



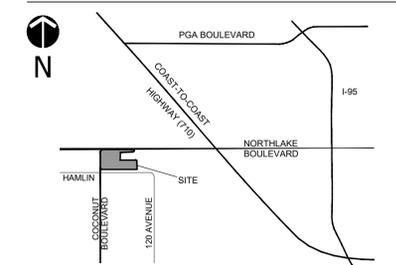
# Cotleur & Hearing

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

# Coconut Palm Plaza

SITE PLAN  
Palm Beach Gardens, Florida

## LOCATION MAP



## LEGEND

BBL	BASE BUILDING LINE	ADA SIGN	ADA SIGN
CONC	CONCRETE	STOP SIGN	STOP SIGN
ADA	AMERICANS W DISABILITIES ACT	DO NOT ENTER	DO NOT ENTER
LB	LANDSCAPE BUFFER	PEDESTRIAN CROSSING	PEDESTRIAN CROSSING
LA	LANDSCAPE AREA	DECORATIVE LIGHTING	DECORATIVE LIGHTING
R	RADIUS	SINGLE STREET LIGHT	SINGLE STREET LIGHT
EX	EXISTING	DOUBLE STREET LIGHT	DOUBLE STREET LIGHT
SB	SETBACK		
SW	SIDEWALK		
TYP	TYPICAL		
ULT RW	ULTIMATE RIGHT OF WAY		
FP	FOUNDATION PLANTING		
OST	OPEN SPACE TRACT		
UE	UTILITY EASEMENT		
CL	CENTER LINE		
OCED	OFF CAMPUS EMERGENCY DEPARTMENT		
ROW	RIGHT OF WAY		
COND	CONDITION		

## SITE DATA

PETITION NUMBER: PPUD-25-02-0001/CMJR-25-03-0001  
 APPLICATION NAME: COCONUT PALM PLAZA  
 LAND USE DESIGNATION: COMMERCIAL (C)  
 ZONING DESIGNATION: PUD  
 CONTROL NUMBER: 52-41-42-15-00-000-5020

**TOTAL PROJECT AREA** 10.741 AC  
 467,885 SF

EXISTING USE: VACANT  
 PROPOSED USE: COMMERCIAL

**PROPOSED GROSS FLOOR AREA**

BUILDING 1 (OFF CAMPUS EMERGENCY DEPT)	10,400 SF
BUILDING 2 (CONVENIENCE STORE)	3,650 SF
BUILDING 2 (RESTAURANT)	1,321 SF
BUILDING 3 (MEDICAL OFFICE)	38,500 SF
<b>TOTAL</b>	<b>53,871 SF</b>

**BUILDING HEIGHTS**

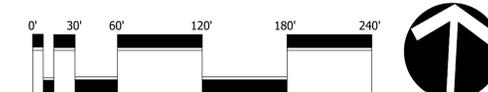
BUILDING 1 (OFF CAMPUS EMERGENCY DEPT)	27 FT
BUILDING 2 (CONVENIENCE STORE)	22.7 FT
BUILDING 3 (MEDICAL OFFICE)	35 FT

LAND USE COVERAGE	SF	AC	%
IMPERVIOUS			
BUILDING LOT COVERAGE	39,501	0.91	8%
SIDEWALKS	31,535	0.72	7%
VEHICULAR USE AREAS	167,439	3.84	36%
<b>SUBTOTAL</b>	<b>238,475</b>	<b>5.47</b>	<b>51%</b>
PERVIOUS AREAS			
LAKE	41,047	0.94	9%
GREENSPACE	188,362	4.32	40%
<b>SUB TOTAL</b>	<b>229,409</b>	<b>5.27</b>	<b>49%</b>
<b>TOTAL</b>	<b>467,884</b>	<b>10.74</b>	<b>100%</b>

PARKING DATA	REQ	PROV
OCED (1/200)	52	
MEDICAL OFFICE (1/200)	193	
CONVENIENCE STORE W/ GAS (1/200 + 2/BAY)	34	
RESTAURANT (1/150 + 1/250)	14	
<b>TOTAL</b>	<b>279</b>	<b>290</b>
ADA PARKING (INCLUDED IN TOTAL)	12	13
LOADING SPACE	2	2
BICYCLE PARKING	14	14

