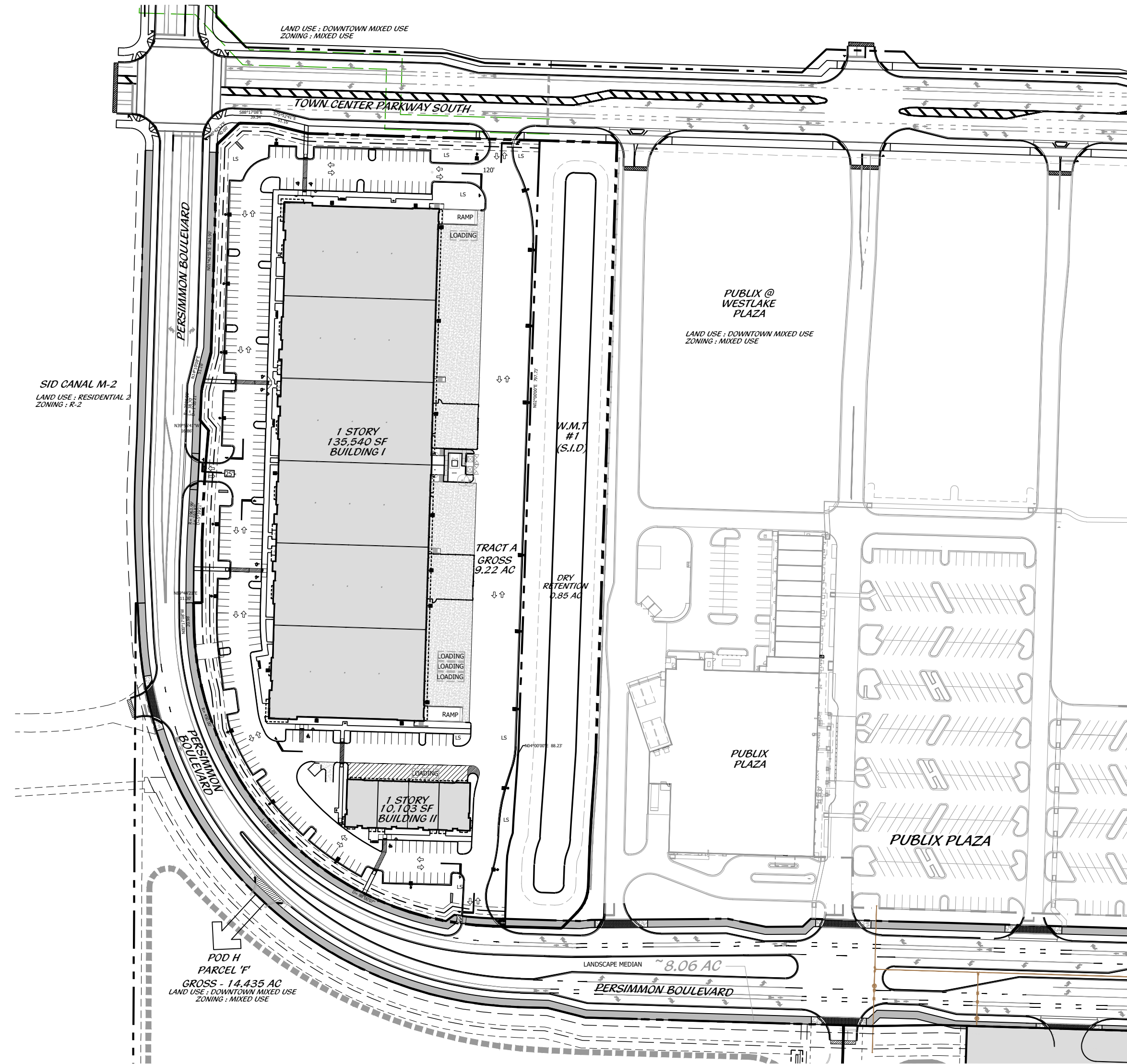


# JAMES BUSINESS PARK



## 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)

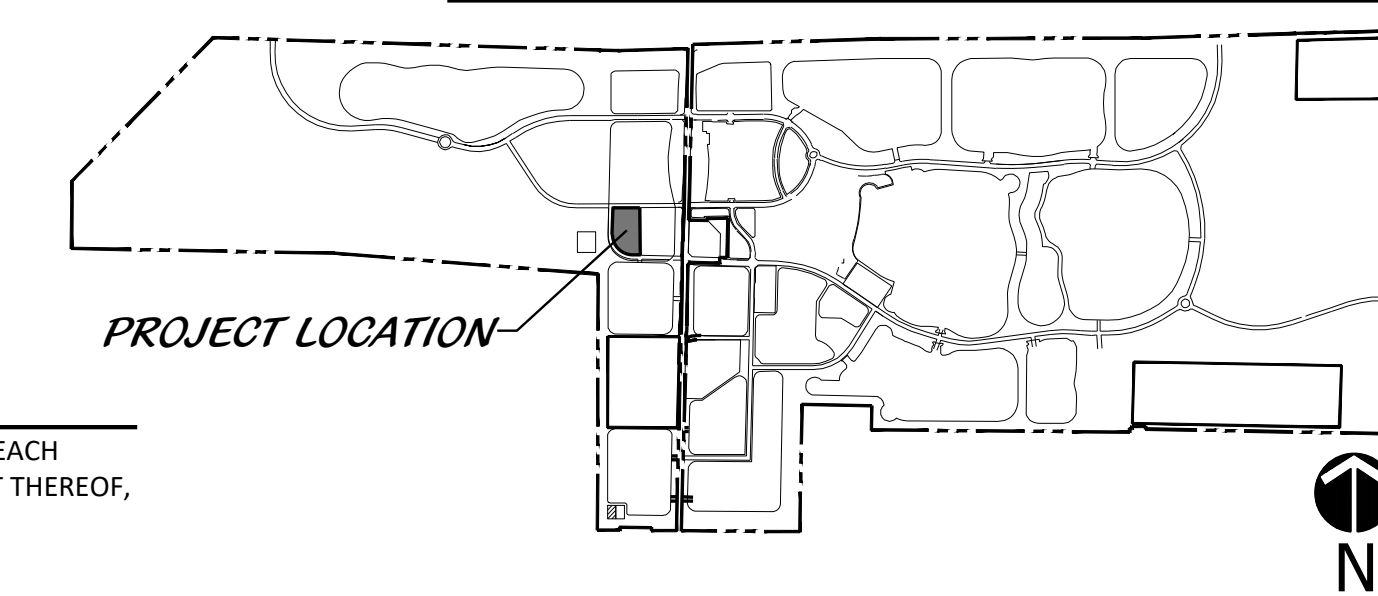
## SHEET INDEX

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

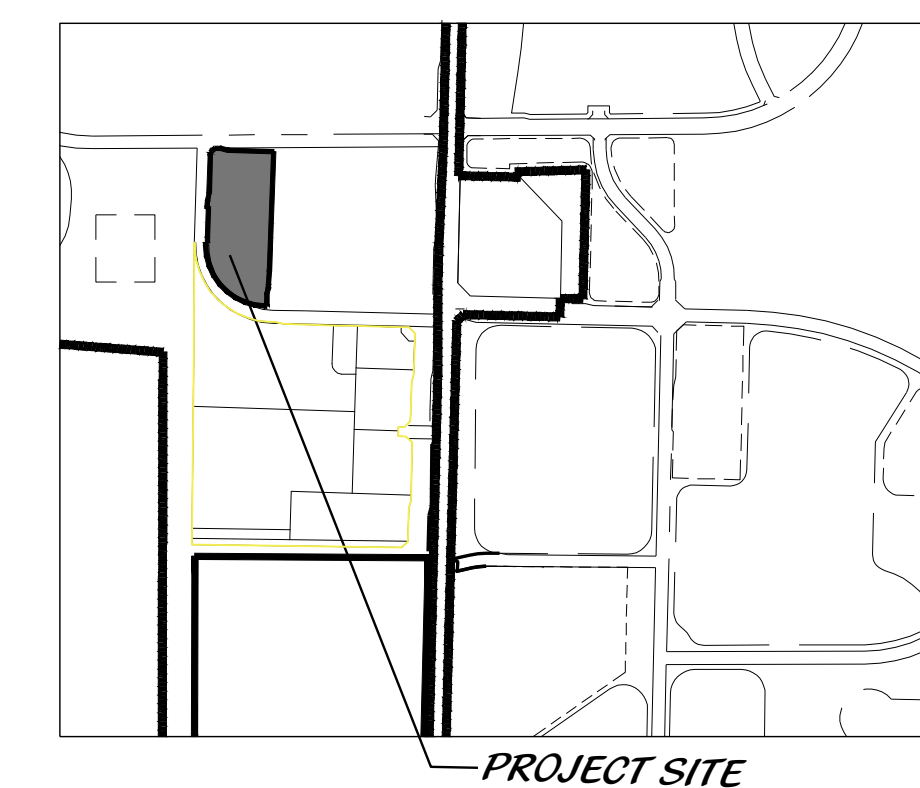
## PROJECT TEAM

<b>PROPERTY OWNER</b> JAMILYN SUPPLY, INC. 6051 SOUTHERN BLVD, WEST PALM BEACH, FLORIDA 33413 PHONE: 561-281-2671	<b>SURVEYOR</b> GEOPOINT 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 TROTTMAN CONSULTING, INC. 2065 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: 561-478-7648	<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: 