



2035 Vista Parkway, West Palm Beach, FL 33411  
 Phone No. 866.909.2220 www.wginc.com  
 Cert No. 6091 - LB No. 7055

# VINTAGE OAKS

## SITE PLAN SUBMITTAL

SUBMITTAL - JANUARY 05, 2023  
 PREPARED FOR DR HORTON, INC.

**FINAL APPROVAL**  
 City of Palm Beach Gardens

Project Name: Rustic Lakes-Vintage Oaks  
 Petition #: PPUD-21-08-000064  
 Development Order: Ordinance 15, 2023 / Resolution 48, 2023  
 Date: 9/5/2023  
 Project Manager: Martin L. Fitts

### SHEET SCHEDULE

SHEET NO.	SHEET TITLE
COVER	COVER
SP-1	SITE PLAN
FAP-1	FIRE ACCESS PLAN
RP-1	REGULATING PLAN
RP-2	REGULATING PLAN
RP-3	REGULATING PLAN
RP-4	REGULATING PLAN

### PROJECT TEAM

**CLIENT**  
 DR HORTON, INC.  
 6123 LYONS ROAD  
 COCONUT CREEK, FL 33073

**SITE PLANNER**  
 WGI, INC.  
 2035 VISTA PARKWAY  
 WEST PALM BEACH, FL 33411  
 PHONE: (561) 687-2220  
 CONTACT: DOUG MURRAY, PLA

**CIVIL ENGINEER**  
 WGI, INC.  
 2035 VISTA PARKWAY  
 WEST PALM BEACH, FL 33411  
 PHONE: (561) 687-2220  
 CONTACT: TRAVIS DOUGLAS

**SURVEYOR**  
 WGI, INC.  
 2035 VISTA PARKWAY  
 WEST PALM BEACH, FL 33411  
 PHONE: (561) 687-2220  
 CONTACT: ERIC MATTHEWS

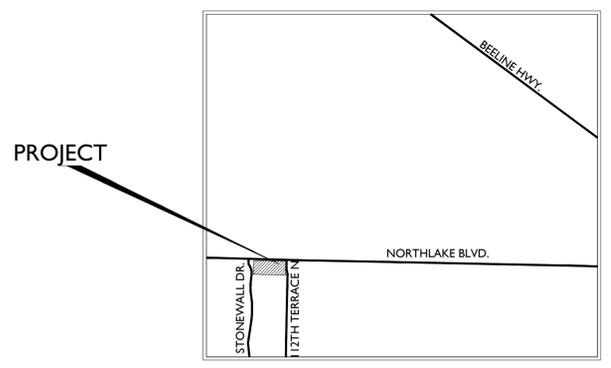
**TRAFFIC ENGINEERING**  
 JFO GROUP, INC.  
 2054 VISTA PARKWAY SUITE 400  
 WEST PALM BEACH, FL 33414  
 PHONE: (561) 462-5364  
 CONTACT: JUAN ORTEGA, P.E.

**LANDSCAPE ARCHITECT**  
 WGI, INC.  
 2035 VISTA PARKWAY  
 WEST PALM BEACH, FL 33411  
 PHONE: (561) 687-2220  
 CONTACT: SIYANG WEN

**PHOTOMETRIC ENGINEER**  
 WGI, INC.  
 2021 EAST 5TH STREET ,SUITE 200  
 AUSTIN, TX 78702  
 PHONE: (512) 669-5560  
 CONTACT: CASEY SVEIVEN

**ARCHITECT**  
 BOUTROS BOU-NAHRA ARCHITECT  
 240NW 25 STREET ,SUITE 634  
 MIAMI, FL 33127  
 PHONE: (954) 804-4168  
 CONTACT: BOUTROS BOU-NAHRA

LOCATION MAP  
 SCALE: NTS.