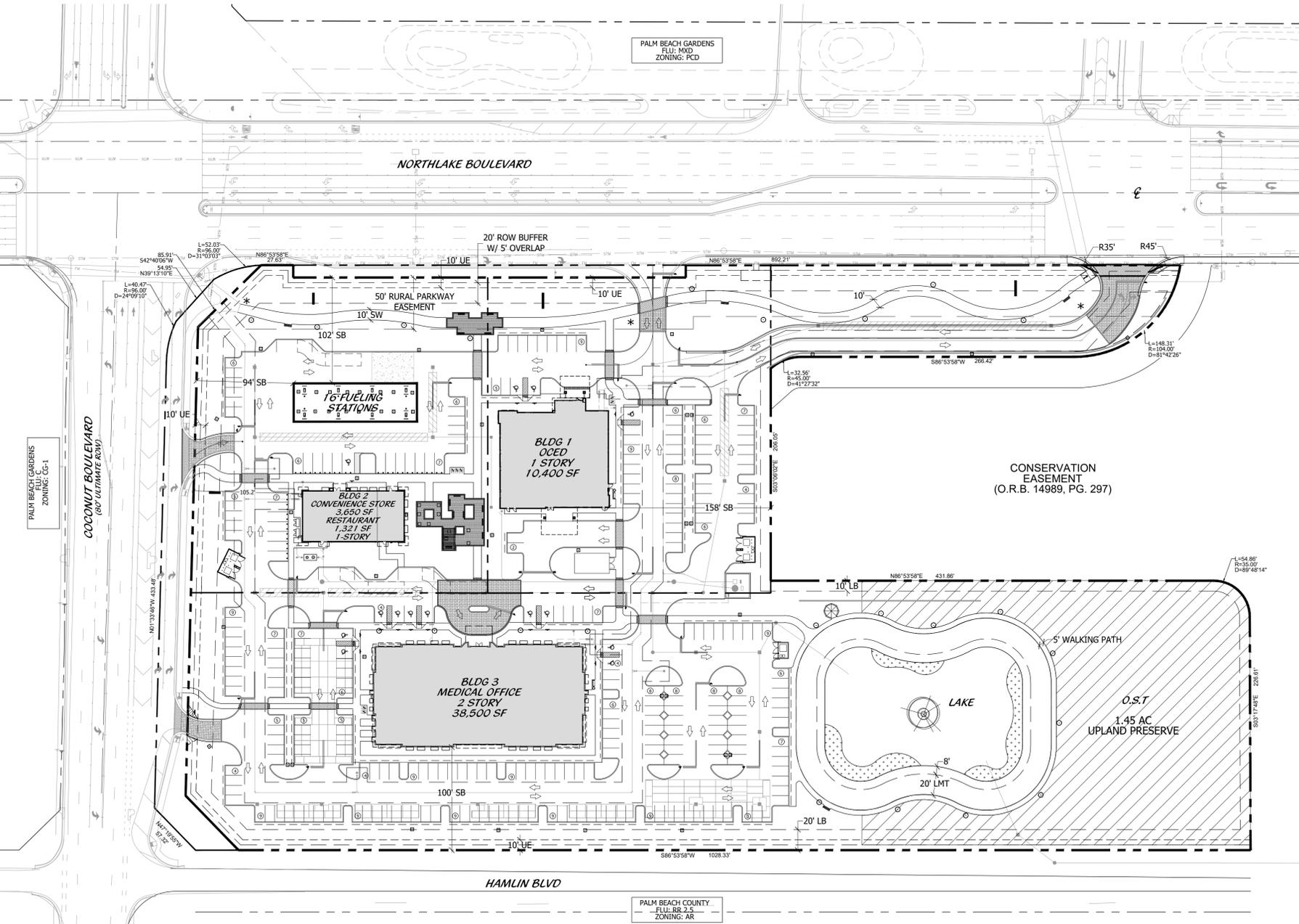
BUILDING DISTANCE SETBACKS	REQ	PROV
FRONT (NORTH)	20'	96'
SIDE (WEST)	20'	105'
REAR (SOUTH)	20'	100'
SIDE (EAST)	20'	158'

## Site Plan



Scale: 1" = 60'-0"

North



## GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.  
 RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS WITH HANDICAP PARKING AND DRIVE ISLES IN ACCORDANCE WITH ADA AND THE FLORIDA ADA ACCESSIBILITY CODE.  
 ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDR'S OR WAIVERS SHALL BE SOUGHT FROM CITY COUNCIL.  
 TYPE D OR F RAISED CONCRETE CURBING SHALL BE USED WITHIN PLANTING ISLANDS AND WITHIN VEHICULAR USE AREAS.  
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 THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTED DESIGN PRINCIPLES.  
 5' X 15' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECT ENTRY DRIVE.  
 ALL PARKING LOT STRIPING, EXCEPT FOR PARKING SPACES, SHALL BE CONSTRUCTED USING THERMOPLASTIC MATERIAL IN ACCORDANCE WITH LDR SECTION 78-344.  
 ALL ADA ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER OF RECORD.  
 THE SITE SHALL COMPLY WITH LDR 78-376. THERE SHALL BE NO OUTDOOR STORAGE AREAS PERMITTED ON SITE.  
 ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALLS, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. ALSO, PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS, IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.

