

SINGLE FAMILY PROPERTY DEVELOPMENT REGULATION TABLE

SETBACK	PROPOSED
FRONT	25'
SIDE	5*
REAR	15'
SIDE STREET	15'
SITE TRIANGLE	10'
POOL SIDE	3' OR 0' ADJACENT TO WATER
POOL REAR	3' OR 0' ADJACENT TO WATER
SCREEN ENCLOSURE SIDE	2' OR 0' ADJACENT TO WATER
SCREEN ENCLOSURE REAR	2' OR 0' ADJACENT TO WATER

\* NOTE: RPUD FLEXIBLE REGULATION REQUEST TO ALLOW 5' SIDE SETBACKS WITH 2-STORY DWELLING UNITS

RARITAN TOWNHOME PROPERTY DEVELOPMENT REGULATION TABLE

SETBACK	PROPOSED
FRONT	20' / MIN. DRIVEWAY DEPTH
SIDE	10' SIDE YARD / 20' MIN. BLDG. SEP.
REAR	18' MIN. / 10' TO LANAI
SITE TRIANGLE	10'

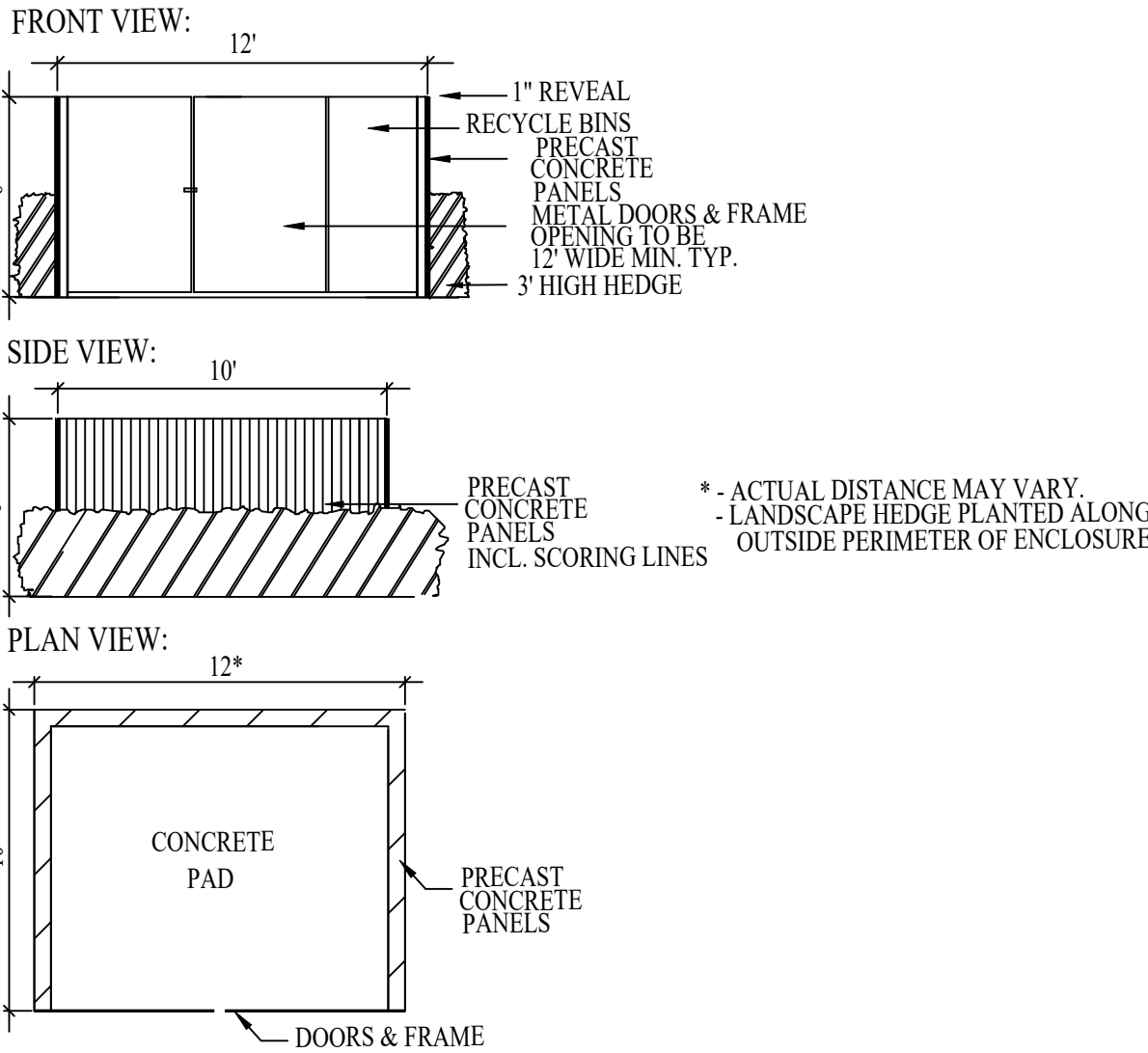
REAR LOADED TOWNHOME PROPERTY DEVELOPMENT REGULATION TABLE

SETBACK	PROPOSED
FRONT	10' / MIN.
SIDE	10' SIDE YARD / 20' MIN. BLDG. SEP.
REAR	20' / MIN. DRIVEWAY DEPTH
SITE TRIANGLE	10'

18' / 20' TOWNHOME PROPERTY DEVELOPMENT REGULATION TABLE

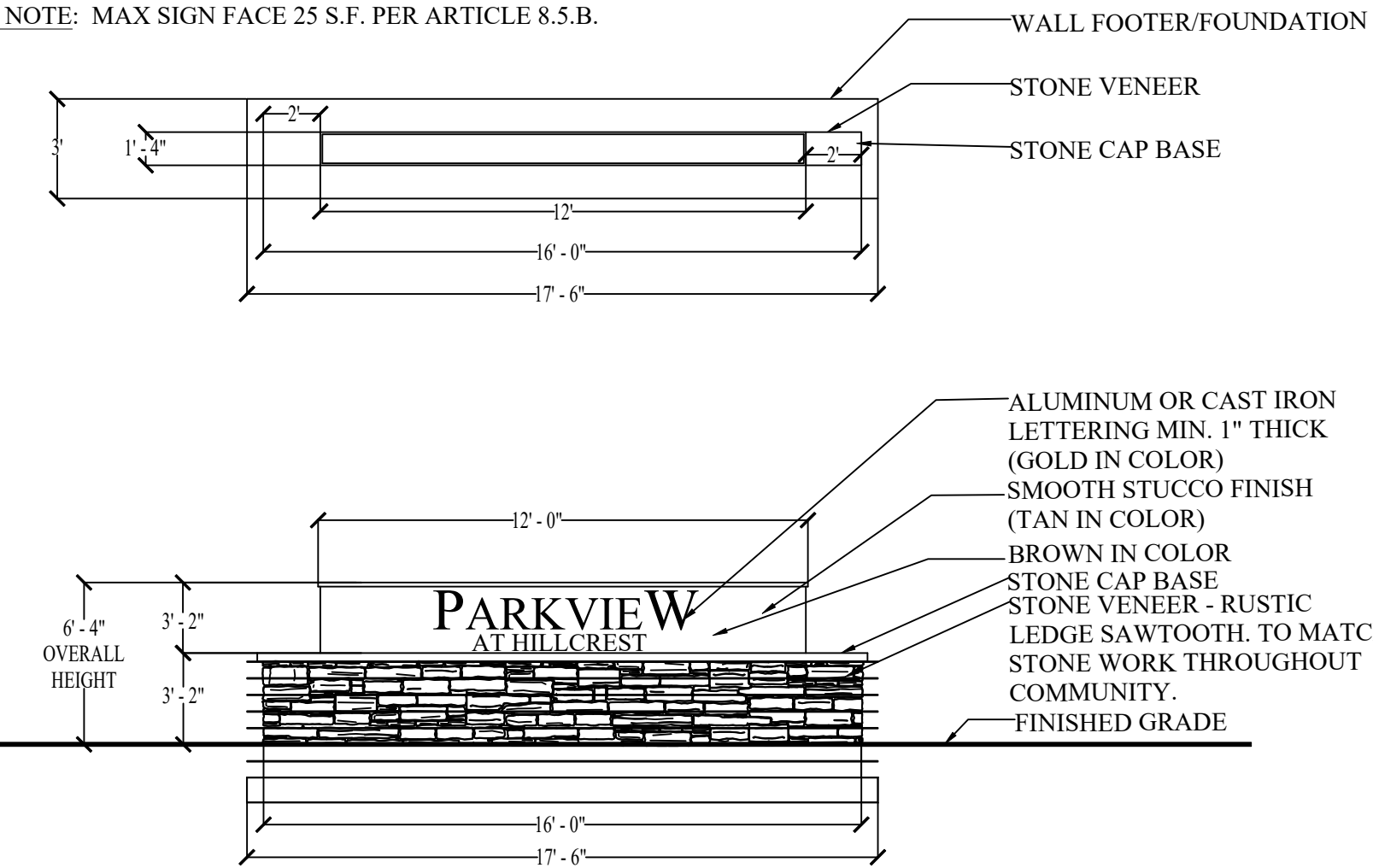
SETBACK	PROPOSED
FRONT	20' / MIN. DRIVEWAY DEPTH
SIDE	10' SIDE YARD / 20' MIN. BLDG. SEP.
REAR	13' MIN. / 1' TO LANAI
SITE TRIANGLE	10'

TYPICAL DUMPSTER DETAIL

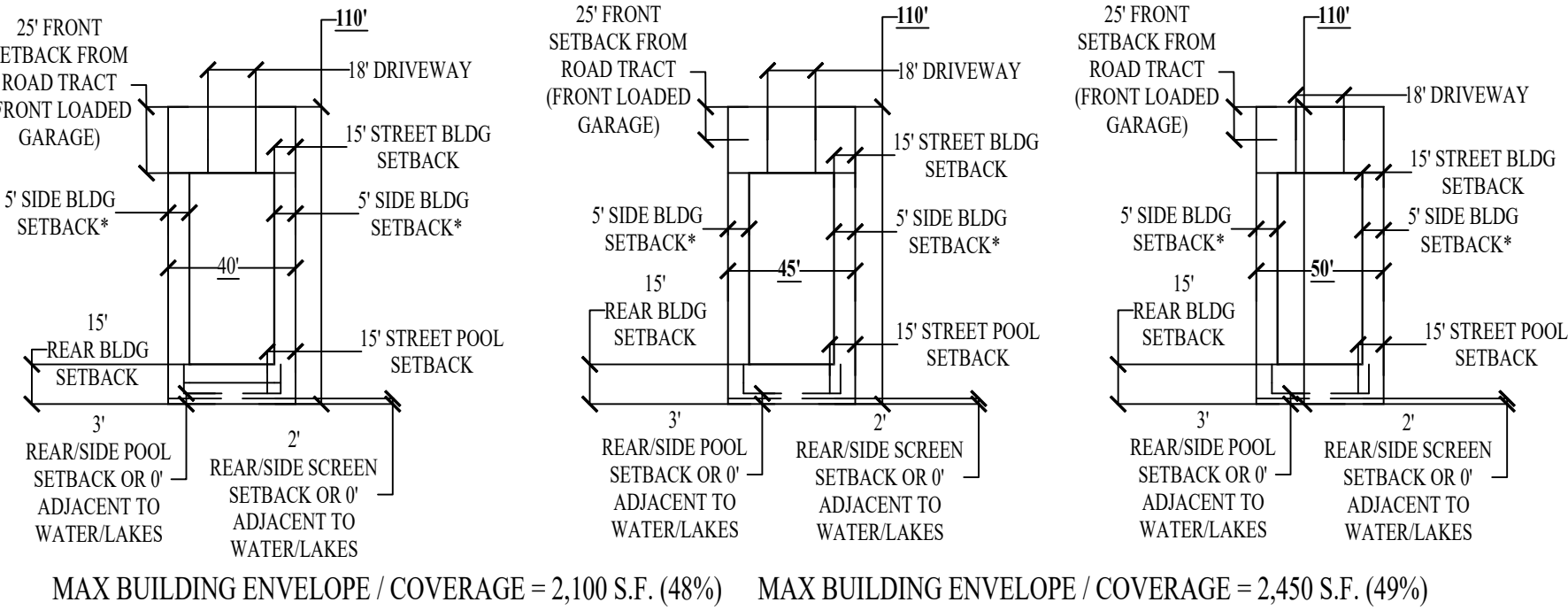


MONUMENT SIGN DETAIL

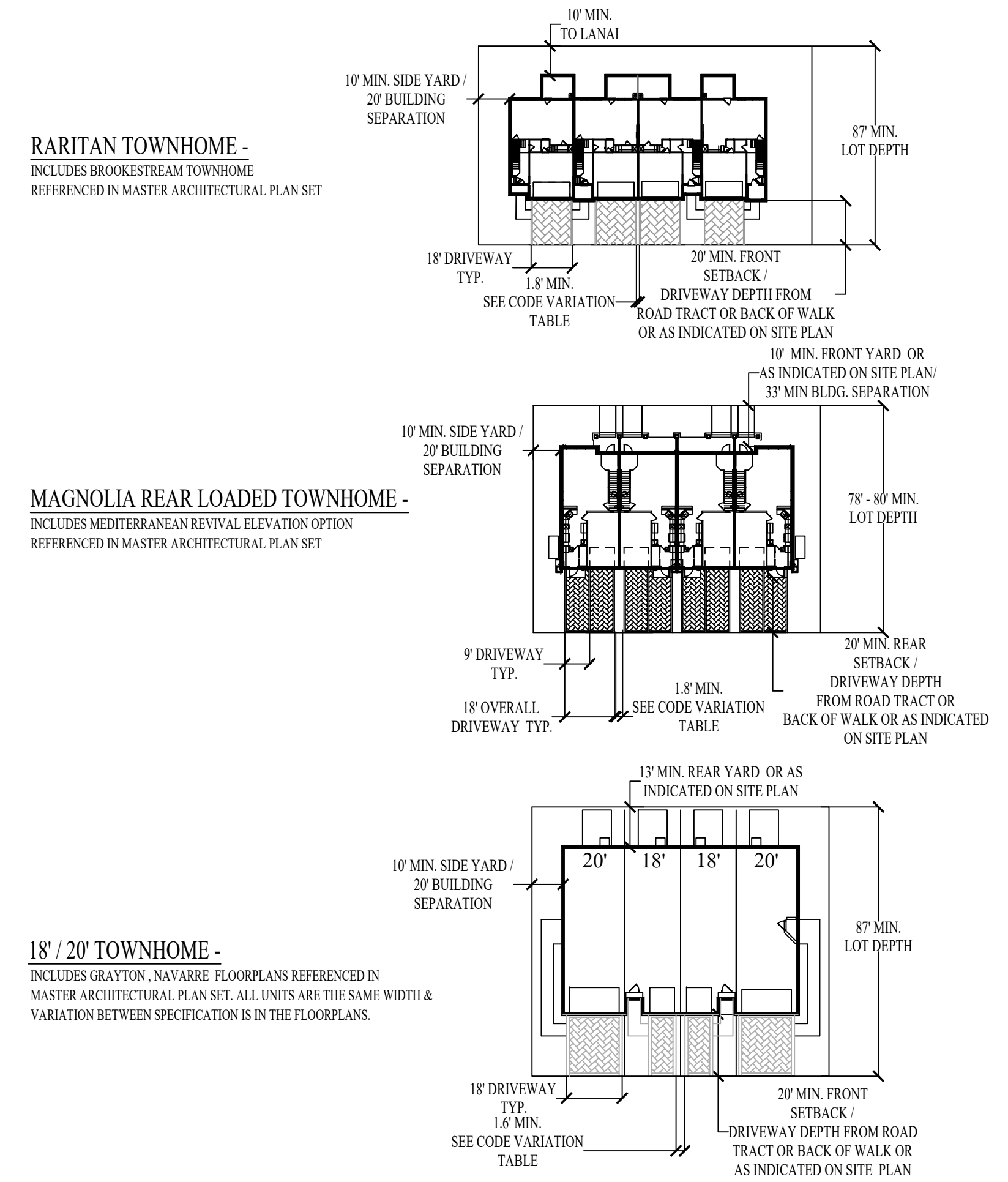
NOTE: MAX SIGN FACE 25 S.F. PER ARTICLE 8.5.B.



