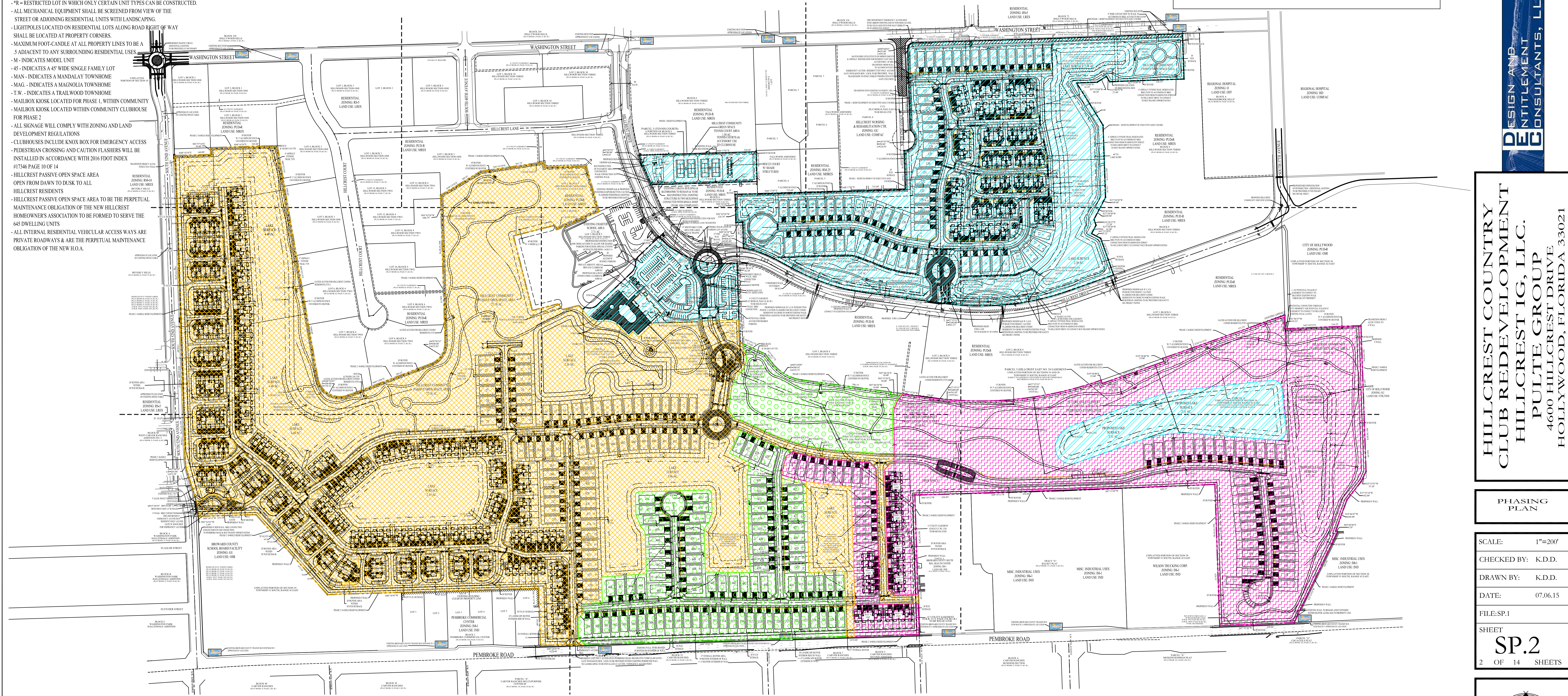


SITE DATA		PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - NET ACREAGE		PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - NET ACREAGE		PHASE 3 - EXECUTIVE GOLF COURSE PARCEL - GROSS ACREAGE	
TOTAL SITE AREA - NET ACREAGE	18.64 AC. (1,345,958.4 S.F.)	30.41 AC. (1,236,135.9 S.F.)	30.41 AC. (1,236,135.9 S.F.)	132.95 AC. (5,791,302.5 S.F.)	132.95 AC. (5,791,302.5 S.F.)	26.67 AC. (1,161,919.44 S.F.)	26.67 AC. (1,161,919.44 S.F.)
TOTAL SITE AREA - GROSS ACREAGE	174.76 AC. (12,412,545.6 S.F.)	32.86 AC. (1,431,381.6 S.F.)	32.86 AC. (1,431,381.6 S.F.)	136.19 AC. (5,923,436.4 S.F.)	136.19 AC. (5,923,436.4 S.F.)	74.50 AC. (3,245,036.7 S.F.)	74.50 AC. (3,245,036.7 S.F.)
ZONING DESIGNATION	P.U.D.-R						
LAND USE DESIGNATION	EXECUTIVE GOLF COURSE, CLUB HOUSE PARCEL & TENNIS PARCEL EXISTING LAND USE						
18 - HOLE GOLF COURSE EXISTING LAND USE	IRREGULAR RESIDENTIAL DASHED LINE AREA (BROWARD COUNTY L.L.U.)						
18 - HOLE PROPOSED LAND USE	OPEN SPACE AND RECREATIONAL (OSR)						
TOTAL NUMBER OF UNITS	645 D.U.						
DENSITY	3.41 D.U./AC.						
MAX ALLOWABLE D.U./AC. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)	646 D.U./AC.						
TOTAL LAKE AREA PROPOSED	22.75 AC. (990,990 S.F.)						
EXECUTIVE GOLF COURSE LAKE / RETENTION AREA	5.53 AC. (240,886.8 S.F.)						
18-HOLE GOLF COURSE PARCEL LAKE AREA	17.22 AC. (750,103.2 S.F.)						
P.U.D.-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)	110.0 AC. (4,791,578.2 S.F.)						
TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)	76.24 AC. (3,321,155.4 S.F. - 45%)						
TOTAL PAVEMENT AREA (SEE BREAKDOWN IN DETAIL SHEET)	92.40 AC. (4,024,803 S.F. - 55%)						
