

Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 Fax 561.977.1377
www.cotleurhearing.com
Lic# LC-C000239

WESTLAKE LANDINGS NXT GEN - ADRENALINE WORLD PALM BEACH COUNTY, FL

Donaldson E
Hearing: A010
0011
A00016979
11.008
04'00"

DESIGNED BY DEH
DRAWN BY RNK
APPROVED BY DEH
JOB NUMBER 13-0518.60
DATE 07-29-21
REVISIONS 09-17-21
(10-08-21)

Scale: 1" = 60'
October 08, 2021 8:14:59 a.m.
Drawing: 13-0518.60.03.SP.DWG

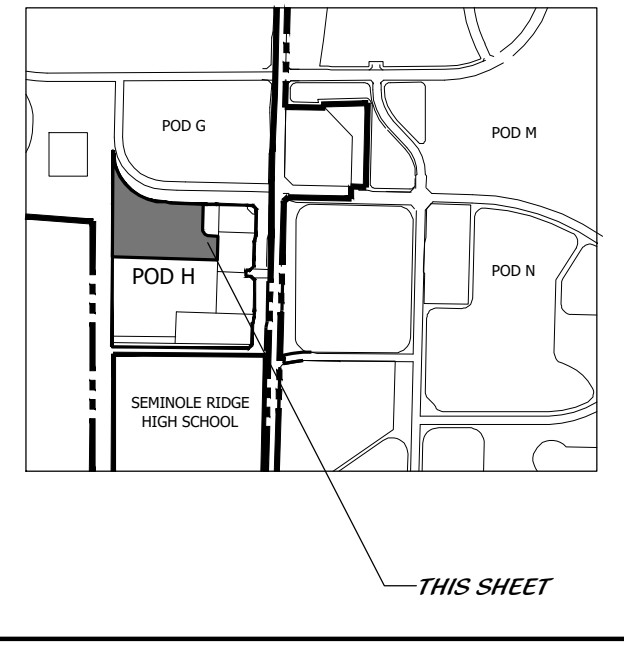
SHEET 1 OF 2
© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or other projects without the agreement in writing with the architect. Immediately report any discrepancies to the architect.



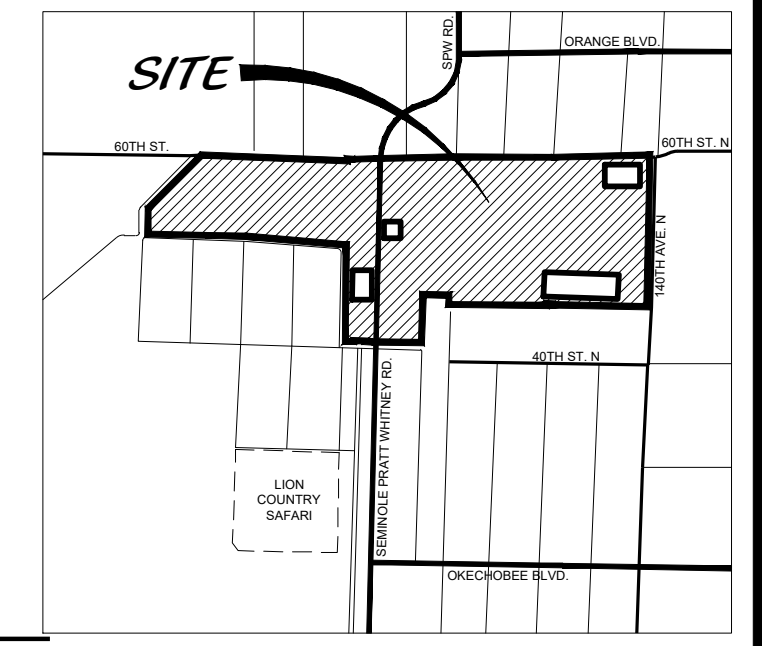
LEGEND

- ADA AMERICANS WITH DISABILITIES
- LB LANDSCAPE BUFFER
- DE DRAINAGE EASEMENT
- R RADIUS
- OH OVER HANG
- SB SETBACK
- SW SIDEWALK
- TYP TYPICAL
- LSEV LOW SPEED ELECTRIC VEHICLE
- ELEC TRANS ELECTRONIC TRANSFORMER
- ADA SIGN ADA SIGN
- STOP SIGN STOP SIGN
- DO NOT ENTER DO NOT ENTER

KEY MAP



LOCATION MAP



SITE DATA

NAME OF APPLICATION	WESTLAKE - POD H - NXT GEN ADRENALINE WORLD
APPLICATION NUMBER	SFP 2021-09
PROJECT NUMBER	CH 13-0518.60.03
LAST RES APPROVAL DATE	10/20/2014
LAST CITY OF WL "MASTER PLAN" APPROVAL DATE	12.15.2020
RESOLUTION NUMBERS	TTDR-2014-1648, R-2014-1647, R-2014-1648, ORDINANCE 2014-630, MPA-2020-31, MPA-2021-01, MPA-2018-01, MPA-2018-02, MPA-2020-01, MPA-2020-04, MPA-2020-05, MPA-2020-06, MPA-2020-07, MPA-2020-08
FUTURE LAND USE DESIGNATION	MIXED USE
EXISTING ZONING DISTRICT	MIXED USE
SECTION/TOWNSHIP/RANGE	40
PROPERTY CONTROL NUMBER(S)	17-40-43-01-17-000-0000 17-40-43-01-17-000-0000
EXISTING USE	VACANT AGRICULTURE/UTILITY INDOOR & OUTDOOR RECREATION
APPROVED USE	Mixed 2
PROPOSED USE	INDOOR & OUTDOOR RECREATION
BUILDING HEIGHT	ALLOWABLE 120' MAX PROPOSED 61.5'
SITE DATA	
TOTAL SITE AREA	SF AC %
TOTAL GROUND FLOOR BUILDING AREA	61,954 1,420 100%
INDOOR RECREATION USE (ENTITLEMENT)	61,954 1,420 100%
OUTDOOR RECREATION USE (ENTITLEMENT)	61,954 1,420 100%

