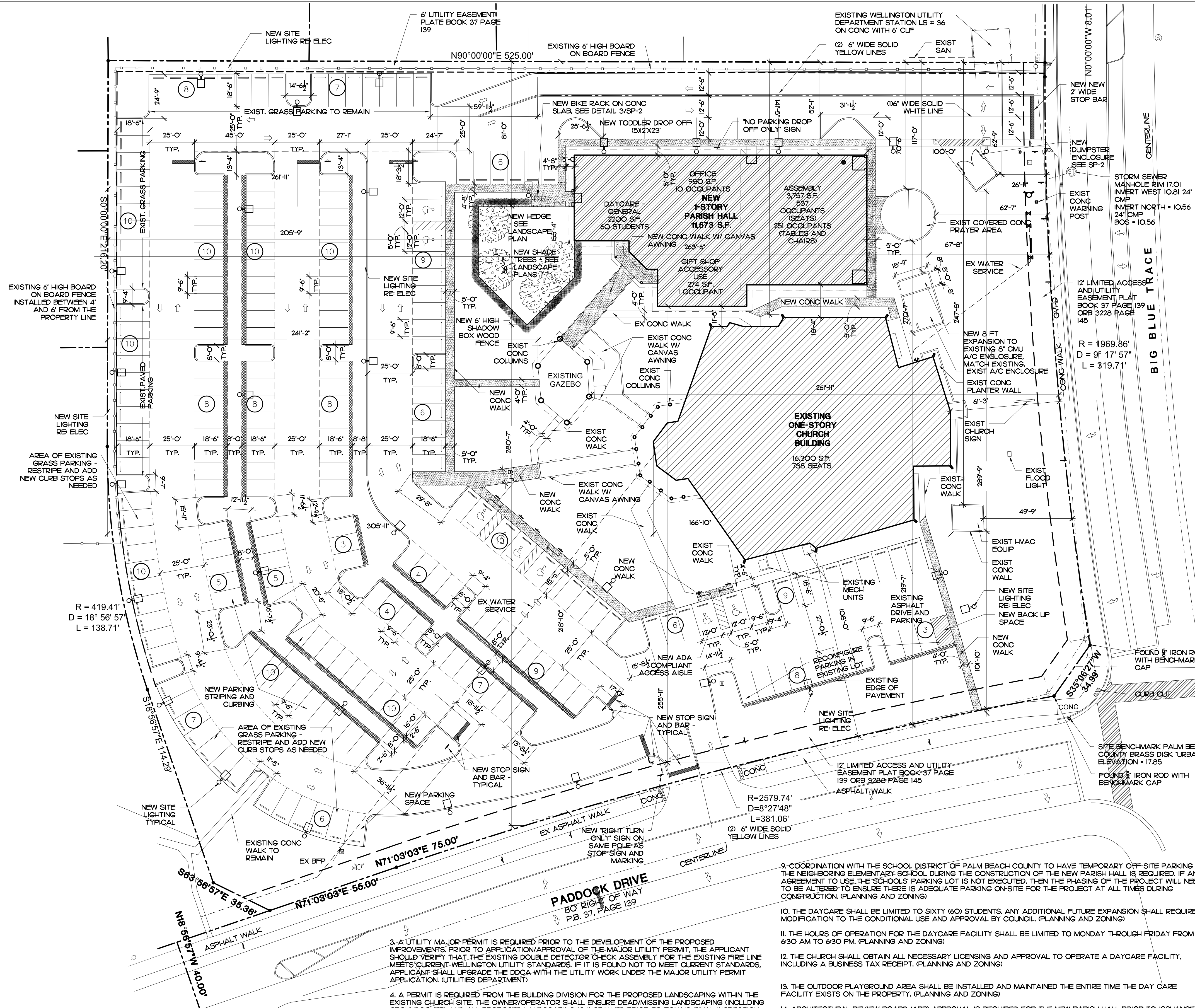


Exhibit A - Site Plan



SITE PLAN CONDITIONS

1. THE SITE PLAN MEETS THE REQUIREMENTS OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS RELATED TO SITE PLAN AND FINAL SUBDIVISION PLANS AND IS CERTIFIED FOR THE PARTICULAR SITE DESIGN BASED ON THE PLANS DATE STAMPED JUNE 19, 2019. ANY CHANGES DUE TO ENGINEERING OR BUILDING PERMITS MAY REQUIRE A FUTURE SITE PLAN AMENDMENT. (PLANNING AND ZONING)
2. ENGINEERING/LAND DEVELOPMENT PERMITS MEETING ALL APPLICABLE REQUIREMENTS OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS, AS WELL AS, STATE AND FEDERAL REGULATIONS AND GUIDELINES MUST BE APPLIED FOR, APPROVED, AND ISSUED PRIOR TO ANY CONSTRUCTION ACTIVITIES TAKEN PLACE. THIS APPROVAL IS FOR THE SITE PLAN AMENDMENT ONLY. ADDITIONAL COMMENTS MAY BE FORTHCOMING UPON SUBMITTAL AND REVIEW OF ENGINEERING PLANS AS PART OF ENGINEERING PERMIT APPLICATION FOR PROPOSED SITE WORK. (ENGINEERING)
3. A UTILITY MAJOR PERMIT IS REQUIRED PRIOR TO THE DEVELOPMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO APPLICATION/PROVAL OF THE MAJOR UTILITY PERMIT. THE APPLICANT SHOULD VERIFY THAT THE EXISTING DOUBLE DETECTOR CHECK ASSEMBLY FOR THE EXISTING FIRE LINE MEETS CURRENT WELLINGTON UTILITY STANDARDS. IF IT IS FOUND NOT TO MEET CURRENT STANDARDS, APPLICANT SHALL UPGRADE THE DDCA WITH THE UTILITY WORK UNDER THE MAJOR UTILITY PERMIT APPLICATION. UTILITIES DEPARTMENT
4. A PERMIT IS REQUIRED FROM THE BUILDING DIVISION FOR THE PROPOSED LANDSCAPING WITHIN THE EXISTING CHURCH SITE. THE OWNER/OPERATOR SHALL ENSURE DEAD/MISSING LANDSCAPING INCLUDING GROUNDCOVER AND ALL PROPOSED LANDSCAPING IS INSTALLED PRIOR TO ZONING FINAL INSPECTION TO ENSURE COMPLIANCE. ADDITIONAL PLANT MATERIAL MAY BE REQUIRED AT THE TIME OF INSPECTION. (PLANNING AND ZONING)
5. ALL DUMPSTER AREAS SHALL BE ENCLOSED WITH WALLS AND AUTOMATIC CLOSING GATES. THE OWNER SHALL ENSURE THE GATES REMAIN CLOSED UNLESS DURING PICK-UPS/DELIVERIES OR BEING SERVICED. (PLANNING AND ZONING)
6. ALL ABOVE GROUND UTILITY EQUIPMENT, MECHANICAL EQUIPMENT, TRANSFORMER BOX, VALVES, EXHAUST VENTS, ETC. SHALL BE COMPLETELY SCREENED FROM VIEW WHILE MAINTAINING REQUIRED CLEARANCE. (PLANNING AND ZONING)
7. THE DESIGNATED DROP-OFF AREA ON THE NORTH SIDE OF THE PARISH HALL SHALL NOT BE USED FOR PARKING. NO PARKING DROP OFF ONLY SIGNS SHALL BE POSTED ADJACENT TO THE DROP-OFF AREA. (PLANNING AND ZONING)
