

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

WESTLAKE LANDINGS

PARCEL E - SELF-STORAGE STORAGE OF WESTLAKE, LLC.
 PALM BEACH COUNTY, FL

SITE DATA

NAME OF APPLICATION	WESTLAKE POD H- PINNACLE SELF STORAGE
APPLICATION NUMBER	096-2021-04
PROJECT NUMBER	04-13-0518-K-0-02
LAST CITY OF "VOT" (OR MASTER PLAN) APPROVAL DATE	06-14-2021
RESOLUTION NUMBER	TTD/0-2021-1446, R-2021-0-1647, R-2014-1649, ORDINANCE 2014-030, MPA-2014-01, MPA-2017-01, MPA-2018-01, MPA-2019-01, MPA-2019-02, MPA-2020-01, MPA-2020-04, MPA-2020-05
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT	MIXED USE
SECTION/ TOWNSHIP/ RANGE	77-40-43-01-1900-0020
PROPERTY CONTROL NUMBER	
EXISTING USE	VACANT/AGRI CULTURE/ UTILITY
APPROVED USE	MIXED USE
PROPOSED USE	SELF SERVICE STORAGE

SITE DATA	SQ.FT.	AC.	%
TOTAL SITE AREA	250,535.03	5.75	100
BUILDING DATA	SQ.FT.		
TOTAL GROSS FLOOR AREA	107,290		
LIMITED ACCESS SELF STORAGE	76,510		
MULTI ACCESS SELF STORAGE	30,780		
PERVIOUS AREA	SQ.FT.	AC.	%
PERVIOUS GRAVEL STORAGE	1,183.11	0.17	4.25%
SUB TOTAL	69,019.50	1.50	27.55%
IMPERVIOUS AREA	SQ.FT.	AC.	%
PERVIOUS FOOTPRINT (Net)	5,388.96	1.17	22.11%
VEHICULAR USE AREAS	192,996.04	2.36	40.11%
SIDEWALK & PLAZAS	4,684.61	0.11	1.67%
BUILDING & OPEN BOAT STORAGE (Net)	2,646.95	0.40	7.26%
SUB TOTAL	195,516.56	3.24	72.45%
TOTALS	204,536.06	4.74	18.80%

PERVIOUS AREA	SQ.FT.	AC.	%
PERVIOUS GRAVEL STORAGE	1,183.11	0.17	4.25%
SUB TOTAL	69,019.50	1.50	27.55%
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SUB TOTAL	195,516.56	3.24	72.45%
TOTALS	204,536.06	4.74	18.80%

TOTAL PERVIOUS REQUIRED	62,633.75	1.41	25%
TOTAL PERVIOUS PROVIDED	69,019.50	1.50	27.55%
PARKING	REQUIRED	PROVIDED	
TOTAL PARKING (P. 181.15) (NET) (TOTAL)	9	12	
ADA SPACES (INCLUDED IN TOTAL)	1	1	
TOTAL LOADING (12' X 25') (NET) (TOTAL)	0	0	
SITE AMENITIES	REQUIRED	PROVIDED	
BENCHES	0	2	
BIKE RACK (5% OF REQUIRED PARKING)	1	4	

PROJECT TEAM

PROPERTY OWNER:
 MINTO PBL, LLC
 16604 TOWN CENTER PKWY. NO., SUITE B
 WESTLAKE, FL 33470
 PHONE: 954-973-4490

DEVELOPER:
 PINNACLE STORAGE OF WESTLAKE, LLC
 55 BRAMS POINT ROAD
 HILTON HEAD, SC 29926
 PHONE: 843-298-3373

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

ARCHITECT:
 KENNETH R. CARLSON, ARCHITECT P.A.
 1166 W. NEWPORT CENTER DRIVE, SUITE 311
 DEERFIELD BEACH, FL 33442
 PHONE: 954-427-8848

CIVIL ENGINEER:
 JEFF H. IRAVANI, INC.
 1934 COMMERCE LANE, SUITE 5
 JUPITER, FL 33458
 PHONE: 561-575-6030

SURVEYOR:
 CAULFIELD & WHEELER, INC.
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FL 33434
 PHONE: 561-392-1991

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

ENVIRONMENTAL CONSULTANT:
 EW CONSULTANTS, INC.
 1000 SE MONTEREY COMMONS BLVD., SUITE 208
 STUART, FL 34996
 PHONE: 772-287-8771

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

LEGAL DESCRIPTION

DESCRIPTION: POD H - PARCEL "E" 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 SOUTHWEST CORNER OF LOT 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 S.01°42'45"W, A DISTANCE OF 835.68 FEET TO THE POINT OF BEGINNING; THENCE S.88°17'15"E, A DISTANCE OF 393.75 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSES BEING ALONG SAID WEST RIGHT-OF-WAY: 1) S.01°42'52"W, A DISTANCE OF 32.38 FEET; 2) THENCE S.13°52'24"W, A DISTANCE OF 56.97 FEET; 3) THENCE S.01°42'52"W, A DISTANCE OF 222.40 FEET TO A POINT ON THE NORTH LINE OF OPEN SPACE TRACT #1, AS SHOWN ON SAID PLAT OF WESTLAKE - POD H; THENCE N.89°12'10"W, ALONG SAID NORTH LINE, A DISTANCE OF 788.71 FEET; THENCE N.01°42'45"E, A DISTANCE OF 323.07 FEET; THENCE S.88°17'15"E, A DISTANCE OF 406.87 FEET TO THE POINT OF BEGINNING. CONTAINING: 250,535 SQUARE FEET OR 5.751 ACRES, MORE OR LESS.

