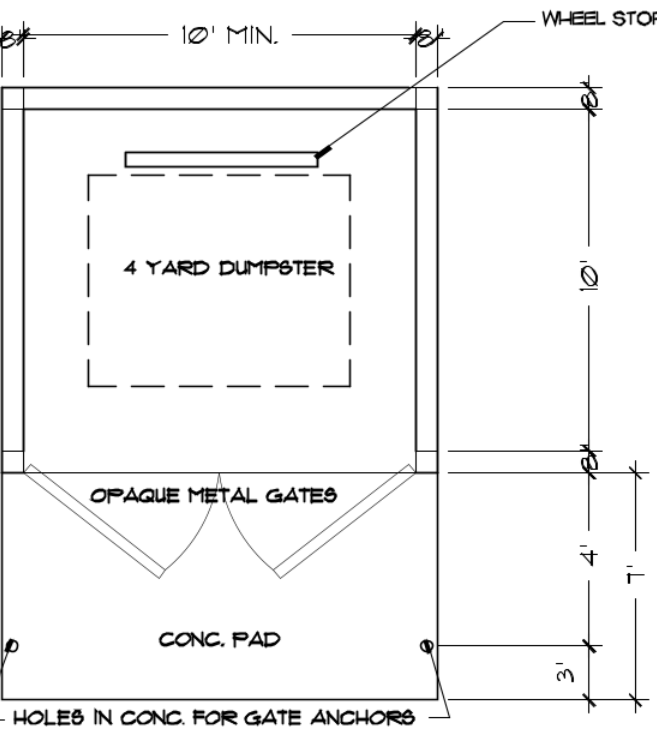
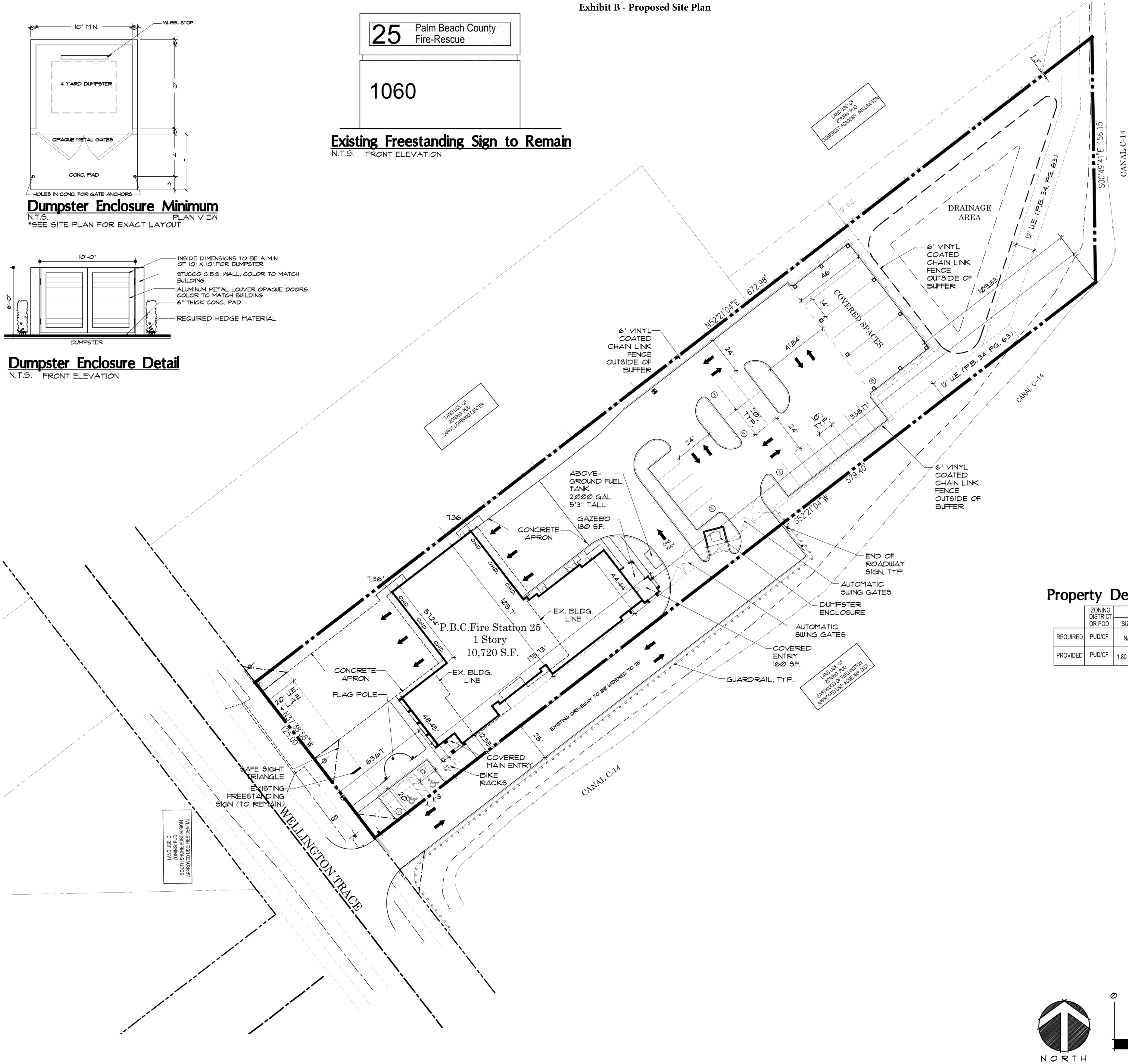
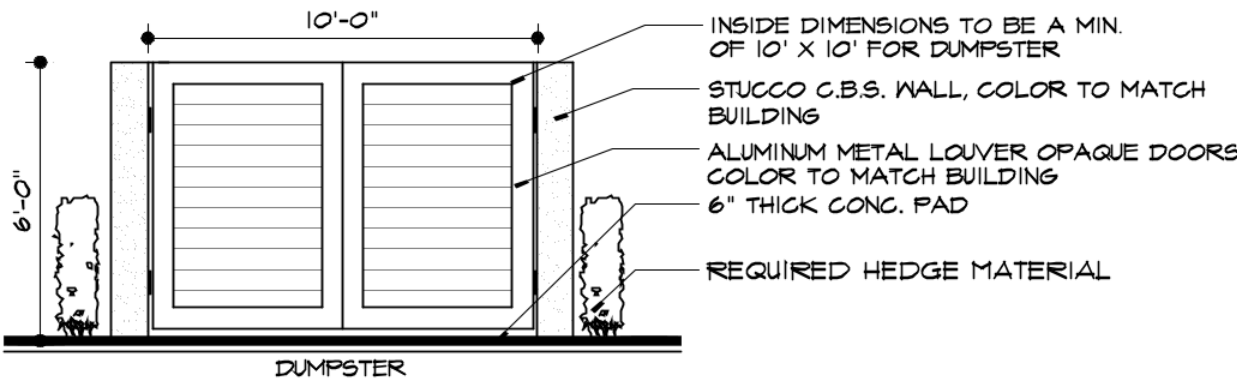


