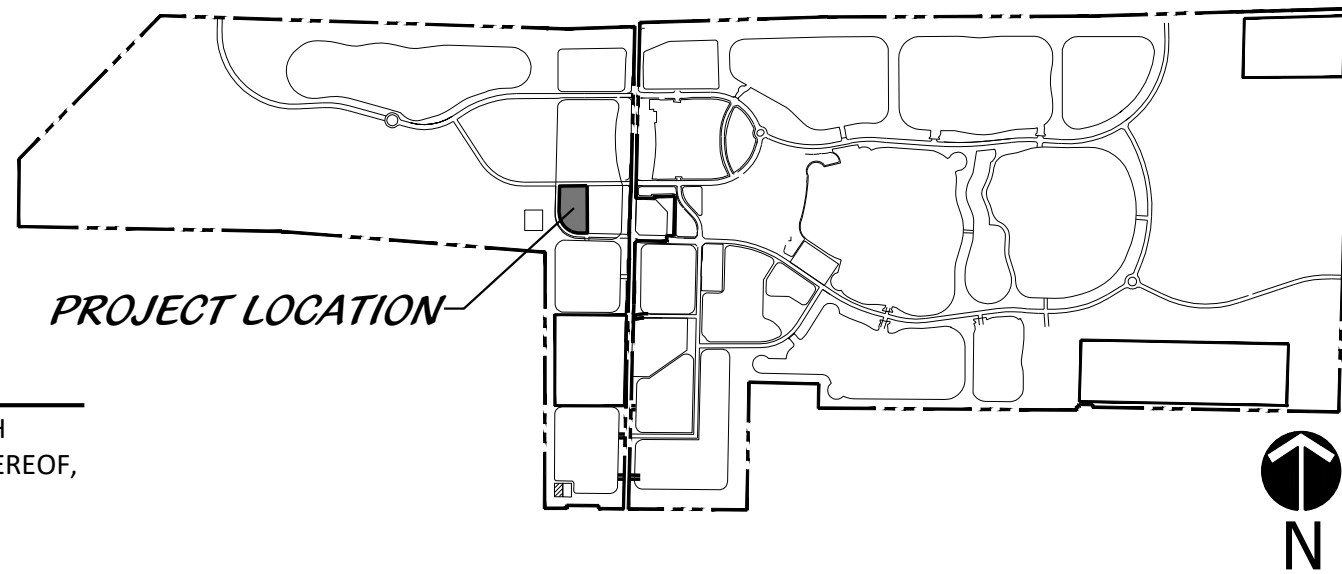
SHEET INDEX

SHEET 1	COVER PAGE
SHEET 2	DETAILED SITE PLAN
SHEET 3	SITE DETAILS

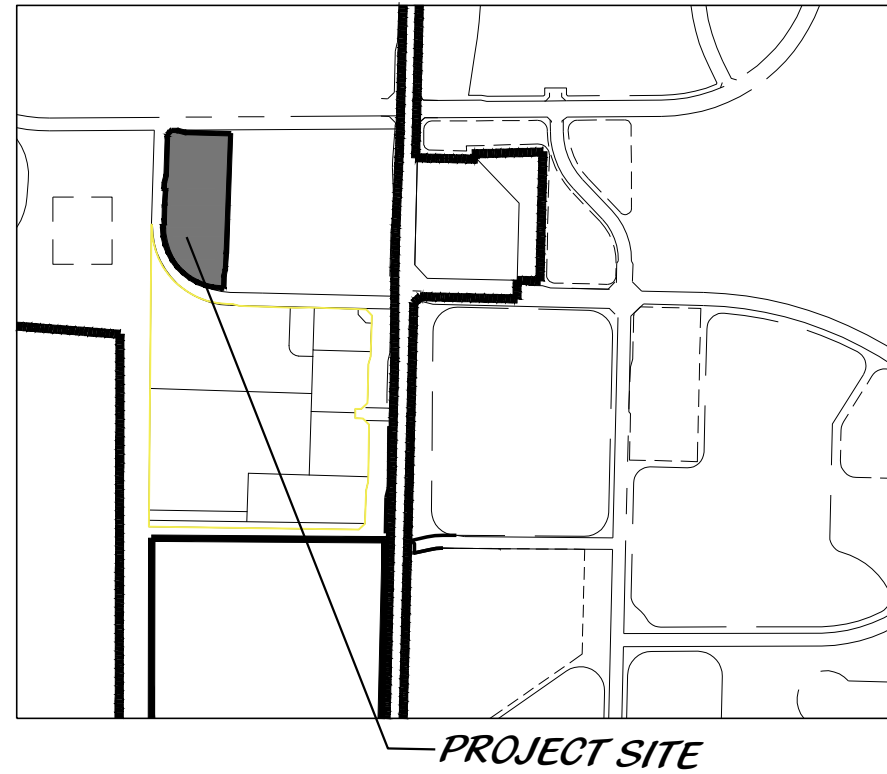
PROJECT TEAM

PROPERTY OWNER JAMLYN SUPPLY, INC. 6051 SOUTHERN BLVD. WEST PALM BEACH, FLORIDA 33413 PHONE: 561-281-2671	SURVEYOR GEOPPOINT SURVEYING, INC. 4152 WEST BLUE HERON BLVD, SUITE 105 RIVIERA BEACH, FLORIDA 33404 PHONE: 561-444-2720 FAX: 813-245-2266
SITE PLANNER COTLEUR & HEARING 1934 COMMERCE LANE, SUITE 1 JUPITER, FLORIDA 33458 PHONE: 561-747-6336 FAX: 561-747-1377	TRAFFIC ENGINEER PINDER TROUTMAN CONSULTING, INC. 2005 VISTA PARKWAY, SUITE 111 WEST PALM BEACH, FLORIDA PHONE: 561-295-9888 FAX: 561-684-6336
