

EXHIBIT B

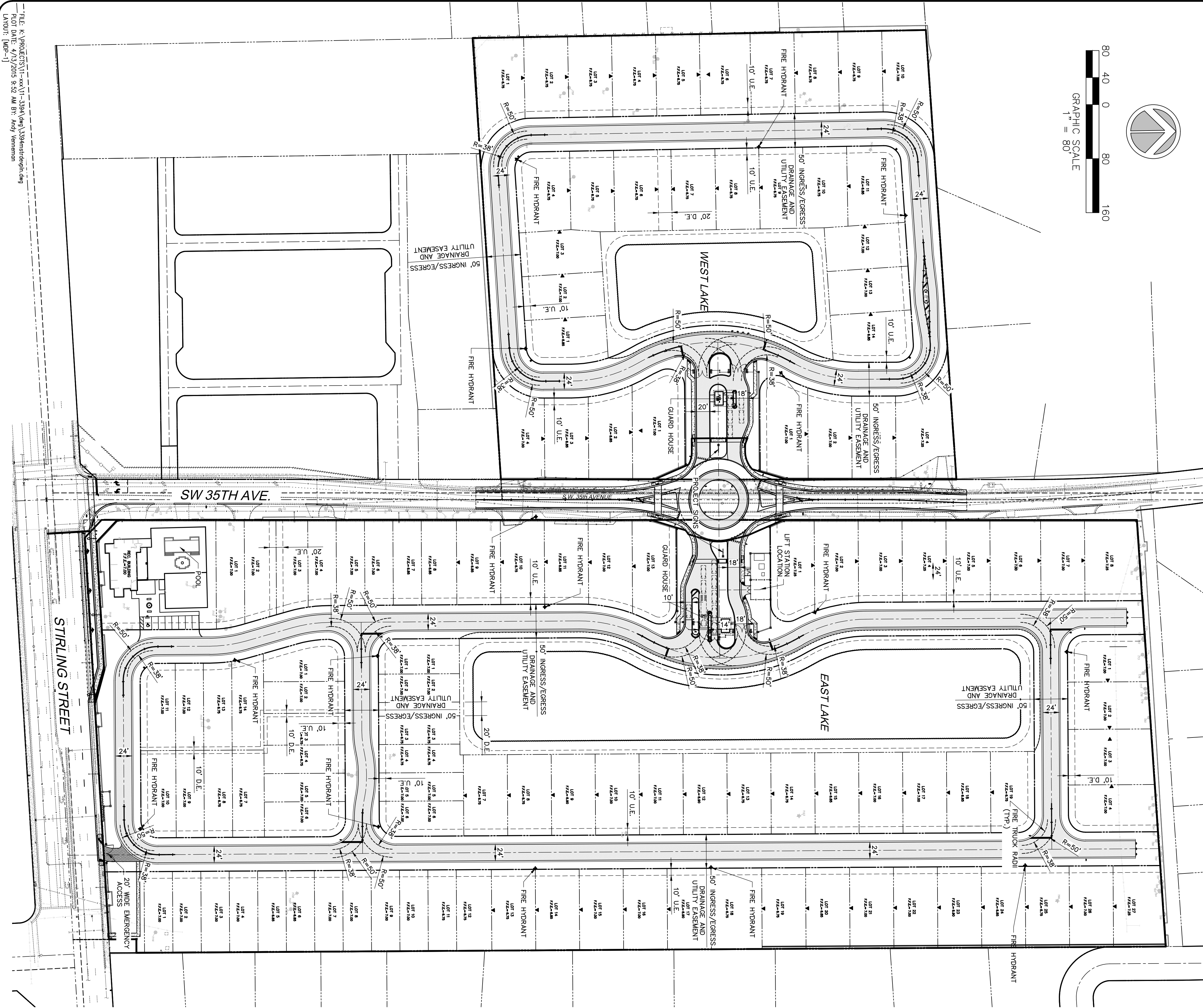
