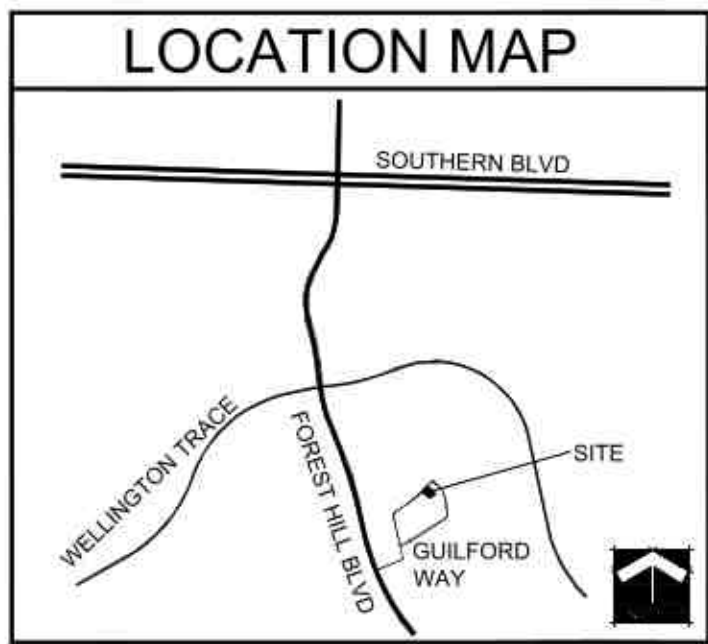




SITE TABULAR DATA	
Petition Number	TBD
Name of Project	Guilford Way CLF
Existing Use	Congregate Living Facility Type 1
Proposed Use	Congregate Living Facility Type 2A
Future Land Use Designation	Residential "E"
Zoning District	Wellington PUD
Section, Township, Range	02/44/41
Property Control Numbers	73-41-44-02-03-002-0020
Total Site Area	0.23 AC. (9,900 s.f.)
Total Gross Floor Area	2,797 s.f.
Total Floor Area Ratio	0.4
Total Building Coverage	31% (3,066 s.f.)
(including canopy of 269 s.f.)	
Building Height	max. 35'
Number of Stories	1
Impervious Area	54% (5,316 s.f.)
Buildings	2,797 s.f.
Pavement/Walks	2,519 s.f.
Pervious Area	46% (4,584 s.f.)
Open Space	4,584
Parking Required	9 SPACES
CLF Type 2A - 1 space/2 beds @ 11 beds + 1 space/peak shift employee @ 3 employees = 9 Spaces	
Proposed Parking	8 SPACES*
Handicap Spaces Required	1
Handicap Spaces Proposed	1
*Residents may not own vehicles and visitations are performed on an appointment basis.	

PROPERTY DEVELOPMENT REQUIREMENTS								
CODE	ZONING DISTRICT	MINIMUM LOT DIMENSIONS			MAX BLDG COVERAGE	SETBACKS/SEPARATIONS		
		SIZE	WIDTH	DEPTH		FRONT	SIDE INTERIOR	REAR
RS	RS	6,000 s.f.	65'	75'	40%	25'	7.5'	15'
PROP	RS	9,900 s.f.	87'	110'	31%	26'	8'	33'

FLOOR PLAN DATA		
SPACE	AREA	OCCUPANCY RESIDENTS
BEDROOM #1	142 Sq. ft	1
BEDROOM #2	152 Sq. ft	2
BEDROOM #3	170 Sq. ft	1
BEDROOM #4	165 Sq. ft	1
BEDROOM #5	152 Sq. ft	1
BEDROOM #6	135 Sq. ft	1
BEDROOM #7	181 Sq. ft	2
BEDROOM #8	176 Sq. ft	2
LEAVING ROOM #1	255 Sq. ft	N/A
LEAVING ROOM #2	254 Sq. ft	N/A
KITCHEN	94 Sq. ft	N/A
OFFICE	48 Sq. ft	N/A

