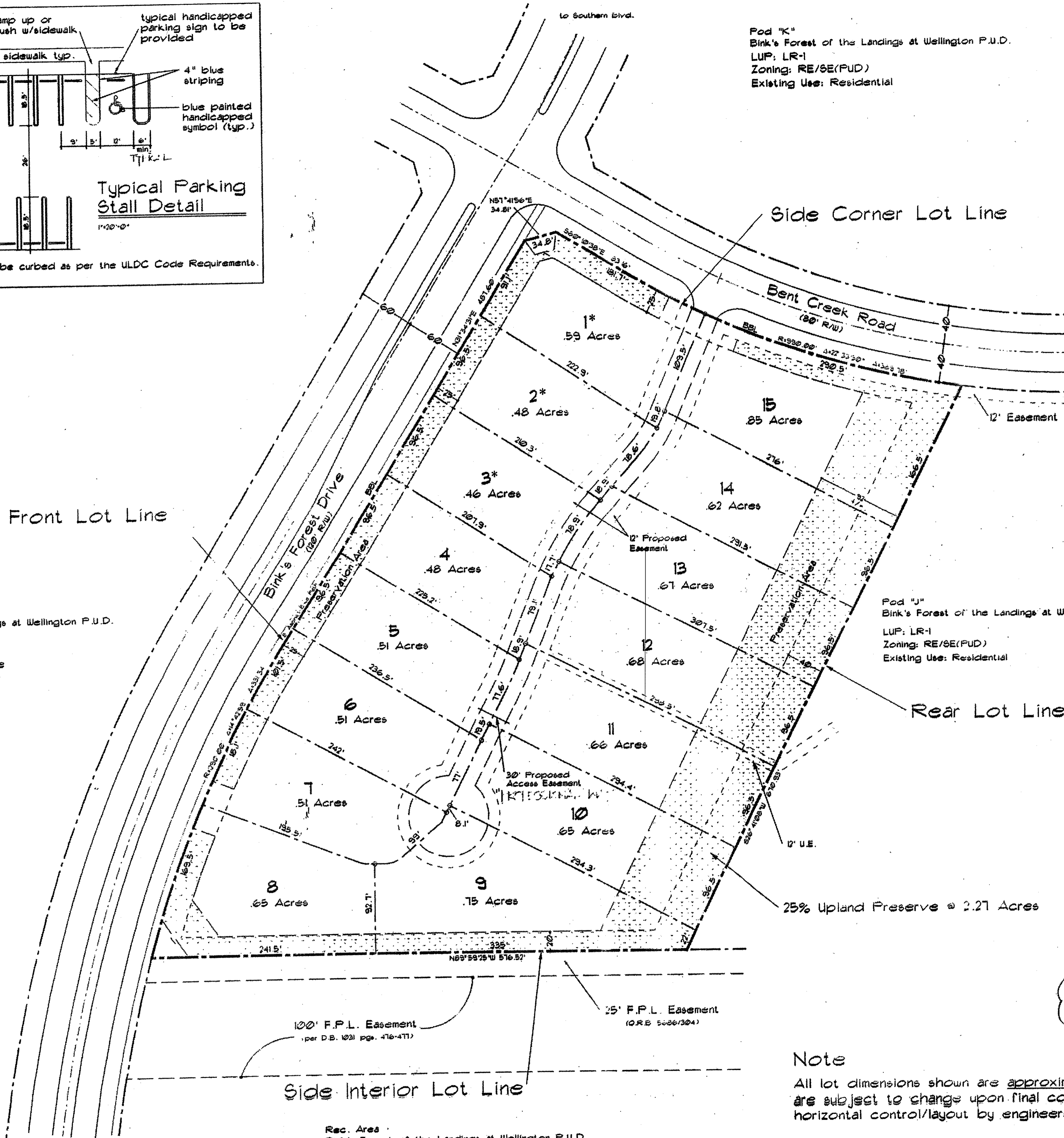


Rec. Area
Bink's Forest of the Landings at Wellington P.U.D.
LUP: LR-1
Zoning: RE/SE(PUD)
Existing Use: Golf Course

Front Lot Line



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

Note

All lot dimensions shown are approximate only and are subject to change upon final completion of horizontal control/layout by engineers.

Individual lot area calculations include any and all utility, drainage, & access easements, etc. and preserve areas.

*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.

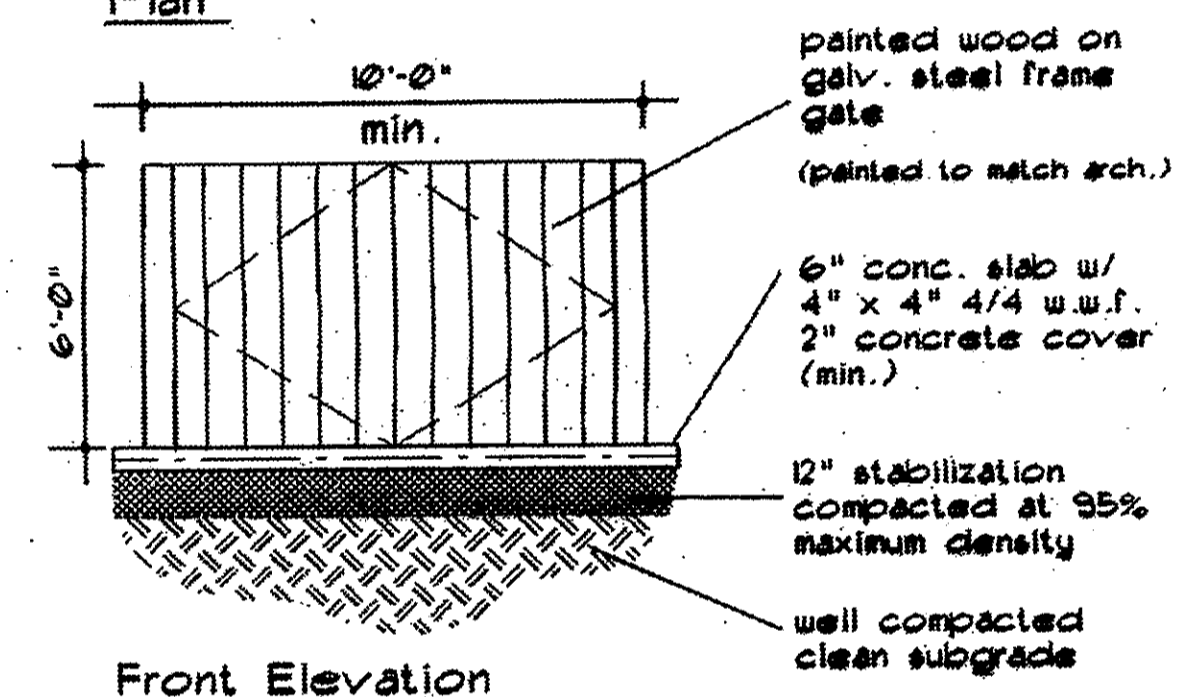
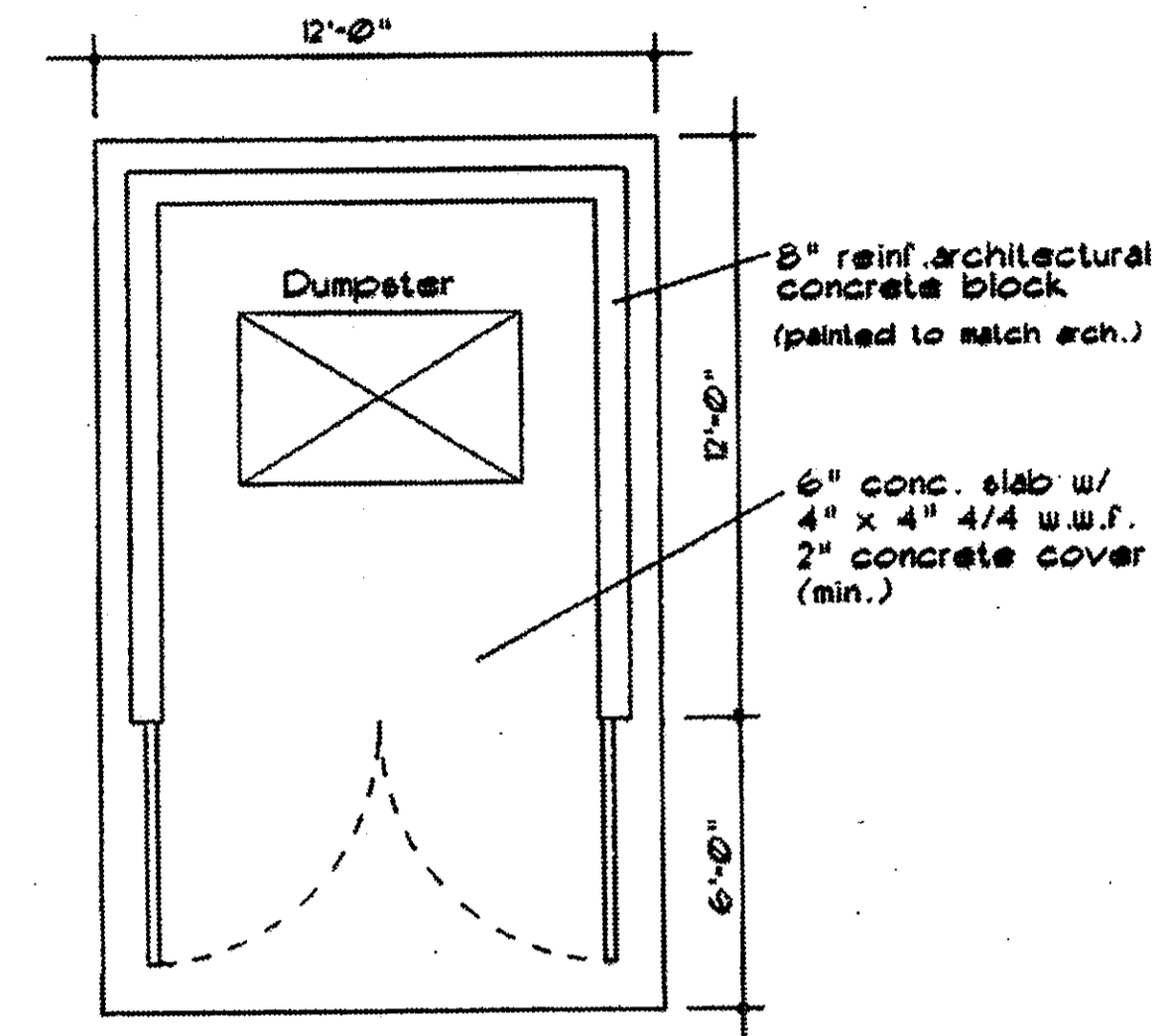
SP-97-10
Village of Wellington
FINAL PLAN
CERTIFIED AT
8/1/07 DRC.
M. Warr

Robert E. Baschert, AICP
President
Baschert Consulting, Inc.
Planners
1000 OLD OKEECHOBEE RD
SUITE 100
WEST PALM BEACH, FL 33409
PHONE 561-850-0045
FAX 561-850-0045

Winston Lee & Associates, Inc.