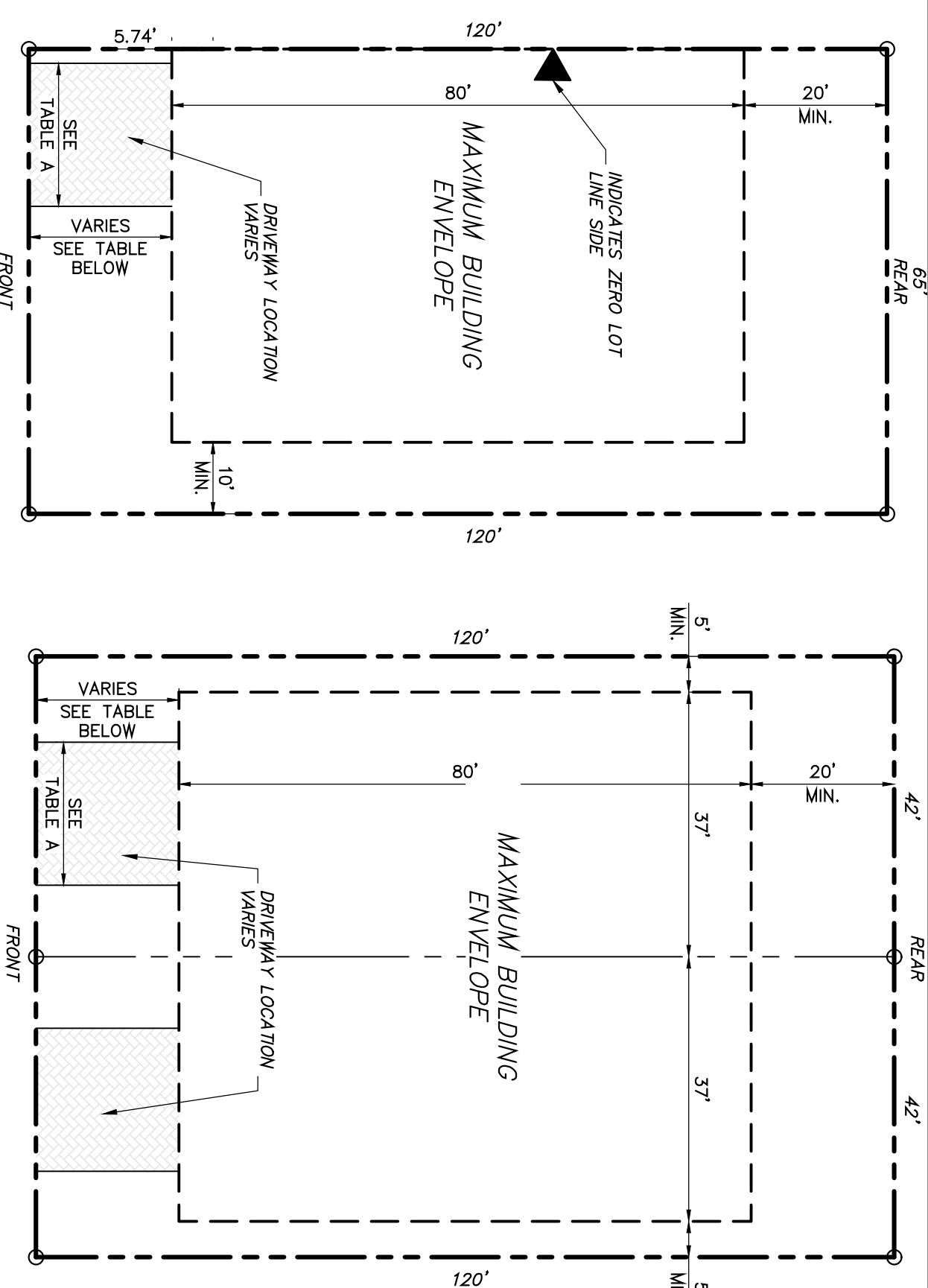