561-382-1991	<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



**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*  
POD G WEST  
PALM BEACH COUNTY, FL

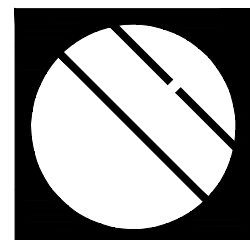
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JOB NUMBER	13-0518.98.01
DATE	04-29-22
REVISIONS	05-18-22
	06-07-22

Scale: 1" = 60'  
0' 30' 60' 120'

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*Cover Page*





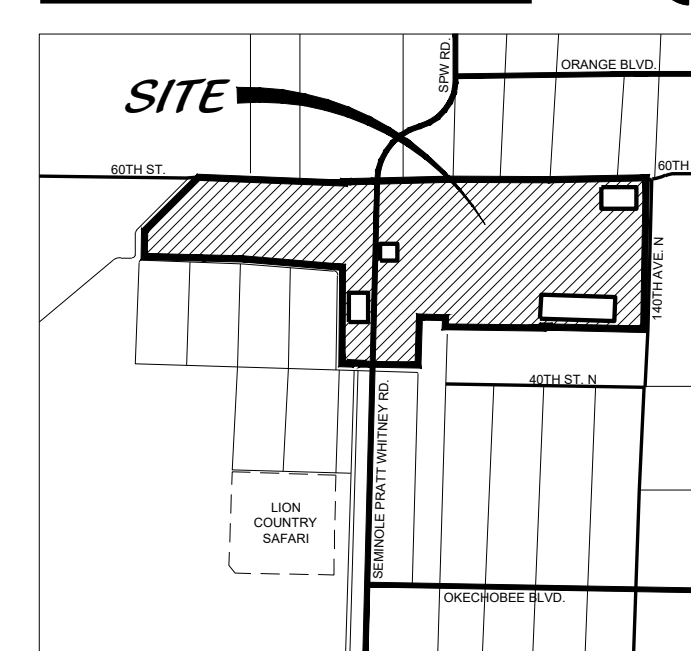
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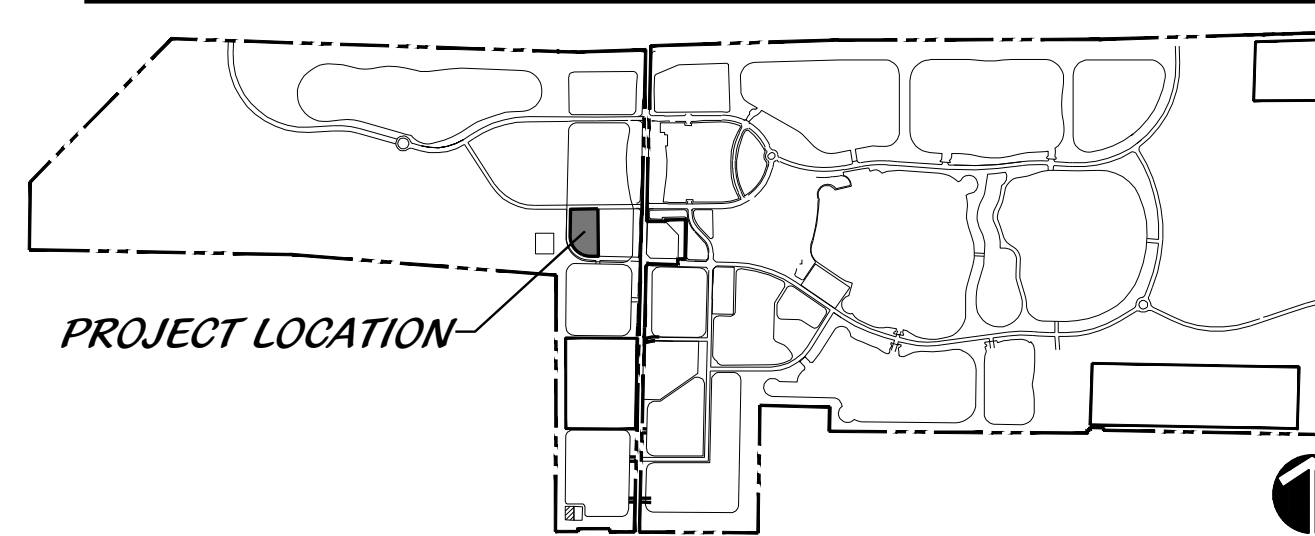
# James Business Park

