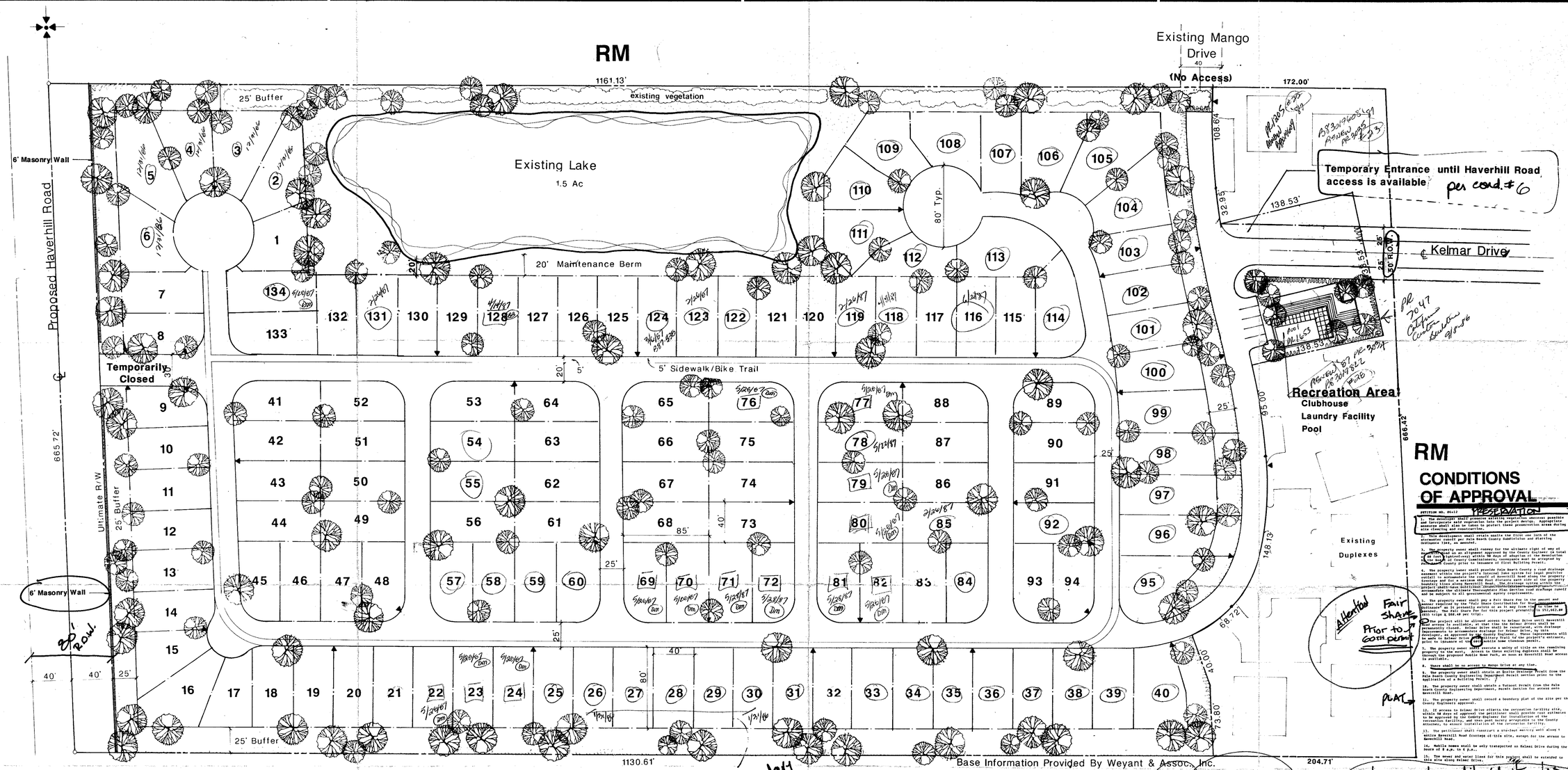
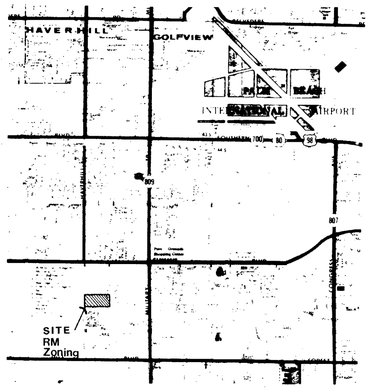



## SITE DATA — RM ZONNING

| | |
|---|---|
| Total Site Area | 18.35 Ac |
| Proposed R/W Dedication | .6 Ac |
| Total Mobile Home Lots | 134 |
| Total Du/Ac | 7.3 |
| Total Site Retention | 1.5 Ac |
| Open Space | 10.35 Ac |
| 75% of Lakes | 1.1 Ac. |
| 25% of Recreation | .03 Ac. |
| 100% of Buffer | 1.87 Ac. |
| 100% of Exterior Open Space | 7.35 Ac. — 9.36 Ac |
| • Includes typical lot size of 40' x 80' less a 14'x65' mobile home and parking spaces of 10'x40' for each lot | |
| • Also includes all other open areas | |
| Non-Pervious | 5.9 AC |

Includes parking for each mobile home (10'x40'), mobile home pad (14'x65'), roadway and buildings of recreation area.

