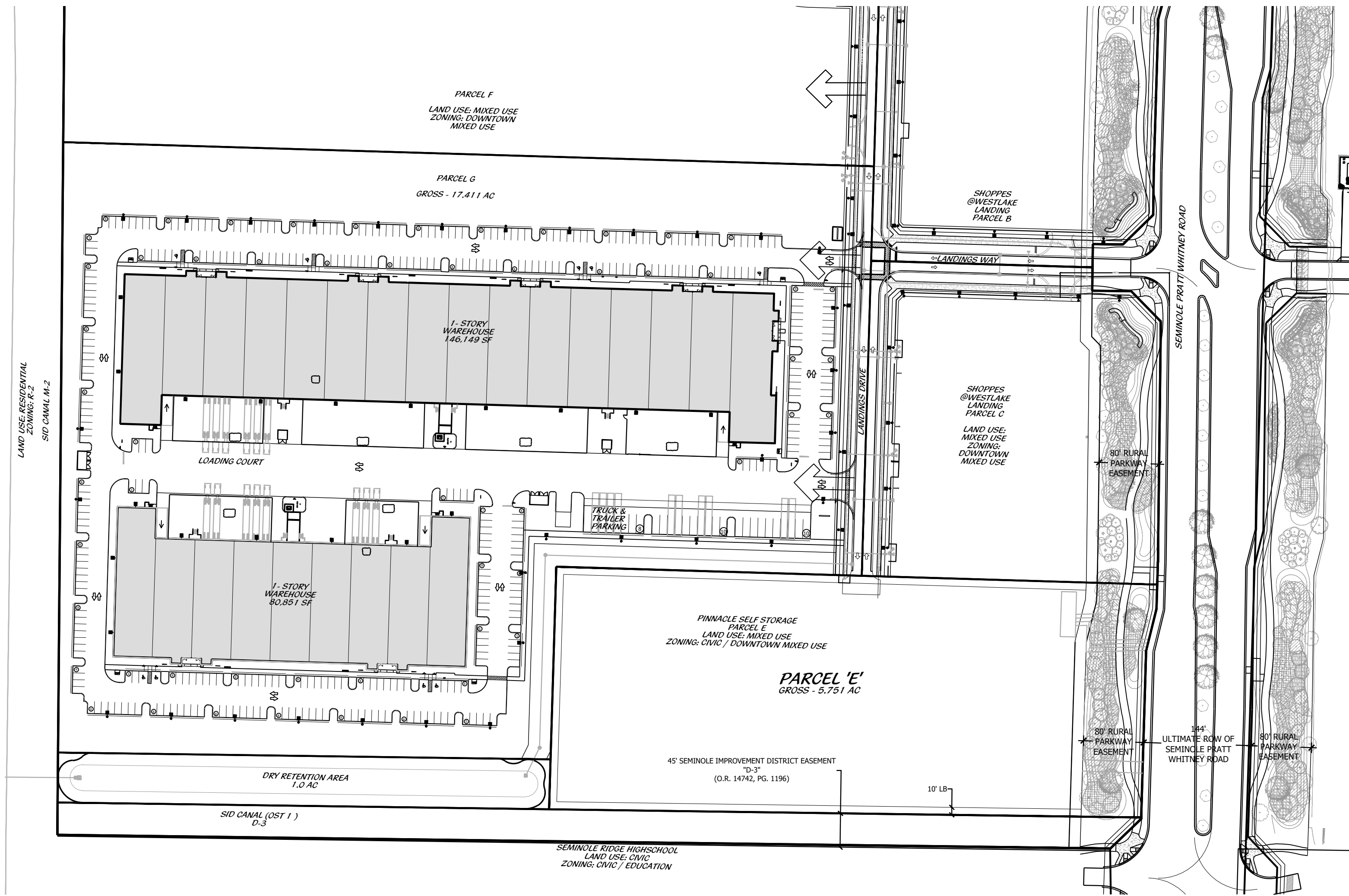


# WESTLAKE LANDINGS



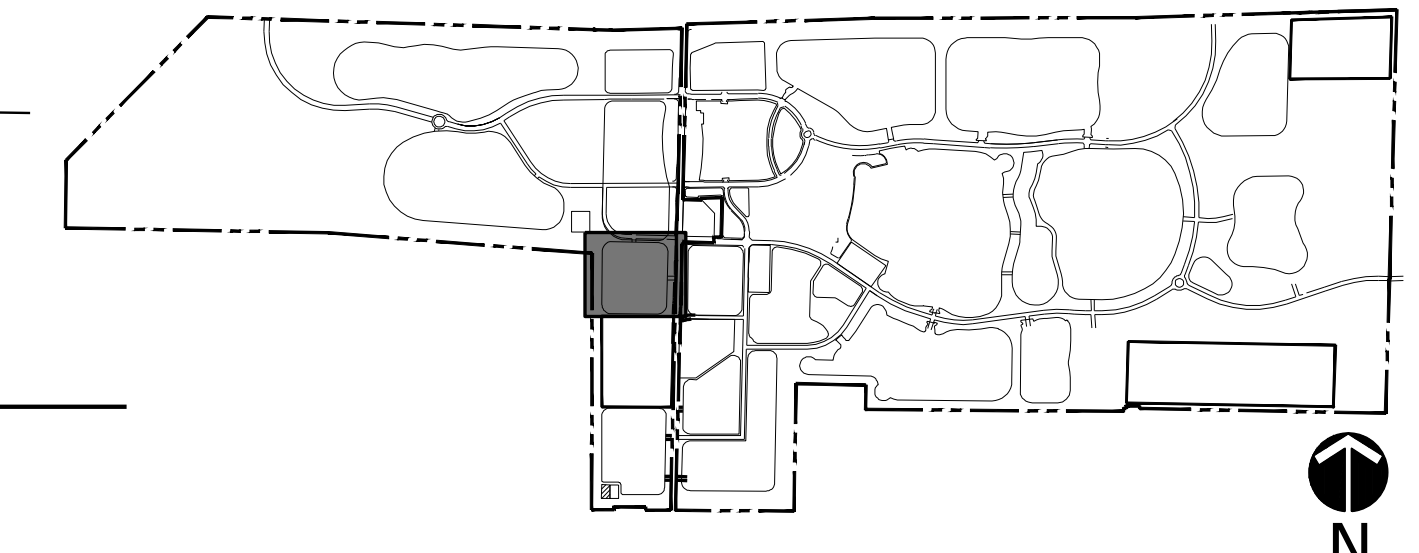
## SHEET INDEX

SHEET 1	COVER PAGE
SHEET 2	SITE PLAN CONTEXT
SHEET 3	DETAILS SITE PLAN
SHEET 4	SITE DETAILS

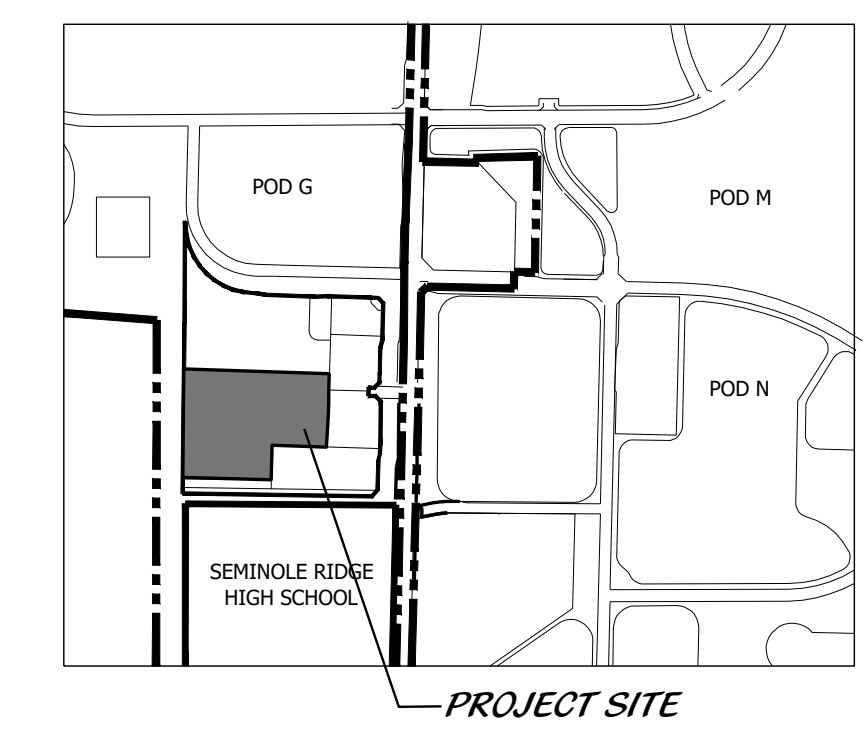
## PROJECT TEAM

<b>PROPERTY OWNER:</b> PBLH, LLC 4406 WEST SAMPLE RD. SUITE 200 COCONUT CREEK, FL 33073 PHONE: 954-973-4400	<b>CIVIL ENGINEER:</b> SIMMONS & WHITE 2581 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FL 33407 PHONE: 561-478-7848
<b>DEVELOPER/ APPLICANT:</b> MITCHELL PROPERTY REALTY 2200 NORTH COMMERCE PARK, FORT LAUDERDALE, FL PHONE: 954-224-8111	<b>SURVEYOR:</b> GEOPPOINT SURVEYING, INC. 4152 WEST BLUE HERON BLVD, SUITE 105 RIVIERA BEACH, FLORIDA 33404 PHONE: 561-444-2720
<b>SITE PLANNER/LANDSCAPE ARCHITECT:</b> COTLEUR & HEARING 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 PHONE: 561-747-6336	<b>TRAFFIC ENGINEER:</b> PINDER TROUTMAN CONSULTING, INC. 2005 VISTA PARKWAY, SUITE 111 WEST PALM BEACH, FL 33411-6700 PHONE: 561-296-9698
<b>ARCHITECT:</b> HNM ARCHITECTURE, 3705 NORTH FEDERAL HIGHWAY DELRAY BEACH, FL 33483 PHONE: 561-733-2225	<b>SEMINOLE IMPROVEMENT DISTRICT - ENGINEER:</b> CAULFIELD & WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FL 33434 PHONE: 561-392-1991
<b>ENVIRONMENTAL CONSULTANT:</b> EW CONSULTANTS INC 1000 SE MONTEREY COMMONS BLVD. SUITE 201, STUART, FL 34396 PHONE: 772-287-8771	

