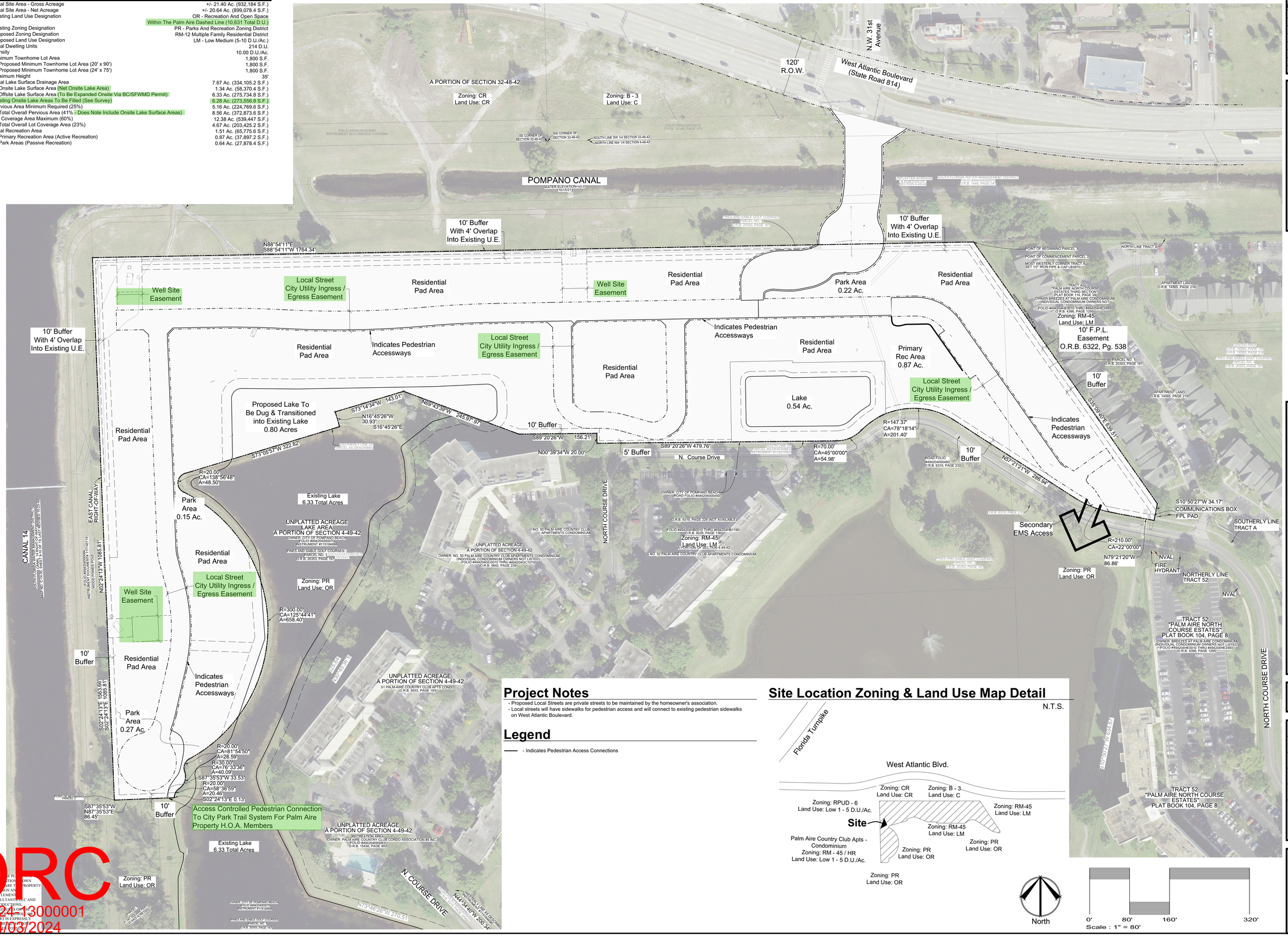
SITE DATA

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
	Within The Palm Aire Dashed Line (10,631 Total D.U.)
Existing Zoning Designation	PR - 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	214 D.U.
Density	10.00 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	7.67 Ac. (334,105.2 S.F.)
Onsite Lake Surface Area (Net Onsite Lake Area)	1.34 Ac. (58,370.4 S.F.)
Offsite Lake Surface Area (To Be Expanded Onsite Via BC/SFWMD Permit)	6.33 Ac. (275,734.8 S.F.)
Existing Onsite Lake Areas To Be Filled (See Survey)	6.28 Ac. (273,556.8 S.F.)
Pervious Area Minimum Required (25%)	5.16 Ac. (224,769.6 S.F.)
Total Overall Pervious Area (41% - Does Note Include Onsite Lake Surface Areas)	8.56 Ac. (372,873.6 S.F.)
Lot Coverage Area Maximum (60%)	12.38 Ac. (539,447 S.F.)
Total Overall Lot Coverage Area (23%)	4.67 Ac. (203,425.2 S.F.)
Total Recreation Area	1.51 Ac. (65,775.6 S.F.)
Primary Recreation Area (Active Recreation)	0.87 Ac. (37,897.2 S.F.)
Park Areas (Passive Recreation)	0.64 Ac. (27,878.4 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.

Legend

—— - Indicates Pedestrian Access Connections

Site Location Zoning & Land Use Map Detail

N.T.S.

North

0' 80' 160' 320'
Scale : 1" = 80'

BY	REVISIONS	DATE
KD	DRC-1.24.24	2.14.24

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

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

NORTH

DRC
P24-0243-3000001
04/03/2024