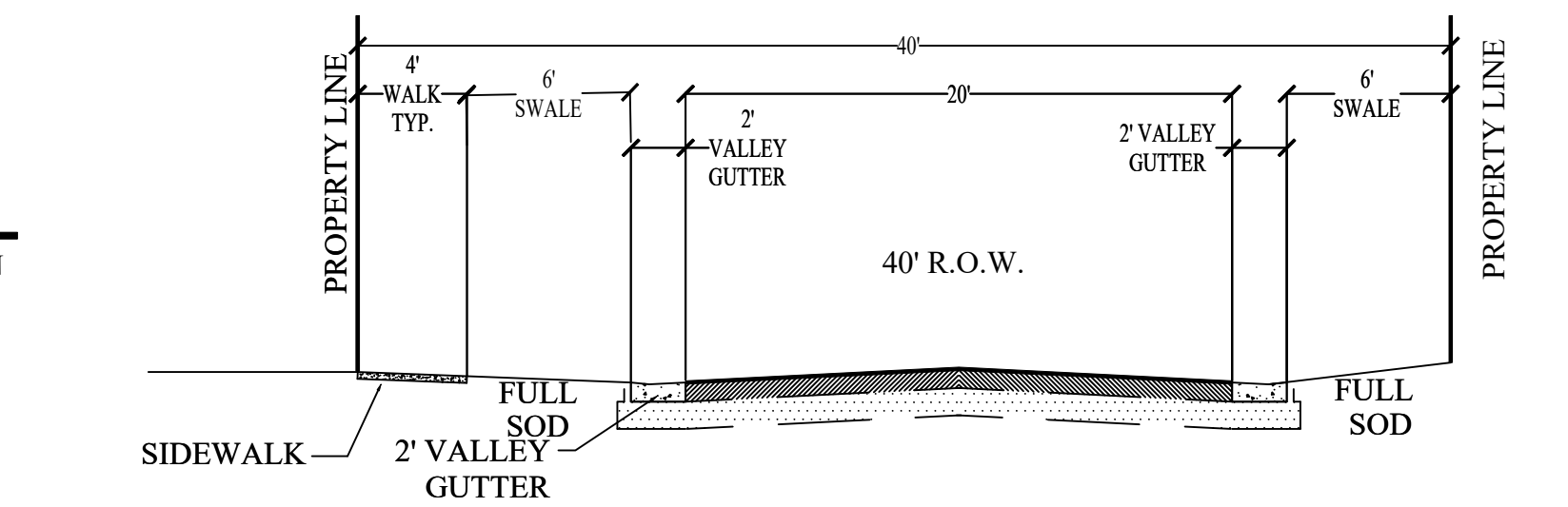
TYPICAL SINGLE FAMILY PROPERTY DEVELOPMENT REGULATION DETAIL



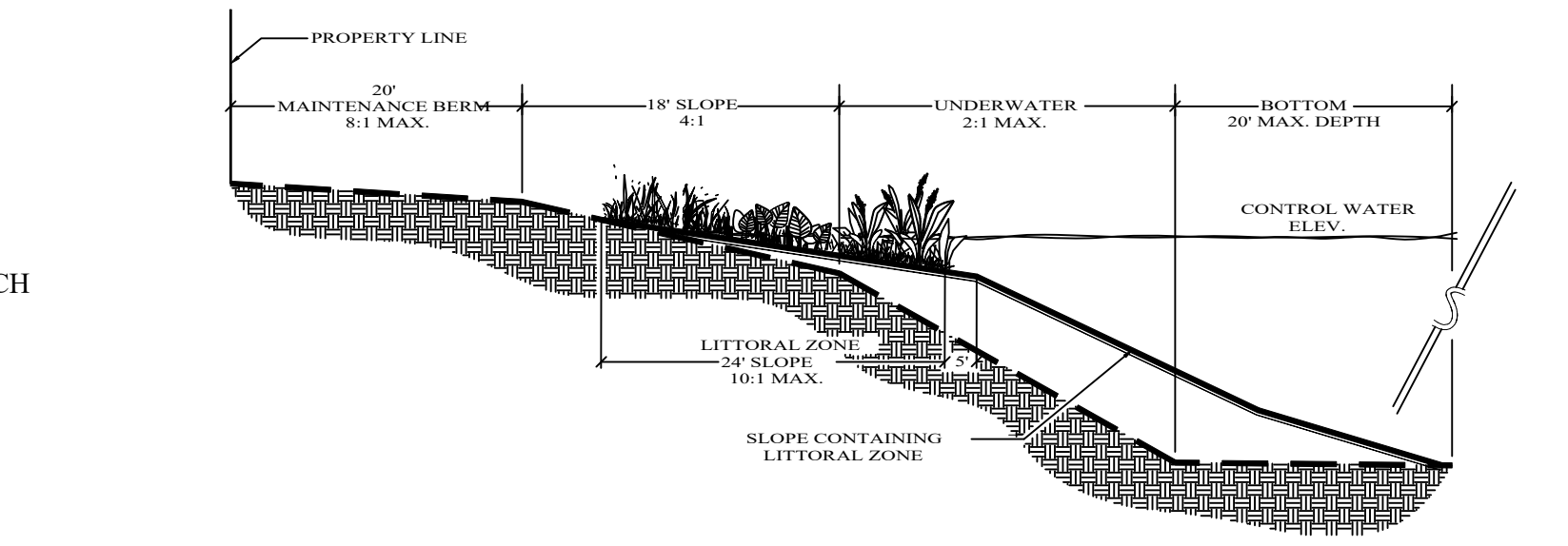
TYPICAL FEE SIMPLE TOWNHOME PROPERTY DEVELOPMENT REGULATION DETAIL



40' PRIVATE RESIDENTIAL ACCESS STREET (R.A.S.) CROSS SECTION

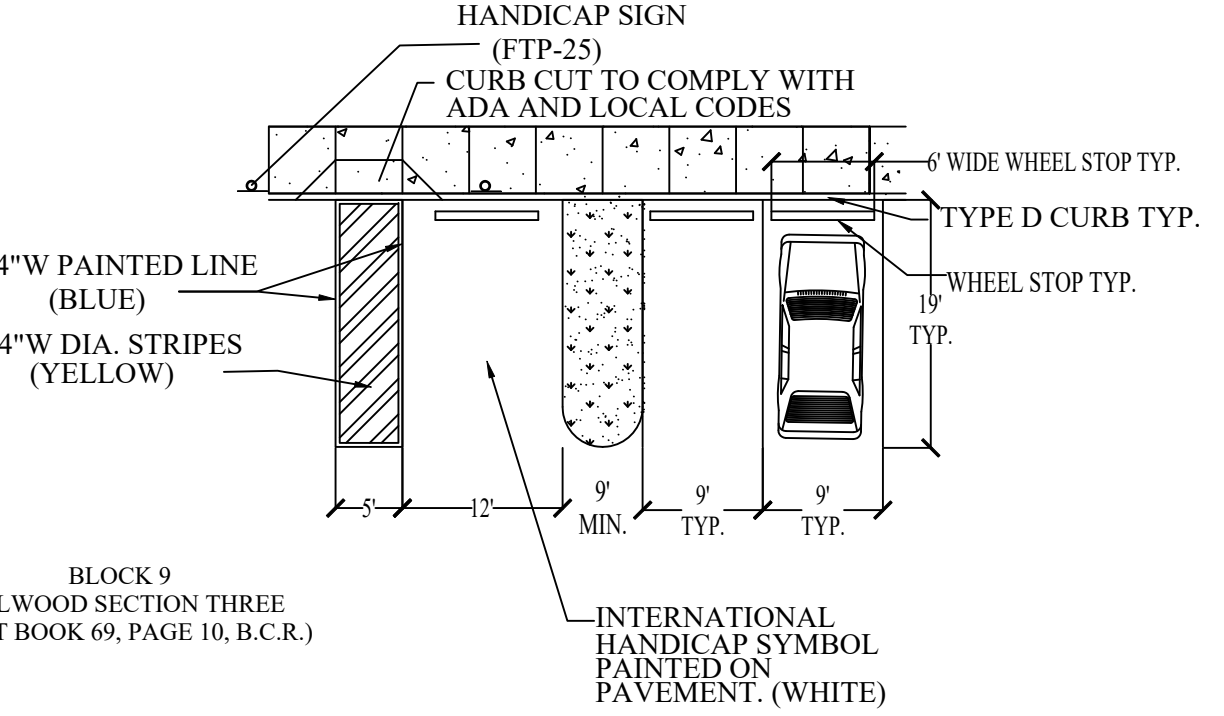


TYPICAL LAKE SECTION

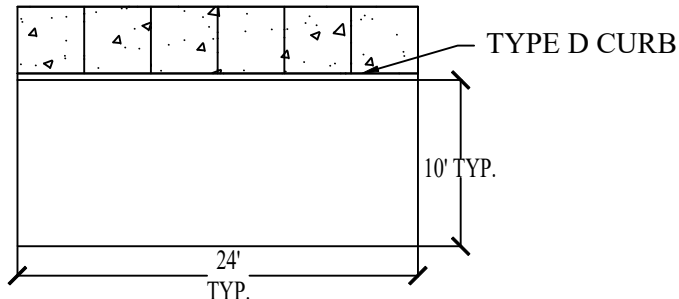


HANDICAP/PARKING DETAIL

NOTE: DESIGN TO CONFORM TO: HOLLYWOOD, FLORIDA CODE SECTION ARTICLE 7.1 ALL DIMENSIONS AND NOTES ARE TYPICAL

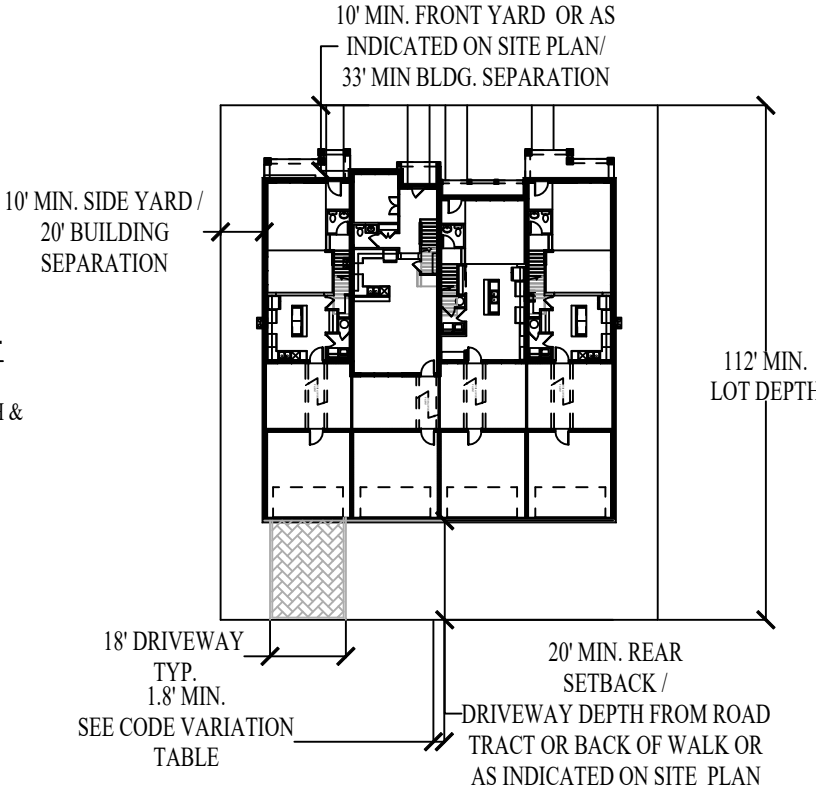


PARALLEL PARKING DETAIL



TRAILWOOD REAR LOADED TOWNHOME -

INCLUDES FOXTAIL, HILLSDALE FLOORPLANS REFERENCED IN MASTER ARCHITECTURAL PLAN SET. ALL UNITS ARE THE SAME WIDTH & VARIATION BETWEEN SPECIFICATION IS IN THE FLOORPLANS.



SITE (168.64 AC.) IMPERVIOUS CALCULATIONS

	PHASE 1 - 35.60 AC. EXECUTIVE GOLF COURSE - 30.44 AC. CLUBHOUSE AREA - 3.75 AC. TENNIS & BOCCY CENTER - 1.50 AC.					PHASE 2 - 18-HOLE GOLF COURSE - 135.65 AC.					SITE TOTAL	
IMPERVIOUS IMPROVEMENT	LINEAR FOOTAGE	SQUARE FOOTAGE	NO. OF UNITS/BLDG.	TOTAL IMPERVIOUS	SITE TOTAL IMPERVIOUS	LINEAR FOOTAGE	SQUARE FOOTAGE	NO. OF UNITS/BLDG.	TOTAL IMPERVIOUS	SITE TOTAL IMPERVIOUS	SITE TOTAL IMPERVIOUS	SITE TOTAL IMPERVIOUS
4' INTERNAL SIDEWALKS	5,624 L.F.	22,496 S.F.		22,496 S.F.		15,929.3 L.F.	63,717.2 S.F.		63,717.2 S.F.		86,213.2 S.F.	
5' INTERNAL SIDEWALKS REC FACILITY & MODEL PARK	1,798 L.F. (491 L.F. MODEL PK. REC AREA)	8,990 S.F. (2,000 S.F. MODEL PK. 6,990 S.F. REC AREA)		8,990 S.F. (2,000 S.F. MODEL PK. 6,990 S.F. REC AREA)							8,990 S.F.	
6' FITNESS TRAIL	4,081 L.F.	24,486 S.F.		24,486 S.F.							24,486 S.F.	
8' FITNESS TRAIL						14,291.7 L.F.	114,333.6 S.F.		114,333.6 S.F.		114,333.6 S.F.	
PRIVATE ROADWAYS PAVEMENT AREA		155,985.5 S.F.*		155,985.5 S.F.*			446,224.3 S.F.		446,224.3 S.F.		602,209.8 S.F.	
LAKE WATER SURFACE AREA		98,010 S.F.		98,010 S.F.			765,349.2 S.F.		765,349.2 S.F.		863,359.2 S.F.	
40' x 110' S.F. INCL. DRIVEWAY		2,550 S.F.	45 D.U.	114,750 S.F.			2,550 S.F.	78 D.U.	198,900 S.F.		313,650 S.F.	
45' x 110' S.F. INCL. DRIVEWAY		2,900 S.F.	22 D.U.	63,800 S.F.			2,900 S.F.	91 D.U.	263,900 S.F.		327,700 S.F.	
50' x 110' S.F. INCL. DRIVEWAY							3,250 S.F.	45 D.U.	146,250 S.F.		146,250 S.F.	
44UNIT RARITAN T.H. INCL. DRIVEWAYS & WALKS		7,149 S.F.	8 BLDGS.	57,192 S.F.			7,149 S.F.	5 BLDGS.	35,745 S.F.		92,937 S.F.	
64UNIT RARITAN T.H. INCL. DRIVEWAYS & WALKS		10,739.2 S.F.	1 BLDGS.	10,739.2 S.F.			10,739.2 S.F.	4 BLDGS.	42,956.8 S.F.		53,696 S.F.	
84UNIT RARITAN T.H. INCL. DRIVEWAYS & WALKS							14,328 S.F.	2 BLDGS.	28,656 S.F.		28,656 S.F.	
44UNIT TRAILWOOD T.H. INCL. DRIVEWAYS & WALKS		8,152 S.F.	1 BLDGS.	8,152 S.F.							8,152 S.F.	
64UNIT TRAILWOOD T.H. INCL. DRIVEWAYS & WALKS												
44UNIT MAGNOLIA T.H. INCL. DRIVEWAYS & WALKS		5,952 S.F.	3 BLDGS.	17,856 S.F.			5,952 S.F.	6 BLDGS.	35,712 S.F.		53,568 S.F.	
64UNIT MAGNOLIA T.H. INCL. DRIVEWAYS & WALKS		8,882 S.F.	5 BLDGS.	44,410 S.F.							44,410 S.F.	
44UNIT 18' / 20' T.H. INCL. DRIVEWAYS & WALKS							6,075 S.F.	19 BLDGS.	115,425 S.F.		115,425 S.F.	
64UNIT 18' / 20' T.H. INCL. DRIVEWAYS & WALKS							8,666 S.F.	20 BLDGS.	173,320 S.F.		173,320 S.F.	
REC AREA (CLUBHOUSE & PATIO AREA)		35,878 S.F.	2 BLDGS.	35,878 S.F.							35,878 S.F.	
AMENITY AREA PARKING LOT		72,705 S.F.		72,705 S.F.							72,705 S.F.	
TENNIS & BOCCY CENTER (1.50 AC.)		37,673.6 S.F.	2 BLDGS.	37,673.6 S.F.							37,673.6 S.F.	
TOTAL	11,503 L.F.		89 D.U./BLDG.	773,123.3 S.F.	781,533.1 S.F.	30,221 L.F.		270 D.U./BLDG.	2,430,489.1 S.F.	3,478,424.9 S.F.	3,203,612.4 S.F.	4,259,958 S.F.

\* INCLUDES TURN LANE AT ENTRANCE OF EXECUTIVE GOLF COURSE PARCEL.

CITY OF HOLLYWOOD MANDATORY GREEN BUILDING PRACTICES ORDINANCE

PER 151.155 SINGLE FAMILY DWELLING NEW CONSTRUCTION SHALL INCLUDE A MINIMUM OF FIVE GREEN BUILDING PRACTICES:

- ENERGY STAR APPLIANCES WILL BE SPECIFIED WITHIN RESIDENTIAL HOMES
- LOW FLOW SHOWER HEADS SHALL BE SPECIFIED WITHIN RESIDENTIAL HOMES
- PROGRAMMABLE THERMOSTATS WILL BE SPECIFIED WITHIN RESIDENTIAL HOMES
- ALL DRIVEWAYS WILL BE PAVED BLOCK, WHICH QUALIFIES AS PERVIOUS PAVEMENT
- LANDSCAPING PROPOSED WITHIN THE PROTOTYPICAL LANDSCAPE PLANS FOR THE RESIDENTIAL LOTS WILL COMPLY WITH LIST PROVIDED BY S.F.W.M.D. RECOMMENDATION FOR NATIVE PLANT USAGE
- RE-USE IRRIGATION IS PROPOSED TO BE UTILIZED FOR ALL PASSIVE OPEN SPACE AREAS, COMMON AREAS AND RESIDENTIAL LOTS.
- BICYCLE STORAGE PROVIDED IN SEVERAL KEY LOCATIONS FOR MULTI-MODAL TRANSPORTATION OPPORTUNITIES.
- ELECTRIC VEHICLE CHARGING STATION PROVIDED AT CENTRALLY LOCATED PRIMARY RECREATION AMENITY PARCEL TO ADDRESS CITY OF HOLLYWOOD GREEN BUILDING ELECTRIC VEHICLE CHARGING ORDINANCE.

BY REVISIONS DATE

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DESIGN AND ENTITLEMENT CONSULTANTS, LLC.

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

DETAIL/REGULATING PLAN

SCALE: N.T.S.

CHECKED BY: K.D.D.

DRAWN BY: K.D.D.

DATE: 01.22.18

FILE: SP.1

SHEET DET.1/SP.12

12 OF 14 SHEETS

NORTH



CITY CODE SECTION	CODE REQUIREMENT	CODE DEVIATION REQUEST	NOTES
ART. 4.1.C.	5' MIN. SIDE YARD SETBACK 1-STORY RES. BUILDINGS	5' MIN. SIDE YARD SETBACK 2-STORY RES. BUILDINGS	10' MIN. BUILDING SEPARATION SEE PROJ. NARRATIVE FOR JUSTIFICATION
ART. 7.1.B.2.b & ART. 7.1.C.	24' AISLE WIDTH MIN. FOR HEAD IN / BACK OUT PARKING	4' REDUCTION TO 20' ALLEY WIDTH REAR LOADED GARAGES	CODE DEVIATION REQUEST IS ONLY FOR REAR LOADED GARAGE UNITS SERVED BY ALLEYS
ART. 7.1.C.2.c	6' MIN. DRIVEWAY SPACING	1.8' MIN.	TRAILWOOD DRIVEWAY MIN. SPACING BETWEEN TANDEM DRIVEWAY SPACE
ART. 8.5.B.1.	1 MONUMENT SIGN PER NEIGHBORHOOD ENTRANCE	2 MAX MONUMENT SIGNS PER ENTRANCE	SEE PROJ. NARRATIVE FOR JUSTIFICATION
ART. 8.5.B.2.	MAXIMUM SIGN HEIGHT OF 6'	12' HEIGHT MAX FOR COMMUNITY IDENTIFIER	TO ALLOW FOR COMMUNITY IDENTIFIER PLACED AT KEY LOCATIONS AS INDICATED ON SITE PLAN

\* SEE CONSTRUCTION PLANS FOR DETAILS



LOCATED ALONG ENTRANCES OR AT KEY INTERSECTIONS WITHIN COMMUNITY



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

SCALE:	N.T.S.
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D.
DATE:	01.22.18
FILE:	SP.1
SHEET	
DET.2/SP.13	
13	OF 14 SHEETS





Planting Plans for:

Sheet L1	COVER SHEET
Sheet L2	NOT PART OF THIS SUBMITTAL
Sheet L3	NOT PART OF THIS SUBMITTAL
Sheet L4	NOT PART OF THIS SUBMITTAL
Sheet L5	NOT PART OF THIS SUBMITTAL
Sheet L6	NOT PART OF THIS SUBMITTAL
Sheet L6a	NOT PART OF THIS SUBMITTAL
Sheet L7	WEST BUFFER PLANTING PLAN
Sheet L8	SOUTH BUFFER PLANTING PLAN
Sheet L9	SOUTH BUFFER PLANTING PLAN
Sheet L10	SOUTH BUFFER PLANTING PLAN
Sheet L11	SOUTH / EAST BUFFER PLANTING PLAN
Sheet L12	NORTH BUFFER PLANTING PLAN
Sheet L13	NORTH BUFFER PLANTING PLAN
Sheet L13a	NORTH BUFFER PLANTING PLAN
Sheet L14	NORTH BUFFER PLANTING PLAN
Sheet L15	NOT PART OF THIS SUBMITTAL
Sheet L16	EAST BUFFER PLANTING PLAN
Sheet L17	NOT PART OF THIS SUBMITTAL
Sheet L18	ENTRY PLANTING PLAN
Sheet L19	REC CENTER PLANTING PLAN
Sheet L20	TENNIS CENTER PLANTING PLAN
Sheet L21	NOT PART OF THIS SUBMITTAL

**\*\*See Sheets L-22 to L-38 for Lake Edge and Open Space Planting Plans**

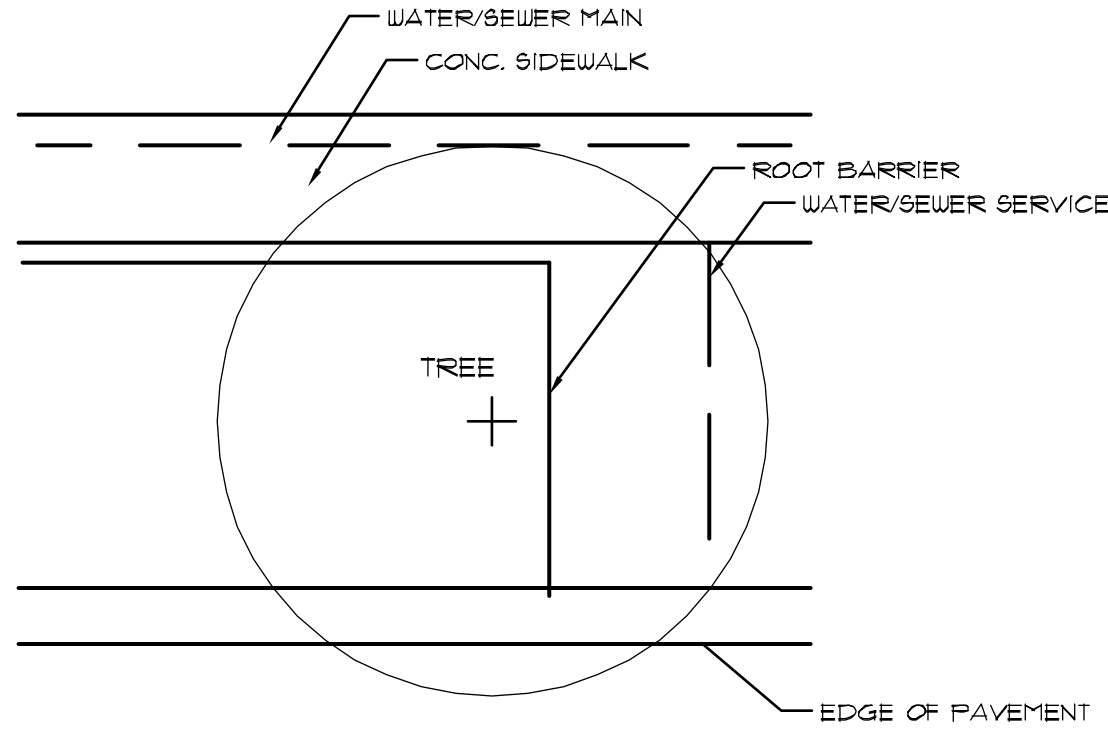
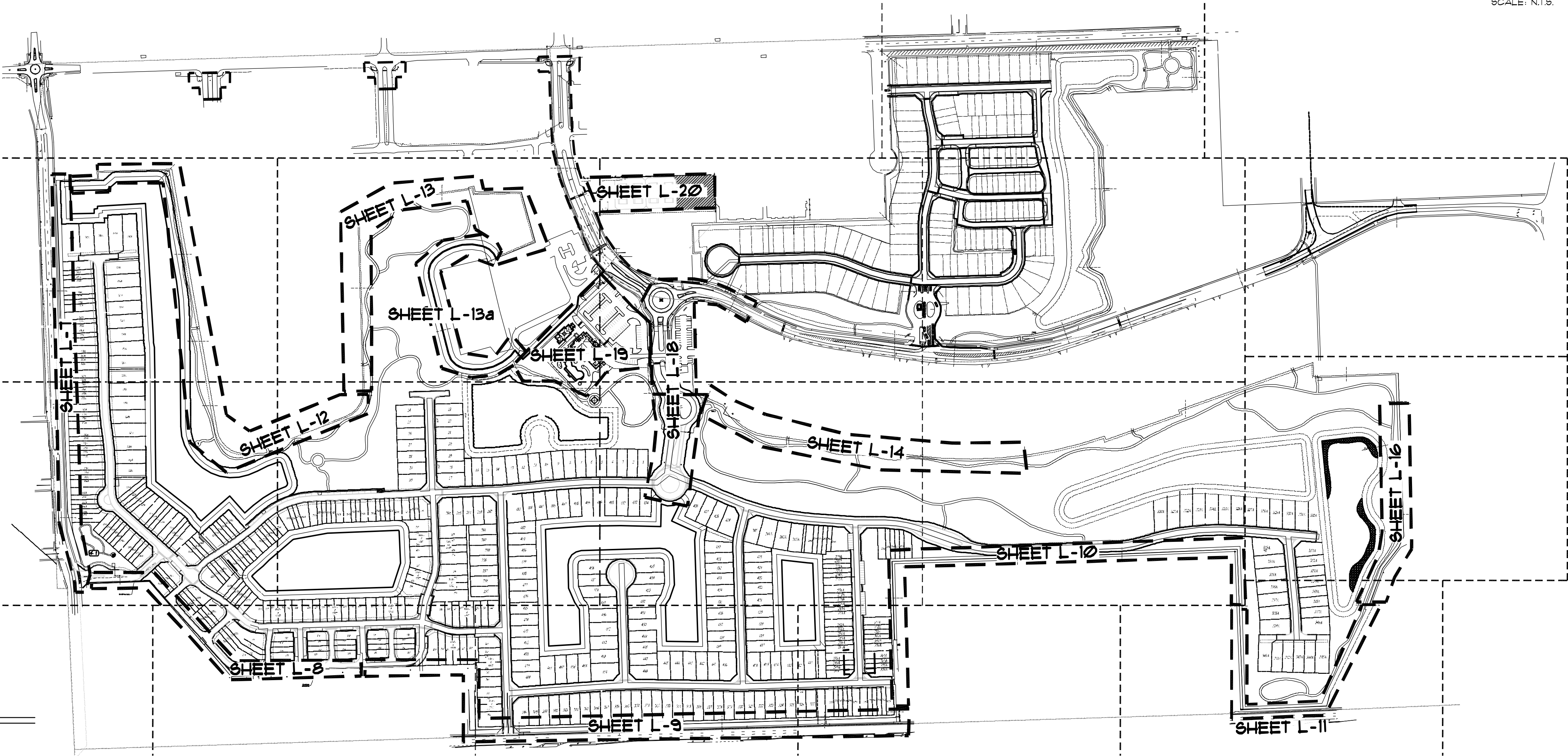
**\*\*See Sheet L-37 for Plant Lists, Details & Specifications**

Notes:

- 1.) SHADED AREAS (UTILITY EASEMENTS) TO REMAIN CLEAR OF TREES.
- 2.) TREES WITHIN SIGHT LINES TO HAVE 8' MIN. CLEARANCE TO BOTTOM OF CANOPY, BE A MIN. 16' HT. 4 MIN. 40' ON CENTER (TYPICAL)
- 3.) SHRUBS WITHIN SIGHT LINES TO BE PERPETUALLY MAINTAINED AT A MAXIMUM HEIGHT OF 30" FROM ADJACENT CROWN OF ROAD.
- 4.) BOTTOM OF TREE CANOPY SHALL HAVE 13'-6" CLEARANCE WHERE CANOPY OVERHANGS ROAD.
- 5.) ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NUMBER ONE OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.
- 6.) ALL PLANT MATERIAL SHALL MEET SIZE AND CONTAINER SPECIFICATIONS IN PLANT LIST. PLANT MATERIALS NOT MEETING SPECIFICATIONS WILL BE REJECTED. CONTRACTOR TO COORDINATE AVAILABILITY ISSUES WITH OWNER PRIOR TO COMMENCING WORK.
- 7.) ALL LANDSCAPE AND SPECIFICATIONS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS PROVIDED BY THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE.
- 8.) ALL PLANTING TO HAVE AN AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE 50% OVERLAP. A RAIN SENSOR SWITCH SHALL BE INSTALLED ON SYSTEMS WITH AUTOMATIC CONTROLLERS.
- 9.) INVASIVE SPECIES, INCLUDING BRAZILIAN PEPPER, AUSTRALIAN PINE, MELALEUCA AND EARLEAF ACACIA SHALL BE ERADICATED IN THE DEVELOPMENT AREA AND REMOVED FROM THE SITE.
- 10.) LANDSCAPING SHALL BE KEPT FREE OF VISIBLE SIGNS OF INSECTS AND DISEASE AND APPROPRIATELY IRRIGATED AND FERTILIZED TO ENABLE LANDSCAPING TO BE IN HEALTHY CONDITION.
- 11.) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THERE ARE NOT CONFLICTS WITH ABOVE OR BELOW GROUND UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY OWNER IF CONFLICTS EXIST.
- 12.) QUANTITIES ON PLANT LIST ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS. WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO OVERRIDE THE PLANT LIST IN ALL CASES.
- 13.) ALL LANDSCAPING SHALL BE KEPT IN A HEALTHY GROWING CONDITION AT ALL TIMES.
- 14.) TREES SHOWN ON THESE PLANS ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREON. ADDITIONALLY, TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. HOWEVER, IN NO CASE SHALL A TREE ENCR OACH INTO A UTILITY EASEMENT AND ONLY 90D CAN BE INSTALLED WITHIN 1.5' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL.

