

Legal Description:

PARCEL "A", OAK TREE PLAT, AS RECORDED IN PLAT BOOK 177, PAGES 5 THROUGH 7, TOGETHER WITH LOT 17, "FORT LAUDERDALE INDUSTRIAL AIRPARK - SECTION 1", AS RECORDED IN PLAT BOOK 63, PAGE 10, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 49 SOUTH, RANGE 42 EAST, THE CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF GOLF-TAM VILLAGE, AS RECORDED IN PLAT BOOK 119, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N.88°12'55"E. ALONG THE SOUTH LINE OF TAMARAC LAKES SOUTH, AS RECORDED IN PLAT BOOK 62, PAGE 24 OF SAID PUBLIC RECORDS, A DISTANCE OF 826.79 FEET A POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.77°44'26"E., A RADIAL DISTANCE OF 1,246.28 FEET; THENCE SOUTHERLY ALONG THE ARC OF THE WESTERLY RIGHT-OF-WAY LINE OF PROSPECT ROAD, SAID RIGHT-OF-WAY LINE LYING 100.00 FEET WESTERLY OF AND CONCENTRIC TO THE CENTERLINE THEREOF, AS SHOWN ON SAID "FORT LAUDERDALE INDUSTRIAL AIRPARK - SECTION 1", THROUGH A CENTRAL ANGLE OF 01°24'21", A DISTANCE OF 30.58 FEET; THENCE S.88°12'55"W. ALONG A LINE 30.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID TAMARAC LAKES SOUTH, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A", OAK TREE PLAT; THENCE S.53°04'11"E. ALONG THE WEST RIGHT-OF-WAY LINE OF PROSPECT ROAD, AS SHOWN ON SAID OAK TREE PLAT, A DISTANCE OF 46.82 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.74°57'20"E., A RADIAL DISTANCE OF 1,246.28 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 09°43'05", A DISTANCE OF 211.38 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF LOT 17 OF SAID FORT LAUDERDALE INDUSTRIAL AIRPARK - SECTION 1; THENCE N.01°39'39"W. ALONG SAID WEST LINE, A DISTANCE OF 146.96 FEET A POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.71°43'32"E., A RADIAL DISTANCE OF 1,196.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF THE WEST RIGHT-OF-WAY LINE OF PROSPECT ROAD, AS SHOWN ON SAID "FORT LAUDERDALE INDUSTRIAL AIRPARK - SECTION 1", THROUGH A CENTRAL ANGLE OF 32°17'07", A DISTANCE OF 674.09 FEET; THENCE S.88°21'41"W. ALONG THE SOUTH LINE OF SAID LOT 17, A DISTANCE OF 96.42 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.43°06'02"E., A RADIAL DISTANCE OF 1,246.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PROSPECT ROAD, AS RECORDED IN DEED BOOK 419, PAGE 362 OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 31°27'57", A DISTANCE OF 684.44 FEET; THENCE S.78°21'55"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 456.13 FEET; THENCE S.01°50'50"E. ALONG THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 21ST AVENUE (DECKER ROAD), AS RECORDED IN OFFICIAL RECORD BOOK 1769, PAGE 445 OF SAID PUBLIC RECORDS, A DISTANCE OF 917.85 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 17; THENCE S.88°38'22"W. ALONG SAID SOUTH LINE, A DISTANCE OF 3,976.27 FEET; THENCE N.01°37'24"W. ALONG THE EAST LINE OF "M.&S. PROPERTIES PLAT", AS RECORDED IN PLAT BOOK 98, PAGE 29 OF SAID PUBLIC RECORDS, A DISTANCE OF 921.96 FEET TO THE SOUTHWEST CORNER OF SAID GOLF-TAM VILLAGE, AND A POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.88°22'36"E., A RADIAL DISTANCE OF 40.00 FEET; THENCE ALONG THE BOUNDARY OF SAID GOLF-TAM VILLAGE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: THENCE SOUTHEASTERLY, NORTHEASTERLY AND NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 242°57'52", A DISTANCE OF 169.62 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 62°57'52"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 16.48 FEET; THENCE N.01°37'24"W., A DISTANCE OF 360.00 FEET; THENCE N.88°21'41"E., A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION WITH A LINE LYING 10.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF LOTS 48 THROUGH 54 OF SAID GOLF-TAM VILLAGE; THENCE N.01°37'24"W. ALONG SAID PARALLEL LINE, A DISTANCE OF 526.02 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY LINE OF SAID GOLF-TAM VILLAGE; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING TWENTY-NINE (29) COURSES AND DISTANCES: N.88°13'32"E., A DISTANCE OF 70.00 FEET; THENCE N.01°46'28"W., A DISTANCE OF 10.00 FEET; THENCE N.88°13'32"E., A DISTANCE OF 100.00 FEET; THENCE N.01°46'28"W., A DISTANCE OF 80.00 FEET; THENCE N.88°13'32"E., A DISTANCE OF 316.78 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 37°18'06"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 130.21 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 240.00 FEET AND A CENTRAL ANGLE OF 23°34'02"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 98.72 FEET; THENCE S.39°44'27"E., A DISTANCE OF 30.99 FEET; THENCE S.01°26'29"E., A DISTANCE OF 63.23 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 94°41'52"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 198.33 FEET; THENCE N.86°44'37"W., A DISTANCE OF 142.47 FEET; THENCE S.03°15'23"W., A DISTANCE OF 40.00 FEET; THENCE N.86°44'37"W., A DISTANCE OF 10.00 FEET; THENCE N.73°41'30"W., A DISTANCE OF 82.00 FEET; THENCE S.07°06'50"W., A DISTANCE OF 157.92 FEET; THENCE S.15°27'37"E., A DISTANCE OF 148.75 FEET; THENCE S.86°44'37"E., A DISTANCE OF 153.98 FEET; THENCE N.11°38'36"E., A DISTANCE OF 282.95 FEET A THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.03°15'13"E., A RADIAL DISTANCE OF 160.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 62°14'07", A DISTANCE OF 173.79 FEET; THENCE S.01°26'29"E., A DISTANCE OF 360.93 FEET; THENCE N.88°21'41"E., A DISTANCE OF 695.09 FEET; THENCE N.32°09'20"E., A DISTANCE OF 460.00 FEET; THENCE N.57°50'40"W., A DISTANCE OF 100.00 FEET; THENCE N.32°09'20"E., A DISTANCE OF 98.57 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 33°56'25"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 59.24 FEET; THENCE N.01°47'05"W., A DISTANCE OF 39.39 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 39.27 FEET; THENCE S.88°12'55"W., A DISTANCE OF 75.00 FEET; THENCE N.01°47'05"W., A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,061,881 SQUARE FEET/139.1616 ACRES MORE OR LESS.



Pre-App Date: August 24, 2018
D.R.C. Date: November 29, 2018
Final D.R.C. Date: June 20, 2019

Master Site Development Plans
Oak Tree Property
Redevelopment
2400 Oak Tree Lane
Oakland Park, FL. 33309

Section 17, Township 49 South, Range 42 East,
City of Oakland Park, Broward County, Florida



RECD. 6/28/2019

Property Owner Information:

Blackwood Partners, LLC.
1700 NW 66 Avenue, Suite 102 Plantation, FL. 33313

Contract Purchaser Information:

Pulte Home Company, LLC.
4400 PGA Boulevard, Suite 700
Palm beach Gardens, FL. 33410

Land Planner/Site planner:

Design And Entitlement Consultants, LLC
1402 Royal Palm Beach Boulevard, Suite 102
Royal Palm Beach, FL. 33411

Landscape Architect

Divine Design Landscape, LLC.
1402 Royal Palm Beach Boulevard, Suite 102
Royal Palm Beach, FL. 33411

Engineer Of Record

Schnars Engineering
949A Clint Moore Road
Boca Raton, FL. 33487

Architect:

Pulte Group Architects
24311 Walden Center Drive, Suite 300
Bonita Springs, FL. 34134

Surveyor:

Caufield & Wheeler
7900 Glades Road, Suite 100
Boca Raton, FL. 33434

Environmental:

EW Consultants
601 Heritage Drive, Suite 108
Jupiter, FL. 33458

Soil Remediation:

Ayden Environmental
131 West South Street
Smyrna, DE 19977

Land Use Attorney:

Greenspoon Marder
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL. 33301

Photometric Engineer:

Mainstreet Engineering
7035B S.W. 47th Street
Miami, FL. 33155

Community Rating System:

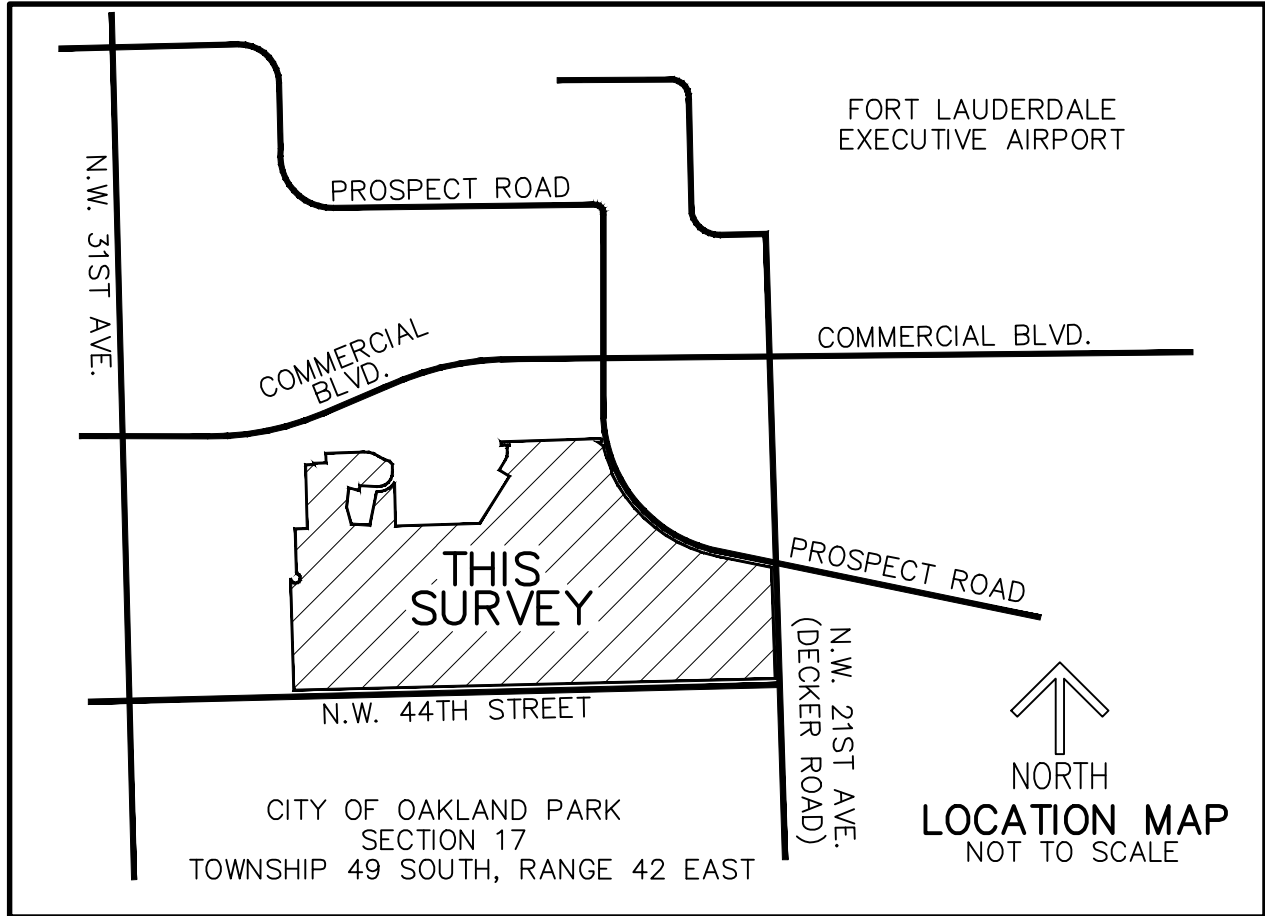
J.R. Evans Engineering, P.A.
9351 Corkscrew Road, Suite 102
Estero, Fl. 33928

Sheet Key

Survey	Pages 1 -9
Site Plans	Pages 10 - 29
Landscape Plans	Pages 30 - 56
Native Tree Survey (Includes Tree Disposition Tabulation Tables)	Pages 57 - 86
Preliminary Engineering Plans	Pages 87 - 100
Photometric Plans	Pages 101 - 114
Total Sheets = 114	