BUILDING DATA

BUILDING TYPE	ADRENALINE WORLD BUILDING	12%	75,160.47 SF
MATERIALS	CAFE FOOD SERVICE COVERED	3,535	
MAINTENANCE SHED	MAINTENANCE SHED	564	
VIEWING TERRACE	VIEWING TERRACE	3,480	
CHANGING AND RESTROOMS	CHANGING AND RESTROOMS	1,180	
COVERED ENTRY PAVILION	COVERED ENTRY PAVILION	1,180	
PIT LANE SHADE COVER	PIT LANE SHADE COVER	187	
ZIP LINE & MONORAIL PLATFORMS	ZIP LINE & MONORAIL PLATFORMS	1,273	
TOTAL BUILDING AREA	ADRENALINE WORLD BUILDING	92,773	
MAINTENANCE SHED	MAINTENANCE SHED	564	
CHANGING AND RESTROOMS	CHANGING AND RESTROOMS	576	
TOTAL BUILDING AREA		93,913	

PARKING DATA

ADRENALINE WORLD - INDOOR RECREATION (1,650 SF)	REO	PROV
ADRENALINE WORLD - OUTDOOR RECREATION (8 PER AC)	85	97
TOTAL	162	207

ELECTRIC VEHICLE CHARGING POSITIONS

LSEV PARKING SPACES (INCLUDED IN TOTAL)	8	15
ADA PARKING SPACES (LOADING (2' X 3'))	3	3

AREA CALCULATIONS

IMPERVIOUS	SF	AC	%
ADRENALINE WORLD BUILDING AREA	61,954	1.42	8.8%
CAFE FOOD SERVICE COVERED	3,535	0.08	0.59%
OPEN OUTDOOR SEATING AREA	2,946	0.07	0.47%
MAINTENANCE SHED	564	0.01	0.09%
CHANGING AND RESTROOMS	576	0.01	0.09%
VIEWING TERRACE	3,480	0.08	0.59%
COVERED ENTRY PAVILION	1,180	0.03	0.19%
ZIP LINE & MONORAIL PLATFORMS	1,273	0.03	0.20%
GO-KART AREAS, OUTDOOR PLAY AREAS	132,070	3.03	21.90%
COVERED ENTRY PAVILION	117,003	2.68	18.8%
SIDEWALKS & PLAZAS	60,944	1.40	9.69%
SUB TOTAL	396,424		
PERVIOUS			
ARTIFICIAL TURF	100,419	2.31	15.97%
GREEN SPACE / PERVIOUS	142,895	3.28	22.79%
SUB TOTAL	243,366		
TOTAL	628,779	14.43	100.00%

SITE AMENITIES

BENCHES	REO	PROV
BIKE RACK (5 PER SPACES BUILDING)	16	30
BIKE RACK (20' OF REQUIRED PARKING)	10	30

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)	Minimum Lot Coverage (%)	Minimum Percentage of Parcel
Commercial Uses	20	10	10	20	20	45%	25%

LEGAL 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; THENCE S.01°42'45"W., A DISTANCE OF 43.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.01°42'45"W., A DISTANCE OF 247.07 FEET; THENCE N.88°17'15"E., A DISTANCE OF 1080.37 FEET TO A POINT ON THE EAST LINE OF THE M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749; AND THE WEST BOUNDARY LINE OF WESTLAKE - POD H PLAT, BOTH OF SAID PUBLIC RECORDS; THENCE N.00°29'31"E., ALONG SAID EAST LINE OF THE M-2 CANAL EASEMENT AND WEST BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 338.60 FEET; THENCE N.00°20'11"E., ALONG SAID EAST LINE OF THE M-2 CANAL EASEMENT AND WEST BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 755.66 FEET TO THE NORTHWEST CORNER OF SAID WESTLAKE - POD H PLAT; THENCE THE FOLLOWING SIX (6) COURSES BEING ALONG THE NORTHERLY LINE OF SAID PLAT: (1) N.89°42'52"E., A DISTANCE OF 2.34 FEET; (2) THENCE S.02°30'52"E., A DISTANCE OF 38.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 515.00 FEET; (3) THENCE S.02°30'52"E., ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°37'22"; A DISTANCE OF 769.62 FEET TO A POINT OF TANGENCY; (4) THENCE S.88°17'15"E., A DISTANCE OF 36.60 FEET; (5) THENCE S.75°52'48"E., A DISTANCE OF 51.21 FEET; (6) THENCE S.88°17'15"E., A DISTANCE OF 338.65 FEET; THENCE S.01°42'45"W., A DISTANCE OF 254.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 67.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 105.24 FEET TO A POINT OF TANGENCY; THENCE S.88°17'15"E., A DISTANCE OF 94.38 FEET TO THE POINT OF BEGINNING.

CONTAINING: 628,779 SQUARE FEET OR 14.435 ACRES, MORE OR LESS.

LEGEND

- PAVEMENT
- GRAVEL
- CONCRETE
- ARTIFICIAL TURF
- MULCH

SETBACK CHART

Building Set Backs	Building Set Backs			
	North	East	South	West
Adrenaline World	138.6'	542'	123.8'	30'
Maintenance Shed	540.6'	252.7'	10.5'	796'