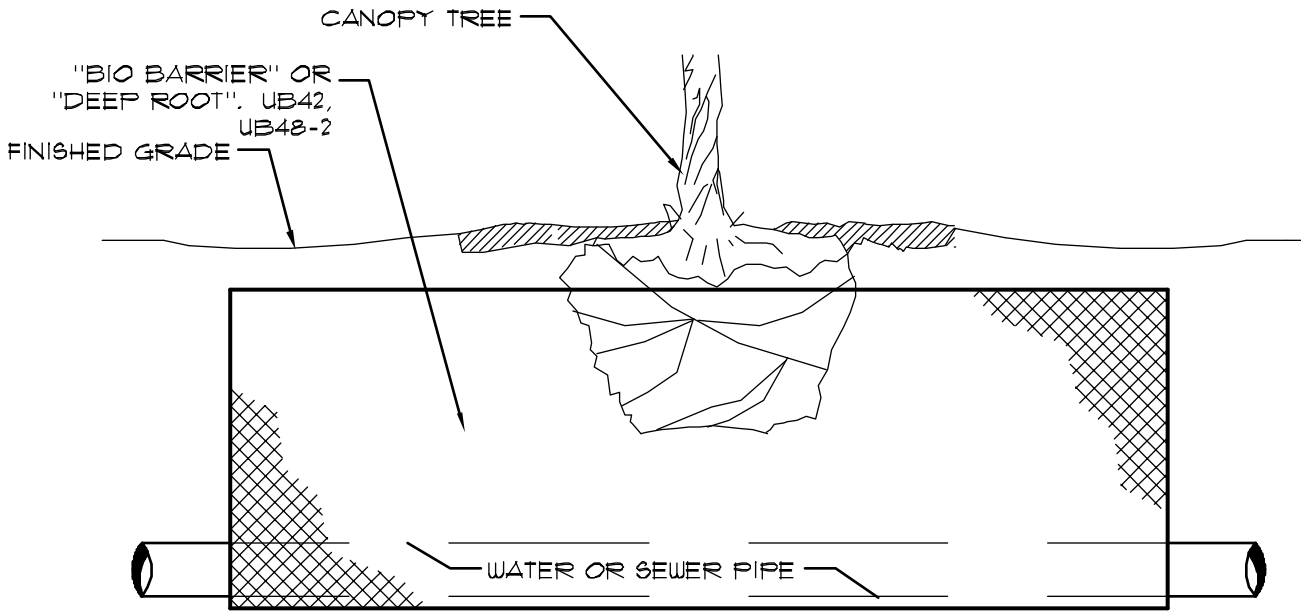
15.) HILLCREST H.O.A. AND ITS SUCCESSORS AND ASSIGNS SHALL ENSURE THAT REGULAR MAINTENANCE IS PERFORMED ON ALL ROYAL PALMS AND COCONUT PALMS AS SHOWN HEREIN TO A LEVEL THAT SIGNIFICANTLY REDUCES THE LIKELIHOOD OF ANY INDIVIDUAL OR COLLECTIVE PART(S) WHICH MAY CAUSE INJURY OR DAMAGE FROM FALLING INTO A ROAD RIGHT-OF-WAY OR ONTO ANY PEDESTRIAN OR VEHICLE USE AREA.

SHEET KEY



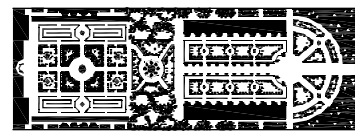
\* IF A TREE IS INSTALLED WITH LESS THAN 10' SEPARATION FROM A WATER OR SEWER MAIN AND/OR SERVICE, THE CONTRACTOR SHALL INSTALL A ROOT BARRIER. THE BARRIER SHALL BE 15" IN LENGTH CENTERED ON THE TREE TRUNK AND INSTALLED PARALLEL TO THE UTILITY WITH A MINIMUM 5' HORIZONTAL SEPARATION.

Plan View



Root Barrier Detail

N.T.S.



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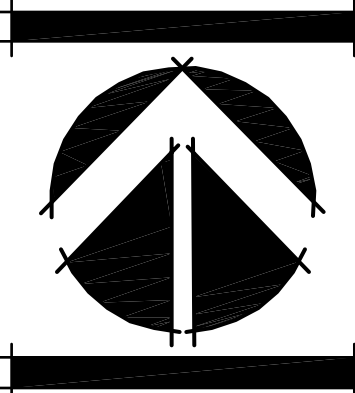
LANDSCAPE ARCHITECTURE  
PLANNING • GRAPHICS  
825 South U.S. Highway One  
Suite 330  
Jupiter, Florida 33477

Telephone: (561) 747-5069  
Fax: (561) 747-2041  
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License #LC-0000297

HILLCREST COUNTRY CLUB REDEVELOPMENT  
PREPARED FOR FULTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FL 33021  
PLANTING PLAN COVER SHEET

DATE: 07.03.15  
DRAWN BY: AJO  
JOB NO.: 14-061  
SCALE: N.A.  
FILENAME: Hillcrest 32

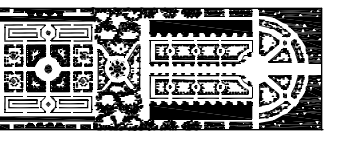
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3/6/16	12/1/16	4/19/17
8/18/17	10/25/17	1/6/18
12/18 TAC submittal		



SHEET:

L-1





PARKER-YANNETTE  
design group, inc.

LANDSCAPE ARCHITECTURE  
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Suite 330  
Jupiter, Florida 33477

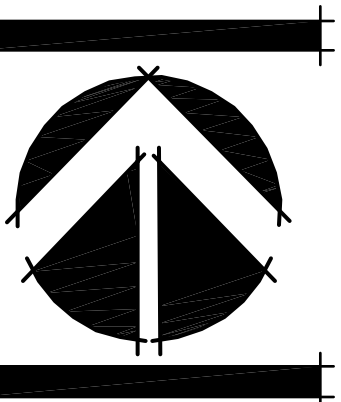
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Email: mail@pydg.com  
License #LC-0000297

# HILLCREST COUNTRY CLUB REDEVELOPMENT

PREPARED FOR FULTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FL 33021  
PLANTING PLAN

DATE: 07.03.15  
DRAWN BY: AJO  
JOB NO.: 14-0061  
SCALE: 1" = 20' - 0"  
FILENAME: Hillcrest 32

REVISIONS:  
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3/16/16 12/1/16 4/19/17  
8/18/17 10/25/17 1/16/18  
12/18 TAC submittal



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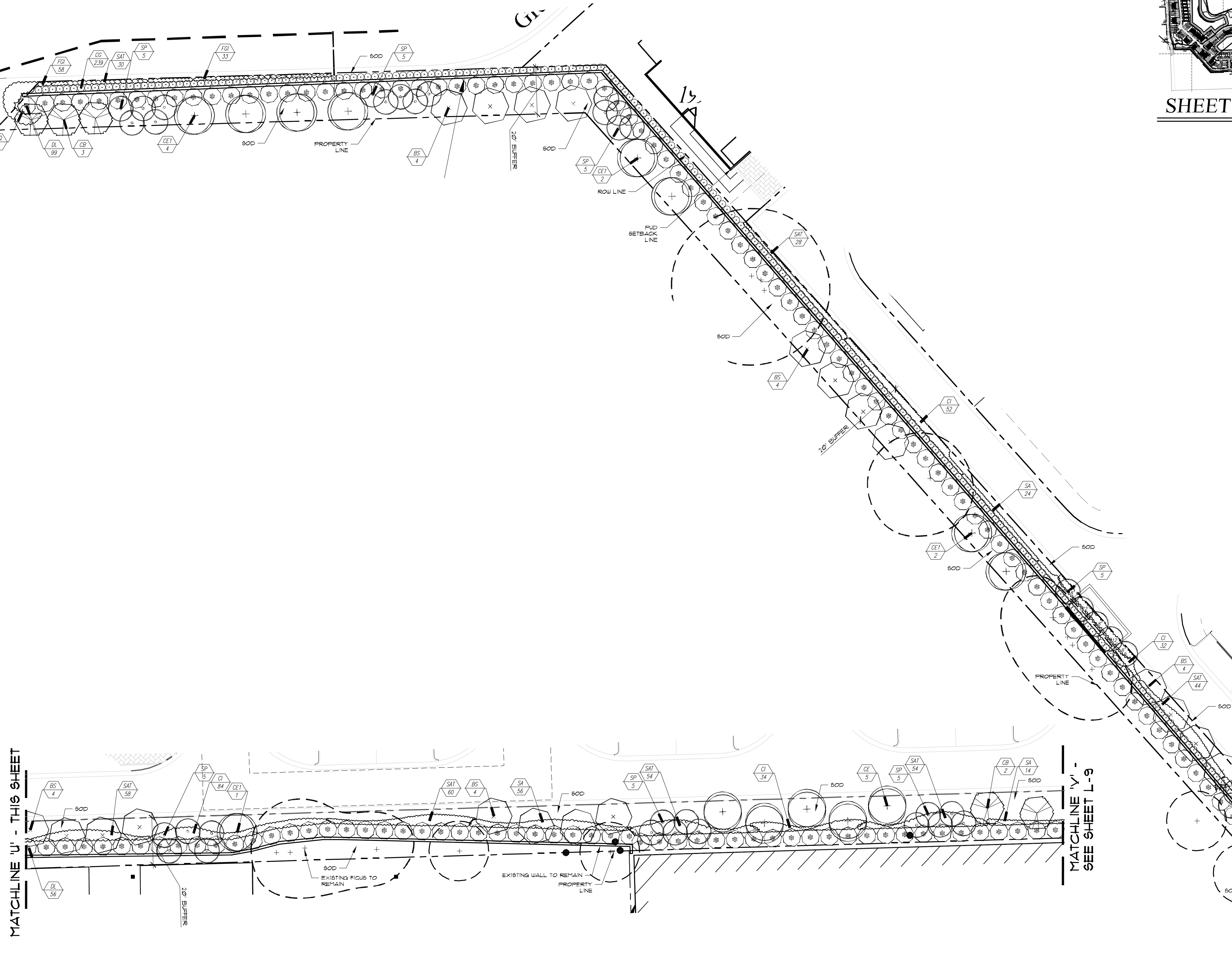
L-1



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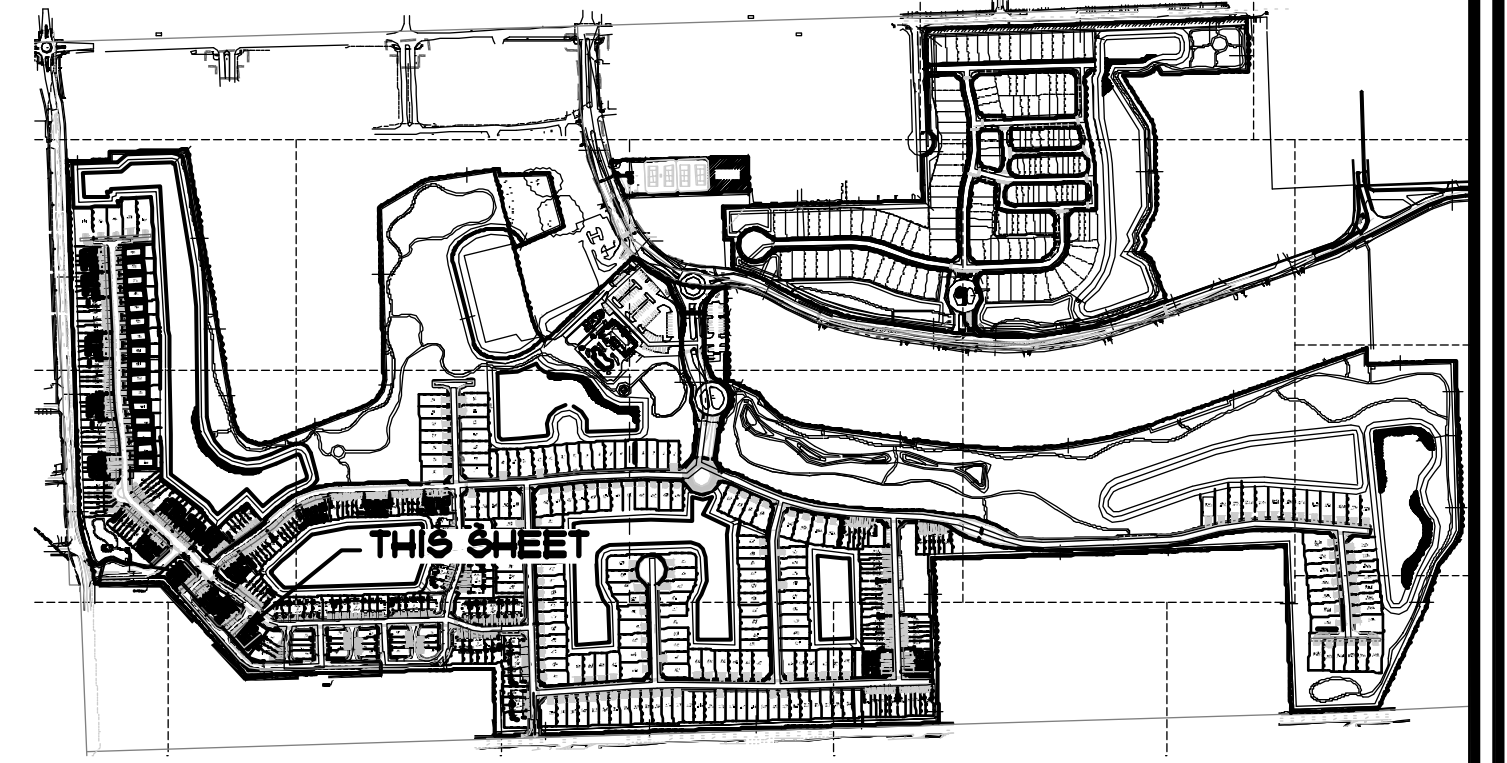


MATCHLINE 'T' - SEE SHEET L-7

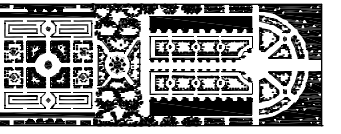


MATCHLINE 'U' - THIS SHEET

MATCHLINE 'V' -  
SEE SHEET L-9



SHEET KEY



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design group, inc.

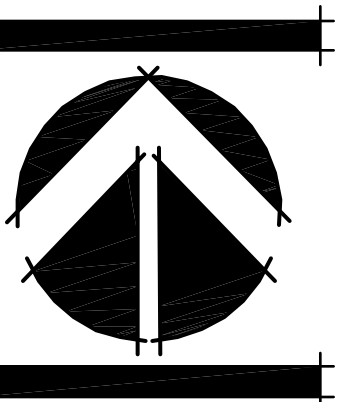
LANDSCAPE ARCHITECTURE  
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825 South U.S. Highway One  
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Telephone: (561) 747-5069  
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HILLCREST COUNTRY CLUB REDEVELOPMENT  
PREPARED FOR FULTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FL 33021  
PLANTING PLAN

DATE: 07.03.15  
DRAWN BY: AJO  
JOB NO.: 14-0061  
SCALE: 1" = 20'-0"  
FILENAME: Hillcrest 32

REVISIONS:  
8/13/15 10/30/15 11/30/15  
12/23/15 10/05/16 2/17/16  
3/16/16 12/11/16 4/19/17  
8/18/17 10/25/17 1/16/18  
12/18 TAC submittal



SHEET:

L-8





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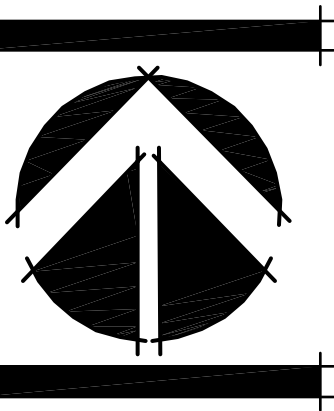
## SHEET KEY

HILLCREST COUNTRY CLUB REDEVELOPMENT  
PREPARED FOR PULTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FL 33021  
PLANTING PLAN

ATE: 07.03.15  
RAWN BY: AJO  
DB NO.: 14-061  
SCALE: 1" = 20'-0"  
LENAME: Hillcrest 32

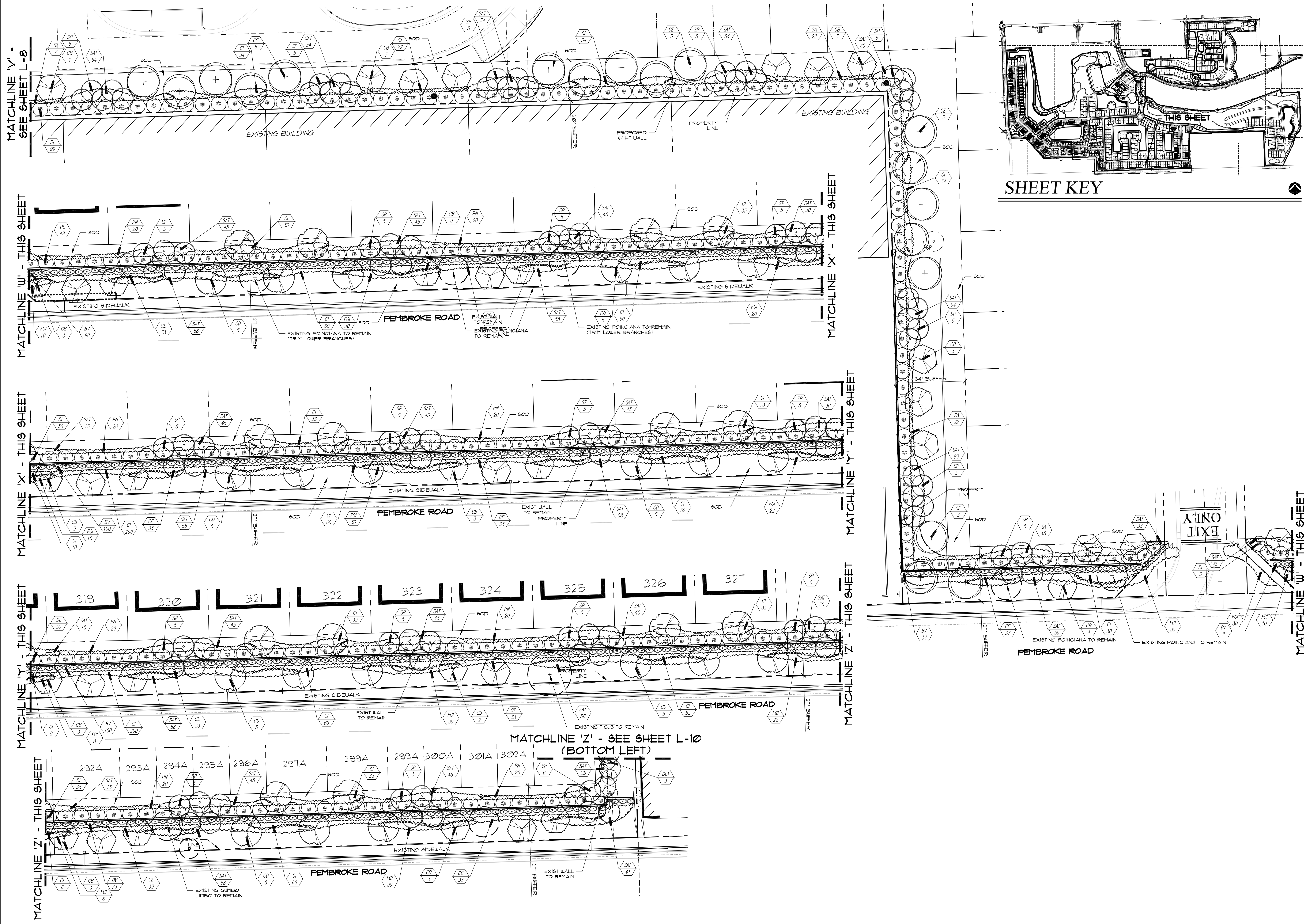
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23.15	1.05.16	2.17.16
6.16	11.21.16	4.19.17
8.17	10.05.17	1.16.18
2.18 TAC	submittal	



