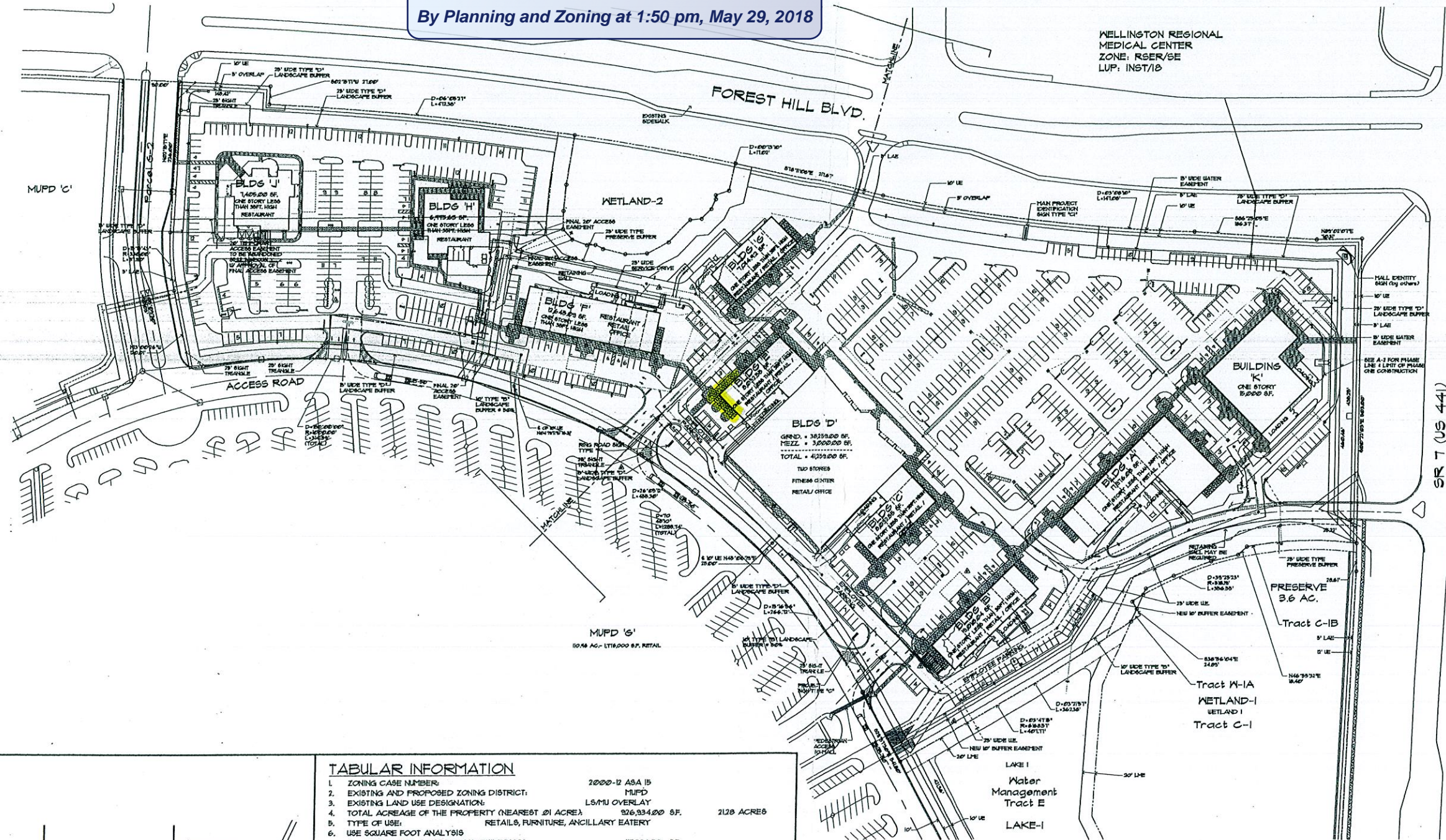


RECEIVED

By Planning and Zoning at 1:50 pm, May 29, 2018

Exhibit A - MUPD D Site Plan



FL REG NO.
0006302

REVISIONS:

ZONE: AR
LUP: LR2

PRE-DRG
CONTENT

CHANGES PER
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OVERALL SITE PLAN

DRC SUBMITTAL PHASE II

The Pointe at
WELLINGTON
GREEN

WITHIN THE BOUNDARIES OF THE PROJECT, THE OWNER SHALL MAINTAIN AND PRESERVE THE EXISTING NATURAL FEATURES AND CHARACTERISTICS OF THE SITE, INCLUDING BUT NOT LIMITED TO, WETLANDS, WATER BODIES, AND OTHER NATURAL RESOURCES. THE OWNER SHALL ALSO MAINTAIN AND PRESERVE THE EXISTING CULTURAL AND HISTORICAL RESOURCES OF THE SITE.