## LOCATION MAP



## KEY MAP



## 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 HANDICAP 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.
- OUTDOOR STORAGE AREA SHALL BE LIMITED TO 10% OF THE GROSS PROJECT BUILDINGS SHALL BE PROJECT BUILDING AREA (22,700 SF). OUTDOOR STORAGE AREAS SHALL BE COMPLETELY SCREENED WITH 9' HEAVY GAUGE BLACK VINYL CHAIN LINK FENCE WITH BLACK OPAQUE SLATES. MATERIALS AND GOODS SCREENED WITHIN THE DESIGNATED FENCED AREAS AND SHALL NOT EXCEED 8' (HEIGHT OF FENCE).

## LEGAL DESCRIPTION

**DESCRIPTION:**  
BEING A PORTION OF LOT 2, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
  
COMMENCE AT THE NORTHWEST CORNER OF OPEN SPACE TRACT #1, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.00°29'31"E., ALONG THE EAST LINE OF THE M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, AND THE WEST 66.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°29'31"E., ALONG SAID EAST 812.66 FEET; THENCE S.88°17'15"E., A DISTANCE OF 1080.37 FEET; THENCE S.01°42'45"W., A DISTANCE OF 545.42 FEET; THENCE N.88°17'15"W., A DISTANCE OF 406.87 FEET; THENCE S.01°42'45"W., A DISTANCE OF 256.57 FEET; THENCE N.89°12'10"W., A DISTANCE OF 655.97 FEET; TO THE POINT OF BEGINNING.

**CONTAINING:** 758,403 SQUARE FEET OR 17.411 ACRES, MORE OR LESS.

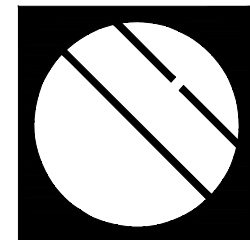
# Cover Page

**Cotleur & Hearing**  
Landscape Architects  
Land Planners  
Environmental Consultants  
1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458  
561.747.6336 · Fax 747.1377  
www.cotleurhearing.com  
Lic# LC-26000535

