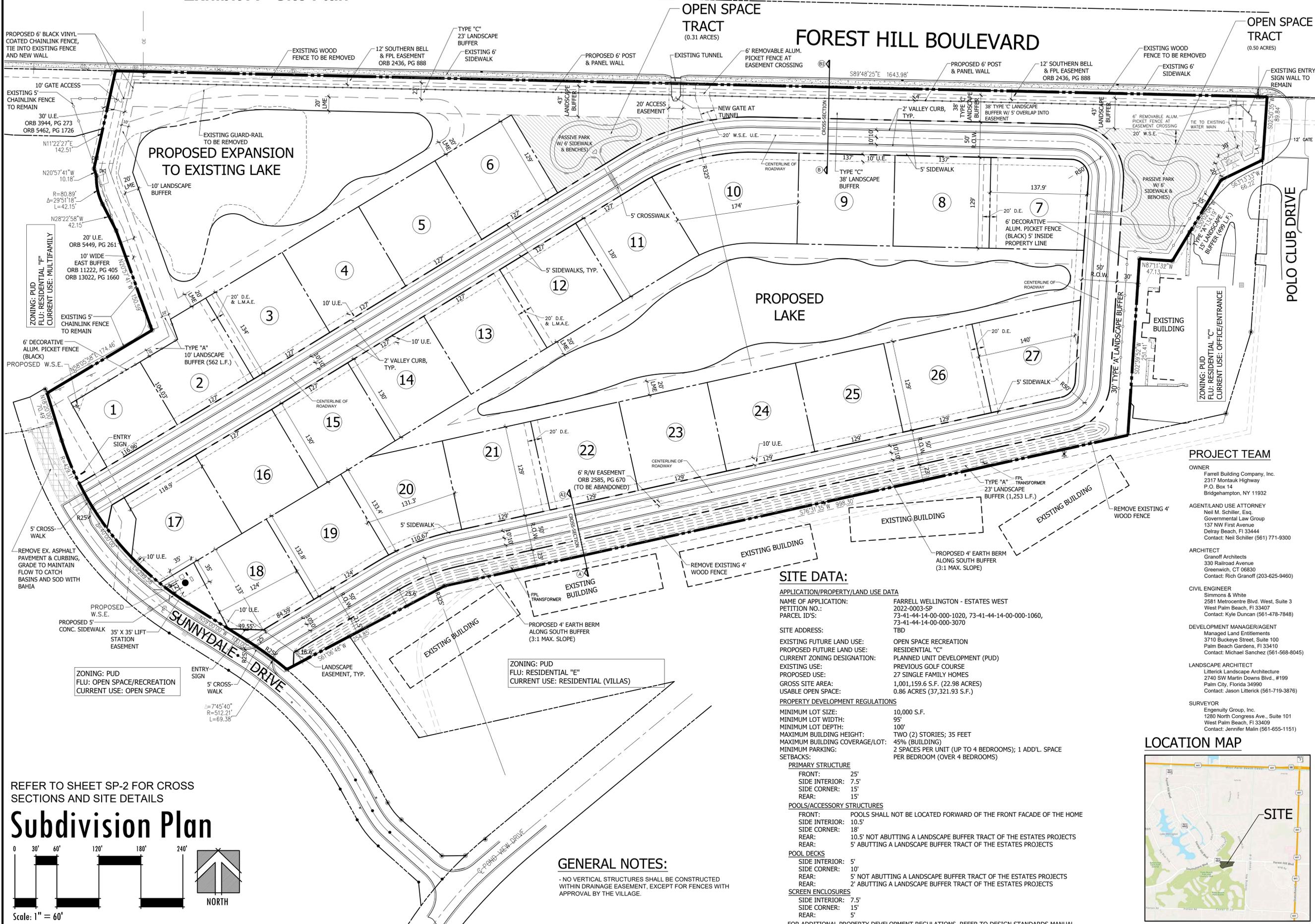
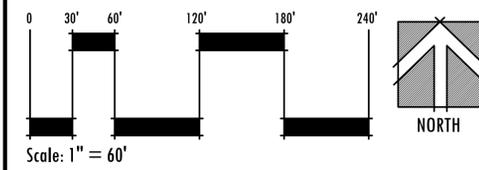


Exhibit A - Site Plan



REFER TO SHEET SP-2 FOR CROSS SECTIONS AND SITE DETAILS

Subdivision Plan



GENERAL NOTES:

- NO VERTICAL STRUCTURES SHALL BE CONSTRUCTED WITHIN DRAINAGE EASEMENT, EXCEPT FOR FENCES WITH APPROVAL BY THE VILLAGE.