NOTES

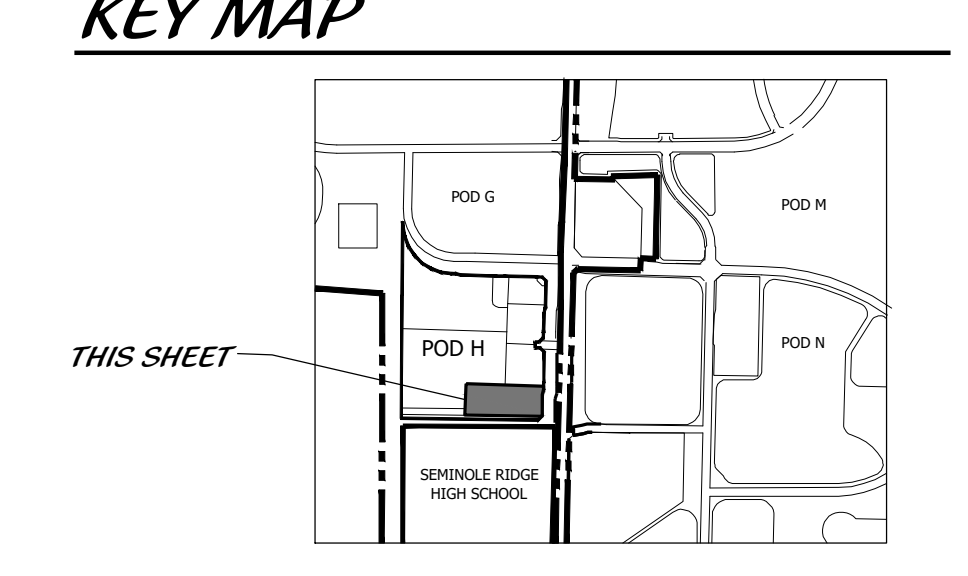
1. THE MASTER PLAN FOR WESTLAKE LANDINGS (POD H) ASSIGNS 140,000 SF OF SELF STORAGE USE. THE PROPOSED SITE PLAN INCLUDES 108,705 SF OF SELF SERVICE STORAGE ALONG WITH 1.99 ACRES OF OUTDOOR STORAGE. THE UNUSED ENTITLEMENT RETAINED ON THE MASTER PLAN WILL BE AVAILABLE FOR FUTURE EXPANSION SUBJECT TO SITE PLAN REVIEW & APPROVAL BY THE CITY.
2. THE NORTH AND SOUTH GATE SYSTEMS SHALL BE EQUIPPED WITH CLICK TO ENTER (PRIMARY) AND KNOX KEY SWITCH (SECONDARY) SYSTEMS PER PBC FIRE RESCUE STANDARDS.
3. THE SITE CURBING OR PAVEMENT ADJACENT TO THE CURBING SHALL BE PAINTED AND DESIGNED AS A "FIRE LANE - NO PARKING" PER PBC FIRE RESCUE STANDARDS.

Building Number	Front Setback (Feet)	Side North Setback (Feet)	Side South Setback (Feet)	Rear Setback (Feet)
1	97.2	78.3	32.4	545.7
2	348.4	269.3	17.7	157.8
3	394	194.3	98.8	210.5
4	394	135.4	157.7	210.5
5	315.6	75.4	214.7	210.5
6	429.8	15.8	281.6	170.8
7	329	120.9	95.3	425.3
Covered Open Storage (8)	735.3	11.5	16.5	10.2

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.