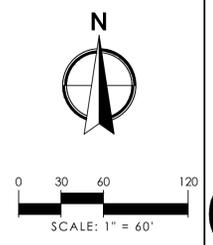
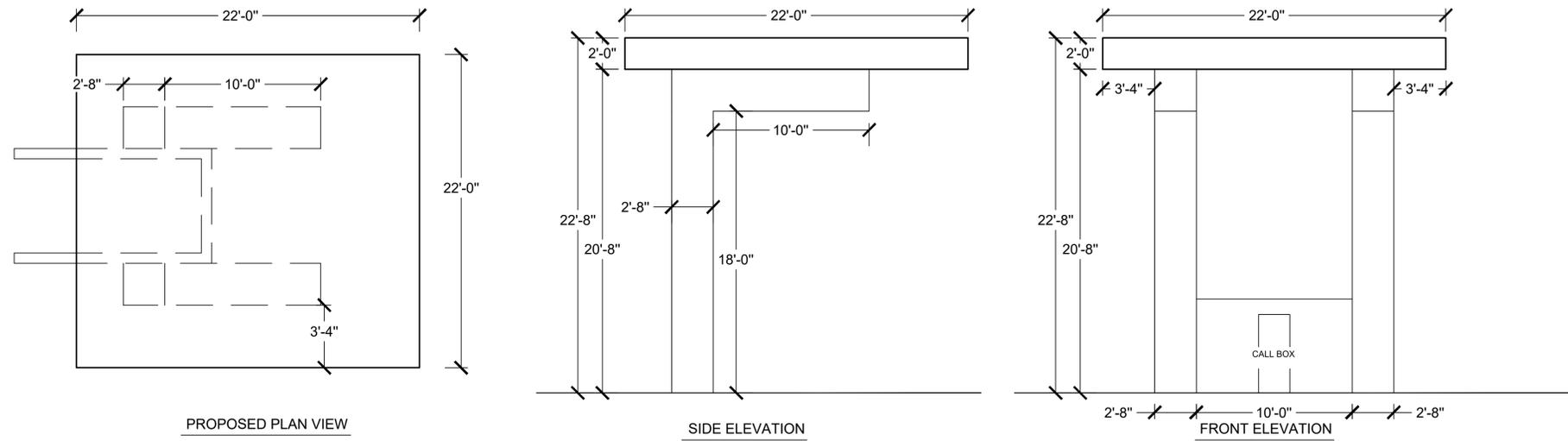






**CALL BOX FINISH**

SCALE: NTS



**PROPOSED PLAN VIEW**

**SIDE ELEVATION**

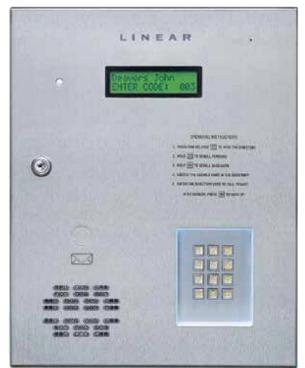
**FRONT ELEVATION**

**L-SHAPE COLUMN**  
SW6259  
Spatial White

**ROOF LINE**  
SW0055  
Light French Gray

**BRICK AMERICA STONE**  
Pro Drystack - Hampton Falls

**1835 Flush Mount**

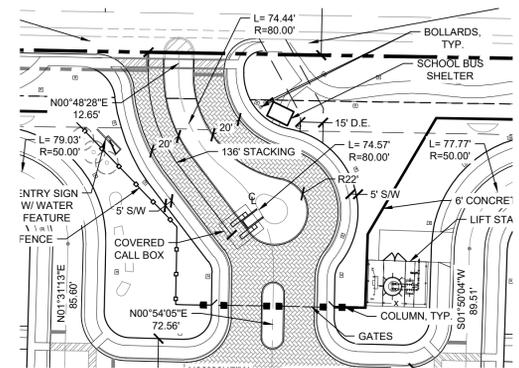
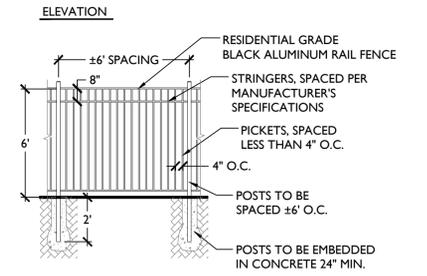


