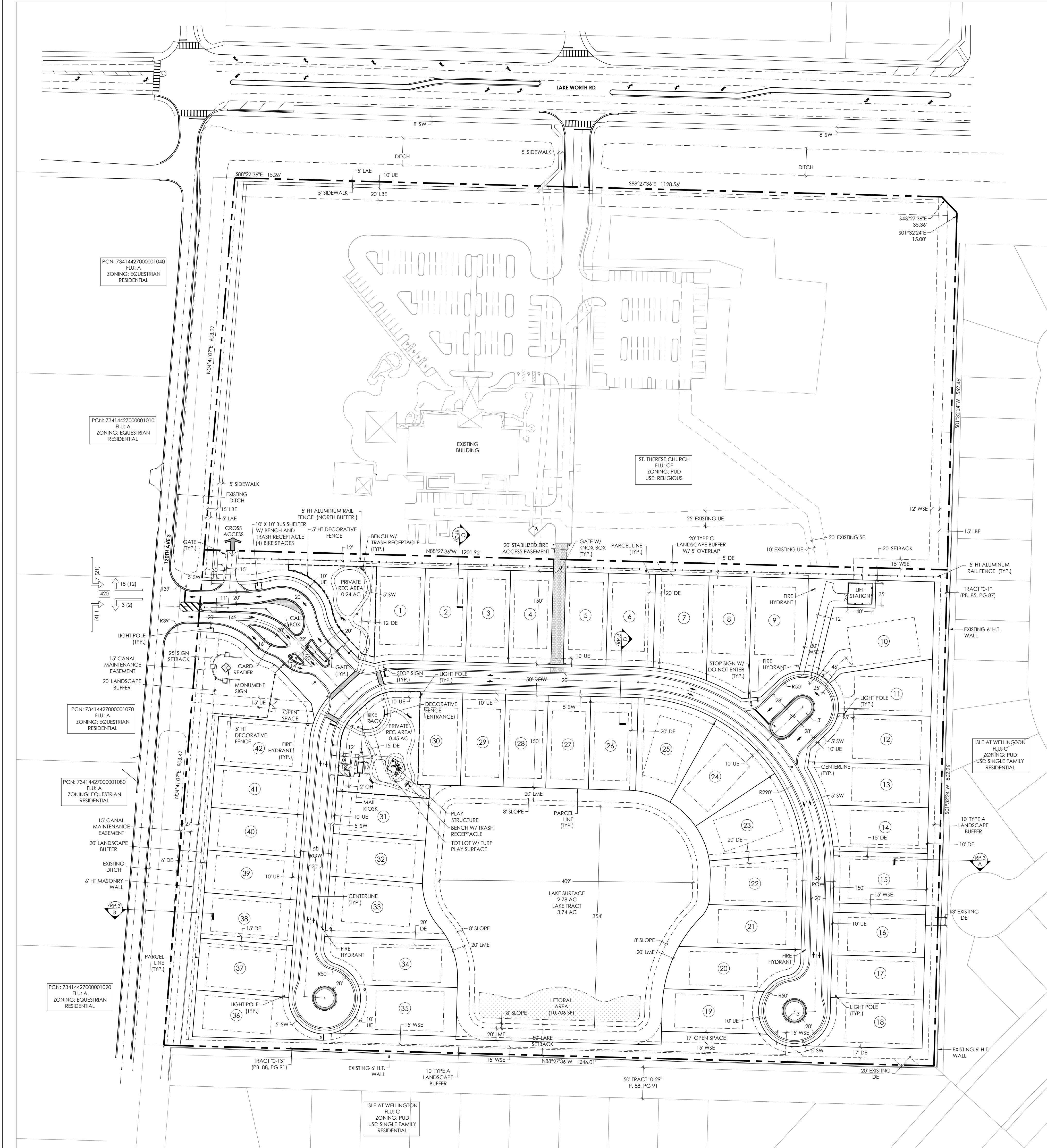




DEVELOPMENT TEAM	
DEVELOPER	PULTE HOMES
1475 CENTREPARK BLVD, SUITE 140	WEST PALM BEACH, FL 33401
PLANNER & LANDSCAPE ARCHITECT	INSITE STUDIO, INC.
3601 PGA BLVD SUITE 220	PALM BEACH GARDENS, FL 33410
561.249.0940	
CIVIL ENGINEER	SCHNARS ENGINEERING CORP.
947 CLINT MOORE ROAD	BOCA RATON, FL 33487
561.241.6455	
TRAFFIC ENGINEER	JFO GROUP, INC.
6671 W INDIANTOWN RD, SUITE 50-324	JUPITER, FL 33458
561.462.5364	
ENVIRONMENTAL	EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD, SUITE 208	STUART, FL 34996
772.287.8771	
SURVEY	CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100	BOCA RATON, FL 33434
561.392.1991	

SITE PLAN NOTES :

1. ALL SITE FURNITURE / AMENITIES WILL REQUIRE ARB APPROVAL.
2. SINGLE FAMILY RESIDENTIAL UNITS WILL BE EV READY/CAPABLE, WITH ELECTRICAL PANEL CAPACITY AND CONDUIT FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) INSTALLATION BY THE UNIT OWNER, OR DEVELOPER MAY INSTALL THE EV CHARGING STATION WITHIN THE UNIT.
3. TRASH/RECYCLING BINS SHALL BE LOCATED WITHIN EACH LOT AND STORED/SCREEN FROM PUBLIC VIEW.

SITE DATA	
APPLICATION NAME	CANTER ORANGE POINT PUD (POD D-2)
PETITION #	2023-0003-SP
ADDRESS	11800 LAKE WORTH RD WELLINGTON, FL
PROPERTY CONTROL NUMBER (S)	73-41-44-26-10-001-0000
EXISTING ZONING	PUD
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
FUTURE LAND USE (FLU)	CF (COMMUNITY FACILITIES)
PROPOSED FUTURE LAND USE	RESIDENTIAL C
GROSS AREA	38.9285 AC
AFFECTED SITE AREA	22.54 AC
PROPOSED UNITS	42 UNITS
69' X 150'	29 UNITS
79' X 150'	13 UNITS
DENSITY (DU/AC)	1.86
REQUIRED PARKING (2 SPACES / DU)	84 SPACES
PROVIDED PARKING	170 SPACES
DRIVEWAYS	84 SPACES
GARAGES	84 SPACES
STANDARD (MAIL KIOSK)	2 SPACES
HANDICAP PARKING (MAIL KIOSK)	1 SPACE

RESIDENT CALCULATIONS			
UNIT TYPE	RESIDENT / UNIT	# OF DU	RESIDENTS
SINGLE FAMILY	3.02 / DU	42	127
TOTAL NUMBER OF RESIDENTS			127

PRIVATE RECREATION REQUIREMENTS			
UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED
SINGLE FAMILY	110 SF / CAPITA	127	0.32 AC
TOTAL REQUIRED			0.32 AC
TOTAL PROVIDED			0.69 AC

CIVIC REQUIREMENTS			
UNIT TYPE	RESIDENT / UNIT	RESIDENTS	AREA REQUIRED
SINGLE FAMILY	43.56 SF / CAPITA	127	0.127 AC
TOTAL REQUIRED			0.127 AC
TOTAL PROVIDED			0 AC (1)
NOTE : CIVIC REQUIREMENT WAS MET BY DEDICATIONS AT TIME OF ORIGINAL APPROVAL PER RESOLUTION # 1999-85			

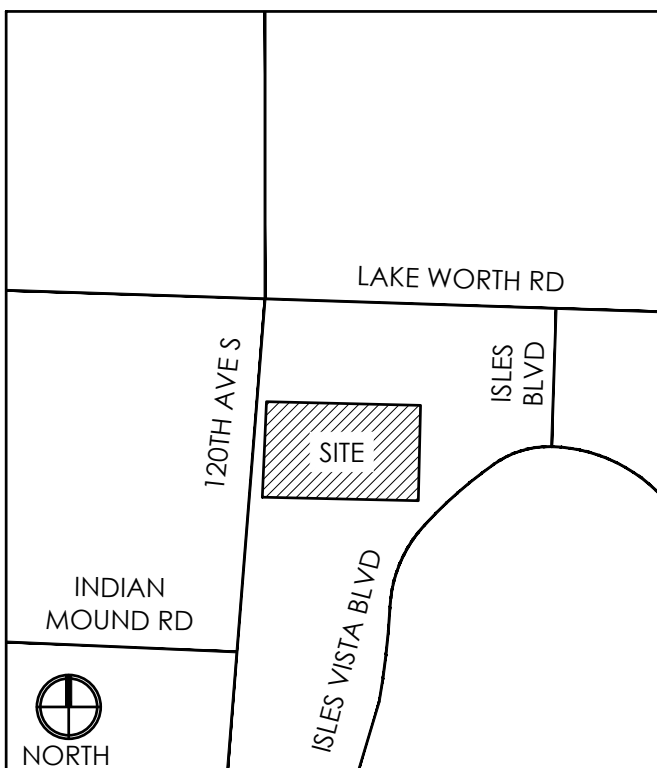
PUBLIC RECREATION REQUIREMENTS			
UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED
SINGLE FAMILY	217.8 SF / CAPITA	127	0.635 AC
TOTAL REQUIRED			0.635 AC
TOTAL PROVIDED (REQUIREMENT TO BE MET BY IN LIEU OF PAYMENT)			0 AC

LAND USE ALLOCATION							
POD	PHASE	LAND USE	ACREAGE	% OF SITE	FAR	BLDG. COVERAGE	PERVIOUS / IMPERVIOUS
D-2	1	SINGLE FAMILY RESIDENTIAL	18.09	80.2%	N/A	Note (1)	Note (1)
D-2	1	OPEN SPACE (LAKE)	3.76	16.7%	N/A	N/A	PERVIOUS = 3.76 AC (163,785.6 SF)
D-2	1	PRIVATE REC	0.69	3.1%	N/A	N/A	PERVIOUS = 0.57 AC (24,829.4 SF) IMPERVIOUS = 0.12 AC (5,227.2 SF)
TOTAL			22.54	100%			

NOTE :
1. REFER TO PROJECT STANDARDS MANUAL FOR INDIVIDUAL LOT DEVELOPMENT REGULATIONS.

APPROVALS

LOCATION MAP



insite studio

planning + landscape architecture

3601 PCA Blvd Suite 220, Palm Beach Gardens, FL 33410
phone: 561-249-0940 | email: info@insitestudio.com
www.insitestudio.com | License #: LC24000606

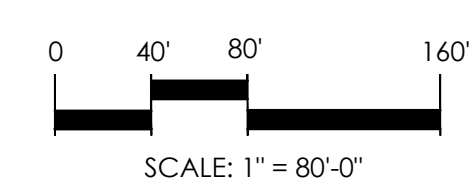
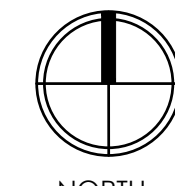
Consultants:

Revisions:

01/05/2024 - RESUBMITTAL
02/26/2024 - RESUBMITTAL

CANTER ORANGE POINT PUD (POD D-2)

