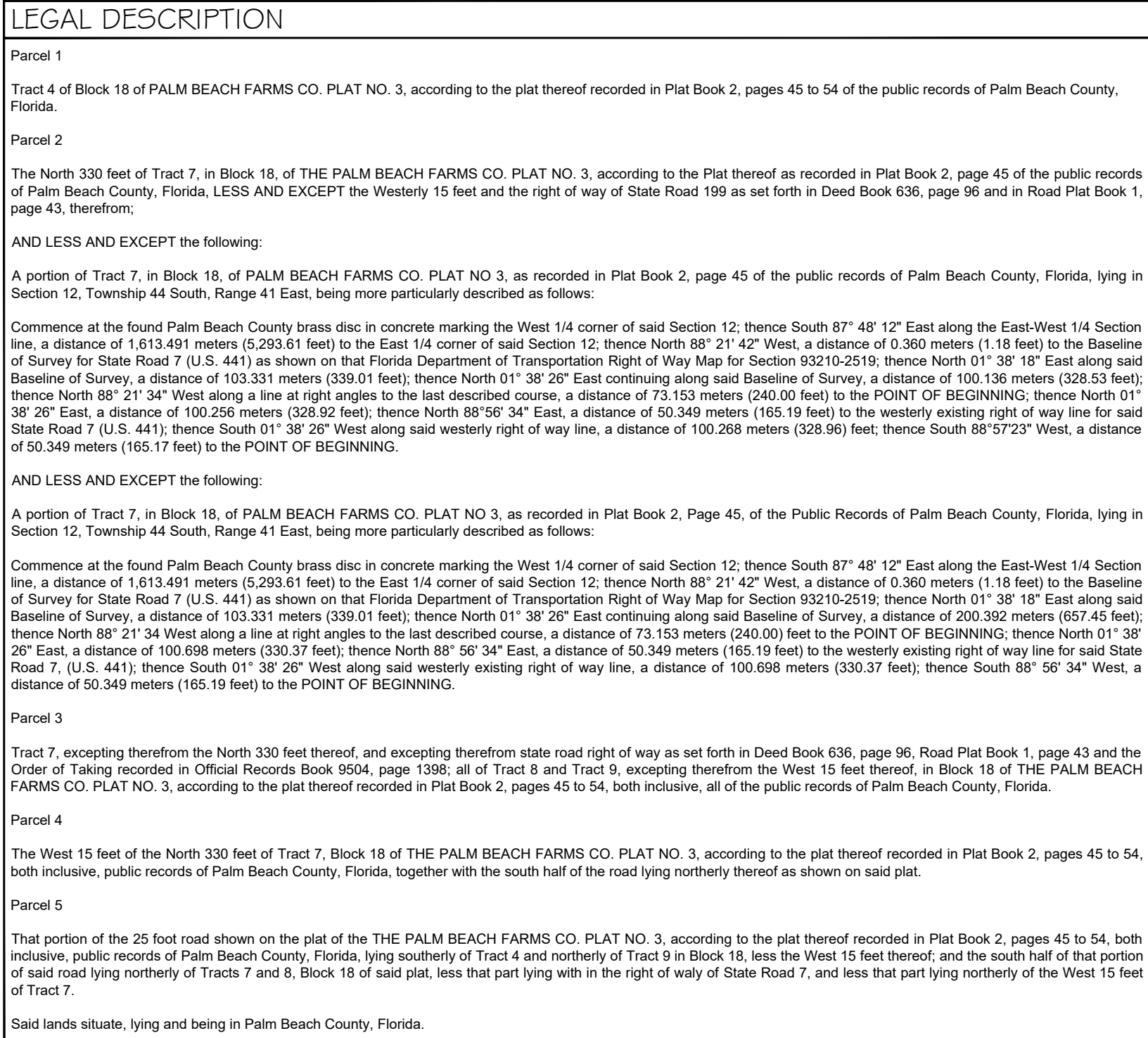
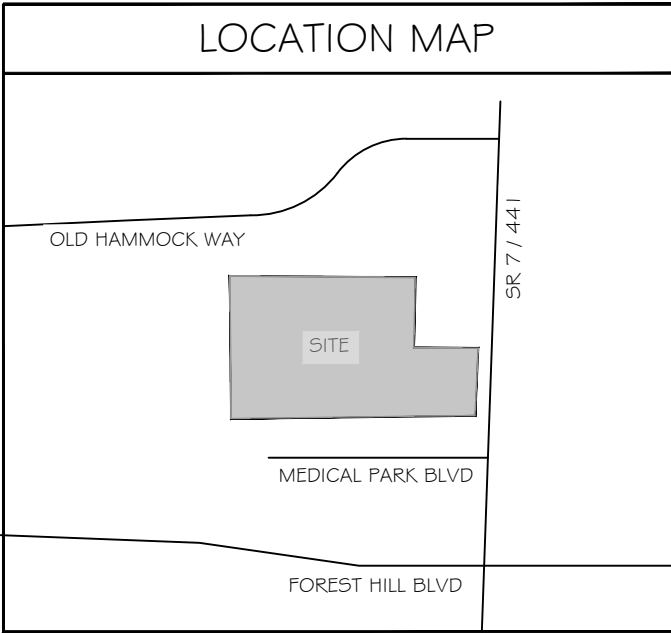