POD G WEST  
PALM BEACH COUNTY, FL

## LOCATION MAP



## KEY 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 ANCLARY OFFICE (NOTE 3)

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

BUILDING DATA		
TOTAL GROSS FLOOR AREA	SQ.FT.	AC.
NORTH BUILDING	135,540	3.11
SOUTH BUILDING	10,103	0.23
<b>BUILDING LOT COVERAGE (NOTE 1)</b>	<b>147,743.86</b>	<b>3.39</b>

<b>BUILDING HEIGHT PROPOSED</b>	<b>1 STORY</b>	<b>48 FEET</b>
<b>MAXIMUM BUILDING HEIGHT PER CODE (NOTE 5)</b>		<b>70 FEET</b>

<b>MAXIMUM FAR PER CODE</b>	<b>3.00</b>
<b>PROPOSED FAR</b>	<b>0.29</b>

PERVIOUS AREA			
LANDSCAPE & OPEN SPACE AREAS	SQ.FT.	AC.	%
SUB TOTAL	62,908.19	1.44	12.38%

IMPERVIOUS AREA			
BUILDING FOOTPRINT (NOTE 2)	SQ.FT.	AC.	%
VEHICULAR USE AREAS & LOADING	177,879.65	4.08	35.00%
SIDEWALK & ENTRY STEPS	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			
SUB TOTAL TRACT B (SID ROW)	1,611.72	0.037	
WMT 1	104,674.68	2.403	
<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			
TOTAL PERVIOUS PROVIDED	100,469.75	2.31	25.00%
PERVIOUS PROVIDED PARCELA (SITE)	62,908.19	1.44	12.38%
PERVIOUS PROVIDED WMT 1	104,674.68	2.40	20.60%

PARKING			
WHOLESALE AND WAREHOUSING	SQUARE FT.	REQUIRED	PROVIDED
OFFICE (MAX 30%) (1/300 SF)	43,693	188	224
WAREHOUSE (MIN 70%) (1/2400 SF)	101,950	42	8
ADA SPACES (INCLUDED IN TOTAL)		7	8
<b>TOTAL LOADING (12' X 35')</b>		<b>4</b>	<b>40</b>

SITE AMENITIES			
BENCHES	REQUIRED	PROVIDED	
BIKE RACK (5% OF REQD. PARKING)	4	8 (NOTE: 4)	
LEVEL II EV CHARGING POSITIONS & EVEPCS (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 - ANCLARY 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 - EVEPCS 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 S W 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.

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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)	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 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 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.