SHEET NO.
COVER SHEET

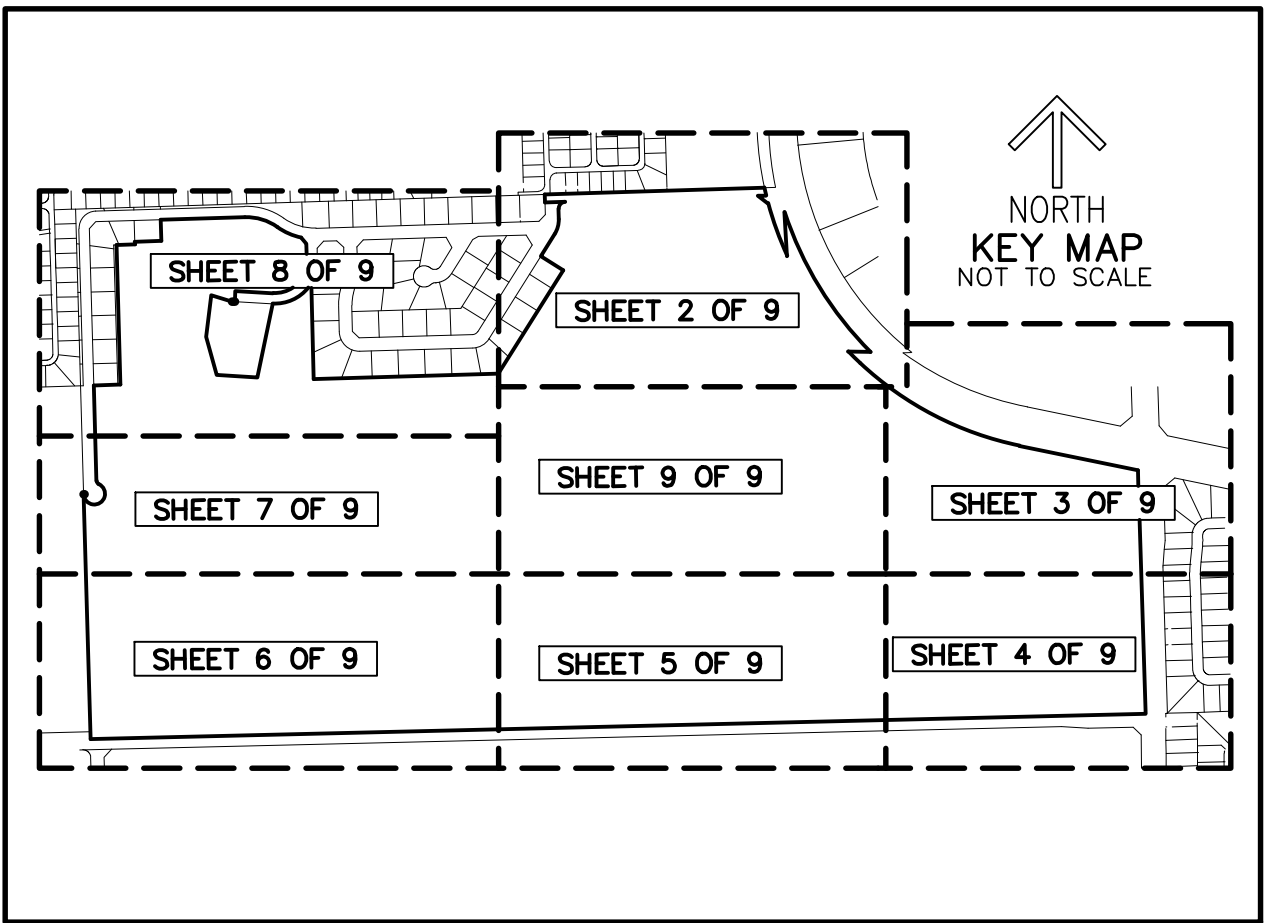
Planning & Advisory Board Meeting Date: _____
City Commission Meeting 1st Reading Date: _____
City Commission Meeting 2nd Reading DATE: _____



ALTA/NSPS LAND TITLE SURVEY

OAK TREE COUNTRY CLUB
A PORTION OF SECTION 17, TOWNSHIP 49 SOUTH, RANGE 42 EAST
CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1 INCH = 50 FEET



DESCRIPTION:

PARCEL 1:

THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 LESS THE EAST 462 FEET MEASURED AT RIGHT ANGLES TO THE EAST BOUNDARY LINE, AND THE SW 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

PARCEL 2:

THE EAST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4, AND THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4, SUBJECT TO A ROAD RIGHT-OF-WAY, PROSPECT ROAD, IN SECTION 17, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

EXCEPTING FROM PARCELS 1 AND 2:

THE PLAT OF GOLF-TAM VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

THE PLAT OF OAK TREE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGES 5 THROUGH 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND FURTHER EXCEPTING FROM PARCEL 1:

A STRIP OF LAND LYING 10 FEET EASTERLY OF AND ADJACENT TO LOTS 48 THROUGH 54 OF GOLF-TAM VILLAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 119, PAGE 18, AS VARIOUSLY DESCRIBED IN THOSE DEEDS RECORDED IN OFFICIAL RECORDS BOOK 29422, PAGE 1241, OFFICIAL RECORDS BOOK 26164, PAGE 594, OFFICIAL RECORDS BOOK 27269, PAGE 768, OFFICIAL RECORDS BOOK 26397, PAGE 365, OFFICIAL RECORDS BOOK 17451, PAGE 317, OFFICIAL RECORDS BOOK 17239, PAGE 982, OFFICIAL RECORDS BOOK 20598, PAGE 805 AND OFFICIAL RECORDS BOOK 25050, PAGE 204 ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:

LOT 17, FORT LAUDERDALE INDUSTRIAL AIRPARK - SECTION 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 63, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4:

PARCEL B, OF GOLF-TAM VILLAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 119, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 5:

W 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 IN SECTION 17, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

EXCEPTING FROM PARCEL 5:

THE PLAT OF GOLF-TAM VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 6:

THE SE 1/4 OF THE SW 1/4; THE SW 1/4 OF THE SE 1/4 AND THAT PORTION OF THE SE 1/4 OF THE SE 1/4 LYING WEST OF THE DECKER ROAD RIGHT OF WAY AND SOUTH OF PROSPECT HIGHWAY ROAD RIGHT OF WAY AS SAID ROADS ARE PRESENTLY SITUATED. ALL IN SECTION 17, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE PLAT OF GOLF-TAM VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 18, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 7:

THE PLAT OF OAK TREE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGES 5 THROUGH 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LANDS LYING IN SECTION 17, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA. CONTAINING 6,061,881 SQUARE FEET/139.1616 ACRES MORE OR LESS.

CHICAGO TITLE INSURANCE COMPANY, FILE NO. 6000678
SCHEDULE B SECTION II EXCEPTIONS
EFFECTIVE DATE: SEPTEMBER 15, 2016 AT 11:00 PM

Exception	Instrument Book & Page	Affect on Property
4	Plat Book 177, Page 5	Affects as shown
4	ORB 44199, Page 1046	Affects not plottable
5	Plat Book 119, Page 18	Affects as shown
5	ORB 14625, Page 300	Affects as shown
5	ORB 15284, Page 21	Affects as shown
5	ORB 15438, Page 4	Affects not plottable
5	ORB 19501, Page 206	Affects not plottable
5	ORB 22778, Page 895	Affects not plottable
6	ORB 5492, Page 562	Affects not plottable
6	ORB 6252, Page 247	Affects not plottable
7	ORB 8773, Pages 73 & 75	Affects as shown
8	ORB 9523, Page 617	Affects as shown
9	ORB 9529, Page 156	Affects as shown
10	ORB 9595, Page 560	Affects as shown
11	ORB 13143, Page 354	Affects not plottable
12	ORB 3324, Page 62	Affects not plottable
12	ORB 10564, Page 711	Affects not plottable
12	ORB 10586, Page 619	Affects not plottable
13	ORB 4427, Page 20	Affects not plottable
14	ORB 9047, Page 622	Affects as shown
15	ORB 36661, Page 326	Affects as shown
16	ORB 36661, Page 328	Affects as shown
17	ORB 40448, Page 864	Affects not plottable
17	ORB 40917, Page 1604	Affects not plottable
18	ORB 17045, Page 208	Affects as shown
19	ORB 20951, Page 10	Affects as shown
20	ORB 35422, Page 1219	Affects as shown
21	ORB 44199, Page 1021	Affects not plottable
22	Deed Book 493, Page 158	Affects as shown
22	ORB 1606, Page 130	Affects as shown
22	OR Instrument No. 113657358	Affects as shown
22	OR Instrument No. 113657359	Affects as shown
23	Unrecorded Leases	Affects not plottable
24	ORB 1951, Page 278	Affects not plottable
24	ORB 2609, Page 885	Affects not plottable
24	ORB 2745, Page 642	Affects not plottable
24	ORB 3033, Page 980	Affects not plottable
24	ORB 39035, Page 1833	Affects not plottable
24	ORB 47382, Pages 771 & 773	Affects not plottable
24	ORB 47382, Page 773	Affects not plottable
24	ORB 48158, Pages 1873, 1877, 1881, 1885, 1889, 1893 & 1897	Affects not plottable
24	ORB 50374, Page 1019	Affects not plottable
25	N/A	Affects not plottable
26	Craven Thompson & Associates Survey	Affects not plottable
27	Any lien provided by County Ordinance	Affects not plottable
28	N/A	Affects not plottable
29	ORB 1889, Page 318	Cannot be determined

SURVEYOR'S NOTES:

- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
- LANDS SHOWN HEREON WERE ABSTRACTED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 6000678, EFFECTIVE DATE: SEPTEMBER 15, 2016 AT 11:00 P.M.
- BEARINGS AND DISTANCES SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.88°38'22"W. ALONG THE SOUTH LINE OF SECTION 17, TOWNSHIP 49 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS.
- THE "LAND DESCRIPTION" HEREON WAS PROVIDED BY THE CLIENT.
- FLOOD ZONE AH (ELEVATION 7); FLOOD ZONE AH (ELEVATION 6); FLOOD ZONE AE (ELEVATION 6); FLOOD ZONE AE (ELEVATION 5), FLOOD ZONE X, AND FLOOD ZONE 0.2% ANNUAL CHANGE, ALL PER FLOOD INSURANCE RATE MAP PANEL NO. 12011 C 0366 H, EFFECTIVE DATE 8/16/2014. ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- AT THE REQUEST OF THE CLIENT, IMPROVEMENTS WERE NOT SHOWN.
- THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY FROM PROSPECT ROAD, N.W. 21ST AVENUE (DECKER ROAD) AND N.W. 44TH STREET, ALL PUBLIC RIGHTS-OF-WAY.
- AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION.
- NO BUILDINGS WERE OBSERVED ON THE SUBJECT PROPERTY.
- GEOREFERENCED AERIAL PHOTOGRAPHY PROVIDED BY BROWARD COUNTY, FLIGHT DATE 2015.
- SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
- ELEVATION SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- BENCHMARK ORIGIN: BROWARD COUNTY ENGINEERING BENCHMARK #3015, ELEVATION=9.088 (NAVD88)
CONVERSION NOTE: PUBLISHED NATIONAL GEODETIC VERTICAL DATUM OF 1929 ELEVATION OF 10.663 MINUS 1.575 = 9.088 NAVD88
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

CERTIFICATE:

THIS IS TO CERTIFY TO PULTE HOME CORPORATION, A MICHIGAN CORPORATION; CHICAGO TITLE INSURANCE COMPANY; BLACKWOOD PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; BLACKSHORE PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND ALEIDA ORS WALDMAN, P.A., THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 14, 15 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 11, 2016.