**Linear**  
Building On Innovation.

**AE1000Plus**  
Telephone Entry



**ALUMINUM FENCE DETAIL** SCALE: NTS



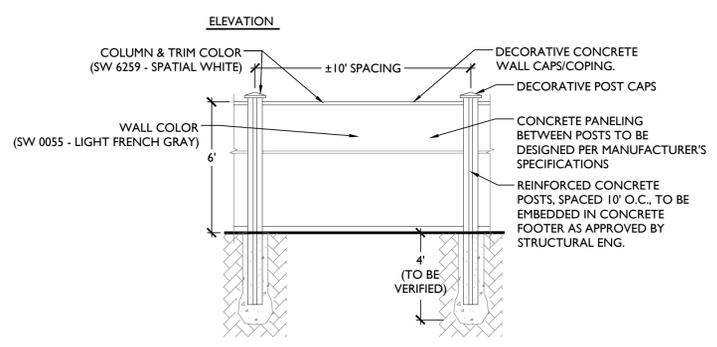
NO.	DATE	DESCRIPTION	BY
1	5-19-22	SITE PLAN RESUBMITTAL	
2	7-29-22	SITE PLAN RESUBMITTAL	
3	01-05-23	SITE PLAN RESUBMITTAL	
4	01-05-23	SITE PLAN RESUBMITTAL	

CAD FILE	JOB NO.	DRAWN BY	CHECK BY	M.B.	DATE
PL-SITE1002.DWG					1/5/2023

**CONCRETE WALL FINISH**

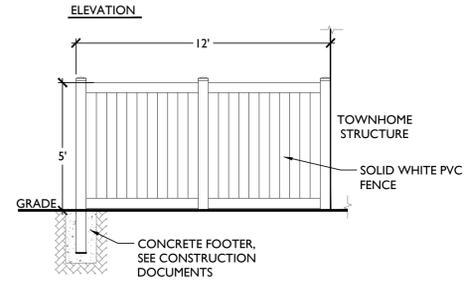
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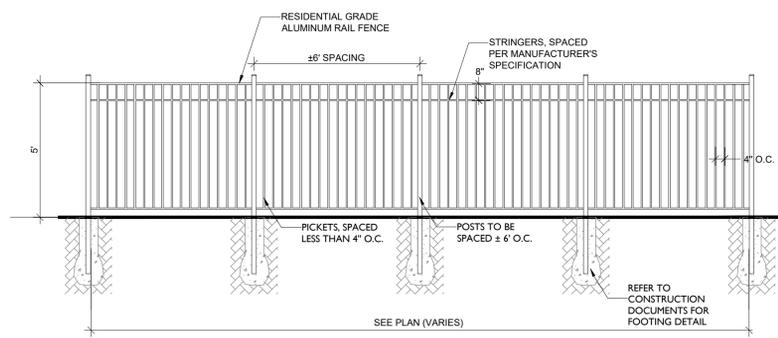
COLUMN, TRIM, WALL CAP/COPING & DECORATIVE POST CAPS	WALL COLOR
SW 6259 Spatial White	SW 0055 Light French Gray

**TOWNHOME BACKYARD FENCES**

SCALE: NTS

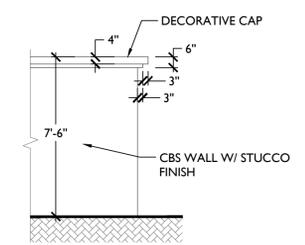


**ALUMINUM RAIL FENCE**



**PRIVACY WALL**

SCALE: NTS



**FINAL APPROVAL**  
City of Palm Beach Gardens  
Project Name: Rustic Lakes-Vintage Oaks  
Petition #: PPLD-21-08-000064  
Development Order: Ordinance 15, 2023 / Resolution 48, 2023  
Date: 9/5/2023  
Project Manager: Karen L. Fife

