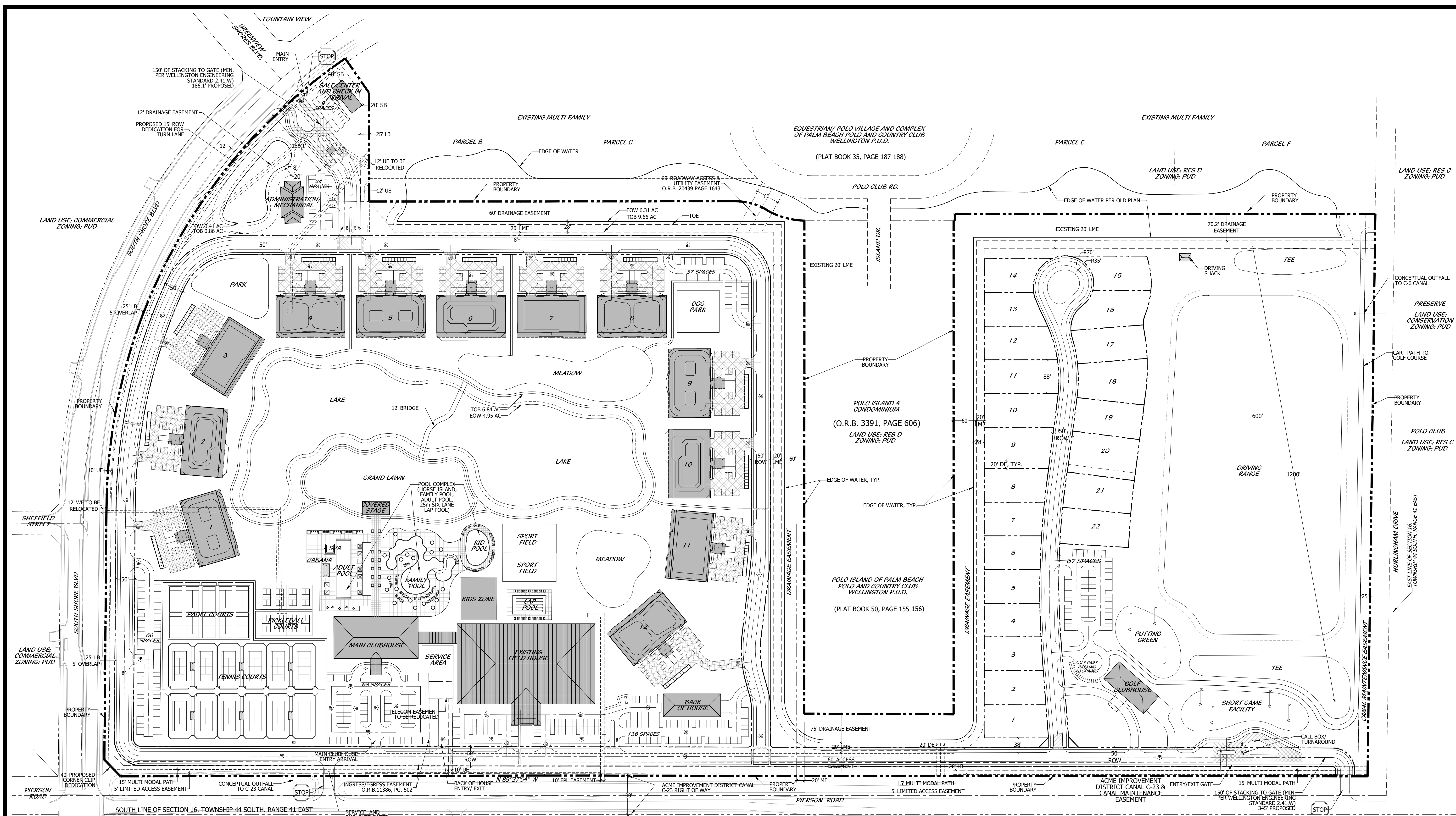


Cotleur & Hearing

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The Wellington North

Village of Wellington, Florida



SITE DATA

PROJECT NAME	THE CLUB 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 2022-0001-REZ 2022-0004-MPA	
FUTURE LAND USE	RESIDENTIAL E/EQUESTRIAN COMMERCIAL RECREATION	
EXIS TRNG	RESIDENTIAL E	
PROPOSED ZONING	PUD / EQUESTRIAN OVERLAY ZONING (SUBAREA D)	
EXISTING ZONING	PUD	
PROPOSED ZONING	PUD	
TOTAL SITE AREA	4,431,794.40 SF	101.74 AC
TOTAL STORMWATER AREA	952,657.20 SF	21.87 AC
EX. WATER EASEMENT	323,650.00 SF	7.43 AC
PROP. WET DETENTION	276,606.00 SF	6.35 AC
PROP. DRY DETENTION	65,340.00 SF	1.50 AC
PROP. LAKE MAINT. EASEMENT	179,467.20 SF	4.12 AC
CANAL MAINT. EASEMENT	107,593.20 SF	2.47 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 6.3.1.G.5			
MAIN CLUBHOUSE	24,000 SF		
FIELD HOUSE	119,000 SF		
KID ZONE	10,130 SF		
BACK OF HOUSE	10,000 SF		
ADMINISTRATION	6,060 SF		
SALES CENTER	2,946 SF		
GOLF CLUBHOUSE	18,000 SF		
DRIVE SHACK	1,500 SF		
TOTAL	301,536 SF		
DWELLING UNITS			
DWELLING UNITS	22		
