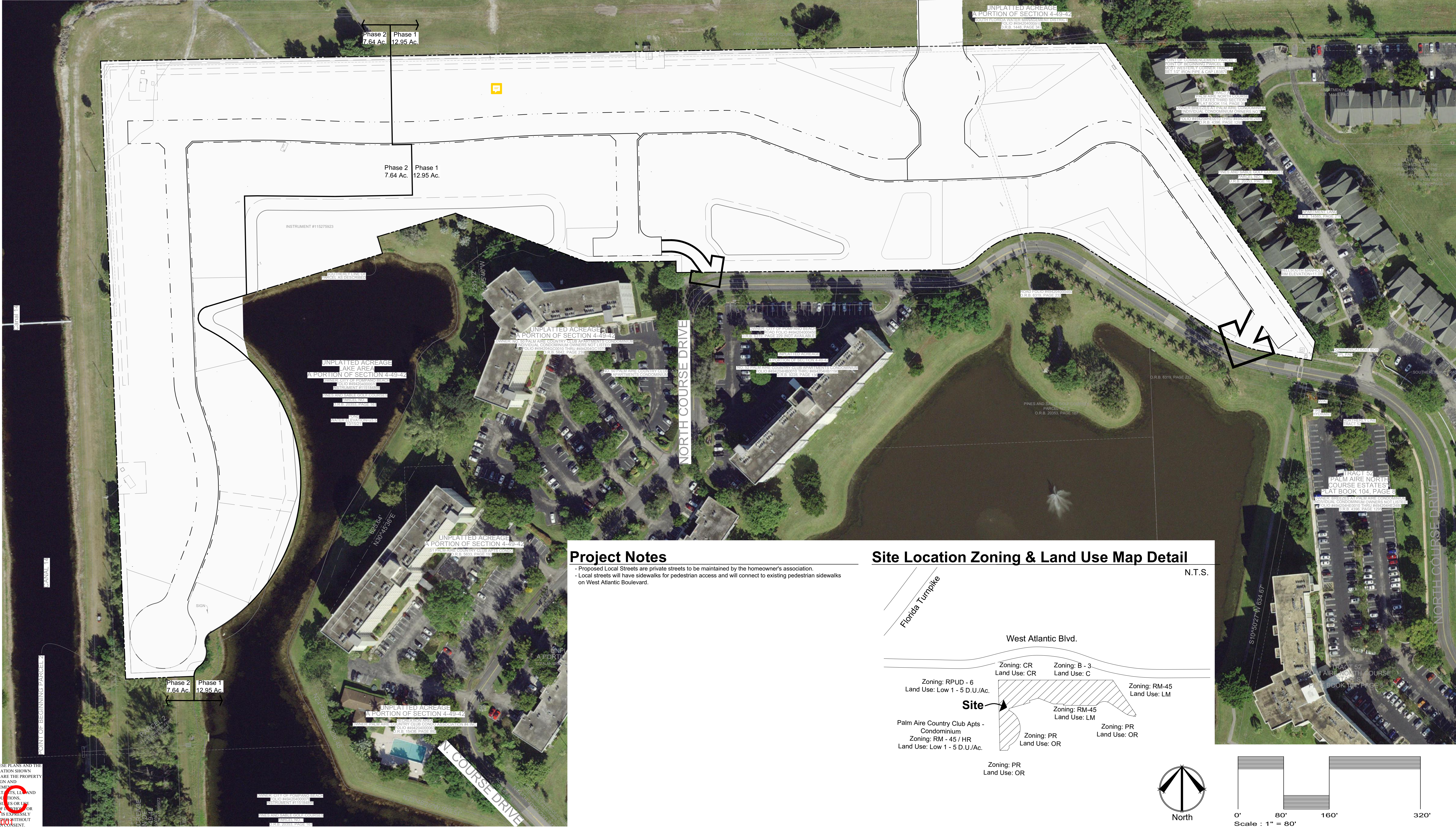


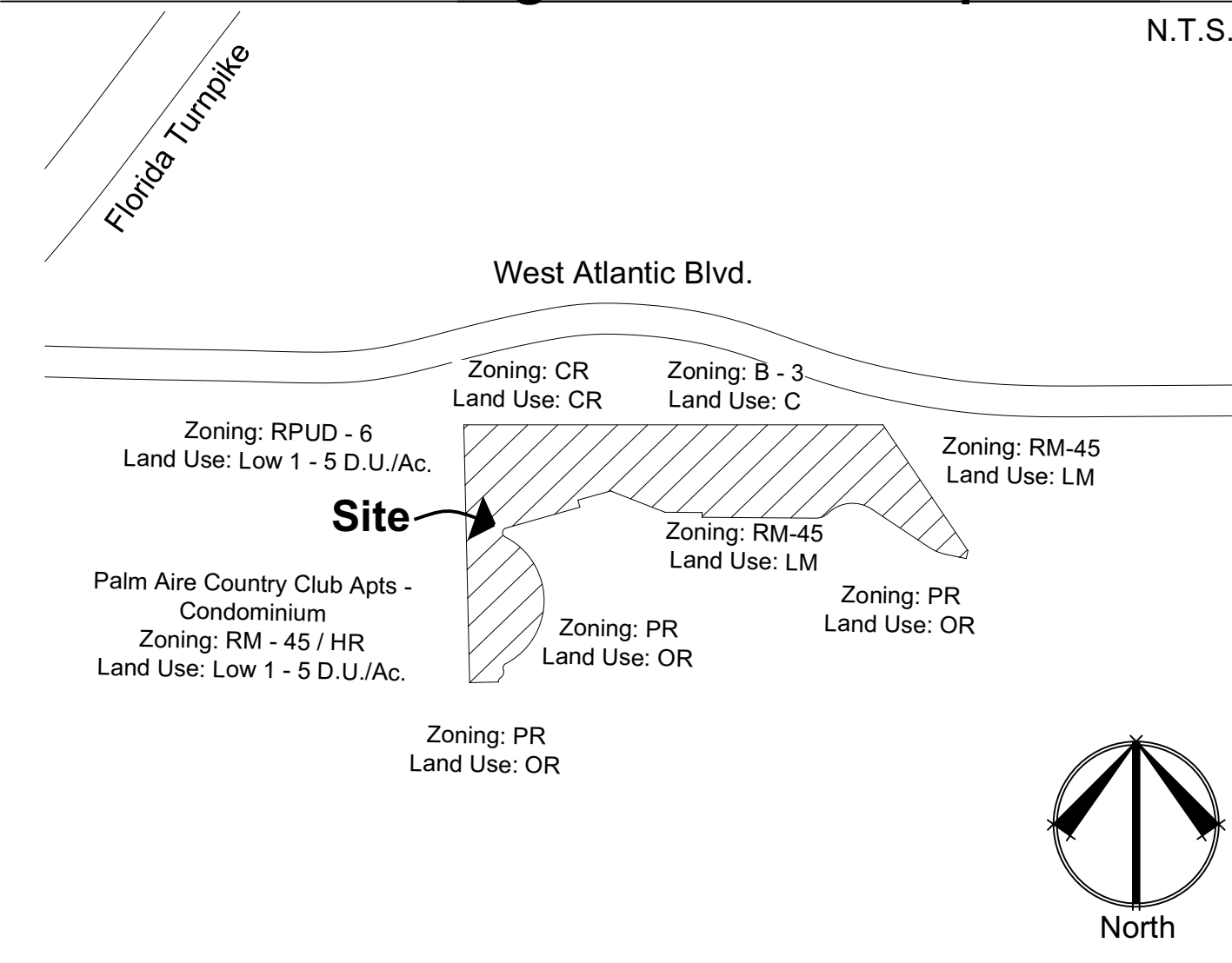
SITE DATA	
Total Site Area - Gross Acreage	+/- 21.40 Ac. (932,184 S.F.)
Total Site Area - Net Acreage	+/- 20.64 Ac. (899,078.4 S.F.)
Existing Land Use Designation	OR - Recreation And Open Space
Existing Zoning Designation	PK - Parks And Recreation Zoning District
Proposed Zoning Designation	RM-12 Multiple Family Residential District
Proposed Land Use Designation	LM - Low Medium (5-10 D.U./Ac.)
Total Dwelling Units	186 D.U.
Townhome (20' x 50')	129 D.U. (69%)
Townhome (24' x 54')	57 D.U. (31%)
Density	8.69 D.U./Ac.
Minimum Townhome Lot Area	1,800 S.F.
Proposed Minimum Townhome Lot Area (20' x 90')	1,800 S.F.
Proposed Minimum Townhome Lot Area (24' x 75')	1,800 S.F.
Maximum Height	35'
Total Lake Surface Drainage Area	7.78 Ac. (338,896.8 S.F.)
Onsite Lake Surface Area	1.14 Ac. (49,658.4 S.F.)
Offsite Lake Surface Area (To Be Expanded Onsite)	6.28 Ac. (273,556.8 S.F.)
Dry Detention Areas	0.36 Ac. (15,681.6 S.F.)
PerVIOUS Area Minimum Required (25%)	5.16 Ac. (224,769.6 S.F.)
