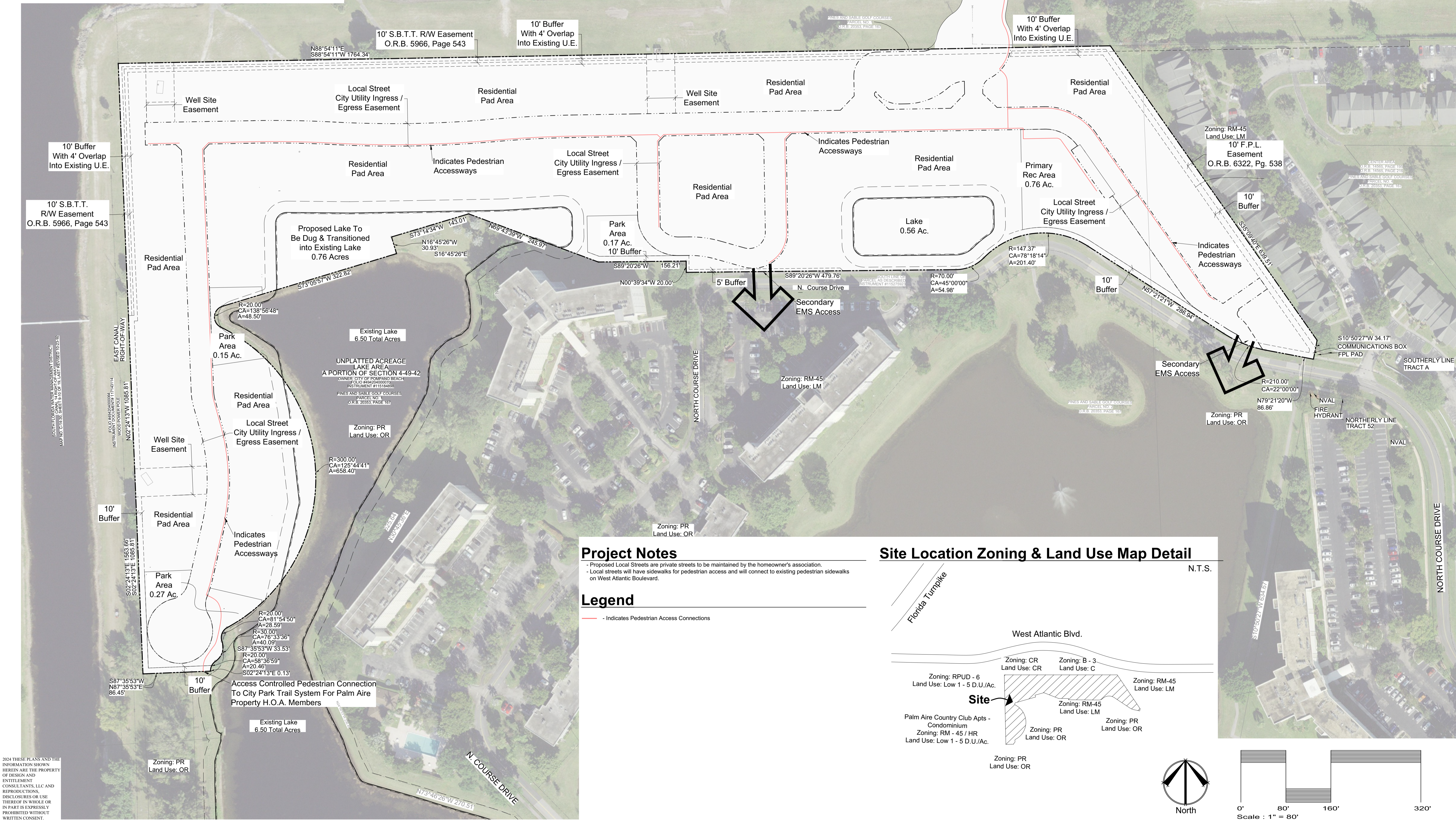


Total Site Area = 1.00 Acreage
 Proposed Site Area = .96 Acreage
 Existing Land Use Designation
 Existing Zoning
 Proposed Mining Designation
 Proposed Land Use Designation
 Soil Dwgng Units
 Density
 Minimum Townhome Lot Area
 Proposed Minimum Townhome Lot Area (20' x 90')
 Proposed Minimum Townhome Lot Area (24' x 75')
 Maximum Height
 Minimum Late Surface Draining Area

Total Site Area	26.00 Acres	+/- 21.40 Ac. (932,184 S.F.)
Off-Site Area - Net Acreage		+/- 20.64 Ac. (899,078.4 S.F.)
Existing Land Use	Designation	DR - Residential And Open Space
Existing Land Use	Designation	Within The Palm Aire Dashed Line (10,631 Total D.U.)
Existing Land Use	Designation	PR - Parks And Recreation Zoning District
Proposed Land Use Designation		RM-12 Multiple Family Residential District
Proposed Land Use Designation		LM - Low Medium (5-10 D.U./Ac.)
Proposed Dwelling Units		214 D.U.
Density		10.00 D.U./Ac.
Minimum Townhome Lot Area		1,800 S.F.
Proposed Minimum Lot Area (20' x 90')		1,800 S.F.
Proposed Minimum Lot Area (24' x 75')		1,800 S.F.
Maximum Height		35'
Off-Site Land Surface Area		7.82 Ac. (340,639.2 S.F.)
Off-Site Land Surface Area (To Be Expanded Using A BC/SFWM D Permit)		1.32 Ac. (57,499.2 S.F.)
Existing Onsite Land Area To Be Filled (See Survey)		6.50 Ac. (283,140.3 S.F.)
Pervious Area Minimum Required (25%)		6.12 Ac. (273,556.8 S.F.)
Total Overall Pervious Area (42% - Does Not Include Onsite Land Surface Areas)		5.16 Ac. (377,695.4 S.F.)
Lot Coverage Area Maximum (60%)		12.38 Ac. (539,447 S.F.)
Total Overall Lot Coverage Area (23%)		4.48 Ac. (207,781.2 S.F.)
Total Recreation Area		1.35 Ac. (58,805 S.F.)
Primary Recreation Area (Active Recreation)		0.76 Ac. (33,105.6 S.F.)
Park Areas (Passive Recreation)		0.59 Ac. (25,700.4 S.F.)

* See Site Impervious Calculation Table Sheet Det.1

[illegible]

**Design and Entitlement
Consultants, LLC.**
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Royal Palm Beach, FL 33411
Tel: (561) 707-3410
Email: info@designandentitlement.com



Palm Aire Property
Pulte Home Company, LLC.
West Atlantic Boulevard
Pompano, Fl. 33069

Master Plan

SCALE:	1"=80'
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D.
DATE:	1.9.24
FILE:	SP.1
SHEET	
MP.1	
1	OF 1 SHEETS