SITE DATA:

APPLICATION/PROPERTY/LAND USE DATA
 NAME OF APPLICATION: FARRELL WELLINGTON - ESTATES WEST
 PETITION NO.: 2022-0003-SP
 PARCEL ID'S: 73-41-44-14-00-000-1020, 73-41-44-14-00-000-1060, 73-41-44-14-00-000-3070
 SITE ADDRESS: TBD
 EXISTING FUTURE LAND USE: OPEN SPACE RECREATION
 PROPOSED FUTURE LAND USE: RESIDENTIAL "C"
 CURRENT ZONING DESIGNATION: PLANNED UNIT DEVELOPMENT (PUD)
 EXISTING USE: PREVIOUS GOLF COURSE
 PROPOSED USE: 27 SINGLE FAMILY HOMES
 GROSS SITE AREA: 1,001,159.6 S.F. (22.98 ACRES)
 USABLE OPEN SPACE: 0.86 ACRES (37,321.93 S.F.)

PROPERTY DEVELOPMENT REGULATIONS
 MINIMUM LOT SIZE: 10,000 S.F.
 MINIMUM LOT WIDTH: 95'
 MINIMUM LOT DEPTH: 100'
 MAXIMUM BUILDING HEIGHT: TWO (2) STORIES; 35 FEET
 MAXIMUM BUILDING COVERAGE/LOT: 45% (BUILDING)
 MINIMUM PARKING: 2 SPACES PER UNIT (UP TO 4 BEDROOMS); 1 ADD'L. SPACE PER BEDROOM (OVER 4 BEDROOMS)

PRIMARY STRUCTURE
 FRONT: 25'
 SIDE INTERIOR: 7.5'
 SIDE CORNER: 15'
 REAR: 15'

POOLS/ACCESSORY STRUCTURES
 POOLS SHALL NOT BE LOCATED FORWARD OF THE FRONT FACADE OF THE HOME
 FRONT: 10.5'
 SIDE INTERIOR: 18'
 SIDE CORNER: 18'
 REAR: 10.5' NOT ABUTTING A LANDSCAPE BUFFER TRACT OF THE ESTATES PROJECTS
 REAR: 5' ABUTTING A LANDSCAPE BUFFER TRACT OF THE ESTATES PROJECTS

POOL DECKS
 SIDE INTERIOR: 5'
 SIDE CORNER: 10'
 REAR: 5' NOT ABUTTING A LANDSCAPE BUFFER TRACT OF THE ESTATES PROJECTS
 REAR: 2' ABUTTING A LANDSCAPE BUFFER TRACT OF THE ESTATES PROJECTS

SCREEN ENCLOSURES
 SIDE INTERIOR: 7.5'
 SIDE CORNER: 15'
 REAR: 5'

FOR ADDITIONAL PROPERTY DEVELOPMENT REGULATIONS, REFER TO DESIGN STANDARDS MANUAL.



Litterick Landscape Architecture

2740 SW Martin Downs Blvd. #199
 Palm City, FL 34990
 561-719-3876
 Jason.A1677@yahoo.com

Project Name

Farrell Wellington - Estates West

Wellington, Florida

PROJECT TEAM

OWNER
 Farrell Building Company, Inc.
 2317 Montauk Highway
 P.O. Box 14
 Bridgehampton, NY 11932

AGENT/LAND USE ATTORNEY
 Neil M. Schiller, Esq.
 Governmental Law Group
 137 NW First Avenue
 Delray Beach, FL 33444
 Contact: Neil Schiller (561) 771-9300

ARCHITECT
 Gramoll Architects
 330 Railroad Avenue
 Greenwich, CT 06830
 Contact: Rich Granoff (203-625-9460)

CIVIL ENGINEER
 Simmons & White
 2581 Metrocentre Blvd. West, Suite 3
 West Palm Beach, FL 33407
 Contact: Kyle Duncan (561-478-7848)

DEVELOPMENT MANAGER/AGENT
 Managed Land Entitlements
 3710 Buckeye Street, Suite 100
 Palm Beach Gardens, FL 33410
 Contact: Michael Sanchez (561-568-8045)