CIVIL ENGINEER SIMMONS & WHITE 2581 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FLORIDA 33407 PHONE: 561-478-7848	ENVIRONMENTAL CONSULTANT EW CONSULTANTS, INC. STUART, FLORIDA 34996 PHONE: 772-287-8771 MOBILE: 772-485-1700
SEMINOLE IMPROVEMENT DISTRICT ENGINEER CAULFIELD & WHEELER 7800 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 PHONE: 561-392-1991	DEVELOPER PSBH, LLC 4400 WEST SAMPLE RD. SUITE 200 COCONUT CREEK, FLORIDA 33073 PHONE: 954-973-4490 FAX: 954-973-5330

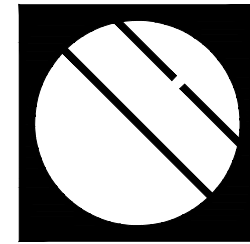
LOCATION MAP



KEY MAP



Cover Page

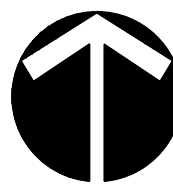


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James Business Park
POD G WEST
PALM BEACH COUNTY, FL

DESIGNED	DEH
DRAWN	RNK
APPROVED	DEH
JOB NUMBER	13-0518.98.01
DATE	04-29-22
REVISIONS	05-18-22
01-05-24	08-01-24 06-07-22
02-16-24	08-16-24 11-08-22
03-20-24	12-28-22
07-24-24	10-06-23