Total Overall PerVIOUS Area (45%)	9.24 Ac. (402,494.4 S.F.)
Lot Coverage Area Maximum (60%)	12.38 Ac. (539,447 S.F.)
Total Overall Lot Coverage Area (22%)	4.45 Ac. (193,842 S.F.)
Total Recreation Area	1.09 Ac. (47,480.4 S.F.)
Primary Recreation Area (Active Recreation)	0.40 Ac. (17,424 S.F.)
Park Areas (Passive Recreation)	0.69 Ac. (30,056.4 S.F.)



Project Notes

- Proposed Local Streets are private streets to be maintained by the homeowner's association.
- Local streets will have sidewalks for pedestrian access and will connect to existing pedestrian sidewalks on West Atlantic Boulevard.

Site Location Zoning & Land Use Map Detail



BY	REVISIONS	DATE

Design and Entitlement Consultants, LLC.

1127 Royal Palm Beach Blvd. Unit 411
Royal Palm Beach, FL 33411
Tel: (561) 707-3410
Email: info@designandentitlement.com

DESIGN AND ENTITLEMENT CONSULTANTS, LLC.

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

Phasing Master Plan

SCALE: 1"=80'

CHECKED BY: K.D.D.

DRAWN BY: K.D.D.

DATE: 1.9.24

FILE: SP.1

SHEET **PMP.1**
1 OF 1 SHEETS

North

0' 80' 160' 320'

Scale: 1" = 80'

DRC

PZ24-15000001
02/07/2024