HEET:

4-9



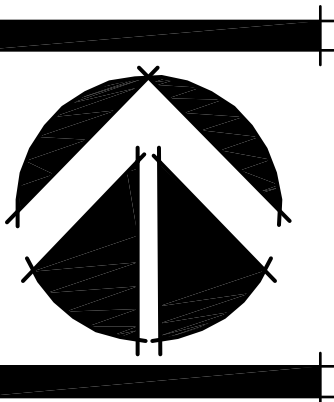


HILLCREST COUNTRY CLUB REDEVELOPMENT  
PREPARED FOR PULTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FL 33021  
PLANTING PLAN

DATE: 07.03.15  
DRAWN BY: AJO  
JOB NO.: 14-061  
SCALE: 1" = 20'-0"  
FILENAME: Hillcrest 32

REVISIONS:

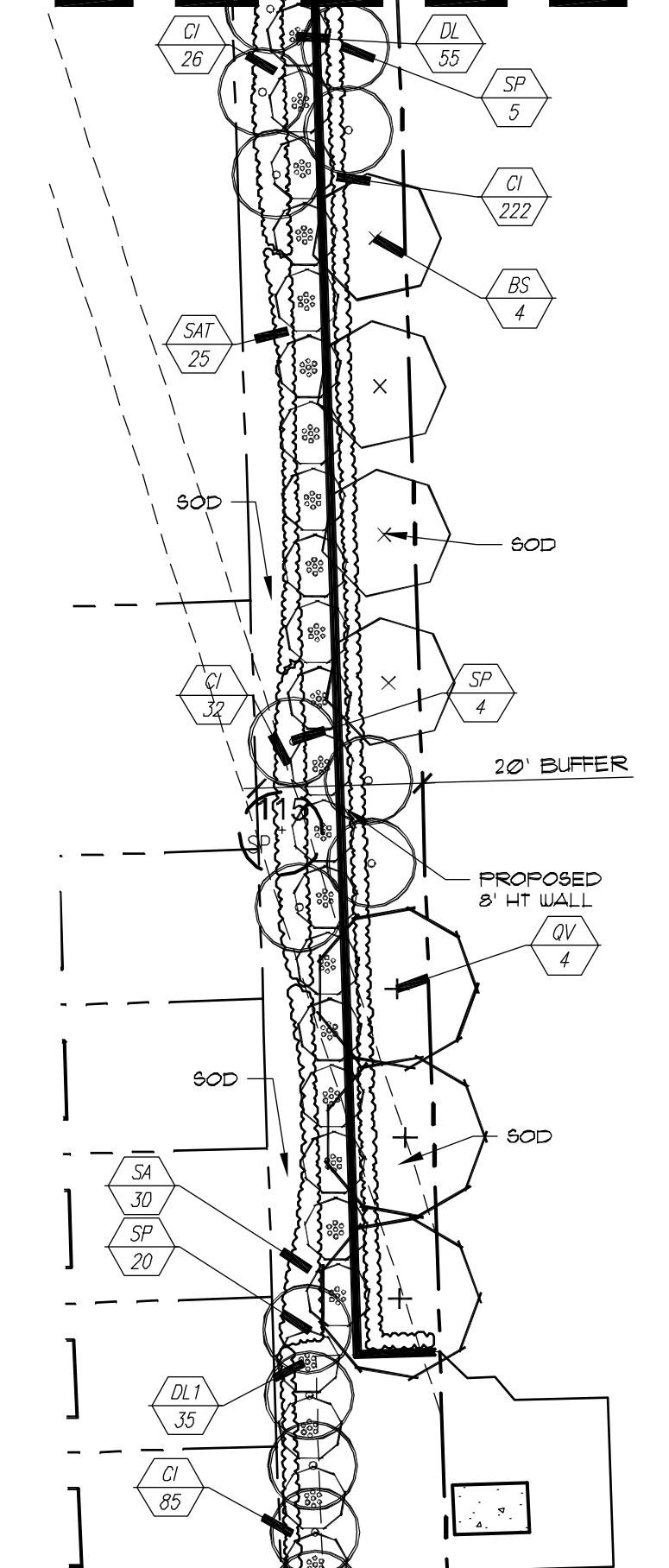
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8.17	10.05.17	1.16.18
2.18 TAC	submittal	



SHEET:

~~-10~~

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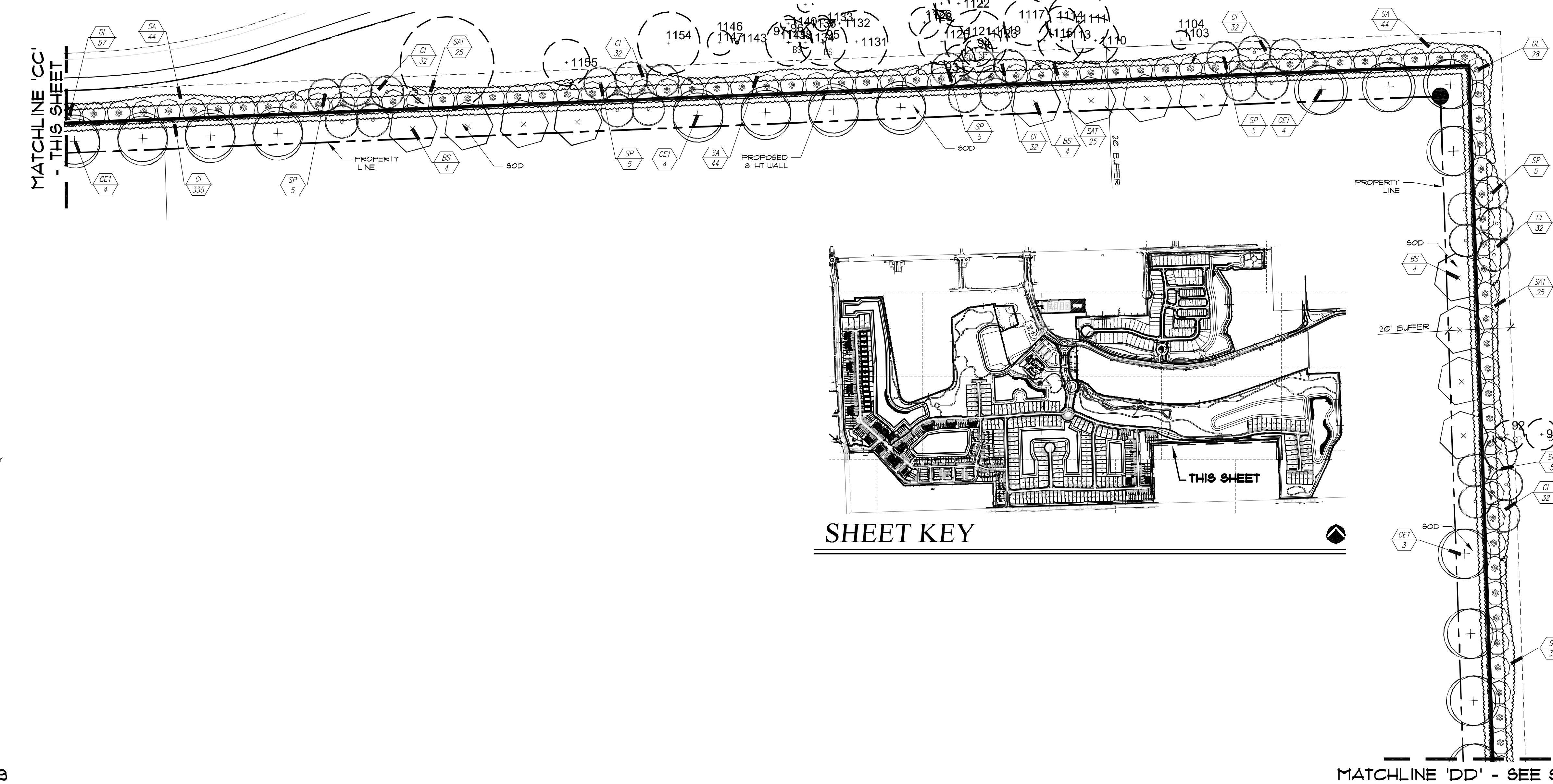


MATCHLINE 'AA' - THIS SHEET

MATCHLINE 'BB' -  
THIS SHEET

THIS SHEET

**THIS SHEET**



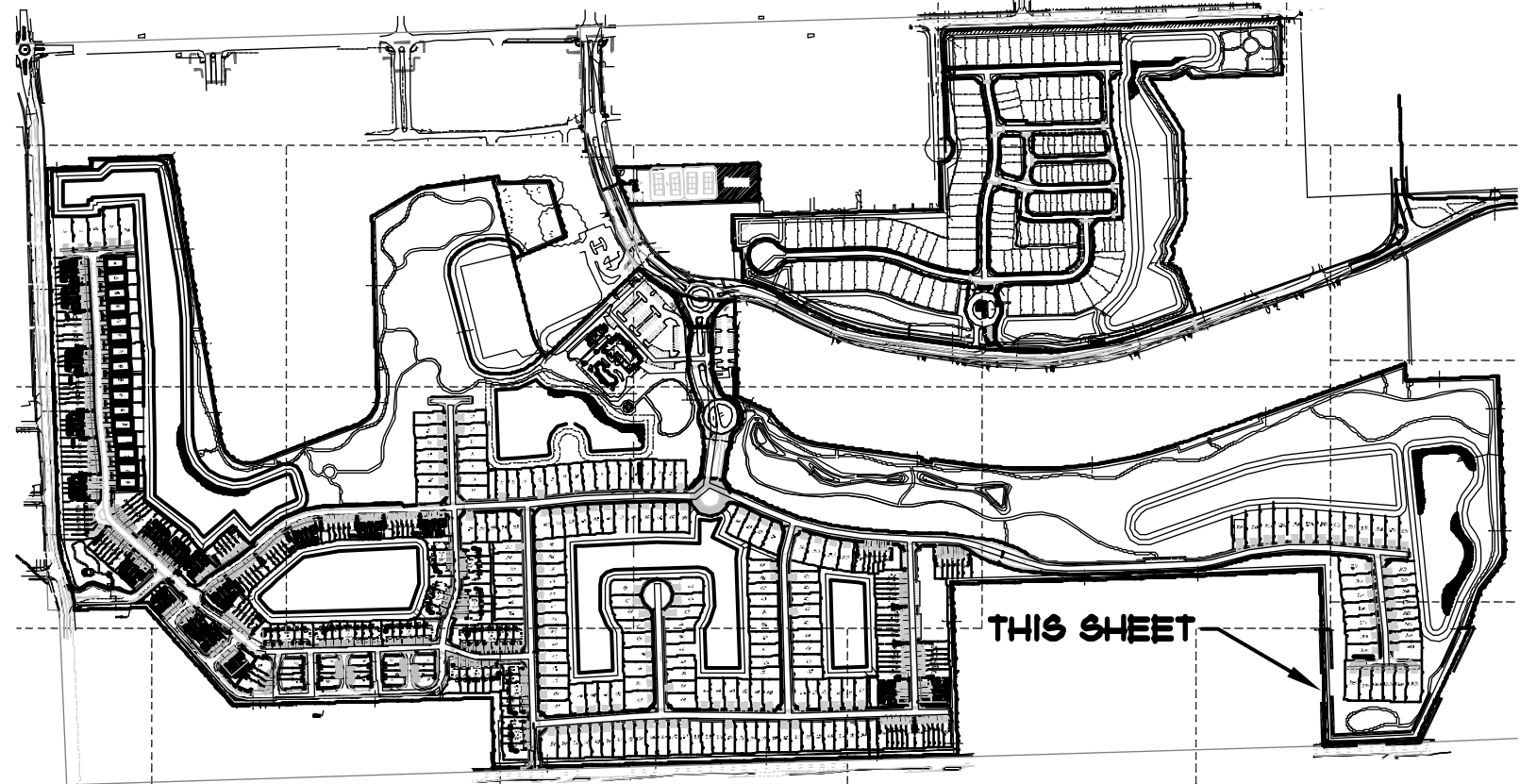
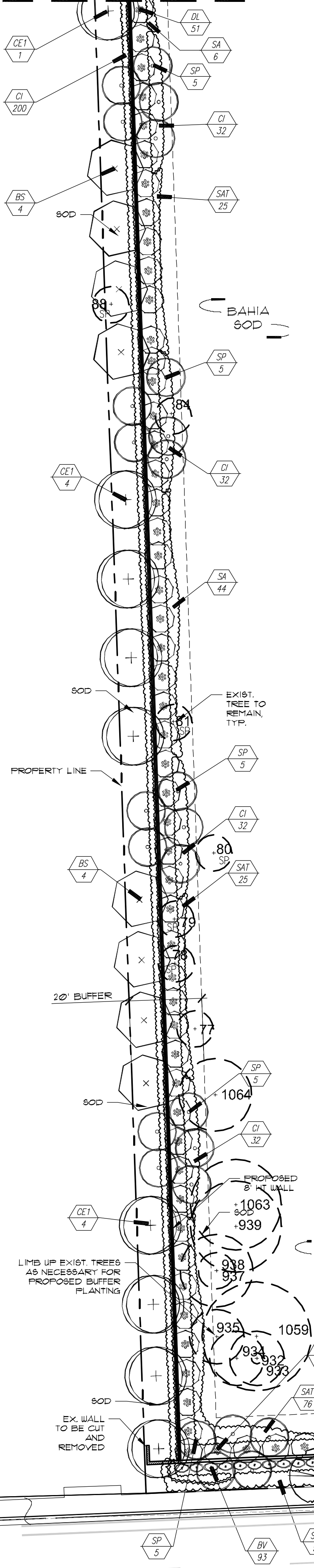
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MATCHLINE 'DD' - SEE SHEET L-11

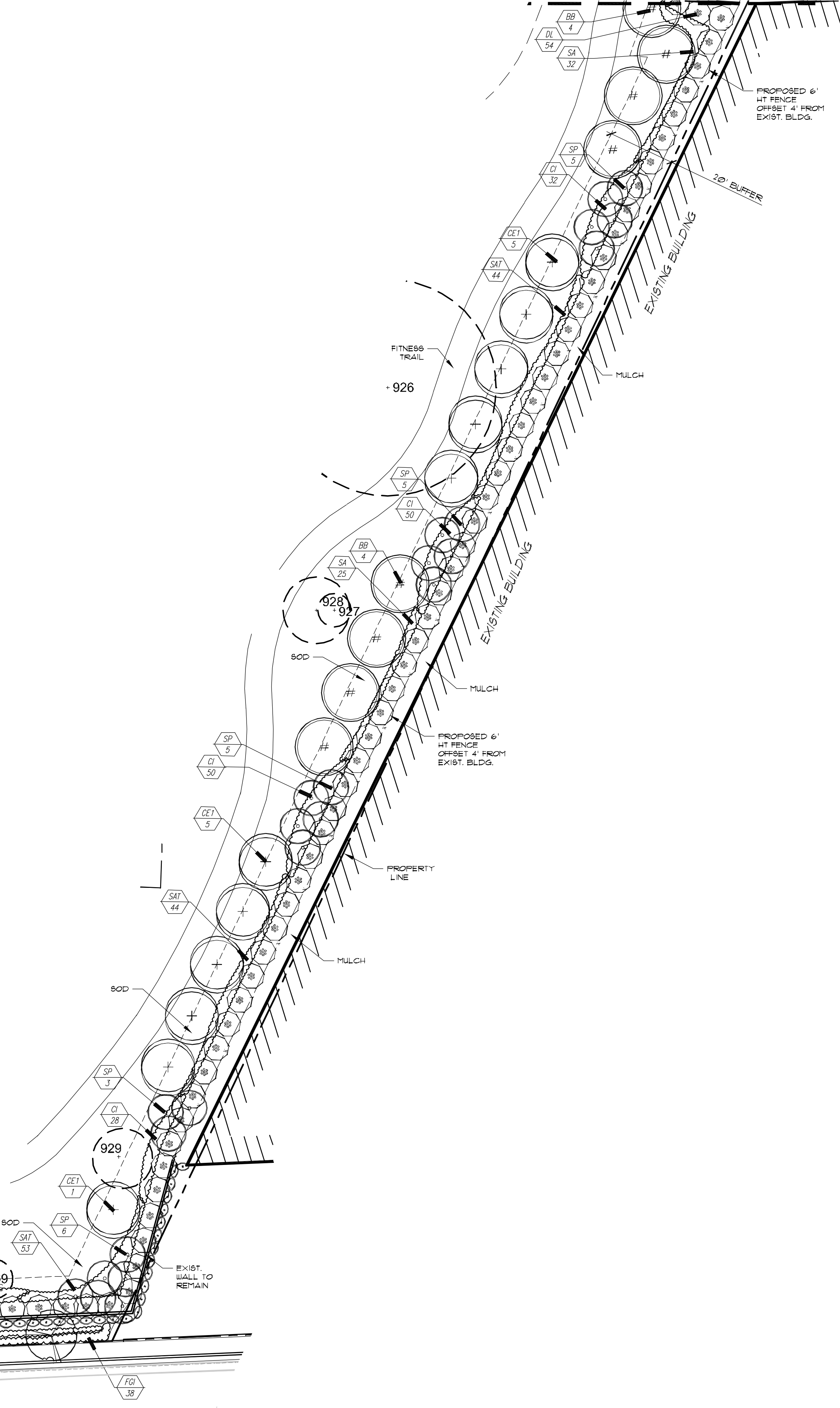


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(BOTTOM RIGHT)



SHEET KEY

MATCHLINE 'EE' - SEE SHEET  
L-16 (BOTTOM RIGHT)





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**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
PREPARED FOR FULTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FL 33021  
PLANTING PLAN

DATE: 07.03.15  
DRAWN BY: AJO  
JOB NO.: 14-061  
SCALE: 1" = 20'-0"  
FILENAME: Hillcrest 32

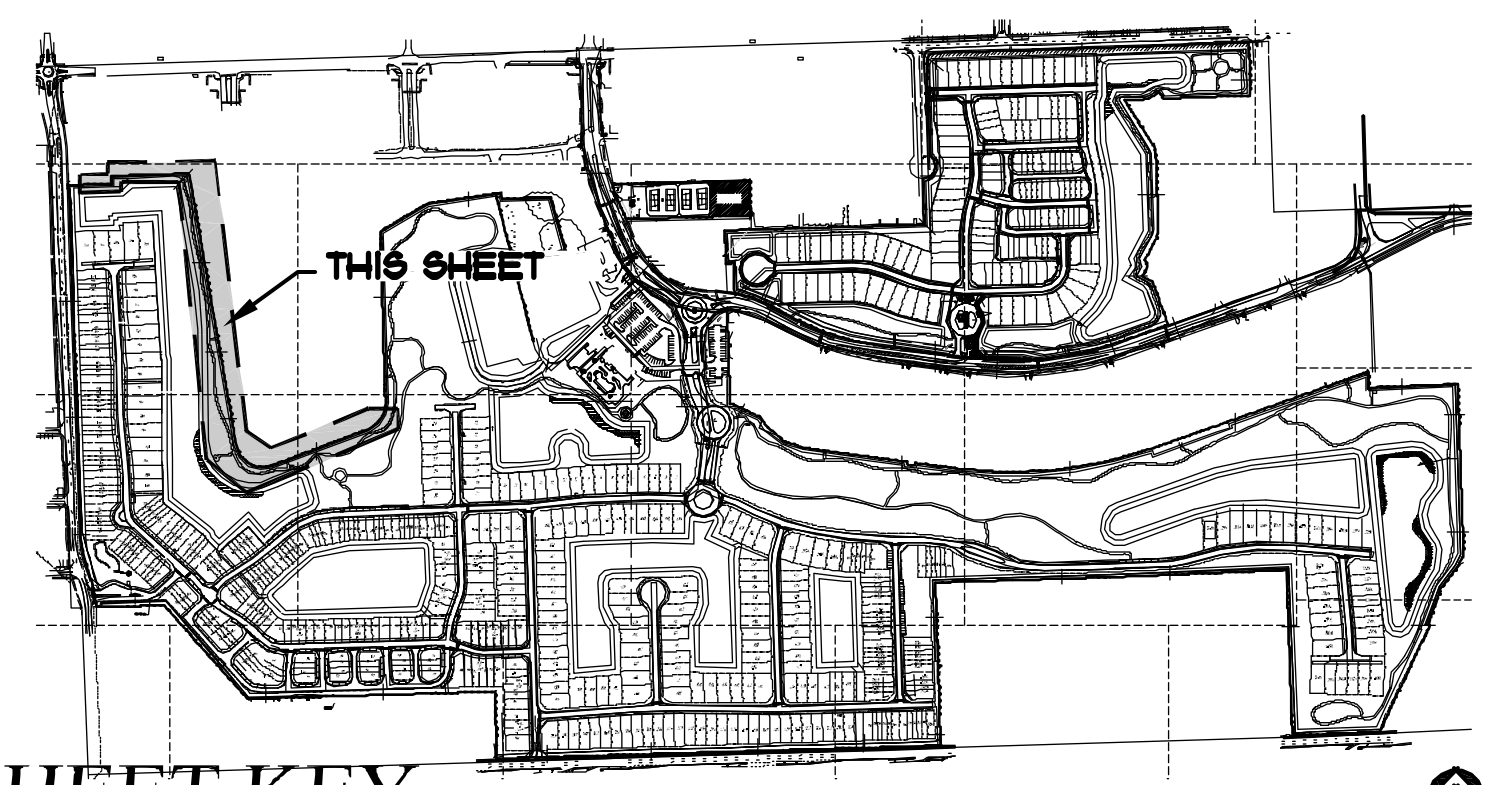
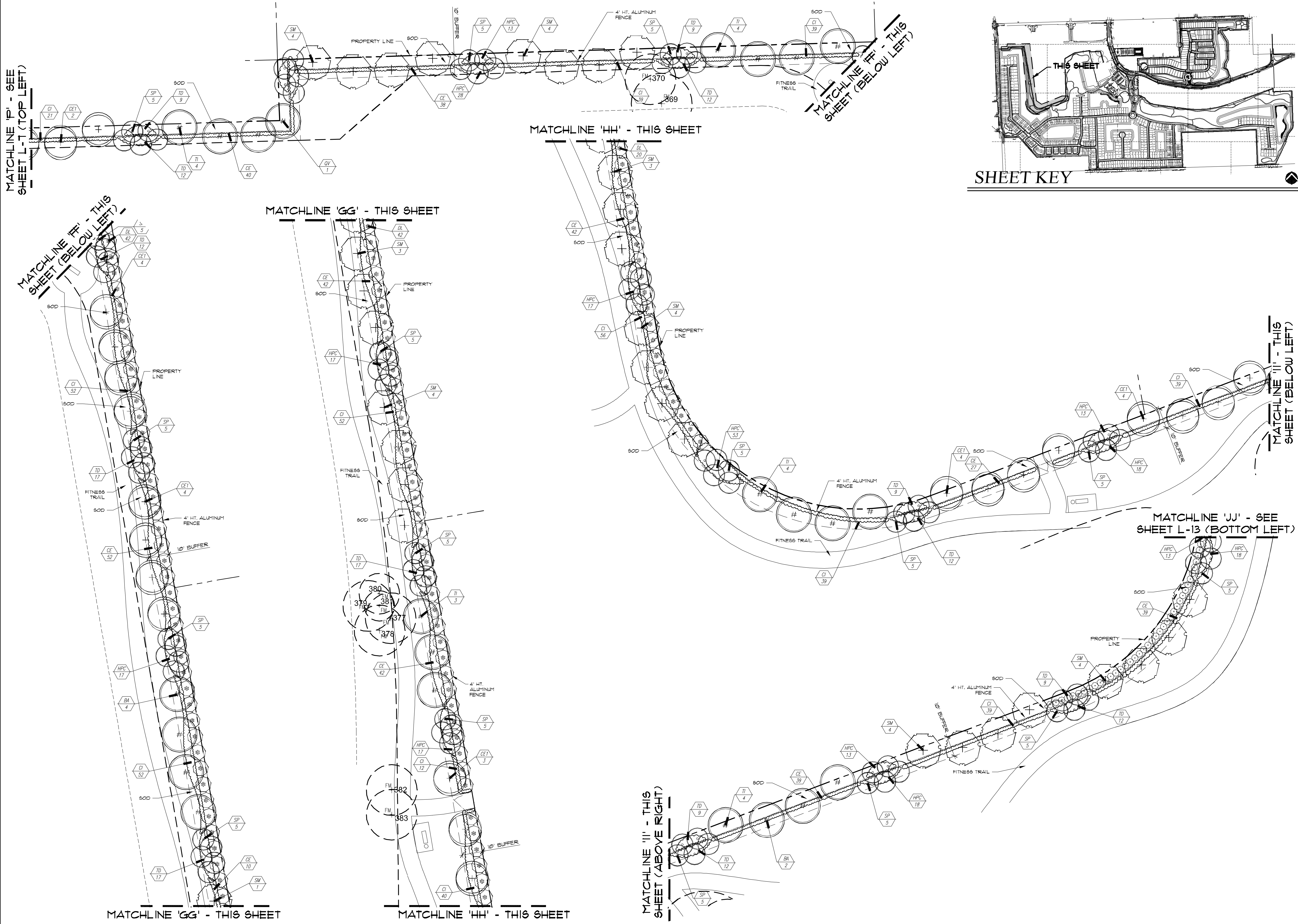
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3/16/16	12/1/16	4/19/17
8/18/17	10/25/17	1/16/18
12/18 TAC submittal		