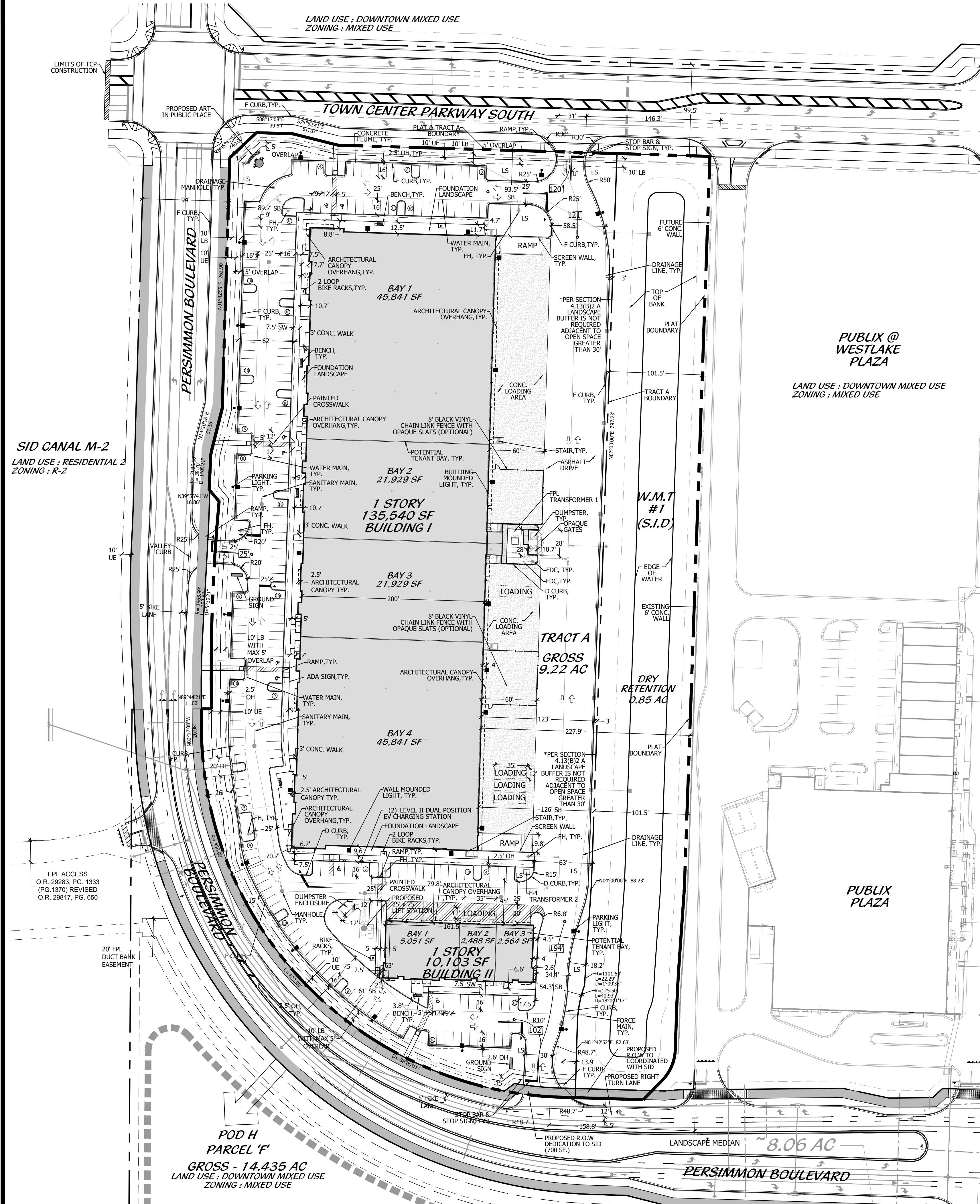
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SHEET 1 OF 3

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SITE DATA

NAME OF APPLICATION	WESTLAKE POD G- WEST E-COMMERCE
APPLICATION NUMBER	SPM-2024-03
PROJECT NUMBER	CH 13-0518.98.01
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT	MIXED USE
SECTION/ TOWNSHIP/ RANGE	01 43 40
PROPERTY CONTROL NUMBER	77-40-43-01-00-000-1010
EXISTING USE	LIGHT INDUSTRIAL: WAREHOUSING W/ ANCILLARY OFFICE (NOTE: 3)
APPROVED USE	LIGHT INDUSTRIAL: WAREHOUSING W/ ANCILLARY OFFICE (NOTE: 3)
PROPOSED USE	LIGHT INDUSTRIAL: WAREHOUSING W/ ANCILLARY OFFICE (NOTE: 3)
	INDOOR RECREATION AND HEALTH, PHYSICAL FITNESS, MASSAGE THERAPIST & SPA

