

Exhibit S - Drainage Statement



SEXTON ENGINEERING ASSOCIATES, INC.

Consulting Engineers and Surveyors

DRAINAGE STATEMENT

for

THE WELLINGTON NORTH

WELLINGTON, FLORIDA

Prepared by

SEXTON ENGINEERING ASSOCIATES, INC.

110 PONCE DE LEON STREET, SUITE 100

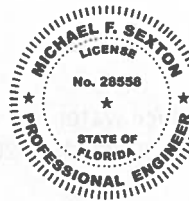
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SEA PROJECT NO: 2242T15

December 6, 2023



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Michael F Sexton

Digitally signed by Michael F
Sexton
Date: 2023.12.06 14:59:37 -05'00'

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DRAINAGE STATEMENT

Introduction:

The 59.43-acre property was formerly the Palm Beach Polo Stadium, has been redeveloped into the World Dressage Complex, also known as Equestrian Village, which includes equestrian arenas, a covered equestrian arena, parking areas, buildings, concrete vendor decks, and equestrian support facilities. The property drains to dry detention areas and exfiltration trenches for water quality treatment prior to discharging into the ACME Improvement District canal system.

In addition, the adjoining 36.74-acre equestrian commercial recreation property has been added to this property to increase the project size to 96.17- acres. This 36.74-acre property is currently improved as polo fields.

Project Description:

The Wellington North is proposed as a residential development that will incorporate 96 residential units comprised of 49 single-family units, and 47 multi-family units. The project will also include a member's clubhouse, gym, pool decks with four pools, tennis, padel, and pickleball courts, a golf range, a golf clubhouse, and drive shack, and an open grass lawn. These amenities will serve the residential units on this project as well as 107 single-family residential units at the proposed Wellington South project, 50 multi-family units at the proposed Coach House project, and a maximum of 200 social members, honorary members, or similar seasonal members from outside the proposed development.

The 96.17-acre property includes 7.43 acres of existing platted stormwater lakes around the perimeter of the project. The existing 7.43 acres of the stormwater lake will not be modified by the project and will be excluded from the proposed stormwater management system.

Existing SFWMD Permit:

The original property was permitted for construction under the original permit for ACME Units of Development 1 and 2 on March 16, 1978 (SFWMD ERP No. 50-00548-S, App. Nos. 27833 and 09227-B). SFWMD ERP Permit No. 50-00548-S-09 modified the site plan for Palm Beach Polo and Country Club to include additional lake areas and an improved maintenance plan for the Big Blue area but did not affect the subject property. The property is located in Basin A of the Village of Wellington's surface water management system, which is part of the SFWMD C-51 West drainage basin. The permitted design elevations for Basin A are as follows:

Maintained Water Elevation	= 12.0 feet NGVD
Minimum Road Elevation	= 16.0 feet NGVD
Minimum Finished Floor Elevation	= 17.5 feet NGVD

The SFWMD ERP was modified on November 22, 2011, for a surface water management system to serve a 20-acre facility known as the World Dressage Complex (ERP No. 50-00548-S-203).

The SFWMD ERP was later modified on June 18, 2013, to increase the project area to 24.1 acres to include a landscape berm, cul-de-sac, and additional area for compensating storage. The construction of these improvements has been completed and accepted by SFWMD on January 28, 2014.

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The SFWMD ERP was again modified on November 3, 2014, to add paved parking, and access drives, relocate the access driveway and modified the equestrian stabling plan.

Drainage Methodology:

The surface water management design shall be based on the "Permit Criteria and Best Management Practices Manual for Works in the Village of Wellington" as revised in April 2010 and adopted by the Village of Wellington under Ordinance 2010-14 on June 8, 2010.

Per Ordinance 2010-14 the applicant has the option to provide calculations demonstrating that the storage provided is consistent with the original Basin A Design Criteria for minimum flood protection, provided a minimum of the established storage requirements as follows:

Storage at Elevation 16.0' NGVD	0.40 acre-feet/acre
Storage at Elevation 17.5' NGVD	0.89 acre-feet/acre

Any reduction in soil storage shall be compensated for by excess site storage in order to provide an overall storage in excess of the ACME Basin A requirements.

Per the Village of Wellington and SFWMD permit criteria, the project shall provide the greater of 1" of water quality treatment over the drainage area, or 2.5" of water quality treatment times the percentage of imperviousness.

The proposed stormwater system for the development will provide the required water quality and quantity volumes required by the SFWMD and the ACME Improvement District within the limits of the proposed project.

Conclusion:

The stormwater management system for The Wellington North project will provide the water quality treatment and water quantity storage required by the SFWMD and the ACME Improvement District within the limits of the proposed project. The proposed project will provide water quality treatment by using approximately 7 acres of wet detention ponds and 1.5 acres of dry detention pond. Conceptually, the project will be divided into a west basin and an east basin with the proposed outfalls of the stormwater system located along the south and east sides of the property connecting to the existing C-23 and C-6 ACME Improvement District Canal System. Conceptual drainage outfall locations have been noted on the Conceptual Site Plan for the project.