Landscape Architecture
Land Planning
P.S.I. *LC C116

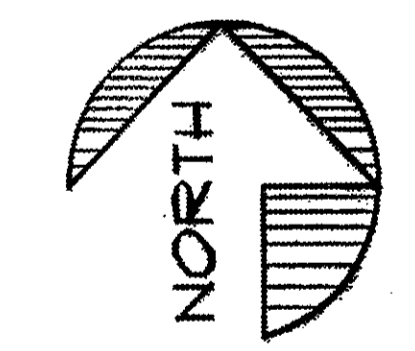
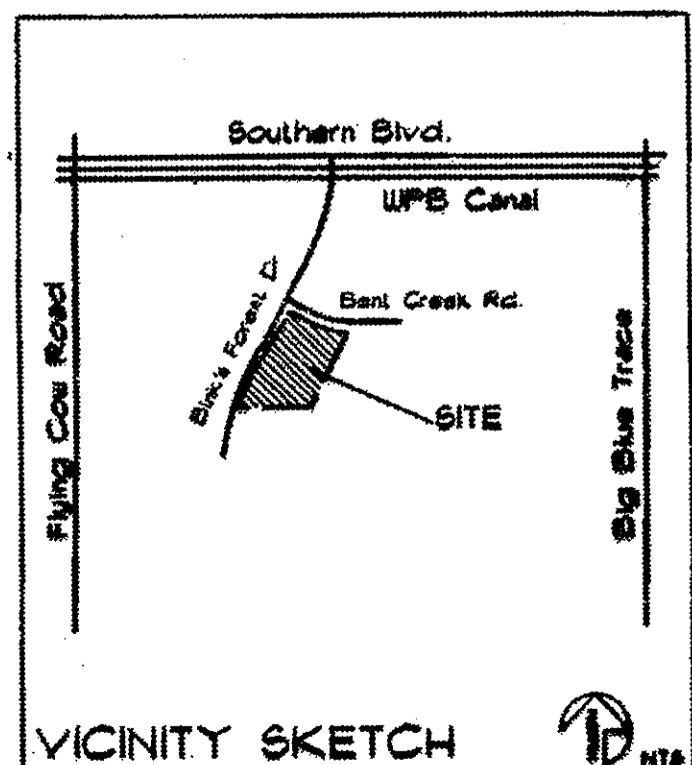
1532 Old Okeechobee Rd.
Suite 100
West Palm Beach, FL
33409-5270
561 680-4670 Phone
561 680-5558 Fax



- Dumpster Enclosure Notes:
- All reinforcing steel shall be grade 40 or equal.
 - Slab location shall meet requirements of the local sanitation division.
 - Truck approach to have 60,000 LB. G.V.W. capacity (min.).
 - When the doors are open, the unobstructed access shall be equal to the inside width of the enclosure. No framing, hinges or other items are to encroach on this opening.
 - Access doors to be hung on ends of enclosure walls.

Typical Dumpster Enclosure Detail

1/4"=1'-0"



Scale 1"=80'-0"

0 30 60 120

Project No. 06-006
Date 08.07
Drawn by LB
Checked By WL
Revisions 6.30.07(u.e.)
7.28.07(DRC)
8-5-07: WL
08-13-2008

CADD File bink-sp.fcd
Sheet 2 of 2

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

BINKS FOREST OF THE LANDINGS
AT WELLINGTON P.U.D.
FLU: RESIDENTIAL C
Z: RESE/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	RANGE 41
PROPERTY CONTROL NUMBER (PCN)	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.
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, 15 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

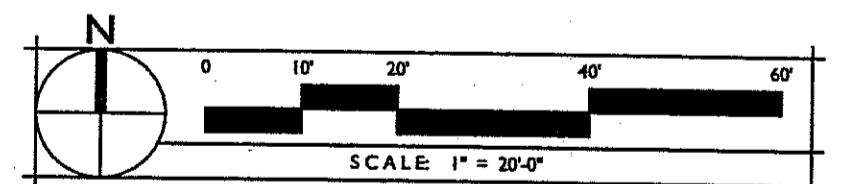
HOUSING TYPE OR POD (COMMERCIAL)	MIN. LOT DIMENSIONS			MAX. FAR.	MAX. BLDG. COVER	MIN. BLDG. SETBACKS			
	SIZE	WIDTH	DEPTH			FRONT	SIDE	STREET	REAR
REQUIRED	1 AC.	100'	200'	.25	.20	25'	C-20' R-40'	25'	C-20' R-40'
PROPOSED	1.53 AC.	207'	287'	.13	.13	80'	106'	30'	30'

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
ADMIN.	ADMINISTRATIVE	MAX.	MAX.	MAXIMUM
B.B.L.	BASE BUILDING LINE	MIN.	MIN.	MINIMUM
BLDG.	BUILDING	MON.	MON.	MONDAY
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 RATION	SP.	SP.	SPACES
F.L.U.	FUTURE LAND USE	S.W.	S.W.	SIDEWALK
F.P.	FOUNDATION PLANTING	TYP.	TYP.	TYPICAL
FRL	FRIDAY	U.E.	U.E.	UTILITY EASEMENT
HT.	HEIGHT	Z:	Z:	ZONING DISTRICT



ZONING STAMP

PETITION NO. 1997-10 SP4
SUPERCEDES EXHIBIT NO. N 1A
CERTIFIED DATE October 8, 2008
SP 1 - SP2

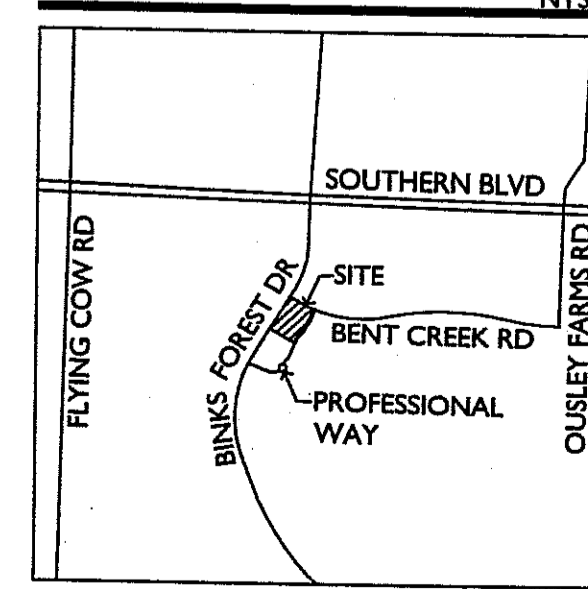
Approved by: [Signature] Planning & Zoning
[Signature] Engineering
[Signature] Building
[Signature] Landscape
[Signature] Traffic

SP1-2 & LP1-3

DATE APPROVAL: 05/01/2008
L.D.S. PROJECT SCHEDULE

DATE	APPROVAL	NOTES
05/01/08	[Signature]	PRE APPLICATION MEETING
07/01/08	[Signature]	INITIAL DMC SUBMITTAL
07/01/08	[Signature]	SECOND DMC SUBMITTAL
08/12/08	[Signature]	DMC COMMENTS SECOND ROUND
08/25/08	[Signature]	DMC COMMENTS CERTIFICATION

LOCATION MAP



DEVELOPMENT TEAM

PROJECT DEVELOPER:
HOME AWAY FROM HOME LEARNING CENTER CORP.
8331 WOODSMUR DRIVE
WEST PALM BEACH, FL 33412
PH: (561) 254-5356

ENGINEER:
LAST DEVENPORT, INC.
901 NORTHPOINT PKWY., #406
WEST PALM BEACH, FL 33407
PH: (561) 615-6567

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

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

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

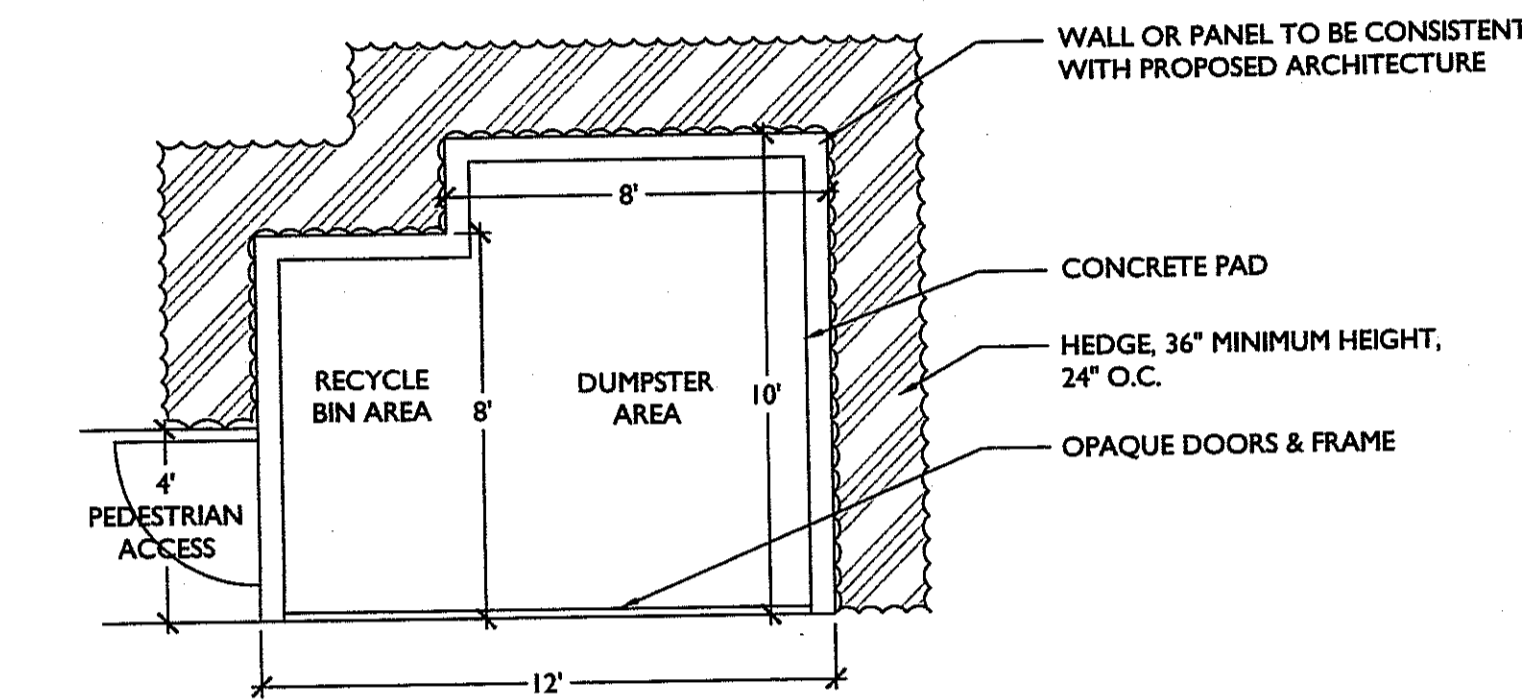
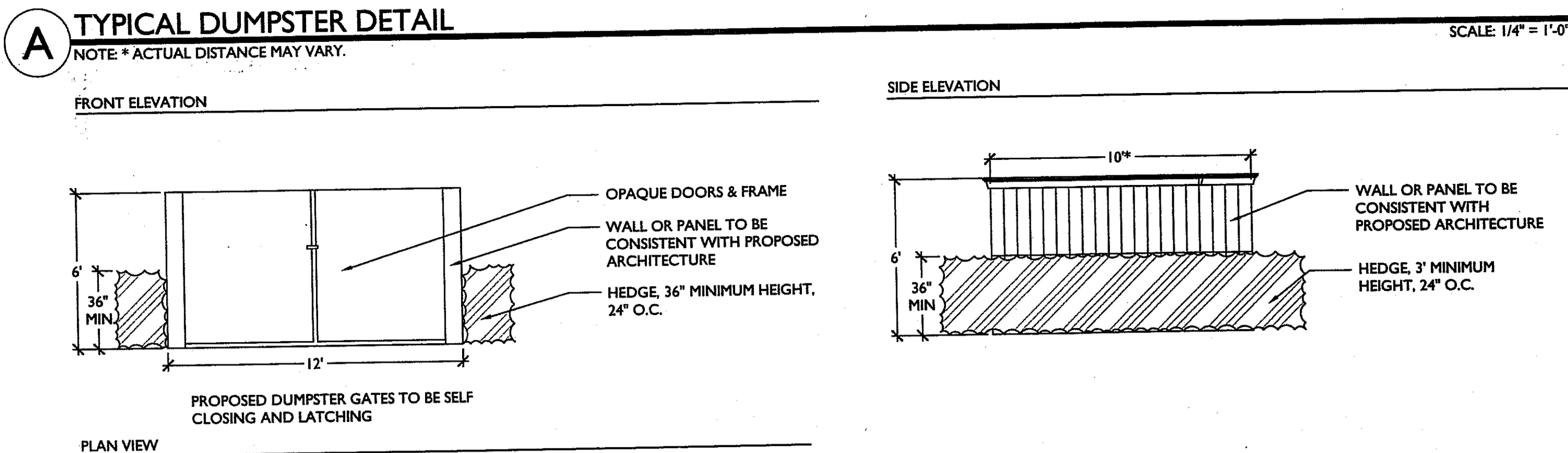