SITE DATA	SQ. FT.	AC.	%
DEVELOPMENT AREA	401,179.00	9.210	
PROPOSED ROW DEDICATION	700.00	0.016	
SUB TOTAL TRACT A	401,879.00	9.226	79.08%
TRACT B (SID ROW)	1,611.72	0.037	0.32%
WMT 1	104,674.68	2.403	20.60%
TOTAL POD G SOUTH WEST PLAT AREA	508,165.40	11.666	100.00%

BUILDING DATA	SQ. FT.	AC.	%
TOTAL GROSS FLOOR AREA	145,643	3.87	100.00%
NORTH BUILDING			
BAY 1 - INDOOR RECREATION			
CLUBHOUSE/ INDOOR RECREATION	11,093		
INDOOR PADEL COURTS	34,748		
TOTAL	45,841		
BAY 2 - VACANT			
WAREHOUSE	17,982		
OFFICE (18% MAX)*	3,947		
TOTAL	21,929		
BAY 3 - VACANT			
WAREHOUSE	17,982		
OFFICE (18% MAX)*	3,947		
TOTAL	21,929		
BAY 4 - WAREHOUSE			
WAREHOUSE	41,715		
OFFICE (9% MAX)*	4,126		
TOTAL	45,841		
NORTH BUILDING TOTAL	135,540	3.11	93.06%

SOUTH BUILDING			
BAY 1 - HEALTH, PHYSICAL FITNESS			
BAY 2 - WAREHOUSE			
WAREHOUSE	1,990		
OFFICE (20% MAX)*	498		
TOTAL	2,488		
BAY 3 - WAREHOUSE			
WAREHOUSE	2,051		
OFFICE (20% MAX)*	513		
TOTAL	2,564		
SOUTH BUILDING TOTAL	10,103	0.23	6.94%

BUILDING LOT COVERAGE (NOTE: 1)	147,743.86	3.39	29%
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BUILDING HEIGHT PROPOSED	1 STORY	48 FEET
MAXIMUM BUILDING HEIGHT PER CODE (NOTE: 5)		70 FEET

MAXIMUM FAR PER CODE	3.00
PROPOSED FAR	0.29

PERVIOUS AREA	SQ. FT.	AC.	%
LANDSCAPE & OPEN SPACE AREAS	62,908.19	1.44	12.38%
SUB TOTAL	62,908.19	1.44	12.38%

IMPERVIOUS AREA	SQ. FT.	AC.	%
BUILDING FOOTPRINT (NOTE: 2)	145,643.00	3.34	28.66%
VEHICULAR USE AREAS & LOADING	177,879.65	4.08	35.00%
SIDEWALK & ENTRY STEPS	15,448.16	0.35	3.04%
SUB TOTAL	338,970.81	7.78	66.70%

TOTAL TRACT A	401,879.00	9.23	79.08%
SUB TOTAL TRACT B (SID ROW)	1,611.72	0.037	0.32%
WMT 1	104,674.68	2.403	20.60%
TOTAL POD G SOUTH WEST PLAT AREA	508,165.40		100.00%

TOTAL PERVIOUS REQUIRED	100,469.75	2.31	25.00%
TOTAL PERVIOUS PROVIDED	167,582.87	3.85	32.98% (NOTE: 8)
PERVIOUS PROVIDED PARCEL A (SITE)	62,908.19	1.44	12.38%
PERVIOUS PROVIDED WMT 1	104,674.68	2.40	20.60%

PARKING	REQUIRED	PROVIDED
NORTH BUILDING		
CLUBHOUSE, INDOOR RECREATION (1/360 SF)	45,841	127
WAREHOUSE (1/2400 SF)	77,879	32
OFFICE (1/300 SF)	12,020	40