PROJECT TEAM

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

DEVELOPER:
GEIS COMPANIES
28100 BONITA GRANDE DR. STE 103
BONITA SPRINGS, FL 34135
330-528-3500

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

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

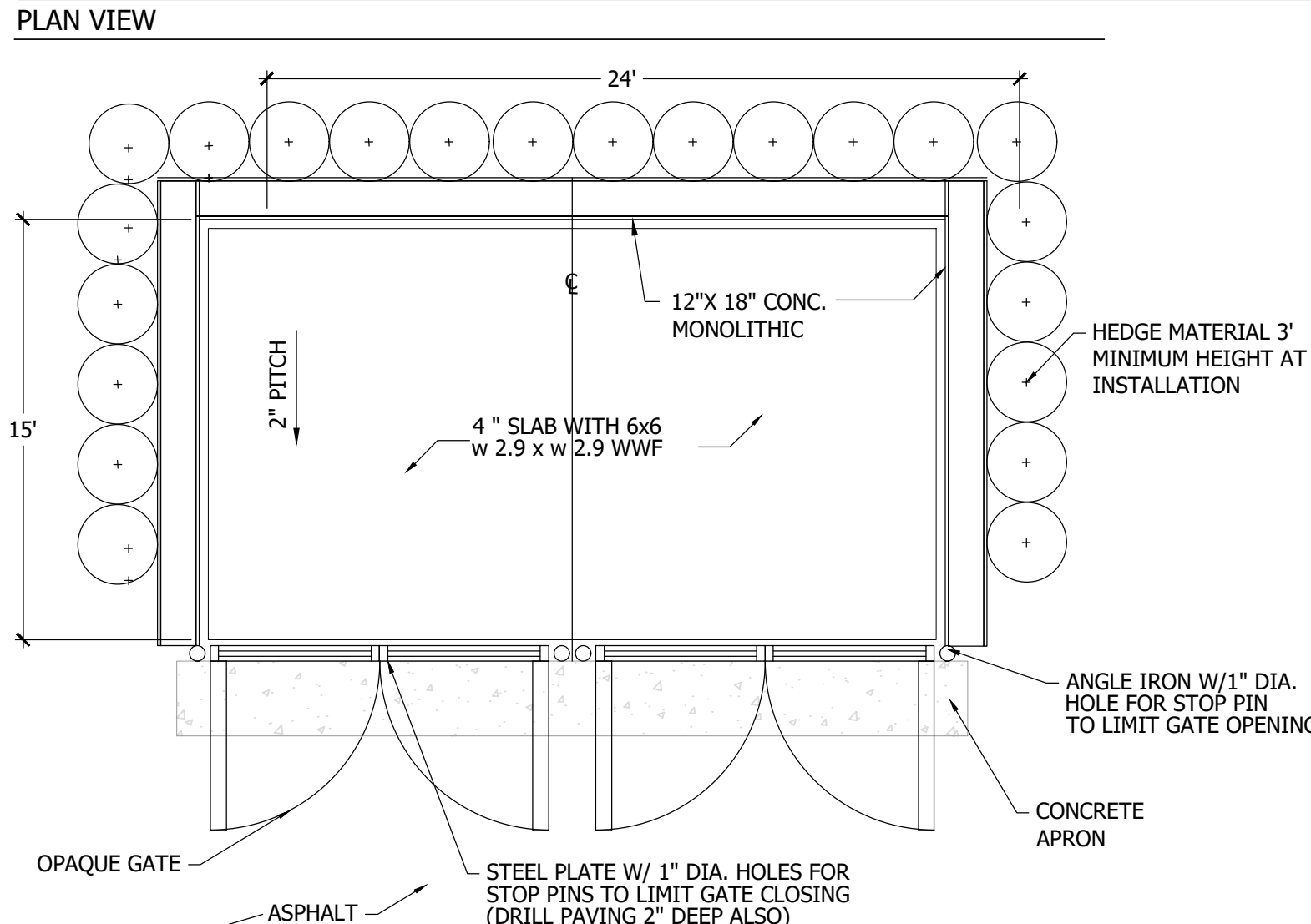
SURVEYOR:
GEOPPOINT SURVEYING, INC
4152 WEST BLUE HERON BLVD,
SUITE 105
RIVIERA BEACH, FLORIDA 33404
PHONE: 561-444-2720

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

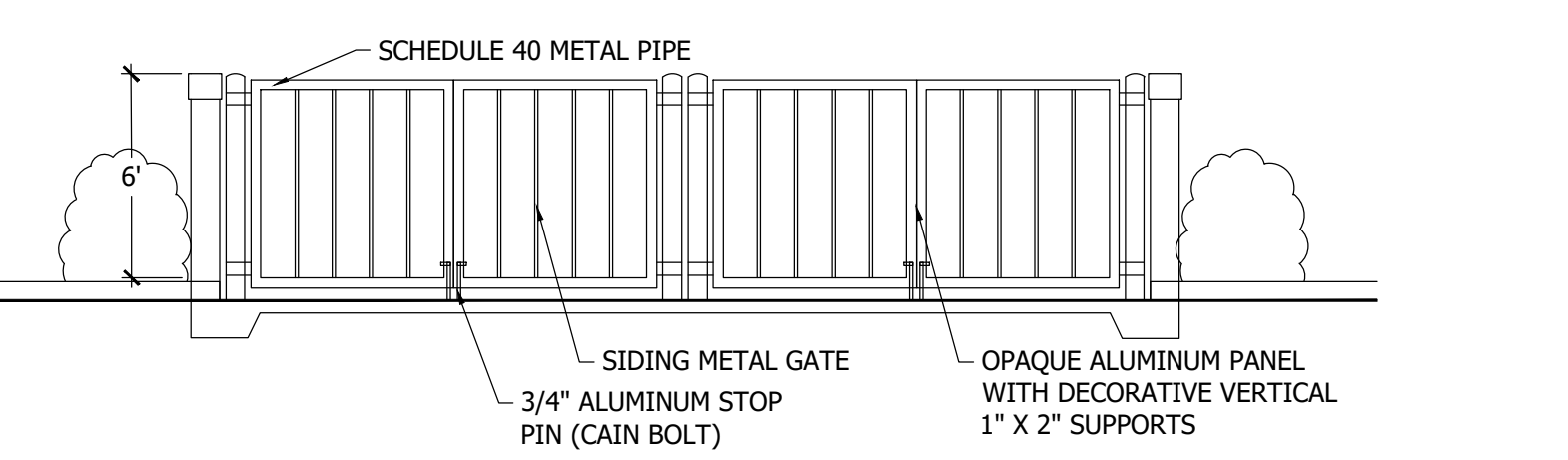
DISTRICT - ENGINEER:
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
PHONE: 561-392-1991

