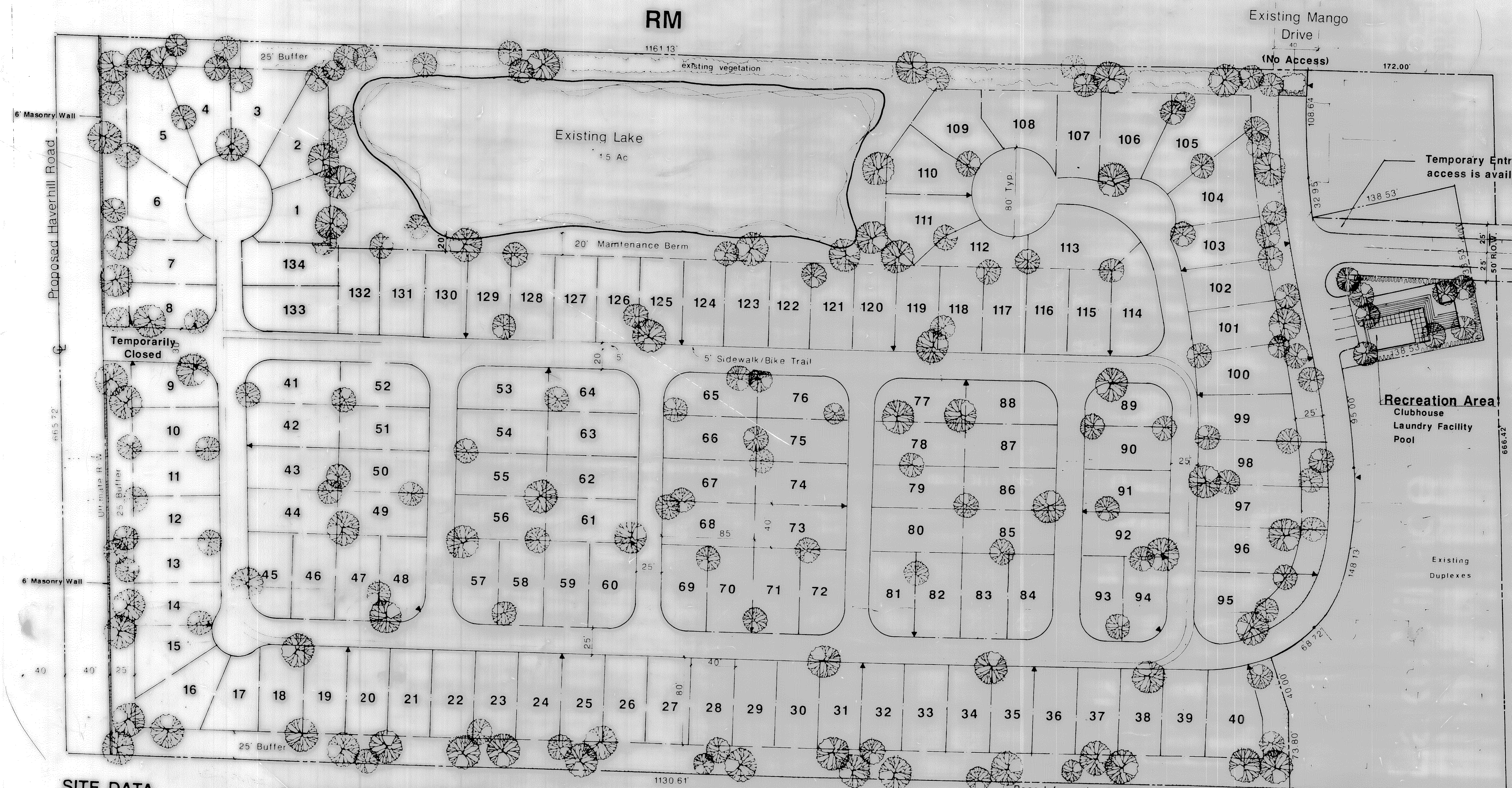
RM
AR
Existing Mango Drive
40
(No Access)
172.00'
1161.13'
existing vegetation
25' Buffer
6' Masonry Wall
Proposed Haverhill Road
Existing Lake
1.5 Ac
20' Maintenance Berm
20
80' Typ.
Temporarily Closed
30
20
5'
5' Sidewalk/Bike Trail
665.72
Ultimate R/W
25' Buffer
6' Masonry Wall
40
40'
25
25'
85
40
25'
80'
40'
25' Buffer
1130.61'
108.64
32.95
138.53'
Temporary Entrance until Haverhill Road access is available
25'
25'
50' R.O.W.
138.53
Kelmar Drive
138.53
Recreation Area
Clubhouse
Laundry Facility
Pool
95.00
666.42
RM
148.13
Existing Duplexes
68.72
40.00
73.80
204.71'
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Base Information Provided By Weyant & Assoc., Inc.
Consulting Enginners, Aug. 1985.