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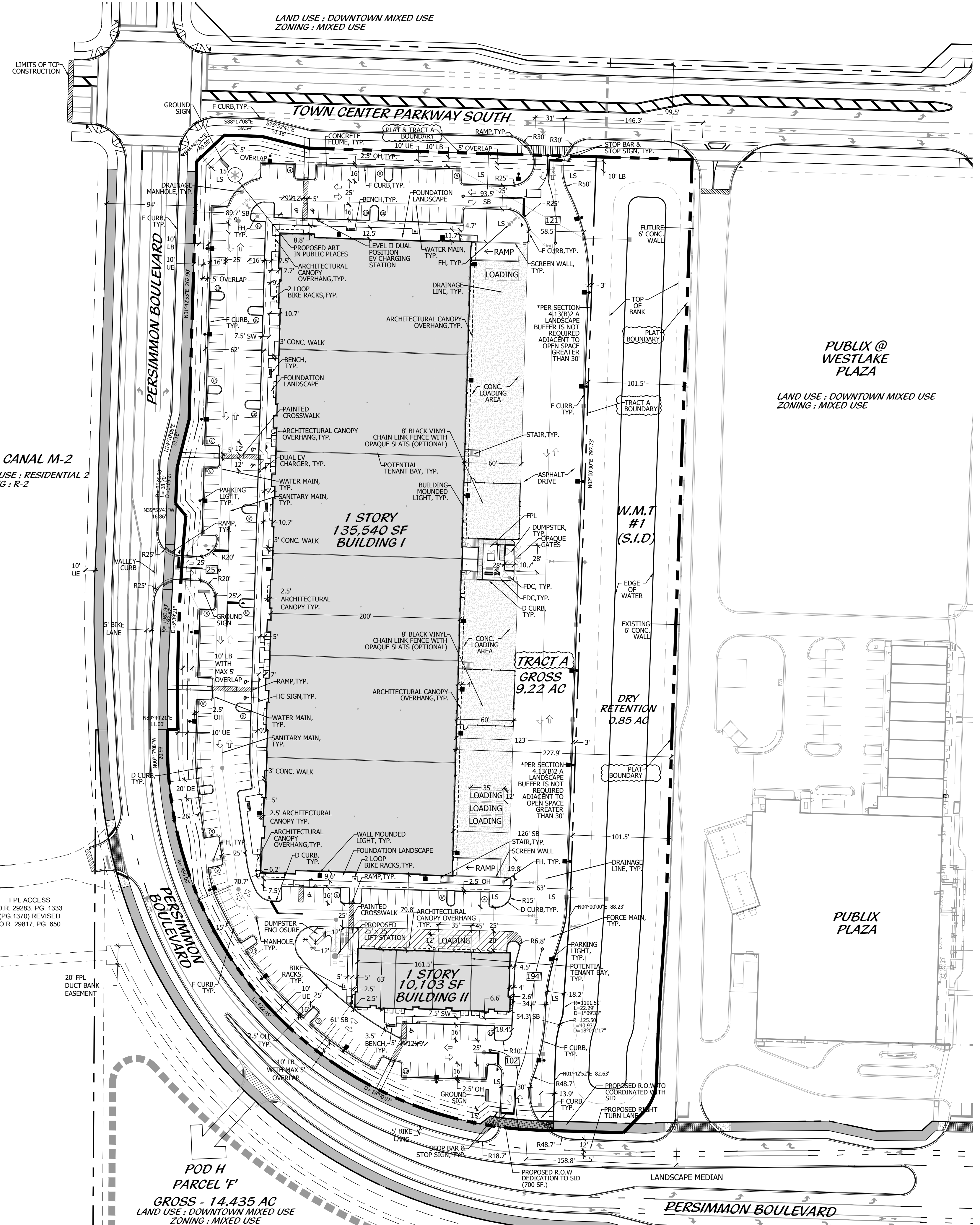
PROPERTY OWNER		SURVEYOR	
JAMLYN SUPPLY, INC	6081 SOUTHERN BLVD, WEST PALM BEACH, FLORIDA 33413	GEOPPOINT SURVEYING, INC	4182 WEST BLUE HERON BLVD, SUITE 105 RIVIERA BEACH, FLORIDA 33404
PHONE: 561-281-2871		PHONE: 561-444-2720	
FAX: 561-281-2871		FAX: 813-248-2268	
SITE PLANNER		TRAFFIC ENGINEER	
COTLEUR & HEARING	1934 COMMERCE LANE, SUITE 1 JUPITER, FLORIDA 33458	PINDER TROUTMAN CONSULTING, INC.	2005 VISTA PARKWAY, SUITE 111 WEST PALM BEACH, FLORIDA
PHONE: 561-747-6336		PHONE: 561-296-8688	
FAX: 561-747-1377		FAX: 561-684-6336	
CIVIL ENGINEER		ENVIRONMENTAL CONSULTANT	
SIMMONS & WHITE	2581 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FLORIDA 33407	EW CONSULTANTS, INC.	1000 SE MONTEREY COMMONS BLVD, SUITE 208 STUART, FLORIDA 34996
PHONE: 561-478-7648		PHONE: 772-267-8771	
MOBILE: 561-478-7648		MOBILE: 772-485-1700	
SEMINOLE IMPROVEMENT DISTRICT ENGINEER		DEVELOPER	
CAULFIELD & WHEELER	7900 CLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33454	PBLH, LLC	4400 WEST SAMPLE RD. SUITE 200 COCONUT CREEK, FLORIDA 33073
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PHONE: 561-392-1991		PHONE: 954-973-4490	
		FAX: 954-978-5330	

Scale: 1" = 60'



