

TYPICAL LOT SETBACKS

10'	11'	12'	13'	14'	15'
16'	17'	18'	19'	20'	21'
22'	23'	24'	25'	26'	27'
28'	29'	30'	31'	32'	33'
34'	35'	36'	37'	38'	39'
40'	41'	42'	43'	44'	45'
46'	47'	48'	49'	50'	51'
52'	53'	54'	55'	56'	57'
58'	59'	60'	61'	62'	63'
64'	65'	66'	67'	68'	69'
70'	71'	72'	73'	74'	75'
76'	77'	78'	79'	80'	81'
82'	83'	84'	85'	86'	87'
88'	89'	90'	91'	92'	93'
94'	95'	96'	97'	98'	99'
100'	101'	102'	103'	104'	105'
106'	107'	108'	109'	110'	111'
112'	113'	114'	115'	116'	117'
118'	119'	120'	121'	122'	123'
124'	125'	126'	127'	128'	129'
130'	131'	132'	133'	134'	135'
136'	137'	138'	139'	140'	141'
142'	143'	144'	145'	146'	147'
148'	149'	150'	151'	152'	153'
154'	155'	156'	157'	158'	159'
160'	161'	162'	163'	164'	165'
166'	167'	168'	169'	170'	171'
172'	173'	174'	175'	176'	177'
178'	179'	180'	181'	182'	183'
184'	185'	186'	187'	188'	189'
190'	191'	192'	193'	194'	195'
196'	197'	198'	199'	200'	201'
202'	203'	204'	205'	206'	207'
208'	209'	210'	211'	212'	213'
214'	215'	216'	217'	218'	219'
220'	221'	222'	223'	224'	225'
226'	227'	228'	229'	230'	231'
232'	233'	234'	235'	236'	237'
238'	239'	240'	241'	242'	243'
244'	245'	246'	247'	248'	249'
250'	251'	252'	253'	254'	255'
256'	257'	258'	259'	260'	261'
262'	263'	264'	265'	266'	267'
268'	269'	270'	271'	272'	273'
274'	275'	276'	277'	278'	279'
280'	281'	282'	283'	284'	285'
286'	287'	288'	289'	290'	291'
292'	293'	294'	295'	296'	297'
298'	299'	300'	301'	302'	303'
304'	305'	306'	307'	308'	309'
310'	311'	312'	313'	314'	315'
316'	317'	318'	319'	320'	321'
322'	323'	324'	325'	326'	327'
328'	329'	330'	331'	332'	333'
334'	335'	336'	337'	338'	339'
340'	341'	342'	343'	344'	345'
346'	347'	348'	349'	350'	351'
352'	353'	354'	355'	356'	357'
358'	359'	360'	361'	362'	363'
364'	365'	366'	367'	368'	369'
370'	371'	372'	373'	374'	375'
376'	377'	378'	379'	380'	381'
382'	383'	384'	385'	386'	387'
388'	389'	390'	391'	392'	393'
394'	395'	396'	397'	398'	399'
400'	401'	402'	403'	404'	405'
406'	407'	408'	409'	410'	411'
412'	413'	414'	415'	416'	417'
418'	419'	420'	421'	422'	423'
424'	425'	426'	427'	428'	429'
430'	431'	432'	433'	434'	435'
436'	437'	438'	439'	440'	441'
442'	443'	444'	445'	446'	447'
448'	449'	450'	451'	452'	453'
454'	455'	456'	457'	458'	459'
460'	461'	462'	463'	464'	465'
466'	467'	468'	469'	470'	471'
472'	473'	474'	475'	476'	477'
478'	479'	480'	481'	482'	483'
484'	485'	486'	487'	488'	489'
490'	491'	492'	493'	494'	495'
496'	497'	498'	499'	500'	501'
502'	503'	504'	505'	506'	507'
508'	509'	510'	511'	512'	513'
