

WALMART AT WESTLAKE

GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.

25' X 25' 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.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CRTED 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.

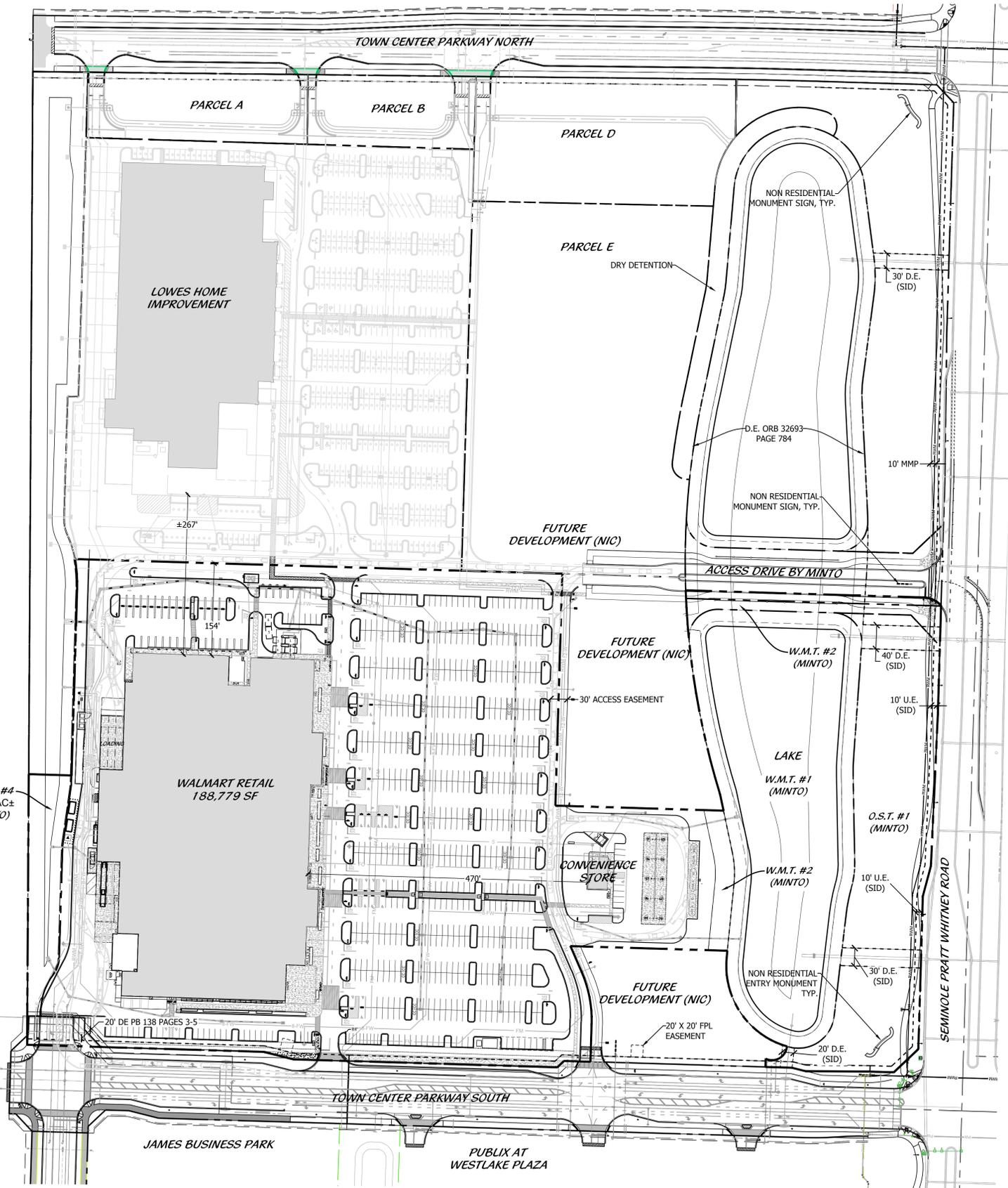
ALL GROUND MOUNTED ELECTRICAL & TELECOMMUNICATION BOXES SHALL BE FULL SCREENED WITH LANDSCAPING TO THE TALLEST POINT OF SAID EQUIPMENT.

ALL PROPOSED PAVERS MUST COMPLY WITH CHAPTER 101, SECTION 101.164 (4) (U)

