

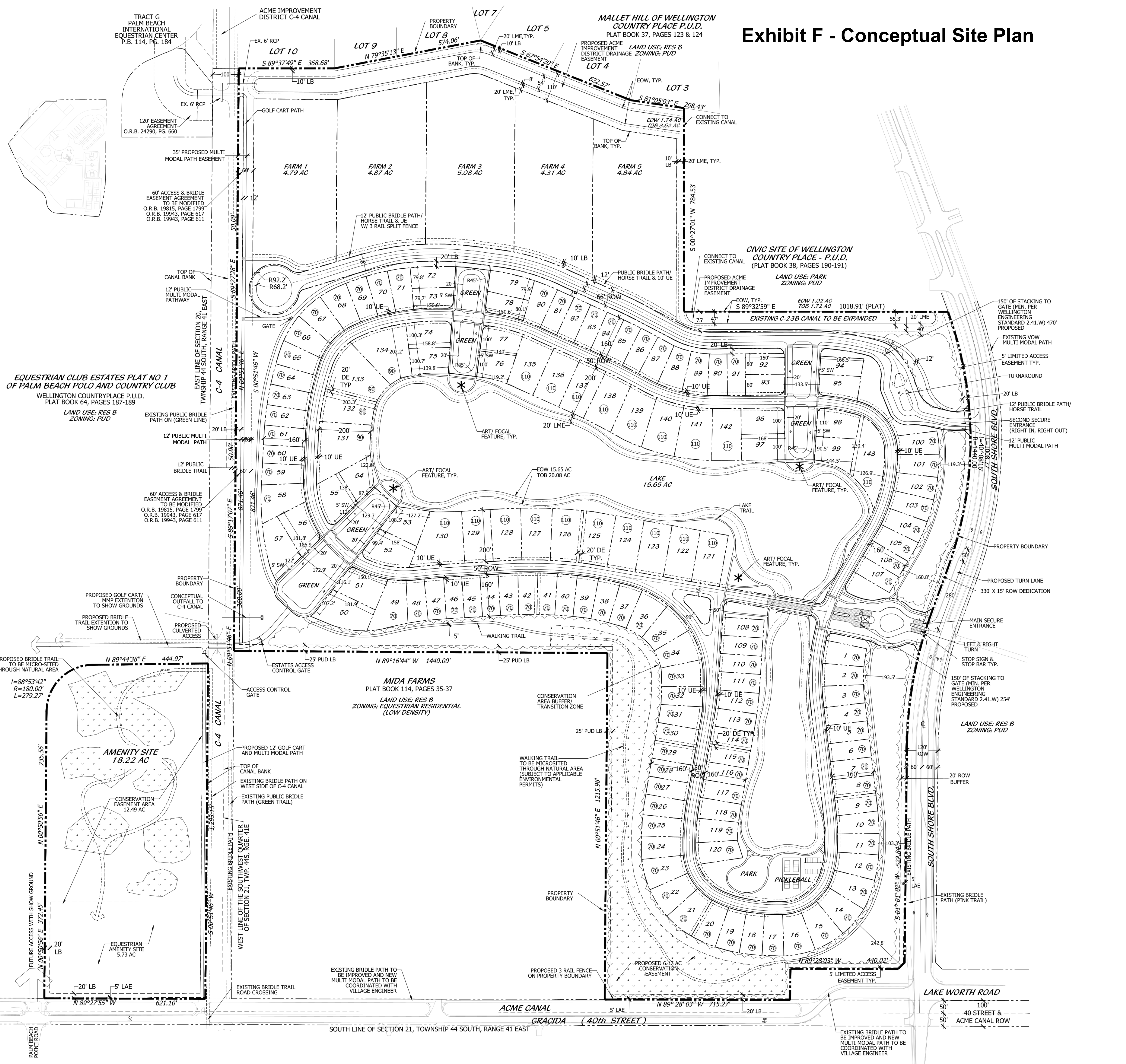
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The Wellington South

Village of Wellington, Florida

Exhibit F - Conceptual Site Plan



SITE DATA

PROJECT NAME	THE WELLINGTON SOUTH
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 B/EQUESTRIAN COMMERCIAL RECREATION
ZONING	EXISTING PUD / EQUESTRIAN OVERLAY ZONING (SUBAREA D) PROPOSED PUD / EQUESTRIAN OVERLAY ZONING (SUBAREA D)

	SF	AC
THE WELLINGTON SOUTH	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
SINGLE FAMILY	148 *1	
TOTAL	148	UNITS
PROPOSED DENSITY	0.853	DU/AC

PARKING DATA	REQ	PROV
SINGLE FAMILY (2 SPACES /UNIT)*	296	296
EQUESTRIAN AMENITIES	-	TBD
GOLF CART	-	TBD
PARK	NA	11

*1 PER SECTION 7.5.1 (C) 'MINIMUM OFF-STREET PARKING STANDARDS': HOMES WITH 4 OR MORE BEDROOMS REQUIRE ONE ADDITIONAL SPACE PER BEDROOM

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 SOUTHSHORE BOULEVARD SOUTHBOUND APPROACH AT THE PROJECTS ENTRANCE TO PROVIDE FOR A RIGHT TURN LANE.
- MULTI MODAL PATH SHALL BE PROVIDED ON THE NORTH SIDE OF GRACIDA EXTENDING TO THE SHOW GROUNDS. THE DESIGN AND LAYOUT SHALL BE COORDINATED WITH THE VILLAGE OF WELLINGTON ENGINEER.

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
W	LOT WIDTH

LOT SIZE ANALYSIS

TOTAL UNIT	148 UNITS	AREA
+/- 70'X160'	96 UNITS	+ 0.25 AC
+/- 90'X200'	4 UNITS	+ 0.5 AC
+/- 110'X200'	19 UNITS	+ 0.5 AC
CUSTOM FARMS	24 UNITS	+ 0.25 AC
	5 UNITS	+ 4.0 AC

Conceptual Site Plan



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 04-07-23

March 24, 2023
Drawing: 22-0610 THE ESTATES SP.DWG