SHEET:  
**L-11**





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**HILLCREST COUNTRY CLUB REDEVELOPMENT**

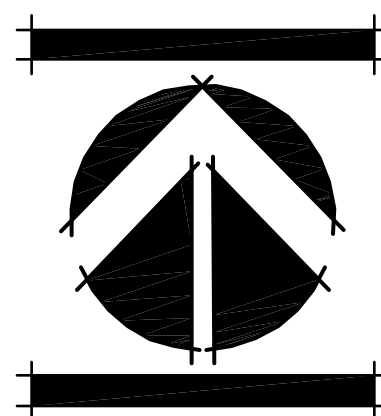
PREPARED FOR FULTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FL 33021

**PLANTING PLAN**

DATE: 07.03.15  
DRAWN BY: AJO  
JOB NO.: 14-061  
SCALE: 1" = 20'-0"  
FILENAME: Hillcrest 32

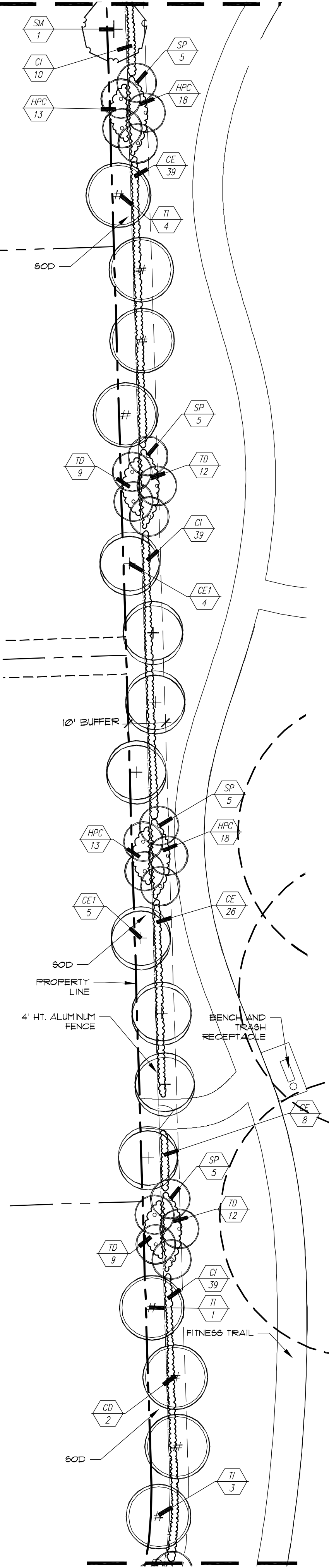
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12/18 TAC submittal		



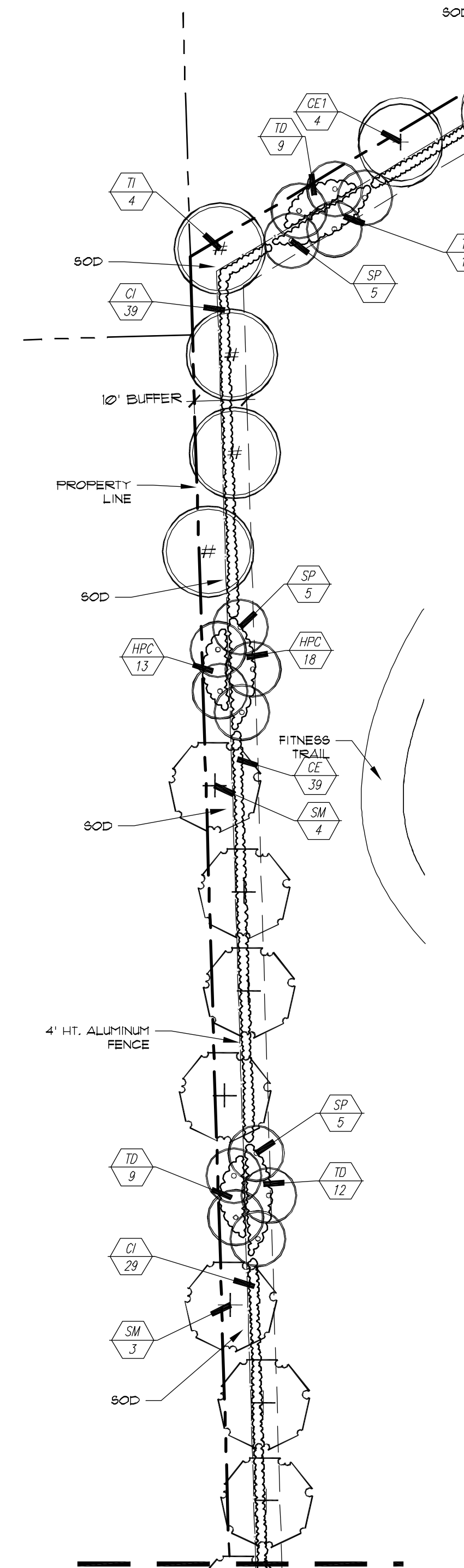


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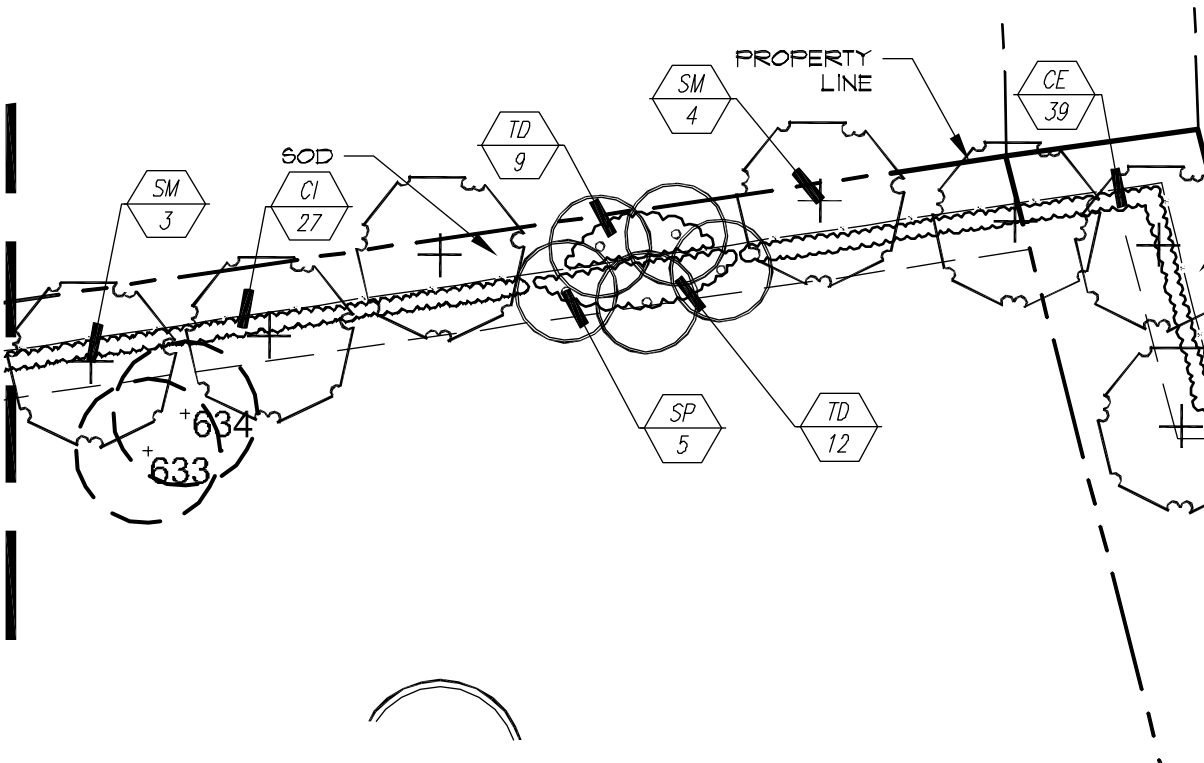


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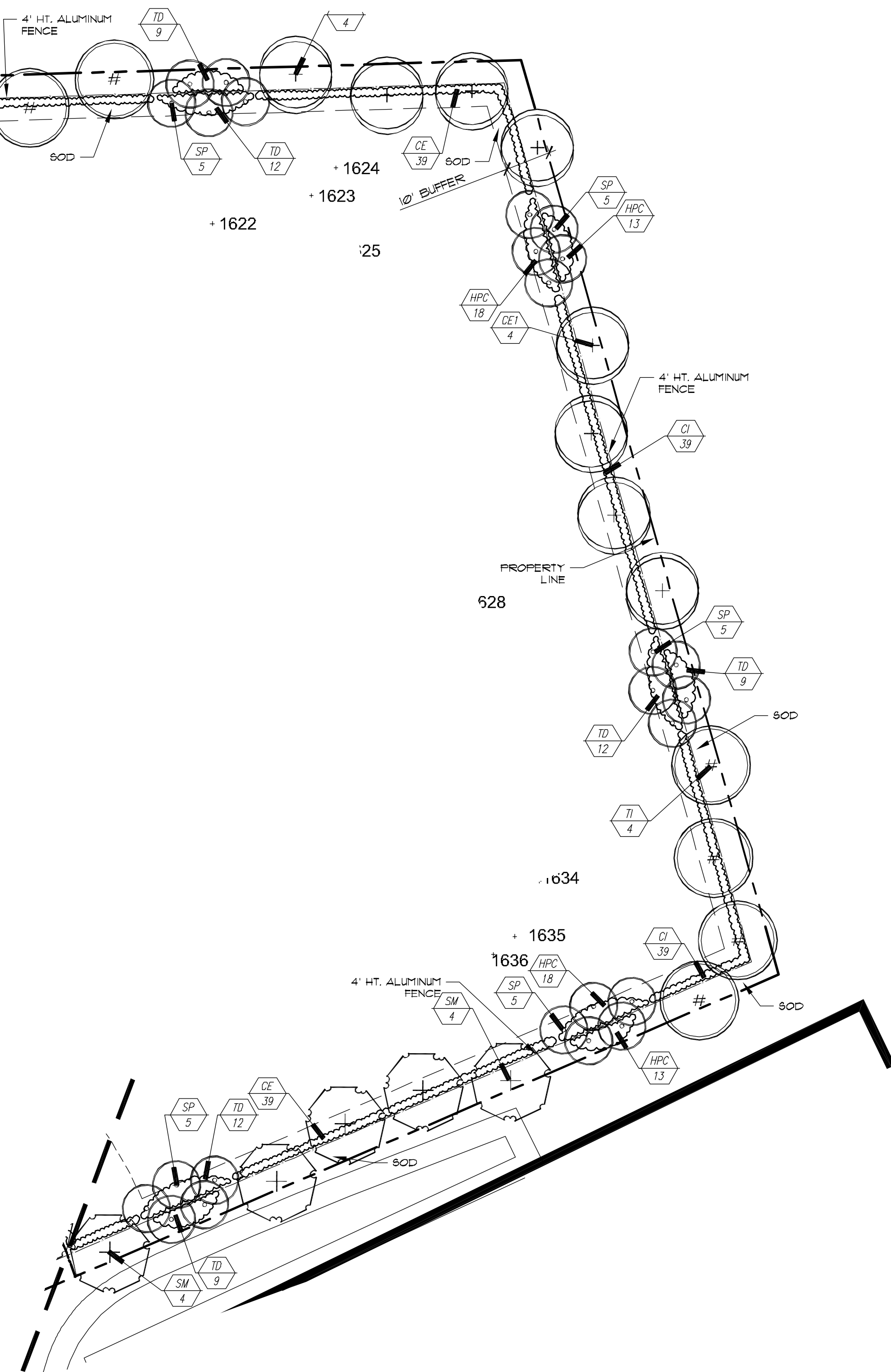
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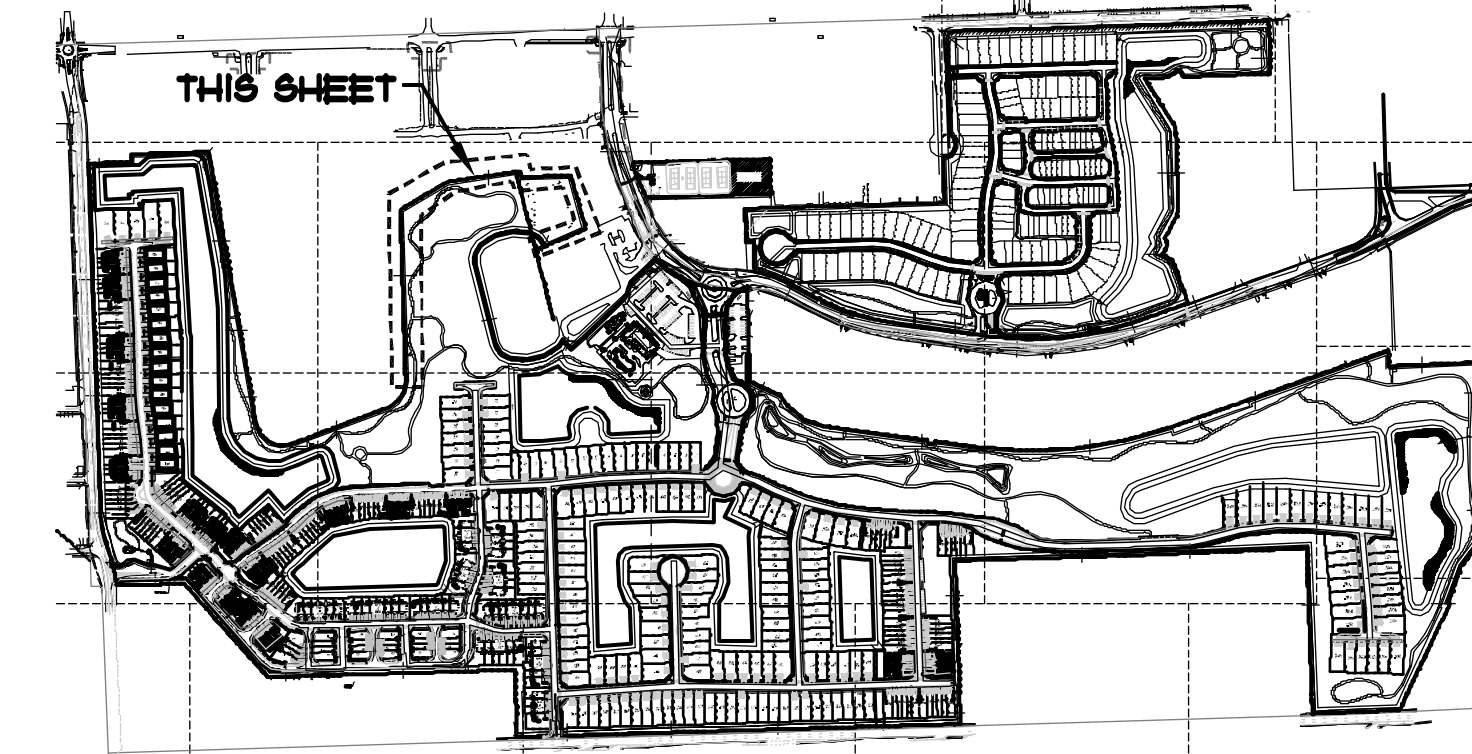
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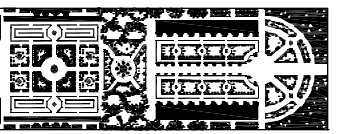
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MATCHLINE 'LL' - THIS SHEET  
(BELOW LEFT)



SHEET KEY



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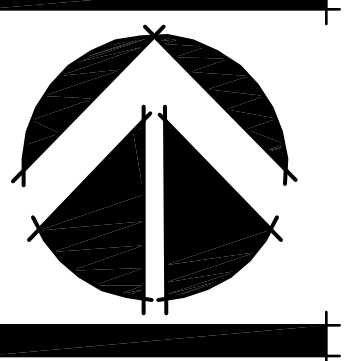
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HILLCREST COUNTRY CLUB REDEVELOPMENT  
PREPARED FOR FULTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FL 33021  
PLANTING PLAN

DATE: 07.03.15  
DRAWN BY: AJO  
JOB NO.: 14-061  
SCALE: 1" = 20'-0"  
FILENAME: Hillcrest 32

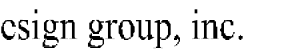
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8/18/17 10/25/17 1/16/18  
12/18 TAC submittal



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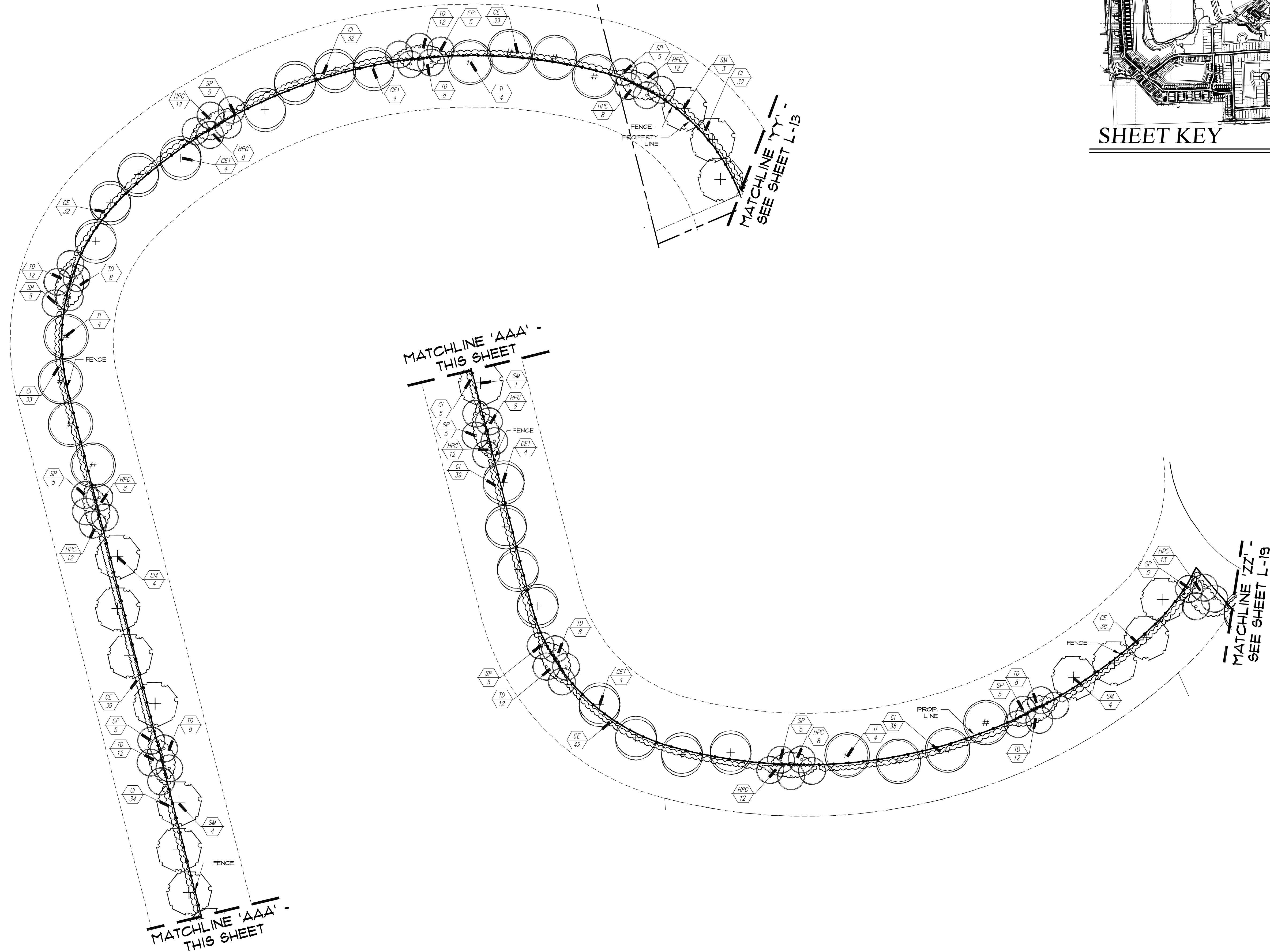
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license #LC-0000297

