

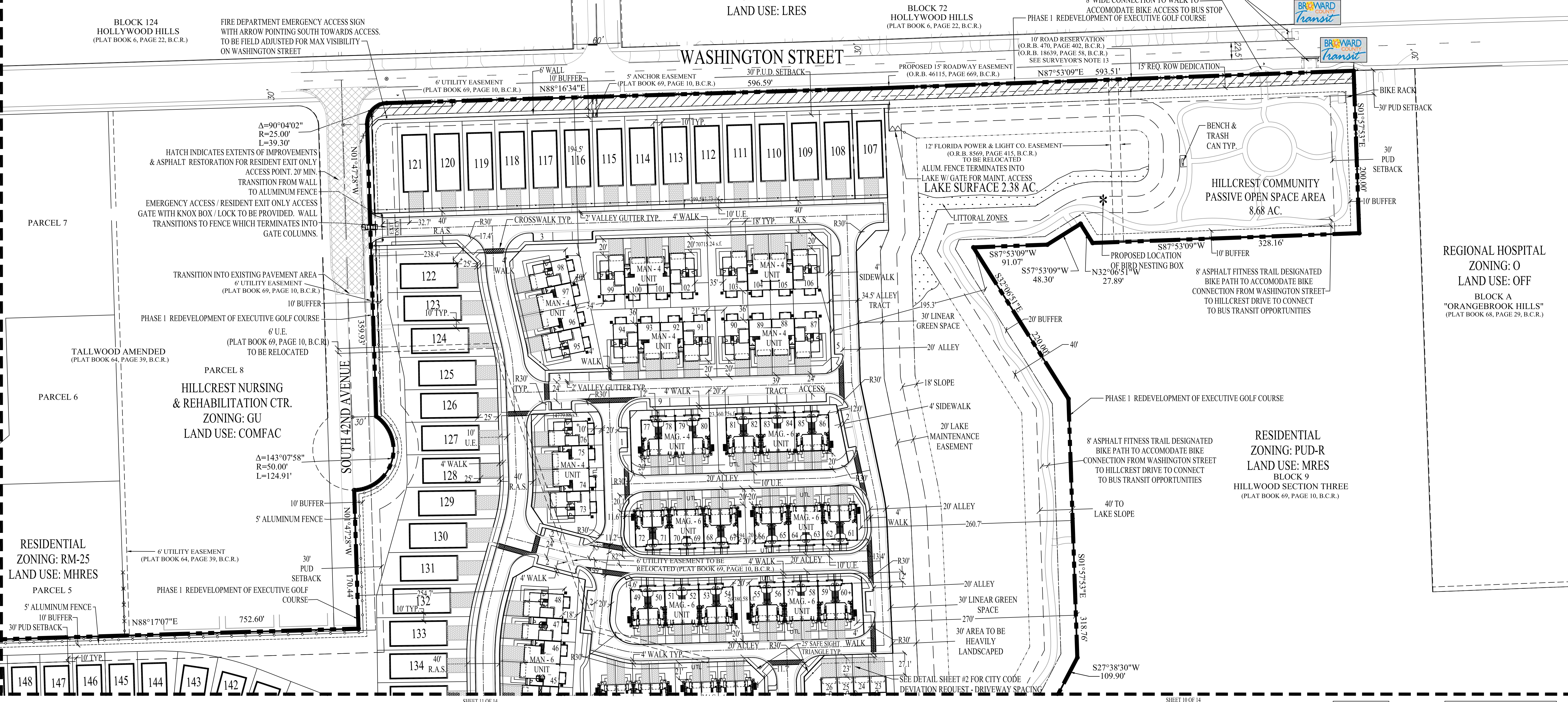
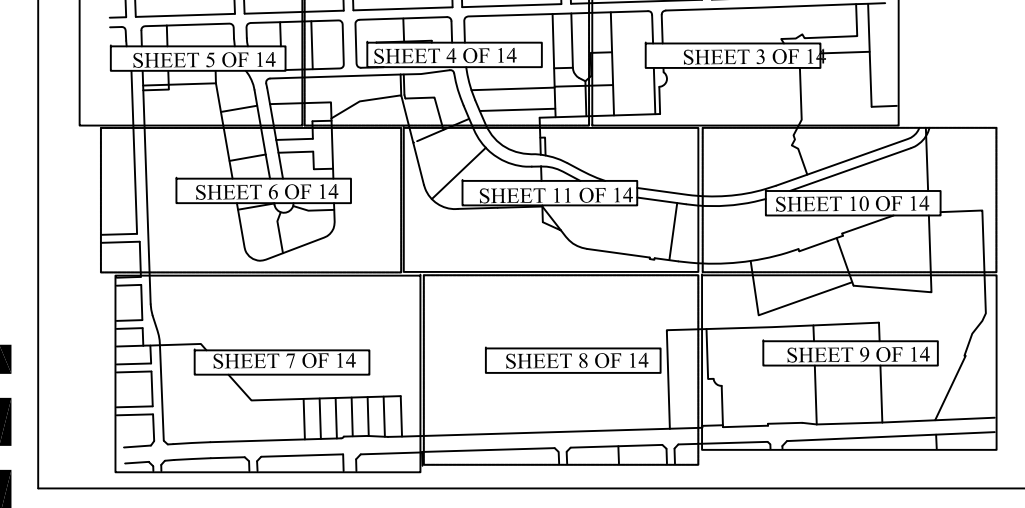
**SITE DATA**

|   |   |  |                                  |  |                                  |  |                              |
|---|---|--|----------------------------------|--|----------------------------------|--|------------------------------|
| 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. (1,440,302.5 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. (59%)               |
| 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. (59%)               |
| 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  | 126 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. 46744, 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   | 2.25 AC. (98,010 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   | 6.09 AC. (265,280.4 S.F.)        | OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)          | 16.17 AC. (704,365.2 S.F. - 53%) | LAKE WATER SURFACE AREA                                | 17.22 AC. (750,103.2 S.F.)   |
| MAXIMUM BUILDING HEIGHT   | 35'   | OPEN SPACE PROPOSED (DOES NOT INCLUDE LAKE AREA)                   | 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%) | 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 LOTS 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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**HILLCREST IG, LLC.**  
**PULTE GROUP**  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FLORIDA 33021

**SITE PLAN**

SCALE: 1"=60'

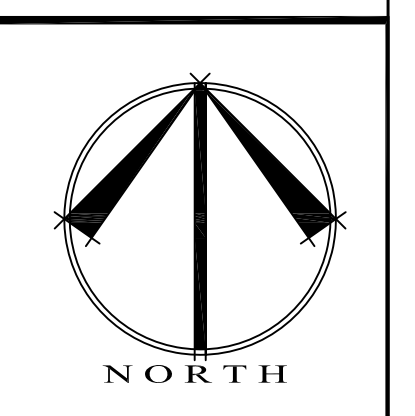
CHECKED BY: K.D.D.

DRAWN BY: K.D.D.

DATE: 07.06.15

FILE: SP.1

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



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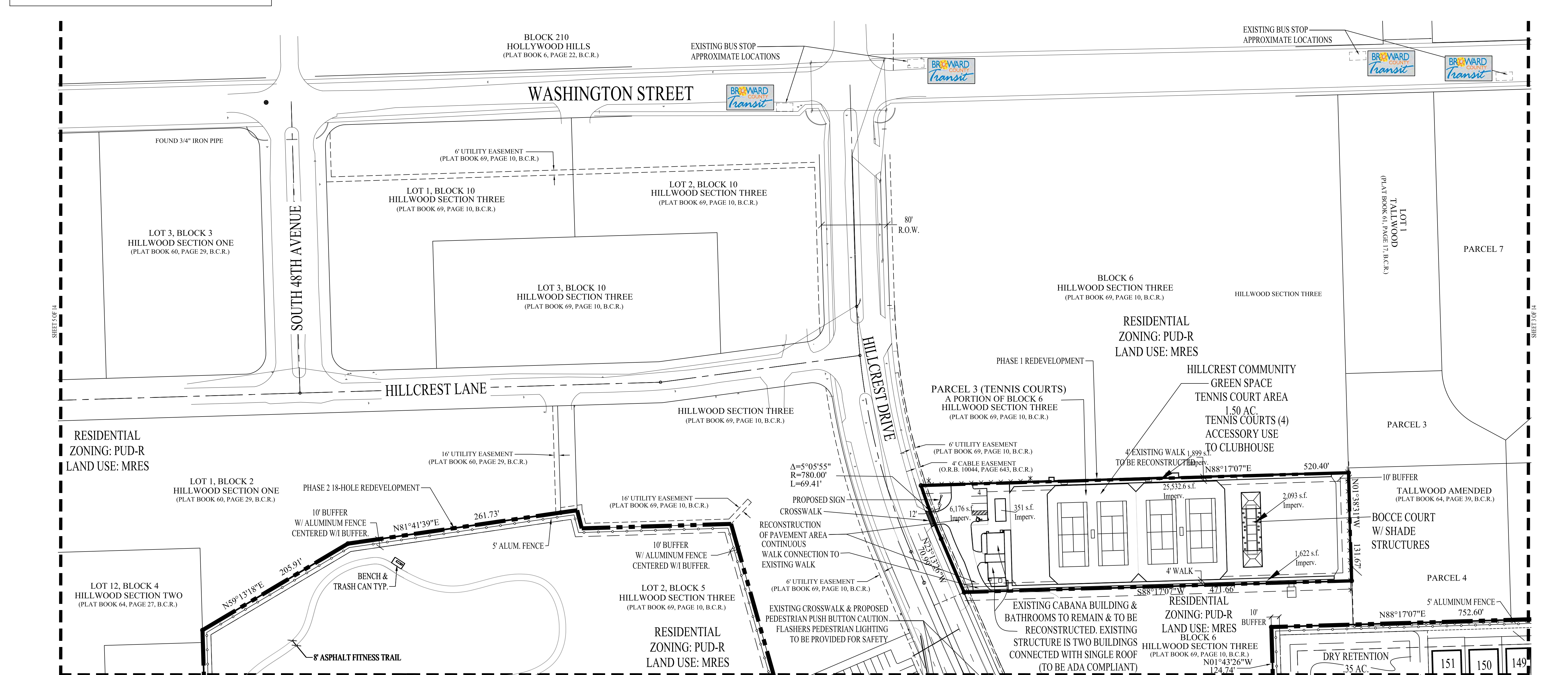
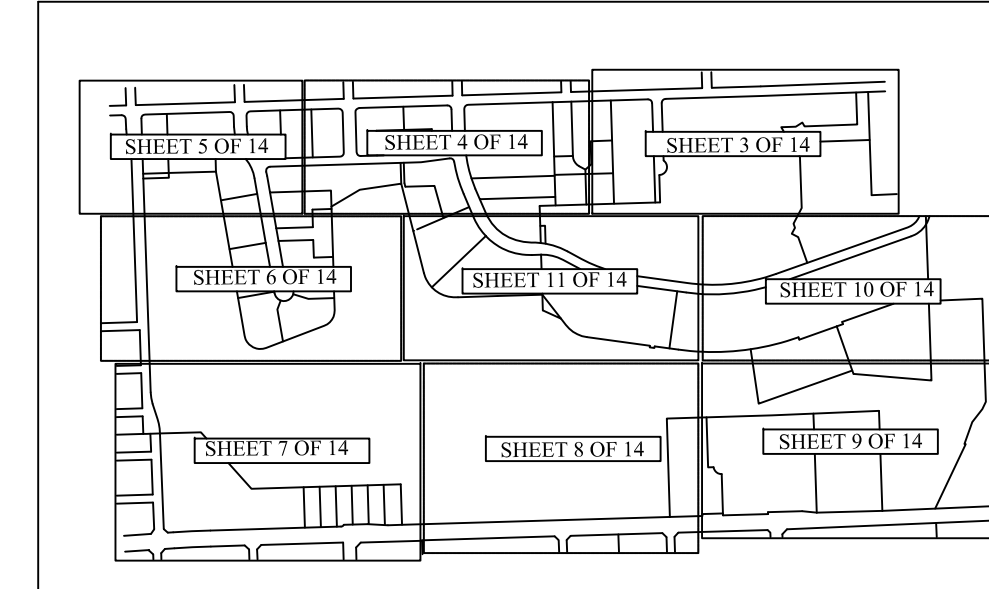
**SITE DATA**

|   |   |   |                              |
|---|---|---|------------------------------|
| 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. (1,328,135.9 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')  | 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 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 | 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 IN 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. (24,428 S.F.)         |
| HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA   | 35'   | PRIVATE ROADWAY AREA  | 56 AC. (24,486 S.F.)         |
| MAXIMUM BUILDING HEIGHT   |   | INTERNAL WALKWAYS AREA  | 2.25 AC. (98,010 S.F.)       |