8. THE SOUTHERN ACCESS POINT SHALL BE LIMITED TO INGRESS AND RIGHT TURN ONLY EGRESS. THE EXIT SHALL BE POSTED ACCORDINGLY.

9. COORDINATION WITH THE SCHOOL DISTRICT OF PALM BEACH COUNTY TO HAVE TEMPORARY OFF-SITE PARKING AT THE NEIGHBORING ELEMENTARY SCHOOL DURING THE CONSTRUCTION OF THE NEW PARISH HALL IS REQUIRED. IF AN AGREEMENT TO USE THE SCHOOLS' PARKING LOT IS NOT EXECUTED, THEN THE PHASING OF THE PROJECT WILL NEED TO BE ALTERED TO ENSURE THERE IS ADEQUATE PARKING ON-SITE FOR THE PROJECT AT ALL TIMES DURING CONSTRUCTION (PLANNING AND ZONING)
10. THE DAYCARE SHALL BE LIMITED TO SIXTY (60) STUDENTS. ANY ADDITIONAL FUTURE EXPANSION SHALL REQUIRE A MODIFICATION TO THE CONDITIONAL USE AND APPROVAL BY COUNCIL. (PLANNING AND ZONING)
11. THE HOURS OF OPERATION FOR THE DAYCARE FACILITY SHALL BE LIMITED TO MONDAY THROUGH FRIDAY FROM 6:30 AM TO 6:30 PM. (PLANNING AND ZONING)
12. THE CHURCH SHALL OBTAIN ALL NECESSARY LICENSING AND APPROVAL TO OPERATE A DAYCARE FACILITY, INCLUDING A BUSINESS TAX RECEIPT. (PLANNING AND ZONING)
13. THE OUTDOOR PLAYGROUND AREA SHALL BE INSTALLED AND MAINTAINED THE ENTIRE TIME THE DAY CARE FACILITY EXISTS ON THE PROPERTY. (PLANNING AND ZONING)
14. ARCHITECTURAL REVIEW BOARD (ARB) APPROVAL IS REQUIRED FOR THE NEW PARISH HALL PRIOR TO ISSUANCE OF A BUILDING PERMIT. (PLANNING AND ZONING)
15. PRIOR TO THE FINAL BUILDING INSPECTION AND/OR ISSUANCE OF CERTIFICATES OF OCCUPANCY/COMPLETION, FINAL INSPECTION AND APPROVAL IS REQUIRED FROM THE PLANNING AND ZONING DIVISION AND ENGINEERING DEPARTMENT TO ENSURE COMPLIANCE WITH ALL APPROVED MASTER/SITE/LANDSCAPE PLANS. CONDITIONS OF APPROVAL, ON/OFF-SITE IMPROVEMENTS, BUILDING ELEVATIONS, ARCHITECTURAL DETAILS, COLORS, SITE AMENITIES, SIGNAGE, ETC. (PLANNING AND ZONING/ENGINEERING)

LEGAL DESCRIPTION

CHURCH SITE NO. 6 OF WELLINGTON. (P.L.D.) ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 139, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTACT INFORMATION

ARCHITECT: COLOME AND ASSOCIATES
530 24TH STREET
WEST PALM BEACH, FL 33047
(561) 833-9147
CONTACT: ELIZABETH COLOME

SURVEYOR: CAULFIELD & WHEELER, INC.
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
(561) 392-1991
CONTACT: DAVID P. LINDLEY

MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERS
JLD CONSULTING ENGINEERS
1450 CENTERPARK BLVD - SUITE 350
WEST PALM BEACH, FL 33401
(561) 689-2303
CONTACT: CHARLES C. GABLEMAN

STRUCTURAL: ONMU INC.
1655 PALM BEACH LAKES BLVD - SUITE 204
WEST PALM BEACH, FLORIDA 33401
(561) 835-9994
(562) CONTACT: DWAYNE R. JACKSON

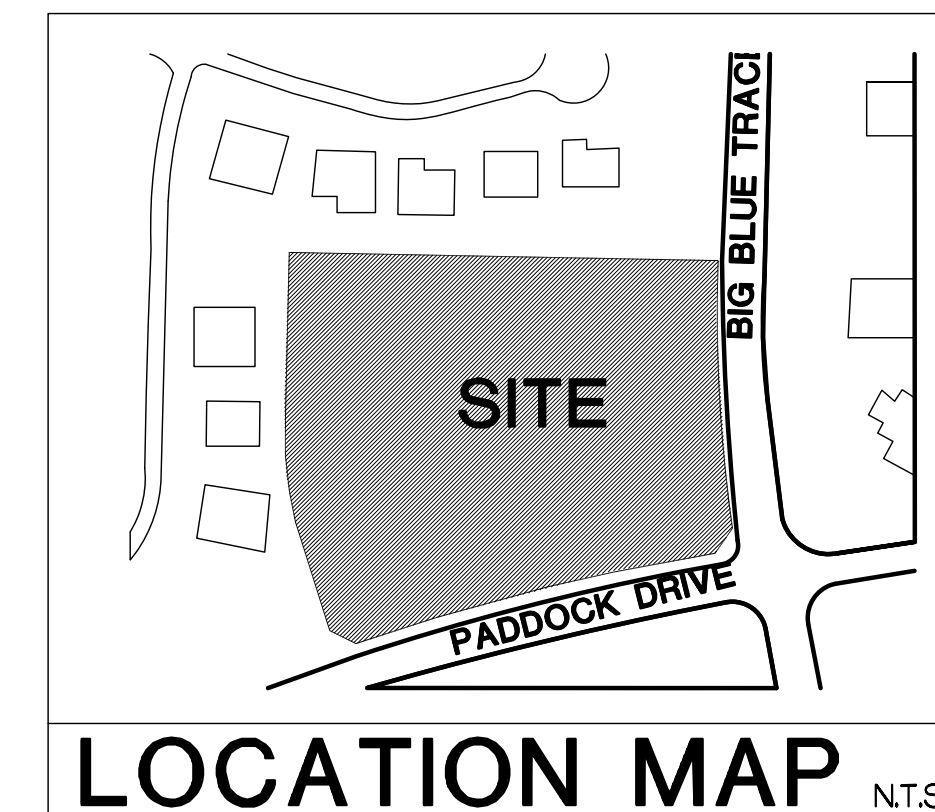
LANDSCAPE: STUDIO SPROUT
521 25TH STREET
WEST PALM BEACH, FL 33407
(561) 747-3462
(562) CONTACT: CONNIE ROY-FISHER

CIVIL: CIVIL DESIGN, INC.
1400 CENTERPARK BLVD - SUITE 905
WEST PALM BEACH, FL 33401
(561) 659-5760
CONTACT: T. JEFF TROMPETER, P.E.

