

Staff Report Exhibit C

ISLEPOINTE

PROJECT STANDARDS MANUAL



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A. PROJECT DESCRIPTION

■ Purpose of this Project Standards Manual

Per Section 6.5.4.E of the Village's Code, all proposed Planned Developments shall have a Project Standards Manual (PSM), adopted by Resolution that is submitted with the Master Plan. The purpose of this PSM is to provide a project description for the subject site; outline all of the requested Flexible Regulations requested as part of the approval of this Development Order; and highlight all those proposed design elements that exceed the Land Development requirements of the Village Code.

■ The Site

The 10-acre subject site is located at the northeast corner of 50th Street South and 120th Avenue South, within Section 26 of the Isles at Wellington PUD. The subject site, proposed to be within the Residential Category C Future Land Use Designation, will have 27 single family homes with an overall density of 2.7 DU/AC.

Per *Table LU&CD 1-1 Land Use Designations: Density and Intensity*, standard density for Residential C is 1 DU/AC. However, up to 3 DU/AC is permitted for land zoned PUD in the Residential Category by residential density bonus. The Applicant is requesting a bonus of 1.7 DU/AC to attain an overall density of 2.7 DU/AC.



Figure A.1 - Location within PUD Section 26



Figure A.2 - Existing Site Aerial

B. DEVELOPMENT REGULATIONS

■ Land Use Mix & Density

The subject site is a Residential Pod with a density consistent with some of the density of the SF Pods of the PUD. The new residential Pod will result in a NET density of 2.7 du/ac, far below Pods A, C and E as shown in the Table B.1 below, and generally consistent with three SF Pods B, D-1 and M. The NET density is consistent with the overall PUD.

Pod	Units/Type	Net Density
A	183 ZLL	5.48 DU/AC
C	120 ZLL	5.06 DU/AC
E	89 ZLL	4.45 DU/AC
B	180 SF	3.82 DU/AC
D-1	83 SF	3.30 DU/AC
M	106 SF	3.83 DU/AC
New Pod O	27 SF	2.7 DU/AC

Figure B.1 - POD Densities

■ PUBLIC AND PRIVATE REC AREAS

RESIDENTIAL CALCULATIONS				
UNIT TYPE	RESIDENTIAL/UNIT	# OF DU	RESIDENTS	
SINGLE FAMILY	3.02 PERSONS PER UNIT	27	82	
TOTAL NUMBER OF RESIDENTS			82	
PRIVATE RECREATION REQUIREMENT				
UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED	AREA PROVIDED
SINGLE FAMILY	110 SF/CAPITA	82	0.21 AC	* See note.
PUBLIC RECREATION REQUIREMENT				
UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED	AREA PROVIDED
SINGLE FAMILY	5 ACRES/1,000 POPULATION	82	0.41 AC	* See note.
PUBLIC CIVIC REQUIREMENT				
UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED	AREA PROVIDED
SINGLE FAMILY	1 ACRES/1,000 POPULATION	82	0.08 AC	* See note.

Figure B.2 - Rec and Civic Calculations

* Note: The Applicant is providing payment in-lieu of the private and public recreation and civic requirements.

Theme and Architectural Style

The proposed single-family homes are designed with an Island Colonial style, all two stories in height. The exterior treatments consist of flat concrete tile or metal roofing, brick, stucco or natural stone facade for certain model styles, and louvered panels with stucco banding. Certain model styles have a color scheme consisting of cool grey tones, while other model styles include warmer bronze and brown tones. A variety in paint color shades are provided to create variation and dimension along the façades. Window and door treatments consist of white or bronze colored aluminum frames with tinted glass and include decorative trim and awnings. Additional elements including modern style light fixtures, insulated garage metal doors, and aluminum fences/gates are proposed as well. Each model will include 4-sided architectural elements. A unified architectural character and image is created with the different models through the use of similar, but not necessarily identical, forms, colors, materials, and details. Each of the proposed models has unique elements, but ultimately creates a consistent architectural character for the Islepointe development. Any of the regulations or guidelines outlined may be amended in the future and will require approval by Wellington Council. The conceptual architectural theme and style is provided in the graphics below as guideline for Architectural Review Board (ARB) review and approval.



PROPERTY DEVELOPMENT REGULATIONS																	
GENERAL PROPERTY DEVELOPMENT REGULATIONS											ACCESSORY USES (2)						
ZONING DISTRICT	MINIMUM LOT DIMENSIONS			BUILDING HEIGHT	BUILDING COVERAGE	MINIMUM SETBACKS				SCREEN ENCLOSURE				POOL SETBACKS			
	SIZE	WIDTH/FRONTAGE	DEPTH			FRONT	SIDE	SIDE	REAR	SIDE	SIDE	REAR	SIDE INTERIOR	SIDE STREET	REAR		
RS - Residential Single Family (Standard)	6,000 SF	65'	75'	35' MAX	40% MAX	25'- FRONT ENTRY GARAGE 15'- SIDE ENTRY GARAGE	7.5'	15'	15'	25'	7.5'	15'	5'	28'	10.5'	18'	10.5'
Pod O (Requested/Approved)	10,150 SF	70'	145'	35' MAX	43% MAX	25'- FRONT ENTRY GARAGE 15' SIDE ENTRY GARAGE	7.5'	15'	15'	25'	7.5'	15'	5'	28'	10.5'	18'	10.5'
Lot Size (Square Feet)	BUILDING COVERAGE PERCENTAGE																
	Unit Model Type 1 (2-stories) 4,331 S.F. Total	Unit Model Type 2 (2-stories) 3,502 S.F. Total	Unit Model Type 3 (2-stories) 4,090 S.F. Total	Unit Model Type 4 (2-stories) 4,361 S.F. Total													
70' x 145' 10,150 S.F. (Lots 2-10, 13-20)	43%	35%	40%	43%													
70' x 185' 12,950 S.F. (Lot 12)	33%	27%	32%	34%													
90' x 145' 13,050 S.F. (Lot 11)	33%	27%	31%	33%													
80' x 145' 11,600 S.F. (Lot 1)	37%	30%	35%	38%													
80' x 150' 12,000 S.F. (Lots 21-23, 25-27)	36%	29%	34%	36%													
100' x 145' 14,500 S.F. (Lot 24)	30%	24%	28%	30%													
IMPERVIOUS AREA (FRONT)																	
	Minimum (70' X 145' lot size)									Required				Requested/Approved			
UNIT MODEL TYPE 1	Within 15' setback - 1,050 SF			Pervious: 748 SF - 71%			Impervious: 302 SF - 29%			Min. 50% Pervious				71% Pervious			
UNIT MODEL TYPE 2	Within 25' setback - 1,750 SF			Pervious: 875 SF - 50%			Impervious: 875 SF - 50%			Min. 50% Pervious				50% Pervious			
UNIT MODEL TYPE 3	Within 15' setback - 1,050 SF			Pervious: 730 SF - 70%			Impervious: 320 SF - 30%			Min. 50% Pervious				70% Pervious			
UNIT MODEL TYPE 4	Within 25' setback - 1,750 SF			Pervious: 901 SF - 51%			Impervious: 849 SF - 49%			Min. 50% Pervious				51% Pervious			
PARKING REGULATIONS																	
UNIT TYPE					REQUIRED							REQUESTED/APPROVED					
SNGLE - FAMILY					2 SPACES/UNIT (3)							2 SPACES PER UNIT MINIMUM					