RH

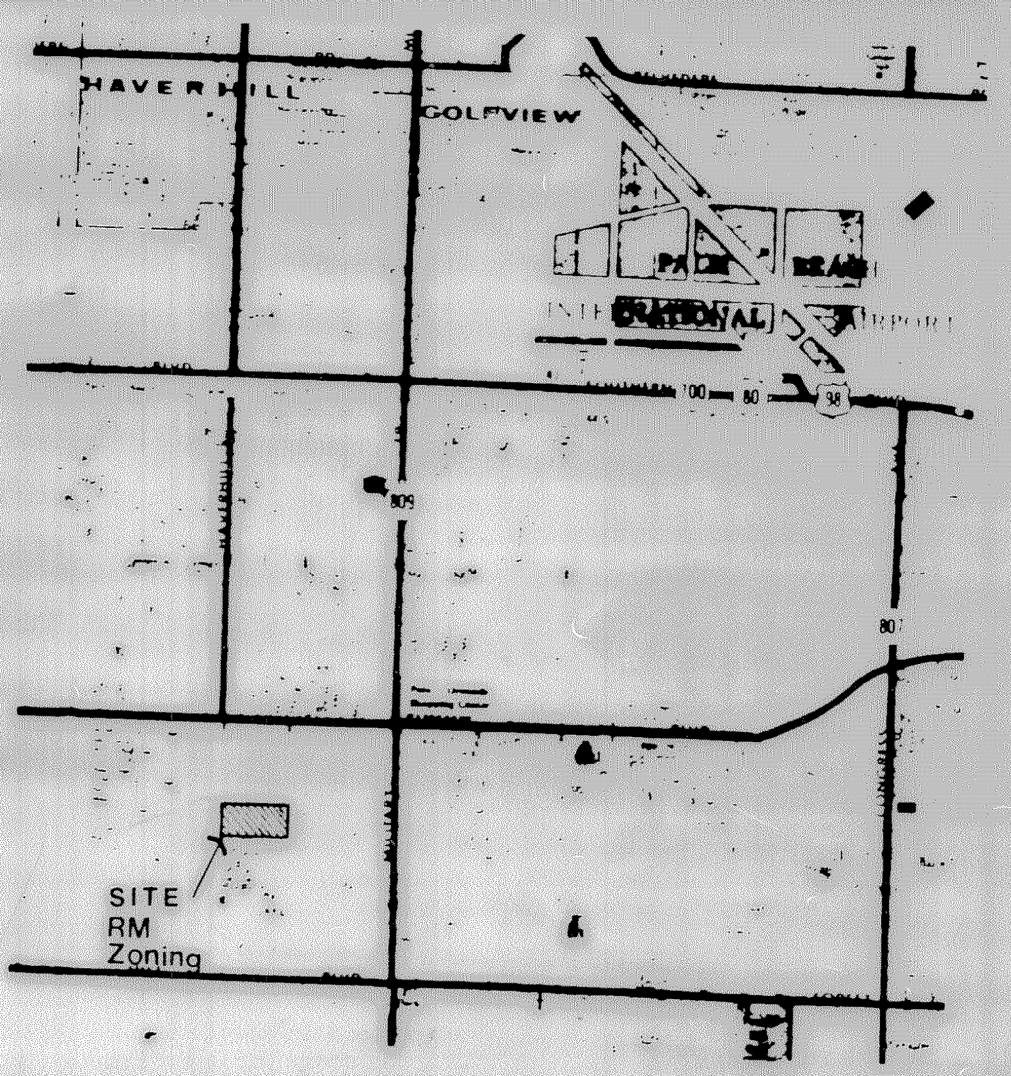
SITE DATA

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
Non-Pervious		5.9 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

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

