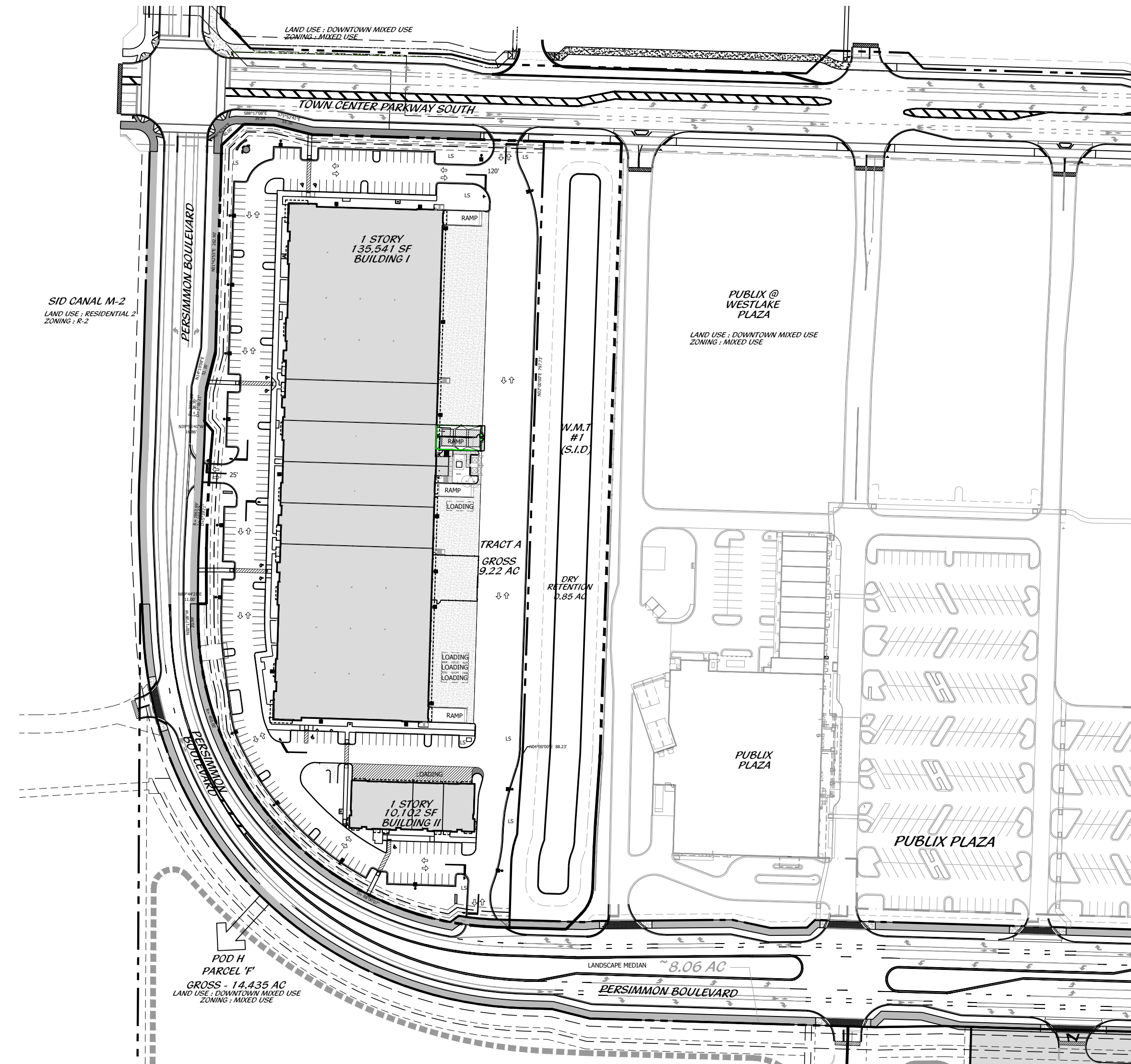


JAMES BUSINESS PARK



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 PROJECT'S 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)