Wellington, Florida



Drawn By: TAC
Drawing #: 1331
Date: 11/01/2023

Site Plan

SHEET # SP.1

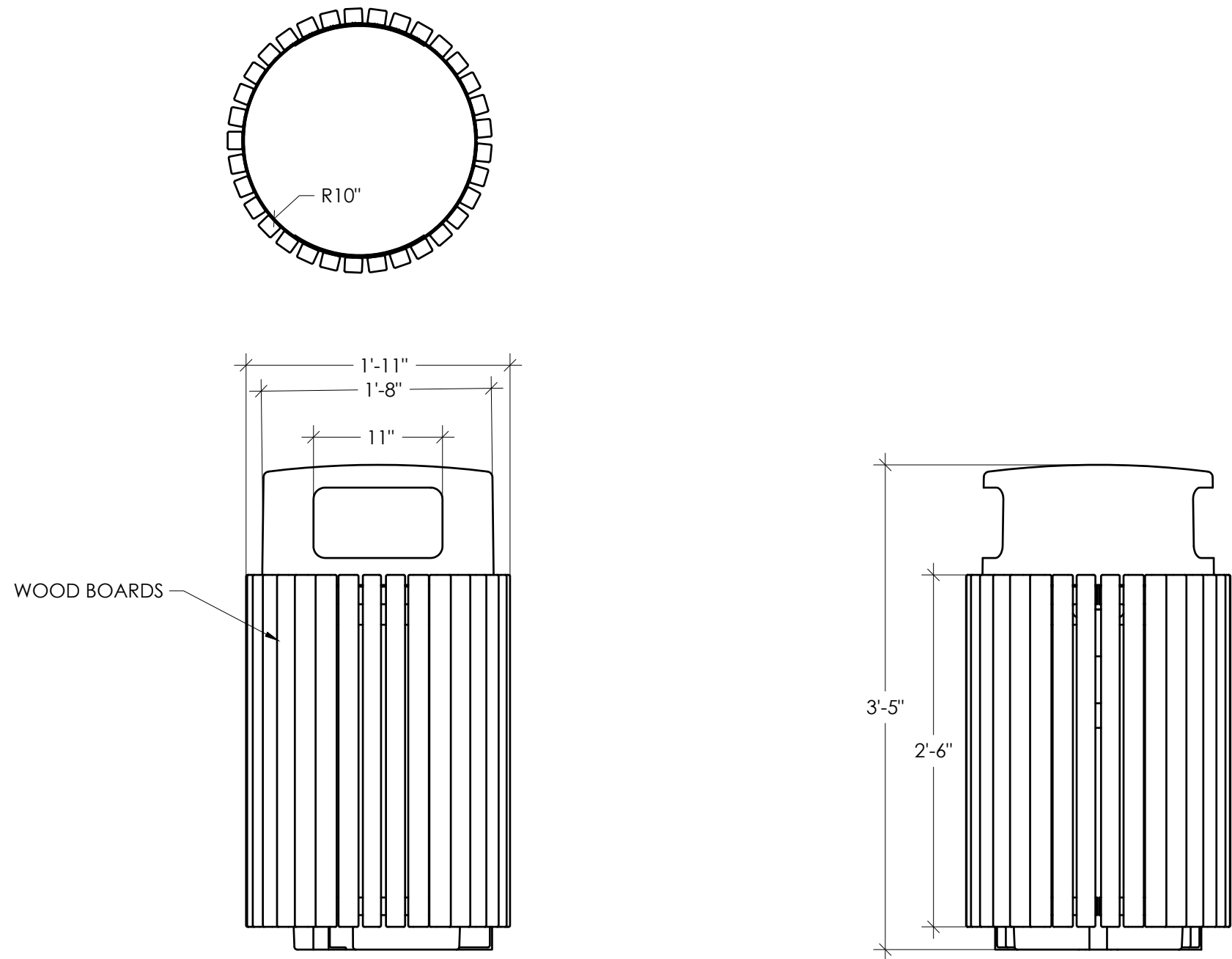
LEGAL DESCRIPTION:

TRACT A, ST. THERESE DE LISIEUX, BEING ALL OF THE PLAT OF ST. THERESE DE LISIEUX, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGE 185, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

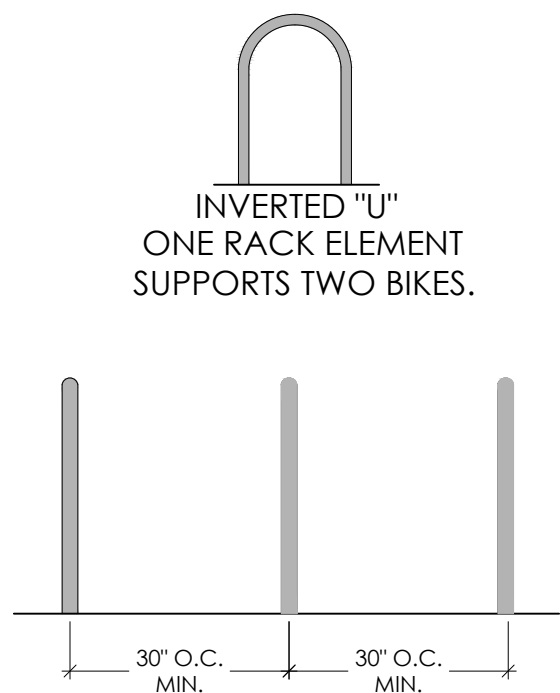
FORMERLY DESCRIBED AS:

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, THENCE SOUTH 02 DEGREES 03 MINUTES 45 SECONDS WEST ALONG THE WESTERLY LINE OF SAID SECTION 26, A DISTANCE OF 50.00 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 36 SECONDS EAST ALONG A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 233.39 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE EASTERLY LINE OF A 50.00 FOOT WIDE ACME DRAINAGE DISTRICT RIGHT-OF-WAY, RECORDED IN OFFICIAL RECORDS BOOK 1921, PAGE 1331, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE SOUTHERLY LINE OF A 50.00 FOOT WIDE ACME DRAINAGE DISTRICT CANAL RIGHT-OF-WAY AS RECORDED IN DEED BOOK 1037, PAGES 686 THROUGH 692, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE SOUTH 38 DEGREES 27 MINUTES 36 SECONDS EAST ALONG SAID SOUTHERLY LINE OF ACME DRAINAGE DISTRICT CANAL RIGHT-OF-WAY, A DISTANCE OF 1178.54 FEET; THENCE SOUTH 43 DEGREES 27 MINUTES 36 SECONDS EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 01 DEGREE 32 MINUTES 24 SECONDS WEST, A DISTANCE OF 1379.70 FEET; THENCE NORTH 88 DEGREES 27 MINUTES 36 SECONDS WEST, A DISTANCE OF 1277.72 FEET TO A POINT ON SAID EASTERLY LINE OF ACME DRAINAGE DISTRICT RIGHT-OF-WAY; THENCE NORTH 04 DEGREES 33 MINUTES 46 SECONDS EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 1406.66 FEET TO THE AFORESAID POINT OF BEGINNING.

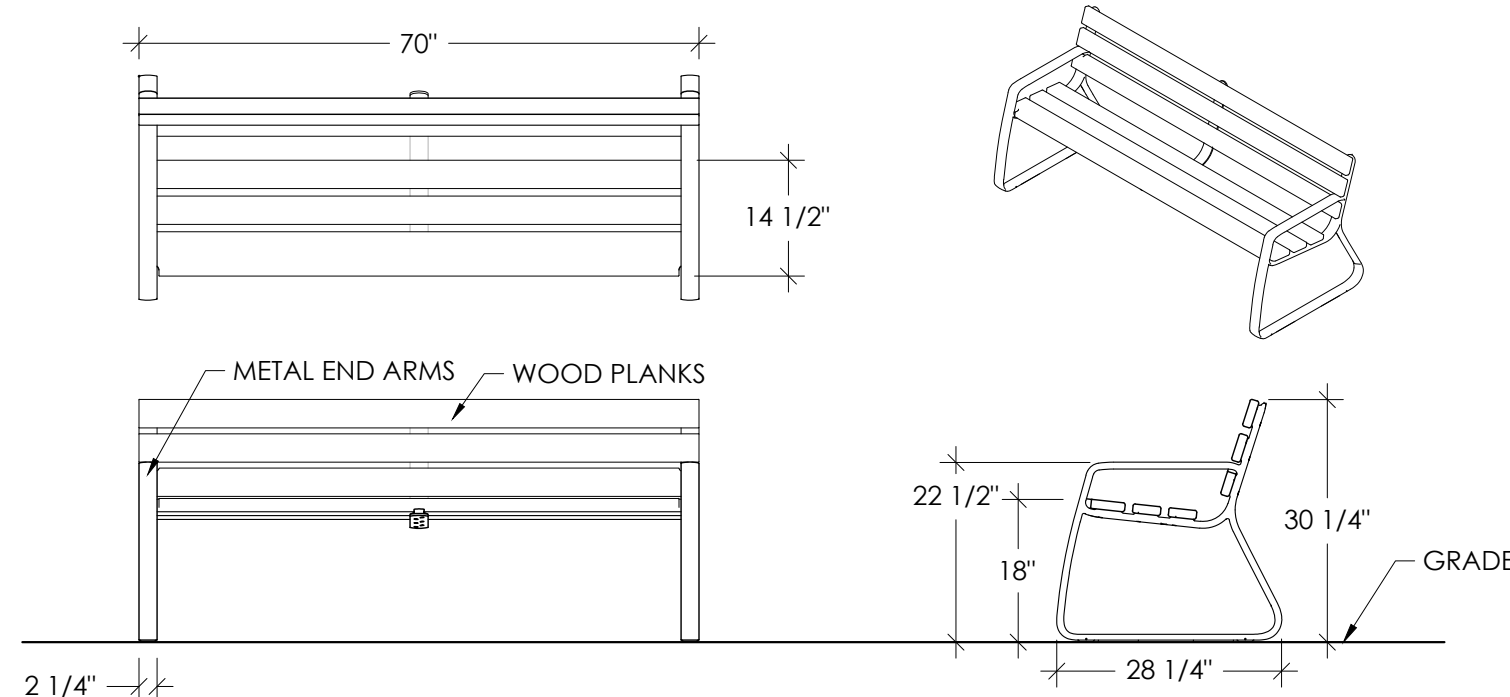
SAID LAND CONTAINS 38.929 ACRES OR 1,695,760.370 SQ. FT. MORE OR LESS AND IS SITUATED IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 41 EAST OF PALM BEACH COUNTY, FLORIDA.



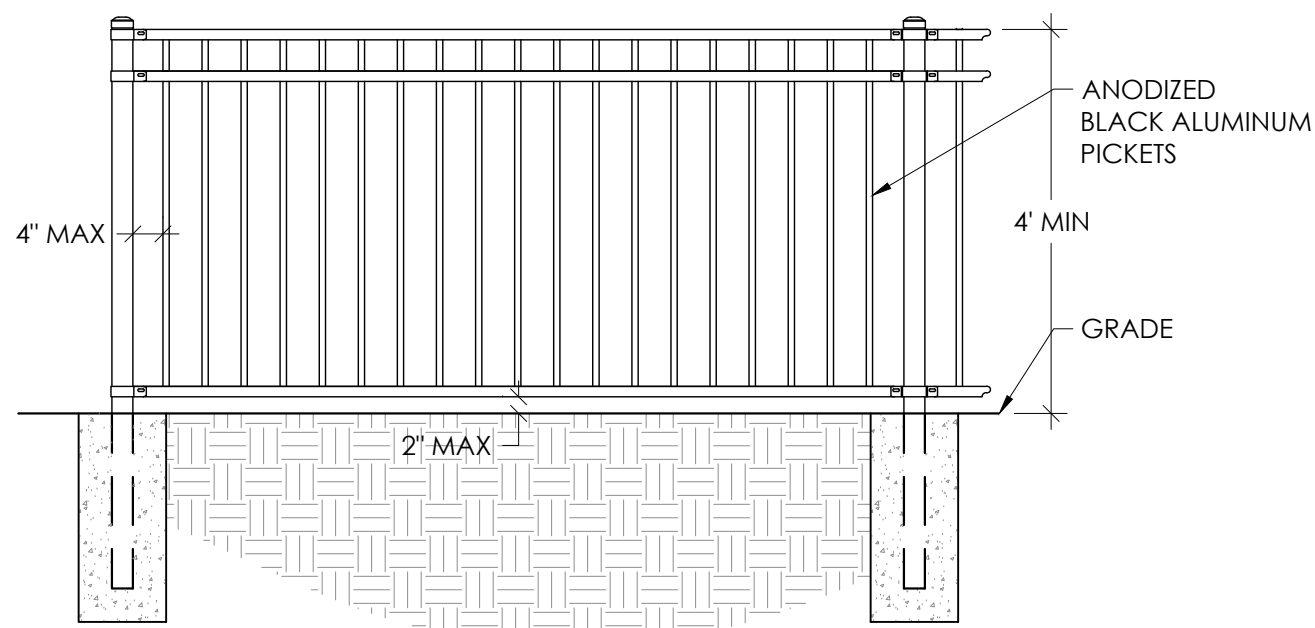
1 LITTER RECEPTACLE OR SIMILAR
SCALE: 1" = 1'-0"