DATE OF PLAT OR MAP: OCTOBER 17, 2016

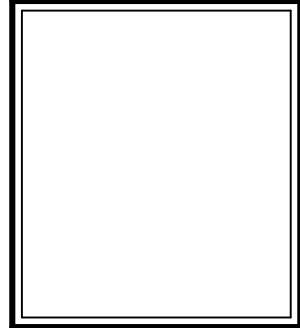
DAVID P. HINDLEY
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER LB35086
CAULFIELD AND WHEELER INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB3591

REVISE PER SELLER'S COMMENTS	9-09-16	JC
REVISE TITLE COMMITMENT	10-17-16	JC
ADD ELEVATIONS AND LOCATIONS	09-06-18	TKM
REVISIONS	DATE	BY
FILE NAME	7577-SURVEY4	

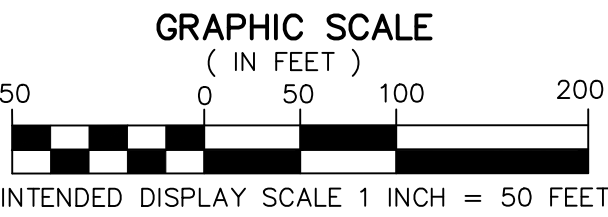
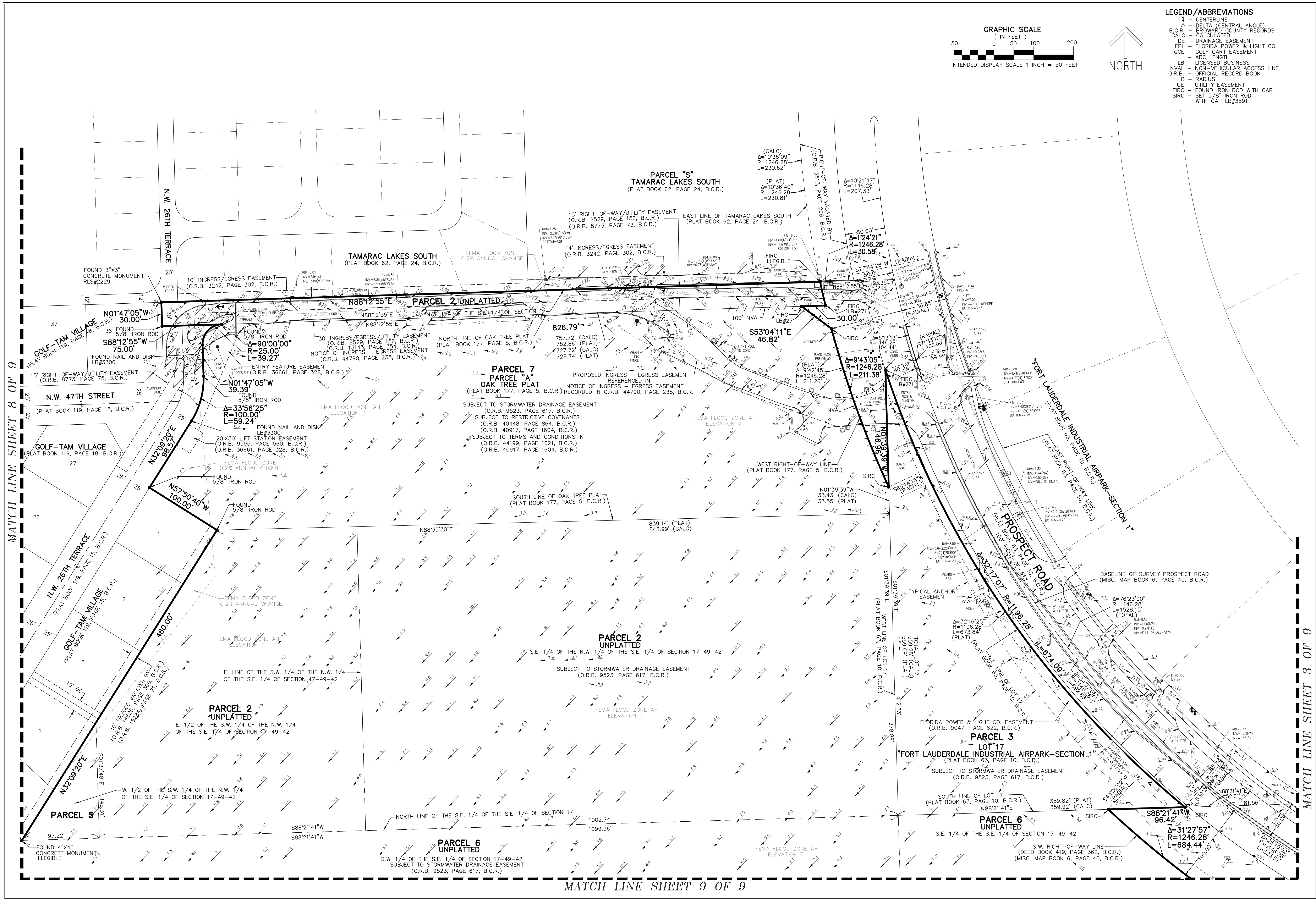
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

ALTA/NSPS LAND TITLE SURVEY
OAK TREE COUNTRY CLUB
A PORTION OF SECTION 17
TOWNSHIP 49 SOUTH, RANGE 42 EAST
CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA

DATE	8/09/16
DRAWN BY	JC
F.B./ PG.	ELEC
SCALE	N/A



JOB #	7577
SHT.NO.	1
OF	1 SHEETS



- LEGEND/ABBREVIATIONS
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - B.C.R. - BROWARD COUNTY RECORDS
 - CALC - CALCULATED
 - DE - DRAINAGE EASEMENT
 - FPL - FLORIDA POWER & LIGHT CO.
 - GCE - GOLF CART EASEMENT
 - L - ARC LENGTH
 - LB - LICENSED BUSINESS
 - NVAL - NON-VEHICULAR ACCESS LINE
 - O.R.B. - OFFICIAL RECORD BOOK
 - R - RADIUS
 - UE - UTILITY EASEMENT
 - FIRC - FOUND IRON ROD WITH CAP
 - SIRC - SET 5/8" IRON ROD WITH CAP LB#3591

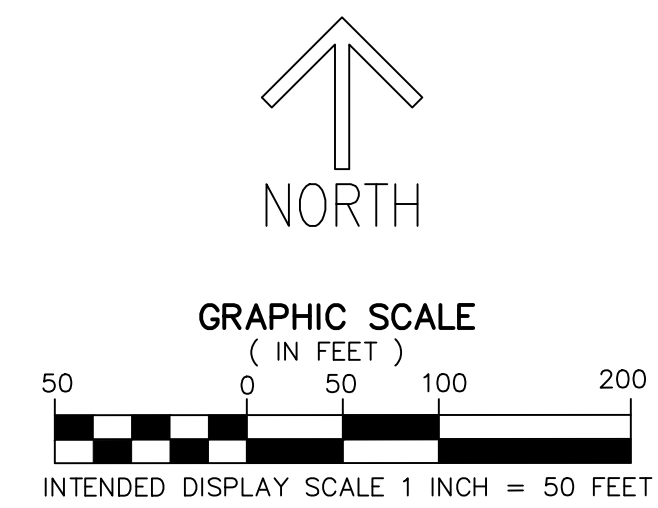
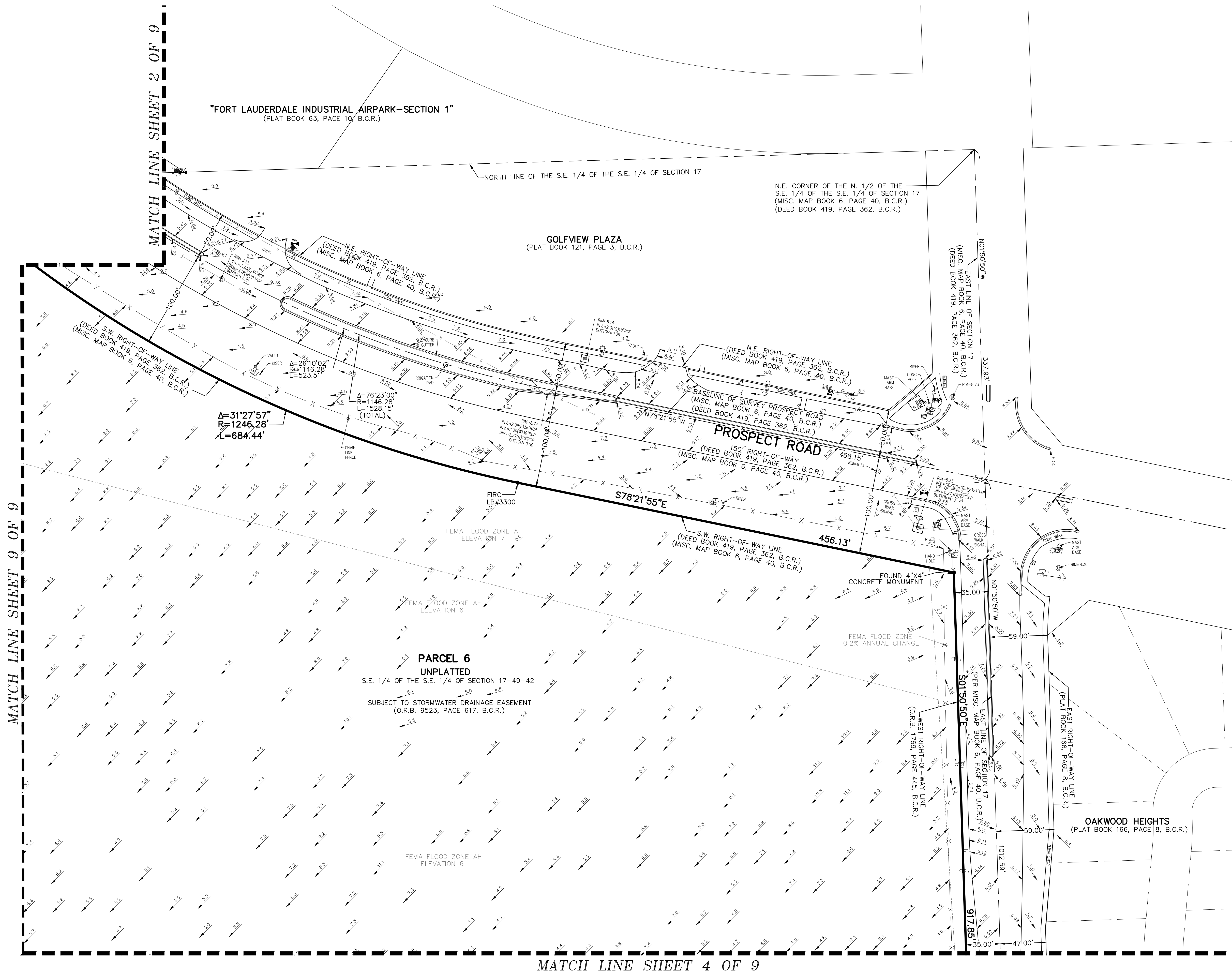
ADD. ELEVATIONS AND LOCATIONS	TM	BY
09-08-18		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

ALTA/NSPS LAND TITLE SURVEY
OAK TREE COUNTRY CLUB
A PORTION OF SECTION 17
TOWNSHIP 49 SOUTH, RANGE 42 EAST
CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA

DATE	8/09/18
DRAWN BY	JC
F.B./ PG.	ELEC
SCALE	AS SHOWN

JOB #	7577
SHT.NO.	2
OF 9 SHEETS	



- LEGEND/ABBREVIATIONS
- & - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - B.C.R. - BROWARD COUNTY RECORDS
 - CALC - CALCULATED
 - DE - DRAINAGE EASEMENT
 - FPL - FLORIDA POWER & LIGHT CO.
 - GCE - GOLF CART EASEMENT
 - L - ARC LENGTH
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 - FIRC - FOUND IRON ROD WITH CAP
 - SIRC - SET 5/8" IRON ROD WITH CAP LB#3591

JOB # 7577	
SHT.NO. 3	
OF 9 SHEETS	

DATE	8/09/16
DRAWN BY	JC
F.B./ PG.	ELEC
SCALE	AS SHOWN

ALTA/NSPS LAND TITLE SURVEY	CAULFIELD & WHEELER, INC.
OAK TREE COUNTRY CLUB	CIVIL ENGINEERING - LAND PLANNING
A PORTION OF SECTION 17	LANDSCAPE ARCHITECTURE - SURVEYING
TOWNSHIP 49 SOUTH, RANGE 42 EAST	7900 GLADES ROAD - SUITE 100
CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA	BOCA RATON, FLORIDA 33434
	PHONE (561) 392-1991 / FAX (561) 750-1452

ADD ELEVATIONS AND LOCATIONS	FILE NAME 7577-SURF14
DATE	DATE
BY	BY

MATCH LINE SHEET 5 OF 9

PARCEL 6
UNPLATTED
S.E. 1/4 OF THE S.E. 1/4 OF SECTION 17-49-42
SUBJECT TO STORMWATER DRAINAGE EASEMENT
(O.R.B. 9523, PAGE 617, B.C.R.)

LAKE JUBILEE
(PLAT BOOK 106, PAGE 16, B.C.R.)

N.W. 44TH STREET
RIGHT-OF-WAY LINE VARIES
(PLAT BOOK 106, PAGE 16, B.C.R.)

N.W. 21 AVE.
RIGHT-OF-WAY LINE WITH VARIES
(O.R.B. 1769, PAGE 443, B.C.R.)
(DECKER ROAD)
WEST RIGHT-OF-WAY LINE
(O.R.B. 1769, PAGE 443, B.C.R.)

