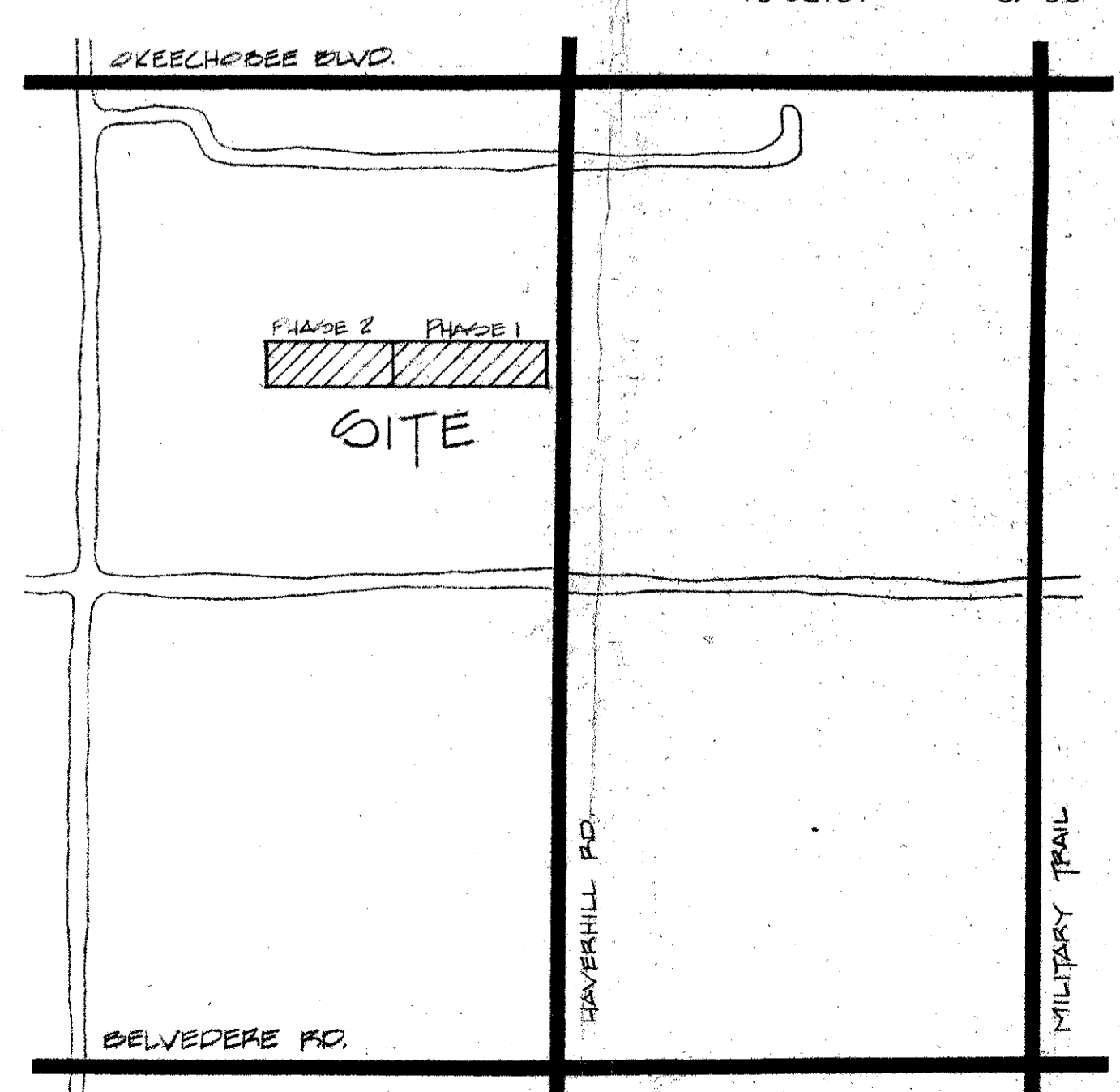
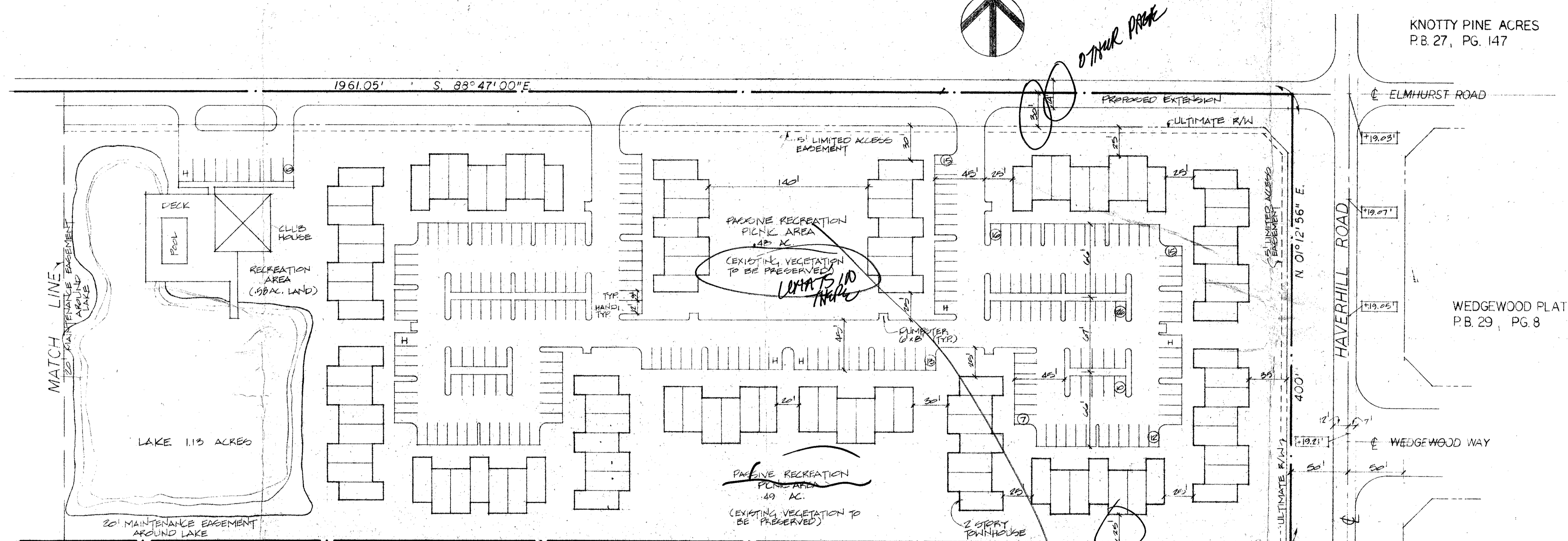
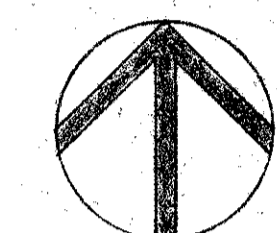
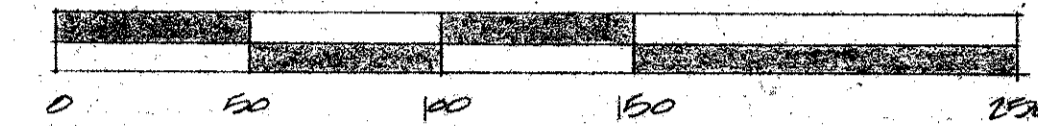




