

1377-1U 374

Home - Site Plan

6 of 7

WATER CONSERVATION POINT TABLE		
TECHNIQUE/DESIGN FEATURE	PROVIDED	POINTS
Moisture Sensing Controller (other than rainswitch)		
Drop/Fickle/Micro Irrigation System		
Irrigation Quality Effluent Irrigation		
Florida Native Landscaping	51-023	10
Required trees - Very Drought Tolerant	51-023	10
Extra Shade Trees		
Soil/Water Alternative		
Required Shrubs - Very Drought Tolerant	51-003	10
<b>TOTAL POINTS</b>		<b>40</b>

MINIMUM LANDSCAPE REQUIREMENTS			
CATEGORY	REQUIREMENT	REQUIRED	PROVIDED
INTERIOR			
Trees (total)	1 per 2500 SF	16	16 min
Native trees	50% minimum	8	8 min
Very drought tolerant trees	25% minimum	4	4 min
Shrubs 24" ht. (total)	3 per 2500 SF	35	35 min
Native shrub total	50% minimum	17	17 min
Very drought tolerant shrubs	25% minimum	8	8 min
Vehicle use area trees (interior)	40 sq ft/parking space	10,840 sq ft	10,840 sq ft min
Vehicle use (shade trees)	15% minimum	1,626 sq ft	1,626 sq ft min
Other Vehicle use (landscaping)	5% of other V.U.A.	1,302 sq ft	1,302 sq ft min
Required # of species		5	5 min
Tree size (V.U.A.)	10' ht. 2" cal. each min.		same
Preservation Area in lieu of Perimeter Buffer Req.			

\* 17500 of 236308 sq. ft. area (site area - 25% preserve area)

Plant List

- Proposed Shade Tree**
  - (Mahogany Live Oak, Laurel Oak)
  - V.U.A. # 10' ht. 5" spr., 2" DBH 4' c.t. min.
- (Mahogany Live Oak, Laurel Oak)
  - Street tree # 10' ht. 5" spr., 2" DBH 4' c.t. min.
- Proposed Palm**
  - (Royal Washingtonia Sealei)
  - 8" 10" c.t.

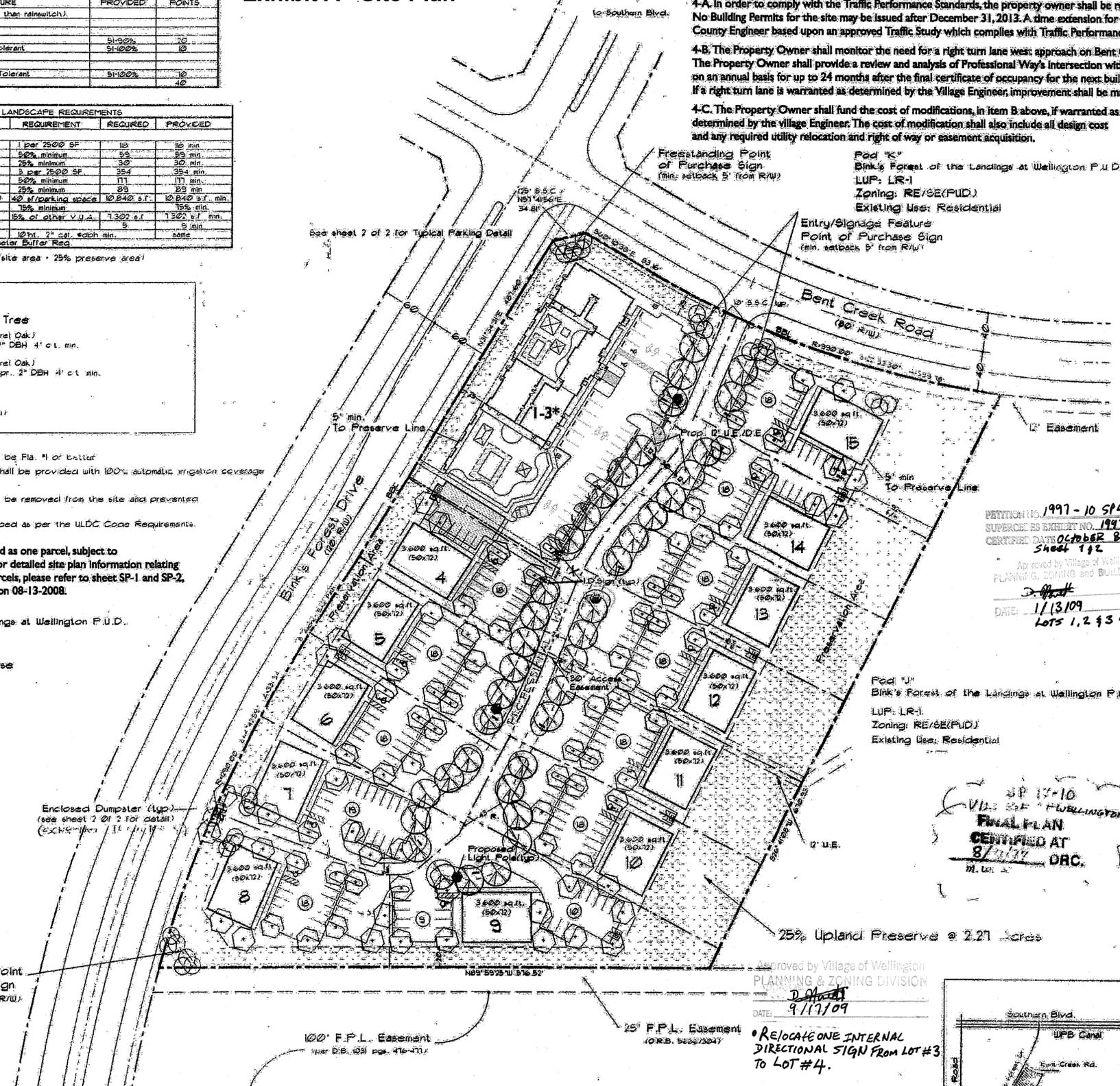
General Notes:

- All proposed plant material shall be Fla. #1 or better
- All proposed landscape areas shall be provided with 100% automatic irrigation coverage
- Touch all plant beds
- All prohibitive plant species will be removed from the site and prevented from re-establishing
- All landscape areas shall be curbed as per the ULDC Code Requirements, 1.5 H.W. & 1.74(2) and 9.

\*Lots 1, 2, and 3 shall be replatted as one parcel, subject to Village of Wellington approval. For detailed site plan information relating to the proposed use of these parcels, please refer to sheet SP-1 and SP-2, prepared by Land Design South on 08-13-2008.