FEMA FLOOD ZONE AH
ELEVATION 6

FEMA FLOOD ZONE X

SOUTH LINE OF SECTION 17-49-42
(BEARING BASIS)

SOUTH RIGHT-OF-WAY LINE
(PLAT BOOK 106, PAGE 16, B.C.R.)

S.E. CORNER SECTION 17-49-42
NO MONUMENT FOUND
PUBLISHED COORDINATES FOR BROWARD COUNTY
HORIZONTAL CONTROL POINT "E21"
N 67°22'32.003"
E 928048.338

10/2/59

MATCH LINE SHEET 5 OF 9

- ## LEGEND/ABBREVIATIONS
- ⊙ — CENTERLINE
Δ — DELTA (CENTRAL ANGLE)
B.C.R. — BROWARD COUNTY RECORDS
CALC — CALCULATED
D — DRAINAGE EASEMENT
FPL — FLORIDA POWER & LIGHT CO.
GCE — GOLF CART EASEMENT
L — ARC LENGTH
LB — LICENSED BUSINESS
NLV — NON-VEHICULAR ACCESS LINE
O.R.B. — OFFICIAL RECORD BOOK
R — RADIUS
U — UTILITY EASEMENT
FIRC — FOUND IRON ROD WITH CAP
SIRC — SET 5/8" IRON ROD
WITH CAP LB43591

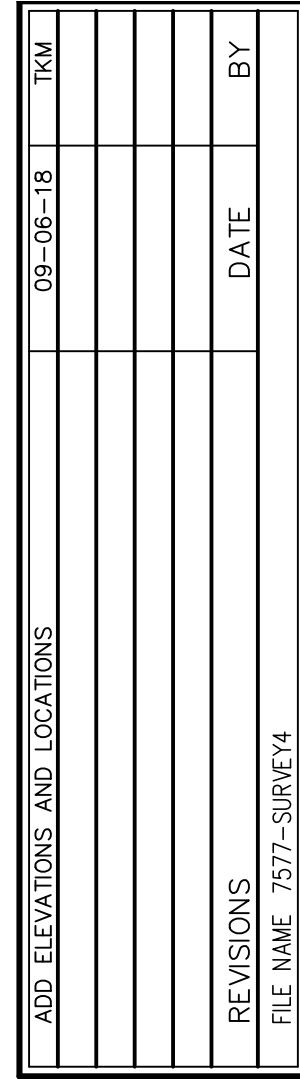
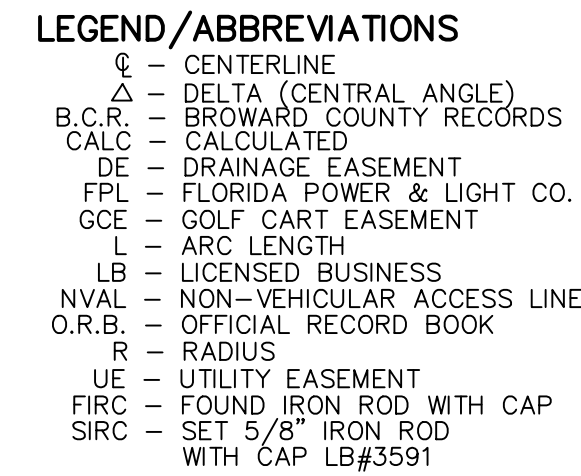
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

ALTA/NSPS LAND TITLE SURVEY
OAK TREE COUNTRY CLUB
A PORTION OF SECTION 17,
TOWNSHIP 49 SOUTH, RANGE 42 EAST
CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA

DATE	8/09/16
DRAWN BY	JC
F.B./ PG.	ELEC
SCALE	AS SHOWN

JOB # 7577
SHT.NO. 4
OF 9 SHEETS

ADD ELEVATIONS AND LOCATIONS	09-06-18	TKM
REVISIONS	DATE	BY
FILE NAME: 7577-SURVEY4		

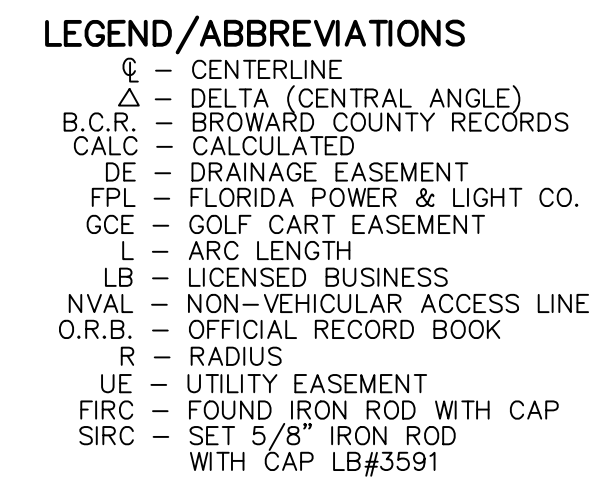


CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

ALTA/NSPS LAND TITLE SURVEY
OAK TREE COUNTRY CLUB
A PORTION OF SECTION 17,
TOWNSHIP 49 SOUTH, RANGE 42 EAST
CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA

DATE	8/09/16
DRAWN BY	JC
F.B./ PG.	ELEC
SCALE	AS SHOWN

JOB # 7577
SHT.NO. 6
OF 9 SHEETS

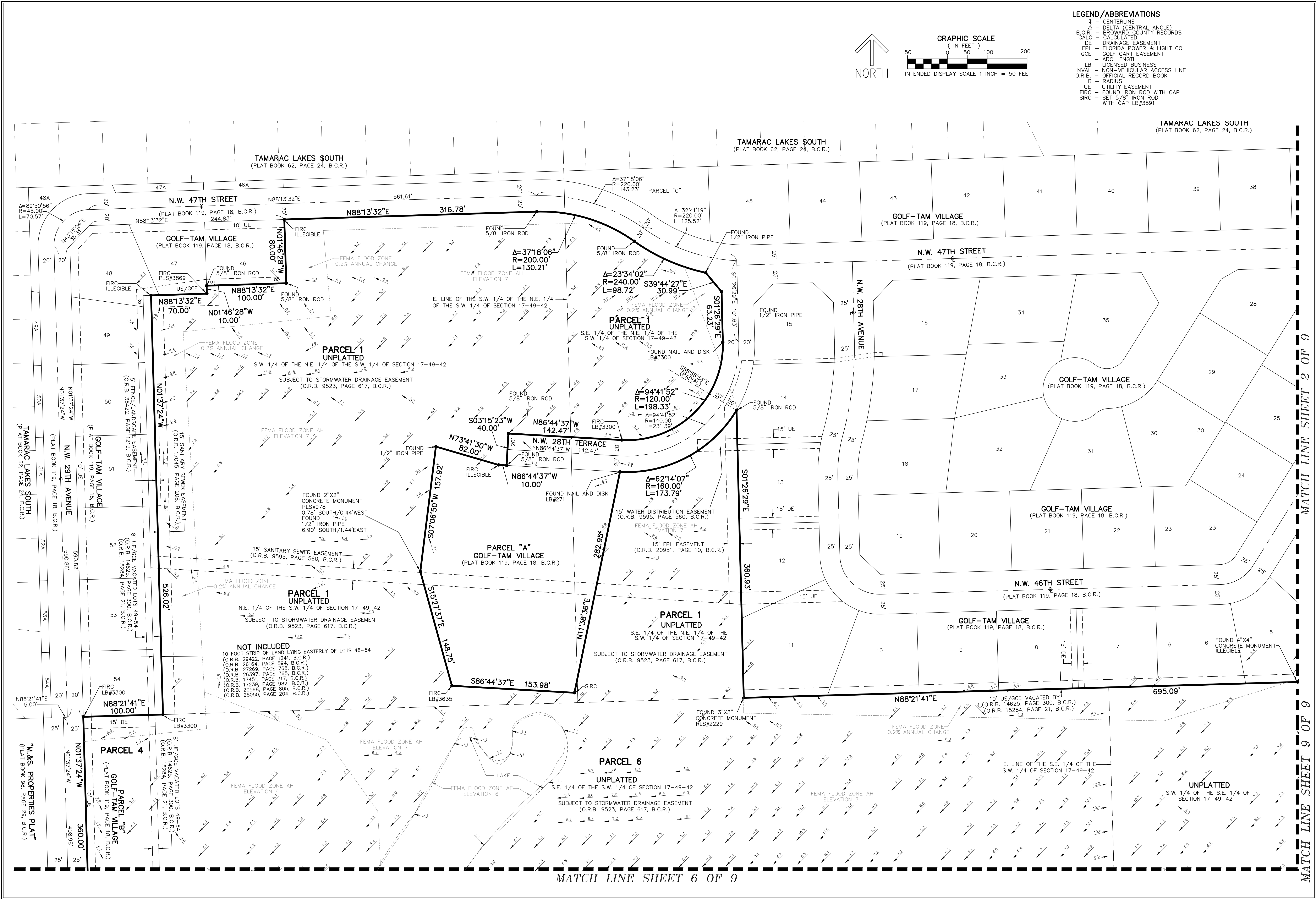
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CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-4452

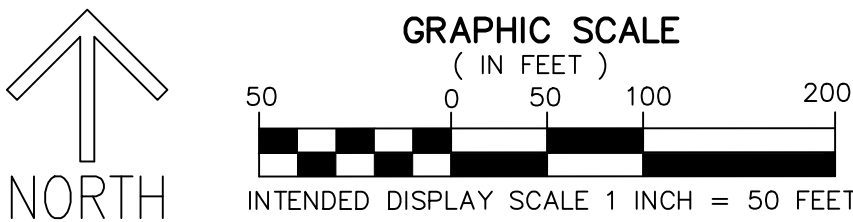
ALTA/NPS LAND TITLE SURVEY
OAK TREE COUNTRY CLUB
A PORTION OF SECTION 17,
TOWNSHIP 49 SOUTH, RANGE 42 EAST
CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA

DATE	8/09/16
DRAWN BY	JC
F.B./ PG.	ELEC
SCALE	AS SHOWN

JOB # 7577
SHT.NO. 7
OF 9 SHEETS



- LEGEND/ABBREVIATIONS**
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 - Δ - DELTA (CENTRAL ANGLE)
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 - FPL - FLORIDA POWER & LIGHT CO.
 - GCE - GOLF CART EASEMENT
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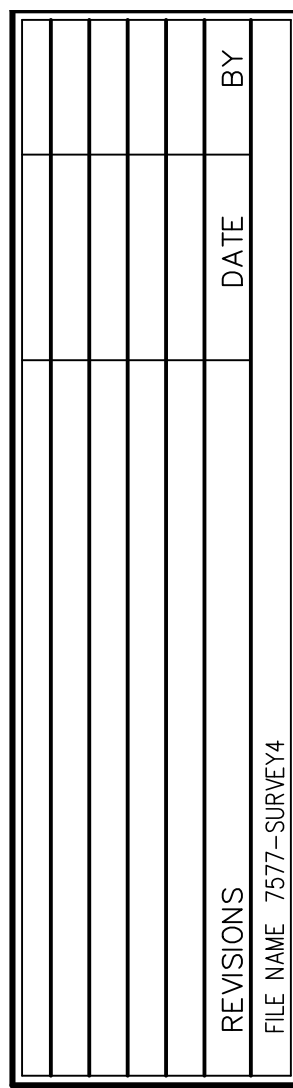
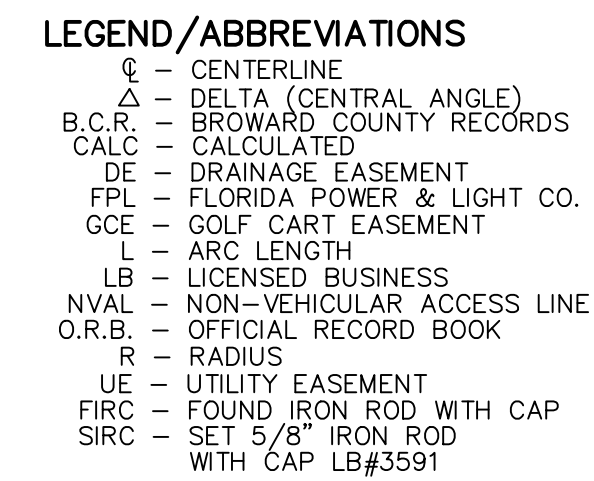
BY	
DATE	
REVISIONS	
FILE NAME	7577-SURF14

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

ALTA/NSPS LAND TITLE SURVEY
OAK TREE COUNTRY CLUB
A PORTION OF SECTION 17
TOWNSHIP 49 SOUTH, RANGE 42 EAST
CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA

DATE	8/09/16
DRAWN BY	JC
F.B./ PG.	ELEC
SCALE	AS SHOWN

JOB #	7577
SHT.NO.	8
OF 9 SHEETS	



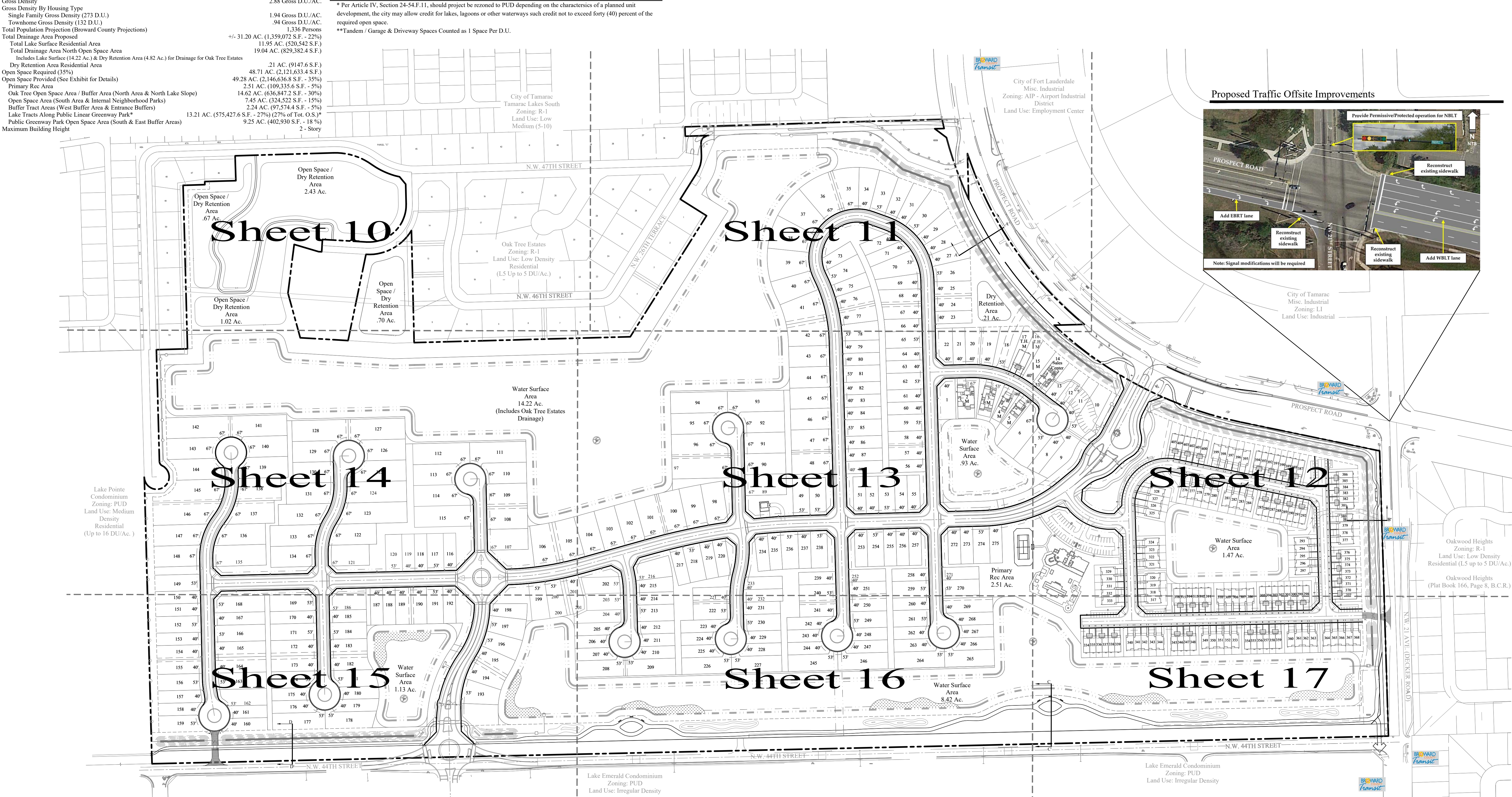
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

ALTA/NSPS LAND TITLE SURVEY
OAK TREE COUNTRY CLUB
A PORTION OF SECTION 17,
TOWNSHIP 49 SOUTH, RANGE 42 EAST
CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA

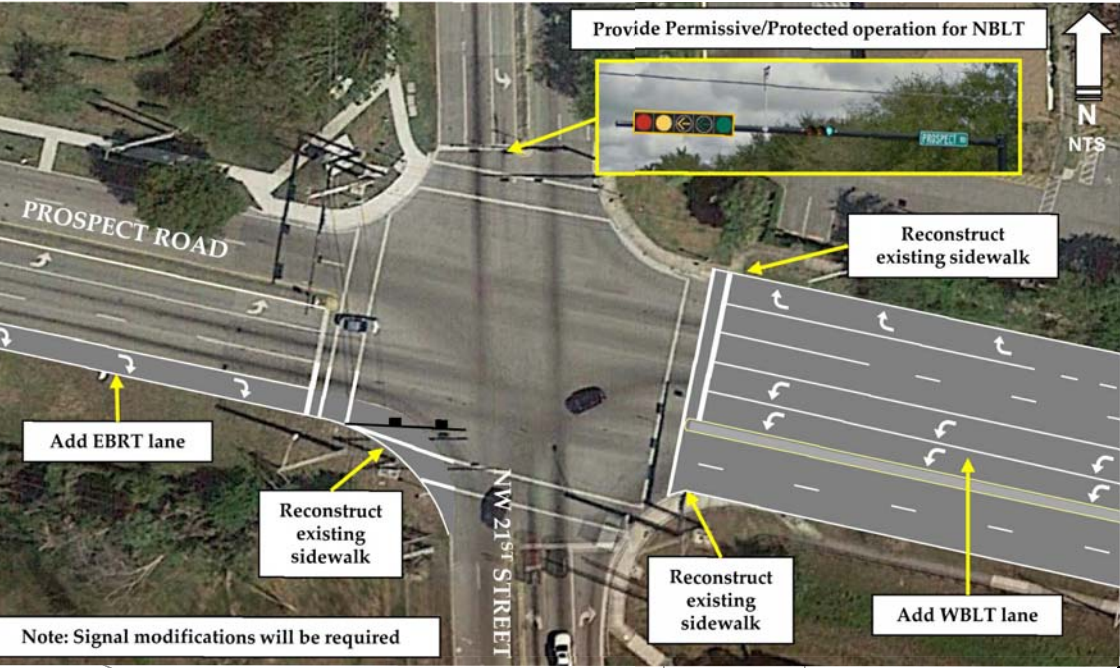
DATE	8/09/16
DRAWN BY	JC
F.B./ PG.	ELEC
SCALE	AS SHOWN

JOB # 7577
SHT.NO. 9
OF 9 SHEETS

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	25.14 AC. (1,095,020 S.F. - 18 %)
Existing Zoning Designation	Open Space / Recreation		
Proposed Zoning Designation	PUD - Planned Unit Development	Total Residential Parking Spaces Required	810 Spaces
Existing Land Use Designation	P/R - Parks and Recreation	Single Family Parking Spaces Required (2 Spaces / Dwelling)	546 Spaces
Proposed Land Use Designation	Irregular Residential (2.88 D.U./AC.)	Townhome Parking Spaces Required (2 Spaces / Dwelling.)	264 Spaces
Current Use of Property	Vacant	Total Residential Parking Spaces Proposed**	884 Spaces
Water and Sewer Provider	City of Oakland Park	Single Family Parking Spaces Proposed (2 Car Garage & 2 Driveway Spaces = 2 Spaces)	546 Spaces
Total Number of Units	405 D.U.	Townhome Parking Spaces Proposed	264 Spaces
Single Family 67' x 131' Min. (3 - 4 Bedrooms)	70 D.U.	Townhome Guest Spaces Proposed (Located within Townhome Parcel)	74 Spaces
Single Family 53' x 110' Min. (3 - 4 Bedrooms)	66 D.U.		
Single Family 40' x 110' Min. (3 - 4 Bedrooms)	137 D.U.	Primary Rec Area Spaces Required (1 Space / 300 S.F.) - +/- 6,400 S.F.	21 Spaces
20' Townhomes (3 Bedrooms)	68 D.U.	Primary Rec Area Spaces Proposed (Townhome Overflow Guest Spaces)	38 Spaces
24' Townhomes (3 Bedrooms)	64 D.U.	Includes 2 Handicap Spaces within Total	
Net Density	2.91 Net D.U./AC.		
Gross Density	2.88 Gross D.U./AC.		
Gross Density By Housing Type			
Single Family Gross Density (273 D.U.)	1.94 Gross D.U./AC.		
Townhome Gross Density (132 D.U.)	.94 Gross D.U./AC.		
Total Population Projection (Broward County Projections)	1,336 Persons		
Total Drainage Area Proposed	+/- 31.20 AC. (1,359,072 S.F. - 22%)		
Total Lake Surface Residential Area	11.95 AC. (520,542 S.F.)		
Total Drainage Area North Open Space Area	19.04 AC. (829,382.4 S.F.)		
Includes Lake Surface (14.22 Ac.) & Dry Retention Area (4.82 Ac.) for Drainage for Oak Tree Estates			
Dry Retention Area Residential Area	21 AC. (9147.6 S.F.)		
Open Space Required (35%)	48.71 AC. (2,121,633.4 S.F.)		
Open Space Provided (See Exhibit for Details)	49.28 AC. (2,146,636.8 S.F. - 35%)		
Primary Rec Area	2.51 AC. (109,335.6 S.F. - 5%)		
Oak Tree Open Space Area / Buffer Area (North Area & North Lake Slope)	14.62 AC. (636,847.2 S.F. - 30%)		
Open Space Area (South Area & Internal Neighborhood Parks)	7.45 AC. (324,522 S.F. - 15%)		
Buffer Tract Areas (West Buffer Area & Entrance Buffers)	2.24 AC. (97,574.4 S.F. - 5%)		
Lake Tracts Along Public Linear Greenway Park*	13.21 AC. (575,427.6 S.F. - 27%) (27% of Tot. O.S.)*		
Public Greenway Park Open Space Area (South & East Buffer Areas)	9.25 AC. (402,930 S.F. - 18 %)		
Maximum Building Height	2 - Story		

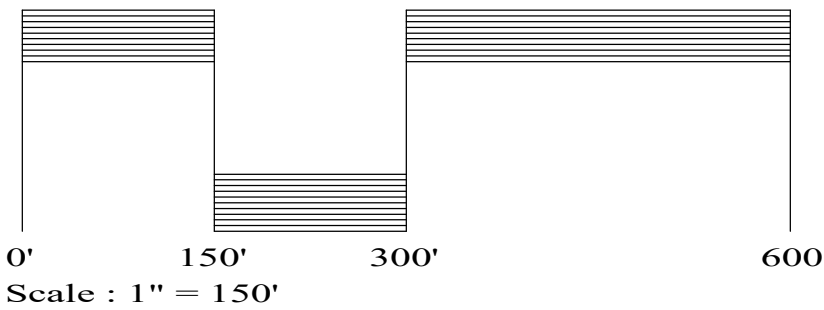


Proposed Traffic Offsite Improvements



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 three 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
 - Indicates light pole location
 - Utilities are available to the site
 - Indicates existing Broward County Transit Stop
- 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.
 - Models will be operated as dry models.
 - Sales center will have a sewer holding tank. Water for sales center will be fed off fire hydrant line added and connected to existing hydrant on Prospect Road.
 - No lots may be re-subdivided to be smaller than as depicted on Site Plan.



