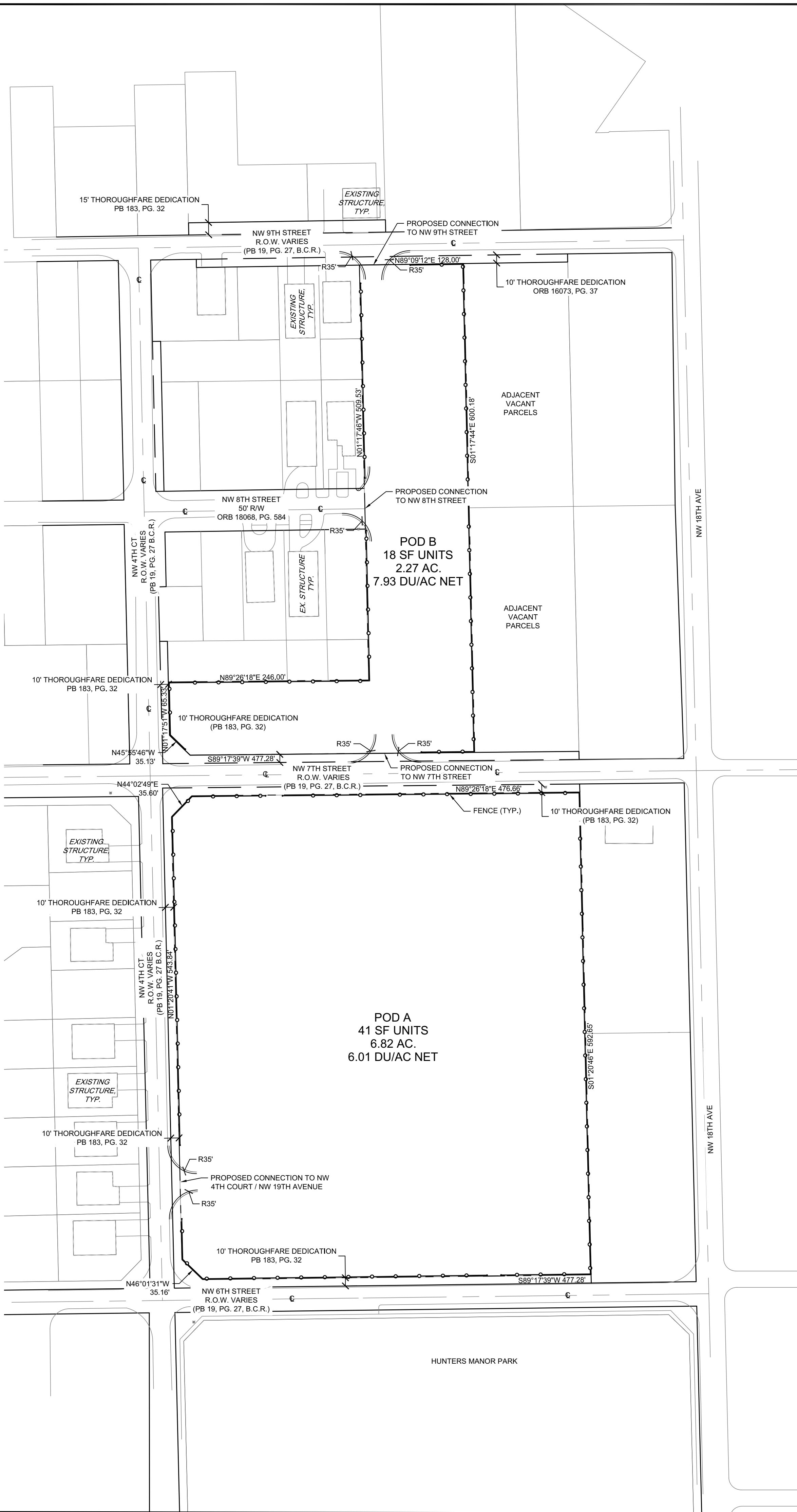


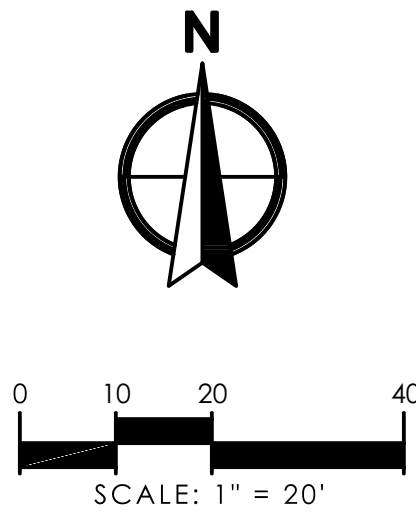
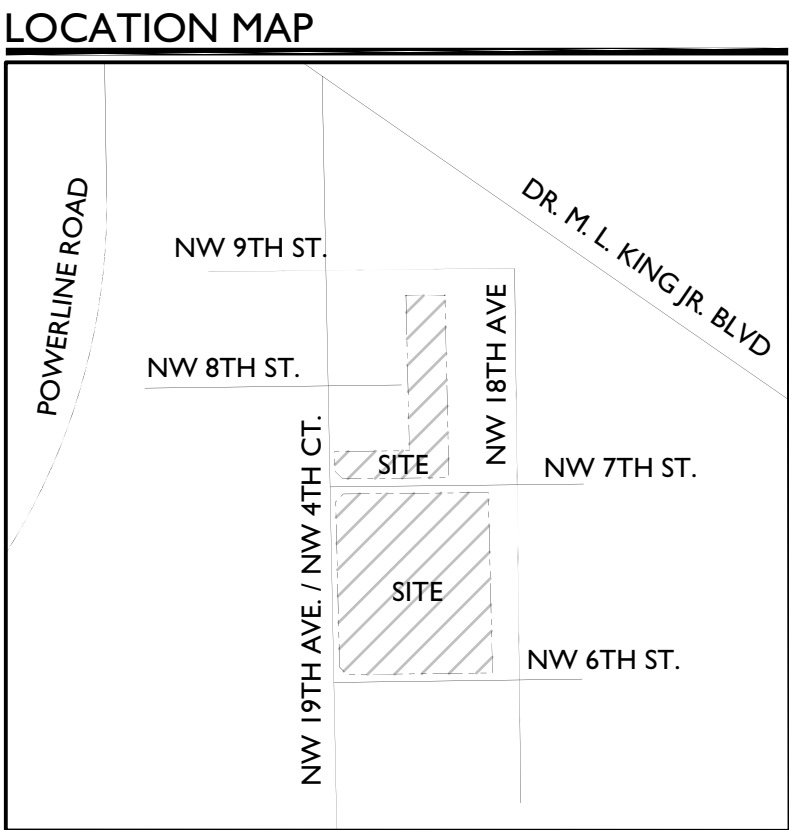
B:\projects\Hunters Manor\Drawings\CD\Plan\057800.dwg ----- Plotted: 9/20/2021 4:00:13 PM dwgplotter 9/20/2021 3:51:40 PM



REQUIRED AND PROPOSED DEVELOPMENT REGULATIONS						
	LOT AREA / LOT	LOT WIDTH / LOT	FLOOR AREA / UNIT	LOT COVERAGE / LOT	PERVIOUS AREA / LOT	MAX HT.
RS-3	6,000 S.F.	60' MIN.	750 S.F. MIN.	40% MAX.	MIN 30%	35'
RM-12	7,000 S.F.	60' MIN.	950 S.F. MIN.	60% MAX.	MIN 25%	35'
PROPOSED	4,050 S.F.	45' MIN.	1,700 S.F. MIN.	55% MAX.	MIN 35%	35'

REQUIRED AND PROPOSED DEVELOPMENT REGULATIONS (CONT.)					
	FRONT YARD S.B.	REAR YARD S.B.	STREET SIDE YARD	INTERIOR SIDE YARD	FRONT YARD PERVIOUS AREA PER LOT
RS-3	25' MIN.	15' MIN.	15' MIN.	7' MIN.	MIN 50%
RM-12	25' MIN.	10' MIN.	8' MIN.	8' MIN.	MIN 50%
PROPOSED	20' MIN.	10' MIN.	12' MIN.	5' MIN.	MIN 50%

REQUIRED AND PROPOSED DEVELOPMENT REGULATIONS (CONT.)					
	ACCESS AND CIRCULATION	PRIVATE SIDEWALK	OFF-STREET PARKING	TYPE B BUFFER	LANDSCAPING IN VEHICULAR USE AREA
