

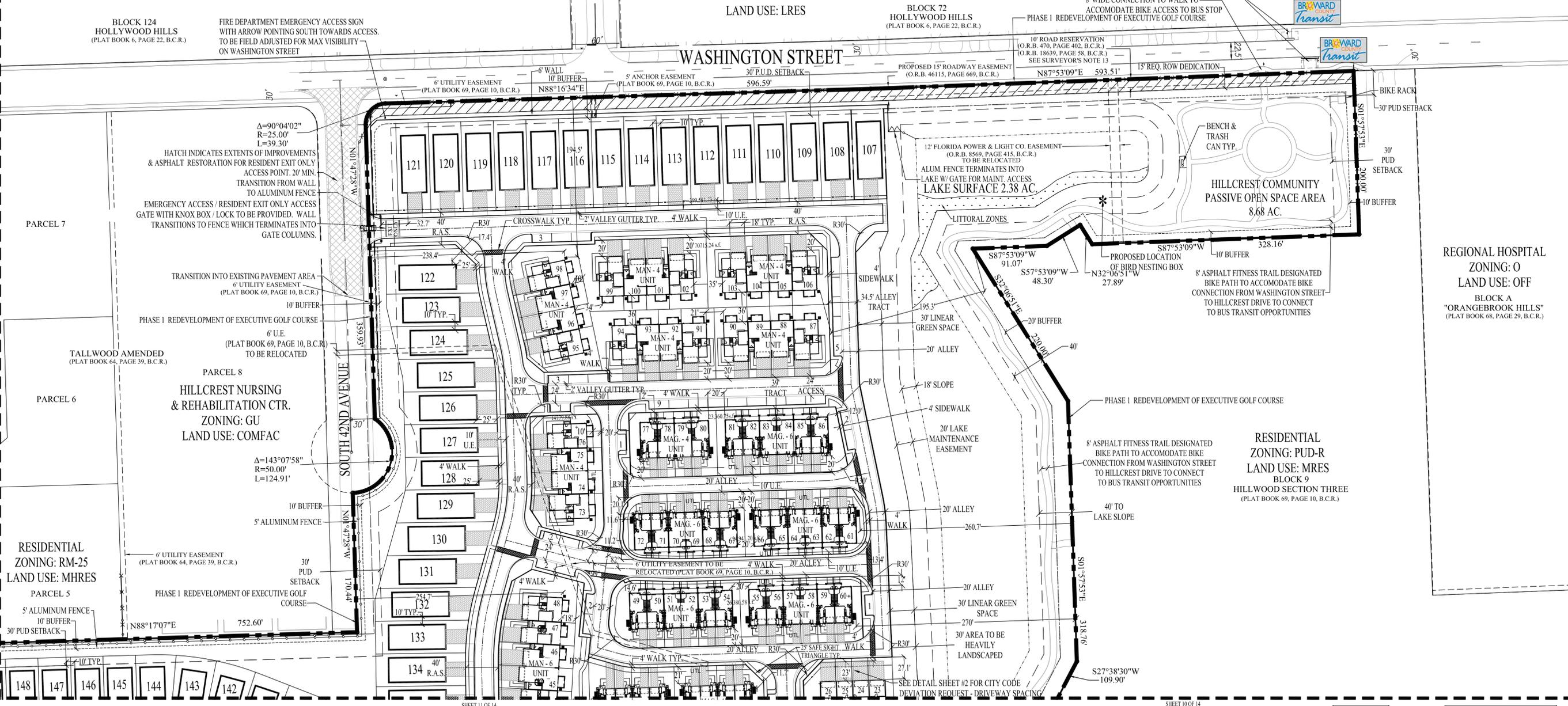
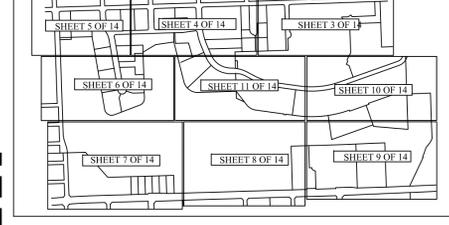
**SITE DATA**

TOTAL SITE AREA - NET ACREAGE	168.64 AC. (7,345,958.4 S.F.)	PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - NET ACREAGE	30.44 AC. (1,326,135.9 S.F.)	PHASE 1 - CLUBHOUSE PARCEL - NET ACREAGE	3.75 AC. (163,350.0 S.F.)	PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - NET ACREAGE	32.95 AC. (1,438,302.5 S.F.)
TOTAL SITE AREA - GROSS ACREAGE	174.76 AC. (7,612,545.6 S.F.)	PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - GROSS ACREAGE	32.86 AC. (1,431,381.6 S.F.)	PHASE 1 - CLUBHOUSE PARCEL - GROSS ACREAGE	4.08 AC. (177,724.8 S.F.)	PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - GROSS ACREAGE	36.19 AC. (1,572,436.4 S.F.)
ZONING DESIGNATION	PUD-R	TOTAL NUMBER OF UNITS	151 D.U. (27%)	PROPOSED HILLCREST CONDO CLUBHOUSE	4,000 S.F.	TOTAL NUMBER OF UNITS	498 D.U. (77%)
LAND USE DESIGNATION	MEDIUM DENSITY RESIDENTIAL (CITY L.U.)	TOTAL SINGLE FAMILY	67 D.U. (44%)	PROPOSED PRIVATE CLUBHOUSE	6,000 S.F.	TOTAL SINGLE FAMILY	208 D.U. (42%)
EXECUTIVE GOLF COURSE, CLUB HOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE	IRREGULAR RESIDENTIAL DASHED LINE AREA, (BROWARD COUNTY L.U.)	TOTAL SINGLE FAMILY (40' x 110')	43 D.U. (67%)	PARKING REQUIRED (1 SP. / 60 S.F. AVAIL. FOR SEATING)	67 SPACES	TOTAL SINGLE FAMILY (48' x 110')	104 D.U. (50%)
18 - HOLE GOLF COURSE EXISTING LAND USE	OPEN SPACE AND RECREATIONAL (OSR)	TOTAL SINGLE FAMILY (45' x 110')	22 D.U. (33%)	PARKING PROPOSED	130 SPACES	TOTAL SINGLE FAMILY (48' x 110')	104 D.U. (50%)
18 - HOLE PROPOSED LAND USE	OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL	TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	84 D.U. (56%)	TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	2.49 AC. (108,583 S.F.)	TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	288 D.U. (58%)
TOTAL NUMBER OF UNITS	645 D.U.	TRAILWOOD TOWNHOME	4 D.U. (5%)	TOTAL PERVIOUS AREA	1.26 AC. (54,885.6 S.F.)	TRAILWOOD TOWNHOME	18 D.U. (6%)
DENSITY	3.81 D.U./AC.	MANDALAY TOWNHOME	38 D.U. (45%)	PHASE 1 - TENNIS & BOUCE CENTER - NET ACREAGE	1.50 AC. (65,340 S.F.)	MANDALAY TOWNHOME	170 D.U. (69%)
MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 4674, PAGE 983)	646 D.U.	MAGNOLIA TOWNHOME	42 D.U. (50%)	PHASE 1 - TENNIS & BOUCE CENTER - GROSS ACREAGE	1.63 AC. (71,133.5 S.F.)	MAGNOLIA TOWNHOME	98 D.U. (34%)
TOTAL LAKE AREA PROPOSED	22.75 AC. (990,990 S.F.)	TOTAL DENSITY	4.96 D.U./AC.	PROPOSED CABANA RECONSTRUCTION AREA	965 S.F.	TOTAL DENSITY	3.70 D.U./AC.
EXECUTIVE GOLF COURSE LAKE / RETENTION AREA	5.53 AC. (240,868 S.F.)	TOTAL LAKE/DRAINAGE STORAGE AREA	5.53 AC. (240,868 S.F.)	PARKING PROPOSED (ADDITIONAL PARKING PROPOSED AT CLUBHOUSE)	4 SP.	LAKE AREA PROPOSED	17.22 AC. (750,103.2 S.F.)
18-HOLE GOLF COURSE PARCEL LAKE COVER	17.22 AC. (750,103.2 S.F.)	TOTAL WATER SURFACE AREA	2.58 AC. (102,672.8 S.F.)	TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	3.86 AC. (170,763.6 S.F.)	HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	57.87 AC. (2,520,817.2 S.F.)
PUD-R MAXIMUM RESIDENTIAL LAND COVER (IMPERVIOUS AREA - 65%)	110.0 AC. (4,791,578.2 S.F.)	TOTAL DRY RETENTION AREA	3.15 AC. (137,214 S.F.)	TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	16.17 AC. (704,365.2 S.F.)	HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	74.50 AC. (3,245,036.7 S.F.)
TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)	76.24 AC. (3,321,155.4 S.F. - 45%)	HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	12.13 AC. (528,382.8 S.F.)	TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET EXEC. GOLF COURSE)	14.27 AC. (621,673.5 S.F.)	INTERNAL WALKWAYS AREA	58.45 AC. (2,546,265.3 S.F.)
TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)	92.40 AC. (4,024,803 S.F. - 55%)	TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET EXEC. GOLF COURSE)	16.17 AC. (704,365.2 S.F.)	TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	7.32 AC. (318,666 S.F.)	FITNESS TRAIL AREA	24.52 AC. (1,068,255 S.F.)
OPEN SPACE REQUIRED (20% - DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	33.85 AC. (1,474,506 S.F.)	TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	3.58 AC. (155,985.5 S.F.)	RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	3.58 AC. (155,985.5 S.F.)	LAKE WATER SURFACE AREA	12.27 AC. (534,713.9 S.F.)
OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	92.40 AC. (4,024,803 S.F. - 55%)	RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	3.58 AC. (155,985.5 S.F.)	PRIVATE ROADWAY AREA	56 AC. (2,428 S.F.)	LAKE WATER SURFACE AREA	1.54 AC. (66,916 S.F.)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS		INTERNAL WALKWAYS AREA	56 AC. (2,428 S.F.)	INTERNAL WALKWAYS AREA	7.32 AC. (318,666 S.F.)	LAKE WATER SURFACE AREA	2.90 AC. (126,296 S.F.)
HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA	70.00 AC. (3,049,200 S.F.)	FITNESS TRAIL AREA	56 AC. (2,428 S.F.)	FITNESS TRAIL AREA	7.32 AC. (318,666 S.F.)	LAKE WATER SURFACE AREA	17.22 AC. (750,103.2 S.F.)
MAXIMUM BUILDING HEIGHT	35'	LAKE WATER SURFACE AREA	2.25 AC. (98,010 S.F.)	LAKE WATER SURFACE AREA	6.09 AC. (265,200 S.F.)	LAKE WATER SURFACE AREA	26.67 AC. (1,161,919.4 S.F.)

**LEGEND**

- INDICATES PAVEMENT AREAS

**SHEET KEY**



**PROJECT NOTES**

- L.M.E. = LAKE MAINTENANCE EASEMENT.
- R.A.S. = RESIDENTIAL ACCESS STREET
- U.E. = UTILITY EASEMENT
- UTILITIES ARE AVAILABLE TO THE SITE
- MAX. BUILDING HEIGHT IS 35'
- AC = ACRES
- CL = CENTER LINE
- E.A.S. = EASEMENT
- CURB SIDE REFUSE & RECYCLING SERVICES WILL BE PROVIDED BY CITY
- D.E. = DRAINAGE EASEMENT
- F.P. = FOUNDATION PLANTING
- S.W. = SIDEWALK
- C.L.F. = CHAIN LINK FENCE
- R = RESTRICTED LOT IN WHICH ONLY CERTAIN UNIT TYPES CAN BE CONSTRUCTED.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF THE STREET OR ADJOINING RESIDENTIAL UNITS WITH LANDSCAPING.
- LIGHTPOLES LOCATED ON RESIDENTIAL LOTS ALONG ROAD RIGHT OF WAY SHALL BE LOCATED AT PROPERTY CORNERS.
- MAXIMUM FOOT-CANDLE AT ALL PROPERTY LINES TO BE A .5 ADJACENT TO ANY SURROUNDING RESIDENTIAL USES.
- M - INDICATES MODEL UNIT
- 45 - INDICATES A 45' WIDE SINGLE FAMILY LOT
- MAN - INDICATES A MANDALAY TOWNHOME
- MAG - INDICATES A MAGNOLIA TOWNHOME
- T.W. - INDICATES A TRAILWOOD TOWNHOME
- MAILBOX KIOSK LOCATED FOR PHASE I, WITHIN COMMUNITY
- MAILBOX KIOSK LOCATED WITHIN COMMUNITY CLUBHOUSE FOR PHASE 2
- ALL SIGNAGE WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS
- CLUBHOUSES INCLUDE KNOX BOX FOR EMERGENCY ACCESS
- PEDESTRIAN CROSSING AND CAUTION FLASHERS WILL BE INSTALLED IN ACCORDANCE WITH 2016 FOOT INDEX #1746 PAGE 10 OF 14
- HILLCREST PASSIVE OPEN SPACE AREA OPEN FROM DAWN TO DUSK TO ALL HILLCREST RESIDENTS
- HILLCREST PASSIVE OPEN SPACE AREA TO BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW HILLCREST HOMEOWNERS ASSOCIATION TO BE FORMED TO SERVE THE 645 DWELLING UNITS
- ALL INTERNAL RESIDENTIAL VEHICULAR ACCESS WAYS ARE PRIVATE ROADWAYS & ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW H.O.A.

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**DESIGN AND ENTITLEMENT CONSULTANTS, LLC.**

**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
**HILLCREST IG, LLC.**  
**PULTE GROUP**  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FLORIDA 33021

**SITE PLAN**

SCALE: 1"=60'

CHECKED BY: K.D.D.

DRAWN BY: K.D.D.

