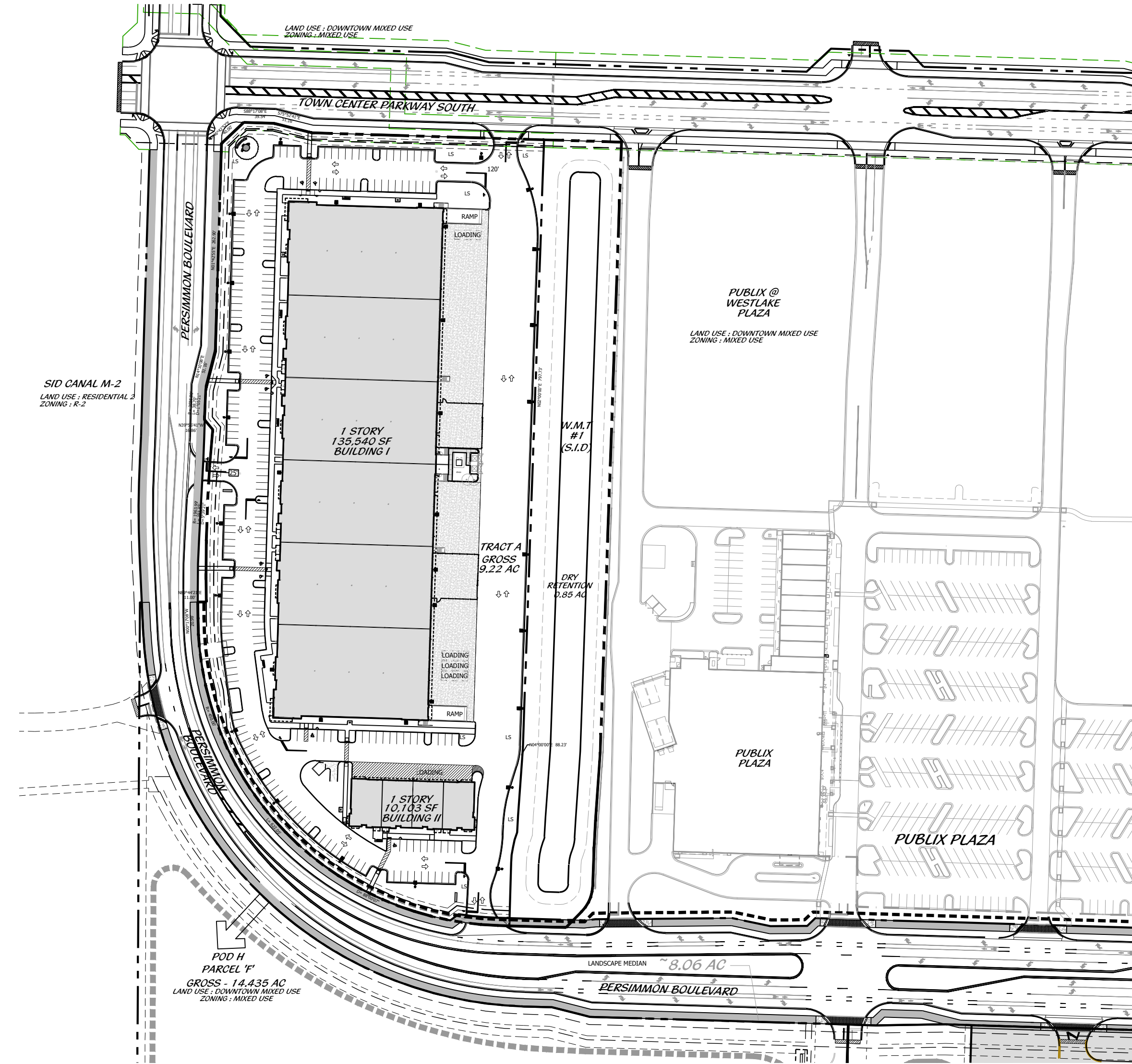


# JAMES BUSINESS PARK



## 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 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 CPTD 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)

