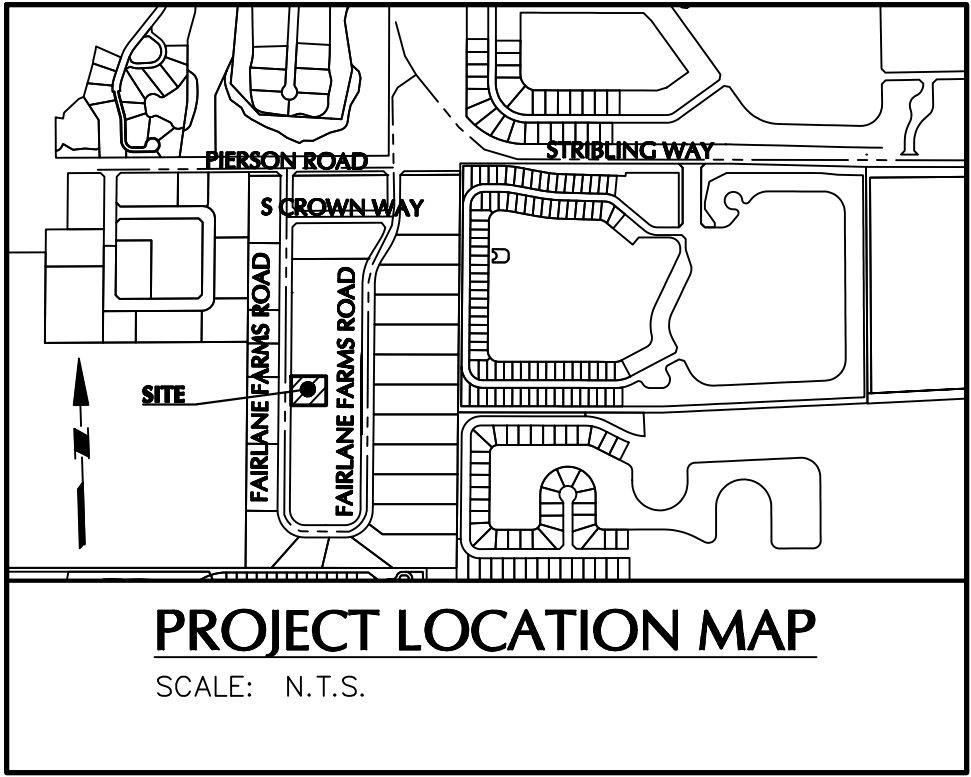
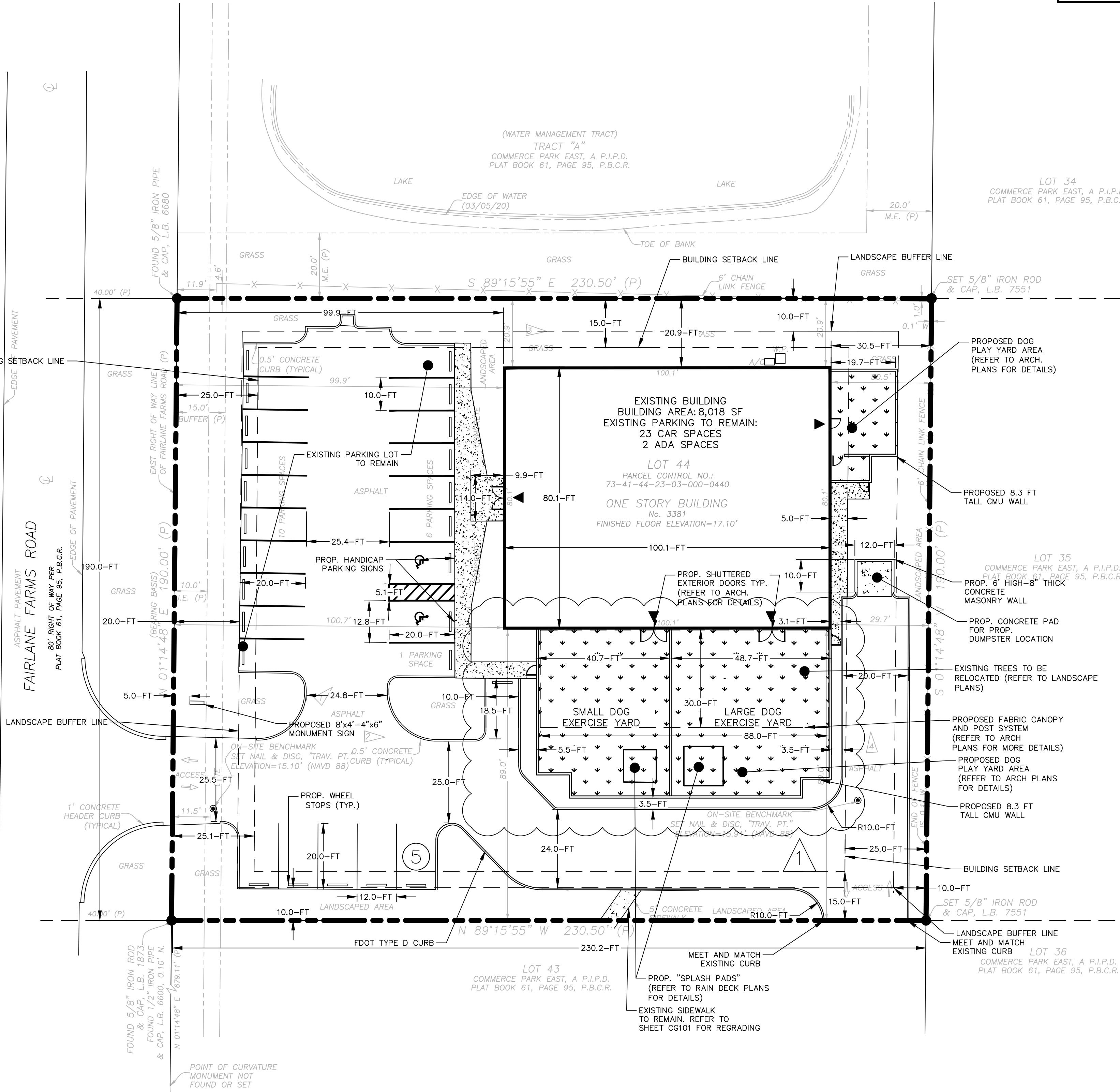