DATE: 07.06.15

FILE: SP.1

SHEET **SP.3**  
3 OF 14 SHEETS



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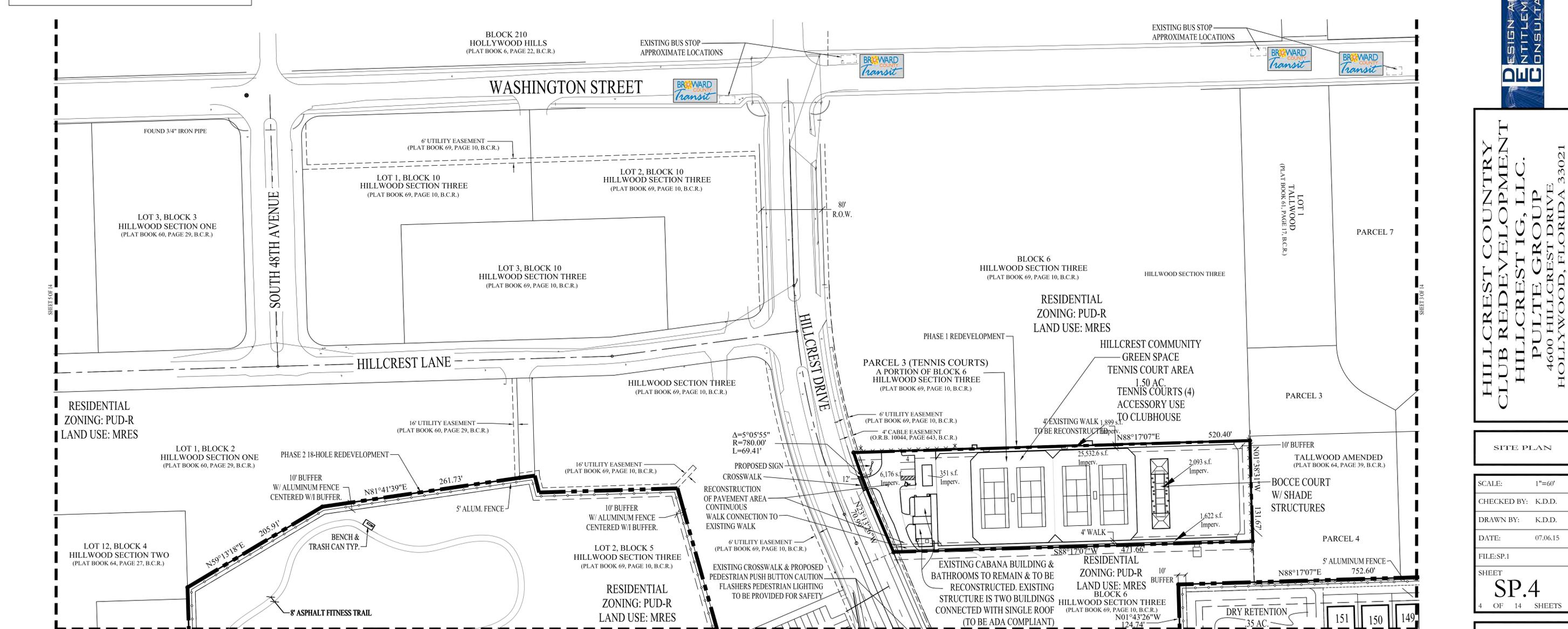
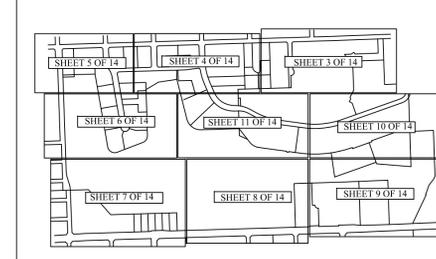
**SITE DATA**

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TOTAL SITE AREA - GROSS ACREAGE	174.76 AC. (7,612,545.6 S.F.)	PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - GROSS ACREAGE	32.86 AC. (1,431,381.6 S.F.)
ZONING DESIGNATION	P.U.D.-R	TOTAL NUMBER OF UNITS	151 D.U. (23%)
LAND USE DESIGNATION	MEDIUM DENSITY RESIDENTIAL (CITY L.U.)	TOTAL SINGLE FAMILY	67 D.U. (44%)
EXECUTIVE GOLF COURSE, CLUB HOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE	IRREGULAR RESIDENTIAL DASHED LINE AREA, (BROWARD COUNTY L.U.)	TOTAL SINGLE FAMILY (40' x 110')	43 D.U. (67%)
18 - HOLE GOLF COURSE EXISTING LAND USE	OPEN SPACE AND RECREATIONAL (OSR)	TOTAL SINGLE FAMILY (45' x 110')	22 D.U. (33%)
18 - HOLE PROPOSED LAND USE	OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL	TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	84 D.U. (56%)
TOTAL NUMBER OF UNITS	645 D.U.	TRAILWOOD TOWNHOME	4 D.U. (5%)
DENSITY	3.81 D.U./AC.	MANDALAY TOWNHOME	38 D.U. (45%)
MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)	646 D.U.	MAGNOLIA TOWNHOME	42 D.U. (49%)
TOTAL LAKE AREA PROPOSED	22.75 AC. (990,990 S.F.)	TOTAL DENSITY	4.96 D.U./AC.
EXECUTIVE GOLF COURSE LAKE / RETENTION AREA	5.53 AC. (240,868 S.F.)	TOTAL LAKE/DRAINAGE STORAGE AREA	5.53 AC. (240,868 S.F.)
18-HOLE GOLF COURSE PARCEL LAKE AREA	17.22 AC. (750,103.2 S.F.)	TOTAL WATER SURFACE AREA	2.58 AC. (103,672.8 S.F.)
PUD-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)	110.0 AC. (4,791,578.2 S.F.)	TOTAL DRY RETENTION AREA	3.15 AC. (137,214 S.F.)
TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)	76.24 AC. (3,321,155.4 S.F. - 45%)	HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	12.13 AC. (528,382.5 S.F.)
TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)	92.40 AC. (4,024,803 S.F. - 55%)	TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET EXEC. GOLF COURSE)	16.17 AC. (704,365.2 S.F.)
OPEN SPACE REQUIRED (20% - DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	33.85 AC. (1,474,506 S.F.)	GREEN SPACE AREA, BUFFER AREAS, RESIDENTIAL YARD AREAS & LANDSCAPE OPEN SPACE AREAS	7.32 AC. (318,666 S.F.)
OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	92.40 AC. (4,024,803 S.F. - 55%)	TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	3.58 AC. (155,985.5 S.F.)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	70.00 AC. (3,049,200 S.F.)	RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	56 AC. (2,428 S.F.)
HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA	35'	PRIVATE ROADWAY AREA	56 AC. (2,428 S.F.)
MAXIMUM BUILDING HEIGHT	35'	INTERNAL WALKWAYS AREA	56 AC. (2,428 S.F.)

**LEGEND**

	- INDICATES PAVEMENT AREAS
--	----------------------------

**SHEET KEY**



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0' 60' 120' 240'  
Scale : 1" = 60'

**SP.4**  
4 OF 14 SHEETS

**REVISIONS**

NO.	REVISIONS	DATE
1	BY TAG-COMMENTS-7.20.15	8.19.15
2	BY TAG-COMMENTS-9.03.15	10.30.15
3	BY FINAL-TAG	11.30.15
4	BY CITY-COMM-REVISIONS	03.16.16

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**HILLCREST IG, LLC.**  
**PULTE GROUP**  
4600 HILLCREST DRIVE  
HOLLYWOOD, FLORIDA 33021

**SITE PLAN**  
SCALE: 1"=60'  
CHECKED BY: K.D.D.  
DRAWN BY: K.D.D.  
DATE: 07.06.15  
FILE:SP.1  
SHEET

**PROJECT NOTES**

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- PEDESTRIAN CROSSING AND CAUTION FLASHERS WILL BE INSTALLED IN ACCORDANCE WITH 2016 FDOT INDEX #17346 PAGE 10 OF 14
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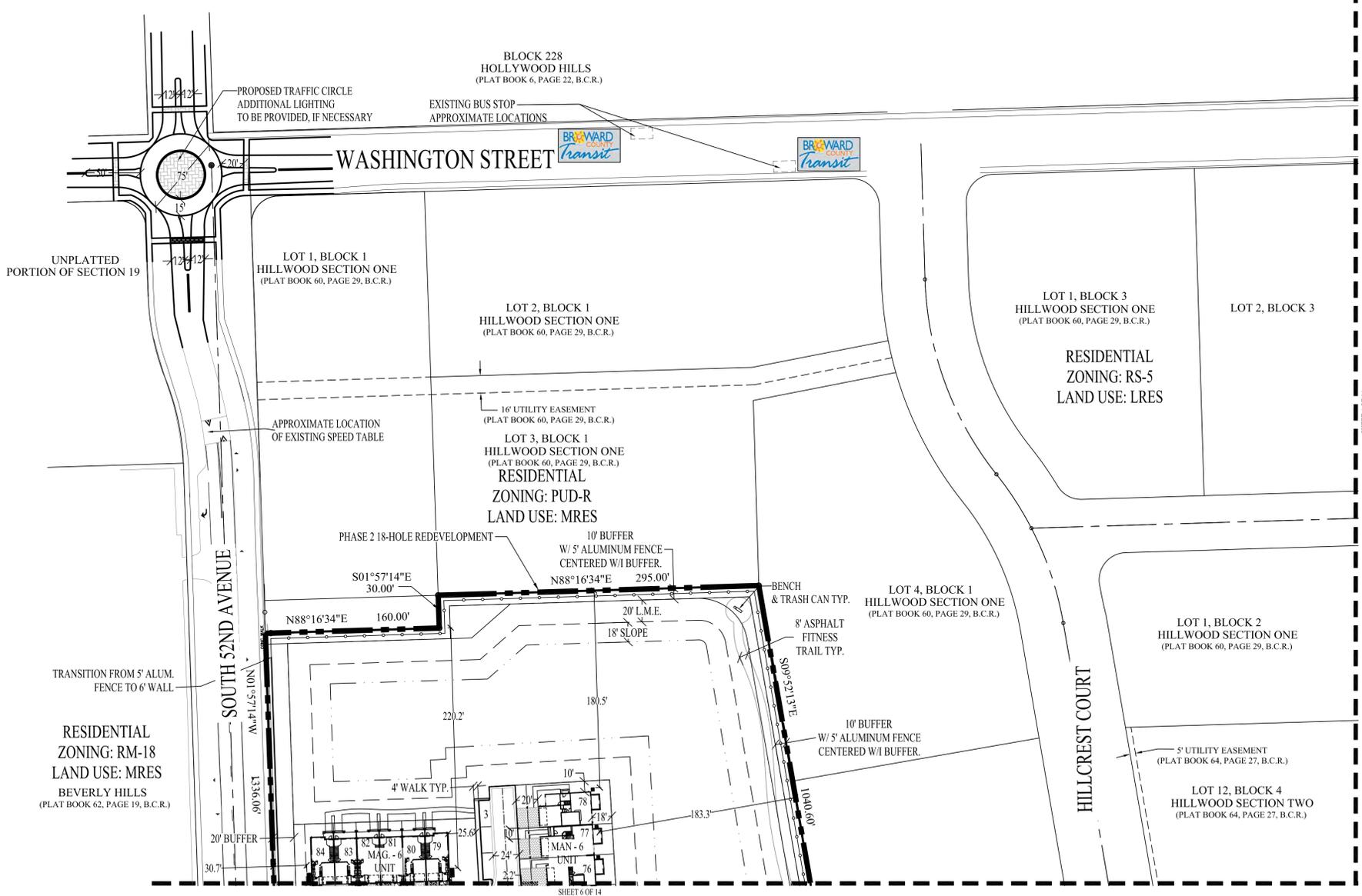
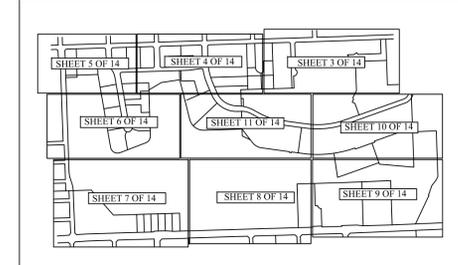
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TOTAL SITE AREA - GROSS ACREAGE	174.76 AC. (7,612,545.6 S.F.)	PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - GROSS ACREAGE	32.86 AC. (1,431,381.6 S.F.)	PHASE 1 - CLUBHOUSE PARCEL - GROSS ACREAGE	4.08 AC. (177,724.8 S.F.)	PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - GROSS ACREAGE	136.19 AC. (5,952,436.4 S.F.)
ZONING DESIGNATION	P.U.D.-R	TOTAL NUMBER OF UNITS	151 D.U. (23%)	PROPOSED HILLCREST CONDO CLUBHOUSE	4,000 S.F.	TOTAL NUMBER OF UNITS	498 D.U. (77%)
LAND USE DESIGNATION	EXECUTIVE GOLF COURSE, CLUB HOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE	TOTAL SINGLE FAMILY	67 D.U. (44%)	PROPOSED PRIVATE CLUBHOUSE	6,000 S.F.	TOTAL SINGLE FAMILY	208 D.U. (42%)
	MEDIUM DENSITY RESIDENTIAL (CITY L.U.)	TOTAL SINGLE FAMILY (40' x 110')	45 D.U. (67%)	PARKING REQUIRED (1 SP. / 60 S.F. AVAIL. FOR SEATING)	67 SPACES	TOTAL SINGLE FAMILY (40' x 110')	104 D.U. (50%)
	IRREGULAR RESIDENTIAL DASHED LINE AREA, (BROWARD COUNTY L.U.)	TOTAL SINGLE FAMILY (45' x 110')	22 D.U. (33%)	PARKING PROPOSED	130 SPACES	TOTAL SINGLE FAMILY (45' x 110')	104 D.U. (50%)
18 - HOLE GOLF COURSE EXISTING LAND USE	OPEN SPACE AND RECREATIONAL (OSR)	TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	84 D.U. (56%)	TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	2.49 AC. (108,983.5 S.F.)	TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	258 D.U. (58%)
18 - HOLE PROPOSED LAND USE	OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL	TRAILWOOD TOWNHOME	4 D.U. (3%)	TOTAL PERVIOUS AREA	1.26 AC. (54,885.6 S.F.)	TRAILWOOD TOWNHOME	18 D.U. (4%)
TOTAL NUMBER OF UNITS	645 D.U.	MANDALAY TOWNHOME	38 D.U. (45%)	PHASE 1 - TENNIS & BOUCE CENTER - NET ACREAGE	1.50 AC. (65,340 S.F.)	MANDALAY TOWNHOME	170 D.U. (69%)
DENSITY	3.81 D.U./AC.	MAGNOLIA TOWNHOME	42 D.U. (50%)	PHASE 1 - TENNIS & BOUCE CENTER - GROSS ACREAGE	1.63 AC. (71,133.5 S.F.)	MAGNOLIA TOWNHOME	98 D.U. (24%)
MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)	646 D.U.	TOTAL DENSITY	496 D.U./AC.	PROPOSED CABANA RECONSTRUCTION AREA	965 S.F.	TOTAL DENSITY	3,70 D.U./AC.
TOTAL LAKE AREA PROPOSED	22.75 AC. (990,990 S.F.)	TOTAL LAKE/DRAINAGE STORAGE AREA	5.53 AC. (240,886.8 S.F.)	PARKING PROPOSED (ADDITIONAL PARKING PROPOSED AT CLUBHOUSE)	4 SP.	LAKE AREA PROPOSED	17.22 AC. (750,103.2 S.F.)
EXECUTIVE GOLF COURSE LAKE / RETENTION AREA	5.53 AC. (240,886.8 S.F.)	TOTAL WATER SURFACE AREA	2.38 AC. (103,672.8 S.F.)	TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	86 AC. (37,673.6 S.F.)	HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	57.87 AC. (2,520,817.2 S.F.)
18-HOLE GOLF COURSE PARCEL LAKE AREA	17.22 AC. (750,103.2 S.F.)	TOTAL DRY RETENTION AREA	3.15 AC. (137,214 S.F.)	GREEN SPACE AREA, RESIDENTIAL YARD AREAS, BUFFER AREAS & LANDSCAPE OPEN SPACE AREAS	16.17 AC. (704,365.2 S.F.)	HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	58.45 AC. (2,546,265.3 S.F.)
PUD-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)	110.0 AC. (4,791,578.2 S.F.)	HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	12.13 AC. (528,382.8 S.F.)	TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	14.27 AC. (621,673.5 S.F.)	RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	24.52 AC. (1,068,255.5 S.F.)
TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)	76.24 AC. (3,321,155.4 S.F. - 45%)	TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET EXEC. GOLF COURSE)	16.17 AC. (704,365.2 S.F.)	RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	7.22 AC. (318,646.5 S.F.)	PRIVATE ROADWAY AREA	12.27 AC. (534,713.9 S.F.)
TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)	92.40 AC. (4,024,803 S.F. - 55%)	TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	14.27 AC. (621,673.5 S.F.)	INTERNAL WALKWAYS AREA	3.58 AC. (155,965.5 S.F.)	INTERNAL WALKWAYS AREA	1.54 AC. (66,916 S.F.)
OPEN SPACE REQUIRED (20% - DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	33.85 AC. (1,474,506 S.F.)	TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	14.27 AC. (621,673.5 S.F.)	INTERNAL WALKWAYS AREA	3.58 AC. (155,965.5 S.F.)	LAKE WATER SURFACE AREA	2.90 AC. (126,296 S.F.)
OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	92.40 AC. (4,024,803 S.F. - 55%)	TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	14.27 AC. (621,673.5 S.F.)	LAKE WATER SURFACE AREA	2.25 AC. (98,010 S.F.)	LAKE WATER SURFACE AREA	17.22 AC. (750,103.2 S.F.)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS		TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	14.27 AC. (621,673.5 S.F.)	OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)	6.09 AC. (265,280.4 S.F.)	OPEN SPACE PROPOSED (DOES NOT INCLUDE LAKE AREA)	74.50 AC. (3,245,036.7 S.F. - 56%)
HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA	70.00 AC. (3,049,200 S.F.)	TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	16.17 AC. (704,365.2 S.F. - 53%)	OPEN SPACE PROPOSED (DOES NOT INCLUDE LAKE AREA)	16.17 AC. (704,365.2 S.F. - 53%)	INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
MAXIMUM BUILDING HEIGHT	35'	TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	16.17 AC. (704,365.2 S.F. - 53%)	PARKING SPACES REQUIRED	1,045 SP.	PARKING SPACES REQUIRED	1,045 SP.
<b>LEGEND</b>		TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	16.17 AC. (704,365.2 S.F. - 53%)	SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. - 1 SP. / 900 S.F. > 2,000 S.F.)	319 SP.	SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. - 1 SP. / 900 S.F. > 2,000 S.F.)	319 SP.
 - INDICATES PAVER AREAS		TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	16.17 AC. (704,365.2 S.F. - 53%)	MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	134 SP.	MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	134 SP.
		TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	16.17 AC. (704,365.2 S.F. - 53%)	MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)	168 SP.	MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)	168 SP.
		TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	16.17 AC. (704,365.2 S.F. - 53%)	(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	17 SP.	(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	17 SP.
		TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	16.17 AC. (704,365.2 S.F. - 53%)	PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	558 SP.	PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	558 SP.
		TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	16.17 AC. (704,365.2 S.F. - 53%)	SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	288 SP.	SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	288 SP.
		TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	16.17 AC. (704,365.2 S.F. - 53%)	MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	252 SP.	MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	252 SP.
		TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	16.17 AC. (704,365.2 S.F. - 53%)	MULTI-FAMILY GUEST PARKING SPACES PROPOSED	38 SP.	MULTI-FAMILY GUEST PARKING SPACES PROPOSED	38 SP.
		TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	16.17 AC. (704,365.2 S.F. - 53%)	(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)		(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	