HOME AWAY FROM HOME LEARNING CENTER IV
(BINKS COMMERCIAL CENTRE LOTS 1, 2 AND 3)
PREPARED FOR HOME AWAY FROM HOME LEARNING CENTER CORP.
VILLAGE OF WELLINGTON, FLORIDA

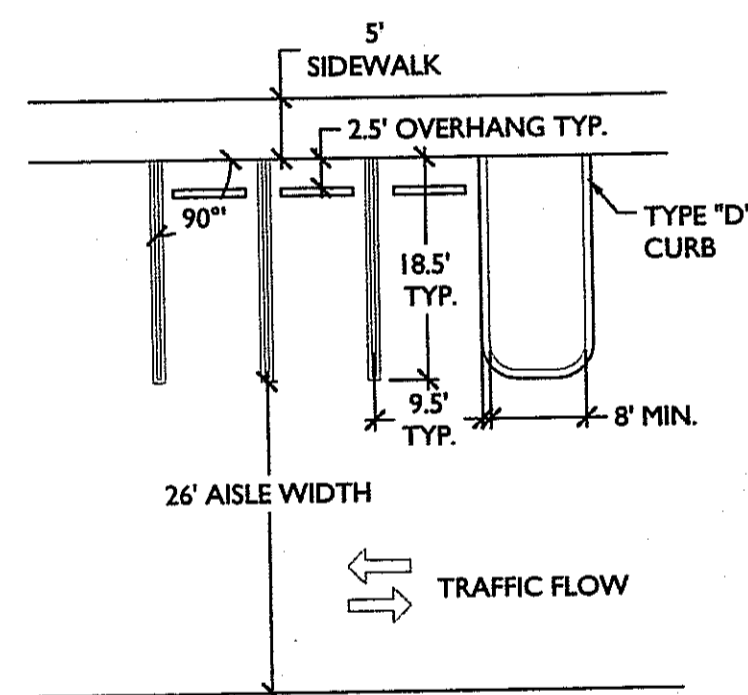
"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE LANDSCAPE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE LANDSCAPE ARCHITECTS WRITTEN PERMISSION."

SITE PLAN

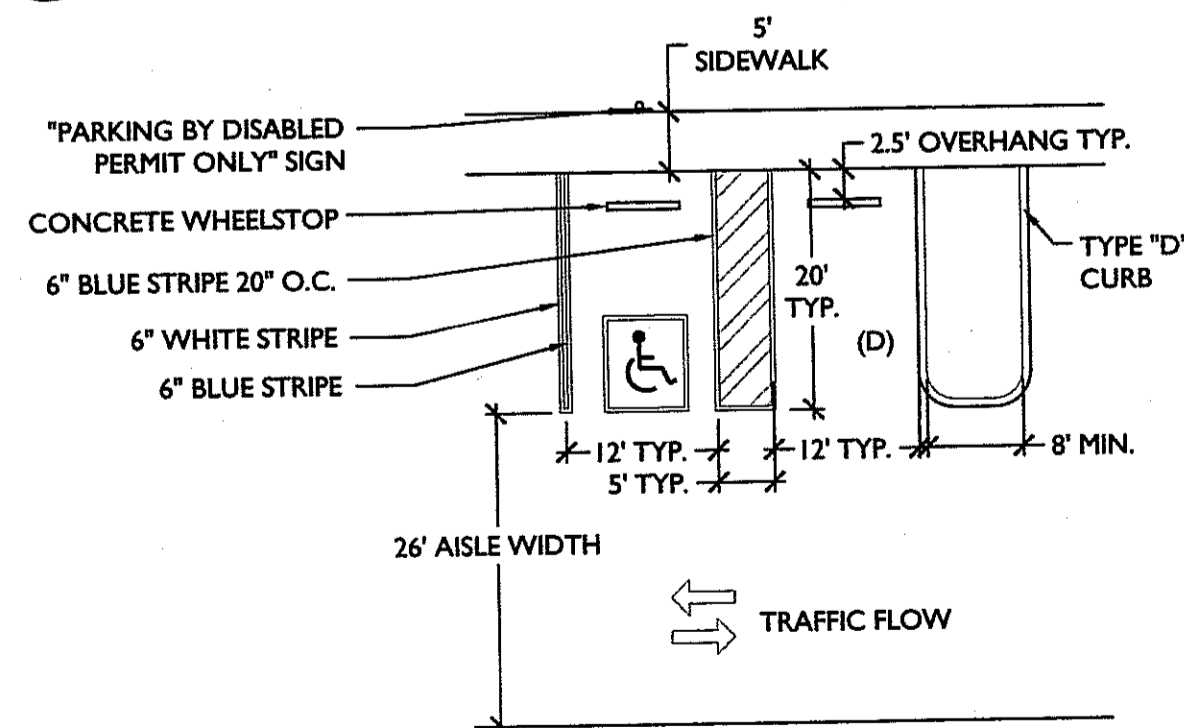
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DRAWN BY:	JTB
DRAWING #:	CERT_01-08-2009_SP_1511.1.dwg
FILE #:	1511.1
DATE:	05/01/2008
L.D.S. PROJECT SCHEDULE	



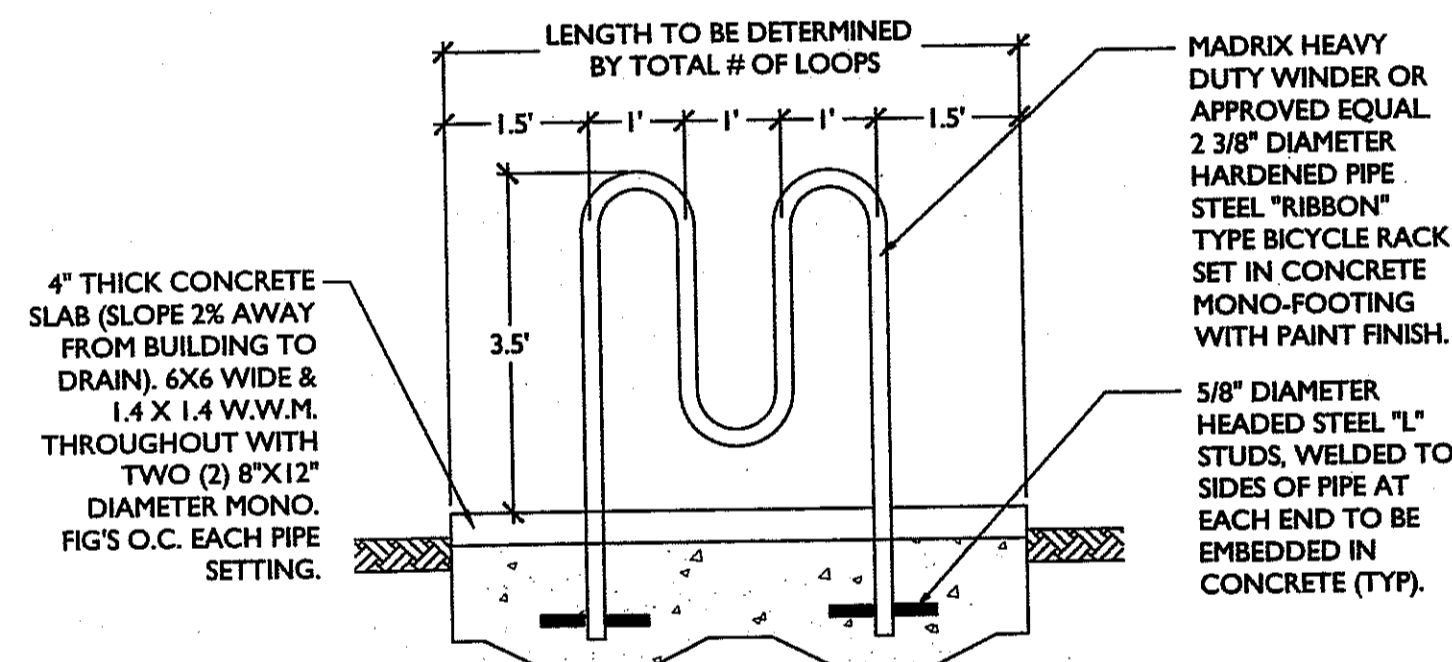
B 9.5' X 18.5' TYPICAL 90 DEGREE PARKING DETAIL
NOTES: - ALL DIMENSIONS AND NOTES ARE TYPICAL
SCALE: 1" = 16'-0"



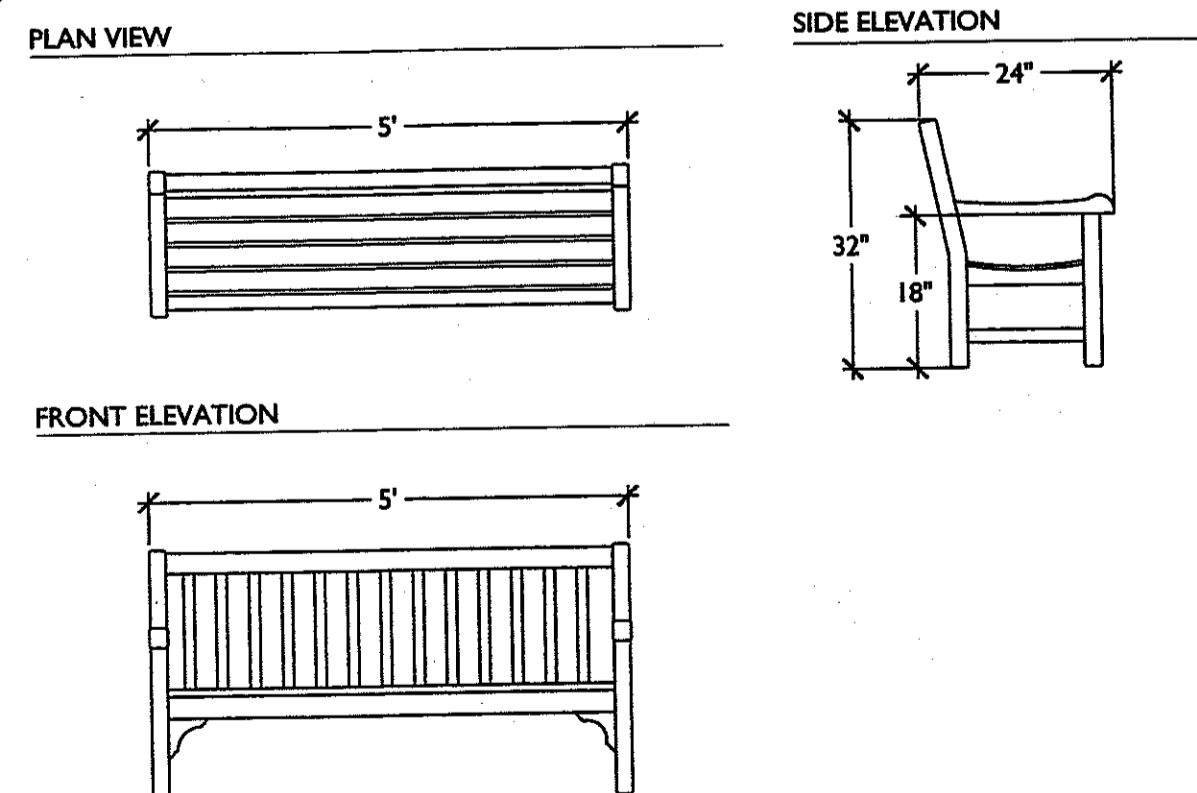
C 12' X 20' TYP. DROP-OFF /H.C. PARKING DETAIL
NOTES: - ALL DIMENSIONS AND NOTES ARE TYPICAL
SCALE: 1" = 16'-0"



