Plan Site Home

	CONDITIONS OF APPROVAL: [R-2008-117]  3. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traf	Robert B. Benchart, AICP
TECHNIQUE/DESIGN FEATURE PROVIDED POINTS EXHIBIT A - Site Plan	4-A. In order to comply with the Traffic Performance Standards, the property owner shall be restricted to	the following phasing schedule.
Maisture Sensing Controller (other than rainswitch).  Dr.:p/Tickle/Micro: Irrigation System  Frigation Guality Efficient Irrigation  Florida Native Landscape  5)-90%  70	No Building Permits for the site may be issued after December 31, 2013. A time extension for this condition County Engineer based upon an approved Traffic Study which complies with Traffic Performance Standards	n may be approved by the Village and
Florida Native Landscape 51-90% 70  Required trees - Very Drought Tolerant 51-100% 10  Extra Shade Trees	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
Scal/Turi Alternative Required Shruba - Very Drought Tolerant 51-100% 10 TOTAL POINTS 40	The Property Owner shall provide a review and analysis of Professional Way's Intersection with Bent Cree on an annual basis for up to 24 months after the final certificate of occupancy for the next building on-site	k Road, at the request of the Village Engineer.
	If a right turn lane is warranted as determined by the Village Engineer, improvement shall be made by the P	roperty Owner:
MINIMUM LANDSCAPE REQUIREMENTS  CATEGORY REQUIREMENT REQUIRED PROVIDED	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.	SITE DATA
INTERICR  Irace (Total)	and any required utility relocation and right of way or easement acquisition.	Existing ZoningRE/SE(PUC
Very crought tolerant (trees)         25% minimum         30         30 min           6mbs 24" ht (total)         3 per 2500 SF         354         354 min	Pod "K"  Purchase Sign  Bink's Forest of the Landings at Weilington Pulb.  Stock 5' from R/W?  Bink's Forest of the Landings at Weilington Pulb.	Existing Land Use DesignationLR-   Total Site Area9.07 Acres
Native shrub total 50% minimum 177 min.  Very crought tolerant (shrubs). 25% minimum 89 89 min	LUP: LR-1 Zoning: RE/SE(PUD)	Total Site Area 9.07 Acres Total Upland Preserve (25%) 2.27 Acres
Vehicular use area trees (interior) 40 ef/parking space 10.840 s.f. 10.840 s.f. min.  Vehicular use (shacle trees) 15% minimum 15% min.  Cther vehicular use (landscape) 15% of other V.U.A. 1.302 e.f. 1.502 e.f. min.	Existing Use: Residential	Type of Use (35' max. ht.) (One Story Buildings) Commercial
Required of species 5 5 min  Tree size (V.U.A.) ID ht. 2" cat, soloh min. same 5cc sheet 2 of 2 for Tupical Parking Detail  Freeservation Area in the of Perimeter Buffer Req.	Entry/Signage Feature Point of Purchase Sign	(Retail & Office) Total Commercial Floor Area54,000 5.