**WESTLAKE LANDINGS**  
POD H - PARCEL 'G'  
PALM BEACH COUNTY, FL

DESIGNED	DEH
DRAWN	JCO/RNK
APPROVED	DEH
JOB NUMBER	13-0518.05
DATE	12-22-21
REVISIONS	01-20-22 02-09-22

February 09, 2022 7:52:24 a.m.  
Drawing: 13-0518.60.05 SP.DWG

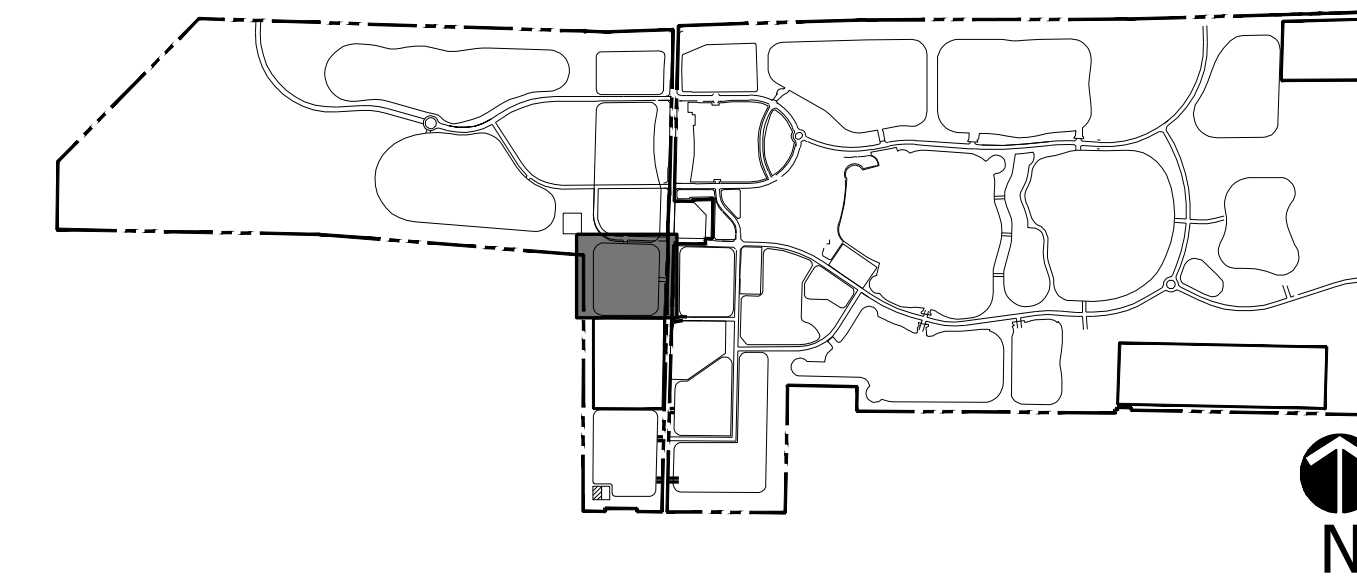


# Cotleur & Hearing

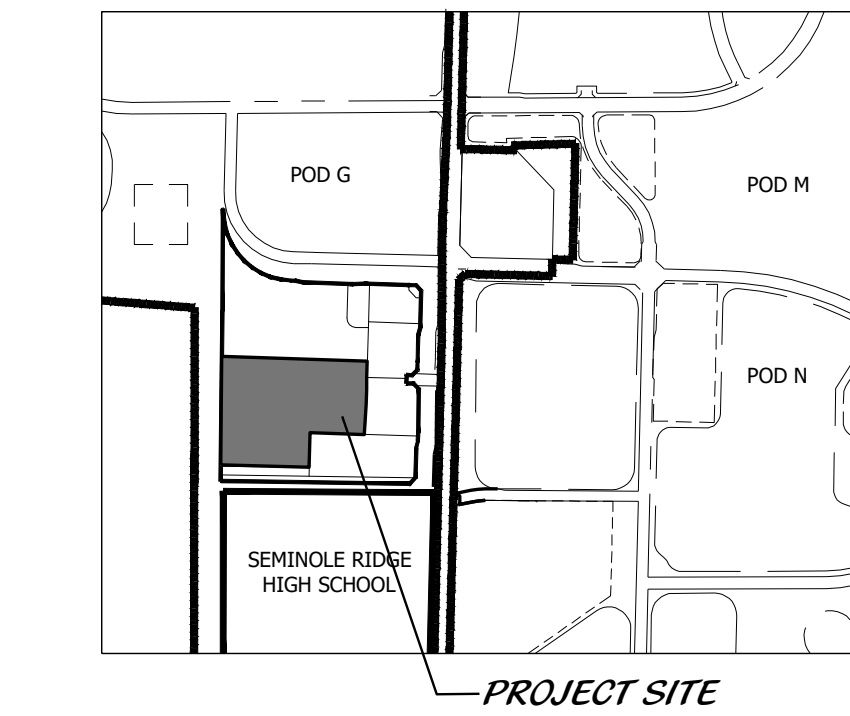
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## WESTLAKE LANDINGS POD H - PARCEL 'G' PALM BEACH COUNTY, FL

### LOCATION MAP



### KEYMAP



### SITE DATA

NAME OF APPLICATION	WESTLAKE POD G - WESTLAKE INDUSTRIAL
APPLICATION NUMBER	SPR-2022-14
PROJECT NUMBER	CH-13-0518.00.05
LAST CITY OF WL / POD-H MASTER PLAN / APPROVAL DATE	1.18.2022 (MPLA 2023-04)
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT	MIXED USE
SECTION / TOWNSHIP / RANGE	31 / 13 / 12
PROPERTY CONTROL NUMBER	77-40-13-01-17-000-0120
EXISTING USE	WICANTY AGRICULTURE/UTILITY
APPROVED USE	MIXED USE
PROPOSED USE	LIGHT INDUSTRIAL, WAREHOUSING W/ ANGLARY OF 10% (NOT 1)
<b>SITE DATA</b>	<b>SQ.FT. AC. %</b>
TOTAL SITE AREA	758,403.00 17.41 100
<b>BUILDING DATA</b>	<b>SQ.FT. AC. %</b>
TOTAL GROSS FLOOR AREA	227,000 5.21 100%
NORTH BUILDING	146,149 3.56 64%
SOUTH BUILDING	80,851 1.86 36%
<b>BUILDING LOT COVERAGE (NOTE 1)</b>	<b>225,006.10 5.26 30%</b>
<b>BUILDING HEIGHT PROPOSED</b>	<b>1 STORY 5'</b>
<b>MAXIMUM BUILDING HEIGHT PER CODE (NOTE 1)</b>	<b>7'</b>
<b>MAXIMUM FAR PER CODE</b>	<b>3.0</b>
<b>PROPOSED FAR</b>	<b>3.30</b>
<b>PERVIOUS AREA</b>	<b>SQ.FT. AC. %</b>
LANDSCAPE & WATER MANAGEMENT AREAS	238,744.87 5.48 31.88%
<b>SUB TOTAL</b>	<b>238,744.87 5.48 31.88%</b>
<b>IMPERVIOUS AREA</b>	<b>SQ.FT. AC. %</b>
BUILDING FOOTPRINT (NOTE 2)	227,000.00 5.21 29.55%
VEHICULAR USE AREAS & LOADING	268,648.73 6.17 35.42%
SIDEWALK & ENTRY STRIPS	24,008.40 0.53 3.17%
<b>SUB TOTAL</b>	<b>519,656.13 11.93 68.52%</b>
<b>TOTALS</b>	<b>758,403.00 17.41 100.00%</b>
<b>TOTAL PERVIOUS REQUIRED</b>	<b>189,600.75 4.35 25%</b>
<b>TOTAL PERVIOUS PROVIDED</b>	<b>238,744.87 5.48 31%</b>
<b>PARKING</b>	<b>REQUIRED PROVIDED</b>
CAR PARKING STALLS (1/2400 SF + 1/800 SF OFFICE)	322 421
BOX TRUCK & TRAILER PARKING	28
ADA SPACES (INCLUDED IN TOTAL)	9 9
TOTAL LOADING (12' X 35')	5 >5
<b>SITE AMENITIES</b>	<b>REQUIRED PROVIDED</b>
BENCHES	0 7
BIKE RACK (5% OR REQ'D. PARKING)	16 20 (NOTE 4)
LEVEL II EV CHARGING POSITIONS & EVEPS (2% OF REQ'D. PARKING) (NOTE 7)	6 6 (NOTE 7)
LOW SPEED ELECTRIC VEHICLE (EVPA) SPACES (2% NEW SIGN MARKET 8)	6 6 (NOTE 8)
<p>1. NOTE - BUILDINGS NOT EXCEEDED HEIGHTS ALL OVERHANGS - 30" MAX  2. NOTE - INCLUDES BUILDING FOOTPRINT ONLY. OVERHANGS GREATER THAN 30" ARE INCLUDED IN LOT COVERAGE  3. NOTE - MINIMUM LOT COVER LIMITED 30% OF GROSS FLOOR AREA  4. NOTE - 50' (20' E) COOP RACKS  5. NOTE - PRINTED STAGING AND LOADING AREAS ARE SHOWN CONCEPTUAL. ACTUAL NUMBERS, LOCATION, SIZE, WALLS, ELEVATION, OR OTHER DETAILS ARE THE RESPONSIBILITY OF THE ARCHITECT.  6. NOTE - THIS SITE IS WITHIN 100' OF B-2 ZONING DISTRICT  7. NOTE - EVPS SHALL BE SHOWN AND DELINEATED IN ACCORDANCE WITH THE APPLICABLE CODES  8. NOTE - SEVERAL PROPOSED TO PARK IN ALL CIRCUMSTANCES. MARKING LINES FOR EACH SPACE IS SHOWN. GIVEN THE INDUSTRIAL NATURE OF THE SITE, DESIRED OR REQUIRED SIDEWALK WIDTHS ARE NOT SHOWN.  9. NOTE - EXISTING SIDEWALKS SHALL BE FULLY REPAIRED WITHIN THE MEASUREMENTS SHOWN.  10. NOTE - SIDEWALKS WITH CHECKERBOARD PAVEMENT SHALL NOT EXCEED THE HEIGHT OF THE CURB.</p>	

### SETBACK CHART

Non-Residential Use Type	Front Setback (Feet)	Side - North Setback (Feet)	Side - South Setback (Feet)	Rear Setback (Feet)	Building Separation (Feet)
North Building	120.4	165.9	190	78.9	110
South Building	116.3	190	120.9	72	110