Exhibit A - Proposed Site Plan

VILLAGE OF WELLINGTON ZONING TABLE			
ZONING DISTRICT: FLEXIBLE USE ZONING DISTRICT (FLEX) (1)			
PETITION NUMBER (2020-0005 ASA)			
PCN:74-41-44-23-03-000-0440			
SITE	ITEM	PERMITTED	REQUIRED
	Land Use:	Kennel	Kennel
BUILDING	Lot Area:		
	Min. Lot Area	1.00 ac	1.01ac
	Minimum Landscape Buffer Strip	10 ft	10.00 ft
	Building Setbacks:		
	Min. Front	40 ft	99.8 ft ⁽²⁾
	Min. Side	15 ft	20.9 ft ⁽²⁾
	Min. Corner	25 ft	-
	Min. Rear	20 ft	30.5 ft ⁽²⁾
	Building Height/Stories:	35 ft	15.7 ft (1 Story) ⁽²⁾
	Maximum Building Coverage	45%	18%
PARKING AND ACCESS	Floor Area Ratio (FAR):	MAX 0.45	(8,018 SF/43,996 SF) 0.1822
	Maximum Impervious	75%	58.3%
	Minimum Open Space	15%	41.7%
	Car Parking Space Size:		
NOTES	Standard Space Size	9.5 ft x 18.5 ft	10 ft x 20 ft ⁽²⁾ , 10 ft x 18.5 ft, 12 ft x 20 ft
	Car Parking Spaces:		
	Min. Number of Spaces per Gross Floor Area	1 space / 1000 sq.ft.	
	Min. Number of Spaces	8	
	Min. Number of Spaces per Office GFA	1 space / 200 sq.ft.	See Parking Table
	Min. Number of Spaces	4	
	Min. Aisle Width	25 ft	24.8 ft ⁽³⁾
	Lot Accesses:		
	Min. Driveway Access Width	35 ft	25.5 ft ⁽³⁾
	Min. Lane width (One Way)	20 ft	20 ft
	Min. Aisle Width	24 ft	24 ft
	(1) All data referenced from the Village of Wellington Land Development Regulations		
	(2) Existing data is shown.		
	(3) Existing nonconformance.		
	Hours of operation will be: 7:00 AM – 7:00 PM Monday through Friday, and 9:00 AM- 5:30 PM Saturday through Sunday.		
	Total Number of Employees : 12		