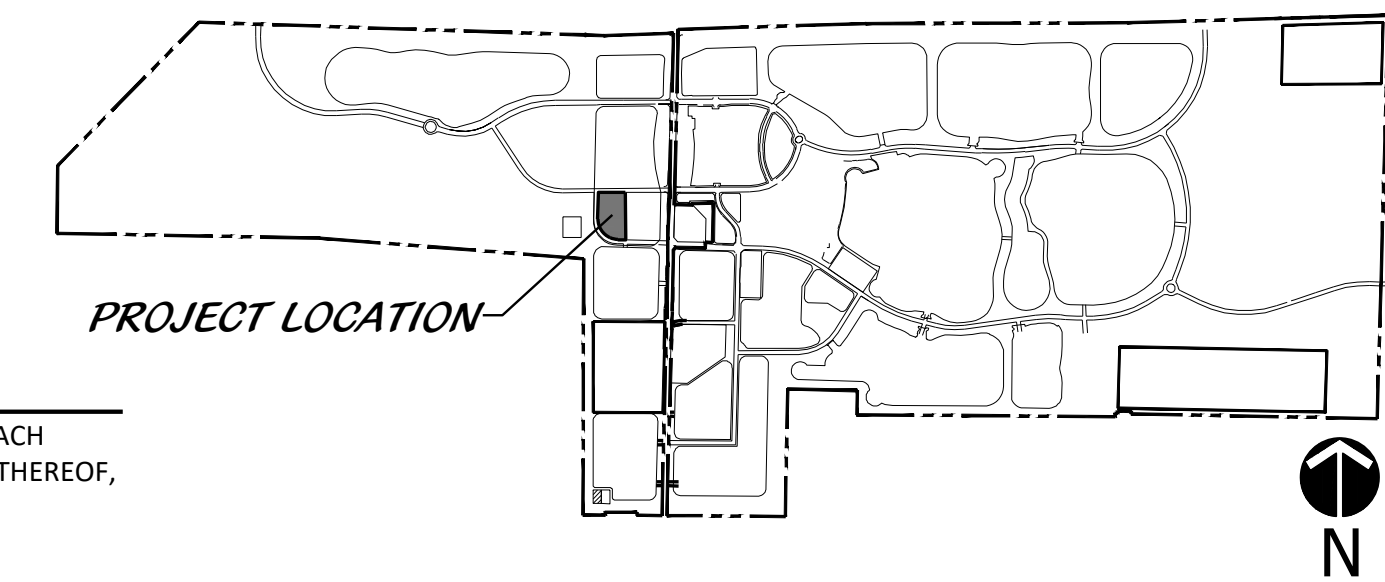
## SHEET INDEX

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

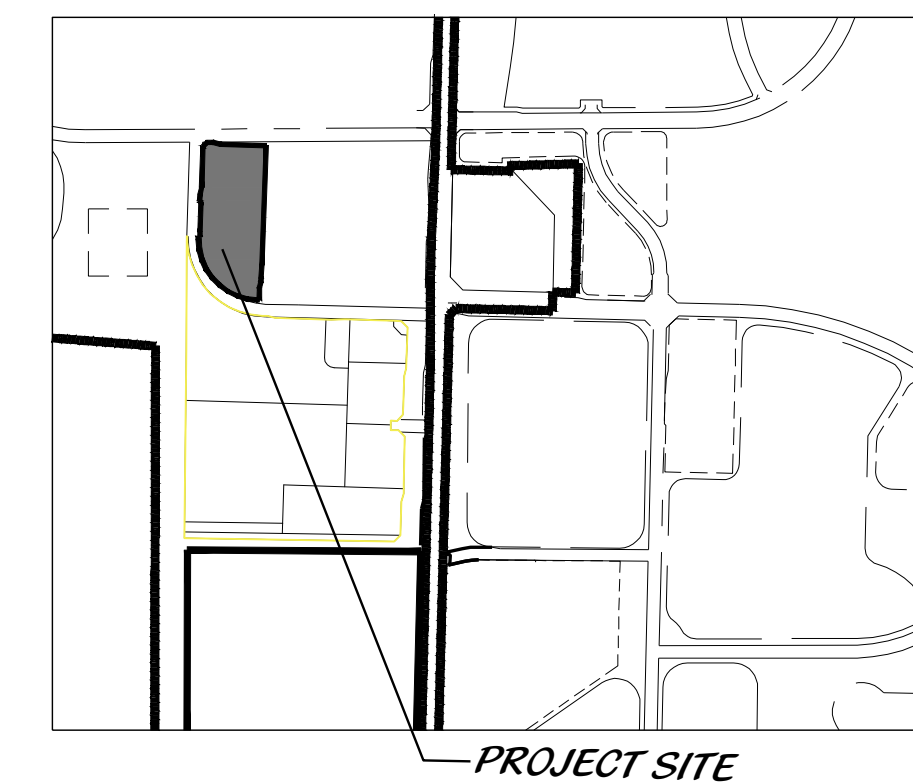
## PROJECT TEAM

<b>PROPERTY OWNER</b> JAMILYN SUPPLY, INC. 6051 SOUTHERN BLVD, WEST PALM BEACH, FLORIDA 33413 PHONE: 561-281-2671	<b>SURVEYOR</b> GECPOINT SURVEYING, INC. 4152 WEST BLUE HERON BLVD, SUITE 105 RIVIERA BEACH, FLORIDA 33404 PHONE: 561-444-2720 FAX: 913-245-2266
<b>SITE PLANNER</b> COTLEUR & HEARING 1934 COMMERCE LANE, SUITE 1 JUPITER, FLORIDA 33458 PHONE: 561-747-6336 FAX: 561-747-1377	<b>TRAFFIC ENGINEER</b> PINDER TROUTMAN CONSULTING, INC. 2005 VISTA PARKWAY, SUITE 111 WEST PALM BEACH, FLORIDA PHONE: 561-296-9698 FAX: 561-884-6336
<b>CIVIL ENGINEER</b> SIMMONS & WHITE 2681 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FLORIDA 33407 PHONE: 561-478-7848	<b>ENVIRONMENTAL CONSULTANT</b> EW CONSULTANTS, INC. STUART, FLORIDA 34996 PHONE: 772-287-8771 MOBILE: 772-485-1700
<b>SEMINOLE IMPROVEMENT DISTRICT ENGINEER</b> CAULFIELD & WHEELER 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 PHONE: 561-392-1991	<b>DEVELOPER</b> PBLH, LLC 4400 WEST SAMPLE RD. SUITE 200 COCONUT CREEK, FLORIDA 33073 PHONE: 954-973-4480 FAX: 954-978-5330

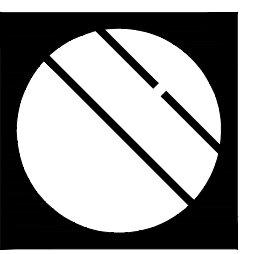
## LOCATION MAP



## KEY MAP



# Cover Page

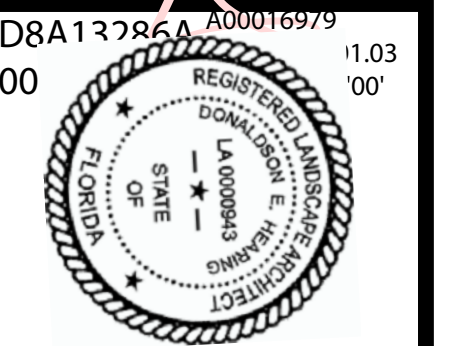


**Cotleur & Hearing**

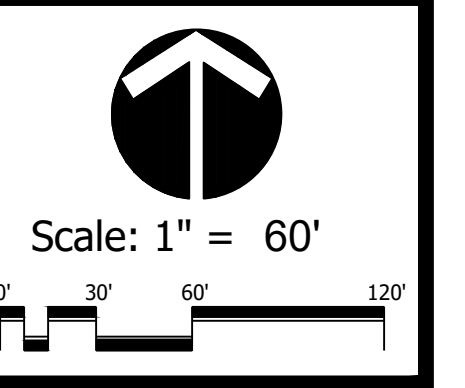
Landscape Architects  
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 1934 Commerce Lane  
 Suite 1  
 Jupiter, Florida 33458  
 561.747.6336 · Fax 747.1377  
 www.cotleurhearing.com  
 Lic# LC-26000535