Figure B.4 - Development Regulations Chart

Notes:

- 1 - Any development standards not specifically outlined and/or requested/approved within the PSM shall be per the LDR, as determined by Wellington for the specific standard and/or use/structure.
- 2 - The following accessory structures, as listed in Sec. 6.2.3. - Supplementary standards for accessory uses in the Land Development Regulations, are not permitted in the Islepointe PUD: Accessory Dwelling, Airplane Landing Strip-Accessory, Antennas, Composting Facility, Drive-Thru Lanes, Guest Cottage, Radio Tower-Accessory.
- 3 - Units with four (4) or more bedrooms will require an additional space for each bedroom.



UNIT TYPICALS

Typical lot layouts for each unit have been provided below. Refer to the unit typicals below for setback requirements for accessory structures.

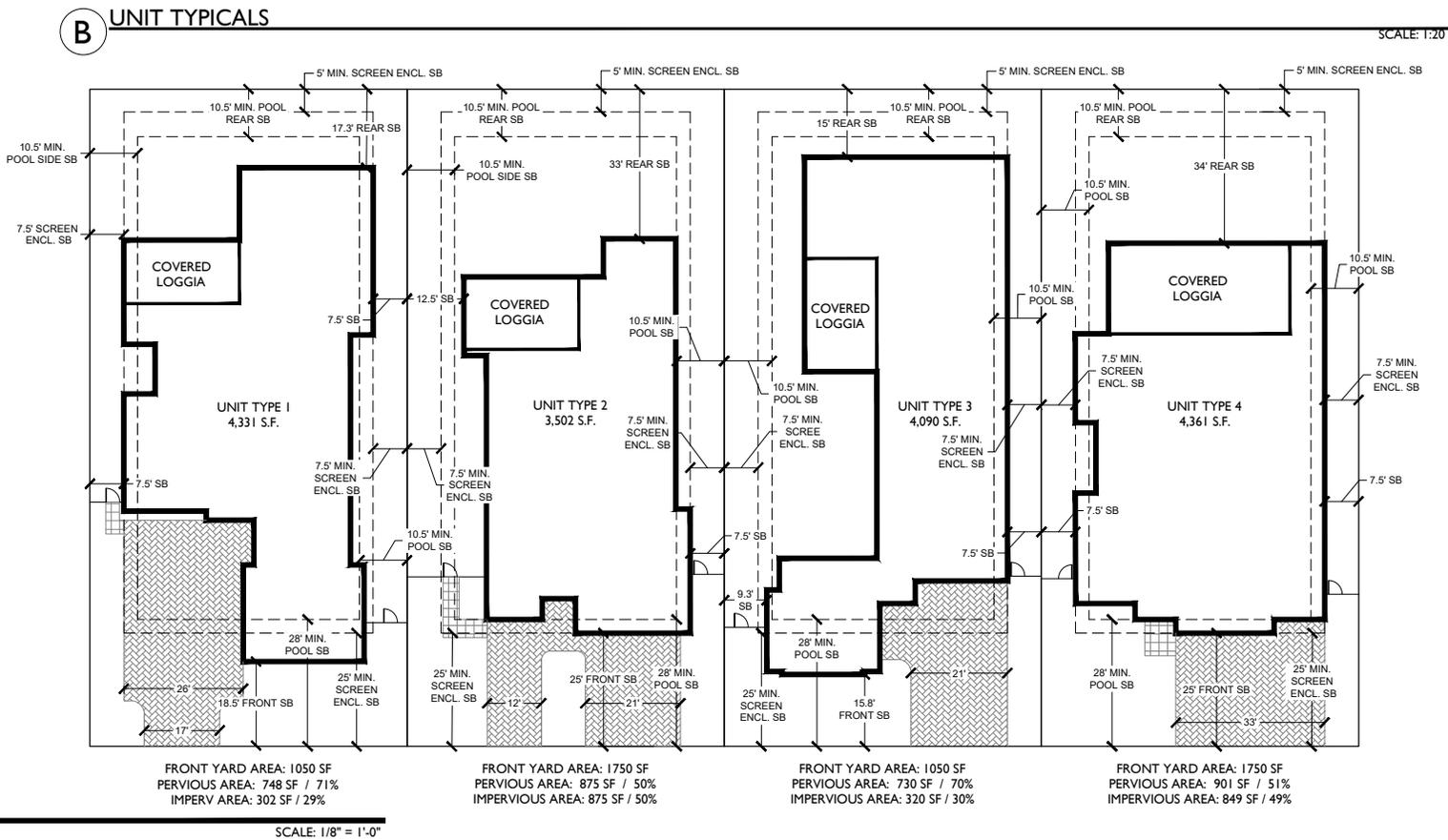


Figure B.5 - Unit Typicals

Proposed 50' Right of Way

Typical section for proposed 50' ROW.