BUILDING SETBACKS	FRONT	WEST SIDE	EAST SIDE	REAR
CONVENIENCE STORE	20'	105'	356'	299'
OCED	96'	295'	158'	306'
MEDICAL OFFICE BLDG	336'	176'	645'	100'

## PROJECT TEAM

**OWNER/CLIENT:**  
 CORNERSTONE PBG LLC  
 11989 SW SEAHORSE SPRINGS TERRACE  
 PORT SAINT LUCIE, FL 34987

**PLANNER & LANDSCAPE ARCHITECT:**  
 COTLEUR & HEARING  
 1934 COMMERCE LANE, SUITE 1  
 JUPITER, FL 33458  
 561.747.6336

**CONVENIENCE STORE ARCHITECT**  
 RELEVANT STUDIO  
 600 1ST ST, SUITE B02  
 ROGERS, AR 72756

**OCED ARCHITECT:**  
 E4H ARCHITECTURE  
 501 ELM ST #500,  
 DALLAS, TX - 75202

**MEDICAL OFFICE ARCHITECT:**  
 DAVIS STOKES COLLABORATIVE P.C  
 7121 CROSSROADS BLVD  
 BRENTWOOD, TN - 37027

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

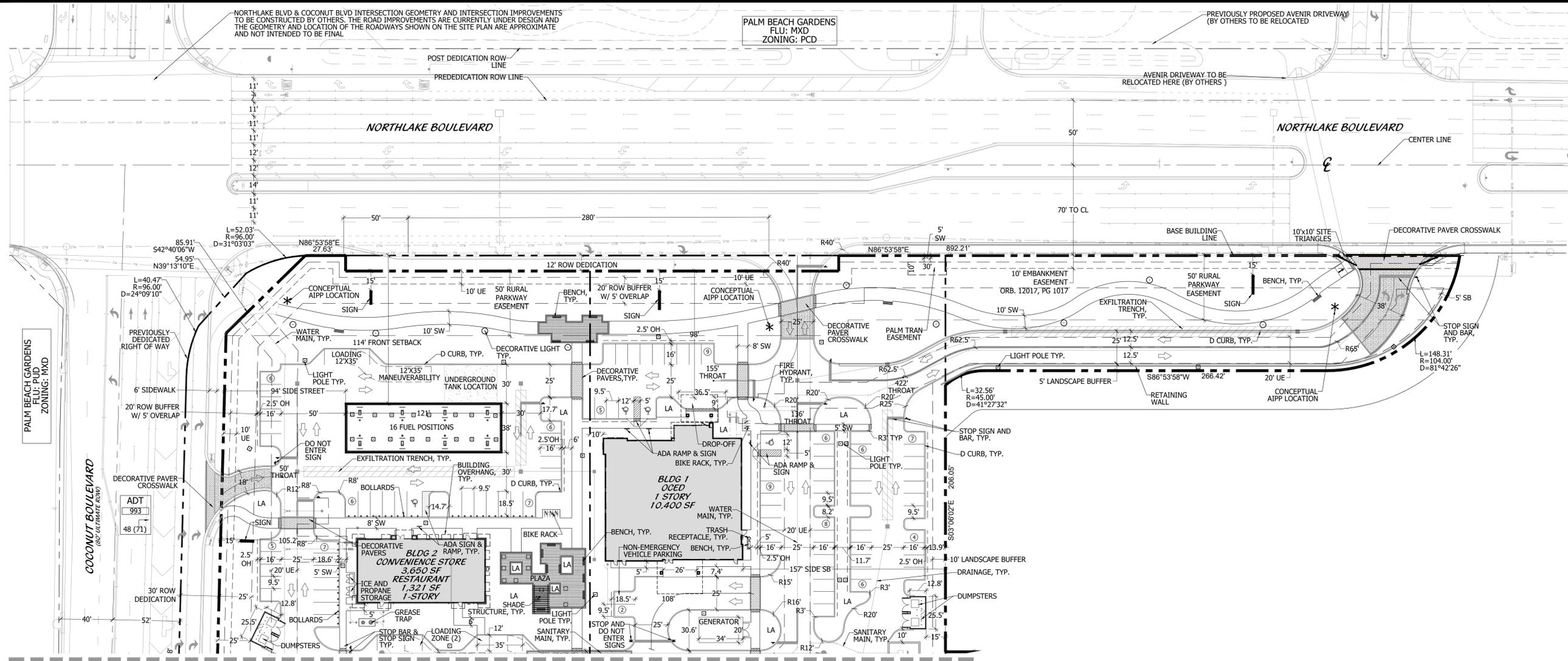
**SURVEYOR:**  
 ENGENUITY GROUP, INC.  
 1280 N. CONGRESS AVE, SUITE 101  
 WEST PALM BEACH, FL 33409  
 561.655.1151