Parking Table				
Existing Building Parking Requirements		Area (sq. ft.)	Required	Provided
Min. Number of Spaces per Gross Floor Area	1 space / 1000 sq.ft.	7,270	8	23
Min. Number of Spaces per Office GFA	1 space / 200 sq.ft.	748	4	
Min. Handicap Parking ⁽¹⁾	-	-	1	2
Total		8,018	13	25
NOTES				
(1) Table 208.2 in 2017 Florida Building Code - Accessibility				

Total Lot Area	1.01ac.
Impervious Area	
Asphalt	0.38 ac.
Sidewalk	0.03 ac.
Building	0.18 ac.
TOTAL	0.59 ac.
Total % Impervious	58.3%
Pervious Area	
Kennel Play Yard	0.12 ac.
Landscape	0.30 ac.
TOTAL	0.42 ac.
Total % Pervious	41.7%



Date	Description	No.
08/19/2020	DEVELOPMENT REVIEW	1

REVISIONS

09/02/2020	REVISION	1
------------	----------	---

Signature: MICHAEL CARR, PROFESSIONAL ENGINEER FL Lic. No. 72424

DATE SIGNED: 09/02/2020

LANGAN

Langan Engineering and Environmental Services, Inc.

110 East Broward Boulevard, Suite 1500
Fort Lauderdale, FL 33301

T: 954.320.2100 F: 954.320.2101 www.langan.com
FL CERTIFICATE OF AUTHORIZATION No. 00058591/LB8172/LB198