LEGAL DESCRIPTION

DESCRIPTION: POD G NORTH PARCEL G AND PARCEL H BEING A REPLAT OF A PORTION OF LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 1, 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 LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING A POINT ON THE EAST LINE OF THE M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.00°20'11"W, ALONG THE WEST BOUNDARY LINE OF SAID WESTLAKE POD G - NORTH, ALSO BEING THE EAST LINE OF THE M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, OF SAID PUBLIC RECORDS, A DISTANCE OF 814.19 FEET; THENCE S.89°39'49"E, DEPARTING SAID WEST BOUNDARY LINE OF WESTLAKE POD G - NORTH AND SAID EAST LINE OF M-2 CANAL EASEMENT, A DISTANCE OF 75.61 FEET TO THE POINT OF BEGINNING; THENCE S.88°17'08"E, ALONG THE SOUTH BOUNDARY LINE OF WESTLAKE POD G - NORTH - PARCEL C, AS RECORDED IN PLAT BOOK 139, PAGES 124 AND 125, OF SAID PUBLIC RECORDS AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 818.62 FEET; THENCE S.01°42'52"W, DEPARTING SAID SOUTH BOUNDARY LINE AND SAID EASTERLY EXTENSION, A DISTANCE OF 381.77 FEET; THENCE S.88°17'08"E, A DISTANCE OF 282.42 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THAT DRAINAGE EASEMENT 6, AS RECORDED IN OFFICIAL RECORDS BOOK 32693, PAGE 784, OF SAID PUBLIC RECORDS; THENCE N.11°59'06"W, ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 28.07 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 131.28 FEET AND A RADIAL BEARING OF N.72°49'35"E, AT SAID INTERSECTION; THENCE NORTHERLY, ALONG SAID WESTERLY BOUNDARY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°17'55", A DISTANCE OF 346.73 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.88°17'08"E, DEPARTING SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 400.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°28'09", A DISTANCE OF 32.44 FEET TO A POINT OF A NON-TANGENT INTERSECTION AND A POINT ON THE WEST LINE OF THAT EXISTING RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING SEVEN (7) COURSE BEING ALONG SAID WEST LINE: 1) S.01°42'52"W, A DISTANCE OF 182.93 FEET; 2) THENCE S.02°37'53"W, A DISTANCE OF 250.00 FEET; 3) THENCE S.01°42'52"W, A DISTANCE OF 2.77 FEET; 4) THENCE S.15°07'01"W, A DISTANCE OF 51.77 FEET; 5) THENCE S.01°42'52"W, A DISTANCE OF 256.29 FEET; 6) THENCE S.46°42'52"W, A DISTANCE OF 56.57 FEET; 7) THENCE N.88°17'08"W, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" (PERSIMMON BOULEVARD WEST), TOWN CENTER PARKWAY SOUTH-WEST, AS RECORDED IN PLAT BOOK 132, PAGES 57 AND 58, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSE BEING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A": 1) N.89°35'54"W, A DISTANCE OF 108.28 FEET; 2) THENCE N.75°52'41"W, A DISTANCE OF 23.18 FEET; 3) THENCE N.88°17'08"W, A DISTANCE OF 44.78 FEET; THENCE N.01°42'52"E, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A", A DISTANCE OF 13.75 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A RADIAL BEARING OF N.25°23'58"E, AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°47'30", A DISTANCE OF 43.54 FEET TO A POINT OF TANGENCY; THENCE N.15°36'27"E, A DISTANCE OF 4.86 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID DRAINAGE EASEMENT 6 AND TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 140.00 FEET AND A RADIAL BEARING OF N.15°36'27"E, AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG SAID WESTERLY BOUNDARY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°10'10", A DISTANCE OF 195.89 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE N.05°41'48"E, ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 11.02 FEET; THENCE N.88°17'08"W, DEPARTING SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 263.54 FEET; THENCE S.23°32'08"E, A DISTANCE OF 47.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°15'00", A DISTANCE OF 88.14 FEET TO A POINT OF TANGENCY; THENCE S.01°42'52"W, A DISTANCE OF 63.86 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" (PERSIMMON BOULEVARD WEST), TOWN CENTER PARKWAY SOUTH-WEST, AS RECORDED IN PLAT BOOK 132, PAGES 57 AND 58, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSE BEING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A": 1) N.88°17'08"W, A DISTANCE OF 44.35 FEET; 2) THENCE S.46°42'52"W, A DISTANCE OF 15.56 FEET; 3) THENCE N.88°17'08"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A", ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" (PERSIMMON BOULEVARD WEST), PERSIMMON BOULEVARD WEST - PLAT 2, AS RECORDED IN PLAT BOOK 134, PAGES 164 THROUGH 166, INCLUSIVE, OF SAID PUBLIC RECORDS, A DISTANCE OF 443.35 FEET; THENCE N.75°52'41"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" (PERSIMMON BOULEVARD WEST), A DISTANCE OF 397.67 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID WESTLAKE POD G - NORTH; THENCE N.00°20'11"E, ALONG SAID WEST BOUNDARY LINE WESTLAKE POD G - NORTH, A DISTANCE OF 452.20 FEET; THENCE S.88°17'08"E, DEPARTING SAID WEST BOUNDARY LINE OF SAID WESTLAKE POD G - NORTH, A DISTANCE OF 11.37 FEET; THENCE N.01°42'52"E, A DISTANCE OF 311.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 250.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°31'15", A DISTANCE OF 50.27 FEET TO THE POINT OF BEGINNING. CONTAINING: 1,057,874 SQUARE FEET OR 24.285 ACRES, MORE OR LESS.



SHEET INDEX

SHEET 1	COVER PAGE
SHEET 2	CONTEXT PLAN
SHEET 3	DETAILED SITE PLAN
SHEET 4	DETAILED SITE PLAN
SHEET 5	SITE DETAILS

PROJECT TEAM

PROPERTY OWNER:
4443 LYONS ROAD, SUITE D-201,
COCONUT CREEK, FL 33073
PH: 951-935-6511

SITE PLANNER:
COTLEUR & HEARING
1934 COMMERCE LANE,
SUITE 1
JUPITER, FL 33458
PHONE: 561-747-6336

LANDSCAPE ARCHITECT:
COTLEUR & HEARING
1934 COMMERCE LANE,
SUITE 1
JUPITER, FL 33458
PHONE: 561-747-6336

ARCHITECT:
HFA-AE LTD.
3246 EAST RIDGEVIEW ST.
SPRINGFIELD, MO 65804
C 479-721-9049
D 479-360-6265
O 479-273-7780,130

CIVIL ENGINEER:
CPH ENGINEERS
200 BELFORT ROAD, SUITE 220,
JACKSONVILLE, FL 32256
PHONE: 904-332-0999

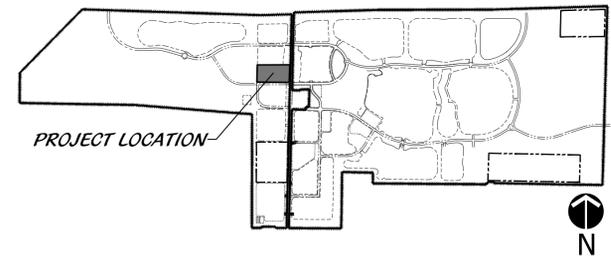
SURVEYOR:
CAULFIELD & WHEELER, INC
7900 GLADES ROAD, SUITE 10
BOCA RATON, FLORIDA 33434
PHONE: 561-392-1991
FAX: 561-750-1452

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 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
PHONE: 561-392-1991

NOTE: THIS PROJECT RELIES ON THE MASTER DRAINAGE SYSTEM FROM PARCEL G NORTH. THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY SHALL BE CONTINGENT UPON THE COMPLETION OF THE MASTER DRAINAGE FACILITIES.