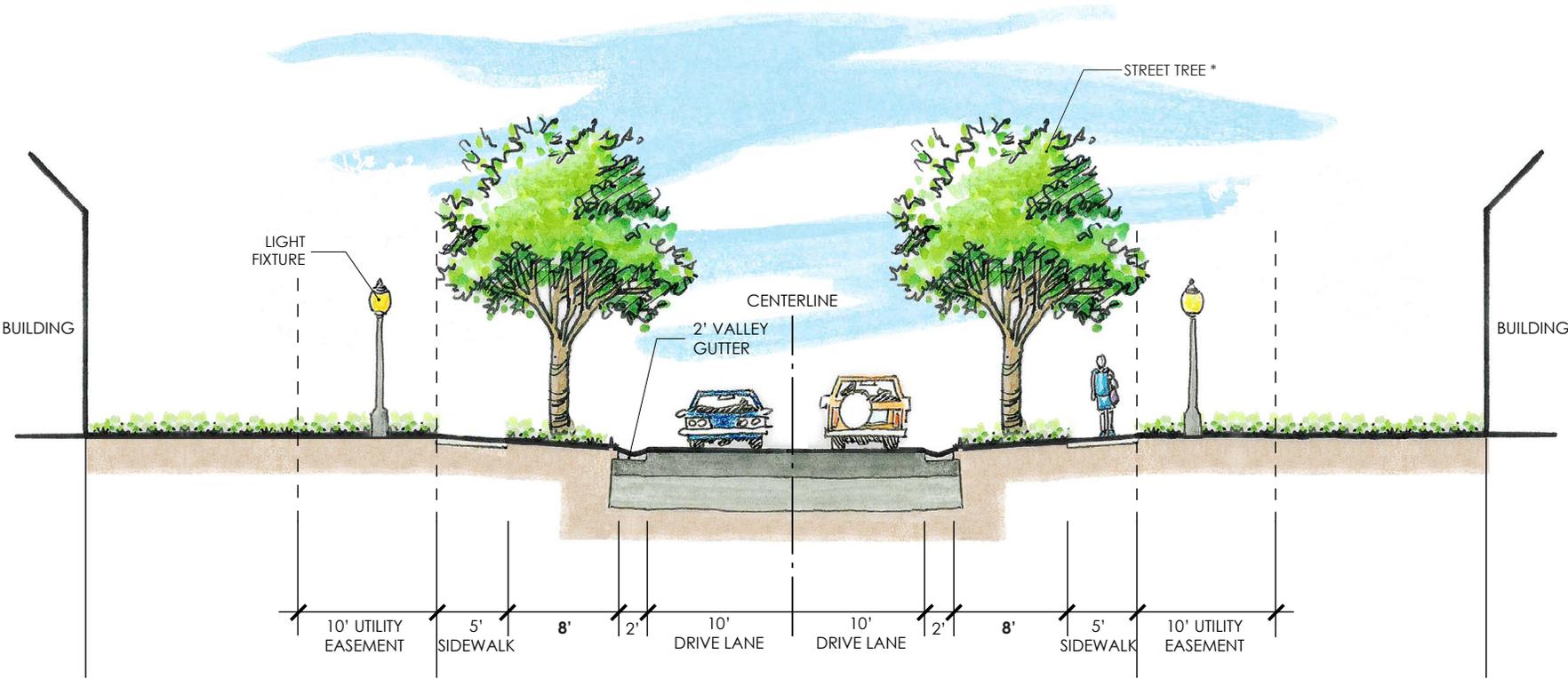


Figure B.6- Proposed ROW

* As approved in the Landscape Deviation Table.



C. LANDSCAPE STANDARDS

■ Landscape Standards

The current Code as set forth in Section 6.5.4.E.3 Landscape Standards and Section 6.5.5.C (additional 30%), which require a different calculation methodology and results a much higher quantity of planting requirements.

- Landscape material may be substituted as approved by Wellington to still meet the intent of the LDR and PSM.
- Street trees and foundation planting with accent trees are required along the street side of each lot.
- All landscaping approved by the Village of Wellington shall be installed and perpetually maintained in accordance with the approved plans, including replacements for any dead, dying or diseased materials.
- Any landscape requirements that cannot be met on-site will pay in the Village of Wellington Tree Fund based on valuation of the required landscaping and as approved by Wellington.
- Lot minimum hardwood/shade tree required: One (1) for lots less than 6,000 SF, and two (2) for lots more than 6,000 SF.
- All landscaping noted as provided is the minimum that shall be on each lot as approved with the PSM. Additional trees/landscaping is required for lots that are larger than typical lots shown.
- All above ground and wall mounted utility/transformer box, mechanical equipment, valves, etc., shall be located on-site with required screening on three sides while maintaining required three (3) feet of clearance and height to meet or exceed equipment being screened.
- All trees/palms in vehicular and pedestrian areas shall have minimum C.T. to provide clearance as required at time of inspection. No self-cleaning palm species to be used in vehicular and pedestrian areas.
- Additional planting material may be required at time of inspection in order to meet the landscape standards and design intent as shown in the Project Standards Manual (PSM).