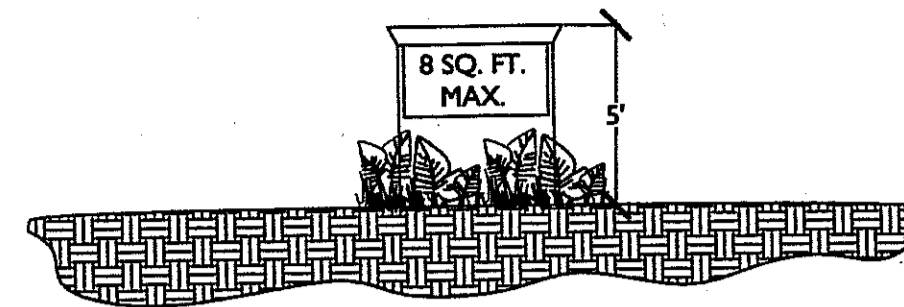
D TYPICAL BIKE RACK DETAIL
SCALE: 1/2" = 1'-0"



E BENCH
SCALE: 1/2" = 1'-0"



F TYPICAL DIRECTIONAL SIGN DETAIL
NOTE: - SIGN ARCHITECTURE TO BE CONSISTENT WITH PROPOSED ARCHITECTURE
- LOGO OR COMPANY NAME ONLY (NO ADVERTISING COPY)
- TO BE LOCATED OUTSIDE OF SAFE SIGHT TRIANGLES
SCALE: 3/16" = 1'-0"

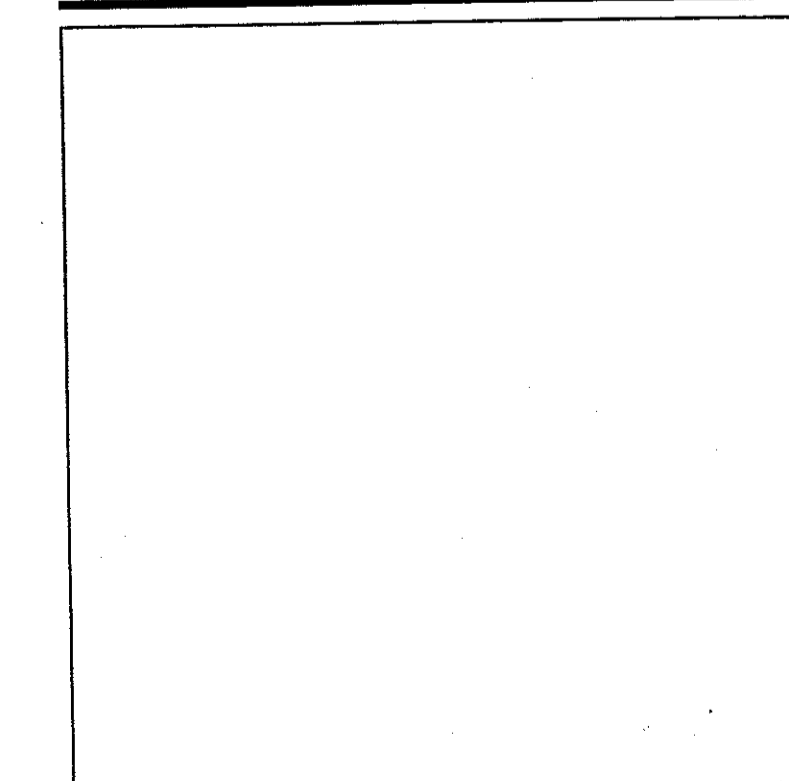


G TYPICAL PVC FENCE DETAIL
SCALE: NTS

CONDITIONS OF APPROVAL

- The proposed project shall be limited to an 8,618 square foot day care center including an infant's area, a pre-school area and an administration/office area.
- The applicant shall provide a minimum of two (2) staff members in the parking area of the daycare center to facilitate pickup and drop-off during the AM and PM peak hours.
- The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.
- When construction is required for the right turn lane west approach at Professional Way and Bent Creek Road, this project shall contribute 46% of all costs.
- The owner or operator shall obtain all appropriate federal, state and local permits / licenses prior to obtaining a certificate of occupancy.
- A central sign-in / sign out location shall be provided to ensure security.
- This site plan is certified pursuant to the provisions of Section 5.6 of the Wellington LDR. Certification confirms only the site plan meets the requirements of Section 5.6 and authorizes only the particular site configuration, layout and level of impacts. The certification of this site plan does not indicate the project has met the requirements of Section 8 of the LDR or other engineering standards and specifications. Approval from the Village Engineer pursuant to the requirements of Section 8 shall be required prior to the issuance of any building permits. Modifications required by the Village Engineer pursuant to Section 8 may necessitate modifications to this site plan.
- Architectural Review Board (ARB) approval is required for the elevations, colors and signs prior to permitting.
- Prior to commencing site development, applicant shall plat Lots 1, 2 and 3.
- Prior to Building Permits and/or commencing site development, an Engineering Land Development Permit is required.
- Prior to commencing site development, applicant shall obtain all required building and engineering permits.
- Prior to the issuance of any certificates of occupancy, final approval is required from Engineering Department.
- Encroachments in any utility, drainage or conservation easements shall not be permitted.
- Any change in use or occupancy type shall be considered an amendment to the conditional use approval and shall require Village review and approval. Conversion from a day care center will require compliance with the Village of Wellington's Comprehensive Plan and the Land Development Regulations (LDR).

ZONING STAMP



REGULATING PLAN

SCALE:	1"=20'	
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 DRC SUBMITTAL
05/01/08		SECOND DRC SUBMITTAL
05/01/08		DRC COMMENTS SECOND ROUND
05/01/08		DRC COMMENTS CERTIFICATION
05/01/08		ADD CONDITIONS OF APPROVAL

SHEET #
SP.2

BINKS FOREST DRIVE

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

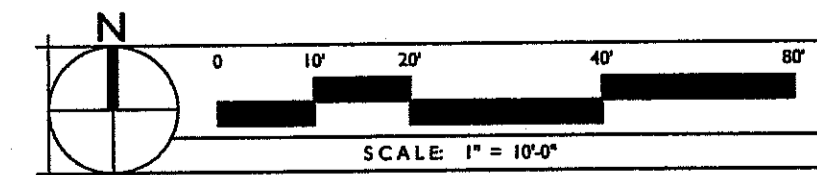
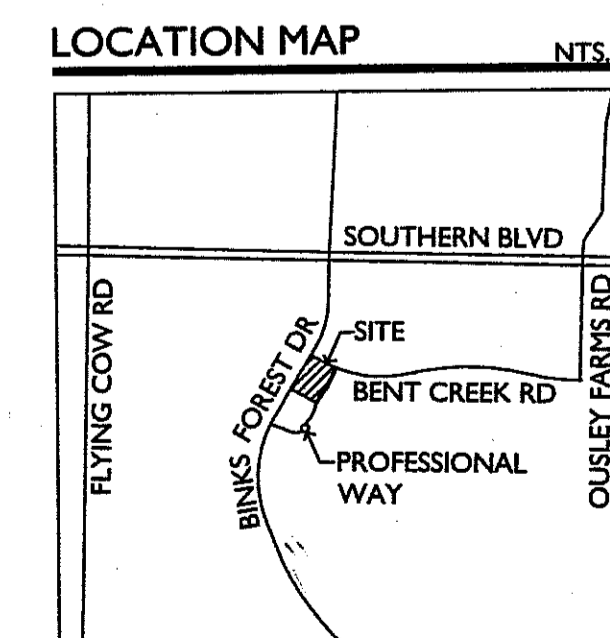
BENT CREEK ROAD

PROFESSIONAL WAY

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

- NOTE 1:**
1. LANDSCAPING WITHIN THE 25' CONSERVATION EASEMENT IS EXISTING AND SHOWN ON THIS PLAN PER THE APPROVED LANDSCAPE PLAN FOR BINKS COMMERCIAL CENTRE PREPARED BY SEMINOLE BAY LAND COMPANY, SHEET LS-1, DATED SEPTEMBER 27, 2000, APPROVAL DATE MAY 28, 2004.
 2. THIS LANDSCAPE PLAN DOES NOT PROPOSE ANY MODIFICATION TO THE PLANTING IN THIS EASEMENT, APART FROM THE ADDITION OF EXTRA PERIMETER TREES TO SCREEN THE OUTDOOR ACTIVITY AREAS.
 3. ALL PROPOSED TREE LOCATIONS ARE CONSISTENT WITH FPL'S GUIDELINES FOR 'RIGHT TREE, RIGHT PLACE,' TO AVOID CONFLICTS WITH OVERHEAD UTILITIES.
 4. NO LANDSCAPE OR PERMANENT STRUCTURES SHALL BE PLACED IN UTILITY / DRAINAGE EASEMENTS OR OVER EXISTING UTILITY OR DRAINAGE AREAS.
 5. TREES SHALL BE PLANTED A MINIMUM OF 15 FEET FROM LIGHT POLE UNLESS POLES ARE BELOW THE TREE CANOPY.
 6. PROPOSED TREES TO BE PLANTED OUTSIDE OF 10' FDLUE. (ORB 17560, P.169)