LOCATION MAP



Cover Page



Plans Prepared By:
CPH, LLC
A Full Service A & E Firm



No.	Date	Revision
1	03-10-26	CITY AND ENGINEERING COMMENTS
2	02-27-26	CITY AND ENGINEERING COMMENTS
3	02-20-26	CITY AND ENGINEERING COMMENTS
4	02-06-26	CITY AND ENGINEERING COMMENTS

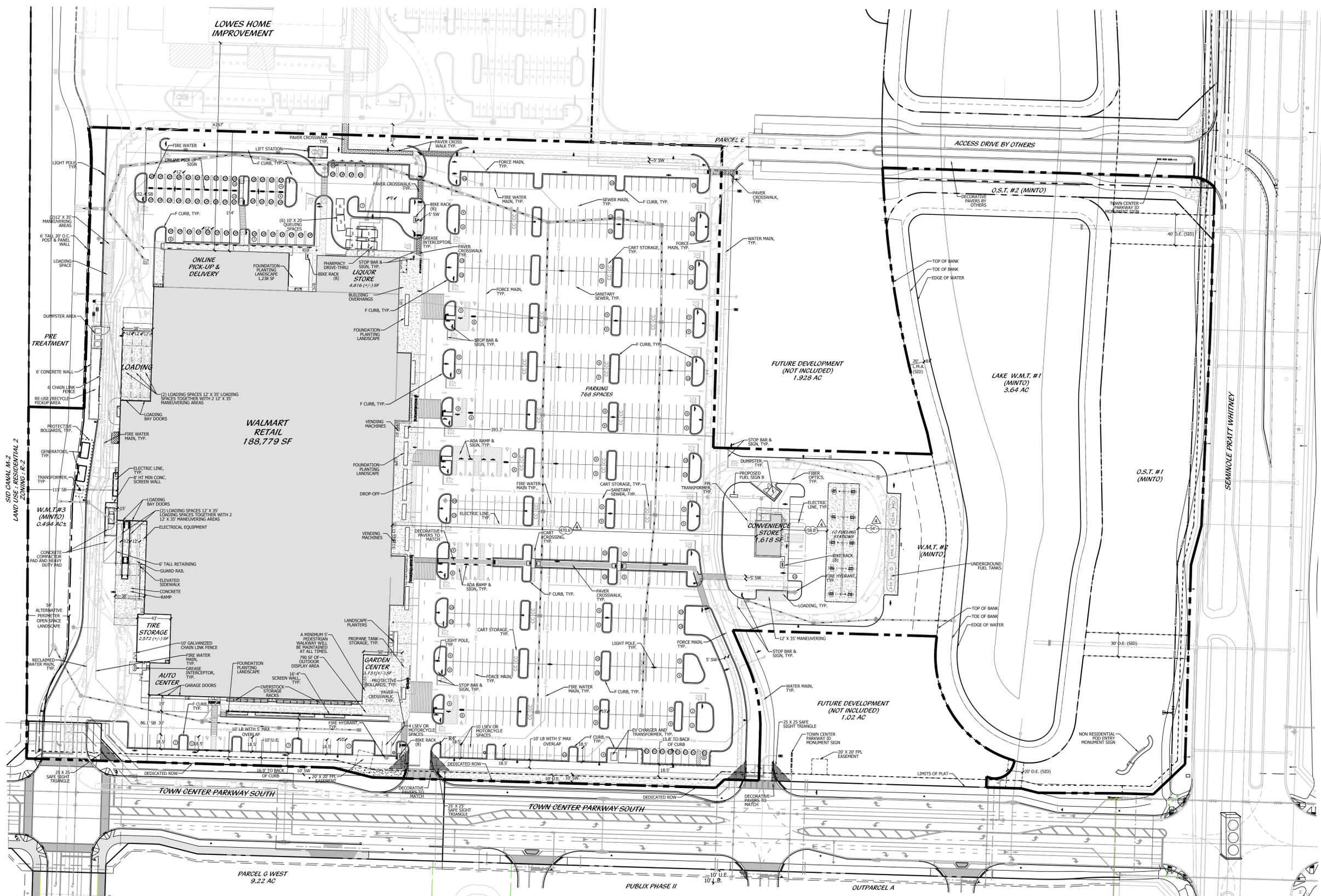
Designed: DEH
Drawn: JCO
Checked:
Job No.: 24-0905
Date: 01-13-2026 © 2026

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.0

No.	Date	Revision
1	03-10-26	CITY AND ENGINEERING COMMENTS
2	05-27-26	CITY AND ENGINEERING COMMENTS
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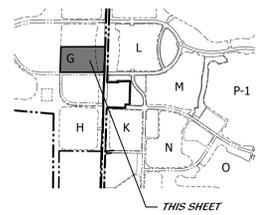


LEGEND

- | | | |
|------------------------------------|-----------------------------|---------------------------------------|
| SID: SEMINOLE IMPROVEMENT DISTRICT | CC: CART CORRAL | LSEV: LOW SPEED ELECTRIC VEHICLE |
| ROW: RIGHT OF WAY | TCP: TOWN CENTER PARKWAY | OP: ONLINE DELIVERY PARKING |
| AC: ACRES | TYP: TYPICAL | EV: ELECTRIC CHARGING STATION PARKING |
| UE: UTILITY EASEMENT | LB: LANDSCAPE BUFFER | |
| DE: DRAINAGE EASEMENT | LS: LANDSCAPE AREA | |
| LAE: LIMITED ACCESS EASEMENT | FH: FIRE HYDRANT | |
| TTD: TRADITIONAL TOWN DEVELOPMENT | CB: DRAINAGE CATCH BASIN | |
| ESMT: EASEMENT | PROP: PROPOSED | |
| CL: CENTER LINE | OH: VEHICULAR OVER HANG | |
| SW: SIDEWALK | RPE: RURAL PARKWAY EASEMENT | |
| PBC: PALM BEACH COUNTY | SPW: SEMINOLE PRATT WHITNEY | |
| LME: LAKE MAINTENANCE EASEMENT | WMT: WATER MANAGEMENT TRACT | |
| | NIC: NOT INCLUDED | |

NOTE: THIS PROJECT RELIES ON THE MASTER DRAINAGE SYSTEM FROM PARCEL G NORTH. THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY SHALL BE CONTINGENT UPON THE COMPLETION OF THE MASTER DRAINAGE FACILITIES.