**PROJECT NOTES**

- L.M.E. = LAKE MAINTENANCE EASEMENT
- R.A.S. = RESIDENTIAL ACCESS STREET
- U.E. = UTILITY EASEMENT
- UTILITIES ARE AVAILABLE TO THE SITE
- MAX. BUILDING HEIGHT IS 35'
- AC = ACRES
- CL = CENTER LINE
- E.S. = EASEMENT
- CURB SIDE REFUSE & RECYCLING SERVICES WILL BE PROVIDED BY CITY
- D.E. = DRAINAGE EASEMENT
- F.P. = FOUNDATION PLANTING
- S.W. = SIDEWALK
- C.L.F. = CHAIN LINK FENCE
- \*R = RESTRICTED LOT IN WHICH ONLY CERTAIN UNIT TYPES CAN BE CONSTRUCTED.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF THE STREET OR ADJOINING RESIDENTIAL UNITS WITH LANDSCAPING.
- LIGHTPOLES LOCATED ON RESIDENTIAL LOTS ALONG ROAD RIGHT OF WAY SHALL BE LOCATED AT PROPERTY CORNERS.
- MAXIMUM FOOT-CANDLE AT ALL PROPERTY LINES TO BE A .5 ADJACENT TO ANY SURROUNDING RESIDENTIAL UNITS.
- M - INDICATES MODEL UNIT
- 45 - INDICATES A 45' WIDE SINGLE FAMILY LOT
- MAN - INDICATES A MANDALAY TOWNHOME
- MAG - INDICATES A MAGNOLIA TOWNHOME
- T.W. - INDICATES A TRAILWOOD TOWNHOME
- MAILBOX KIOSK LOCATED FOR PHASE 1, WITHIN COMMUNITY
- MAILBOX KIOSK LOCATED WITHIN COMMUNITY CLUBHOUSE FOR PHASE 2
- ALL SIGNAGE WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS
- CLUBHOUSES INCLUDE KNOX BOX FOR EMERGENCY ACCESS
- PEDESTRIAN CROSSING AND CAUTION FLASHERS WILL BE INSTALLED IN ACCORDANCE WITH 2016 FDOT INDEX #17346 PAGE 10 OF 14
- HILLCREST PASSIVE OPEN SPACE AREA OPEN FROM DAWN TO DUSK TO ALL HILLCREST RESIDENTS
- HILLCREST PASSIVE OPEN SPACE AREA TO BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW HILLCREST HOMEOWNERS ASSOCIATION TO BE FORMED TO SERVE THE 645 DWELLING UNITS
- ALL INTERNAL RESIDENTIAL VEHICULAR ACCESS WAYS ARE PRIVATE ROADWAYS & ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW H.O.A.

**SHEET KEY**



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 4600 HILLCREST DRIVE  
 HOLLYWOOD, FLORIDA 33021

**SITE PLAN**

SCALE: 1"=60'

CHECKED BY: K.D.D.

DRAWN BY: K.D.D.

DATE: 07.06.15

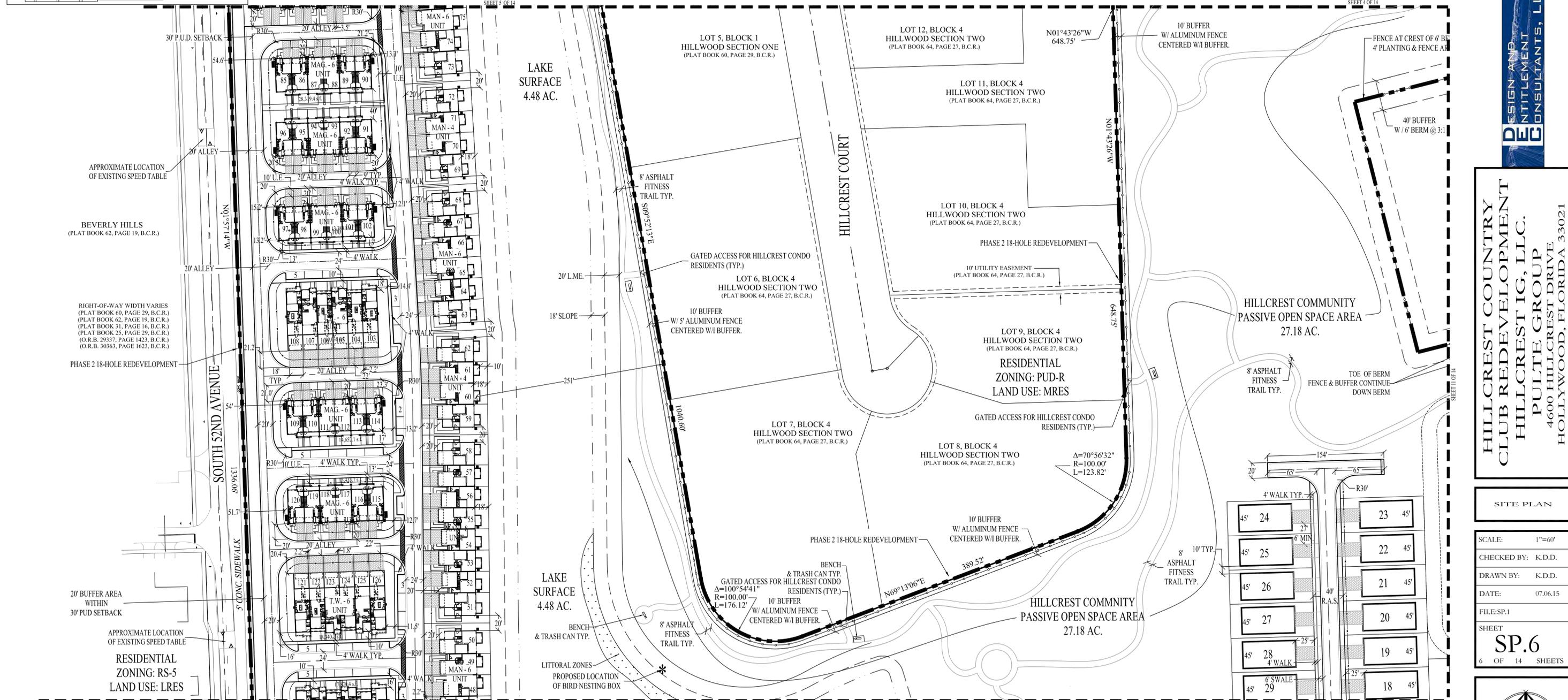
FILE:SP.1

SHEET **SP.5**  
 5 OF 14 SHEETS

0' 60' 120' 240'  
 Scale : 1" = 60'

**NORTH**

SITE DATA		PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - NET ACREAGE		PHASE 2 - 18-HOLE GOLF COURSE PARCEL - NET ACREAGE		OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)	
TOTAL SITE AREA - NET ACREAGE	18.64 AC. (1,345,958.4 S.F.)	30.44 AC. (1,326,159.9 S.F.)	319 SP.	132.95 AC. (5,791,302 S.F.)	26.67 AC. (1,161,919.44 S.F.)	1,045 SP.	418 SP.
TOTAL SITE AREA - GROSS ACREAGE	174.76 AC. (12,124,546.6 S.F.)	32.86 AC. (1,431,381.6 S.F.)	168 SP.	136.19 AC. (5,932,436.4 S.F.)	74.50 AC. (3,245,036.7 S.F. - 50%)	573 SP.	57 SP.
ZONING DESIGNATION	P.U.D.-R	30.44 AC. (1,326,159.9 S.F.)	17 SP.	136.19 AC. (5,932,436.4 S.F.)	74.50 AC. (3,245,036.7 S.F. - 50%)	573 SP.	57 SP.
LAND USE DESIGNATION	MEDIUM DENSITY RESIDENTIAL (CITY L.U.)	30.44 AC. (1,326,159.9 S.F.)	17 SP.	136.19 AC. (5,932,436.4 S.F.)	74.50 AC. (3,245,036.7 S.F. - 50%)	573 SP.	57 SP.
EXECUTIVE GOLF COURSE, CLUB HOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE	IRREGULAR RESIDENTIAL DASHED LINE AREA (BROWARD COUNTY L.U.)	30.44 AC. (1,326,159.9 S.F.)	17 SP.	136.19 AC. (5,932,436.4 S.F.)	74.50 AC. (3,245,036.7 S.F. - 50%)	573 SP.	57 SP.
18-HOLE GOLF COURSE EXISTING LAND USE	OPEN SPACE AND RECREATIONAL (OSR)	30.44 AC. (1,326,159.9 S.F.)	17 SP.	136.19 AC. (5,932,436.4 S.F.)	74.50 AC. (3,245,036.7 S.F. - 50%)	573 SP.	57 SP.
18-HOLE PROPOSED LAND USE	OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL	30.44 AC. (1,326,159.9 S.F.)	17 SP.	136.19 AC. (5,932,436.4 S.F.)	74.50 AC. (3,245,036.7 S.F. - 50%)	573 SP.	57 SP.
TOTAL NUMBER OF UNITS	645 D.U.	30.44 AC. (1,326,159.9 S.F.)	17 SP.	136.19 AC. (5,932,436.4 S.F.)	74.50 AC. (3,245,036.7 S.F. - 50%)	573 SP.	57 SP.
DENSITY	3.81 D.U./AC.	30.44 AC. (1,326,159.9 S.F.)	17 SP.	136.19 AC. (5,932,436.4 S.F.)	74.50 AC. (3,245,036.7 S.F. - 50%)	573 SP.	57 SP.
MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)	646 D.U.	30.44 AC. (1,326,159.9 S.F.)	17 SP.	136.19 AC. (5,932,436.4 S.F.)	74.50 AC. (3,245,036.7 S.F. - 50%)	573 SP.	57 SP.
TOTAL LAKE AREA PROPOSED	22.75 AC. (990,990 S.F.)	30.44 AC. (1,326,159.9 S.F.)	17 SP.	136.19 AC. (5,932,436.4 S.F.)	74.50 AC. (3,245,036.7 S.F. - 50%)	573 SP.	57 SP.
EXECUTIVE GOLF COURSE LAKE / RETENTION AREA	5.53 AC. (240,886.8 S.F.)	30.44 AC. (1,326,159.9 S.F.)	17 SP.	136.19 AC. (5,932,436.4 S.F.)	74.50 AC. (3,245,036.7 S.F. - 50%)	573 SP.	57 SP.
18-HOLE GOLF COURSE PARCEL LAKE AREA	17.22 AC. (750,103.2 S.F.)	30.44 AC. (1,326,159.9 S.F.)	17 SP.	136.19 AC. (5,932,436.4 S.F.)	74.50 AC. (3,245,036.7 S.F. - 50%)	573 SP.	57 SP.
PUD-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)	110.0 AC. (4,791,572.2 S.F.)	30.44 AC. (1,326,159.9 S.F.)	17 SP.	136.19 AC. (5,932,436.4 S.F.)	74.50 AC. (3,245,036.7 S.F. - 50%)	573 SP.	57 SP.
TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)	162.34 AC. (7,221,155.8 S.F. - 45%)	30.44 AC. (1,326,159.9 S.F.)	17 SP.	136.19 AC. (5,932,436.4 S.F.)	74.50 AC. (3,245,036.7 S.F. - 50%)	573 SP.	57 SP.
TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)	92.40 AC. (4,024,803.5 S.F. - 55%)	30.44 AC. (1,326,159.9 S.F.)	17 SP.	136.19 AC. (5,932,436.4 S.F.)	74.50 AC. (3,245,036.7 S.F. - 50%)	573 SP.	57 SP.
OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	33.85 AC. (1,474,506 S.F.)	30.44 AC. (1,326,159.9 S.F.)	17 SP.	136.19 AC. (5,932,436.4 S.F.)	74.50 AC. (3,245,036.7 S.F. - 50%)	573 SP.	57 SP.
HILLCREST COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	92.40 AC. (4,024,803.5 S.F. - 55%)	30.44 AC. (1,326,159.9 S.F.)	17 SP.	136.19 AC. (5,932,436.4 S.F.)	74.50 AC. (3,245,036.7 S.F. - 50%)	573 SP.	57 SP.
HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA	70.00 AC. (3,049,200 S.F.)	30.44 AC. (1,326,159.9 S.F.)	17 SP.	136.19 AC. (5,932,436.4 S.F.)	74.50 AC. (3,245,036.7 S.F. - 50%)	573 SP.	57 SP.
MAXIMUM BUILDING HEIGHT	35'	30.44 AC. (1,326,159.9 S.F.)	17 SP.	136.19 AC. (5,932,436.4 S.F.)	74.50 AC. (3,245,036.7 S.F. - 50%)	573 SP.	57 SP.