BY	REVISIONS	DATE
KD	DRC COMMENTS	4.26.19
KD	FINAL DRC COMMENTS	6.28.19

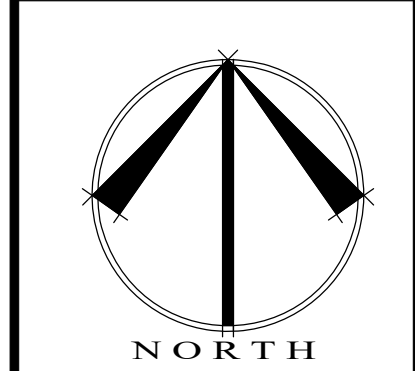
Design and Entitlement
Consultants, LLC.
1402 Royal Palm Beach Blvd, Suite 102
Royal Palm Beach, FL 33411
Tel: (561) 707-3410
Email: info@designandentitlement.com



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

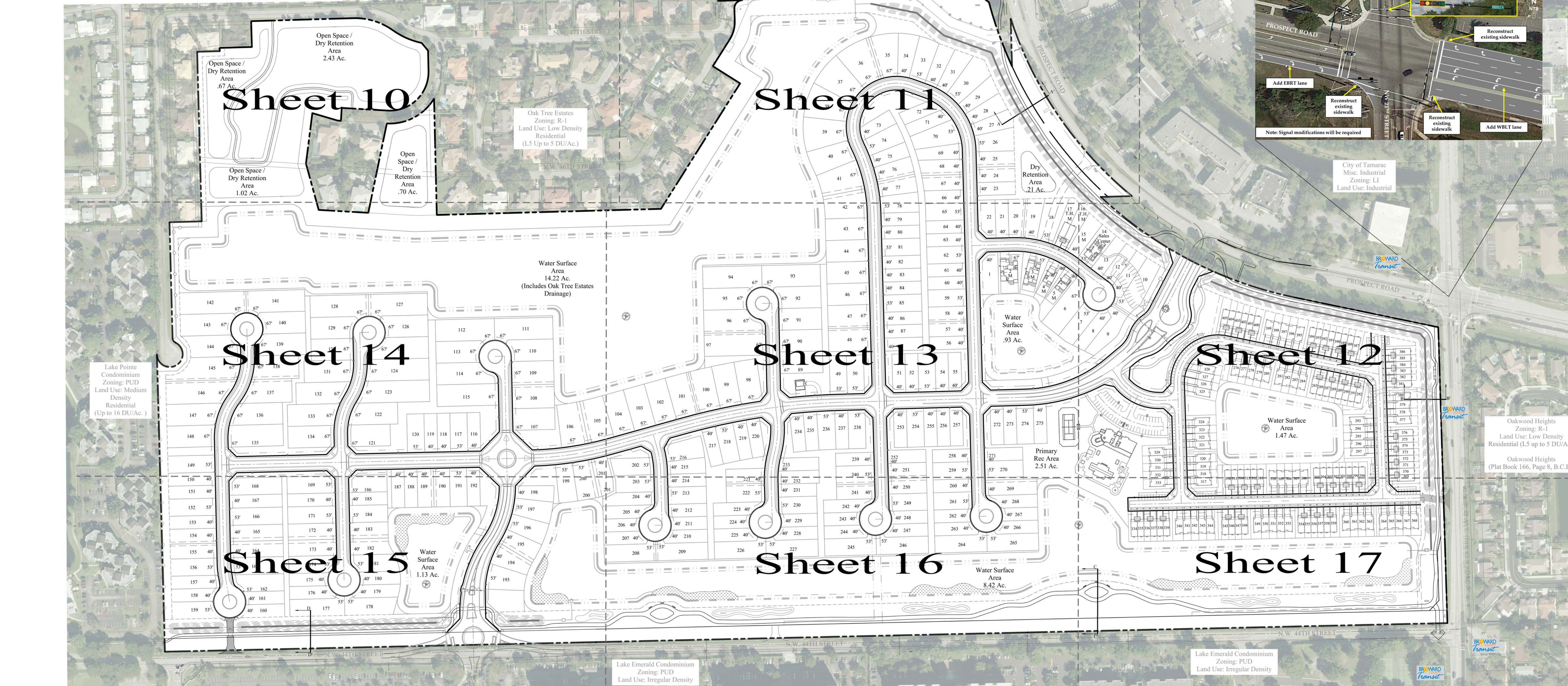
P.U.D.
Final Site Plan

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 20 SHEETS



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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	25.14 AC. (1,095,020 S.F. - 18 %)
Existing Zoning Designation	Open Space / Recreation		
Proposed Zoning Designation	PUD - Planned Unit Development	Total Residential Parking Spaces Required	810 Spaces
Existing Land Use Designation	P/R - Parks and Recreation	Single Family Parking Spaces Required (2 Spaces / Dwelling) 273 D.U.	546 Spaces
Proposed Land Use Designation	Irregular Residential (2.88 D.U./AC.)	Townhome Parking Spaces Required (2 Spaces / Dwelling.) 132 D.U.	264 Spaces
Current Use of Property	Vacant	Total Residential Parking Spaces Proposed**	884 Spaces
Water and Sewer Provider	City of Oakland Park	Single Family Parking Spaces Proposed (2 Car Garage & 2 Driveway Spaces = 2 Spaces)	546 Spaces
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Single Family 40' x 110' Min. (3 - 4 Bedrooms)	137 D.U.		
20' Townhomes (3 Bedrooms)	68 D.U.		
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Net Density	2.91 Net D.U./AC.	Primary Rec Area Spaces Required (1 Space / 300 S.F.) - +/- 6,400 S.F.	21 Spaces
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Total Drainage Area Proposed	+/- 31.20 AC. (1,359,072 S.F. - 22%)		
Total Lake Surface Residential Area	11.95 AC. (520,542 S.F.)		
Total Drainage Area North Open Space Area	19.04 AC. (829,382.4 S.F.)		
Includes Lake Surface (14.22 Ac.) & Dry Retention Area (4.82 Ac.) for Drainage for Oak Tree Estates	21 AC. (9147.6 S.F.)		
Dry Retention Area Residential Area	48.71 AC. (2,121,633.4 S.F.)		
Open Space Required (35%)	49.28 AC. (2,146,636.8 S.F. - 35%)		
Open Space Provided (See Exhibit for Details)	2.51 AC. (109,335.6 S.F. - 5%)		
Primary Rec Area	14.62 AC. (636,847.2 S.F. - 30%)		
Oak Tree Open Space Area / Buffer Area (North Area & North Lake Slope)	7.45 AC. (324,522 S.F. - 15%)		
Open Space Area (South Area & Internal Neighborhood Parks)	2.24 AC. (97,574.4 S.F. - 5%)		
Buffer Tract Areas (West Buffer Area & Entrance Buffers)	13.21 AC. (575,427.6 S.F. - 27%) (27% of Tot. O.S.)*		
Lake Tracts Along Public Linear Greenway Park*	9.25 AC. (402,930 S.F. - 18 %)		
Public Greenway Park Open Space Area (South & East Buffer Areas)	2 - Story		
Maximum Building Height			



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BY	REVISIONS	DATE
KD	DRC COMMENTS	4.26.19
KD	FINAL DRC COMMENTS	6.28.19

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

DESIGN AND ENTITLEMENT CONSULTANTS, LLC.

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

P.U.D. Final Site Plan Aerial Overlay

SCALE: 1"=150'

CHECKED BY: K.D.D.

DRAWN BY: K.D.D.

DATE: 12.18.18

FILE: SP.1

SHEET

FSPA.1/FSP.2

2 OF 20 SHEETS

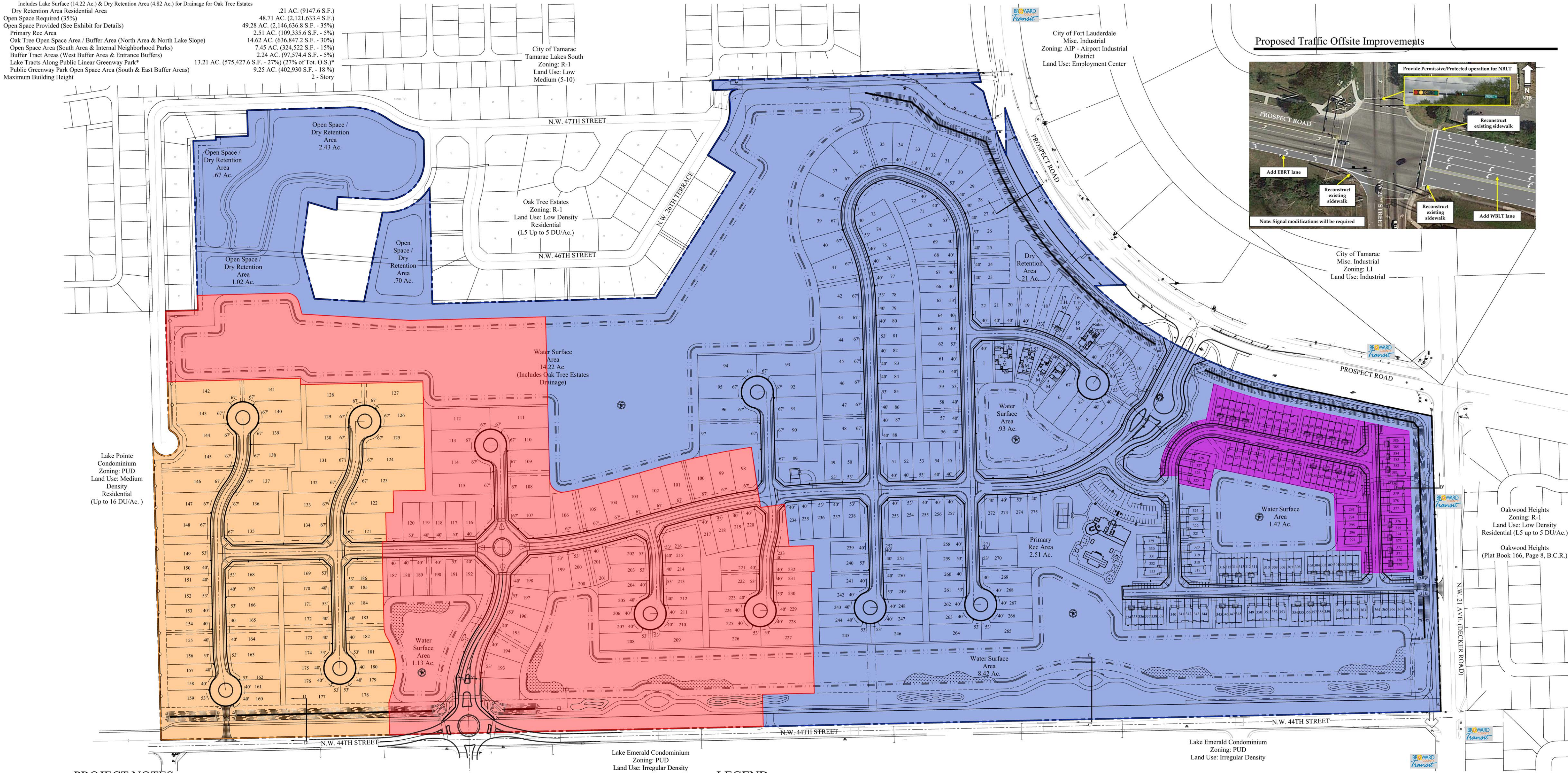
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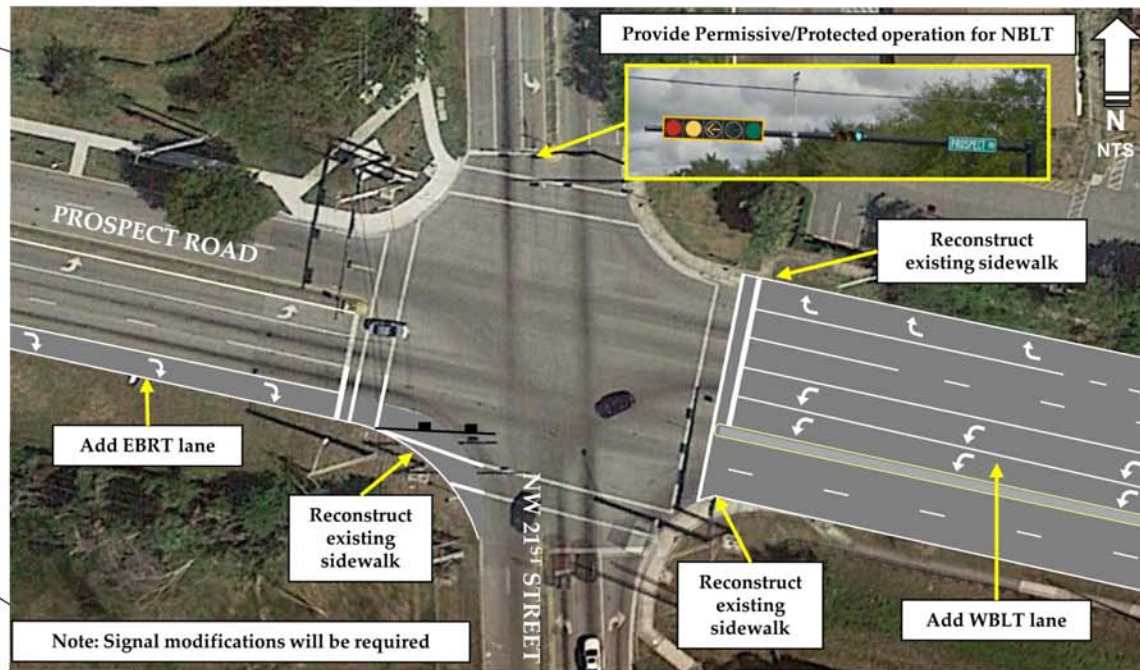
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Primary Rec Area Spaces Proposed (Townhome Overflow Guest Spaces)	38 Spaces
Includes 2 Handicap Spaces within Total	

* 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.