**PROPERTY OWNER:**  
PBLH, LLC  
4406 WEST SAMPLE RD. SUITE 200  
COCONUT CREEK, FL 33073  
PHONE: 954-973-4400

**DEVELOPER / APPLICANT:**  
MITCHELL PROPERTY REALTY  
2200 NORTH COMMERCE PARK,  
FORT LAUDERDALE, FL  
PHONE: 954-224-8111

**ARCHITECT:**  
HNM ARCHITECTURE,  
3705 NORTH FEDERAL HIGHWAY  
DELRAY BEACH, FL 33483  
PHONE: 561-733-2225

**ENVIRONMENTAL CONSULTANT:**  
EW CONSULTANTS INC  
1000 SE MONTEREY COMMONS BLVD.  
SUITE 201,  
STUART, FL 34396  
PHONE: 772-287-8771

**CIVIL ENGINEER:**  
SIMMONS & WHITE  
2581 METROCENTRE BLVD, SUITE 3  
WEST PALM BEACH, FL 33407  
PHONE: 561-144-7848

**SURVEYOR:**  
GEOPOINT SURVEYING, INC  
4152 WEST BLUE HERON BLVD,  
SUITE 105  
RIVIERA BEACH, FLORIDA 33404  
PHONE: 561-294-2720

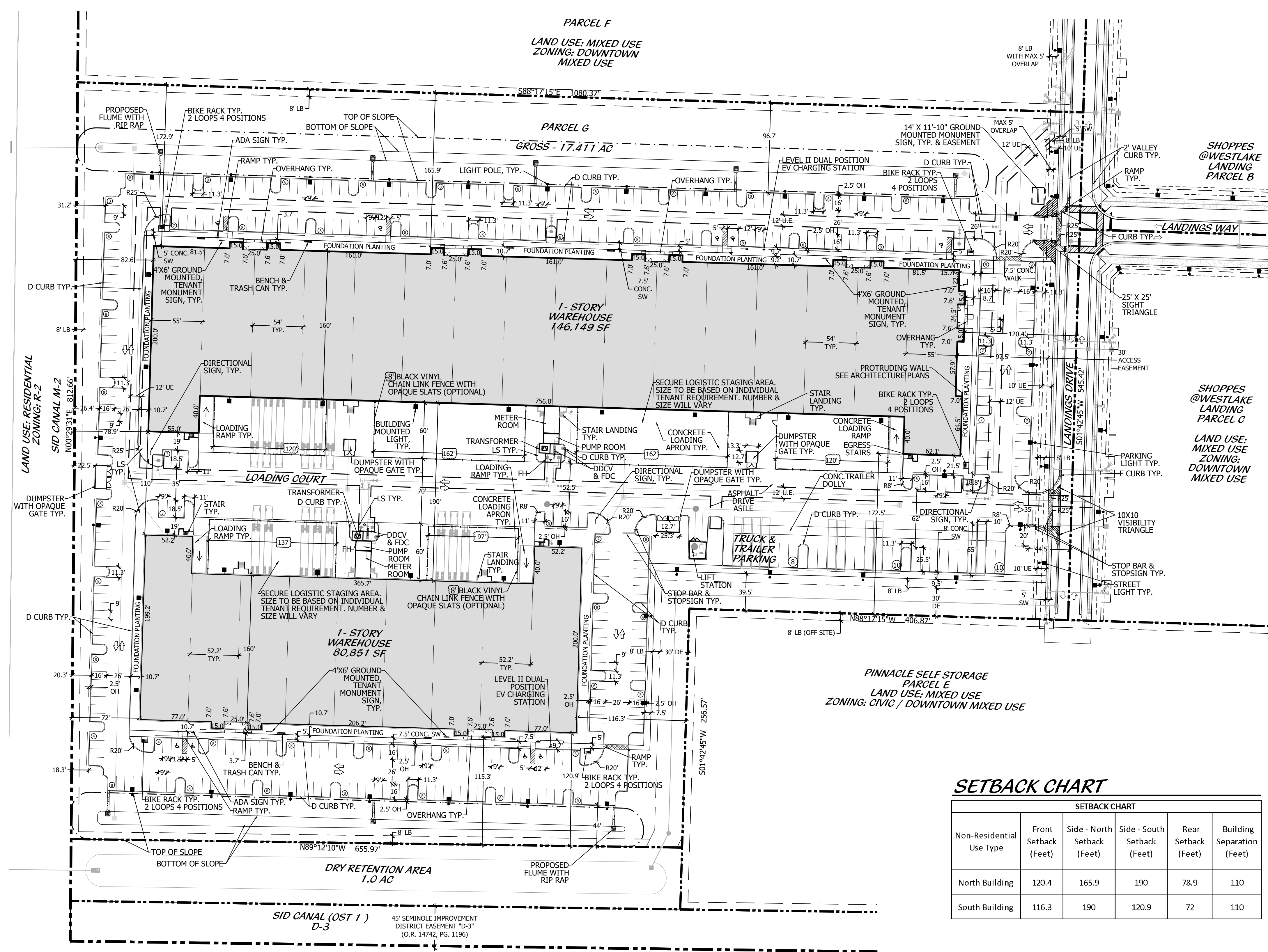
**TRAFFIC ENGINEER:**  
PINDER TROUTMAN CONSULTING, INC.  
2005 VISTA PARKWAY,  
SUITE 111  
WEST PALM BEACH, FL 33411-6700  
PHONE: 561-296-9698

**SEMINOLE IMPROVEMENT DISTRICT - ENGINEER:**  
CAULFIELD & WHEELER, INC.  
7900 GLADE ROAD, SUITE 100  
BOCA RATON, FL 33434  
PHONE: 561-392-1991

### LEGAL DESCRIPTION

**DESCRIPTION:**  
BEING A PORTION OF LOT 2, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
  
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**CONTAINING:** 758,403 SQUARE FEET OR 17.411 ACRES, MORE OR LESS.



### 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		LEVEL II DUAL ELECTRIC CHARGER
SW	SIDEWALK		
EV	ELECTRIC VEHICLE TYPICAL		
ELEC TRANS	ELECTRONIC TRANSFORMER		

