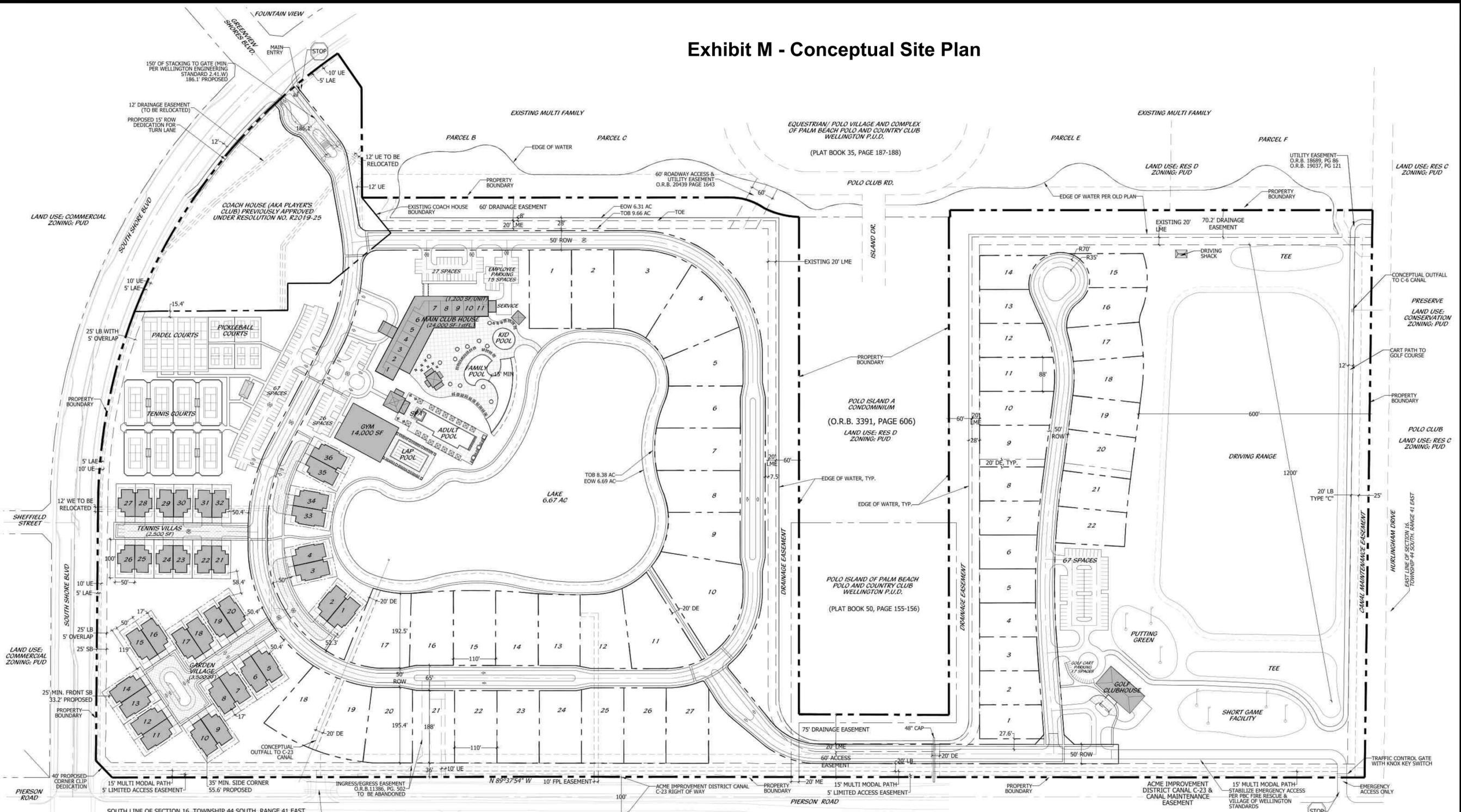


# Exhibit M - Conceptual Site Plan



## SITE DATA

PROJECT NAME	THE WELLINGTON NORTH
RANGE 41, TOWNSHIP 44, SECTION 16	
PROPERTY CONTROL NUMBERS	73-41-44-16-01-000-0000 73-41-44-16-01-000-0000 73-41-44-16-01-000-0000 73-41-44-16-22-000-0000 73-41-44-16-22-000-0000 73-41-44-16-22-000-0000 73-41-44-16-22-000-0000 73-41-44-16-22-000-0000
PETITION NUMBER	2022-0003-CPA 2022-0001-REZ 2022-0004-MPA
FUTURE LAND USE DISTRICT	EQUESTRIAN COMMERCIAL RECREATION
PROPOSED ZONING	RESIDENTIAL D
EXISTING ZONING	PUD / EQUESTRIAN OVERLAY ZONING (SUBAREA D)
PROPOSED CANAL MAINT. EASEMENT	
TOTAL SITE AREA	4,380,355.20 SF
TOTAL STORMWATER AREA	908,226.00 SF
EXISTING WATER EASEMENT	323,650.80 SF
PROPOSED WET DETENTION	298,785.20 SF
PROPOSED DRY RETENTION	62,340.00 SF
PROPOSED LAKE MAINTENANCE	142,876.80 SF
CANAL MAINT. EASEMENT	107,593.20 SF

<b>BUILDING DATA</b>		35 FEET
MAXIMUM BUILDING HEIGHT		
MAIN CLUBHOUSE	24,000 SF	
GYM	14,000 SF	
SALES CENTER	2,846 SF	
ADMINISTRATION	6,000 SF	
GOLF CLUBHOUSE	14,000 SF	
DRIVE SPACE	1,500 SF	
<b>TOTAL</b>	<b>62,406 SF</b>	
<b>DWELLING UNITS</b>		
SINGLE FAMILY	49	
MULTI-FAMILY	47	
<b>TOTAL</b>	<b>96</b>	
<b>PARKING DATA</b>		
SINGLE FAMILY	80	PROV 136
