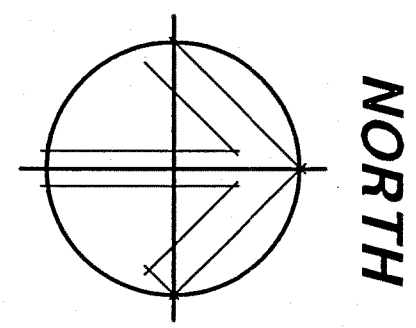
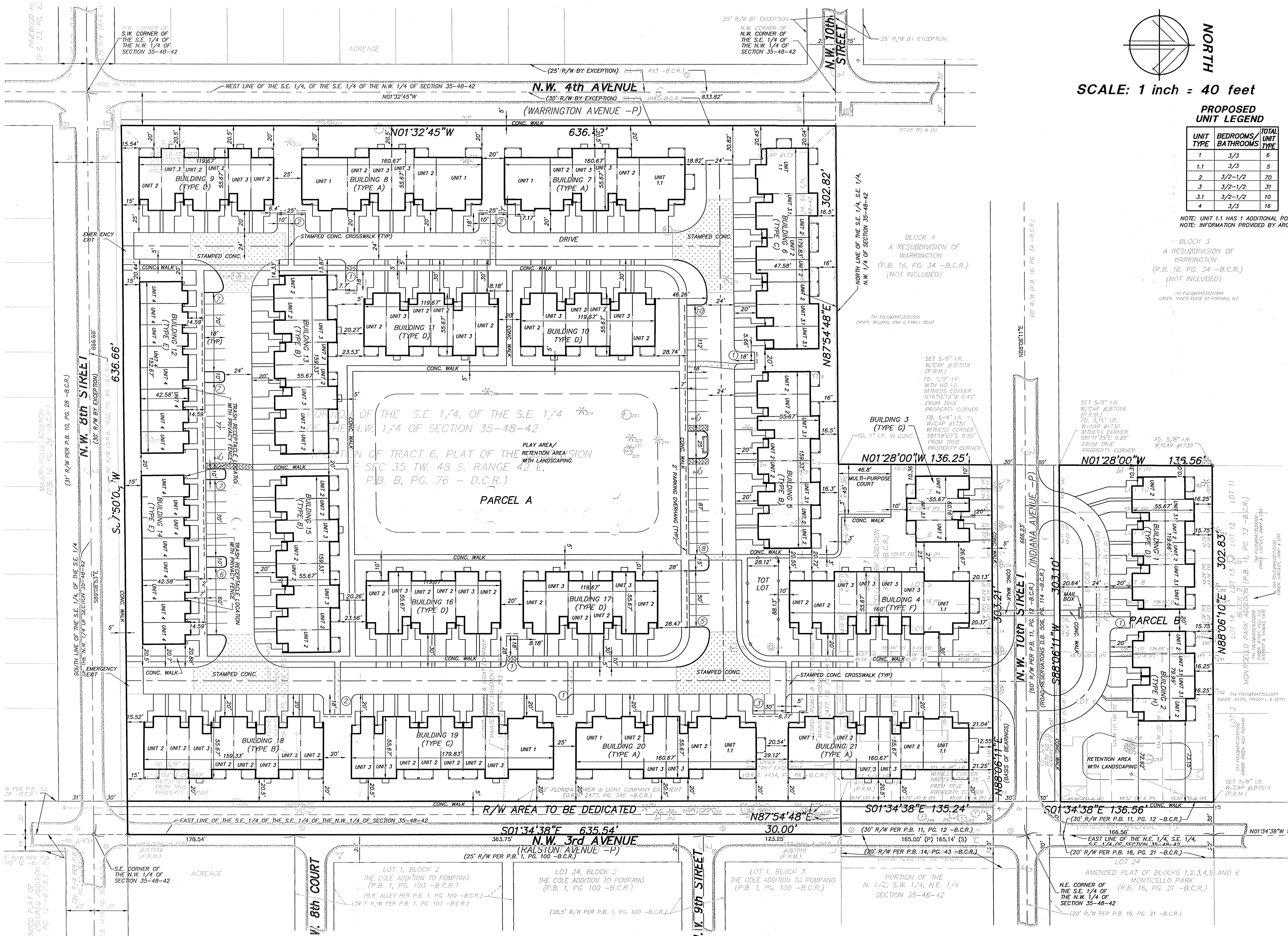




SCALE: 1 inch = 40 feet

PROPOSED UNIT LEGEND

UNIT TYPE	BEDROOMS/BATHROOMS	TOTAL UNIT TYPE
1	3/3	6
1.1	3/3	5
2	3/2-1/2	70
3	3/2-1/2	31
3.1	3/2-1/2	10
4	3/3	16

NOTE: UNIT 1.1 HAS 1 ADDITIONAL PORCH.
NOTE: INFORMATION PROVIDED BY ARCHITECT.