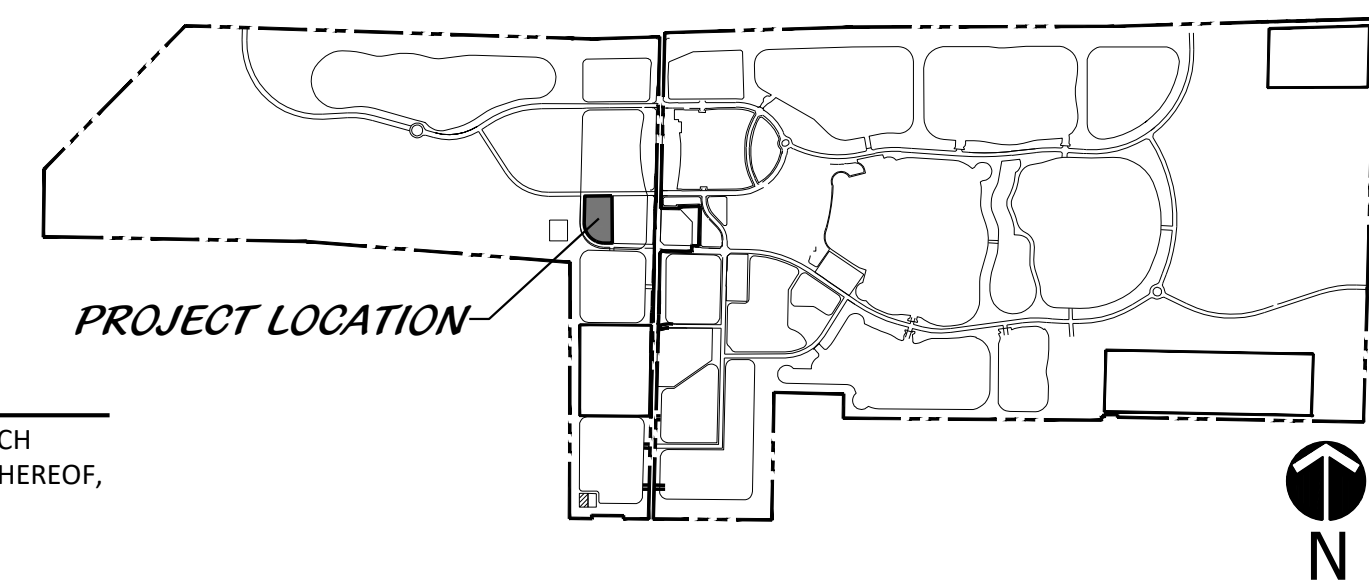
SHEET INDEX

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

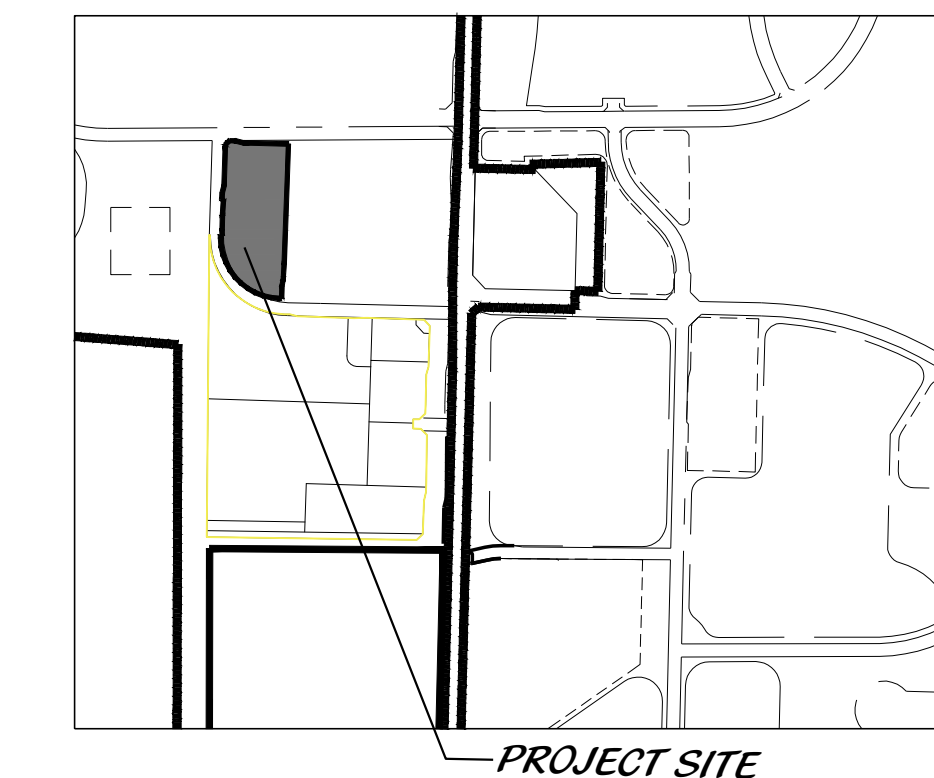
PROJECT TEAM

PROPERTY OWNER JANILYN SUPPLY, INC. 6051 SOUTHERN BLVD. WEST PALM BEACH, FLORIDA 33413 PHONE: 561-281-2671	SURVEYOR GEOPOINT SURVEYING, INC. 4152 WEST BLUE HERON BLVD, SUITE 105 RIVIERA BEACH, FLORIDA 33404 PHONE: 561-444-2720 FAX: 813-246-2266
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: 561-296-9698 FAX: 561-684-6336
CIVIL ENGINEER SIMMONS & WHITE 2581 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FLORIDA 33407 PHONE: 561-478-7946	ENVIRONMENTAL CONSULTANT EW CONSULTANTS, INC. STUART, FLORIDA 34996 PHONE: 772-287-8771 MOBILE: 772-485-1700
SEMINOLE IMPROVEMENT DISTRICT ENGINEER CAULFIELD & WHEELER 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 PHONE: 561-392-1991	DEVELOPER PBLH, LLC 4400 WEST SAMPLE RD. SUITE 200 COCONUT CREEK, FLORIDA 33073 PHONE: 954-973-4490 FAX: 954-978-5330

LOCATION MAP

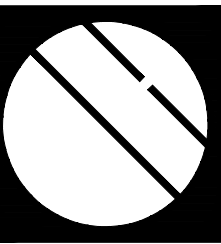


KEY MAP



Cover Page

ANIMAL BOARDING, KENNEL & PET GROOMING C.U. MODIFICATION



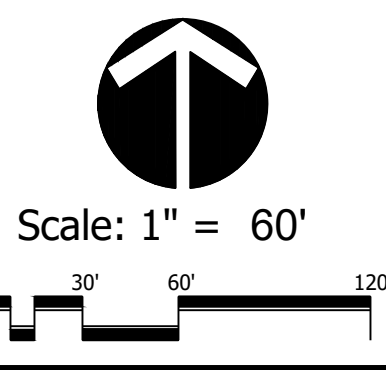
Cotleur & Hearing

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

James Business Park

PALM BEACH COUNTY, FL

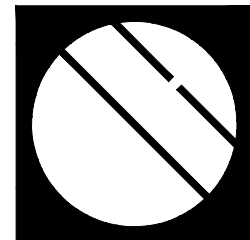
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02-16-24	08-22-24 11-08-22
03-20-24	08-26-25 12-28-22
07-24-24	10-21-25 10-06-23
08-28-26	06-29-26 11-10-25



August 28, 2026 11:28:09 a.m.
Drawing: 13-0518.98.01 SP.DWG

SHEET 1 OF 3

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Cotleur & Hearing

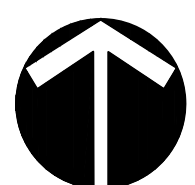
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James Business Park

PALM BEACH COUNTY, FL

DESIGNED	DEH
DRAWN	RMK
APPROVED	DEH
DATE	13-05-18 08:01
JOB NUMBER	04-29-22
REVISIONS	05-18-22
01-05-24	08-01-24
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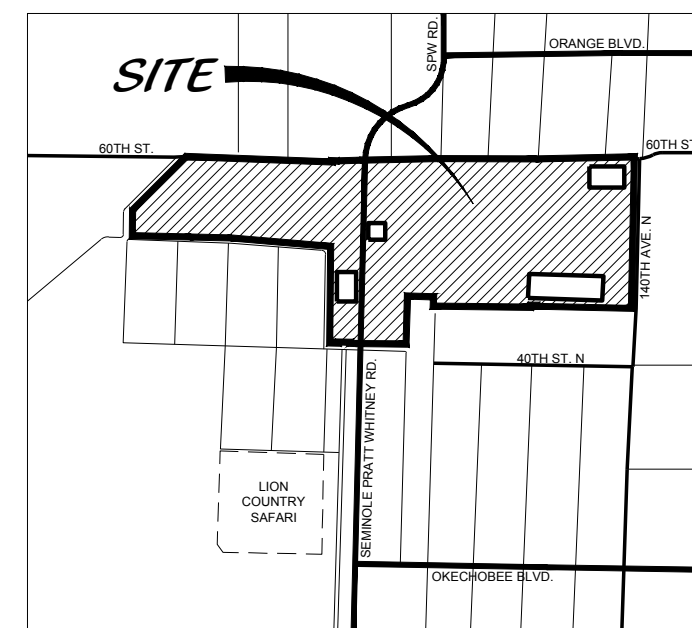
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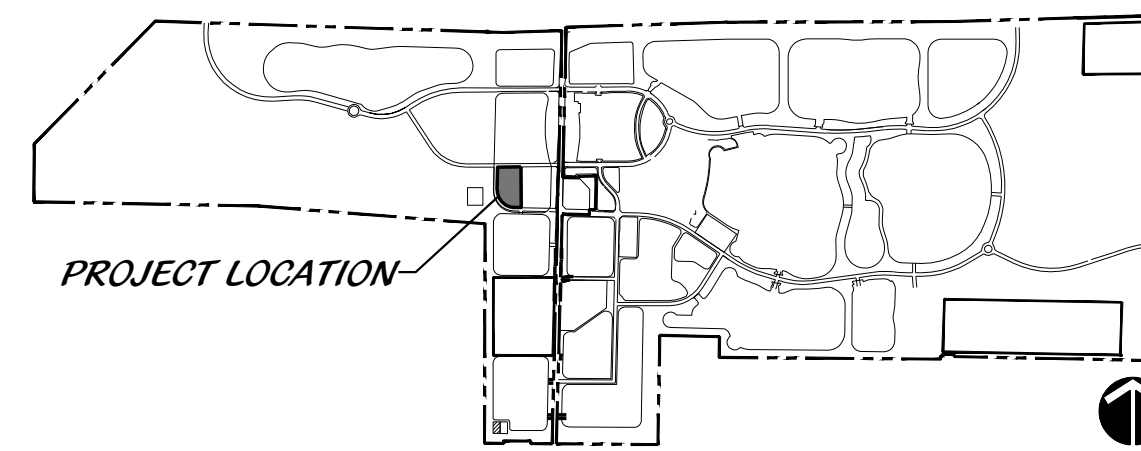
SHEET 2 OF 3