Landscape Standards Table

LANDSCAPE REQUIREMENTS		
WELLINGTON, FLORIDA		
SEC. 7.8.1.D - GENERAL LANDSCAPE STANDARDS	REQUIRED**	PROVIDED
10% OF REQUIRED TREES SHALL BE FLOWERING TREE 20% OF REQUIRED TREES SHALL BE OF A PALM SPECIES 10% OF REQUIRED SHRUBS SHALL BE FLOWERING SHRUBS THE NUMBER OF SHRUB SPECIES PLANTED SHALL INCREASE BY ONE SPECIES FOR EVERY 50 SHRUBS REQUIRED 50% OF REQUIRED PLANTING SHALL BE SELECTED FROM THE DRM PREFERRED SPECIES PLANT LIST	67 TOTAL TREES REQUIRED 67 TREES x 10% = 7 FLOWERING TREES 67 TREES x 20% = 14 PALMS 67 TREES / 10 = 7 TREE SPECIES REQUIRED 357 TOTAL SHRUBS REQUIRED 357 SHRUBS x 10% = 36 FLOWERING SHRUBS 357 SHRUBS / 50 = 8 SHRUB SPECIES REQUIRED	88 TOTAL TREES PROVIDED 43 FLOWERING TREES PROVIDED 17 PALMS PROVIDED 9 SPECIES PROVIDED 2,963 TOTAL SHRUBS/HEDGES PROVIDED 76 FLOWERING SHRUBS PROVIDED 14 SPECIES PROVIDED 62% OF PLANTING HAS BEEN SELECTED FROM THE DRM PREFERRED SPECIES PLANT LIST
SEC. 7.8.2.E - SUPPLEMENTAL LANDSCAPE STANDARDS	REQUIRED**	PROVIDED
STREET TREES		
1 SHADE TREE PER 30 LINEAR FEET OF ROAD FRONTAGE	3,265 LF / 30 = 109 TREES	109 TOTAL STREET TREES PROVIDED 106 STREET TREES 3 PALMS @ 1:1 = 3 STREET TREES FINAL LOCATION TBD, REFER TO TYPICAL LANDSCAPE
SEC. 7.8.4 - PARKING LOT LANDSCAPE REQUIREMENTS	REQUIRED**	PROVIDED
OFF-STREET PARKING		
EACH TERMINAL ISLAND TO INCLUDE 1 TREE MIN 75% OF REQUIRED TREES SHALL BE SHADE TREES	2 TERMINAL ISLANDS = 2 TREES	2 SHADE TREES PROVIDED
SEC. 7.8.5.D - LANDSCAPE BUFFERS	REQUIRED**	PROVIDED
TYPE C ROW BUFFERS - 20' WIDTH 1 SHADE TREE PER 40 LINEAR FEET 1 FLOWERING OR SMALL TREE PER 30 LINEAR FEET ALL TREES SHALL BE PLANTED MAX 40 FEET ON CENTER A CONTINUOUS HEDGE PLANTED AT 3' HEIGHT, 3' O.C. 10 SHRUBS PER 30 LINEAR FEET, PLANTED AT 18" HEIGHT, 3' O.C. NORTH & EAST LANDSCAPE BUFFERS ARE NOT REQUIRED BY TABLE 7.8.1 LANDSCAPE BUFFER APPLICATION	WEST ROW BUFFER - 15' WIDTH (requesting reduction by 25% due to abutting canal) 660 LF / 40 = 17 x (1- 25%) = 13 SHADE TREES 660 LF / 30 = 22 x (1- 25%) = 17 FLOWERING OR SMALL TREES 660 LF / 3 = 220 x (1- 25%) = 165 SHRUBS CONTINUOUS HEDGE MIN. OF 36" HT SOUTH ROW BUFFER - 20' WIDTH 576 LF / 40 = 15 SHADE TREES 576 LF / 30 = 20 FLOWERING OR SMALL TREES 576 LF / 3 = 192 SHRUBS CONTINUOUS HEDGE MIN. OF 36" HT	WEST BUFFER 35 TOTAL TREES PROVIDED 10 SHADE TREES 8 PALMS @ 1:1 = 8 SHADE TREES 17 FLOWERING OR SMALL TREES 799 SHRUBS CONTINUOUS HEDGE 5' HT SOUTH BUFFER 44 TOTAL TREES PROVIDED 11 SHADE TREES 9 PALMS @ 1:1 = 9 SHADE TREES 24 FLOWERING OR SMALL TREES 800 SHRUBS CONTINUOUS HEDGE 5' HT

*LANDSCAPING WITHIN CORNER CLIPS AND SAFE SIGHT DISTANCES SHALL BE MAINTAINED TO PROVIDE UNOBSTRUCTED VISIBILITY BETWEEN 30 INCHES & 8 FEET ABOVE THE CROWN OF THE ADJACENT ROADWAY. VEGETATION LOCATED ADJACENT TO AND WITHIN CORNER CLIP OR SAFE SIGHT DISTANCE AREAS SHALL BE TRIMMED SO THAT LIMBS OR FOLIAGE DO NOT EXTEND INTO THE REQUIRED VISIBILITY AREA.
** ALL THE REQUIRED LANDSCAPING QUANTITIES AND SIZES MEET MINIMUM REQUIREMENTS OUTLINED IN ARTICLE 7, BUT DO NOT EXCEED THE MINIMUM REQUIREMENTS OF ARTICLE 7 BY AT LEAST 30%, AS PER SEC. 6.5.5.C. REFER TO DEVIATION FROM LANDSCAPE STANDARDS TABLE

Deviation From Landscape Standards

Requested deviations from Landscape Regulations are summarized as follows:

Section of the LDR	Standard Requirement	Requested/Approved Landscape Standard
Interior Planting		
LDR 6.5.4.E.3 – Additional 30% of Landscaping	Landscape Standards shall exceed the Article 7 landscape standards of the LDR by a minimum of 30%.	The Applicant is proposing to deviate from the additional 30% requirement for landscaping. All the required landscaping quantities and sizes meet minimum requirements outlined in Article 7. However, the landscape elements below do not exceed the minimum requirements of Article 7 by at least 30%, as per Section 6.5.5.C.: 1. Landscaping quantities and sizes for common areas and buffers 2. Landscaping sizes for typical lots.
Section. 7.8.2.2 - Supplemental Landscape Standards	25% of required trees and 75% of shrubs shall be planted in front of the front plane of the home.	Deviation to reduce shrub count in front of the front plane of the home to a range of 39%-67%, depending on typical lot layout.
Buffers		
LDR Section 7.8.5.B.3 - ROW Buffer LDR Section 7.8.5.C.6	A Type C Buffer is required when a property is adjacent to a ROW. Therefore, a 20' ROW Type C Buffer is required on the West property line of the site.	The Applicant is proposing a 25% reduction of the required 20' Type C ROW Buffer. Therefore, a 15' buffer is proposed. Per Section 7.8.5.C.6, the West buffer may be reduced by 25% since Pod O is separated from 120th Avenue South by a 100-foot wide LWDD Canal ROW.
Street Trees		
LDR Section 7.8.2.E	Section 7.8.2.E requires that Street trees shall be shade species as provided in the landscape criteria of the DRM and are required along public and private roads at the time of road construction or infill development.	Deviation to utilize below trees/palms instead of standard canopy/shade trees for the tree requirement: Pigeon Plum trees and Orange Geiger trees as focal points; Gumbo Limbo trees, Verawood trees, Florida Royal Palm, and a Specimen tree at the project entrance. The provided trees will have single trunks and have a clear trunk with a minimum of 5 feet. The Orange Geiger is in the DRM, but not designated as a street tree.