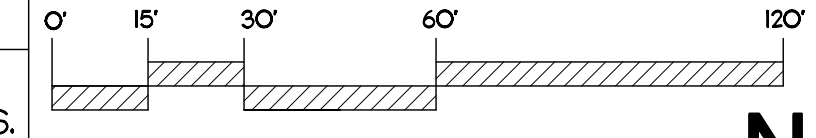
SITE DATA

PETITION NUMBER:	18-135 (2018-047 CUI) 18-136 (2018-048 ASAI)
NAME OF THE PROJECT	ST RITA CATHOLIC CHURCH PARISH HALL AND DAYCARE CENTER
EXISTING USE PROPOSED USE	CHURCH OR PLACE OF WORSHIP CHURCH OR PLACE OF WORSHIP WITH DAY CARE CENTER GEN
EXISTING FUTURE LAND USE DESIGNATION	INST. / PUBLIC FACILITIES / UTILITIES
EXISTING ZONING DISTRICT	AR/SE/WELLINGTON PLD
SECTION, TOWNSHIP, RANGE	SECTION 4 / TOWNSHIP 44 S / RANGE 41 E
PROPERTY CONTROL NUMBER	73414404030000000
TRAFFIC ANALYSIS ZONE	1734
TOTAL SITE AREA	5 ACRES / 217,743.37 S.F.
TOTAL GROSS FLOOR AREA	CHURCH: 16,300 SF + PARISH HALL: 11,573 SF - 27,873 SF
TOTAL BUILDING COVERAGE	
BUILDING HEIGHT MAX PERMITTED MAX PROPOSED	35' 32'
IMPERVIOUS AREA	135,685 SF
BUILDINGS PAVEMENT / WALKS	27,873 SF + 1,508 SF ROOF OVERHANGS + 29,381 SF 106,304 SF
PERVIOUS OPEN SPACE	82,058 SF
NUMBER OF STORIES	1
PARKING REQUIRED	282 SPACES TOTAL
DAYCARE OFFICE PARISH HALL EXISTING CHURCH LOADING	SPACES / 5 PERSONS (60 STUDENTS) = 12 1 SPACE / 200 SF = 980/200 = 5 1 SPACE / 200 SF = 3,757 / 200 = 19 1 SPACE / 3 SEATS = 738 / 3 = 246 1 DROP OFF / 20 STUDENTS = 3
PARKING PROVIDED	226 SPACES
PARKING REDUCTION GRANTED BASED ON THE PARKING DEMAND ANALYSIS AND SHARED PARKING STUDY	
GRASS PARKING STANDARD PARKING ACCESSIBLE PARKING LOADING SPACES	48 SPACES 171 SPACES 8 SPACES 5 SPACES
PARKING EXISTING	232 SPACES
ACCESSIBLE SPACES REQUIRED ACCESSIBLE SPACES PROVIDED ACCESSIBLE SPACES EXISTING	7 8 9
DAYCARE - GENERAL TOTAL STUDENTS - 60 TOTAL DAYCARE NET SQUARE FOOTAGE - 2,200 MIN REQUIRED - 1,500 + (35X20) = 2,200 SF FACILITIES "RULES & REGULATIONS" - 50% REDUCTION ALLOWED 4,500 / 2 = 2,250 SF. REQUIRED	
DAYCARE 2,200 SF 60 STUDENTS M-F: 6:00AM - 6:30PM AGE GROUP AND CAPACITY: CLASSROOM 1, 2, 3 (1) 3 YEARS OLD CLASSROOM 4 (2) 4 YEARS OLD CLASSROOM 5 (2) 5 YEARS OLD	
PARISH HALL 3,757 SF 537 OCCUPANTS OPENING HOURS DEPENDING UPON SCHEDULED EVENTS	
OFFICE 980 SF 10 EMPLOYEES M-F 9AM - 4:30PM S - 9AM - 12:30PM	
GIFT SHOP 274 SF 1 EMPLOYEE M-F 9AM - 4:30PM S - 9AM - 12:30PM	
EXISTING CHURCH 16,300 SF 738 SEATS M-F 7AM - 8:30AM S - 8:30AM SU - 7:30AM, 9AM, 11AM - 5PM (SPANISH)	

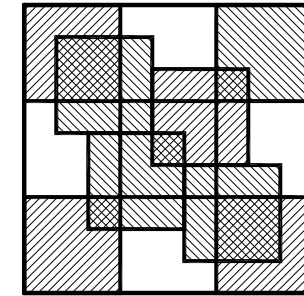
ACCESSIBLE SPACES REQUIRED	7		
ACCESSIBLE SPACES PROVIDED	8		
ACCESSIBLE SPACES EXISTING	9		
DAYCARE - GENERAL:			
TOTAL STUDENTS + 60		OUTDOOR AREA + 2,700 S.F.	
TOTAL DAYCARE NET SQUARE FOOTAGE + 2,200		MIN REQUIRED + 1500 OR 75X60 + 4,500 S.F.	
MIN REQUIRED + 1500 + (35X20) = 2,200 S.F.		(REDUCTION REQUESTED + 40% + 2,700 S.F.)	
FACILITIES' RULES & REGULATIONS - 50% REDUCTION ALLOWED 4,500 / 2 = 2,250 S.F. REQUIRED		REQUEST NOT REQUIRED BY PALM BEACH COUNTY CHILD CARE	
<u>USES</u>			
DAYCARE	PARISH HALL	OFFICE	GIFT SHOP
2,200 SF	3,757 SF	960 SF	274 SF
60 STUDENTS	537 OCCUPANTS	10 EMPLOYEES	1 EMPLOYEE
M-F 6:30AM - 6:30PM	OPENING HOURS DEPENDING	M-F 9AM - 4:30PM	M-F 9AM - 4:30PM
<u>AGE GROUP AND CAPACITY:</u>	UPON SCHEDULED EVENTS	S - 9AM - 12:30PM	S - 9:30AM -
CLASSROOM 1, 2, 3			SU - 7:30AM, 9AM, 11AM
(12) 3 YEARS OLD			- 5PM (LIFE TEEN)
CLASSROOM 4			- 1PM (SPANISH)
(12) 4 YEARS OLD			
CLASSROOM 5			
(12) 5 YEARS OLD			



LOCATION MAP N.T.S.

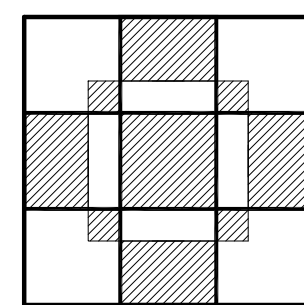


SITE PLAN



Colomé
& Associates, Inc.
AA 0003439
530 24TH STREET
WEST PALM BEACH
FLORIDA 33407
(561) 833-9147

