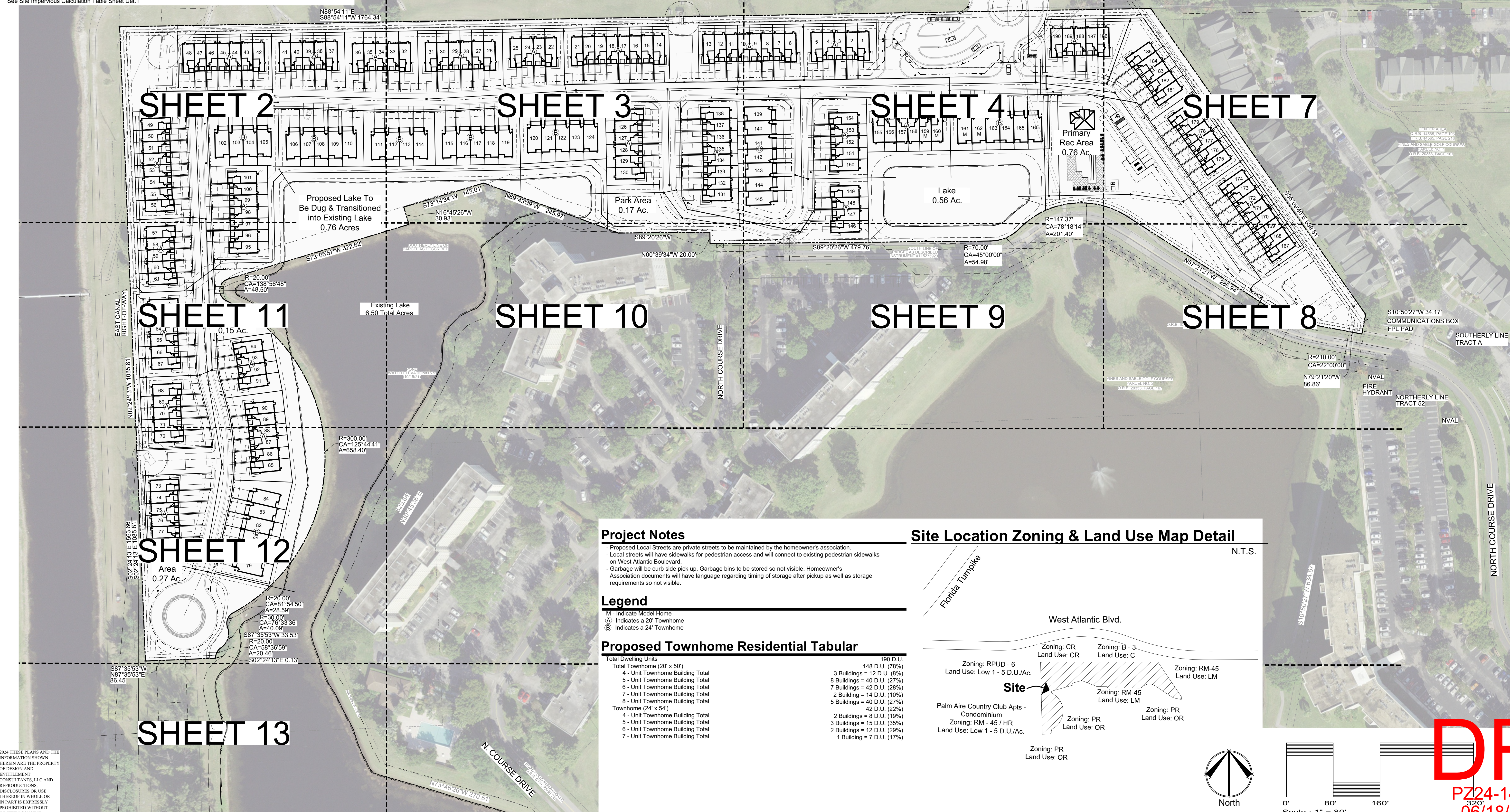


SITE DATA	
Total Site Area - Gross Acreage	+/- 21.40 Ac. (832,184 S.F.)
Total Site Area - Net Acreage	+/- 20.64 Ac. (899,078.4 S.F.)
Existing Land Use Designation	OR - Recreation And Open Space
Existing Zoning Designation	PR - Parks And Recreation Zoning District
Proposed Zoning Designation	RM-12 Multiple Family Residential District
Proposed Land Use Designation	LM - Low Medium (5-10 D.U./Ac.)
Total Dwelling Units	190 D.U.
Townhome (20' x 50')	148 D.U. (78%)
Townhome (24' x 54')	42 D.U. (22%)
Density	8.88 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'
Number of Stories	2 - Stories
Total Lake Surface Drainage Area	7.82 Ac. (340,639.2 S.F.)
Onsite Lake Surface Area (Net Onsite Lake Area)	1.32 Ac. (57,499.2 S.F.)
Offsite Lake Surface Area (To Be Expanded Onsite Via BC/SFWM D Permit)	6.50 Ac. (283,140 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 (42% - Does Note Include Onsite Lake Surface Areas)	8.97 Ac. (377,695.4 S.F.)
Lot Coverage Area Maximum (60%)	12.38 Ac. (539,447 S.F.)
Total Overall Lot Coverage Area (23%)	4.77 Ac. (207,781.2 S.F.)
Total Recreation Area	1.35 Ac. (58,806 S.F.)