TABLE A	
MODEL	DRIVEWAY WIDTH
SINGLE FAMILY	
ARBOR	18'-0"
BIRCH	18'-0"
CYPRESS	23'-4"
DEERWOOD	21'-8"
ELM	22'-8"
FAIRMONT	10'-0" (SINGLE CAR) 18'-0" (DOUBLE CAR)
COACH	
GREENBRIER	21'-8"
HAWTHORNE	18'



TYPICAL ZERO LOT LINE HOME

TYPICAL COACH HOMES

WEST PARCEL 32 ZERO LOT LINE HOMES

EAST PARCEL 45 ZERO LOT LINE HOMES

117 TOTAL HOMES

TOTAL PARKING REQUIRED = 4 SPACES PER UNIT

SITE DATA			
EAST PARCEL			
TOTAL SITE (LESS R/W DEDICATION)	22.57 AC.	100%	
BUILDING FOOTPRINT INCLUDING GUARD HOUSE & CLUB HOUSE	6.50 AC.	29.68%	
ROADWAYS	2.45 AC.	10.86%	
DRIVEWAYS	1.20 AC.	5.32%	
LAKE	2.15 AC.	9.53%	
LANDSCAPE AREA (PERMANOUS)	8.89 AC.	39.5%	
LOT HARDSCAPE	1.38 AC.	6.11%	
WEST PARCEL			
TOTAL SITE (LESS R/W DEDICATION)	10.04 AC.	100%	
BUILDING FOOTPRINT INCLUDING GUARD HOUSE	3.00 AC.	29.88%	
ROADWAYS	1.22 AC.	12.15%	
DRIVEWAYS	0.49 AC.	4.86%	
LAKE	0.76 AC.	7.57%	
LANDSCAPE AREA (PERMANOUS)	4.06 AC.	40.44%	
LOT HARDSCAPE	0.51 AC.	5.08%	

SETBACKS- MINIMUM REQUIREMENTS

ITEM	SETBACK	NOTES
ZERO LOT LINE HOMES (SINGLE FAMILY DETACHED)		
FRONT YARD	20'	FRONT ENTRY GARAGE
	10'	NON-GARAGE ELEMENTS
	10'	NON ZERO LOT LINE SIDE
SIDE YARD	20'	LOTS ADJACENT SURROUNDING COMMUNITIES & SW 35TH AVE.
REAR YARD	15'	INTERIOR LOTS ON RETENTION PONDS
COACH HOMES (DUPLEX-SINGLE FAMILY ATTACHED)		
FRONT YARD	20'	FRONT ENTRY GARAGE
	10'	NON-GARAGE ELEMENTS
SIDE YARD	5'	NON COMMON WALL SIDE
REAR YARD	20'	LOTS ADJACENT SURROUNDING COMMUNITIES & SW 35TH AVE.
	15'	INTERIOR LOTS ON RETENTION PONDS
DECKING		
SIDE YARD	3'	CONCRETE OR BRICKS Pavers ONLY
REAR YARD	3'	CONCRETE OR BRICKS Pavers ONLY
SWIMMING POOL OR SPA		
SIDE YARD	6'	
REAR YARD	6'	

HEIGHTS – MAXIMUM ALLOWABLE

ITEM	HEIGHT	NOTES
BUILDINGS – RESIDENCES AND RESIDENT'S CLUB		
STORIES	2	LIVABLE FLOORS
HEIGHT	38'	GROUND TO ROOF PEAK
FENCING/WALLS		
MASONRY/CONCRETE	6'	COACH HOME SIDE YARDS ONLY
ALUMINUM PICKET	6'	ALL SIDE AND REAR YARDS EXCEPT PERIMETER WALLS
NO FENCING/WALLS IN FRONT YARD BETWEEN BUILDING FRONT AND FRONT PROPERTY LINE MASONRY/CONCRETE WALL COLOR TO MATCH RESIDENCE.		
ALUMINUM PICKET FENCE DARK BRONZE/BLACK COLOR ONLY.		

PROHIBITED USES

FRONT YARD
BIRD BATHS, CONCRETE/WOOD/PLASTIC/METAL PLANTING, BED CURBING, STATUARY, HANGING PLANTS, POTTED PLANTS ONLY IN COVERED ENTRY, FRONT ENTRY SCREEN DOORS OR ENCLOSURES, WATERFALLS, PONDS, TRELLISES, ROOF OR GRAVEL MULCH/BEDDING, BICYCLE RACKS, BENCHES, DECORING.
REAR YARD
SCREEN ENCLOSURES, STORAGE SHEDS

REVISIONS		
NO.	DATE:	DESCRIPTION
1	6/25/14	PER FIRE DEPARTMENT REVIEW

THE PRESERVE AT EMERALD HILLS (EAST & WEST PARCEL)	
CITY OF HOLLYWOOD	FLORIDA
MASTER DEVELOPMENT PLAN	
DATE: 04/07/15	SCALE: 1"=80'
DESIGNED BY: M.G.	DRAWN BY: M.A.S.
JOB NUMBER 11-3394	SHEET NO. MDP-1
SEAL	
Apr 09 2015 ALFREDO R. LOYOLA, P.E. FL. REG. NO. 55890	

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