**TRAFFIC CONSULTANT**  
 SIMMONS & WHITE  
 2581 METROCENTRE BLVD, SUITE 3  
 WEST PALM BEACH, FLORIDA 33407  
 561-478-7848

August 29, 2025 9:59:37 a.m.  
Drawing: 22-0604.01 SP.DWG

SHEET 1 OF 5

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MATCHLINE SHEET 3 OF 4

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**TOTAL: 53,871 SF**

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**LAND USE COVERAGE**

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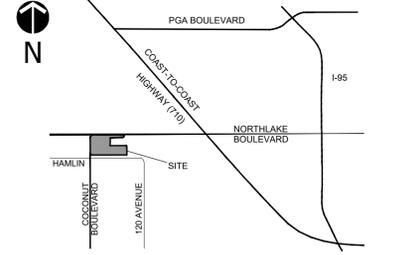
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	FRONT	WEST SIDE	EAST SIDE	REAR
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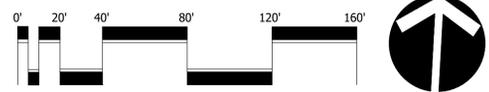
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**LOCATION MAP**



**Site Plan**



Scale: 1" = 40'-0"

North

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**Coconut Palm Plaza**  
 SITE PLAN  
 Palm Beach Gardens, Florida

DESIGNED: DEH  
 DRAWN: RNK, RO  
 APPROVED: DEH  
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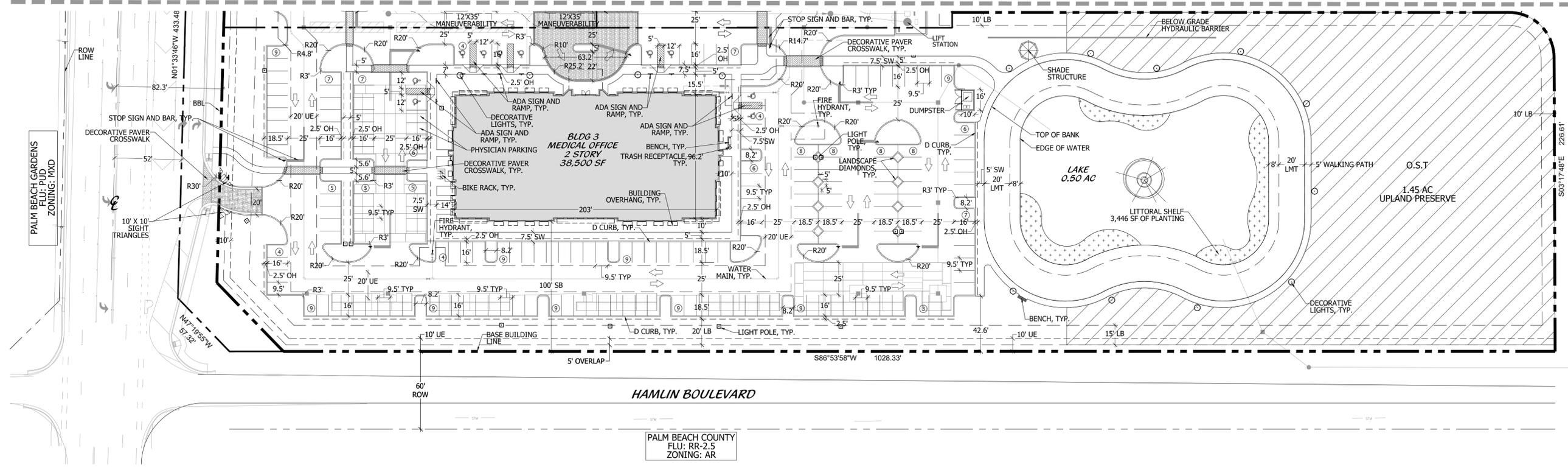
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SITE PLAN  
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## MATCHLINE SHEET 2 OF 4