**LEGEND**

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

**SHEET KEY**



**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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**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.4**

4 OF 14 SHEETS



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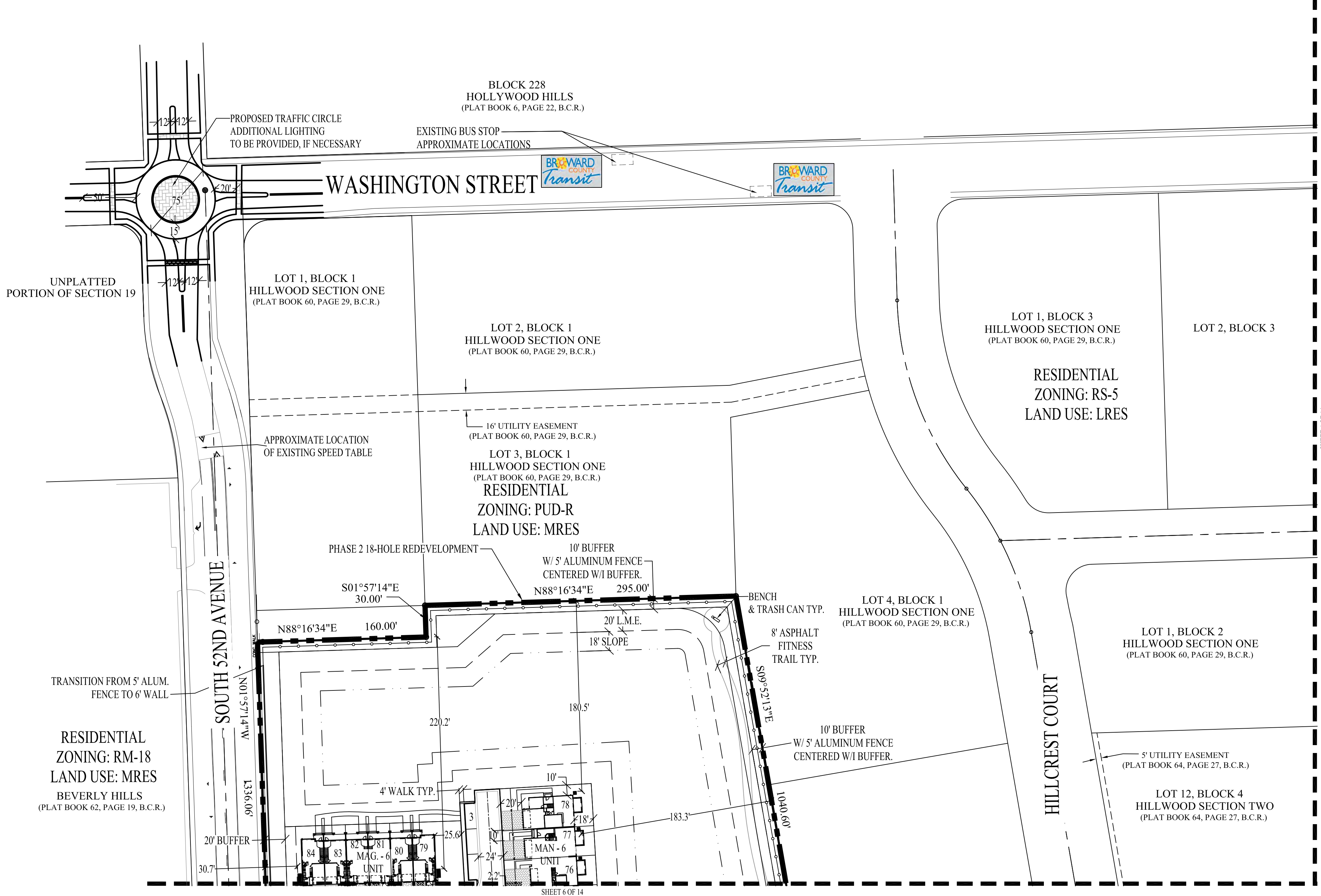
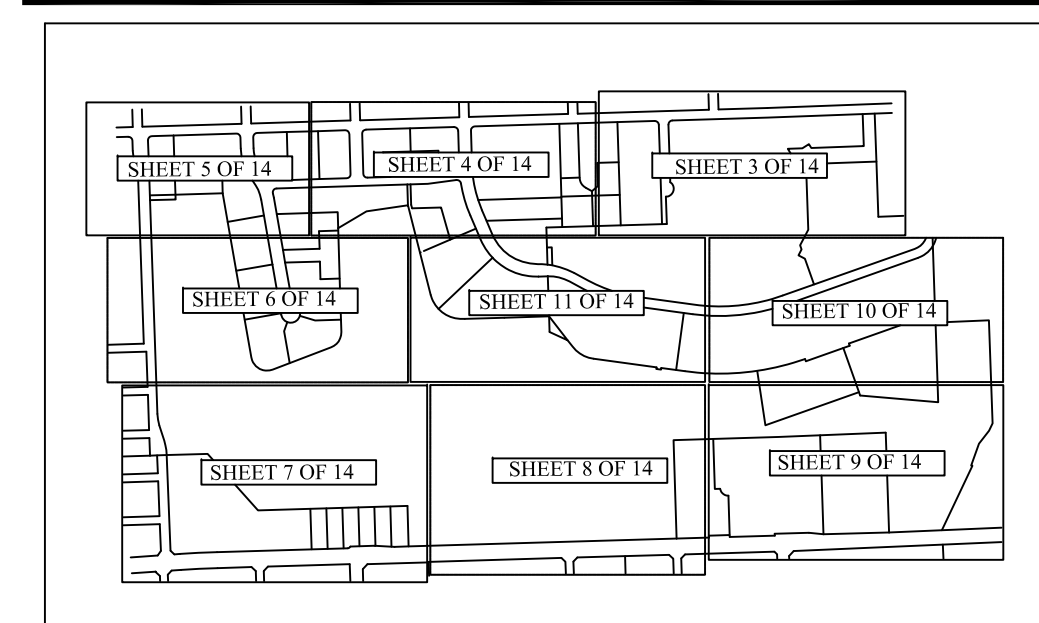
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| TOTAL SITE AREA - GROSS ACREAGE   | 174.76 AC. (7,612,545.6 S.F.)                                 | PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - GROSS ACREAGE   | 32.86 AC. (1,431,381.6 S.F.)     | PHASE 1 - CLUBHOUSE PARCEL - GROSS ACREAGE  | 4.08 AC. (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  | 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 (45' x 110')   | 45 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 (45' 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. (108,983.5 S.F.)        | TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME  | 258 D.U. (58%)                |
| TOTAL NUMBER OF UNITS   | 645 D.U.  | TRAILWOOD TOWNHOME   | 4 D.U. (6%)                      | 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. (64%)                |
| MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, 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. (49%)                 |
| 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 (1.5 PER CABANA)   | 3 SP.                            | LAKE AREA PROPOSED  | 17.22 AC. (750,103.2 S.F.)    |
| 18-HOLE GOLF COURSE PARCEL LAKE AREA  | 17.22 AC. (750,103.2 S.F.)                                    | 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.)  |
| 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 (SEE BREAKDOWN DETAIL SHEET)                                  | 86 AC. (37,673.6 S.F.)           | TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)  | 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   | 64 AC. (27,666.4 S.F.)           | RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)                       | 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%)                              | GREEN SPACE AREA, BUFFER AREAS, RESIDENTIAL YARD AREAS & LANDSCAPE OPEN SPACE AREAS                | 14.27 AC. (621,673.5 S.F.)       | GREEN SPACE AREA, BUFFER AREAS, RESIDENTIAL YARD AREAS & LANDSCAPE OPEN SPACE AREAS | 1.50 AC. (65,340 S.F.)           | PRIVATE ROADWAY 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)   | 7.22 AC. (318,646 S.F.)          | RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)                   | 3.58 AC. (155,965.5 S.F.)        | INTERNAL WALKWAYS AREA  | 1.54 AC. (66,916 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. (155,965.5 S.F.)        | PRIVATE ROADWAY AREA  | 56 AC. (24,256 S.F.)             | FITNESS TRAIL AREA  | 2.90 AC. (126,296 S.F.)       |
| INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS |   | INTERNAL WALKWAYS AREA   | 56 AC. (24,256 S.F.)             | LAKE WATER SURFACE AREA   | 56 AC. (24,486 S.F.)             | LAKE WATER SURFACE AREA   | 17.22 AC. (750,103.2 S.F.)    |
| HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA   | 70.00 AC. (3,049,200 S.F.)                                    | RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)                                  | 2.25 AC. (98,010 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)  | 26.67 AC. (1,161,919.4 S.F.)  |
| MAXIMUM BUILDING HEIGHT   | 35'   | OPEN SPACE PROPOSED (DOES NOT INCLUDE LAKE AREA)   | 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 | 1,045 SP.                     |
| <b>LEGEND</b>   |   | PARKING SPACES REQUIRED  |                                  | PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)                         |                                  | PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)                             | 1,927 SP.                     |
|   | - INDICATES PAVER AREAS                                       | 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 SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)                           | 558 SP.                          | SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)                               | 832 SP.                       |
|   |   | MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)  | 134 SP.                          | MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)                                | 288 SP.                          | MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)                                    | 948 SP.                       |
|   |   | MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)  | 168 SP.                          | MULTI-FAMILY GUEST PARKING SPACES PROPOSED  | 252 SP.                          | MULTI-FAMILY GUEST PARKING SPACES PROPOSED  | 147 SP.                       |
|   |   | (SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)                                       | 17 SP.                           | (SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)                        | 38 SP.                           | (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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**PULTE GROUP**  
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 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'

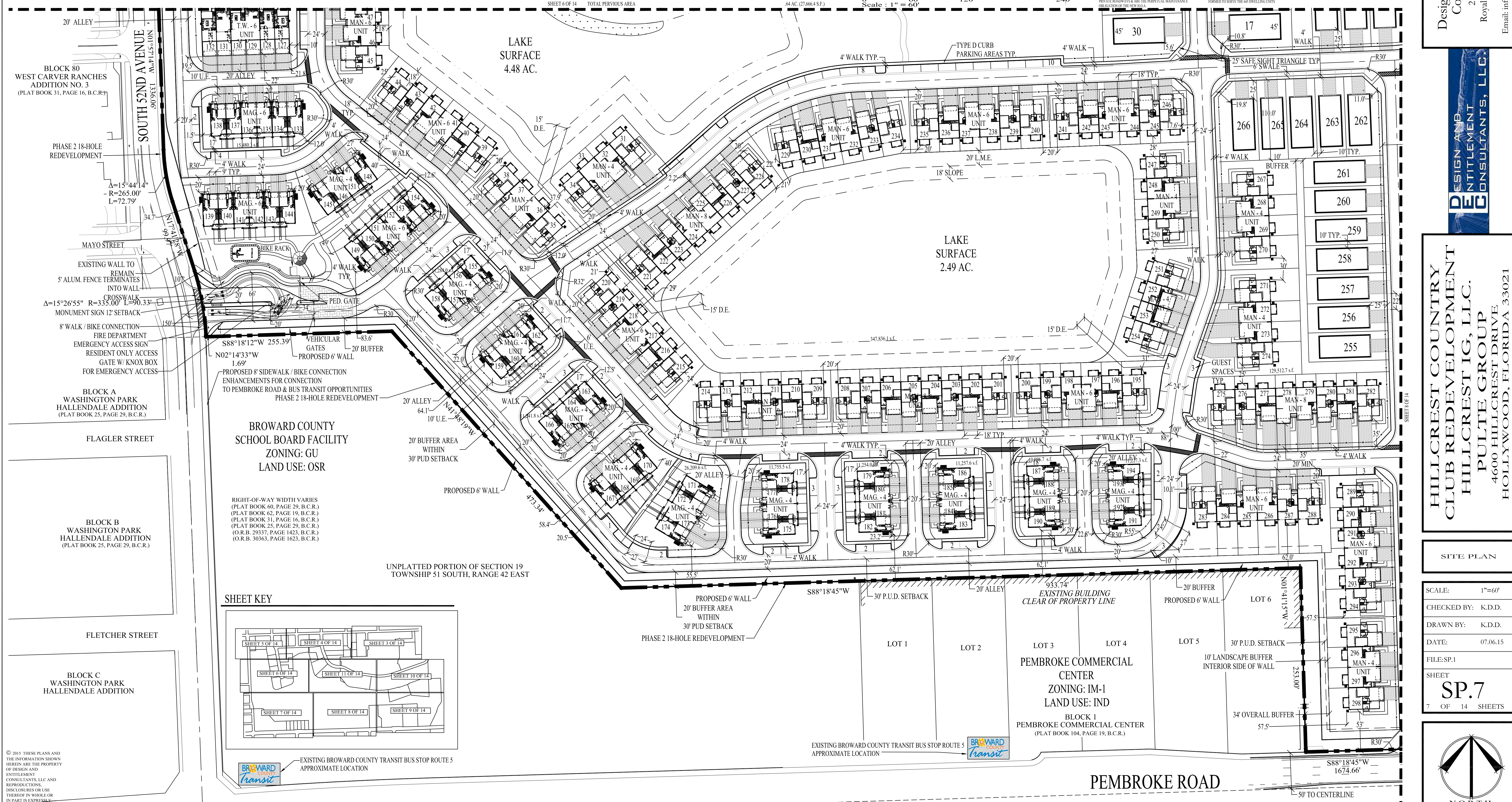
Scale : 1" = 60'