**James Business Park**  
 POD G WEST  
 PALM BEACH COUNTY, FL

Digitally signed by Donaldson E. Hearing: A0109800098000001



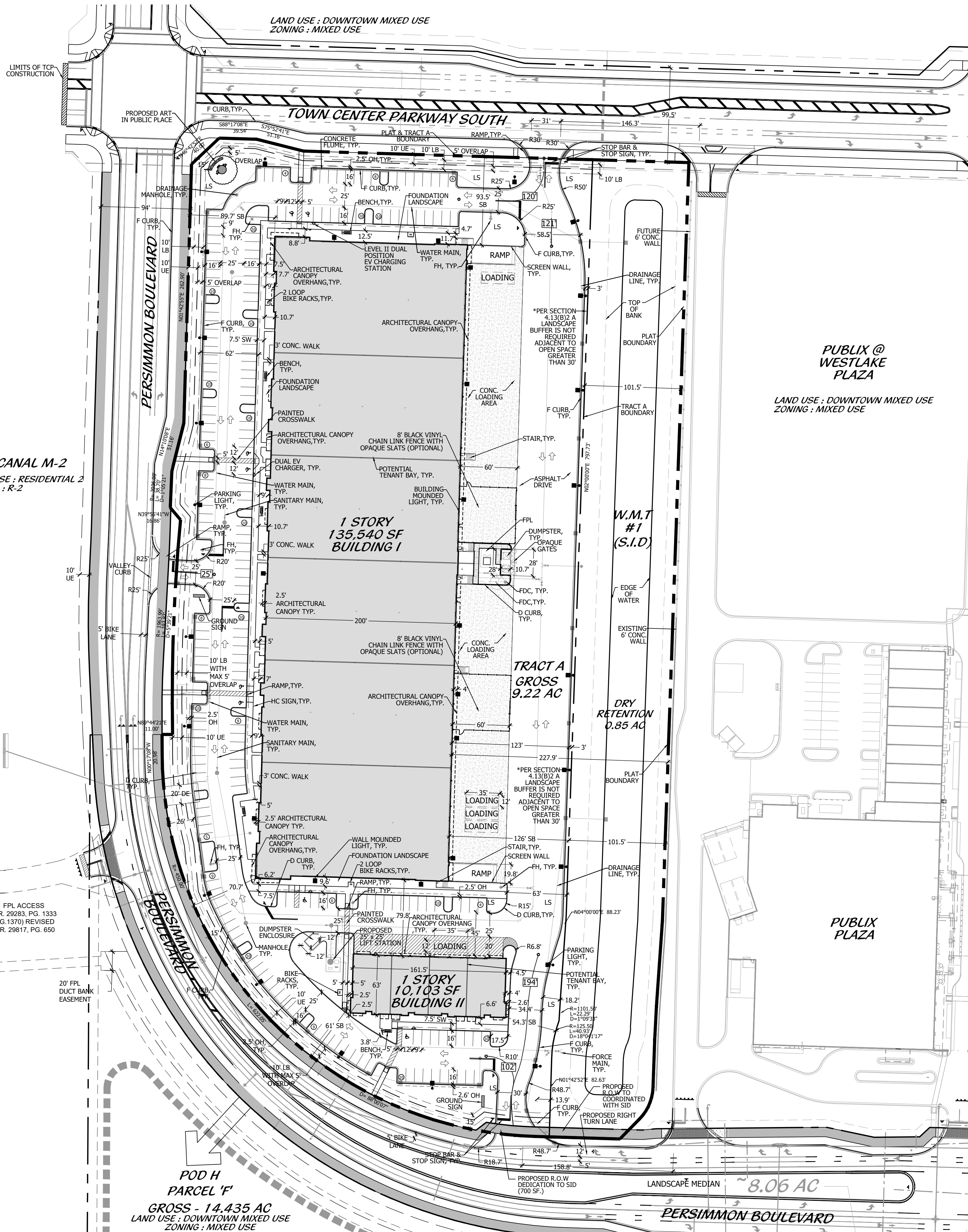
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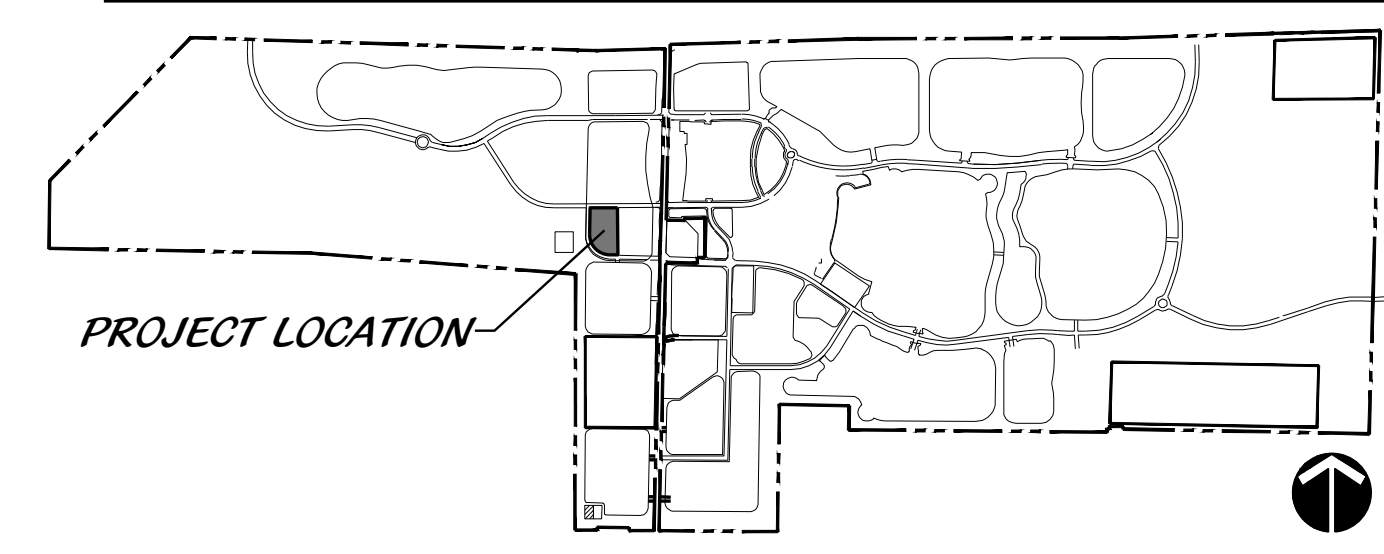
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SHEET 1 OF 3

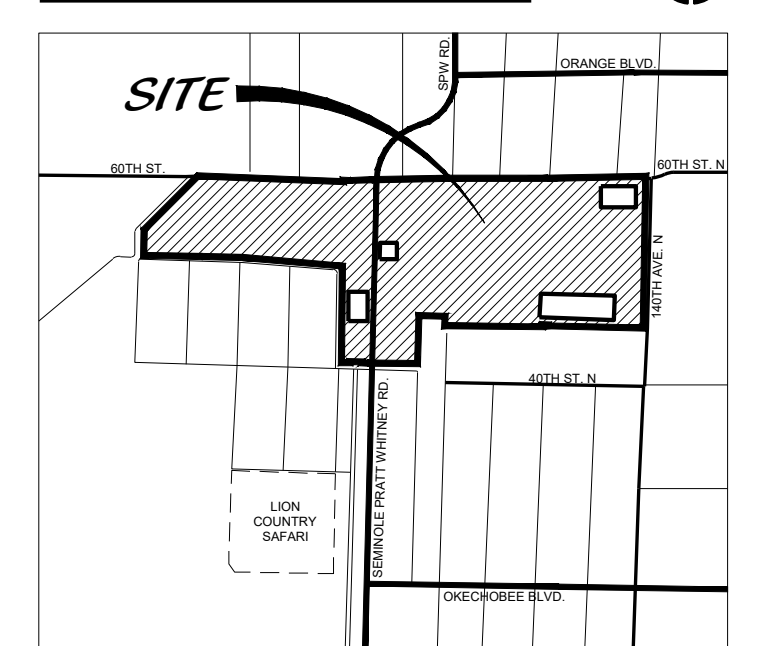
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**KEY MAP**



**LOCATION MAP**



**SITE DATA**

NAME OF APPLICATION: WESTLAKE POD G- WEST E-COMMERCE  
 APPLICATION NUMBER: SPR 2022-01  
 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: VACANT/ AGRICULTURE/ UTILITY  
 APPROVED USE: MIXED USE  
 PROPOSED USE: LIGHT INDUSTRIAL: WAREHOUSING W/ ANCILLARY OFFICE (NOTE 3)

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

BUILDING DATA	SQ.FT.	AC.	%
TOTAL GROSS FLOOR AREA	145,643	3.34	100.00%
NORTH BUILDING	135,540	3.11	93.06%
SOUTH BUILDING	10,103	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%
<b>SUB TOTAL</b>	<b>62,908.19</b>	<b>1.44</b>	<b>12.38%</b>

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

TOTAL TRACT A	SQ.FT.	AC.	%
<b>SUB TOTAL TRACT B (SID ROW)</b>	<b>1,611.72</b>	<b>0.037</b>	<b>0.32%</b>
WMT 1	104,674.68	2.403	20.60%
<b>TOTAL POD G SOUTH WEST PLAT AREA</b>	<b>508,165.40</b>	<b>11.666</b>	<b>100.00%</b>

TOTAL PERVIOUS REQUIRED	SQ.FT.	AC.	%
<b>TOTAL PERVIOUS PROVIDED</b>	<b>167,582.87</b>	<b>3.85</b>	<b>32.98%</b>
PERVIOUS PROVIDED PARCELA (SITE)	62,908.19	1.44	12.38%
PERVIOUS PROVIDED WMT 1	104,674.68	2.40	20.60%