SITE DATA TABLE		
TOTAL UNITS = 138		
OVERALL GROSS DENSITY 10.84 DU/ACRE		
SITE DATA TABLE		
TOTAL UNITS = 138		
OVERALL NET DENSITY 12.84 DU/ACRE		

SITE AREA PARCEL A-ESTIMATED		
	AREA (S.F.)	AREA (ACRES)
TOTAL AREA	426,880	9.80 AC.

SITE DATA PARCEL A-ESTIMATED			
	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
OPEN SPACE	172,678	3.96 AC.	40.46%
PAVED AREA	63,791	1.46 AC.	14.94%
DRIVEWAYS	30,802	0.71 AC.	7.22%
CONCRETE AREA	19,999	0.46 AC.	4.68%
BUILDING AREA	139,610	3.21 AC.	32.70%
TOTAL NET AREA	426,880	9.80 AC.	100%

PERVIOUS CALCULATIONS PARCEL A-ESTIMATED			
	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
PERVIOUS	172,678	3.96 AC.	40.46%
IMPERVIOUS	254,202	5.84 AC.	59.54%
TOTAL NET AREA	426,880	9.80 AC.	100%

SITE AREA PARCEL B-ESTIMATED		
	AREA (S.F.)	AREA (ACRES)
TOTAL AREA	41,372	0.95 AC.

SITE DATA PARCEL B-ESTIMATED			
	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
OPEN SPACE	22,245	0.52 AC.	53.77%
PAVED AREA	5,414	0.12 AC.	13.08%
DRIVEWAYS	3,142	0.07 AC.	7.59%
CONCRETE AREA	207	0.004 AC.	0.50%
BUILDING AREA	10,364	0.24 AC.	25.05%
TOTAL NET AREA	41,372	0.95 AC.	100%

PERVIOUS CALCULATIONS PARCEL B-ESTIMATED			
	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
PERVIOUS	22,245	0.52 AC.	53.77%
IMPERVIOUS	19,127	0.43 AC.	46.23%
TOTAL NET AREA	41,372	0.95 AC.	100%

TOTAL SITE AREA-ESTIMATED		
	AREA (S.F.)	AREA (ACRES)
RIGHT OF WAY	19,067	0.44 AC.
NET AREA	468,252	10.75 AC.
TOTAL AREA	487,319	11.19 AC.

TOTAL SITE DATA-ESTIMATED			
	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
OPEN SPACE	194,923	4.48 AC.	41.63%
PAVED AREA	69,205	1.59 AC.	14.78%
DRIVEWAYS	33,944	0.78 AC.	7.25%
CONCRETE AREA	20,206	0.46 AC.	4.37%
BUILDING AREA	149,974	3.44 AC.	32.03%
TOTAL NET AREA	468,252	10.75 AC.	100%

TOTAL PERVIOUS CALCULATIONS-ESTIMATED			
	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
PERVIOUS	194,923	4.48 AC.	41.63%
IMPERVIOUS	273,329	6.27 AC.	58.37%
TOTAL NET AREA	468,252	10.75 AC.	100%

TOTAL PARKING TABULATION	
OVERALL PARKING REQUIRED	276 SPACES
OVERALL PARKING PROVIDED	276 SPACES
GUEST PARKING REQUIRED	14 SPACES
GUEST PARKING PROVIDED	32 SPACES INCLUDING 3 HANDICAP SPACES

NOTE:
1. EACH UNIT WILL HAVE CURB SIDE PICKUP FOR TRASH.
2. INTERNAL STREETS WILL INCLUDE SIGNAGE TO INDICATE NO PARKING ZONES WITHIN INTERNAL AND EXTERNAL RIGHT OF WAY.

HIGHLAND OAKS MASTER SITE PLAN DEVELOPED BY POMPANO BEACH LIVING, LLC

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