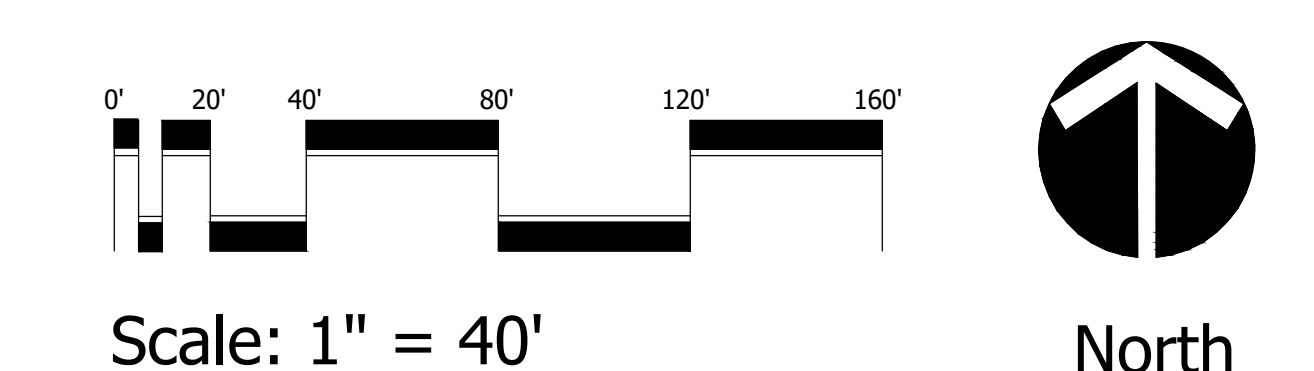
KEY MAP



LEGEND

- ADA AMERICANS WITH DISABILITIES
- LB LANDSCAPE BUFFER
- DE DRAINAGE EASEMENT
- R RADIUS
- SB SETBACK
- SW SIDEWALK
- TYP TYPICAL
- LSEV LOW SPEED ELECTRIC VEHICLE
- ADA SIGN
- STOP SIGN
- DO NOT ENTER
- PARKING LIGHT