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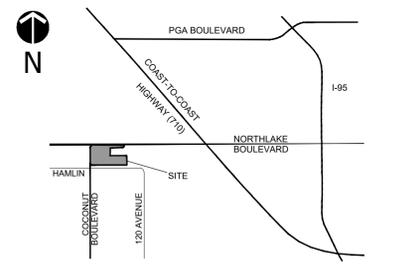
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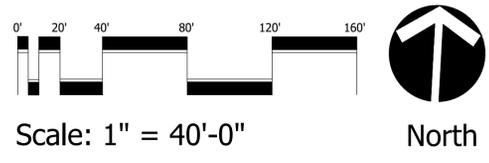
### LEGEND

- BBL: BASE BUILDING LINE
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### LOCATION MAP



## Site Plan



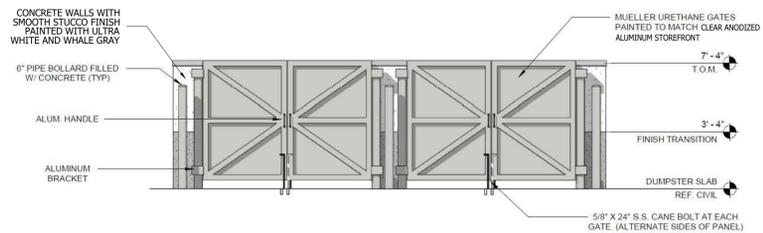
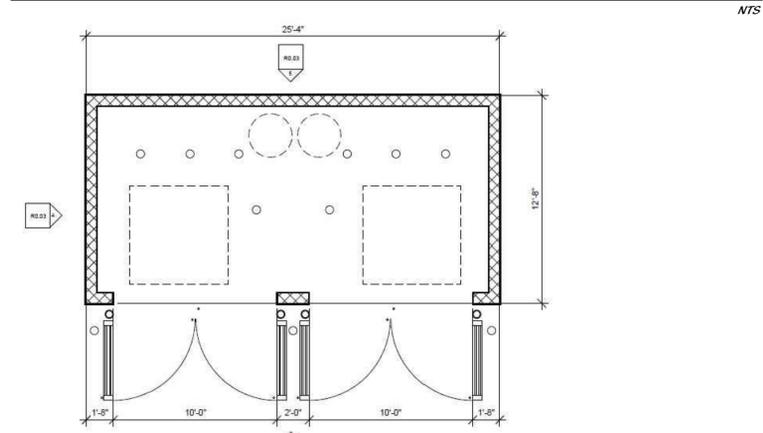
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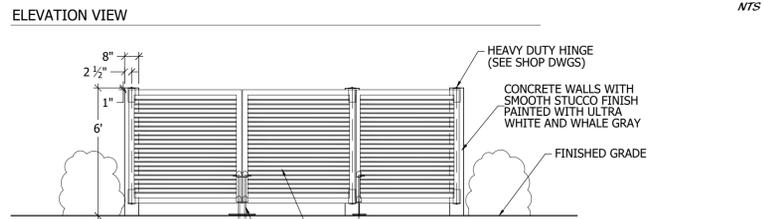
### BUILDING 1 AND 2 DUMPSTER DETAIL



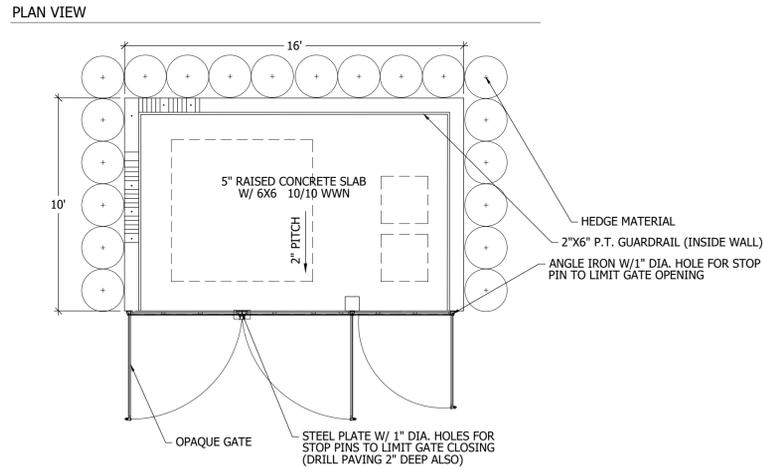
REFER TO CONVENIENCE STORE ARCHITECTURAL DETAIL SHEET R0.03

GATE COLOR:  PAINT TO MATCH CLEAR ANODIZED STOREFRONT  
 WALL COLOR:  STUCCO - ULTRA WHITE 330  
 STUCCO - WHALE GRAY 872

