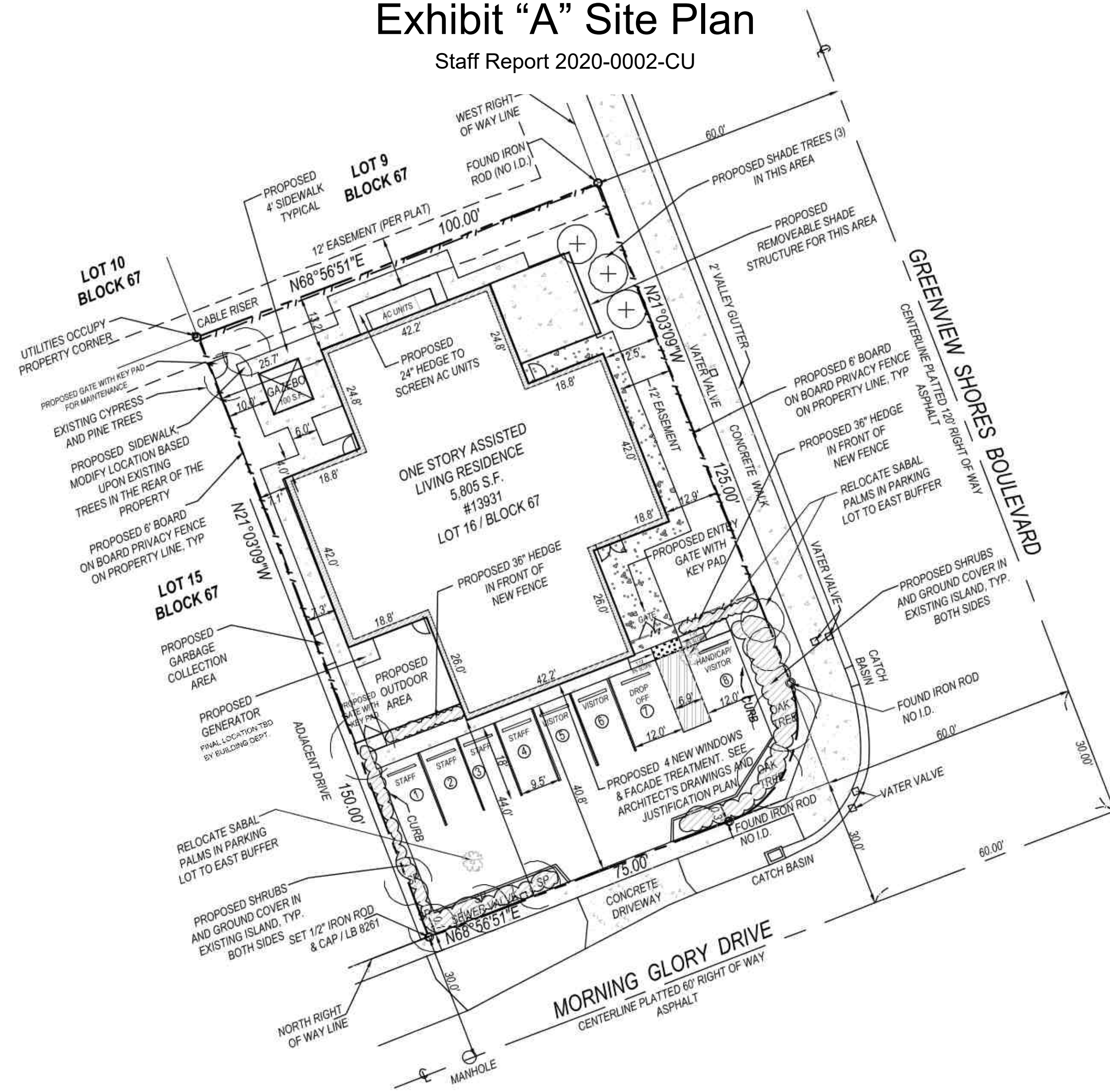


Exhibit "A" Site Plan

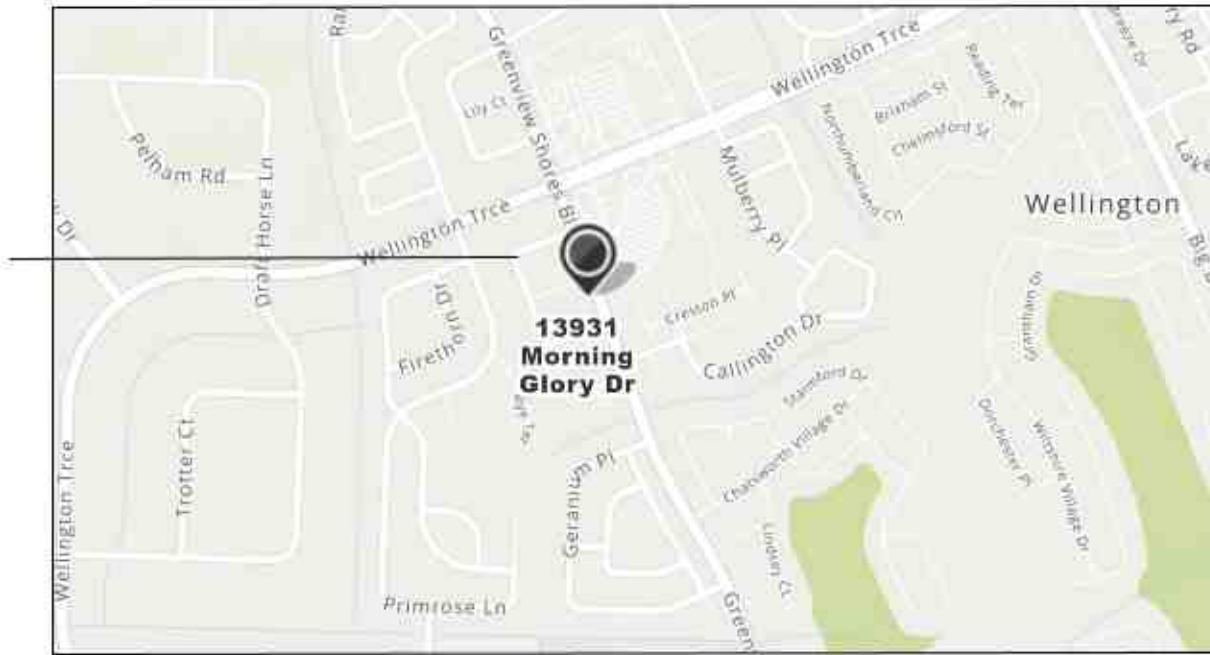
Staff Report 2020-0002-CU



Square Sail Cloth

PROPOSED 20' X 20' STRUCTURE ATTACHED TO EAST SIDE OF THE BUILDING WITH POSTS IN THE LAWN AREA
REMOVABLE FOR HURRICANE

SITE



Location Map
NTS

Site Data

APPLICATION NAME: 1074 HYACINTH PLACE
 APPLICATION NUMBER: 2020-0002-CU
 EXISTING LAND USE: MULTI FAMILY
 PROPOSED LAND USE: CONGREGATED LIVING FACILITIES, TYPE 2B
 LOCATION: 13931 MORNING GLORY DRIVE, VILLAGE OF WELLINGTON FL 33414
 FUTURE LAND USE: F 8.01 DU/A 12 DU/AC
 PROPERTY CONTROL NO: 73-41-44-04-01-067-0160
 FACILITY TYPE: RESIDENTIAL CARE
 CARE TYPE: CLF