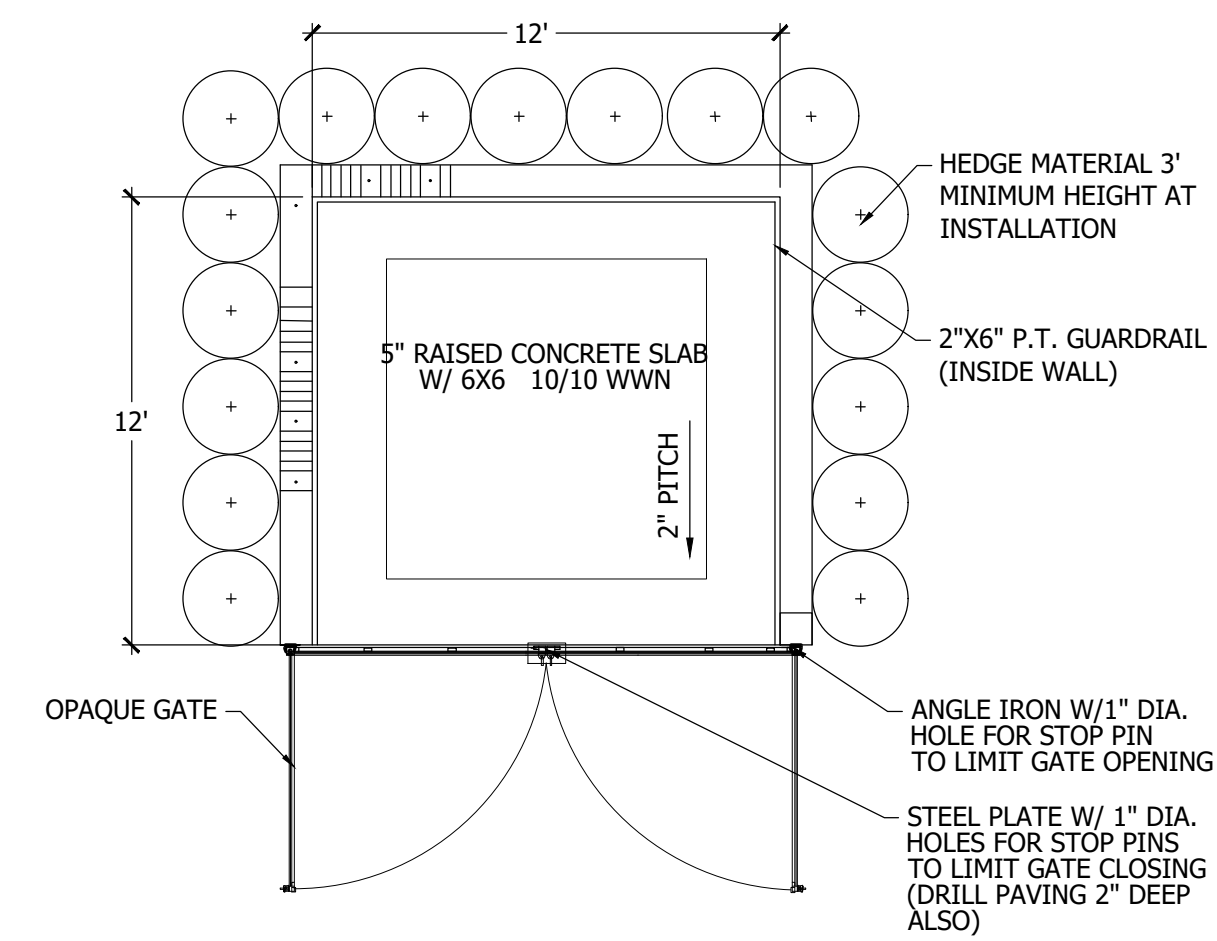
SITE PLAN



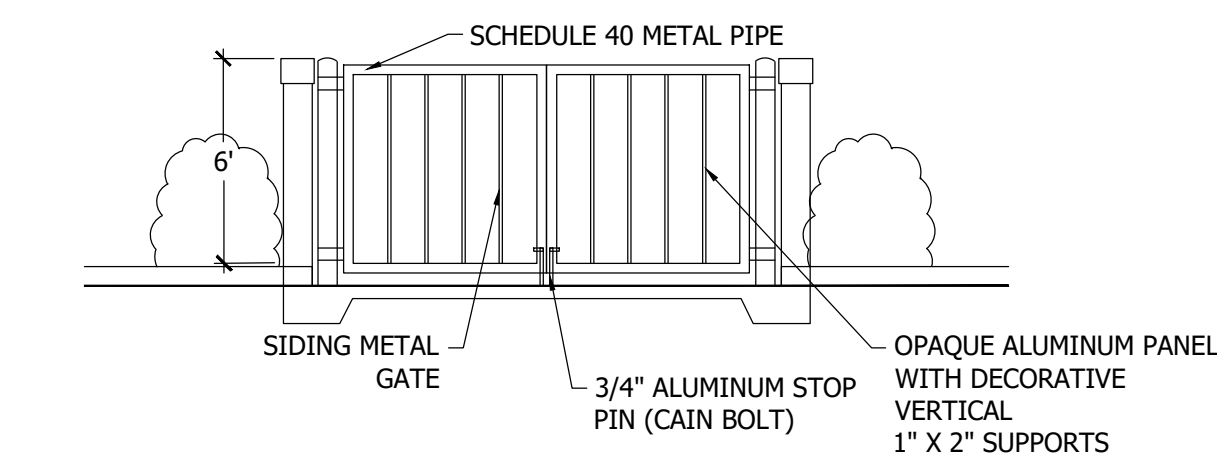
DESIGNED	DEH
DRAWN	JAE/RNK
APPROVED	DEH
JOB NUMBER	13-0518.60.02
DATE	03-25-21
REVISIONS	04-19-21
	09-20-21
	(09-30-21)

