

RESIDENCES AT BINKS FOREST GOLF CLUB

PREPARED FOR  
AQUILA BINKS FOREST DEVELOPMENT, LLC  
VILLAGE OF WELLINGTON, FLORIDA

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DEVELOPMENT TEAM

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**ARCHITECT:**  
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**LAND PLANNER/  
LANDSCAPE ARCHITECT:**  
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NOTES

- 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.

TABULAR PROJECT DATA

PROJECT NAME	RESIDENCES AT BINKS FOREST GOLF CLUB
PETITION NUMBER	1997-10 SP2
FUTURE LAND USE DESIGNATION	RES-E
ZONING DISTRICT	PUD
SECTION 06	TOWNSHIP 44
PROPERTY CONTROL NUMBER (PCN)	73-41-44-06-03-010-0000
EXISTING USE	ABANDONED DRIVING RANGE
PROPOSED USE	FEE-SIMPLE TOWNHOUSES
TOTAL SITE AREA	(665,160 S.F.) 15.27 AC.
TOTAL PRESERVE AREA (NOT PART OF SUBJECT SITE)	0.26 AC.
TOTAL DWELLING UNITS	90 D.U.
3-STORY TOWNHOUSES	20 D.U.
2-STORY TOWNHOUSES	70 D.U.
GROSS DENSITY	5.89 D.U./AC.
TYPE OF OWNERSHIP	FEE SIMPLE TOWNHOUSES

BUILDING/UNIT BREAKDOWN

TOTAL BUILDING SQUARE FOOTAGE	236,383 S.F.
CLUBHOUSE	1,245 S.F.
BUILDING TYPE 1 (2-STORY) 4 UNITS	9,958 S.F. x 5 = 49,790 S.F.
BUILDING TYPE 2 (2-STORY) 6 UNITS	14,900 S.F. x 3 = 44,700 S.F.
BUILDING TYPE 3 (2-STORY) 8 UNITS	19,842 S.F. x 4 = 79,368 S.F.
BUILDING TYPE 4 (3-STORY) 4 UNITS	12,256 S.F. x 2 = 24,512 S.F.
BUILDING TYPE 5 (3-STORY) 6 UNITS	18,384 S.F. x 2 = 36,768 S.F.
UNIT TYPE A	2,508 S.F.
UNIT TYPE B	2,471 S.F.
UNIT TYPE C	3,100 S.F.
UNIT TYPE D	3,028 S.F.

TABULAR PROJECT DATA

FLOOR AREA RATIO	.35
BUILDING HEIGHTS	35' MAX.
1-STORY CLUBHOUSE	19'-0"
2-STORY TOWNHOUSES	27'-0"
3-STORY TOWNHOUSES	35'-0"
LOT COVERAGE (35% MAX.)	22.2% (147,759 S.F.) 3.39 AC.
PERVIOUS SURFACES	46% (305,678 S.F.) 7.02 AC.
PERVIOUS SURFACES	54% (359,483 S.F.) 8.25 AC.
LANDSCAPE OPEN AREAS	48.5% (322,873 S.F.) 7.41 AC.
ACCESS EASEMENT AREA	24.3% (161,855 S.F.) 3.72 AC.
RECREATIONAL AREAS (1.08 AC. REQ.)	8.4% (55,757 S.F.) 1.28 AC.

PARKING BREAKDOWN

TOTAL PARKING REQUIRED	224 SP.
RESIDENT PARKING REQUIRED (2 SP/D.U.)	180 SP.
GUEST PARKING REQUIRED (0.25 SP/D.U.)	23 SP.
SWIMMING POOL PARKING REQUIRED (1 SP/50 S.F.)	21 SP.
TOTAL PARKING PROVIDED	394 SP.
GARAGE SPACES (2 SP/D.U.)	180 SP.
DRIVEWAY SPACES (2 SP/D.U.)	180 SP.
ADDITIONAL SPACES	34 SP.
HANDICAP REQUIRED	7 SP.
HANDICAP PROVIDED	7 SP.