Rec. Area  
Bink's Forest of the Landings at Wellington P.U.D.  
LUP: LR-1  
Zoning: RE/SE(PUD)  
Existing Use: Golf Course

Exhibit A - Site Plan



CONDITIONS OF APPROVAL: [R-2008-117]

3. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

4-A. In order to comply with the Traffic Performance Standards, the property owner shall be restricted to the following phasing schedule. No Building Permits for the site may be issued after December 31, 2013. A time extension for this condition may be approved by the Village and County Engineer based upon an approved Traffic Study which complies with Traffic Performance Standards in place at the time of the request.

4-B. The Property Owner shall monitor the need for a right turn lane west approach on Bent Creek Road at the Project's entrance, Professional Way. The Property Owner shall provide a review and analysis of Professional Way's Intersection with Bent Creek Road, at the request of the Village Engineer, on an annual basis for up to 24 months after the final certificate of occupancy for the next building on-site constructed after the daycare center use. If a right turn lane is warranted as determined by the Village Engineer, improvement shall be made by the Property Owner.

4-C. The Property Owner shall fund the cost of modifications, in item B above, if warranted as determined by the village engineer. The cost of modification shall also include all design cost and any required utility relocation and right of way or easement acquisition.

Robert E. Benschart, AICP  
President  
Benschart Consulting, Inc.  
P.L.L.C.  
1535 OLD OKEECHOBEE RD.  
SUITE 106  
WEST PALM BEACH, FL 33409  
PHONE: 561-689-5270  
FAX: 561-689-5270

Winston Lee & Associates, Inc.  
Landscape Architect  
Land Planning  
F.S.L. #LC 0116

1535 Old Okeechobee Rd.  
Suite 106  
West Palm Beach, FL  
33409-5270  
561-689-4970 Phone  
561-689-5559 Fax

SITE DATA

Existing Zoning	RE/SE(PUD)
Existing Land Use Designation	LR-1
Total Site Area	9.07 Acres
Total Upland Preserve (25%)	2.27 Acres
Type of Use (35' max. ht.) (One Story Buildings)	Commercial (Retail & Office)
Total Commercial Floor Area	54,000 S.F.
Number of Lots (see sheet 2 of 2 for indiv. lot sizes)	15 Lots
Lot Coverage	13.7%
Floor Area Ratio	.13
Impervious Area	204,283 S.F.
Pervious Area	190,806 S.F.
Parking Required (see sheet 2 of 2 for detail)	270 Spaces
1 space/200 sq. ft.	(253 Standard, 9x18 5' & 1 HC, 12x18 5')
Parking Provided	271 Spaces
(256 standard & 15 HC)	
<b>SETBACKS</b> (see sheet 2 of 2 for lot line designations)	
Front (Bink's Forest Drive)	25'
Side Corner (Bent Creek Road)	25'
Side Interior (South PL - FPL Easement)	20'
Rear (East PL - Pod J Res.)	40'
Building Separation	20' Minimum

SIGN PROGRAM

- All signs to have a "Uniformity of Design" consistent within the entire commercial parcel.
- Freestanding Signs
  - (1) Point of Purchase Sign (Freestanding)
    - Max. accumulative sq.ft. for all signs is 300 sq.ft.
    - (2) Bink's Forest Drive signs 20' ht. max. 1 1/2 sq.ft. max. sign area per sign
    - (3) Bent Creek Road signs 15' ht. max. 1 1/2 sq.ft. max. sign area per sign
  - (2) Directional signs for individual parcels (one for each entry driveway)
    - Logo of company name only, no advertising copy
    - 8 sq.ft. max. per sign. 11' max. ht. 10' max. depth. SAFE SIGN TRIANGLE.
- Wall Signs
  - Located on each individual building wall signs allowed by code
  - 15 sq.ft. max. sign area for front face wall sections that are 50' in length
  - 108 sq.ft. max. sign area for front face wall sections that are 72' in length
  - Side 4 rear signs max. sq.ft. = 50% of sq.ft. area used for front face wall sign (when adjacent to commercial)
  - Side 4 rear signs max. sq.ft. = 25% of sq.ft. area used for front face wall sign (when adjacent to residential)
  - Provide address sign on each proposed building.

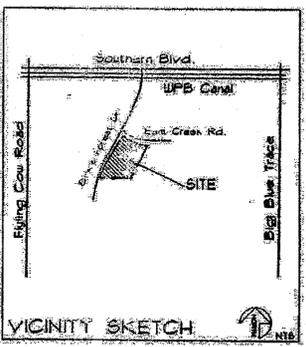
LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 6, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE SOUTH 89 DEGREES 59 MINUTES 25 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 186.88 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 120.00 FEET AND WHOSE RADIUS BEARS SOUTH 73 DEGREES 28 MINUTES 29 SECONDS EAST; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14 DEGREES 42 MINUTES 58 SECONDS, A DISTANCE OF 331.34 FEET TO THE POINT OF TANGENCY; THENCE NORTH 31 DEGREES 34 MINUTES 31 SECONDS EAST, A DISTANCE OF 491.60 FEET; THENCE NORTH 75 DEGREES 41 MINUTES 36 SECONDS EAST, A DISTANCE OF 34.81 FEET; THENCE SOUTH 62 DEGREES 10 MINUTES 38 SECONDS EAST, A DISTANCE OF 23.16 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 77 DEGREES 33 MINUTES 30 SECONDS, A DISTANCE OF 389.18 FEET TO THE END OF SAID CURVE; THENCE SOUTH 26 DEGREES 41 MINUTES 08 SECONDS WEST, A DISTANCE OF 431.26 FEET TO AN INTERSECTION WITH THE SAID SOUTH LINE OF SECTION 31, ALSO BEING THE NORTH LINE OF SAID SECTION 6; THENCE CONTINUE SOUTH 26 DEGREES 41 MINUTES 08 SECONDS WEST, A DISTANCE OF 33.51 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS WEST, ALONG A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF SECTION 6, A DISTANCE OF 516.52 FEET; AND WHOSE RADIUS POINT BEARS SOUTH 14 DEGREES 31 MINUTES 43 SECONDS EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21 DEGREES 23 MINUTES 14 SECONDS, A DISTANCE OF 3123 FEET TO THE POINT OF BEGINNING.

CONTAINING 399,240 SQ. FT. OR 9.2138 ACRES MORE OR LESS.

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

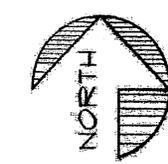


Approved by Village of Wellington  
PLANNING & ZONING DIVISION  
DATE: 9/17/09

RELOCATE ONE INTERNAL DIRECTIONAL SIGN FROM LOT #3 TO LOT #4.

SP 13-10  
VILLAGE OF WELLINGTON  
FINAL PLAN  
CERTIFIED AT  
8/17/09  
M. Lee, DRC.