**REVISIONS**

NO.	REVISIONS	DATE
1	TAG-COMMENTS-7.20.15	8.19.15
2	TAG-COMMENTS-9.03.15	10.30.15
3	FINAL-TAG	11.30.15
4	CITY-COMM-REVISIONS	03.16.16

**PROJECT NOTES**

- LME = LAKE MAINTENANCE EASEMENT
- R.A.S. = RESIDENTIAL ACCESS STREET
- UE = UTILITY EASEMENT
- UTILITIES ARE AVAILABLE TO THE SITE
- MAX. BUILDING HEIGHT IS 35'
- AC = ACRES
- CL = CENTER LINE
- EAS = EASEMENT
- CURB SIDE REFUSE & RECYCLING SERVICES WILL BE PROVIDED BY CITY
- DE = DRAINAGE EASEMENT
- FP = FOUNDATION PLANTING
- SW = SIDEWALK
- HILLCREST PASSIVE OPEN SPACE AREA OPEN FROM DAWN TO DUSK TO ALL HILLCREST RESIDENTS
- HILLCREST PASSIVE OPEN SPACE AREA TO BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW HILLCREST HOMEOWNERS ASSOCIATION TO BE FORMED TO SERVE THE 645 DWELLING UNITS
- SW = SIDEWALK
- C.L.F. = CHAIN LINK FENCE
- \* = RESTRICTED LOT IN WHICH ONLY CERTAIN UNIT TYPES CAN BE CONSTRUCTED
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF THE STREET OR ADJOINING RESIDENTIAL UNITS WITH LANDSCAPING
- LIGHT POLES LOCATED ON RESIDENTIAL LOTS ALONG ROAD RIGHT OF WAY SHALL BE LOCATED AT PROPERTY CORNERS
- MAXIMUM FOOT CANDLE AT ALL PROPERTY LINES TO BE A 3 ADJACENT TO ANY SURROUNDING RESIDENTIAL USES
- M - INDICATES MODEL UNIT
- 45 - INDICATES A 45' WIDE SINGLE FAMILY LOT
- MAN - INDICATES A MANDALAY TOWNHOME
- MAG - INDICATES A MAGNOLIA TOWNHOME
- TW - INDICATES A TRAILWOOD TOWNHOME
- MAILBOX KIOSK LOCATED WITHIN COMMUNITY CLUBHOUSE FOR PHASE 2
- ALL SIGNAGE WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS
- CLUBHOUSES INCLUDE KNOX BOX FOR EMERGENCY ACCESS
- PEDESTRIAN CROSSING AND CAUTION FLASHERS WILL BE INSTALLED IN ACCORDANCE WITH 2006 FOOT CANDLE #17346 PAGE 10 OF 14
- ALL INTERNAL RESIDENTIAL VEHICULAR ACCESS WAYS ARE PRIVATE ROADS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW HOA.

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**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
**HILLCREST IG, LLC.**  
**PULTE GROUP**  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FLORIDA 33021

**SITE PLAN**

SCALE: 1" = 60'

CHECKED BY: K.D.D.

DRAWN BY: K.D.D.

DATE: 07.06.15

FILE: SP.1

SHEET **SP.6**  
6 OF 14 SHEETS

**LEGEND**

- INDICATES PAVER AREAS

**BEVERLY HILLS**  
(PLAT BOOK 62, PAGE 19, B.C.R.)

**RESIDENTIAL ZONING: RS-5**  
**LAND USE: LRES**

**PHASE 2 18-HOLE REDEVELOPMENT**

**LAKE SURFACE**  
4.48 AC.

**LAKE SURFACE**  
4.48 AC.

**HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA**  
27.18 AC.

**HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA**  
27.18 AC.

**LOT 5, BLOCK 1 HILLWOOD SECTION ONE**  
(PLAT BOOK 60, PAGE 29, B.C.R.)

**LOT 6, BLOCK 4 HILLWOOD SECTION TWO**  
(PLAT BOOK 64, PAGE 27, B.C.R.)

**LOT 7, BLOCK 4 HILLWOOD SECTION TWO**  
(PLAT BOOK 64, PAGE 27, B.C.R.)

**LOT 8, BLOCK 4 HILLWOOD SECTION TWO**  
(PLAT BOOK 64, PAGE 27, B.C.R.)

**LOT 9, BLOCK 4 HILLWOOD SECTION TWO**  
(PLAT BOOK 64, PAGE 27, B.C.R.)

**LOT 10, BLOCK 4 HILLWOOD SECTION TWO**  
(PLAT BOOK 64, PAGE 27, B.C.R.)

**LOT 11, BLOCK 4 HILLWOOD SECTION TWO**  
(PLAT BOOK 64, PAGE 27, B.C.R.)

**LOT 12, BLOCK 4 HILLWOOD SECTION TWO**  
(PLAT BOOK 64, PAGE 27, B.C.R.)

**RESIDENTIAL ZONING: PUD-R**  
**LAND USE: MRES**

**PHASE 2 18-HOLE REDEVELOPMENT**

**LAKE SURFACE**  
4.48 AC.

**LAKE SURFACE**  
4.48 AC.

**HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA**  
27.18 AC.

**HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA**  
27.18 AC.

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(PLAT BOOK 64, PAGE 27, B.C.R.)

**LOT 11, BLOCK 4 HILLWOOD SECTION TWO**  
(PLAT BOOK 64, PAGE 27, B.C.R.)

**LOT 12, BLOCK 4 HILLWOOD SECTION TWO**  
(PLAT BOOK 64, PAGE 27, B.C.R.)

**RESIDENTIAL ZONING: PUD-R**  
**LAND USE: MRES**

**PHASE 2 18-HOLE REDEVELOPMENT**

**LAKE SURFACE**  
4.48 AC.

**LAKE SURFACE**  
4.48 AC.

**HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA**  
27.18 AC.

**HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA**  
27.18 AC.

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**LOT 12, BLOCK 4 HILLWOOD SECTION TWO**  
(PLAT BOOK 64, PAGE 27, B.C.R.)

**RESIDENTIAL ZONING: PUD-R**  
**LAND USE: MRES**

**PHASE 2 18-HOLE REDEVELOPMENT**

**LAKE SURFACE**  
4.48 AC.

**LAKE SURFACE**  
4.48 AC.

**HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA**  
27.18 AC.

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27.18 AC.

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**LOT 12, BLOCK 4 HILLWOOD SECTION TWO**  
(PLAT BOOK 64, PAGE 27, B.C.R.)

**RESIDENTIAL ZONING: PUD-R**  
**LAND USE: MRES**

**PHASE 2 18-HOLE REDEVELOPMENT**

**LAKE SURFACE**  
4.48 AC.

**LAKE SURFACE**  
4.48 AC.

**HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA**  
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**LOT 9, BLOCK 4 HILLWOOD SECTION TWO**  
(PLAT BOOK 64, PAGE 27, B.C.R.)

**LOT 10, BLOCK 4 HILLWOOD SECTION TWO**  
(PLAT BOOK 64, PAGE 27, B.C.R.)

**LOT 11, BLOCK 4 HILLWOOD SECTION TWO**  
(PLAT BOOK 64, PAGE 27, B.C.R.)

**LOT 12, BLOCK 4 HILLWOOD SECTION TWO**  
(PLAT BOOK 64, PAGE 27, B.C.R.)

**RESIDENTIAL ZONING: PUD-R**  
**LAND USE: MRES**

**PHASE 2 18-HOLE REDEVELOPMENT**

**LAKE SURFACE**  
4.48 AC.

**LAKE SURFACE**  
4.48 AC.

**HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA**  
27.18 AC.

**HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA**  
27.18 AC.

**LOT 5, BLOCK 1 HILLWOOD SECTION ONE**  
(PLAT BOOK 60, PAGE 29, B.C.R.)

**LOT 6, BLOCK 4 HILLWOOD SECTION TWO**  
(PLAT BOOK 64, PAGE 27, B.C.R.)

**LOT 7, BLOCK 4 HILLWOOD SECTION TWO**  
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**LOT 8, BLOCK 4 HILLWOOD SECTION TWO**  
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**LOT 11, BLOCK 4 HILLWOOD SECTION TWO**  
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**LOT 12, BLOCK 4 HILLWOOD SECTION TWO**  
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**RESIDENTIAL ZONING: PUD-R**  
**LAND USE: MRES**

**PHASE 2 18-HOLE REDEVELOPMENT**

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4.48 AC.

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**RESIDENTIAL ZONING: PUD-R**  
**LAND USE: MRES**

**PHASE 2 18-HOLE REDEVELOPMENT**

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4.48 AC.

**LAKE SURFACE**  
4.48 AC.

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27.18 AC.

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**LAND USE: MRES**

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**LAND USE: MRES**

**PHASE 2 18-HOLE REDEVELOPMENT**

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**RESIDENTIAL ZONING: PUD-R**  
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**LAND USE: MRES**

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**LAND USE: MRES**

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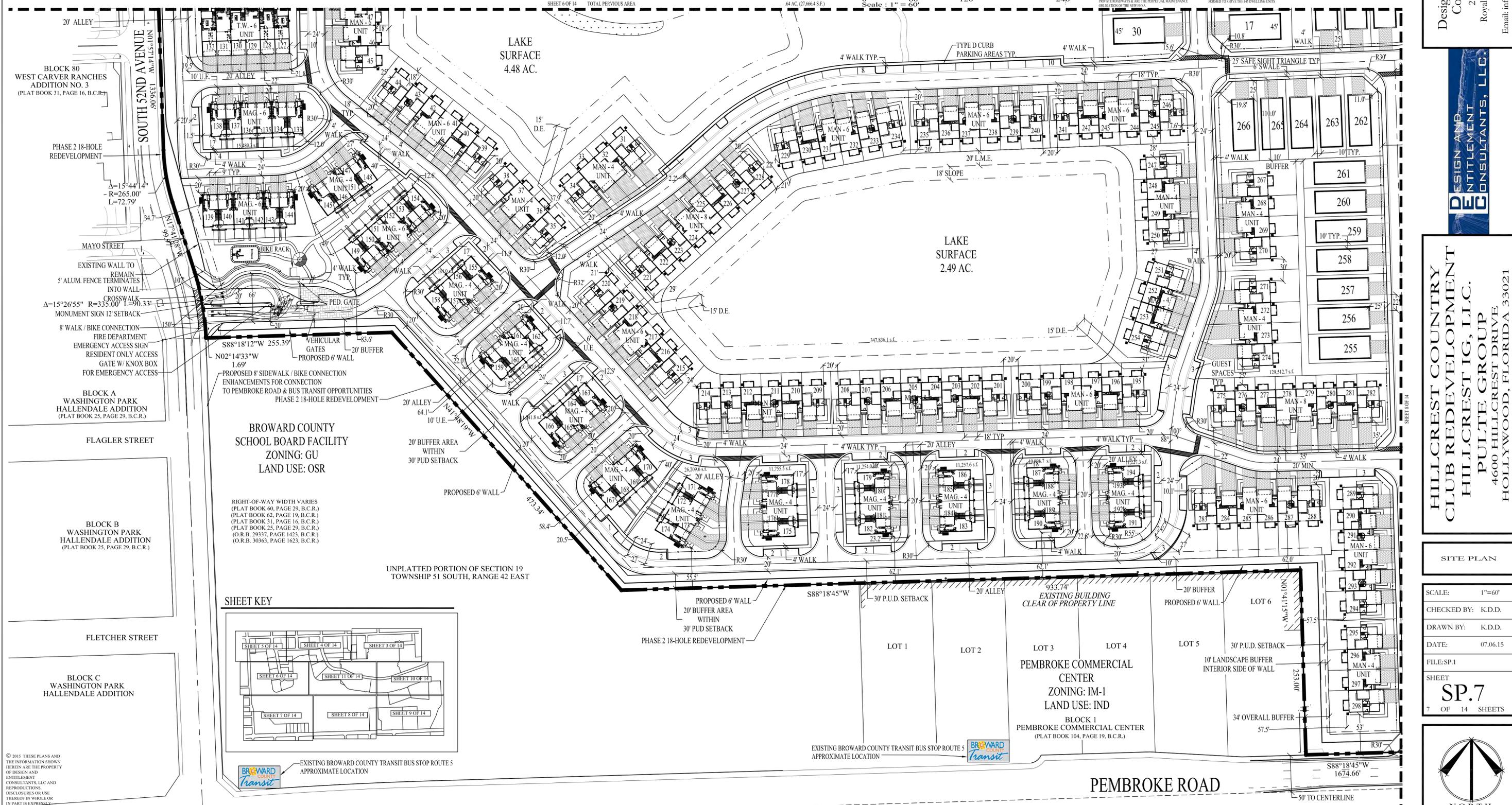
**LOT 9, BLOCK 4 HILLWOOD SECTION TWO**  
(PLAT BOOK 64, PAGE 27, B.C.R.)

**LOT 10, BLOCK 4 HILLWOOD SECTION TWO**  
(PLAT BOOK 64, PAGE 27, B.C.R.)

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(PLAT BOOK 64, PAGE 27, B.C.R.)