Site Plan

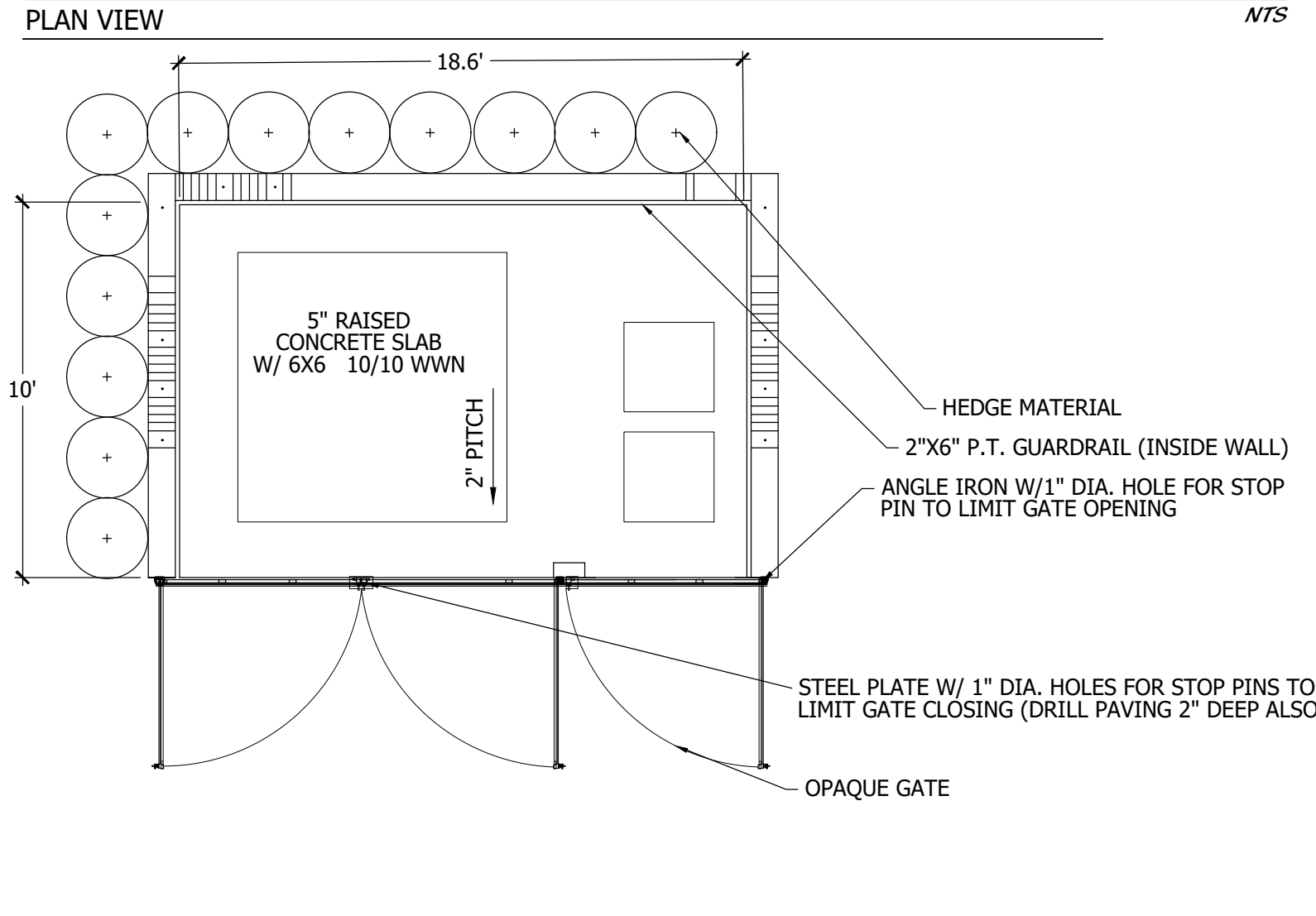
DUMPSTER DETAIL



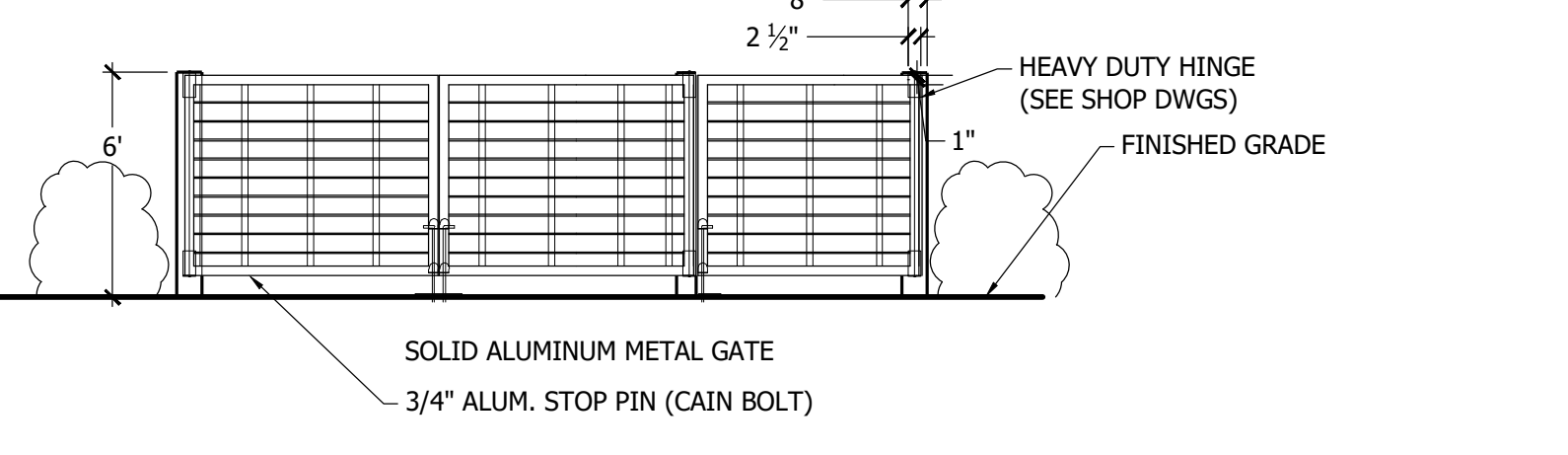
ELEVATION VIEW
NOTE: DUMPSTER MUST BE SCREENED PER SECTION 4.14(A) OF THE CITY OF WESTLAKE LANDSCAPE CODE



