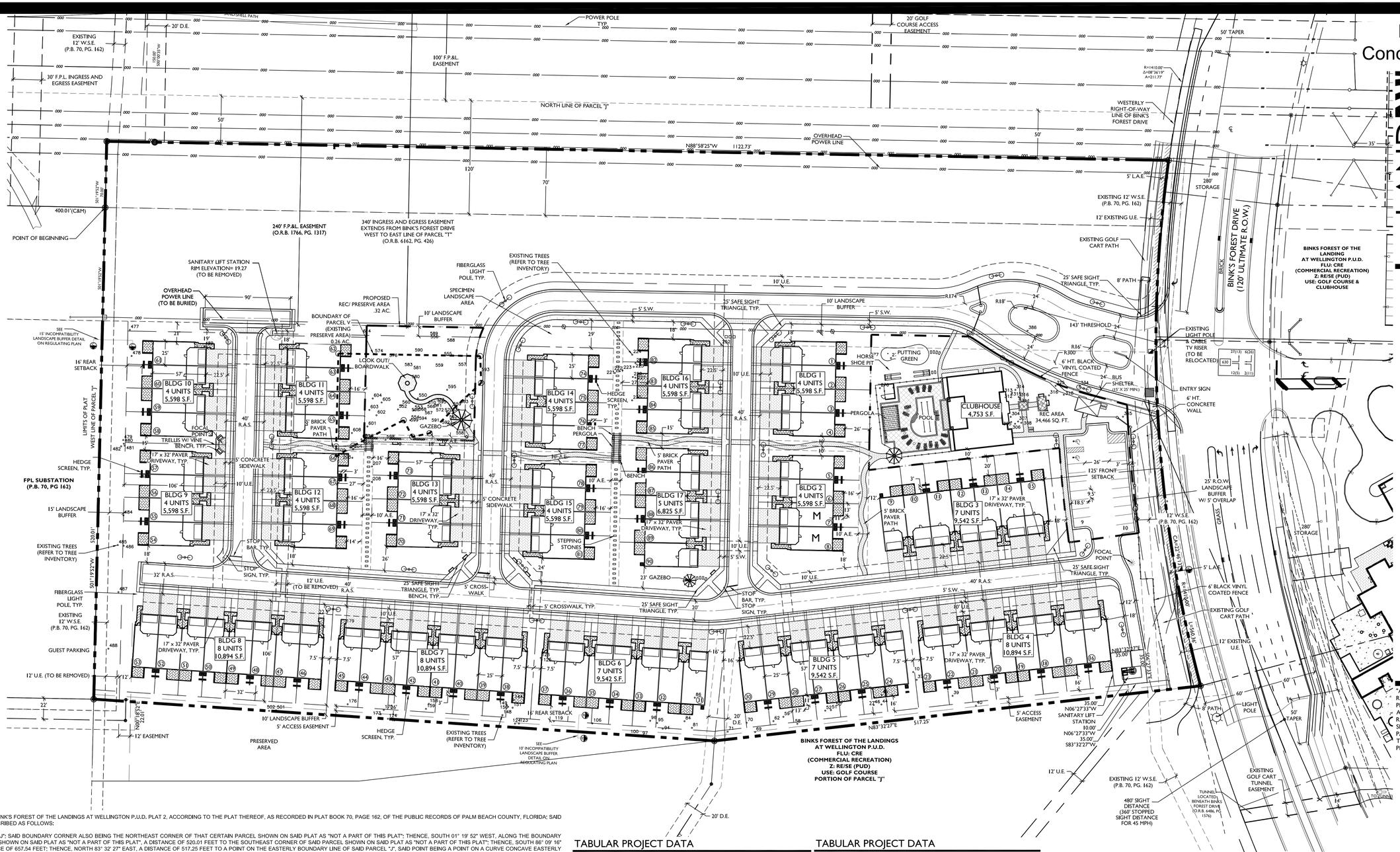
Exhibit "G"
Conceptual Site Plan



LAND DESIGN SOUTH
Planning | Landscape Arch
Environmental Services | Transp
2101 Centrepark West Drive, Suite 100 • West Palm Bea
Telephone: 561-478-6501 • Fax:

BINKS POINTE
F.K.A. RESIDENCES AT BINKS FOREST GOLF CLUB
PREPARED FOR
SBBG, LLLP
CITY OF WELLINGTON, FLORIDA

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DEVELOPMENT TEAM

Owner/Developer:
SBBG LLLP
7711 N. Military Trail, Ste. 212
Palm Beach Gardens, FL 33410

Owner:
Binks Exchange Co, LLC
400 Binks Forest Drive
Wellington, FL 33414

Civil Engineer:
Erdman Anthony
1402 Royal Palm Beach Blvd,
Ste. 500, RPB, FL 33411