 TYPE: TYPE 2B

	ACRES	S.F.	PERCENTAGE
GROSS SITE AREA:	.34 ACRES	14,865.9 S.F.	100%
TOTAL IMPERVIOUS AREA:	.26 ACRES	11,557.8 S.F.	78 %
BUILDING COVERAGE:	.13 ACRES	5,805 S.F.	39 %
PAVEMENT AND SIDEWALK:	.13 ACRES	5,752.8 S.F.	39 %
TOTAL PERVIOUS AREA:	.08 ACRES	3,308.1 S.F.	22 %
GROSS FLOOR AREA:	5,805 S.F.		
FAR:	.39		

EXISTING NUMBER OF BEDS: 8
 PROPOSED NUMBER OF BEDS: 21
 REQUIRED VISITOR PARKING: 1 SPACE PER 7 RESIDENTS / 3 SPACES / LABELED VISITOR
 REQUIRED STAFF PARKING: 1 SPACE PER EMPLOYEE / 4 SPACES / LABELED STAFF
 REQUIRED HANDICAP PARKING: 1 SPACE (NOTE VISITOR/HANDICAP IS ONE SPACE)
 REQUIRED DROP OFF AREA PARKING: 1 SPACE
 TOTAL REQUIRED PARKING: 8 SPACES