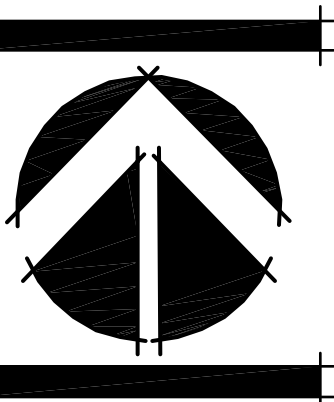


## PLANTING PLAN

ATE: 07.03.15  
RAWN BY: AJO  
DB NO.: 14-061  
SCALE: 1" = 20'-0"  
LENAME: Hillcrest 32

REVISIONS:

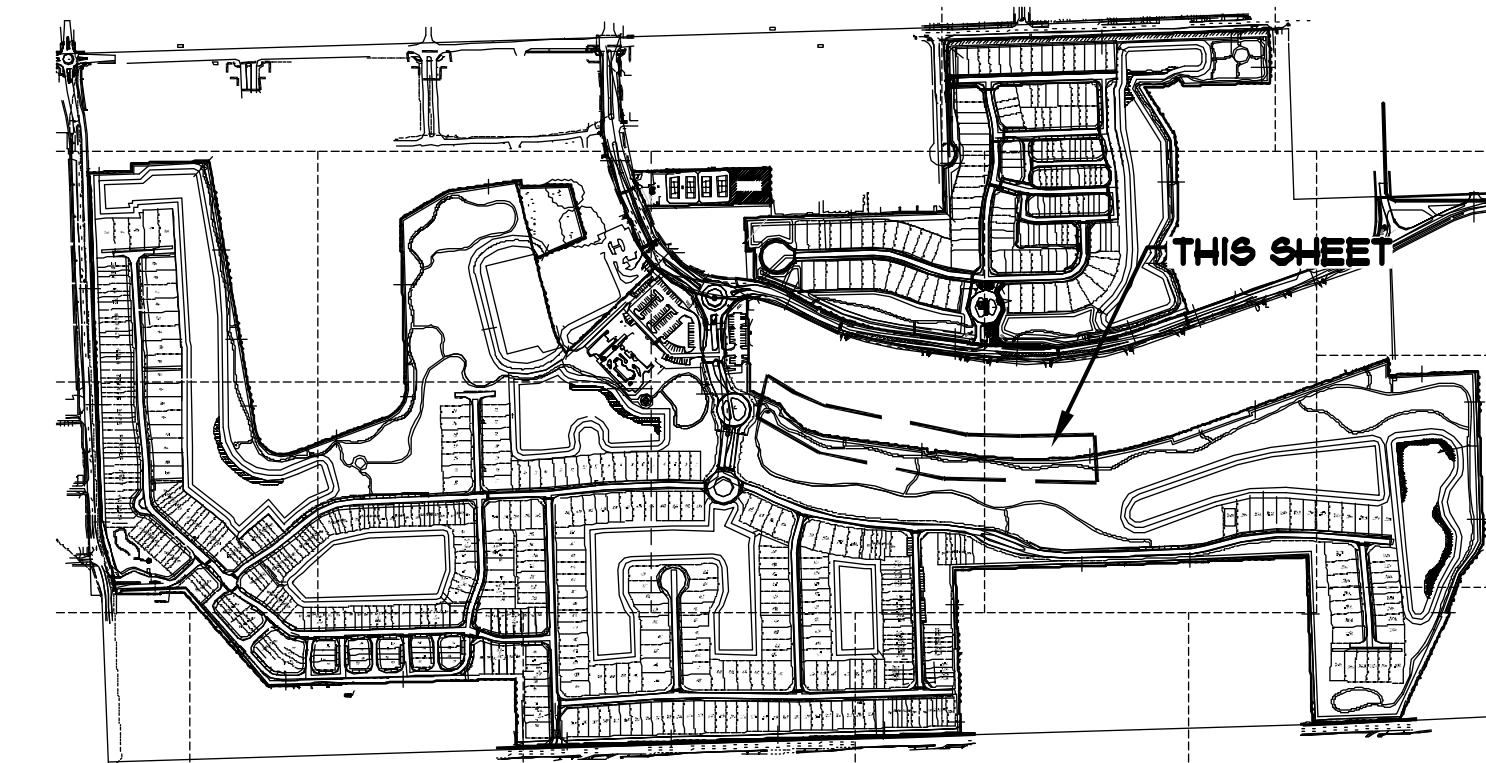
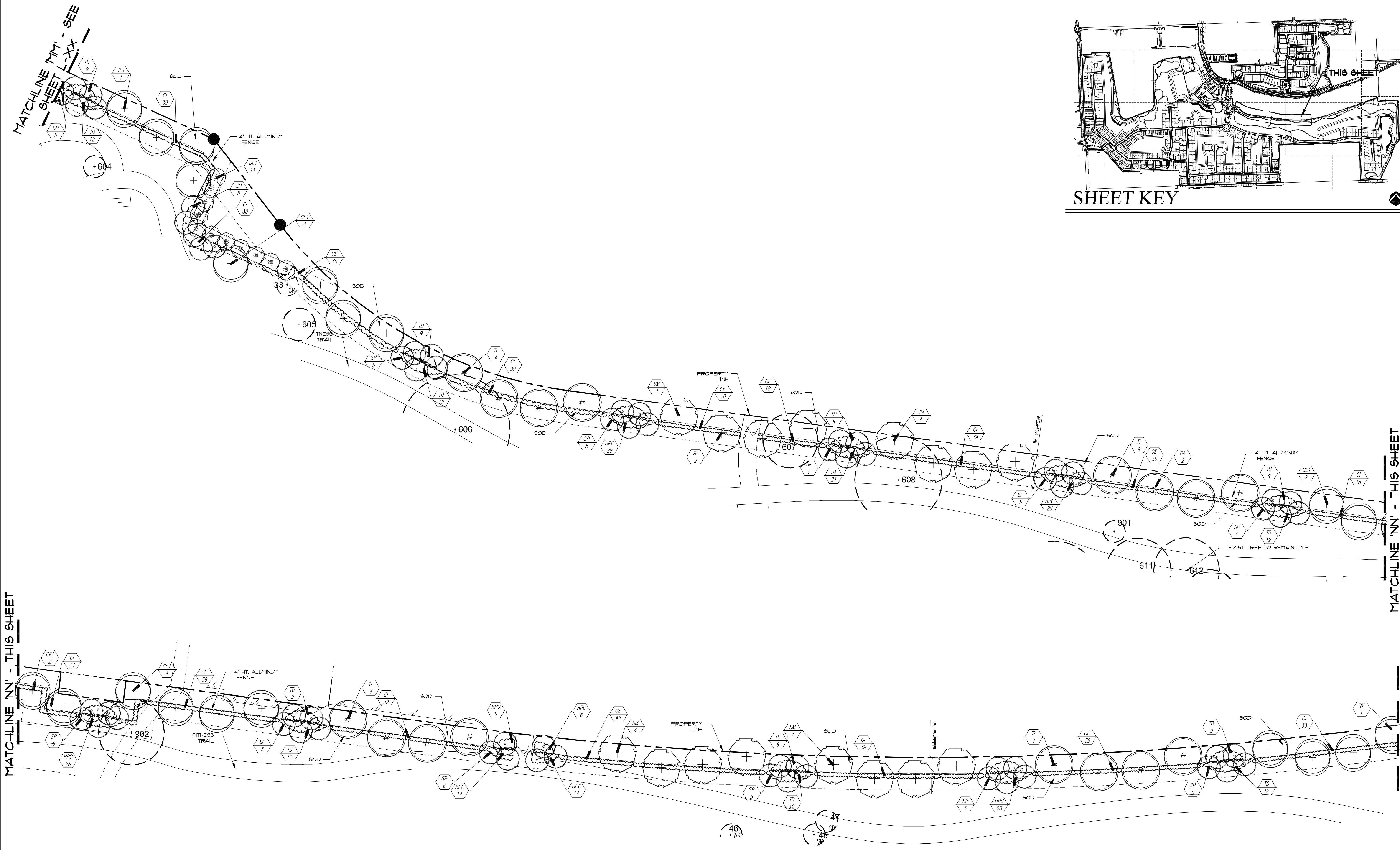
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8.17	10.05.17	1.16.18
2.18 TAC	submittal	



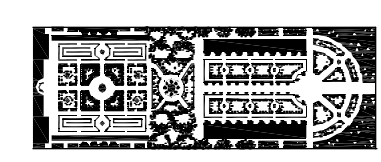
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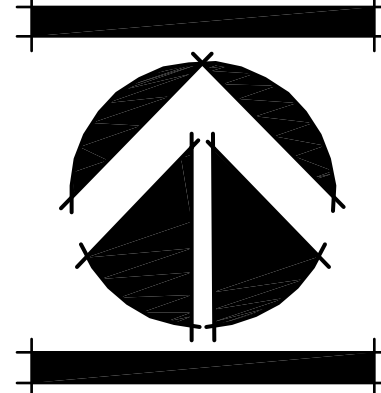
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HILLCREST COUNTRY CLUB REDEVELOPMENT  
PREPARED FOR FULTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FL 33021  
PLANTING PLAN

DATE: 07.03.15  
DRAWN BY: AJO  
JOB NO.: 14-061  
SCALE: 1" = 20'-0"  
FILENAME: Hillcrest 32

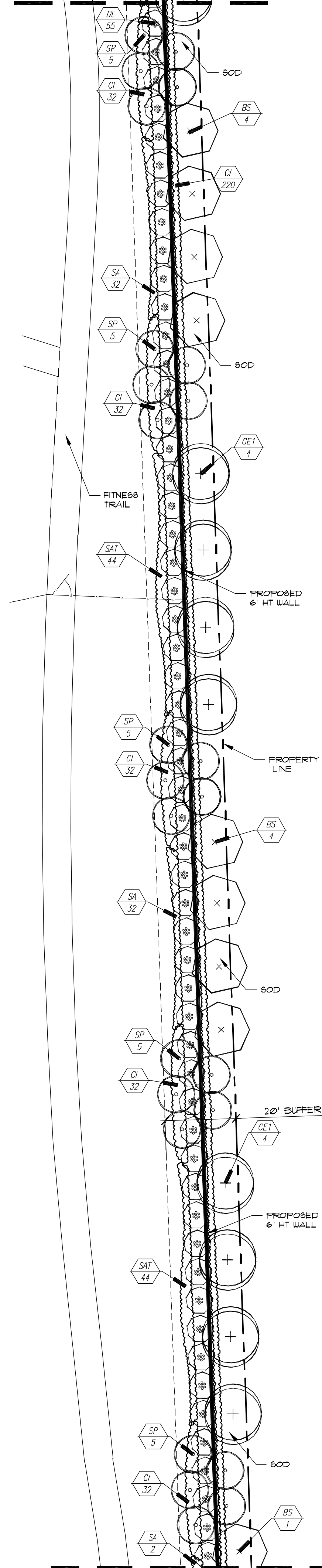
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12/18 TAC submittal



SHEET:  
L-14

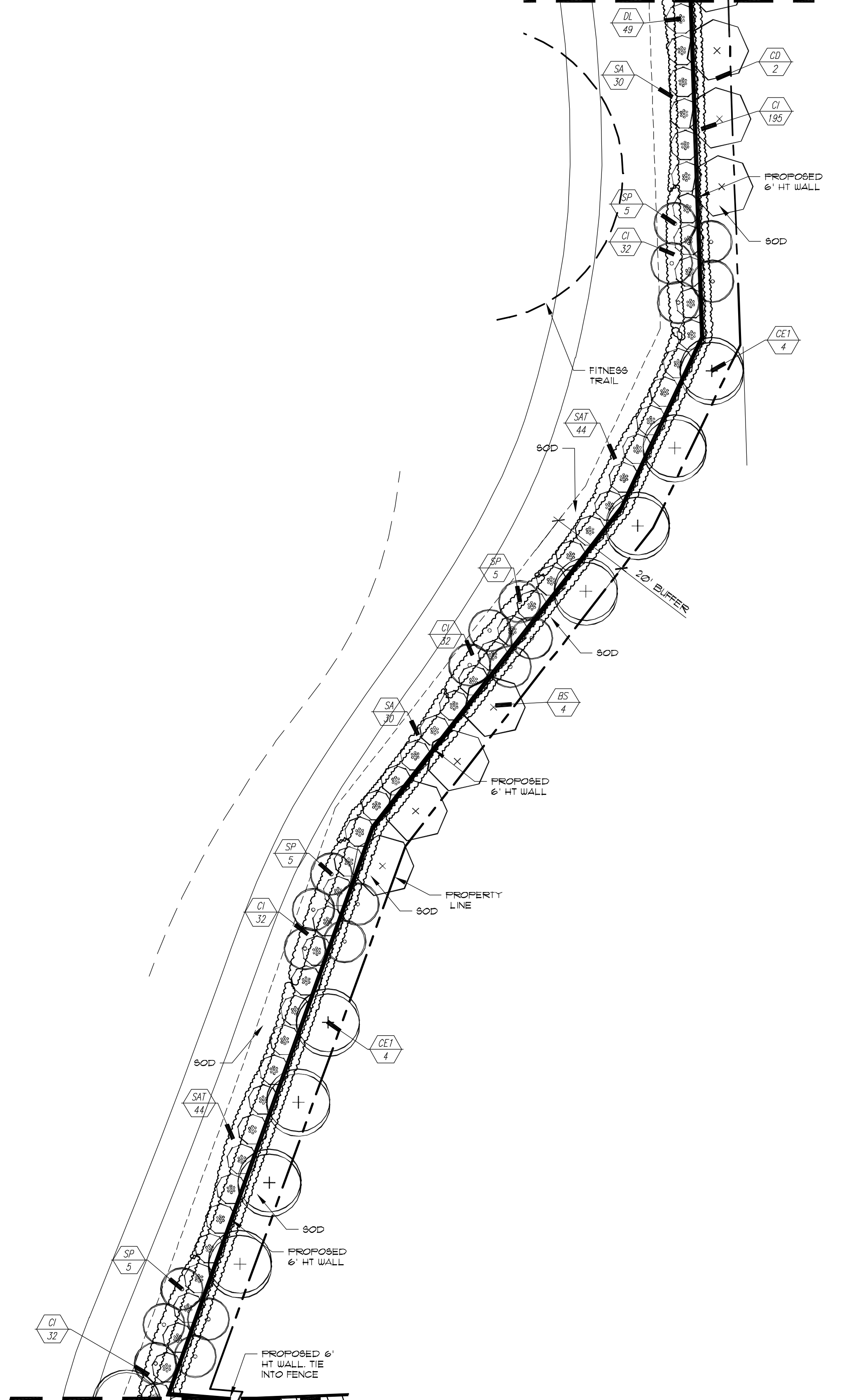


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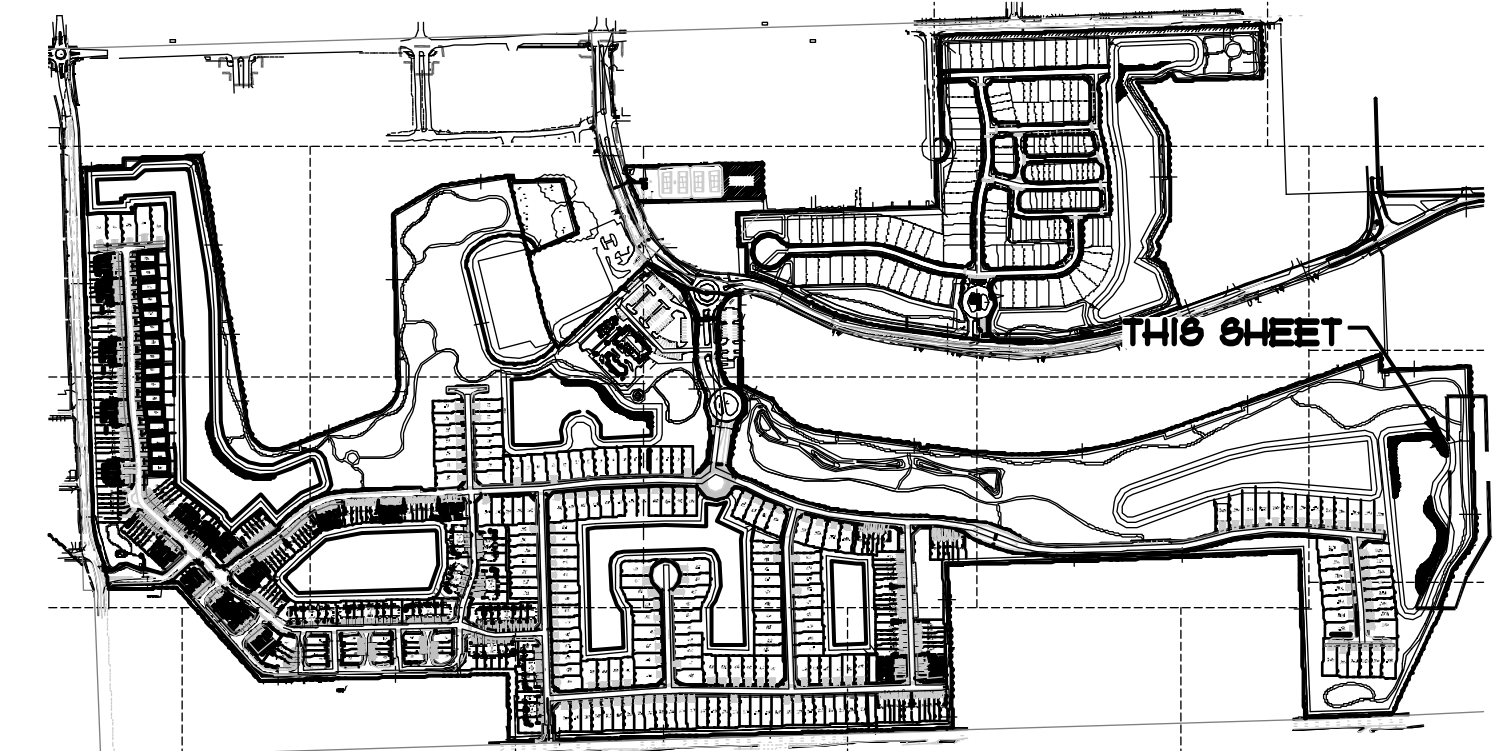


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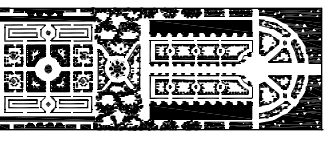
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MATCHLINE 'EE' - SEE SHEET L-11 (TOP RIGHT)



SHEET KEY



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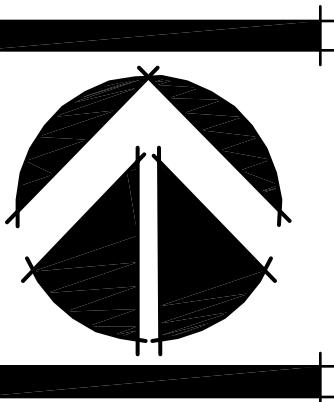
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HILLCREST COUNTRY CLUB REDEVELOPMENT  
PREPARED FOR FULTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FL 33021  
PLANTING PLAN

DATE: 07.03.15  
DRAWN BY: AJO  
JOB NO.: 14-061  
SCALE: 1" = 20'-0"  
FILENAME: Hillcrest 32

REVISIONS:  
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12/18 TAC submittal



SHEET:

L-16

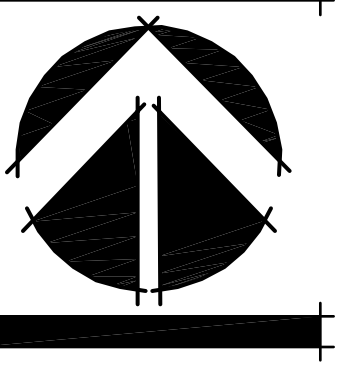


HILLCREST COUNTRY CLUB REDEVELOPMENT  
PREPARED FOR PULTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FL 33021  
PLANTING PLAN

ATE: 07.03.15  
RAWN BY: AJO  
DB NO.: 14-061  
CALE: 1' = 20'-0"  
LENAME: Hillcrest 32