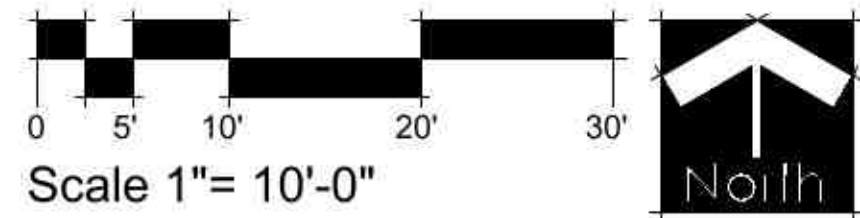
FLOOR PLAN DATA	
SPACE	TOTAL
EXIST. AREA	2,797 SF
ADDITION	175 SF
NEW AREA	2,972 SF
EXIST. BEDROOMS	6
NEW BEDROOMS	2
TOTAL BEDROOMS	8
EXIST. BATHROOMS	4
NEW BATHROOMS	3
TOTAL BATHROOMS	7
EXIST. RESIDENTS	7
NEW RESIDENTS	4
TOTAL RESIDENTS	11
EXIST. PEAK SHIFT STAFF	2
NEW PEAK SHIFT STAFF	3

CURVE C1:
Radius=1528.07'
Length=86.88'
Delta=3°15'27"
Chord=86.87'
Chord Direction=N40°06'56"E

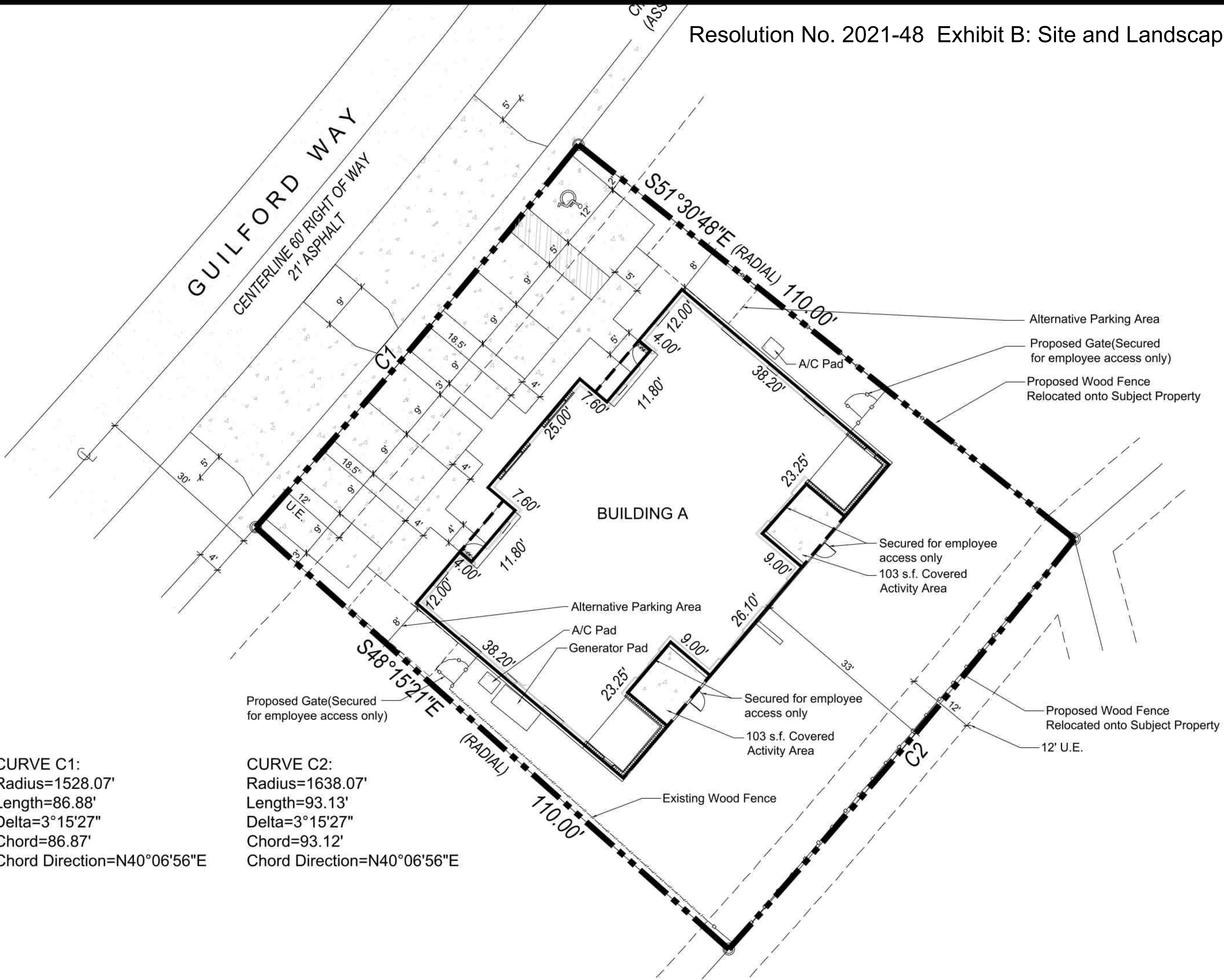
CURVE C2:
Radius=1638.07'
Length=93.13'
Delta=3°15'27"
Chord=93.12'
Chord Direction=N40°06'56"E

