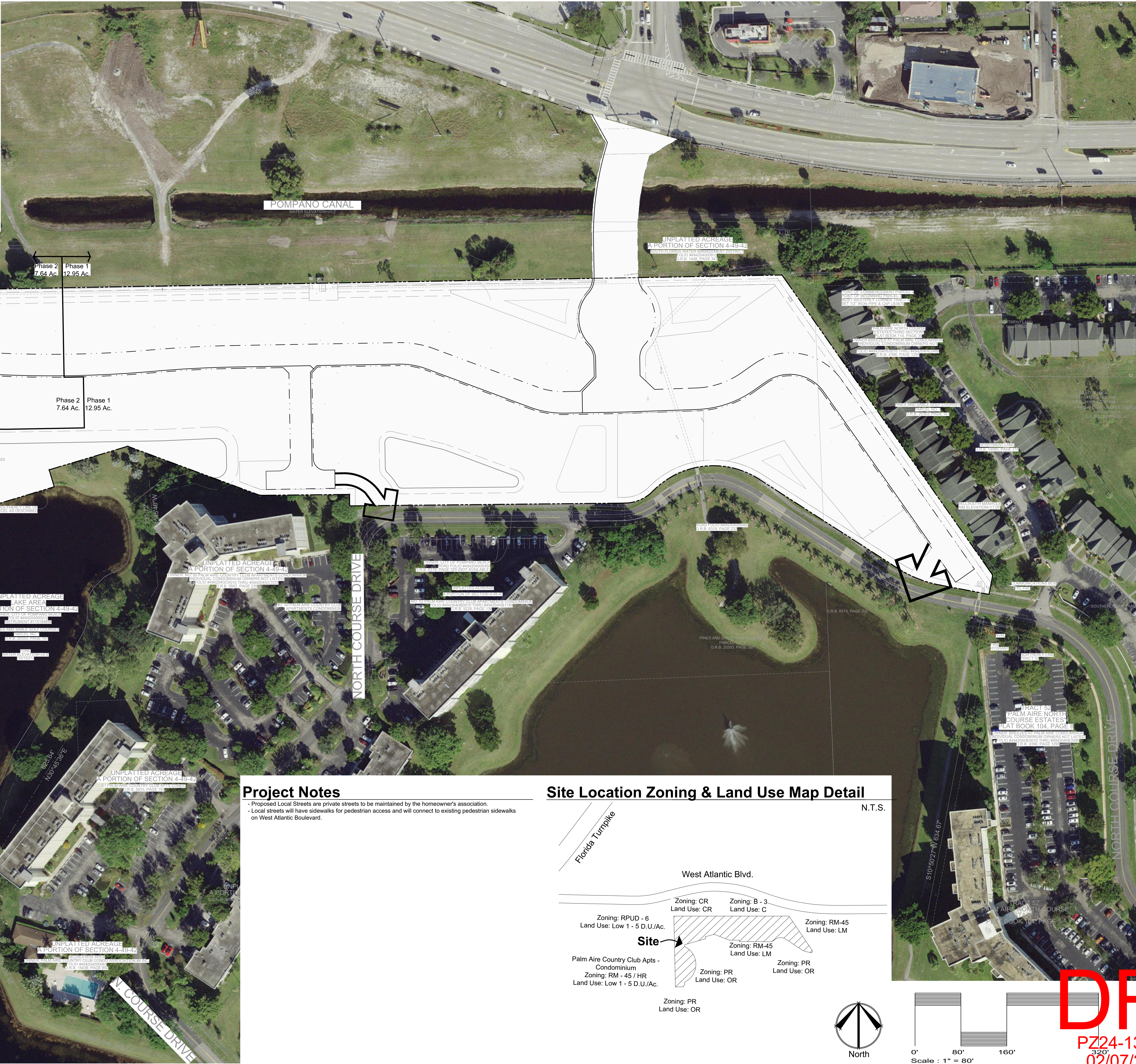


SITE DATA	
Total Site Area - Gross Acreage	+/- 21.40 Ac. (932,184 S.F.)
Total Site Area - Net Acreage	+/- 20.64 Ac. (899,078.4 S.F.)
Existing Land Use Designation	OR - Recreation And Open Space
Existing Zoning Designation	PR - Parks And Recreation Zoning District
Proposed Zoning Designation	RM-12 Multiple Family Residential District
Proposed Land Use Designation	LM - Low Medium (5-10 D.U./Ac.)
Total Dwelling Units	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 (50%)	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.)