Project: **K-9 RESORTS**

Location: **WELLINGTON, FLORIDA**

Drawing Title: **SITE PLAN**

Project No. **330067501**

Date: **08/31/2020**

Drawn By: **CU**

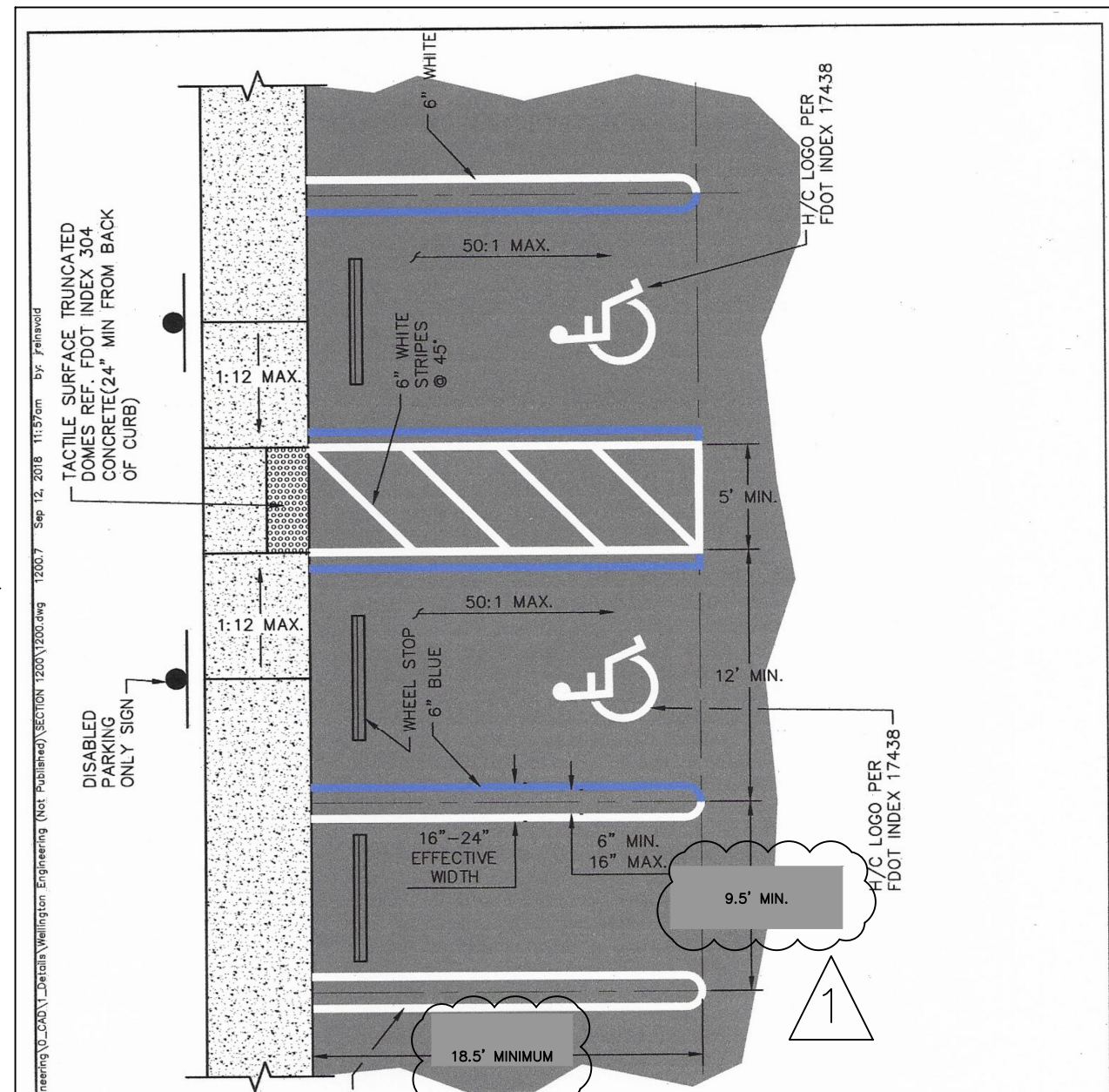