■ Landscape Plan

A graphic rendering of the Landscape Plan for the subject site has been provided below.

See the approved Landscape Plan as approved with the Islepointe Site Plan (Attached to the PSM)



Figure C.1 - Rendered Landscape Plan

■ Landscape Buffers

Pursuant to Section 7.8.5, perimeter landscape buffers and Rights-of-Way (ROW) buffers are required to be provided for all developments and meet the landscape and dimensional requirements provided within Article 7. A summary of the buffers for the subject site is provided below.

■ ROW Buffers

Pursuant to Section 7.8.5, ROW Buffers will be provided along the south (abutting 50th Street South) and west (abutting 120 Avenue South) property lines. The ROW buffers for the site are required to be 20' in width. The south landscape buffer is consistent with this requirement and is proposed to be 20' wide. The West landscape buffer (abutting 120 Avenue South) is proposed to be reduced by 25% and be 15' in width, as there is a 100' acme drainage canal separating the property from the adjacent roadway.

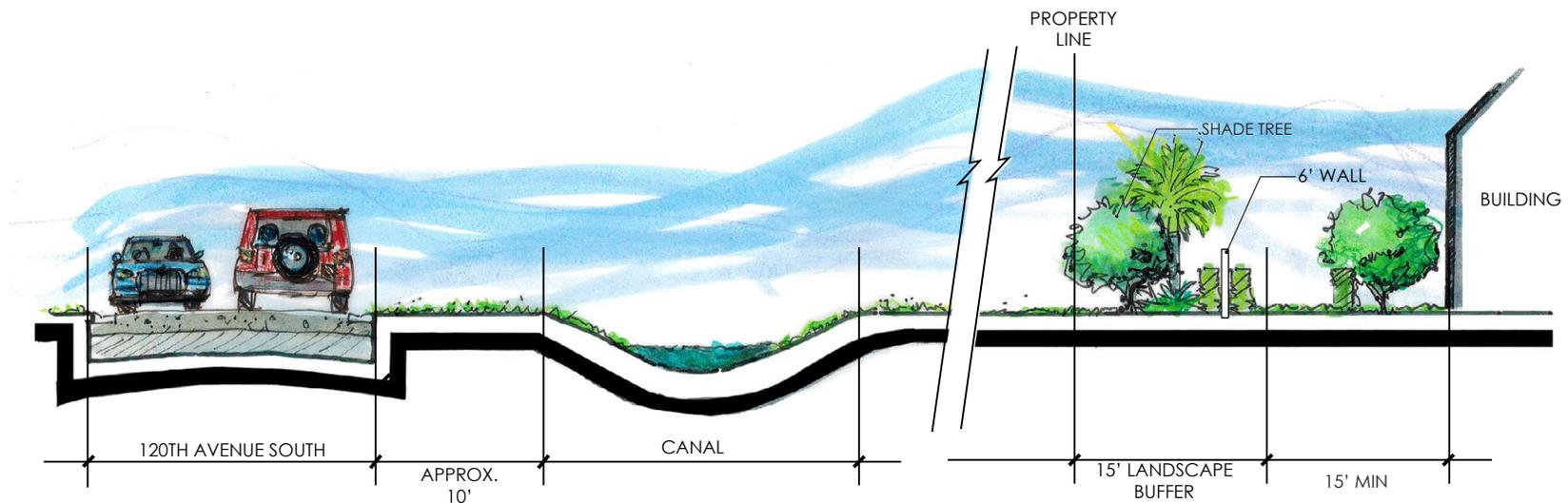


Figure C.2 - West Buffer Section (120th Avenue South)