DUMPSTER DETAIL

PLAN VIEW NTS

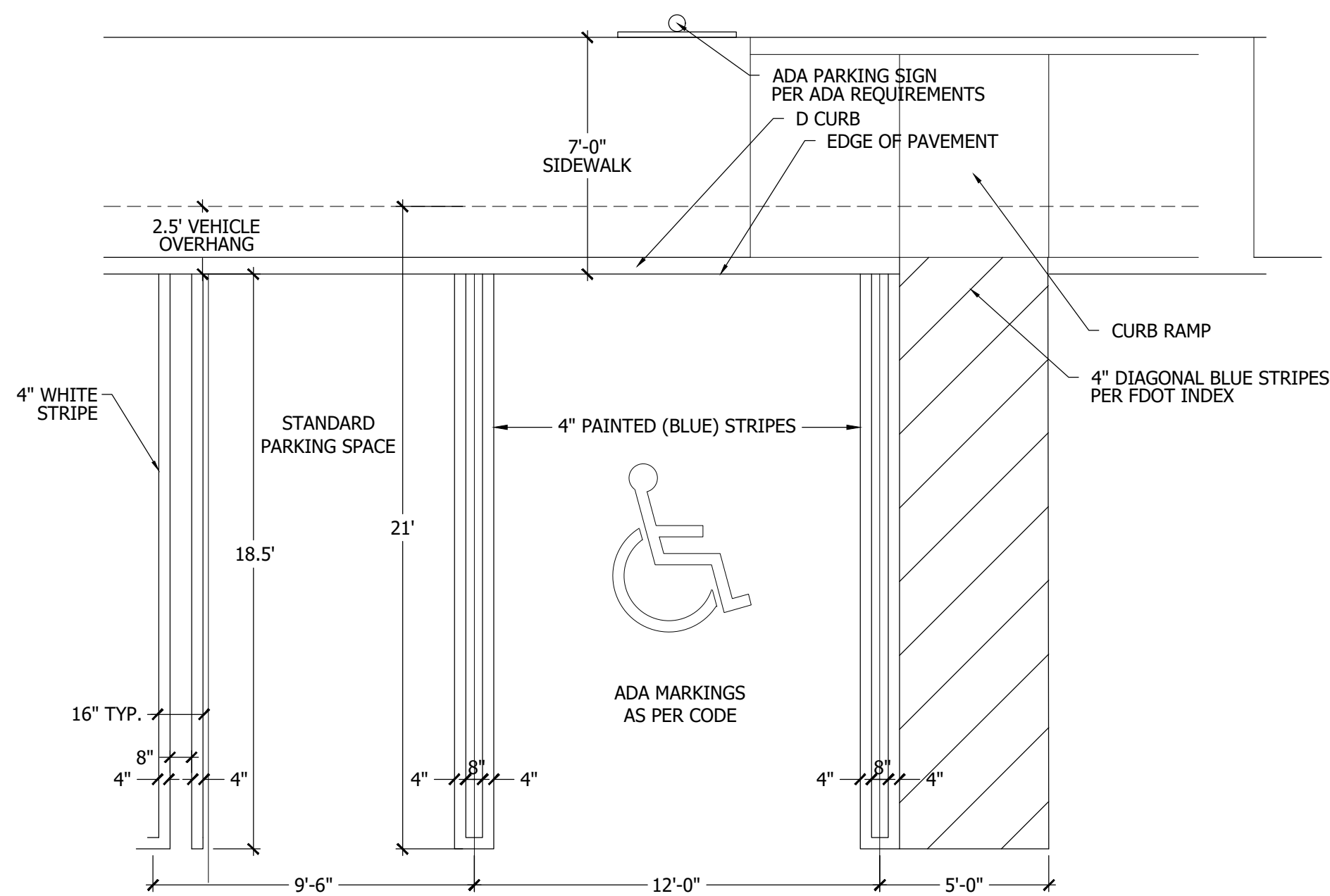


ELEVATION VIEW



STANDARD AND ADA PARKING DETAIL

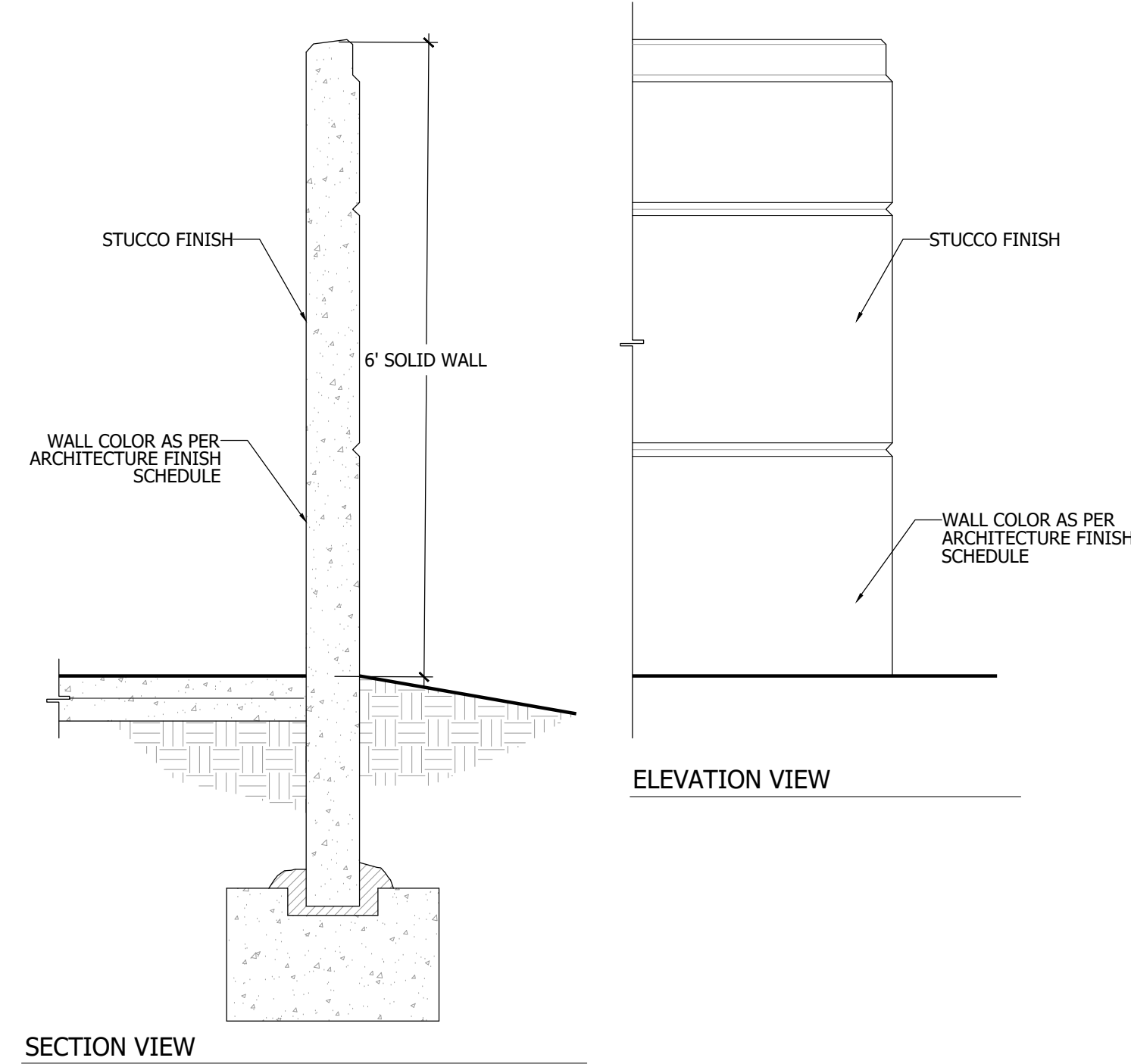
NTS



NOTE: APPLICANT IS USING A FULL 18.5' STALL DEPTH PLUS A 2.5' VEHICLE OVERHANG AREA TO ACCOMMODATE LARGE VEHICLES THAT WILL LIKELY FREQUENT THE STORAGE FACILITY