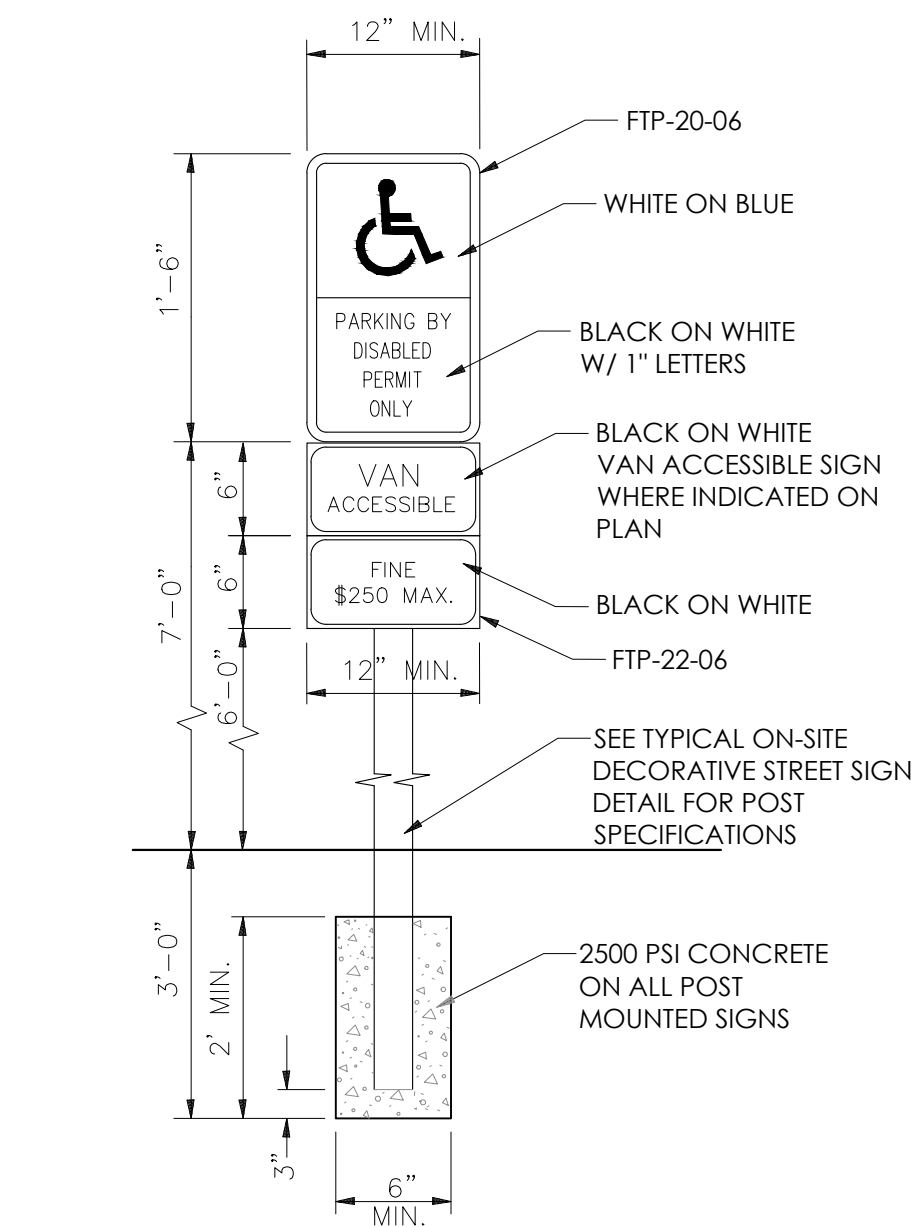
2 BIKE RACKS OR SIMILAR
NOTES: BIKE RACK TO BE BOLTED TO CONCRETE PAD PER MANUFACTURER SPECIFICATIONS.
(4-1/2" X 3" LONG SLEEVE ANCHORS PER BASEPLATE)
SCALE: 1" = 1'-0"



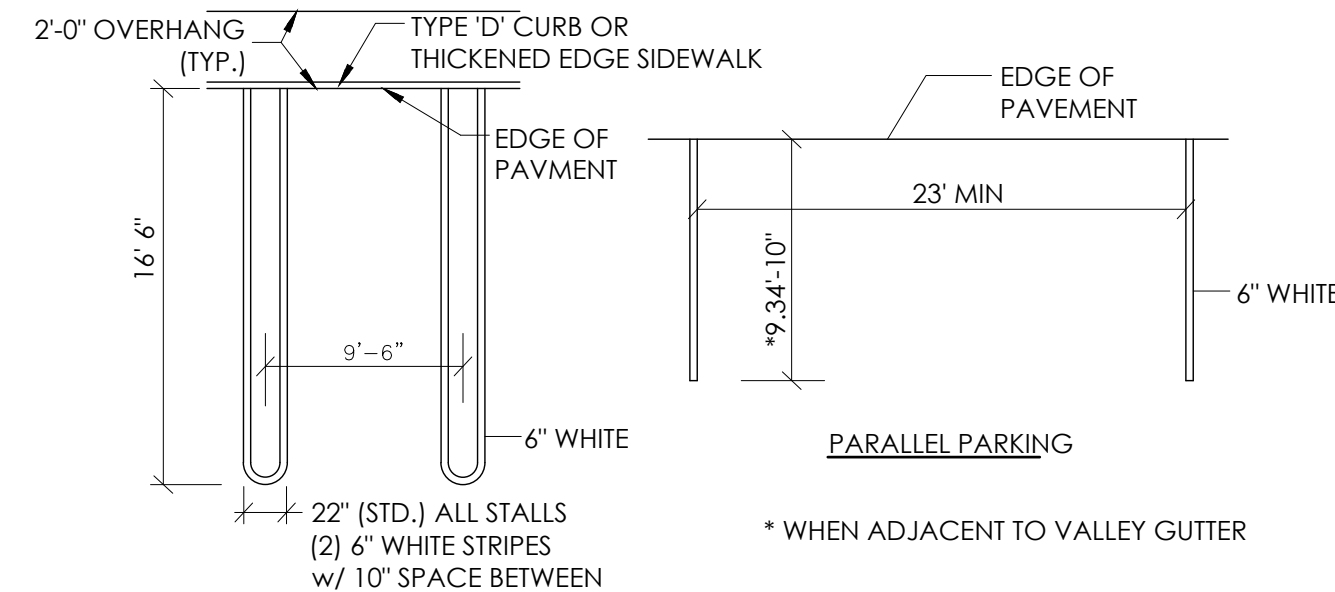
3 FGP EMBEDDED BENCH OR SIMILAR
SCALE: 1/2" = 1'-0"



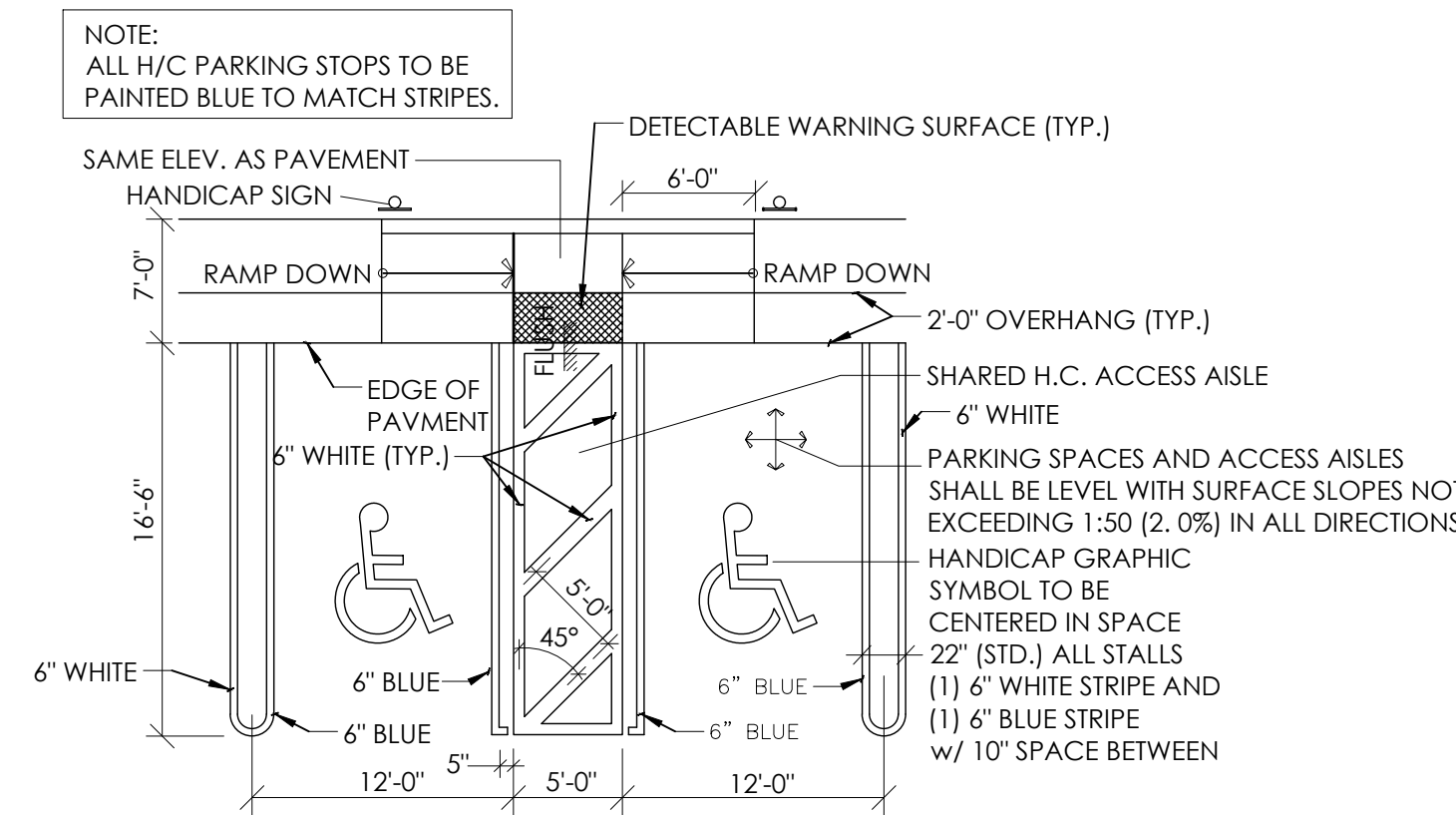
4 ALUMINUM RAIL FENCE DETAIL OR SIMILAR
SCALE: 1/2" = 1'-0"



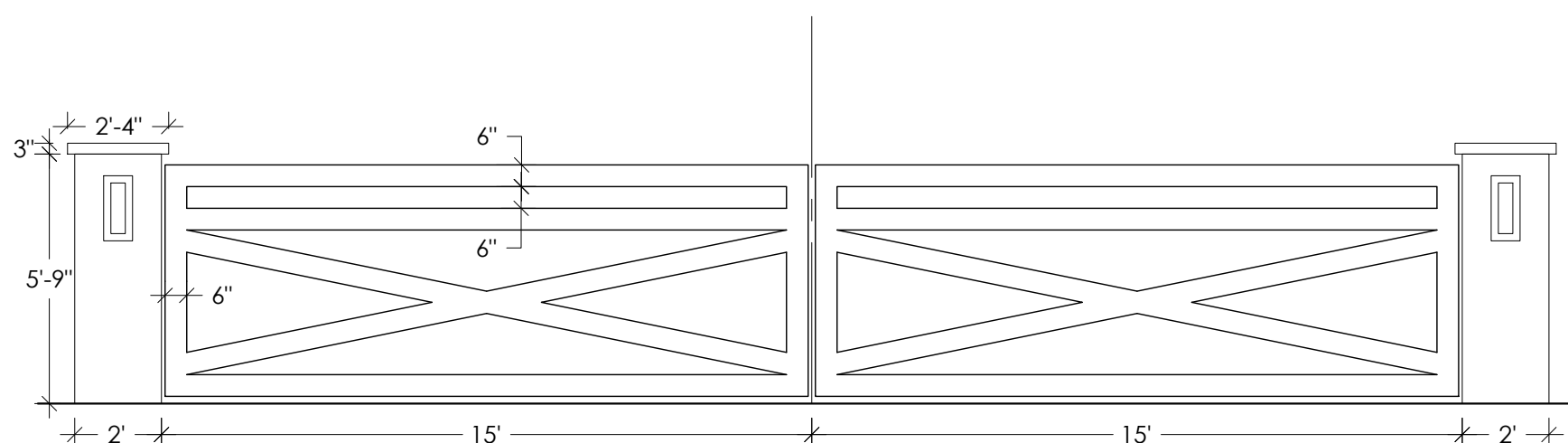
5 HANDICAP PARKING SIGN OR SIMILAR
SCALE: NTS