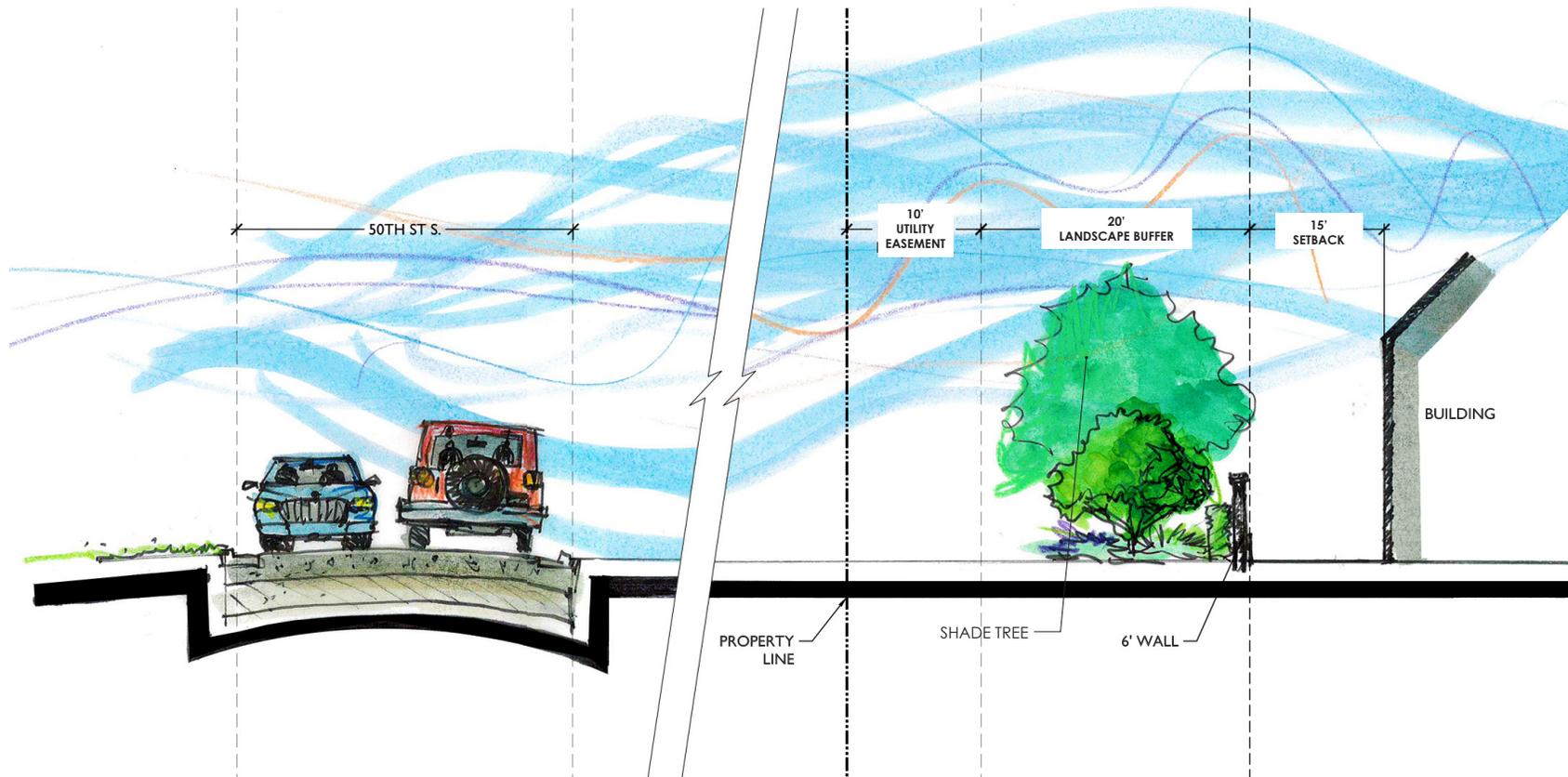


Figure C.3 - South Buffer Section (50th Street South)

TREES



DAHOOON HOLLY
Ilex cassine



GUMBO LIMBO
Bursera simaruba



PIGEON PLUM
Coccoloba diversifolia



VERAWOOD
Bulnesia arborea



GREEN BUTTONWOOD
Conocarpus erectus

PALMS



CANARY DATE PALM
Phoenix canariensis



COCONUT PALM
Cocos nucifera



MEDJOOOL DATE PALM
Phoenix dactylifera



FLORIDA ROYAL PALM
Roystonea regia

ACCENT TREES/PALMS



CHRISTMAS PALM
Adonidia merrillii



SPICY JATROPHA
Jatropha integerrima



AUTOGRAPH TREE
Clusia rosea



ORANGE GEIGER
Cordia sebestena



THATCH PALM
Thrinax radiata



SILVER BUTTONWOOD
Conocarpus erectus sericeus



PINK POWDERPUFF
Calliandra surinamensis



BRIDAL VEIL TREE
Caesalpinia granadillo



MONTGOMERY PALM
Veitchia montgomeryana

ACCENT SHRUBS



ITALIAN CYPRESS
Cupressus sempervirens

Figure C.4 - Image Board

LOW PLANTINGS



CONGO PHILODENDRON
Philodendron x 'Congo'



COONTIE CYCAD
Zamia pumila



COCO PLUM
Chrysobalanus icaco



HORIZONTAL COCOPLUM
Chrysobalanus icaco
'Horizontalis'



GREEN ISLAND FICUS
Ficus microcarpa



BURLE MARX PHILODENDRON
Philodendron x 'Burle Marx'



DWARF FAKAHATCHEE
Tripsacum floridana



YEW PINE
Podocarpus macrophyllus



NATAL PLUM
Carissa macrocarpa



SILVER SAW PALMETTO
Serenoa repens 'Cinerea'



ROJO CONGO PHILODENDRON
Philodendron x 'Rojo Congo'



MONDO GRASS
Ophiopogon japonicus



HIBISCUS
Hibiscus sp.



EMERALD BLANKET NATAL PLUM
Carissa macrocarpa
'Emerald Blanket'



PINK MUHLY GRASS
Muhlenbergia capillaris



BOSTON FERN
Nephrolepis exaltata



LILYTURF
Liriope muscari
'Super Green Giant'



LADY DI HELICONIA
Heliconia psittacorum
'Lady Di'



SMALL LEAF CLUSIA
Clusia guttifera

Figure C.4 - Image Board

Right Of Way Buffer Plant Material



GREEN BUTTONWOOD
Conocarpus erectus



PIGEON PLUM
Coccoloba diversifolia



PITCH APPLE
Clusia rosea



PINK MUHLY GRASS
Muhlenbergia capillaris



DWARF FAKAHATCHEE
Tripsacum floridana



COCOPLUM
Chrysobalanus icaco



FLORIDA ROYAL PALM
Roystonea elata



SILVER BUTTONWOOD
Conocarpus erectus sericeus



YEW PINE
Podocarpus macrophyllus



HORIZONTAL COCOPLUM
Chrysobalanus icaco 'Horizontalis'



COONTIE
Zamia pumila



GUMBO LIMBO
Bursera simaruba



ORANGE GEIGER
Cordia sebestena



SMALL LEAF CLUSIA
Clusia guttifera



LILYTURF
Liriope muscari 'Super Green Giant'



MONDO GRASS
Ophiopogon japonicus

■ Landscape Buffer Adjacent to PUD

There are no landscape buffers required by code along the north and east property lines. However, there is an existing 50' buffer approved as part of the overall Isles at Wellington PUD, providing mature vegetation that extensively buffers the proposed development from the surrounding residential development. The eastern buffer includes a berm that adds significant elevation change to the barrier.



Figure C.5 - Existing Adjacent Buffers - Plan



Figure C.6 - Existing Adjacent Buffer - Site Photo

50' Buffer Section

Existing Buffer along east property line.