### BUILDINGS 3 DUMPSTER DETAIL



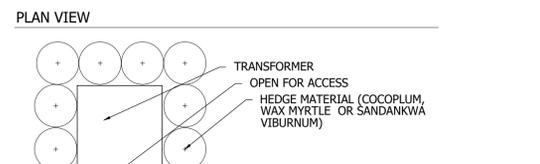
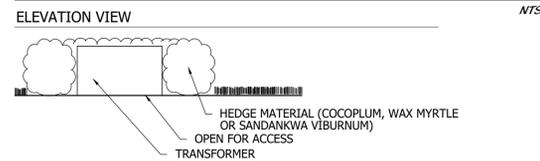
WALLS TO BE SMOOTH STUCCO FINISH PAINTED WITH ULTRA WHITE AND WHALE GRAY TO MATCH NATURAL ALUMINUM STOREFRONT FINISH AND TO MATCH COLOR OF OCED GENERATOR GATES.



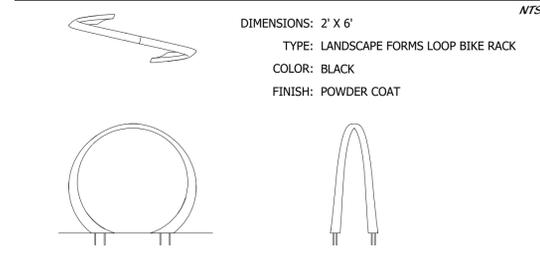
GATE COLOR:  PAINT TO MATCH CLEAR ANODIZED STOREFRONT  
 WALL COLOR:  STUCCO - ULTRA WHITE 330  
 STUCCO - WHALE GRAY 872

NOTE: ALL DUMPSTER ENCLOSURE GATES AND WALLS PAINTED TO MATCH OCED GENERATOR ENCLOSURE AND SHALL UTILIZE CONCRETE WALLS WITH SMOOTH STUCCO FINISH.

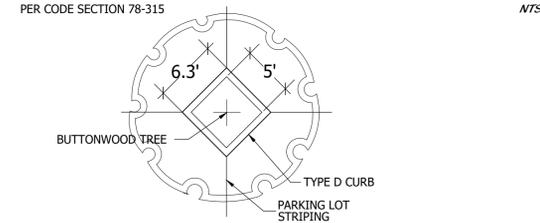
### TRANSFORMER DETAIL



### DECORATIVE BIKE RACK DETAIL



### LANDSCAPE DIAMOND DETAIL



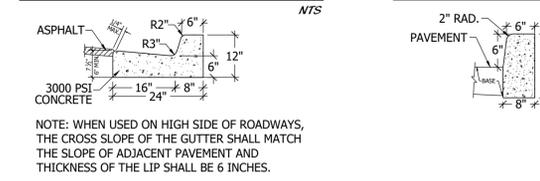
### SHADE STRUCTURE DETAIL



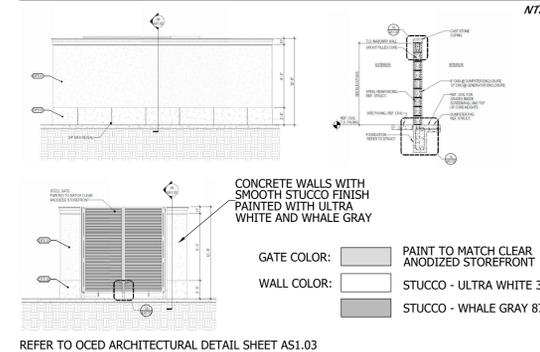
WITHIN PEDESTRIAN PLAZAS BETWEEN BUILDINGS AND WITHIN THE RURAL PARKWAY EASEMENT



