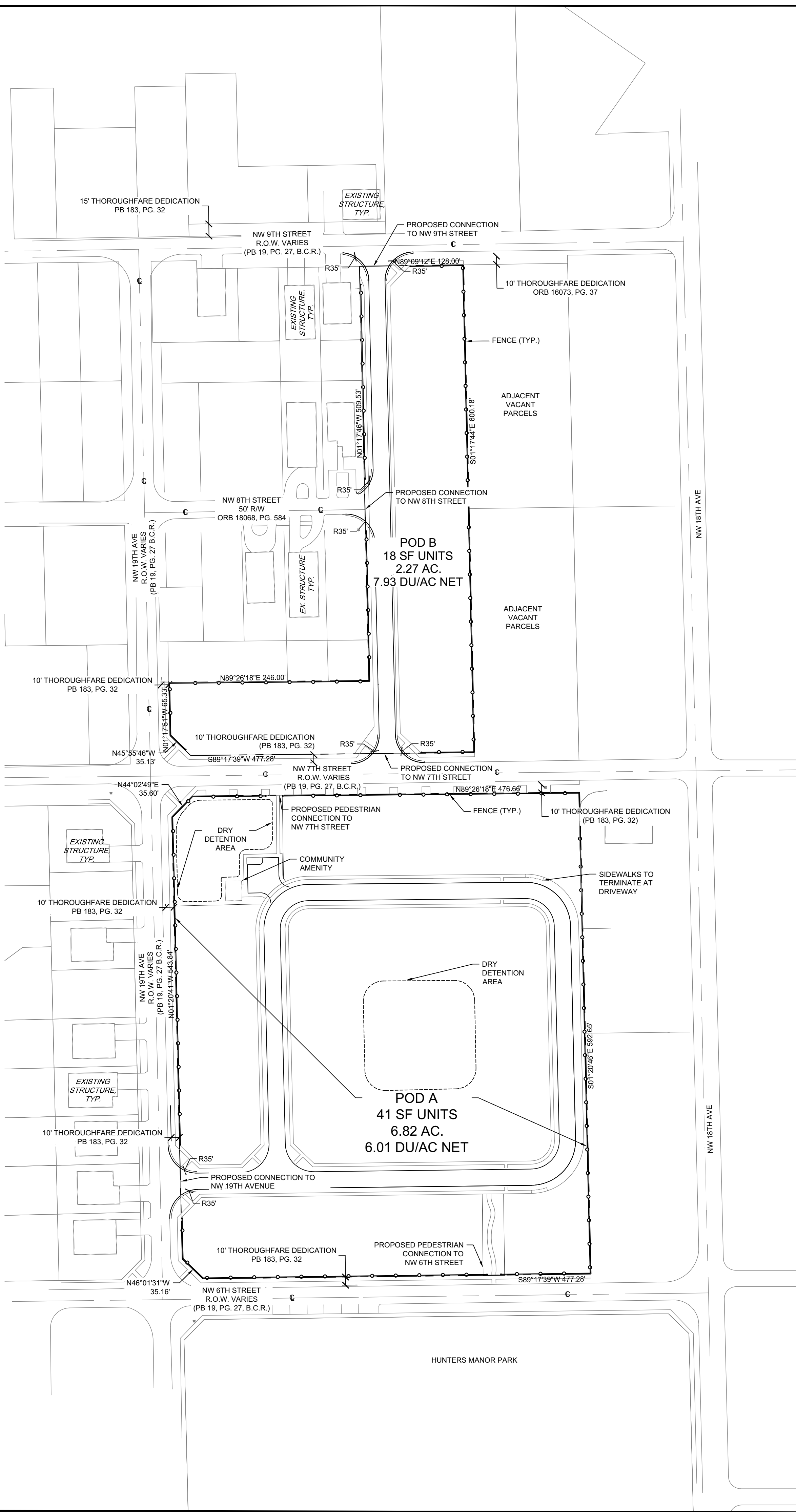


Bayview Village P:\050\0570\_01 Hunters Manor Development\PLAN\Change\CAD Plan\057001.dwg --- Plotted: 3/4/2022 1:40:03 AM Saved: 3/4/2022 9:21:17 AM