PARKING	REQUIRED	PROVIDED
WHOLESALE AND WAREHOUSING	188	224
OFFICE (MAX 30%) (1/300 SF)	43,693	146
WAREHOUSE (MIN 70%) (1/2400 SF)	101,950	42
ADA SPACES (INCLUDED IN TOTAL)		7
<b>TOTAL LOADING (12' X 35')</b>	<b>4</b>	<b>40</b>

SITE AMENITIES	REQUIRED	PROVIDED
BENCHES	0	5
BIKE RACK (5% OF REQD. PARKING)	4	8 (NOTE: 4)
LEVEL II EV CHARGING POSITIONS & EVCPKS (2% OF REQD. 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 30% OF GROSS FLOOR AREA
- NOTE - 4 (2) BIKE LOOP RACKS - 16 BIKE STALLS
- NOTE - THE SITE IS WITHIN 100' OF R-2 ZONING DISTRICT
- NOTE - EVCS SHALL BE SIGNED AND DELINEATED IN ACCORDANCE WITH LDR ARTICLE 8.9 (1)(E) SPACES ARE NOT PROPOSED
- NOTE - USE 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 SEV SPACES ARE NOT PROPOSED
- NOTE - WMT 1 AND THE DEVELOPMENT SITE (TRACT A OF THE POD G SOUTH WEST 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%.
- NOTE - OUTDOOR STORAGE SHALL BE LIMITED TO 20% 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.

**PDR CHART**

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.

**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 I)	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
HC: HANDICAP	SID: SEMINOLE IMPROVEMENT DISTRICT
R: RADIIAS	

**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**  
 JAMLYN SUPPLY, INC  
 6051 SOUTHERN BLVD,  
 WEST PALM BEACH, FLORIDA 33413  
 PHONE: 561-281-2671

**SURVEYOR**  
 GEOPPOINT SURVEYING, INC  
 4162 WEST BLUE HERON BLVD, SUITE 105  
 RIVIERA BEACH, FLORIDA 33404  
 PHONE: 561-444-2720  
 FAX: 813-248-2266

**SITE PLANNER**  
 COTLEUR & HEARING  
 1934 COMMERCIAL 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: 561-286-8688  
 FAX: 561-654-6336

**CIVIL ENGINEER**  
 SIMMONS & WHITE  
 2581 METROCENTRE BLVD, SUITE 3  
 WEST PALM BEACH, FLORIDA 33407  
 PHONE: 561-478-7848

**ENVIRONMENTAL CONSULTANT**  
 EV CONSULTANTS, INC.  
 1000 SE MONTEREY COMMONS BLVD, SUITE 208  
 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: 561-382-1991

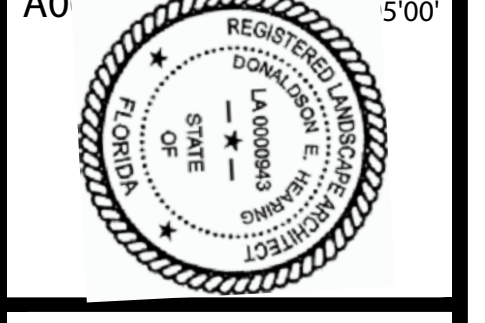
**DEVELOPER**  
 PBLH, LLC  
 4400 WEST SAMPLE RD, SUITE 200  
 COCONUT CREEK, FLORIDA 33073  
 PHONE: 954-973-4490  
 FAX: 954-978-8330

**SITE PLAN**

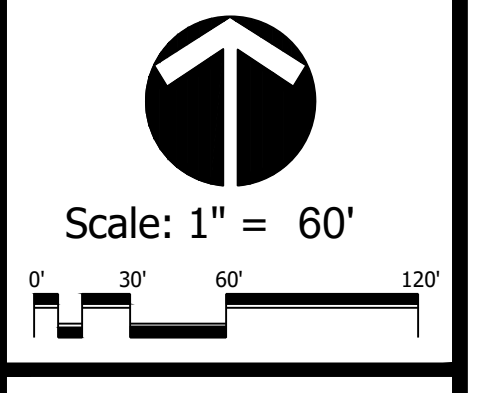
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 Lic# LC-26000535

**James Business Park**  
 POD G WEST  
 PALM BEACH COUNTY, FL

Donaldson E. Digitally signed by Donaldson E. Hearing; A010980980000010000015D8A1325D0A1320C80A0016979

