

**SITE CALCULATIONS - OVERALL SHERWOOD FOREST PRD**

	Acres	Percentage
Total Site Area =	74.91 Acres	100.0%
Common Area Open Space = (Minimum 15%)	15.79 Acres	21.1%
Water Bodies =	8.87 Acres	11.8%
Number of Dwelling Units =	276 Units	125 Existing SF units, 72 Existing Townhomes, 79 Proposed ZLL
Overall Density =	3.68 Units/Acre	

**SITE CALCULATIONS - SHERWOOD FOREST**

FLUA Designation =	Low Density Residential (LD)	
Zoning District =	Planned Residential Development (PRD)	
Site Area =	28.5 Acres	
Existing Use =	Zero Lot Line Homes	
Common Area Open Space = (Minimum 15%)	2.24 Acres	7.86%
Water Bodies =	0 Acres	0%
Number of Dwelling Units =	125 Units	49' x 110' Zero Lot Line Units
Density =	4.38 Units/Acre	

**SITE CALCULATIONS - LEGACY AT SHERWOOD PARK**

FLUA Designation =	Medium Density Residential (MD)	
Zoning District =	Planned Residential Development (PRD)	
Site Area =	9.08 Acres	
Existing Use =	Townhouse Development	
Common Area Open Space =	3.38 Acres	37.2%
Water Bodies =	0 Acres	0%
Number of Dwelling Units =	72 Units	Townhouse Units
Density =	7.93 Units/Acre	

**SITE CALCULATIONS - SHERWOOD PARK**

Proposed FLUA Designation =	Low Density Residential (LD)	
Proposed Zoning District =	Planned Residential Development (PRD)	
Site Area =	37.33 Acres	
Proposed Use =	Zero Lot Line Homes	
Common Area Open Space =	10.17 Acres	27.2%
Water Bodies =	8.87 Acres	23.8%
Number of Dwelling Units =	79 Units	50' x 124' Zero Lot Line Units
Density =	2.18 Units/Acre	

- NOTES:**
1. No Driveway shall be within five feet of a property line except on the zero lot line side of a zero lot line development lot.
  2. Proposed 2 car garages meet the parking requirement for Sherwood Park. The homeowners shall not convert the car garages into living quarters because required parking is not allowed in the front or side setbacks, per Section 4.6.9(C)(2)(a).

**DEVELOPMENT TEAM**

APPLICANT: **PULTE GROUP**  
 4400 PGA BLVD SUITE 700  
 PALM BEACH GARDENS, FLORIDA 33410

TRAFFIC ENGINEER: **JFO GROUP INC**  
 COA NUMBER 32276  
 6671 W. INDIANTOWN ROAD SUITE 50-324  
 JUPITER, FL 33458

CIVIL ENGINEER: **SCHNARS ENGINEERING**  
 947 CLINT MOORE ROAD  
 BOCA RATON, FL 33487  
 PHONE: (561) 241-5182

SURVEYOR: **CAULFIELD & WHEELER, INC.**  
 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FL 33434  
 PHONE: (561) 392-1991

PLANNER: **URBAN DESIGN STUDIO**  
 610 CLEMATIS STREET, SUITE CU02  
 WEST PALM BEACH, FL 33401  
 PHONE: (561) 366-1100

**NOTES:**

INFORMATION ON SHERWOOD FOREST AND LEGACY AT SHERWOOD IS BASED UPON RECORDED PLATS AND APPROVED SITE PLANS. NO CHANGES ARE PROPOSED TO THE EXISTING DEVELOPMENTS AS A PART OF THE SHERWOOD PARK APPLICATION.

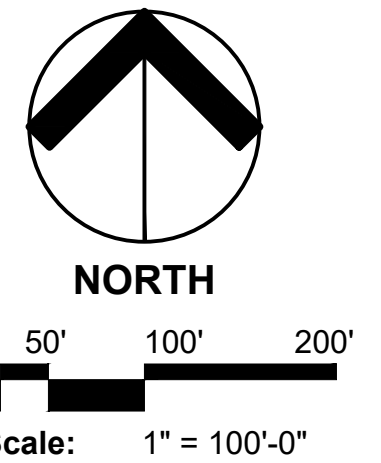
**Urban design studio**

Urban Planning & Design  
 Landscape Architecture  
 Communication Graphics

610 Clematis Street, Suite CU02  
 West Palm Beach, FL 33401  
 561.366.1100 FAX 561.366.1111  
 www.udsfloida.com  
 #LCC000035

Copyright:  
 All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.

**Sherwood Forest PRD**  
 City of Delray Beach, Florida  
 Master Development Plan



Date: 02.12.2021  
 Project No.: 18-004.002  
 Designed By: WJT  
 Drawn By: WJT  
 Checked By: WJT

**Revision Dates:**

02.12.2021	SUBMITTAL
04.15.2021	RESUBMITTAL #2
06.30.2021	RESUBMITTAL #2
08.09.2021	RESUBMITTAL #3

**MDP**