# SITE PLAN



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

PUBLIX @ WESTLAKE PLAZA  
LAND USE: DOWNTOWN MIXED USE  
ZONING: MIXED USE

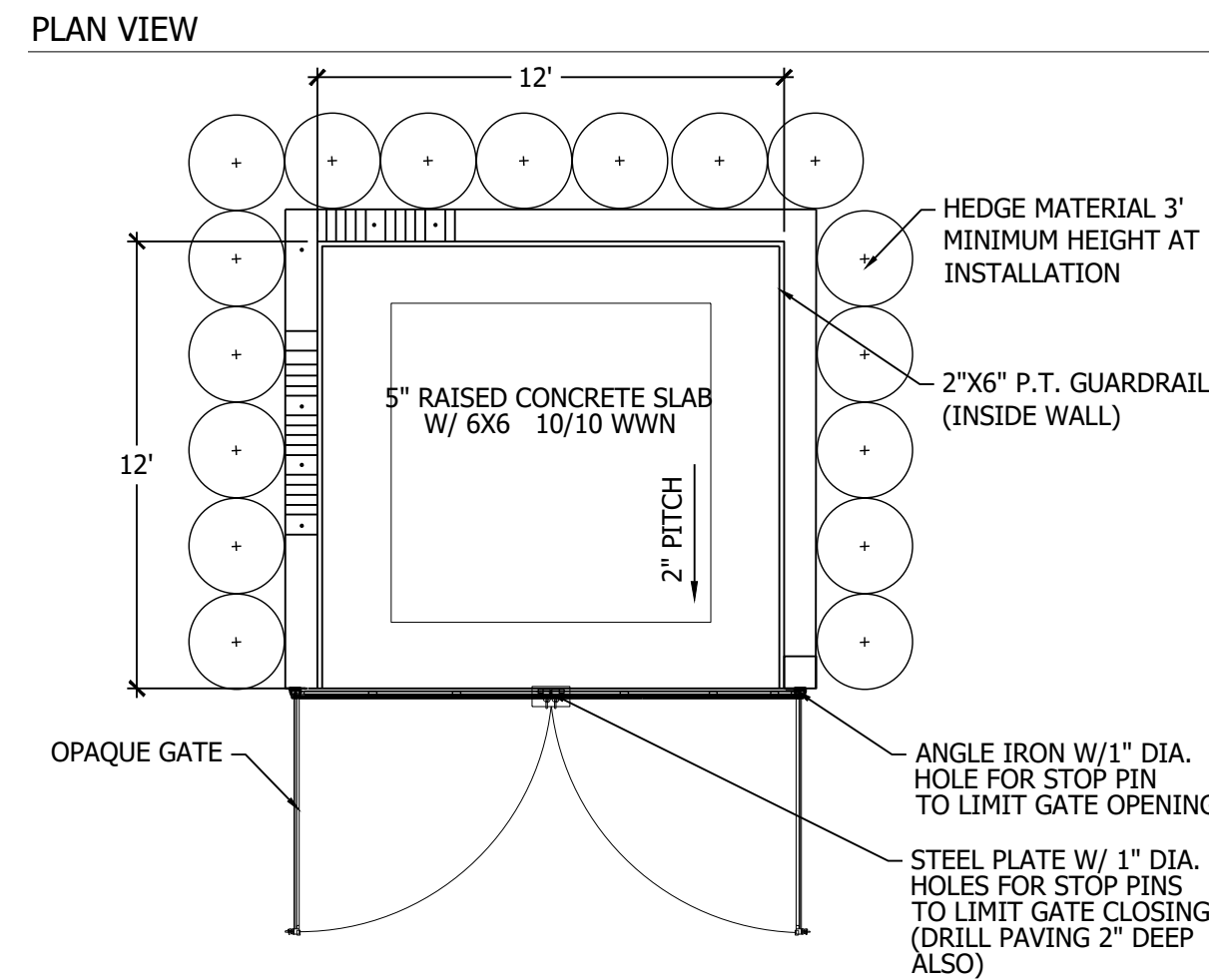
PUBLIX PLAZA

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

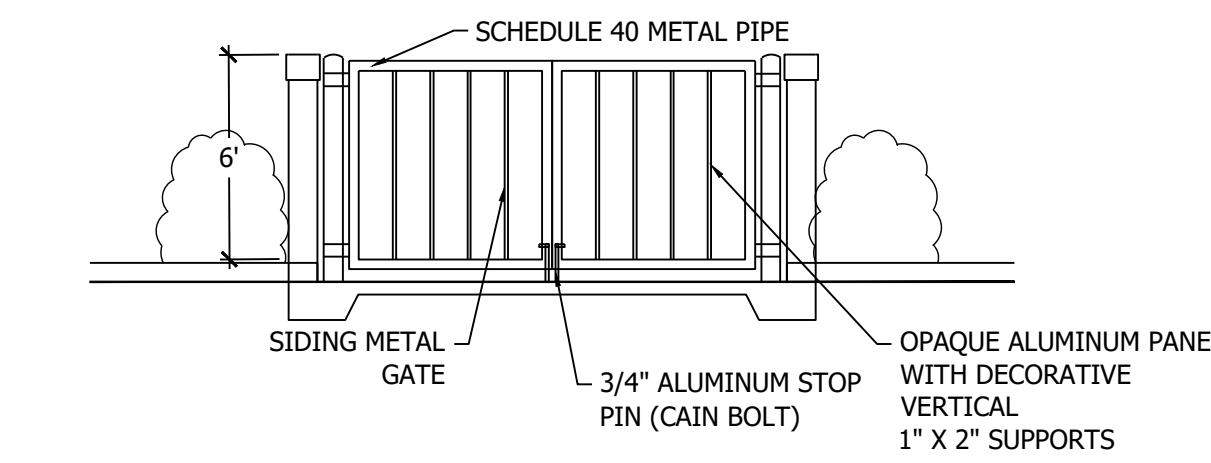


**DUMPSTER DETAIL**

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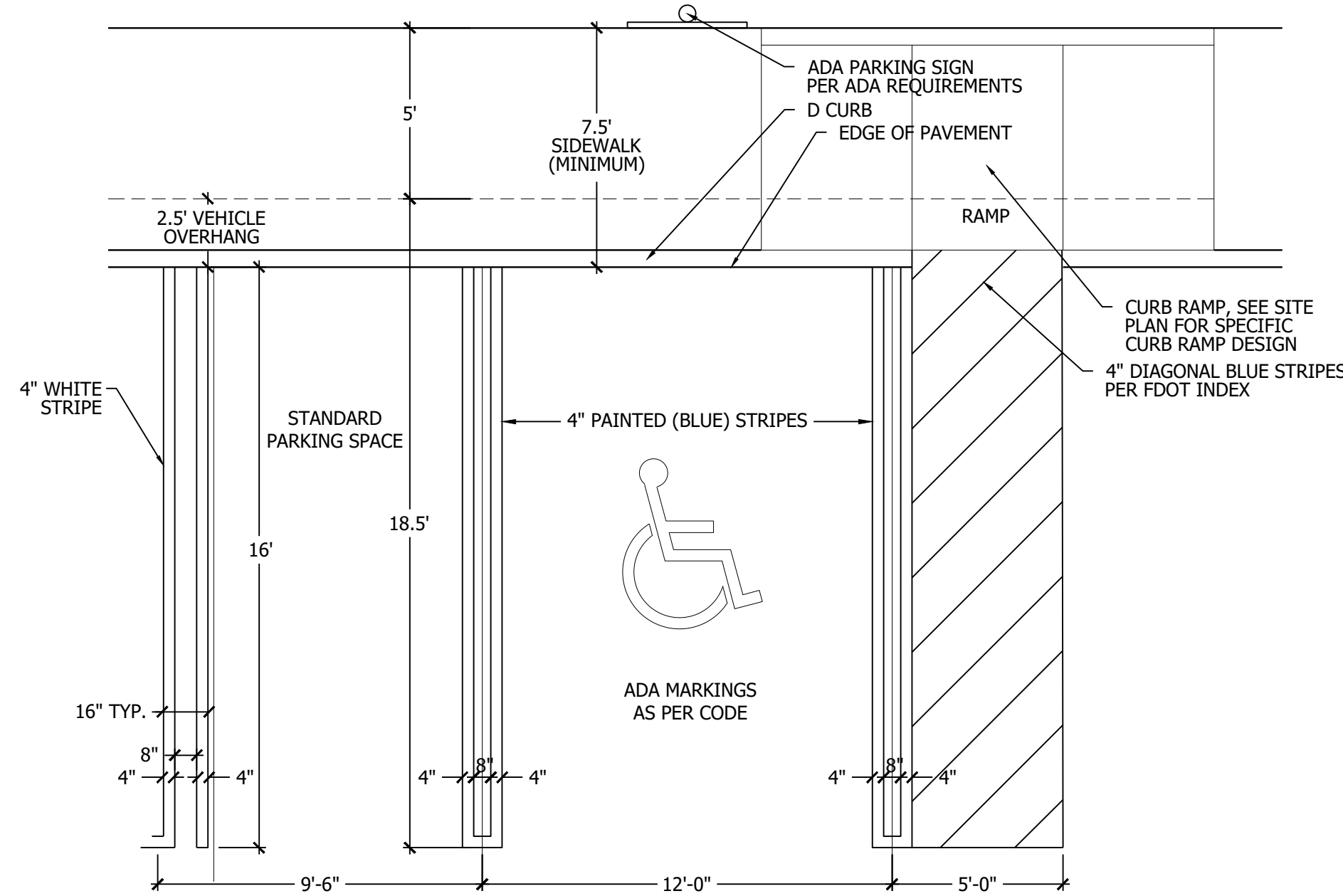