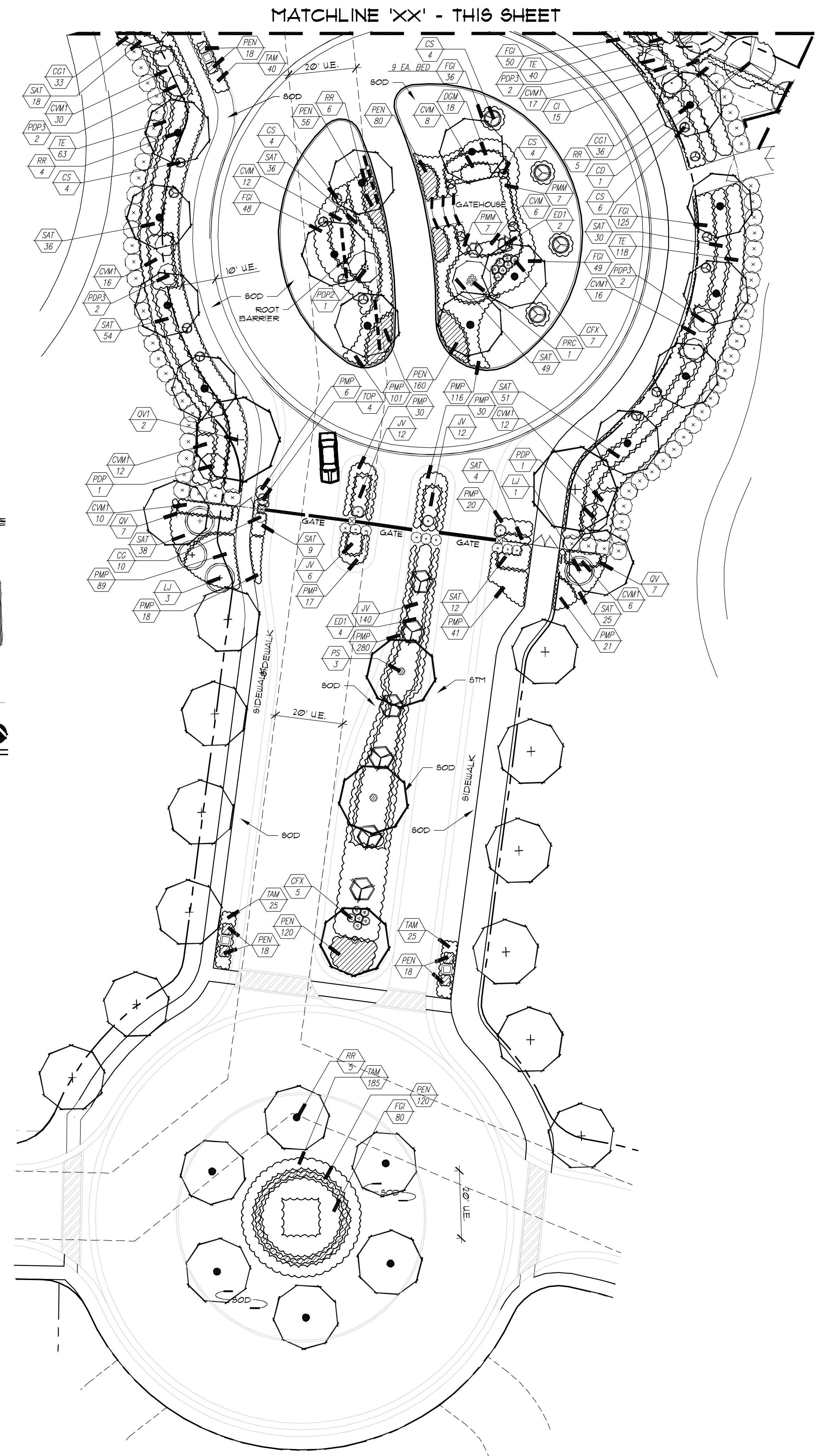
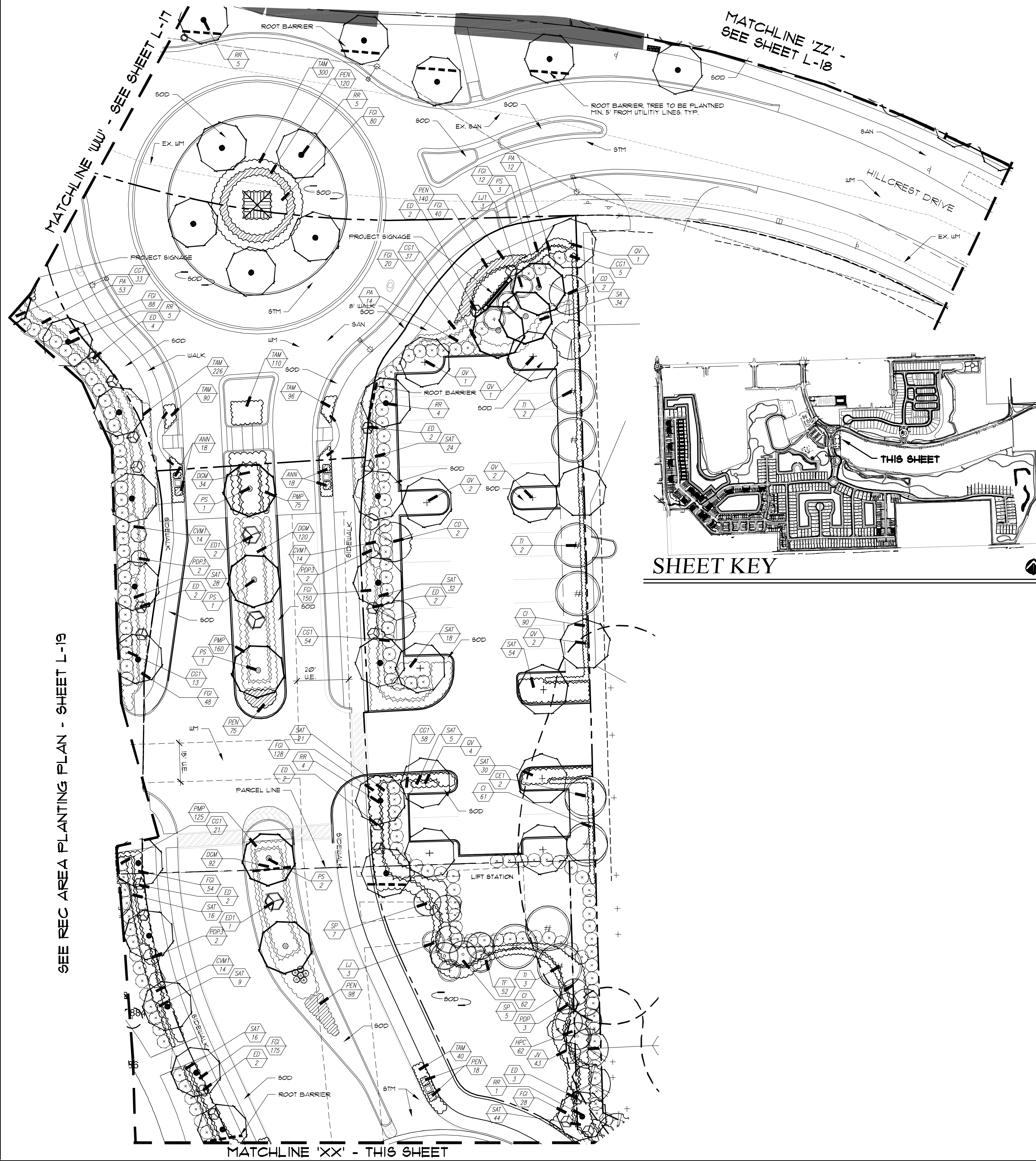
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2.18	TAC submittal	

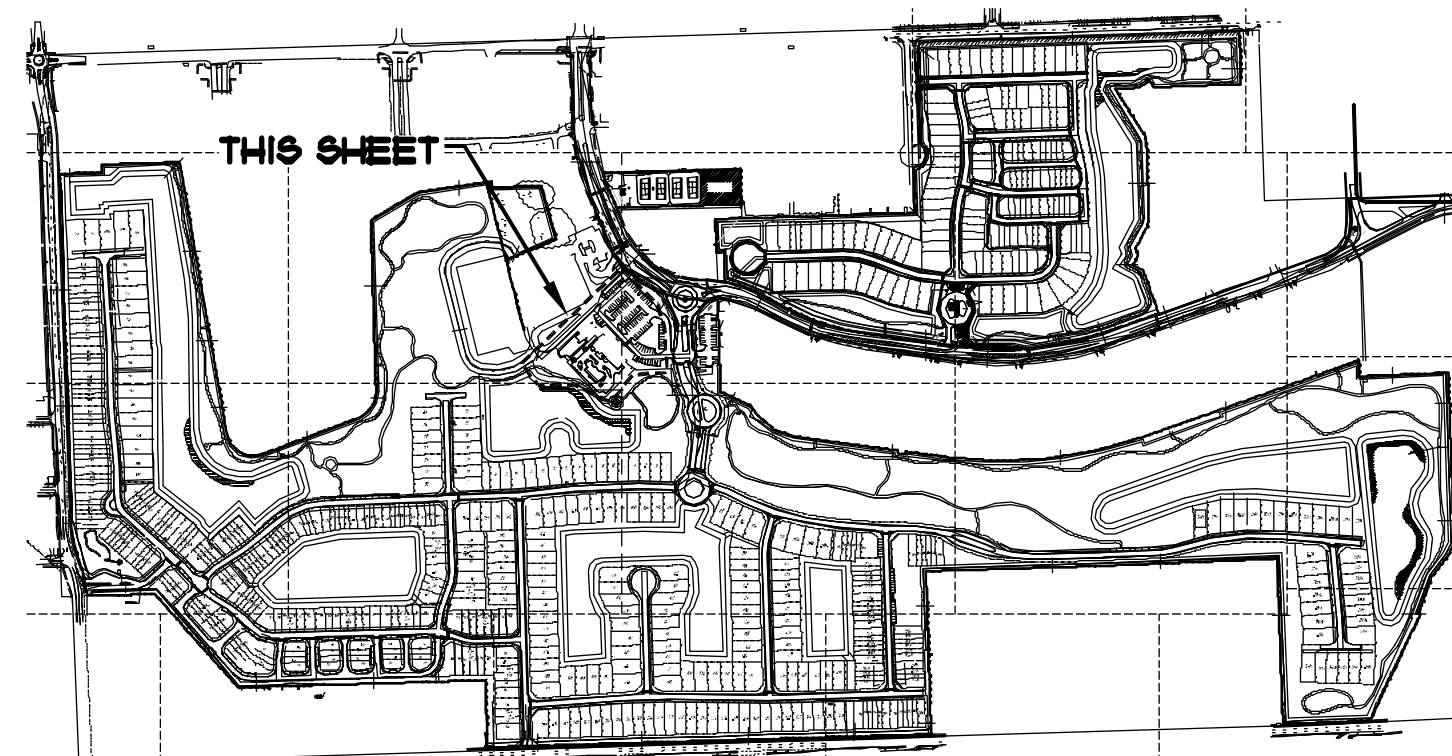


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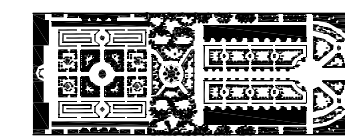
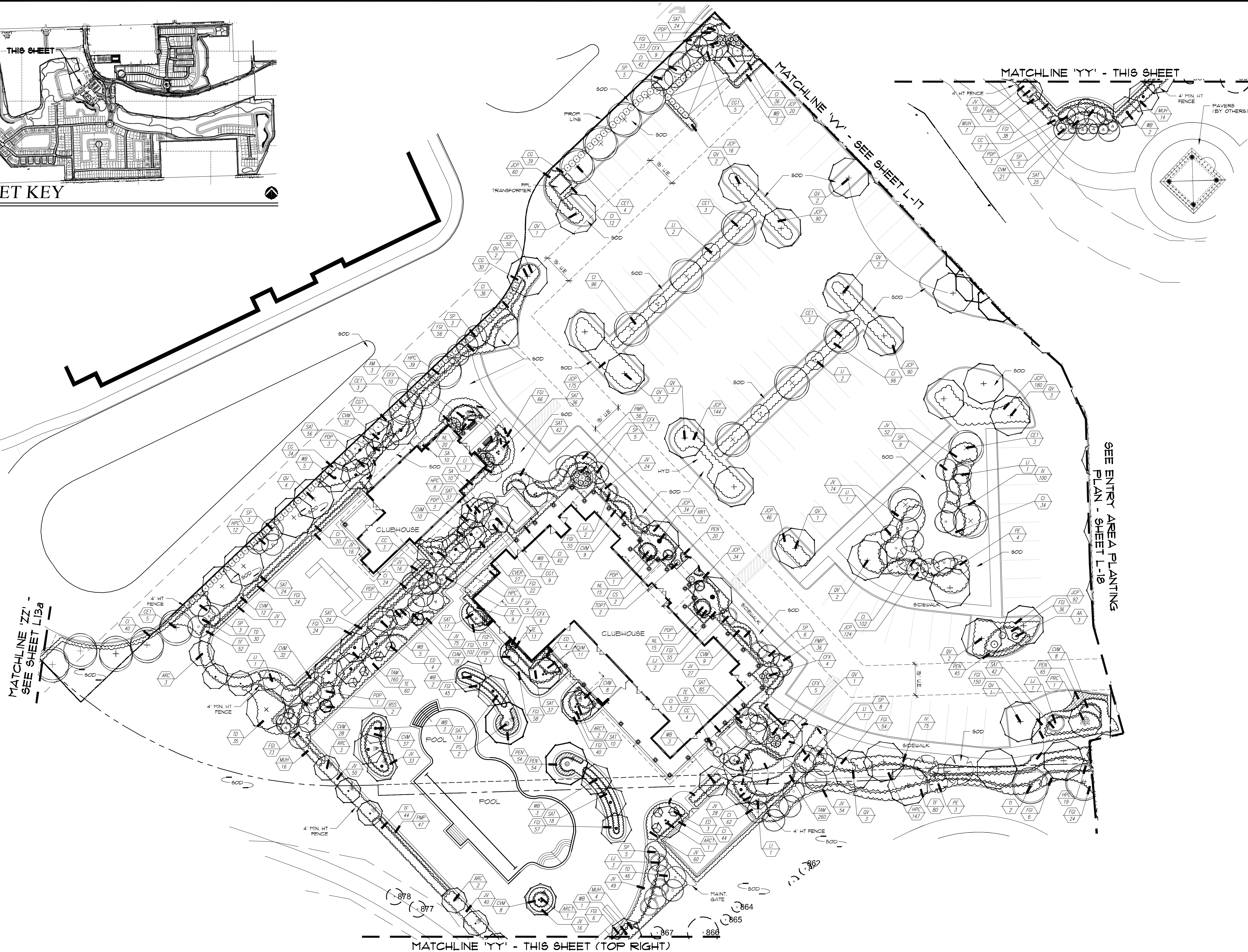
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SHEET KEY



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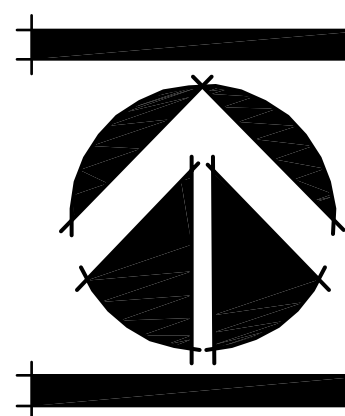
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HILLCREST COUNTRY CLUB REDEVELOPMENT  
PREPARED FOR FULTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FL 33021  
PLANTING PLAN - CLUBHOUSE PARCEL

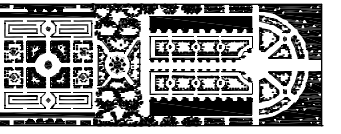
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8/18/17 10/25/17  
12/18 TAC submittal 1/6/18



SHEET:  
L-19





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# HILLCREST COUNTRY CLUB REDEVELOPMENT

PREPARED FOR FULTE GROUP

4600 HILLCREST DRIVE

HOLLYWOOD, FL 33021

TENNIS CENTER PLANTING PLAN

DATE: 07.03.15

DRAWN BY: AJO

JOB NO.: 14-061

SCALE: 1" = 20'-0"

FILENAME: Hillcrest 32

REVISIONS:

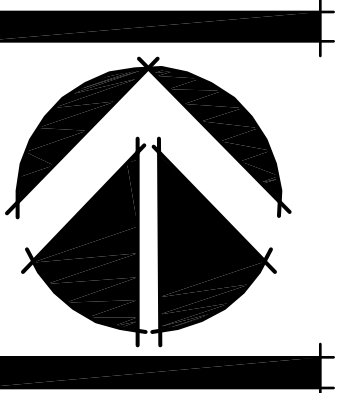
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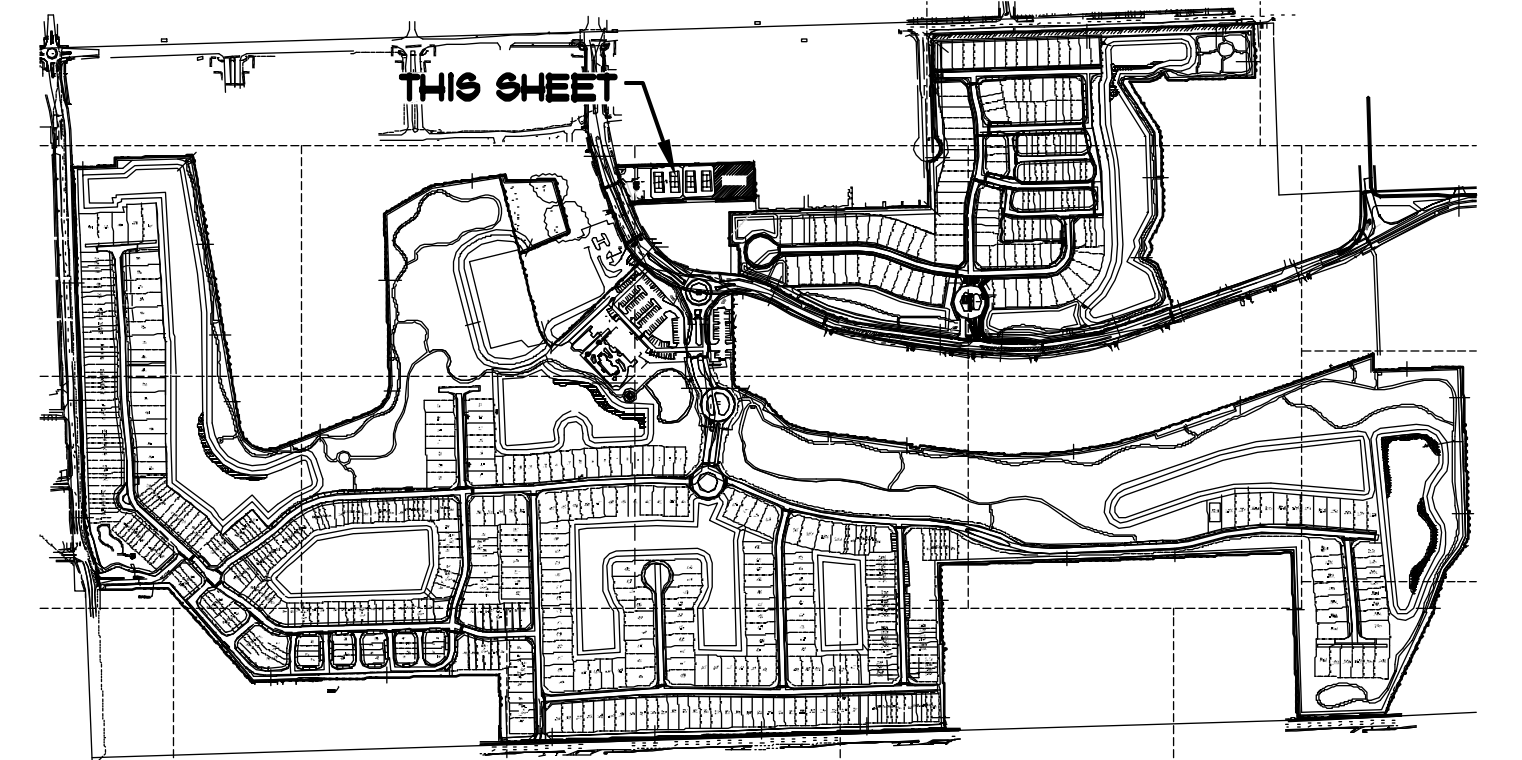
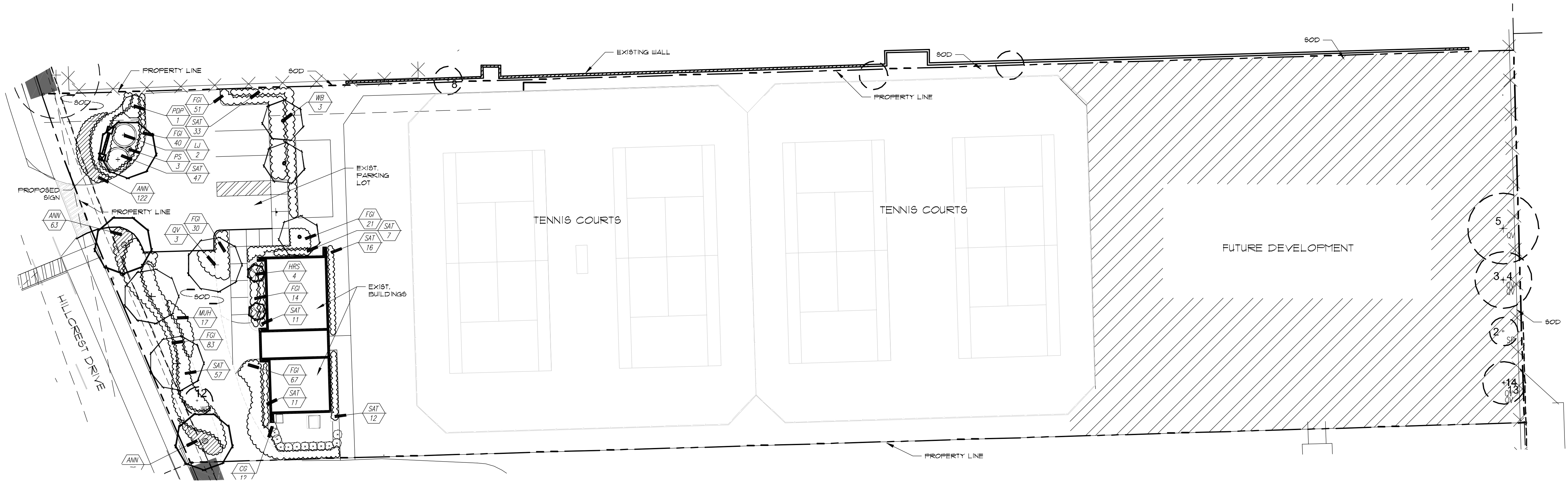
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12/18 TAC submittal



