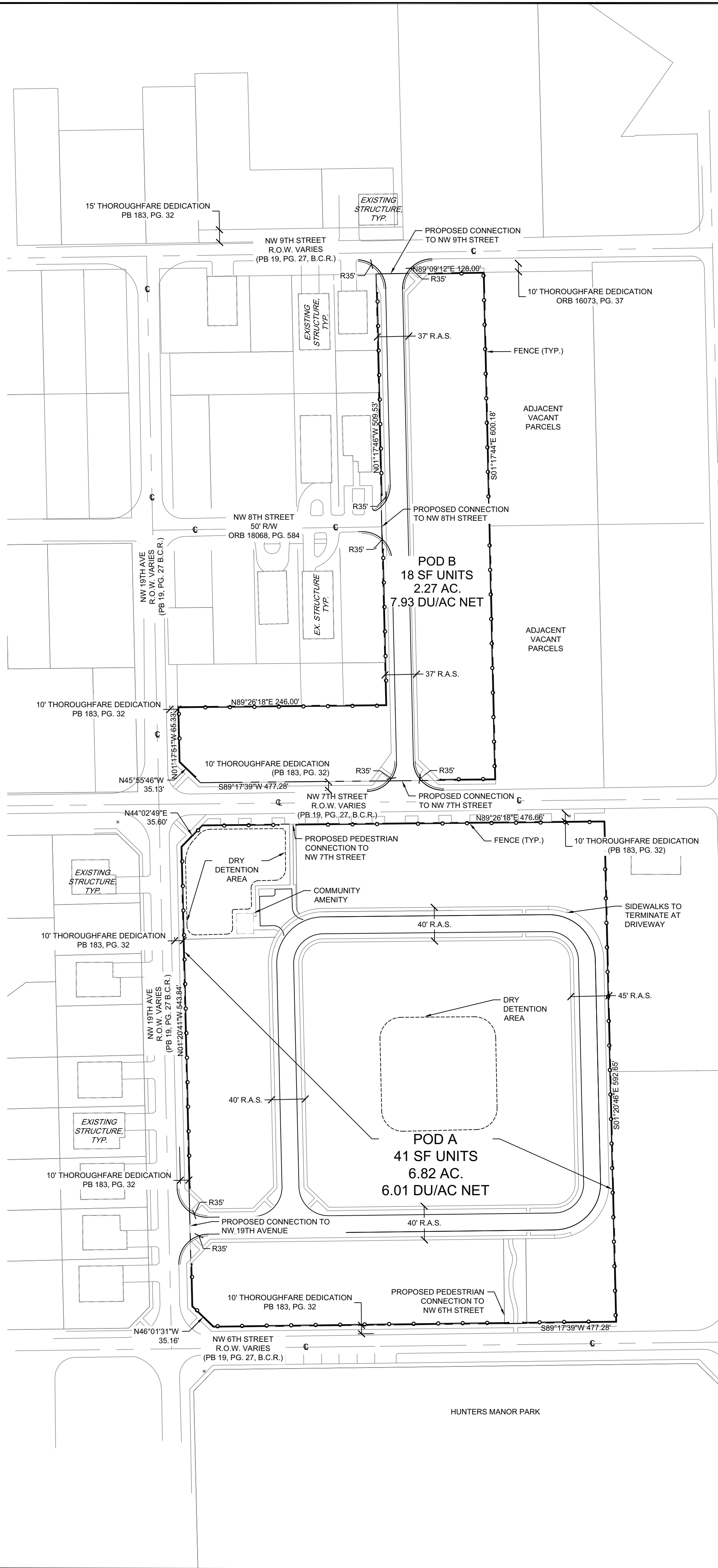


Bayview Water P:\050\0575\01 Hunters Manor Development\PD\Hunters Manor PD.dwg --- Plotted: 4/26/2022 10:02:34 AM Sheet: 4/26/2022 9:47:03 AM