MULTI-FAMILY UNITS (47)	94	94
QUESTS	12	12
GYM (1500)	25	36
MAIN CLUBHOUSE (1000)	48	48
GOLF CLUBHOUSE (1000)	28	67
SPORT COURTS (24 @ 1.5 EA)	30	72

## 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

\*\*\* NO DEVELOPMENT SHALL BE PERMITTED SOUTH OF THE LIMIT BOUNDARY UNTIL DRESSAGE AND RELATED SUPPORT FACILITIES ARE RELOCATED TO THE EXPANDED INTERNATIONAL SHOWGROUNDS.

## LEGEND

DE	DRAINAGE EASEMENT
EOW	EDGE OF WATER
LAE	LIMITED ACCESS EASEMENT
LB	LANDSCAPE BUFFER
LME	LAKE MAINTENANCE EASEMENT
ME	MAINTENANCE EASEMENT
MMMP	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
CMP	CORRUGATED METAL PIPE

# Conceptual Site Plan



Scale: 1" = 120'



North

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# The Wellington North

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
	10-02-23
	11-02-22
	04-07-23
	09-06-23

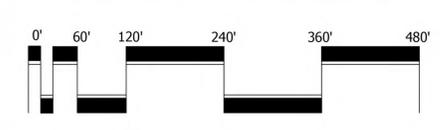
November 03, 2023 8:57:17 a.m.  
Drawing: 22-0610 THE CLUB SP.DWG

SHEET 1 OF 1

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These drawings are the property of the architect and are not to be used for other projects except as agreed in writing with the architect. Immediately report any discrepancies to the architect.