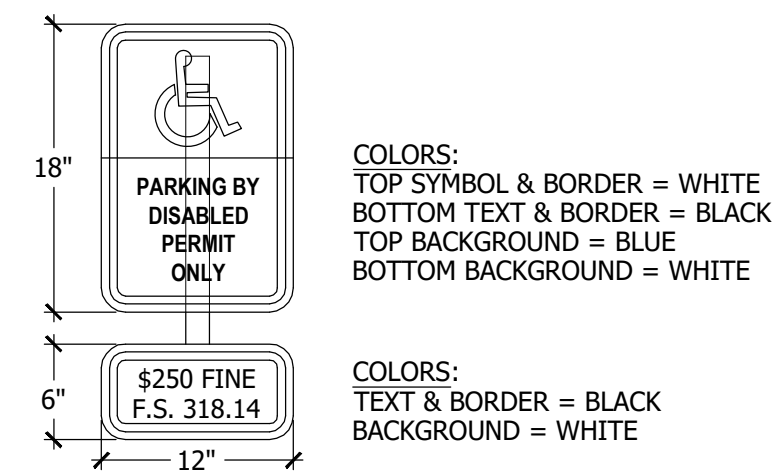
WALL DETAIL

NTS



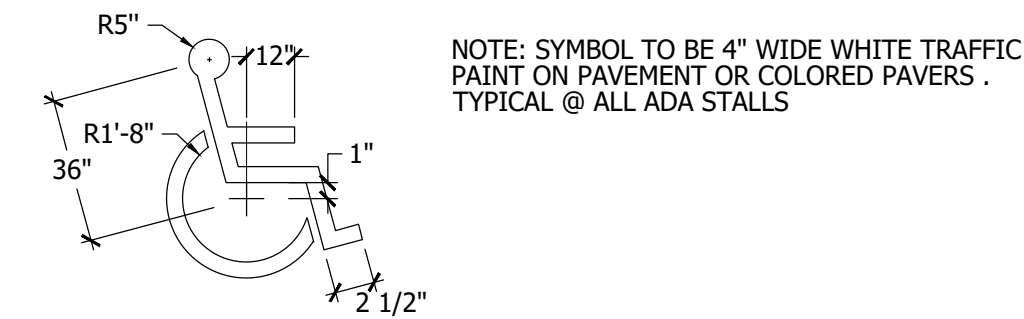
ADA SIGN DETAIL

NTS



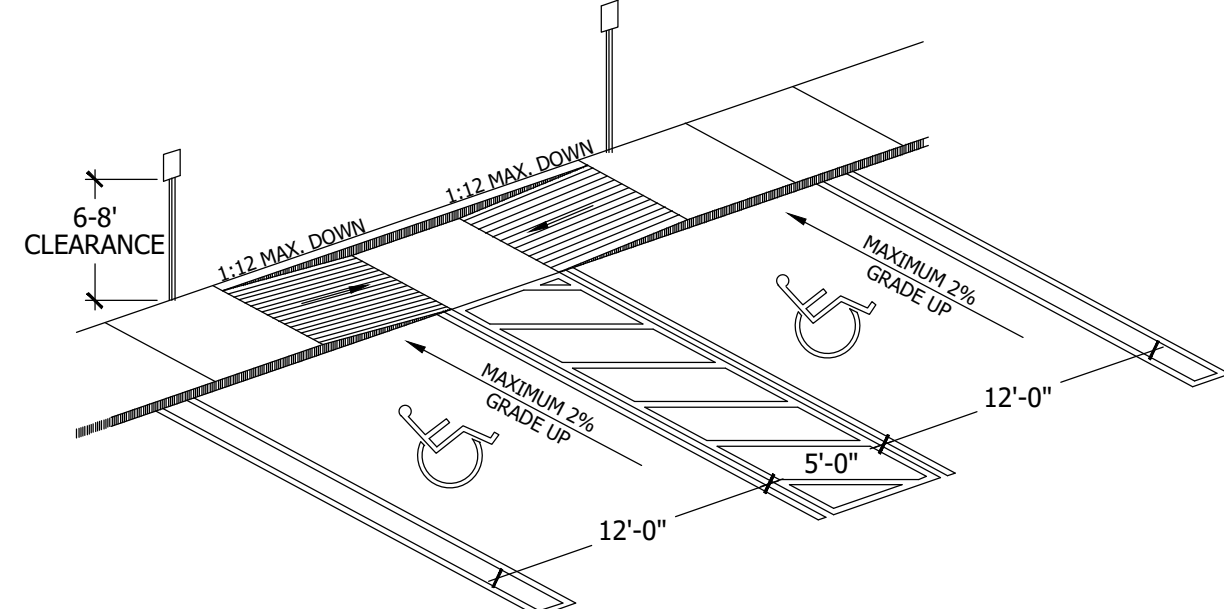
ADA SYMBOL DETAIL

NTS



ADA RAMP DETAIL

NTS

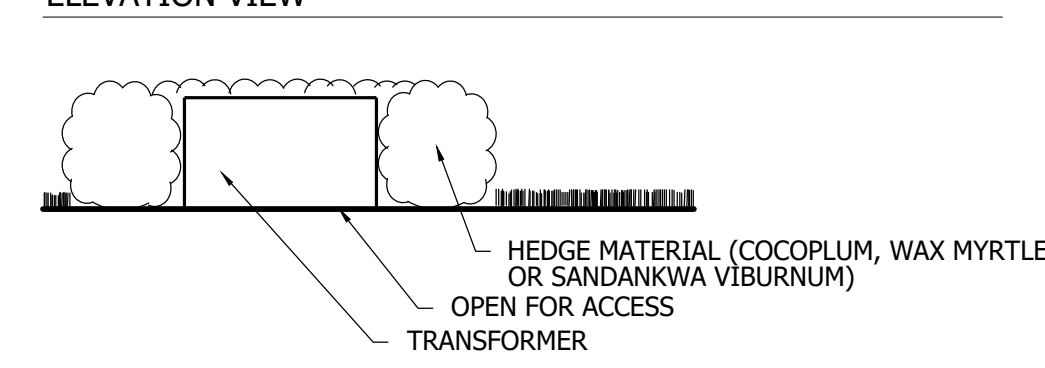


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

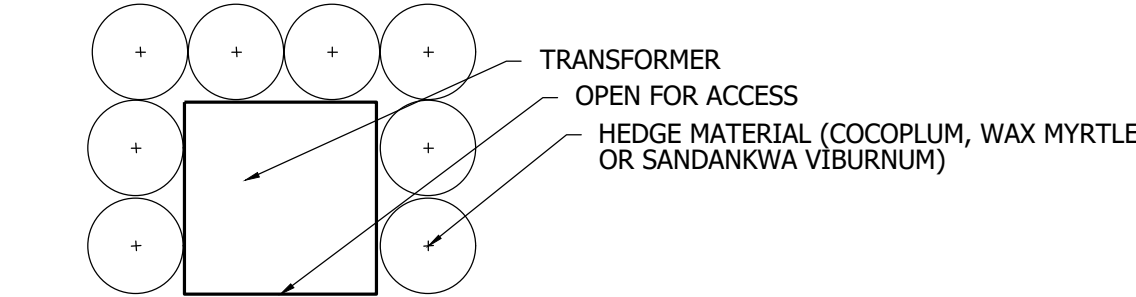
NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK, OR RAMPS SEP. TO ENDS OF HC SPACES