KEY MAP



LOCATION MAP



Context Plan



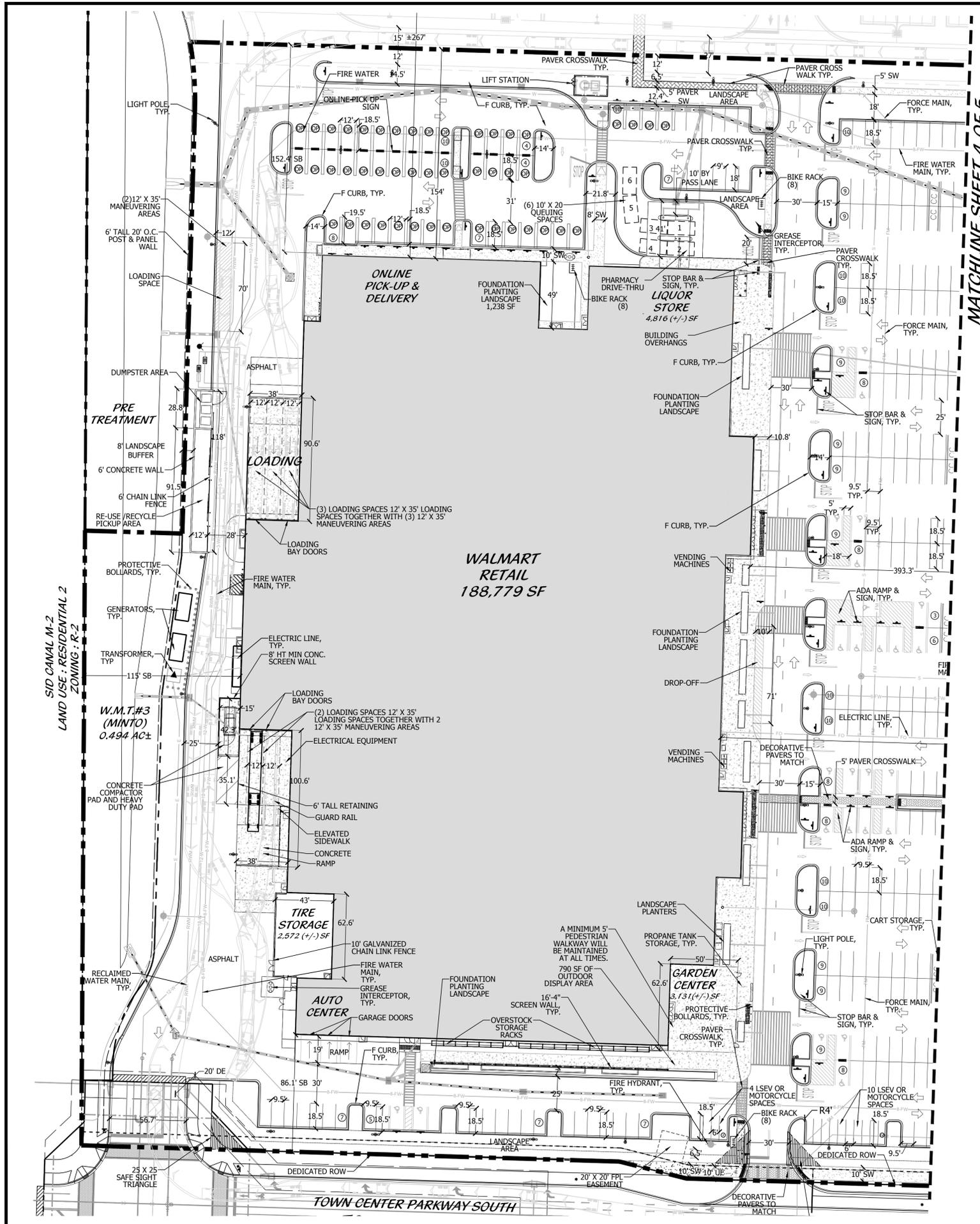
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North

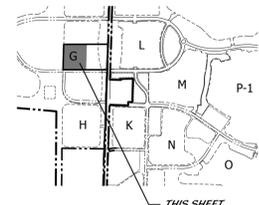
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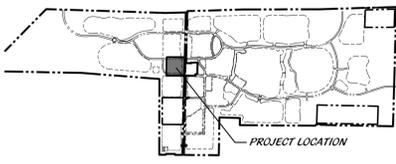


MATCHLINE SHEET 4 OF 5

KEY MAP



LOCATION MAP



SITE DATA

NAME OF APPLICATION	WESTLAKE WALMART
APPLICATION NUMBER	SPR-2025-01
PROJECT NUMBER	CH 24-0905
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT	MIXED USE
SECTION TOWNSHIP/ RANGE/	01 43 40
PROPERTY CONTROL NUMBER	77-40-43-01-00-0001010
EXISTING USE	VACANT
APPROVED USE	MIXED USE
PROPOSED USE	COMMERCIAL / RETAIL CENTER

PARCEL G SITE DATA	24.29 AC	1,057,854.65 SF
SITE DATA	SF	AC
TOTAL SITE AREA	1,057,855	24.29
TOTAL BUILDING LOT COVERAGE	204,212	4.69
		19%

BUILDING DATA	188,779 SF
WALMART SUPER CENTER RETAIL*	1,618 SF
CONVENIENCE STORE WITH GAS(10 PUMPS)	
*ANCILLARY USES:	
GROCERY STORE	
VISION	
HOME & FASHION	
PHARMACY	
WINE & SPIRITS	
AUTO CARE	

TOTAL BUILDING AREA	190,397 SF
NO OF FLOORS	1
PROPOSED BUILDING HEIGHT	30'-8" FEET
MAX BUILDING HEIGHT FOR MU	120 FEET
BUILDING LOT COVERAGE	4.69 ACRES
MAXIMUM LOT COVERAGE	45%
PERVIOUS SITE AREA	35.94%
MINIMUM PERVIOUS AREA	25%
MINIMUM BUILDING SEPARATION	20 FEET
APPROXIMATE SEPARATION FROM LOWE'S BUILDING	± 267 FEET

PARKING DATA	REQ(SPACES)	PROV(SPACES)
GENERAL RETAIL SALES (1/300SF)	629	758
CONVENIENCE STORE WITH GAS (1/240 SF + 1 PER PUMP ISLAND)	12	10
SUB TOTAL PARKING SPACES	641	768
ADA (INCLUDED IN TOTAL)		27
ONLINE PICK-UP & DELIVERY	0	47
LSEV/GOLF CART PARKING 2% OF REQUIRED	13	14
EVI CHARGING STATIONS	9	8
LOADING (12' X 35')	4	5
QUEING SPACES		6
BIKE PARKING 5% OF REQUIRED	31	32

AREA CALCULATION	SF	AC	%
BUILDING FOOTPRINT	190,397	4.37	18.00%
VEHICULAR USE AREA	438,930	10.08	41.49%
SIDEWALKS & PLAZAS	34,545	0.79	3.27%
FOUNDATION PLANTING AREA	4,016	0.09	0.38%
DRY PRETREATMENT AREA	28,342	0.65	2.68%
LAKE SURFACE AREA	110,271	2.53	10.42%
INTERIOR LANDSCAPE AREA	251,355	5.77	23.78%
TOTAL	1,057,855	24.29	100%

SETBACKS	Required	PROV
FRONT (EAST)	20'	99.3'
REAR (WEST)	10'	115'
SIDE (SOUTH)	10'	86.1'
SIDE (NORTH)	10'	154.4'

