



Cotleur & Hearing

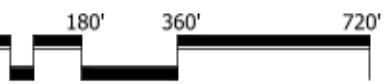
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# The Estates at Equestrian Village

Village of Wellington, Florida



Scale: 1" = 180'



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 10:50:58 a.m.  
Drawing: 22-0610 THE ESTATES 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 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 73-41-44-21-00-000-7020 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
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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		UNITS
DWELLING 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  
\*2 42 UNBUILT DWELLING UNITS WILL BE BANKED WITHIN THE WELLINGTON COUNTRYPLACE PUD

### GENERAL NOTES

SINGLE-FAMILY RESIDENCES ARE SELF-PARKED VIA GARAGES AND/OR PRIVATE DRIVEWAYS.  
A 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 TRAIL CONTIGUOUS TO THE SOUTH PROPERTY BOUNDARY SHALL BE ENHANCED PER THE VILLAGE OF WELLINGTONS ENGINEERING STANDARDS. TO THE EXTENT FEASIBLE THE APPLICANT WILL 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 MALLET HILL OF WELLINGTON COUNTRY PLACE PUD  
A 330' (280' + 50') FDOT X 15' RIGHT OF WAY DEDICATION WILL BE PROVIDED ON THE SOUTHSORE BOULEVARD SOUTHBOND APPROACH AT THE PROJECTS ENTRANCE TO PROVIDE FOR A RIGHT TURN LANE.

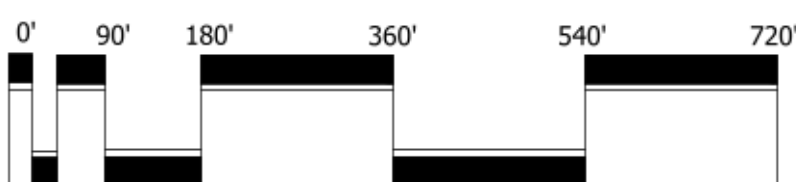
### LEGEND

EOW	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

