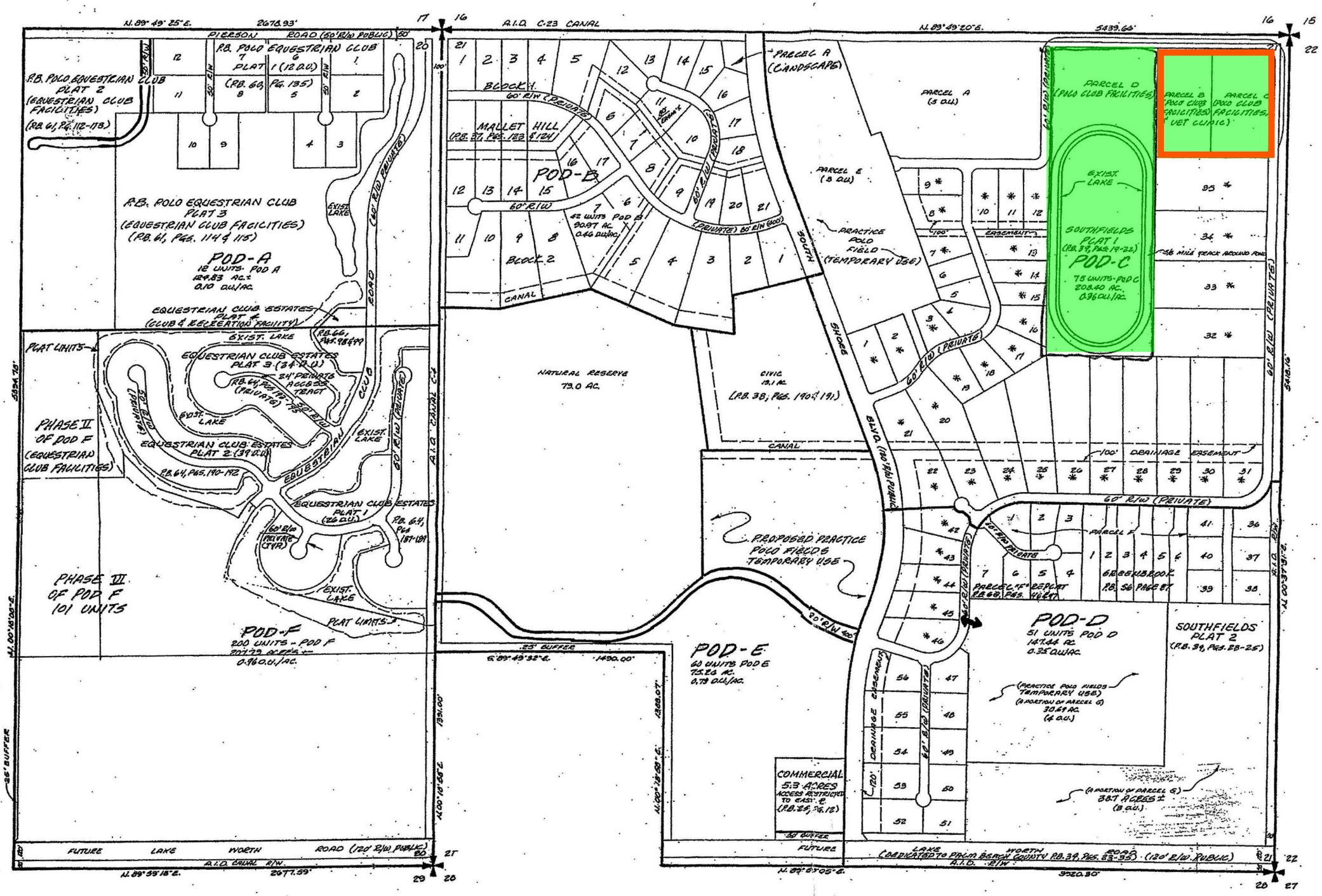

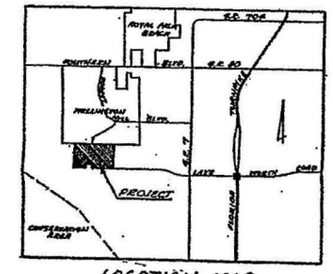

LOCATION MAP
N.T.S.

LAND USE DATA

TOTAL ACRES ——— 958.09
TOTAL DWELLING UNITS ——— 440
GROSS DENSITY ——— 0.46 UNITS/AC.
TOTAL TREES REQUIRED ——— 27,820

NOTE:

LOTS DESIGNATED WITH AN * SHALL HAVE 2 D.U. PER LOT WHICH ALLOWS 3 ROOMS QUARTERS AS WELL AS A PRIVATE RESIDENCE

RESIDENTIAL USE ——— 69.5%
COMMERCIAL USE ——— 0.55%
OPEN SPACE ——— 46.1%
STREETS & UNCOVERED PARKING ——— 13.7%
CIVIC ——— 2.0%

OPEN SPACE CALCULATION

POLO	44.2 AC. @ 50% =	22.10 AC.
WATER	17.67 AC. @ 100% =	17.67 AC.
NATURAL RESERVE	73.0 AC. @ 100% =	73.00 AC.
PRIVATE OPEN SPACE 50% OF ALL LOTS 1¼ AC. & LARGER		27.26 AC.
BUFFERS & CANAL R/W		48.85 AC.
		441.88 AC.
		46.1%

PETITION NO. 2007-023 MPA1
DATE SUBMITTED
SUPERCEDES EXHIBIT NO. ASA 7-2-98 H/LAC
APPROVED DATE 7/9/08 DRC 7/24/08

FINAL PLAN CERTIFIED AT 7/9/08 DRC

Approved by: Planning, Zoning, Engineering, Building, Landscape, Traffic

Approved by Village of Wellington Planning, Zoning and Building Dept.
DATE 7/23/08

JUL 20 1999

NOTE: SEE SHEET 2 FOR ADDITIONAL TABULAR INFORMATION & CONDITIONS OF APPROVAL FOR ORDINANCE 97-18

NOTE: 109 D.U. BEING TRANSFERED FROM PARCEL A TO PARCEL F (JULY 1987)

P.B. COUNTY PETITION No. 76-60A

LAND DESIGN SOUTH
Planning | Landscape Architecture
Environmental Services | Transportation

Petition No. 2007-023 MPA1
07-11-08 - Revisions to delineate the two portions of Parcel G that are under separate ownership.

Note: No landscaping or permanent structures placed in utility or drainage easements or over utilities or drainage areas.

3.) REVISED TO DELINEATE PHASES II & III OF POD F AND TO CHANGE THE USE IN THE AREA SHOWN AS PHASE II TO EQUESTRIAN CLUB FACILITIES 9-3-98
2. REVISED TO ADDRESS VILLAGE OF WELLINGTON ORDINANCE 97-18, CONDITION 4. 7-1-98
1. DECREASED D.U.'S IN AREA C FROM 30 TO 75
DECREASED D.U. IN AREA D FROM 75 TO 51
INCREASED D.U. IN AREA E FROM 14 TO 200 14-89
REVISIONS

SIMMONS & WHITE, INC.
Engineers • Planners • Consultants
4623 Forest Hill Boulevard, Suite 112, West Palm Beach, Florida 33415
Telephone (305) 965-9144

DESIGN	DRAWN	CHECKED	APPROVED	DATE
EW	CB			5-13-87

WELLINGTON COUNTRYPLACE-PUD
VILLAGE OF WELLINGTON
MASTER LAND USE PLAN

JOB NO. 98-106 | DRAWING NO. 105-58 | SHEET 1 OF 3