- NOTE: SITE PLAN BASED ON SURVEY BY GEOPINT PRM
- NOTE: ALL CANOPIES AND ROOF OVERHANGS EXCEEDING 30' ARE INCLUDED IN THE BUILDING LOT COVER CALCULATIONS
- NOTE: GREEN SPACE CALCULATION EXCEED THE 25% MIN REQUIREMENT.
- NOTE: PICK-UP SPACES SHALL NOT EXCEED 5% OF THE PARKING AND SHALL BE RESERVED AND NOT COUNTED TOWARDS REQUIRED PARKING.
- NOTE: THE MINIMUM NUMBER OF 10' X 20' QUEING SPACES FOR GENERAL RETAIL IS 4 SPACES
- NOTE: PERVIOUS AREA BASED ON BUILDING LOT COVERAGE INCLUDING OVERHANGS

LEGEND

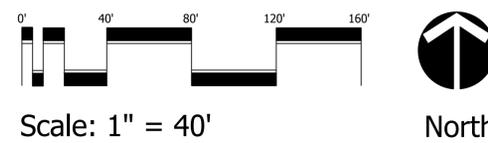
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|--------------------------------------|-----------------------------|
| SID: SEMINOLE IMPROVEMENT DISTRICT | TCP: TOWN CENTER PARKWAY |
| ROW: RIGHT OF WAY | TYP: TYPICAL |
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| Ⓢ: ELECTRIC CHARGING STATION PARKING | |

PDR CHART

TABLE 119-33-2: MU District Nonresidential 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
Commercial Uses	43560	20	10	10	20	45%

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

Site Plan



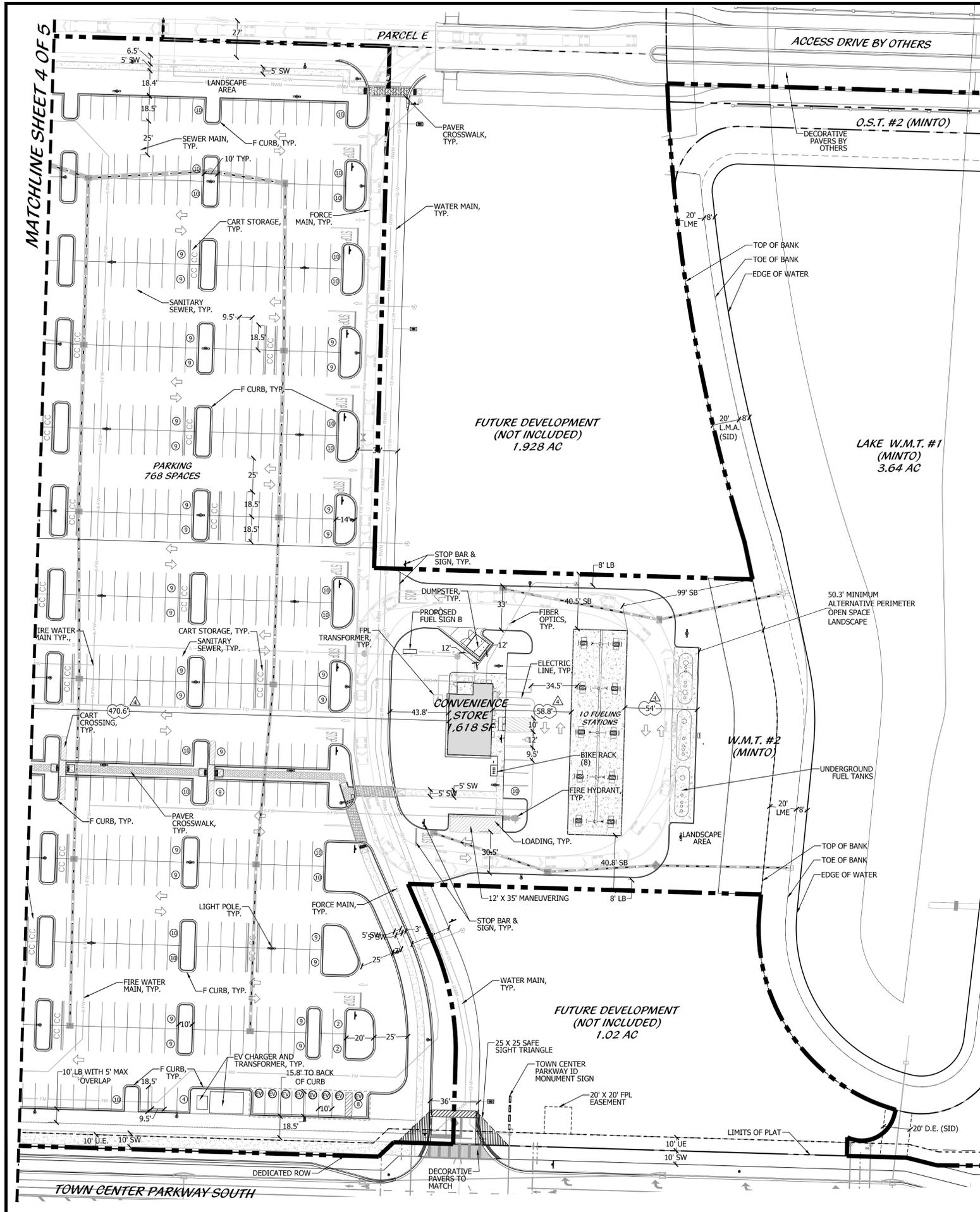
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Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

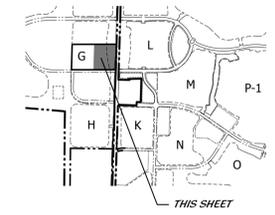
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Landscape Architects
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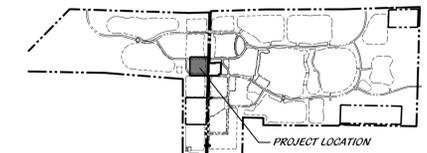
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Date: 01-13-2026 © 2026