RS-3	24' ACCESS STREETS	5'	118 SP. (2 PER UNIT)	10' WIDE BUFFER 6' OPAQUE FENCE 1 SHADE TREE PER 30 LINEAR FEET 4' HIGH CONTINUOUS HEDGE ON EXTERIOR	10' WIDE BUFFER 1 SHADE TREE PER 30 LINEAR FEET 3' HIGH CONTINUOUS HEDGE
RM-12	24' ACCESS STREETS	5'	118 SP. (2 PER UNIT)	10' WIDE BUFFER 6' OPAQUE FENCE 1 SHADE TREE PER 30 LINEAR FEET 4' HIGH CONTINUOUS HEDGE ON EXTERIOR	10' WIDE BUFFER 1 SHADE TREE PER 30 LINEAR FEET 3' HIGH CONTINUOUS HEDGE
PROPOSED	20' ACCESS STREETS	4'	177 SP. (3 PER UNIT)	5' WIDE BUFFER 6' OPAQUE FENCE 1 PALM CLUSTER (3) PER 30 LINEAR FEET 6' HIGH CONTINUOUS HEDGE ON INTERIOR	5' WIDE BUFFER 6' HIGH FENCE 6' HIGH CONTINUOUS HEDGE ALONG PERIMETER



SITE DATA

NET SITE AREA 9.89 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 59
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.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	9-29-2021	DRC Resubmittal	

CAD 557800-PL-BASED.WG	
JOB NO. 5578.00	
DRAWN BY CB	
CHECK BY KN	
DATE 2021-3-1	

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