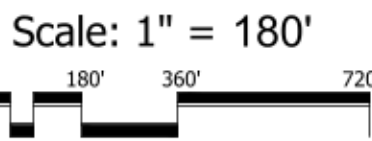




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The Estates at Equestrian Village

Village of Wellington, Florida

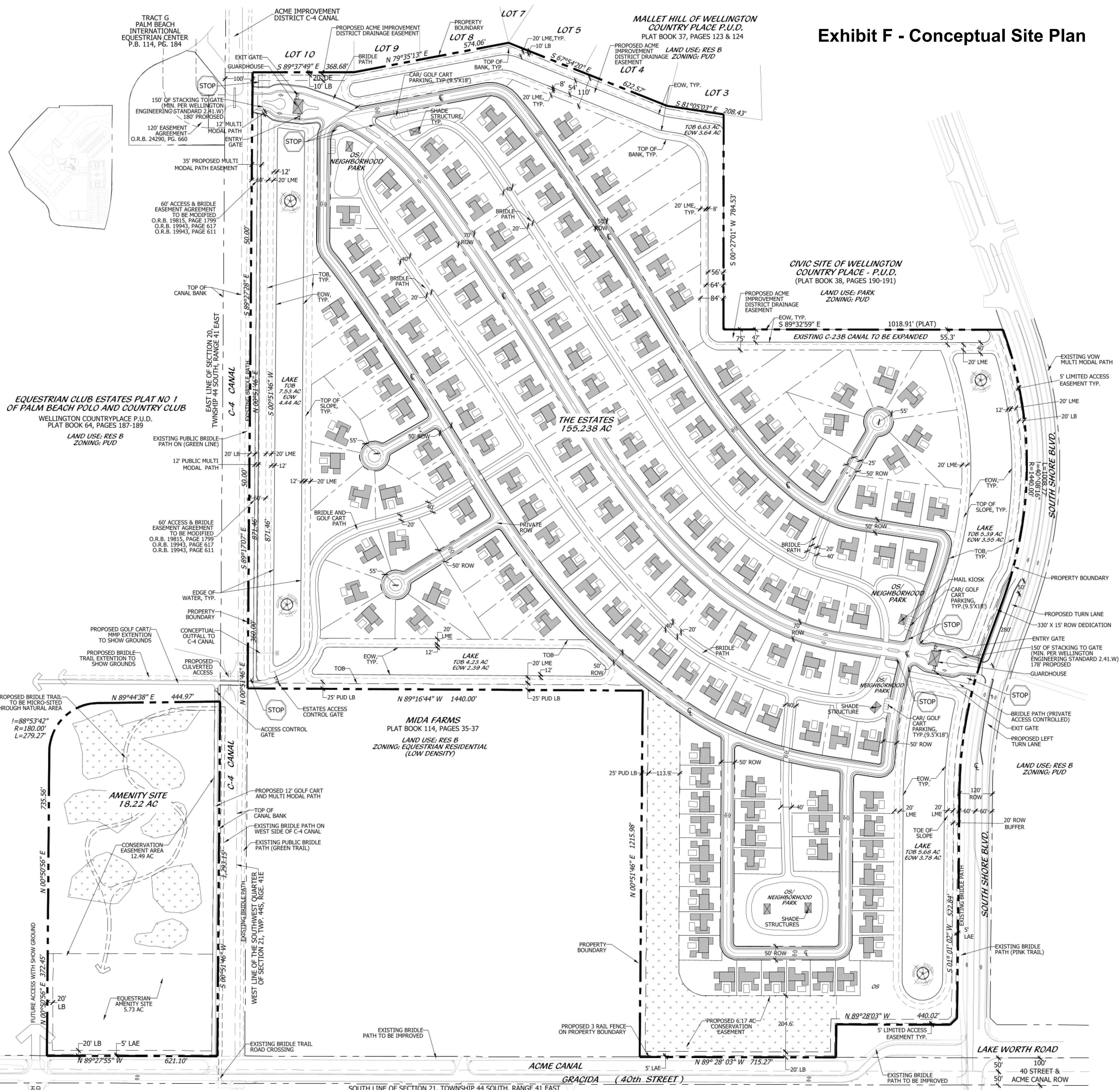


DESIGNED _____	DEH
DRAWN _____	JS, RO
APPROVED _____	DEH
JOB NUMBER _____	22-0610
DATE _____	09-05-22
REVISIONS _____	09-20-22
	10-06-22
	11-02-22

November 01, 2022 10:50:59 a.m.
g: 22-0610 THE ESTATES SP.DW

1 OF 1
COTLEUR & HEARING, INC.
These drawings are the property of the architect and are
to be used for extensions or on other projects except
agreement in writing with the architect. Immediately
report any discrepancies to the architect.