P:561-753-9723

Surveyor:

Associated Land Surveyors, Inc.
4152 W. Blue Heron Blvd., Suite 121
Riviera Beach, FL 33404
(ph) 561-848-2102 (fax)
561-844-9659
als@alssurvey.net

Traffic Engineer/Landscape Architect/Land Planner:
LDS

NOTES:

- 4 UNIT, 6 UNIT, AND 8 UNIT TOWNHOUSES HAVE ALTERNATIVE LAYOUT OPTION WITH DIFFERENT ENTRY POINT
- FINISH FLOOR ELEVATIONS OF TOWNHOMES RANGES FROM16.7' MIN. UP TO 18.2' FFE NAVD
- CURBSIDE PICKUP IS PROPOSED FOR TRASH AND RECYCLE COLLECTION.
-SAFE SIGHT TRIANGLES ARE 25' (CHAMFER), UNLESS OTHERWISE NOTED.
-ALL ABOVE GROUND EQUIPMENT, VALVES, TRANSFORMERS, ETC. SHALL BE SCREENED ON AT LEAST 3 SIDES BY SHRUBS AND LANDSCAPING TO BE INSTALLED AT A MINIMUM OF 24" HT.
-SPEED BUMPS ARE NOT ALLOWED NOW OR IN THE FUTURE.
-THE FENCE AROUND THE POOL AREA SHALL MEET ALL APPLICABLE CODES WITH SELF-CLOSING LATCHES, ETC.
-LOCATION OF GAZEBO AND BOARDWALK IN PRESERVE AREA TO BE FIELD ADJUSTED TO PRESERVE EXISTING SPECIMEN TREES.

LEGAL DESCRIPTION:

PARCEL 1:
A PARCEL OF LAND BEING A PART OF PARCEL "J", BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D, PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 162, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A BOUNDARY CORNER OF SAID PARCEL "J"; SAID BOUNDARY CORNER ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL SHOWN ON SAID PLAT AS "NOT A PART OF THIS PLAT"; THENCE, SOUTH 01° 19' 52" WEST, ALONG THE BOUNDARY COMMON WITH SAID PARCEL "J" AND SAID PARCEL SHOWN ON SAID PLAT AS "NOT A PART OF THIS PLAT", A DISTANCE OF 520.01 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL SHOWN ON SAID PLAT AS "NOT A PART OF THIS PLAT"; THENCE, SOUTH 86° 09' 16" EAST, DEPARTING SAID BOUNDARY LINE, A DISTANCE OF 657.54 FEET; THENCE, NORTH 83° 32' 27" EAST, A DISTANCE OF 517.25 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID PARCEL "J", SAID POINT BEING A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1410.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 75° 08' 11" EAST; THENCE, NORTHERLY ALONG SAID EASTERLY BOUNDARY LINE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BINKS FOREST DRIVE, AS SHOWN ON SAID PLAT, THROUGH A CENTRAL ANGLE OF 22° 46' 13", A DISTANCE OF 560.36 FEET TO THE END OF SAID CURVE; THENCE, NORTH 88° 58' 25" WEST, DEPARTING SAID EASTERLY BOUNDARY LINE AND SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG A LINE 50.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH BOUNDARY LINE OF SAID PARCEL "J", A DISTANCE OF 1122.73 FEET; THENCE, SOUTH 01° 19' 52" WEST, A DISTANCE OF 70.00 FEET TO THE **POINT OF BEGINNING.**

EXCEPTING THEREFROM: ALL OF PARCEL "V" OF BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 162 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING: 15.27 ACRES, MORE OR LESS,
TOGETHER WITH:

PARCEL V:
ALL OF PARCEL "V" OF BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 162 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING: 0.26 ACRES, MORE OR LESS.

CONTAINING: OVERALL, A TOTAL OF 15.53 ACRES, MORE OR LESS.

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

PROPERTY DEVELOPMENT REGULATIONS

	HOUSING TYPE OR POD	MIN. LOT DIMENSIONS			DENSITY*		MAX. FAR	MAX. BLDG. COVER	MIN. BLDG. SETBACKS			
		SIZE	WIDTH	DEPTH	MIN.	MAX.			FRONT	SIDE	STREET	REAR
REQUIRED	FEE SIMPLE TOWNHOUSES (AS PER ARTICLE 6.4.4.110)	1,600 S.F.	16'	-	5.01	8.0	-	35%	22.5'	12'	18'	16'
PROPOSED		2,575 S.F	25'	106'	5.80		.37	19%	22.5'	12'	18'	16'

NOTES:
* ALLOWABLE DENSITY IS DETERMINED BY THE SUBJECT PROPERTY'S FUTURE LAND USE DESIGNATION OF RESIDENTIAL E.
- THIS SITE IS A MULTI-FAMILY POD OF A RESIDENTIAL PUD AS INDICATED ON THE LANDINGS AT WELLINGTON PUD MASTER PLAN.
- TOWNHOUSES ARE PERMITTED WITHIN A MULTI-FAMILY POD.
- AS PER THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS, TOWNHOUSES SHALL BE SUBJECT TO THE STANDARDS SPECIFIED IN SEC. 6.4.4.110.
- COMMON AREAS OF THE PROPERTY WILL BE OWNED BY AN ESTABLISHED HOMEOWNERS ASSOCIATION.