TRANSFORMER DETAIL

ELEVATION VIEW NTS

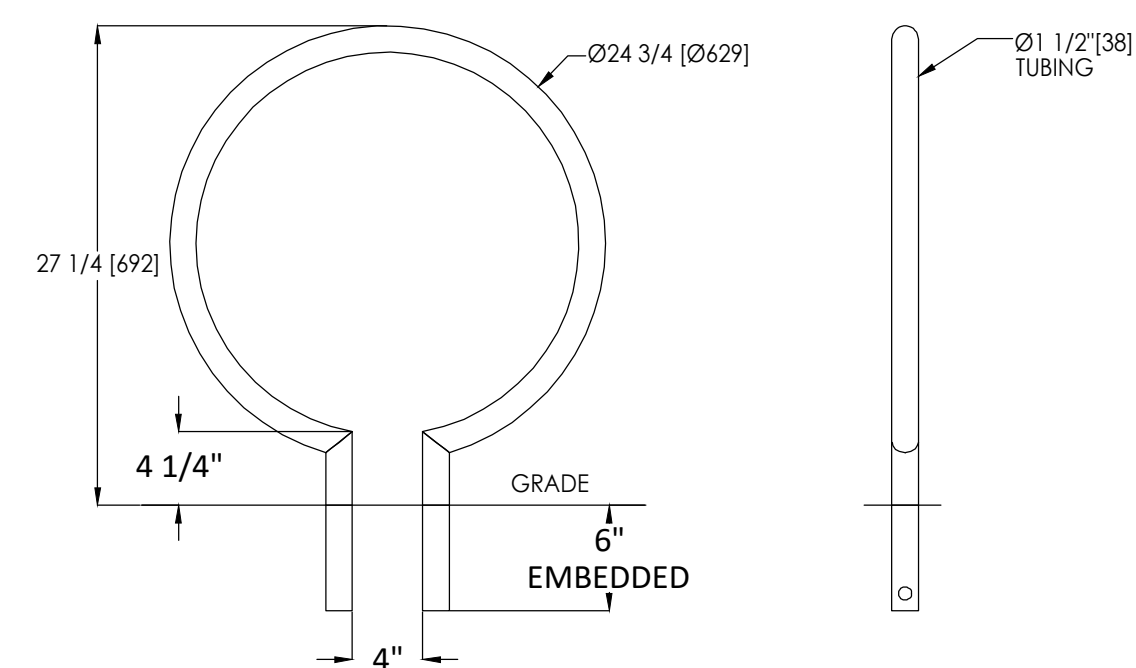


PLAN VIEW



BIKE RACK DETAIL

NTS



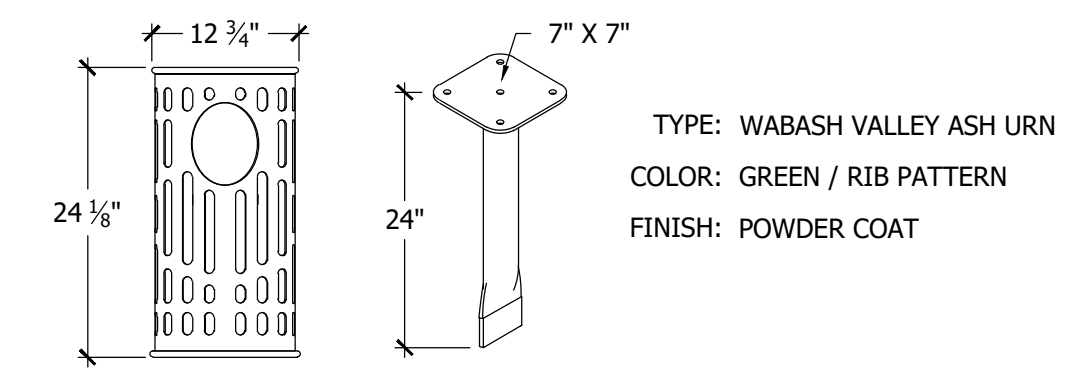
RING BIKE RACK, EMBEDDED (OR EQUAL)

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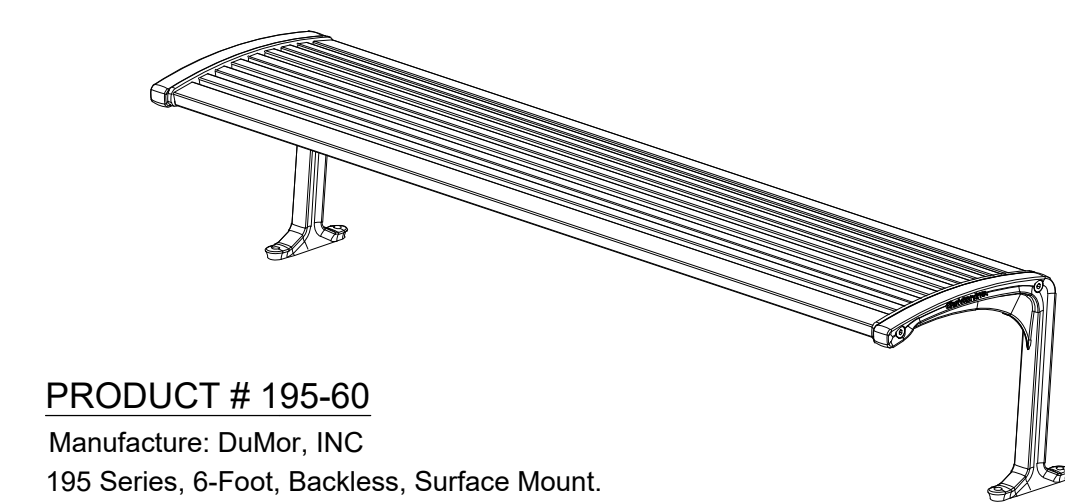
TRASH CAN DETAIL

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

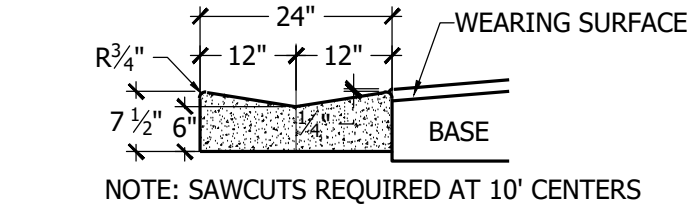
Or approved by Landscape Architect

INSTALL PER MANUFACTURERS RECOMMENDATIONS

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