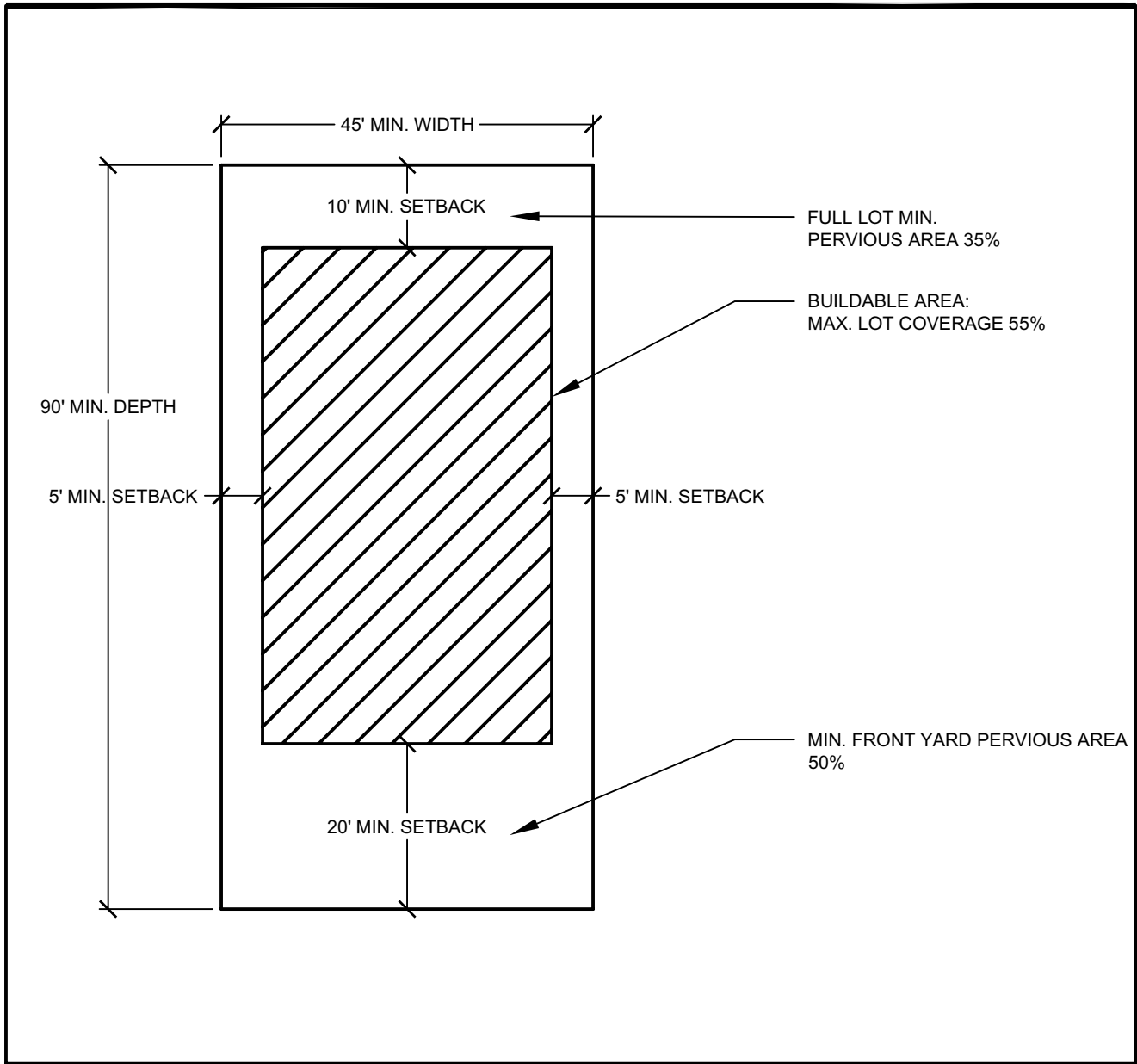


PROPOSED DEVELOPMENT REGULATIONS						
	LOT AREA / LOT	LOT WIDTH / LOT	FLOOR AREA / UNIT	LOT COVERAGE / LOT	PERVIOUS AREA / LOT	MAX HT.
PROPOSED	4,050 S.F.	45' MIN.	1,700 S.F. MIN.	55% MAX.	MIN 35%	35'