### F CURB DETAIL



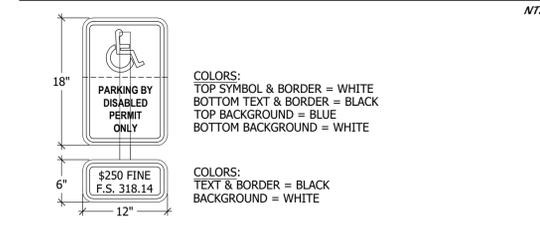
### GENERATOR DETAIL



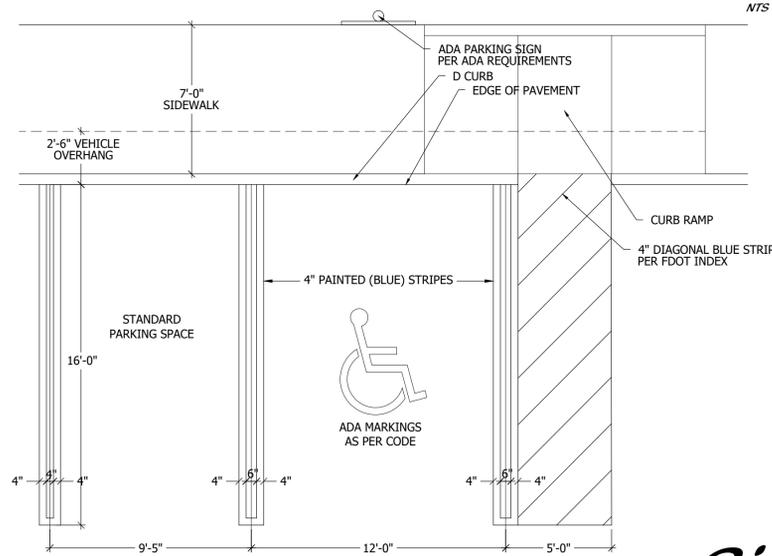
### BENCH DETAIL



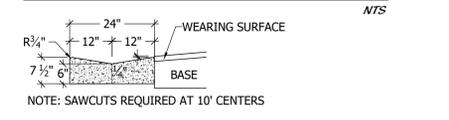
### ADA SIGN DETAIL



### STANDARD AND ADA PARKING DETAIL



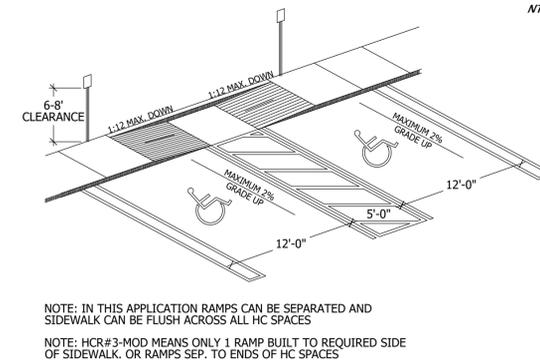
### VALLEY CURB DETAIL



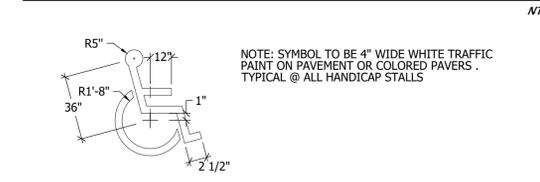
### TRASH CAN DETAIL



### ADA RAMP DETAIL



### ADA SYMBOL DETAIL



### BOLLARD DETAIL



# Site Details

**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

# Coconut Palm Plaza

SITE PLAN  
 Palm Beach Gardens, Florida

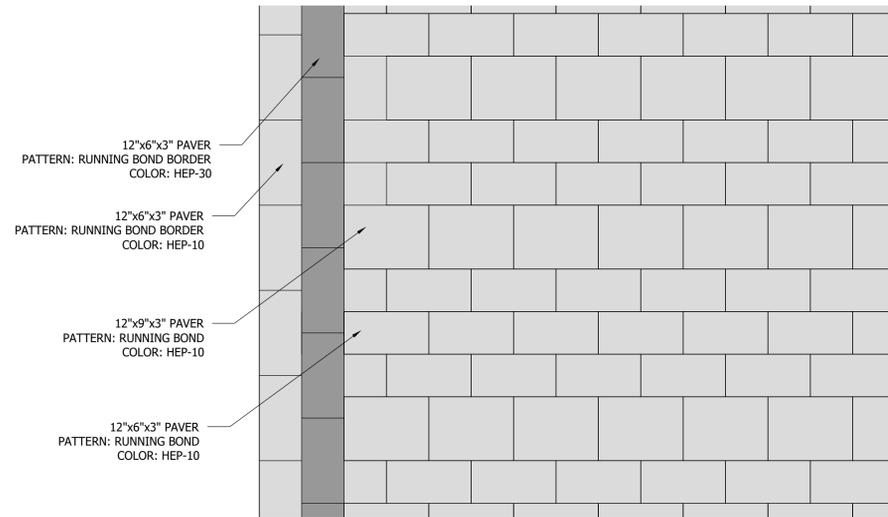
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DRAWN	RNK, RO
APPROVED	DEH
JOB NUMBER	22-0604.01
DATE	02-21-25
REVISIONS	05-09-25
	07-18-25
	08-29-25

August 29, 2025 9:59:37 a.m.  
 Drawing: 22-0604.01 SP.DWG

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**PAVER DETAIL: TYPE A & B**