514'	515'	516'	517'	518'	519'
520'	521'	522'	523'	524'	525'
526'	527'	528'	529'	530'	531'
532'	533'	534'	535'	536'	537'
538'	539'	540'	541'	542'	543'
544'	545'	546'	547'	548'	549'
550'	551'	552'	553'	554'	555'
556'	557'	558'	559'	560'	561'
562'	563'	564'	565'	566'	567'
568'	569'	570'	571'	572'	573'
574'	575'	576'	577'	578'	579'
580'	581'	582'	583'	584'	585'
586'	587'	588'	589'	590'	591'
592'	593'	594'	595'	596'	597'
598'	599'	600'	601'	602'	603'
604'	605'	606'	607'	608'	609'
610'	611'	612'	613'	614'	615'
616'	617'	618'	619'	620'	621'
622'	623'	624'	625'	626'	627'
628'	629'	630'	631'	632'	633'
634'	635'	636'	637'	638'	639'
640'	641'	642'	643'	644'	645'
646'	647'	648'	649'	650'	651'
652'	653'	654'	655'	656'	657'
658'	659'	660'	661'	662'	663'
664'	665'	666'	667'	668'	669'
670'	671'	672'	673'	674'	675'
676'	677'	678'	679'	680'	681'
682'	683'	684'	685'	686'	687'
688'	689'	690'	691'	692'	693'
694'	695'	696'	697'	698'	699'
700'	701'	702'	703'	704'	705'
706'	707'	708'	709'	710'	711'
712'	713'	714'	715'	716'	717'
718'	719'	720'	721'	722'	723'
724'	725'	726'	727'	728'	729'
730'	731'	732'	733'	734'	735'
736'	737'	738'	739'	740'	741'
742'	743'	744'	745'	746'	747'
748'	749'	750'	751'	752'	753'
754'	755'	756'	757'	758'	759'
760'	761'	762'	763'	764'	765'
766'	767'	768'	769'	770'	771'
772'	773'	774'	775'	776'	777'
778'	779'	780'	781'	782'	783'
784'	785'	786'	787'	788'	789'
790'	791'	792'	793'	794'	795'
796'	797'	798'	799'	800'	801'
802'	803'	804'	805'	806'	807'
808'	809'	810'	811'	812'	813'
814'	815'	816'	817'	818'	819'
820'	821'	822'	823'	824'	825'
826'	827'	828'	829'	830'	831'
832'	833'	834'	835'	836'	837'
838'	839'	840'	841'	842'	843'
844'	845'	846'	847'	848'	849'
850'	851'	852'	853'	854'	855'
856'	857'	858'	859'	860'	861'
862'	863'	864'	865'	866'	867'
868'	869'	870'	871'	872'	873'
874'	875'	876'	877'	878'	879'
880'	881'	882'	883'	884'	885'
886'	887'	888'	889'	890'	891'
892'	893'	894'	895'	896'	897'
898'	899'	900'	901'	902'	903'
904'	905'	906'	907'	908'	909'
910'	911'	912'	913'	914'	915'
916'	917'	918'	919'	920'	921'
922'	923'	924'	925'	926'	927'
928'	929'	930'	931'	932'	933'
934'	935'	936'	937'	938'	939'
940'	941'	942'	943'	944'	945'
946'	947'	948'	949'	950'	951'
952'	953'	954'	955'	956'	957'
958'	959'	960'	961'	962'	963'
964'	965'	966'	967'	968'	969'
970'	971'	972'	973'	974'	975'
976'	977'	978'	979'	980'	981'
982'	983'	984'	985'	986'	987'
988'	989'	990'	991'	992'	993'
994'	995'	996'	997'	998'	999'
1000'	1001'	1002'	1003'	1004'	1005'