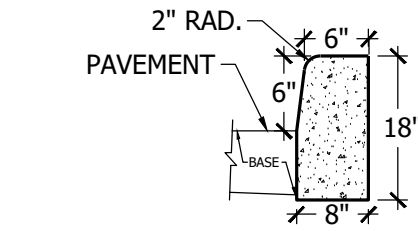
VALLEY CURB DETAIL

NTS



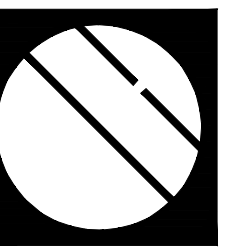
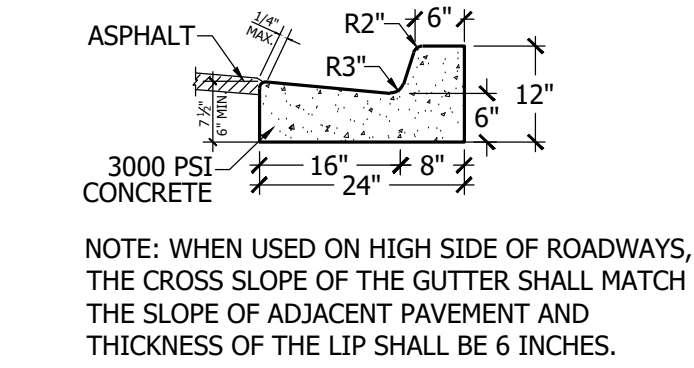
D CURB DETAIL

NTS



F CURB DETAIL

NTS



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APPROVED	DEH
JOB NUMBER	13-0518.60.02
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	(09-30-21)

September 30, 2021 3:01: p.m.
Drawing: 13-0518.60.02 SP.DWG

SHEET 2 OF 2

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Site Details