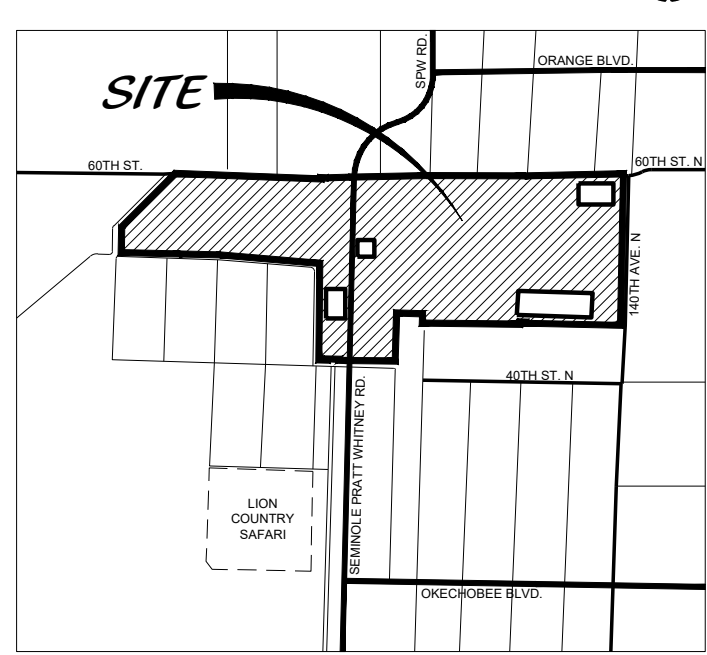
SOUTH BUILDING		
PHYSICAL FITNESS, MASSAGE THERAPY & SPA (1/250 SF)	5,051	20
WAREHOUSE (1/2400 SF)	4,042	2
OFFICE (1/300 SF)	1,010	3
TOTAL	224	224
ADA SPACES (INCLUDED IN TOTAL)	7	8

TOTAL LOADING (12' X 35')	4	40
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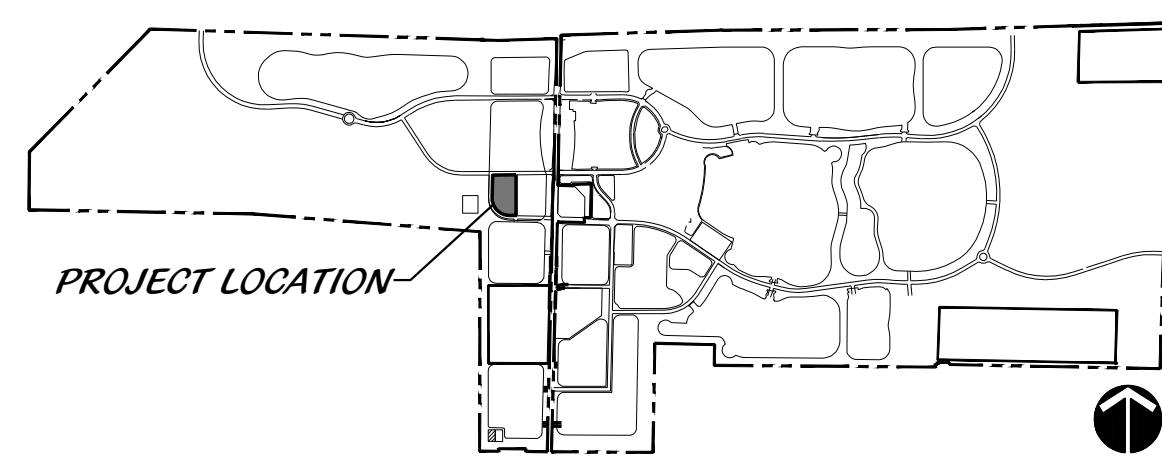
SITE AMENITIES	REQUIRED	PROVIDED
BENCHES	0	5
BIKE RACK (5% OF REQ'D. PARKING)	4	8 (NOTE: 4)
LEVEL II EV CHARGING POSITIONS & EVSPCS (2% OF REQ'D. PARKING) (NOTE: 6)	4	4 (NOTE: 6)
LOW SPEED ELECTRIC VEHICLE (SPEV) SPACES (2% MIN 10% MAX) (NOTE: 7)	4	2 (NOTE: 7)