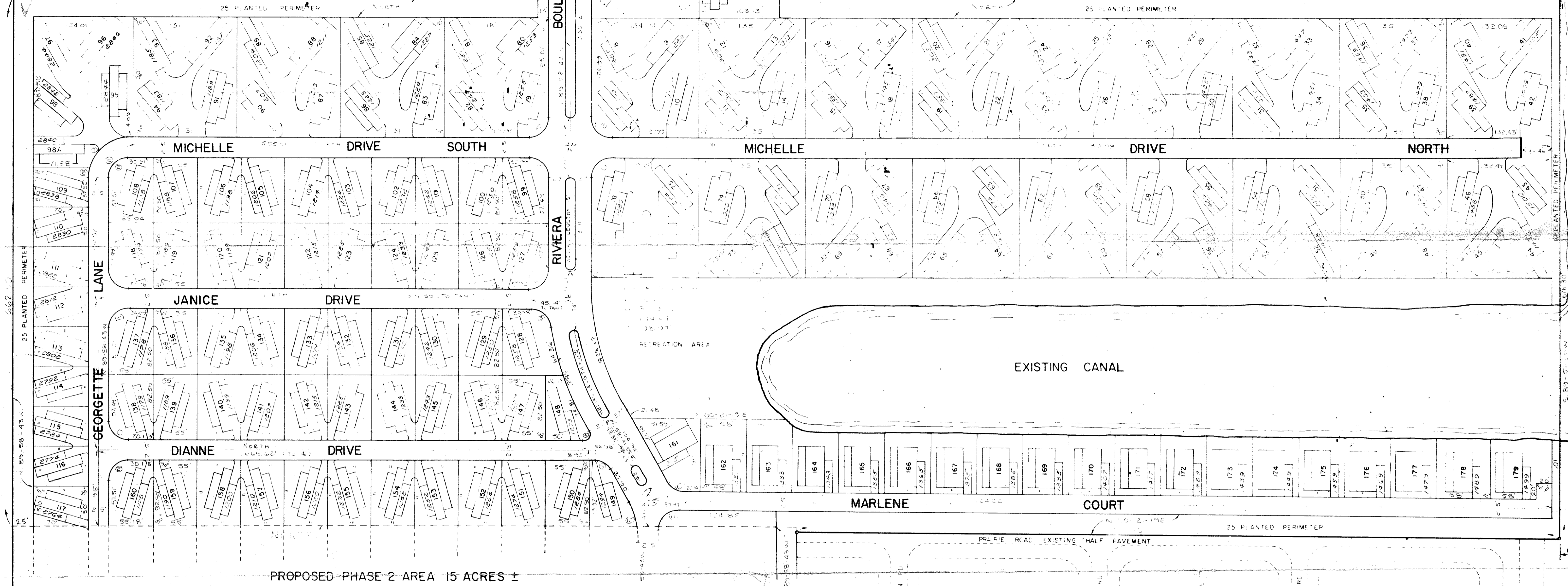
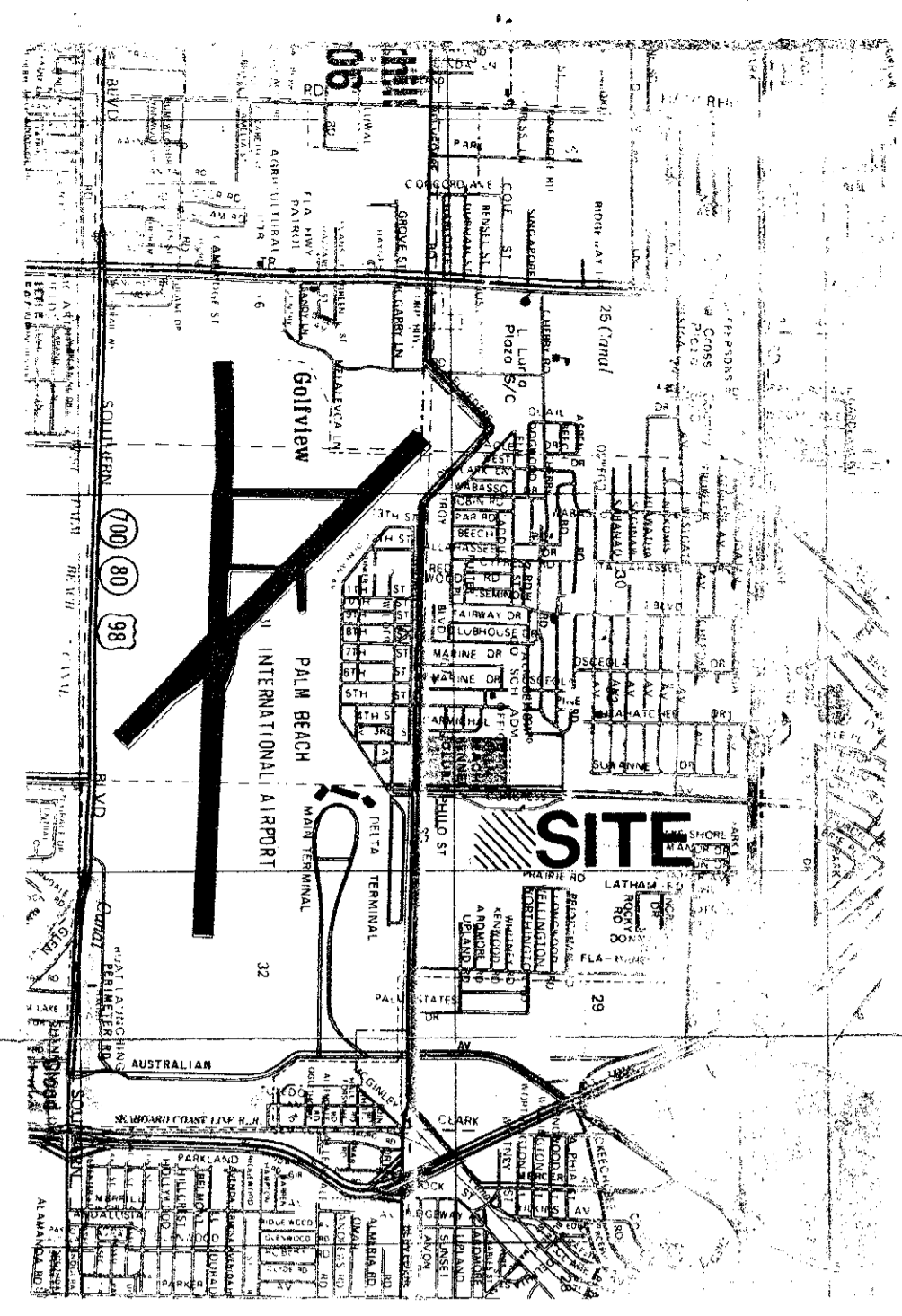
MOBILE HOME SALES LOT
NOT INCLUDED

