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The Wellington North

Village of Wellington, Florida



Scale: 1" = 120'



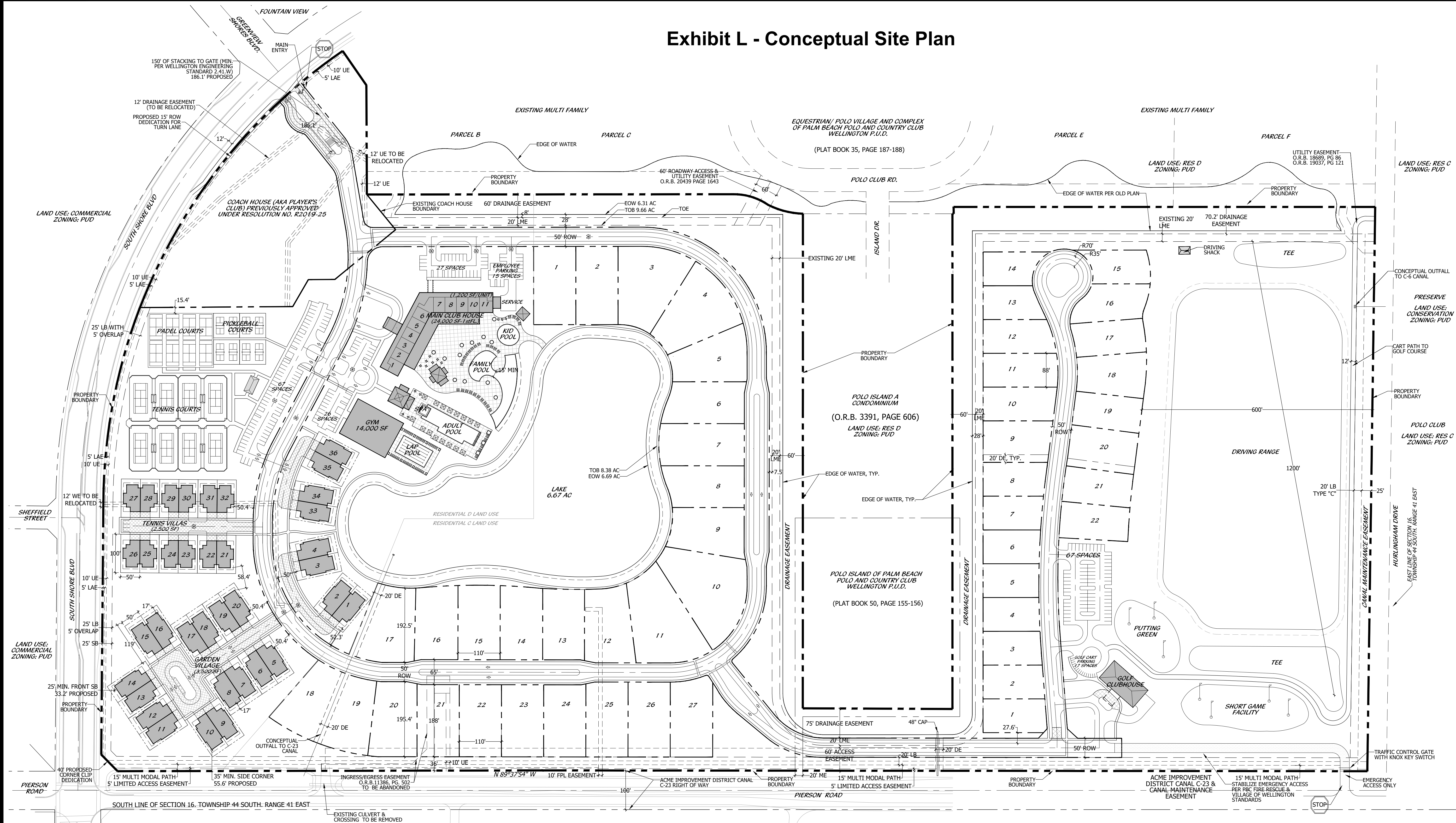
DESIGNED	DEH
DRAWN	JS, RO
APPROVED	DEH
JOB NUMBER	22-0610
DATE	07-26-22
REVISIONS	09-06-22
10-02-23	10-06-22
11-03-23	11-02-22
12-04-23	04-07-23
	09-06-23