NTS



**WAUSAU TILES**

H-SERIES PERMEABLE PAVERS  
ECO PREMIER SERIES OR APPROVED EQUAL  
12" X 6" X 3" PAVERS COLOR: HEP-10  
12" X 6" X 3" PAVERS COLOR: HEP-30  
12" X 9" X 3" PAVERS COLOR: HEP-10



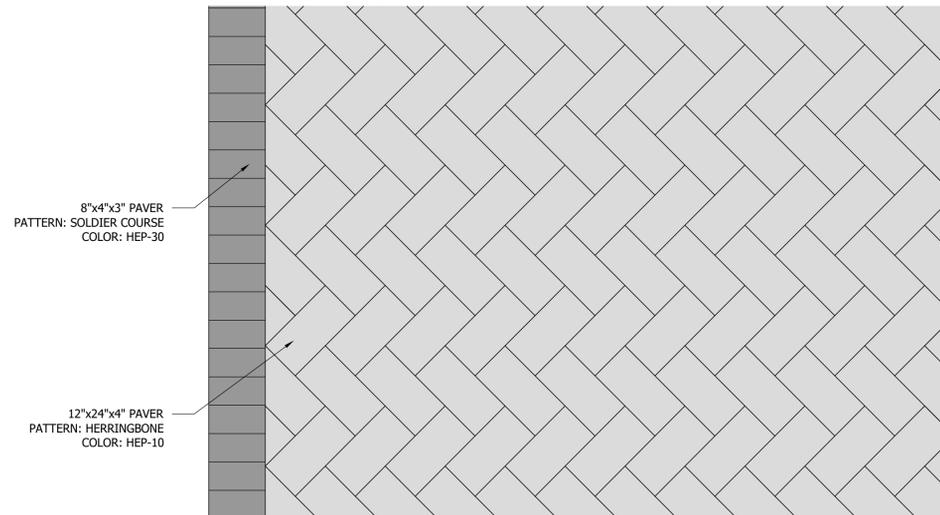
HEP-10



HEP-30

**PAVER DETAIL: CROSSWALKS (VEHICULAR PAVERS)**

NTS



**WAUSAU TILES**

H-SERIES PERMEABLE PAVERS  
ECO PREMIER SERIES OR APPROVED EQUAL  
12" X 6" X 3" PAVERS COLOR: HEP-10  
8" X 6" X 3" PAVERS COLOR: HEP-30



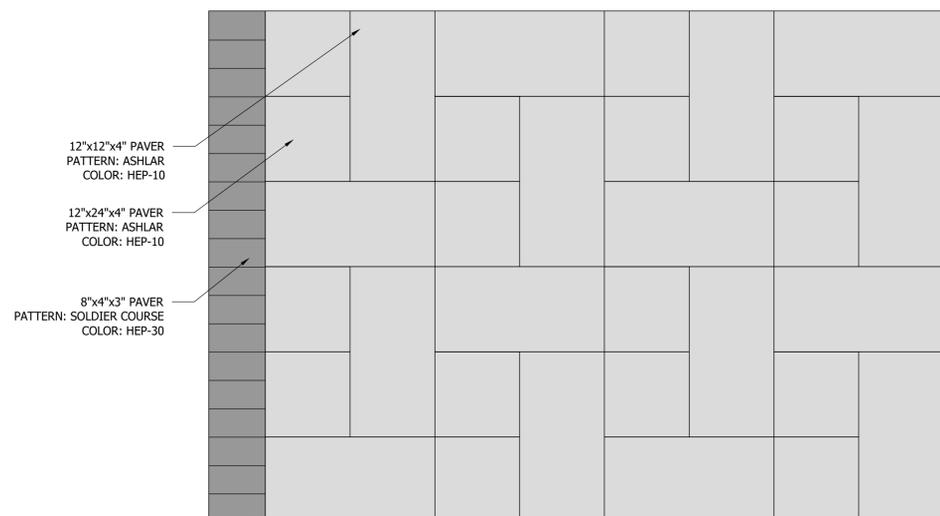
HEP-10



HEP-30

**PAVER DETAIL: TYPE D (VEHICULAR PAVERS)**

NTS



**WAUSAU TILES**

H-SERIES PERMEABLE PAVERS  
ECO PREMIER SERIES OR APPROVED EQUAL  
12" X 12" X 4" PAVERS COLOR: HEP-10  
12" X 24" X 4" PAVERS COLOR: HEP-10  
8" X 6" X 3" PAVERS COLOR: HEP-30



HEP-10



HEP-30



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**Coconut Palm Plaza**  
SITE PLAN  
Palm Beach Gardens, Florida

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SHEET 5 OF 5

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*Site Details*