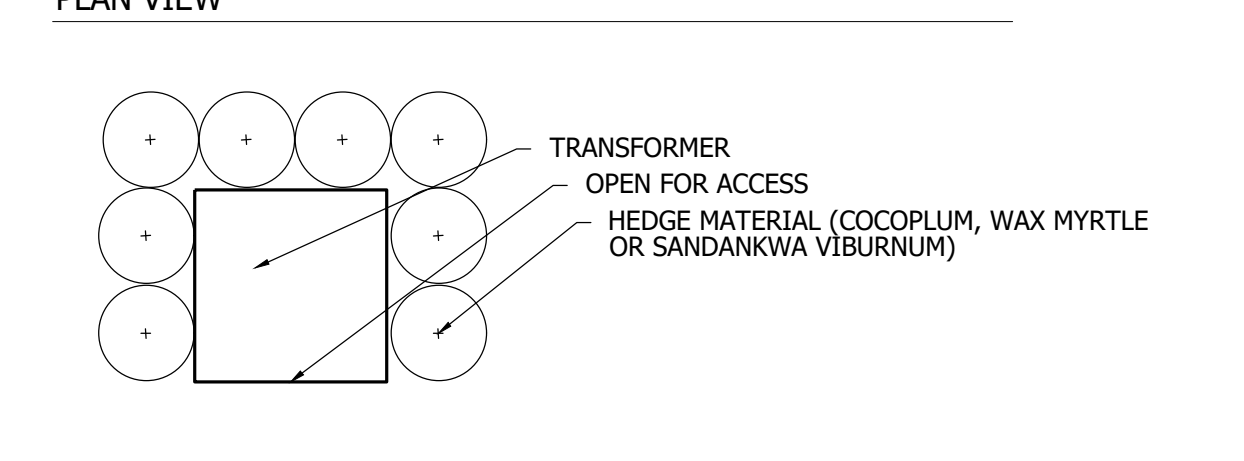
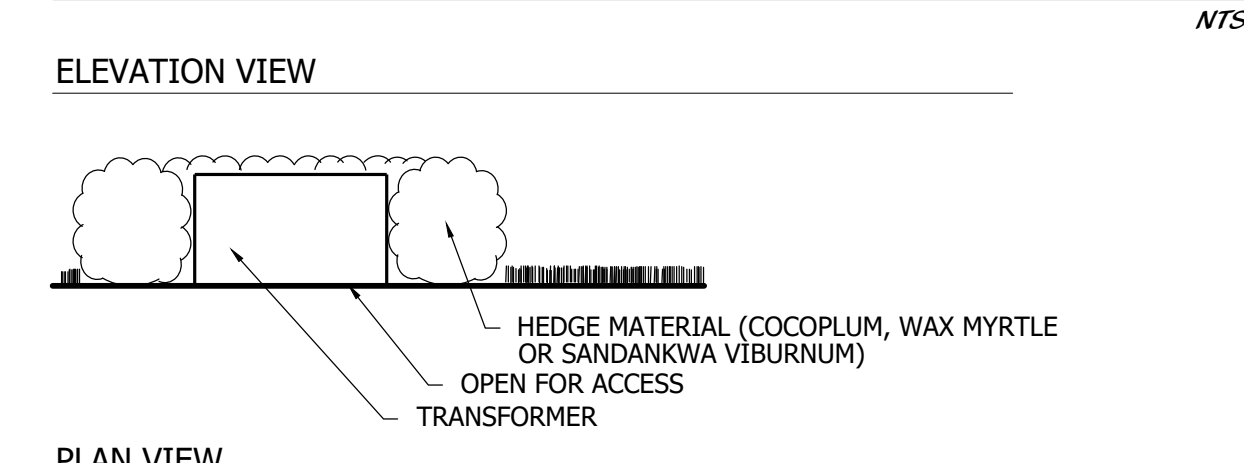
DUMPSTER DETAIL