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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 WHITEWAY
ESMT: EASEMENT	PBW: PERSIMMON BLVD. WEST
TYP: TYPICAL	LSEV: LOW SPEED ELECTRIC VEHICLE
ADA: AMERICANS WITH DISABILITIES	SID: SEMINOLE IMPROVEMENT DISTRICT
R: RADII	

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

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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)	Minimum Pervious Percentage of Parcel
Light Industrial	43,560	30	10	10	20	50%

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

SITE PLAN

ANIMAL BOARDING, KENNEL & PET GROOMING C.U. MODIFICATION

SITE DATA

NAME OF APPLICATION APPLICATION NUMBER PROJECT NUMBER FUTURE LAND USE DESIGNATION EXISTING ZONING DISTRICT SECTION/TOWNSHIP/RANGE PROPERTY CONTROL NUMBER	JAMES BUSINESS PARK SPM-2026-02 & CU-2026-01 CU-15-018-36-01 DOWNTOWN MIXED USE MIXED USE 77-40-43-01-21-001-0000
EXISTING USE APPROVED USE PROPOSED USE	LIGHT INDUSTRIAL WAREHOUSING W/ ANCILLARY OFFICE (NOTE: 3) LIGHT INDUSTRIAL WAREHOUSING W/ ANCILLARY OFFICE (NOTE: 3) LIGHT INDUSTRIAL WAREHOUSING W/ ANCILLARY OFFICE (NOTE: 3) INDOOR RECREATION AND HEALTH, PHYSICAL FITNESS, MASSAGE THERAPY & SPA ANIMAL BOARDING, KENNEL & PET GROOMING

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	3.62	100.00%
NORTH BUILDING			
BAY 1 - INDOOR RECREATION			
CLUBHOUSE INDOOR RECREATION	11,093	0.25	7.62%
INDOOR SPORT COURTS (10)	34,748	0.79	
TOTAL	45,841	1.05	
BAY 2 - VACANT			
CLUBHOUSE INDOOR RECREATION*	10,857	0.25	7.45%
TOTAL	10,857		
BAY 3 - A			
ANIMAL BKG. KENNEL & PET GROOMING (ABK&PG)			
ABK&PG INDOOR AREA	7,782		
ABK&PG OFFICE	3,073		
SUB TOTAL	10,855		
BAY 3 - B			
LIGHT INDUSTRIAL/MANUFACTURING	7,903		
OFFICE (30% MAX)*	3,387		
SUB TOTAL	11,290		
BAY 4 - VACANT			
WAREHOUSE	8,903		0.00%
OFFICE (18% MAX)*	1,954		*MAX OFFICE USE IS 18% OF TOTAL SQ. FT.
TOTAL	10,857		0.00%
BAY 5 - WAREHOUSE			
WAREHOUSE	41,715		
OFFICE (9% MAX)*	4,126		*MAX OFFICE USE IS 9% OF TOTAL SQ. FT.
TOTAL	45,841		
NORTH BUILDING TOTAL	135,541	3.11	93.06%

SOUTH BUILDING			
BAY 1 - HEALTH, PHYSICAL FITNESS			
WAREHOUSE	5,051	0.12	3.47%
OFFICE (20% MAX)*	498		*MAX OFFICE USE IS 20% OF TOTAL SQ. FT.
TOTAL	2,488		
BAY 2 - WAREHOUSE			
WAREHOUSE	1,990		0.00%
OFFICE (20% MAX)*	498		*MAX OFFICE USE IS 20% OF TOTAL SQ. FT.
TOTAL	2,488		
BAY 3 - WAREHOUSE			
WAREHOUSE	2,050		0.00%
OFFICE (20% MAX)*	513		*MAX OFFICE USE IS 20% OF TOTAL SQ. FT.
TOTAL	2,563		
SOUTH BUILDING TOTAL	10,102	0.23	6.94%

BUILDING LOT COVERAGE (NOTE: 1)	147,743.86	3.39	29%
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	177,079.65	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	11.666	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	SQ. FT.	REQUIRED	PROVIDED
NORTH BUILDING			
CLUBHOUSE, INDOOR RECREATION (1/360 SF)	21,950	61	
INDOOR SPORTS COURT (4 PER COURT + 1/EMPLOYEE)	34,748	44	
WAREHOUSE (1/2400 SF)	50,618	21	
LIGHT INDUSTRIAL / MANUFACTURING GENERAL (1/2200 SF)	7,903		
ANIMAL BOARDING KENNEL & PET GROOMING (1/2000 SF)	3,073		
OFFICE (1/300 SF)	9,467	32	
SOUTH BUILDING			
PHYSICAL FITNESS, MASSAGE THERAPY & SPA (1/250 SF)	5,051	20	
WAREHOUSE (1/2400 SF)	4,041	2	
OFFICE (1/300 SF)	1,010	3	
TOTAL		200	224
ADA SPACES (INCLUDED IN TOTAL)		7	8