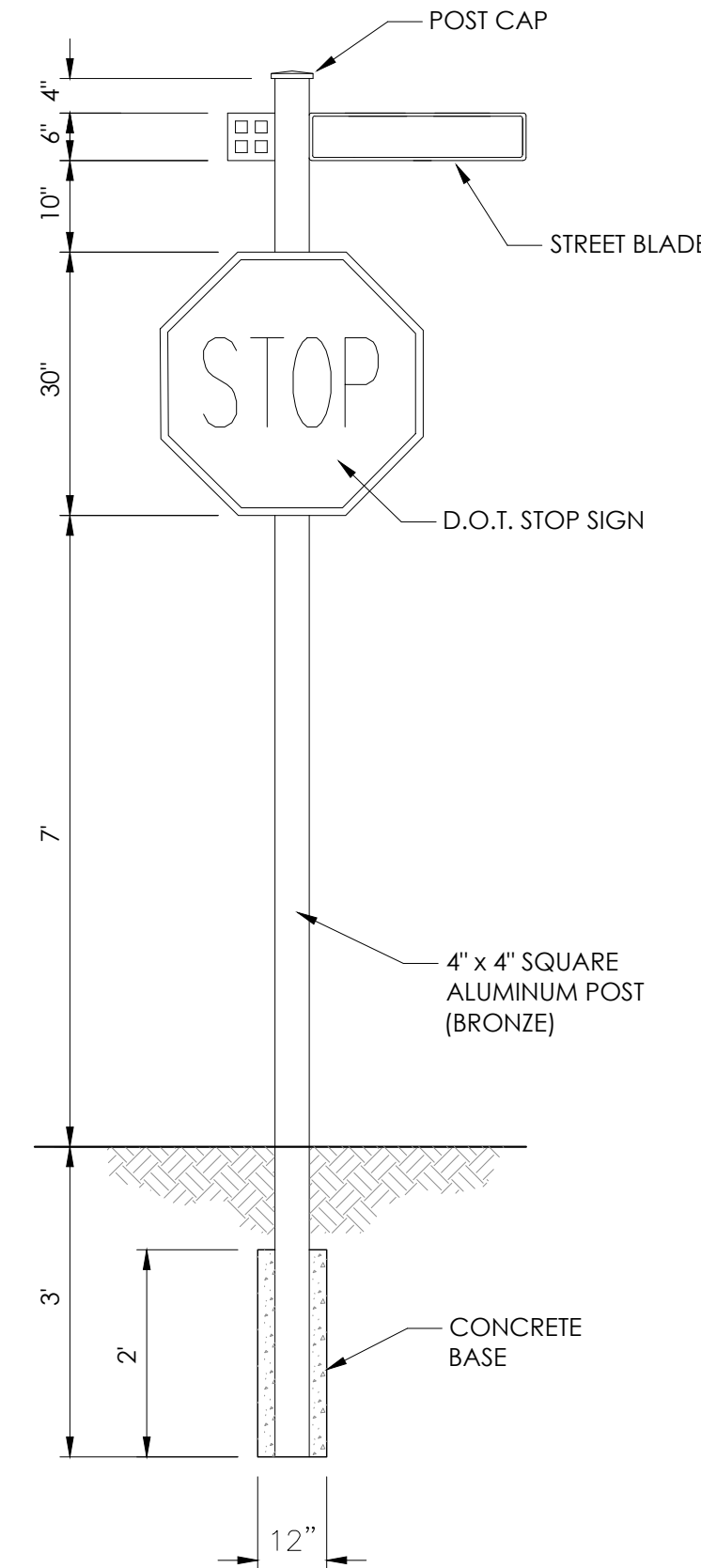
6 TYPICAL PARKING SPACE DETAIL OR SIMILAR
SCALE: 1/8" = 1' - 0"



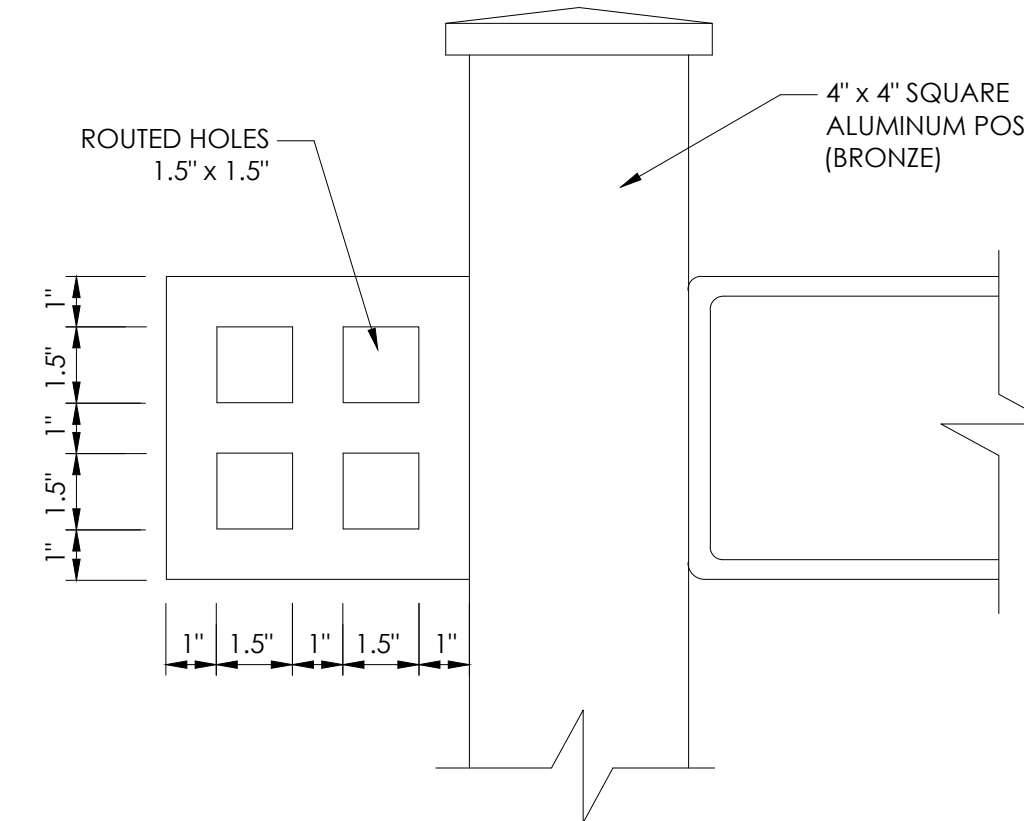
7 HANDICAP PARKING DETAIL OR SIMILAR
SCALE: NTS



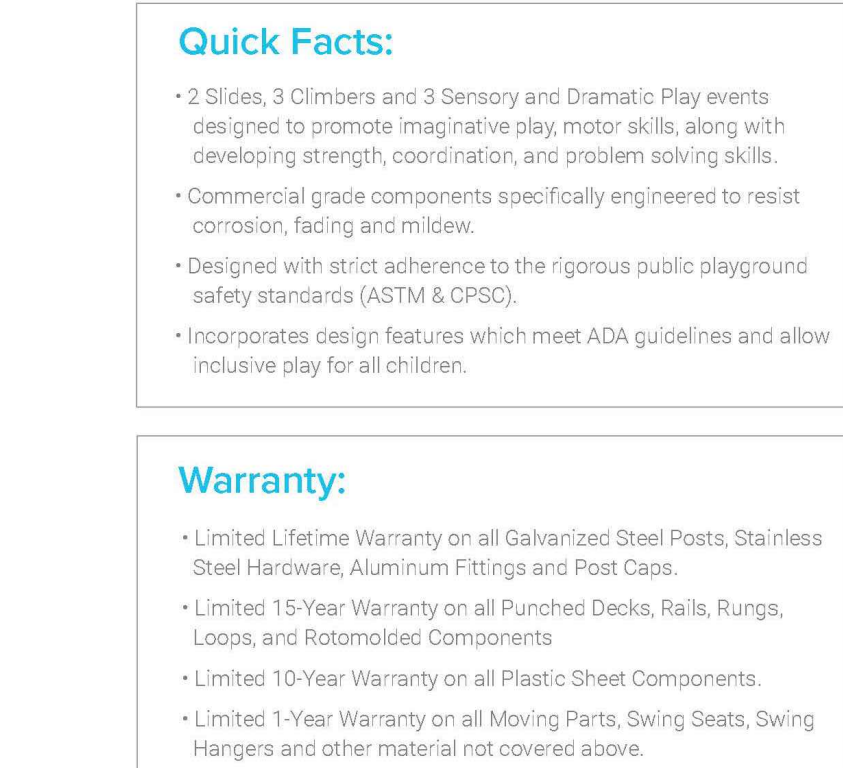
8 GATE DETAIL OR SIMILAR
SCALE: 1/4" = 1'-0"



9 TYPICAL ON-SITE STREET / STOP SIGN DETAIL (NTS) OR SIMILAR
SCALE: 1/2" = 1'-0"



- NOTES:
- SIGNS SHALL BE IN ACCORDANCE W/ BROWARD COUNTY DETAIL "HIGH INTENSITY"/"HIGH REFLECTIVE" SIGNS. MINIMUM HEIGHT FROM EDGE OF TRAVEL LANE TO BOTTOM OF LOWEST SIGN SHALL BE 7 FT. INSTALL STREET SIGN BLADE AT ALL ALLEY & ROADWAY INTERSECTIONS.
 - SIGN POSTS SHALL BE LOCATED A MINIMUM OF 6' FROM THE TRAVEL LANE WITH FLUSH CURB & 4' FROM THE FACE OF A RAISED CURB.