KEY MAP



LOCATION MAP



SITE DATA

NAME OF APPLICATION	WESTLAKE WALMART		
APPLICATION NUMBER	SPR2025-01		
PROJECT NUMBER	CH 24-0905		
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE		
EXISTING ZONING DISTRICT	MIXED USE		
SECTION/TOWNSHIP/RANGE/	01 43 40		
PROPERTY CONTROL NUMBER	77-40-43-01-00-0001010		
EXISTING USE	VACANT		
APPROVED USE	MIXED USE		
PROPOSED USE	COMMERCIAL / RETAIL CENTER		
PARCEL G SITE DATA	24.29 AC	1,057,854.65 SF	
SITE DATA	SF	AC.	%
TOTAL SITE AREA	1,057,855	24.29	100
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BUILDING DATA	SF	AC.	%
WALMART SUPER CENTER RETAIL*	188,779		
CONVENIENCE STORE WITH GAS(10 PUMPS)	1,618		
*ANCILLARY USES:			
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VISION			
HOME & FASHION			
PHARMACY			
WINE & SPIRITS			
AUTO CARE			
TOTAL BUILDING AREA	190,397 SF		
NO OF FLOORS	1		
PROPOSED BUILDING HEIGHT	30'-8" FEET		
MAX BUILDING HEIGHT FOR MU	120 FEET		
BUILDING LOT COVERAGE	4.69 ACRES	19.30%	
PERVIOUS SITE AREA	35.94%		
MINIMUM BUILDING SEPERATION	20 FEET		
APPROXIMATE SEPERATION FROM LOWE'S BUILDING	± 267 FEET		
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LSEW/ GOLF CART PARKING 2% OF REQUIRED	13	14	
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- NOTE: SITE PLAN BASED ON SURVEY BY GEOPoint PSM
- NOTE: ALL CANOPES AND ROOF OVERHANGS EXCEEDING 30" ARE INCLUDED IN THE BUILDING LOT COVER CALCULATIONS
- NOTE: GREEN SPACE CALCULATION EXCEEDS THE 25% MIN REQUIREMENT.
- NOTE: PICK-UP SPACES SHALL NOT EXCEED 5% OF THE PARKING AND SHALL BE RESERVED AND NOT COUNTED TOWARDS REQUIRED PARKING.
- NOTE: THE MINIMUM NUMBER OF 10' X 20' QUEING SPACES FOR GENERAL RETAIL IS 4 SPACES
- NOTE: PERVIOUS AREA BASED ON BUILDING LOT COVERAGE INCLUDING OVERHANGS

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
- CC: CART CORRAL
- LSEV: LOW SPEED ELECTRIC VEHICLE
- OP: ONLINE DELIVERY PARKING
- EV: ELECTRIC CHARGING STATION PARKING
- TCP: TOWN CENTER PARKWAY
- TYP: TYPICAL
- LB: LANDSCAPE BUFFER
- LS: LANDSCAPE AREA
- FH: FIRE HYDRANT
- CB: DRAINAGE CATCH BASIN
- PROP: PROPOSED
- OH: VEHICULAR OVER HANG
- RPE: RURAL PARKWAY EASEMENT
- SPW: SEMINOLE PRATT WHITNEY
- WMT: WATER MANAGEMENT TRACT
- NIC: NOT INCLUDED

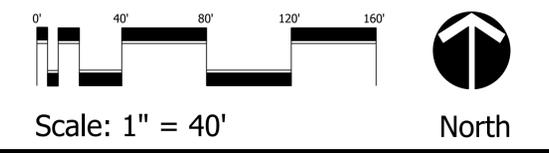
PDR CHART

TABLE 119-33-2: MU District Nonresidential 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%

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

Site Plan



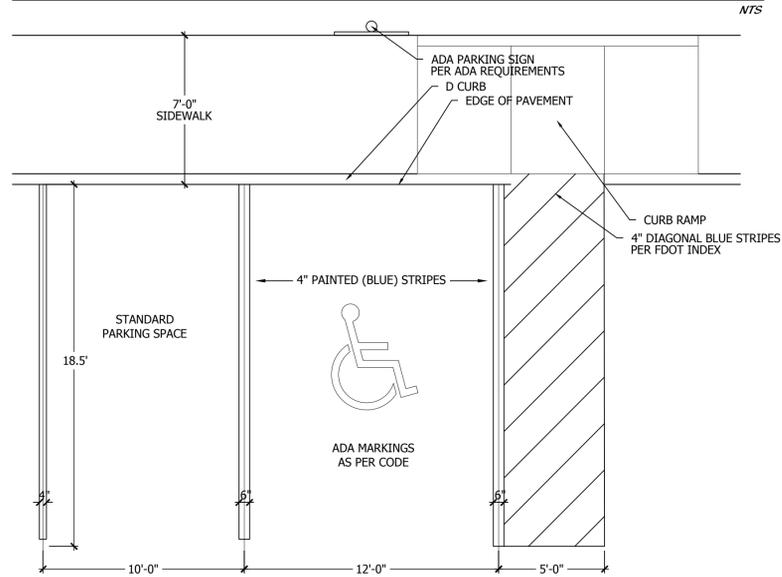
Plans Prepared By:
CPH, LLC
A Full Service A & E Firm



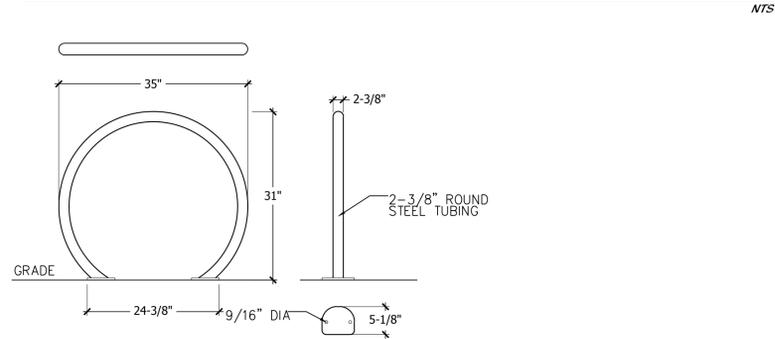
No.	Date	Revision
03-10-26		CITY AND ENGINEERING COMMENTS
02-27-26		CITY AND ENGINEERING COMMENTS
02-06-26		CITY AND ENGINEERING COMMENTS