| 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.                      | 134 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.)      |
| 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.                      | 168 SP.   | 138.19 AC. (5,932,456.4 S.F.)    | 138.19 AC. (5,932,456.4 S.F.)   | 138.19 AC. (5,932,456.4 S.F.)    |
| ZONING DESIGNATION  | P.U.D.-R  | PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - GROSS ACREAGE      | 32.86 AC. (1,431,381.6 S.F.) | PHASE 2 - 18-HOLE GOLF COURSE PARCEL - GROSS ACREAGE                                    | 138.19 AC. (5,932,456.4 S.F.)    | PHASE 3 - 18-HOLE GOLF COURSE PARCEL - GROSS ACREAGE                                    | 138.19 AC. (5,932,456.4 S.F.)    |
| LAND USE DESIGNATION  | MEDIUM DENSITY RESIDENTIAL (CITY L.U.)                        | TOTAL NUMBER OF UNITS                                       | 151 D.U. (29%)               | TOTAL NUMBER OF UNITS   | 498 D.U. (77%)                   | TOTAL NUMBER OF UNITS   | 498 D.U. (77%)                   |
| 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%)                | TOTAL SINGLE FAMILY   | 208 D.U. (42%)                   | TOTAL SINGLE FAMILY   | 208 D.U. (42%)                   |
| 18-HOLE GOLF COURSE EXISTING LAND USE   | OPEN SPACE AND RECREATIONAL (OSR)                             | TOTAL SINGLE FAMILY 40' x 110'                              | 22 D.U. (33%)                | TOTAL SINGLE FAMILY 40' x 110'  | 104 D.U. (59%)                   | TOTAL SINGLE FAMILY 40' x 110'  | 104 D.U. (59%)                   |
| 18-HOLE PROPOSED LAND USE   | OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL  | TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME                    | 84 D.U. (59%)                | TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME  | 104 D.U. (59%)                   | TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME  | 104 D.U. (59%)                   |
| TOTAL NUMBER OF UNITS   | 645 D.U.  | TRAILWOOD TOWNHOME  | 4 D.U. (5%)                  | TRAILWOOD TOWNHOME  | 18 D.U. (6%)                     | TRAILWOOD TOWNHOME  | 18 D.U. (6%)                     |
| DENSITY   | 3.81 D.U./AC.   | MANDALAY TOWNHOME   | 38 D.U. (45%)                | MANDALAY TOWNHOME   | 286 D.U. (58%)                   | MANDALAY TOWNHOME   | 286 D.U. (58%)                   |
| MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)                     | 646 D.U.  | MAGNOLIA TOWNHOME   | 42 D.U. (50%)                | MAGNOLIA TOWNHOME   | 98 D.U. (34%)                    | MAGNOLIA TOWNHOME   | 98 D.U. (34%)                    |
| TOTAL LAKE AREA PROPOSED  | 22.75 AC. (990,990 S.F.)                                      | TOTAL DENSITY   | 4.96 D.U./AC.                | TOTAL DENSITY   | 17.22 AC. (750,103.2 S.F.)       | TOTAL DENSITY   | 17.22 AC. (750,103.2 S.F.)       |
| EXECUTIVE GOLF COURSE LAKE / RETENTION AREA   | 5.53 AC. (240,888 S.F.)                                       | TOTAL LAKE DRAINAGE STORAGE AREA                            | 5.53 AC. (240,888 S.F.)      | LAKE AREA PROPOSED  | 17.22 AC. (750,103.2 S.F.)       | LAKE AREA PROPOSED  | 17.22 AC. (750,103.2 S.F.)       |
| 18-HOLE GOLF COURSE PARCEL LAKE AREA  | 12.22 AC. (530,102.3 S.F.)                                    | TOTAL WATER SURFACE AREA                                    | 2.38 AC. (103,672.8 S.F.)    | HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA                                      | 57.87 AC. (2,520,817.2 S.F.)     | HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA                                      | 57.87 AC. (2,520,817.2 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.)      | HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA                                      | 57.87 AC. (2,520,817.2 S.F.)     | HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA                                      | 57.87 AC. (2,520,817.2 S.F.)     |
| TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)                          | 76.24 AC. (3,321,155.4 S.F. - 45%)                            | TOTAL PERVIOUS AREA   | 12.13 AC. (528,382.8 S.F.)   | GREEN SPACE AREA, BUFFER AREAS, RESIDENTIAL YARD AREAS & LANDSCAPE OPEN SPACE AREAS     | 16.17 AC. (704,365.2 S.F.)       | GREEN SPACE AREA, BUFFER AREAS, RESIDENTIAL YARD AREAS & LANDSCAPE OPEN SPACE AREAS     | 16.17 AC. (704,365.2 S.F.)       |
| TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)                                     | 92.40 AC. (4,024,803 S.F. - 55%)                              | PROPOSED PRIVATE CLUBHOUSE                                  | 6,000 S.F.                   | TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)                                      | 14.27 AC. (621,673.5 S.F.)       | TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)                                      | 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%)                              | PARKING REQUIRED (1 SP./40 S.F. AVAIL. FOR SEATING)         | 67 SPACES                    | PROPOSED HILLCREST CONDO CLUBHOUSE  | 3.38 AC. (155,985.5 S.F.)        | PROPOSED HILLCREST CONDO CLUBHOUSE  | 3.38 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.)                                    | TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)          | 130 SPACES                   | PRIVATE ROADWAY AREA  | 5.56 AC. (242,526 S.F.)          | PRIVATE ROADWAY AREA  | 5.56 AC. (242,526 S.F.)          |
| HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA   | 57.87 AC. (2,520,817.2 S.F.)                                  | TOTAL PERVIOUS AREA   | 1.26 AC. (54,888.6 S.F.)     | INTERNAL WALKWAYS AREA  | 2.25 AC. (98,010 S.F.)           | INTERNAL WALKWAYS AREA  | 2.25 AC. (98,010 S.F.)           |
| MAXIMUM BUILDING HEIGHT   | 35'   | PHASE 1 - TENNIS & BOCCIE CENTER - NET ACREAGE              | 1.50 AC. (65,340 S.F.)       | FITNESS TRAIL AREA  | 1.50 AC. (65,340 S.F.)           | FITNESS TRAIL AREA  | 1.50 AC. (65,340 S.F.)           |
|   |   | PHASE 1 - TENNIS & BOCCIE CENTER - GROSS ACREAGE            | 1.63 AC. (71,133 S.F.)       | LAKE WATER SURFACE AREA   | 1.63 AC. (71,133 S.F.)           | LAKE WATER SURFACE AREA   | 1.63 AC. (71,133 S.F.)           |
|   |   | PROPOSED CABANA RECONSTRUCTION AREA                         | 965 S.F.                     | OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)                               | 16.17 AC. (704,365.2 S.F. - 55%) | OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)                               | 16.17 AC. (704,365.2 S.F. - 55%) |
|   |   | PARKING REQUIRED (1.5 PER CABANA)                           | 3 SP.                        | INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS |                                  | INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS |                                  |
|   |   | PARKING PROPOSED (ADDITIONAL PARKING PROPOSED AT CLUBHOUSE) | 4 SP.                        |   |                                  |   |                                  |
|   |   | TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)          | 86 AC. (37,673.6 S.F.)       |   |                                  |   |                                  |
|   |   | TOTAL PERVIOUS AREA   | 64 AC. (27,664.4 S.F.)       |   |                                  |   |                                  |