## LOCATION MAP




20' SIDE TO SIDE and 20' END TO END SPACING

Boundary lines NOT Property line.

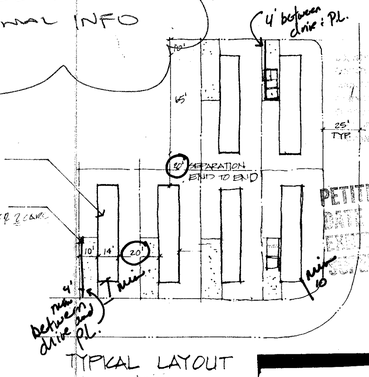
## LEGEND

- Shade Trees (min. 40' o.c.) — Laurel Oak, Acacia
- Shrubs (min. 24" in height, 5' width, 2' o.c.) — Chaulkus, Ficus
- Turf
- Street Lighting

Note: Interior lots need to be 85' in length to accomodate for a 20' separation end to end of a 14' x 65' mobile home

SEE FILE FOR ADDITIONAL INFO

No permit until Unity has been executed.




TYPICAL LAYOUT

## RM CONDITIONS OF APPROVAL

RESOLUTION

PETITION NO. 86-12

1. The developer shall preserve existing vegetation wherever possible and incorporate said vegetation into the project design. Appropriate measures shall be taken to protect the greatest lower percentage of site clearing and construction.

2. This development shall retain onsite the first one inch of the runoff as required per Palm Beach County Subdivision and Platting Ordinance 1984, as amended.

3. The property owner shall convey for the ultimate right of way of Haverhill Road, on an alignment approved by the County Engineer (a total of 60 feet right-of-way within 90 days of adoption of the Resolution approving the Master Site Development Plan, free and clear of all liens and encumbrances, and free of environmental hazards, to Palm Beach County prior to issuance of first Building Permit.

4. The property owner shall provide Palm Beach County a road drainage easement within the project's internal lake system for legal positive outfall for drainage from the Haverhill Road right-of-way. Drainage easement shall be in a form and content acceptable to the County Attorney and shall be located along Haverhill Road. The drainage system within the easement shall be designed to accommodate the contributing upstream offsite drainage from Haverhill Road. Drainage plans for Haverhill Road shall be designed by Palm Beach County and be subject to all governmental agency requirements.

5. The property owner shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently exists or as may from time to time be amended. The Fair Share Fee for this project presently is $1,253.00 per mobile home.

6. The project will be allowed access to Kelmar Drive until Haverhill Road is completed to the Project's entrance. At that time the Kelmar access shall be permanently closed. Kelmar Drive shall be resurfaced, with drainage improvements to accommodate drainage for Kelmar Drive, by the developer prior to issuance of the 50th building permit. Improvements will be made to Kelmar Drive (Unity Trail) to the project's entrance, prior to issuance of the 50th mobile home timeshare permit.

7. The property owner shall convey a utility of title on the remaining property to the east. Access to these existing duplexes shall be limited to approved mobile home, or home as Haverhill Road access location.

8. There shall be no access to Mango Drive at any time.

9. The property owner shall obtain an Routine Drainage Permit from the Palm Beach County Engineering Department, Permit Section prior to the application of a building permit.

10. The property owner shall obtain a Turnout Permit from the Palm Beach County Engineering Department, Permit Section for access onto Haverhill Road.

11. The property owner shall record a boundary plat of the site per the County Engineers approval.

12. If access to Kelmar Drive effects the recreation facility site, the site plan for the recreation facility shall be resubmitted for review to be approved by the County Engineer for installation of the recreation facility, and then post bond acceptable to the County Attorney, to ensure installation of the recreation facility.

13. The petitioner shall construct a sidewalk matrix; well along the entire Haverhill Road frontage of this site, except for the access to Haverhill Road.

14. Mobile homes shall be only transported on Kelmar Drive during the hours of 8 a.m. to 5 p.m.

15. The sewer and water lines for this project shall be extended to this site along Kelmar Drive.

Jam Sites
Jim Conyers
Jim Gilla
Jim Gilla
Jim Gilla
Jim Gilla
Jim Gilla

PETITION NO. 86-12
DATE SUBMITTED 4-16-86
REVISED NO. 23
REVISED NO. 22

IMPACT FEE
PET. 86-12
402.00

SEE NOTE ABOVE COND. #6

mh0016.igr
LONG LAKE VILLAGE MHP MASTER
PET 86-12

Date Approved:
By:
Government: Petition # 86-12

RENTAL PARK

SITE PLAN
LONG LAKE VILLAGE MH
Scale 1" = 50'-0"
0' 25' 50' 100'


urban design studio
Urban Planning
Landscape Architecture
Graphic Design
2000 Palm Beach Lakes Blvd.
Suite 600 The Concourse
West Palm Beach Florida
33409-6582
305.689.0066

Stuart Office
900 East Ocean Boulevard
Suite 126
Stuart Florida
33494
305.283.0022


SITE PLAN
LONG LAKE VILLAGE

# Long Lake Village

Palm Beach County, Florida
Site Plan

| | |
|---|---|
| Job Number | 35164SP |
| Drawn By | DLN |
| Date | 11.18.85 |
| Revisions | 12.9.85 |