

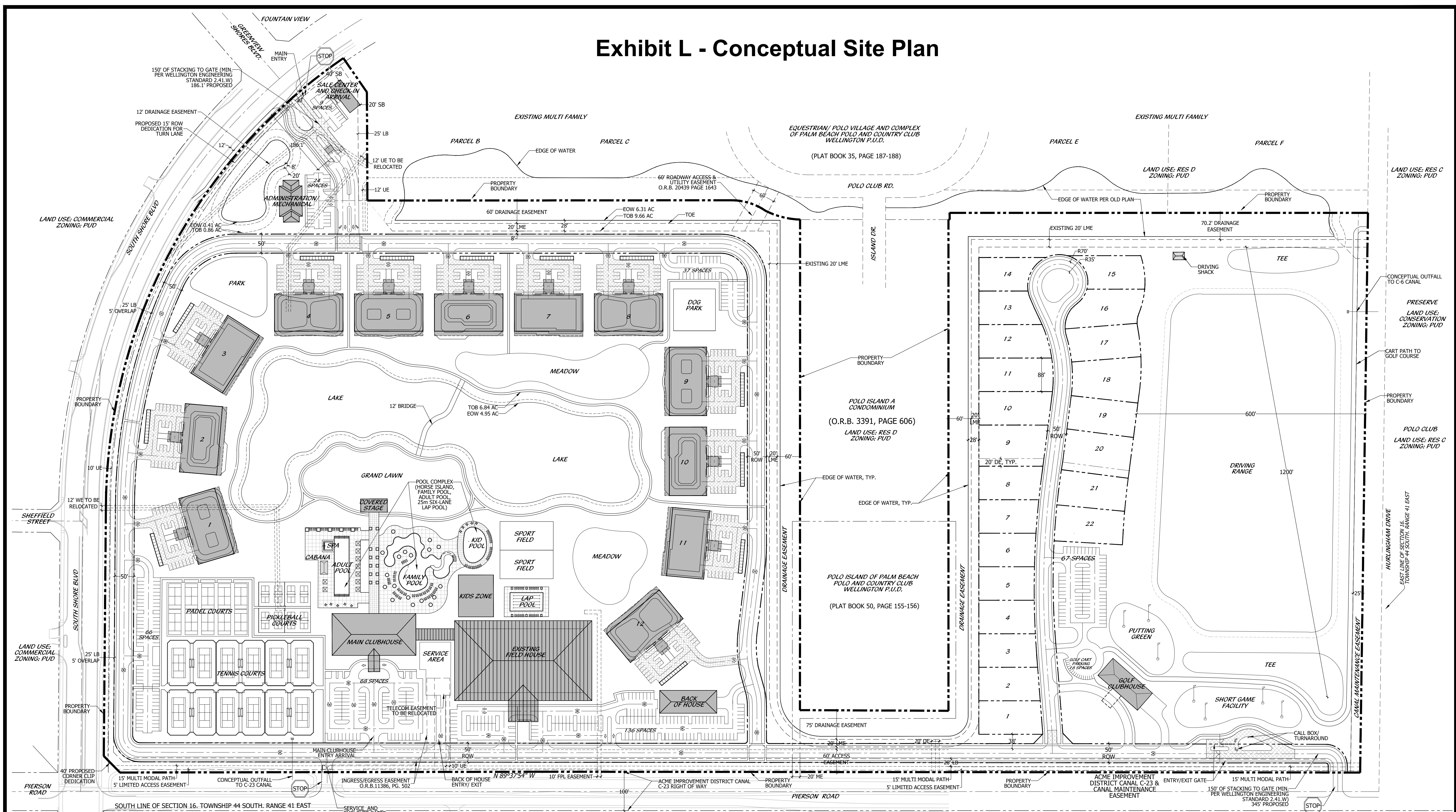
Cotleur & Hearing

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The Wellington North

Village of Wellington, Florida

Exhibit L - Conceptual Site Plan



SITE DATA

PROJECT NAME	THE CLUB AT EQUESTRIAN VILLAGE	
RANGE 41, TOWNSHIP 44, SECTION 16		
PROPERTY CONTROL NUMBERS	73-41-44-16-01-001-0010	
	73-41-44-16-01-001-0020	
	73-41-44-16-00-000-7030	
	73-41-44-16-22-001-0030	
	73-41-44-16-22-001-0020	
	73-41-44-16-22-001-0010	
	73-41-44-16-21-001-0000	
	73-41-44-16-22-001-0040	
PETITION NUMBER	2022-0003-CPA	
	2022-0001-REZ	
	2022-0004-MPA	
FUTURE LAND USE	RESIDENTIAL E/EQUESTRIAN COMMERCIAL RECREATION	
EXIS TRNG	RESIDENTIAL E	
ZONING	PUD / EQUESTRIAN OVERLAY ZONING (SUBAREA D)	
EXISTING	PUD	
PROPOSED	PUD	
TOTAL SITE AREA	4,431,794.40 SF	101.74 AC
TOTAL STORMWATER AREA	952,657.20 SF	21.87 AC
EX. WATER EASEMENT	323,650.00 SF	7.43 AC
PROP. WET DETENTION	276,606.00 SF	6.35 AC
PROP. DRY DETENTION	65,340.00 SF	1.50 AC
PROP. LAKE MAINT. EASEMENT	179,467.20 SF	4.12 AC
CANAL MAINT. EASEMENT	107,593.20 SF	2.47 AC
BUILDING DATA		
MAXIMUM BUILDING HEIGHT	35 FEET*	