**Tandem / Garage & Driveway Spaces Counted as 1 Space Per D.U.



Proposed Traffic Offsite Improvements



PROJECT NOTES

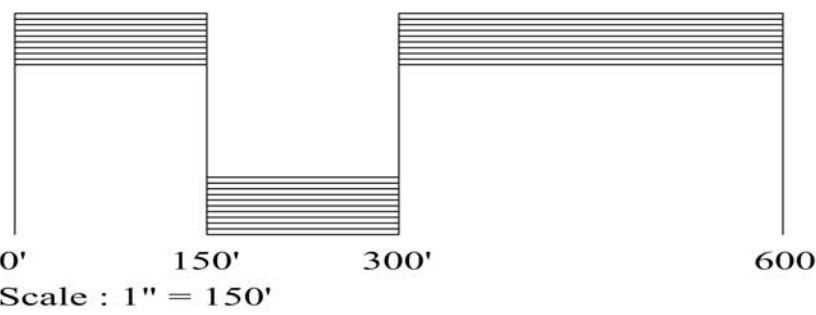
- AC.= Acres
- C.L. = Centerline
- C.L.F. = Chain Link Fence
- D.E.= Drainage Easement
- D.T. = Drainage Tract
- Eas. = Easement
- F.P. = Foundation Planting
- L.S.B. = Landscape Buffer
- L.M.E. = Lake Maintenance Easement
- M - Indicates Model Unit. Temporary sales center parking lot to be located on three 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
- ■ - Indicates light pole location
- ■ - Utilities are available to the site
- ■ - Indicates existing Broward County Transit Stop

- 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.
- Models will be operated as dry models.
- Sales center will have a sewer holding tank. Water for sales center will be fed off fire hydrant line added and connected to existing hydrant on Prospect Road.
- No lots may be re-subdivided to be smaller than as depicted on Site Plan.

LEGEND

- Indicates Phase 1
- Indicates Phase 2
- Indicates Phase 3
- Indicates Phase 4

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BY	REVISIONS	DATE
KD	DRC COMMENTS	4.26.19
KD	FINAL DRC COMMENTS	6.28.19

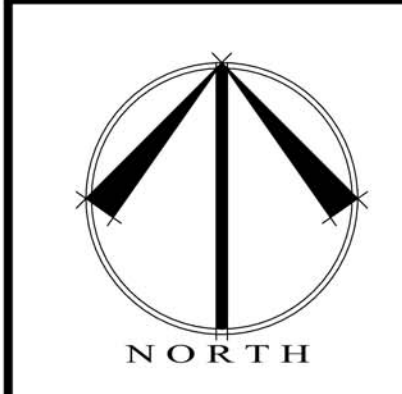
Design and Entitlement Consultants, LLC.
1402 Royal Palm Beach Blvd, Suite 102
Royal Palm Beach, FL 33411
Tel: (561) 707-3410
Email: info@designandentitlement.com



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

Final Site Plan Phasing Plan

SCALE:	1"=150'
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D.
DATE:	12.18.18
FILE: SP.1	
SHEET	PP.1/FSP.3
	3 OF 20 SHEETS



Total Site Area - Net Acreage	139.16 AC. (6,061,809.6 S.F.)
Total Site Area - Gross Acreage	140.70 AC. (6,128,892 S.F.)
Open Space Required (35%)	87.10 AC. (1,231,633.4 S.F.)
Open Space Provided	49.28 AC. (2,146,636.3 S.F. - 35%)
Primary Rec Area	2.51 AC. (109,335.6 S.F. - 5%)
Oak Tree Open Space Area / Buffer Area (North Area & North Lake Neighborhood)	14.62 AC. (636,842.7 S.F. - 10%)
Open Space Area (South Open Space Area, Lakes & Ledges & Internal Neighborhood Parks)	7.45 AC. (324,522.1 S.F. - 5%)
Buffer Tree Area (West Buffer Area & Entrance Buffer Area)	1.25 AC. (54,250.0 S.F. - 1%)
Lake Tracts Along Public Linear Greenway Park*	13.21 AC. (575,427.6 S.F. - 27%) (27% of Tot. OS - 18%)
Public Greenway Park Open Space Area (South & East Buffer Areas)	9.25 AC. (402,930 S.F. - 10%)

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▲ - Indicates light pole location

- Utilities are available to the site

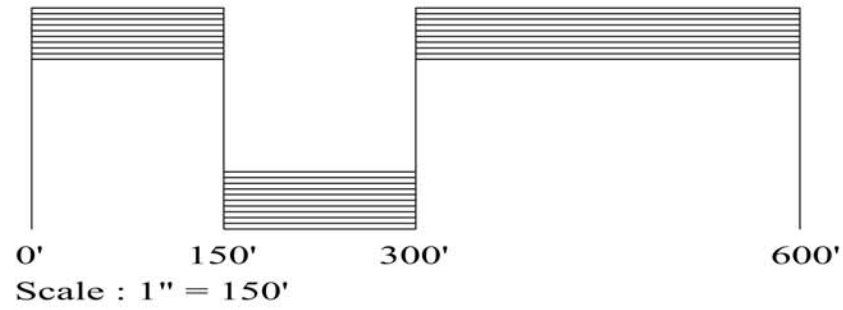
▲ - Indicates existing Broward County Transit Stop

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- Indicates Open Space Area

- Indicates Water Surface Areas Counted Towards Open Space Calculations

-  - Indicates Open Space Area
-  - Indicates Water Surface Areas Counted Towards Open Space Calculations



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Email: info@designandentitlement.com

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

SCALE:	1"=150'
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D.
DATE:	12.18.18
FILE: SP.1	
SHEET	
OSE.1/FSP.4	
4 OF 20	SHEETS

SITE DATA

Total Linear Feet of Proposed 6' Chain Link Fence
Total Linear Feet of 6' Existing Chain Link
Total Linear Feet of 6' Aluminum Fence
Total Linear Feet of 6' Precast Wall

867 Linear Feet
800 Linear Feet
1,056 Linear Feet
3,182 Linear Feet

BY	REVISIONS	DATE
KD	DRC COMMENTS	4.26.19
KD	FINAL DRC COMMENTS	6.28.19

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Oak Tree
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Pulte Home Company, LLC.
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Oakland Park, FL 33309

Perimeter Buffer
Treatment
Exhibit

SCALE:	1"=150'
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D.
DATE:	12.18.18
FILE:	SP.1
SHEET	PBTE.1/FSP.5
	5 OF 20 SHEETS



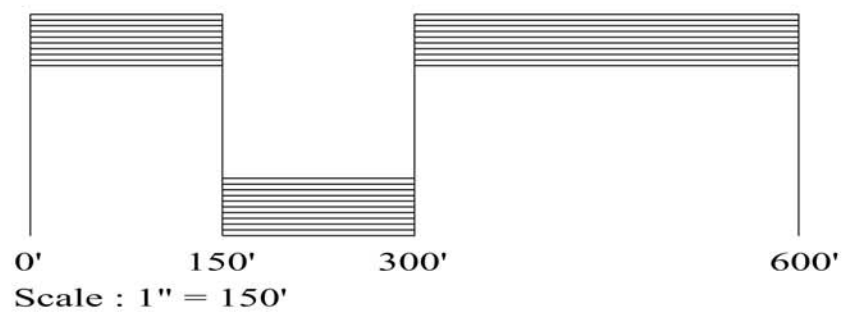
PROJECT NOTES

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LEGEND

- Indicates Proposed Chain Link Fence
- Indicates Existing Chain Link Fence
- Indicates Aluminum Fence
- Indicates Precast Wall
- Indicates 5' Berm Area (Or As Indicated)



Crime Prevention Through Environmental Design Legend

1. Principle #1 - Natural Surveillance:
"See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Lighting and landscape play an important role in crime prevention through Environmental Design.

- Maximum allowable tree spacing to minimize visual obstructions.
- Exterior light poles and rear building lights to avoid dark or black spots.
- 6' fence on property line is not opaque and allows visibility.
- Visible exterior doors with peepholes and front / rear windows in homes.

2. Principle #2 - Natural Access Control:
Natural access control is more than a high block wall topped with barbed wire. Crime Prevention Through Environmental Design or CPTED utilizes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances. The goal with this CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.

- Perimeter landscaping with trees and a continuous hedge direct the locations intended for public access.
- Limited access points will direct the public to the entrance locations intended for public access. All cars leaving the property will pass in front of the public entrance to the site for access control.
- Fence on property line prevents access between residential neighbors.
- Freestanding signage will clearly identify the neighborhood and assist in defining the entrance location into the development.
- Pre-wired alarm, locks and door knobs, peepholes, and secure windows with locks in homes.
- Gated entrances with access control and Knox padlocks / switches.

3. Principle #3 - Territorial Reinforcement:
Creating or extending a "Sphere of Influence by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of proprietorship over it is the goal of this CPTED principle. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.

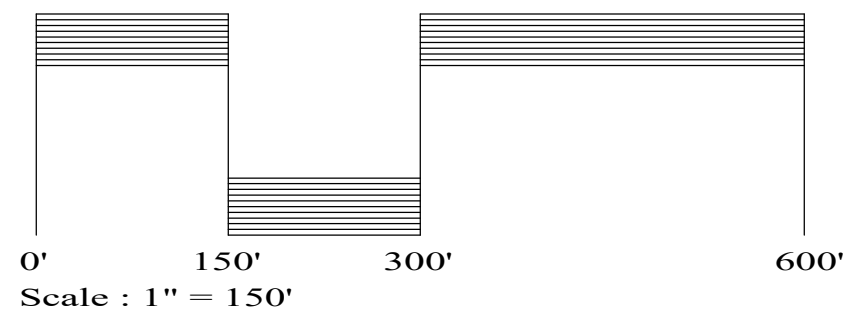
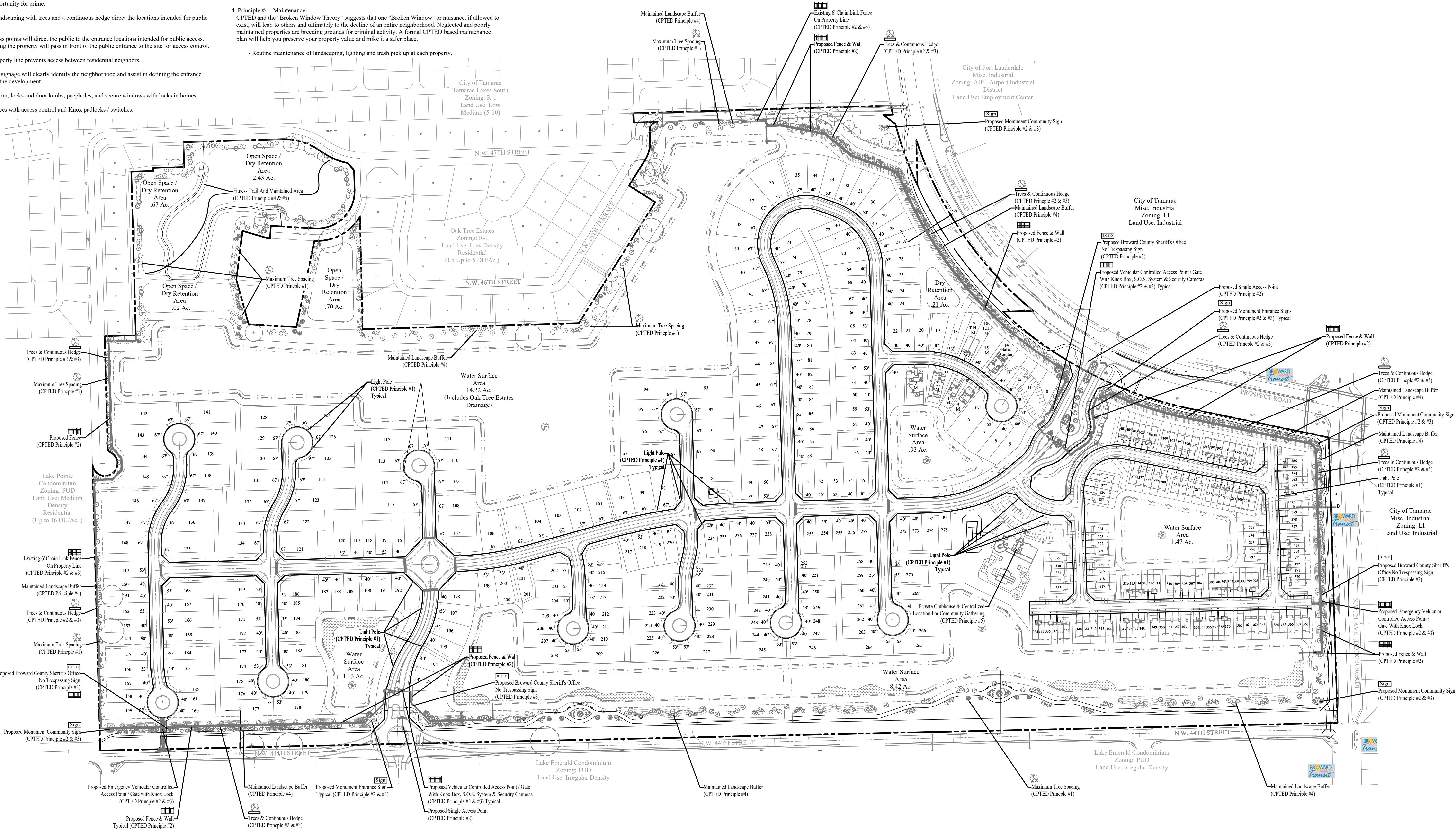
- Freestanding signage will clearly identify the neighborhood and assist in defining the entrance location into the development.
- Perimeter landscaping with trees and a continuous hedge direct the locations intended for public access.
- 6' Fence on property line identifies separation between residential neighborhoods.
- Broward County Sheriff's Office trespass program signage will be provided.
- Gated entrances with access control and Knox padlocks / switches.