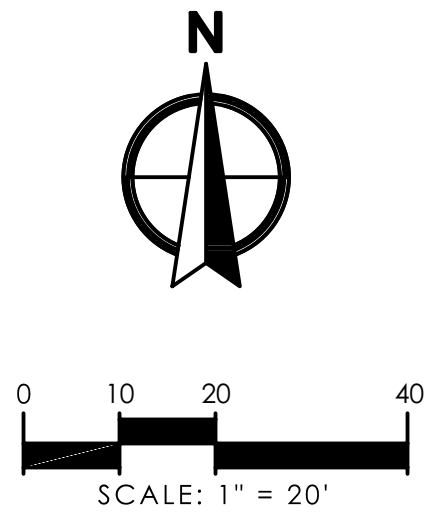
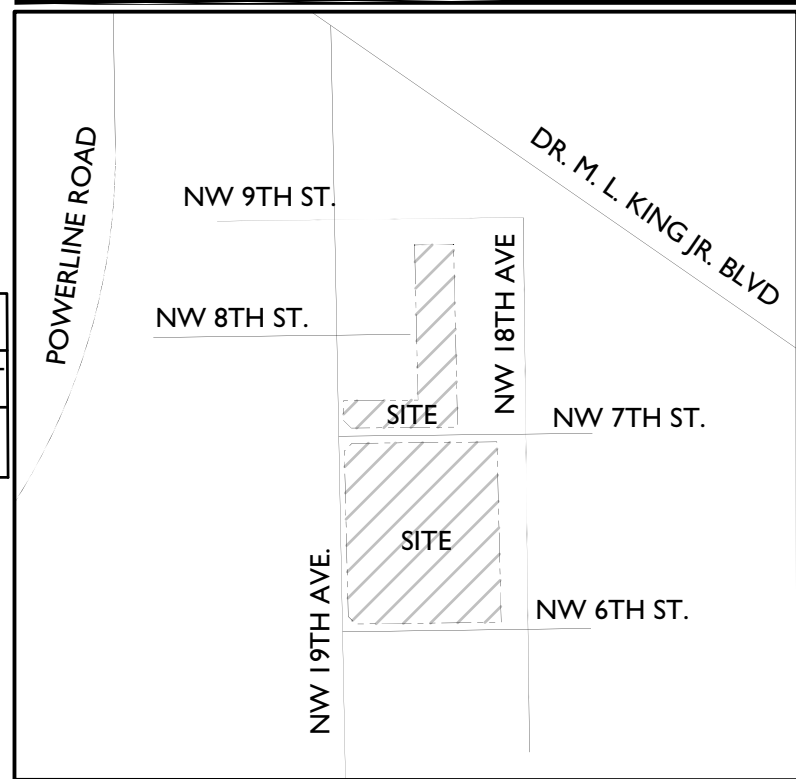
PROPOSED DEVELOPMENT REGULATIONS (CONT.)						
	FRONT YARD S.B.	REAR YARD S.B.	STREET SIDE YARD S.B.	STREET SIDE CORNER S.B.	INTERIOR SIDE YARD S.B.	FRONT YARD PERVIOUS AREA PER LOT
PROPOSED	20' MIN.	10' MIN.	12' MIN.	12' MIN.	5' MIN.	MIN 50%

PROPOSED DEVELOPMENT REGULATIONS (CONT.)						
	ACCESS AND CIRCULATION	PRIVATE SIDEWALK	OFF-STREET PARKING	TYPE B BUFFER	LANDSCAPING IN VEHICULAR USE AREA	STREET TREES
PROPOSED	20' ACCESS STREETS	4'	177 SP. (3 PER UNIT)	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 FEET OF STREET FRONTAGE, LOCATED WITHIN THE PRIVATE LOT YARD

TYPICAL LOT DIAGRAM



LOCATION MAP



SITE DATA

NET SITE AREA	9.09 AC
FUTURE LAND USE	LM (NORTH), L (SOUTH)
EXISTING ZONING	RM-12 (NORTH), RS-3 (SOUTH)
PROPOSED ZONING	RPUD
FEMA FLOOD ZONES	X, AH
TOTAL SINGLE FAMILY LOTS	53
45' x 90'	34
45' x 100' (OR GREATER)	25
GROSS DENSITY	6.5 DU/AC.

NOTES

- 1) ALL INTERNAL STREETS TO BE PRIVATE
- 2) ALL UTILITY LINES ON SITE WILL BE BURIED.
- 3) ON-SITE POTABLE WATER FACILITIES TO BE PRIVATE AND WILL CONNECT TO THE CITY SYSTEM WITH A MASTER METER.

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



2035 Ysla Parkway, West Palm Beach, FL 33411  
Phone No. 866.909.2220 www.wgfl.com  
Cert No. 6091 - LB No. 7055

REVISIONS		NO.	DATE	DESCRIPTION	BY
CAD 55780.dwg	JOB NO. 5578.00	1	3-29-2022	DRC Resubmittal	
		2	3-4-2022	DRC Resubmittal	
DRAWN BY	CHECK BY	DATE			

HUNTERS MANOR  
PD MASTER PLAN  
CITY OF POMPANO BEACH, FLORIDA

SHEET:  
PZ21-13000004  
PMP-1

4/06/2022