* ALL BUILDINGS IN EXCESS OF 35' SHALL REQUIRE WELLINGTON COUNCIL APPROVAL AND SHALL SATISFY THE CRITERIA OF LDR SECTION 6.3.1.G.5		
MAIN CLUBHOUSE	24,000 SF	
FIELD HOUSE	119,000 SF	
KID ZONE	10,130 SF	
BACK OF HOUSE	10,000 SF	
ADMINISTRATION	6,060 SF	
SALES CENTER	2,946 SF	
GOLF CLUBHOUSE	18,000 SF	
DRIVE SHACK	1,500 SF	
TOTAL	191,536 SF	
DWELLING UNITS		
DWELLING UNITS	22	
SINGLE FAMILY	278	
MULTI-FAMILY	300	
TOTAL	500	
PARKING DATA		
SINGLE FAMILY *	44	88
MULTI-FAMILY *		
UNITS	556	556
GUESTS	70	70
ADMINISTRATION 1/250SF	24	24
SALES CENTER 1/250SF	11	9
FIELD HOUSE 1/1000SF	119	136
MAIN CLUBHOUSE 1/600SF	48	68
GOLF CLUBHOUSE 1/1000SF	36	67

GENERAL NOTES

SINGLE-FAMILY RESIDENCES ARE SELF-PARKED VIA GARAGES AND/OR PRIVATE DRIVEWAYS.

3 RAIL EQUESTRIAN FENCE SHALL BE PROVIDED ALONG THE PROPERTY BOUNDARY ON SOUTH SHORE BOULEVARD PER VILLAGE OF WELLINGTON STANDARDS.

THE APPLICANT WILL WORK WITH THE VILLAGE OF WELLINGTON TO PROVIDE A MULTI-MODAL GOLF CART PATH ALONG THE SOUTHERN BOUNDARY WITHIN THE PROPERTY ADJACENT TO PIERSON ROAD.

A MINIMUM OF 150 FEET OF STACKING FROM SOUTH SHORE BOULEVARD MUST BE PROVIDED AT THE PROJECT ENTRANCE PER VILLAGE OF WELLINGTON ENGINEERING STANDARDS MANUAL 2.4.1.W.