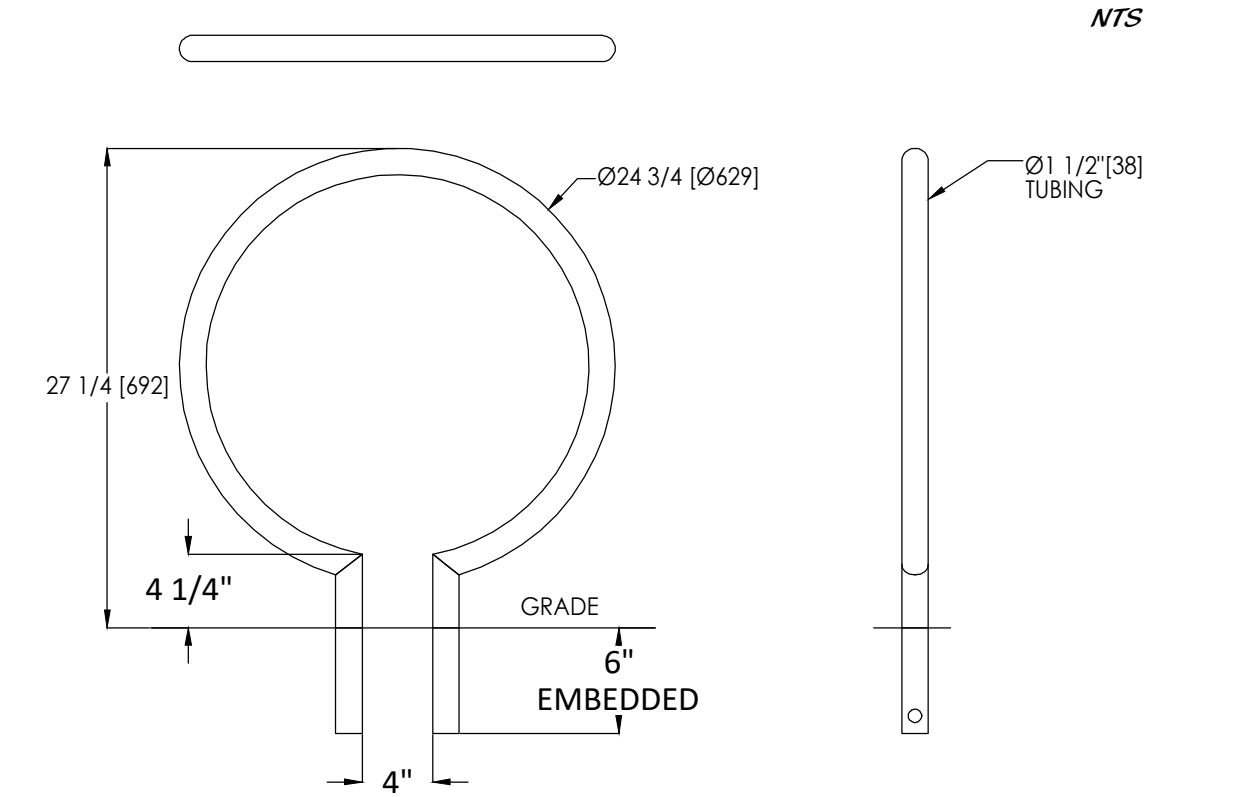
ELEVATION VIEW



TRANSFORMER DETAIL

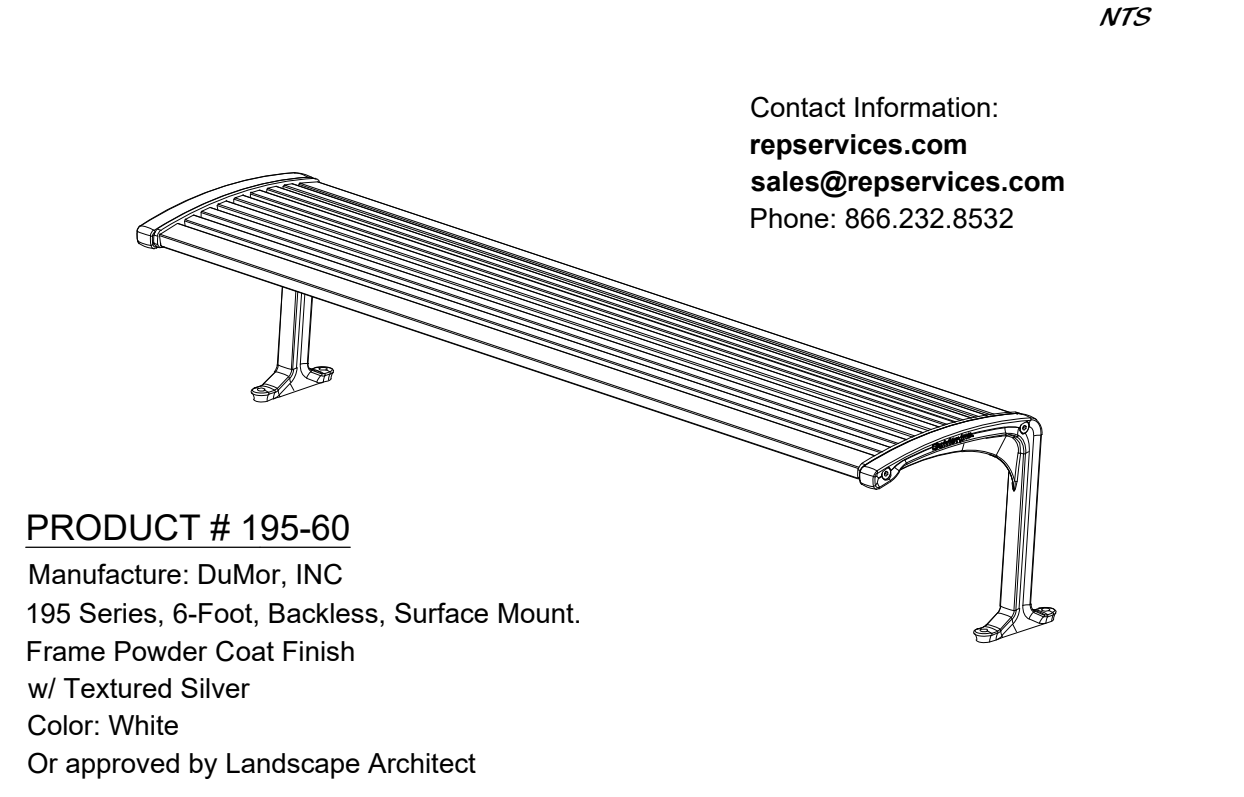


BIKE RACK DETAIL



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

BENCH DETAIL



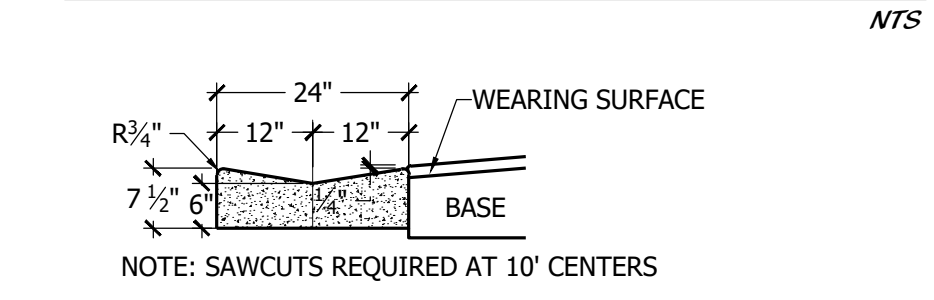
PRODUCT # 195-60
Manufacture: DuMor, INC
195 Series, 6-Foot, Backless, Surface Mount.
Frame Powder Coat Finish
w/ Textured Silver
Color: White
Or approved by Landscape Architect
INSTALL PER MANUFACTURERS RECOMMENDATIONS

COMPACTOR



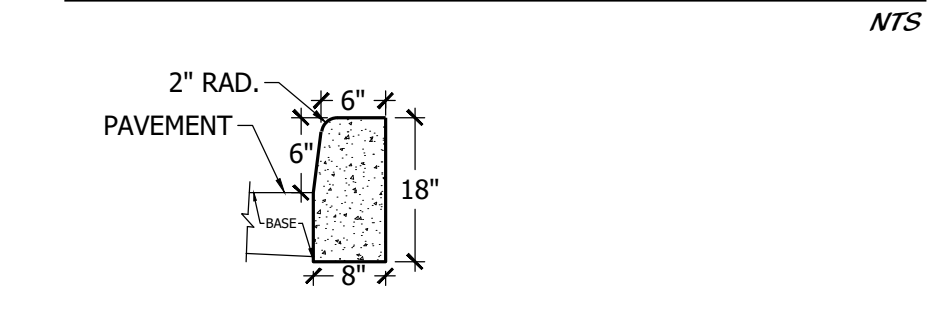
PRODUCT # RJ250SC
Manufacture: Marathon
RJ250sc series, 20cu yds,
17.3' wide & 7.5-Foot height,
Ground level cart dumpster
Or approved by Landscape Architect
INSTALL PER MANUFACTURERS RECOMMENDATIONS