COMMERCIAL

NOT INCLUDED

PHASE I SITE PLAN SUMMARY

MOBILE HOMES 31.22 ACRES
31.22/179=5.73 SITES PER ACRE



PROPOSED PHASE 2 AREA 15 ACRES ±

BELVEDERE HEIGHTS (SUNSET HOMES) PB 24 P 163

CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC.
PALM BEACH COUNTY, FLORIDA

RIVIERA COLONY
MOBILE HOME COMMUNITY

OPEN SPACE CALCULATIONS
RIVIERA COLONY MOBILE HOME COMMUNITY

	Phase I	Phase II	TOTAL
Site Area	31.22 ac.	15.2 ac.	46.22 ac.
Required 35% open space	10.92 ac.	5.25 ac.	16.17 ac.
Provided open space			
Clubhouse/Rec. area	.93 ac.	N/A	.93 ac.
Water Areas @ 7.5%	2.70 ac.	N/A	2.70 ac.
Water areas @ 25%	N/A	.19 ac.	.19 ac.
Areas Contained in Terraces, Porches, Decks, patios, etc. (Does not exceed 5% of gross area)	1.56 ac.	.75 ac.	2.31 ac.
Open space on Mobile Home lots	10.56 ac.	5.56 ac.	16.12 ac.
TOTAL	15.75 ac.	6.5 ac.	22.25 ac.
% of Gross area (exceeds 35% required)	50.4%	43.3%	48.1%
COUNTY CODE REQUIREMENTS			
3 acres minimum	31.22	15+	46.22+
Mobile Home Spaces	179	103	282
Maximum Gross Density 7 du/ac.	5.73 du/ac	6.86 du/ac	6.13 du/ac
Typ. lot sizes	Single 55x82.50 Dbl. 59x82.50 Multiple - 135x150	Single 49x82.50 Dbl. 59x82.50 Multiple - 130x155	N/A N/A N/A
A buffer of 50' or a buffer of 25' with the additional 25' incorporated into open space.	25' buffers with additional open space as per attached calculations.	25' buffers with additional open space as per attached calculations.	N/A
Setbacks:			
1) 20' min. side to side	all units meet code	all units meet code	N/A
2) 20' min. end to end			
3) 20' min. adjacent to the perimeter property line			
4) 25' min. from all public R/W's.			
5) 30' min. from any structure.			
6) No awnings or other attachments to be within 10' of any other unit or building.			
Access:			
1) Must be 30' from the intersecting R/W's or local streets.	all access requirements are met.	all access requirements are met.	N/A
2) Must be 180' from the intersecting R/W's of collector streets.			
3) Shall be by private local streets only.			
Areas:			
Residential 65% max.	43.6%	56.7%	51.9%
Commercial 2% max.	None	None	None

CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC.
PALM BEACH COUNTY, FLORIDA

RIVIERA COLONY
MOBILE HOME COMMUNITY
LOT NUMBERS & DIMENSIONS

DATE	BY	CHECKED	SCALE	SHEET NO.
NOV. 79	J.M.	CS	1"=60'	2/10

12-12-79
H. Best Smith
David [Signature]
[Signature]

Rev. [Signature]
Phase I & II Riviera Colony