### PDR CHART

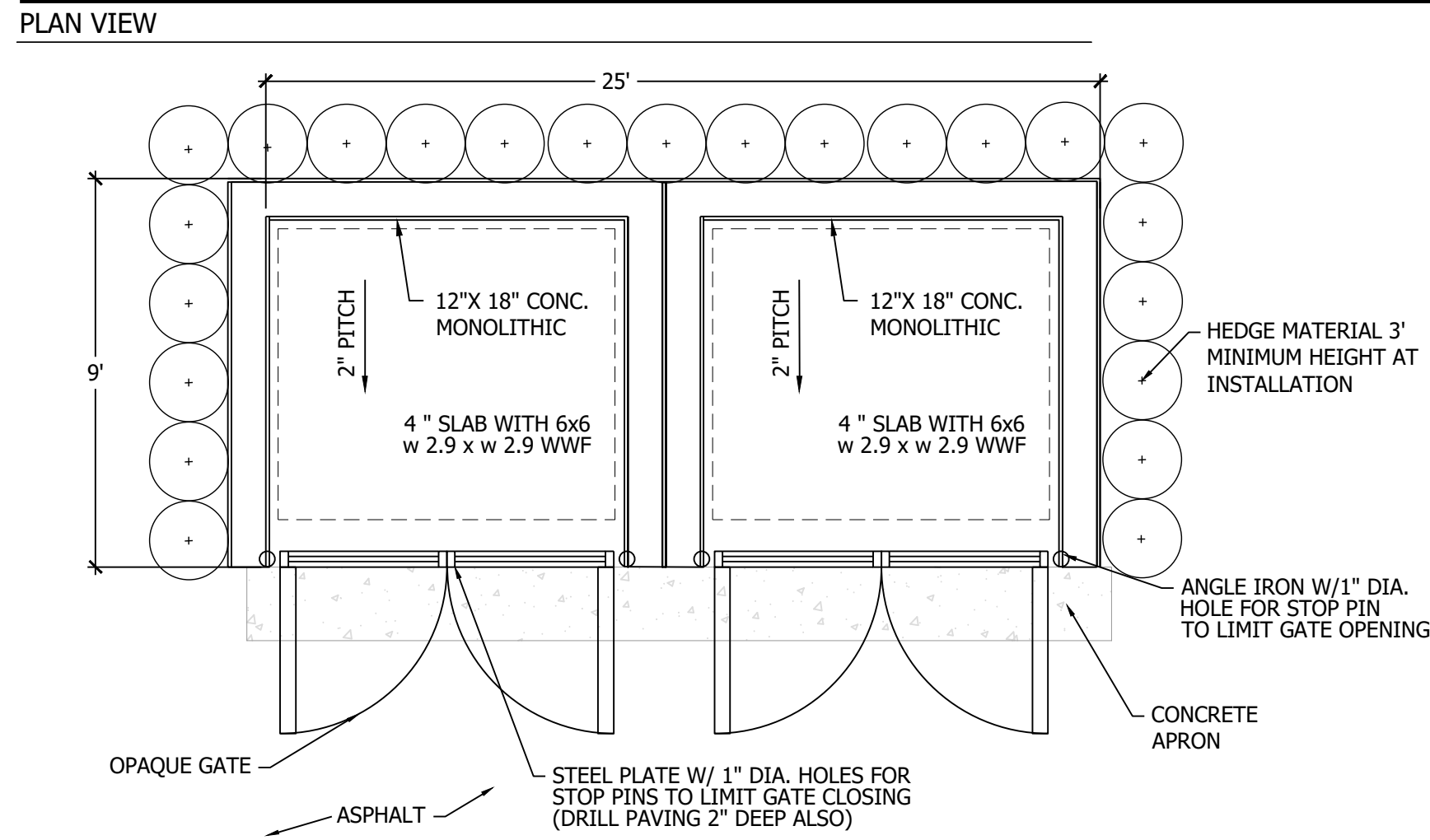
**TABLE 3-12: MU District Non-Residential Standards**

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%

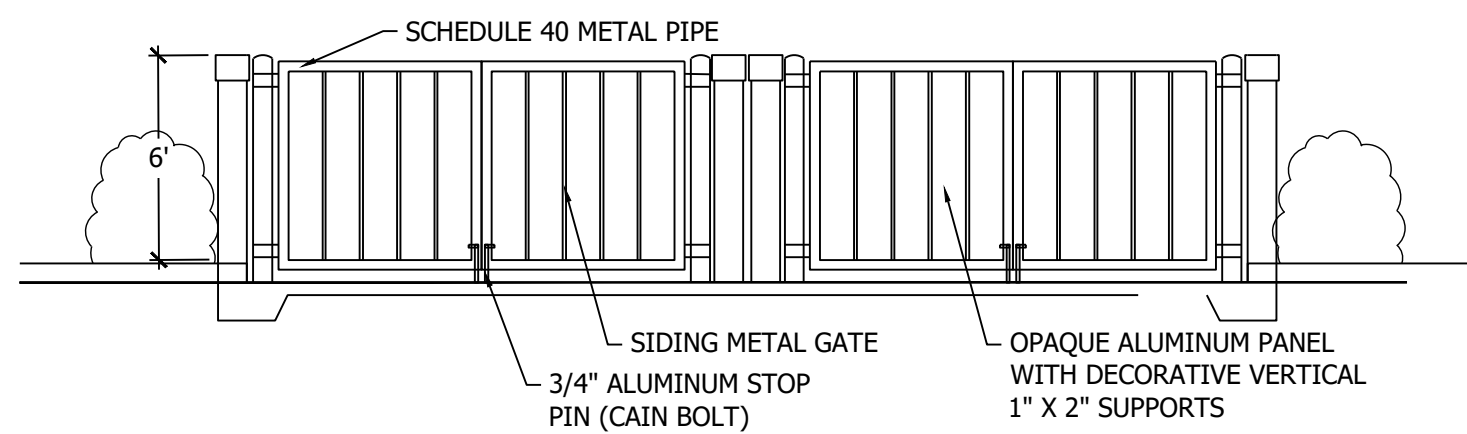
1. Buildings separated from residential zoning districts by a road or canal are not considered adjacent to residential zoning districts.

## Detailed Site Plan

### DUMPSTER DETAIL

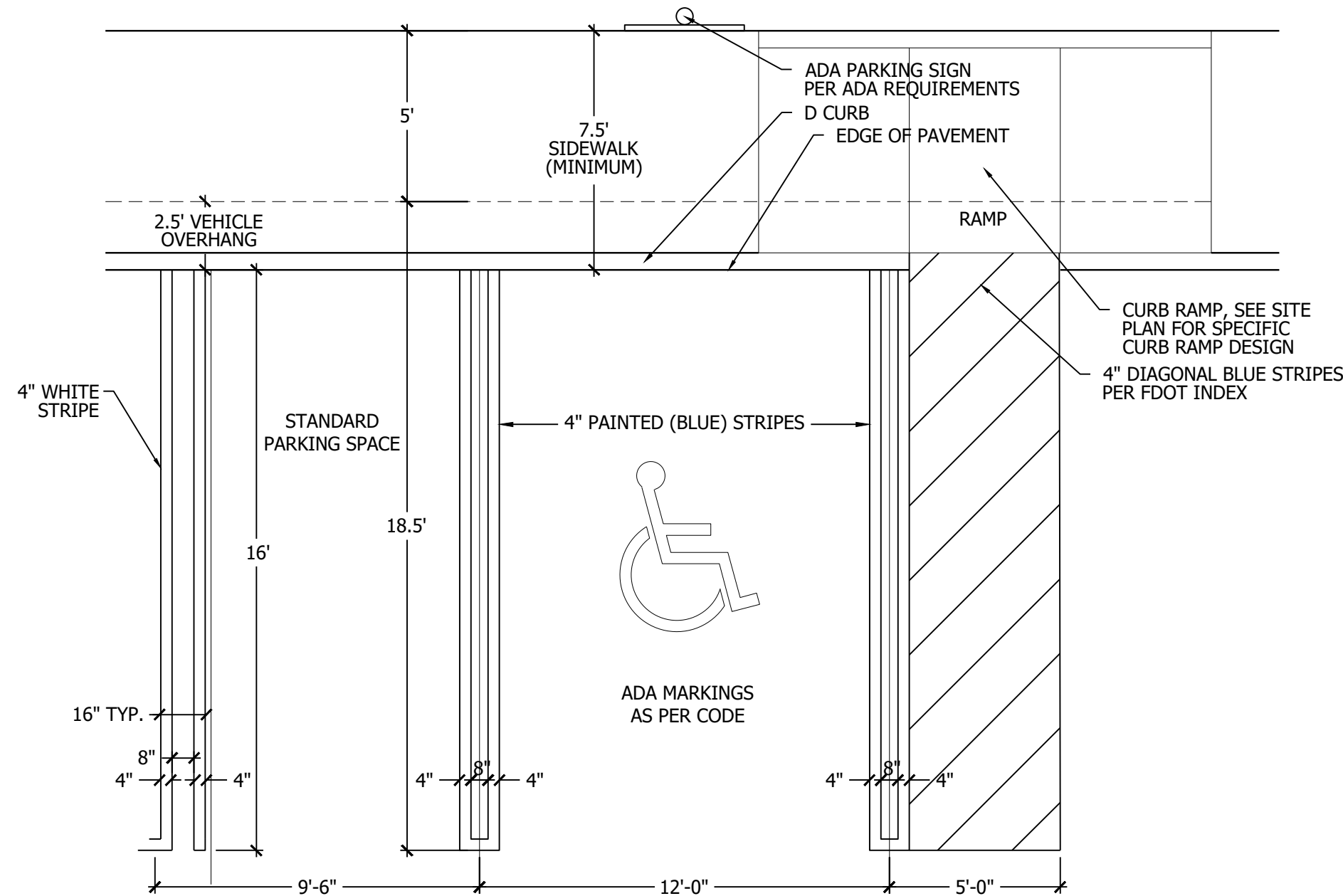


ELEVATION VIEW  
NOTE: DUMPSTER MUST BE SCREENED PER SECTION 4.14 A) OF THE CITY OF WESTLAKE LANDSCAPE CODE DUMPSTER TO MATCH THE BASE COLOR OF BUILDING