Designed: DEH
Drawn: JCO
Job No.: 24-0905
Date: 01-13-2026

STANDARD AND ADA PARKING DETAIL



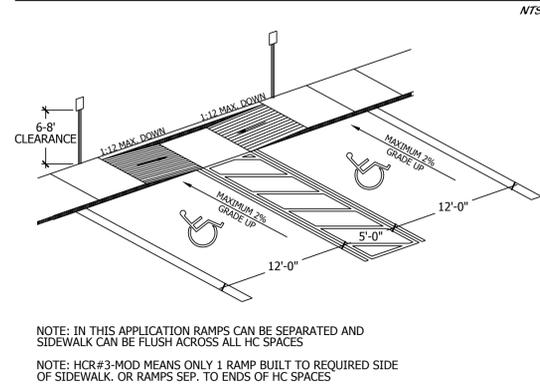
BIKE RACK DETAIL



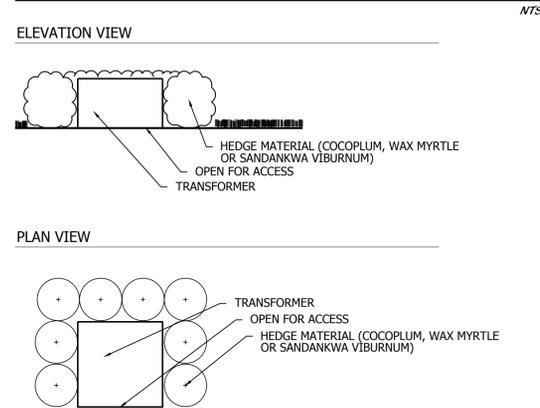
CIRCULAR BIKE RACK, EMBEDDED (OR EQUAL)

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

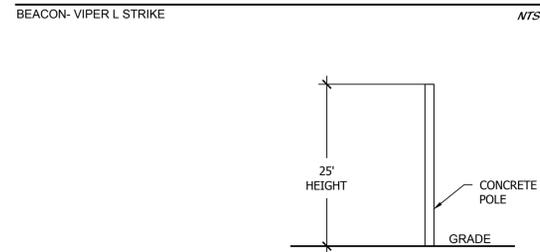
ADA RAMP DETAIL



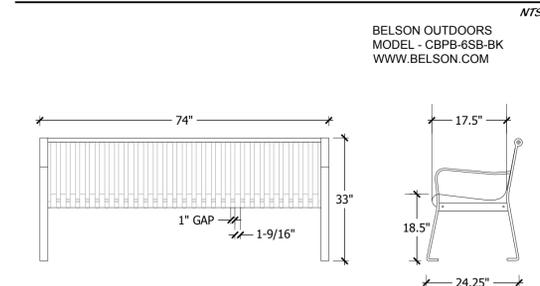
TRANSFORMER DETAIL



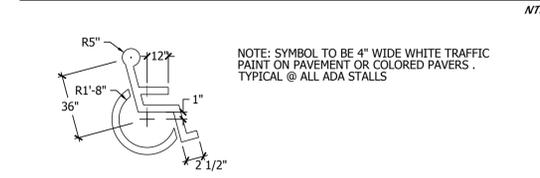
PARKING LOT LIGHT DETAIL



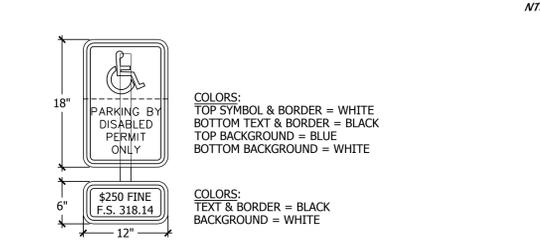
BENCH DETAIL



ADA SYMBOL DETAIL



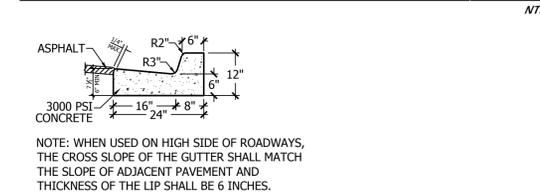
ADA SIGN DETAIL



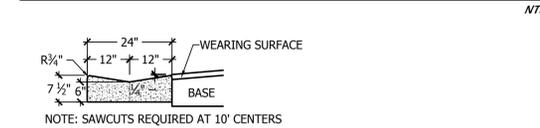
D CURB DETAIL



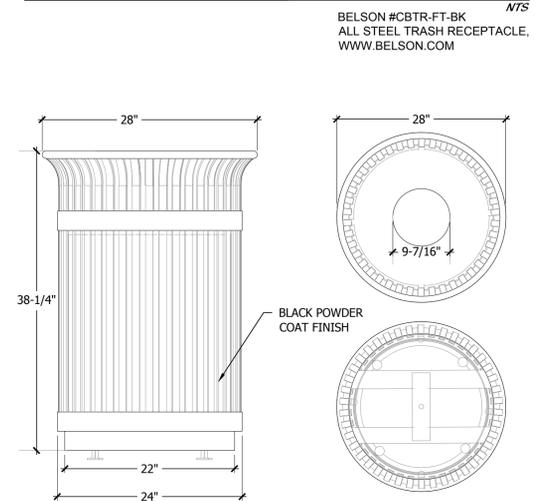
F CURB DETAIL



VALLEY CURB DETAIL



TRASH CAN DETAIL



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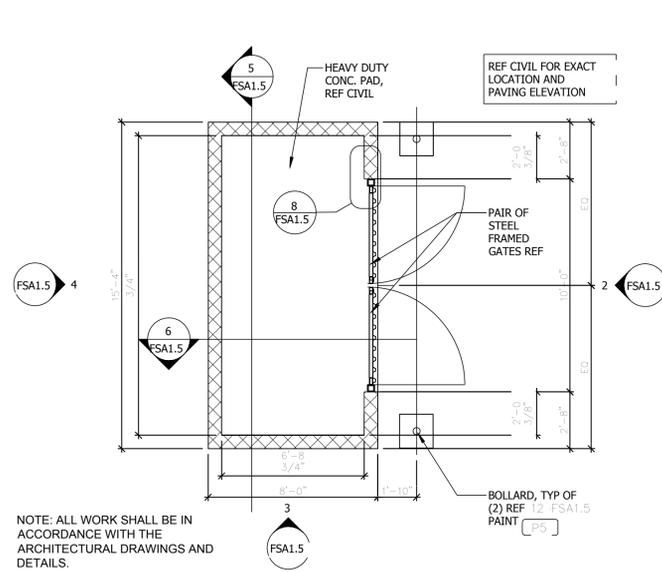
No.	Date	Revision
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02-20-26		CITY AND ENGINEERING COMMENTS
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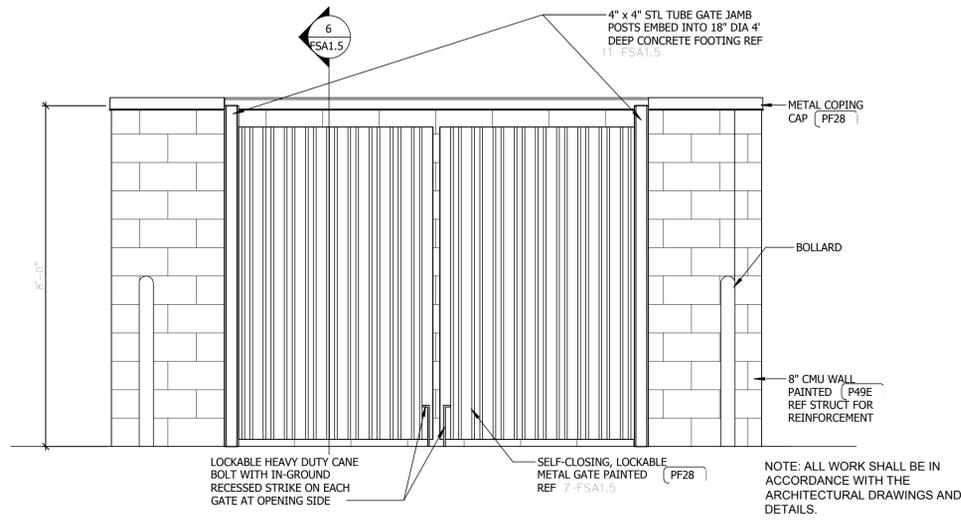
THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.4