Professional Center  
Bink's Forest of the Landings at Wellington PUD  
Town of Wellington, Florida  
Site Plan / Conceptual Landscape Plan



Scale: 1"=60'-0"  
0 30 60  
Project No. 08-008  
Date: 6/18/07  
Drawn By: LB  
Checked By: WL  
Revisions: 6/30/07 (U.S.)  
7/28/07 (DRC)  
8/5/07 (U.S.)  
08-08-2008



1997-10 SP4  
 Home - Site Plan  
 SAFCD PRODUCTS • NEW HIRE, MINNESOTA  
 REGISTERED BY PART NUMBER 0082

BINKS FOREST OF THE LANDINGS  
 AT WELLINGTON P.U.D.  
 FLU: COMMERCIAL RECREATION  
 Z: RE/SE/PUD  
 USE: GOLF COURSE

BINKS FOREST OF THE LANDINGS  
 AT WELLINGTON P.U.D.  
 FLU: RESIDENTIAL C  
 Z: RE/SE/PUD  
 USE: RESIDENTIAL

**TABULAR PROJECT DATA**

PETITION NUMBER	1997-10 CU 1 / 1997-10 SP4 / HTE 08-1121
PROJECT NAME	HOME AWAY FROM HOME LEARNING CENTER IV
FUTURE LAND USE DESIGNATION	OFFICE COMMERCIAL
ZONING DISTRICT	AR/SE/PUD
SECTION 31	TOWNSHIP 43
PROPERTY CONTROL NUMBER (PCN)	RANGE 41 73-41-43-31-07-000-0010 73-41-43-31-07-000-0020 73-41-43-31-07-000-0030
EXISTING USE	VACANT
PROPOSED USE	DAY CARE CENTER, GENERAL
TOTAL SITE AREA	1.53 AC. (66,798 S.F.)
TOTAL BUILDING SQUARE FOOTAGE	8,618 S.F.
FLOOR AREA RATIO (25% MAX.)	12.9%
BUILDING HEIGHT	35' MAX HEIGHT
NUMBER OF STORIES	1 STORY
LOT COVERAGE (20% MAX.)	12.9%
IMPERVIOUS SURFACES	(33,532 S.F.) 50.2%
PERVIOUS SURFACES	(33,266 S.F.) 49.8%
LANDSCAPE OPEN AREAS	(11,335 S.F.) 0.26 AC.
LIMITED ACCESS EASEMENT AREA	(2,422 S.F.) 0.06 AC.
CONSERVATION EASEMENT AREA	(9,310 S.F.) 0.21 AC.
RIGHT-OF-WAY AREA	(4,847 S.F.) 0.11 AC.
PLAYGROUND AREA	(10,567 S.F.) 0.24 AC.
INFANT PLAYGROUND	(3,690 S.F.) 0.08 AC.
PRE-SCHOOLERS PLAYGROUND AREA	(6,877 S.F.) 0.16 AC.

**PARKING BREAKDOWN**

TOTAL PARKING REQUIRED	25 SPACES
(10 TRANSIENT, 1 SP/EMPLOYEE X 15 EMPLOYEES)	
TOTAL PARKING PROVIDED	30 SPACES
HANDICAP PARKING SPACES REQUIRED	2 SPACES
HANDICAP PARKING SPACES PROVIDED	2 SPACES

**BUILDING BREAKDOWN**

TOTAL BUILDING GROSS SF:	8,618 SF
ADMIN/OFFICE:	1,683 SF
INFANTS:	3,250 SF
PRE-SCHOOLERS:	3,685 SF
TOTAL:	6,935 SF
STORAGE (infants and pre-schoolers areas only):	109 SF
TOILET FACILITIES (infants and pre-schoolers areas only):	302 SF

**PROJECT INFORMATION**

NUMBER OF STUDENTS	173 STUDENTS
NUMBER OF EMPLOYEES	15 EMPLOYEES
HOURS OF OPERATION	7 AM - 6 PM, MON-FRI

**LEGAL DESCRIPTION**

LOTS 1, 2 AND 3, BINKS COMMERCIAL CENTRE, ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 91, PAGE 21.

**PROPERTY DEVELOPMENT REGULATIONS**

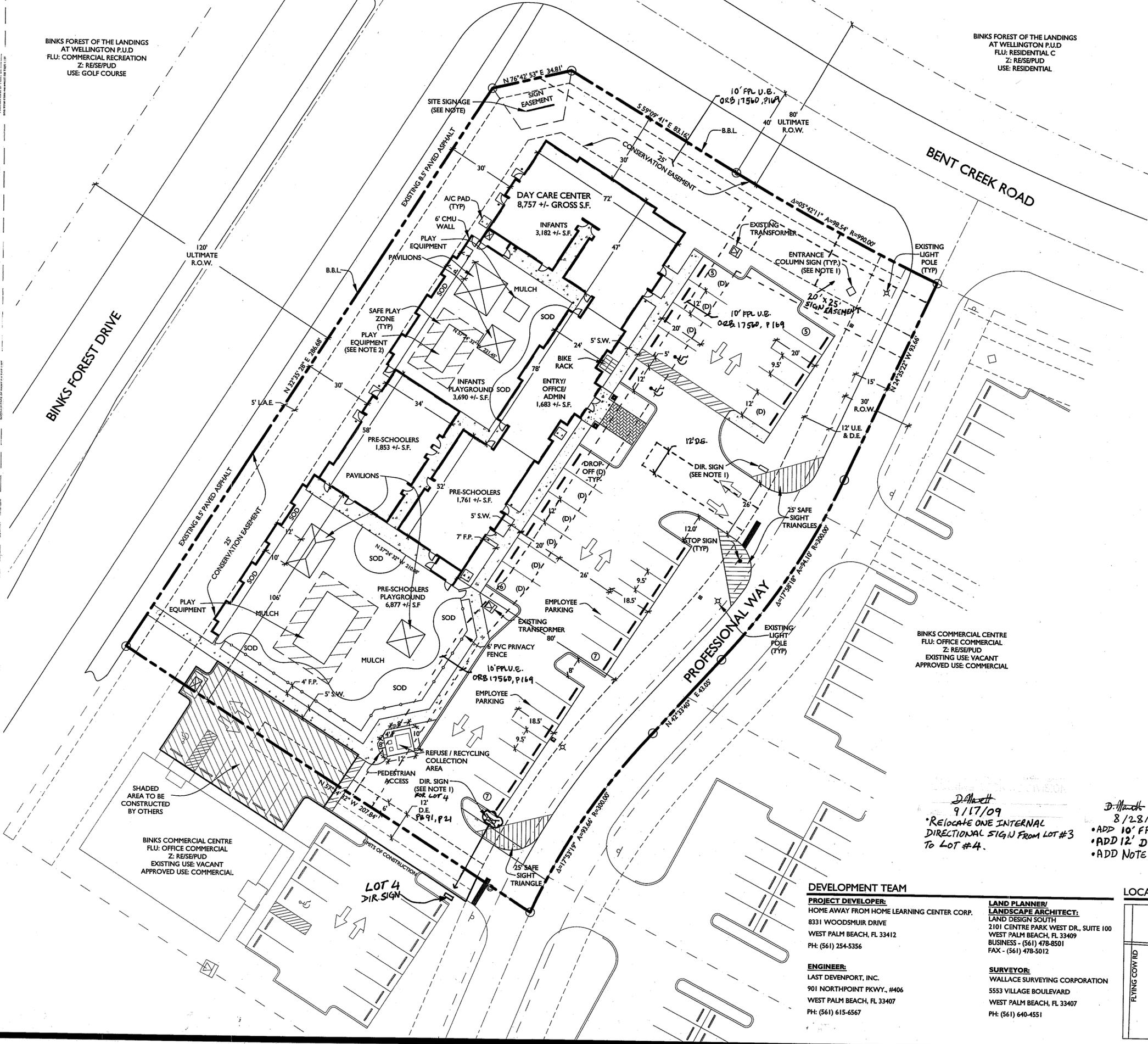
HOUSING TYPE OR POD (COMMERCIAL)	MIN. LOT DIMENSIONS			MAX. FAR	MAX. BLDG. COVER	MIN. BLDG. SETBACKS			
	SIZE	WIDTH	DEPTH			FRONT	SIDE	STREET	REAR
REQUIRED	1 AC.	100'	200'	.25	.20	25'	C-20' R-40'	25'	C-20' R-40'
PROPOSED	1.53 AC.	207'	287'	.13	.13	80'	106'	30'	30'