Primary Recreation Area (Active Recreation)	0.76 Ac. (33,105.6 S.F.)
Park Areas (Passive Recreation)	0.59 Ac. (25,700.4 S.F.)
Total Parking Required	418 Spaces
Total Residential Parking Spaces Required (2 Spaces / Dwelling Unit)	380 Spaces
Total Guest Parking Spaces Required (1 Space / 5 Dwelling Units)	38 Spaces
Total Parking Proposed	612 Spaces
Total Residential Parking Spaces Proposed 20' Townhomes	444 Spaces
Total Garage Spaces 20' Townhomes (One Car Garages)	148 Spaces
Total Driveway Spaces 20' Townhomes (2 Car Driveway Spaces)	296 Spaces
Total Residential Parking Spaces Proposed 24' Townhomes	168 Spaces
Total Garage Spaces 24' Townhomes (Two Car Garages)	84 Spaces
Total Driveway Spaces 24' Townhomes (Two Car Driveway Spaces)	168 Spaces
Flow Calculations (Water And Sewer Demand)	57,000 G.P.D.
* See Site Impervious Calculation Table Sheet Det.1	



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.
- Garbage will be curb side pick up. Garbage bins to be stored so not visible. Homeowner's Association documents will have language regarding timing of storage after pickup as well as storage requirements so not visible.