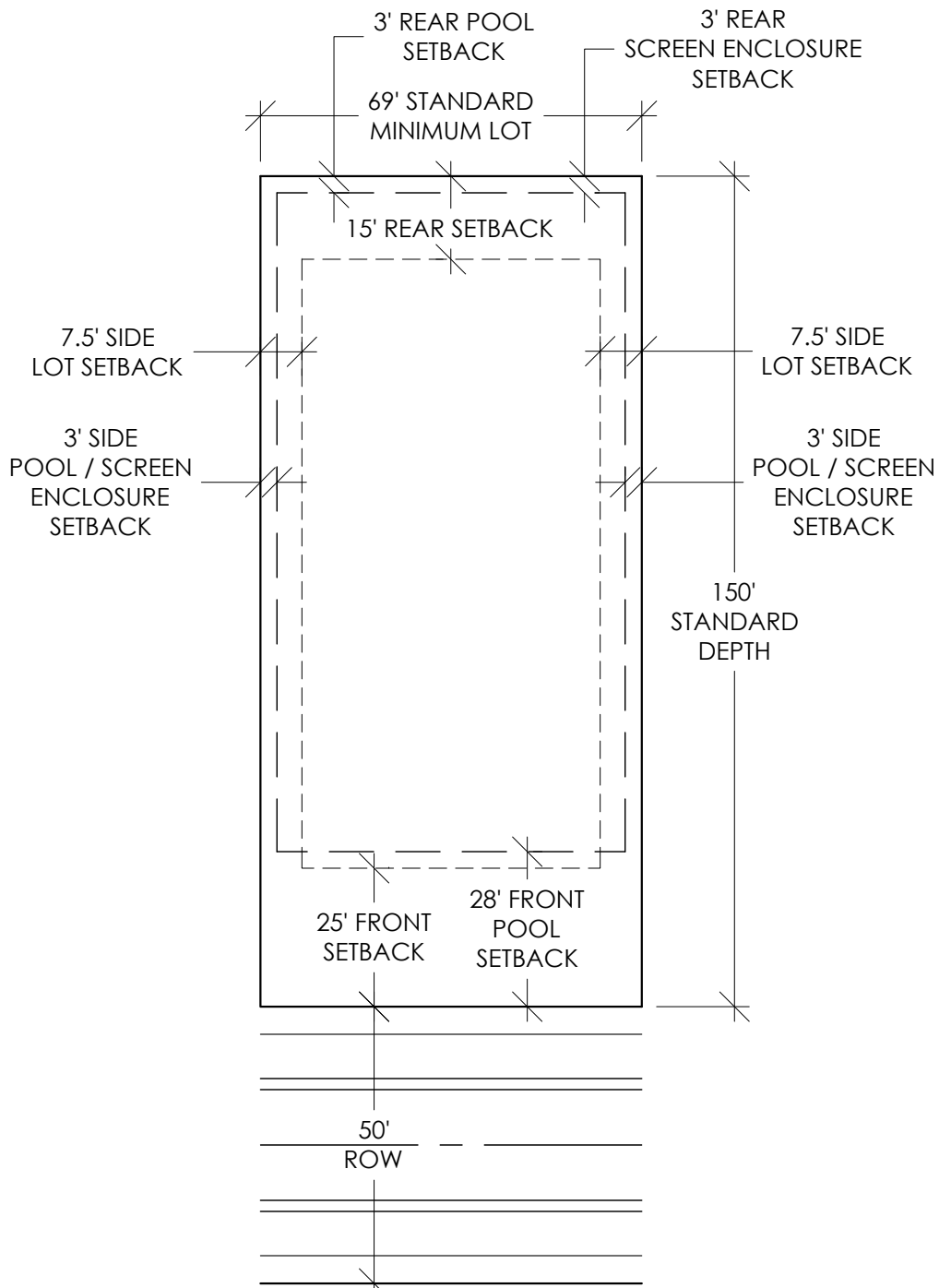


11 PLAY STRUCTURE / GENERIC PLAYGROUND DETAIL OR SIMILAR
SCALE: 1/4" = 1'-0"

Consultants:

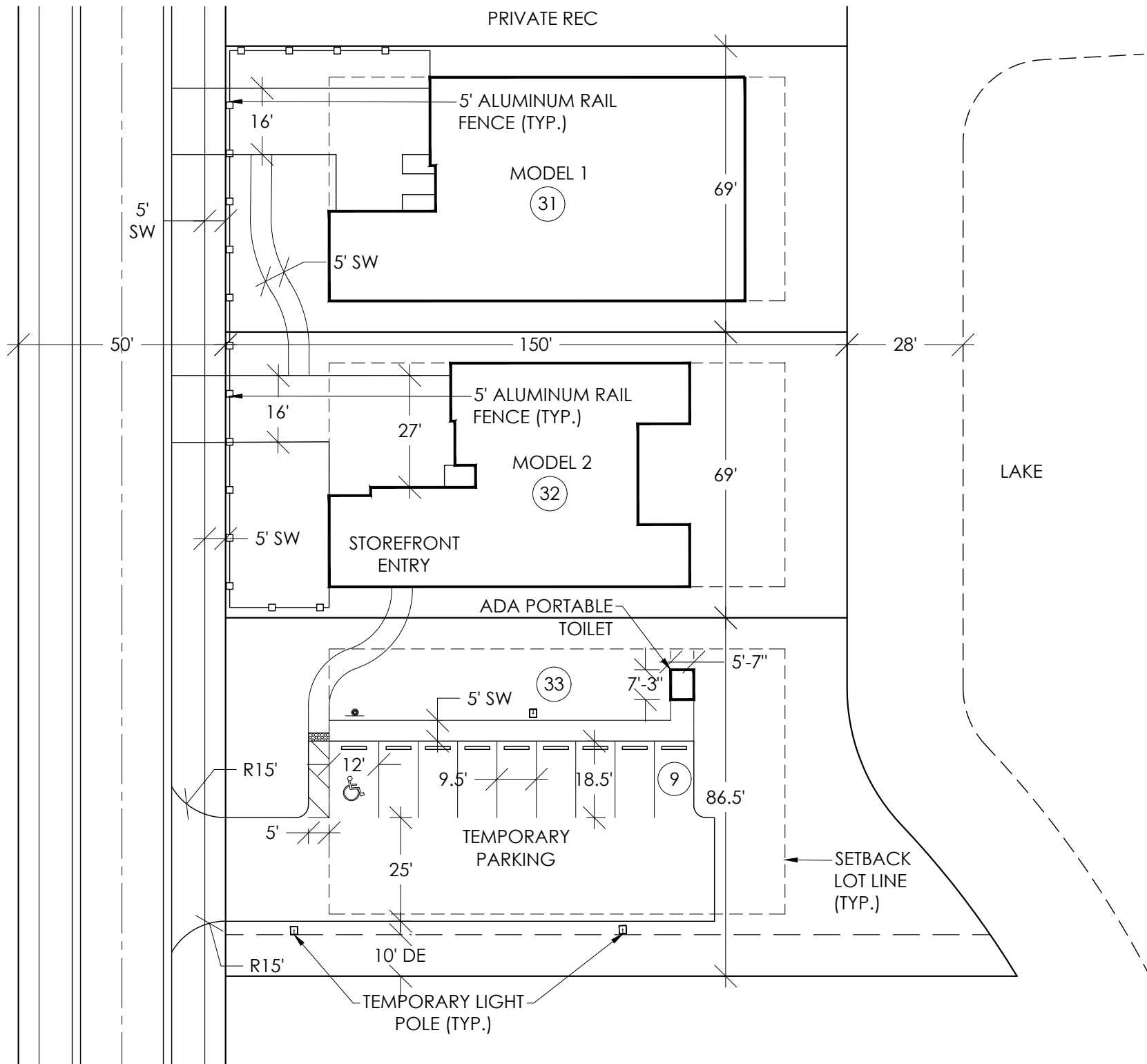
Revisions:

01/05/2024 - RESUBMITTAL
02/26/2024 - RESUBMITTAL

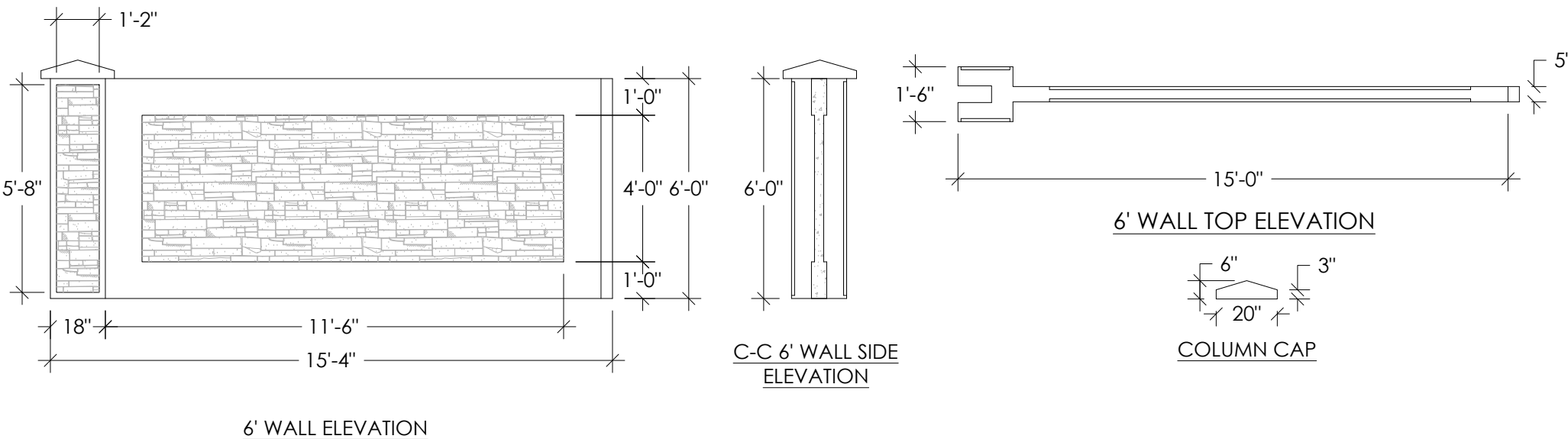


12 SINGLE FAMILY RESIDENTIAL LOT REQUIREMENTS SCALE: 1/32" = 1' - 0"

NOTES:
PERMITTED LOT COVERAGE FOR 2 STORY HOMES SHALL BE 50% OF THE GROSS LOT AREA.
PERMITTED LOT COVERAGE FOR 1 STORY HOMES SHALL BE 60% OF THE GROSS LOT AREA.
REFER TO PROJECT STANDARDS MANUAL (PSM) FOR ALL LOT DEVELOPMENT STANDARDS.