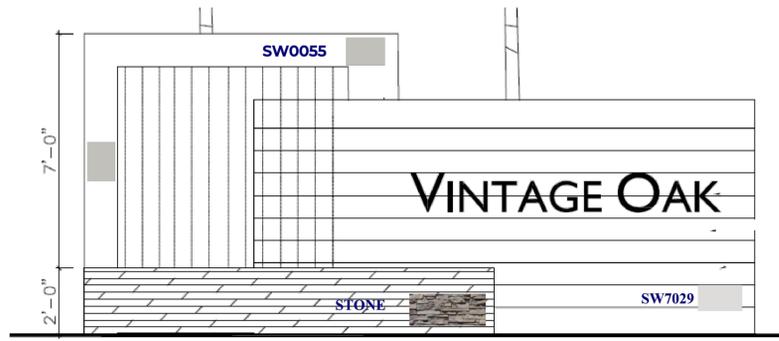
**VINTAGE OAKS**  
**REGULATING PLAN**

**SHEET:**  
**RP-1**

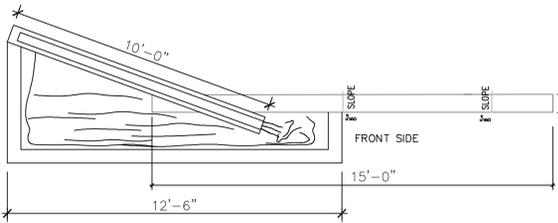
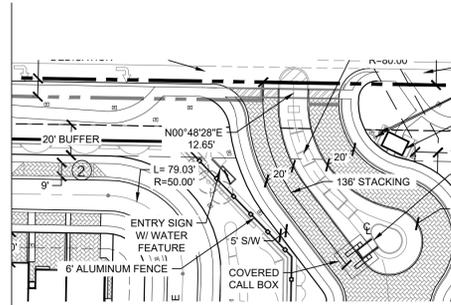
Reviewed: 04/20/23 11:11 AM

**ENTRY WALL WITH WATER FEATURE**

SCALE: NTS

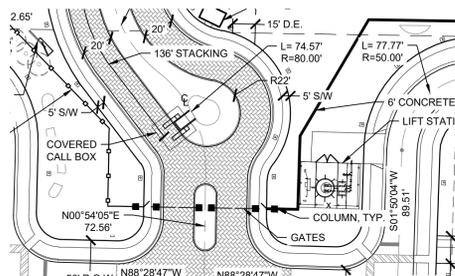
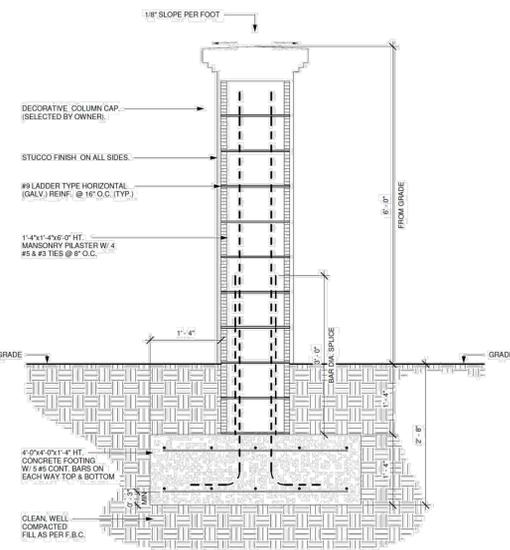


STUCCO REVEAL WALL	L-SHA	BRICK AMERICA STONE
SW7029	SW0055	Stone Pro Drystack - Color Hampton Falls
SW 6259 Spatial White	SW 0055 Light French Gray	