LANDSCAPE ARCHITECT
 Litterick Landscape Architecture
 2740 SW Martin Downs Blvd., #199
 Palm City, Florida 34990
 Contact: Jason Litterick (561-719-3876)

SURVEYOR
 Engenuity Group, Inc.
 1280 North Congress Ave., Suite 101
 West Palm Beach, FL 33409
 Contact: Jennifer Malin (561-655-1151)

Landscape Architect of Record



Jason M. Litterick, RLA (LA0001677)

Scale: 1" = 60'-0"

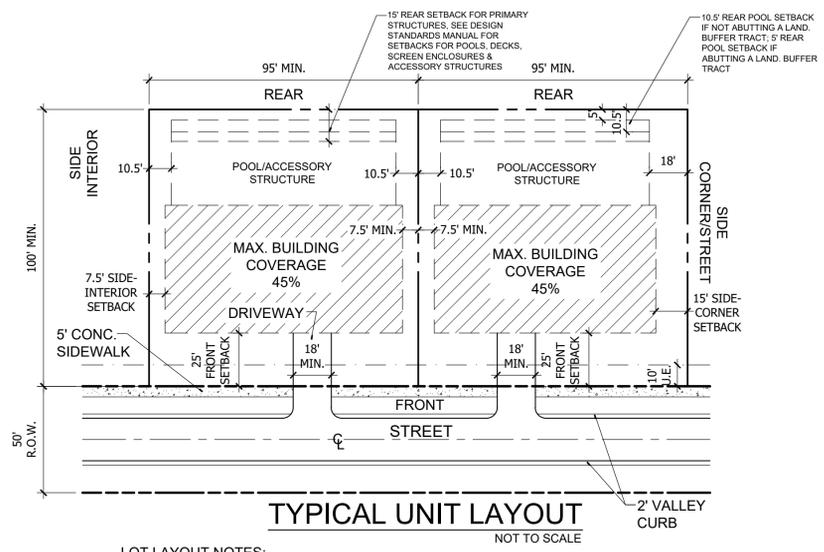
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 Drawn: JML
 Approved: JML
 Date: 7/1/22
 Job no.:
 Revisions: 11/11/22
 3/6/23
 7/7/23

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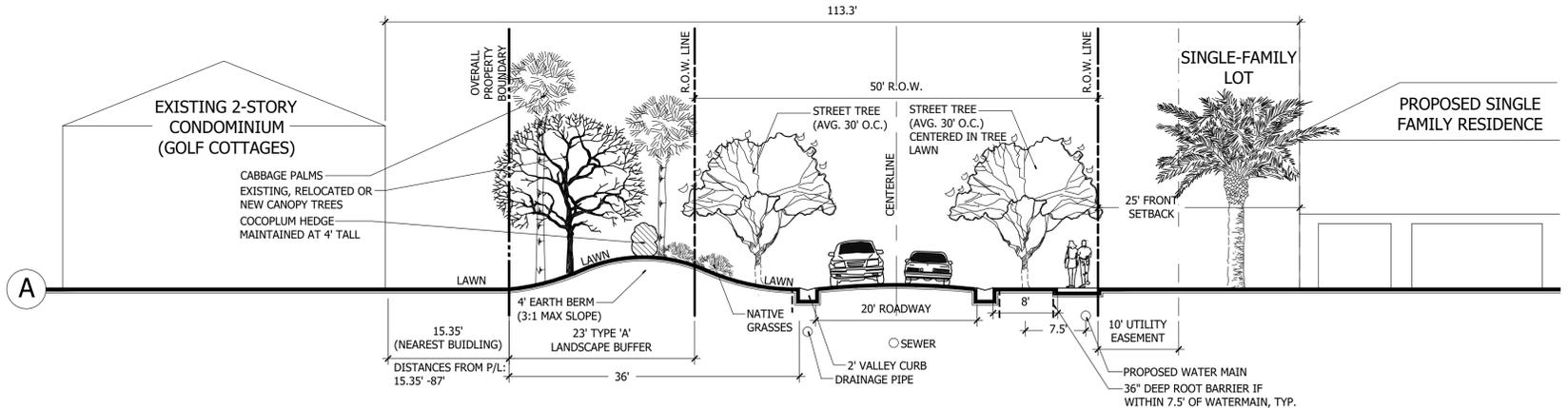
SP-1