NOTES
BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY BOUNDARY SURVEYING. DATED 03/28/16
LEGAL DESCRIPTION
LEGAL DESCRIPTION: LOT 2, BLOCK 2, SOUTH SHORE No. 4 of Wellington, according to the plat thereof as recorded in Plat Book 34, Page 63, Public Records of Palm Beach County, Florida.

DEVELOPMENT TEAM	
TRAFFIC ENGINEER:	VIA PLANNING INC. 2581 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FLORIDA 33407 (561) 478-7848
PLANNER:	SCHMIDT NICHOLS 1551 N. FLAGLER DRIVE SUITE 102 WEST PALM BEACH, FLORIDA 33401 (561) 684-6141
SURVEYOR:	PM SURVEYING 4546 CAMBRIDGE STREET WEST PALM BEACH, FLORIDA 33415 (561) 478-7764



Resolution No. 2021-48 Exhibit B: Site and Landscape Plans



SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE
AND URBAN PLANNING
1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Guilford Way
Village of Wellington, Florida

Date:	07/16/20
Scale:	1" = 10'-0"
Design By:	CE
Drawn By:	BMC
Checked By:	CE
File No.	967.01
Job No.	19-87

REVISIONS / SUBMISSIONS	
01/07/21	Resubmittal
01/27/21	Resubmittal
05/28/21	Resubmittal
10/05/21	Resubmittal

Site Plan



1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Guilford Way
Village of Wellington, Florida

Date: 07/16/20
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File No. 967.01
Job No. 19-87

01/07/21 Resubmittal

01/27/21 Resubmittal

05/28/21 Resubmittal

10/05/21 Resubmittal

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RA
SEAL OF A FLORIDA LICENSED LANDSCAPE ARCHIT

Printed name
FLORIDA REGISTRATION NO. LA 00016

Landscap Plan

LP-1 of 2

A map showing the location of the site. The map features three main roads: Southern Blvd (a horizontal road at the top), Wellington Trace (a curved road on the left), and Forest Hill Blvd (a vertical road in the center). A road labeled Guilford Way branches off from Forest Hill Blvd to the right. A small black dot on Guilford Way is labeled 'SITE' with a leader line. A north arrow is located in the bottom right corner of the map.

	1	Canopy Tree to be Preserved
	1	Palm Tree to be Preserved
	1	Tree to be Removed
	1	Palm Tree to be Transplanted See Landscape Plan for Final Location

Category	Total Trees	Credits
Preserved Trees	10	1
Removed Trees	0	0
Transplanted Trees	2	1