REVISION NO. 1997-10 SP4
SUPERSEDES EXHIBIT NO. N/A
CERTIFIED DATE October 8, 2008
LP1-LP5



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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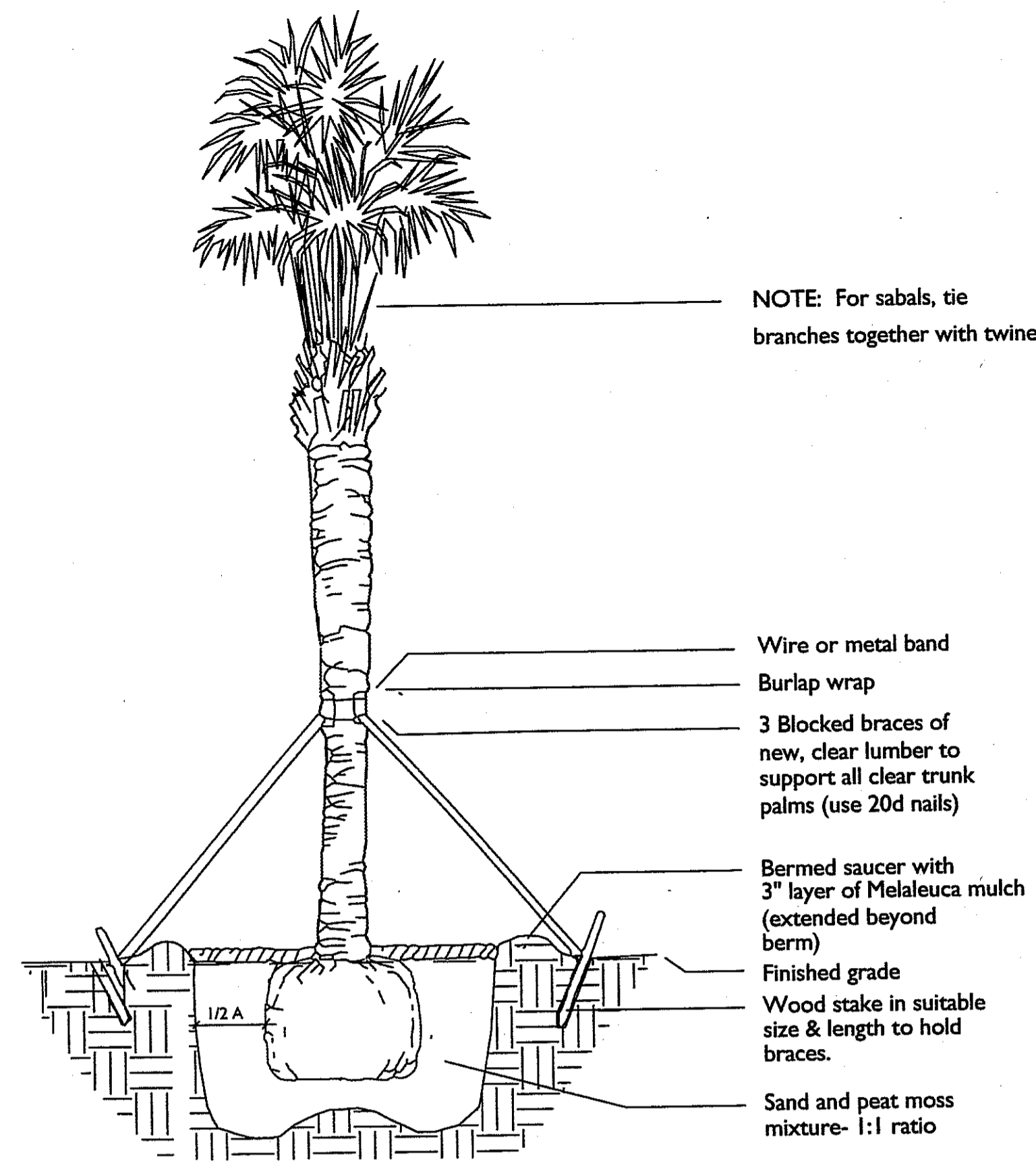
JAN 09 2009

LANDSCAPE PLAN

SCALE: 1"=20'
DRAWN BY: IA
DRAWING #: Master_LP_1511.1.dwg
FILE #: 1511.1
DATE: 05/01/2008

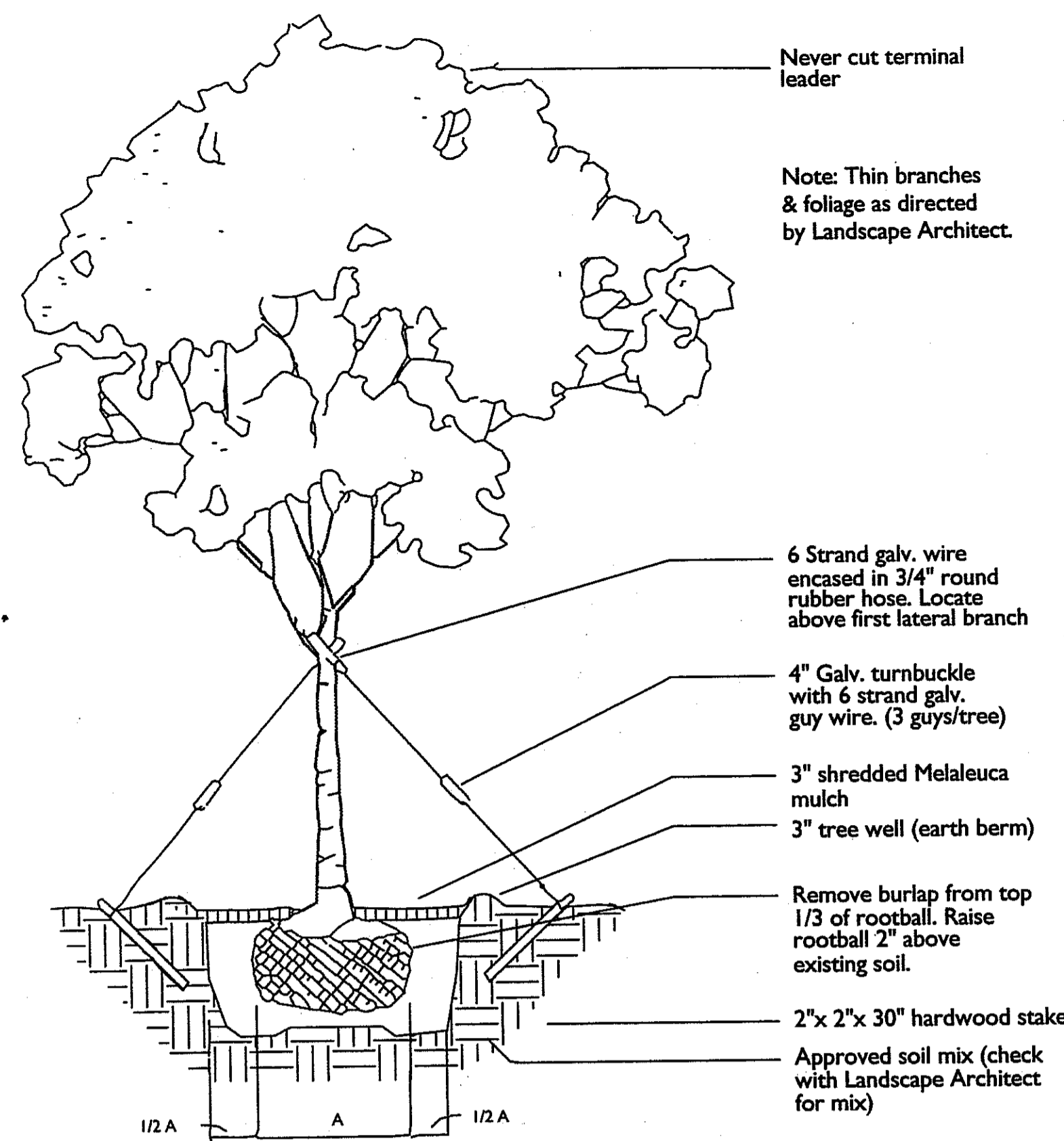
L.D.S. PROJECT SCHEDULE		
DATE	APPROVAL	NOTES
05/01/08	FINAL DRC SUBMITTAL	
05/01/08	SECOND DRC SUBMITTAL	
05/01/08	DRC COMMENTS - 2ND ROUND	
05/01/08	DRC COMMENTS - CERTIFICATION	

SHEET #
LP.1



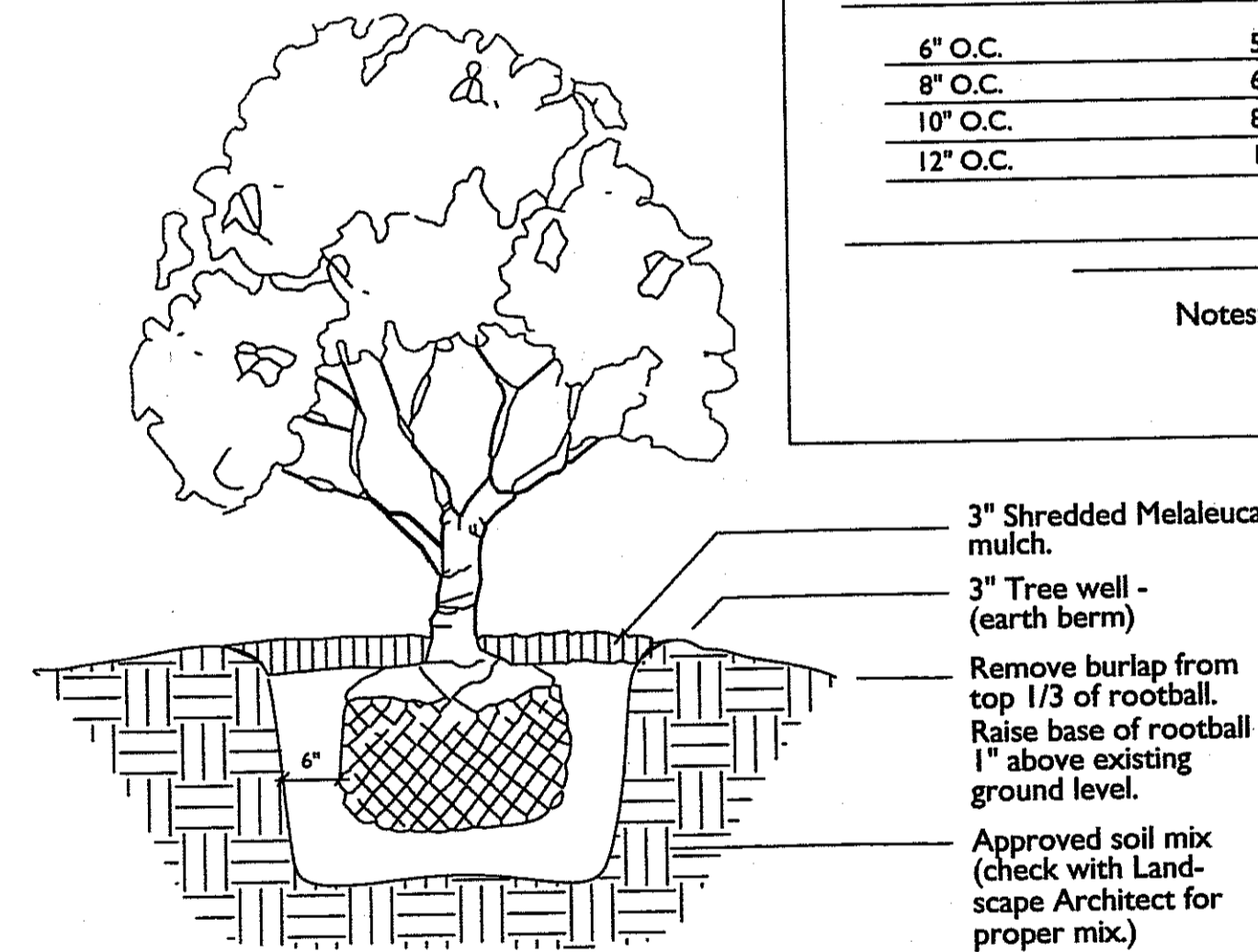
PALM PLANTING DETAIL

NTS.



TREE PLANTING DETAIL

NTS.