Exhibit F - Conceptual Site Plan



SITE DATA

PROJECT NAME	THE ESTATES AT EQUESTRIAN VILLAGE
RANGE 41, TOWNSHIP 44, SECTION 20/21	
PROPERTY CONTROL NUMBERS	73-41-44-21-11-001-0000
	73-41-44-21-06-000-0010
	73-41-44-21-03-000-7020
	73-41-44-20-20-001-0000
	73-41-44-20-20-000-0010
	73-41-44-20-20-000-0020
	73-41-44-21-00-000-3010
	73-41-44-20-20-000-0030
	73-41-44-20-20-000-0040
	73-41-44-20-20-000-0050
	73-41-44-20-20-000-0060
	73-41-44-20-20-000-0070
	73-41-44-20-20-000-0080
	73-41-44-20-20-000-0090
	73-41-44-21-06-001-0000

PETITION NUMBER 2022-0003-CPA
 2022-0002-ZTA
 2022-0005-MPA

FUTURE LAND USE	
EXISTING	RESIDENTIAL B
PROPOSED	RESIDENTIAL C/EQUESTRIAN COMMERCIAL RECREATION
ZONING	
EXISTING	PUD / EQUESTRIAN OVERLAY ZONING (SUBAREA D)
PROPOSED	PUD / EQUESTRIAN OVERLAY ZONING (SUBAREA D)

	SF	AC
EQUESTRIAN VILLAGE ESTATES	6,762,167.28	155.238
POD E AMENITY SITE (PRESERVE)	793,663.20	18.22
TOTAL SITE AREA	7,555,830.48	173.458

MAXIMUM BUILDING HEIGHT	35	FEET
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DWELLING UNITS		
DWELLING UNITS		UNITS
SINGLE FAMILY	155 *1	
TOTAL	155	UNITS

PARKING DATA	REQ	PROV
SINGLE FAMILY (2 SPACES /UNIT)*	310	788
EQUESTRIAN AMENITIES	-	TBD
GOLF CART	-	TBD

*1 PER SECTION 7.5.1 (C) 'MINIMUM OFF-STREET PARKING STANDARDS': HOMES WITH 4 OR MORE BEDROOMS REQUIRE ONE ADDITIONAL SPACE PER BEDROOM

GENERAL NOTES

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

5 FEET LIMITED ACCESS EASEMENT TO BE PROVIDED ALONG THE BOUNDARY CONTIGUOUS TO SOUTH SHORE BOULEVARD AND GRACIDA (40TH STREET) EXCEPT AT ENTRY POINTS.

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

THE EXISTING BRIDLE PATH CONTIGUOUS TO THE SOUTH PROPERTY BOUNDARY SHALL BE ENHANCED PER THE VILLAGE OF WELLINGTONS ENGINEERING STANDARDS. TO THE EXTENT OF THE EXISTING BRIDLE PATH WORK WITH THE VILLAGE OF WELLINGTON TO PROVIDE A MULTI-MODAL/ GOLF CART PATH ALONG THE SOUTHERN BOUNDARY.

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.

A DRAINAGE EASEMENT WILL BE PROVIDED IN FAVOR OF ACME IMPROVEMENT DISTRICT ALONG THE NORTHERN PORTION OF THE SITE FOR THE EXISTING DRAINAGE CONVEYANCE ADJACENT TO THE MALLETT HILL OF WELLINGTON COUNTRY PLACE PUD

A 33' (280' + 50') FDOT X 15' RIGHT OF WAY DEDICATION WILL BE PROVIDED ON THE SOUTHSIDE/SOUTH SOUTHWIND SOUTHBOUND APPROACH AT THE PROJECTS ENTRANCE TO PROVIDE FOR A RIGHT TURN LANE.

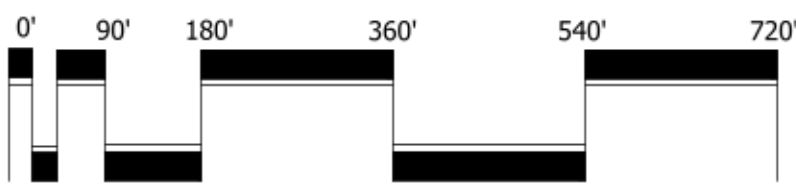
LEGEND

EW	EDGE OF WATER
LAE	LIMITED ACCESS EASEMENT
LB	LANDSCAPE BUFFER
LME	LAKE 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

LOT SIZE ANALYSIS

1/4 AC	>.25 AC	5	3%
1/3 AC	>.3 AC	23	15%
1/2 AC	>.5 AC	103	66%
3/4 AC	>.7 AC	19	12%
>1/2 AC	>1 AC	5	3%
		155	100%

Conceptual Site Plan



Scale: 1" = 180'



North