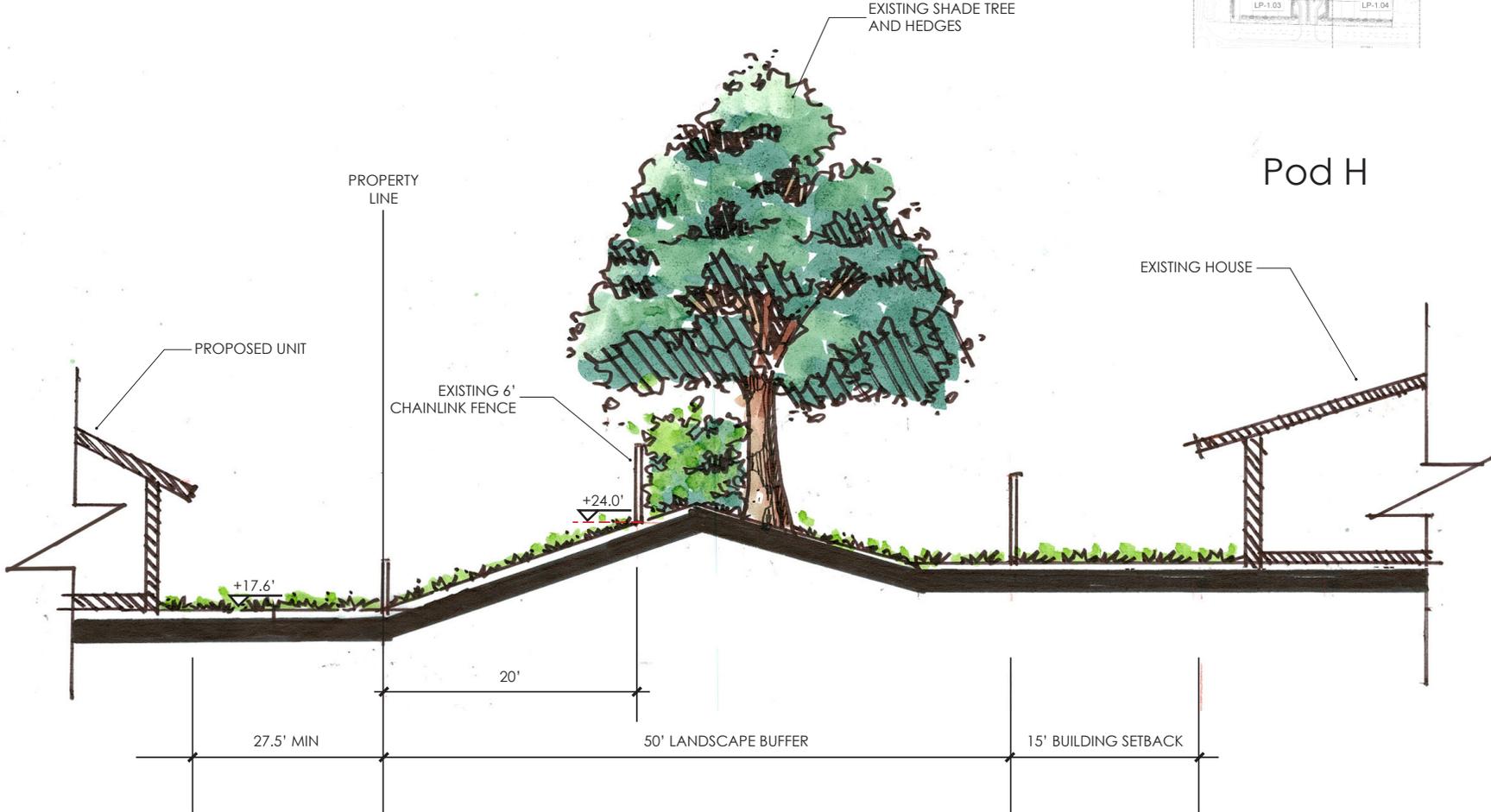


Figure C.7 - Adjacent East Buffer



50' Buffer Section

Existing buffer along the north property line.

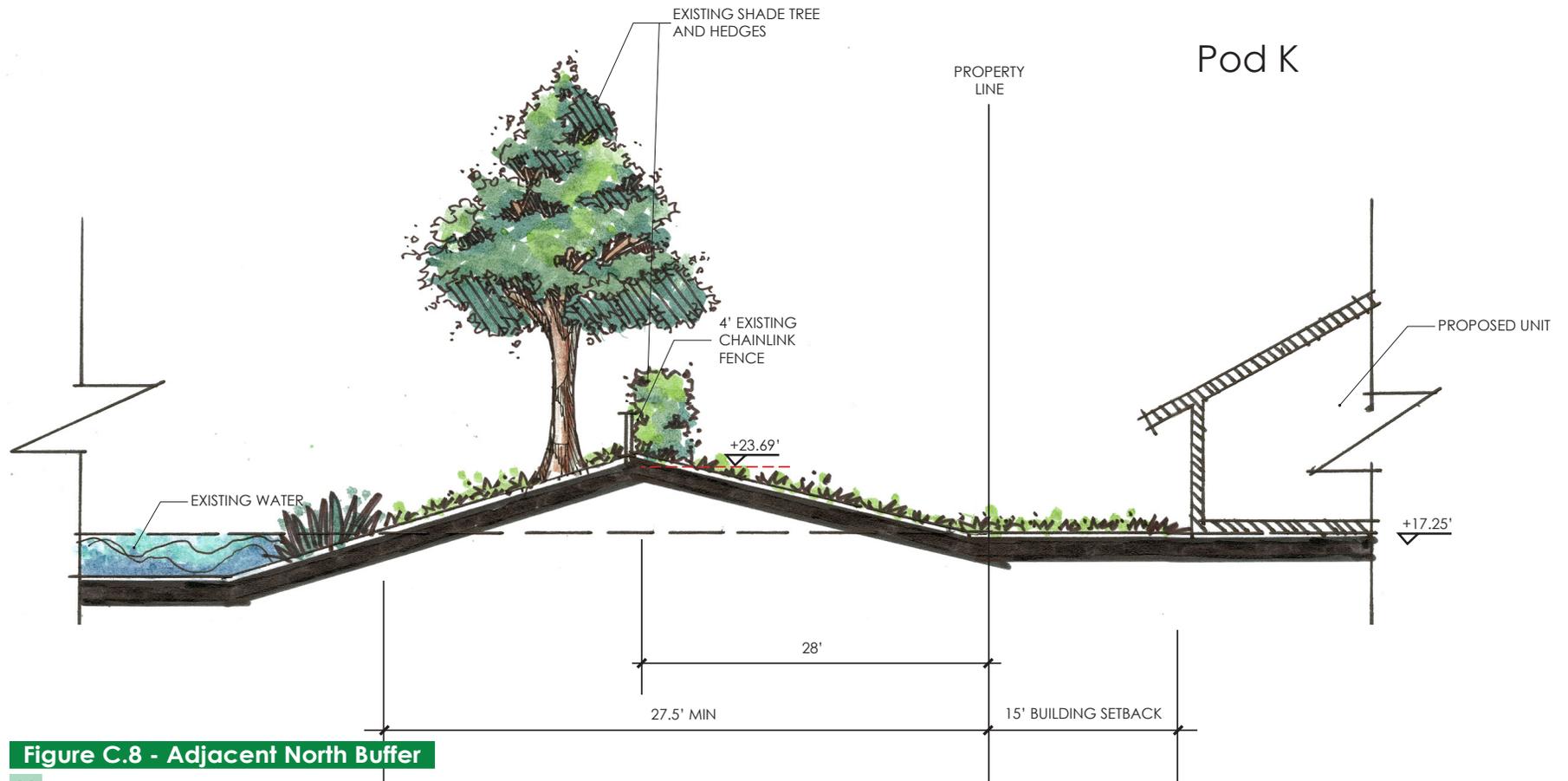
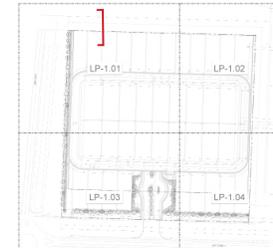