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| 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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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   |   | 18-HOLE GOLF COURSE PARCEL - NET ACREAGE               |                              | PARKING SPACES REQUIRED  |         | PHASE 2 - 18-HOLE GOLF COURSE PARCEL - NET ACREAGE   |                               | OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)  |                                     |
|---|---|--|------------------------------|--|---------|--|-------------------------------|--|-------------------------------------|
| TOTAL SITE AREA - NET ACREAGE   | 166.64 AC. (7,245,958.4 S.F.)   | PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - NET ACREAGE   | 30.44 AC. (1,326,153.9 S.F.) | SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.) | 319 SP. | PHASE 2 - 18-HOLE GOLF COURSE PARCEL - NET ACREAGE   | 132.95 AC. (5,791,302 S.F.)   | OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)  | 26.67 AC. (1,161,919.44 S.F.)       |
| TOTAL SITE AREA - GROSS ACREAGE   | 174.76 AC. (7,812,545.6 S.F.)   | PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - GROSS ACREAGE | 32.86 AC. (1,431,381.6 S.F.) | MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)  | 134 SP. | PHASE 2 - 18-HOLE GOLF COURSE PARCEL - GROSS ACREAGE | 136.19 AC. (5,932,436.4 S.F.) | OPEN SPACE PROPOSED (DOES NOT INCLUDE LAKE AREA)   | 74.50 AC. (3,245,056.71 S.F. - 50%) |
| ZONING DESIGNATION  | P.U.D.-R  | TOTAL NUMBER OF UNITS                                  | 151 D.U. (25%)               | MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)  | 18 SP.  | TOTAL NUMBER OF UNITS                                | 494 D.U. (77%)                | INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE LAKE AREA, COMMON OPEN SPACE AREAS & YARD AREAS          |                                     |
| LAND USE DESIGNATION  | EXECUTIVE GOLF COURSE, CLUBHOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE<br>MEDIUM DENSITY RESIDENTIAL (CITY U.L.)<br>IRREGULAR RESIDENTIAL DASHED LINE AREA, (BROWARD COUNTY L.L.)<br>18-HOLE GOLF COURSE PARCEL LAKE AREA<br>OPEN SPACE AND RECREATIONAL (OSR)<br>18-HOLE GOLF COURSE EXISTING LAND USE<br>OPEN SPACE AND RECREATIONAL (OSR)<br>18-HOLE PROPOSED LAND USE<br>OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL | TOTAL SINGLE FAMILY                                    | 67 D.U. (44%)                | (SEE DETAIL SHEET #2 SP.13 FOR DETAILED PARKING BREAKDOWN)   |         | TOTAL SINGLE FAMILY                                  | 208 D.U. (42%)                | PARKING SPACES REQUIRED  |                                     |
| TOTAL NUMBER OF UNITS   | 645 D.U.  | TOTAL SINGLE FAMILY 40' x 110'                         | 45 D.U. (67%)                | PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)  | 588 SP. | TOTAL SINGLE FAMILY 40' x 110'                       | 104 D.U. (59%)                | SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.) | 1,045 SP.                           |
| DENSITY   | 3.81 D.U./AC.   | TOTAL SINGLE FAMILY 45' x 110'                         | 22 D.U. (33%)                | MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)   | 268 SP. | TOTAL SINGLE FAMILY 45' x 110'                       | 286 D.U. (58%)                | MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)  | 416 SP.                             |
| MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)                     | 646 D.U.  | TOTAL FEE SIMPLE MULTI-FAMILY TOWNHOME                 | 84 D.U. (50%)                | MULTI-FAMILY GUEST SPACES PROPOSED   | 252 SP. | TOTAL FEE SIMPLE MULTI-FAMILY TOWNHOME               | 18 D.U. (4%)                  | MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)  | 57 SP.                              |
| TOTAL LAKE AREA PROPOSED  | 22.75 AC. (990,990 S.F.)  | TRAILWOOD TOWNHOME                                     | 84 D.U. (50%)                | (SEE DETAIL SHEET #1 SP.13 FOR DETAILED PARKING BREAKDOWN)   | 38 SP.  | TRAILWOOD TOWNHOME                                   | 170 D.U. (60%)                | PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)  | 1,927 SP.                           |
| EXECUTIVE GOLF COURSE LAKE / RETENTION AREA   | 5.53 AC. (240,886.8 S.F.)   | MANDALAY TOWNHOME                                      | 38 D.U. (45%)                |  |         | MANDALAY TOWNHOME                                    | 98 D.U. (34%)                 | SINGLE FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)  | 832 SP.                             |
| 18-HOLE GOLF COURSE PARCEL LAKE AREA  | 17.22 AC. (750,101.2 S.F.)  | MAGNOLIA TOWNHOME                                      | 42 D.U. (50%)                |  |         | MAGNOLIA TOWNHOME                                    | 370 D.U. (12%)                | MULTI-FAMILY GUEST PARKING SPACES PROPOSED   | 948 SP.                             |
| PUD-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)                         | 110.0 AC. (4,791,578.2 S.F.)  | TOTAL DENSITY  | 4.96 D.U./AC.                |  |         | TOTAL DENSITY  | 3.70 D.U./AC.                 |  | 147 SP.                             |
| TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)                          | 76.24 AC. (3,321,155.4 S.F. - 45%)  | TOTAL LAKE DRAINAGE STORAGE AREA                       | 5.53 AC. (240,886.8 S.F.)    |  |         | TOTAL LAKE DRAINAGE STORAGE AREA                     | 17.22 AC. (750,101.2 S.F.)    |  |                                     |
| TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)                                     | 92.40 AC. (4,024,803 S.F. - 55%)  | TOTAL WATER SURFACE AREA                               | 2.38 AC. (103,672.8 S.F.)    |  |         | TOTAL WATER SURFACE AREA                             | 2.38 AC. (103,672.8 S.F.)     |  |                                     |
| OPEN SPACE REQUIRED (20% - DOES NOT INCLUDE LAKE WATER SURFACE AREAS)                   | 33.85 AC. (1,474,596 S.F.)  | TOTAL DRY RETENTION AREA                               | 3.15 AC. (137,214 S.F.)      |  |         | TOTAL DRY RETENTION AREA                             | 12.13 AC. (528,382.8 S.F.)    |  |                                     |
| OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)                         | 92.40 AC. (4,024,803 S.F. - 55%)  | HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA     | 16.17 AC. (704,365.2 S.F.)   |  |         | HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA   | 16.17 AC. (704,365.2 S.F.)    |  |                                     |
| INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS |   | TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)       | 14.27 AC. (621,673.5 S.F.)   |  |         | TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)     | 13.32 AC. (584,666 S.F.)      |  |                                     |
| HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA   | 70.00 AC. (3,049,200 S.F.)  | TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)     | 3.58 AC. (155,985.5 S.F.)    |  |         | TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)   | 3.58 AC. (155,985.5 S.F.)     |  |                                     |
| MAXIMUM BUILDING HEIGHT   | 35'   | PHASE 1 - TENNIS & BOCCIE CENTER - NET ACREAGE         | 1.50 AC. (65,340 S.F.)       |  |         | PHASE 1 - TENNIS & BOCCIE CENTER - NET ACREAGE       | 1.50 AC. (65,340 S.F.)        |  |                                     |
| LEGEND  |   | PHASE 1 - TENNIS & BOCCIE CENTER - GROSS ACREAGE       | 1.63 AC. (71,133 S.F.)       |  |         | PHASE 1 - TENNIS & BOCCIE CENTER - GROSS ACREAGE     | 1.63 AC. (71,133 S.F.)        |  |                                     |
|   |   | PROPOSED CABANA RECONSTRUCTION AREA                    | 965 S.F.                     |  |         | PROPOSED CABANA RECONSTRUCTION AREA                  | 965 S.F.                      |  |                                     |
|   |   | PARKING REQUIRED (1.5 SP. PER CABANA)                  | 3 SP.                        |  |         | PARKING REQUIRED (1.5 SP. PER CABANA)                | 3 SP.                         |  |                                     |
|   |   | PARKING PROPOSED (SEE BREAKDOWN DETAIL SHEET)          | 4 SP.                        |  |         | PARKING PROPOSED (SEE BREAKDOWN DETAIL SHEET)        | 4 SP.                         |  |                                     |
|   |   | TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)     | 86 AC. (37,673 S.F.)         |  |         | TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)   | 86 AC. (37,673 S.F.)          |  |                                     |
|   |   | TOTAL PERVIOUS AREA                                    | 64 AC. (27,664 S.F.)         |  |         | TOTAL PERVIOUS AREA                                  | 64 AC. (27,664 S.F.)          |  |                                     |

INDICATES PAVEMENT AREAS

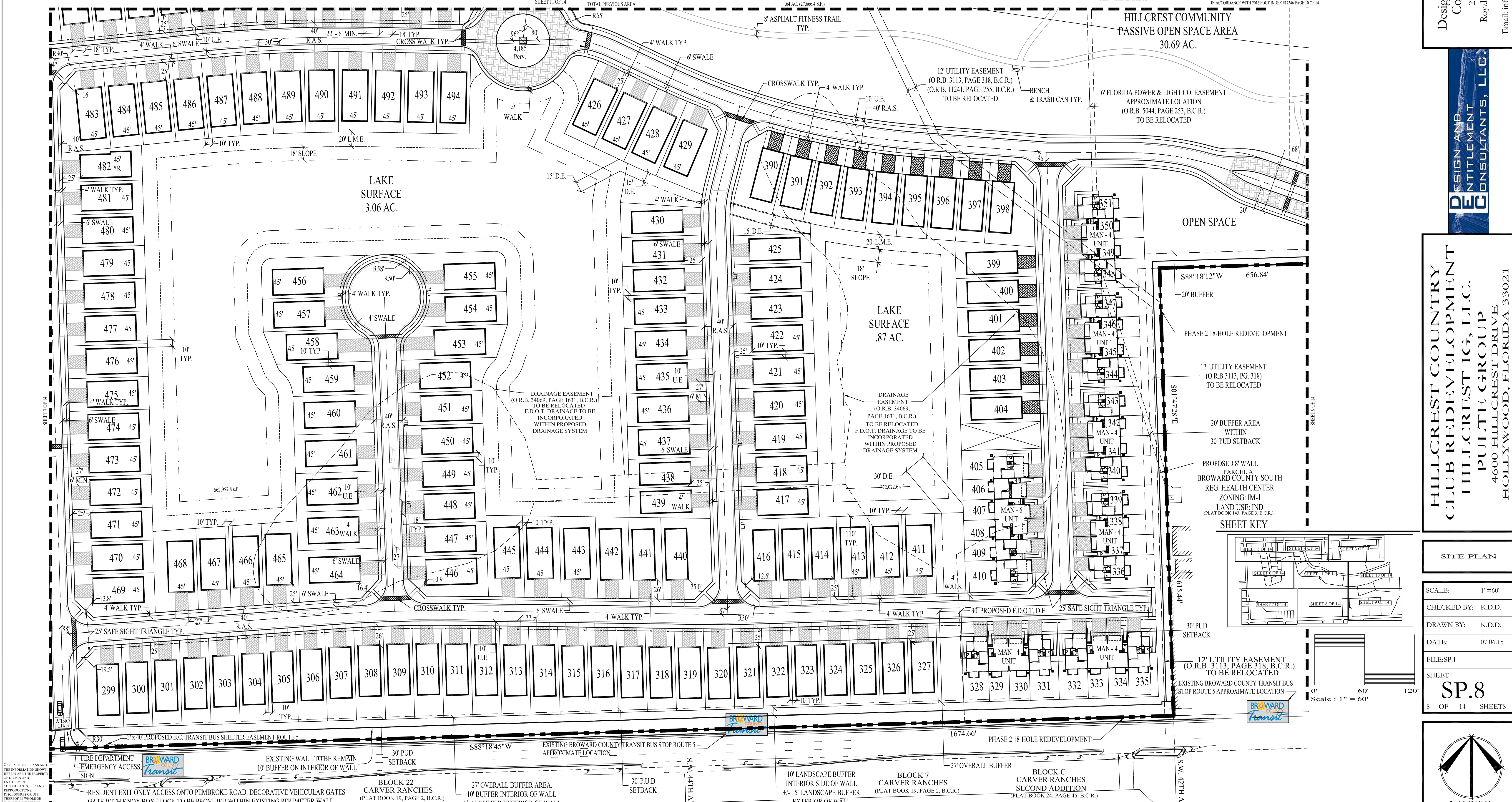
PHASE 1 - CLUBHOUSE PARCEL - NET ACREAGE: 3.75 AC. (163,350 S.F.)  
 PHASE 1 - CLUBHOUSE PARCEL - GROSS ACREAGE: 4.08 AC. (177,248 S.F.)  
 PROPOSED HILLCREST CONDO CLUBHOUSE: 4,000 S.F.  
 PROPOSED PRIVATE CLUBHOUSE: 6,000 S.F.  
 PARKING REQUIRED (1 SP. / 60 S.F. AVAIL. FOR SEATING): 67 SPACES  
 PARKING PROPOSED: 130 SPACES  
 TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET): 2.49 AC. (108,583 S.F.)  
 TOTAL PERVIOUS AREA: 1.26 AC. (54,885 S.F.)

PHASE 1 - TENNIS & BOCCIE CENTER - NET ACREAGE: 1.50 AC. (65,340 S.F.)  
 PHASE 1 - TENNIS & BOCCIE CENTER - GROSS ACREAGE: 1.63 AC. (71,133 S.F.)  
 PROPOSED CABANA RECONSTRUCTION AREA: 965 S.F.  
 PARKING REQUIRED (1.5 SP. PER CABANA): 3 SP.  
 PARKING PROPOSED (SEE BREAKDOWN DETAIL SHEET): 4 SP.  
 TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET): 86 AC. (37,673 S.F.)  
 TOTAL PERVIOUS AREA: 64 AC. (27,664 S.F.)

PHASE 2 - 18-HOLE GOLF COURSE PARCEL - NET ACREAGE: 132.95 AC. (5,791,302 S.F.)  
 PHASE 2 - 18-HOLE GOLF COURSE PARCEL - GROSS ACREAGE: 136.19 AC. (5,932,436.4 S.F.)  
 TOTAL NUMBER OF UNITS: 494 D.U. (77%)  
 TOTAL SINGLE FAMILY: 208 D.U. (42%)  
 TOTAL SINGLE FAMILY 40' x 110': 104 D.U. (59%)  
 TOTAL SINGLE FAMILY 45' x 110': 286 D.U. (58%)  
 TOTAL FEE SIMPLE MULTI-FAMILY TOWNHOME: 18 D.U. (4%)  
 TRAILWOOD TOWNHOME: 170 D.U. (60%)  
 MANDALAY TOWNHOME: 98 D.U. (34%)  
 MAGNOLIA TOWNHOME: 370 D.U. (12%)  
 TOTAL DENSITY: 3.70 D.U./AC.  
 LAKE AREA PROPOSED: 22.75 AC. (990,990 S.F.)  
 HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA: 17.22 AC. (750,101.2 S.F.)  
 TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET): 12.13 AC. (528,382.8 S.F.)  
 GREEN SPACE AREA, RESIDENTIAL YARD AREAS, BUFFER AREAS & LANDSCAPE OPEN SPACE AREAS: 12.13 AC. (528,382.8 S.F.)  
 TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET): 16.17 AC. (704,365.2 S.F.)  
 RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS): 4,000 S.F.  
 PRIVATE ROADWAY AREA: 6,000 S.F.  
 INTERNAL WALKWAYS AREA: 67 SPACES  
 FITNESS TRAIL AREA: 130 SPACES  
 LAKE WATER SURFACE AREA: 2.38 AC. (103,672.8 S.F.)

OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA): 26.67 AC. (1,161,919.44 S.F.)  
 OPEN SPACE PROPOSED (DOES NOT INCLUDE LAKE AREA): 74.50 AC. (3,245,056.71 S.F. - 50%)

INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS



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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.8**

8 OF 14 SHEETS

**BROWARD COUNTY TRANSIT**

**NORTH**



**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. (1,336,135.9 S.F.)     | PARKING SPACES REQUIRED  | 319 SP.                   | PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - NET ACREAGE                                | 132.95 AC. (5,791,302 S.F.)   | OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)  | 26.67 AC. (1,161,919.44 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.)     | SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.) | 134 SP.                   | PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - GROSS ACREAGE                              | 136.19 AC. (5,932,434.4 S.F.) | OPEN SPACE PROPOSED (DOES NOT INCLUDE LAKE AREA)   | 74.50 AC. (3,245,036.7 S.F. - 50%) |
| LAND USE DESIGNATION  | P.U.D.-R  | TOTAL NUMBER OF UNITS   | 151 D.U. (23%)                   | MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)  | 168 SP.                   | TOTAL NUMBER OF UNITS   | 494 D.U. (77%)                | INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS            |                                    |
| EXECUTIVE GOLF COURSE, CLUB HOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE | MEDIUM DENSITY RESIDENTIAL (CITY L.U.)                        | TOTAL SINGLE FAMILY   | 67 D.U. (44%)                    | MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)  | 17 SP.                    | TOTAL SINGLE FAMILY   | 208 D.U. (42%)                | PARKING SPACES REQUIRED  | 1,045 SP.                          |
| 18 - HOLE GOLF COURSE EXISTING LAND USE                                     | IRREGULAR RESIDENTIAL DASHED LINE AREA, (BROWARD COUNTY L.U.) | TOTAL SINGLE FAMILY (40' x 110')  | 43 D.U. (67%)                    | (SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)                                       |                           | TOTAL SINGLE FAMILY (40' x 110')  | 104 D.U. (59%)                | SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.) | 416 SP.                            |
| 18 - HOLE PROPOSED LAND USE   | OPEN SPACE AND RECREATIONAL (OSR)                             | TOTAL SINGLE FAMILY (45' x 110')  | 22 D.U. (33%)                    | PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)  | 558 SP.                   | TOTAL SINGLE FAMILY (45' x 110')  | 104 D.U. (59%)                | MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)  | 572 SP.                            |
|   | OPEN SPACE AND RECREATIONAL (OSR)                             | TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME  | 84 D.U. (56%)                    | SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)  | 268 SP.                   | TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME  | 286 D.U. (58%)                | MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)  | 57 SP.                             |
|   | OPEN SPACE AND RECREATIONAL (OSR)                             | TRAILWOOD TOWNHOME  | 4 D.U. (5%)                      | MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)   | 252 SP.                   | TRAILWOOD TOWNHOME  | 18 D.U. (6%)                  | (SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)                                       |                                    |
|   | OPEN SPACE AND RECREATIONAL (OSR)                             | MANDALAY TOWNHOME   | 38 D.U. (45%)                    | MULTI-FAMILY GUEST PARKING SPACES PROPOSED   | 38 SP.                    | MANDALAY TOWNHOME   | 170 D.U. (69%)                | PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)  | 1,927 SP.                          |
|   | OPEN SPACE AND RECREATIONAL (OSR)                             | MAGNOLIA TOWNHOME   | 42 D.U. (59%)                    | (SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)                                       |                           | MAGNOLIA TOWNHOME   | 98 D.U. (34%)                 | SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)  | 832 SP.                            |
|   | OPEN SPACE AND RECREATIONAL (OSR)                             | TOTAL DENSITY   | 4.96 D.U./AC.                    |  |                           | TOTAL DENSITY   | 3.70 D.U./AC.                 | MULTI-FAMILY GUEST PARKING SPACES PROPOSED   | 948 SP.                            |
|   | OPEN SPACE AND RECREATIONAL (OSR)                             | TOTAL LAKE/DRAINAGE STORAGE AREA  | 5.53 AC. (240,886.8 S.F.)        | PHASE 1 - CLUBHOUSE PARCEL - NET ACREAGE   | 3.75 AC. (163,350.0 S.F.) | LAKE AREA PROPOSED  | 17.22 AC. (750,103.2 S.F.)    |  | 147 SP.                            |
|   | OPEN SPACE AND RECREATIONAL (OSR)                             | TOTAL WATER SURFACE AREA  | 2.38 AC. (103,672.8 S.F.)        | PHASE 1 - CLUBHOUSE PARCEL - GROSS ACREAGE   | 4.08 AC. (177,724.8 S.F.) | HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA                                  | 57.87 AC. (2,520,817.2 S.F.)  |  |                                    |
|   | OPEN SPACE AND RECREATIONAL (OSR)                             | TOTAL DRY RETENTION AREA  | 3.15 AC. (137,214 S.F.)          | PROPOSED HILLCREST CONDO CLUBHOUSE   | 4,000 S.F.                | TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)                                    | 74.50 AC. (3,245,036.7 S.F.)  |  |                                    |
|   | OPEN SPACE AND RECREATIONAL (OSR)                             | HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA                                      | 12.13 AC. (528,382.8 S.F.)       | PROPOSED PRIVATE CLUBHOUSE   | 6,000 S.F.                | GREEN SPACE AREA, RESIDENTIAL YARD AREAS, BUFFER AREAS & LANDSCAPE OPEN SPACE AREAS | 58.45 AC. (2,546,263.3 S.F.)  |  |                                    |
|   | OPEN SPACE AND RECREATIONAL (OSR)                             | TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)  | 16.17 AC. (704,365.2 S.F.)       | PARKING REQUIRED (1 SP. / 60 S.F. AVAIL. FOR SEATING)  | 67 SPACES                 | TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)                                  | 24.52 AC. (1,068,235 S.F.)    |  |                                    |
|   | OPEN SPACE AND RECREATIONAL (OSR)                             | TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)                                      | 14.27 AC. (621,673.5 S.F.)       | PARKING PROPOSED   | 130 SPACES                | RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)                   | 12.22 AC. (538,713.9 S.F.)    |  |                                    |
|   | OPEN SPACE AND RECREATIONAL (OSR)                             | RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)                       | 7.32 AC. (318,666 S.F.)          | TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)   | 2.49 AC. (108,583 S.F.)   | PRIVATE ROADWAY AREA  | 1.54 AC. (66,916 S.F.)        |  |                                    |
|   | OPEN SPACE AND RECREATIONAL (OSR)                             | PRIVATE ROADWAY AREA  | 3.58 AC. (155,985.5 S.F.)        | PHASE 1 - TENNIS & BOCCIE CENTER - NET ACREAGE   | 1.50 AC. (65,340 S.F.)    | INTERNAL WALKWAYS AREA  | 2.90 AC. (126,296 S.F.)       |  |                                    |
|   | OPEN SPACE AND RECREATIONAL (OSR)                             | INTERNAL WALKWAYS AREA  | 56 AC. (24,536 S.F.)             | PHASE 1 - TENNIS & BOCCIE CENTER - GROSS ACREAGE   | 1.63 AC. (71,133.5 S.F.)  | FITNESS TRAIL AREA  | 17.22 AC. (750,103.2 S.F.)    |  |                                    |
|   | OPEN SPACE AND RECREATIONAL (OSR)                             | FITNESS TRAIL AREA  | 56 AC. (24,486 S.F.)             | PROPOSED CABANA RECONSTRUCTION AREA  | 965 S.F.                  | LAKE WATER SURFACE AREA   |                               |  |                                    |
|   | OPEN SPACE AND RECREATIONAL (OSR)                             | LAKE WATER SURFACE AREA   | 2.25 AC. (98,010 S.F.)           | PARKING REQUIRED (1.5 PER CABANA)  | 3 SP.                     |   |                               |  |                                    |
|   | OPEN SPACE AND RECREATIONAL (OSR)                             | OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)                               | 6.09 AC. (265,280.4 S.F.)        | PARKING PROPOSED (ADDITIONAL PARKING PROPOSED AT CLUBHOUSE)  | 4 SP.                     |   |                               |  |                                    |
|   | OPEN SPACE AND RECREATIONAL (OSR)                             | OPEN SPACE PROPOSED (DOES NOT INCLUDE LAKE AREA)  | 16.17 AC. (704,365.2 S.F. - 53%) | TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)   | 86 AC. (37,673.6 S.F.)    |   |                               |  |                                    |
|   | OPEN SPACE AND RECREATIONAL (OSR)                             | INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS |                                  | TOTAL PERVIOUS AREA  | 64 AC. (27,666.4 S.F.)    |   |                               |  |                                    |

|   |                                    |  |                              |  |         |  |                               |  |                                    |
|---|------------------------------------|--|------------------------------|--|---------|--|-------------------------------|--|------------------------------------|
| TOTAL LAKE AREA PROPOSED  | 22.75 AC. (990,990 S.F.)           | PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - NET ACREAGE   | 30.44 AC. (1,336,135.9 S.F.) | PARKING SPACES REQUIRED  | 319 SP. | PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - NET ACREAGE   | 132.95 AC. (5,791,302 S.F.)   | OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)  | 26.67 AC. (1,161,919.44 S.F.)      |
| EXECUTIVE GOLF COURSE LAKE / RETENTION AREA   | 5.53 AC. (240,886.8 S.F.)          | PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - GROSS ACREAGE | 32.86 AC. (1,431,381.6 S.F.) | SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.) | 134 SP. | PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - GROSS ACREAGE | 136.19 AC. (5,932,434.4 S.F.) | OPEN SPACE PROPOSED (DOES NOT INCLUDE LAKE AREA)   | 74.50 AC. (3,245,036.7 S.F. - 50%) |
| 18-HOLE GOLF COURSE PARCEL LAKE AREA  | 17.22 AC. (750,103.2 S.F.)         | TOTAL NUMBER OF UNITS                                  | 151 D.U. (23%)               | MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)  | 168 SP. | TOTAL NUMBER OF UNITS                                  | 494 D.U. (77%)                | INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS            |                                    |
| PUD-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)                         | 110.0 AC. (4,791,578.2 S.F.)       | TOTAL SINGLE FAMILY                                    | 67 D.U. (44%)                | MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)  | 17 SP.  | TOTAL SINGLE FAMILY                                    | 208 D.U. (42%)                | PARKING SPACES REQUIRED  | 1,045 SP.                          |
| TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)                          | 76.24 AC. (3,321,155.4 S.F. - 45%) | TOTAL SINGLE FAMILY (40' x 110')                       | 43 D.U. (67%)                | (SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)                                       |         | TOTAL SINGLE FAMILY (40' x 110')                       | 104 D.U. (59%)                | SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.) | 416 SP.                            |
| TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)                                     | 92.40 AC. (4,024,803 S.F. - 55%)   | TOTAL SINGLE FAMILY (45' x 110')                       | 22 D.U. (33%)                | PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)  | 558 SP. | TOTAL SINGLE FAMILY (45' x 110')                       | 104 D.U. (59%)                | MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)  | 572 SP.                            |
| OPEN SPACE REQUIRED (20% - DOES NOT INCLUDE LAKE WATER SURFACE AREAS)                   | 33.85 AC. (1,474,506 S.F.)         | TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME               | 84 D.U. (56%)                | SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)  | 268 SP. | TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME               | 286 D.U. (58%)                | MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)  | 57 SP.                             |
| OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)                         | 92.40 AC. (4,024,803 S.F. - 55%)   | TRAILWOOD TOWNHOME                                     | 4 D.U. (5%)                  | MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)   | 252 SP. | TRAILWOOD TOWNHOME                                     | 18 D.U. (6%)                  | (SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)                                       |                                    |
| INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS |                                    | MANDALAY TOWNHOME                                      | 38 D.U. (45%)                | MULTI-FAMILY GUEST PARKING SPACES PROPOSED   | 38 SP.  | MANDALAY TOWNHOME                                      | 170 D.U. (69%)                | PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)  | 1,927 SP.                          |
| HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA   | 70.00 AC. (3,049,200 S.F.)         | MAGNOLIA TOWNHOME                                      | 42 D.U. (59%)                | (SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)                                       |         | MAGNOLIA TOWNHOME                                      | 98 D.U. (34%)                 | SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)  | 832 SP.                            |
| MAXIMUM BUILDING HEIGHT   | 35'                                | TOTAL DENSITY  | 4.96 D.U./AC.                |  |         | TOTAL DENSITY  | 3.70 D.U./AC.                 | MULTI-FAMILY GUEST PARKING SPACES PROPOSED   | 948 SP.                            |