**NOTES**

- SIGNAGE: ALL PROPOSED SIGNAGE SHALL COMPLY WITH THE ARB APPROVED BINKS COMMERCIAL CENTER MASTER SIGN PLAN (PETITION # SP-97-10). ONLY INTERNAL DIRECTIONAL SIGNS SHALL BE USED FOR THIS PROJECT AT THE ENTRY TO EACH DRIVEWAY.
- SEE ATTACHED CUT SHEETS FOR PROPOSED PLAY EQUIPMENT.
- SPEED BUMPS ARE NOT ALLOWED NOW OR IN THE FUTURE.

**LEGEND**

AC.	ADMINISTRATIVE	ACRE	LAE	LIMITED ACCESS EASEMENT
B.B.L.	BASE BUILDING LINE	MIN.	MIN.	MAXIMUM
BLDG.	BUILDING	MON.	MON.	MINIMUM
CMU	CONCRETE MASONRY UNIT	N.T.S.	N.T.S.	NOT TO SCALE
(D)	DROP-OFF SPACE	P.U.D.	P.U.D.	PLANNED UNIT DEVELOPMENT
D.E.	DRAINAGE EASEMENT	R.O.W.	R.O.W.	RIGHT OF WAY
DIR.	DIRECTIONAL	S.F. / SQ. FT.	S.F. / SQ. FT.	SQUARE FEET
FAR	FLOOR AREA RATIO	SP.	SP.	SPACES
F.L.U.	FUTURE LAND USE	S.W.	S.W.	SIDEWALK
F.P.	FOUNDATION PLANTING	TYP.	TYP.	TYPICAL
FRI	FRIDAY	U.E.	U.E.	UTILITY EASEMENT
HT.	HEIGHT	Z:	Z:	ZONING DISTRICT



BINKS COMMERCIAL CENTRE  
 FLU: OFFICE COMMERCIAL  
 Z: RE/SE/PUD  
 EXISTING USE: VACANT  
 APPROVED USE: COMMERCIAL

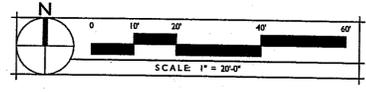
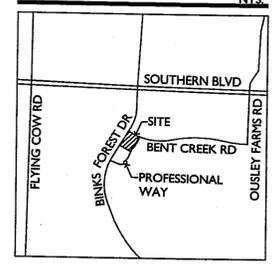
D. Ansett  
 9/17/09  
 \*RELOCATE ONE INTERNAL DIRECTIONAL SIGN FROM LOT #3 TO LOT #4.

D. Ansett  
 8/28/09  
 \*ADD 10' FPL U.E.  
 \*ADD 12' D.E.  
 \*ADD NOTE 6 TO SHEET LP.1

**DEVELOPMENT TEAM**

- PROJECT DEVELOPER:**  
 HOME AWAY FROM HOME LEARNING CENTER CORP.  
 8331 WOODSMUIR DRIVE  
 WEST PALM BEACH, FL 33412  
 PH: (561) 254-5356
- LAND PLANNER/ LANDSCAPE ARCHITECT:**  
 LAND DESIGN SOUTH  
 2101 CENTRE PARK WEST DR., SUITE 100  
 WEST PALM BEACH, FL 33409  
 BUSINESS - (561) 478-8501  
 FAX - (561) 478-5012
- SURVEYOR:**  
 WALLACE SURVEYING CORPORATION  
 5553 VILLAGE BOULEVARD  
 WEST PALM BEACH, FL 33407  
 PH: (561) 640-4551
- ENGINEER:**  
 LAST DEVENPORT, INC.  
 901 NORTHPOINT PKWY., #406  
 WEST PALM BEACH, FL 33407  
 PH: (561) 615-6567

**LOCATION MAP**



**ZONING STAMP**

PETITION NO. 1997-10 SP4  
 SUPERCEDES EXHIBIT NO. N 1A  
 CERTIFIED DATE October 8, 2008  
 SP 1 - SP 2

Approved by:  
 [Signature] Planning & Zoning  
 [Signature] Engineering  
 [Signature] Building  
 [Signature] Landscape  
 [Signature] Traffic  
 SP1-2 & LP1-3



HOME AWAY FROM HOME LEARNING CENTER IV  
 (BINKS COMMERCIAL CENTRE LOTS 1, 2 AND 3)  
 PREPARED FOR HOME AWAY FROM HOME LEARNING CENTER CORP.  
 VILLAGE OF WELLINGTON, FLORIDA