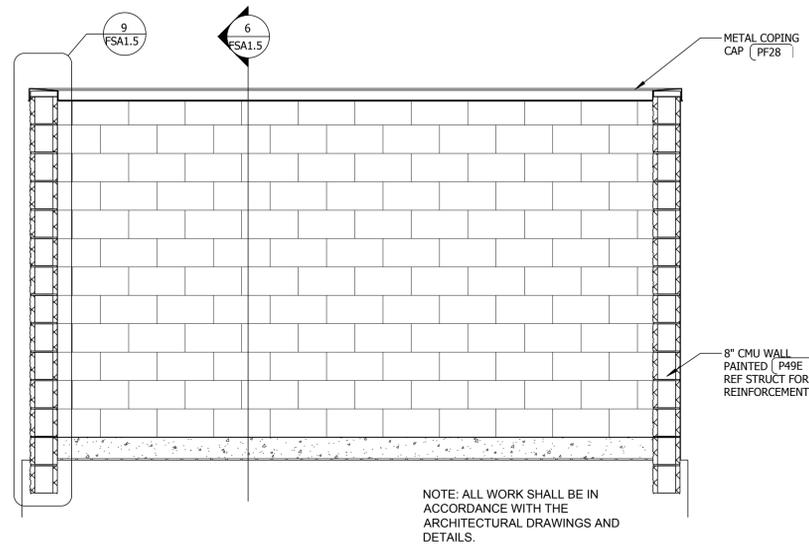
Site Details



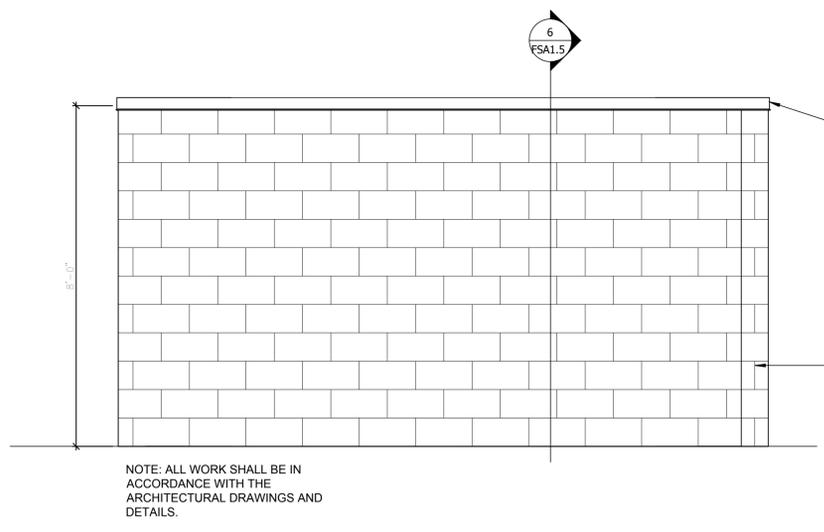
1 TRASH ENCLOSURE PLAN
1/4" = 1'-0" 2 FSA2



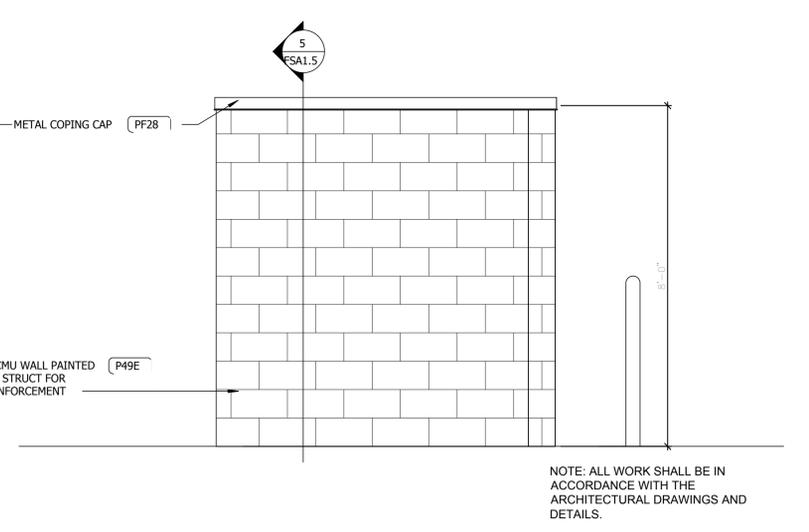
2 TRASH ENCLOSURE FRONT ELEVATION
1/2" = 1'-0" 1 FSA1.5



5 TRASH ENCLOSURE SECTION
1/2" = 1'-0" 1 FSA1.5



4 TRASH ENCLOSURE REAR ELEVATION
1/2" = 1'-0" 1 FSA1.5



3 TRASH ENCLOSURE SIDE ELEVATION
1/2" = 1'-0" 1 FSA1.5

No.	Date	Revision
1	03-10-26	CITY AND ENGINEERING COMMENTS
2	02-27-26	CITY AND ENGINEERING COMMENTS
3	02-20-26	CITY AND ENGINEERING COMMENTS
4	02-06-26	CITY AND ENGINEERING COMMENTS

Designed: DEH
Drawn: JCO
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Sheet No.
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