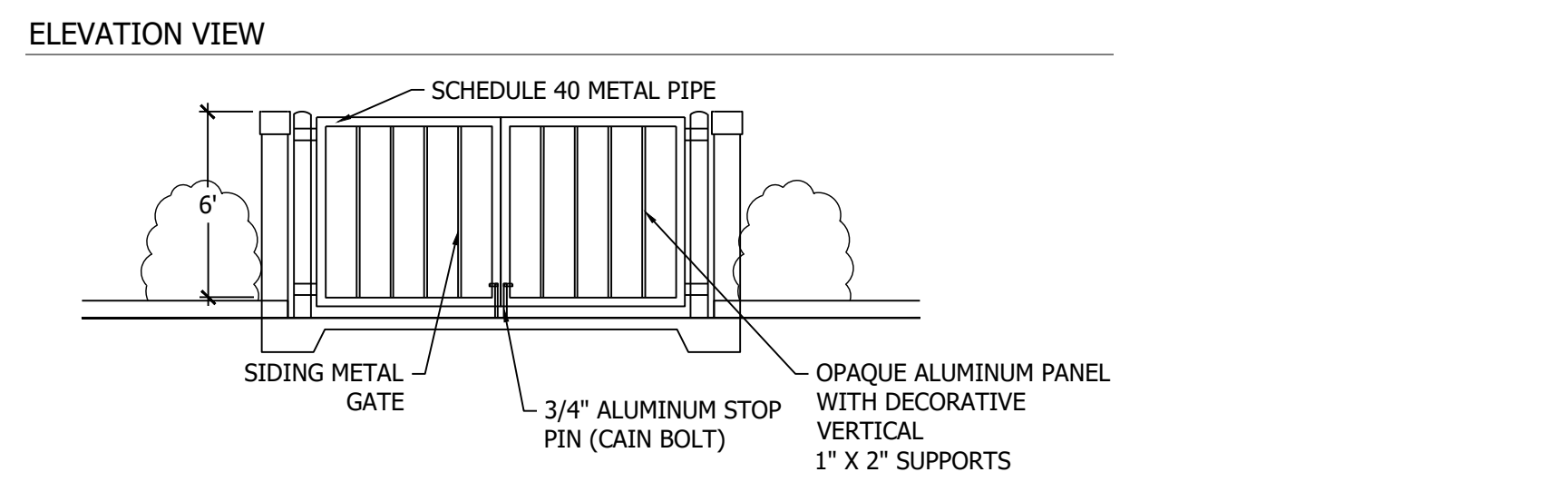
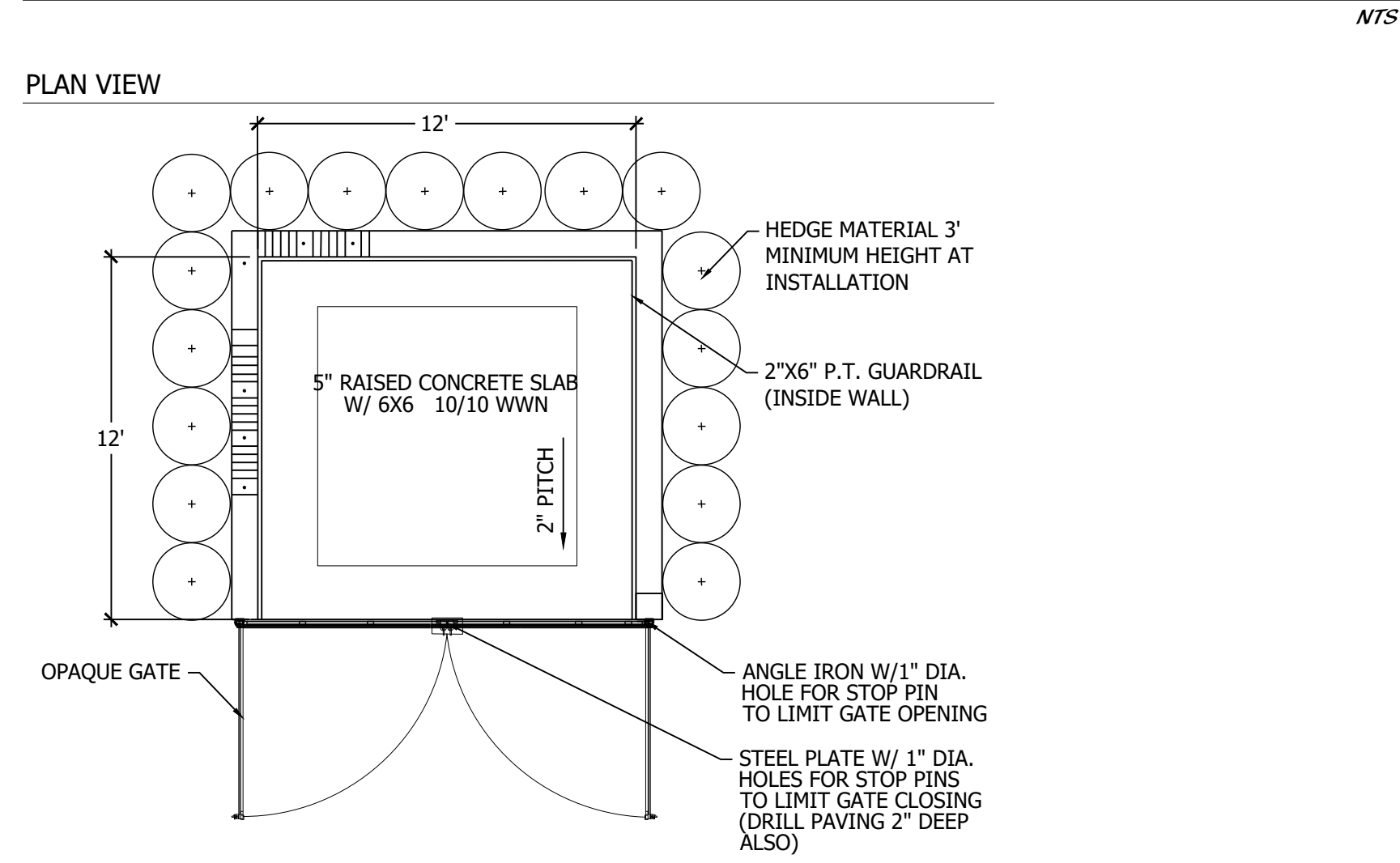


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APPROVED	DEH
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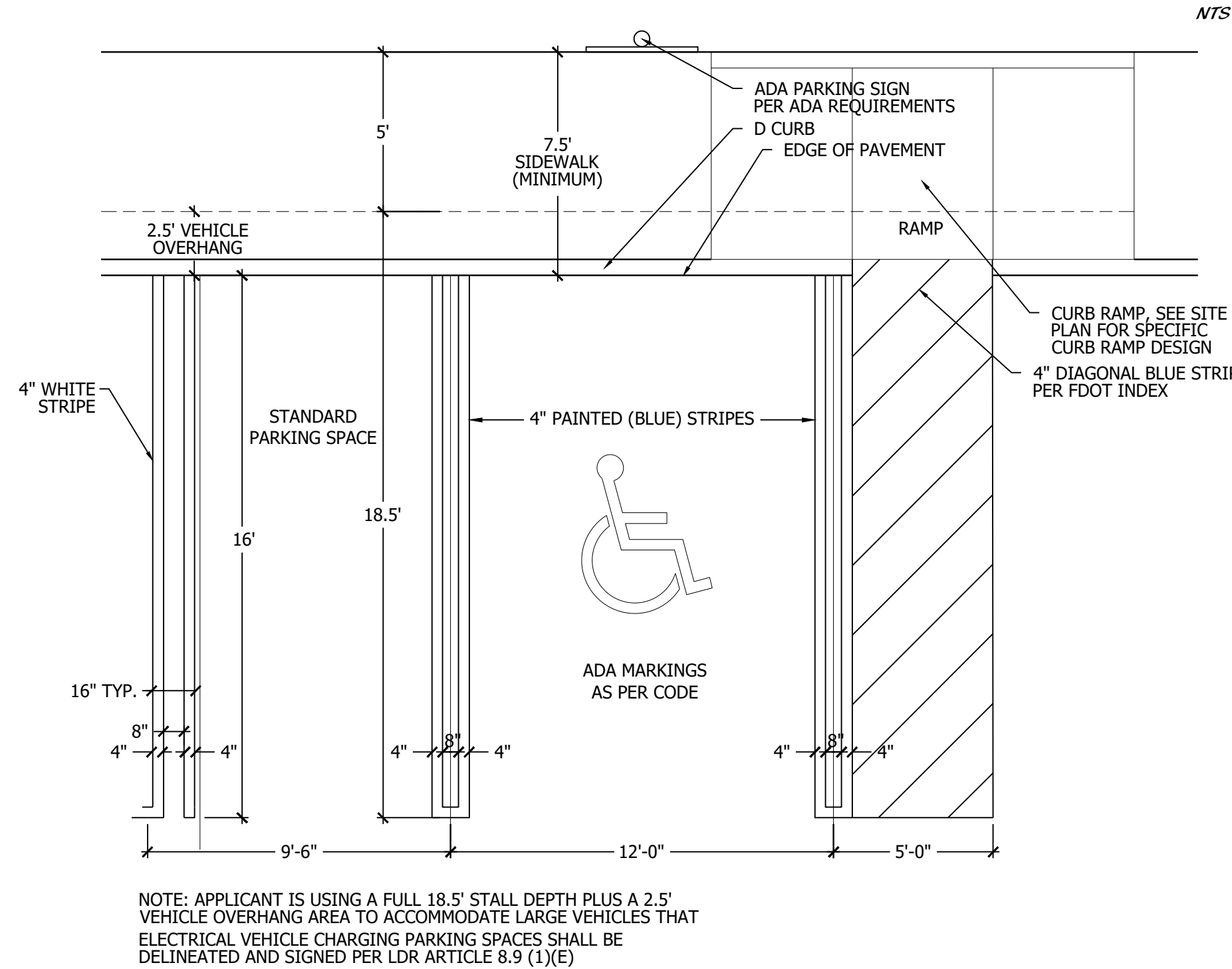