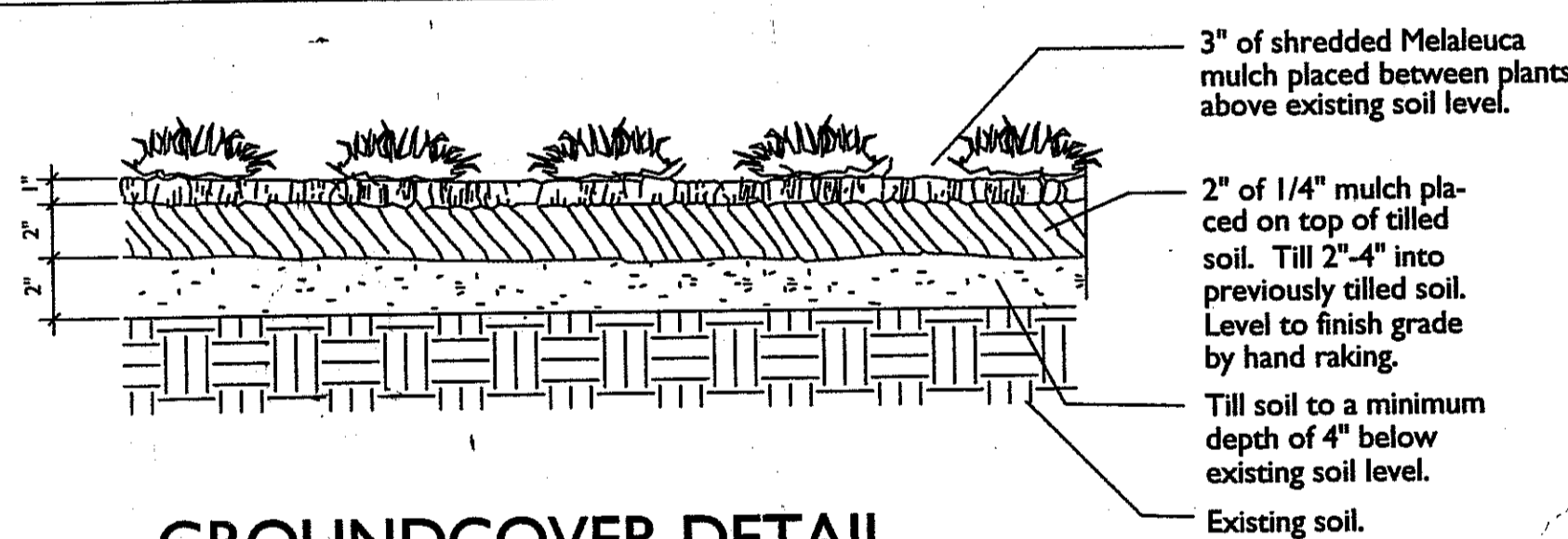
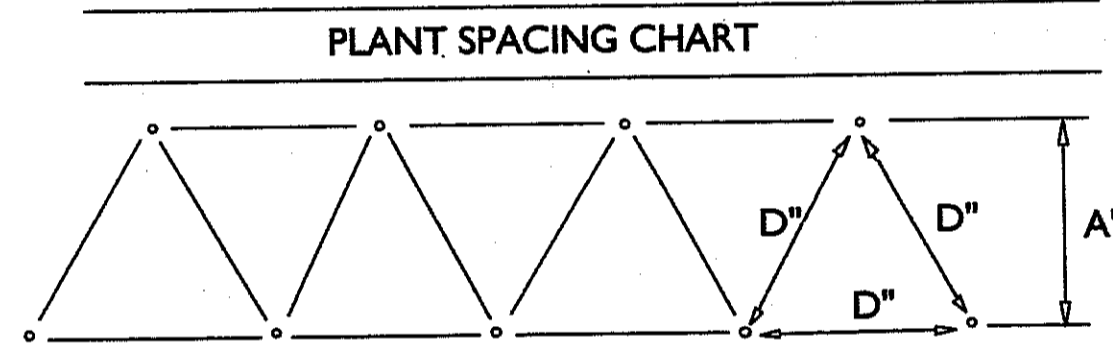
SHRUB PLANTING DETAIL

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

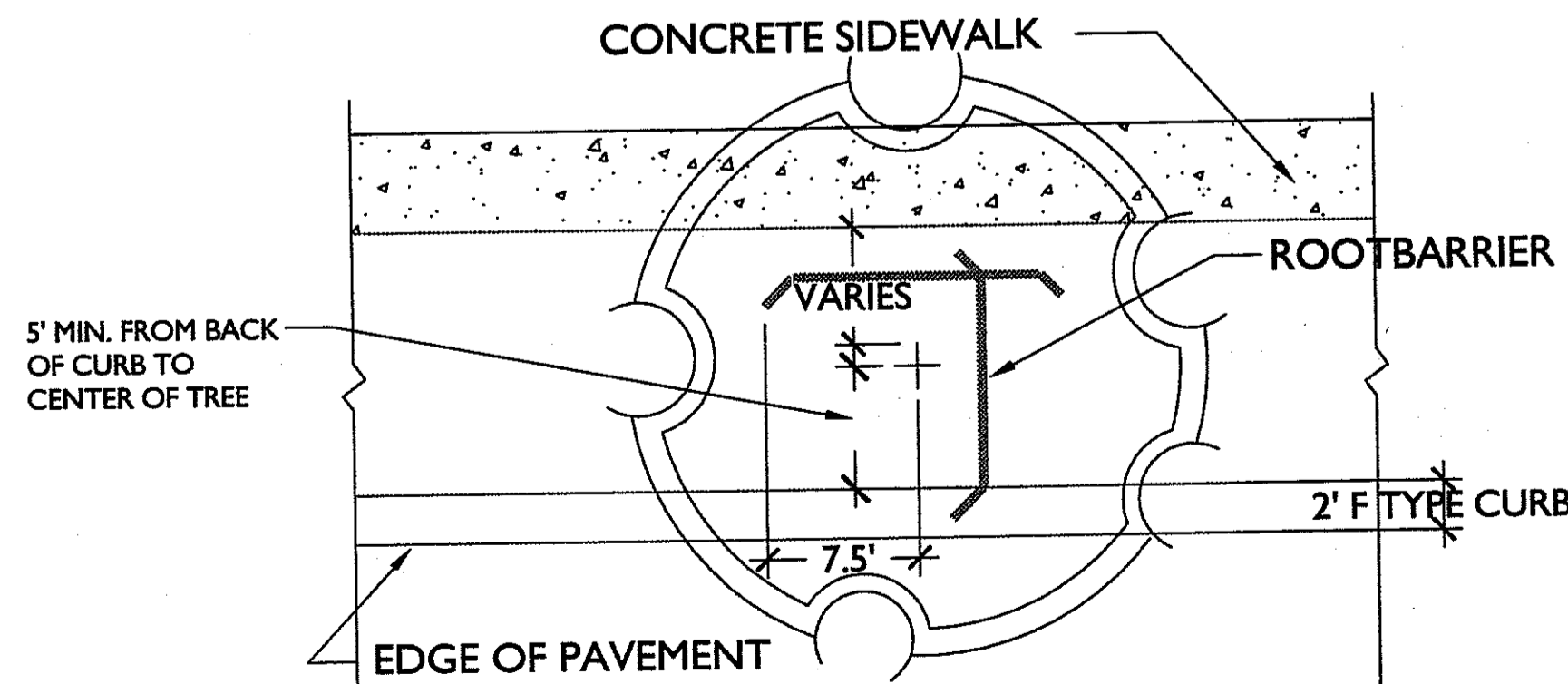
** - 1 SQ. FT.

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.



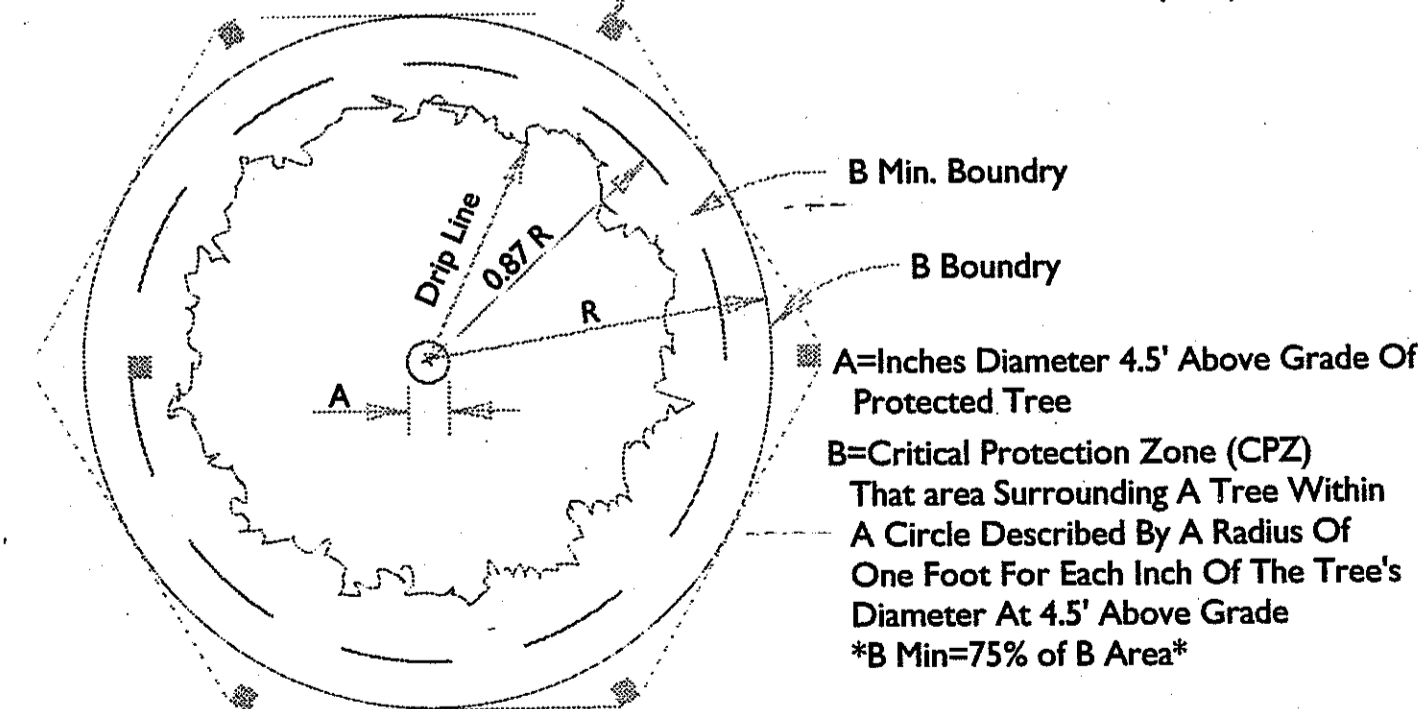
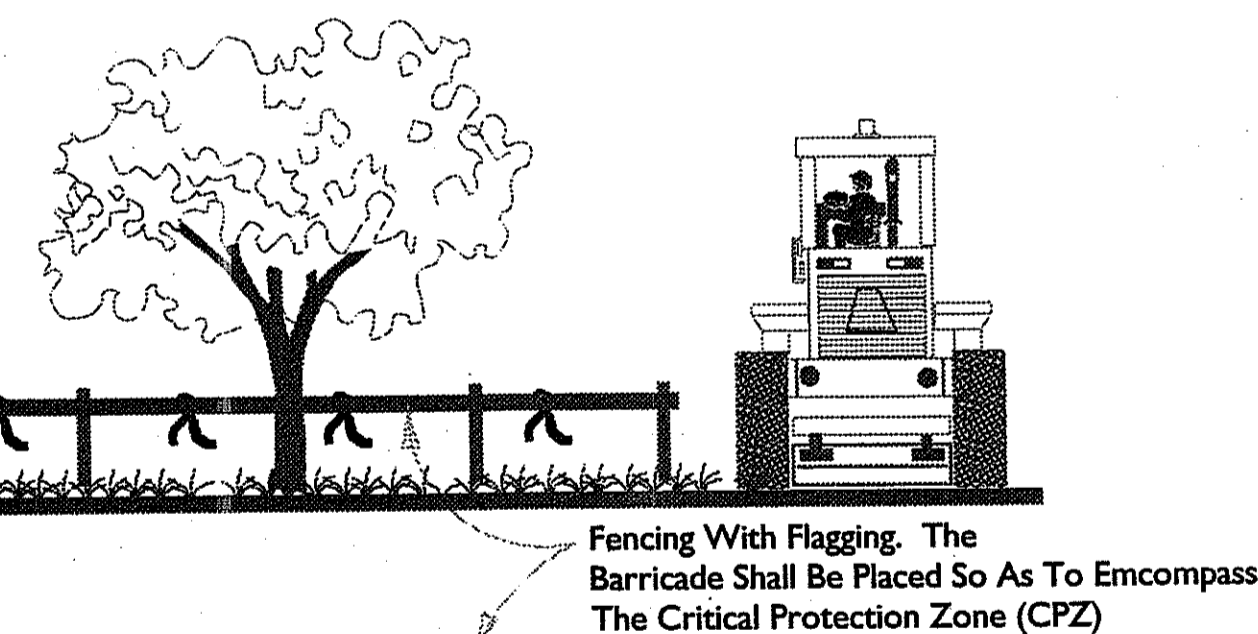
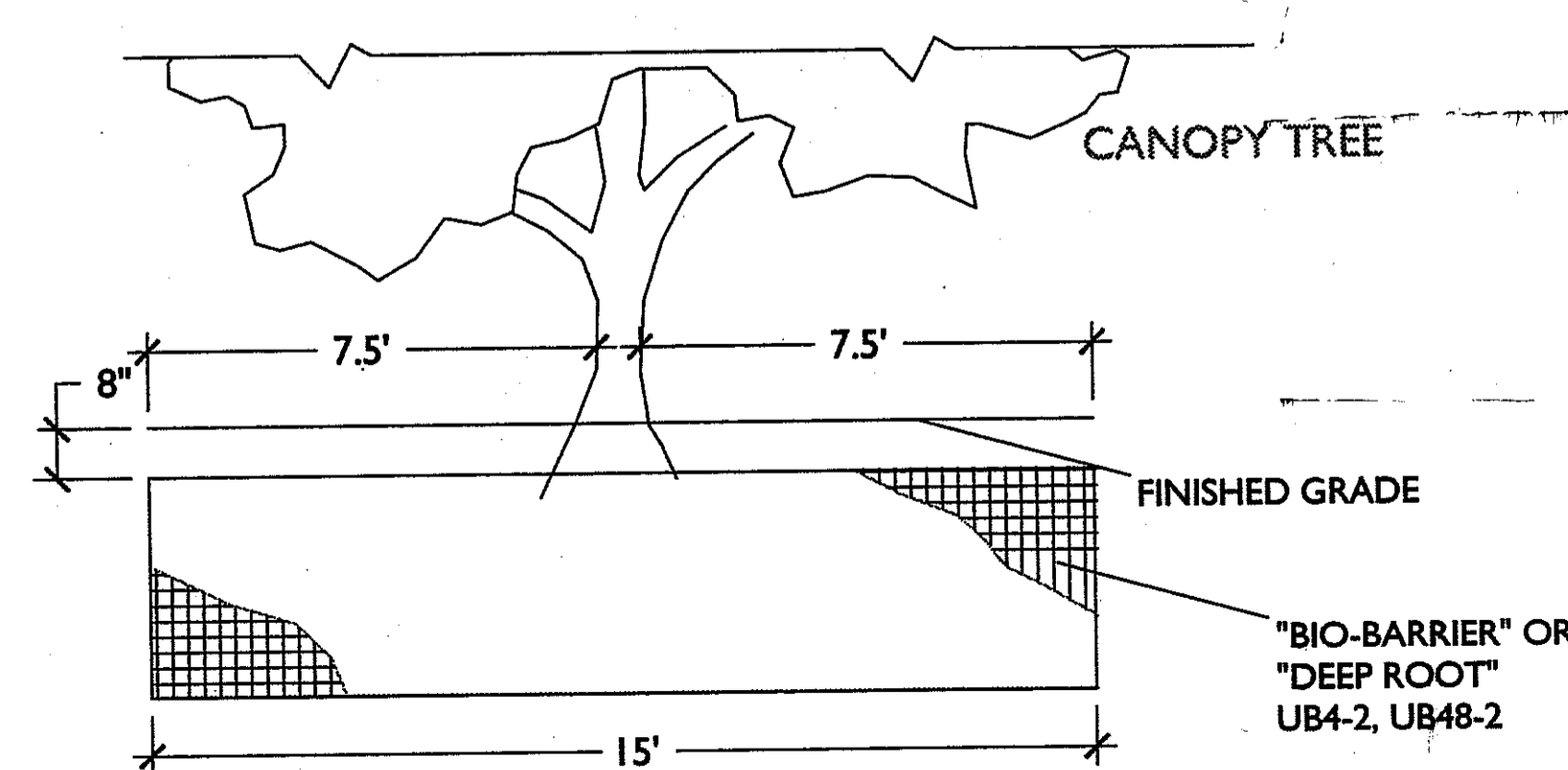
GROUNDCOVER DETAIL

