# Exhibit A - Site Plan

Prior to any excavation and/or installation of any improvements within 100 feet of the west property line of the project adjacent to the St Andrews Condominiums, (1) soft digs shall be performed by the applicant to identify the exact locations and depths of the Village of Wellington force mains running north along the project's west boundary; (2) the exact locations and depths of the force mains shall be reflected on shop drawings provided to Village Utilities for review and approval along with the reports from said soft digs; and (3) approval by Utilities shall be granted.

FOREST HILL BOULEVARD

OPEN SPACE TRACT (0.31 ARCES)

OPEN SPACE TRACT (0.50 ACRES)

PROPOSED EXPANSION TO EXISTING LAKE

PROPOSED LAKE

POLO PARK TRAIL

POLO CLUB DRIVE

SUNNYDALE DRIVE

POND VIEW DRIVE

EXISTING BUILDING

PROPOSED 6' BLACK VINYL COATED CHAINLINK FENCE, TIE INTO EXISTING FENCE AND NEW WALL

EXISTING WOOD FENCE TO BE REMOVED

12' SOUTHERN BELL & FPL EASEMENT ORB 2436, PG 888

TYPE "C" 23' LANDSCAPE BUFFER

EXISTING 6' SIDEWALK

PROPOSED 6' POST & PANEL WALL

EXISTING TUNNEL

NEW RETAINING WALL

6' REMOVABLE ALUM. GATE AT EASEMENT CROSSING. FENCE POSTS/SUPPORTS TO BE MIN. 7.5' FROM WATER LINE. SHOP DRAWING APPROVAL BY VOW UTILITIES REQUIRED PRIOR TO INSTALLATION

S89°48'25"E 1643.98'

EXISTING ENTRY SIGN WALL TO REMAIN

EX. 20' WATER EASEMENT (PB 134, PG 3)

10' GATE ACCESS

EXISTING 5' CHAINLINK FENCE TO REMAIN

30' U.E. ORB 3944, PG 273 ORB 5462, PG 1726

N11°22'27"E 142.51'

EXISTING GUARD-RAIL TO BE REMOVED

EXISTING LAKE EASEMENT (ORB 7967, PG 934) TO BE MODIFIED TO NEW LAKE BOUNDARY BY RE-PLAT

EXISTING LAKE EDGE

PROPOSED LAKE EDGE

10' LANDSCAPE BUFFER

N20°57'41"W 10.18'

R=80.89' Δ=29°51'18" L=42.15'

N28°22'58"W 42.15'

20' U.E. ORB 5449, PG 261

10' WIDE EAST BUFFER ORB 11222, PG 405 ORB 13022, PG 1660

N20°57'41"W 139.59'

ZONING: PUD
FLU: RESIDENTIAL "F"
CURRENT USE: MULTIFAMILY

EXISTING 5' CHAINLINK FENCE TO REMAIN

6' DECORATIVE ALUM. PICKET FENCE (BLACK)

PROPOSED W.S.E.

N58°05'56"E 174.46'

TYPE "A" 10' LANDSCAPE BUFFER (562 L.F.)

NO LANDSCAPING, STRUCTURES, FENCING, ETC. IN FORCE MAIN EASEMENT. ABOVE GRADE SIGNAGE STATING THE SAME TO BE PROVIDED, SUBJECT TO APPROVAL OF VILLAGE UTILITIES.

EX. 20' U.E. ORB 5449, PG 261

ENTRY SIGN

116.98'

N04°02'24"W 100.69'

R=425'

104.03'

118.9'

5' CROSS-WALK

REMOVE EX. ASPHALT PAVEMENT & CURBING, GRADE TO MAINTAIN FLOW TO CATCH BASINS AND SOD WITH BAHIA

PROPOSED W.S.E.

PROPOSED 5' CONC. SIDEWALK

35' X 35' LIFT STATION EASEMENT

N57°02'16"W 174.46'

R=25'

ENTRY SIGN

5' CROSS-WALK

Δ=7°45'40" R=512.21' L=69.38'

ZONING: PUD
FLU: OPEN SPACE/RECREATION
CURRENT USE: OPEN SPACE

LANDSCAPE EASEMENT, TYP.