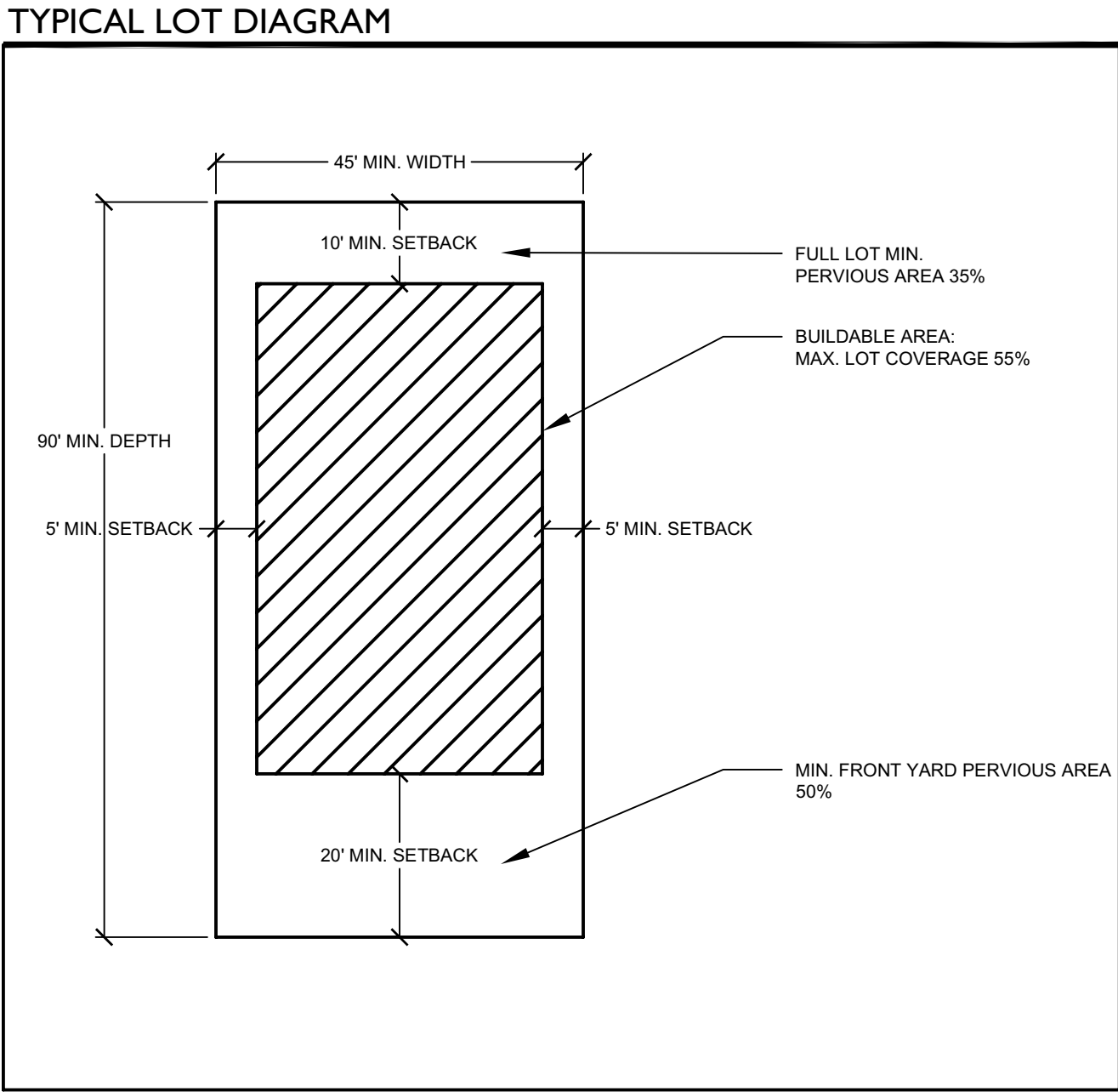
PROPOSED DEVELOPMENT REGULATIONS							
	LOT AREA / LOT	LOT WIDTH / LOT	FLOOR AREA / UNIT	LOT COVERAGE / LOT	PERVIOUS AREA / LOT	MAX HT.	FRONT YARD PERVIOUS AREA PER LOT
PROPOSED	4,050 S.F.	45' MIN.	1,700 S.F. MIN.	55% MAX.	MIN 35%	35'	MIN 50%

PROPOSED DEVELOPMENT REGULATIONS (CONT.)						
	FRONT YARD S.B.	REAR YARD S.B.	STREET SIDE YARD S.B.	SIDE YARD S.B.	PRIVATE SIDEWALK	OFF-STREET PARKING
PROPOSED	20' MIN.	10' MIN.	12' MIN.	5' MIN.	4'	177 SP. (3 PER UNIT)