ALL BUILDINGS IN EXCESS OF 35' SHALL REQUIRE WELLINGTON COUNCIL APPROVAL AND SHALL SATISFY THE CRITERIA OF LDR SECTION 6.3.1.G.5

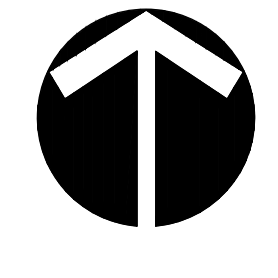
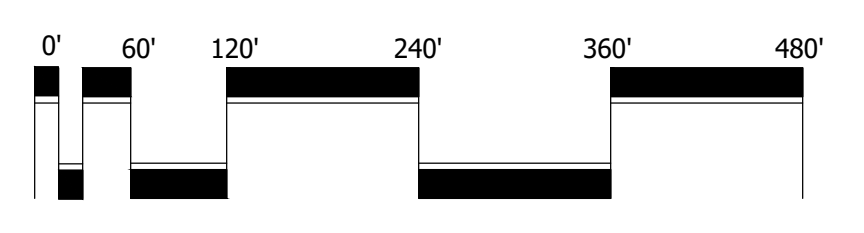
* PARKING FOR RESIDENTIAL UNITS WITH 4 OR MORE BEDROOMS SHALL PROVIDE 1 ADDITIONAL SPACE PER BEDROOM

** PARKING RATE TO BE DETERMINED AT TIME OF SITE PLAN REVIEW

LEGEND

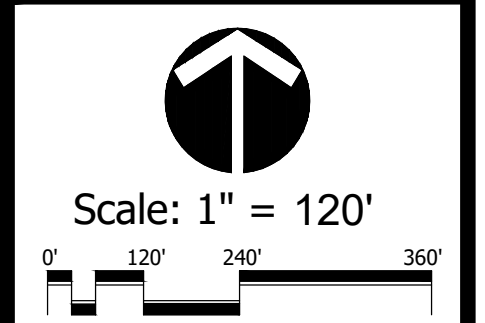
- DE DRAINAGE EASEMENT
- EOW EDGE OF WATER
- LAE LIMITED ACCESS EASEMENT
- LB LANDSCAPE BUFFER
- LME LAKE MAINTENANCE EASEMENT
- ME MAINTENANCE EASEMENT
- MMP MULTI-MODAL PATH
- OS OPEN SPACE
- PAE PUBLIC ACCESS EASEMENT
- PUD PLANNED UNIT DEVELOPMENT
- ROW RIGHT OF WAY
- TYP TYPICAL
- TOB TOP OF BANK
- WE WATER EASEMENT

Conceptual Site Plan



Scale: 1" = 120'

North

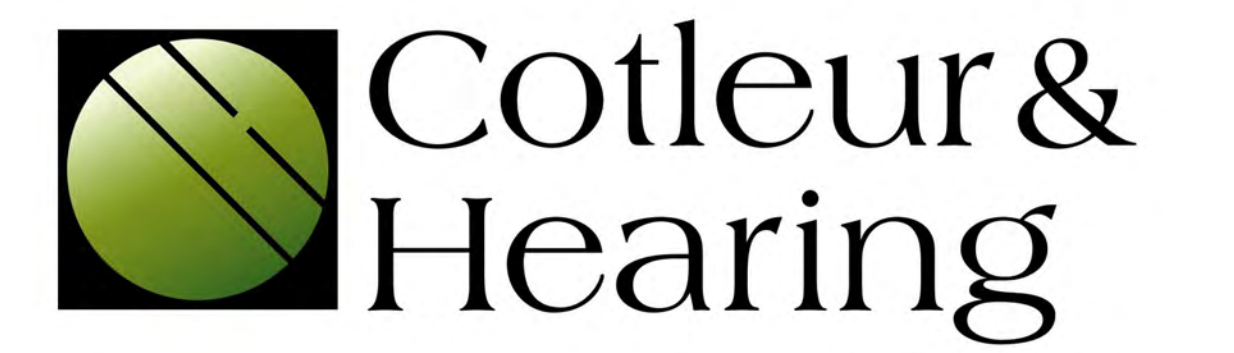


DESIGNED	DEH
DRAWN	JS, RO
APPROVED	DEH
JOB NUMBER	22-0610
DATE	07-26-22
REVISIONS	09-06-22
	10-06-22
	11-02-22
	04-07-23

March 27, 2023
Drawing: 22-0610 THE CLUB SP.DWG

THE WELLINGTON NORTH

Wellington, Florida



CONCEPTUAL SITE PLAN