|   |                                    |   |                           |   |                           |   |                              |   |                           |
|---|------------------------------------|---|---------------------------|---|---------------------------|---|------------------------------|---|---------------------------|
| EXECUTIVE GOLF COURSE LAKE / RETENTION AREA   | 5.53 AC. (240,886.8 S.F.)          | PHASE 1 - CLUBHOUSE PARCEL - NET ACREAGE              | 3.75 AC. (163,350.0 S.F.) | PHASE 1 - CLUBHOUSE PARCEL - GROSS ACREAGE            | 4.08 AC. (177,724.8 S.F.) | LAKE AREA PROPOSED  | 17.22 AC. (750,103.2 S.F.)   | PHASE 1 - CLUBHOUSE PARCEL - NET ACREAGE              | 3.75 AC. (163,350.0 S.F.) |
| 18-HOLE GOLF COURSE PARCEL LAKE AREA  | 17.22 AC. (750,103.2 S.F.)         | PHASE 1 - CLUBHOUSE PARCEL - GROSS ACREAGE            | 4.08 AC. (177,724.8 S.F.) | PROPOSED HILLCREST CONDO CLUBHOUSE                    | 4,000 S.F.                | HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA                                  | 57.87 AC. (2,520,817.2 S.F.) | PHASE 1 - CLUBHOUSE PARCEL - GROSS ACREAGE            | 4.08 AC. (177,724.8 S.F.) |
| PUD-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)                         | 110.0 AC. (4,791,578.2 S.F.)       | PROPOSED PRIVATE CLUBHOUSE                            | 6,000 S.F.                | PROPOSED HILLCREST CONDO CLUBHOUSE                    | 4,000 S.F.                | TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)                                    | 74.50 AC. (3,245,036.7 S.F.) | PROPOSED PRIVATE CLUBHOUSE                            | 6,000 S.F.                |
| TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)                          | 76.24 AC. (3,321,155.4 S.F. - 45%) | PARKING REQUIRED (1 SP. / 60 S.F. AVAIL. FOR SEATING) | 67 SPACES                 | PROPOSED PRIVATE CLUBHOUSE                            | 6,000 S.F.                | GREEN SPACE AREA, RESIDENTIAL YARD AREAS, BUFFER AREAS & LANDSCAPE OPEN SPACE AREAS | 58.45 AC. (2,546,263.3 S.F.) | PARKING REQUIRED (1 SP. / 60 S.F. AVAIL. FOR SEATING) | 67 SPACES                 |
| TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)                                     | 92.40 AC. (4,024,803 S.F. - 55%)   | PARKING PROPOSED                                      | 130 SPACES                | PARKING REQUIRED (1 SP. / 60 S.F. AVAIL. FOR SEATING) | 67 SPACES                 | TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)                                  | 24.52 AC. (1,068,235 S.F.)   | PARKING PROPOSED                                      | 130 SPACES                |
| 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)    | 2.49 AC. (108,583 S.F.)   | TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)    | 2.49 AC. (108,583 S.F.)   | RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)                   | 12.22 AC. (538,713.9 S.F.)   | TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)    | 2.49 AC. (108,583 S.F.)   |
| OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)                         | 92.40 AC. (4,024,803 S.F. - 55%)   | PRIVATE ROADWAY AREA                                  | 3.58 AC. (155,985.5 S.F.) | PRIVATE ROADWAY AREA                                  | 3.58 AC. (155,985.5 S.F.) | PRIVATE ROADWAY AREA  | 1.54 AC. (66,916 S.F.)       | PRIVATE ROADWAY AREA                                  | 3.58 AC. (155,985.5 S.F.) |
| INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS |                                    | INTERNAL WALKWAYS AREA                                | 56 AC. (24,536 S.F.)      | INTERNAL WALKWAYS AREA                                | 56 AC. (24,536 S.F.)      | INTERNAL WALKWAYS AREA  | 2.90 AC. (126,296 S.F.)      | INTERNAL WALKWAYS AREA                                | 56 AC. (24,536 S.F.)      |
| HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA   | 70.00 AC. (3,049,200 S.F.)         | FITNESS TRAIL AREA                                    | 56 AC. (24,486 S.F.)      | FITNESS TRAIL AREA                                    | 56 AC. (24,486 S.F.)      | FITNESS TRAIL AREA  | 17.22 AC. (750,103.2 S.F.)   | FITNESS TRAIL AREA                                    | 56 AC. (24,486 S.F.)      |
| MAXIMUM BUILDING HEIGHT   | 35'                                | LAKE WATER SURFACE AREA                               | 2.25 AC. (98,010 S.F.)    | LAKE WATER SURFACE AREA                               | 2.25 AC. (98,010 S.F.)    | LAKE WATER SURFACE AREA   |                              | LAKE WATER SURFACE AREA                               | 2.25 AC. (98,010 S.F.)    |

|   |                                    |   |                                  |   |                                  |   |                                  |   |                                  |
|---|------------------------------------|---|----------------------------------|---|----------------------------------|---|----------------------------------|---|----------------------------------|
| EXECUTIVE GOLF COURSE LAKE / RETENTION AREA   | 5.53 AC. (240,886.8 S.F.)          | PHASE 1 - CLUBHOUSE PARCEL - NET ACREAGE  | 3.75 AC. (163,350.0 S.F.)        | PHASE 1 - CLUBHOUSE PARCEL - GROSS ACREAGE  | 4.08 AC. (177,724.8 S.F.)        | LAKE AREA PROPOSED  | 17.22 AC. (750,103.2 S.F.)       | PHASE 1 - CLUBHOUSE PARCEL - NET ACREAGE  | 3.75 AC. (163,350.0 S.F.)        |
| 18-HOLE GOLF COURSE PARCEL LAKE AREA  | 17.22 AC. (750,103.2 S.F.)         | PHASE 1 - CLUBHOUSE PARCEL - GROSS ACREAGE  | 4.08 AC. (177,724.8 S.F.)        | PROPOSED HILLCREST CONDO CLUBHOUSE  | 4,000 S.F.                       | HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA                                      | 57.87 AC. (2,520,817.2 S.F.)     | PHASE 1 - CLUBHOUSE PARCEL - GROSS ACREAGE  | 4.08 AC. (177,724.8 S.F.)        |
| PUD-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)                         | 110.0 AC. (4,791,578.2 S.F.)       | PROPOSED PRIVATE CLUBHOUSE  | 6,000 S.F.                       | PROPOSED HILLCREST CONDO CLUBHOUSE  | 4,000 S.F.                       | TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)  | 74.50 AC. (3,245,036.7 S.F.)     | PROPOSED PRIVATE CLUBHOUSE  | 6,000 S.F.                       |
| TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)                          | 76.24 AC. (3,321,155.4 S.F. - 45%) | PARKING REQUIRED (1 SP. / 60 S.F. AVAIL. FOR SEATING)                                   | 67 SPACES                        | PROPOSED PRIVATE CLUBHOUSE  | 6,000 S.F.                       | GREEN SPACE AREA, RESIDENTIAL YARD AREAS, BUFFER AREAS & LANDSCAPE OPEN SPACE AREAS     | 58.45 AC. (2,546,263.3 S.F.)     | PARKING REQUIRED (1 SP. / 60 S.F. AVAIL. FOR SEATING)                                   | 67 SPACES                        |
| TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)                                     | 92.40 AC. (4,024,803 S.F. - 55%)   | PARKING PROPOSED  | 130 SPACES                       | PARKING REQUIRED (1 SP. / 60 S.F. AVAIL. FOR SEATING)                                   | 67 SPACES                        | TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)                                      | 24.52 AC. (1,068,235 S.F.)       | PARKING PROPOSED  | 130 SPACES                       |
| 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)                                      | 2.49 AC. (108,583 S.F.)          | PRIVATE ROADWAY AREA  | 3.58 AC. (155,985.5 S.F.)        | RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)                       | 12.22 AC. (538,713.9 S.F.)       | PRIVATE ROADWAY AREA  | 3.58 AC. (155,985.5 S.F.)        |
| OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)                         | 92.40 AC. (4,024,803 S.F. - 55%)   | PRIVATE ROADWAY AREA  | 3.58 AC. (155,985.5 S.F.)        | INTERNAL WALKWAYS AREA  | 56 AC. (24,536 S.F.)             | PRIVATE ROADWAY AREA  | 1.54 AC. (66,916 S.F.)           | INTERNAL WALKWAYS AREA  | 56 AC. (24,536 S.F.)             |
| INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS |                                    | FITNESS TRAIL AREA  | 56 AC. (24,486 S.F.)             | FITNESS TRAIL AREA  | 56 AC. (24,486 S.F.)             | FITNESS TRAIL AREA  | 17.22 AC. (750,103.2 S.F.)       | FITNESS TRAIL AREA  | 56 AC. (24,486 S.F.)             |
| HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA   | 70.00 AC. (3,049,200 S.F.)         | LAKE WATER SURFACE AREA   | 2.25 AC. (98,010 S.F.)           | LAKE WATER SURFACE AREA   | 2.25 AC. (98,010 S.F.)           | LAKE WATER SURFACE AREA   |                                  | LAKE WATER SURFACE AREA   | 2.25 AC. (98,010 S.F.)           |
| MAXIMUM BUILDING HEIGHT   | 35'                                | OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)                               | 6.09 AC. (265,280.4 S.F.)        | OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)                               | 6.09 AC. (265,280.4 S.F.)        | OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)                               | 33.85 AC. (1,474,506 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)  | 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%) | OPEN SPACE PROPOSED (DOES NOT INCLUDE LAKE AREA)  | 92.40 AC. (4,024,803 S.F. - 55%) | 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 |                                  | INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS |                                  | INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS |                                  | INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS |                                  |