- NOTE - BUILDING LOT COVERAGE INCLUDES ALL OVERHANGS > 30 INCHES
- NOTE - INCLUDES BUILDING FOOTPRINT ONLY. OVERHANGS GREATER THAN 30" ARE INCLUDED IN LOT COVERAGE
- NOTE - ANCILLARY OFFICE LIMITED BY GROSS FLOOR AREA AS NOTED ABOVE UNDER BUILDING DATA.
- NOTE - 4 (2) BIKE LOOP RACKS = 16 BIKE STALLS
- NOTE - THE SITE IS WITHIN 100' OF R-2 ZONING DISTRICT
- NOTE - EVSPS SHALL BE SIGNED AND DELINEATED IN ACCORDANCE WITH LDR ARTICLE 8.9 (1)(E)
- NOTE - LSEV ARE PERMITTED TO PARK IN ALL STANDARD PARKING SPACES PER LDR ARTICLE 8.9 (1)(F)(7). GIVEN THE INDUSTRIAL NATURE OF THE SITE, DESIGNATED OR REDUCED SIZE USE SPACES ARE NOT PROPOSED.
- NOTE - WMT 1 AND THE DEVELOPMENT SITE (TRACT A OF THE POD G S.W. PLAT) ARE A PART OF THE COMMON DEVELOPMENT PLAN AS WMT 1 PROVIDES OPENSPACE AND WATER MANAGEMENT BENEFITS TO TRACT A. THE COMBINED GREEN SPACE EXCEEDS THE MINIMUM 25% REQUIREMENT.
- NOTE - OUTDOOR STORAGE SHALL BE LIMITED TO 10% OF THE GROSS PROJECT BUILDING AREA (13,554 SF)
- NOTE - OUTDOOR STORAGE AREAS SHALL BE FULLY SCREENED WITH 8' HEAVY GAUGE BLACK VINYL FENCE WITH OPAQUE PVC SLATS. STORED MATERIALS SHALL NOT EXCEED THE HEIGHT IF THE FENCE.

LOCATION MAP



KEY MAP



SETBACK CHART

BUILDING I	FEET
FRONT (PERSIMMON BLVD)	70.7'-89.7'
SIDE (PERSIMMON BLVD.)	70.7'
SIDE (TOWN CENTER PKY)	93.5'
REAR (WMT 1)	126'
BUILDING II	FEET
FRONT (PERSIMMON BLVD)	61'
SIDE (PERSIMMON BLVD.)	61'
SIDE (WMT)	54.3'
REAR (BUILDING 1)	79.8'

LEGEND

ROW: RIGHT OF WAY	CL: CENTER LINE
AC: ACRES	SW: SIDEWALK
UE: UTILITY EASEMENT	PBC: PALM BEACH COUNTY
DE: DRAINAGE EASEMENT	LME: LAKE MAINTENANCE EASEMENT
LU: LANDUSE	WMT: WATER MANAGEMENT TRACT
LB: LANDSCAPE BUFFER	RPE: RURAL PARKWAY EASEMENT
LAE: LIMITED ACCESS EASEMENT	SPW: SEMINOLE PRATT WHITNEY
ESMT: EASEMENT	PBW: PERSIMMON BLVD. WEST
TYP: TYPICAL	LSEV: LOW SPEED ELECTRIC VEHICLE
ADA: AMERICANS WITH DISABILITIES	SID: SEMINOLE IMPROVEMENT DISTRICT
R: RADIAS	

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND IN PART A REPLAT OF A PORTION OF TRACT "A", POD G SOUTH - WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT A = 9.226 ACRES (EXCLUDES SID WMT)