### STANDARD AND ADA PARKING DETAIL

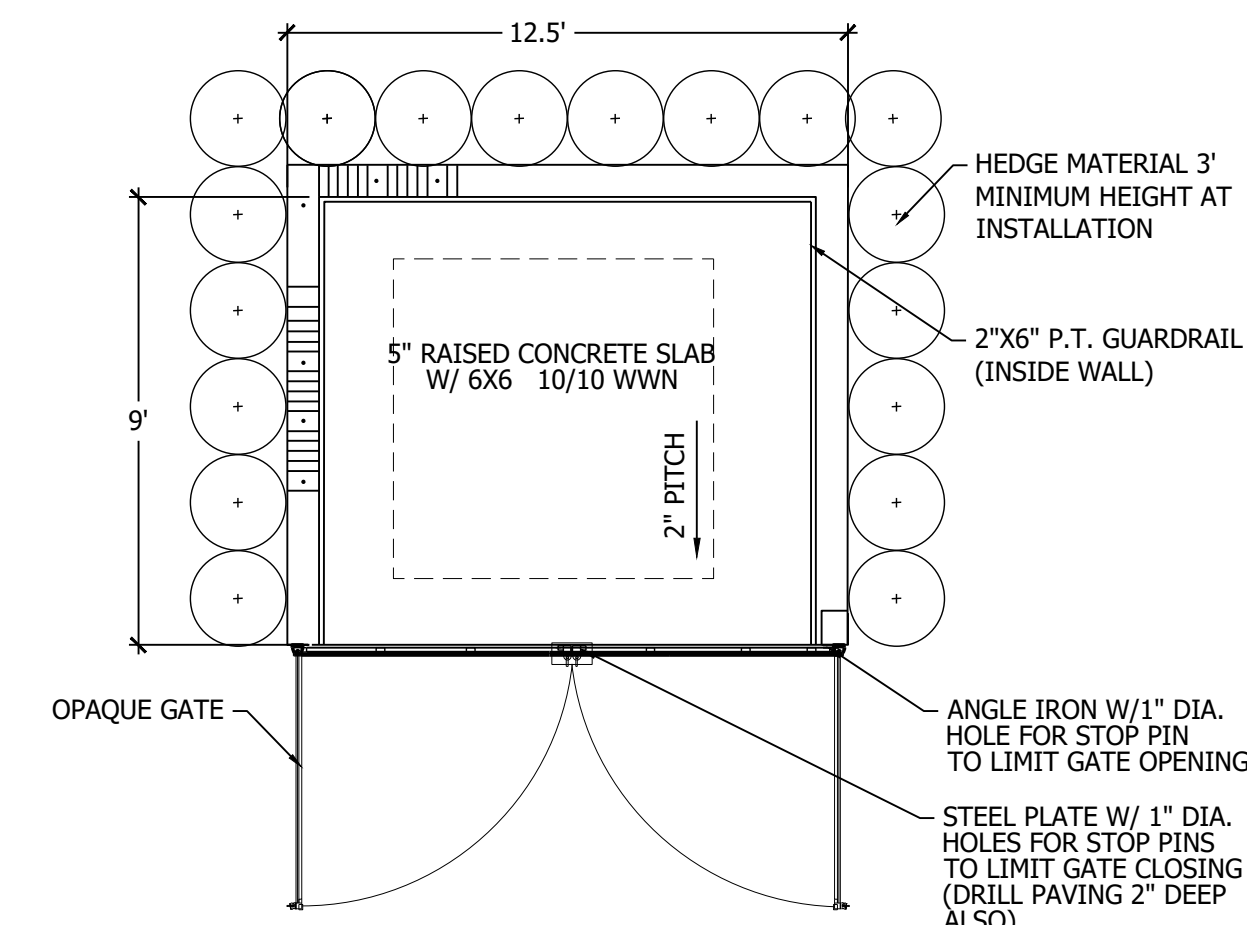
NTS



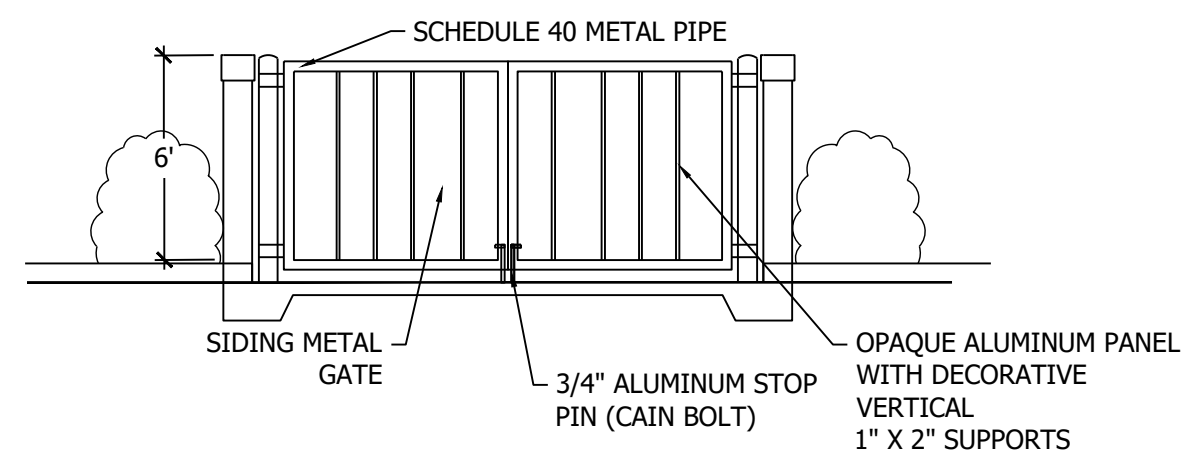
NOTE: APPLICANT IS USING A FULL 18.5' STALL DEPTH PLUS A 2.5' VEHICLE OVERHANG AREA TO ACCOMMODATE LARGE VEHICLES THAT ELECTRICAL VEHICLE CHARGING PARKING SPACES SHALL BE DELINEATED AND SIGNED PER LDR ARTICLE 8.9 (1)(E)