LOCATION MAP

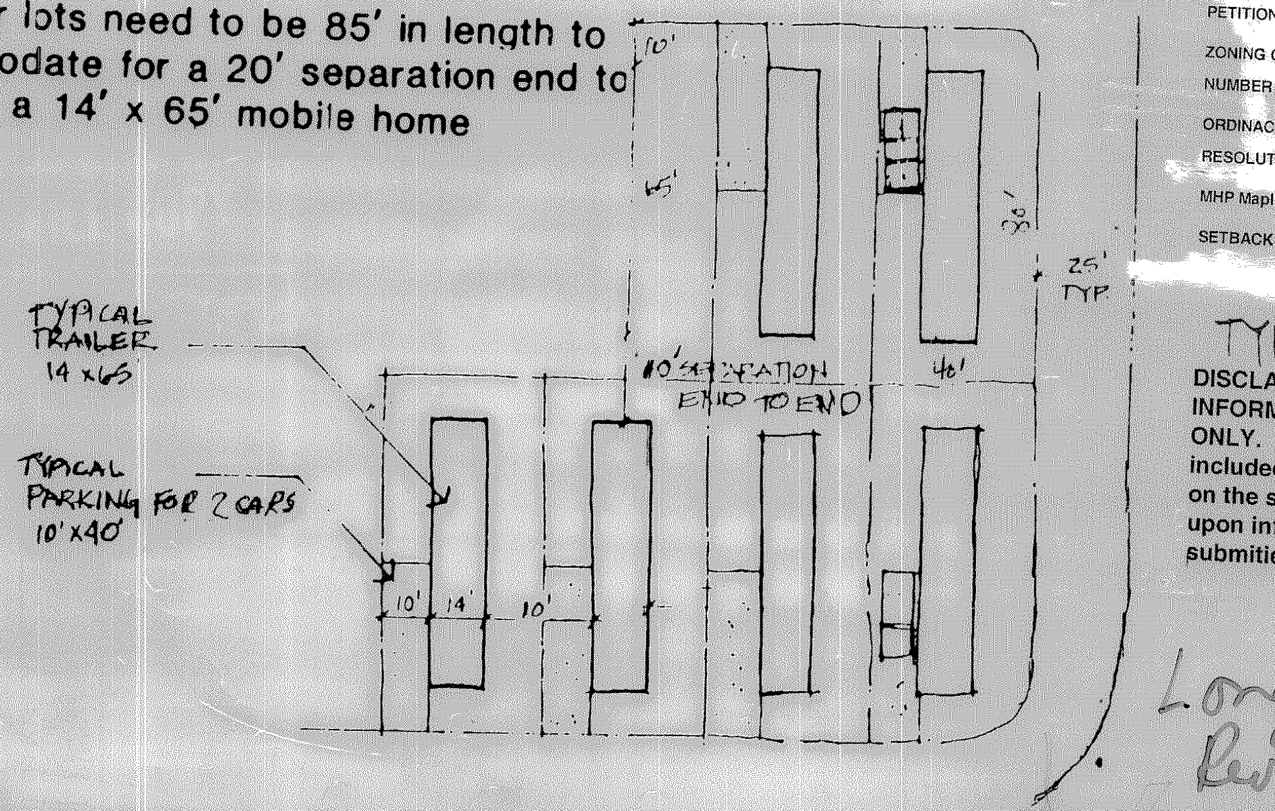

HAVERHILL
GOLFVIEW
PALM BEACH INTERNATIONAL AIRPORT
100
80
98
809
807
SITE
RM
Zoning

Minimum 3 ft. 1 inch off property line.
Must comply with Table 600 (20% openings)