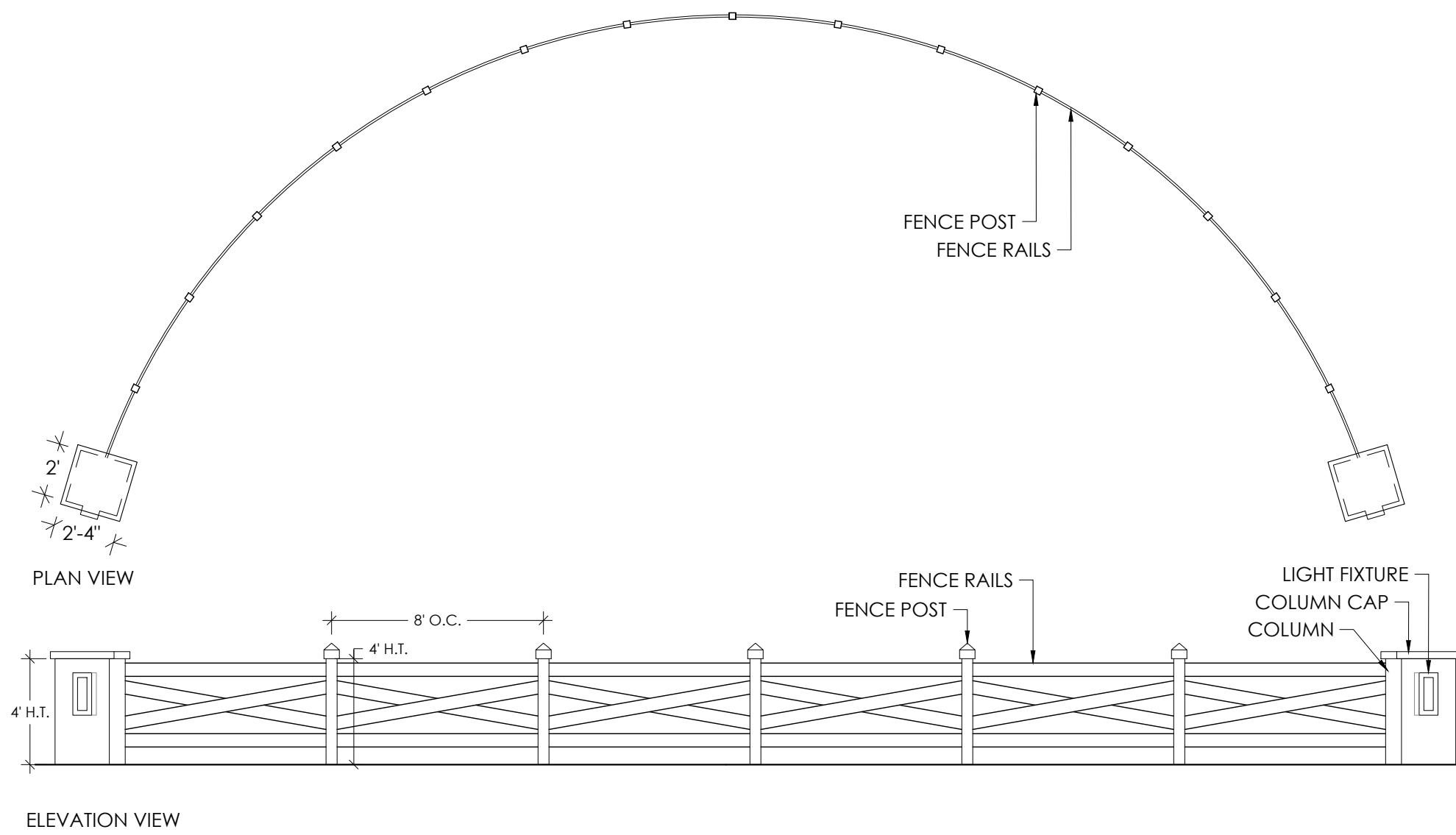


13 TEMPORARY PARKING / MODEL HOME SCALE: 1/32" = 1' - 0"



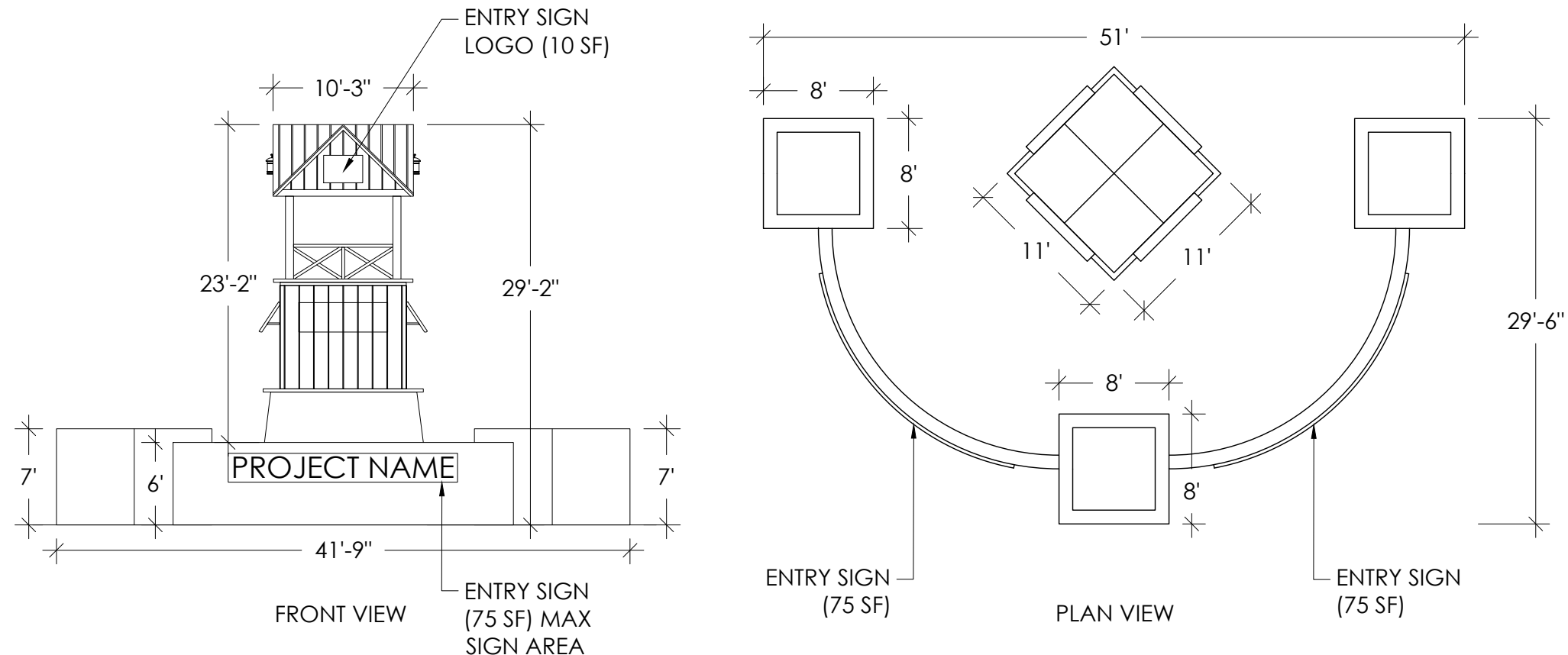
8 6' STACKED STONE PANEL / COLUMN ELEVATION OR SIMILAR SCALE: 1/4" = 1' - 0"

NOTES:
1. INSTALLATION TO COMPLY WITH ENGINEERING FOR WIND LOADS BASED ON JOB SITE LOCATION.
2. VARIOUS TEXTURED FINISHES ARE AVAILABLE. CONTACT COASTAL CONCRETE PRODUCTS, LLC FOR FURTHER INFORMATION.
3921 PROSPECT AVE, NAPLES, FL 34104 - 239-263-9700 - WWW.COASTALCONCRETEPROD.COM.
3. FOOTING DIMENSIONS VARY ACCORDING TO WALL HEIGHT AND JOB SITE CONDITIONS.



14 DECORATIVE FENCE DETAIL (ENTRANCE) OR SIMILAR SCALE: 3/16" = 1' - 0"

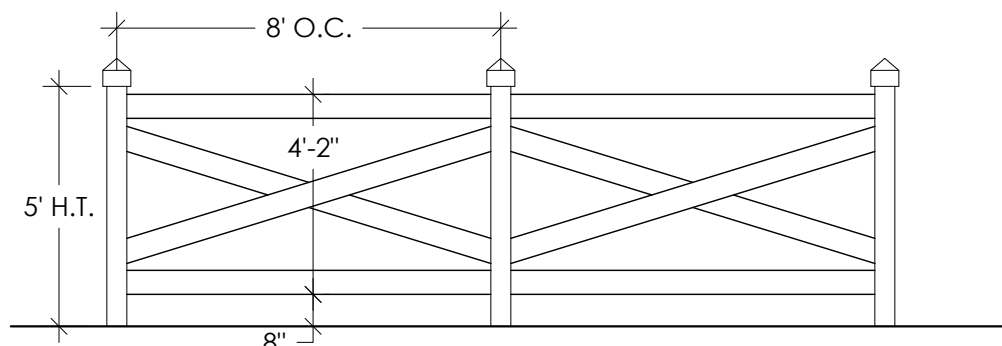
NOTE: CURVED FENCE IS ILLUSTRATED AS FLAT IN ELEVATION VIEW TO SHOW 4' FENCE SECTIONS. FENCE WILL BE BUILT AS SHOWN IN PLAN VIEW.



15 FREE STANDING MONUMENT SIGN DETAIL OR SIMILAR SCALE: 3/32" = 1' - 0"



16 MAIL KIOSK OR SIMILAR SCALE: N.T.S.



18 5' HT DECORATIVE FENCE DETAIL OR SIMILAR SCALE: 1/4" = 1' - 0"



COOPER - MESA
TYPE A



HOLOPHANE - BERN
TYPE B



TYPE A POLE



TYPE B POLE

19 LIGHT POLE DETAIL OR SIMILAR N.T.S.



17 BUS SHELTER OR SIMILAR SCALE: N.T.S.

NOTE:
1. BUS SHELTER WILL INCLUDE AMENITIES INCLUDING BENCH, TRASH RECEPTACLE AND BIKE RACKS (4 SPACES)
2. COVERED SCHOOL BUS SHELTER SHALL BE CONSTRUCTED WITH CONSISTENT COLORS, MATERIAL AND ROOF TREATMENT AS THE OVERALL PROJECT.

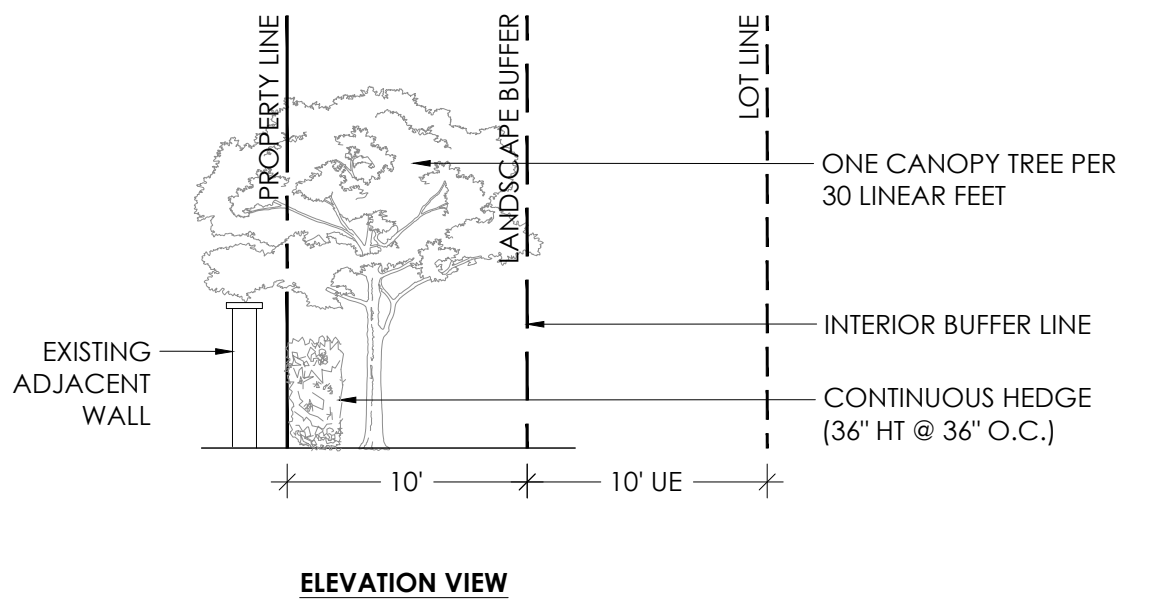
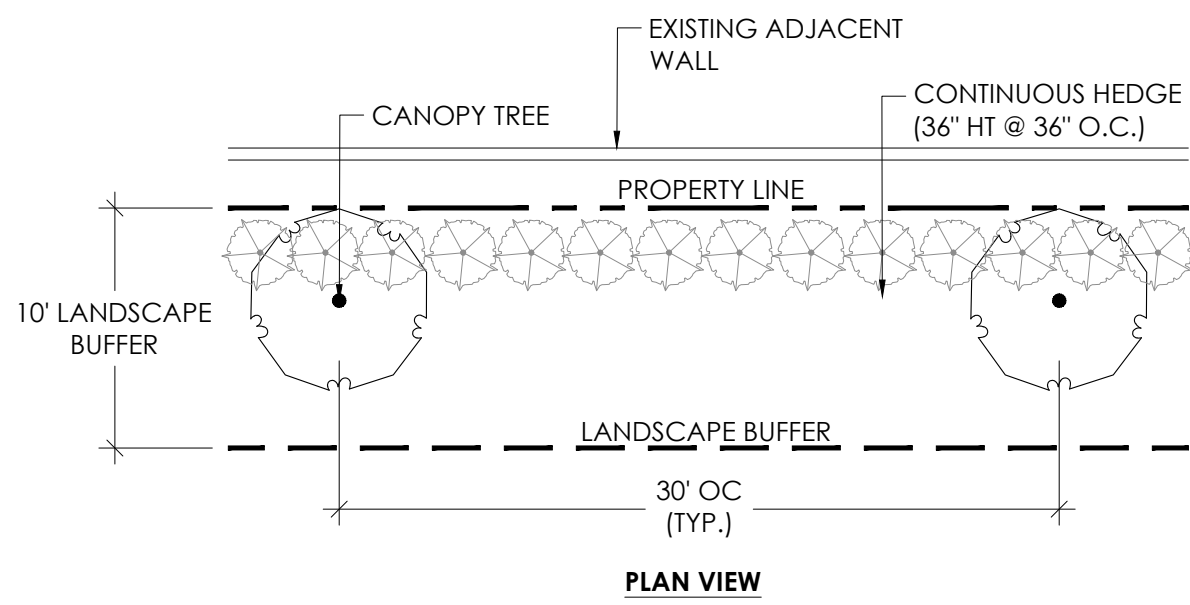
Consultants:

Revisions:
01/05/2024 - RESUBMITTAL
02/26/2024 - RESUBMITTAL

Drawn By: TAC
Drawing #: 1331
Date: 11/01/2023

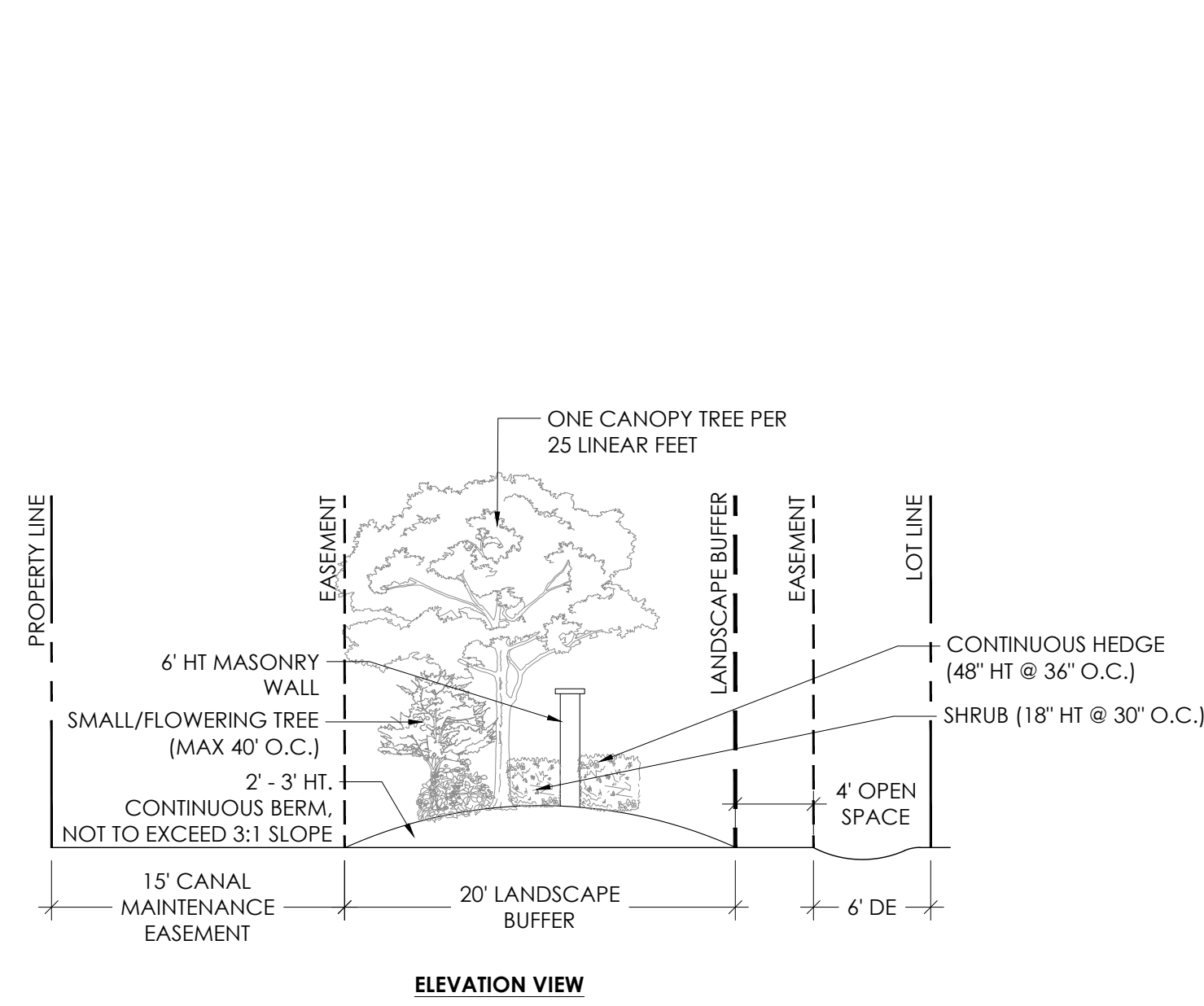
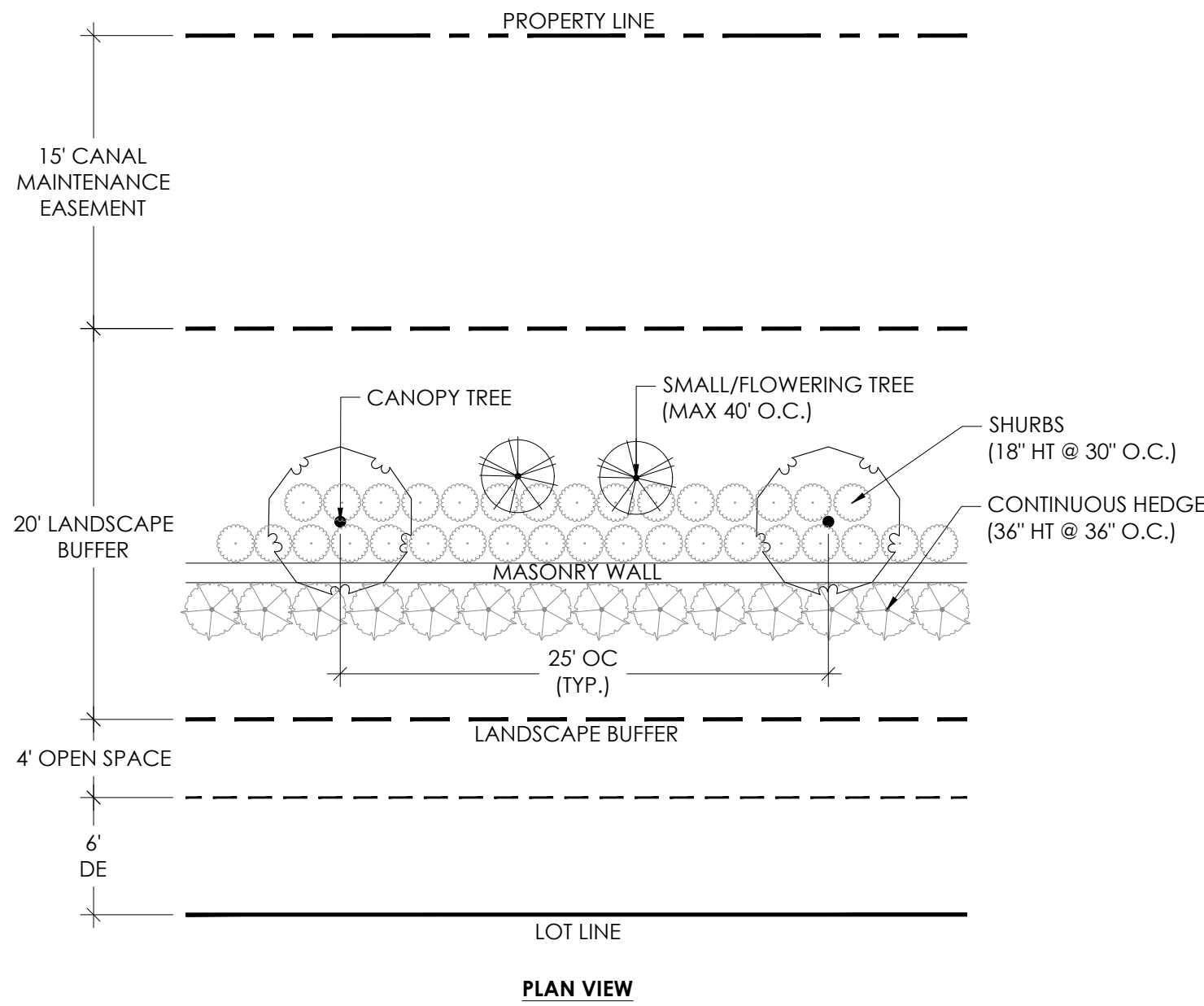
Regulating
Plan

SHEET # RP.2



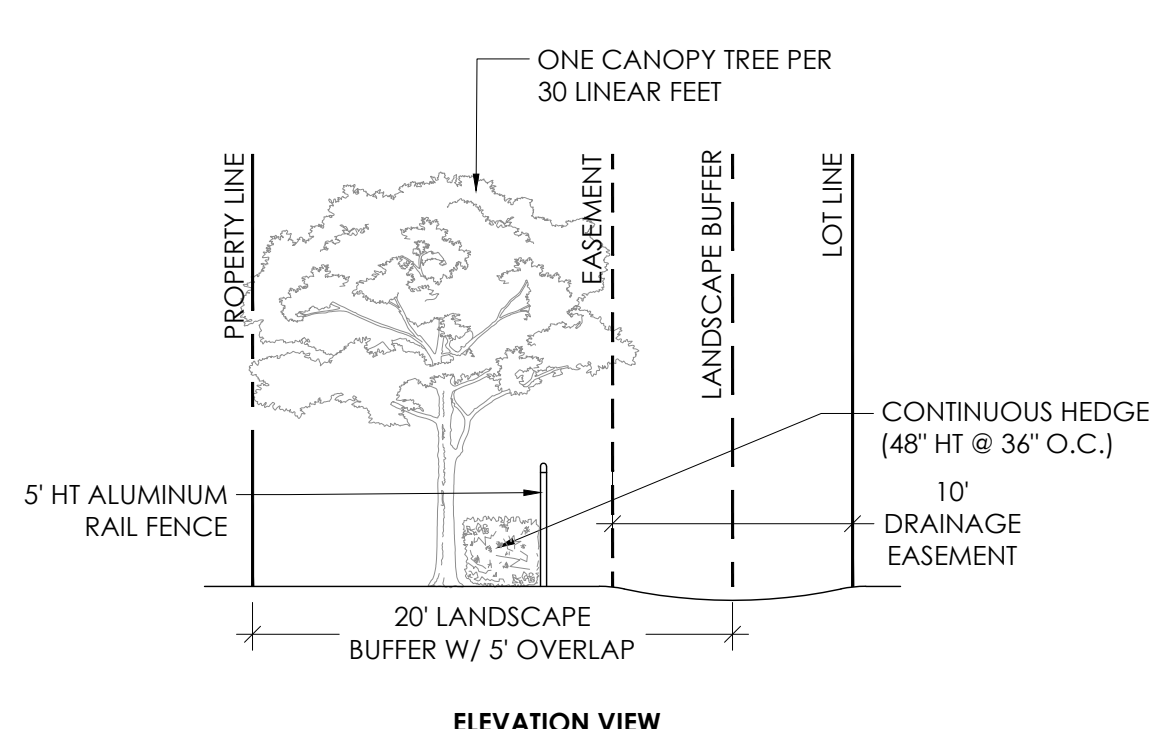
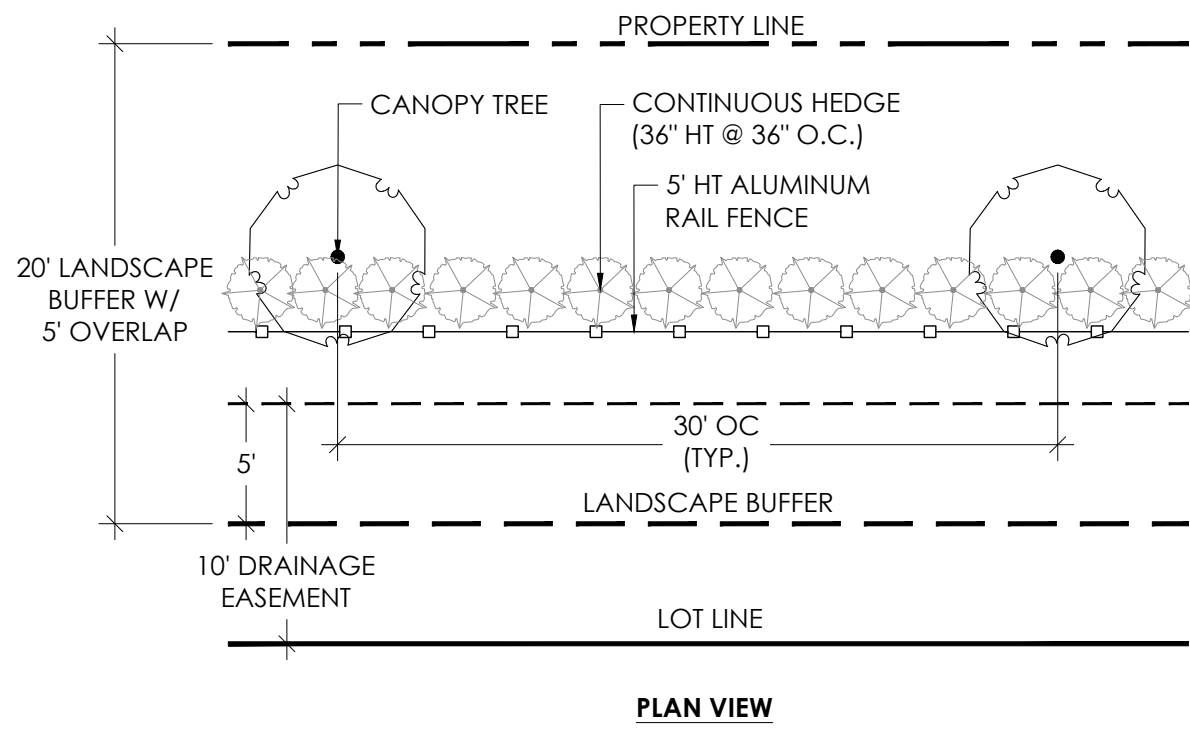
A TYPE A 10' LANDSCAPE BUFFER (EAST & SOUTH BUFFER) SCALE: 1/8" = 1' - 0"