TOTAL LOADING (12' X 35')	4	38
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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 & EVPCS (2% OF REQ'D. PARKING)	4	4 (NOTE: 6)
(NOTE: 6)		
LOW SPEED ELECTRIC VEHICLE (LSEV) 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 - EVPCS SHALL BE SIGNED AND DELINEATED IN ACCORDANCE WITH LDR ARTICLE 8.9 (J)(6)
- NOTE - LSEV ARE PERMITTED TO PARK IN ALL STANDARD PARKING SPACES PER LDR ARTICLE 8.9 (J)(7)(F). GIVEN THE INDUSTRIAL NATURE OF THE SITE, DESIGNATED OR REDUCED SIZE LSEV SPACES ARE NOT PROVIDED.
- NOTE - WMT 1 AND THE DEVELOPMENT SITE (TRACT A OF THE POD G S-W PLAT) ARE A PART OF THE COMMON DEVELOPMENT PLAN & 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 6" HEAVY GAUGE BLACK VINYL FENCE WITH 20' HIGH SATES. STORED MATERIALS SHALL NOT EXCEED THE HEIGHT OF THE FENCE.
- NOTE - 3 RESERVED DROP OFF & PICK UP SPACES FOR BAY 4 ARE SHOWN AS REQUIRED PARKING. THE RESERVED PARKING IS 1.5% OF REQUIRED PARKING (SPACES LESS THAN 5% MAX)
- NOTE - ANIMAL BOARDING KENNEL & PET GROOMING PARKING RATE PER CODE IS 1.5 SP PER 400 SF OF OFFICE. HOWEVER, UNIT 3A TENANT PROPOSES 8 EMPLOYEES AT GREATEST SHIFT AND 3 DROP OFF AND PICK UP SPACES (RESERVED FOR A TOTAL OF 11 SPACES)

SID CANAL M-2
LAND USE : RESIDENTIAL 2
ZONING : R-2

PUBLIX @
WESTLAKE
PLAZA

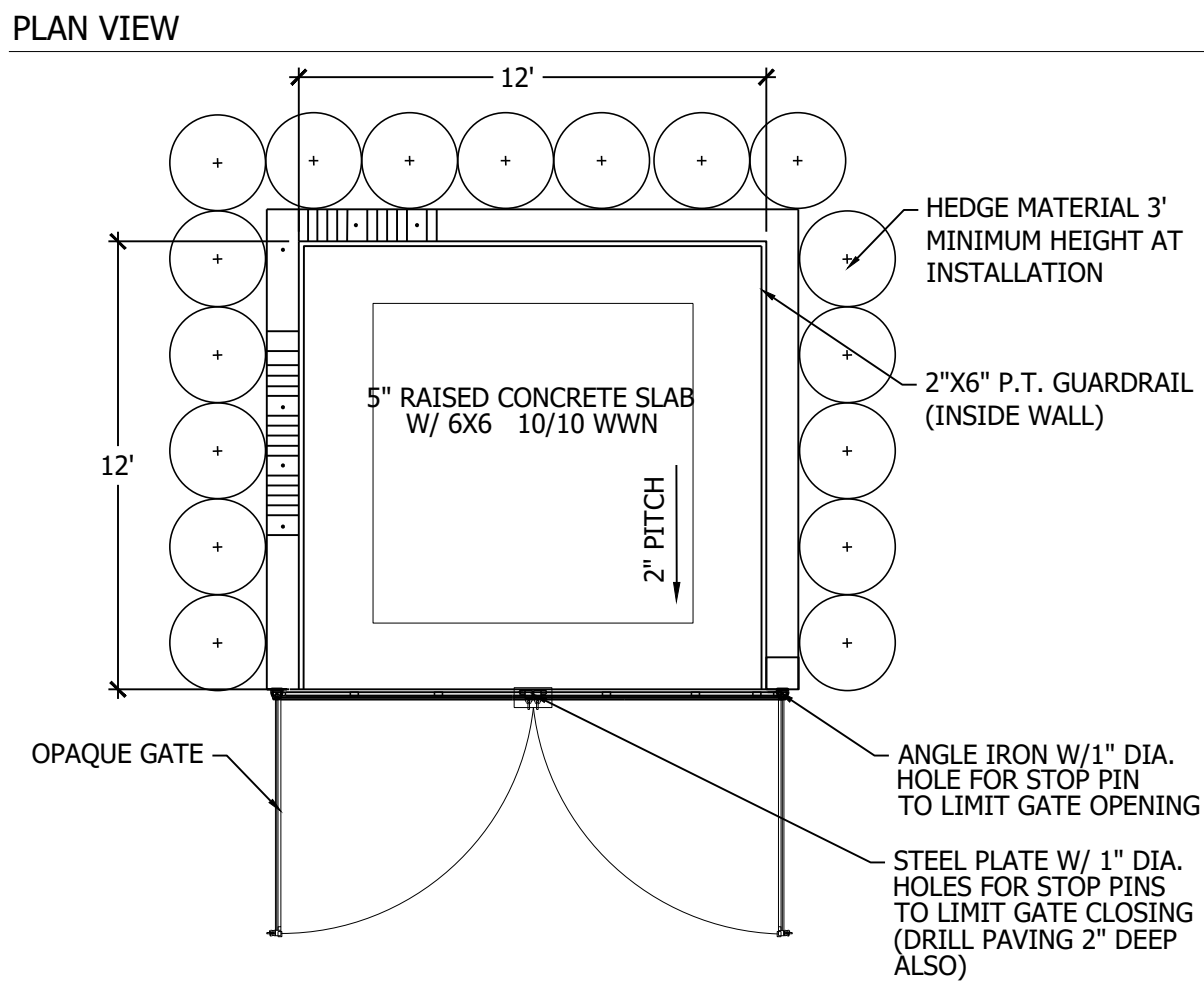
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ZONING : MIXED USE

PUBLIX
PLAZA

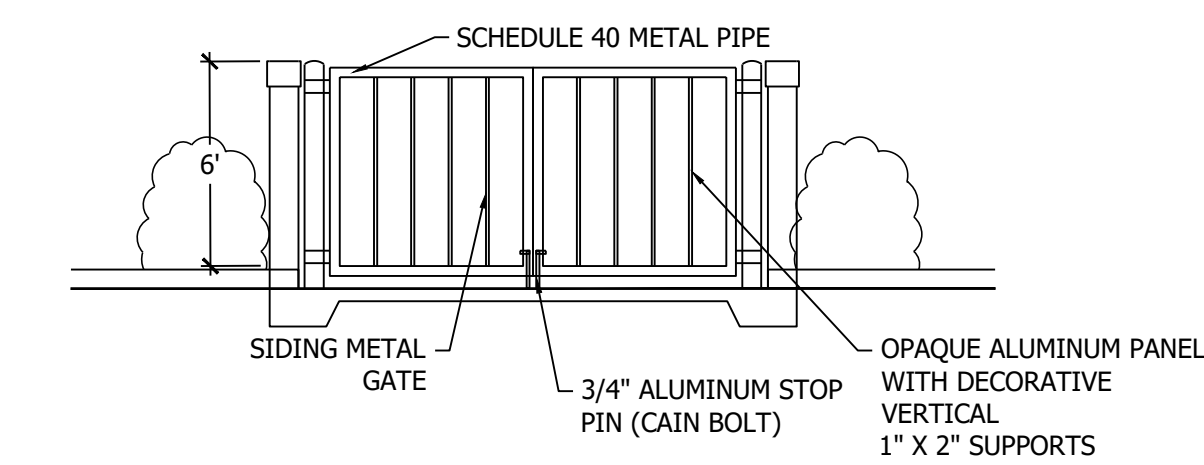
POD H
PARCEL 'F'
GROSS - 14.435 AC
LAND USE : DOWNTOWN MIXED USE
ZONING : MIXED USE