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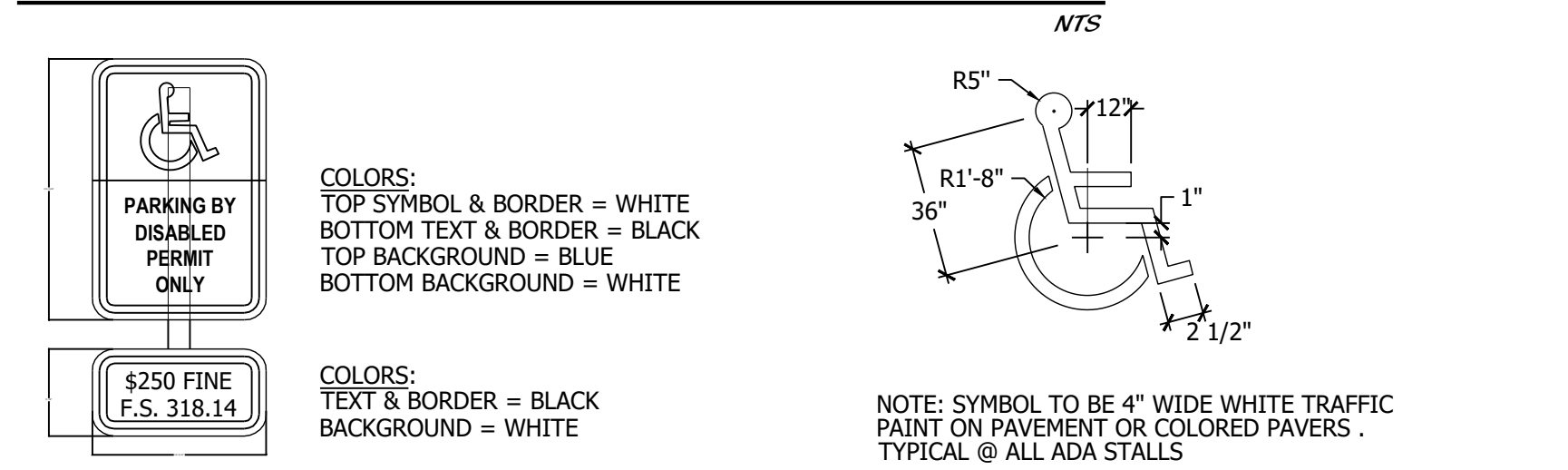
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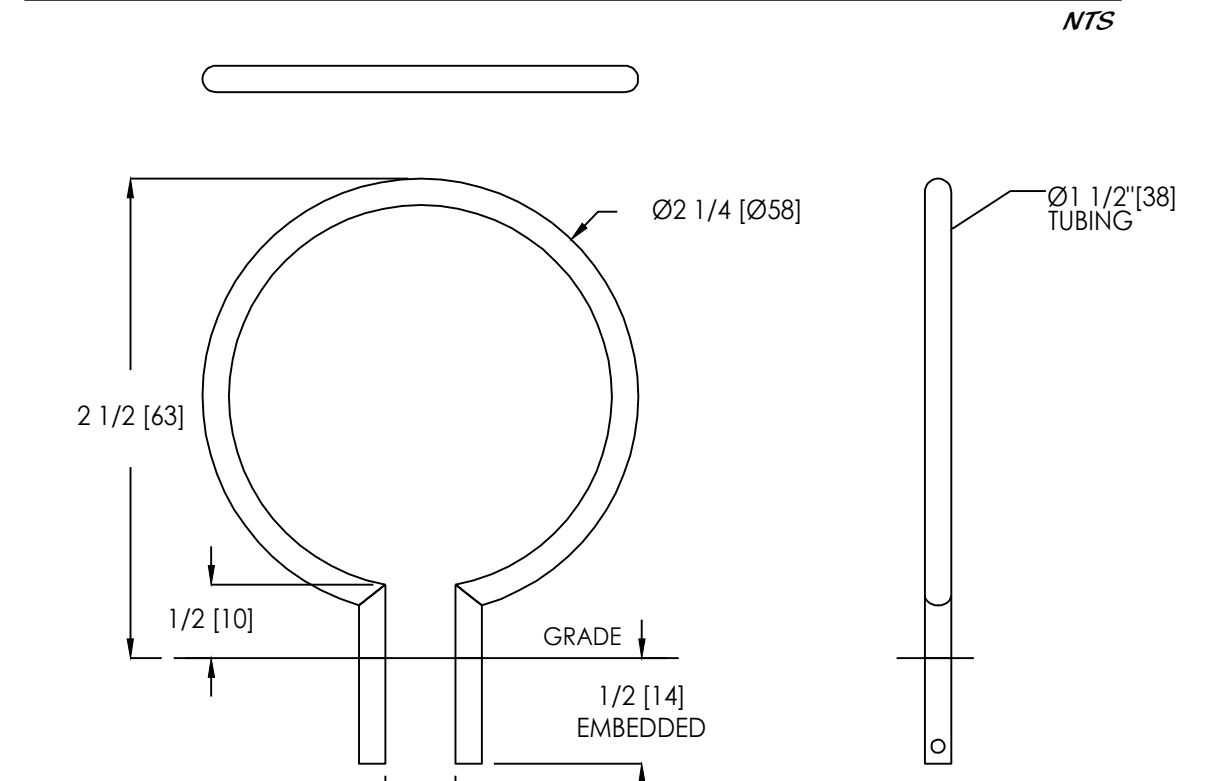
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**ADA SIGN & SYMBOL DETAIL**



