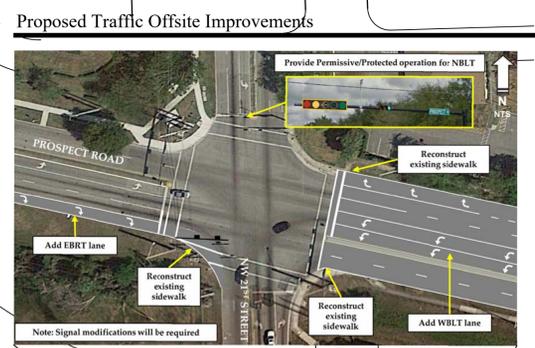
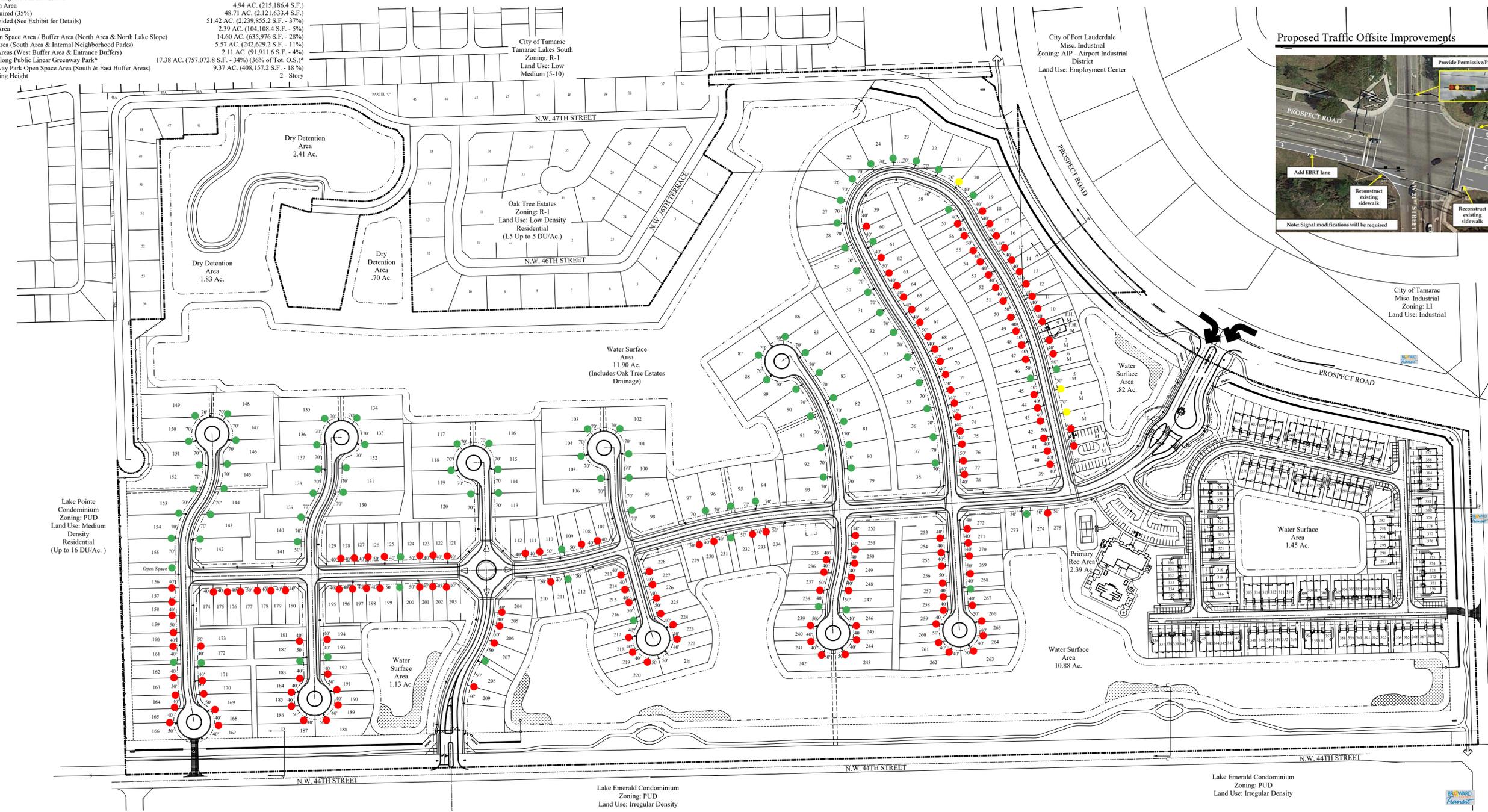