LOCATION MAP

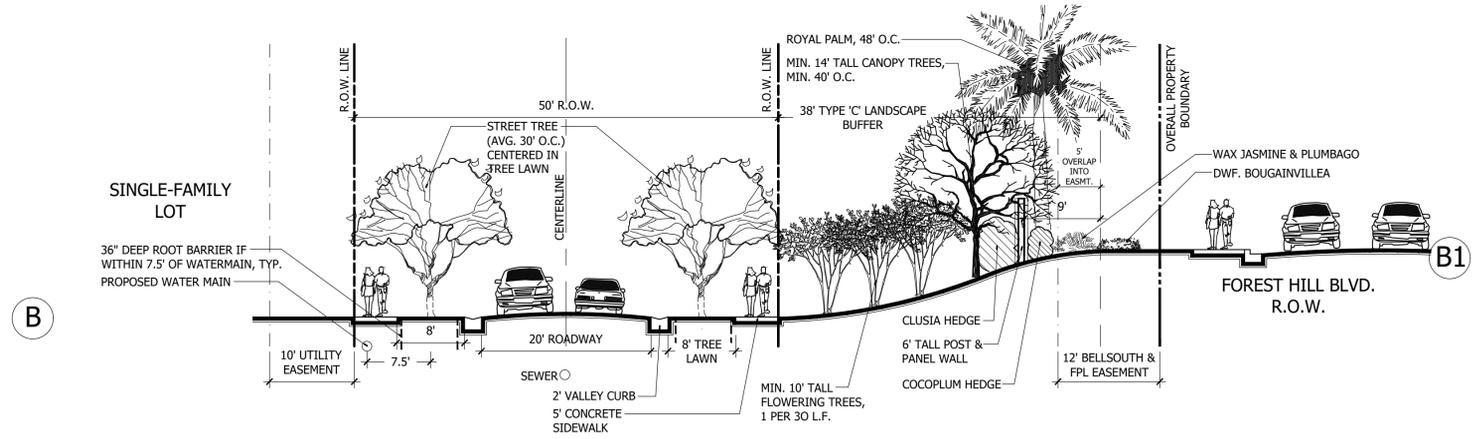




LOT LAYOUT NOTES:
 1. THE FOOTPRINT AND POOL AREA AS SHOWN IS GENERIC AND IS ONLY TO SHOW THE LIMITS OF CONSTRUCTION DUE TO SETBACKS
 2. REFER TO PROPERTY DEVELOPMENT REGULATIONS FOR ADDITIONAL REQUIREMENTS.



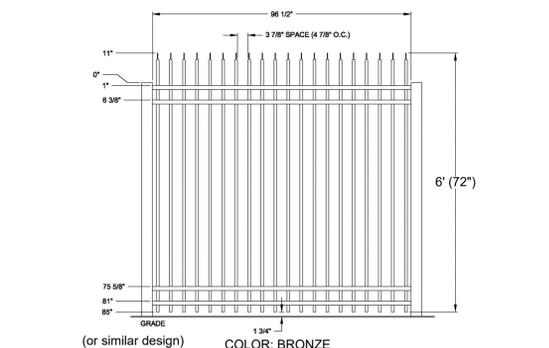
CROSS-SECTION (A-A1)
SCALE: 1" = 10'



CROSS-SECTION (B-B1)
SCALE: 1" = 10'



COLUMN CAPS AND TOP CAPS TO BE SIMILAR AS ABOVE, COLUMNS @ 12" ON CENTER
6' POST AND PANEL CONCRETE WALL, TYP.
N.T.S.



6' ALUMINUM SECURITY FENCE DETAIL
N.T.S.



"PARC VUE" BENCH BY LANDSCAPEFORMS (6' BENCH)
OR ALTERNATE AS APPROVED BY VILLAGE OF WELLINGTON
BENCH DETAIL
N.T.S.

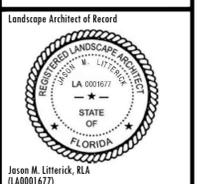
Site Details



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 Jason.A1677@yahoo.com

Project Name

Farrell Wellington - Estates West
Wellington, Florida



Scale: As Noted

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	7/1/22
Job no.:	
Revisions:	11/11/22
	3/6/23
	4/19/23
	6/22/23
	7/7/23

Sheet No.
SP-2