4. Principle #4 - Maintenance:
CPTED and the "Broken Window Theory" suggests that one "Broken Window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity. A formal CPTED based maintenance plan will help you preserve your property value and make it a safer place.

- Routine maintenance of landscaping, lighting and trash pick up at each property.

5. Principle #5 Activity:
Activity Support - Increase the use of a built environmental for safe activities with the intent of increasing the risk of detection of criminal and undesirable activities. Natural surveillance by the intended users is casual and there is no specific plan for people to watch out for criminal activity.

- Increase public presence compared to existing vacant lot.
- Neighboring residential communities with activity.



BY	REVISIONS	DATE
KD	DRC COMMENTS	4.26.19
KD	FINAL DRC COMMENTS	6.28.19

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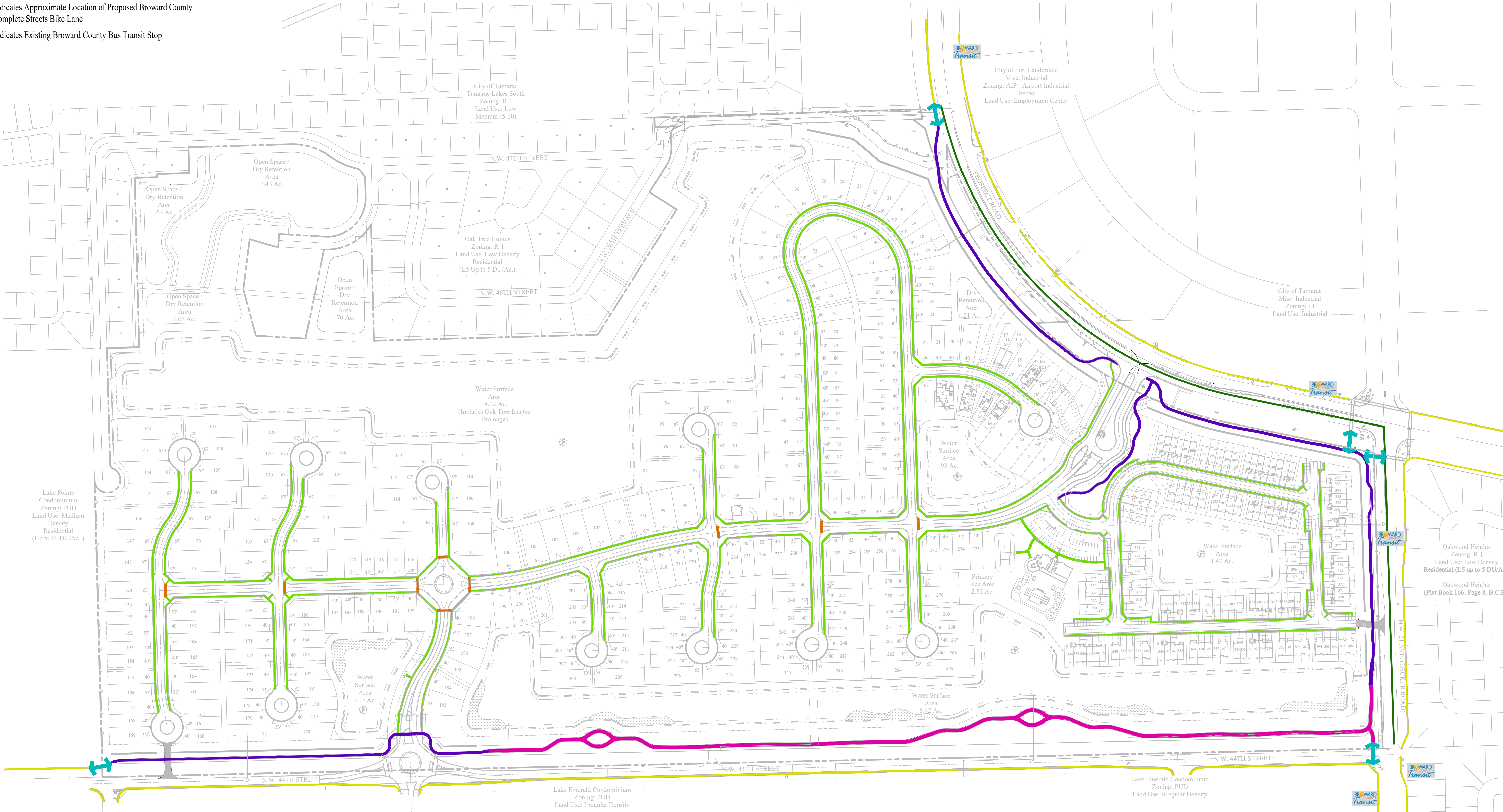
Oak Tree
Planned Unit Development
Pulte Home Company, LLC.
2400 Oak Tree Lane
Oakland Park, FL 33309

Crime Prevention Through Environmental Design Plan

SCALE:	1"=150'
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D.
DATE:	12.18.18
FILE:	SP.1
SHEET	CPTED.1/FSP.6
6 OF 20 SHEETS	

PEDESTRIAN CONNECTION KEY

- Indicates Existing Pedestrian Connections
- Indicates Proposed 5' Pedestrian Connections
- Indicates Proposed 8' Multi- Purpose / Bike Path Connection to Transit Opportunities
- Indicates Proposed 12' Multi- Purpose / Bike Path Connection to Transit Opportunities
- Indicates Proposed Connection to Surrounding Existing Walks & Bike Paths
- Indicates Proposed Crosswalk Improvments
- Indicates Approximate Location of Proposed Broward County Complete Streets Bike Lane
- Indicates Existing Broward County Bus Transit Stop



BY	REVISIONS	DATE
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KD	FINAL DRC COMMENTS	6.28.19

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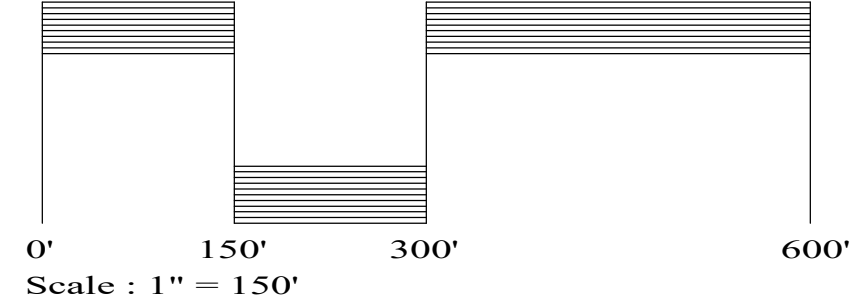
Oak Tree
Planned Unit Development
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Pedestrian
Connectivity Plan

SCALE:	1"=150'
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D.
DATE:	12.18.18
FILE:SP.1	
SHEET	
PCP.1/FSP.7	
7 OF 20 SHEETS	



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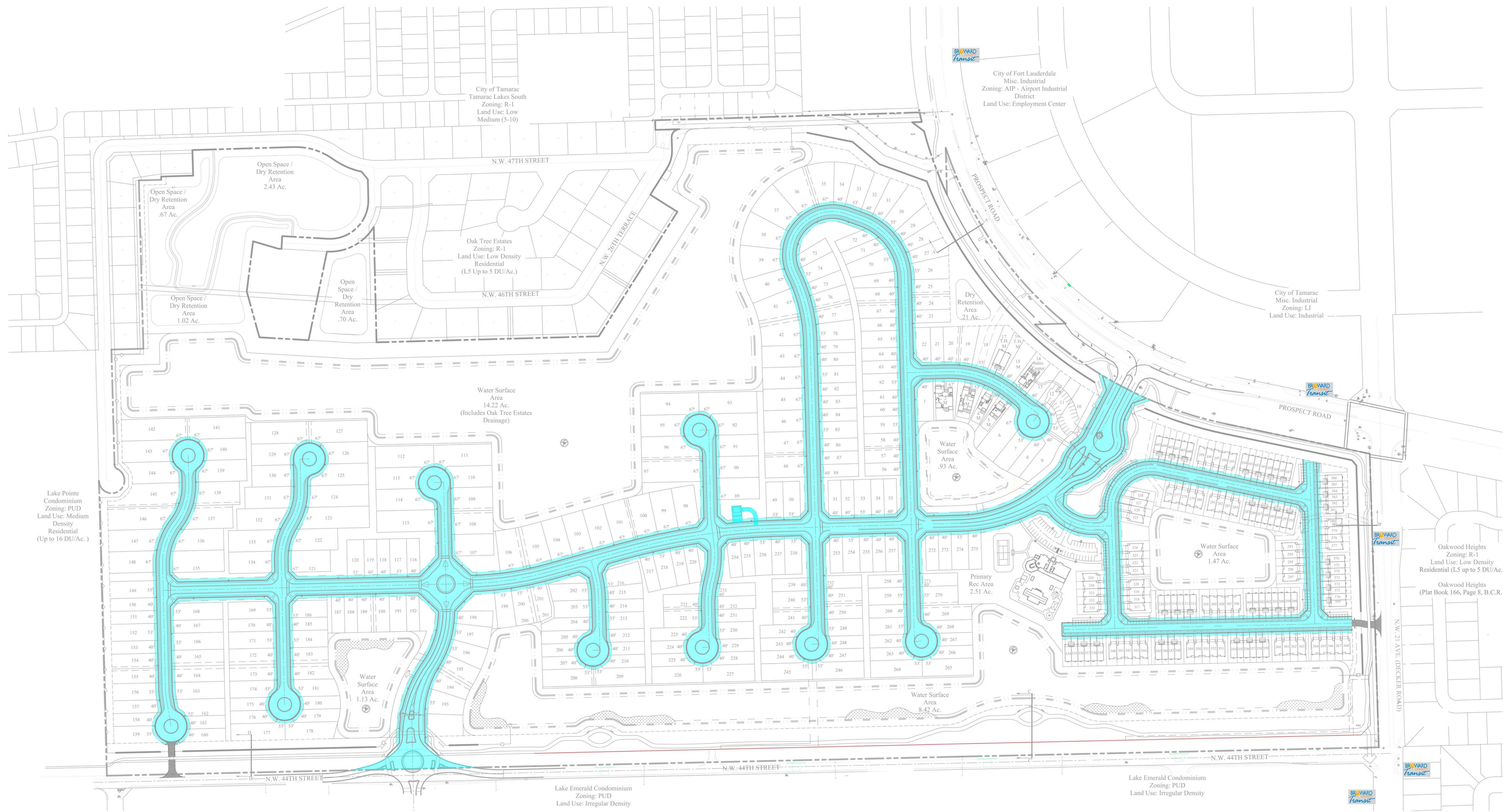
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Oak Tree
Planned Unit Development
Pulte Home Company, LLC.
2400 Oak Tree Lane
Oakland Park, FL 33309

City of Oakland
Park
Easement Plan

SCALE:	1"=150'
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D.
DATE:	12.18.18
FILE:	SP.1
SHEET	EP.1/FSP.8
8 OF 20 SHEETS	



LEGEND

Indicates City of Oakland Park Access and Utility Easement Areas *

* City of Oakland Park granted access rights within indicated 10' utility easements outside of internal right of way tract for utility access - water, sewer etc.

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