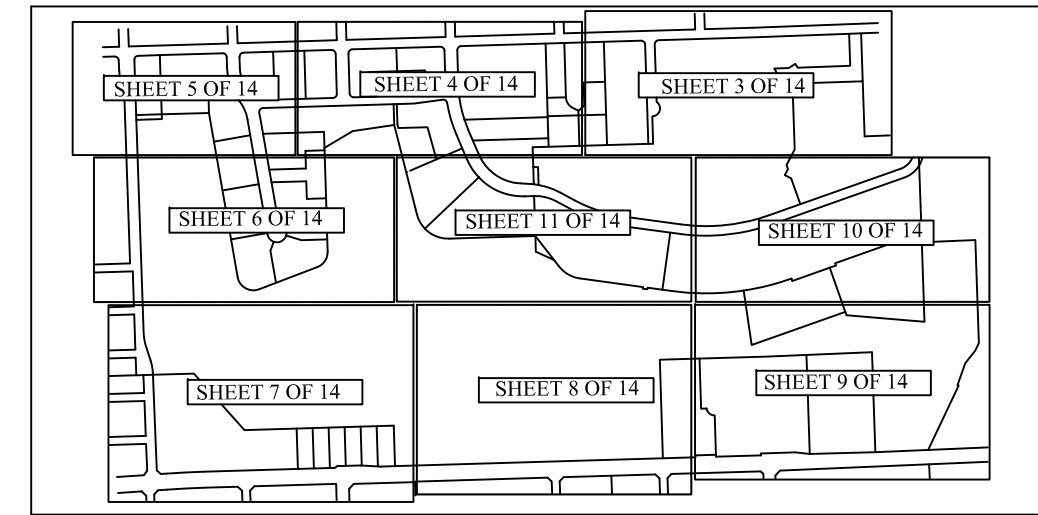
|   |                                    |   |                           |   |                           |   |                              |   |                           |
|---|------------------------------------|---|---------------------------|---|---------------------------|---|------------------------------|---|---------------------------|
| EXECUTIVE GOLF COURSE LAKE / RETENTION AREA   | 5.53 AC. (240,886.8 S.F.)          | PHASE 1 - CLUBHOUSE PARCEL - NET ACREAGE              | 3.75 AC. (163,350.0 S.F.) | PHASE 1 - CLUBHOUSE PARCEL - GROSS ACREAGE            | 4.08 AC. (177,724.8 S.F.) | LAKE AREA PROPOSED  | 17.22 AC. (750,103.2 S.F.)   | PHASE 1 - CLUBHOUSE PARCEL - NET ACREAGE              | 3.75 AC. (163,350.0 S.F.) |
| 18-HOLE GOLF COURSE PARCEL LAKE AREA  | 17.22 AC. (750,103.2 S.F.)         | PHASE 1 - CLUBHOUSE PARCEL - GROSS ACREAGE            | 4.08 AC. (177,724.8 S.F.) | PROPOSED HILLCREST CONDO CLUBHOUSE                    | 4,000 S.F.                | HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA                                  | 57.87 AC. (2,520,817.2 S.F.) | PHASE 1 - CLUBHOUSE PARCEL - GROSS ACREAGE            | 4.08 AC. (177,724.8 S.F.) |
| PUD-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)                         | 110.0 AC. (4,791,578.2 S.F.)       | PROPOSED PRIVATE CLUBHOUSE                            | 6,000 S.F.                | PROPOSED HILLCREST CONDO CLUBHOUSE                    | 4,000 S.F.                | TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)                                    | 74.50 AC. (3,245,036.7 S.F.) | PROPOSED PRIVATE CLUBHOUSE                            | 6,000 S.F.                |
| TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)                          | 76.24 AC. (3,321,155.4 S.F. - 45%) | PARKING REQUIRED (1 SP. / 60 S.F. AVAIL. FOR SEATING) | 67 SPACES                 | PROPOSED PRIVATE CLUBHOUSE                            | 6,000 S.F.                | GREEN SPACE AREA, RESIDENTIAL YARD AREAS, BUFFER AREAS & LANDSCAPE OPEN SPACE AREAS | 58.45 AC. (2,546,263.3 S.F.) | PARKING REQUIRED (1 SP. / 60 S.F. AVAIL. FOR SEATING) | 67 SPACES                 |
| TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)                                     | 92.40 AC. (4,024,803 S.F. - 55%)   | PARKING PROPOSED                                      | 130 SPACES                | PARKING REQUIRED (1 SP. / 60 S.F. AVAIL. FOR SEATING) | 67 SPACES                 | TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)                                  | 24.52 AC. (1,068,235 S.F.)   | PARKING PROPOSED                                      | 130 SPACES                |
| 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)    | 2.49 AC. (108,583 S.F.)   | PRIVATE ROADWAY AREA                                  | 3.58 AC. (155,985.5 S.F.) | RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)                   | 12.22 AC. (538,713.9 S.F.)   | PRIVATE ROADWAY AREA                                  | 3.58 AC. (155,985.5 S.F.) |
| OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)                         | 92.40 AC. (4,024,803 S.F. - 55%)   | PRIVATE ROADWAY AREA                                  | 3.58 AC. (155,985.5 S.F.) | INTERNAL WALKWAYS AREA                                | 56 AC. (24,536 S.F.)      | PRIVATE ROADWAY AREA  | 1.54 AC. (66,916 S.F.)       | INTERNAL WALKWAYS AREA                                | 56 AC. (24,536 S.F.)      |
| INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS |                                    | FITNESS TRAIL AREA                                    | 56 AC. (24,486 S.F.)      | FITNESS TRAIL AREA                                    | 56 AC. (24,486 S.F.)      | FITNESS TRAIL AREA  | 17.22 AC. (750,103.2 S.F.)   | FITNESS TRAIL AREA                                    | 56 AC. (24,486 S.F.)      |
| HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA   | 70.00 AC. (3,049,200 S.F.)         | LAKE WATER SURFACE AREA                               | 2.25 AC. (98,010 S.F.)    | LAKE WATER SURFACE AREA                               | 2.25 AC. (98,010 S.F.)    | LAKE WATER SURFACE AREA   |                              | LAKE WATER SURFACE AREA                               | 2.25 AC. (98,010 S.F.)    |



**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  | EXECUTIVE GOLF COURSE, CLUB HOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE | TOTAL SINGLE FAMILY   | 67 D.U. (44%)                    |
|   | MEDIUM DENSITY RESIDENTIAL (CITY L.U.)                                      | TOTAL SINGLE FAMILY (40' x 110')  | 45 D.U. (67%)                    |
|   | IRREGULAR RESIDENTIAL DASHED LINE AREA, (BROWARD COUNTY L.U.)               | TOTAL SINGLE FAMILY (45' x 110')  | 22 D.U. (33%)                    |
| 18 - HOLE GOLF COURSE EXISTING LAND USE   | OPEN SPACE AND RECREATIONAL (OSR)   | TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME  | 84 D.U. (56%)                    |
| 18 - HOLE PROPOSED LAND USE   | OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL                | TRAILWOOD TOWNHOME  | 4 D.U. (3%)                      |
|   |   | MANDALAY TOWNHOME   | 38 D.U. (45%)                    |
|   |   | MAGNOLIA TOWNHOME   | 42 D.U. (50%)                    |
| TOTAL NUMBER OF UNITS   | 645 D.U.  | TOTAL DENSITY   | 4.96 D.U./AC.                    |
| DENSITY   | 3.81 D.U./AC.   | TOTAL LAKE/DRAINAGE STORAGE AREA  | 5.53 AC. (240,886.8 S.F.)        |
| MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)                     | 646 D.U.  | TOTAL WATER SURFACE AREA  | 2.38 AC. (103,672.8 S.F.)        |
| TOTAL LAKE AREA PROPOSED  | 22.75 AC. (990,990 S.F.)  | TOTAL DRY RETENTION AREA  | 3.15 AC. (137,214 S.F.)          |
| EXECUTIVE GOLF COURSE LAKE / RETENTION AREA   | 5.53 AC. (240,886.8 S.F.)   | HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA                                  | 12.13 AC. (528,382.8 S.F.)       |
| 18-HOLE GOLF COURSE PARCEL LAKE AREA  | 17.22 AC. (750,103.2 S.F.)  | TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)                                 | 16.17 AC. (704,365.2 S.F.)       |
| PUD-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)                         | 110.0 AC. (4,791,578.2 S.F.)  | GREEN SPACE AREA, BUFFER AREAS, RESIDENTIAL YARD AREAS & LANDSCAPE OPEN SPACE AREAS | 14.27 AC. (621,673.5 S.F.)       |
| TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)                          | 76.24 AC. (3,321,155.4 S.F. - 45%)  | TOTAL IMPERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)                               | 7.32 AC. (318,666.6 S.F.)        |
| TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)                                     | 92.40 AC. (4,024,803 S.F. - 55%)  | RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)                   | 3.58 AC. (155,985.5 S.F.)        |
| OPEN SPACE REQUIRED (20% - DOES NOT INCLUDE LAKE WATER SURFACE AREAS)                   | 33.85 AC. (1,474,506 S.F.)  | PRIVATE ROADWAY AREA  | 56 AC. (2,428,545 S.F.)          |
| OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)                         | 92.40 AC. (4,024,803 S.F. - 55%)  | INTERNAL WALKWAYS AREA  | 56 AC. (2,428,545 S.F.)          |
| INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS | 70.00 AC. (3,049,200 S.F.)  | FITNESS TRAIL AREA  | 2.25 AC. (98,010 S.F.)           |
| HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA   | 35'   | OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)                           | 6.09 AC. (265,280.4 S.F.)        |
| MAXIMUM BUILDING HEIGHT   | 35'   | OPEN SPACE PROPOSED (DOES NOT INCLUDE LAKE AREA)                                    | 16.17 AC. (704,365.2 S.F. - 53%) |

**SHEET KEY**



|   |                           |   |                          |
|---|---------------------------|---|--------------------------|
| PHASE 1 - CLUBHOUSE PARCEL - NET ACREAGE              | 4.08 AC. (177,248.6 S.F.) | PHASE 1 - TENNIS & BOUCE CENTER - NET ACREAGE               | 1.50 AC. (65,340 S.F.)   |
| PHASE 1 - CLUBHOUSE PARCEL - GROSS ACREAGE            | 4.08 AC. (177,248.6 S.F.) | PHASE 1 - TENNIS & BOUCE CENTER - GROSS ACREAGE             | 1.63 AC. (71,133.5 S.F.) |
| PROPOSED PRIVATE CLUBHOUSE                            | 4,000 S.F.                | PROPOSED CABANA RECONSTRUCTION AREA                         | 965 S.F.                 |
| PARKING REQUIRED (1 SP. / 60 S.F. AVAIL. FOR SEATING) | 67 SPACES                 | PARKING REQUIRED (1.5 PER CABANA)                           | 3 SP.                    |
| TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)    | 130 SPACES                | PARKING PROPOSED (ADDITIONAL PARKING PROPOSED AT CLUBHOUSE) | 4 SP.                    |
| TOTAL PERVIOUS AREA                                   | 2.49 AC. (108,383 S.F.)   | TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)          | 86 AC. (3,767,636 S.F.)  |
|   | 1.26 AC. (54,885.6 S.F.)  | TOTAL PERVIOUS AREA   | 64 AC. (2,766,642 S.F.)  |

