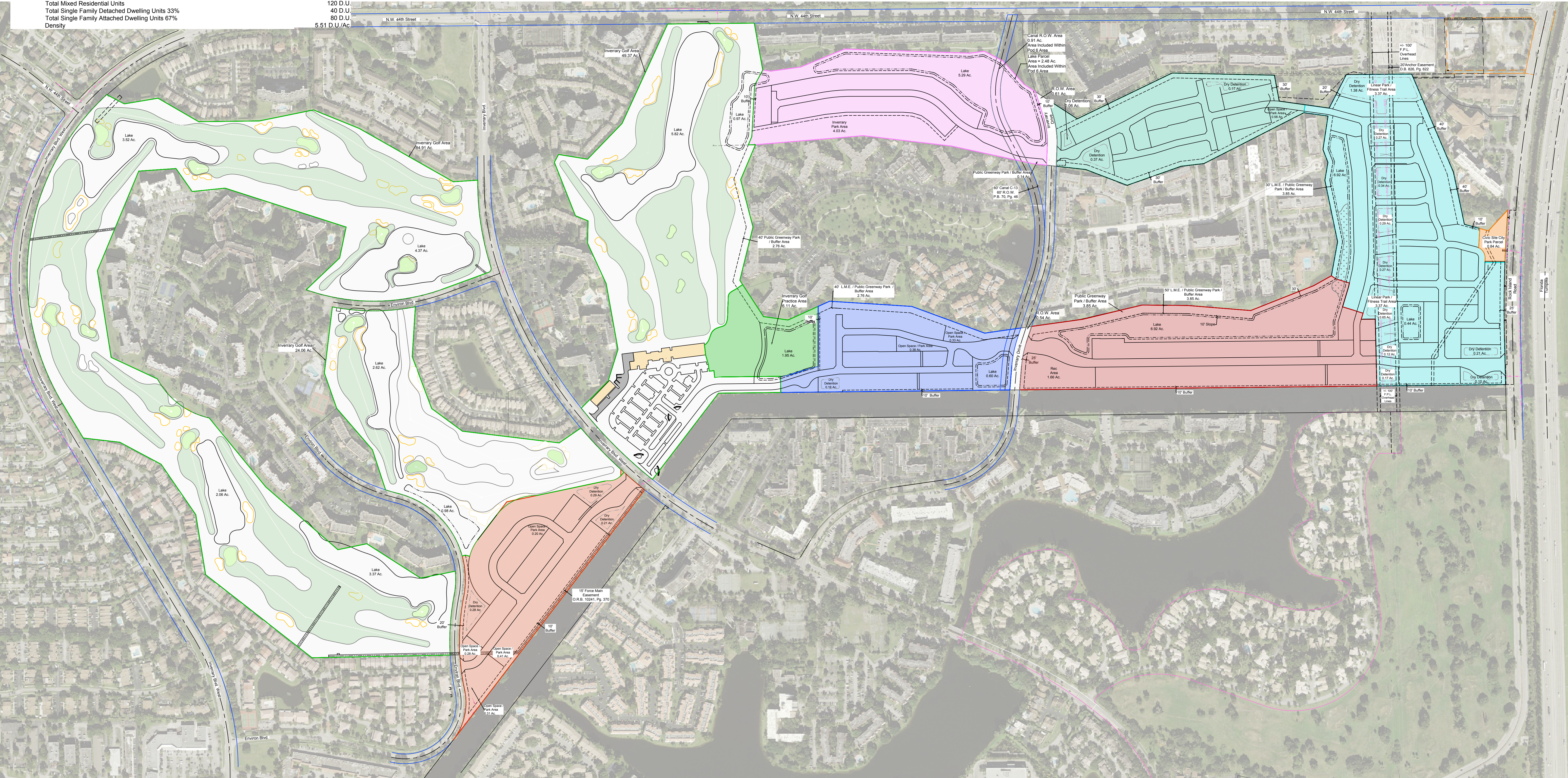


Site Data

Total Gross Site Area	+/- 294.82 Ac.
Total Gross Number Of Residential Units	888 D.U.
Total Single Family Detached Dwelling Units 22%	197 D.U.
Total Single Family Attached Dwelling Units 78%	691 D.U.
Total Gross Density	3.01 D.U./Ac.
Total Net Density (Total Gross Site Area Residential Areas)	6.92 D.U./Ac.
Total Gross Site Area Traditional Residential Areas	
Pod 1 Total Gross Site Area Traditional Mixed Residential Dwelling Unit Residential Pod	+/- 128.36 Ac.
Total Mixed Residential Dwelling Units	+/- 17.56 Ac.
Total Single Family Detached Dwelling Units 94%	80 D.U.
Total Single Family Attached Dwelling Units 6%	75 D.U.
Density	5 D.U.
Pod 2 Total Gross Site Area Traditional Attached Dwelling Unit Pod (Includes Greenway)	4.56 D.U./Ac.
Total Mixed Residential Dwelling Units	+/- 13.87 Ac.
Total Single Family Detached Dwelling Units 51%	108 D.U.
Total Single Family Attached Dwelling Units 49%	55 D.U.
Density	53 D.U.
Pod 3 Total Gross Site Area Traditional Mixed Residential Dwelling Unit Pod (Includes Greenway)	7.79 D.U./Ac.
Total Mixed Residential Units	+/- 25.00 Ac.
Total Single Family Detached Dwelling Units 37%	181 D.U.
Total Single Family Attached Dwelling Units 63%	67 D.U.
Density	114 D.U.
Pod 4 Total Gross Site Area Traditional Attached Dwelling Unit Pod (Includes Greenway)	7.24 D.U./Ac.
Total Single Family Attached Dwelling Units	+/- 34.93 Ac.
Density	261 D.U.
Pod 5 Total Gross Site Area Traditional Mixed Residential Dwelling Unit Pod (Includes Greenway)	7.47 D.U./Ac.
Total Mixed Residential Units	+/- 15.25 Ac.
Total Single Family Detached Dwelling Units 21%	138 D.U.
Total Single Family Attached Dwelling Units 79%	29 D.U.
Density	109 D.U.