Architect: Elizabeth A. G. Colomé
REG. NUMBER: AR 0014832

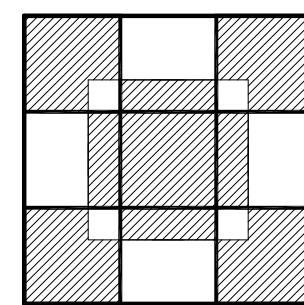


ST RITA
CATHOLIC CHURCH
PARISH HALL AND
DAYCARE CENTER

13645 PADDOCK DR

WELLINGTON
FLORIDA 33414

PROJECT NO.
201726



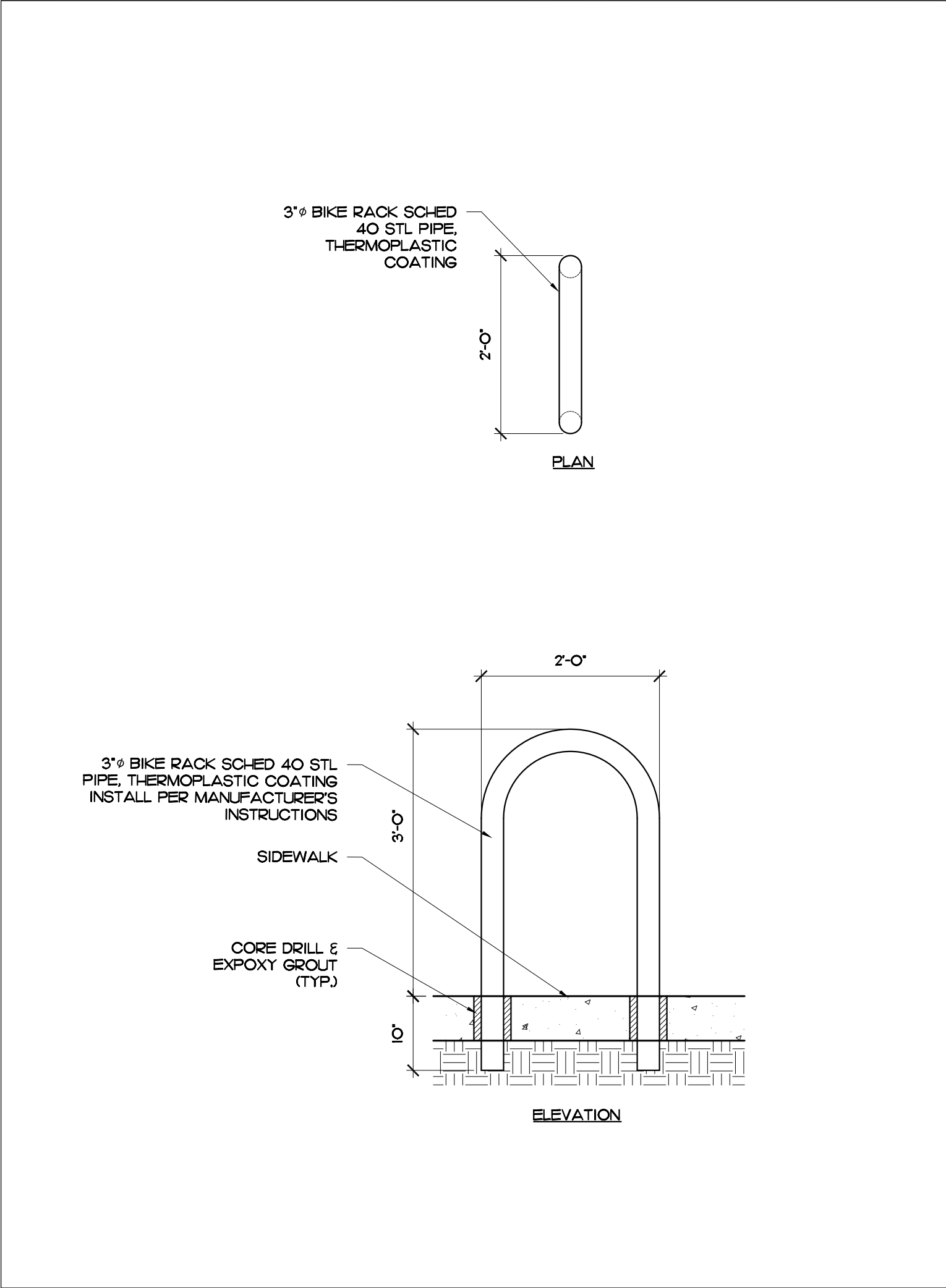
SHEET TITLE
SITE PLAN

REVISIONS:
1. 4/16/19 SITE PLAN RESUB
2. 5/29/19 SITE PLAN RESUB 2
3. 10/2/19 SP CONDITIONS

DATE
8/22/18
DRAWN BY:
EVM
CHECKED BY:
EAC

SHEET
NUMBER:

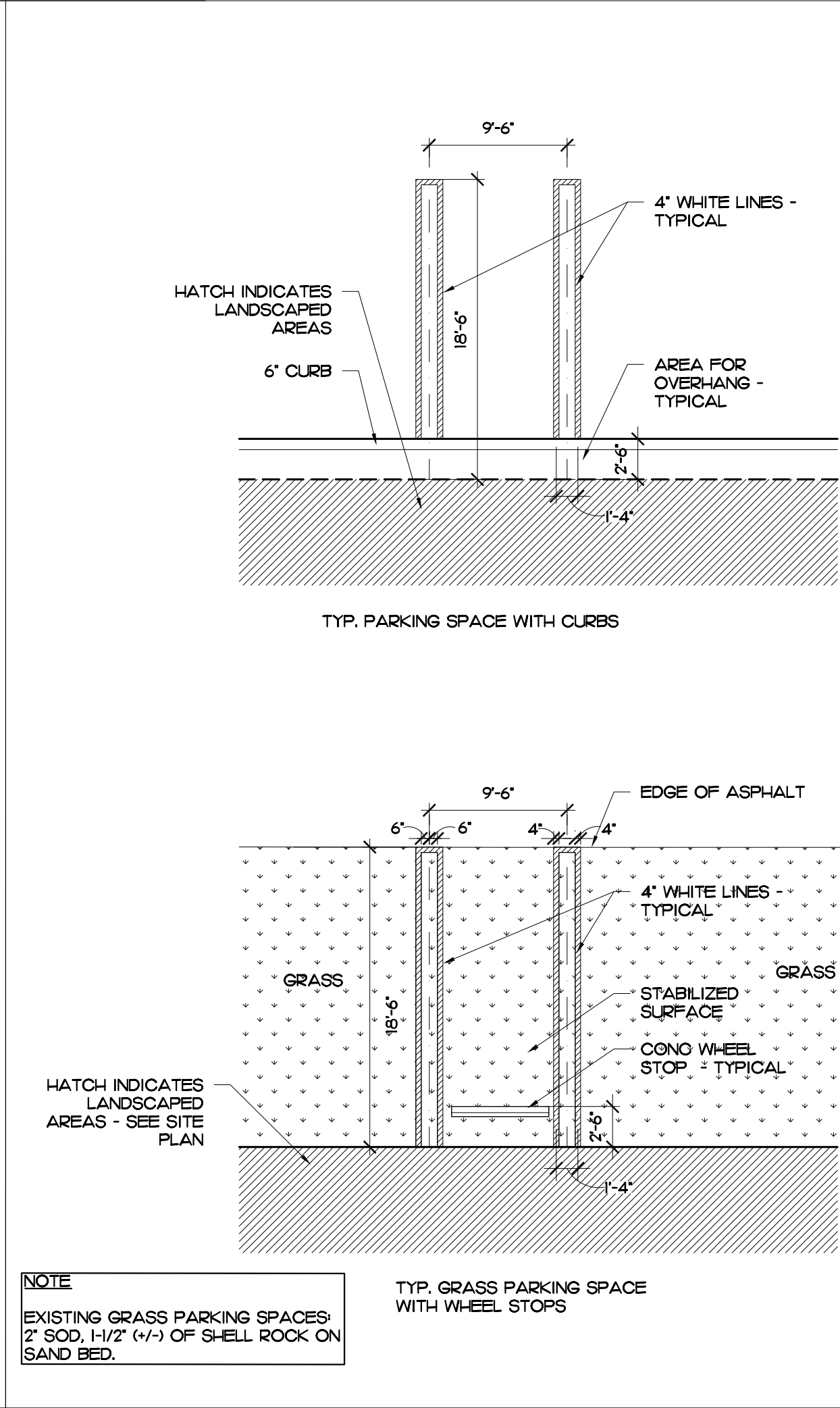
SP-1



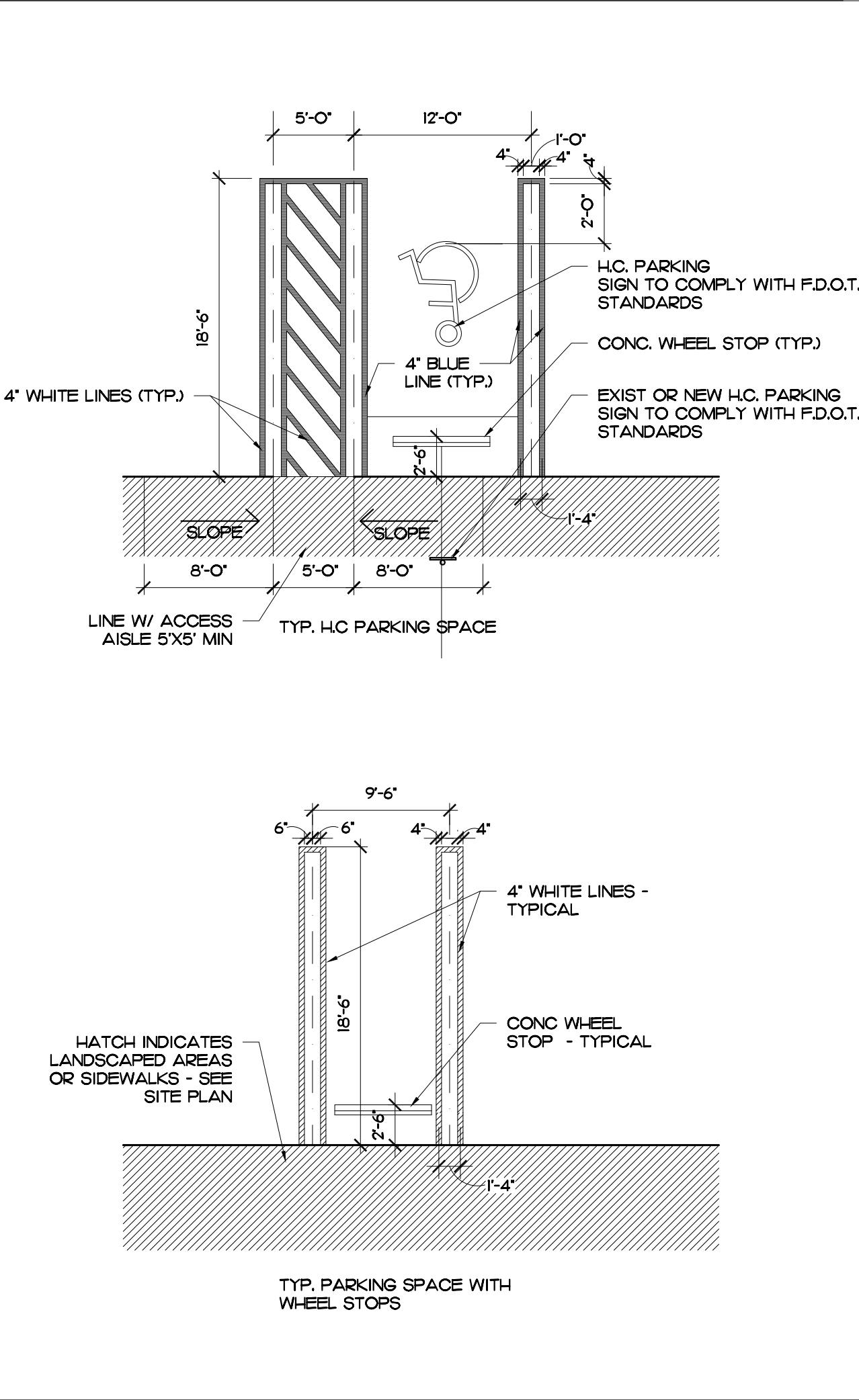
BIKE RACK DETAIL

SCALE: 3/4" = 1'-0"