S61°08'45"W 394.85'

ZONING: PUD
FLU: RESIDENTIAL "E"
CURRENT USE: RESIDENTIAL (VILLAS)

PROPOSED 4' EARTH BERM ALONG SOUTH BUFFER (3:1 MAX. SLOPE)

REMOVE EXISTING 4' WOOD FENCE

EXISTING BUILDING

FPL TRANSFORMER

TYPE "A" 23' LANDSCAPE BUFFER (1,253 L.F.)

PROPOSED 4' EARTH BERM ALONG SOUTH BUFFER (3:1 MAX. SLOPE)

REMOVE EXISTING 4' WOOD FENCE

S76°31'35"W 958.30'

N87°31'32"W 47.13'

EXISTING BUILDING

ZONING: PUD
FLU: RESIDENTIAL "C"
CURRENT USE: OFFICE/ENTRANCE

30' TYPE 'A' LANDSCAPE BUFFER

S00°38'28"W 250.41'

TYPE 'A' 15' LANDSCAPE BUFFER (499 L.F.)

S05°51'33"W 66.22'

12' GATE

TIE TO EXISTING WATER MAIN

PASSIVE PARK W/ 6' SIDEWALK & BENCHES)

LED PEDESTRIAN LIGHTS, TYP. (12' MOUNTING HEIGHT ON CONC. POLE)

LED STREET LIGHTS, TYP. (15' MOUNTING HEIGHT ON CONC. POLE)

6' DECORATIVE ALUM. PICKET FENCE (BLACK) 5' INSIDE PROPERTY LINE

TYPE "C" 38' LANDSCAPE BUFFER

38' TYPE 'C' LANDSCAPE BUFFER W/ 5' OVERLAP INTO EASEMENT

2' VALLEY CURB, TYP.

5' SIDEWALK

5' SIDEWALKS, TYP.

5' CROSSWALK

CENTERLINE OF ROADWAY

CROSS-SECTION

20' ACCESS EASEMENT

WALL PANEL OVER TUNNEL 9' MINIMUM CLEARANCE FOR ACCESS

20' W.S.E. U.E.

10' U.E.

20' D.E. & L.M.A.E.

6' R/W EASEMENT ORB 2585, PG 670 (TO BE ABANDONED)

20' DRAINAGE EASEMENT

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

## Subdivision Plan

0 30' 60' 120' 180' 240'

Scale: 1" = 60'

NORTH

## 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) |
| SETBACKS: | |
| PRIMARY STRUCTURE | |
| FRONT: | 25' |
| SIDE INTERIOR: | 7.5' |
| SIDE CORNER: | 15' |
| REAR: | 15' |
| POOLS/ACCESSORY STRUCTURES | |
| FRONT: | POOLS SHALL NOT BE LOCATED FORWARD OF THE FRONT FACADE OF THE HOME |
| SIDE INTERIOR: | 10.5' |
| 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.

THE VILLAGE OF WELLINGTON
Planning and Zoning Division
**Certification**

Petition No.: 2024-0006-MSPA

Approved: July 23, 2024

DRM: Kelly Ferraiolo

Reviewed for compliance with codes, ordinances and regulations currently in effect for the Village of Wellington.

Performance of this review does not relieve the Applicant from full responsibility to comply with all codes, ordinances and regulations.

All previously applied conditions remain in effect.

## 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
Granoff 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)

## LOCATION MAP

Litterick Landscape Architecture
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

# Farrell Estates West

Wellington, Florida

Landscape Architect of Record

Jason Litterick
Digitally signed by Jason Litterick
Date: 2024.07.09 11:14:20 -04'00'

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 60'-0"

| | |
|---|---|
| Designed: | JML |
| Drawn: | JML |
| Approved: | JML |
| Date: | 7/1/22 |
| Job no. | |
| Revisions: | 11/11/22 |
| | 12/6/23 |
| | 1/30/24 |
| | 7/7/23 |
| | 4/9/24 |
| | 8/9/23 |
| | 4/18/24 |
| | 9/29/23 |
| | 5/10/24 |
| | 11/8/23 |
| | 6/26/24 |

Sheet No.

SP-1