Figure C.8 - Adjacent North Buffer

Interior Landscaping for Residential Lot

All required trees to be planted shall be in compliance with Table 7.8-1 Tree size, which should be in proportion with the proposed height of the residential unit. Proposed tree height will be ranging from 14 to 16 feet which is in proportion with the proposed building height of 25 feet to 30 feet. If palms are being utilized, then the palm height or gray wood will be in a range of 12 to 18 feet.



Sample Plant Material

Typical lot layouts for each unit have been provided below.



Figure C.9 - Typical Lot Layout

D. SIGNAGE REGULATIONS

■ Conceptual Sign

A conceptual sign type has been provided below for reference. Please note that the design and sign of the front entrance may be altered with Architectural Review Board Approval.

The ARB approval shall be supplemented within this PSM by the Village of Wellington when approved.

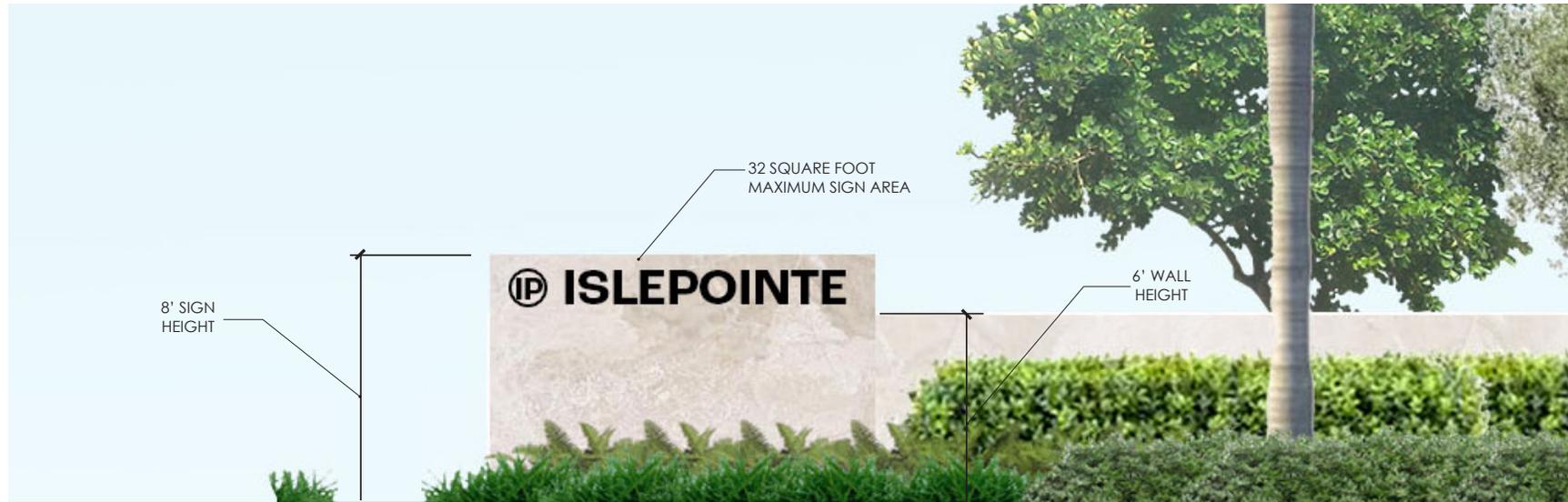


Figure D.1 - Conceptual Sign Detail

E. SITE AMENITIES

Below are conceptual site amenities for this project. ARB review and approval will be required.



Figure E.1 - MAIL KIOSK



Figure E.2 - BUS SHELTER



Figure E.3 - LIGHTING



Figure E.4 - ENTRY GATES

The ARB approval shall be supplemented within this PSM by the Village of Wellington when approved.

F. MASTER PLAN

Master Plan shall be supplemented as an attachment within this PSM by the Village of Wellington when approved.

G. REGULATING PLAN

Regulating Plan shall be supplemented as an attachment within this PSM by the Village of Wellington when approved.

H. CIRCULATION PLAN

Circulation Plan shall be supplemented as an attachment within this PSM by the Village of Wellington when approved.

I. SITE PLAN

Site Plan shall be supplemented as an attachment within this PSM by the Village of Wellington when approved.

J. LANDSCAPE PLAN

Landscape Plan shall be supplemented as an attachment within this PSM by the Village of Wellington when approved.

K. PLAT

Plat shall be supplemented as an attachment within this PSM by the Village of Wellington when approved.