LEGEND

🌳	Shade Trees (min. 40' o.c.) Laurel Oak Acascia
〰	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


10'
65'
TYPICAL TRAILER 14 x 65
10' SEPARATION END TO END
40'
30'
25' TYP
TYPICAL PARKING FOR 2 CARS 10'x40'
10'
14'
10'

TYPICAL LAYOUT

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

SIGNATURE ONLY
APPROVED 2/24/99

C. Arena
reduce separation
to 10' - okay per
F. Motta

RM

CONDITIONS OF APPROVAL

PETITION NO. 86-12

1. The developer shall preserve existing vegetation wherever possible and incorporate said vegetation into the project design. Appropriate measures shall also be taken to protect these preservation areas during site clearing and construction.

2. This development shall retain onsite the first one inch of the stormwater runoff per Palm Beach County Subdivision and Platting Ordinance 73-4, 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 80 foot right-of-way) within 90 days of adoption of the Resolution by the Board of County Commissioners; conveyance must be accepted by 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 to accommodate the runoff of Haverhill Road along the property frontage and for a maximum 400 foot distance each side of the property boundary lines along Haverhill Road. The drainage system within the project shall have sufficient retention/detention capacity to accommodate the ultimate Thoroughfare Plan Section road drainage runoff 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 it may from time to time be amended. The Fair Share Fee for this project presently is $52,662.00 (655 trips X $80.40 per trip).

6. The project will be allowed access to Kelmar Drive until Haverhill Road access is available, 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 this developer, as approved by the County Engineer. These improvements will be made to Kelmar Drive from Military Trail to the project's entrance, prior to issuance of the 60th mobile home tie-down permit.

7. The property owner shall execute a unity of title on the remaining property to the east. Access to these existing duplexes shall be through the proposed Mobile Home Park, as soon as Haverhill Road access is available.

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

9. The property owner shall obtain an onsite 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, within 90 days of approval the petitioner shall provide cost estimates to be approved by the County Engineer for installation of the recreation facility, and then post surety acceptable to the County Attorney, to ensure installation of the recreation facility.

13. The petitioner shall construct a six-foot masonry wall 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 6 p.m..

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

PROJECT NO. 0405-001

Long Lake Village

Palm Beach County, Florida
Site Plan

Job Number 3516-SP
Drawn By DLN
Date 11.18.85
Revisions 12.9.85

MHPD

PETITION NO. 86-12
DATE SUBMITTED 4-16-86
EXHIBIT NO. 23
SUPERCEDES EXH. NO. 22

FILE COPY

DATA BOX

PARK NAME	Long Lake Village
AKA	
PARK ADDRESSS	4750 Carefree Cove Dr,
USE DENSITY	R 28
PC #	00-42-44-12-34-001-0000
ZONING FLU ACRES	RM HR8 4.76
SUBDIVISION #	0405-001
INSPECTION AREA #	4
DATE OF APPROVAL	1987
IMPACT FEE ZONES	5/2/2/2
PETITION #	86-012 PB 56 Pg 34
ZONING QUAD #	32
NUMBER OF SPACE APPROVED	134
ORDINACE APPROVED UNDER	
RESOLUTION	
MHP MapID	MHP-04-41
SETBACKS	20' Separations between MH & perm. Struc. 10' sep side/side end/end & access

DISCLAIMER--
INFORMATIONAL PURPOSES ONLY. The information included in the data box and on the site plan is based soley upon information previously submitied by the applicant.

APPROVED PLAN

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

Long Lake Vlg MHP
Rev. SP

Scale 1"