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**SITE PLAN**

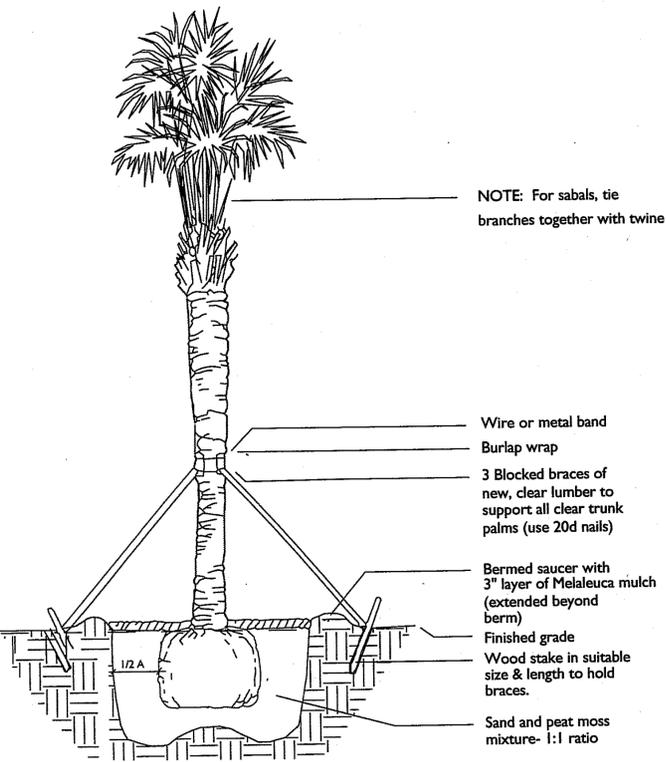
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DRAWN BY:	JTB
DRAWING #:	CERT_01-08-2009_SP_1511.1.dwg
FILE #:	1511.1
DATE:	05/01/2008

L.D.S. PROJECT SCHEDULE	
DATE	APPROVAL / NOTES
05/01/08	PRE APPLICATION MEETING
05/01/08	INITIAL DEC SUBMITTAL
05/01/08	RECORD DEC SUBMITTAL
05/01/08	DEC COMMENTS SECOND ROUND
05/01/08	DEC COMMENTS CERTIFICATION

SHEET #  
 SP.1

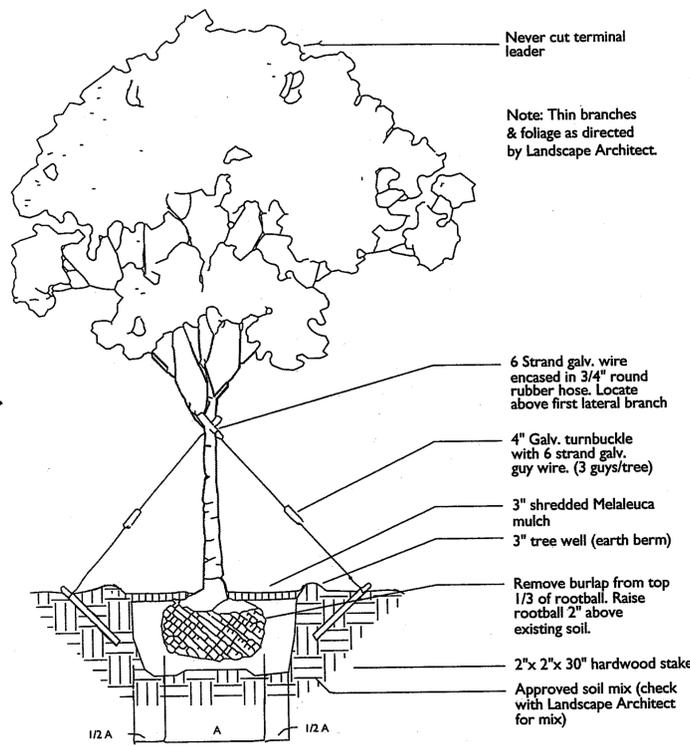






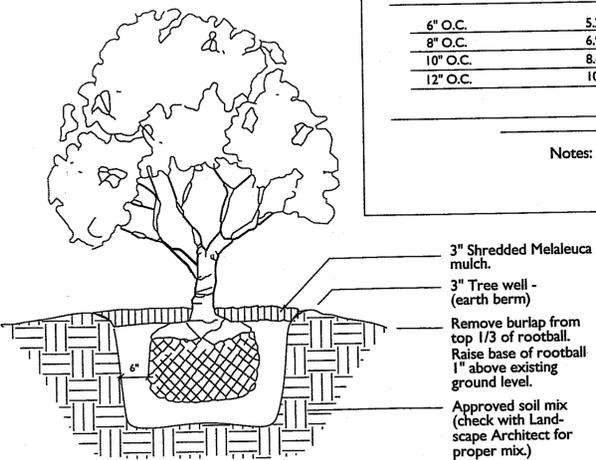
### PALM PLANTING DETAIL

NTS.



### TREE PLANTING DETAIL

NTS.



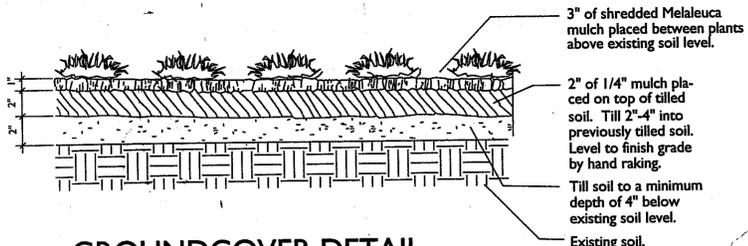
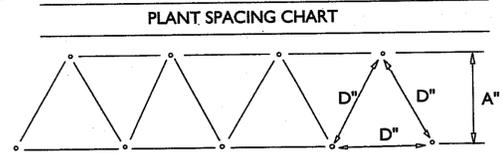
### SHRUB PLANTING DETAIL

NTS.

SPACING "D"	ROW "A"	# OF PLANTS **
6" O.C.	5.2"	4.16
8" O.C.	6.93"	2.6
10" O.C.	8.66"	1.66
12" O.C.	10.4"	1.15

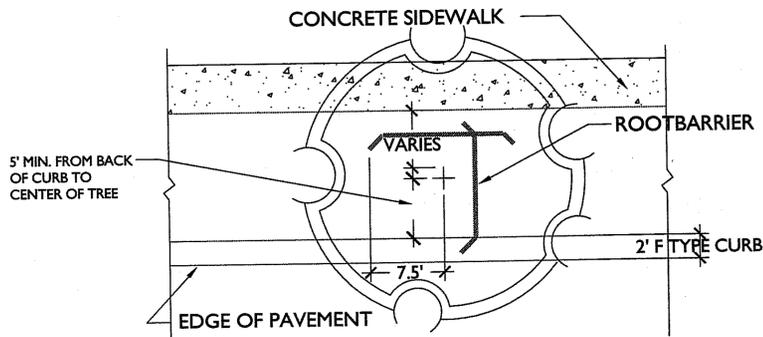
\*\* - 1 SQ. FT.

Notes: Remove existing vegetation at direction of Landscape Architect. See plant schedule for plant type, size, and spacing. Substitution of plant species is at the discretion of the Landscape Architect only.