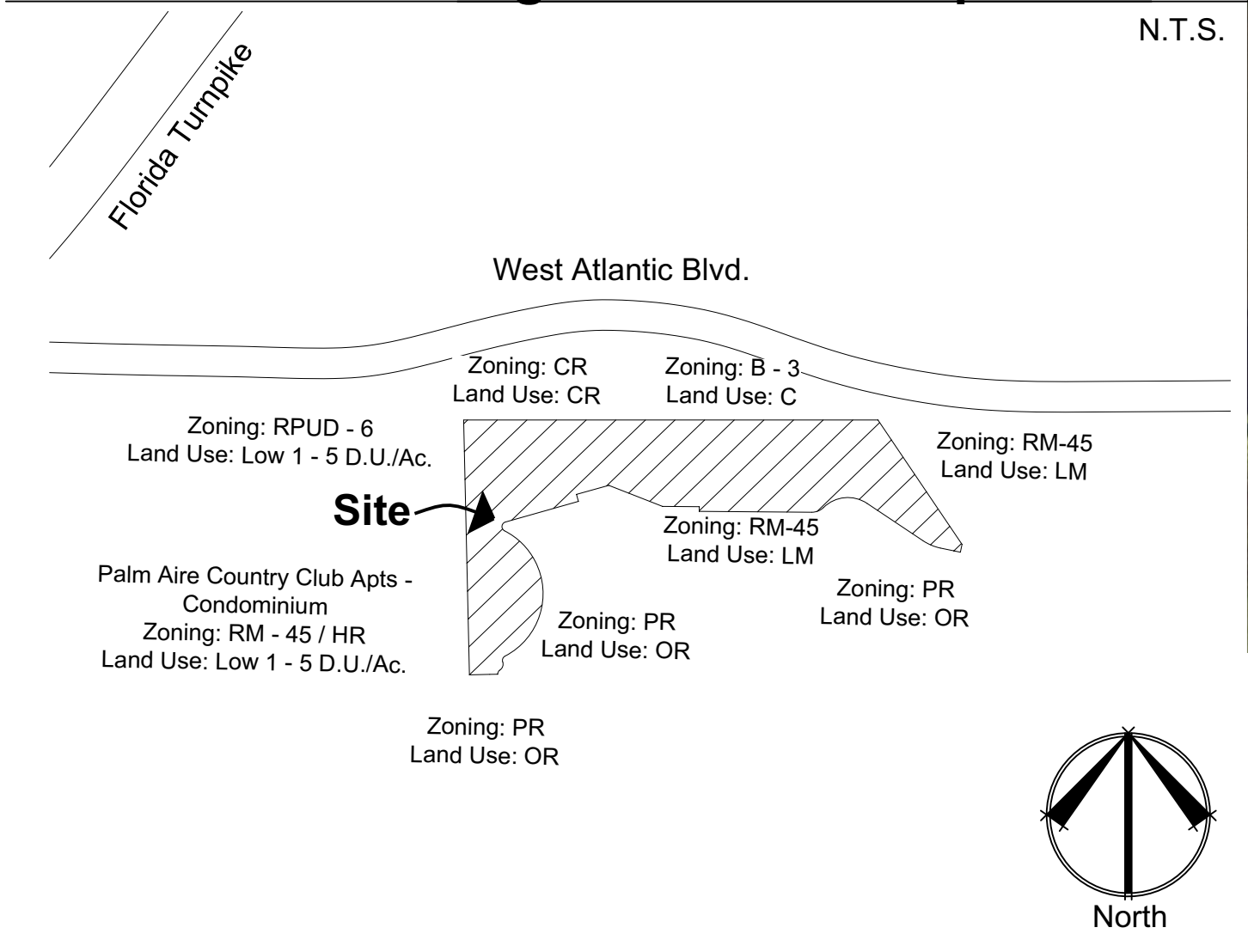


2024 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF DESIGN AND ENTITLEMENT CONSULTANTS, LLC AND REPRODUCTIONS, DISCLOSURES OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN CONSENT.

### 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

**DRC**  
PZ24-13000001  
02/07/2024