· 1/25/00 of 296/108 6.1, area (site area · 25% preserve area)	(min. eatback 5' from RVWT	Number of Lots (see sheet 2 of 2 for indiv. lot sizes) 15 Lots
		Lot Coverage
Plant List	Wascla Bent Creek E. T.	Floor Area Ratio
Proposed Shade Tree  (Mahogan, Live Oak, Laurel Oak)	The second Road	Pervious Area 190 806 5
VUA. # 10" ht. 4" or t. min.	W//COD- 2000	Parking Required (see sheet 2 of 2 for detail) 270 Space
Street tree # 10" ht.x5" apr. 2" DBH 4" cit min.	W/W/	space/200 s.f. (253 Standard, 9:x85' 4 7 HC, 12'x18.5')
Proposed Palm	1/ Mar of the comment	Parking Provided271 Spaces
O (Royal Washingtonia Sabar)  5' min.  10 Preserve Line	Second in Fascing it	(256 standard 1 )5 HC)
deneral Notes:	THE BUT IS	SETBACKS are sheet : Of 2 for lot line designations)
All proposed piert material shall be Fla. If or Estier  All proposed lancacape areas shall be provided with 100% automatic irrigation coverage	AR QUALLE I	Front (Bink's Forest Drive) 25' Side Corner (Bent Creek Road) 25'
fuich all plant bads  All prohibitive plant epecies will be removed from the site and prevented.	To Freedrice/Line	Side Interior (South PL : FPL Essenant) 20'
Tom re-establishing: All landscope areas shall be curbed as per the ULDC Code Requirements.	PETYTION 115. 1997 - 10 584 SUPERCY ES EXHIBIT NO. 1997 - 10 58	Rear (EMI FL - Fod J Res.) 40"
15 Hi 6 8 (1) M(2) and 6.	CERTIFIED DATE OCTOBER 8, 2008  SHEET 112	Building Separation20' Minimum
/illage of Wellington approval. For detailed site plan information relating	* I was the second of the seco	SIGN PROGRAM
o the proposed use of these parcels, please refer to sheet SP-1 and SP-2, repared by Land Design South on 08-13-2008.	PLANTING AND	All signs to have a "Uniformity of Design" consistent within
Rec. Area Eink's Forest of the Landings at Wellington P.U.D.	13 / 13 / LOTS 1, 2 43 only	the entire commercial parcel.  Freestanding Signs
LUP: LR-I		+ (4) Point of Purchase Signs (Freestanding)  - Max accumulative sq.ft. for all signs is 300 sq.ft.
Zoning: RE/SE(PUD)  Existing Use: Golf Course		(2) Bink's Forest Orive signs 20 ht. max. A 180 sq.(1, max. sign area per sign (2) Bent Creek Rapol signs 15 ht. max. 4 180 sq.(1, max. sign area per sign
1 / 2 soo sant A ful Received	//seco -qu/	• (8) Directional aigns for individual parcels (one for each entry driveus)
	Bink's Forest of the Landings at Wallington Pu.D.  LUP LR-1	Logo of company name only, no advertising copy  8 eq.ft. mex. per eign. If mer. bl. southing SAFE STATE TENALICIE.  Wall Signs
	Zoning: RE/6E(PuD.)	Located on each individual building wall signs allowed by code
	Existing Use: Residential	* 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 12" in length.