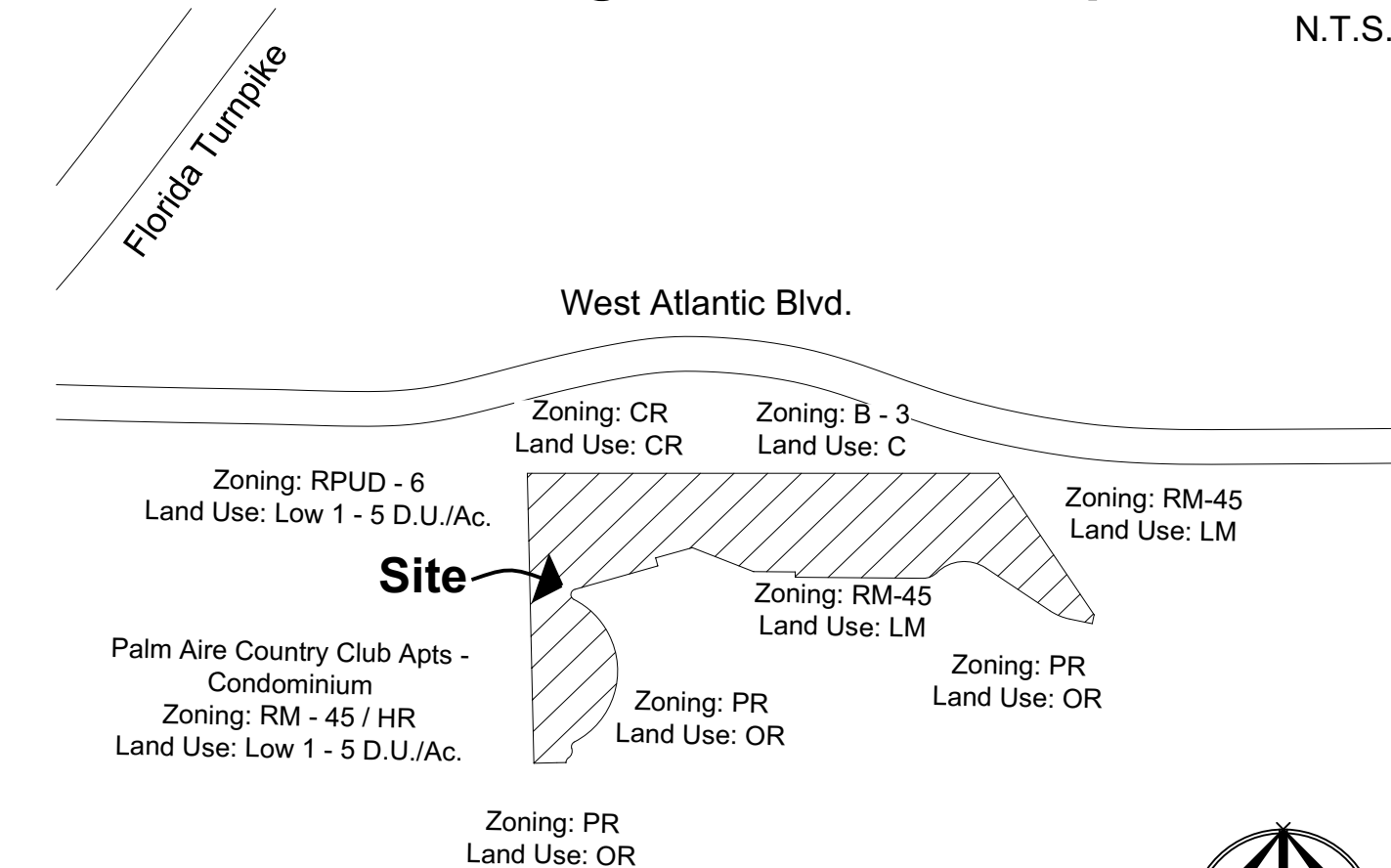
Legend

- M - Indicate Model Home
- (A) - Indicates a 20' Townhome
- (B) - Indicates a 24' Townhome

Proposed Townhome Residential Tabular

Total Dwelling Units	190 D.U.
Total Townhome (20' x 50')	148 D.U. (78%)
4 - Unit Townhome Building Total	3 Buildings = 12 D.U. (8%)
5 - Unit Townhome Building Total	8 Buildings = 40 D.U. (27%)
6 - Unit Townhome Building Total	7 Buildings = 42 D.U. (28%)
7 - Unit Townhome Building Total	2 Building = 14 D.U. (10%)
8 - Unit Townhome Building Total	5 Buildings = 40 D.U. (27%)
Townhome (24' x 54')	42 D.U. (22%)
4 - Unit Townhome Building Total	2 Buildings = 8 D.U. (19%)
5 - Unit Townhome Building Total	3 Buildings = 15 D.U. (35%)
6 - Unit Townhome Building Total	2 Buildings = 12 D.U. (29%)
7 - Unit Townhome Building Total	1 Building = 7 D.U. (17%)

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



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

Final
Site Plan

SCALE:	1"=80'
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D.
DATE:	5.14.24
FILE:	SP.1
SHEET	FSP.1
1 OF 13 SHEETS	

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06/18/2024