

SITE DATA

PROPERTY CONTROL NUMBER: 5249421826002000
 NATIONAL EXPRESS WASH - NORTHLAKE BLVD
 NAME OF PROJECT: NATIONAL EXPRESS WASH - NORTHLAKE BLVD
 EXISTING LAND USE DESIGNATION: C
 EXISTING ZONING DESIGNATION: CG1
 PROPOSED LAND USE DESIGNATION: C
 PROPOSED ZONING DESIGNATION: PUD/CGL/NBOZ
 PBG PETITION NO: PUDA-20-05-000078
 FEMA FLOOD ZONE: CLM3-20-05-000061
 TOTAL SITE AREA: 67,167.04 SF 1.54 AC

PROPOSED USES
 AUTOMATIC CARWASH: 2,995.37 SF

BUILDING DATA
 BUILDING LOT COVERAGE: 2,995 SF
 AIR CONDITIONED BUILDING: 380 SF
 OFFICE AREA: 170 SF
 MACHINERY/CAR TUNNELS: 2,445 SF
 TOTAL BUILDING AREA: 2,995 SF

NUMBER OF STORIES: 1
 NUMBER OF BUILDINGS: 1
 FAR: 0.04

	REQ	PROV	
MAX. BUILDING LOT COVERAGE	35%	4.46%	
MAX. BUILDING HEIGHT	36'	30'-0"	

	SF	AC	%
LAND USE ALLOCATION			
BUILDING LOT COVERAGE	2,995.37	0.07	4.46%
VEHICULAR USE AREA	38,543.99	0.88	57.39%
OPEN SPACE	22,064.56	0.51	32.85%
SIDEWALKS LESS THAN 6'	2,045.35	0.05	3.05%
SIDEWALKS GREATER THAN 6'	1,517.78	0.03	2.26%
TOTAL	67,167.04	1.54	100.00%

	SF	AC	%
OPEN SPACE CALCULATIONS			
IMPERVIOUS AREA			
BUILDING LOT COVERAGE	2,995.37	0.07	4.46%
VEHICULAR USE AREA	38,543.99	0.88	57.39%
SIDEWALKS LESS THAN 6'	2,045.35	0.05	3.05%
SIDEWALKS GREATER THAN 6'	1,517.78	0.03	2.26%
TOTAL IMPERVIOUS AREA	45,102.48	1.04	67.15%

	SF	AC	%
PERVIOUS AREA			
GREEN SPACE	22,064.56	0.51	32.85%
TOTAL PERVIOUS AREA	22,064.56	0.51	32.85%

	REQ	PROV	
LANDSCAPE AREA	15%	33%	
OPEN SPACE FOR LANDSCAPE POINTS	22,064.56	0.51	32.85%

	REQ	PROV	
PARKING CALCULATIONS			
AUTOMATIC CARWASH (1/250)	12	4	SEE WAIVER TABLE
TOTAL	12	4	
HANDICAP SPACES (INCLUDED IN TOTAL)	1	1	

CARWASH QUEUE STACKING (10' X 22')	N.A.	15	
BICYCLE PARKING (5% MIN. OF REQ)	N.A.	5	
VACUUM BAYS	N.A.	18	

	REQ	PROV	
PEDESTRIAN AMENITIES			
BENCH	0	2	
TRASH CAN	0	1	
BIKE RACK SPACES	5	5	

	REQ	PROV	
BUILDING SETBACKS			
FRONT (SOUTH)	50'	140.7'	
REAR (NORTH)	15'	100'	
SIDE (EAST)	15'	69.4'	
SIDE (WEST)	15'	35.7'	

PROJECT TEAM

OWNER/CLIENT: NATIONAL EXPRESS WASH LLC
 5201 SW 8th STREET
 CORAL GABLES, FLORIDA 33134
 CONTACT: GEOFF KARAS

ENGINEER: JHI
 1934 COMMERCE LANE, SUITE 6
 JUPITER, FLORIDA, 33451
 CONTACT: JOHN IRAVANNI, EI

LANDSCAPE ARCHITECT/PLANNER: COTLEUR & HEARING, INC.
 1934 COMMERCE LANE, SUITE 1
 JUPITER, FL 33458
 561.747.6336
 CONTACT: DONALDSON HEARING, ASLA, PLA

ARCHITECT: FANJUL & ASSOCIATES LLC
 165 MADEIRA AVE, SUITE 7
 CORAL GABLES, FLORIDA 33134
 CONTACT: ARTURO FANJUL, AIA, RA

TRAFFIC CONSULTANT: KIMLEY HORN
 1520 WERKVA WAY, SUITE 200
 BOCA RATON, FLORIDA 33434
 CONTACT: DAVID LINDLY

SURVEYOR: CAULFIELD & WHEELER, INC.
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434
 CONTACT: DAVID LINDLY

GENERAL NOTES

100% OF WATER USED IN CARWASH OPERATION IS RECYCLED FOR WATER CONSERVATION PURPOSES.