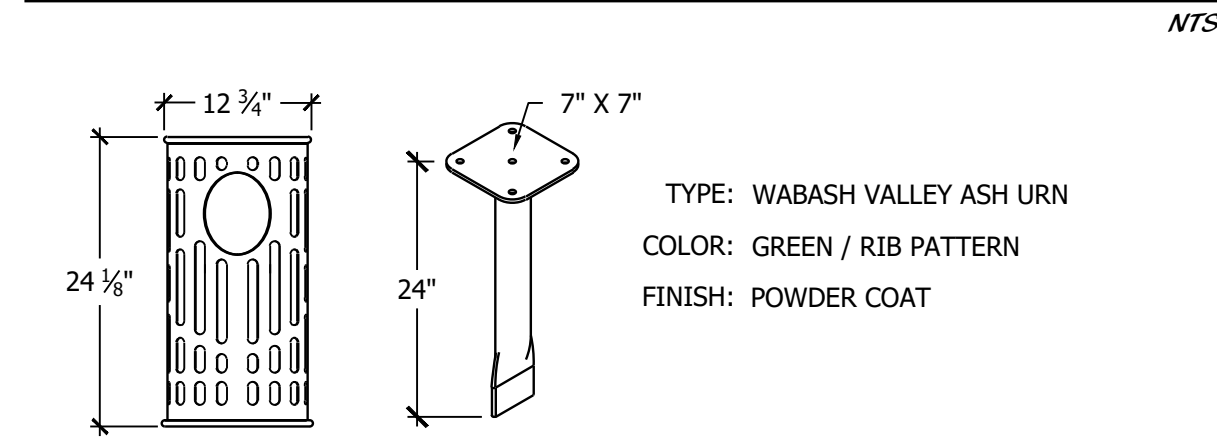
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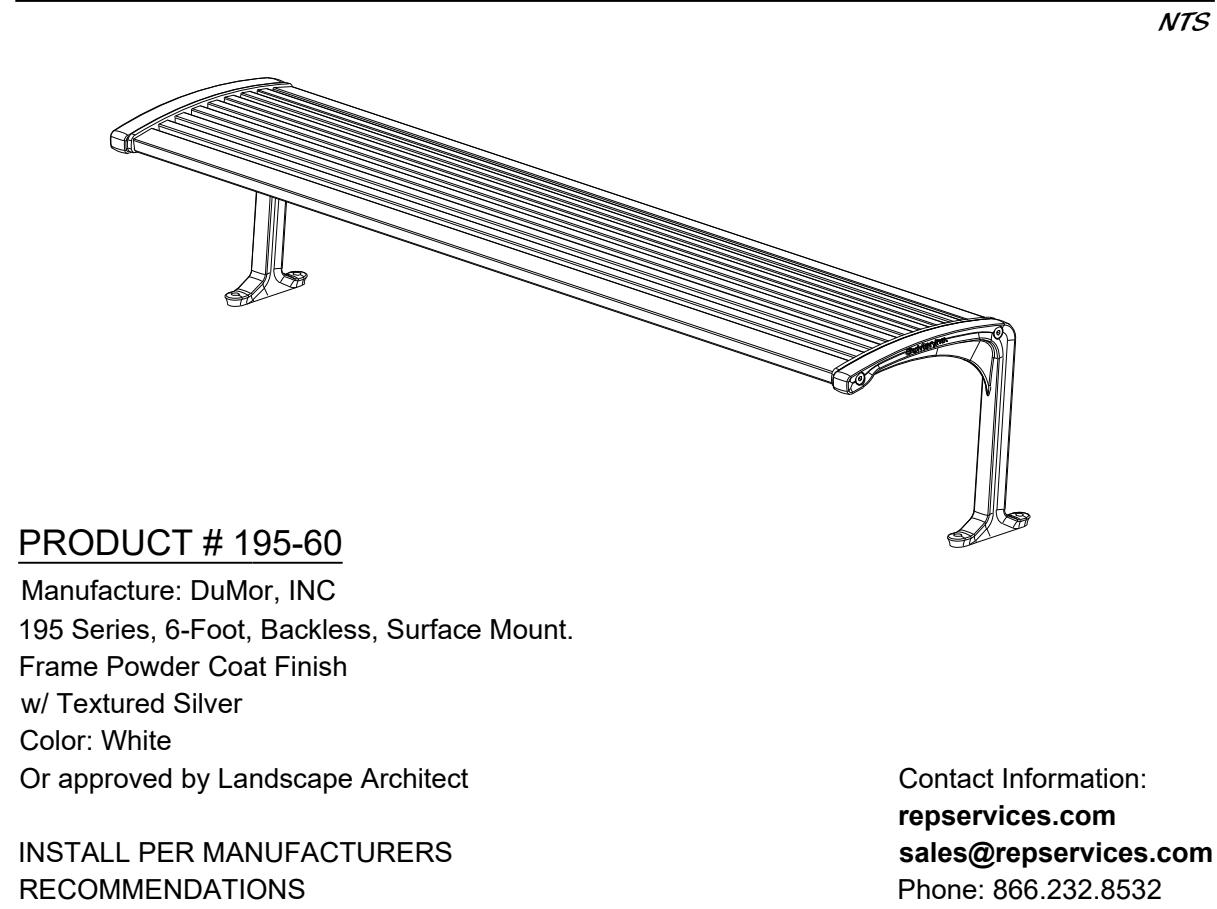
**RING BIKE RACK, EMBEDDED (OR EQUAL)**  
**HOLDS 2 BIKES PER RING**

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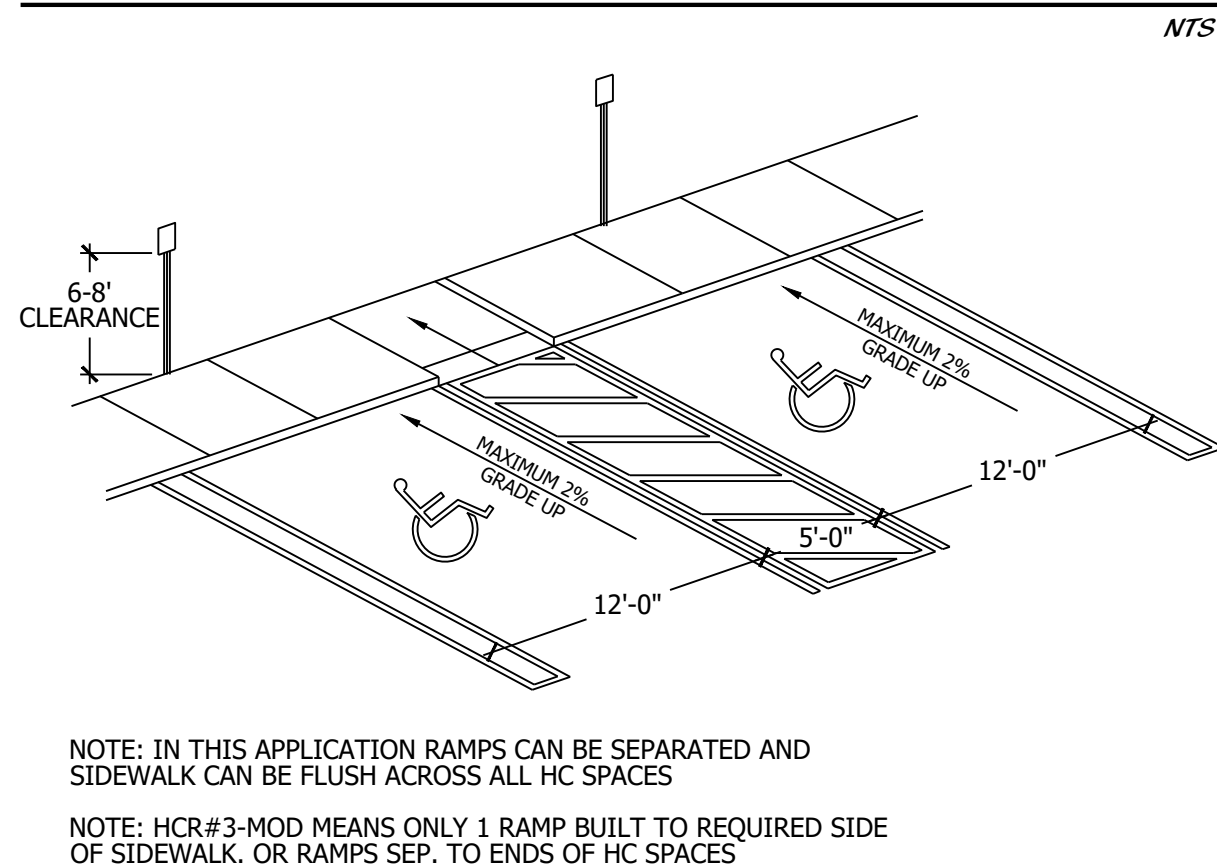
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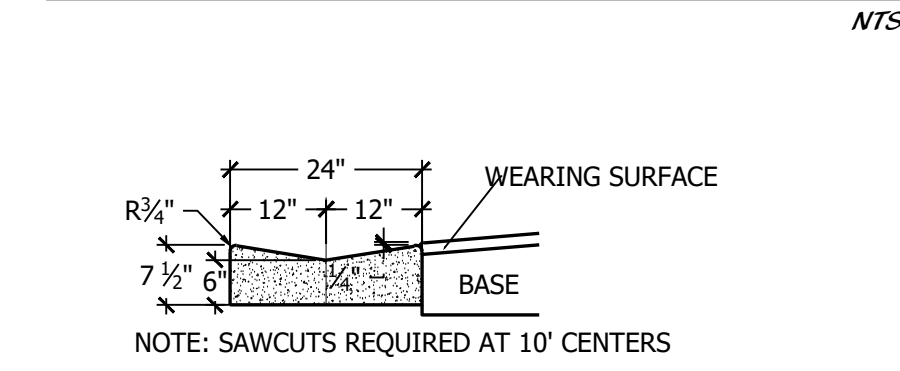
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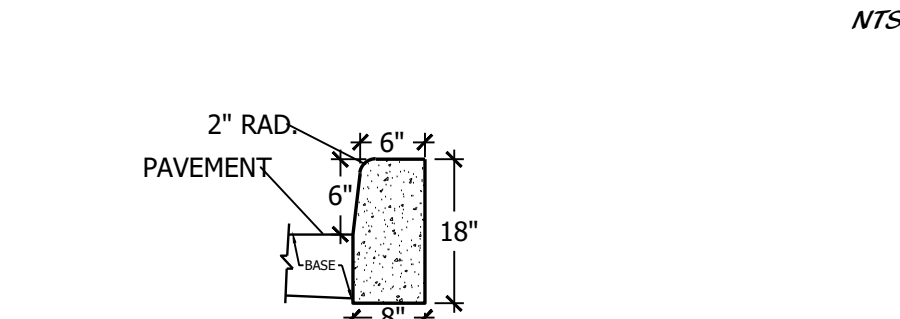
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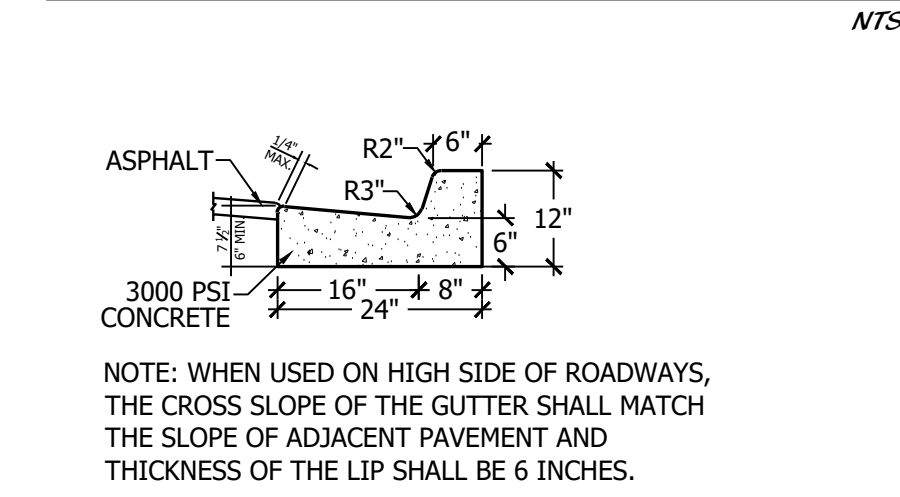
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**D CURB DETAIL**