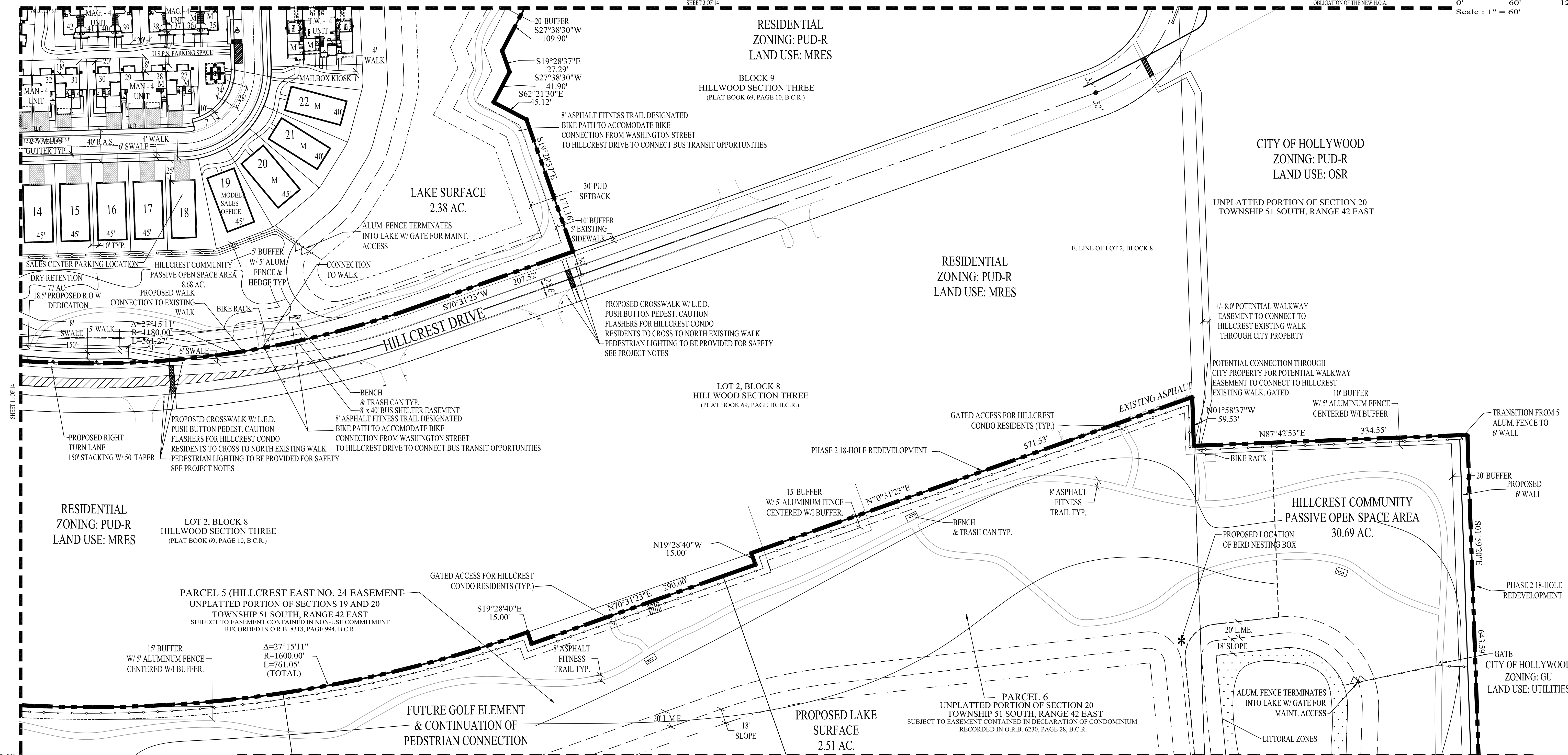
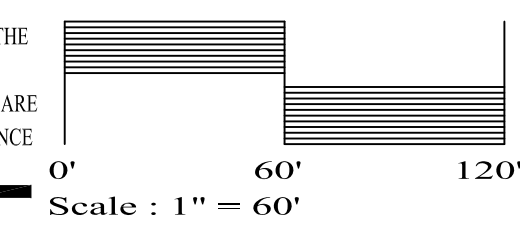
|  |                                    |  |                                    |
|--|------------------------------------|--|------------------------------------|
| PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - NET ACREAGE   | 32.95 AC. (1,438,350 S.F.)         | PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - GROSS ACREAGE   | 32.95 AC. (1,438,350 S.F.)         |
| PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - GROSS ACREAGE   | 32.95 AC. (1,438,350 S.F.)         | TOTAL NUMBER OF UNITS  | 136 D.U. (20%)                     |
| TOTAL SINGLE FAMILY  | 494 D.U. (77%)                     | TOTAL SINGLE FAMILY (40' x 110')   | 208 D.U. (25%)                     |
| TOTAL SINGLE FAMILY (45' x 110')   | 104 D.U. (50%)                     | TOTAL SINGLE FAMILY (45' x 110')   | 104 D.U. (50%)                     |
| TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME   | 288 D.U. (58%)                     | TRAILWOOD TOWNHOME   | 18 D.U. (6%)                       |
| TRAILWOOD TOWNHOME   | 18 D.U. (6%)                       | MANDALAY TOWNHOME  | 170 D.U. (69%)                     |
| MANDALAY TOWNHOME  | 170 D.U. (69%)                     | MAGNOLIA TOWNHOME  | 98 D.U. (34%)                      |
| TOTAL DENSITY  | 3.70 D.U./AC.                      | LAKE AREA PROPOSED   | 17.22 AC. (750,103.2 S.F.)         |
| HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA   | 57.87 AC. (2,520,817.2 S.F.)       | HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA   | 57.87 AC. (2,520,817.2 S.F.)       |
| TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)   | 74.50 AC. (3,245,036.7 S.F.)       | GREEN SPACE AREA, RESIDENTIAL YARD AREAS, BUFFER AREAS & LANDSCAPE OPEN SPACE AREAS                | 58.45 AC. (2,546,265.3 S.F.)       |
| GREEN SPACE AREA, RESIDENTIAL YARD AREAS, BUFFER AREAS & LANDSCAPE OPEN SPACE AREAS                | 24.52 AC. (1,068,255 S.F.)         | TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)   | 12.27 AC. (534,713.9 S.F.)         |
| TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)   | 12.27 AC. (534,713.9 S.F.)         | PRIVATE ROADWAY AREA   | 1.54 AC. (66,916 S.F.)             |
| PRIVATE ROADWAY AREA   | 1.54 AC. (66,916 S.F.)             | FITNESS TRAIL AREA   | 2.90 AC. (126,296 S.F.)            |
| FITNESS TRAIL AREA   | 2.90 AC. (126,296 S.F.)            | LAKE WATER SURFACE AREA  | 17.22 AC. (750,103.2 S.F.)         |
| LAKE WATER SURFACE AREA  | 17.22 AC. (750,103.2 S.F.)         | OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)  | 26.67 AC. (1,161,919.4 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%) |
| 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.                          |
| INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS            | 1,045 SP.                          | PARKING SPACES REQUIRED  | 416 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.                            |
| 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.                             |
| MULTI-FAMILY PARKING SPACES REQUIRED (1 SP. / 5 D.U.)  | 57 SP.                             | (SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)                                       |                                    |
| (SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)                                       |                                    | PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)  | 1,927 SP.                          |
| PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)  | 1,927 SP.                          | SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)  | 832 SP.                            |
| SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)  | 832 SP.                            | MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)   | 948 SP.                            |
| MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)   | 948 SP.                            | MULTI-FAMILY GUEST PARKING SPACES PROPOSED   | 147 SP.                            |
| MULTI-FAMILY GUEST PARKING SPACES PROPOSED   | 147 SP.                            | (SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)                                       |                                    |
| (SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)                                       |                                    |  |                                    |

|  |                                    |  |                                    |
|--|------------------------------------|--|------------------------------------|
| PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - NET ACREAGE   | 32.95 AC. (1,438,350 S.F.)         | PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - GROSS ACREAGE   | 32.95 AC. (1,438,350 S.F.)         |
| PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - GROSS ACREAGE   | 32.95 AC. (1,438,350 S.F.)         | TOTAL NUMBER OF UNITS  | 136 D.U. (20%)                     |
| TOTAL SINGLE FAMILY  | 494 D.U. (77%)                     | TOTAL SINGLE FAMILY (40' x 110')   | 208 D.U. (25%)                     |
| TOTAL SINGLE FAMILY (45' x 110')   | 104 D.U. (50%)                     | TOTAL SINGLE FAMILY (45' x 110')   | 104 D.U. (50%)                     |
| TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME   | 288 D.U. (58%)                     | TRAILWOOD TOWNHOME   | 18 D.U. (6%)                       |
| TRAILWOOD TOWNHOME   | 18 D.U. (6%)                       | MANDALAY TOWNHOME  | 170 D.U. (69%)                     |
| MANDALAY TOWNHOME  | 170 D.U. (69%)                     | MAGNOLIA TOWNHOME  | 98 D.U. (34%)                      |
| TOTAL DENSITY  | 3.70 D.U./AC.                      | LAKE AREA PROPOSED   | 17.22 AC. (750,103.2 S.F.)         |
| HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA   | 57.87 AC. (2,520,817.2 S.F.)       | HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA   | 57.87 AC. (2,520,817.2 S.F.)       |
| TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)   | 74.50 AC. (3,245,036.7 S.F.)       | GREEN SPACE AREA, RESIDENTIAL YARD AREAS, BUFFER AREAS & LANDSCAPE OPEN SPACE AREAS                | 58.45 AC. (2,546,265.3 S.F.)       |
| GREEN SPACE AREA, RESIDENTIAL YARD AREAS, BUFFER AREAS & LANDSCAPE OPEN SPACE AREAS                | 24.52 AC. (1,068,255 S.F.)         | TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)   | 12.27 AC. (534,713.9 S.F.)         |
| TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)   | 12.27 AC. (534,713.9 S.F.)         | PRIVATE ROADWAY AREA   | 1.54 AC. (66,916 S.F.)             |
| PRIVATE ROADWAY AREA   | 1.54 AC. (66,916 S.F.)             | FITNESS TRAIL AREA   | 2.90 AC. (126,296 S.F.)            |
| FITNESS TRAIL AREA   | 2.90 AC. (126,296 S.F.)            | LAKE WATER SURFACE AREA  | 17.22 AC. (750,103.2 S.F.)         |
| LAKE WATER SURFACE AREA  | 17.22 AC. (750,103.2 S.F.)         | OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)  | 26.67 AC. (1,161,919.4 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%) |
| 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.                          |
| INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS            | 1,045 SP.                          | PARKING SPACES REQUIRED  | 416 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.                            |
| 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.                             |
| MULTI-FAMILY PARKING SPACES REQUIRED (1 SP. / 5 D.U.)  | 57 SP.                             | (SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)                                       |                                    |
| (SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)                                       |                                    | PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)  | 1,927 SP.                          |
| PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)  | 1,927 SP.                          | SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)  | 832 SP.                            |
| SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)  | 832 SP.                            | MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)   | 948 SP.                            |
| MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)   | 948 SP.                            | MULTI-FAMILY GUEST PARKING SPACES PROPOSED   | 147 SP.                            |
| MULTI-FAMILY GUEST PARKING SPACES PROPOSED   | 147 SP.                            | (SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)                                       |                                    |
| (SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)                                       |                                    |  |                                    |

|  |                                    |  |                                    |
|--|------------------------------------|--|------------------------------------|
| PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - NET ACREAGE   | 32.95 AC. (1,438,350 S.F.)         | PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - GROSS ACREAGE   | 32.95 AC. (1,438,350 S.F.)         |
| PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - GROSS ACREAGE   | 32.95 AC. (1,438,350 S.F.)         | TOTAL NUMBER OF UNITS  | 136 D.U. (20%)                     |
| TOTAL SINGLE FAMILY  | 494 D.U. (77%)                     | TOTAL SINGLE FAMILY (40' x 110')   | 208 D.U. (25%)                     |
| TOTAL SINGLE FAMILY (45' x 110')   | 104 D.U. (50%)                     | TOTAL SINGLE FAMILY (45' x 110')   | 104 D.U. (50%)                     |
| TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME   | 288 D.U. (58%)                     | TRAILWOOD TOWNHOME   | 18 D.U. (6%)                       |
| TRAILWOOD TOWNHOME   | 18 D.U. (6%)                       | MANDALAY TOWNHOME  | 170 D.U. (69%)                     |
| MANDALAY TOWNHOME  | 170 D.U. (69%)                     | MAGNOLIA TOWNHOME  | 98 D.U. (34%)                      |
| TOTAL DENSITY  | 3.70 D.U./AC.                      | LAKE AREA PROPOSED   | 17.22 AC. (750,103.2 S.F.)         |
| HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA   | 57.87 AC. (2,520,817.2 S.F.)       | HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA   | 57.87 AC. (2,520,817.2 S.F.)       |
| TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)   | 74.50 AC. (3,245,036.7 S.F.)       | GREEN SPACE AREA, RESIDENTIAL YARD AREAS, BUFFER AREAS & LANDSCAPE OPEN SPACE AREAS                | 58.45 AC. (2,546,265.3 S.F.)       |
| GREEN SPACE AREA, RESIDENTIAL YARD AREAS, BUFFER AREAS & LANDSCAPE OPEN SPACE AREAS                | 24.52 AC. (1,068,255 S.F.)         | TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)   | 12.27 AC. (534,713.9 S.F.)         |
| TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)   | 12.27 AC. (534,713.9 S.F.)         | PRIVATE ROADWAY AREA   | 1.54 AC. (66,916 S.F.)             |
| PRIVATE ROADWAY AREA   | 1.54 AC. (66,916 S.F.)             | FITNESS TRAIL AREA   | 2.90 AC. (126,296 S.F.)            |
| FITNESS TRAIL AREA   | 2.90 AC. (126,296 S.F.)            | LAKE WATER SURFACE AREA  | 17.22 AC. (750,103.2 S.F.)         |
| LAKE WATER SURFACE AREA  | 17.22 AC. (750,103.2 S.F.)         | OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)  | 26.67 AC. (1,161,919.4 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%) |
| 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.                          |
| INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS            | 1,045 SP.                          | PARKING SPACES REQUIRED  | 416 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.                            |
| 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.                             |
| MULTI-FAMILY PARKING SPACES REQUIRED (1 SP. / 5 D.U.)  | 57 SP.                             | (SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)                                       |                                    |
| (SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)                                       |                                    | PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)  | 1,927 SP.                          |
| PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)  | 1,927 SP.                          | SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)  | 832 SP.                            |
| SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)  | 832 SP.                            | MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)   | 948 SP.                            |
| MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)   | 948 SP.                            | MULTI-FAMILY GUEST PARKING SPACES PROPOSED   | 147 SP.                            |
| MULTI-FAMILY GUEST PARKING SPACES PROPOSED   | 147 SP.                            | (SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)                                       |                                    |
| (SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)                                       |                                    |  |                                    |

**LEGEND**

INDICATES PAVEMENT AREAS



| 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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 2135 Belcrest Court  
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 Email: info@designandentitlement.com

**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.10**  
10 OF 14 SHEETS

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