SITE DATA

Total Site Area - Net Acreage	139.16 AC. (6,061,809.6 S.F.)	Total Building Site Coverage Maximum - 30%	41.75 AC. (1,818,542.9 S.F.)
Total Site Area - Gross Acreage	140.70 AC. (6,128,892 S.F.)	Total Building Site Coverage Proposed	27.15 AC. (1,182,654 S.F. - 20%)
Existing Zoning Designation	Open Space / Recreation		
Proposed Zoning Designation	PUD - Planned Unit Development		
Existing Land Use Designation	P/R - Parks and Recreation		
Proposed Land Use Designation	Irregular Residential (2.88 D.U./AC.)	Total Residential Parking Spaces Required	810 Spaces
Current Use of Property	Vacant	Single Family Parking Spaces Required (2 Spaces / Dwelling) 273 D.U.	546 Spaces
Water and Sewer Provider	City of Oakland Park	Townhome Parking Spaces Required (2 Spaces / Dwelling) 132 D.U.	264 Spaces
Total Number of Units	405 D.U.	Total Residential Parking Spaces Proposed**	885 Spaces
Single Family 70' x 130' (3 - 4 Bedrooms)	80 D.U.	Single Family Parking Spaces Proposed (2 Car Garage & 2 Driveway Spaces = 2 Spaces)	546 Spaces
Single Family 50' x 120' (3 - 4 Bedrooms)	54 D.U.	Townhome Parking Spaces Proposed	264 Spaces
Single Family 40' x 120' (3 - 4 Bedrooms)	139 D.U.	Townhome Guest Spaces Proposed (Located within Townhome Parcel)	75 Spaces
20' Townhomes (3 Bedrooms)	74 D.U.		
24' Townhomes (3 Bedrooms)	58 D.U.	Primary Rec Area Spaces Required (1 Space / 300 S.F.) - +/- 6,400 S.F.	21 Spaces
Net Density	2.91 Net D.U./AC.	Primary Rec Area Spaces Proposed (Townhome Overflow Guest Spaces)	38 Spaces
Gross Density	2.88 Gross D.U./AC.	Includes 2 Handicap Spaces within Total	
Gross Density By Housing Type			
Single Family Gross Density (273 D.U.)	1.94 Gross D.U./AC.	* Per Article IV, Section 24-54.F.11, should project be rezoned to PUD depending on the characteristics of a planned unit development, the city may allow credit for lakes, lagoons or other waterways such credit not to exceed forty (40) percent of the required open space.	
Townhome Gross Density (132 D.U.)	.94 Gross D.U./AC.	**Tandem / Garage & Driveway Spaces Counted as 1 Space Per D.U.	
Total Population Projection (Broward County Projections)	1,336 Persons		
Total Drainage Area Proposed	+/- 31.12 AC. (1,355,587.2 S.F. - 22%)		
Total Lake Surface Residential Area	14.28 AC. (622,036.8 S.F.)		
Total Lake Surface North Open Space Area	11.90 AC. (518,364 S.F.)		
Includes Drainage for Oak Tree Estates			
Dry Detention Area	4.94 AC. (215,186.4 S.F.)		
Open Space Required (35%)	48.71 AC. (2,121,633.4 S.F.)		
Open Space Provided (See Exhibit for Details)	51.42 AC. (2,239,855.2 S.F. - 37%)		
Primary Rec Area	2.39 AC. (104,108.4 S.F. - 5%)		
Oak Tree Open Space Area / Buffer Area (North Area & North Lake Slope)	14.60 AC. (635,976 S.F. - 28%)		
Open Space Area (South Area & Internal Neighborhood Parks)	5.57 AC. (242,629.2 S.F. - 11%)		
Buffer Tract Areas (West Buffer Area & Entrance Buffers)	2.11 AC. (91,911.6 S.F. - 4%)		
Lake Tracts Along Public Linear Greenway Park*	17.38 AC. (757,072.8 S.F. - 34%) (36% of Tot. O.S.)*		
Public Greenway Park Open Space Area (South & East Buffer Areas)	9.37 AC. (408,157.2 S.F. - 18%)		
Maximum Building Height	2 - Story		



BY	REVISIONS	DATE

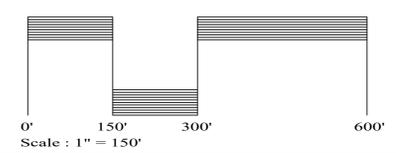
DESIGN AND ENTITLEMENT CONSULTANTS, LLC.
 Design and Entitlement Consultants, LLC.
 1402 Royal Palm Beach Blvd, Suite 102
 Royal Palm Beach, FL 33411
 Tel: (561) 707-3410
 Email: info@designandentitlement.com

Oak Tree Planned Unit Development
 Pulte Home Company, LLC.
 2400 Oak Tree Lane
 Oakland Park, FL 33309

P.U.D. Final Site Plan
 SCALE: 1"=150'
 CHECKED BY: K.D.D.
 DRAWN BY: K.D.D.
 DATE: 12.18.18
 FILE: SP.1
 SHEET **FSP.1**
 1 OF 18 SHEETS

PROJECT NOTES

- AC = Acres
- C.L. = Centerline
- C.L.F. = Chain Link Fence
- D.E. = Drainage Easement
- D.T. = Drainage Tract
- Eas. = Easement
- F.P. = Foundation Planting
- L.S.B. = Landscape Buffer
- L.M.E. = Lake Maintenance Easement
- M - Indicates Model Unit. Temporary sales center parking lot to be located on one of the model lots.
- *R = Restricted lot in which only certain unit types can be constructed.
- R.A.S. = Residential Access Street
- R.O.W. = Right of Way
- S.W. = Sidewalk
- U.E. = Utility Easement
- A - Indicates light pole location
- Utilities are available to the site
- Light poles located on residential lots along road right of way shall be located at property corners.
- Curbside refuse & recycling services will be provided by city
- All mechanical equipment shall be screened from view of the street or adjoining residential units with landscaping.
- Clubhouses include Knox box for emergency access
- All internal residential vehicular access ways are private roadways & are the perpetual maintenance obligation of the new H.O.A.
- Public Greenway Open Space Park Area to be dedicated to City, shall count towards project concurrency requirements, per Article XIII, Section 24 - 175, including but not limited to credits toward the City Park Impact Fee calculation (Article XIII, Section 24 - 175.G).
- Fire Sprinklers not required for residential homes.
- A fire department access road shall extend to within 50 feet of at least one exterior door that can be opened from the outside and that provides access to the interior of all residential homes.
- Knox box and Siren Operated System (S.O.S.) provided at all vehicular gated entrances for emergency access.



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