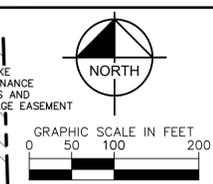
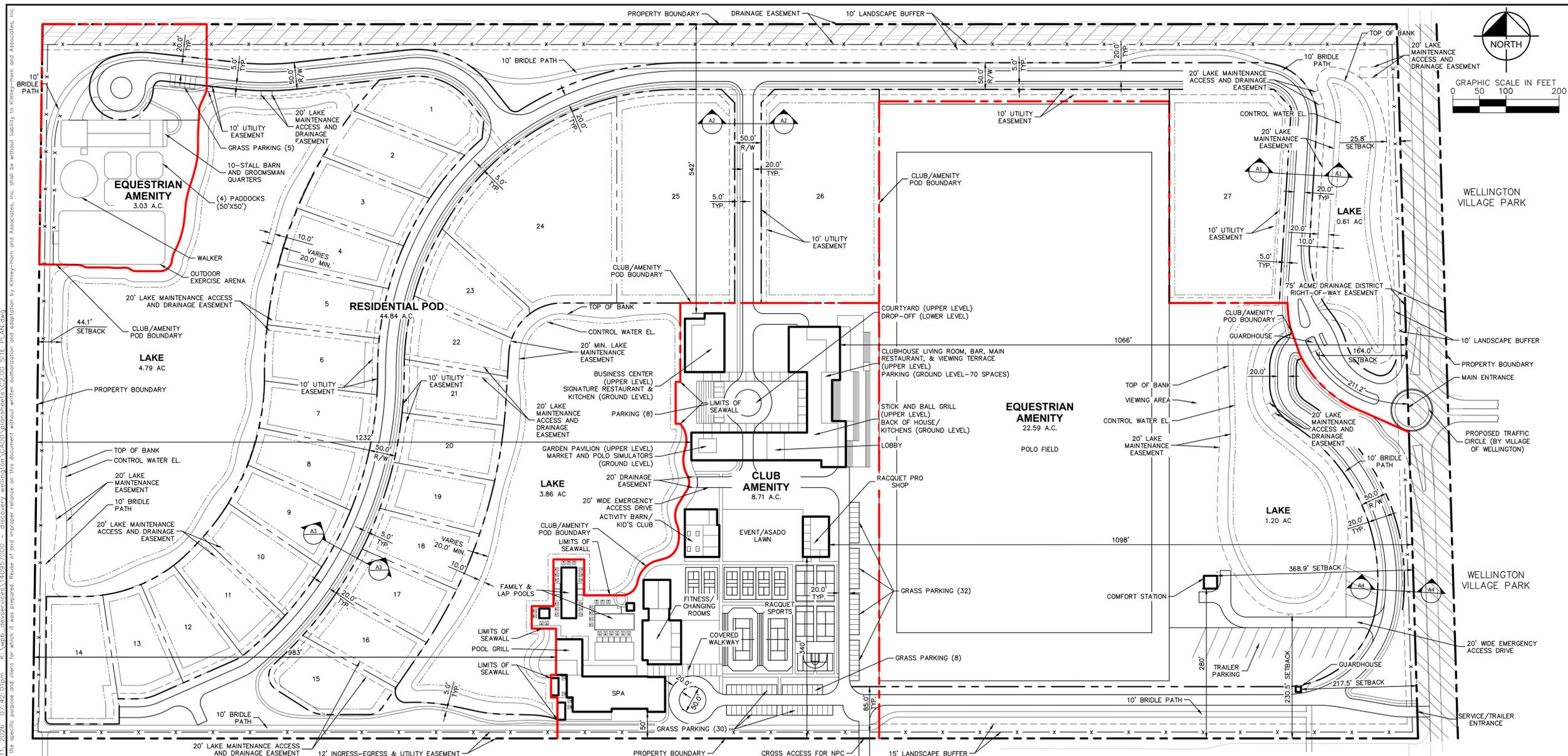


Exhibit D - Conceptual Site Plan



NO.	REVISIONS	DATE	BY

Kimley»Horn
 © 2026 KIMLEY-HORN AND ASSOCIATES, INC.
 1920 W. PALM BEACH BLVD., SUITE 100, WEST PALM BEACH, FL 33411
 PHONE: 561-845-0665 FAX: 561-863-8175
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT	140957000
DATE	FEB 2026
SCALE	AS SHOWN
DESIGNED BY	MFG
DRAWN BY	MFG
CHECKED BY	MFS