NTS.



ROOT BARRIER DETAIL

NTS.



TREE PROTECTION DETAIL

NTS.

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

OVERALL LANDSCAPE SCHEDULE

THIS TABLE DOES NOT INCLUDE EXISTING BUFFER TREE AND SHRUB QUANTITIES

NATIVE	QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE & REMARK
TREES					
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, 12' 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.
PALMS					
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.
ACCENTS					
N	21	PR	Phoenix roebelenii	Pygmy Date Palm	#7, 3' OA Ht., Specimen
SHRUBS					
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 'Mora 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.
GROUNDCOVERS					
N	575	LIR	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	#1, 12" OA, 12" OC.
SOD			Stenotaphrum secundatum	St. Augustine 'Floritam'	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.

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_15111.dwg
FILE #: 1511.1
DATE: 05/01/2008

L.D.S. PROJECT SCHEDULE		
DATE	APPROVAL	NOTES
05/01/08	INITIAL DCS SUBMITTAL	
05/01/08	SECOND DCS SUBMITTAL	
05/01/08	DCS COMMENTS - 2ND ROUND	
05/01/08	DCS COMMENTS - CERTIFICATION	

SHEET #

LP-2

SHEET #
LP-3

WATER CONSERVATION POINT TABLE		
TECHNIQUE/DESIGN FEATURE	PROVIDED	POINTS
Moisture Sensitive Controller (other than rainwater)		
Drop/Fickle/Micro Irrigation System		
Florida Native Landscaping	51322	10
Required trees - Very Drought Tolerant	51022	10
Extra Shade Trees		
Soil/Turf Alternative		
Required Shrubs - Very Drought Tolerant	51002	10
TOTAL POINTS		40

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 (Total)	3 per 2500 SF	48	48 min
Native shrub total	50% minimum	24	24 min
Very drought tolerant shrubs	25% minimum	12	12 min
Vehicle use area trees (interior)	40 sq ft/parking space	10840 sq ft	10840 sq ft min
Vehicle use (shade trees)	15% minimum	1626 sq ft	1626 sq ft min
Other vehicle use (landscaping)	5% of other V.U.A.	1302 sq ft	1302 sq ft min
Required # of species		5	5 min
Tree size (V.U.A.)	10 ft. 2" cal. each min.		same
Preservation Area in Use of Perimeter Buffer Req.			

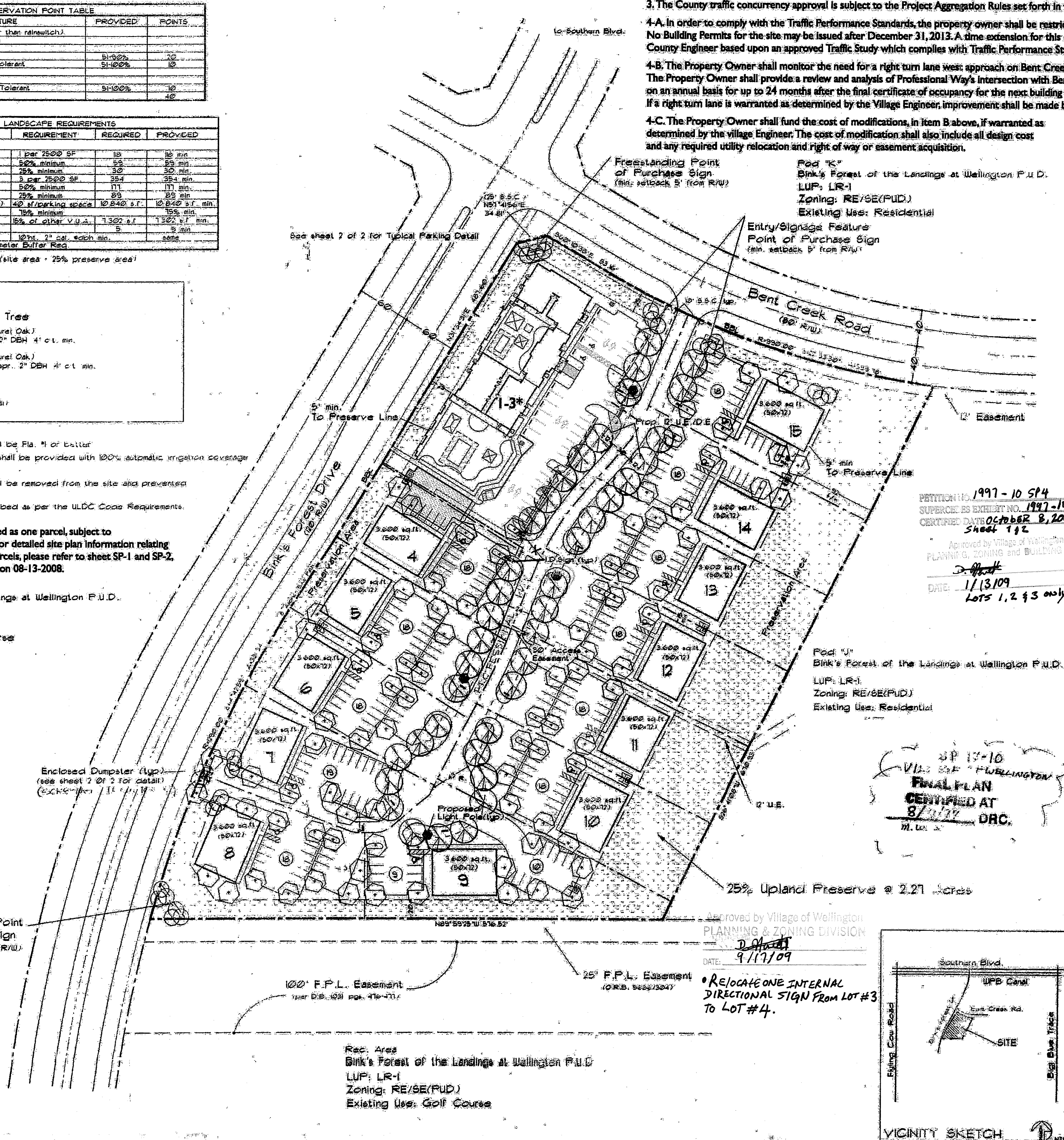
Plant List

- Proposed Shade Tree**
 (Mahogany Live Oak, Laurel Oak)
 V.U.A. # 10' ht. x 5" spr., 2" DBH 4' c.t. min.
- Proposed Palm**
 (Royal Washingtonia Seagrass)
 8' x 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 ft. x 6" (1/2") and 6".

*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.

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/1200 sq. ft.) (253 Standard, 9'x18'5" & 1 HC, 12'x18'5")
Parking Provided (250 standard & 15 HC)	271 Spaces
SETBACKS (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. 1100 sq. ft. max. sign area per sign
 - (3) Bent Creek Road signs: 15' ht. max. 1100 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. 100% WHITE SAFETY 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
 - 100 sq. ft. max. sign area for front face wall sections that are 75' in length
 - Side 1 rear signs max. sq. ft. = 50% of sq. ft. area used for front face wall sign (when adjacent to commercial)
 - Side 2 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.