Checked By: **MPC**

Drawing No. **CS101**

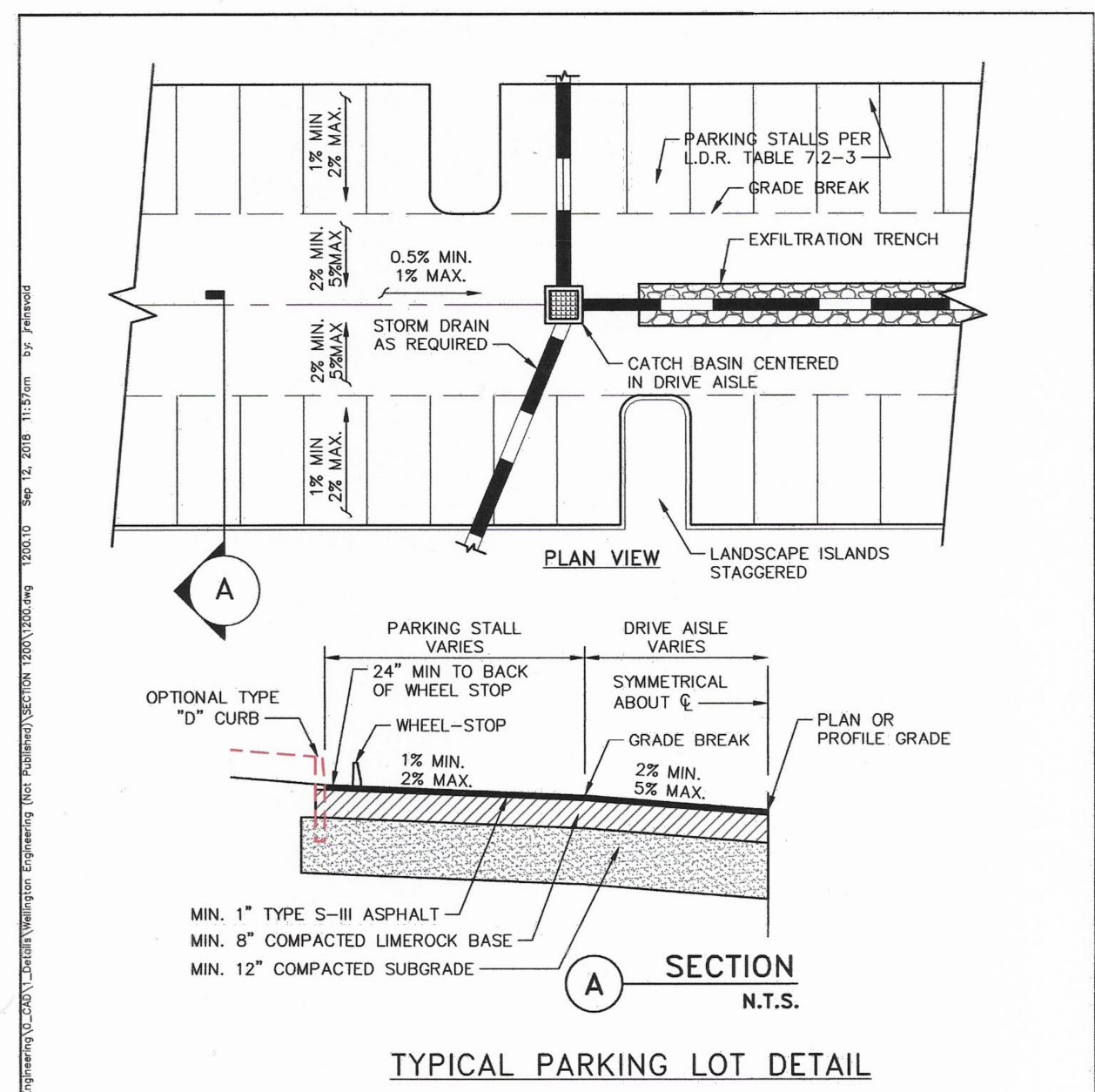
Sheet **3** of **9**

VILLAGE OF WELLINGTON APPROVAL BOX

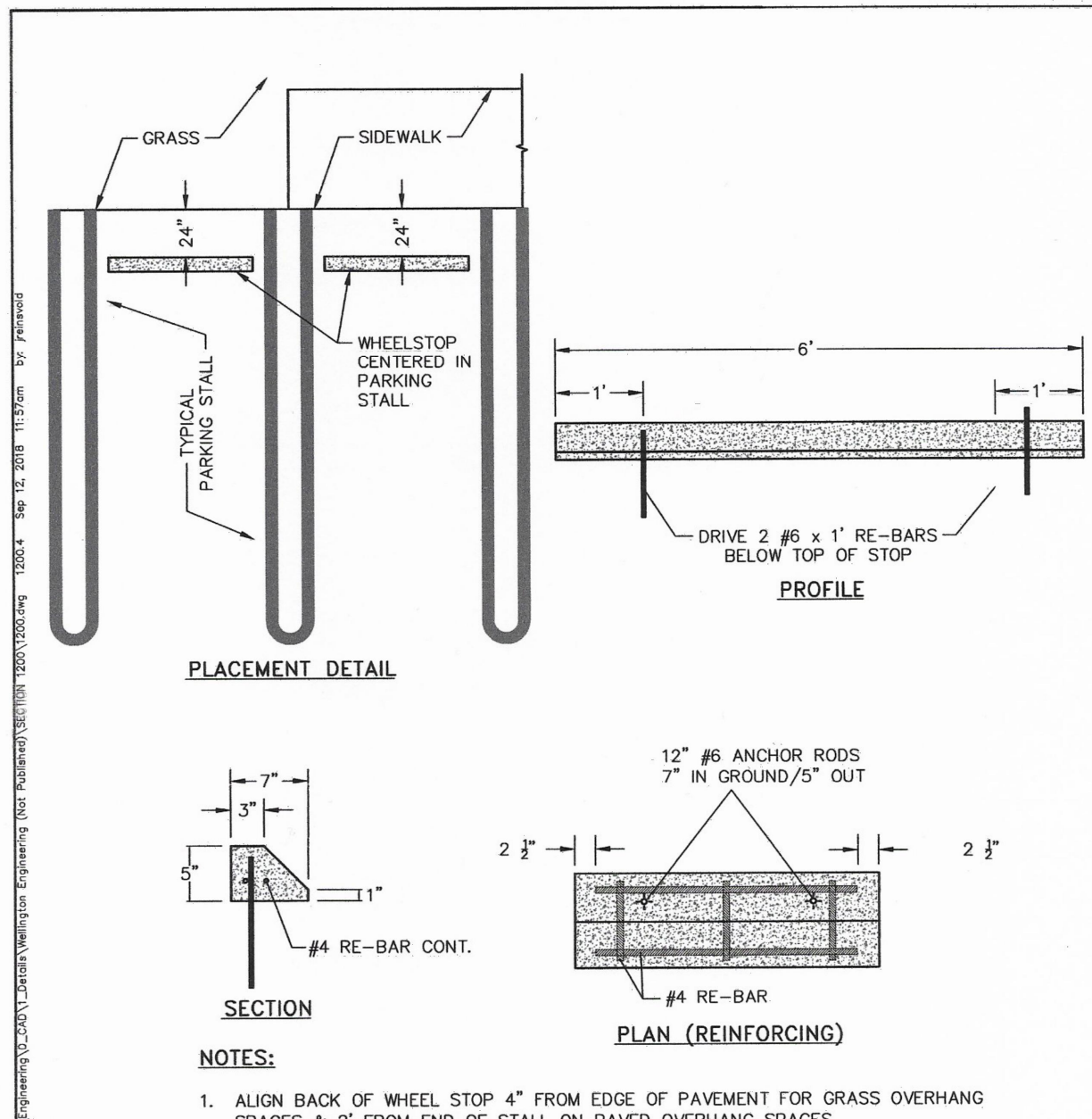