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF BINKS FOREST TOWNHOME PARCEL, RESIDENTIAL ELEMENT  
A PARCEL OF LAND BEING A PART OF PARCEL "J", BINKS FOREST OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 162, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING 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°19'32" 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 84°06'14" EAST, DEPARTING SAID BOUNDARY LINE A DISTANCE OF 65.54 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 RADIIUS POINTS 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°19'32" WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 665,160 SQUARE FEET OF 15.27 ACRES MORE OR LESS.

LESS THE FOLLOWING DESCRIBED PARCEL OF LAND (AKA PARCEL "Y"):

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL OF LAND; THENCE SOUTH 88°58'25" EAST, A DISTANCE OF 248.82 FEET; THENCE SOUTH 01°01'33" WEST, A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING OF PARCEL "Y"; THENCE SOUTH 88°58'25" EAST, A DISTANCE OF 149.96 FEET; THENCE SOUTH 02°26'24" EAST, A DISTANCE OF 28.31 FEET; THENCE SOUTH 44°30'18" WEST, A DISTANCE OF 37.63 FEET; THENCE SOUTH 78°16'16" WEST, A DISTANCE OF 18.47 FEET; THENCE NORTH 12°36'54" WEST, A DISTANCE OF 19.92 FEET; THENCE SOUTH 43°02'47" WEST, A DISTANCE OF 39.94 FEET; THENCE SOUTH 57°29'01" WEST, A DISTANCE OF 21.55 FEET; THENCE NORTH 01°19'32" EAST, A DISTANCE OF 109.17 FEET TO THE POINT OF BEGINNING.

CONTAINING: 44,450 S.F. - 0.26 ACRES

PROPERTY DEVELOPMENT REGULATIONS

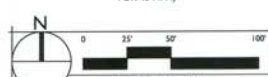
	HOUSING TYPE OR POD	MIN. LOT DIMENSIONS			DENSITY*		MAX. FAR	MAX. BLDG. COVER	MIN. BLDG. SETBACKS			
		SIZE	WIDTH	DEPTH	MIN.	MAX.			FRONT	SIDE	STREET	REAR
REQUIRED	TOWN-HOUSES (AS PER ARTICLE 6.4.4.1.10)	1,600 S.F.	16'	-	5.01	8.0	-	35%	25'	15'	25'	25'
PROPOSED		15.27 AC.	29'	63'	5.89	35	22.2%	91'	21.25'	-	38'	

NOTES:

- \* ALLOWABLE DENSITY IS DETERMINED BY THE SUBJECT PROPERTY'S FUTURE LAND USE DESIGNATION OF RESIDENTIAL E.
- BUILDING SETBACKS SHALL BE MEASURED FROM THE PROPERTY LINES.
- 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. 6.4.4.1.10.
- COMMON AREAS OF THE PROPERTY WILL BE OWNED BY AN ESTABLISHED HOMEOWNERS ASSOCIATION.

DRC CONDITIONS OF APPROVAL

SEE SHEET 3 OF 3 FOR CONDITIONS



LOCATION MAP



ZONING STAMP

1997-10 SP2  
FINAL PLAN  
CERTIFIED AT  
11/12/00 DRC.

PETITION NO. 1997-10 SP2  
APPROVED DATE: 11/12/00  
P&Z PROJECT MANAGER: [Signature]

SITE PLAN/  
MASTER SIGN PLAN

SCALE: 1"=50'-0"  
DRAWN BY: RHD/BRD  
DRAWING #: 2009-01-28\_SP\_13701.dwg  
FILE #: 13701  
DATE: 03/19/2007

L.D.S. PROJECT SCHEDULE	
DATE	APPROVAL
12-20-06	INITIAL SUBMITTAL
01-24-07	REVISION
03-19-07	FINAL APPROVAL