HOURS OF OPERATION SHALL BE 8 AM TO 8:30 PM 7 DAYS A WEEK.

ALL GATES SHALL BE EQUIPPED WITH KNOX BOX AND CLOCK TO ENTER PER PALM BEACH GARDENS FIRE DEPARTMENT REQUIREMENT.

ALL PAVEMENT MARKINGS OTHER THAN PARKING STRIPES SHALL BE THERMO PLASTIC PER PALM BEACH GARDENS LOR'S.

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.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF OPTED 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)

REFER TO THE WAIVER TABLE SHOWN ON THIS PAGE FOR ALL SIGNAGE DEVIATION REQUESTS FROM THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LOR'S, UNLESS SPECIFICALLY IDENTIFIED WITHIN THE WAIVER TABLE, THE CITY OF PALM BEACH GARDENS LOR'S SHALL TAKE PRECEDENCE.

GROUND SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.

THE PHOTOMETRIC PLAN REFLECTS MAINTAINED LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LOR'S.

ALL EXTERIOR LIGHTING SHALL BE LED 2700-3000 K.

ALL AIR CONDITIONING UNITS AND SIMILAR BUILDING MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED AND FULLY SCREENED BY THE PARAPET.

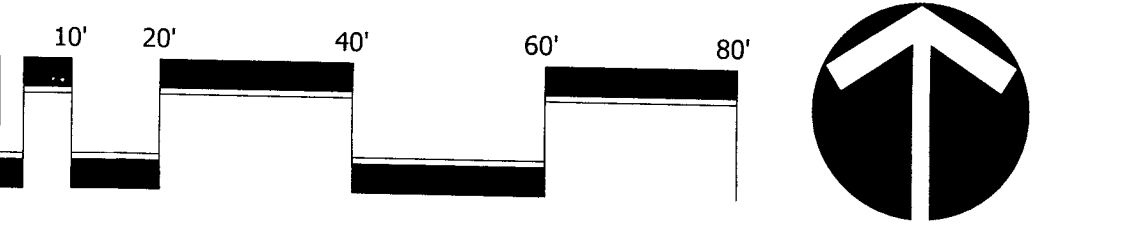
ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH CITY CODE SECTION 78-510

LEGAL DESCRIPTION

PARCEL B, NORTHLAKE ROAN SUNRISE PLAT, ACCORDING TO THE PLAT THEREOF, IS RECORDED IN PLAT BOOK 127, PAGES 154 AND 155 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 67,167 SQUARE FEET/ 1.5419 ACRES MORE OR LESS.

PROJECT: 3855 NORTHLAKE BLVD (NATIONAL EXPRESS CAR WASH)
PETITION: PUDA-20-05-000078
DEV ORDER: RESO 26, 2021
DATE: MAY 6, 2021
PJT MGR: DAWN SONNEBORN, SENIOR PLANNER

Site Plan



Scale: 1" = 20'-0"

NORTHLAKE BOULEVARD (PROPOSED IMPROVEMENTS)

WAIVER TABLE

LDR CODE SECTION	WAIVER CHART		WAIVER
	REQUIRED	PROVIDED	
W1 78-229 Table 5-6 & 78-285 Table 24 Monument Sign	1 monument sign per 300 linear feet of street frontage	1 monument sign with 206 linear feet of street frontage	-94 linear feet
W2 78-285 Menu Signs	1 menu board for drive-through facility	2 menu boards	+1 menu boards
W3 78-285, Table 24 Wall Signs	1 wall sign	2 wall sign	+1 wall sign (east elevation)
W4 78-345, Table 3 Parking	12 parking spaces	4 parking spaces	8 required parking spaces will serve as dual purpose parking and vacuum
W5 78-285, Table 24 Directional Signs	1 directional sign	6 directional signs	+5 directional signs

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

National Express Wash - Northlake Boulevard
Site Plan
 Palm Beach Gardens, Florida

MAY 11 2021

DESIGNED	DEH
DRAWN	JS, RO
APPROVED	DEH
JOB NUMBER	20-0205
DATE	05-18-20
REVISIONS	06-30-20
	02-05-21
	10-30-20
	03-10-21
	12-15-20
	03-18-21
	01-11-21
	03-28-21
	01-22-21