NOTE: ALL EXISTING SITE LIGHTING IS TO REMAIN



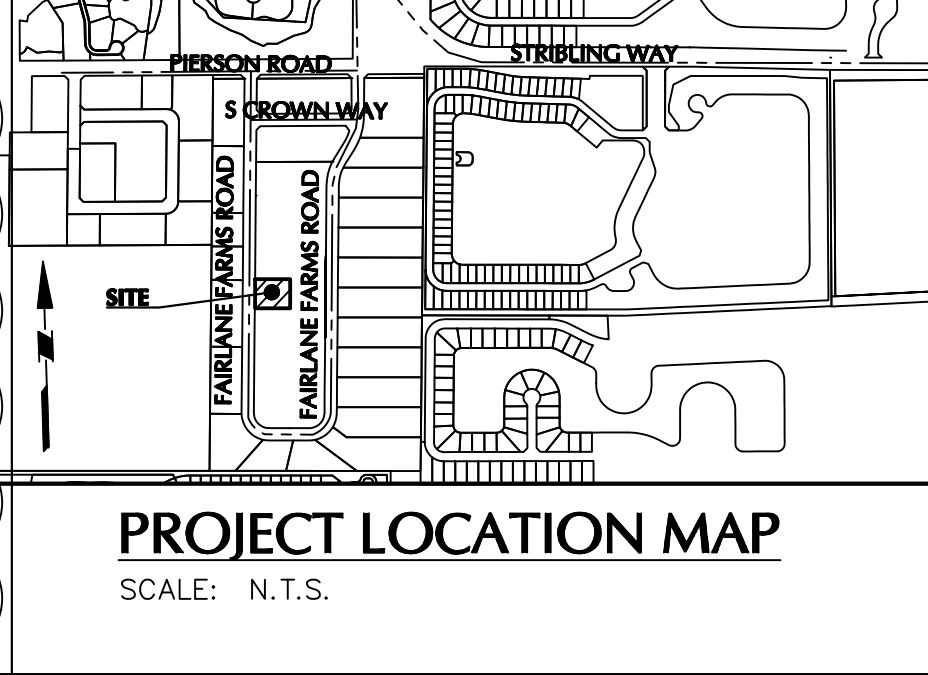
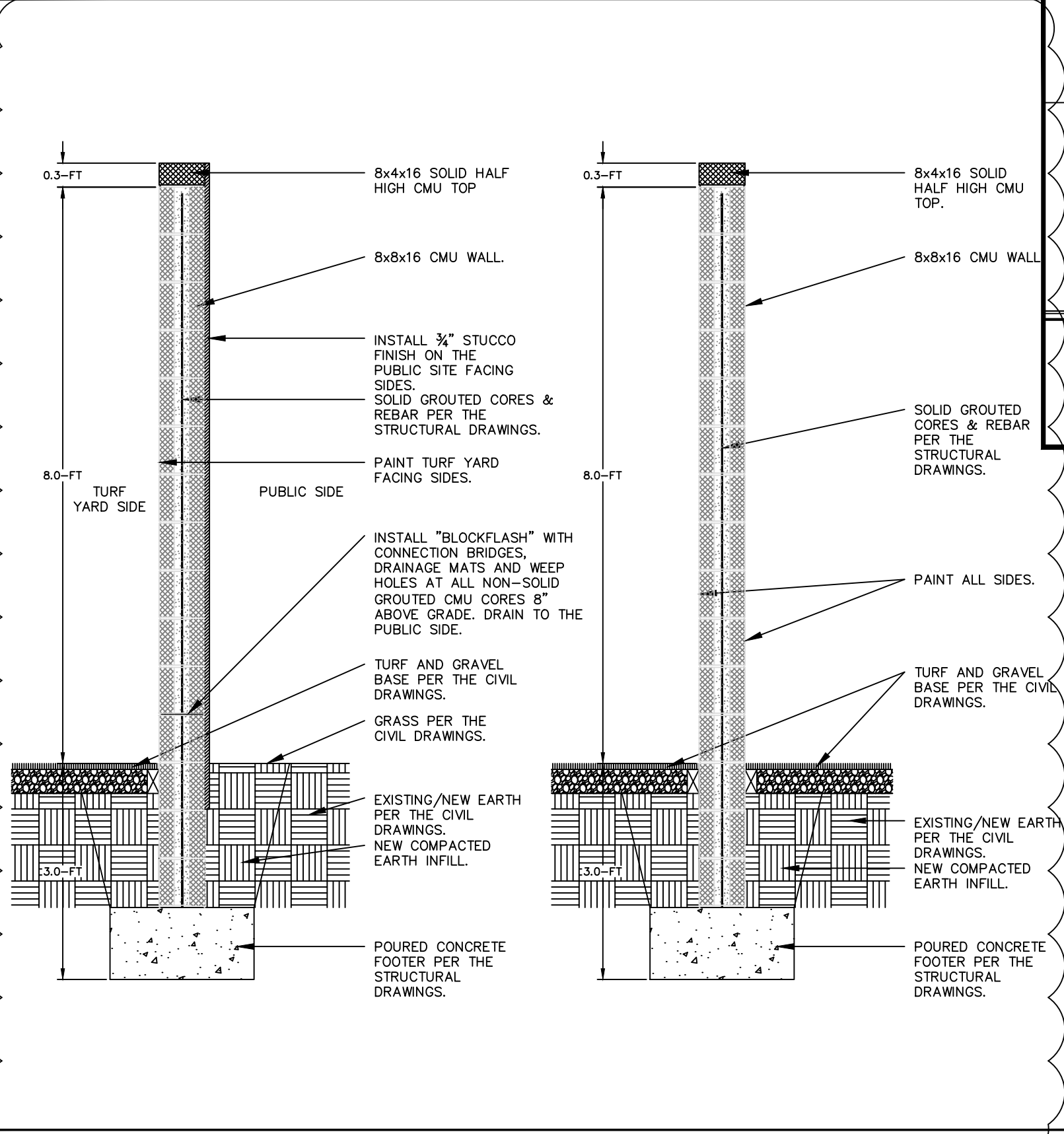
DRAWN BY: J.R.R.				DATE: 07/12/17			
REVISED BY:				DATE:			
APPROVED: THOMAS J. LUNDEEN, PE				EFFECTIVE: 09/12/18			
VILLAGE OF WELLINGTON DEPARTMENT OF ENGINEERING AND CONSTRUCTION				TYPICAL PARKING STALL AND ACCESSIBLE PARKING DETAIL			
DRAWING NO. 1200.7				REFERENCE U.L.D.C.			



