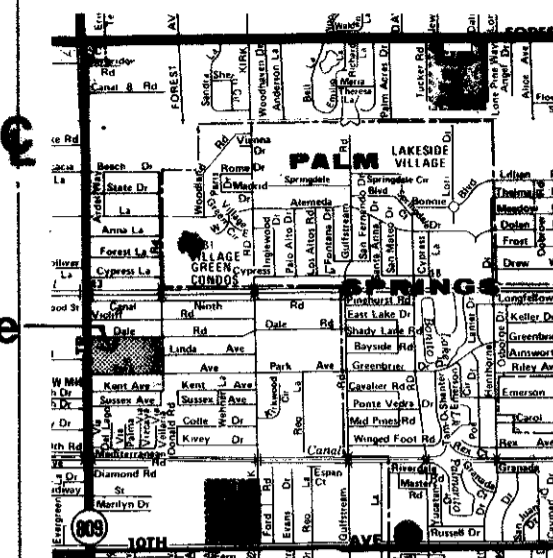


Location Map



Legend

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

Site Data

| | |
|---|-----------|
| Total Site Approx | 13.75 Ac |
| Total Number of Lots | 96 |
| Total du/acre | 6.98 |
| Total Site Retention | 1.1453 Ac |
| Open Space Includes: | 5.39 Ac |
| 75% of Lakes - .81 Ac. | |
| 25% of Recreation Area - .18 Ac. | |
| 100% of Buffer - 1.34 Ac: (2340 l.f. x 25' wide) | |
| 100% Exterior Open Space - 3.06 Ac | |
| Typical Lot Size 40'x80' less trailer 14'x65' and parking 20'x45' | |

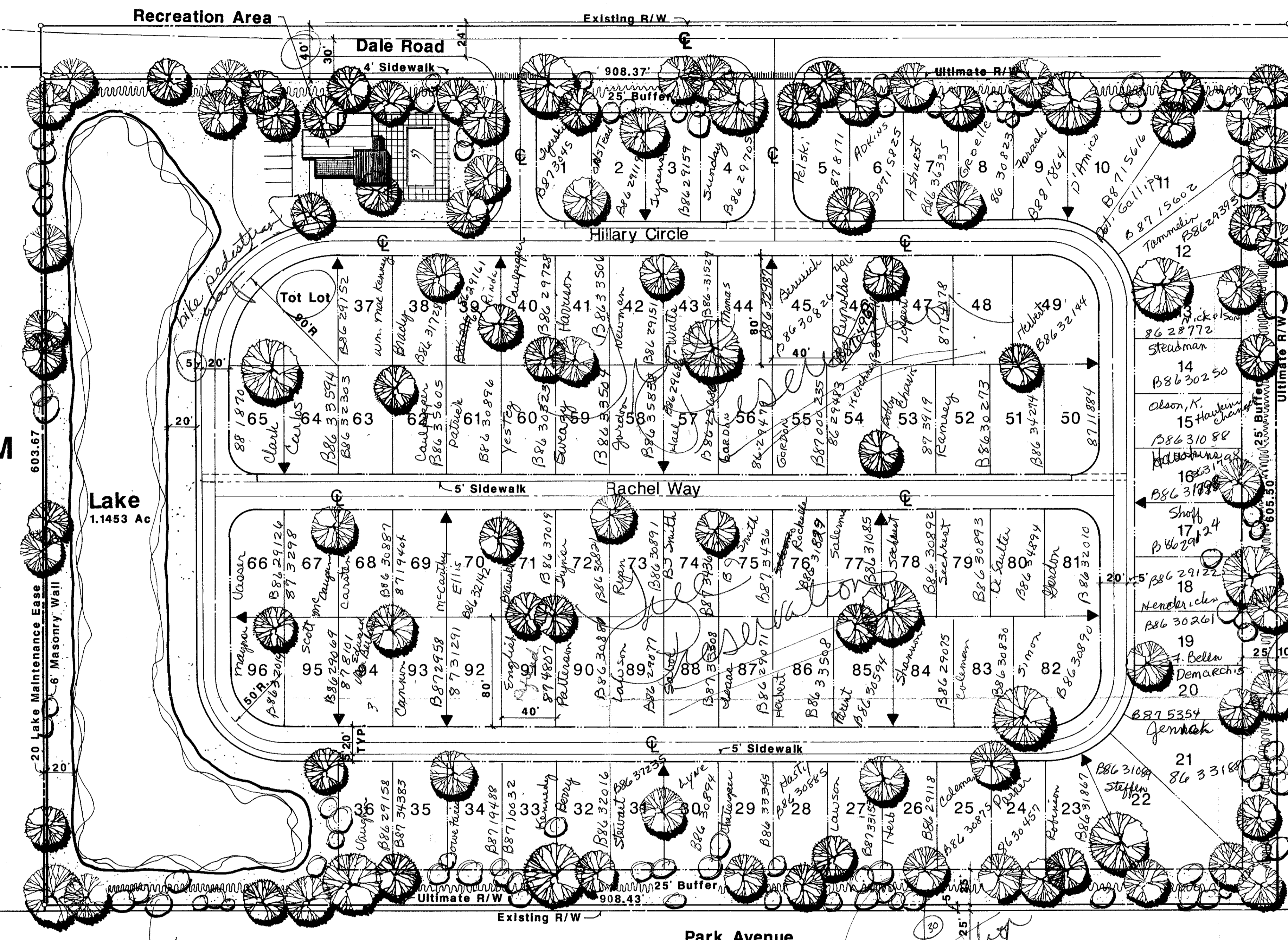
LOT COVERAGE (95% max.)