Pod 6 Total Gross Site Area Traditional Attached Dwelling Unit Pod (Includes Greenway, And Inverrary Park Area)	9.05 D.U./Ac.
Total Mixed Residential Units	+/- 21.75 Ac.
Total Single Family Detached Dwelling Units 33%	120 D.U.
Total Single Family Attached Dwelling Units 67%	40 D.U.
Density	80 D.U.
	5.51 D.U./Ac.

Site Data

Lake Parcel (Area Included Within Pod 6 Area)	+/- 2.48 Ac.
Canal Right Of Way Area (Area Included Within Pod 6 Area)	+/- 0.91 Ac.
Private Residential Recreation Areas (Primary Rec Area, Park / Open Space Areas, F.P.L. Park)	+/- 7.52 Ac.
Inverrary Semi - Public Park Area (Includes Linear Park / Buffer Area)	+/- 10.78 Ac.
Total Lake Surface Drainage Area (Includes Golf Course & Residential Drainage Areas - 11%)	+/- 44.25 Ac.
Golf Course Inverrary Golf Course Area (Includes Golf Practice Area)	+/- 164.45 Ac.
Miscellaneous Right Of Way Areas Within Property Line	+/- 1.15 Ac.
Civic Site - City Park Parcel	+/- 0.84 Ac.

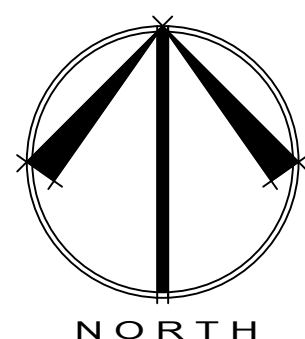
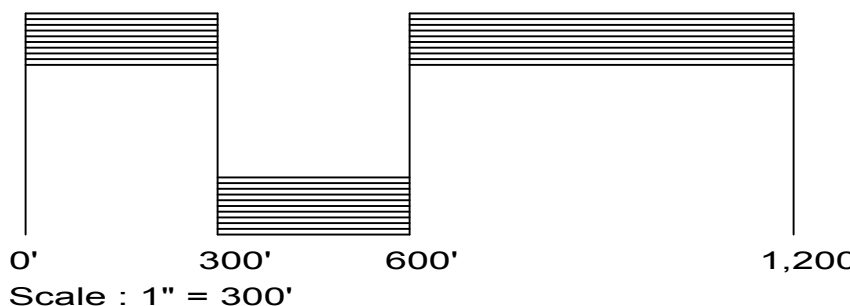


Legend

	- Indicates Pod 1 = 80 Total D.U.		- Indicates Pod 4 = 261 Total D.U.
	- Indicates Pod 2 = 108 Total D.U.		- Indicates Pod 5 = 138 Total D.U.
	- Indicates Pod 3 = 181 Total D.U.		- Indicates Pod 6 = 120 Total D.U.
	- Indicates Golf Pitch & Put Area = 6.11 Ac.		- Indicates Civic Site Area Park Parcel = 0.84 Ac.

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*For L.U.P.A. Application Use Only



BY	REVISIONS	DATE

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Inverrary Golf Course Property
PULTE GROUP
Inverrary Boulevard
Lauderhill, Florida 33319

L.U.P.A.
Master Site Plan*

SCALE: 1"=300'

CHECKED BY: K.D.D.

DRAWN BY: K.D.D.

DATE: 4.28.25

FILE: SP.1

SHEET

LMSP.1
1 OF 1 SHEETS