**COLUMN FRONT ENTRANCE**

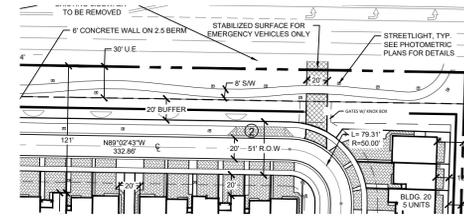
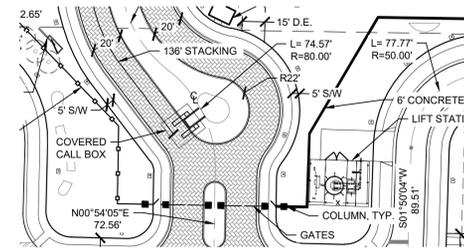
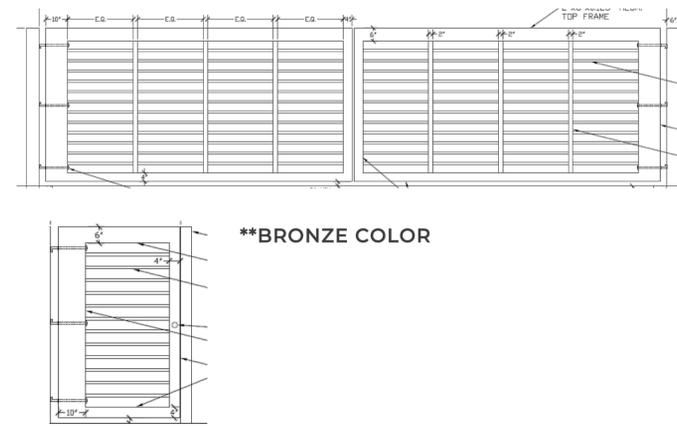
SCALE: NTS



TRIM	COLUMN WRAP with Brick America Stone Style Pro Drystack - Hampton Falls
SW 6259 Spatial White	

**GATE STYLE (FOR MAIN ENTRANCE AND EMERGENCY ACCESS)**

SCALE: NTS



SCALE: NTS

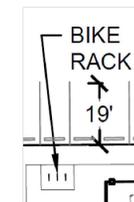
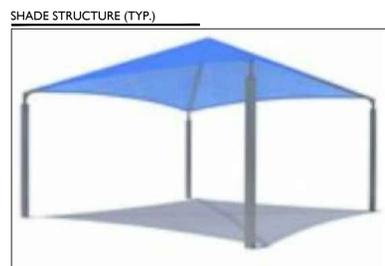
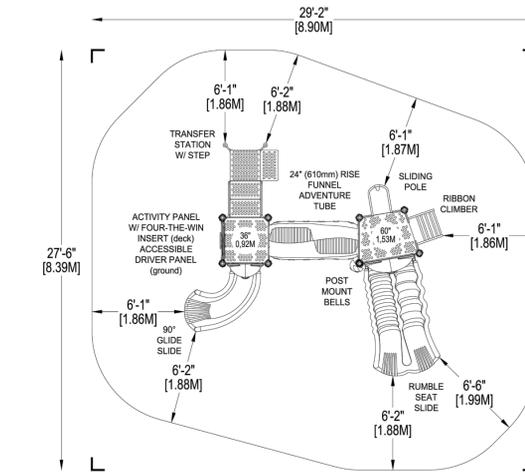
**TOT LOT AREA**

Playground fall height: 5'  
Height to top of pole: Approx 12'

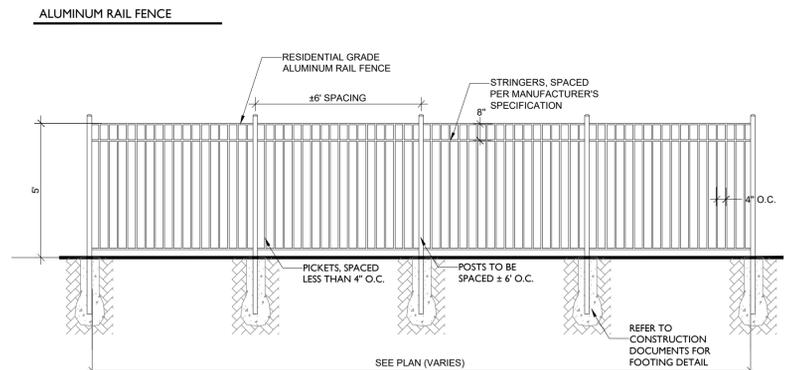
CONTEMPORARY 6FT BENCH  
color black total of 2