Military Trail

Not Included

RM

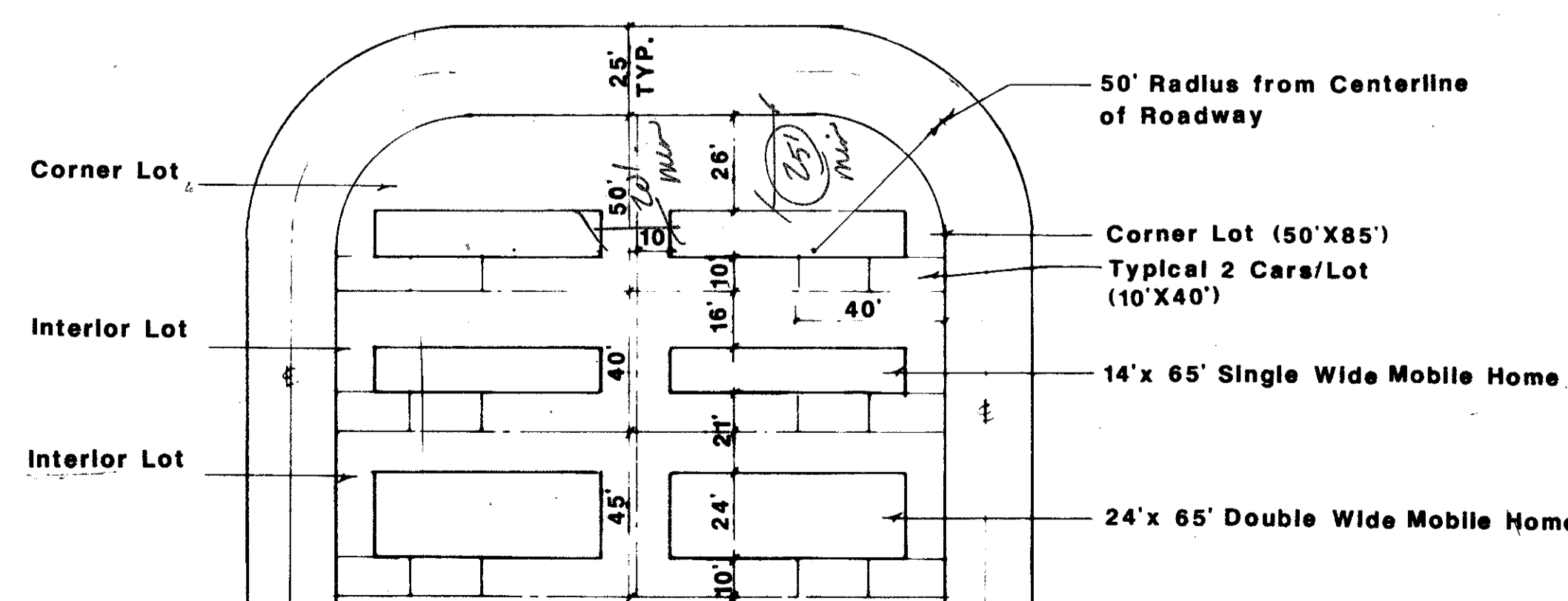
Lake
1.1453 Ac



APPROVED BY
PALM BEACH COUNTY HEALTH DEPT.
DATE: 1/13/86
BY: [Signature]