**LOT 12, BLOCK 4 HILLWOOD SECTION TWO**  
(PLAT BOOK 64, PAGE 2

SITE DATA		PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - NET ACREAGE		PHASE 2 - 18-HOLE GOLF COURSE PARCEL - NET ACREAGE		PHASE 3 - 18-HOLE GOLF COURSE PARCEL - NET ACREAGE	
TOTAL SITE AREA - NET ACREAGE	186.84 AC. (7,345,858.4 S.F.)	30.44 AC. (1,326,159.5 S.F.)	319 SP.	132.95 AC. (5,791,302 S.F.)	132.95 AC. (5,791,302 S.F.)	132.95 AC. (5,791,302 S.F.)	132.95 AC. (5,791,302 S.F.)
TOTAL SITE AREA - GROSS ACREAGE	174.76 AC. (7,612,548.5 S.F.)	32.86 AC. (1,431,381.6 S.F.)	134 SP.	138.19 AC. (6,032,486.4 S.F.)	138.19 AC. (6,032,486.4 S.F.)	138.19 AC. (6,032,486.4 S.F.)	138.19 AC. (6,032,486.4 S.F.)
ZONING DESIGNATION	P.U.D.-R	32.86 AC. (1,431,381.6 S.F.)	168 SP.	149 D.U. (774)	149 D.U. (774)	149 D.U. (774)	149 D.U. (774)
LAND USE DESIGNATION	MEDIUM DENSITY RESIDENTIAL (CITY L.U.)	32.86 AC. (1,431,381.6 S.F.)	17 SP.	208 D.U. (42%)	208 D.U. (42%)	208 D.U. (42%)	208 D.U. (42%)
EXECUTIVE GOLF COURSE, CLUBHOUSE PARCEL & TENNIS PARCEL EXISTING LAND USE	IRREGULAR RESIDENTIAL DASHED LINE AREA, (BROWARD COUNTY L.U.)	30.44 AC. (1,326,159.5 S.F.)	58 SP.	104 D.U. (50%)	104 D.U. (50%)	104 D.U. (50%)	104 D.U. (50%)
18-HOLE GOLF COURSE EXISTING LAND USE	OPEN SPACE AND RECREATIONAL (OSR)	30.44 AC. (1,326,159.5 S.F.)	268 SP.	104 D.U. (50%)	104 D.U. (50%)	104 D.U. (50%)	104 D.U. (50%)
18-HOLE PROPOSED LAND USE	OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL	30.44 AC. (1,326,159.5 S.F.)	252 SP.	170 D.U. (60%)	170 D.U. (60%)	170 D.U. (60%)	170 D.U. (60%)
TOTAL NUMBER OF UNITS	645 D.U.	30.44 AC. (1,326,159.5 S.F.)	38 SP.	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)
DENSITY	3.81 D.U./AC.	30.44 AC. (1,326,159.5 S.F.)	38 SP.	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)
MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)	646 D.U.	30.44 AC. (1,326,159.5 S.F.)	38 SP.	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)
TOTAL LAKE AREA PROPOSED	22.75 AC. (990,990 S.F.)	30.44 AC. (1,326,159.5 S.F.)	38 SP.	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)
EXECUTIVE GOLF COURSE LAKE / RETENTION AREA	5.53 AC. (240,888 S.F.)	30.44 AC. (1,326,159.5 S.F.)	38 SP.	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)
18-HOLE GOLF COURSE PARCEL LAKE AREA	17.22 AC. (750,102.5 S.F.)	30.44 AC. (1,326,159.5 S.F.)	38 SP.	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)
P.U.D.-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)	110.0 AC. (4,791,578.2 S.F.)	30.44 AC. (1,326,159.5 S.F.)	38 SP.	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)
TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)	76.24 AC. (3,321,155.4 S.F. - 45%)	30.44 AC. (1,326,159.5 S.F.)	38 SP.	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)
TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)	92.40 AC. (4,024,803 S.F. - 55%)	30.44 AC. (1,326,159.5 S.F.)	38 SP.	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)
OPEN SPACE PROVIDED (SEE BREAKDOWN IN DETAIL SHEET)	33.85 AC. (1,474,596 S.F.)	30.44 AC. (1,326,159.5 S.F.)	38 SP.	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)
OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	92.40 AC. (4,024,803 S.F. - 55%)	30.44 AC. (1,326,159.5 S.F.)	38 SP.	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	70.00 AC. (3,049,200 S.F.)	30.44 AC. (1,326,159.5 S.F.)	38 SP.	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)
HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA	35'	30.44 AC. (1,326,159.5 S.F.)	38 SP.	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)
MAXIMUM BUILDING HEIGHT	35'	30.44 AC. (1,326,159.5 S.F.)	38 SP.	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)	57 SP. (26%)



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NO.	REVISIONS	DATE
KD	TAC-COMMENTS-7.20.15	8.19.15
KD	TAC-COMMENTS-9.03.15	10.30.15
KD	FINAL-TAC	11.30.15
KD	CITY-COMM-REVISIONS	03.16.16

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HILLCREST COUNTRY CLUB REDEVELOPMENT  
 HILLCREST IG, LLC.  
 PULTE GROUP  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FLORIDA 33021

**SITE PLAN**

SCALE: 1"=60'

CHECKED BY: K.D.D.

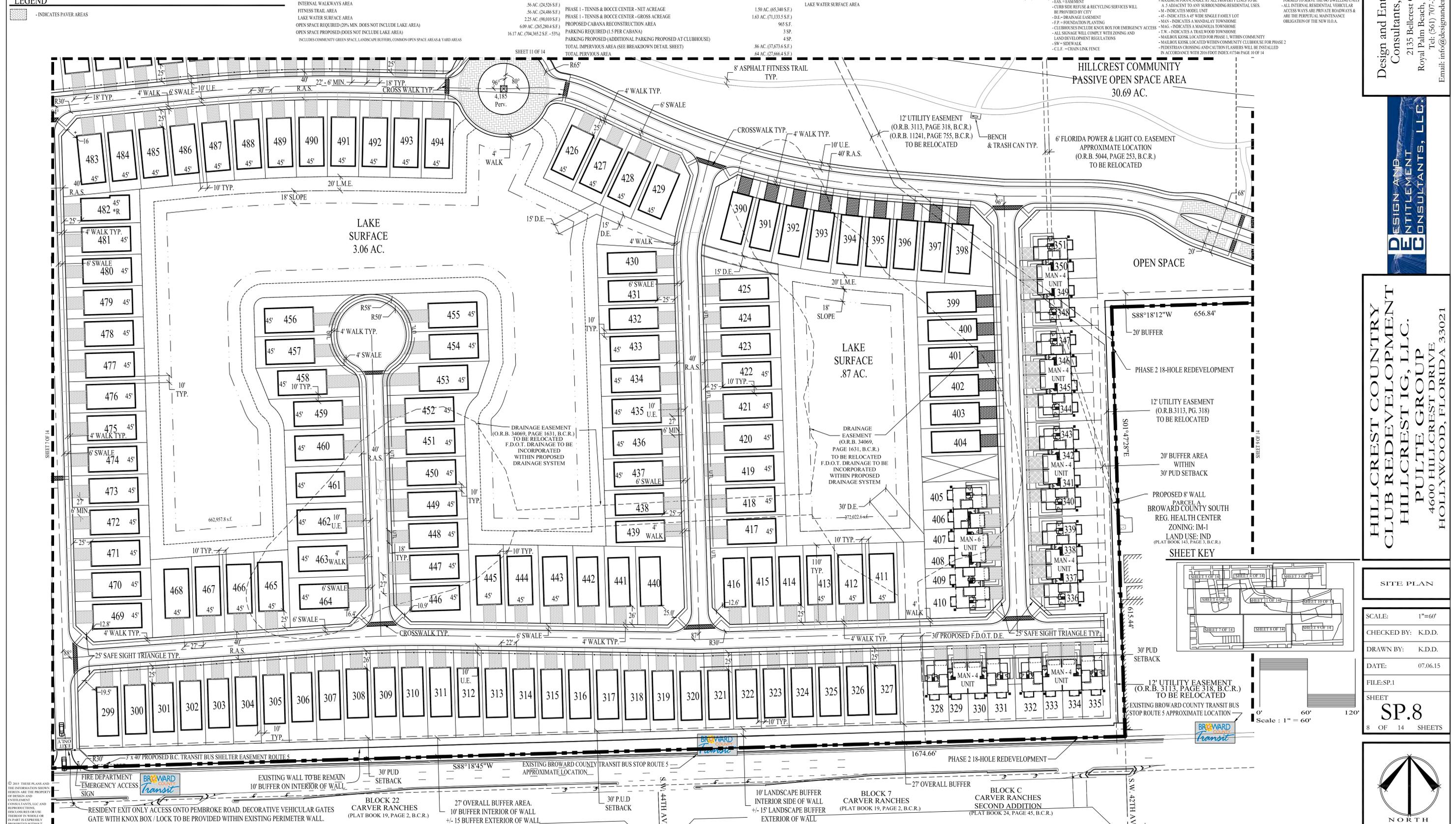
DRAWN BY: K.D.D.

DATE: 07.06.15

FILE: SP.1

SHEET **SP.7**  
7 OF 14 SHEETS

SITE DATA		166.64 AC. (7,345,958.4 S.F.)		174.76 AC. (7,125,545.6 S.F.)		P.U.D.-R	
TOTAL SITE AREA - NET ACREAGE	166.64 AC. (7,345,958.4 S.F.)	174.76 AC. (7,125,545.6 S.F.)					
TOTAL SITE AREA - GROSS ACREAGE	174.76 AC. (7,125,545.6 S.F.)						
ZONING DESIGNATION	P.U.D.-R						
LAND USE DESIGNATION	EXECUTIVE GOLF COURSE, CLUBHOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE	MEDIUM DENSITY RESIDENTIAL (CITY LL)					
EXECUTIVE GOLF COURSE PARCEL - NET ACREAGE	166.64 AC. (7,345,958.4 S.F.)						
EXECUTIVE GOLF COURSE PARCEL - GROSS ACREAGE	174.76 AC. (7,125,545.6 S.F.)						
EXECUTIVE GOLF COURSE PARCEL - P.U.D.-R							
EXECUTIVE GOLF COURSE PARCEL - LAND USE DESIGNATION	EXECUTIVE GOLF COURSE, CLUBHOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE	MEDIUM DENSITY RESIDENTIAL (CITY LL)					
EXECUTIVE GOLF COURSE PARCEL - TOTAL PERVIOUS AREA	110.0 AC. (4,791,578.2 S.F.)						
EXECUTIVE GOLF COURSE PARCEL - TOTAL IMPERVIOUS AREA	76.24 AC. (3,321,155.4 S.F. - 45%)						
EXECUTIVE GOLF COURSE PARCEL - TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)	92.40 AC. (4,024,803 S.F. - 55%)						
EXECUTIVE GOLF COURSE PARCEL - OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	33.85 AC. (1,474,596 S.F.)						
EXECUTIVE GOLF COURSE PARCEL - GREEN SPACE AREA (RESIDENTIAL YARD AREAS & LANDSCAPE OPEN SPACE AREAS)	92.40 AC. (4,024,803 S.F. - 55%)						
EXECUTIVE GOLF COURSE PARCEL - INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS							
EXECUTIVE GOLF COURSE PARCEL - HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA	70.00 AC. (3,049,200 S.F.)						
EXECUTIVE GOLF COURSE PARCEL - MAXIMUM BUILDING HEIGHT	35'						
EXECUTIVE GOLF COURSE PARCEL - TOTAL NUMBER OF UNITS	645 D.U.						
EXECUTIVE GOLF COURSE PARCEL - DENSITY	3.81 D.U./AC.						
EXECUTIVE GOLF COURSE PARCEL - MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)	646 D.U.						
EXECUTIVE GOLF COURSE PARCEL - TOTAL LAKE AREA PROPOSED	22.75 AC. (990,990 S.F.)						
EXECUTIVE GOLF COURSE PARCEL - 18-HOLE GOLF COURSE PARCEL LAKE AREA	5.53 AC. (240,886.8 S.F.)						
EXECUTIVE GOLF COURSE PARCEL - P.U.D.-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)	110.0 AC. (4,791,578.2 S.F.)						
EXECUTIVE GOLF COURSE PARCEL - TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)	76.24 AC. (3,321,155.4 S.F. - 45%)						
EXECUTIVE GOLF COURSE PARCEL - TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)	92.40 AC. (4,024,803 S.F. - 55%)						
EXECUTIVE GOLF COURSE PARCEL - OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	33.85 AC. (1,474,596 S.F.)						
EXECUTIVE GOLF COURSE PARCEL - GREEN SPACE AREA (RESIDENTIAL YARD AREAS & LANDSCAPE OPEN SPACE AREAS)	92.40 AC. (4,024,803 S.F. - 55%)						
EXECUTIVE GOLF COURSE PARCEL - INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS							
EXECUTIVE GOLF COURSE PARCEL - HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA	70.00 AC. (3,049,200 S.F.)						
EXECUTIVE GOLF COURSE PARCEL - MAXIMUM BUILDING HEIGHT	35'						
EXECUTIVE GOLF COURSE PARCEL - LEGEND							
EXECUTIVE GOLF COURSE PARCEL - INDICATES PAVEMENT AREAS							



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**PULTE GROUP**  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FLORIDA 33021

**SITE PLAN**

SCALE: 1"=60'

CHECKED BY: K.D.D.

DRAWN BY: K.D.D.

DATE: 07.06.15

FILE: SP.1

SHEET **SP.8**

8 OF 14 SHEETS

**BROWARD COUNTY TRANSIT**

**NORTH**

BY	REVISIONS	DATE
KD	TAG-COMMENTS-7.20.15	8.19.15
KD	TAG-COMMENTS-9.03.15	10.30.15
KD	FINAL-TAG	11.30.15
KD	FINAL-TAG-COMMENTS	1.25.16
KD	CITY-COMREVISIONS	03.16.16

**PROJECT NOTES**

- L.M.E. = LAKE MAINTENANCE EASEMENT
- C.A.S. = CAN BE CONSTRUCTED
- R.A.S. = RESIDENTIAL ACCESS STREET
- A.L.M.E. = ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF THE STREET OR ADJOINING RESIDENTIAL UNITS WITH LANDSCAPING
- U.T.I.E. = UTILITY EASEMENT
- U.T.I.E. UTILITIES ARE AVAILABLE TO THE SITE
- M.B. = MAX. BUILDING HEIGHT IS 35'
- A.C.S. = ACCESS
- L.P.L. = LIGHT POLES LOCATED ON RESIDENTIAL LOTS ALONG ROAD RIGHT OF WAY SHALL BE LOCATED AT PROPERTY CORNERS
- M.F.C. = MAXIMUM FOOT CANDLE AT ALL PROPERTY LINES TO BE FORMED TO SERVE THE 645 DWELLING UNITS
- A.S. = ADJACENT TO ANY SURROUNDING RESIDENTIAL USES
- M. = INDICATES MODEL UNIT
- M.S. = INDICATES A MANDALAY TOWNHOME
- M.M. = INDICATES A MANDALAY TOWNHOME
- M.A.G. = INDICATES A MAGNOLIA TOWNHOME
- T.R.W. = INDICATES A TRAILWOOD TOWNHOME
- M.B.K. = MAILBOX KIOSK LOCATED FOR PHASE 1 WITHIN COMMUNITY
- M.B.K. = MAILBOX KIOSK LOCATED WITHIN COMMUNITY CLUBHOUSE FOR PHASE 2
- S.W. = SIDEWALK
- P.C.F. = PEDESTRIAN CROSSING AND CAUTION FLASHERS WILL BE INSTALLED IN ACCORDANCE WITH 2015 FOOT INDEX AT 1/4"=60'
- C.L.F. = CHAIN LINK FENCE
- HILLCREST PASSIVE OPEN SPACE AREA OPENS FROM DAWN TO DUSK TO ALL HILLCREST RESIDENTS
- HILLCREST PASSIVE OPEN SPACE AREA TO BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW HILLCREST HOMEOWNERS ASSOCIATION TO BE FORMED TO SERVE THE 645 DWELLING UNITS
- ALL INTERNAL RESIDENTIAL VEHICULAR ACCESS WAYS ARE PRIVATE ROADSWAYS & ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW H.O.A.

**HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA 30.69 AC.**

12' UTILITY EASEMENT (O.R.B. 3113, PAGE 318, B.C.R.) TO BE RELOCATED

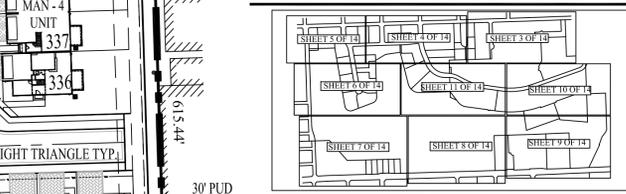
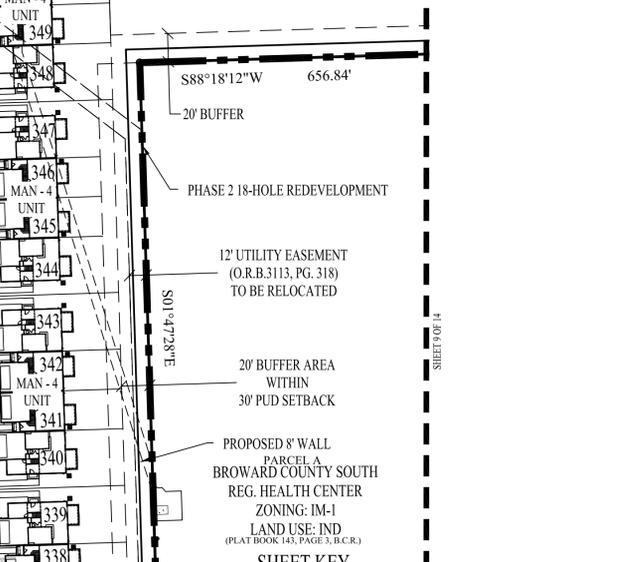
6' FLORIDA POWER & LIGHT CO. EASEMENT APPROXIMATE LOCATION (O.R.B. 5044, PAGE 253, B.C.R.) TO BE RELOCATED

**OPEN SPACE**

12' UTILITY EASEMENT (O.R.B. 3113, PG. 318) TO BE RELOCATED

20' BUFFER AREA WITHIN 30' PUD SETBACK

PROPOSED 8' WALL BROWARD COUNTY SOUTH REG. HEALTH CENTER ZONING: IM-1 LAND USE: IND (PLAT BOOK 143, PAGE 3, B.C.R.)



12' UTILITY EASEMENT (O.R.B. 3113, PAGE 318, B.C.R.) TO BE RELOCATED

EXISTING BROWARD COUNTY TRANSIT BUS STOP ROUTE 5 APPROXIMATE LOCATION

30' PUD SETBACK

30' PUD SETBACK

27' OVERALL BUFFER

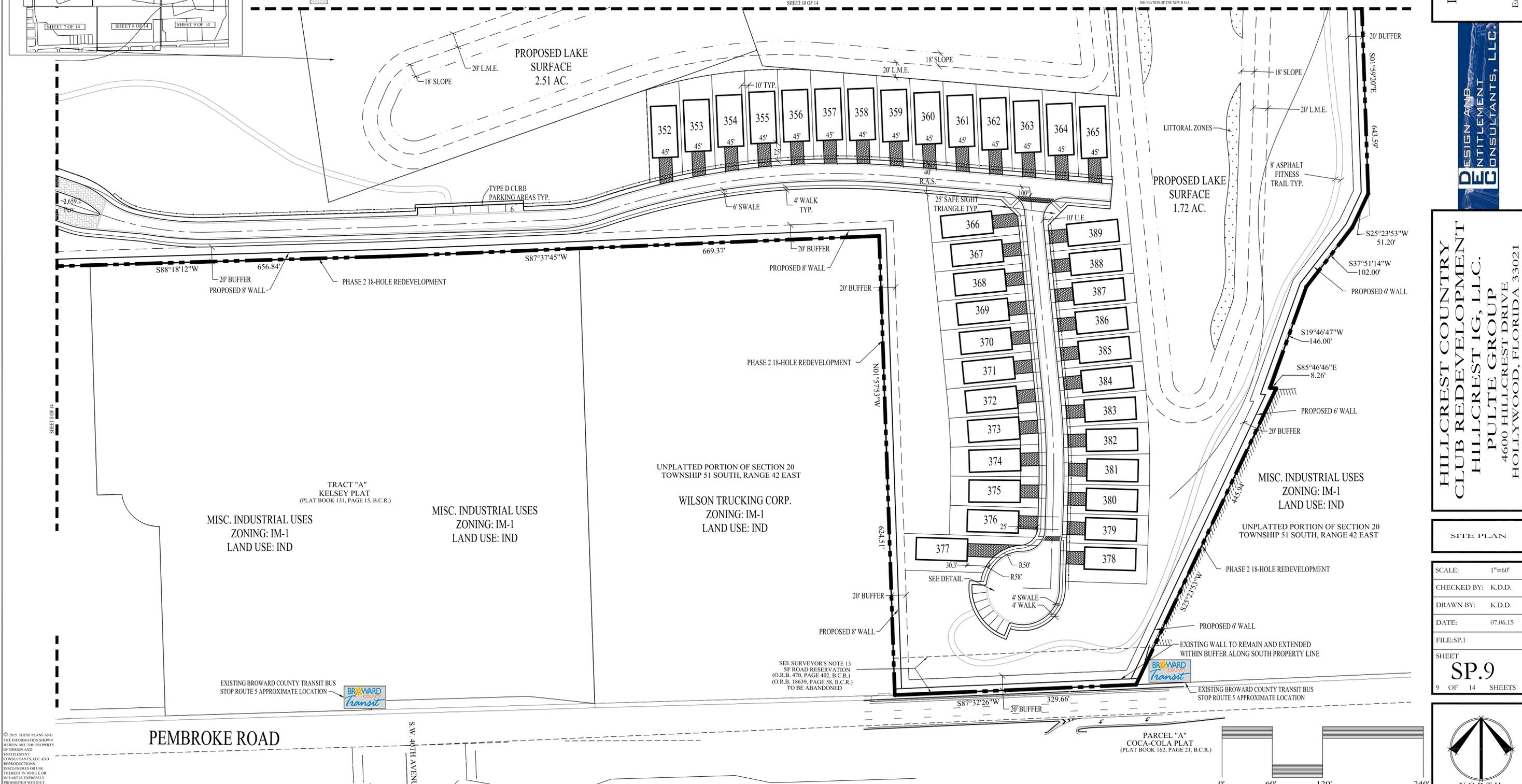
10' LANDSCAPE BUFFER INTERIOR SIDE OF WALL +/- 15' LANDSCAPE BUFFER EXTERIOR OF WALL

BLOCK 7 CARVER RANCHES (PLAT BOOK 19, PAGE 2, B.C.R.)

BLOCK C CARVER RANCHES SECOND ADDITION (PLAT BOOK 24, PAGE 45, B.C.R.)

SITE DATA		PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - NET ACREAGE		PHASE 2 - 18-HOLE GOLF COURSE PARCEL - NET ACREAGE		OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)	
TOTAL SITE AREA - NET ACREAGE	168.64 AC. (7,345,958.4 S.F.)	30.44 AC. (1,336,135.9 S.F.)	319 SP.	132.95 AC. (5,791,302 S.F.)	26.67 AC. (1,161,919.44 S.F.)		
TOTAL SITE AREA - GROSS ACREAGE	174.76 AC. (7,612,545.6 S.F.)	32.86 AC. (1,431,381.6 S.F.)	134 SP.	136.19 AC. (5,932,434.4 S.F.)	28.49 AC. (1,245,036.7 S.F.)		
LAND USE DESIGNATION	P.U.D.-R	151 D.U. (23%)	168 SP.	494 D.U. (77%)	74.50 AC. (3,245,036.7 S.F.)		
EXECUTIVE GOLF COURSE, CLUB HOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE	MEDIUM DENSITY RESIDENTIAL (CITY L.U.)	67 D.U. (44%)	17 SP.	208 D.U. (42%)			1,045 SP.
18-HOLE GOLF COURSE EXISTING LAND USE	IRREGULAR RESIDENTIAL DASHED LINE AREA, (BROWARD COUNTY L.U.)	43 D.U. (67%)	558 SP.	104 D.U. (59%)			416 SP.
18-HOLE PROPOSED LAND USE	OPEN SPACE AND RECREATIONAL (OSR)	22 D.U. (33%)	268 SP.	104 D.U. (59%)			572 SP.
	OPEN SPACE AND RECREATIONAL (OSR)	84 D.U. (56%)	252 SP.	286 D.U. (58%)			57 SP.
	OPEN SPACE AND RECREATIONAL (OSR)	4 D.U. (5%)	38 SP.	18 D.U. (6%)			1,927 SP.
	OPEN SPACE AND RECREATIONAL (OSR)	38 D.U. (45%)	38 SP.	170 D.U. (69%)			832 SP.
	OPEN SPACE AND RECREATIONAL (OSR)	42 D.U. (59%)		98 D.U. (34%)			948 SP.
	OPEN SPACE AND RECREATIONAL (OSR)	4.96 D.U./AC.		3.70 D.U./AC.			147 SP.
	OPEN SPACE AND RECREATIONAL (OSR)	5.53 AC. (240,886.8 S.F.)		17.22 AC. (750,103.2 S.F.)			
	OPEN SPACE AND RECREATIONAL (OSR)	2.38 AC. (103,672.8 S.F.)		57.87 AC. (2,520,817.2 S.F.)			
	OPEN SPACE AND RECREATIONAL (OSR)	3.15 AC. (137,214 S.F.)		74.50 AC. (3,245,036.7 S.F.)			
	OPEN SPACE AND RECREATIONAL (OSR)	12.13 AC. (528,382.8 S.F.)					
	OPEN SPACE AND RECREATIONAL (OSR)	16.17 AC. (704,365.2 S.F.)					
	OPEN SPACE AND RECREATIONAL (OSR)	14.27 AC. (621,673.5 S.F.)					
	OPEN SPACE AND RECREATIONAL (OSR)	7.32 AC. (318,666 S.F.)					
	OPEN SPACE AND RECREATIONAL (OSR)	3.58 AC. (155,985.5 S.F.)					
	OPEN SPACE AND RECREATIONAL (OSR)	56 AC. (2,453,6 S.F.)					
	OPEN SPACE AND RECREATIONAL (OSR)	56 AC. (2,453,6 S.F.)					
	OPEN SPACE AND RECREATIONAL (OSR)	2.25 AC. (98,010 S.F.)					
	OPEN SPACE AND RECREATIONAL (OSR)	6.09 AC. (265,280.4 S.F.)					
	OPEN SPACE AND RECREATIONAL (OSR)	16.17 AC. (704,365.2 S.F.)					
	OPEN SPACE AND RECREATIONAL (OSR)	16.17 AC. (704,365.2 S.F.)					
	OPEN SPACE AND RECREATIONAL (OSR)	64 AC. (2,766,64 S.F.)					

SHEET KEY		LEGEND		PROJECT NOTES	
SHEET 5 OF 14	SHEET 6 OF 14	- INDICATES PAVEMENT AREAS	PHASE 1 - CLUBHOUSE PARCEL - NET ACREAGE	1. LAKE MAINTENANCE EASEMENT	- SW - SIDEWALK
SHEET 7 OF 14	SHEET 8 OF 14		PHASE 1 - CLUBHOUSE PARCEL - GROSS ACREAGE	2. ACCESS TO LAKE	- CL - CHAIN LINK FENCE
SHEET 9 OF 14	SHEET 10 OF 14		PROPOSED HILLCREST CONDO CLUBHOUSE	3. UTILITY EASEMENT	- R - RESTRICTED LOT IN WHICH ONLY CERTAIN UTILITY TYPES CAN BE CONSTRUCTED
			PROPOSED PRIVATE CLUBHOUSE	4. UTILITIES ARE AVAILABLE TO THE SITE	- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF THE STREET OR ADJOINING RESIDENTIAL UNITS WITH LANDSCAPING
			PARKING PROPOSED	5. MAXIMUM BUILDING HEIGHT	- AC - ACRES
			TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	6. CENTERLINE	- CE - CENTERLINE
			TOTAL PERVIOUS AREA	7. EASEMENT	- EA - EASEMENT
				8. CURB SIDE REVERSE RECYCLING SERVICES WILL BE PROVIDED BY CITY	- CS - CURB SIDE REVERSE RECYCLING SERVICES WILL BE PROVIDED BY CITY
				9. MAXIMUM FOOTING ANGLE AT ALL PROPERTY CORNERS SHALL BE 45 DEGREES	- MA - MAXIMUM FOOTING ANGLE AT ALL PROPERTY CORNERS SHALL BE 45 DEGREES
				10. 5' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 5' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS
				11. 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS
				12. 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS
				13. 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS
				14. 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS
				15. 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS
				16. 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS
				17. 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS
				18. 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS
				19. 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS
				20. 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS
				21. 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS
				22. 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS
				23. 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS
				24. 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS
				25. 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS
				26. 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS
				27. 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS
				28. 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS
				29. 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS
				30. 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS
				31. 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS
				32. 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS
				33. 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS
				34. 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS
				35. 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS	- A - 15' ADJACENT TO ANY SURROUNDING RESIDENTIAL LOTS



BY	REVISIONS	DATE
KD	TAG-COMMENTS-7.20.15	8.19.15
KD	TAG-COMMENTS-9.03.15	10.30.15
KD	FINAL-TAG	11.30.15
KD	CITY-COMM-REVISIONS	03.16.16

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**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
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SITE PLAN	
SCALE:	1"=60'
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D.
DATE:	07.06.15
FILE:	SP.1
SHEET	SP.9
	9 OF 14 SHEETS