3 PARKING DETAILS

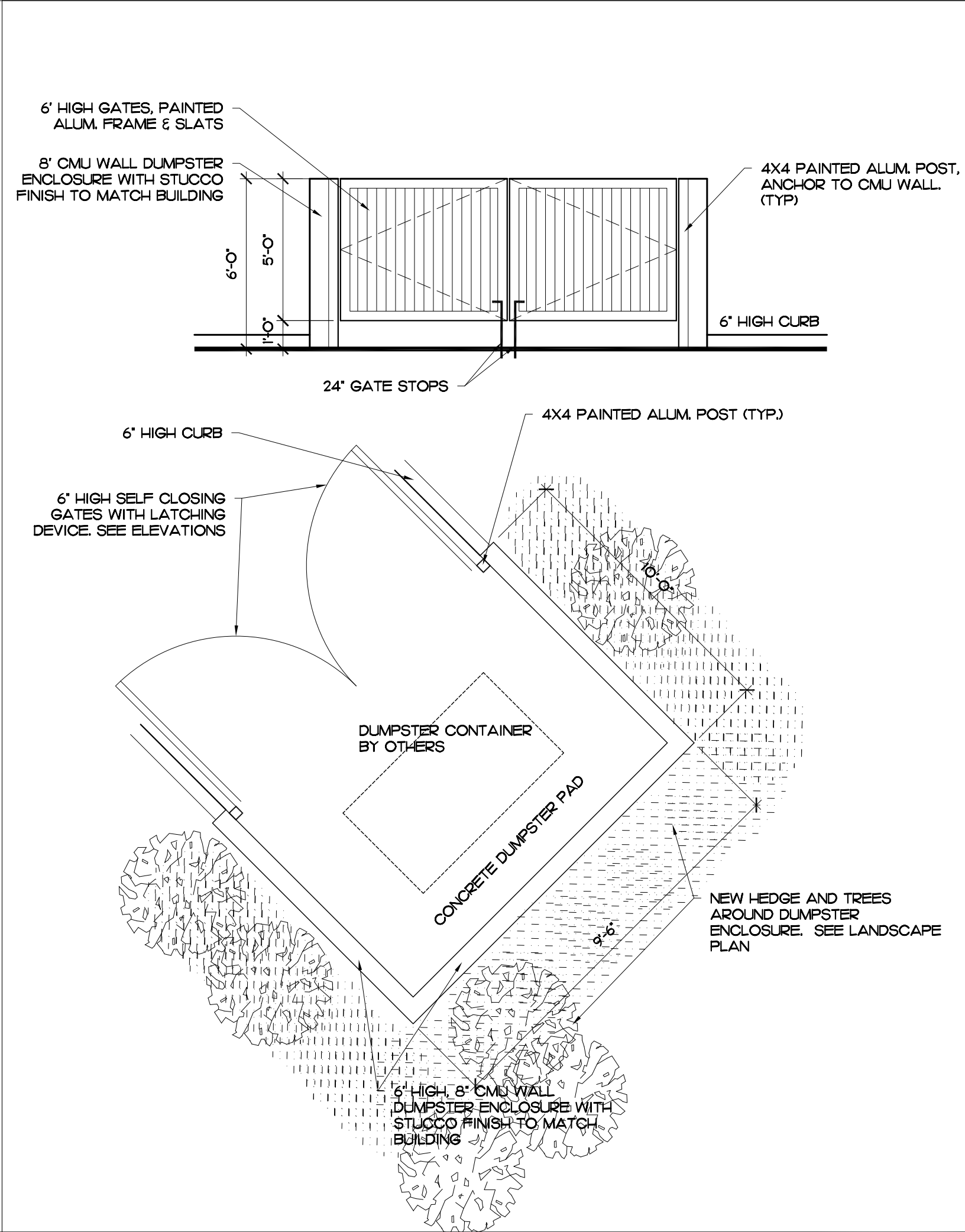


A/C ENCLOSURES



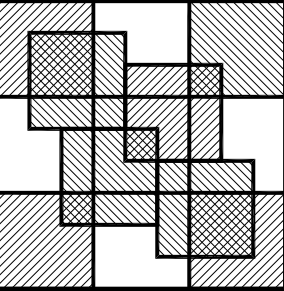
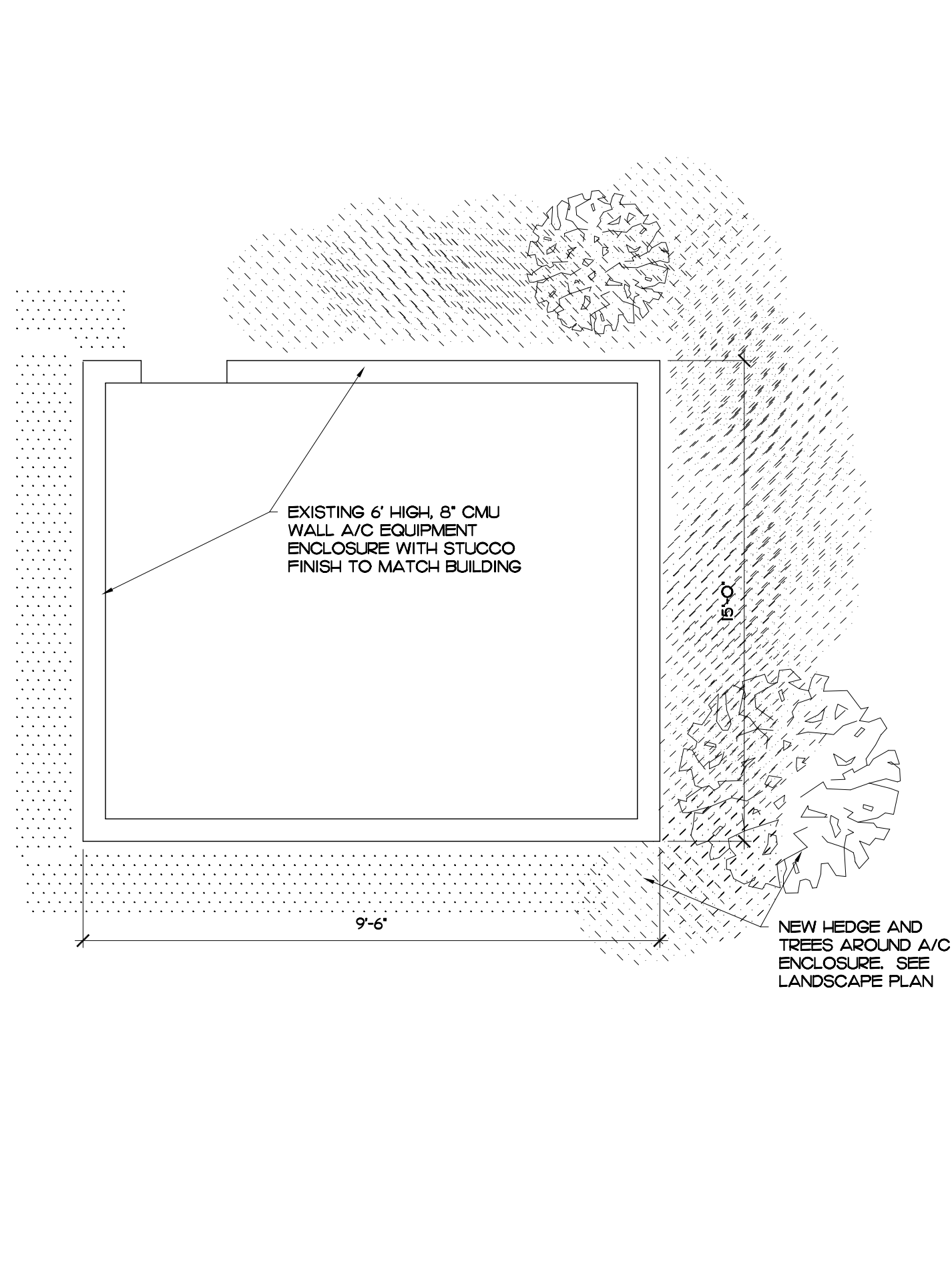
SCALE: 1/8" = 1'-0"

2 DUMPSTER ENCLOSURE

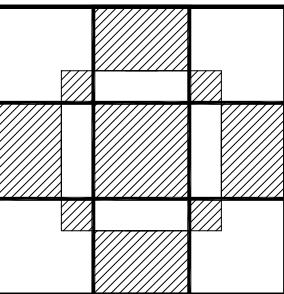


SCALE: 1/4" = 1'-0"

1



Colomé
& Associates, Inc.
AA 0003439
530 24TH STREET
WEST PALM BEACH
FLORIDA 33407
(561) 833-9147
Architect: Elizabeth A. G. Colomé
REG. NUMBER: AR 0014839

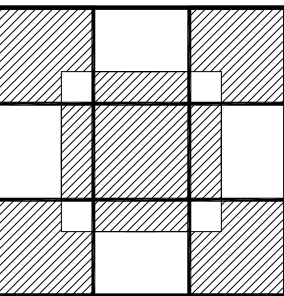


SAINT RITA
CATHOLIC CHURCH
PARISH HALL
AND DAYCARE CENTER

13645 PADDOCK DR

WELLINGTON
FLORIDA 33414

PROJECT NO.
201726



SHEET TITLE:
SITE PLAN
DETAILS

REVISIONS:
REV# 4-19-2019 SITE REVIEW
DATE
10/19/18
DRAWN BY:
EAC
CHECKED BY:
EAC

SHEET
NUMBER:

SP-2

SCALE: 1/4" = 1'-0"

4