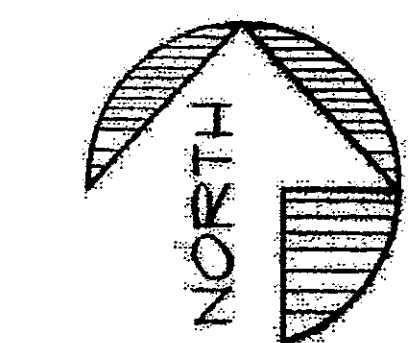
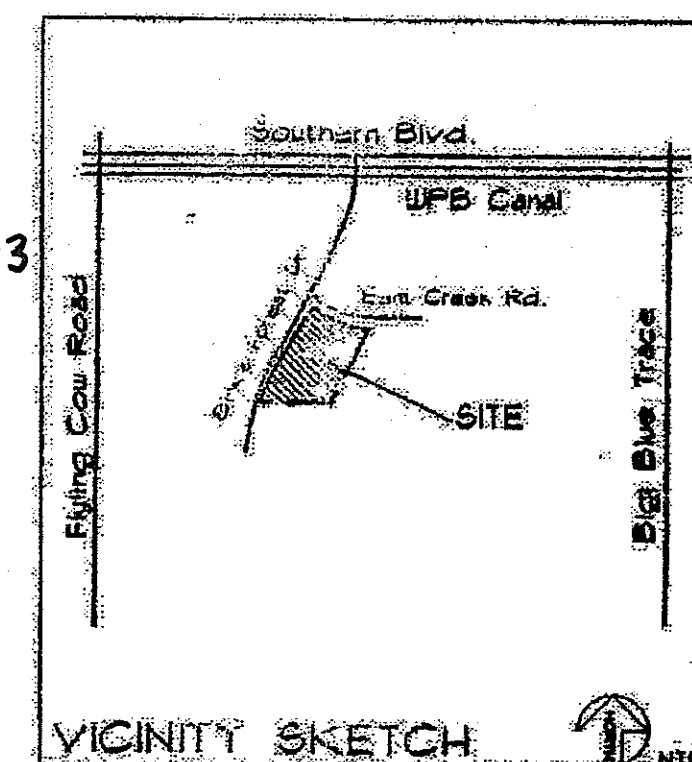
LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, 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 1186.85 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1200.00 FEET, AND WHOSE RADIUS BEARS SOUTH 13 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 15 DEGREES 41 MINUTES 36 SECONDS EAST, A DISTANCE OF 34.81 FEET THENCE SOUTH 62 DEGREES 10 MINUTES 38 SECONDS EAST, A DISTANCE OF 89.16 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 500.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 72 DEGREES 33 MINUTES 30 SECONDS, A DISTANCE OF 389.15 FEET TO THE END OF SAID CURVE; THENCE SOUTH 26 DEGREES 41 MINUTES 02 SECONDS WEST, A DISTANCE OF 431.35 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 02 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 TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1200.00 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 312.3 FEET TO THE POINT OF BEGINNING.

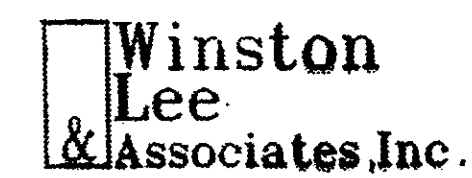
CONTAINING 399,240 SQ. FT. OR 9.2135 ACRES MORE OR LESS.

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



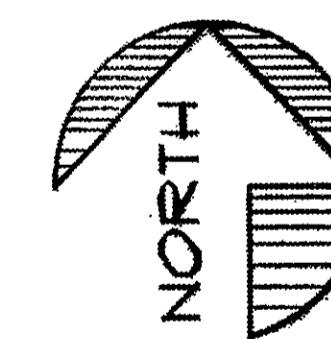
Scale: 1"=60'-0"

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



1532 Old Okeechobee Rd.
Suite 106
West Palm Beach, FL
33409-5270
561 689-4670 Phone
561 689-5559 Fax

Professional Center
Bink's Forest of the Landings at Wellington PUD
Town of Wellington, Florida
Site Plan (lot layout & details)



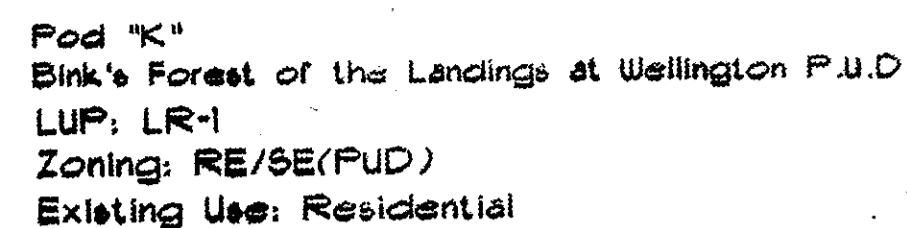
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Project No. 96-006
Date 6/16/97
Drawn By LB
Checked By WL
Revisions 6.30.97(u.e.)
7.28.97(DRC)
8.5.97/ML
08-13-2008

CADD File bink-sp.fcd
Sheet 2 of 2



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



Pod "J"
Bink's Forest of the Landings at Wellington P.U.D.
LUP: LR-1
Zoning: RE/SE(PUD)
Existing Use: Residential

~ Rear Lot Line

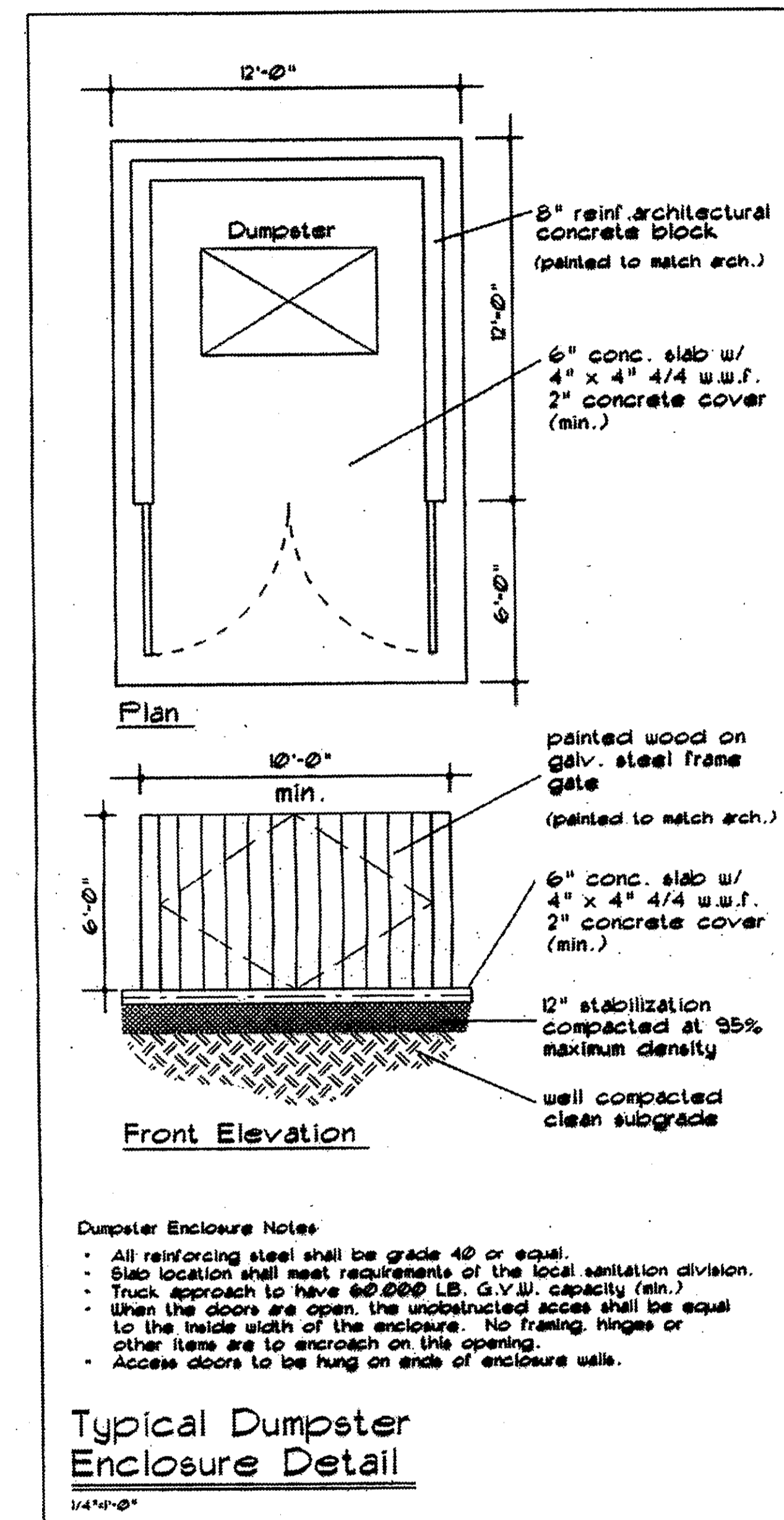
Note

All lot dimensions shown are approximate only and are subject to change upon final completion of horizontal control/layout by engineers.

Individual lot area calculations include any and all utility, drainage, & access easements, etc. and preserve areas.

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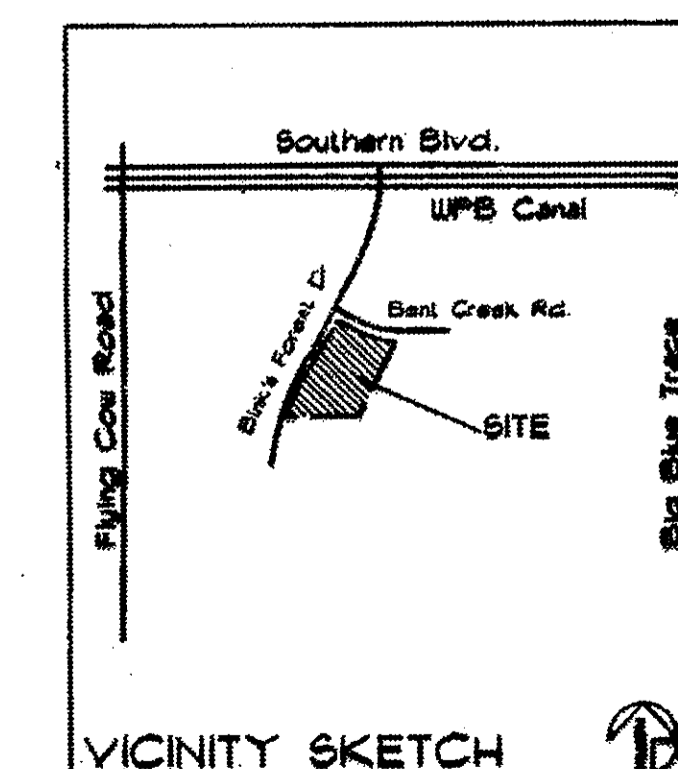
For detailed site plan information relating to the proposed use of these parcels, please refer to sheet SP-1 and SP-2, prepared by Land Design South on 08-13-2008.



Dumpster Enclosure Notes:

- All reinforcing steel shall be grade 40 or equal.
- Slab location shall meet requirements of the local sanitation division.
- Truck approach to have 60' (20' LB - 6' x 11' concrete) (min.)
- With the deck top open, the truck's access shall be equal to the inside width of the enclosure. No framing, hinges or other items are to encroach on this opening.
- Access doors to be hung on ends of enclosure walls.

Typical Dumpster
Enclosure Detail



VICINITY SKETCH

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