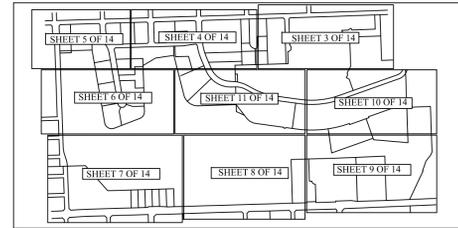
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**SITE DATA**

TOTAL SITE AREA - NET ACREAGE	168.64 AC. (7,345,958.4 S.F.)	PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - NET ACREAGE	30.44 AC. (1,326,135.9 S.F.)
TOTAL SITE AREA - GROSS ACREAGE	174.76 AC. (7,612,545.6 S.F.)	PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - GROSS ACREAGE	32.86 AC. (1,431,381.6 S.F.)
ZONING DESIGNATION	P.U.D.-R	TOTAL NUMBER OF UNITS	151 D.U. (23%)
LAND USE DESIGNATION	MEDIUM DENSITY RESIDENTIAL (CITY L.U.)	TOTAL SINGLE FAMILY	67 D.U. (44%)
EXECUTIVE GOLF COURSE, CLUB HOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE	IRREGULAR RESIDENTIAL DASHED LINE AREA, (BROWARD COUNTY L.U.)	TOTAL SINGLE FAMILY (40' x 110')	45 D.U. (67%)
18 - HOLE GOLF COURSE EXISTING LAND USE	OPEN SPACE AND RECREATIONAL (OSR)	TOTAL SINGLE FAMILY (45' x 110')	22 D.U. (33%)
18 - HOLE PROPOSED LAND USE	OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL	TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	84 D.U. (56%)
TOTAL NUMBER OF UNITS	645 D.U.	TRAILWOOD TOWNHOME	4 D.U. (5%)
DENSITY	3.81 D.U./AC.	MANDALAY TOWNHOME	38 D.U. (45%)
MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)	646 D.U.	MAGNOLIA TOWNHOME	42 D.U. (50%)
TOTAL LAKE AREA PROPOSED	22.75 AC. (990,990 S.F.)	TOTAL DENSITY	4.96 D.U./AC.
EXECUTIVE GOLF COURSE LAKE / RETENTION AREA	5.53 AC. (240,868 S.F.)	TOTAL LAKE/DRAINAGE STORAGE AREA	5.53 AC. (240,868 S.F.)
18-HOLE GOLF COURSE PARCEL LAKE AREA	17.22 AC. (750,102.2 S.F.)	TOTAL WATER SURFACE AREA	2.38 AC. (100,672.8 S.F.)
PUD-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)	110.0 AC. (4,791,578.2 S.F.)	TOTAL DRY RETENTION AREA	3.15 AC. (137,214 S.F.)
TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)	76.24 AC. (3,321,155.4 S.F. - 45%)	HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	12.13 AC. (528,382.8 S.F.)
TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)	92.40 AC. (4,024,803 S.F. - 55%)	TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET EXEC. GOLF COURSE)	16.17 AC. (704,365.2 S.F.)
OPEN SPACE REQUIRED (20% - DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	33.85 AC. (1,474,506 S.F.)	GREEN SPACE AREA, BUFFER AREAS, RESIDENTIAL YARD AREAS & LANDSCAPE OPEN SPACE AREAS	14.27 AC. (621,673.5 S.F.)
OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	92.40 AC. (4,024,803 S.F. - 55%)	TOTAL IMPERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)	7.32 AC. (318,666 S.F.)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	70.00 AC. (3,049,200 S.F.)	RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	3.58 AC. (155,985.5 S.F.)
HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA	35'	PRIVATE ROADWAY AREA	56 AC. (2,428,545 S.F.)
MAXIMUM BUILDING HEIGHT	35'	INTERNAL WALKWAYS AREA	56 AC. (2,428,545 S.F.)

**SHEET KEY**



TOTAL NUMBER OF UNITS	645 D.U.
DENSITY	3.81 D.U./AC.
MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)	646 D.U.
TOTAL LAKE AREA PROPOSED	22.75 AC. (990,990 S.F.)
EXECUTIVE GOLF COURSE LAKE / RETENTION AREA	5.53 AC. (240,868 S.F.)
18-HOLE GOLF COURSE PARCEL LAKE AREA	17.22 AC. (750,102.2 S.F.)
PUD-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)	110.0 AC. (4,791,578.2 S.F.)
TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)	76.24 AC. (3,321,155.4 S.F. - 45%)
TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)	92.40 AC. (4,024,803 S.F. - 55%)
OPEN SPACE REQUIRED (20% - DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	33.85 AC. (1,474,506 S.F.)
OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	92.40 AC. (4,024,803 S.F. - 55%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	70.00 AC. (3,049,200 S.F.)
HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA	35'
MAXIMUM BUILDING HEIGHT	35'

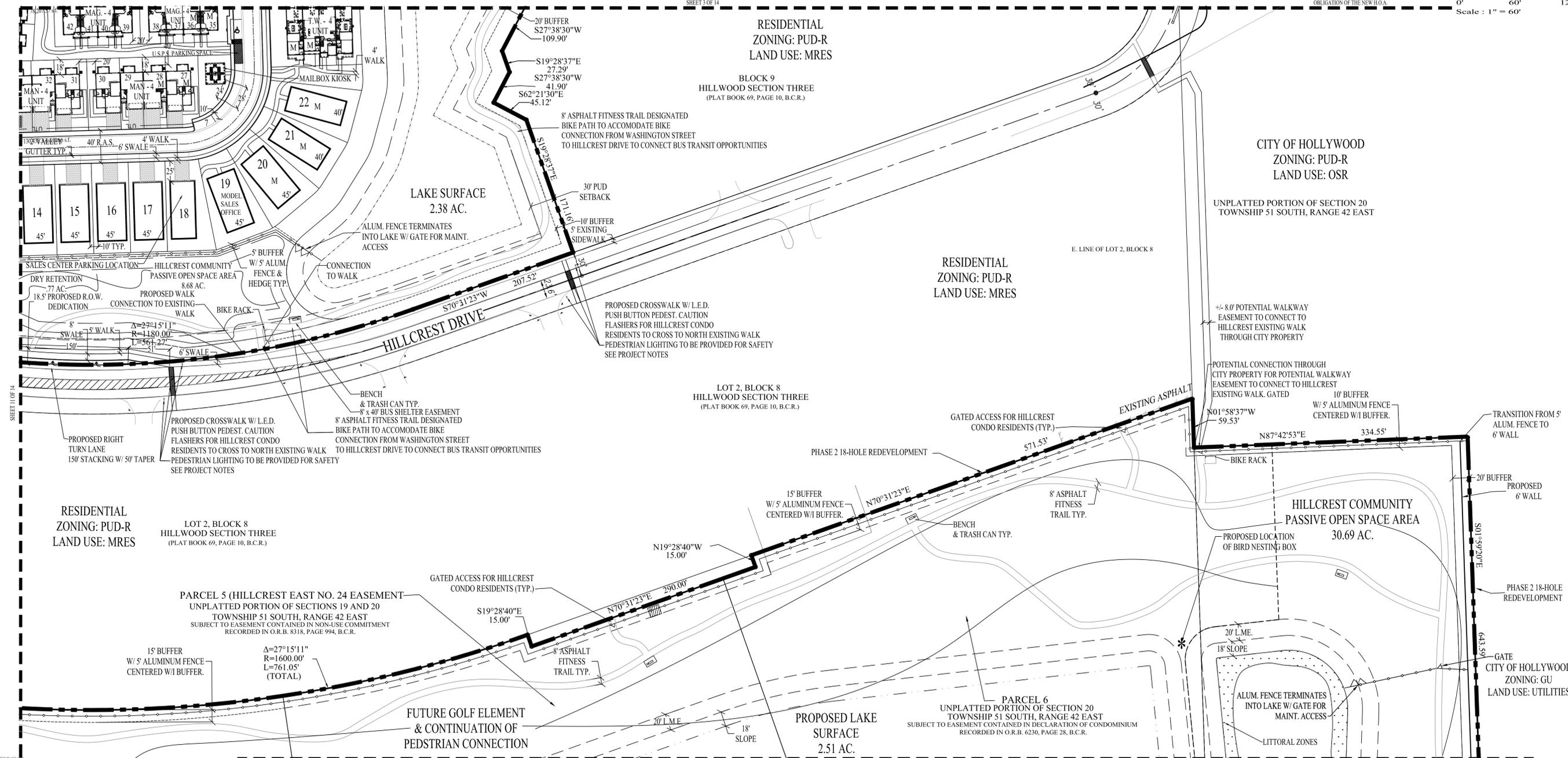
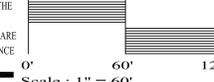
PHASE 1 - CLUBHOUSE PARCEL - NET ACREAGE	30.44 AC. (1,326,135.9 S.F.)	PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - NET ACREAGE	132.95 AC. (5,791,302 S.F.)
PHASE 1 - CLUBHOUSE PARCEL - GROSS ACREAGE	32.86 AC. (1,431,381.6 S.F.)	PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - GROSS ACREAGE	136.19 AC. (5,932,436.4 S.F.)
PROPOSED PRIVATE CLUBHOUSE	4,000 S.F.	TOTAL NUMBER OF UNITS	494 D.U. (77%)
PARKING REQUIRED (1 SP. / 60 S.F. AVAIL. FOR SEATING)	130 SPACES	TOTAL SINGLE FAMILY	208 D.U. (2%)
TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	2.49 AC. (108,383 S.F.)	TOTAL SINGLE FAMILY (40' x 110')	104 D.U. (50%)
TOTAL PERVIOUS AREA	1.26 AC. (54,885.6 S.F.)	TOTAL SINGLE FAMILY (45' x 110')	104 D.U. (50%)
PHASE 1 - TENNIS & BOUCE CENTER - NET ACREAGE	1.50 AC. (65,340 S.F.)	TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	288 D.U. (58%)
PHASE 1 - TENNIS & BOUCE CENTER - GROSS ACREAGE	1.63 AC. (71,133.5 S.F.)	TRAILWOOD TOWNHOME	18 D.U. (6%)
PROPOSED CABANA RECONSTRUCTION AREA	965 S.F.	MANDALAY TOWNHOME	170 D.U. (60%)
PARKING REQUIRED (1.5 PER CABANA)	3 SP.	MAGNOLIA TOWNHOME	98 D.U. (34%)
PARKING PROPOSED (ADDITIONAL PARKING PROPOSED AT CLUBHOUSE)	4 SP.	TOTAL DENSITY	3.70 D.U./AC.
TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	38 AC. (1,673,635 S.F.)	LAKE AREA PROPOSED	17.22 AC. (750,102.2 S.F.)
TOTAL PERVIOUS AREA	64 AC. (2,766,645 S.F.)	HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	57.87 AC. (2,520,817.2 S.F.)
PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - NET ACREAGE	132.95 AC. (5,791,302 S.F.)	TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	74.50 AC. (3,245,036.7 S.F.)
PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - GROSS ACREAGE	136.19 AC. (5,932,436.4 S.F.)	GREEN SPACE AREA, RESIDENTIAL YARD AREAS, BUFFER AREAS & LANDSCAPE OPEN SPACE AREAS	58.45 AC. (2,546,265.3 S.F.)
TOTAL NUMBER OF UNITS	494 D.U. (77%)	TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	24.52 AC. (1,068,255 S.F.)
TOTAL SINGLE FAMILY	208 D.U. (2%)	RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	12.27 AC. (534,713.9 S.F.)
TOTAL SINGLE FAMILY (40' x 110')	104 D.U. (50%)	PRIVATE ROADWAY AREA	1.54 AC. (66,916 S.F.)
TOTAL SINGLE FAMILY (45' x 110')	104 D.U. (50%)	FITNESS TRAIL AREA	2.90 AC. (126,296 S.F.)
TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	288 D.U. (58%)	LAKE WATER SURFACE AREA	17.22 AC. (750,102.2 S.F.)
TRAILWOOD TOWNHOME	18 D.U. (6%)	OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)	26.67 AC. (1,161,919.4 S.F.)
MANDALAY TOWNHOME	170 D.U. (60%)	OPEN SPACE PROPOSED (DOES NOT INCLUDE LAKE AREA)	74.50 AC. (3,245,036.7 S.F. - 50%)
MAGNOLIA TOWNHOME	98 D.U. (34%)	INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	1,045 SP.
TOTAL DENSITY	3.70 D.U./AC.	PARKING SPACES REQUIRED	416 SP.
LAKE AREA PROPOSED	17.22 AC. (750,102.2 S.F.)	SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.)	572 SP.
HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	57.87 AC. (2,520,817.2 S.F.)	MULTI-FAMILY PARKING SPACES REQUIRED (1 SP. / 5 D.U.)	57 SP.
TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	74.50 AC. (3,245,036.7 S.F.)	(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	1,927 SP.
GREEN SPACE AREA, RESIDENTIAL YARD AREAS, BUFFER AREAS & LANDSCAPE OPEN SPACE AREAS	58.45 AC. (2,546,265.3 S.F.)	PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	832 SP.
TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	24.52 AC. (1,068,255 S.F.)	SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	948 SP.
RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	12.27 AC. (534,713.9 S.F.)	MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	147 SP.
PRIVATE ROADWAY AREA	1.54 AC. (66,916 S.F.)	MULTI-FAMILY GUEST PARKING SPACES PROPOSED	
FITNESS TRAIL AREA	2.90 AC. (126,296 S.F.)	(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
LAKE WATER SURFACE AREA	17.22 AC. (750,102.2 S.F.)		
OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)	26.67 AC. (1,161,919.4 S.F.)		
OPEN SPACE PROPOSED (DOES NOT INCLUDE LAKE AREA)	74.50 AC. (3,245,036.7 S.F. - 50%)		
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	1,045 SP.		
PARKING SPACES REQUIRED	416 SP.		
SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.)	572 SP.		
MULTI-FAMILY PARKING SPACES REQUIRED (1 SP. / 5 D.U.)	57 SP.		
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	1,927 SP.		
PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	832 SP.		
SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	948 SP.		
MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	147 SP.		
MULTI-FAMILY GUEST PARKING SPACES PROPOSED			
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)			

**LEGEND**



**PROJECT NOTES**

- L.M.E. = LAKE MAINTENANCE EASEMENT
- R.A.S. = RESIDENTIAL ACCESS STREET
- U.E. = UTILITY EASEMENT
- UTILITIES ARE AVAILABLE TO THE SITE
- MAX. BUILDING HEIGHT IS 35'
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- CL = CENTER LINE
- EAS = EASEMENT
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- D.E. = DRAINAGE EASEMENT
- F.P. = FOUNDATION PLANTING
- SW = SIDEWALK
- C.L.F. = CHAIN LINK FENCE
- \*R. = RESTRICTED LOT IN WHICH ONLY CERTAIN UNIT TYPES CAN BE CONSTRUCTED.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF THE STREET OR ADJOINING RESIDENTIAL UNITS WITH LANDSCAPING.
- LIGHTPOLES LOCATED ON RESIDENTIAL LOTS ALONG ROAD RIGHT OF WAY SHALL BE LOCATED AT PROPERTY CORNERS.
- MAXIMUM FOOT-CANDLE AT ALL PROPERTY LINES TO BE A 5 ADJACENT TO ANY SURROUNDING RESIDENTIAL USES.
- M. - INDICATES MODEL UNIT
- 45 - INDICATES 4 1/2" WIDE SINGLE FAMILY LOT
- MAN - INDICATES A CHASE TOWNHOME
- MAG - INDICATES A MAGNOLIA TOWNHOME
- T.W. - INDICATES A TRAILWOOD TOWNHOME
- MAILBOX KIOSK LOCATED FOR PHASE 1, WITHIN COMMUNITY
- MAILBOX KIOSK LOCATED WITHIN COMMUNITY CLUBHOUSE FOR PHASE 2
- ALL SIGNAGE WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS
- CLUBHOUSES INCLUDE KNOX BOX FOR EMERGENCY ACCESS
- PEDESTRIAN CROSSING AND CAUTION FLASHERS WILL BE INSTALLED IN ACCORDANCE WITH 2016 FDOT INDEX #17346 PAGE 10 OF 14
- HILLCREST PASSIVE OPEN SPACE AREA OPEN FROM DAWN TO DUSK TO ALL HILLCREST RESIDENTS
- HILLCREST PASSIVE OPEN SPACE AREA TO BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW HILLCREST HOMEOWNERS ASSOCIATION TO BE FORMED TO SERVE THE 645 DWELLING UNITS
- ALL INTERNAL RESIDENTIAL VEHICULAR ACCESS WAYS ARE PRIVATE ROADWAYS & ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW H.O.A.