TABULAR PROJECT DATA

PROJECT NAME	BINKS POINTE F.K.A. RESIDENCES AT BINKS FOREST GOLF CLUB
PETITION NUMBER	2013-61 SP2
FUTURE LAND USE DESIGNATION	RES-E -15.27 AC./ Comm Rec - 1.051 AC.
ZONING DISTRICT	PUD
SECTION 06 TOWNSHIP 44	RANGE 41
PROPERTY CONTROL NUMBER (PCN)	73-41-44-06-03-010-0000, 73-41-44-06-03-022-000,
EXISTING USE	ABANDONED GOLF COURSE/ PRESERVE
PROPOSED USE	FEE-SIMPLE TOWNHOUSES
TOTAL SITE AREA	15.27 + .26 (Preserve) = 15.53 AC. (Total)
FPL EASEMENT AREA	4.8 AC. (212,125 S.F)
TOTAL DWELLING UNITS	90 D.U.
GROSS DENSITY	5.80 D.U/AC.
TYPE OF OWNERSHIP	FEE SIMPLE TOWNHOUSES

BUILDING/UNIT BREAKDOWN

TOTAL BUILDING SQUARE FOOTAGE	128,866 S.F.
CLUBHOUSE	4,753 S.F.
BUILDING TYPE 1 (4 UNITS)	5,598 S.F. x 10 = 55,980 S.F.
BUILDING TYPE 2 (5 UNITS)	6,825 S.F. x 1 = 6,825 S.F.
BUILDING TYPE 3 (7 UNITS)	9,542 S.F. x 3 = 28,626 S.F.
BUILDING TYPE 4 (8 UNITS)	10,894 S.F. x 3 = 32,682 S.F.

TABULAR PROJECT DATA

FLOOR AREA RATIO	.37
BUILDING HEIGHTS	35' MAX. (2 STORIES)
1-STORY CLUBHOUSE	19'-0"
2-STORY TOWNHOUSES	27'-0"
LOT COVERAGE (35% MAX.)	19%
IMPERVIOUS SURFACES	295,336 S.F. (44%)
PERVIOUS SURFACES	381,150 S.F. (56%)
ACCESS EASEMENT AREA	161,855 S.F. (24.3%)
RECREATIONAL AREAS (1.07 AC. REQ.)	48,409 S.F. (1.11 AC.)
EXISTING PRESERVE AREA	.26 AC.
PROPOSED PRESERVE AREA	.32 AC.

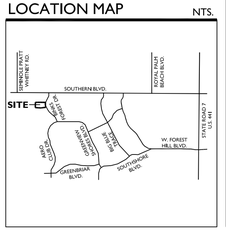
PARKING BREAKDOWN

TOTAL PARKING REQUIRED	222 SP.
RESIDENT PARKING REQUIRED (2 SP./D.U.)	180 SP.
GUEST PARKING REQUIRED (0.25 SP./D.U.)	23 SP.
CLUBHOUSE PARKING REQUIRED (1 SP./250 S.F.)	19 SP.
TOTAL PARKING PROVIDED	379 SP.
GARAGE SPACES (2 SP./D.U.)	180 SP.
DRIVEWAY SPACES (2 SP./D.U.)	180 SP.
CLUBHOUSE SPACES	19 SP.
HANDICAP REQUIRED	2 SP.
HANDICAP PROVIDED	2 SP.

N
0 25' 50' 100'
SCALE: 1" = 50'-0"

ZONING STAMP

LOCATION MAP NTS.



CONCEPTUAL SITE PLAN

SCALE:	1"=50'-0"
DRAWN BY:	CES
DRAWING #:	2014-7-09_SP_128.8_Concept_1.dwg
FILE #:	128.8
DATE:	3/20/2014

L.D.S. PROJECT SCHEDULE

DATE	APPROVAL	NOTES
07-25-13		Pre-Application Submittal
08-19-13		Initial Submittal
10-03-13		Initial Submittal
03-20-14		Site Plan Resubmittal

SHEET #
CSP.1