OPEN SPACE REQUIRED (20% - DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	33.85 AC. (1,474,506 S.F.)						
OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	92.40 AC. (4,024,803 S.F. - 55%)						
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS							
HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA	70.00 AC. (3,049,200 S.F.)						
MAXIMUM BUILDING HEIGHT	35'						

**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
- EAS = EASEMENT
- CURB SIDE REFUSE & RECYCLING SERVICES WILL BE PROVIDED BY CITY
- D.E. = DRAINAGE EASEMENT
- F.P. = FOUNDATION PLANTING
- SW = SIDEWALK
- C.L.F. = CHAIN LINK FENCE
- "R" = RESTRICTED LOT IN WHICH ONLY CERTAIN UNIT TYPES CAN BE CONSTRUCTED.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF THE STREET OR ADJOINING RESIDENTIAL UNITS WITH LANDSCAPING.
- LIGHTPOLES LOCATED ON RESIDENTIAL LOTS ALONG ROAD RIGHT OF WAY SHALL BE LOCATED AT PROPERTY CORNERS
- MAXIMUM FOOT-CANDLE AT ALL PROPERTY LINES TO BE A 5 ADJACENT TO ANY SURROUNDING RESIDENTIAL USES
- M - INDICATES MODEL UNIT
- 45 - INDICATES 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 CLUBHOUSE
- 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 #1734 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 HOA.



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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

Design and Entitlement Consultants, LLC.  
2135 Belcrest Court  
Royal Palm Beach, FL 33411  
Tel: (561) 707-3410  
Email: info@designandentitlement.com

DESIGN AND ENTITLEMENT CONSULTANTS, LLC.

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

**PHASING PLAN**

SCALE: 1"=200'  
CHECKED BY: K.D.D.  
DRAWN BY: K.D.D.  
DATE: 07.06.15  
FILE: SP.1  
SHEET

**SP.2**  
2 OF 14 SHEETS



**SHEET KEY**