VALLEY CURB DETAIL

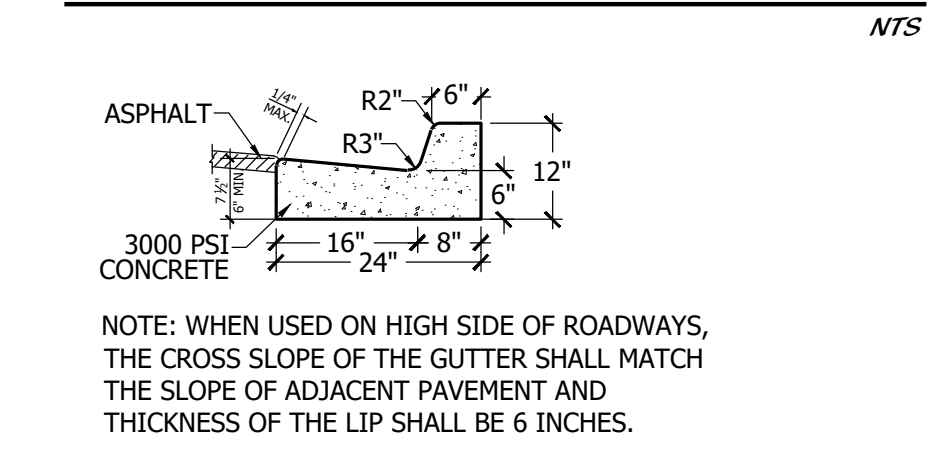


NOTE: SAWCUTS REQUIRED AT 10' CENTERS

D CURB DETAIL

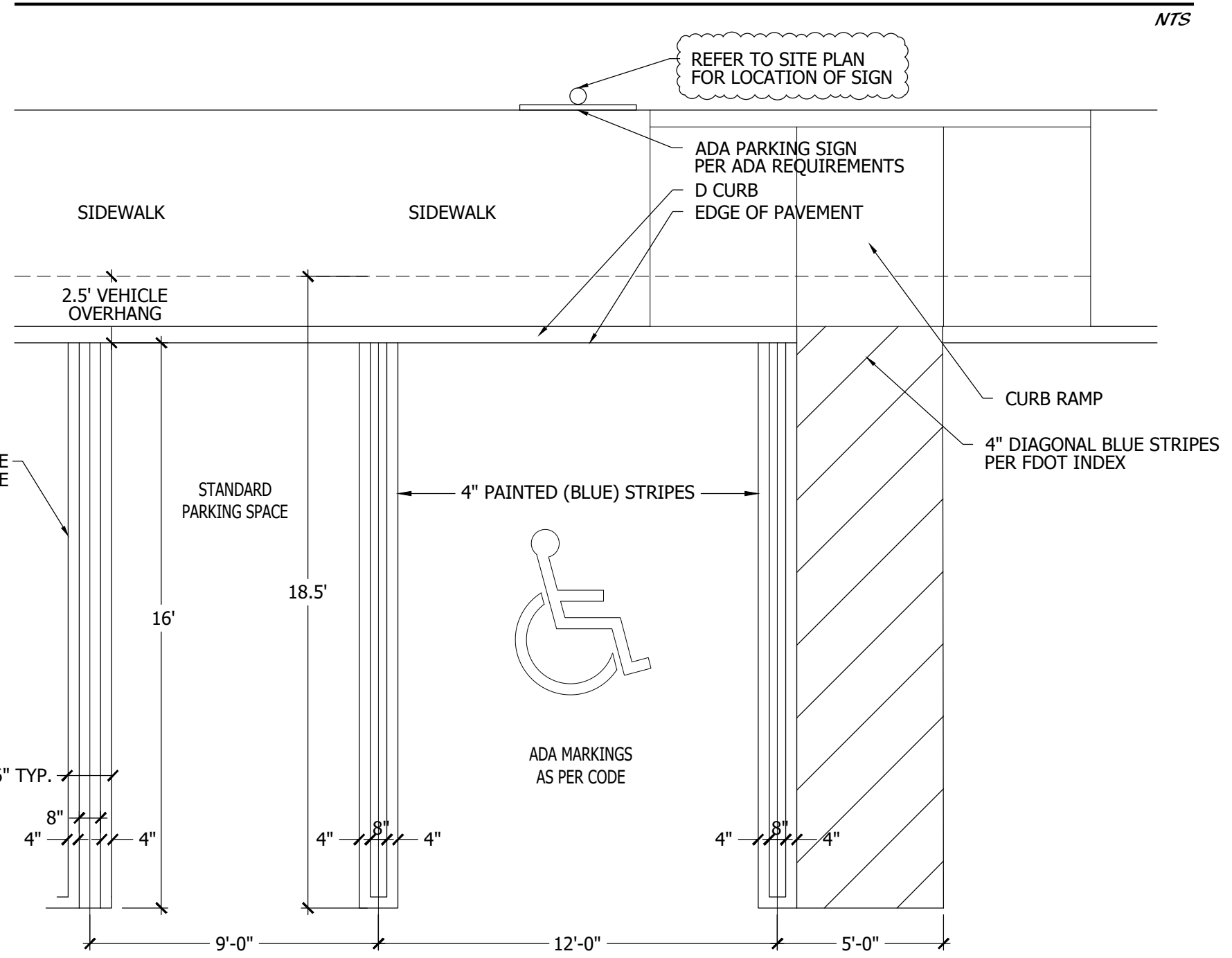


F CURB DETAIL



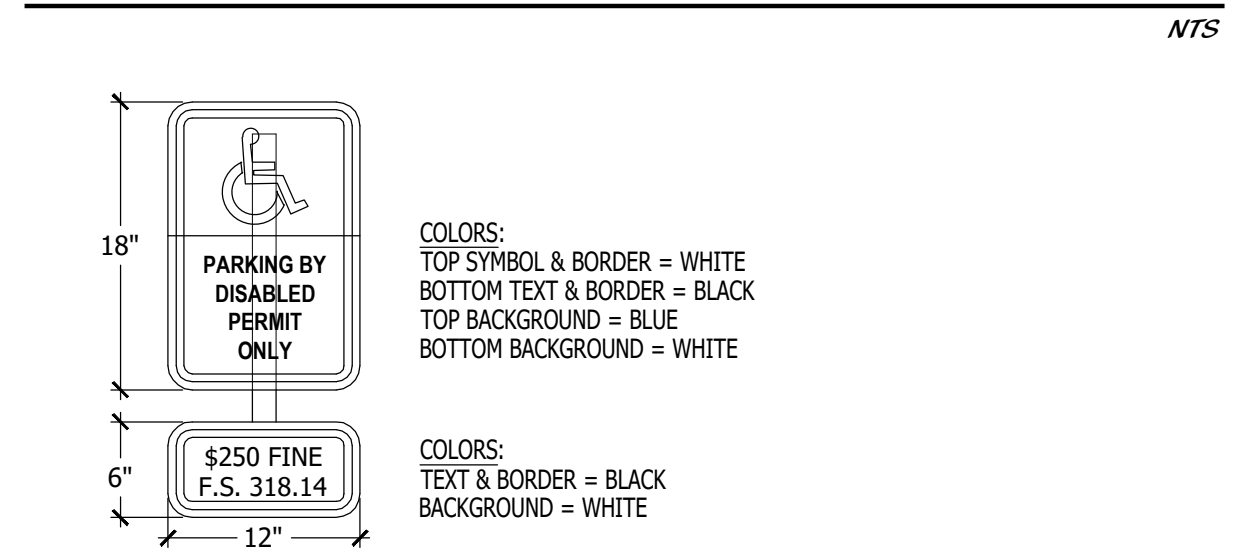
NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