### TRANSFORMER DETAIL

NTS

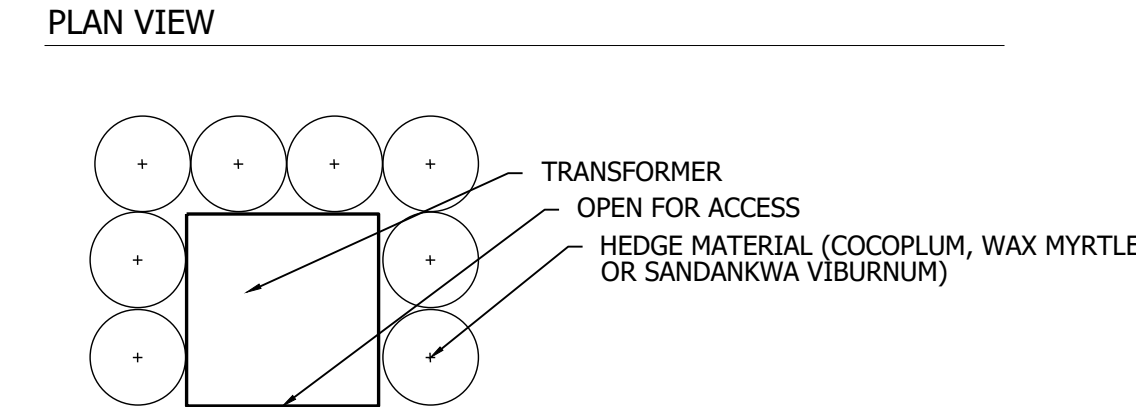
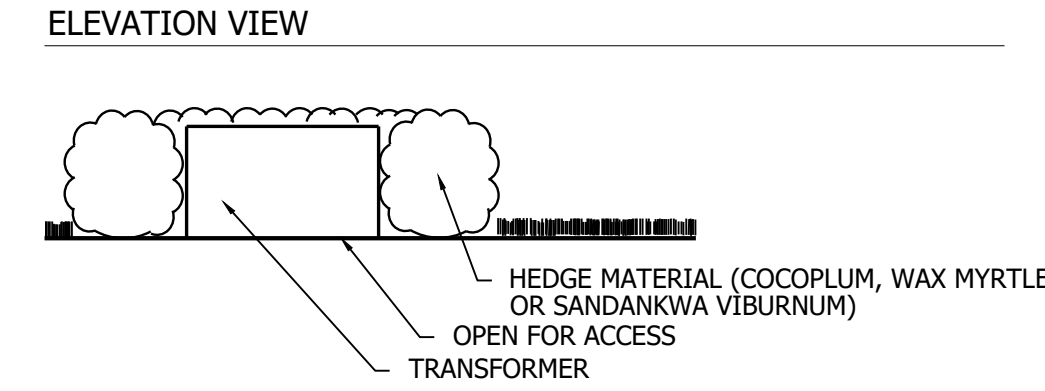


ELEVATION VIEW  
NOTE: DUMPSTER TO MATCH THE BASE COLOR OF BUILDING



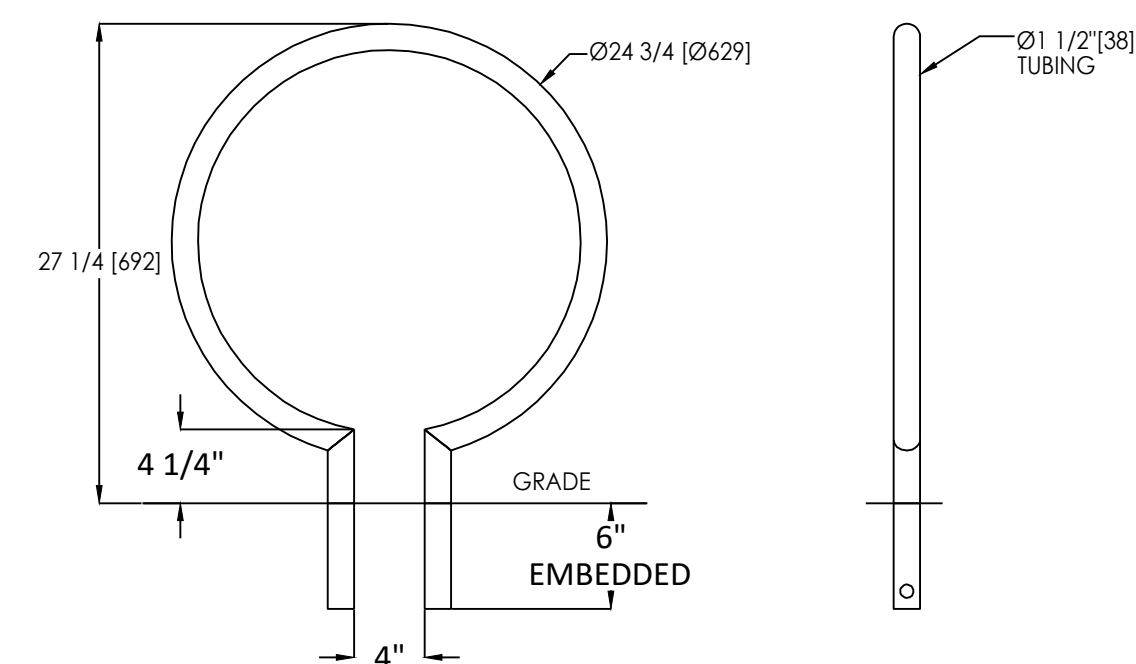
### TRANSFORMER DETAIL

NTS



### BIKE RACK DETAIL

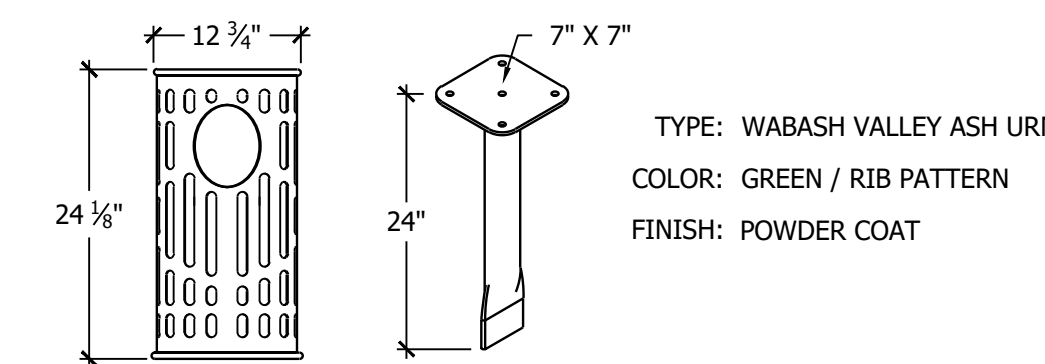
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RING BIKE RACK, EMBEDDED (OR EQUAL)  
HOLDS 2 BIKES PER RING  
landscapeforms®  
www.landscapeforms.com Ph: 800.521.2546

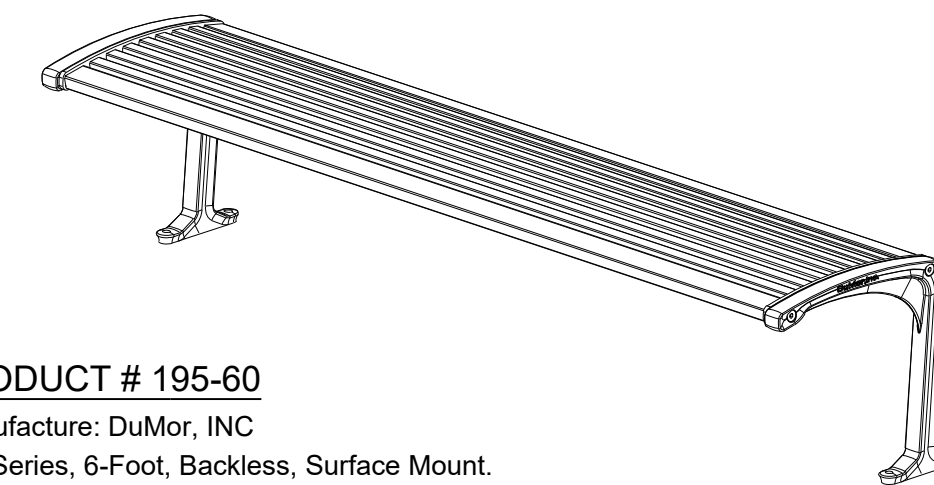
### TRASH CAN DETAIL

NTS



### BENCH DETAIL

NTS

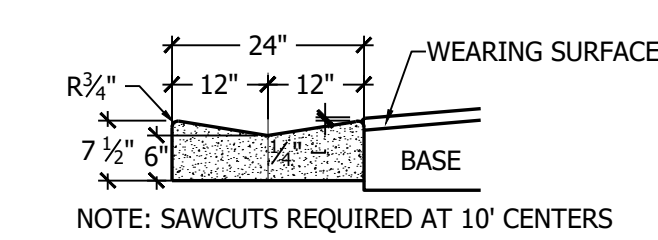


PRODUCT # 195-60  
Manufacture: DuMor, INC  
195 Series, 6-Foot, Backless, Surface Mount.  
Frame Powder Coat Finish  
w/ Textured Silver  
Color: White  
Or approved by Landscape Architect