1// 1/ 1/ 1/ 1/ 1/ 1/ 1/ 1/ 1/ 1/ 1/ 1/		"Side 1 rear signs have squittle \$6% of squittings used for front face well sign (when adjacent to consercial)  Side 1 rear signs have squittle 25% of squittings used for front face well sign tunes actions to residential)
Enclosed Dumpster (typ)— (B) (B) (B) (B)	LV12 34 FUELLINGTON)	- Provide address signs on each proposed building.
(see sheet 2 of 2 for cletail)		LEGAL DESCRIPTION
Proposed D // Source	CENTRAL AT	A PARCEL OF LAND IN SECTION SI, TOWNSHIP 43 BOUTH, RANGE 41 EAST, AND
1 / 1/2000 salt	$\frac{8}{m}$ ORC.	SECTION 6. TOUNSHIP 4% SOUTH RANGE 41 EAST, PALM BEACH COUNTY. FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
i / // 8 // 8 // 3000 mm D With Some of the sound with the second with the sec		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 1786 25 PEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADUS OF 1290 00 FEET AND WHOSE RADUS BEARS
	25% Upland Preserve @ 2.27 Jores	SOUTH 13 DEGREES DO MINUTED 29 SECONDS EAST SAID POINT ALSO BEING THE POINT OF BEGINNING THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE.
Freestanding Point 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Encludeurs: Asproved by Village of Wellington	THROUGH A CENTRAL ANGLE OF 11 DEGREES 42 MINUTES 59 SECONDS. A DISTANCE OF 33134 FEET TO THE POINT OF TANGENCY THENCE NORTH 31 DEGREES 34 MINUTES 31 SECONDS EAST, A DISTANCE OF 491-60 FEET THENCE
of Furchase Sign	PLANNING & ZONING DIVISION  D. Hood	NORTH 15 DEGREES 41 MINUTES 56 SECONDS EAST, A DISTANCE OF 34 SI FEET. THENCE SOUTH 60 DEGREES 10 MINUTES 38 SECONDS EAST, A DISTANCE OF
	DATE: 9/17/09	HAVING A RADIUS OF 990 00 FEET THENCE EASTERLY ALONG THE ARC OF SAID
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	SESPISORY • REJOCATE ONE INTERNAL UPB COM	CURVE. THROUGH A CENTRAL ANGLE OF 22 DEGREES 33 MINUTES 30 SECONDS. A DISTANCE OF 389 18 FEET TO THE END OF SAID CURVE THENCE SOUTH 26
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	DIRECTIONAL SIGN FROM LOT #3  TO LOT #4.	DEGREES 41 MINUTES OS SECONDS WEST, A DISTANCE OF \$31.36 FEET TO AN INTERSECTION WITH THE BAID SOUTH LINE OF SECTION 31, ALSO BEING THE NORTH LINE OF SAID SECTION 6. THENCE CONTINUE SOUTH 26 DEGREES 41
· 1111111		* DEGREES 59 MINUTES 25 SECONDS WEST, ALONG A LINE 30 00 REET BOTTH OF
Rec. Area	SITE	FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIA OF 190 00
Bink's Forset of the Landings at Wallington PILD  LUP: LR-1		SECONDS EAST THENCE NORTHERLY ALONG PLE AND OF RAIS PRINCIP TURNICH
Zoning: RE/SE(PUD.)		A CENTRAL ANGLE OF OI DEGREES 23 MINUTES IN SECONDS. A DISTANCE OF 31.23 FEET TO THE POINT OF BEGINNING.
Existing Use: Golf Course		CONTANING 395 240 SQ. FT. OR 8 0198 ACRES MORE OR LESS.
	VICINITY SKETCH DINE	SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD



RE/SE(PUD)

9.01 Acres

54000 S.F.

204.283 S.F.

190.806 S.F

270 Spaces

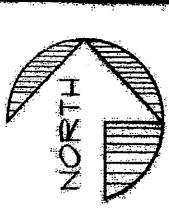
Associates In

Landscape Architects Land Planning FS.L. \*LC CI16

Winston

1532 Old Okeechobee Rd Suite 106 West Palin Beach, F1 33409-5270 561 689-4670 Phone 561 689-5559 Pax

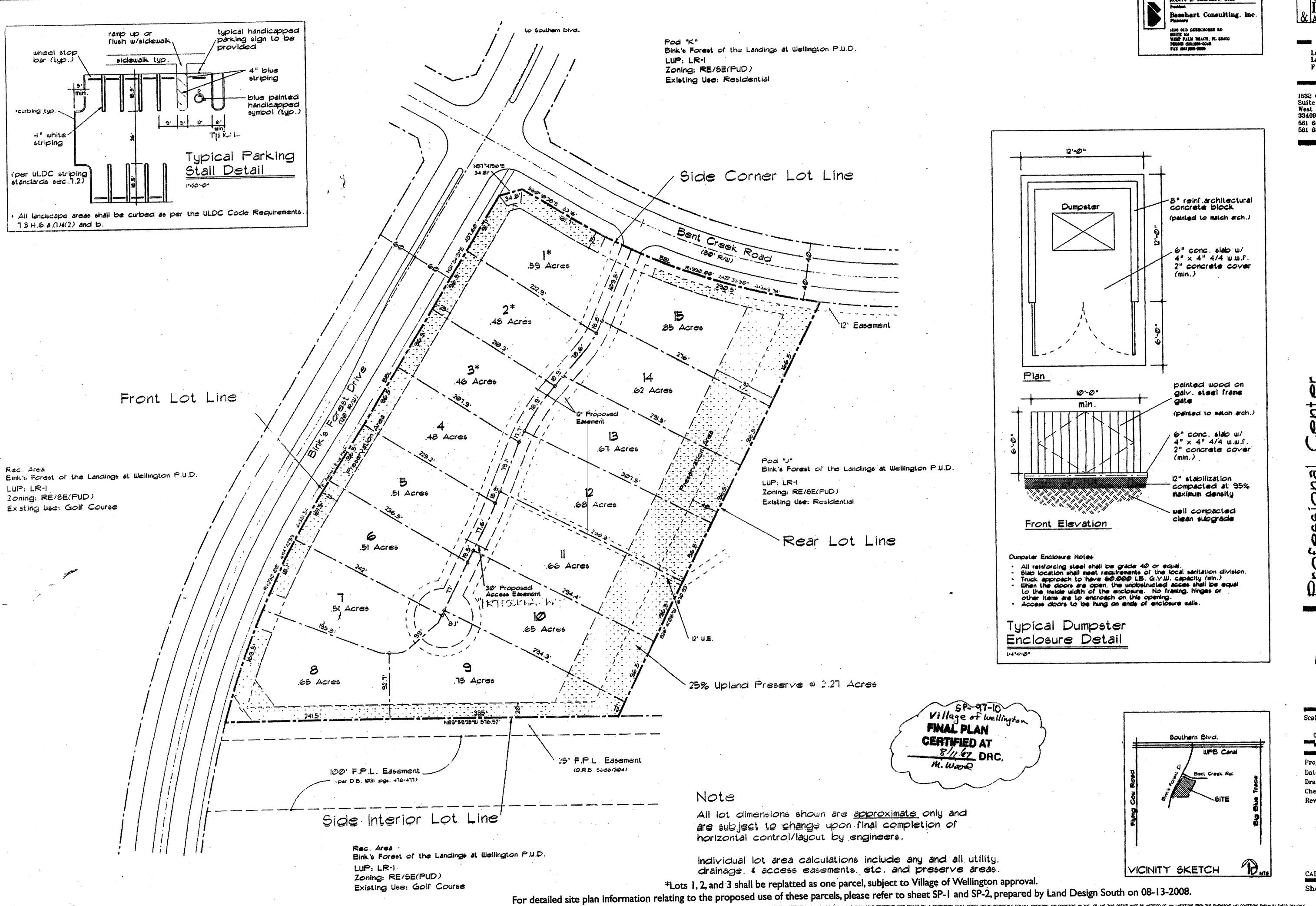
elington



Project No. 95-006 Date 6.16.97 Drawn By LB Checked By WL Revisions 6.30.97(u.e.) 7.28.97(DRC) 8.817 W 08-08-2008

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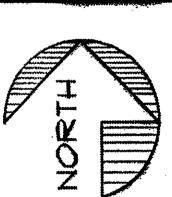


Winston Lee & Associates, Inc.

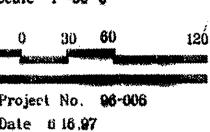
Landscape Architecture
Land Planning
P.S.L. \*LC C116

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

> **Ofessional Center** k's Forest of the Landings at Wellington PUD un of Wellington, Florida



Scale 1"=60'-0"



Project No. 96-006

Date # 16.97

Drawn By LB

Checked By WL

Revisions 6.30.97(u.e.)

7.28.97(DRC)

8-8-7 | U.

08-13-2008

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Sheet 2 of 2

THE PERSON AND PLANS BURKATED OF REPRESENTED BY THIS GRAVING ARE CHIRD OF REPORT OF THE DESIGNAR AND THE SECURISH FOR AND THE SECURISH