DRAWN BY: J.R.R.				DATE: 07/12/17			
REVISED BY:				DATE:			
APPROVED: THOMAS J. LUNDEEN, PE				EFFECTIVE: 09/12/18			
VILLAGE OF WELLINGTON DEPARTMENT OF ENGINEERING AND CONSTRUCTION				TYPICAL PARKING LOT DETAIL			
DRAWING NO. 1200.10				(PAGE 2 OF 2)			



DRAWN BY: J.R.R.				DATE: 07/12/17			
REVISED BY:				DATE:			
APPROVED: THOMAS J. LUNDEEN, PE				EFFECTIVE: 09/12/18			
VILLAGE OF WELLINGTON DEPARTMENT OF ENGINEERING AND CONSTRUCTION				PARKING WHEEL STOP DETAIL			
DRAWING NO. 1200.4							



NOTE: REFER TO ARCHITECT PLANS FOR MORE EXTERIOR WALL DETAILS.

08/19/2020	DEVELOPMENTAL REVIEW	1
Date	Description	No.
REVISIONS		
09/02/2020		
This sheet has been digitally signed and sealed by Michael Carr, P.E., on the date indicated in the seal.		
Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.		
SIGNATURE: MICHAEL CARR		
DATE SIGNED: 09/02/2020		
PROFESSIONAL ENGINEER FL Lic. No. 72424		

LANGAN
Langan Engineering and Environmental Services, Inc.
110 East Broward Boulevard, Suite 1500
Fort Lauderdale, FL 33301
T: 954.320.2100 F: 954.320.2101 www.langan.com
FL CERTIFICATE OF AUTHORIZATION No. 00056591LB8172LBB196

Project
K-9 RESORTS

WELLINGTON
PALM BEACH COUNTY
Drawing Title

SITE DETAIL SHEET

Project No.	330067501	Drawing No.	CS501
Date	08/31/2020	Drawn By	CU
Checked By	MPC	Sheet	5 of 9

VILLAGE OF WELLINGTON APPROVAL BOX