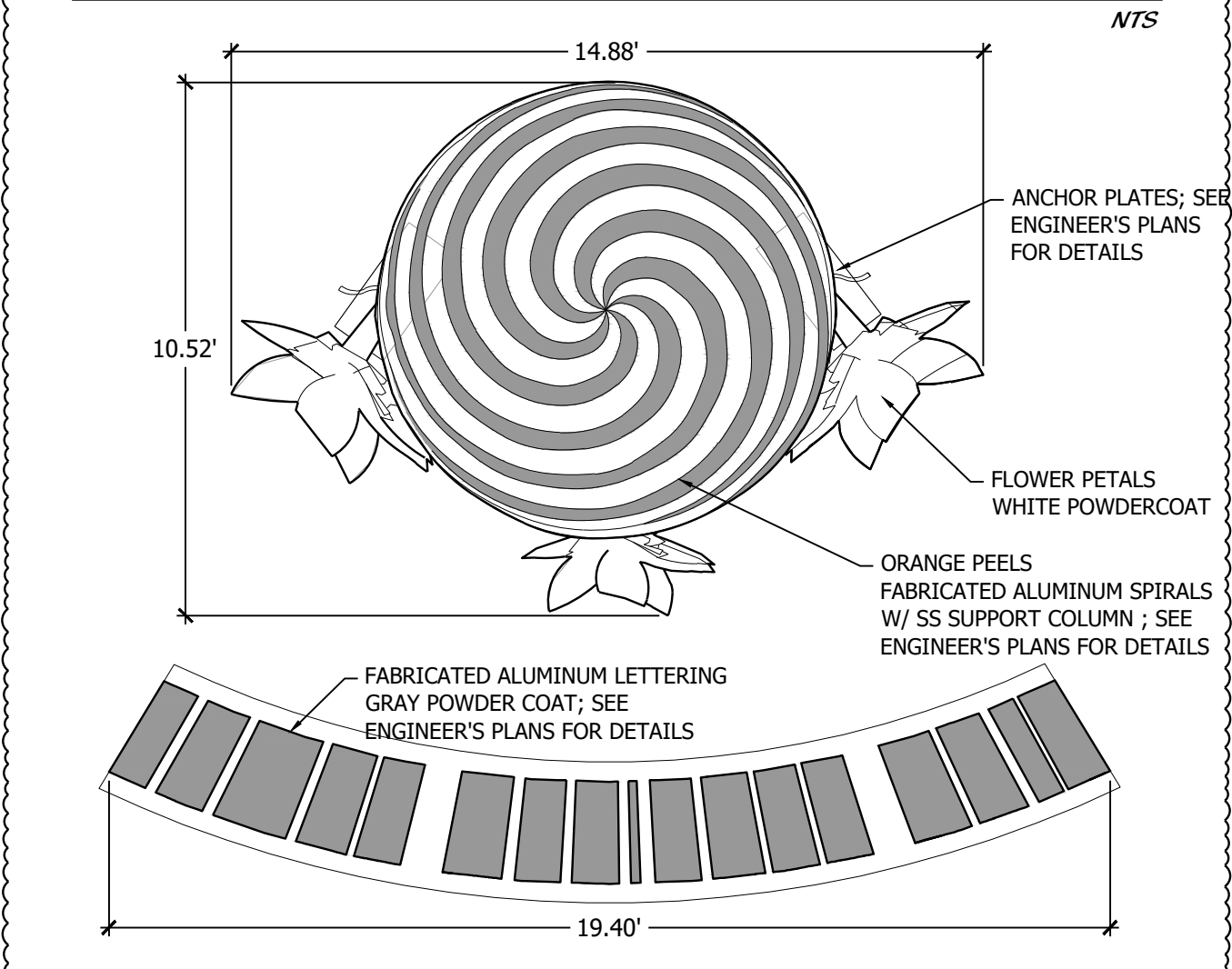
**F CURB DETAIL**



**EV CHARGING STATION**



**AIPP DETAIL**



**Cotleur & Hearing**  
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**James Business Park**  
POD G WEST  
PALM BEACH COUNTY, FL

Donaldson E. Hearing: A01098000  
Digitally signed by Donaldson E. Hearing: A01098000  
0980000001 000015D8A13286

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	(12-28-22)

Scale: 1" = 60'

0' 30' 60' 120'

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**Site Details**