BENCHES AND TOT LOT EQUIPMENT SHOWN IS THE INTENDED STYLE AND CONFIGURATION BUT ACTUAL MAY VARY DEPENDING ON MANUFACTURER AVAILABILITY.



MULTI-BIKE SQUIGGLE  
Total 1 color black



NO.	DATE	DESCRIPTION	BY
1	5-19-22	SITE PLAN RESUBMITTAL	
2	7-29-22	SITE PLAN RESUBMITTAL	
3	10-27-22	SITE PLAN RESUBMITTAL	
4	01-05-23	SITE PLAN RESUBMITTAL	

CAD FILE	JOB NO.	DRAWN BY	R.C.	CHECK BY	M.B.	DATE
CAD-PL-STE610302.DWG						1/5/2023

**FINAL APPROVAL**  
City of Palm Beach Gardens  
Project Name: Public Lakes-Vintage Oaks  
Petition #: PPU-21-08-000064  
Development Order: Ordinance 15, 2023 / Resolution 48, 2023  
Date: 9/5/2023  
Project Manager: Karen L. Fife

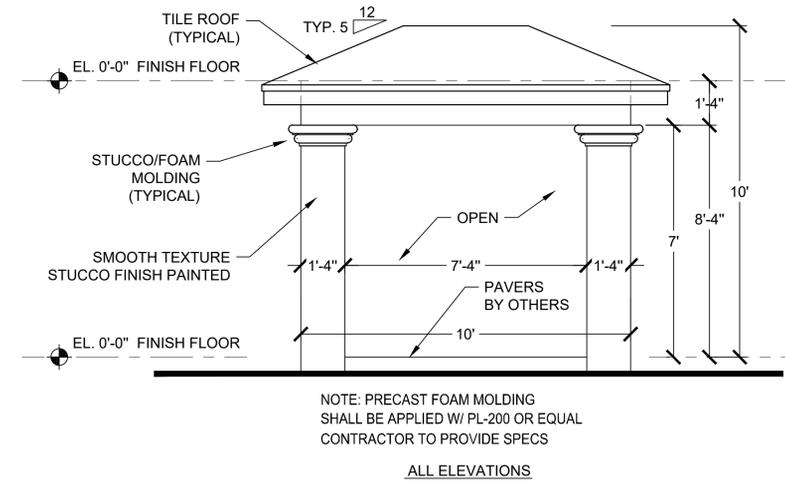
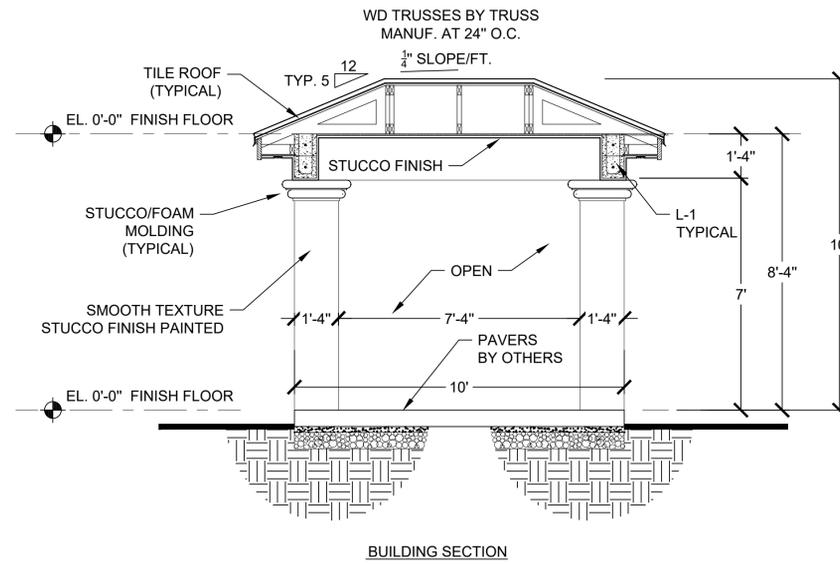
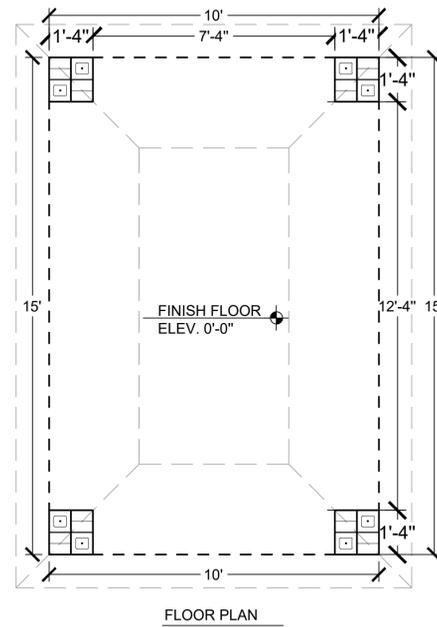
**VINTAGE OAKS**  
REGULATING PLAN