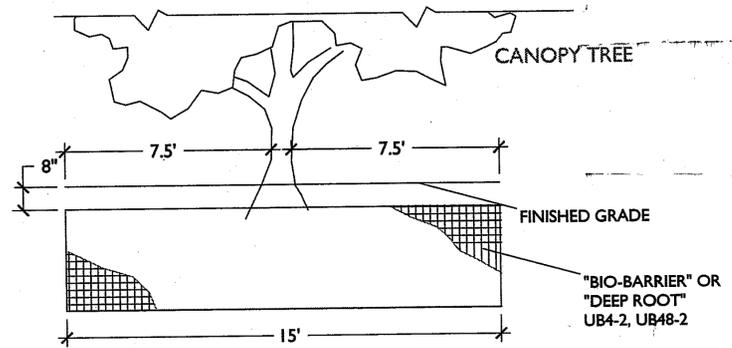
### GROUNDCOVER DETAIL

NTS.



### ROOT BARRIER DETAIL

NTS.



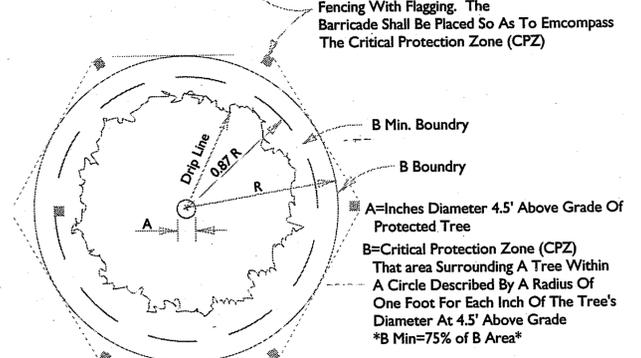
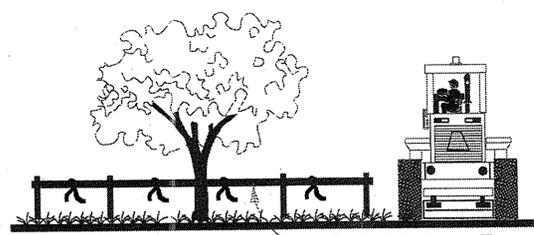
# OVERALL LANDSCAPE SCHEDULE

THIS TABLE DOES NOT INCLUDE EXISTING BUFFER TREE AND SHRUB QUANTITIES

NATIVE	QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE & REMARK
<b>TREES</b>					
Y	4	BK	Bauhinia blakeana	Hong Kong Orchid Tree	B&B, 14' ht x 7' spr., 3" cal.
Y	10	CE	Conocarpus erectus	Buttonwood	B&B, 12' ht x 6' spr., 2.5" cal.
Y	5	CES	Conocarpus erectus 'Sericeus'	Silver Buttonwood	B&B, 12' ht x 6' spr., 2.5" cal.
N	4	LI	Lagerstroemia indica	Crape Myrtle	B&B, 14' ht x 6' spr., 2.5" cal.
Y	19	QV	Quercus virginiana	Live Oak	B&B, 14' ht x 8' spr., 3" cal.
N	4	TC	Tabebuia cariba	Yellow Tab	B&B, 16' ht x 6' spr., 2.5" cal.
<b>PALMS</b>					
Y	2	PM	Psychosperma macarthurii	Macarthur Palm	B&B, 12' Clear Trunk ht. min., Triple-trunk
Y	12	SP	Sabal palmetto	Cabbage Palm	B&B, 12' Gray Wood ht. min.
N	9	SR	Syagrus romanzoffianum	Queen Palm	B&B, 12' Gray Wood ht. min.
<b>ACCENTS</b>					
N	21	PR	Phoenix roebelenii	Pygmy Date Palm	#7, 3' OA Ht. Specimen
<b>SHRUBS</b>					
Y	480	CHR	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	24" x 24", 24" OC.
Y	145	EUG	Eugenia foetida	Spanish Stopper	24" x 24", 24" OC.
N	160	IXO	Ixora 'Nova Grant'	Ixora	24" x 24", 24" OC.
N	60	PHI	Philodendron bipinnatifidum	Split-Leaf Philodendron	24" x 24", 36" OC.
N	345	VIB	Viburnum suspensum	Sandankwa Viburnum	24" x 24", 24" OC.
Y	35	ZAM	Zamia pumila	Coontie	24" x 24", 36" OC.
<b>GROUNDCOVERS</b>					
N	575	LIR	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	#1, 12" OA, 12" OC.
		SOD	Stenotaphrum secundatum	St. Augustine 'Floritan'	Solid Sod, Sq. Ft. to be determined by land. contractor

Notes - In case of quantity discrepancies plan takes precedence over plant list.  
-Landscape contractor to contact Landscape Architect (LA) if material is not available as specified in plans.  
-Landscape Contractor (LC) responsible for verification of all quantities prior to bidding.  
-Removal of existing vegetation is responsibility of Landscape Contractor (LC).  
-Relocation of existing vegetation is responsibility of LC. See Landscape Architect (LA) for planting instructions and locations.

IRRIGATION (AUTOMATIC, UNDERGROUND, 100% COVERAGE) SHALL BE PROVIDED UP TO THE ROAD EDGE ON ALL SIDES.



### TREE PROTECTION DETAIL

NTS.  
\* THIS DETAIL APPLIES TO ALL TREES THAT WILL REMAIN OR BE RELOCATED



HOME AWAY FROM HOME LEARNING CENTER IV  
(BINKS COMMERCIAL CENTRE LOTS 1, 2 AND 3)  
PREPARED FOR HOME AWAY FROM HOME LEARNING CENTER CORP.  
VILLAGE OF WELLINGTON, FLORIDA

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JAN 09 2009

### LANDSCAPE SCHEDULE AND DETAILS

SCALE: 1"=20'  
DRAWN BY: FTM  
DRAWING #: Master\_LP\_1511.dwg  
FILE #: 1511.1  
DATE: 05/01/2008

L.D.S. PROJECT SCHEDULE		
DATE	APPROVAL	NOTES
05/14/08	INITIAL	DWG SUBMITTAL
05/20/08	REVISION	REVISIONS AND SUBMITTAL
06/11/08	DWG	COMMENTS - AND ROUND
06/27/08	DWG	COMMENTS - CERTIFICATION

SHEET #  
LP-2



1377-1U 374

Home - Site Plan

6 of 7

TECHNIQUE/DESIGN FEATURE	PROVIDED	POINTS
Moisture Sensing Controller (other than rainswitch)		
Drop/Fickle/Micro Irrigation System		
Irrigation Quality Effluent Irrigation		
Florida Native Landscaping	51-023	10
Required trees - Very Drought Tolerant	51-023	10
Extra Shade Trees		
Soil/Turf Alternative		
Required Shrubs - Very Drought Tolerant	51-003	10
TOTAL POINTS		40