SITE PLAN

ISLA CARROLL
 PREPARED FOR
MCCOURT PARTNERS
DEVELOPMENT LLC
 WELLINGTON, FL

SHEET NUMBER
C2.00

PLOTTED BY: Edw. B. B. Sheet Set: DISCOVERY WELLINGTON_LDW04022.00 SITE PLAN February 11, 2026 07:42:01pm K:\web_developers\140957000 - discovery_wellington\CADD\plansets\C2.00 SITE PLAN.dwg
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ISLA CARROLL PROJECT TEAM

OWNER/DEVELOPER

120TH AVENUE S, LLC
 3665 120TH AVENUE SOUTH
 WELLINGTON, FL 33414
 TEL: (212)-314-1900

CLUB DEVELOPMENT PARTNER AND OPERATOR

DISCOVERY LAND COMPANY
 257 NORTH CANON DRIVE, SUITE 300
 BEVERLY HILLS, CA 90210

PROJECT ARCHITECT AND PLANNERS

HART HOWERTON
 10 EAST 40TH STREET
 NEW YORK, NY 10016

CIVIL AND TRAFFIC ENGINEERS

KIMLEY - HORN
 1920 MEKIVA WAY, SUITE 200
 WEST PALM BEACH, FL 33411

SURVEYORS

CAULFIELD & WHEELER, INC.
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FL 33434

DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 22 AND 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01° 20' 12" EAST, ALONG THE EAST LINE OF THAT CERTAIN 75 FOOT WIDE CANAL RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 1548, PAGES 388 AND 389, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THOSE CERTAIN LANDS DEEDED TO SIVERT KLEFSTAD IN OFFICIAL RECORD BOOK 1097, PAGES 327 AND 328, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND FURTHER BEING A LINE WHICH TERMINATES ON THE SOUTH LINE OF SAID SECTION 23, 228.06 FEET EAST, AS MEASURED ALONG SAID SOUTH LINE, OF THE SOUTHWEST CORNER OF SAID SECTION 23, A DISTANCE OF 1405.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01° 20' 12" EAST, ALONG SAID EAST LINE A DISTANCE OF 1338.36 FEET; THENCE NORTH 89° 37' 48" WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 22 AND 2742.90 FEET SOUTH OF, AS MEASURED ALONG THE WEST LINE OF SAID SECTION 22, THE NORTHWEST CORNER OF SAID SECTION 22; ALSO BEING THE SOUTH LINE OF THOSE CERTAIN LANDS DEEDED TO SAID SIVERT KLEFSTAD, AND THE NORTH LINE OF THOSE CERTAIN LANDS DEEDED TO ALBERT R. KRECK AND GRACE KRECK IN OFFICIAL RECORD BOOK 1097, PAGES 336 THROUGH 339, BOTH INCLUSIVE, A DISTANCE OF 2881.50 FEET TO A POINT 2754.94 FEET EAST OF THE WEST LINE OF SAID SECTION 22, AS MEASURED ALONG THE WESTERLY EXTENSION OF THE LAST HEREIN DESCRIBED LINE; THENCE NORTH 01° 10' 25" EAST, PARALLEL WITH THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 1337.90 FEET; THENCE SOUTH 89° 37' 48" EAST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 22 AND 1405.90 FEET SOUTH OF, AS MEASURED ALONG THE WEST LINE OF SAID SECTION 22, THE NORTHWEST CORNER OF SAID SECTION 22, A DISTANCE OF 2622.87 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 3,549,088 SQUARE FEET OR 81.476 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

LEGEND:

- — — — — PROPERTY LINE
- - - - - CLUB/AMENITY POD BOUNDARY
- — — — — LOT LINE
- - - - - LOT SETBACK
- - - - - UTILITY EASEMENT
- x - x - FENCE LINE
- ▨ ACME DRAINAGE DISTRICT R/W AREA
- ▨ PROPOSED DRAINAGE EASEMENT

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 PER VILLAGE OF WELLINGTON STANDARDS.
- ALL BUILDINGS IN EXCESS OF 35 FEET 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.