MENENDEZ & ASSOCIATES ARCHITECTS, PLANNERS, INC.
 WEST PALM BEACH, FLORIDA, 33401
 (305) 689-0714

SITE PLAN PHASE ONE



LOCATION

HAVERHILL HOMESITES
 P.B. 23, PG. 24

KNOTTY PINE ACRES
 P.B. 27, PG. 147

WEDGEWOOD PLAT I
 P.B. 29, PG. 8

DATA
 204
 216
 1224
 408
 57,04

53
 2.65 ACRES FOR RECREATION

DEVELOPER: JANA WOLFE AS TRUSTEE
 2027 EXCHANGE COURT
 WEST PALM BEACH, FLA. 33409
 (305) 689-9176

ENGINEER: CONRAD W. SCHAEFER
 2001 PALM BEACH LAKES BLVD.
 WEST PALM BEACH, FLA. 33409
 (305) 686-0663

PARCEL ZONING	RI
TOTAL AREA	18.01 Acres
R/W TO BE DEDICATED	1.38 "
NET AREA	16.63 "
MAXIMUM UNITS ALLOWED	206
HOUSING UNITS PROPOSED	204*
PARKING FACILITIES (TOTAL)	466
" (NEXT TO REC. FACILITIES)	10
DENSITY (GROSS)	11.33 U./Acre
" (NET)	12.27 U./Acre
RECREATIONAL FACILITIES (LAND)	2.52 Acres**
LAKES	1.13 Acre

* BUILDING SIZES SHOWN ARE WITH MAXIMUM DIMENSIONS THAT COULD BE SMALLER WHEN FINAL UNIT DESIGNS ARE COMPLETED. NUMBER OF UNITS WILL REMAIN THE SAME.

** MINIMUM AMOUNT OF LAND REQUIRED BASED ON A POPULATION OF 500 IS 2.65 ACRES. THE ADDITIONAL WILL BE COMPENSATED BY THE FACILITIES TO BE DEVELOPED THAT WILL EXCEED THE EQUIVALENT DOLLAR VALUE OF THE TOTAL LAND REQUIREMENT.

PROPOSED FACILITIES		
SWIMMING POOL	\$ 25,000	ur0274.igr
CLUB HOUSE	50,000	THE COMMONS SITE PLAN 1 OF 2
DECK, TRAILS, PICNIC AREAS, ETC.	15,000	PHASE I
	\$ 90,000 Approx.	

15 PASSIVE RECREATION CALCULATION INCLUDED IN REC. CALCULATION \$90,000 EQUAL TO 2.8 ACRES (1 Acre = \$32,000)

NOTE: ALL UTILITIES ARE AVAILABLE IN AREA AND HAVE BEEN COORDINATED WITH RESPECTIVE UTILITIES COMPANIES

SCALE: 1" = 50'

THE COMMONS PALM BEACH COUNTY, FLA.

PREPARED FOR: JAN A. WOLFE AS TRUSTEE, W. PALM BEACH, FLA.

79011

DRAWN BY	DATE
HALLMARK	6-25-92
REVISIONS	DATE
	7-17-92

1 OF 2