PROJECT TEAM

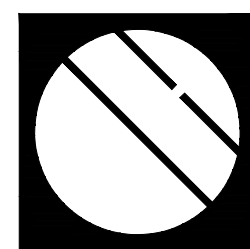
PROPERTY OWNER	SURVEYOR
JAMLYN SUPPLY, INC	GEOPPOINT SURVEYING, INC
6081 SOUTHERN BLVD,	4152 WEST BLUE HERON BLVD, SUITE 105
WEST PALM BEACH, FLORIDA 33413	RIEYER BEACH, FLORIDA 33404
PHONE: 561-281-2871	PHONE: 561-444-2720
	FAX: 813-248-2266
SITE PLANNER	TRAFFIC ENGINEER
COTLEUR & HEARING	PINDER TROUTMAN CONSULTING, INC.
1934 COMMERCE LANE, SUITE 1	2005 VISTA PARKWAY, SUITE 111
JUPITER, FLORIDA 33458	WEST PALM BEACH, FLORIDA
PHONE: 561-747-6336	PHONE: 561-298-8688
FAX: 561-747-1377	FAX: 561-684-6336
CIVIL ENGINEER	ENVIRONMENTAL CONSULTANT
SIMMONS & WHITE	EW CONSULTANTS, INC.
2581 METROCENTRE BLVD, SUITE 3	1000 SE MONTEREY COMMONS BLVD, SUITE 208
WEST PALM BEACH, FLORIDA 33407	STUART, FLORIDA 34996
PHONE: 561-478-7848	PHONE: 772-287-8771
	MOBILE: 772-486-1700
SEMINOLE IMPROVEMENT DISTRICT ENGINEER	DEVELOPER
PELH, LLC	PELH, LLC
7900 GLADES ROAD, SUITE 100	4400 WEST SAMPLE RD, SUITE 200
BOCA RATON, FLORIDA 33434	COCONUT CREEK, FLORIDA 33073
PHONE: 561-392-1991	PHONE: 954-973-4490
	FAX: 954-973-5330

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
Light Industrial	43,560	30	10	10	20	50%	25%

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

SITE PLAN



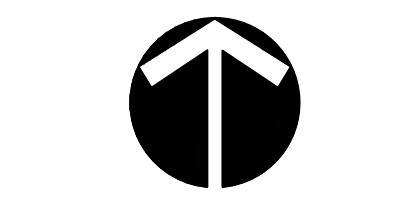
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James Business Park
POD G WEST
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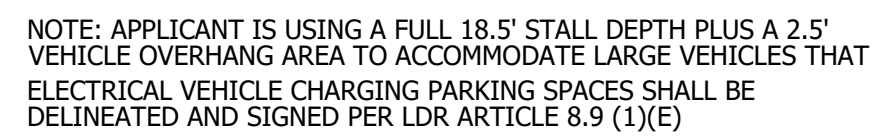
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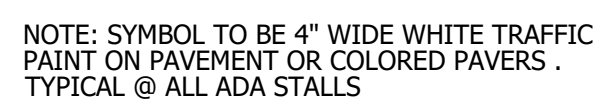
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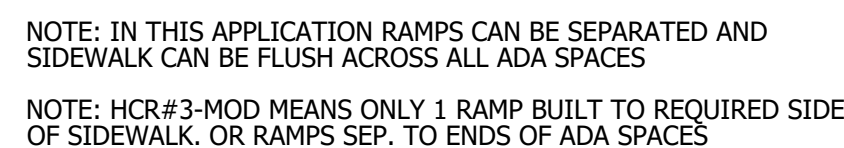
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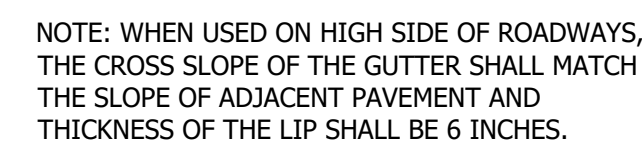
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