SITE DATA	
PETITION NAME	LOT15 WELLINGTON (PHASE 2)
PETITION NUMBER	TBD
LAND USE DESIGNATION	MIXED USE
ZONING DISTRICT	MUPD
OVERLAYS() / NEIGHBORHOOD PLAN(S)	N/A
PROPERTY CONTROL NUMBER(S)	00-42-43-27-05-018-0072 00-42-43-27-05-018-0071 00-42-43-27-05-018-0040
EXISTING USE(S)	VACANT / MINE
PROPOSED USE(S)	MIXED USE
GROSS SITE AREA	52.259 AC

DEVELOPMENT TEAM	
DEVELOPER	
Lotis Wellington, LLC.	
2300 Glades Rd, Suite 202E	
Boca Raton, FL 33431	
561.866.6684	
PLANNER & LANDSCAPE ARCH.	
Insite Studio, Inc.	
8144 Okeechobee Blvd. Suite A	
West Palm Beach, FL 33411	
561.249.0940	
CIVIL ENGINEER	
Schmars Engineering Corp.	
947 Clint Moore Road	
Boca Raton, FL 33487	
561.241.6455	
TRAFFIC ENGINEER	
JFO Group, Inc.	
11924 Forest Hill Blvd, Suite 10A-123	
Wellington, FL 33414	
561.462.5364	
ENVIRONMENTAL	
Ecotone Services	
13945 89th Street	
Fellsmere, FL 32948	
772.459.3339	
SURVEY	
Dennis J Leavy & Associates	
460 Business Park Way, Suite B Royal	
Palm Beach, FL 33411	
561.753.0650	



RESIDENT CALCULATIONS			
UNIT TYPE	RESIDENT / UNIT	# OF DU	RESIDENTS
MULTIFAMILY	3.10 / DU	111	344
SINGLEFAMILY	3.10/ DU	112	347
TOTAL NUMBER OF RESIDENTS			691

CIVIC REQUIREMENTS			
UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED
MULTIFAMILY	43.56 SF / CAPITA	344	0.34 AC
SINGLEFAMILY	43.56 SF / CAPITA	347	0.35 AC
		691	0.69 AC

PRIVATE RECREATION REQUIREMENTS			
UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED
MULTIFAMILY	110 SF / CAPITA	344	0.87 AC
SINGLEFAMILY	110 SF / CAPITA	347	0.88 AC
TOTAL		691	1.75 AC

PRIVATE RECREATION PROVIDED	
USE TYPE	AREA PROVIDED
POD B - MULTI-FAMILY	0.21 AC
POD C - SINGLEFAMILY	1.43 AC
TOTAL	1.64 AC

PUBLIC RECREATION REQUIREMENTS			
UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED
MULTIFAMILY	217.8 SF / CAPITA	344	1.72 AC
SINGLEFAMILY	217.8 SF / CAPITA	347	1.74 AC
TOTAL		691	3.46 AC

PUBLIC RECREATION PROVIDED	
USE TYPE	AREA PROVIDED
POD D - GREENWAY	1.31 AC
POD D - CYPRESS PRESERVE	3.9 AC
TOTAL	5.21 AC