TAG	COMMON NAME	BOTANICAL NAME	DBH	DISPOSITION	CREDITS	CATEGORY
1	Coconut Palm	<i>Cocos nucifera</i>	4"	Transplant	1	Preferred Palm
2	Areca Palm	<i>Chrysalidocarpus lutescens</i>	2"	Preserve	0	
3	Sabal Palm	<i>Sabal palmetto</i>	6"	Transplant	0	3.1 Palm
4	Ackee	<i>Bilgite spida</i>	6"	Preserve	5	
5	Citrus	<i>Citrus spp.</i>	2"	Preserve	0	
6	Areca Palm	<i>Chrysalidocarpus lutescens</i>	3"	Preserve	0	
7	Ackee	<i>Bilgite spida</i>	3"	Preserve	0	
8	Green Avocado	<i>Persea americana</i>	7"	Preserve	0	
9	Mango	<i>Mangifera indica</i>	3"	Preserve	0	
10	Ackee	<i>Bilgite spida</i>	8"	Preserve	0	
11	Slash Pine	<i>Pinus ellioti</i>	10"	Preserve	1	
12	Corn Plant	<i>Dracaena fragrans 'Massangeana'</i>	2"	Preserve	0	
13	Corn Plant	<i>Dracaena fragrans 'Massangeana'</i>	2"	Remove	0	

Category	Requirement	No. Required	No. Provided
Residential - E			
Trees-Lot	1 per 1,500 SF	7	7
Shrubs-Lot	20 per 1,500 SF	132	192 (33 Ex.)
Groundcovers-Lot	10 per 1,500 SF	66	66
Front Plane of Home			
Trees	25%	2	3
Shrubs	75%	99	159
Sod Area	Max. 75%	4,071 s.f.	3,331 s.f.

Plant List						
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	SPREAD
	CT	1	Cocos nucifera / Transplanted Coconut Palm *+ Transplanted From On Site	EX.	EX.	EX.
	CS	2	Conocarpus erectus sericeus / Silver Button Wood*+ Single Straight Trunk	2.5" Cal.	12'	6'
	IC	3	Ilex cassine / Dahoon Holly*+ Single Straight Trunk. Full to Base is Not Acceptable	2.5" Cal.	12'	6'
	ST	1	Sabal palmetto / Transplanted Cabbage Palm *+ Transplanted From On Site	EX.	EX.	EX.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING
	CHI	130	Chrysobalanus icaco / Coco Plum*+ Full to Base, Small Shrubs	24"	24"	24" O.C.
	PMM	29	Podocarpus macrophyllus maki / Maki Podocarpus*+ Full, Small Shrubs	36"	18"	18" O.C.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING
	FMG	59	Ficus microcarpa 'Green Island' / Green Island Ficus*+ Full to Base	12"	12"	18" O.C.
	TRF	15	Tripsacum floridanum / Dwarf Fakahatchee Grass*+ Full to Base	24"	24"	24" O.C.

2. Easements shall not encroach landscape buffers more than 5 feet.
3. Landscaping in right-of-way buffers shall be installed on the exterior side of walls or fences.
4. FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas. A water user area shall be provided where water users are provided.
5. Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30° and 8° above crown of road.
6. Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal, landscaped, parking islands, medians, buffered and landscaped areas.
7. All plant material to be installed at the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
8. No much-grown soil shall be utilized in detention areas.
9. All landscape areas (including soil) shall be irrigated with an underground automatic sprinkler system providing min. 150% coverage.
10. Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities.
11. Trees may be adjusted to avoid overhead power lines, driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown hereon.
12. Trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" section for installation requirements.
13. All planters shall be installed to a minimum depth of the native soil on site and back-filled with a suitable soil consisting of fifty percent (50%) composted organic material, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
14. All substitutions or modifications from the approved Landscape Plan must be submitted and approved by the Landscape Architect in writing.
15. All ground-mounted equipment shall be screened from view.
16. Prior to C.O., the site must have 100% soil coverage, including greenspace in the directly adjacent ROW. All disturbed areas must be sodded including all areas used for staging and maneuvering that may not be indicated on the landscape plan.

Drip Line of Tree Canopy

Construction Fence (Color: Orange)

Staking 4' O.C. (Pressure treated wood or metal)

Notes:

1. Barricade required at drip line of all existing trees where construction activity is to take place.
2. Adjustment of Barricades is allowed to Barricade off Larger Areas, All Barricades Must be Placed at a minimum at the Dripline of the Tree.
3. Tree protection barriers shall be installed and placed prior to any other construction activity on site.
4. Tree protection barriers shall remain in place throughout the construction of the project until removal is approved by governing agency. N.J.



Know what's below.
Call before you dig.



Scale 1"= 10'-0"