CATEGORY	REQUIREMENT	REQUIRED	PROVIDED
INTERIOR			
Trees (total)	1 per 2500 SF	18	18 min
Native trees	50% minimum	9	9 min
Very drought tolerant trees	25% minimum	4.5	4.5 min
Shrubs 24" ht (total)	3 per 2500 SF	54	54 min
Native shrub total	50% minimum	27	27 min
Very drought tolerant shrubs	25% minimum	13.5	13.5 min
Vehicle use area trees (interior)	40 sq ft/parking space	10,840 sq ft	10,840 sq ft min
Vehicle use (shade trees)	15% minimum	1,626	1,626 min
Other Vehicle use (landscaping)	5% of other V.U.A.	1,302 sq ft	1,302 sq ft min
Required # of species		5	5 min
Tree size (V.U.A.)	10' ht, 2" cal, each min.		same
Preservation Area in lieu of Perimeter Buffer Req			

\* 17500 of 236308 sq. ft. area (site area - 25% preserve area)

Plant List

- Proposed Shade Tree**  
 (Mahogany Live Oak, Laurel Oak)  
 V.U.A. # 10' ht, 5" spr., 2" DBH 4' c.t. min.
- (Mahogany Live Oak, Laurel Oak)  
 Street tree # 10' ht, 5" spr., 2" DBH 4' c.t. min.
- Proposed Palm**  
 (Royal Washingtonia Sealei)  
 8' 10" c.t.

General Notes:

- All proposed plant material shall be Fla. #1 or better
- All proposed landscape areas shall be provided with 100% automatic irrigation coverage
- Tuck all plant beds
- All prohibitive plant species will be removed from the site and prevented from re-establishing
- All landscape areas shall be curbed as per the ULDC Code Requirements, 1.5 H.W. & 1.74(2) and 9.

\*Lots 1, 2, and 3 shall be replatted as one parcel, subject to Village of Wellington approval. For detailed site plan information relating to the proposed use of these parcels, please refer to sheet SP-1 and SP-2, prepared by Land Design South on 08-13-2008.

Rec. Area  
Bink's Forest of the Landings at Wellington P.U.D.  
LUP: LR-1  
Zoning: RE/SE(PUD)  
Existing Use: Golf Course

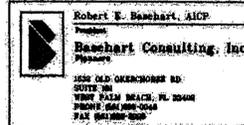
CONDITIONS OF APPROVAL: [R-2008-117]

3. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

4-A. In order to comply with the Traffic Performance Standards, the property owner shall be restricted to the following phasing schedule. No Building Permits for the site may be issued after December 31, 2013. A time extension for this condition may be approved by the Village and County Engineer based upon an approved Traffic Study which complies with Traffic Performance Standards in place at the time of the request.

4-B. The Property Owner shall monitor the need for a right turn lane west approach on Bent Creek Road at the Project's entrance, Professional Way. The Property Owner shall provide a review and analysis of Professional Way's Intersection with Bent Creek Road, at the request of the Village Engineer, on an annual basis for up to 24 months after the final certificate of occupancy for the next building on-site constructed after the daycare center use. If a right turn lane is warranted as determined by the Village Engineer, improvement shall be made by the Property Owner.

4-C. The Property Owner shall fund the cost of modifications, in item B above, if warranted as determined by the village Engineer. The cost of modification shall also include all design cost and any required utility relocation and right of way or easement acquisition.

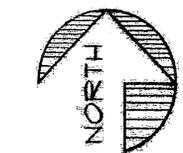


Winston Lee & Associates, Inc.

Landscape Architect  
Land Planning  
F.S.L. #LC 0118

1532 Old Okeechobee Rd.  
Suite 106  
West Palm Beach, FL  
33409-5270  
561 689-4970 Phone  
561 689-5559 Fax

Professional Center  
Bink's Forest of the Landings at Wellington PUD  
Town of Wellington, Florida  
Site Plan / Conceptual Landscape Plan



Scale: 1"=60'-0"

Project No. 08-008  
Date: 6/18/07  
Drawn By: LB  
Checked By: WL  
Revisions: 6/30/07 (U.S.)  
7/28/07 (DRC)  
8/5/07 (U.S.)  
08-08-2008

CADD File: binksp.rcd  
Sheet 1 of 2

SITE DATA

Existing Zoning	RE/SE(PUD)
Existing Land Use Designation	LR-1
Total Site Area	9.07 Acres
Total Upland Preserve (25%)	2.27 Acres
Type of Use (35' max. ht.) (One Story Buildings)	Commercial (Retail & Office)
Total Commercial Floor Area	54,000 S.F.
Number of Lots (see sheet 2 of 2 for indiv. lot sizes)	15 Lots
Lot Coverage	13.7%
Floor Area Ratio	.13
Impervious Area	204,283 S.F.
Pervious Area	190,806 S.F.
Parking Required (see sheet 2 of 2 for detail)	270 Spaces
1 space/200 sq. ft. (253 Standard, 9x18 5' & 1 HC, 12x18 5')	
Parking Provided	271 Spaces
(256 standard & 15 HC)	
<b>SETBACKS</b> (see sheet 2 of 2 for lot line designations)	
Front (Bink's Forest Drive)	25'
Side Corner (Bent Creek Road)	25'
Side Interior (South PL - FPL Easement)	20'
Rear (East PL - Pod J Res.)	40'
Building Separation	20' Minimum

SIGN PROGRAM

- All signs to have a "Uniformity of Design" consistent within the entire commercial parcel.
- Freestanding Signs**
- (1) Point of Purchase Sign (Freestanding)
    - Max. accumulative sq.ft. for all signs is 300 sq.ft.
    - (2) Bink's Forest Drive signs: 20' ht. max. 1 1/2 sq.ft. max. sign area per sign
    - (3) Bent Creek Road signs: 15' ht. max. 1 1/2 sq.ft. max. sign area per sign
  - (2) Directional signs for individual parcels (one for each entry driveway)
    - Logo of company name only, no advertising copy
    - 8 sq.ft. max. per sign. 11' max. ht. 10' max. base. SAFE SIGN TRIANGLE.
- Wall Signs**
- Located on each individual building wall signs allowed by code
    - 15 sq.ft. max. sign area for front face wall sections that are 50' in length
    - 108 sq.ft. max. sign area for front face wall sections that are 72' in length
    - Side 4 rear signs max. sq.ft. = 50% of sq.ft. area used for front face wall sign (when adjacent to commercial)
    - Side 4 rear signs max. sq.ft. = 25% of sq.ft. area used for front face wall sign (when adjacent to residential)
    - Provide address sign on each proposed building.