BY	REVISIONS	DATE
KD	TAG-COMMENTS-7.20.15	8.19.15
KD	TAG-COMMENTS-9.03.15	10.30.15
KD	FINAL-TAG	11.30.15
KD	CITY-COMM-REVISIONS	03.16.16

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**HILLCREST IG, LLC.**  
**PULTE GROUP**  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FLORIDA 33021

<b>SITE PLAN</b>	
SCALE:	1"=60'
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D.
DATE:	07.06.15
FILE:SP.1	
SHEET	<b>SP.10</b>
	10 OF 14 SHEETS

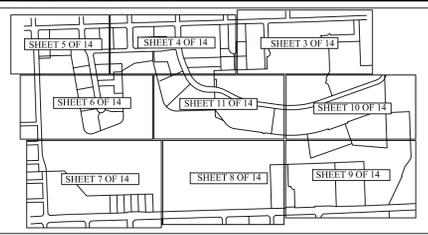


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**SITE DATA**

TOTAL SITE AREA - NET ACREAGE	168.64 AC. (7,345,954 S.F.)	PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - NET ACREAGE	30.44 AC. (1,326,135 S.F.)	PHASE 1 - CLUBHOUSE PARCEL - NET ACREAGE	3.75 AC. (163,350 S.F.)	PHASE 2 - 18-HOLE GOLF COURSE PARCEL - NET ACREAGE	132.99 AC. (5,791,384 S.F.)
TOTAL SITE AREA - GROSS ACREAGE	174.76 AC. (7,612,545 S.F.)	PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - GROSS ACREAGE	32.86 AC. (1,431,381 S.F.)	PHASE 1 - CLUBHOUSE PARCEL - GROSS ACREAGE	4.08 AC. (177,724 S.F.)	PHASE 2 - 18-HOLE GOLF COURSE PARCEL - GROSS ACREAGE	136.19 AC. (5,932,436 S.F.)
ZONING DESIGNATION	P.U.D.-R	TOTAL NUMBER OF UNITS	151 D.U. (27%)	PROPOSED HILLCREST CONDO CLUBHOUSE	4,000 S.F.	TOTAL NUMBER OF UNITS	494 D.U. (77%)
LAND USE DESIGNATION		TOTAL SINGLE FAMILY	67 D.U. (44%)	PROPOSED PRIVATE CLUBHOUSE	67 SPACES	TOTAL SINGLE FAMILY	208 D.U. (42%)
EXECUTIVE GOLF COURSE, CLUB HOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE	MEDIUM DENSITY RESIDENTIAL (CITY L.U.)	TOTAL SINGLE FAMILY (40' x 110')	45 D.U. (67%)	PARKING REQUIRED (1 SP. / 60 S.F. AVAIL. FOR SEATING)	130 SPACES	TOTAL SINGLE FAMILY (40' x 110')	104 D.U. (50%)
IRREGULAR RESIDENTIAL DASHED LINE AREA, (BROWARD COUNTY L.U.)	OPEN SPACE AND RECREATIONAL (OSR)	TOTAL SINGLE FAMILY (45' x 110')	22 D.U. (33%)	PARKING PROPOSED	2,494 AC. (108,813 S.F.)	TOTAL SINGLE FAMILY (45' x 110')	104 D.U. (50%)
18-HOLE GOLF COURSE EXISTING LAND USE	OPEN SPACE AND RECREATIONAL (OSR)	TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	84 D.U. (56%)	TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	1,26 AC. (54,885.6 S.F.)	TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	286 D.U. (58%)
18-HOLE PROPOSED LAND USE	OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL	TRAILWOOD TOWNHOME	4 D.U. (5%)	TOTAL PERVIOUS AREA	170 D.U. (69%)	TRAILWOOD TOWNHOME	18 D.U. (6%)
		MANDALAY TOWNHOME	38 D.U. (45%)	PHASE 1 - TENNIS & BOUCE CENTER - NET ACREAGE	1.50 AC. (65,340 S.F.)	MANDALAY TOWNHOME	170 D.U. (69%)
		MAGNOLIA TOWNHOME	42 D.U. (50%)	PHASE 1 - TENNIS & BOUCE CENTER - GROSS ACREAGE	1.63 AC. (71,132.5 S.F.)	MAGNOLIA TOWNHOME	98 D.U. (34%)
TOTAL NUMBER OF UNITS	645 D.U.	TOTAL DENSITY	4.96 D.U./AC.	PROPOSED CABANA RECONSTRUCTION AREA	965 S.F.	TOTAL DENSITY	3.70 D.U./AC.
DENSITY	3.81 D.U./AC.	TOTAL LAKE/DRAINAGE STORAGE AREA	5.53 AC. (240,886 S.F.)	PARKING REQUIRED (1.5 PER CABANA)	3 SP.	LAKE AREA PROPOSED	17.22 AC. (750,103.2 S.F.)
MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 4674, PAGE 883)	646 D.U.	TOTAL WATER SURFACE AREA	2.38 AC. (103,672.8 S.F.)	PARKING PROPOSED (ADDITIONAL PARKING PROPOSED AT CLUBHOUSE)	4 SP.	HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	57.87 AC. (2,520,817.2 S.F.)
TOTAL LAKE AREA PROPOSED	22.75 AC. (990,990 S.F.)	HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	12.13 AC. (527,382.8 S.F.)	TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	16.17 AC. (704,362.5 S.F.)	TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	74.50 AC. (3,245,036.7 S.F.)
EXECUTIVE GOLF COURSE LAKE / RETENTION AREA	5.53 AC. (240,886 S.F.)	TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET EXEC. GOLF COURSE)	14.27 AC. (621,673.5 S.F.)	GREEN SPACE AREA, BUFFER AREAS, RESIDENTIAL YARD AREAS & LANDSCAPE OPEN SPACE AREAS	7.32 AC. (318,666 S.F.)	INTERNAL WALKWAYS AREA	1.54 AC. (69,616 S.F.)
18-HOLE GOLF COURSE PARCEL LAKE AREA	17.22 AC. (750,103.2 S.F.)	TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	3.58 AC. (155,985.5 S.F.)	RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	56 AC. (2,428.5 S.F.)	FITNESS TRAIL AREA	2.90 AC. (126,296 S.F.)
P.U.D.-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)	110.0 AC. (4,791,578.2 S.F.)	TOTAL DRY RETENTION AREA	3.15 AC. (137,214 S.F.)	PRIVATE ROADWAY AREA	17.22 AC. (750,103.2 S.F.)	LAKE WATER SURFACE AREA	26.67 AC. (1,161,919.4 S.F.)
TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)	76.24 AC. (3,321,155.4 S.F. - 45%)	TOTAL DRY RETENTION AREA	6.09 AC. (265,280.4 S.F.)	INTERNAL WALKWAYS AREA	1.54 AC. (69,616 S.F.)	OPEN SPACE PROPOSED (DOES NOT INCLUDE LAKE AREA)	74.50 AC. (3,245,036.7 S.F. - 56%)
TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)	92.40 AC. (4,024,803 S.F. - 55%)	OPEN SPACE PROPOSED (DOES NOT INCLUDE LAKE AREA)	16.17 AC. (704,362.5 S.F. - 53%)	FITNESS TRAIL AREA	2.90 AC. (126,296 S.F.)	INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	1,045 SP.
OPEN SPACE REQUIRED (20% - DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	33.85 AC. (1,474,506 S.F.)	PARKING SPACES REQUIRED	319 SP.	LAKE WATER SURFACE AREA	2.25 AC. (98,010 S.F.)	SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. - 1 SP. / 900 S.F. > 2,000 S.F.)	416 SP.
OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	92.40 AC. (4,024,803 S.F. - 55%)	SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. - 1 SP. / 900 S.F. > 2,000 S.F.)	134 SP.	OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)	6.09 AC. (265,280.4 S.F.)	MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	572 SP.
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	70.00 AC. (3,049,200 S.F.)	MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	168 SP.	OPEN SPACE PROPOSED (DOES NOT INCLUDE LAKE AREA)	16.17 AC. (704,362.5 S.F. - 53%)	MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)	57 SP.
HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA	57.87 AC. (2,520,817 S.F.)	MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)	17 SP.	INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	16.17 AC. (704,362.5 S.F. - 53%)	(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	1,927 SP.
MAXIMUM BUILDING HEIGHT	35'	PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	558 SP.	PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	558 SP.	SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	832 SP.
		SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	268 SP.	SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	268 SP.	MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	828 SP.
		MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	252 SP.	MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	252 SP.	MULTI-FAMILY GUEST PARKING SPACES PROPOSED	948 SP.
		MULTI-FAMILY GUEST PARKING SPACES PROPOSED	38 SP.	MULTI-FAMILY GUEST PARKING SPACES PROPOSED	38 SP.	(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	147 SP.

**SHEET KEY**



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- MAG - INDICATES A MANDALAY TOWNHOME
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 4600 HILLCREST DRIVE  
 HOLLYWOOD, FLORIDA 33021

**SITE PLAN**

SCALE: 1"=60'

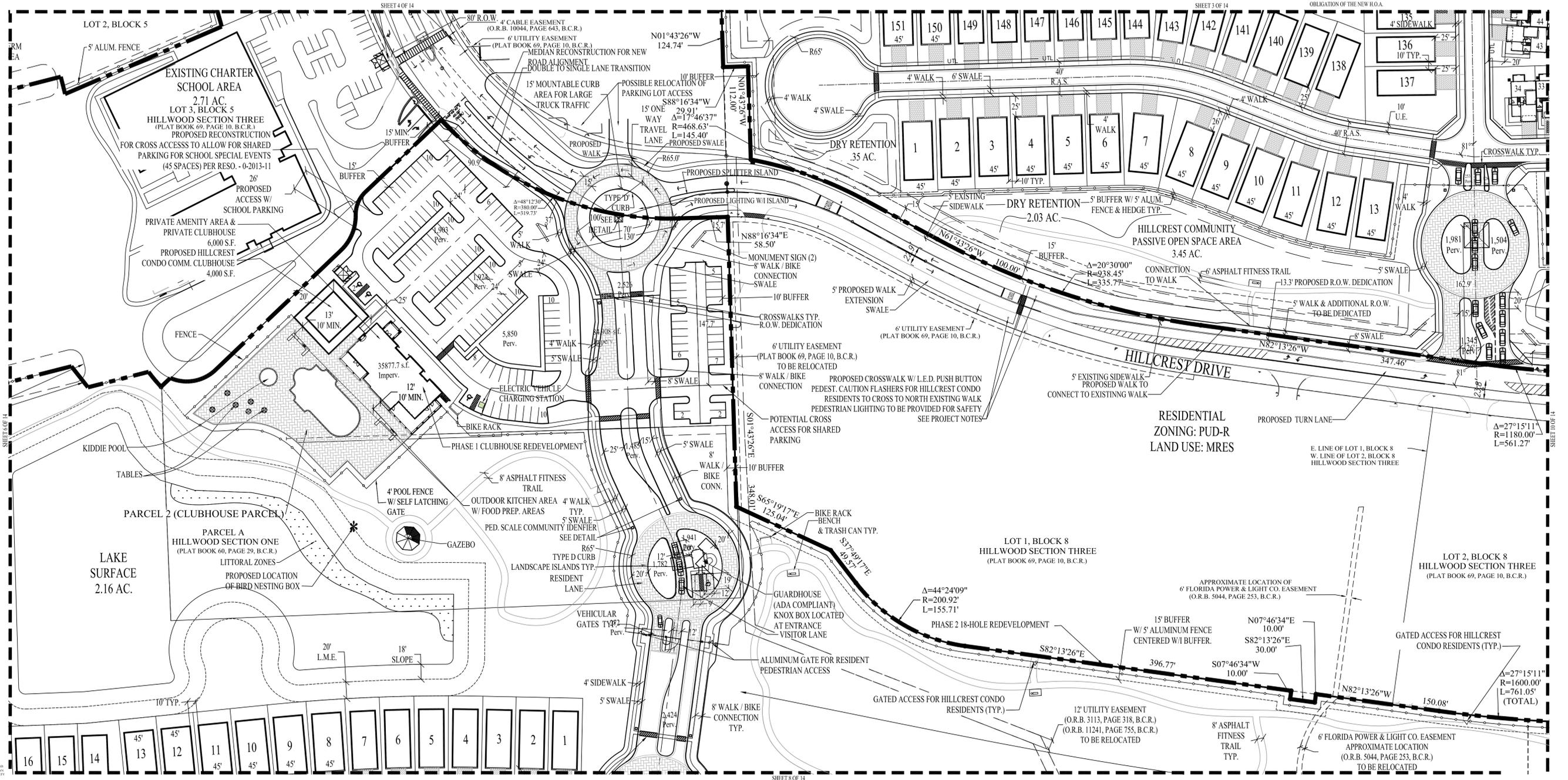
CHECKED BY: K.D.D.

DRAWN BY: K.D.D.

DATE: 07.06.15

FILE: SP.1

SHEET **SP.11**  
 11 OF 14 SHEETS



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