DUMPSTER DETAIL

NTS

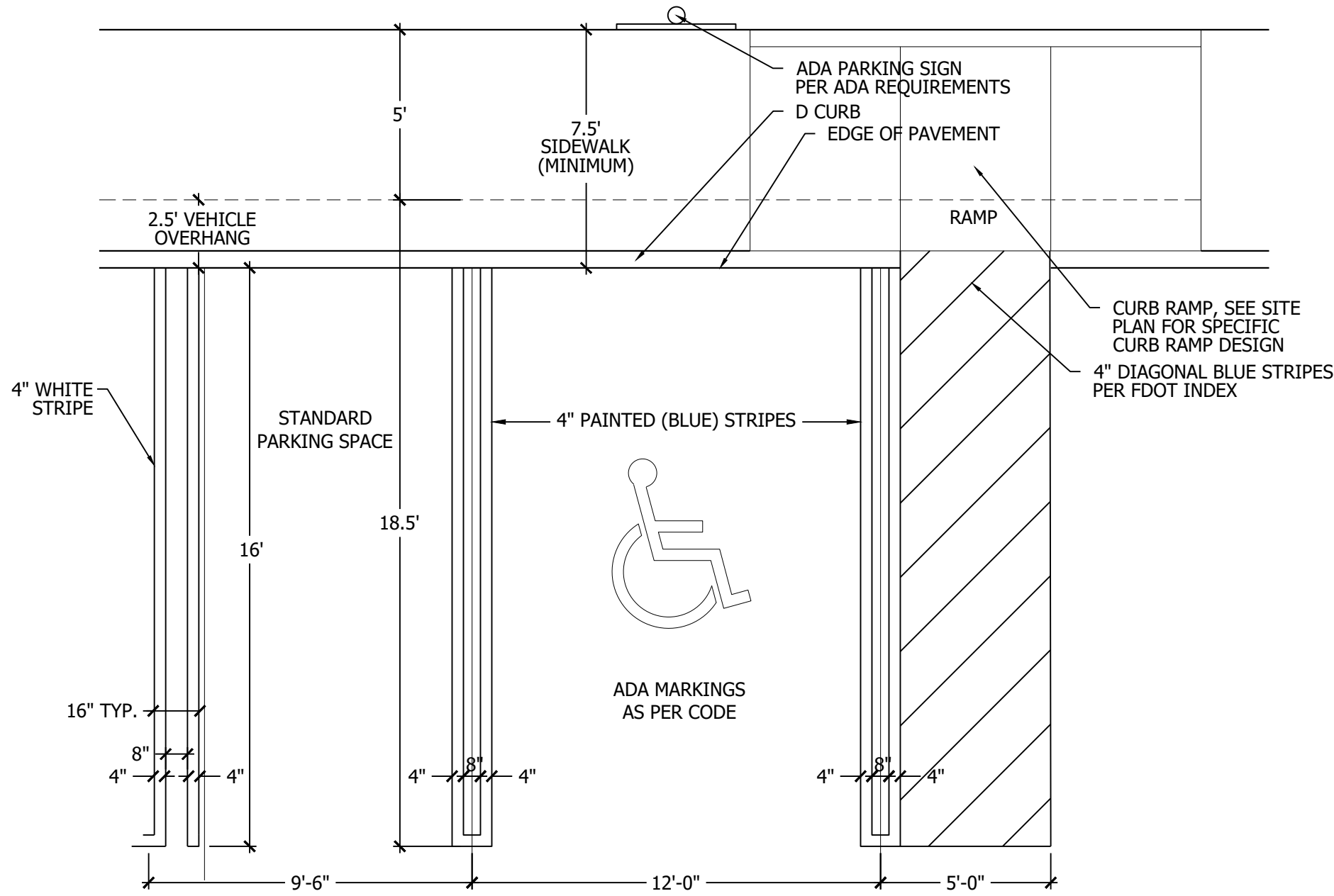


ELEVATION VIEW



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)

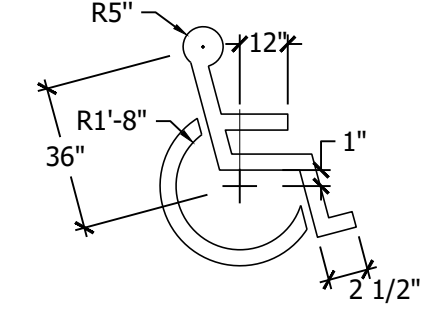
ADA SIGN & SYMBOL DETAIL

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COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