FILE: ON1900 FIRE STATION 25 - WELLINGTON 23-0111.DRAWINGS CURRENT: PBC FS 25 2GHO OSP 6.DWG
PLOTTED: 9/20/24 AT 14:05PM BY: DSEIKEN
XREFS:

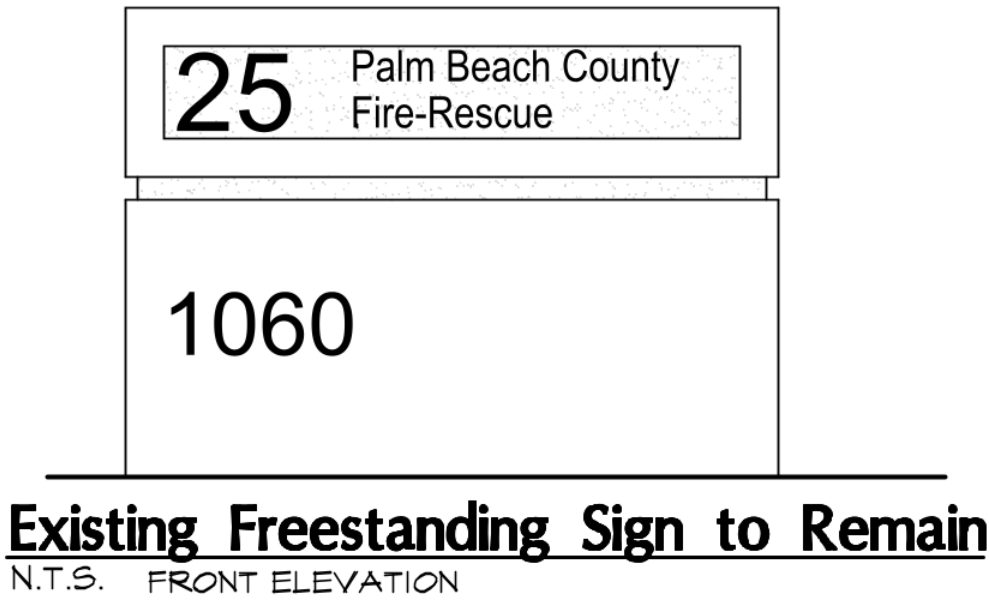
Exhibit B - Proposed Site Plan



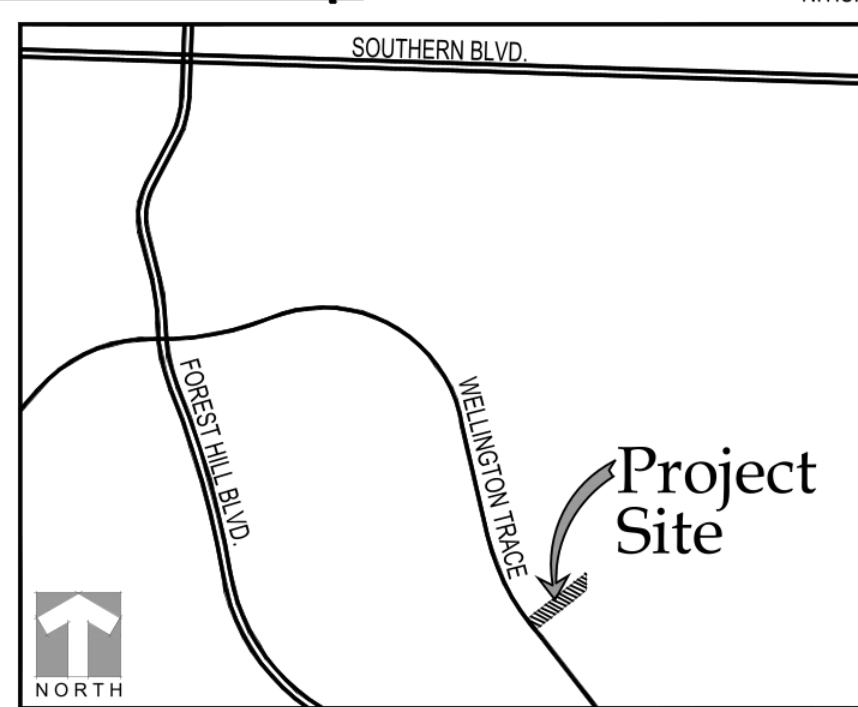
Dumpster Enclosure Minimum
N.T.S. PLAN VIEW
*SEE SITE PLAN FOR EXACT LAYOUT



Dumpster Enclosure Detail
N.T.S. FRONT ELEVATION



Location Map



Site Data

APPLICATION NAME	PALM BEACH COUNTY FIRE STATION 25
PROPERTY CONTROL NUMBER	73-41-44-02-03-000-0030
SECTION/TOWNSHIP/RANGE	2 / 44 / 41
PETITION NUMBER	2024-0003-MSPA
LAND USE DESIGNATION	CF - COMMUNITY FACILITIES
ZONING DISTRICT	PUD
FEMA FLOOD ZONE	AE
GROSS SITE AREA	78,274.05 S.F. (1.80 AC.)

BUILDING DATA

FIRE STATION (3 BAYS)	EXISTING: 6,091 S.F.	PROPOSED: 10,720 S.F. TOTAL
BUILDING HEIGHT:	30'-0"	
NUMBER OF STORIES:	1 STORY	
PROJECT PHASING	1 PHASE	
NUMBER OF NEW BUILDINGS	0 NEW, EXPANSION OF EXISTING	
ACCESSORY STRUCTURES	2 COVERED PARKING AREAS	
TYPE OF OWNERSHIP	PUBLIC/PRIVATE	

USES

FIRE STATION (3 BAYS)	10,720 S.F. TOTAL
-----------------------	-------------------

PARKING & LOADING:

USE: GOVERNMENT SERVICES	EXISTING: 35	REQUIRED: 21	PROPOSED: 26
1 PER 3 SEATS PUBLIC ASSEMBLY ROOM			
OR 1 PER 500 G.S.F. WHICHEVER GREATER			
HANDICAP PARKING (INCLUDED IN TOTAL):	0	2	2
