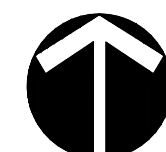


Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

The Lagoon at Equestrian Village

Village of Wellington, Florida



Scale: 1" = 120'



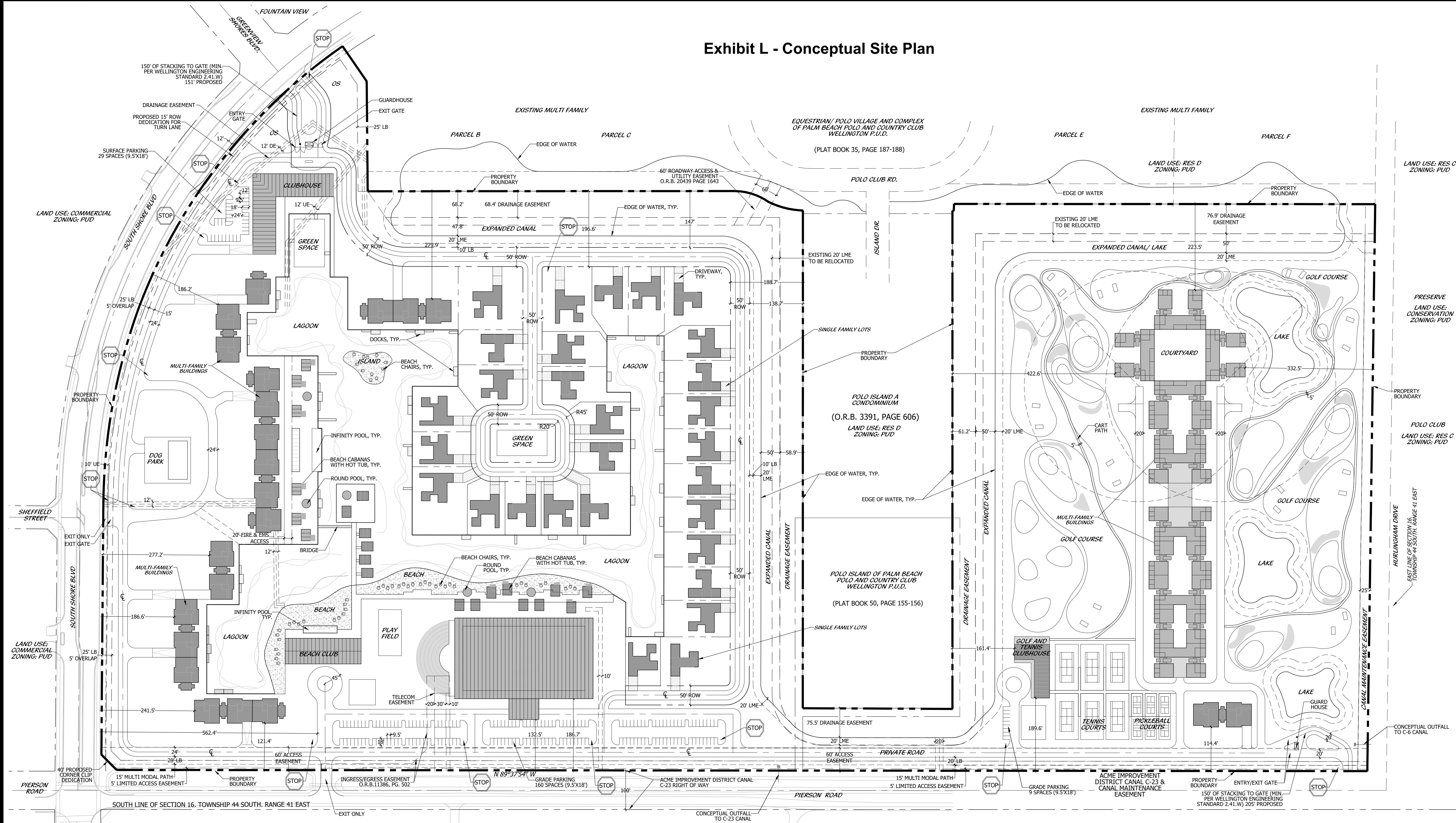
DESIGNED	DEH
DRAWN	JS, RO
APPROVED	DEH
JOB NUMBER	22-0610
DATE	07-26-22
REVISIONS	09-06-22
	10-06-22
	11-02-22

November 01, 2022 10:55:36 a.m.
rawing: 22-0610 THE LAGOON SP.DWG

SHEET 1 OF 1

© COTLEUR & HEARING, INC.
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 LAGOON 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 2023-0001-REZ 2022-0004-MPA	
FUTURE LAND USE	RESIDENTIAL F/EQUESTRIAN COMMERCIAL RECREATION	
EXISTING ZONING	RESIDENTIAL E	
PROPOSED ZONING	PUD / EQUESTRIAN OVERLAY ZONING (SUBAREA D)	
EXISTING CANAL	CANAL EXPANSION	
TOTAL SITE AREA	4,431,794.40 SF	101.74 AC
TOTAL WATER AREA	1,088,316.80 SF	27.28 AC
LAGOON	578,476.80 SF	13.28 AC
LAKE	87,120.00 SF	2.00 AC
EXISTING CANAL	304,920.00 SF	7.00 AC
CANAL EXPANSION	217,800.00 SF	5.00 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 6.3.1G.5	
RECREATION FACILITY	79,994 SF
BEACH CLUB	13,381 SF
CLUBHOUSE	21,600 SF
GOLF/TENNIS CLUB	8,133 SF
TOTAL	122,837 SF

DWELLING UNITS

DWELLING UNITS	29
SINGLE FAMILY	271
MULTI FAMILY	300

PARKING DATA

REQ	PROV
96	128
536	536
67	67
160	
26	
43	
41	
40	
18	
TOTAL	1,027

GENERAL NOTES

RESIDENT PARKING IS PROVIDED UNDER EACH MULTI-FAMILY BUILDING.

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.

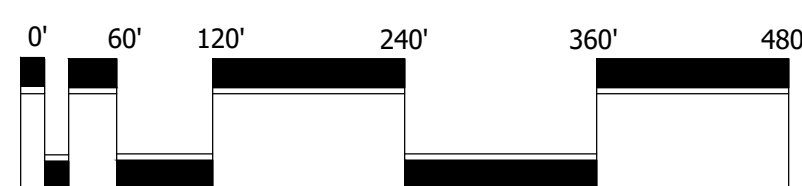
A MINIMUM OF 150 FEET OF STACKING FROM SOUTH SHORE BOULEVARD MUST BE PROVIDED AT THE PROJECT ENTRANCE PER VILLAGE OF WELLINGTON ENGINEERING STANDARDS MANUAL 2.4.1.W.

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

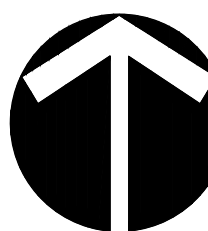
LEGEND

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

Conceptual Site Plan



Scale: 1" = 120'



North