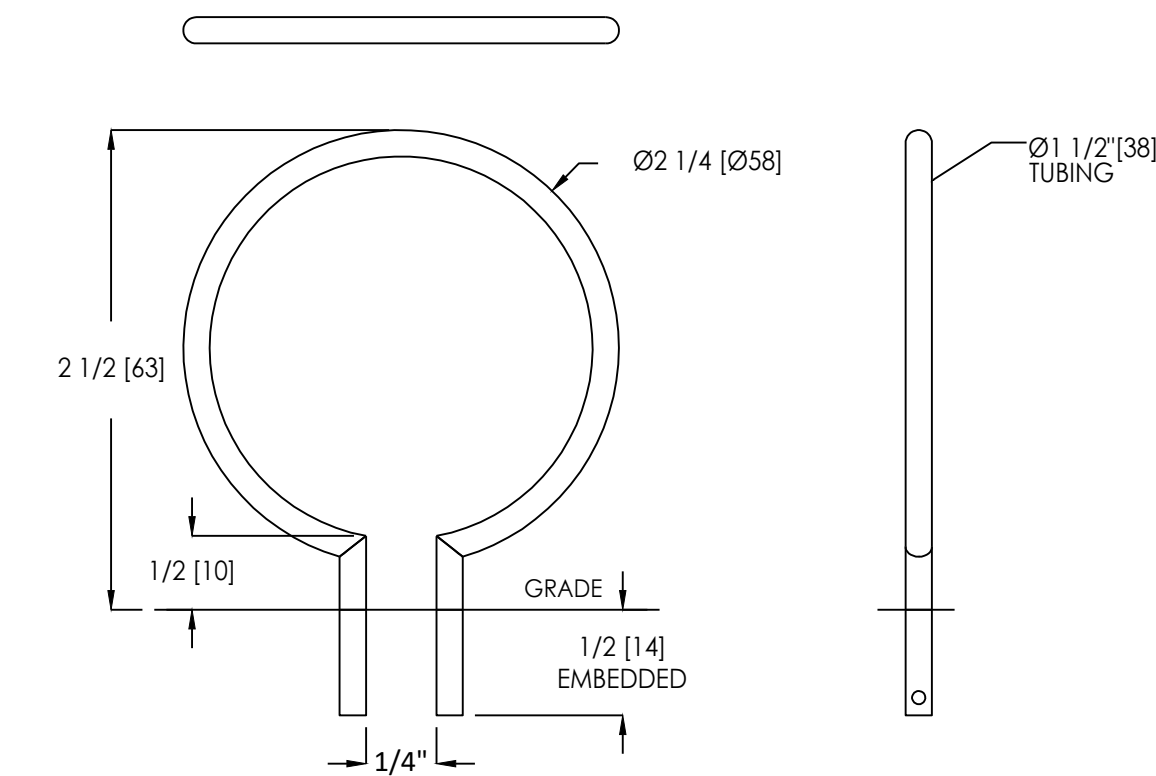
COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS. TYPICAL @ ALL ADA STALLS

BIKE RACK DETAIL

NTS

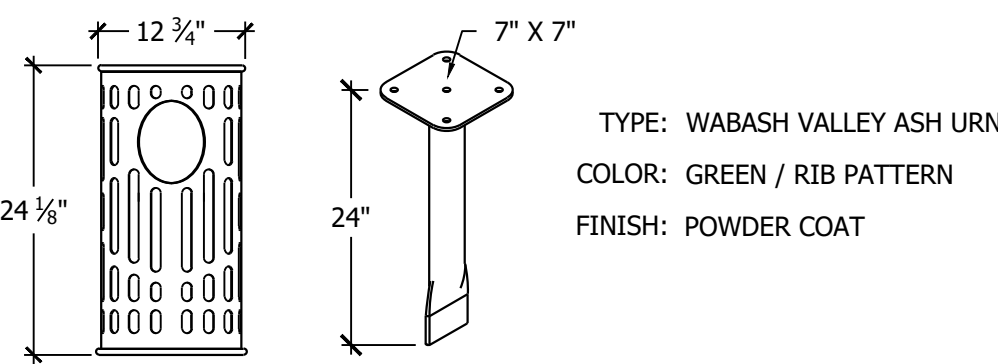


RING BIKE RACK, EMBEDDED (OR EQUAL)
HOLDS 2 BIKES PER RING

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www.landscapeforms.com Ph: 800.521.2546

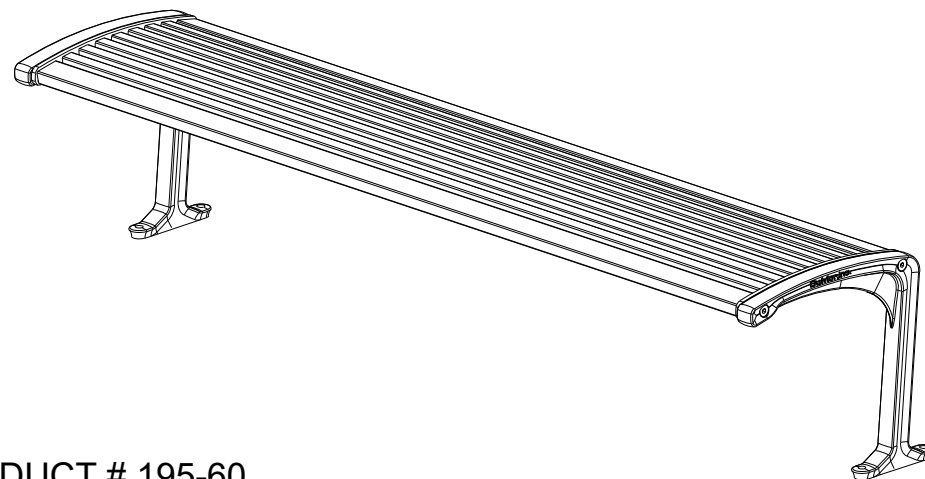
TRASH CAN DETAIL

NTS



BENCH DETAIL

NTS



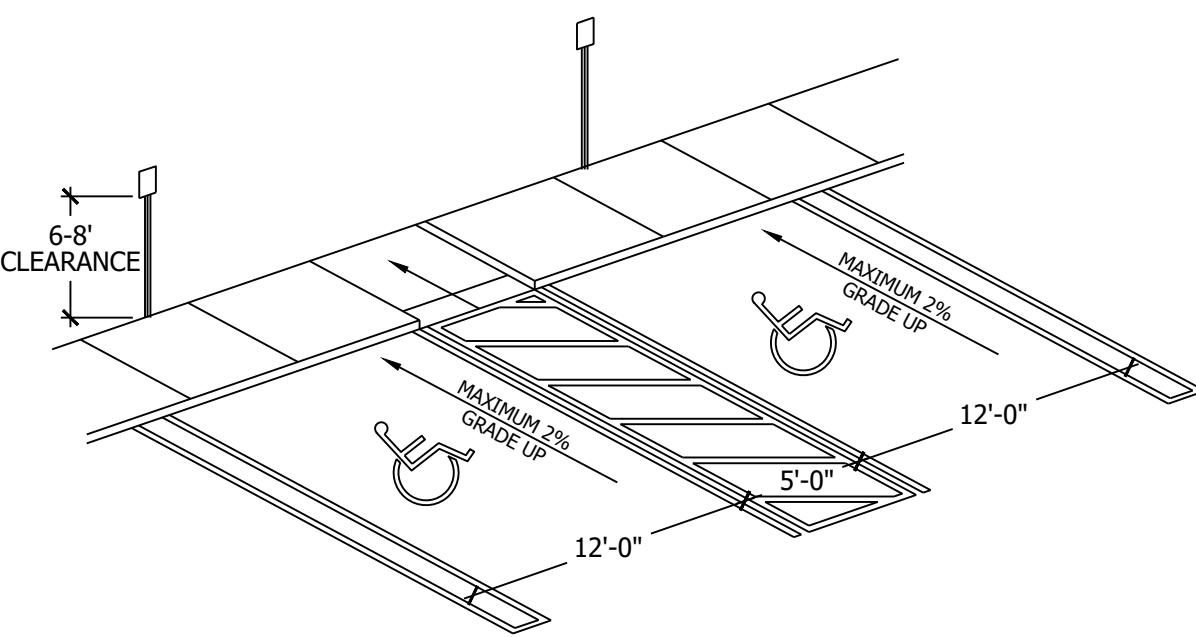
PRODUCT # 195-60

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

INSTALL PER MANUFACTURERS
RECOMMENDATIONS

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

ADA RAMP DETAIL

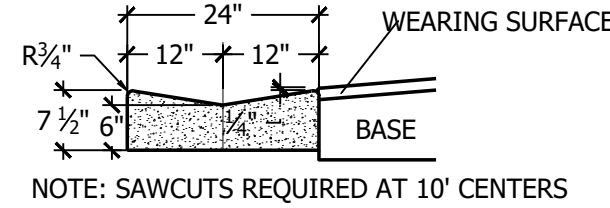


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL ADA SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF ADA SPACES