SITE PLAN TABLES:	SETBACK TABLE		
	SETBACK	REQUIRED	PROVIDED
	NORTH (SIDE)	15'	86' (BLDG #23)
	SOUTH (SIDE)	30'	53' (BLDG #24)
	EAST (FRONT)	15'	37' (BLDG #24)
	WEST (REAR)	30'	TBD

BUILDING USE TABLE											
POD	BLDG. #	USE	INDOOR SF 8,000	OUTDOOR SF 49,500	STY.	HT. 26'	SEATS / DU	PARKING REQUIRED 32 (1/250 SF)	PROVIDED 137	BIKE REQUIRED -	PROVIDED
A	24	INDOOR / OUTDOOR ENTERTAINMENT RESTAURANT	10,000 18,000	650 50,150	I	26'	307 307	102 (1/3 SEATS) 134	97 234	- TBD	- TBD
B	25	TOWNHOME TYPE I	-	-	2	30'	4 DU	9 (2.25/1 DU)	-	-	-
B	26	TOWNHOME TYPE I	-	-	2	30'	6 DU	14 (2.25/1 DU)	-	-	-
B	27	MULTIFAMILY TYPE I	-	-	4	56'	44 DU	99 (2.25/1 DU)	-	-	-
B	28	TOWNHOME TYPE I	-	-	2	30'	5 DU	11 (2.25/1 DU)	-	-	-
B	29	TOWNHOME TYPE I	-	-	2	30'	5 DU	11 (2.25/1 DU)	-	-	-
B	30	TOWNHOME TYPE I	-	-	2	30'	6 DU	14 (2.25/1 DU)	-	-	-
B	31	TOWNHOME TYPE I	-	-	2	30'	4 DU	9 (2.25/1 DU)	-	-	-
B	32	TOWNHOME TYPE I	-	-	2	30'	6 DU	14 (2.25/1 DU)	-	-	-
B	33	TOWNHOME TYPE I	-	-	2	30'	6 DU	14 (2.25/1 DU)	-	-	-
B	34	TOWNHOME TYPE I	-	-	2	30'	5 DU	11 (2.25/1 DU)	-	-	-
B	35	TOWNHOME TYPE I	-	-	2	30'	5 DU	11 (2.25/1 DU)	-	-	-
B	36	TOWNHOME TYPE I	-	-	2	30'	5 DU	11 (2.25/1 DU)	46 SURFACE	-	-
B	37	TOWNHOME TYPE I	-	-	2	30'	5 DU	11 (2.25/1 DU)	100 DRIVE SPACES	-	-
B	38	TOWNHOME TYPE I	-	-	2	30'	4 DU 110 DU	9 (2.25/1 DU) 248	100 GARAGE SPACES 248	-	-
C	-	SINGLE-FAMILY	-	-	2	30'	110 DU 112 DU	252 (2.25/1 DU) 252.5FACES	248 448.5FACES	TBD	TBD
D	-	PUBLIC GREENWAY / LAKE	8.33 AC	-	-	-	-	-	-	-	-
D	-	CYPRESS PRESERVE	3.9 AC	-	-	-	-	-	-	-	-

 **insite
studio**

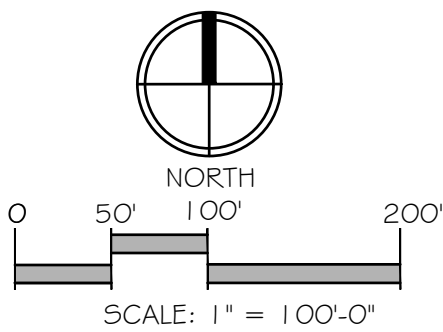
planning + landscape architecture

8144 Olechobee Blvd., Suite A, West Palm Beach, FL 33411
phone: 561-249-0940 email: info@insitestudio.com
www.insitestudio.com | LinkedIn: C276000606

Consultants:

Revisions:

LOTIS WELLINGTON
PHASE II
Wellington, Florida



Drawn By:	TAC
Drawing #:	1076
Date:	08/02/2021

CONCEPTUAL SITE PLAN

SHEET # CSP.1