-FIELD ADJUSTMENT OF BERMS, WALLS AND PLANT MATERIALS MAY BE PERMITTED TO PROVIDE PEDESTRIAN SIDEWALKS/BIKE PATHS AND TO ACCOMMODATE TRANSVERSE UTILITY OR DRAINAGE EASEMENT CROSSINGS AND EXISTING VEGETATION.
-ALL CANOPY TREES TO BE PLANTED WITHIN OVERHEAD UTILITIES EASEMENTS SHALL BE CONSISTENT WITH FP&L'S TREE LIST SUGGESTED IN THE "PLANT THE RIGHT TREE IN THE RIGHT PLACE" GUIDELINES AND PURSUANT TO SECTION 7.3.E.12.A OF THE ULDC.
-ALL PALMS SHALL HAVE A MINIMUM 12" WOOD TRUNK AND CLUSTERS SHALL INCLUDE STAGGERED HEIGHTS OF 12' - 18'.
-A GROUP OF 3 OR MORE PALMS (AS APPROVED BY VOW) MAY SUPERSEDE THE REQUIREMENT FOR A CANOPY TREE IN THAT LOCATION.



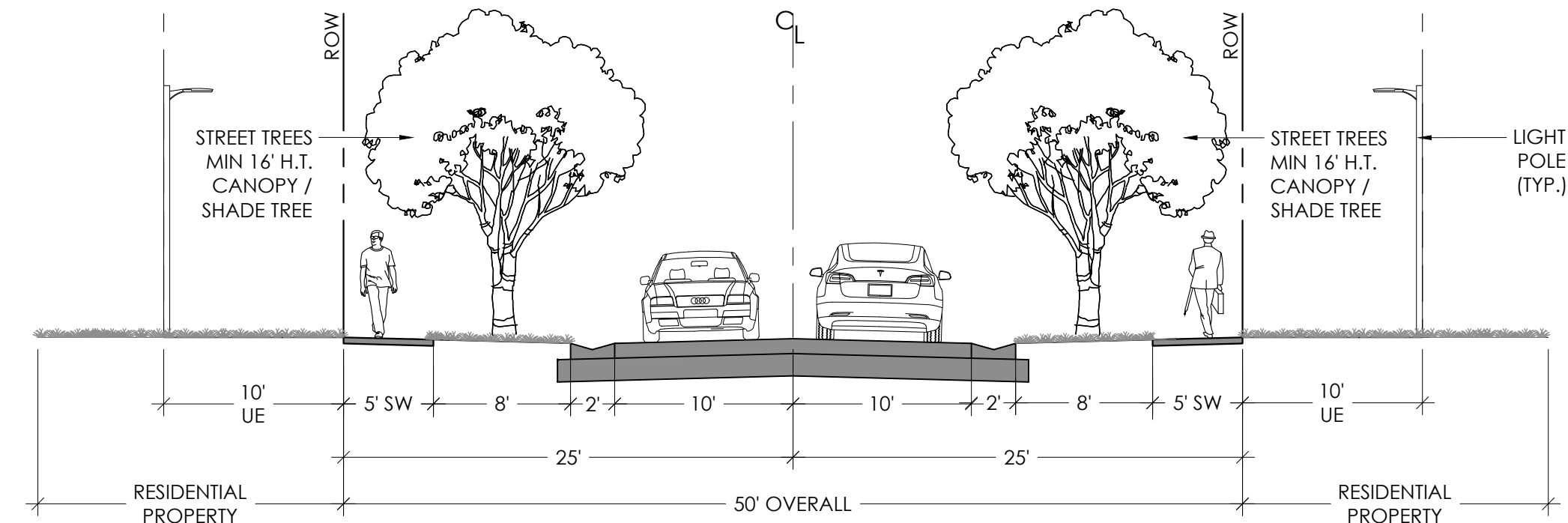
B TYPE C ROW 20' LANDSCAPE BUFFER (WEST BUFFER - 120TH AVE SOUTH) SCALE: 1/8" = 1' - 0"

-FIELD ADJUSTMENT OF BERMS, WALLS AND PLANT MATERIALS MAY BE PERMITTED TO PROVIDE PEDESTRIAN SIDEWALKS/BIKE PATHS AND TO ACCOMMODATE TRANSVERSE UTILITY OR DRAINAGE EASEMENT CROSSINGS AND EXISTING VEGETATION.
-ALL CANOPY TREES TO BE PLANTED WITHIN OVERHEAD UTILITIES EASEMENTS SHALL BE CONSISTENT WITH FP&L'S TREE LIST SUGGESTED IN THE "PLANT THE RIGHT TREE IN THE RIGHT PLACE" GUIDELINES AND PURSUANT TO SECTION 7.3.E.12.A OF THE ULDC.
-ALL PALMS SHALL HAVE A MINIMUM 12" WOOD TRUNK AND CLUSTERS SHALL INCLUDE STAGGERED HEIGHTS OF 12' - 18'.
-A GROUP OF 3 OR MORE PALMS (AS APPROVED BY VOW) MAY SUPERSEDE THE REQUIREMENT FOR A CANOPY TREE IN THAT LOCATION.
-LANDSCAPE BUFFER AND BERM REQUIREMENTS ARE PER LDR SEC.7.3.6.T.

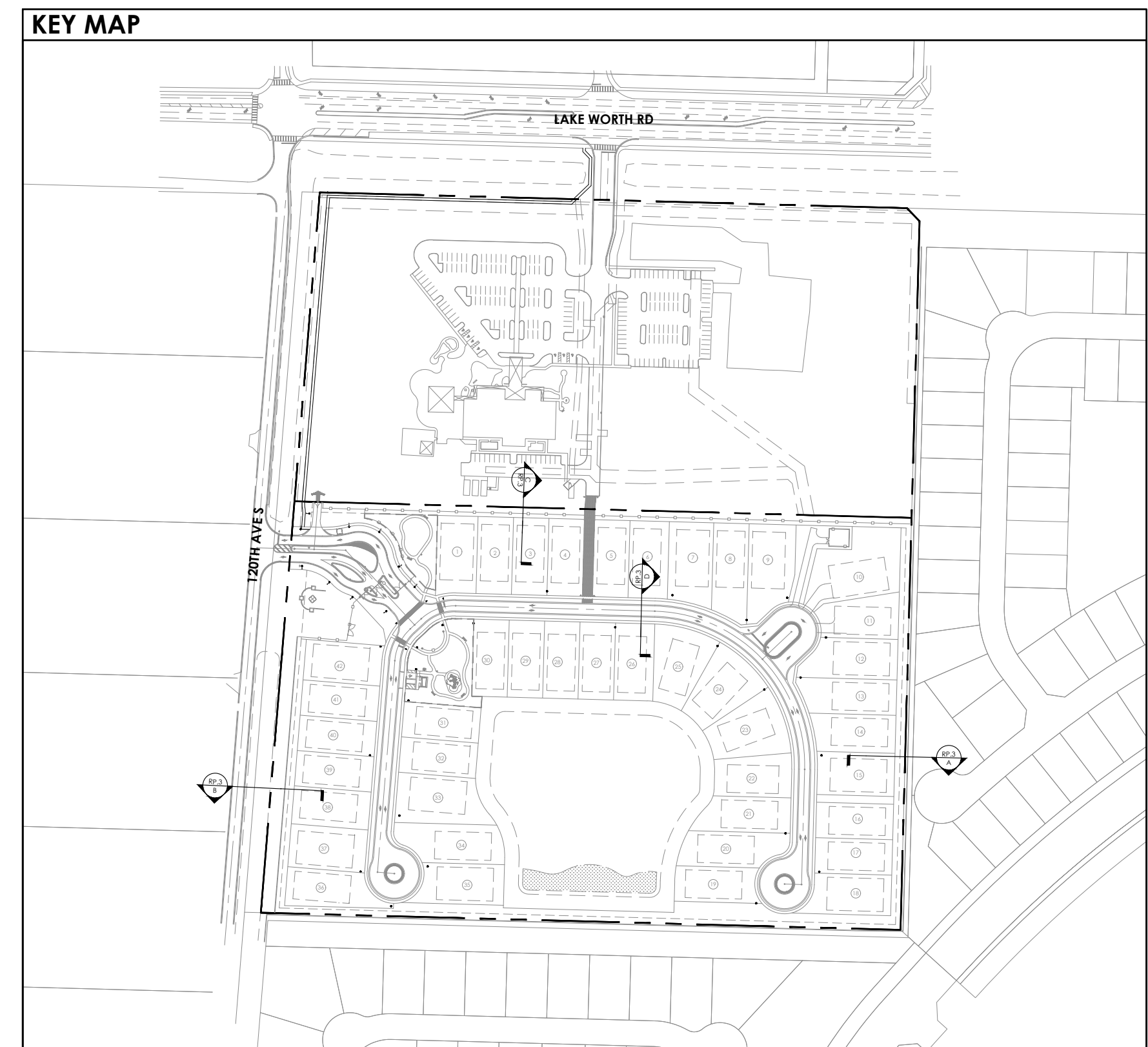


C TYPE C 20' LANDSCAPE BUFFER (NORTH BUFFER) SCALE: 1/8" = 1' - 0"

-FIELD ADJUSTMENT OF BERMS, WALLS AND PLANT MATERIALS MAY BE PERMITTED TO PROVIDE PEDESTRIAN SIDEWALKS/BIKE PATHS AND TO ACCOMMODATE TRANSVERSE UTILITY OR DRAINAGE EASEMENT CROSSINGS AND EXISTING VEGETATION.
-ALL CANOPY TREES TO BE PLANTED WITHIN OVERHEAD UTILITIES EASEMENTS SHALL BE CONSISTENT WITH FP&L'S TREE LIST SUGGESTED IN THE "PLANT THE RIGHT TREE IN THE RIGHT PLACE" GUIDELINES AND PURSUANT TO SECTION 7.3.E.12.A OF THE ULDC.
-ALL PALMS SHALL HAVE A MINIMUM 12" WOOD TRUNK AND CLUSTERS SHALL INCLUDE STAGGERED HEIGHTS OF 12' - 18'.
-A GROUP OF 3 OR MORE PALMS (AS APPROVED BY VOW) MAY SUPERSEDE THE REQUIREMENT FOR A CANOPY TREE IN THAT LOCATION.



D 50' ROAD TRACT STREET SECTION SCALE: 1/8" = 1' - 0"



Consultants:

Revisions:
01/05/2024 - RESUBMITTAL
02/26/2024 - RESUBMITTAL

CANTER
ORANGE POINT PUD (POD D-2)
Wellington, Florida
PULTEGROUP

Drawn By: TAC
Drawing #: 1331
Date: 11/01/2023

Regulating
Plan

SHEET # RP.3