LOADING SPACE(S):	0	0	0
BICYCLE PARKING (1 PER 2,000 S.F.):	0	5	5

IMPERVIOUS CALCULATION

FIRE STATION BLDG.	10,720 S.F.
COVERED REAR ENTRY AND GAZEBO:	340 S.F.
VEHICLE USE AREAS:	32,630.13 S.F.
PEDESTRIAN WALKS:	1,755.26 S.F.
FUEL TANK PAD:	51 S.F.
IMPERVIOUS TOTAL:	45,496.39 S.F. (58%)

PERVIOUS CALCULATION

LANDSCAPE / GREENSPACE AREA:	32,777.66
PERVIOUS TOTAL:	32,777.66 S.F. (42%)

Property Development Regulations

ZONING DISTRICT OR POD	REQUIRED	PUD/CF	MIN. LOT DIMENSIONS				GFA	FAR *	BLDG. COVER	MIN. SETBACKS			
			SIZE	WIDTH	FRONTAGE	DEPTH				FRONT	SIDE	STREET	REAR
REQUIRED			N/A	N/A	N/A	N/A	N/A	X.XX	N/A	5'	5'	5'	N/A
PROVIDED			1.80 AC.	125'	125'	628.16'	10,720 S.F.	0.14	14%	63.67'	12.00' 7.36'	N/A	109.83' 338.17' (CANOPY) (BLDG.)

APPROVAL STAMPS

Seal

LC 00001171

Sheet Title:

Preliminary Site Plan

Scale: 1"=30'

Sheet No.

PSP-1

23-0111

Preliminary Site Plan

Palm Beach County Fire Station 25

Village of Wellington, Florida

2GHO INC.

Landscape Architects
Planners
Environmental
Consultants

1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
561-575-5260 FAX
www.2gho.com

Designed: _____ PSS
Drawn: _____ PSS
Approved: _____ GGG/EOM/MTM
Date: _____ 9-8-25
Job no. _____ 23-0111
Revisions: _____ 1-3-24
_____ 1-22-24
_____ 2-12-24
_____ 2-15-24