REQUIRED AND PROPOSED DEVELOPMENT REGULATIONS (CONT.)						
	MAXIMUM FENCE/WALL HEIGHT*	STREET SIDE YARD AND FENCE/WALL SETBACKS	TYPE B BUFFER**	PERIMETER LANDSCAPING STRIP IN VEHICULAR USE AREA	STREET TREES	SINGLE FAMILY RESIDENTIAL LOT LANDSCAPING
REQUIRED	STREET SIDE YARD, INTERIOR SIDE, OR REAR YARD: 6' FRONT YARD: NOT PERMITTED	UP TO 6' WITH NO SETBACKS REQUIRED	5' WIDE BUFFER 6' HIGH OPAQUE FENCE WITH RETAINING WALL*** 1 SHADE TREE PER 30 LINEAR FEET 6' CONTINUOUS HEDGE ON THE INTERIOR	WEST BUFFER ON NORTH SIDE: 9' WIDE BUFFER 6' HIGH OPAQUE FENCE 1 SHADE TREE PER 30 LINEAR FEET 6' HIGH CONTINUOUS HEDGE ON THE INTERIOR EAST BUFFER ON SOUTH SIDE: 13' WIDE BUFFER 6' HIGH OPAQUE FENCE WITH RETAINING WALL*** 1 SHADE TREE PER 30 LINEAR FEET 6' HIGH CONTINUOUS HEDGE ON THE INTERIOR	1 STREET TREE PER 40' OF STREET FRONTAGE, AND MAY BE LOCATED WITHIN THE PRIVATE LOT YARD, AS DEPICTED ON THE STREET TREE PLAN	3 TREES AND 20 SHRUBS PER LOT UP TO 4,500 S.F. IN AREA

* FENCE OR WALL HEIGHT IS MEASURED FROM NATURAL GRADE
** TYPE B BUFFER IS APPLICABLE ONLY ON THE EASTERN BORDER OF LOT 27, 168' IN LENGTH
*** FENCE WITH RETAINING WALLS IS ONLY LOCATED WHERE NECESSARY TO ACHIEVE CODE-REQUIRED FLOOD ELEVATION- SEE DETAIL 7 ON SHEET D-1

DEVIATION TABLE			
CODE SECTIONS	TYPE	DESCRIPTION	DEVIATION
155.3204(C) 155.3209(C)	LOT AREA	REDUCTION OF LOT AREA	-2,950 SF
	LOT WIDTH	REDUCTION OF LOT WIDTH	-15'
	FRONT SETBACK	REDUCTION OF FRONT SETBACK	-5'
	SIDE SETBACK	REDUCTION OF SIDE SETBACK	-3'
	SIDE STREET SETBACK	REDUCTION OF SIDE STREET SETBACK	-3'
	REAR SETBACK	REDUCTION OF REAR SETBACK	-5'
	MAXIMUM LOT COVERAGE	INCREASE OF LOT COVERAGE	+15%
	ACCESS AND CIRCULATION	REDUCTION IN ACCESS STREET WIDTH	-4'
	ACCESS AND CIRCULATION	REDUCTION IN PRIVATE SIDEWALK WIDTH	-1'
	STREET SIDE FENCES OR FENCE/WALL COMBINATION	INCREASE IN HEIGHT	+2'
	STREET SIDE FENCES OR FENCE/WALL COMBINATION	DECREASE IN SETBACK FROM PROPERTY LINE	-4'
	TYPE B BUFFER	REDUCTION IN WIDTH AND VARIATION IN WALL OR FENCE TYPE	-5' AND COMBINATION OF OPAQUE FENCE WITH RETAINING WALL INSTEAD OF WALL OR SEMI OPAQUE FENCE
	PERIMETER LANDSCAPING STRIP FOR VEHICULAR USE AREA	REDUCTION IN WIDTH	-1'
	STREET TREES	LOCATION OF TREES ON INTERIOR ACCESS STREETS	WITHIN PRIVATE LOT



LEGEND
AC. = ACRES
B.C.R. = BROWARD COUNTY RECORDS
CONC. = CONCRETE
D.E. = DRAINAGE EASEMENT
D.U. = DWELLING UNITS
EX. = EXISTING
FLU = FUTURE LAND USE
NTS = NOT TO SCALE
O.R.B. = OFFICIAL RECORD BOOK
P = PRIMARY ENTRANCE
P.B. = PLAT BOOK
PDR = PROPERTY DEVELOPMENT REGULATIONS
PG. = PAGE
R = RADIUS
R.A.S. = RESIDENTIAL ACCESS STREET
REC = RECREATION
R.O.W. = RIGHT-OF-WAY
R/W = RIGHT-OF-WAY
S.F. = SQUARE FEET
S.B. = SETBACK
S/W = SIDE WALK
SP. = SPACE
T.B.A. = TO BE ABANDONED
TYP = TYPICAL
U.E. = UTILITY EASEMENT
V.G. = VALLEY GUTTER