SINGLE FAMILY	278		
MULTI-FAMILY	300		
TOTAL	598		
PARKING DATA		REQ	PROV
SINGLE FAMILY *	44		88
MULTI-FAMILY *			
UNITS	556		556
GUESTS	70		70
ADMINISTRATION 1/250SF	24		24
SALES CENTER 1/250SF	11		9
FIELD HOUSE 1/1000SF	119		136
MAIN CLUBHOUSE 1/600SF	48		68
GOLF CLUBHOUSE 1/1000SF	36		67

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 6.3.1.G.5

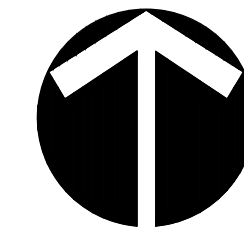
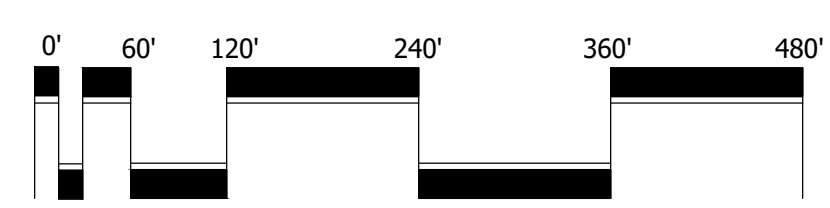
* PARKING FOR RESIDENTIAL UNITS WITH 4 OR MORE BEDROOMS SHALL PROVIDE 1 ADDITIONAL SPACE PER BEDROOM

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

LEGEND

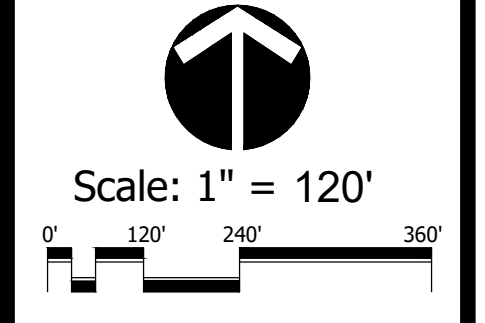
DE	DRAINAGE EASEMENT
EOW	EDGE OF WATER
LAE	LIMITED ACCESS EASEMENT
LB	LANDSCAPE BUFFER
LME	LAKE MAINTENANCE EASEMENT
ME	MAINTENANCE EASEMENT
MMP	MULTI-MODAL PATH
OS	OPEN SPACE
PAE	PUBLIC ACCESS EASEMENT
PUD	PLANNED UNIT DEVELOPMENT
ROW	RIGHT OF WAY
TYP	TYPICAL
TOB	TOP OF BANK
WE	WATER EASEMENT

Conceptual Site Plan



Scale: 1" = 120'

North



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
	04-07-23

March 27, 2023
Drawing: 22-0610 THE CLUB SP.DWG