SHEET:  
RP-2



# SCHOOL BUS SHELTER DETAIL

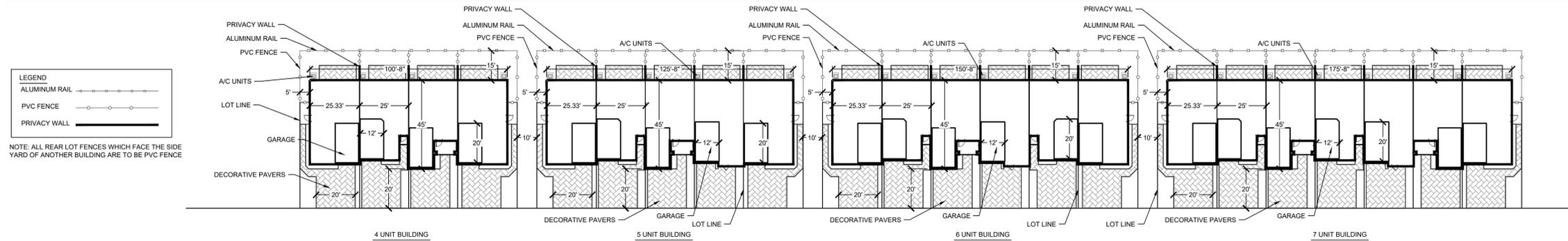
SCALE: NTS



NOTE: PRECAST FOAM MOLDING SHALL BE APPLIED W/ PL-200 OR EQUAL CONTRACTOR TO PROVIDE SPECS

# TYPICAL TOWNHOME BUILDING AND LOT LAYOUT

SCALE: 1:30



NO.	DATE	DESCRIPTION	REVISIONS
1	5-19-22	SITE PLAN RESUBMITTAL	
2	7-29-22	SITE PLAN RESUBMITTAL	
3	01-05-23	SITE PLAN RESUBMITTAL	
4	01-05-23	SITE PLAN RESUBMITTAL	

CAD FILE: SITE610302.DWG	JOB NO.	R.C.	M.B.
	DRAWN BY		
	CHECK BY		
	DATE		1/5/2023

**FINAL APPROVAL**  
City of Palm Beach Gardens  
Project Name: Vintage Oaks  
Petition #: PPD-21-09-000084  
Development Order: Ordinance 15, 2023 / Resolution 48, 2023  
Date: 9/5/2023  
Project Manager: Mark L. Fitts

VINTAGE OAKS  
REGULATING PLAN

SHEET:  
RP-4