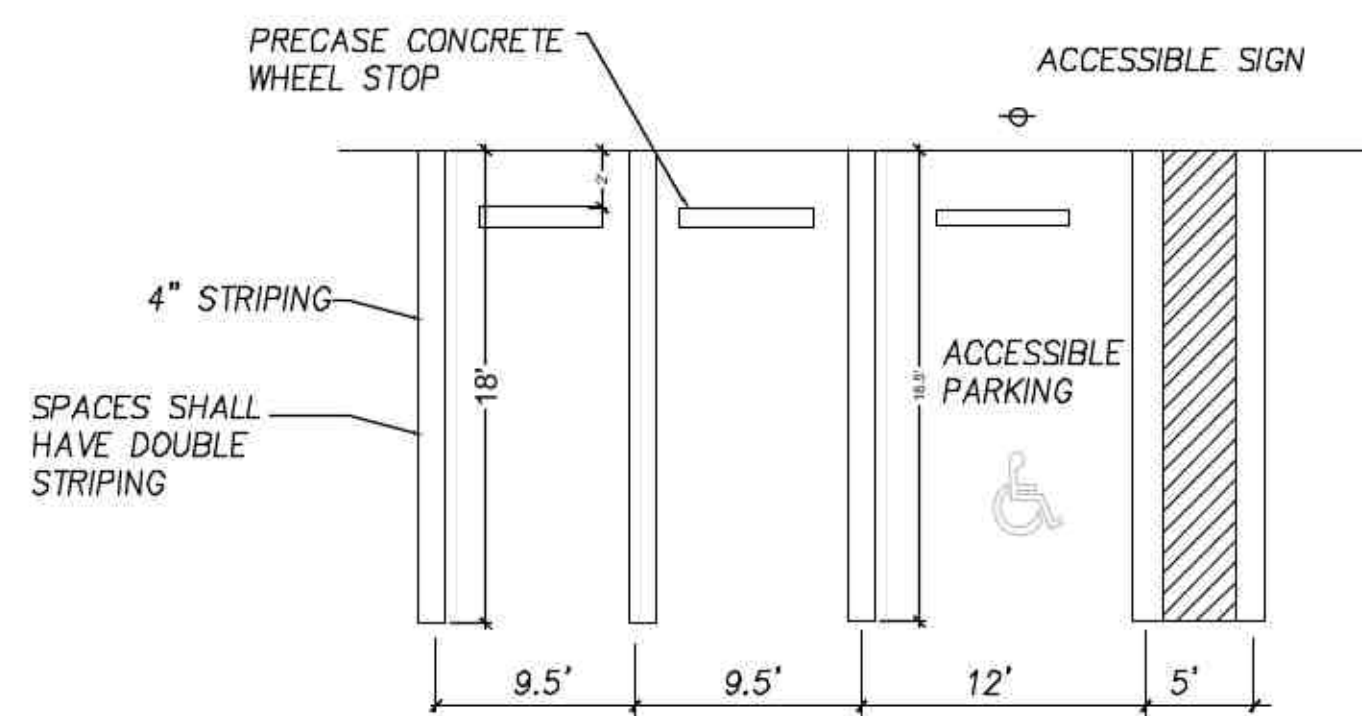
TOTAL PROVIDED PARKING: 8 SPACES

PER SECTION 6.4.4.30, MINIMUM STAFF STANDARDS
 4 STAFF ON DUTY 7AM - 7PM
 2 STAFF ON DUTY 7PM - 7AM

NOTE: RESIDENT PERSONAL VEHICLE PARKING PROHIBITED

EXISTING BUILDING HEIGHT: 15' / ONE STORY

Parking Lot Striping



Debra L. Northsea
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 Jupiter, Florida 33458
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 Fla. Registration #1521
 Email: DLNLADESIGN@aol.com

13931 MORNING GLORY

Village of Wellington

Preliminary Site Plan

Date	Drawn By	Comments
07/07/20	DLN	Preliminary Site Plan
08/06/20	DLN	Preliminary Site Plan
08/14/20	DLN	Preliminary Site Plan
09/16/20	DLN	COMMENTS
10/02/20	DLN	NOTES
10/22/20	DLN	PAINTED LINES

SEAL