CHECKED
DFZ

DRAWN
G.G.C.
R.S.V. /
M.W.U.

COM
193322

DATE
28 MAR 03

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OF 6

D.F. ZIMMER AIA ARCHITECT - PLANNER 255 N.E. 3RD. AVENUE
FORT LAUDERDALE FL 33301 954-467-7400

TABULAR INFORMATION

1. ZONING CASE NUMBER:	2000-12 ASA 15	
2. EXISTING AND PROPOSED ZONING DISTRICT:	MUPD	
3. EXISTING LAND USE DESIGNATION:	LSMU OVERLAY	
4. TOTAL ACRES OF THE PROPERTY (NEAREST .01 ACRE):	326.934.00 SF.	2128 ACRES
5. TYPE OF USE:	RETAIL, FURNITURE, ANCILLARY EATERY	
6. USE SQUARE FOOT ANALYSIS:		
A. PHASE ONE (COMMERCIAL BUILDINGS)	117,936.58 SF.	
B. PHASE TWO (COMMERCIAL BUILDING)	15,000.00 SF.	
C. TOTAL BUILDING SF. (GFA)	132,936.58 SF.	
D. OTHER USES (DINING PATIOS)	100,000.00 SF.	
E. TOTAL USES SF.	232,936.58 SF.	
7. NET LEASABLE SQUARE FOOTAGE (GFA):	132,936.58 SF.	
8. FLOOR AREA RATIO:	132,936.58/326.934.00 = 0.413	
9. LOT COVERAGE:	132,936.58 SF.	
10. IMPERVIOUS AND PERVIOUS AREA:		
A. IMPERVIOUS:		
(1) BUILDING FOOTPRINT	132,936.58 SF.	
(2) SIDEWALKS:		
a. COVERED SIDEWALKS	35,336.31 SF.	
b. EXPOSED SIDEWALKS (INCLUDES DINING PATIOS)	20,261.36 SF.	
c. TOTAL SIDEWALKS	55,597.67 SF.	
(3) VEHICULAR USE AREA (NOT INCLUDING OVERSHANG)	422,434.39 SF.	
(4) TOTAL IMPERVIOUS AREA	610,768.94 SF.	
B. PERVIOUS AREA:		
(1) VEHICLE OVERSHANG	6,516.54 SF.	
(2) LANDSCAPE	298,121.62 SF.	
(3) TOTAL PERVIOUS	304,638.16 SF.	
11. PARKING SPACES:		
A. REQUIRED:		
(1) RETAIL * 1 PER 200 SF.	665	
(2) TOTAL REQUIRED SPACES	665	
B. PROVIDED:		
(1) TOTAL PROVIDED SPACES	854	
12. HANDICAP PARKING:		
A. REQUIRED: 2% OF TOTAL PARKING * 854 X .02	17	
B. PROVIDED:	21	
13. LOADING SPACES:		
A. RETAIL USE LOADING SPACES REQUIRED	3	
B. RETAIL USE LOADING SPACES PROVIDED	8	
14. MAXIMUM EXPECTED BUILDING HEIGHT:	4'-35'-0" TO HIGHEST.	
15. MAXIMUM ALLOWED RESTAURANTS PER TAUBMAN	30,000 SF.	

LEGAL DESCRIPTION

TRACT D, WELLINGTON GREEN, A MUPD/PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 01, PAGE 81-90, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

CONTAINING 212795 ACRES, MORE OR LESS.

- All handicapped parking spaces are required to be located closest to the entry way of each building. (PLANNING)
- Architectural Review Board (ARB) approval is required prior to building. (PLANNING)
- Master sign plan must be submitted prior to building permit issuance. (PLANNING)



SCALE
1" = 80'-0"



LOCATION PLAN
NOT TO SCALE