DATE APPROVED 1-23-86
COUNTY ENGINEERING DEPT. [Signature]
COUNTY HEALTH DEPT. [Signature]
COUNTY ATTORNEY [Signature]
ZONING DIVISION [Signature]
BUILDING DIVISION [Signature]
DEPT. OF FIRE RESCUE [Signature]
PLANNING DIVISION [Signature]

Detail: Typical Lot Layout



Conditions of Approval

- Petition No. 85-128
- Prior to site plan certification the master plan shall be amended to reflect the following:
 - Certification of employment of two (2) land use professionals in the design and development of the project plans pursuant to Code Section 588.22.5.
 - Reduction of the total number of dwelling units to a maximum of (78) dwelling units per gross acre.
 - Delineation of existing dense and significant wooded areas.
 - A twenty-five (25) foot wide minimum M.H.R.P. buffer completely encircling the perimeter of the site with all proposed structures meeting or exceeding the minimum yard setback requirements pursuant to Section 588.22.1, 2, and 3. This includes relocation of pool and decking and covered picnic structures to within required setback limits, measured from the inside of the M.H.R.P. buffer area.
 - Perimeter rear setback lines measured from the inside edge of the M.H.R.P. buffer area pursuant to Section 588.22.K.1.A.
 - Provision for a pedestrian circulation system pursuant to Section 588.22.J.6.
 - Minimum yard setback lines pursuant to Section 588.22.K.a,b, and c. The number of lots shall be reduced, if necessary, to accommodate the required minimum yard setback areas.
- The developer shall preserve existing significant vegetation wherever possible and shall incorporate said vegetation into the project design. Appropriate measures shall also be taken to protect these preservation areas during site clearing and construction.
- Reasonable precautions shall be exercised during site development to insure that unconfined particulates (dust particles) from this property do not become a nuisance to neighboring properties.
- Reasonable measures shall be employed during site development to insure that no pollutants from this property shall enter adjacent or nearby surface waters.
- This development shall retain onsite the first one inch of the stormwater runoff per Dale Beach County Subdivision and Platting Ordinance 734, as amended.
- The property owner shall convey for the ultimate right-of-way of Donald Road and Park Avenue, 38 feet from centerline (approximately an additional 3 feet) all within 90 days of adoption of the Resolution by the Board of County Commissioners; and conveyances must be accepted by Palm Beach County prior to issuance of first building permit. The property owner shall convey for the ultimate right-of-way of Dale Road 48 feet from centerline from Military Trail to Donald Road.
- The property owner shall construct Dale Road as a 24' paved road, from Donald Road west to Military Trail concurrent with onsite paving and drainage improvements pursuant to a paving and drainage permit issued from the office of the County Engineer. Dale Road west of Donald Road shall align with the existing Dale Road east of Donald Road and the petitioner shall provide any rights-of-way and/or construction modifications necessary to accomplish this.
- The property owner shall plat the subject property per the County Engineer's Approval.
- The petitioner shall revise the Master Plan to provide for access from this site onto Dale Road.
- The petitioner shall present a notarized Affidavit of Disclosure at the Zoning Authority meeting.
- The property owner shall not draw any building permits or tie-down permits for mobile homes until the moratorium on sewer service is lifted.
- The developer shall construct an opaque buffer within the required setback and landscaping; and abutting the commercial area a solid masonry wall. The landscape treatment of the buffer shall be maintained in good condition at all times and replanted as necessary.
- Full-time property management shall be provided for this mobile home rental park.

PETITION NO. 85-120
DATE SUBMITTED 1-13-86
EXHIBIT NO. 23
SUPERSEDES EXH. NO. 22

mh0028.igr
MARLBORO COURT MHP (ORC SP)
PET 85-120, EXH 23 SUPERSEDES EXH 22

FILE COPY

Military/Cresthaven Mobile Home Park
Site Plan
Palm Beach County

Job Number 35092SP
Drawn By JD/DLN/CA
Date 1/14/86
Revisions