**ELEVATION VIEW**



**STANDARD AND ADA PARKING DETAIL**

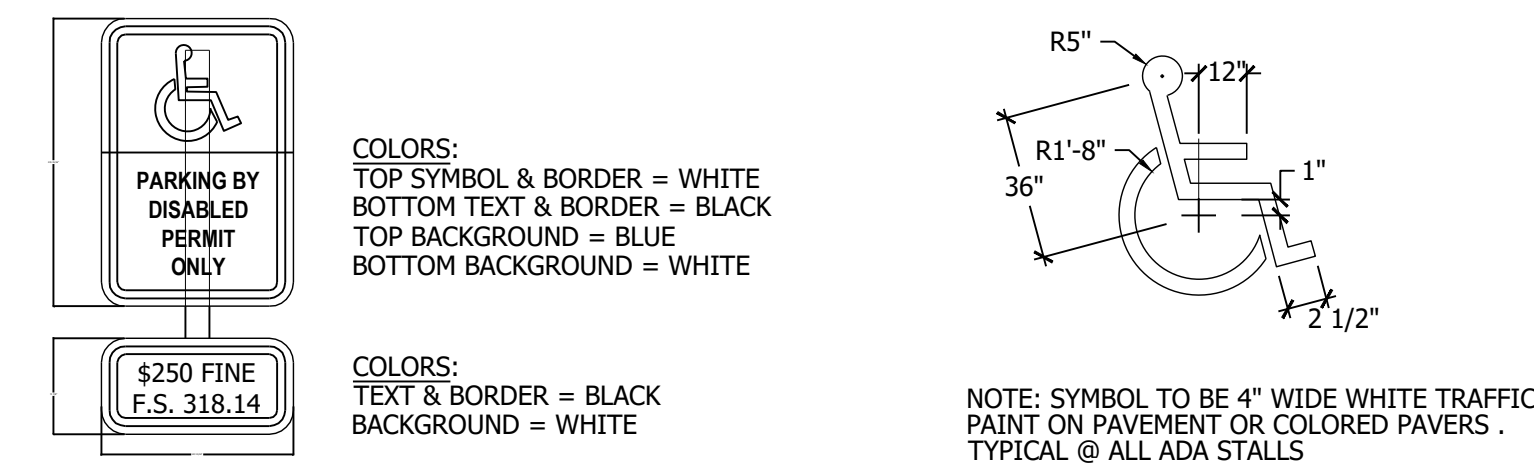
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NOTE: APPLICANT IS USING A FULL 18.5' STALL DEPTH PLUS A 2.5' VEHICLE OVERHANG AREA TO ACCOMMODATE LARGE VEHICLES THAT ELECTRICAL VEHICLE CHARGING PARKING SPACES SHALL BE DELINEATED AND SIGNED PER LDR ARTICLE 8.9 (1)(E)