December 04, 2023 1:13:24 p.m.
Drawing: 22-0610 THE CLUB SP.DWG

SHEET 1 OF 1

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These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

Exhibit L - Conceptual Site Plan



SITE DATA

PROJECT NAME THE WELLINGTON NORTH
RANGE 41, TOWNSHIP 44, SECTION 16
PROPERTY CONTROL NUMBERS

BUILDING DATA
MAXIMUM BUILDING HEIGHT 35 FEET
MAIN CLUBHOUSE 24,000 SF
GYM 14,000 SF
SALES CENTER 2,846 SF
ADMINISTRATION 6,000 SF
GOLF CLUBHOUSE 14,000 SF
DRIVE SHACK 1,500 SF
TOTAL 62,406 SF

PETITION NUMBER 2022-0002-CFA
2022-0001-REZ
2022-0004-MPA

FUTURE LAND USE
EXISTING EQ VILLAGE & WHITE BRCH EQUESTRIAN COMMERCIAL RECREATION

PROPOSED EQUESTRIAN VILLAGE RESIDENTIAL C & D
WHITE BRCH RESIDENTIAL C

ZONING PUD / EQUESTRIAN OVERLAY ZONING (SUBAREA D)
EXISTING PUD
PROPOSED PUD

	SF	AC
TOTAL SITE AREA	4,189,165.30	96.17
TOTAL STORMWATER AREA	908,226.00	20.85
EXISTING WATER EASEMENT	323,650.80	7.43
PROPOSED WET RETENTION	208,765.20	4.67
PROPOSED DRY RETENTION	65,340.00	1.50
PROPOSED LAKE MAINTENANCE	142,876.80	3.28
CANAL MAINT. EASEMENT	107,593.20	2.47

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 6.3.1G.5

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

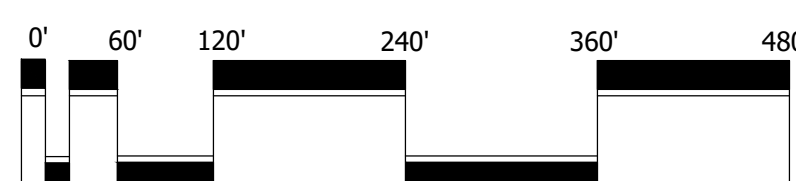
** PARKING RATE TO BE DETERMINED AT TIME OF SITE PLAN REVIEW

*** NO DEVELOPMENT SHALL BE PERMITTED SOUTH OF THE LIMIT BOUNDARY UNTIL DRESSAGE AND RELATED SUPPORT FACILITIES ARE RELOCATED TO THE EXPANDED INTERNATIONAL SHOWGROUNDS.

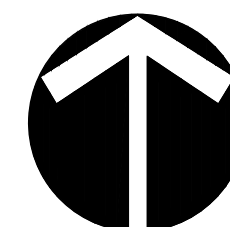
LEGEND

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
VE	WATER EASEMENT
CMP	CORRUGATED METAL PIPE

Conceptual
Site Plan



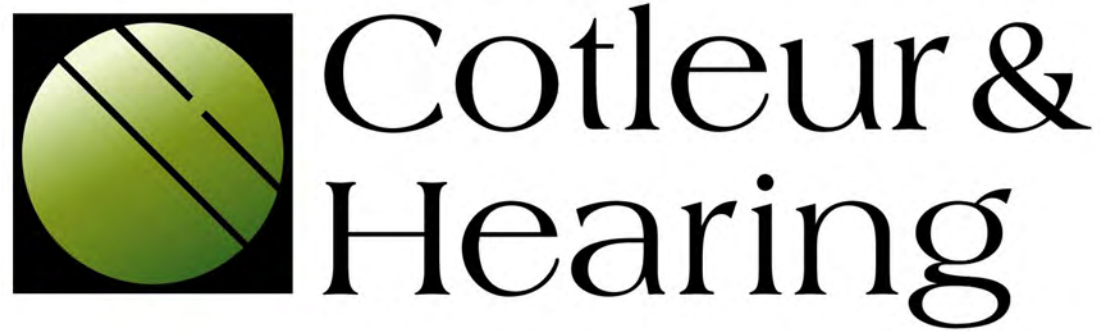
Scale: 1" = 120'



North

THE WELLINGTON NORTH

Wellington, Florida



CONCEPTUAL SITE PLAN