STANDARD AND ADA PARKING DETAIL

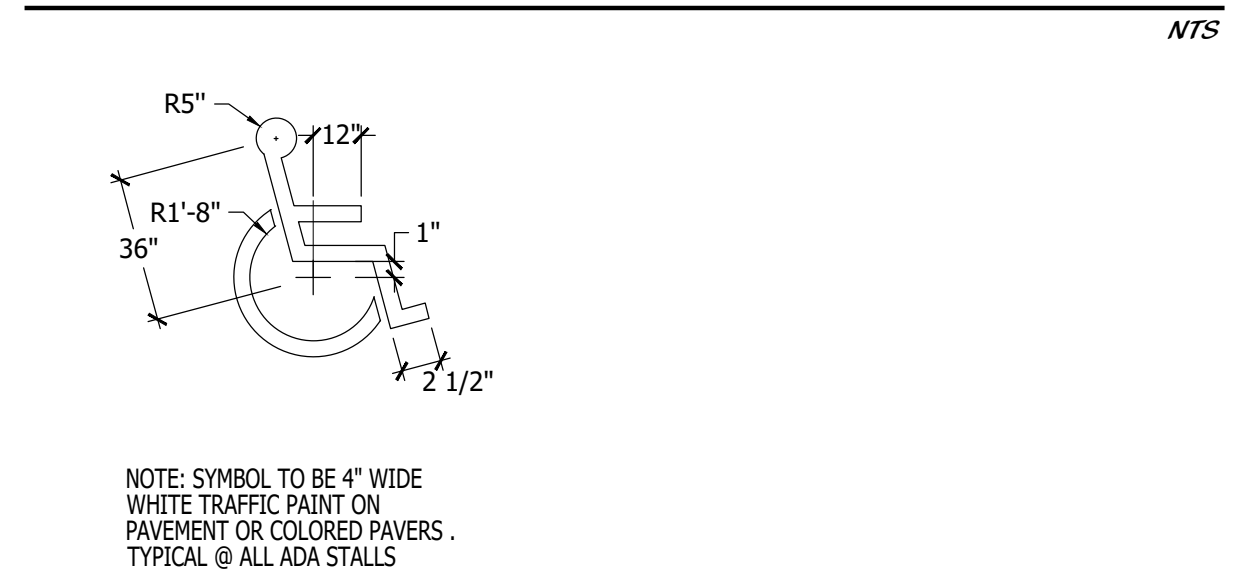


NOTE: APPLICANT IS USING A FULL 18.5' STALL DEPTH PLUS A 2.5' VEHICLE OVERHANG AREA TO ACCOMMODATE LARGE VEHICLES THAT WILL LIKELY FREQUENT THE STORAGE FACILITY

ADA SIGN DETAIL

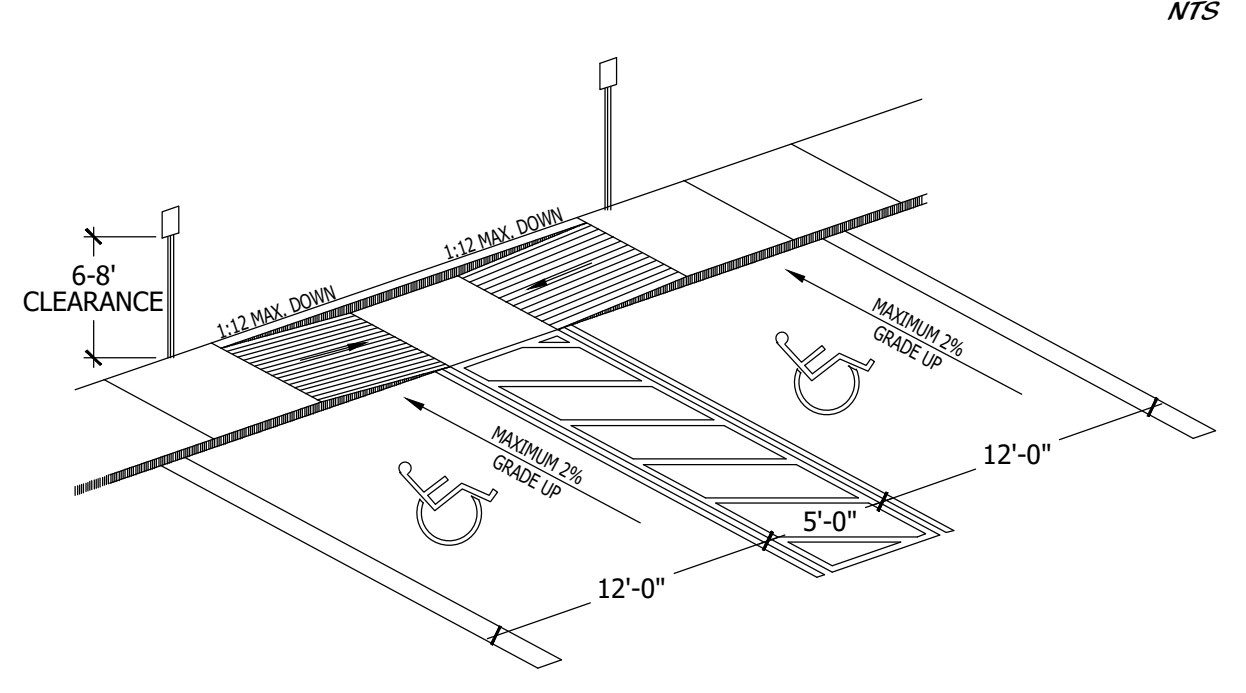


ADA SYMBOL DETAIL



NOTE: SYMBOL TO BE 4\"/>

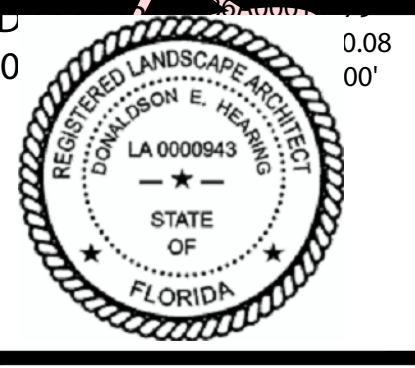
ADA RAMP DETAIL



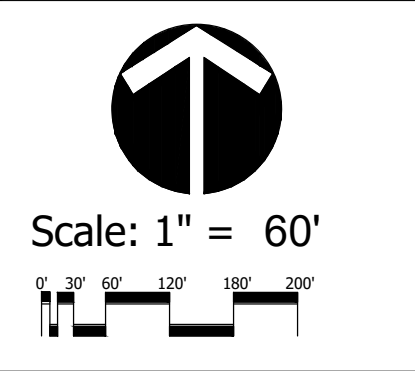
NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

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

Donaldson E. Hearing: A01
Digitally signed by Donaldson E. Hearing: A01
0980000001 0000015D8A13



DESIGNED	DEH
DRAWN	RNK
APPROVED	DEH
JOB NUMBER	13-0518.60
DATE	07-29-21
REVISIONS	08-17-21 10-08-21



October 08, 2021 8:14:59 a.m.
Drawing: 13-0518.60.03 SP.DWG

Site Details