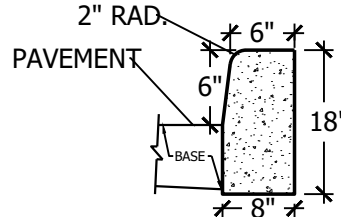
VALLEY CURB DETAIL

NTS



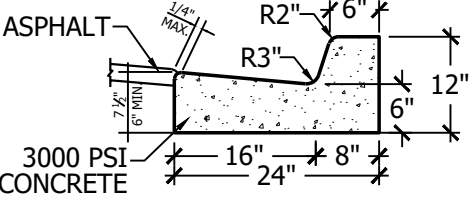
D CURB DETAIL

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



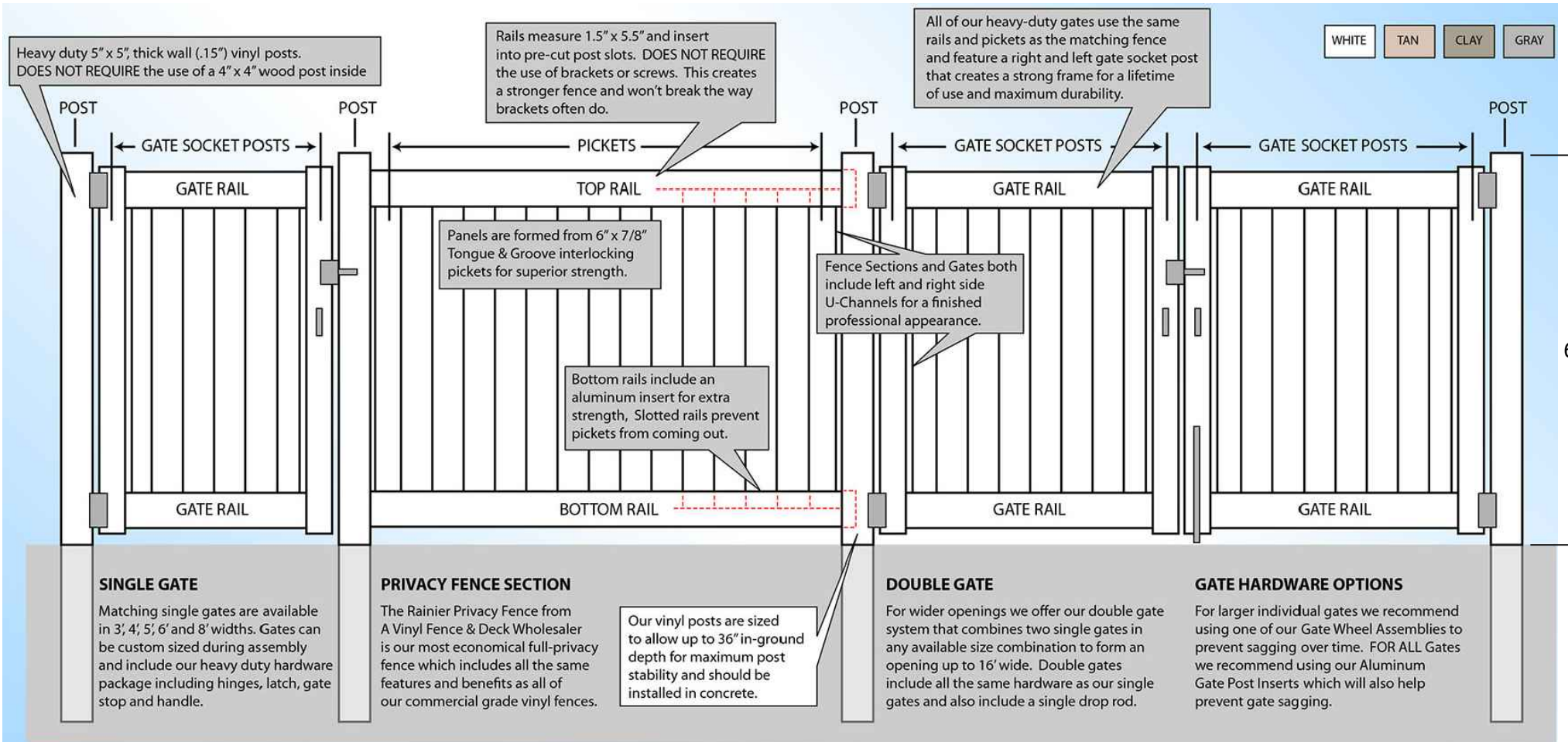
PRODUCT # IQ 200

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

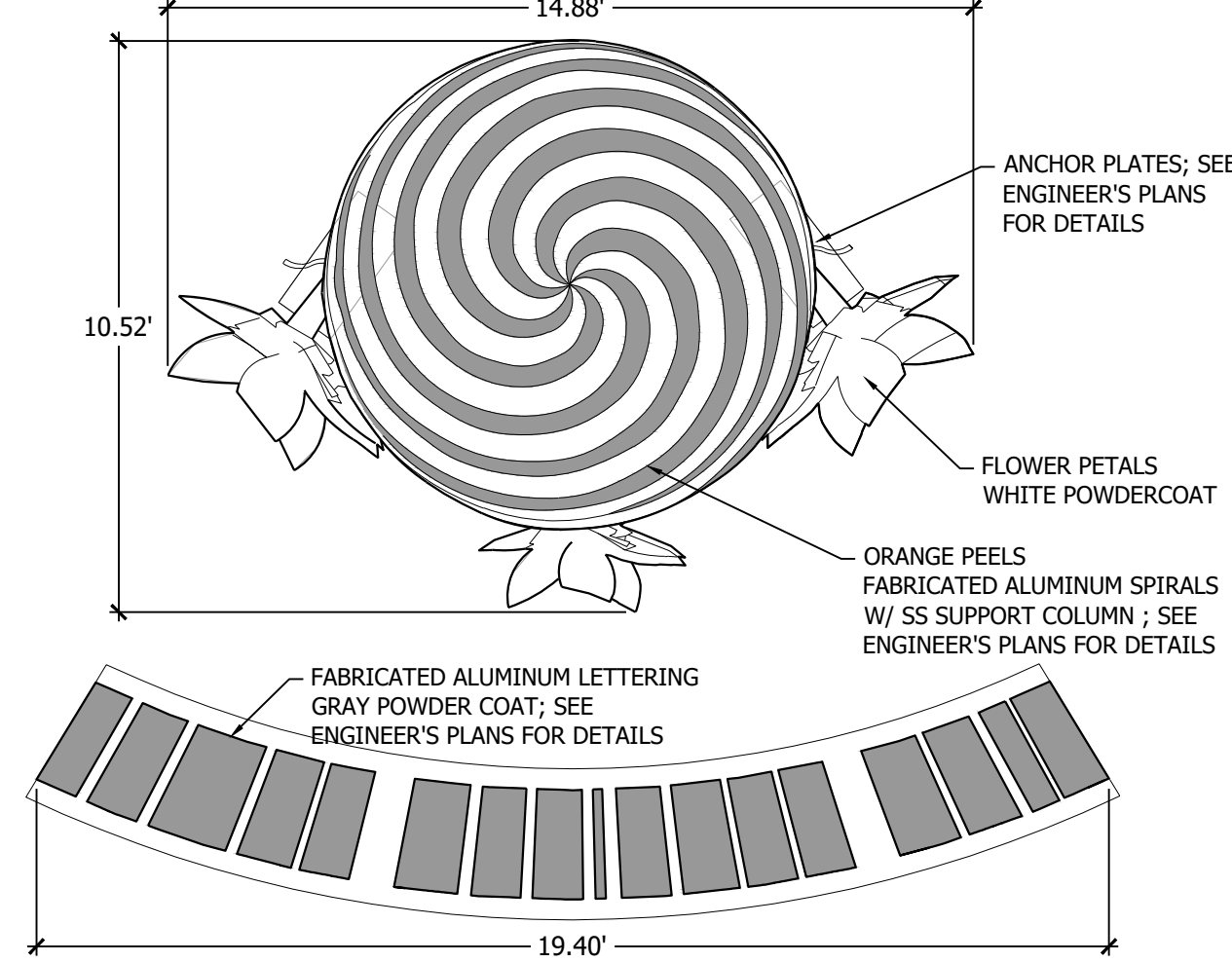
6' HT PVC FENCE WITH 4' GATES

NTS



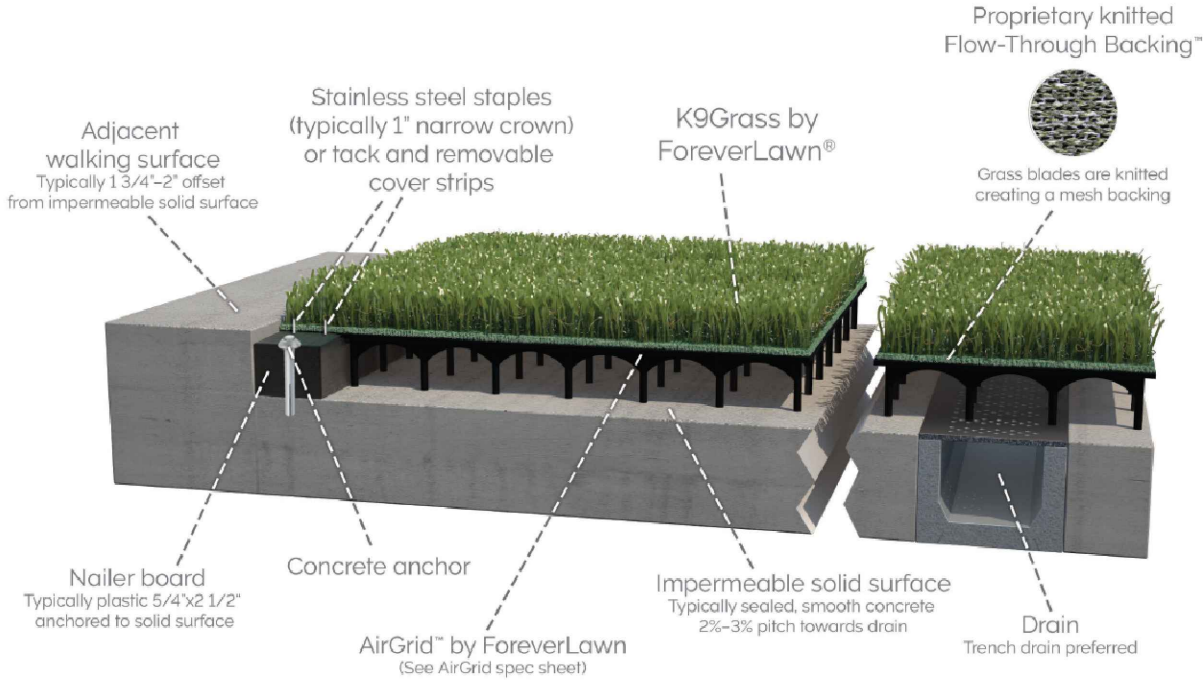
AIPP DETAIL

NTS



K9 GRASS OVER AIRGRID SYSTEM

NTS



Adjacent walking surface Typically 1/4" offset from impermeable solid surface

Stainless steel staples (typically 1" narrow crown) or lock and removable cover strips

K9Grass by ForeverLawn®

Proprietary knitted Flow-Through Backing®

Grass blades are knitted creating a mesh backing

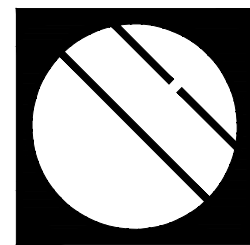
Impermeable solid surface Typically sealed, smooth concrete 25-35 pitch towards drain

Drain Trench drain preferred

Concrete anchor

AirGrid® by ForeverLawn (See AirGrid spec sheet)

Nailer board Typically plastic 5/4" x 1/2" anchored to solid surface



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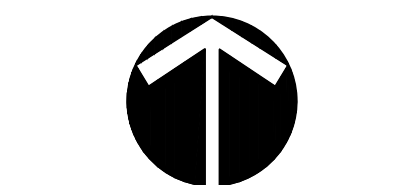
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James Business Park

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
02-16-24	08-22-24
03-20-24	08-26-25
07-24-24	10-21-25
08-28-26	06-29-26
06-07-22	11-08-22
12-08-22	12-28-22
10-06-23	11-10-25



Scale: 1" = 60'

August 28, 2026 11:28:09 a.m.
Drawing: 13-0518.98.01 SP.DWG

SHEET 3 OF 3

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Site Details

ANIMAL BOARDING, KENNEL & PET GROOMING C.U. MODIFICATION