# THE WELLINGTON NORTH

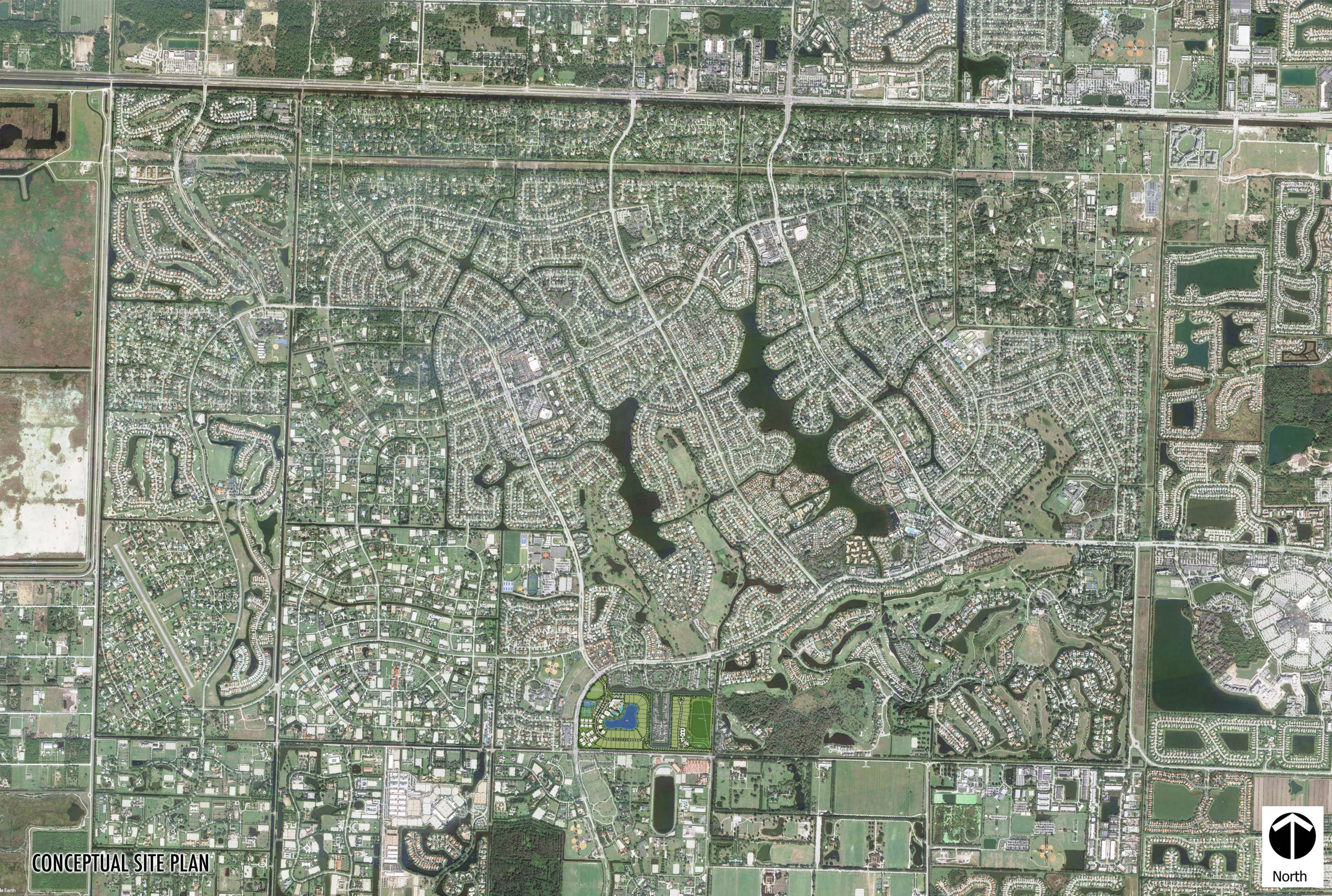
Wellington, Florida



North

# THE WELLINGTON NORTH

Wellington, Florida



CONCEPTUAL SITE PLAN