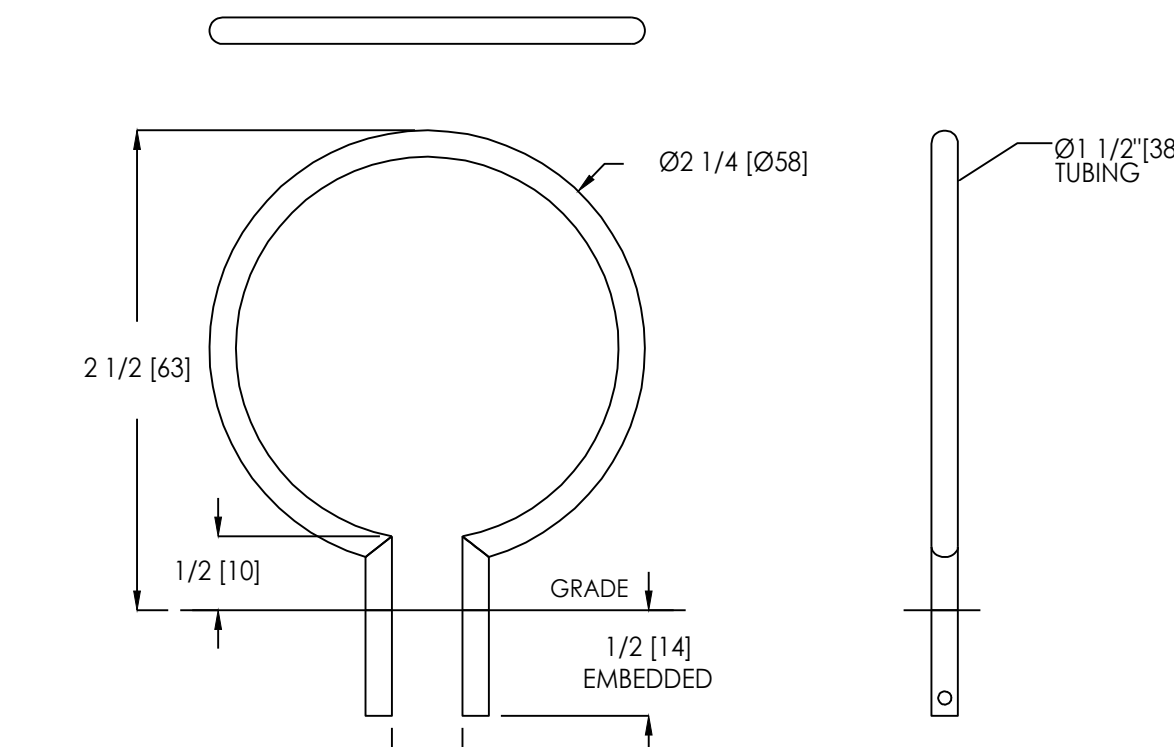
**ADA SIGN & SYMBOL DETAIL**

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**BIKE RACK DETAIL**

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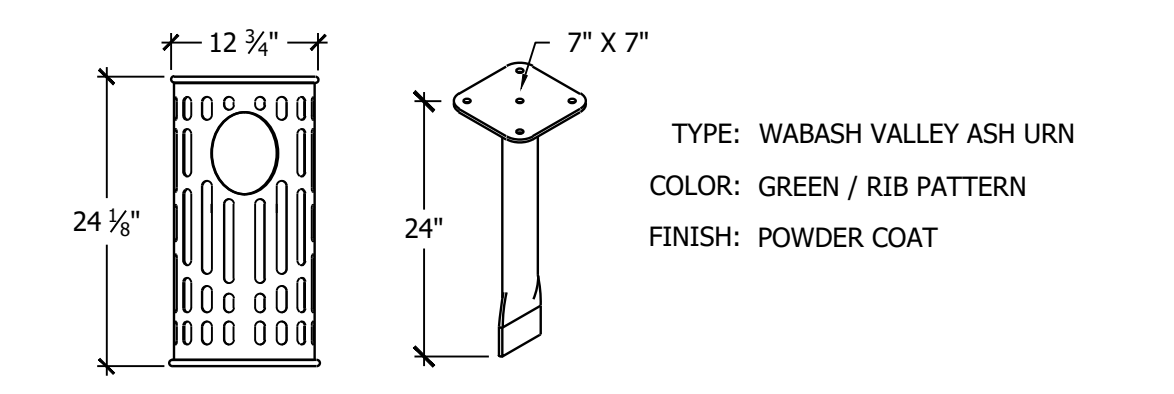


**RING BIKE RACK, EMBEDDED (OR EQUAL)**  
HOLDS 2 BIKES PER RING

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www.landscapeforms.com Ph: 800.521.2546

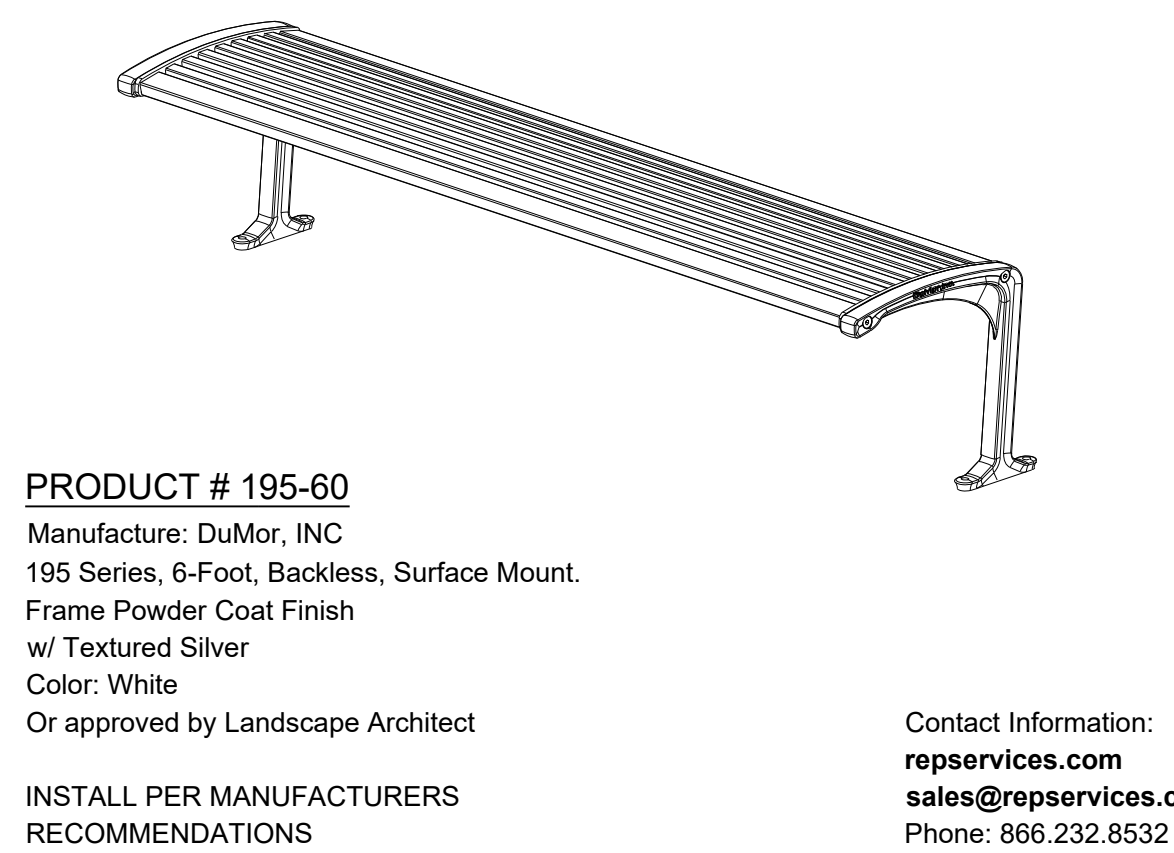
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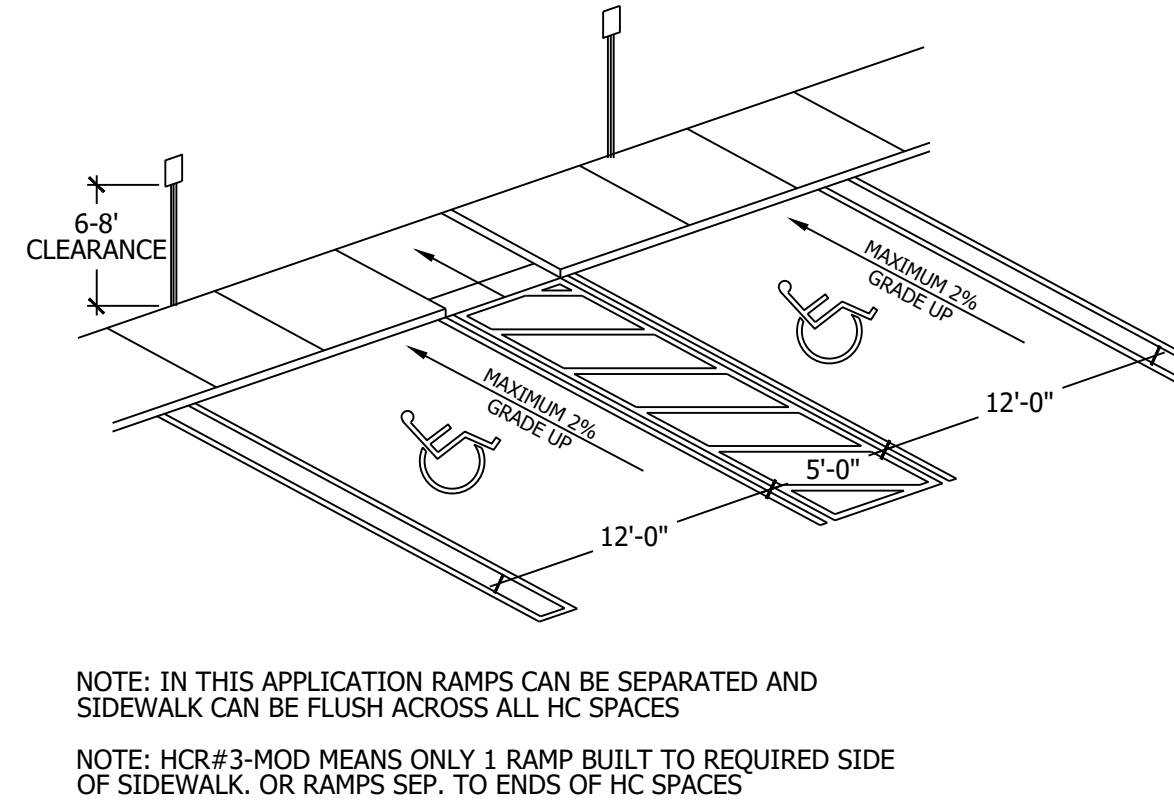
**BENCH DETAIL**