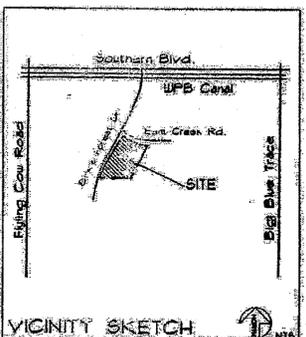
LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 6, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE SOUTH 89 DEGREES 59 MINUTES 25 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 186.88 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 120.00 FEET AND WHOSE RADUS BEARS SOUTH 73 DEGREES 28 MINUTES 29 SECONDS EAST; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14 DEGREES 42 MINUTES 59 SECONDS, A DISTANCE OF 331.34 FEET TO THE POINT OF TANGENCY; THENCE NORTH 31 DEGREES 34 MINUTES 31 SECONDS EAST, A DISTANCE OF 491.60 FEET; THENCE NORTH 75 DEGREES 41 MINUTES 36 SECONDS EAST, A DISTANCE OF 34.81 FEET; THENCE SOUTH 62 DEGREES 10 MINUTES 38 SECONDS EAST, A DISTANCE OF 23.16 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 77 DEGREES 33 MINUTES 30 SECONDS, A DISTANCE OF 389.15 FEET TO THE END OF SAID CURVE; THENCE SOUTH 26 DEGREES 41 MINUTES 08 SECONDS WEST, A DISTANCE OF 431.26 FEET TO AN INTERSECTION WITH THE SAID SOUTH LINE OF SECTION 31, ALSO BEING THE NORTH LINE OF SAID SECTION 6; THENCE CONTINUE SOUTH 26 DEGREES 41 MINUTES 08 SECONDS WEST, A DISTANCE OF 33.51 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS WEST, ALONG A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF SECTION 6, A DISTANCE OF 516.52 FEET; AND WHOSE RADUS POINT BEARS SOUTH 14 DEGREES 31 MINUTES 43 SECONDS EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21 DEGREES 23 MINUTES 14 SECONDS, A DISTANCE OF 312.3 FEET TO THE POINT OF BEGINNING.

CONTAINING 399,240 SQ. FT. OR 9.2138 ACRES MORE OR LESS.

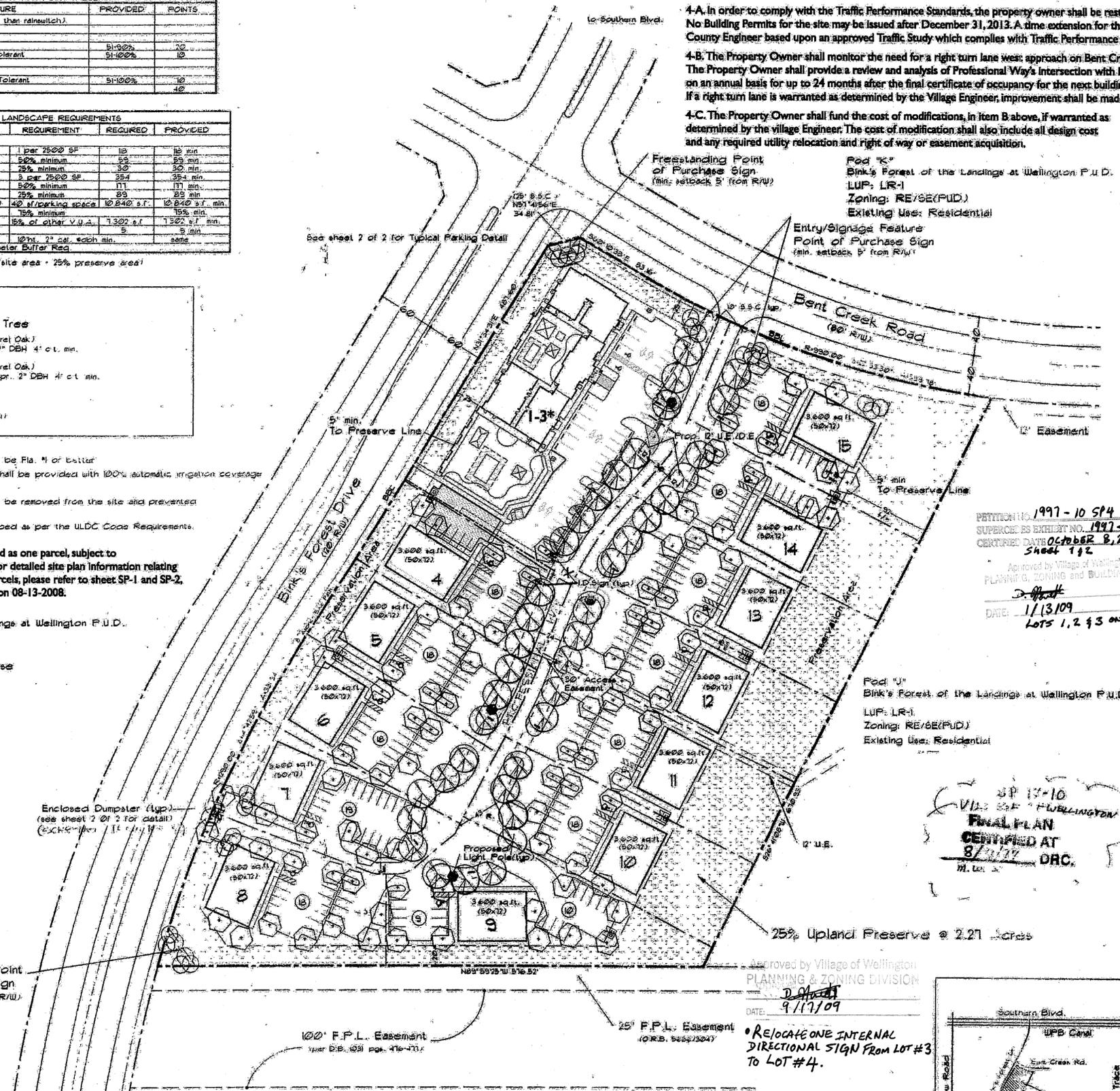
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.



Approved by Village of Wellington  
PLANNING & ZONING DIVISION  
DATE: 9/17/09

RELOCATE ONE INTERNAL DIRECTIONAL SIGN FROM LOT #3 TO LOT #4.

Rec. Area  
Bink's Forest of the Landings at Wellington P.U.D.  
LUP: LR-1  
Zoning: RE/SE(PUD)  
Existing Use: Golf Course



PLAT NO. 1997-10 SP4  
SUPERCEDE EXHIBIT NO. 1997-10 SP  
CERTIFIED DATE: OCTOBER 8, 2008  
Sheet 1 of 2

Approved by Village of Wellington  
PLANNING, ZONING AND BUILDING DEPT.  
DATE: 1/13/09  
LOTS 1, 2, 3 ONLY

SP 17-10  
VILLAGE OF WELLINGTON  
FINAL PLAN  
CERTIFIED AT  
8/17/09  
M. Lee, DRC.

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