Contact Information:  
repservices.com  
sales@repservices.com  
Phone: 866.232.8532

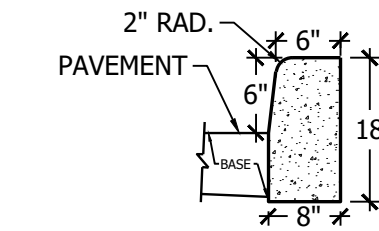
### VALLEY CURB DETAIL

NTS



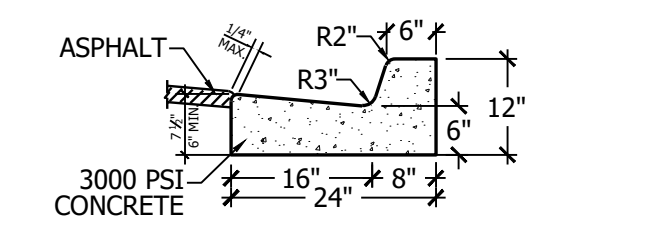
### D CURB DETAIL

NTS



### F CURB DETAIL

NTS



NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

### EV CHARGING STATION

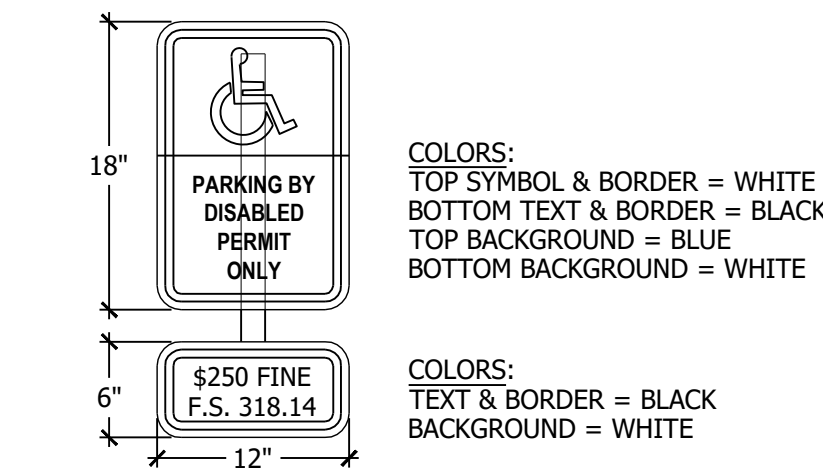
NTS



PRODUCT # IQ 200  
Manufacture: Blink  
Blink IQ 200 Level II  
EV Charging Stations  
Charging: Dual  
Type: Rectangular Pedestal Mounted  
Or approved by Landscape Architect  
INSTALL PER MANUFACTURERS RECOMMENDATIONS

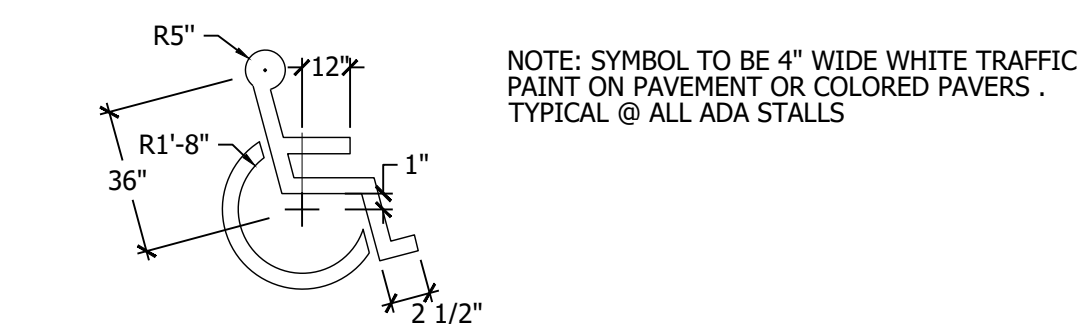
### ADA SIGN DETAIL

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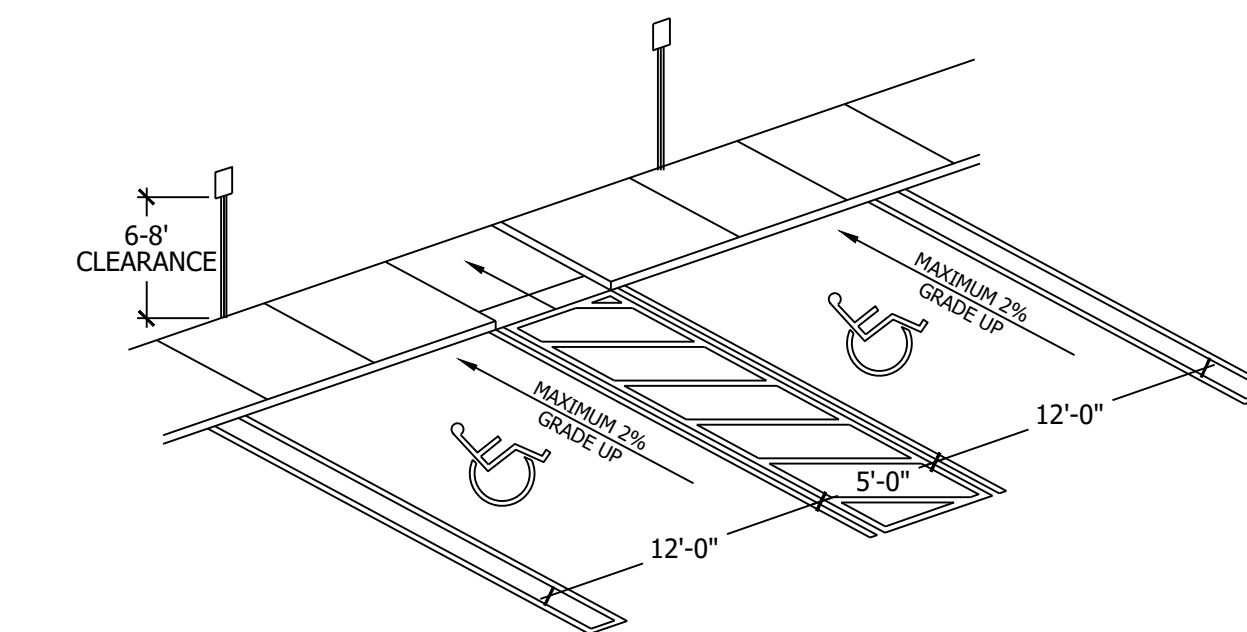
### ADA SYMBOL DETAIL

NTS

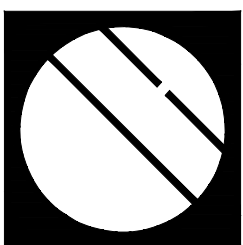


### ADA RAMP DETAIL

NTS



NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES  
NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES



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