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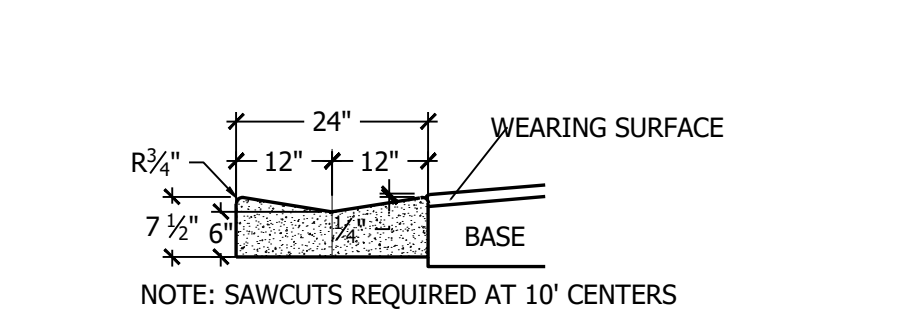
**ADA RAMP DETAIL**

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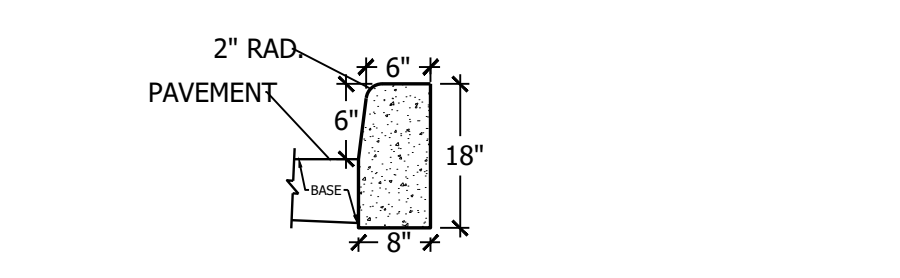
**VALLEY CURB DETAIL**

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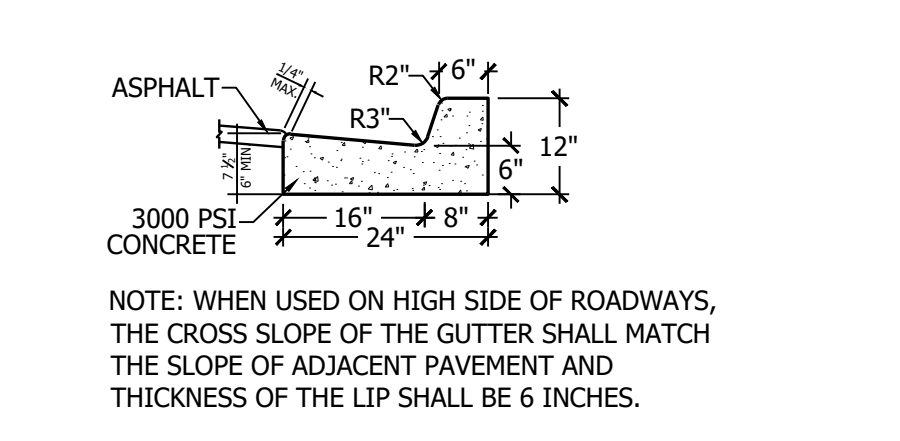
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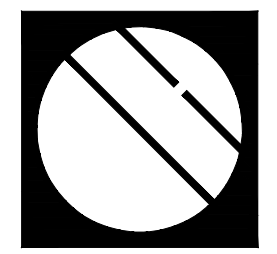
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**EV CHARGING STATION**

NTS



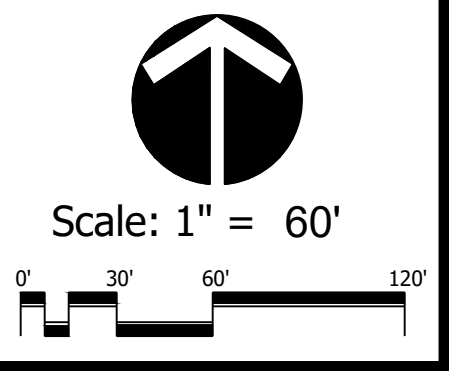
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