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L-20



SHEET KEY



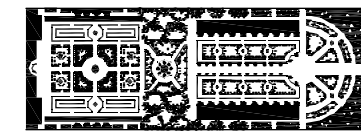
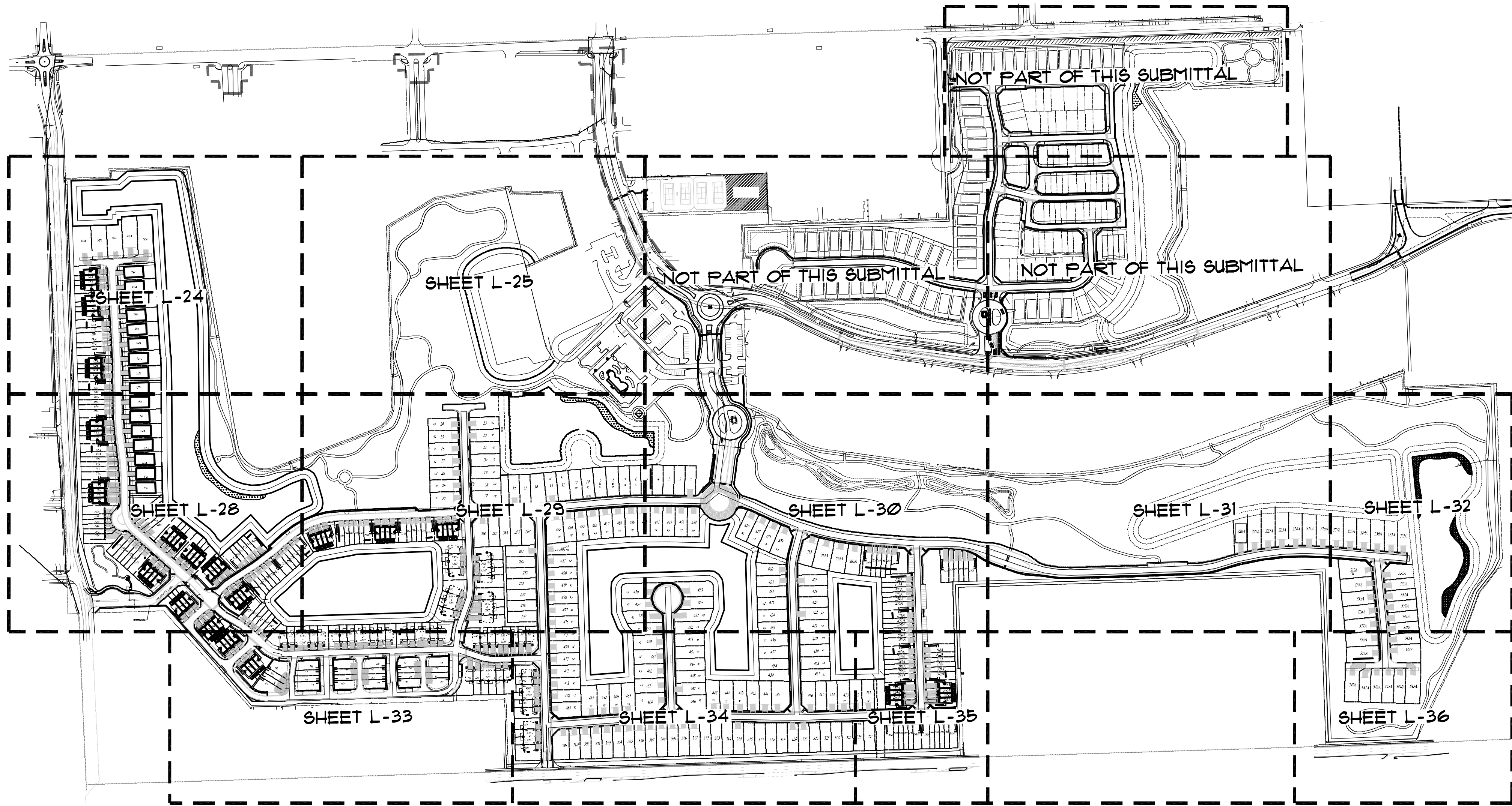
Planting Plans for:

Sheet L22	COVER SHEET
Sheet L23	NOT PART OF THIS SUBMITTAL
Sheet L24	LAKE EDGE AND OPEN SPACE PLANTING PLAN
Sheet L25	LAKE EDGE AND OPEN SPACE PLANTING PLAN
Sheet L26	NOT PART OF THIS SUBMITTAL
Sheet L27	NOT PART OF THIS SUBMITTAL
Sheet L28	LAKE EDGE AND OPEN SPACE PLANTING PLAN
Sheet L29	LAKE EDGE AND OPEN SPACE PLANTING PLAN
Sheet L30	LAKE EDGE AND OPEN SPACE PLANTING PLAN
Sheet L31	LAKE EDGE AND OPEN SPACE PLANTING PLAN
Sheet L32	LAKE EDGE AND OPEN SPACE PLANTING PLAN
Sheet L33	LAKE EDGE AND OPEN SPACE PLANTING PLAN
Sheet L34	LAKE EDGE AND OPEN SPACE PLANTING PLAN
Sheet L35	LAKE EDGE AND OPEN SPACE PLANTING PLAN
Sheet L36	LAKE EDGE AND OPEN SPACE PLANTING PLAN
Sheet L37	PLANT LIST, PLANT SPECIFICATIONS AND DETAILS
Sheet L38	CANOPY COVERAGE PLAN

Notes:

- 1.) SHADED AREAS (UTILITY EASEMENTS) TO REMAIN CLEAR OF TREES.
- 2.) TREES WITHIN SIGHT LINES TO HAVE 8' MIN. CLEARANCE TO BOTTOM OF CANOPY, BE A MIN. 16' HT, & MIN. 40' ON CENTER (TYPICAL)
- 3.) SHRUBS WITHIN SIGHT LINES TO BE PERPETUALLY MAINTAINED AT A MAXIMUM HEIGHT OF 30" FROM ADJACENT CROWN OF ROAD.
- 4.) BOTTOM OF TREE CANOPY SHALL HAVE 13'-6" CLEARANCE WHERE CANOPY OVERHANGS ROAD.
- 5.) ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NUMBER ONE OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.
- 6.) ALL PLANT MATERIAL SHALL MEET SIZE AND CONTAINER SPECIFICATIONS IN PLANT LIST. PLANT MATERIALS NOT MEETING SPECIFICATIONS WILL BE REJECTED. CONTRACTOR TO COORDINATE AVAILABILITY ISSUES WITH OWNER PRIOR TO COMMENCING WORK.
- 7.) ALL LANDSCAPE AND SPECIFICATIONS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS PROVIDED BY THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE.
- 8.) ALL PLANTING TO HAVE AN AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE 50% OVERLAP. A RAIN SENSOR SWITCH SHALL BE INSTALLED ON SYSTEMS WITH AUTOMATIC CONTROLLERS.
- 9.) INVASIVE SPECIES, INCLUDING BRAZILIAN PEPPER, AUSTRALIAN PINE, MELALEUCA AND EARLEAF ACACIA SHALL BE ERADICATED IN THE DEVELOPMENT AREA AND REMOVED FROM THE SITE.
- 10.) LANDSCAPING SHALL BE KEPT FREE OF VISIBLE SIGNS OF INSECTS AND DISEASE AND APPROPRIATELY IRRIGATED AND FERTILIZED TO ENABLE LANDSCAPING TO BE IN HEALTHY CONDITION.
- 11.) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THERE ARE NOT CONFLICTS WITH ABOVE OR BELOW GROUND UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY OWNER IF CONFLICTS EXIST.
- 12.) QUANTITIES ON PLANT LIST ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS. WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO OVERRIDE THE PLANT LIST IN ALL CASES.
- 13.) ALL LANDSCAPING SHALL BE KEPT IN A HEALTHY GROWING CONDITION AT ALL TIMES.
- 14.) TREES SHOWN ON THESE PLANS ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREON. ADDITIONALLY, TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A UTILITY EASEMENT AND ONLY SOD CAN BE INSTALLED WITHIN 15' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL.
- 15.) HILLCREST H.O.A. AND ITS SUCCESSORS AND ASSIGNS SHALL ENSURE THAT REGULAR MAINTENANCE IS PERFORMED ON ALL ROYAL PALMS AND COCONUT PALMS AS SHOWN HEREIN TO A LEVEL THAT SIGNIFICANTLY REDUCES THE LIKELIHOOD OF ANY INDIVIDUAL OR COLLECTIVE PART(S) WHICH MAY CAUSE INJURY OR DAMAGE FROM FALLING INTO A ROAD RIGHT-OF-WAY OR ONTO ANY PEDESTRIAN OR VEHICLE USE AREA.

SHEET KEY



PARKER-YANNETTE  
design group, inc.

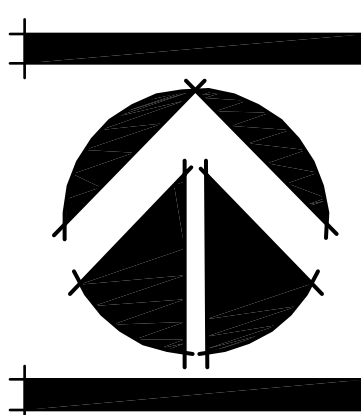
LANDSCAPE ARCHITECTURE  
PLANNING • GRAPHICS  
825 South U.S. Highway One  
Suite 330  
Jupiter, Florida 33477

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Fax: (561) 747-2041  
Email: mail@pydg.com  
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HILLCREST COUNTRY CLUB REDEVELOPMENT  
PREPARED FOR FULTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FL 33021  
LAKE EDGE AND OPEN SPACE PLANTING PLAN COVER SHEET

DATE: 07.03.15  
DRAWN BY: AJO  
JOB NO.: 14-061  
SCALE: N.A.  
FILENAME: Hillcrest 32

REVISIONS:  
8/3/15 10/30/15 11/30/15  
12/23/15 10/5/16 2/17/16  
3/16/16 12/1/16 4/19/17  
8/18/17 10/25/17 1/16/18  
12/18 TAC submittal



SHEET:

L-22

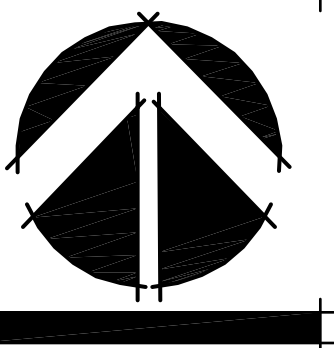


## HILL CREST COUNTRY CLUB REDEVELOPMENT

HILLCREST COUNTRY  
PREPARED FOR FULTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FL 33021  
LAKE EDGE AND OPEN SPACE

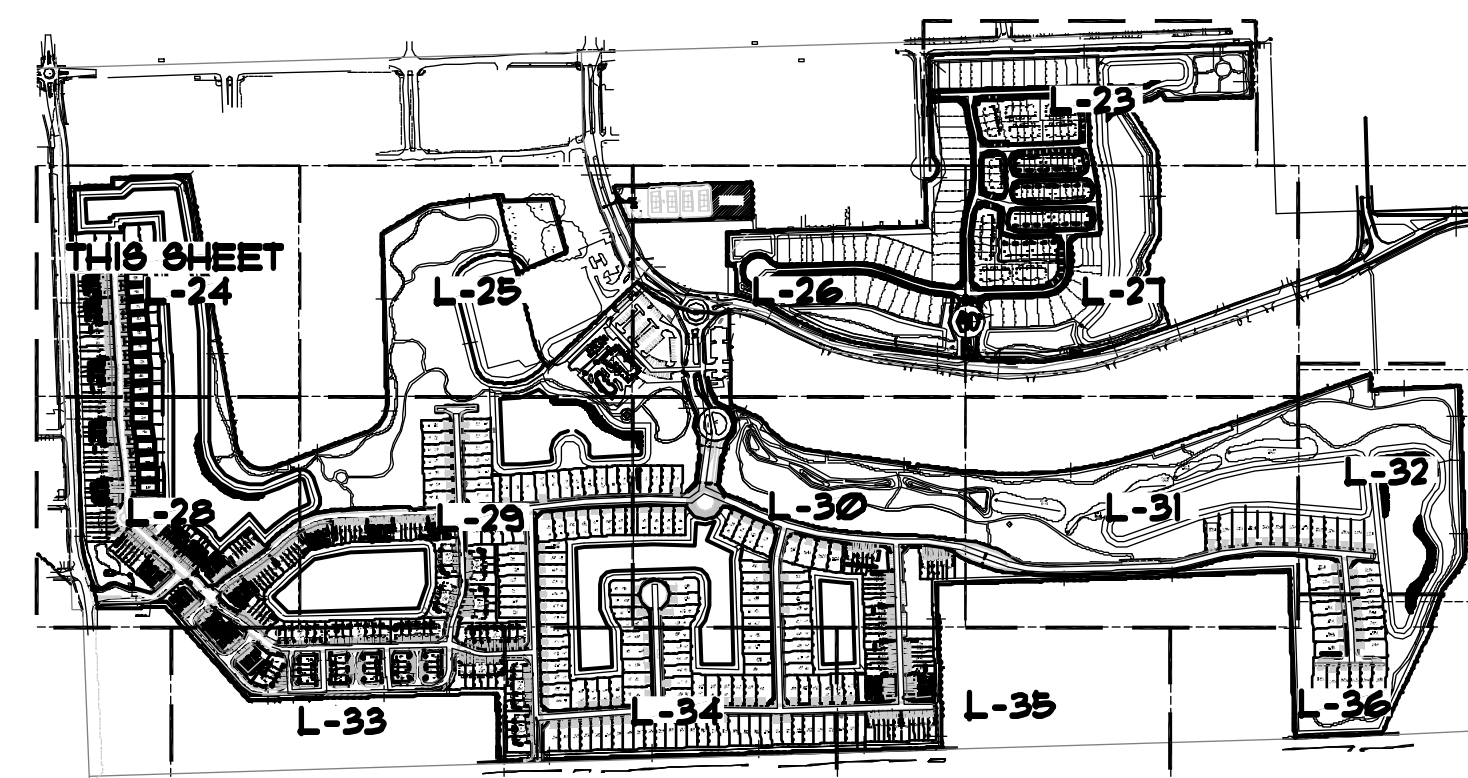
DATE: 07.03.15  
DRAWN BY: AJO  
JOB NO.: 14-061  
SCALE: 1" = 40'-0"  
FILENAME: Hillcrest 32

9.15 10.30.15 11.30.15  
 23.15 1.05.16 2.17.16  
 6.16 11.21.16 4.19.17  
 8.17 10.05.17 1.16.18  
 2.18 TAC submittal

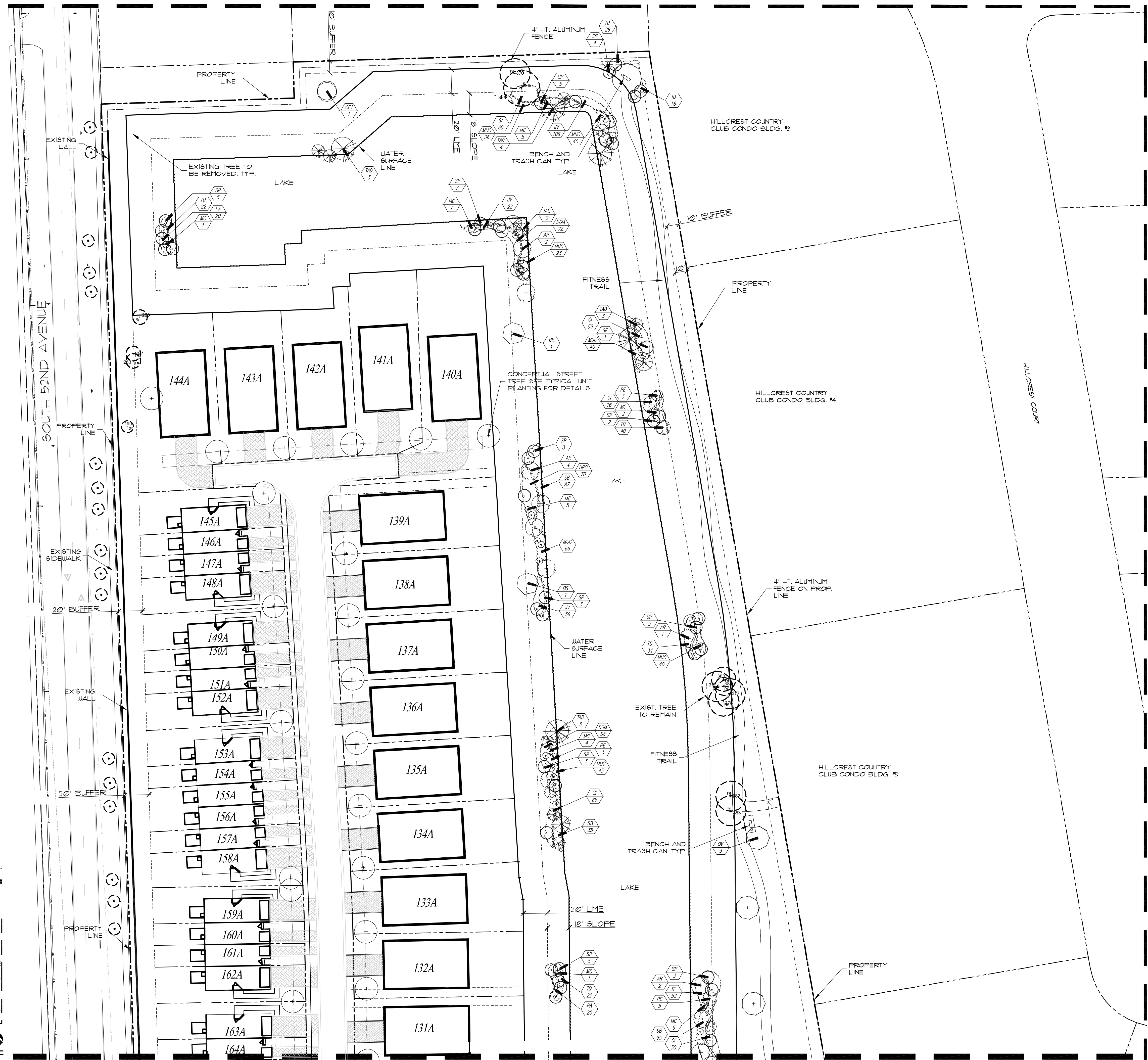


SHEET:

L-24

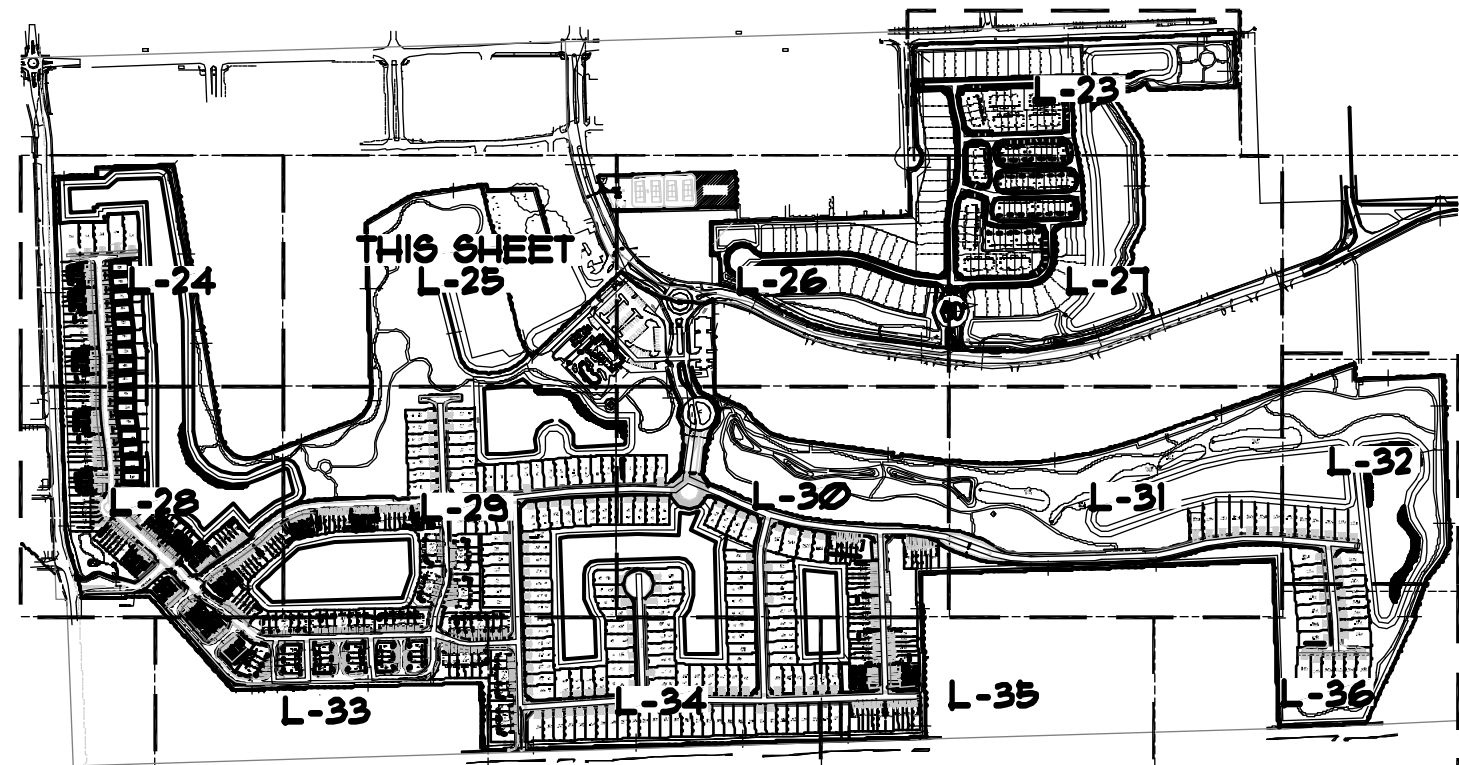


## SHEET KEY



MATCHLINE 'DDD' - SHEET L-28





# SHEET KEY

HILLCREST COUNTRY CLUB CONDO BLDG. #10

PROPERTY LINE

4' HIGH ALUMINUM FENCE

HILLCREST COUNTRY CLUB CONDO BLDG. #9

HILLCREST COUNTRY CLUB CONDO BLDG. #8

10' BUFFER  
PROPERTY LINE

HILLCREST COUNTRY CLUB CONDO BLDG. #15

PROPERTY LINE

BENCH AND TRASH CAN T.T.P.

PINE STRAW MULCH

FITNESS

PASSIVE OPEN SPACE  
27.44 AC.

PINE STRAW MULCH

FITNESS TRAIL

PROPOSED LOCATION FOR BIRD NESTING BOX

FITNESS TRAIL

HILLCREST COUNTRY CLUB CONDO BLDG. #16

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MATCHLINE 'EEE' - SHEET L-29

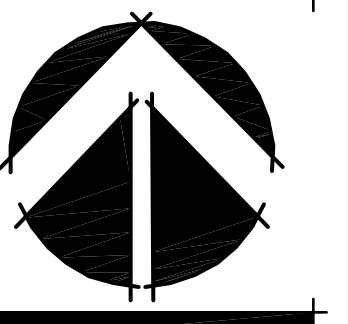
MATCHLINE 'DDD' - SHEET L-26

## HILLCREST COUNTRY CLUB REDEVELOPMENT

PREPARED FOR FULTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FL 33021  
LAKE EDGE AND OPEN SPACE PLANTING PLAN

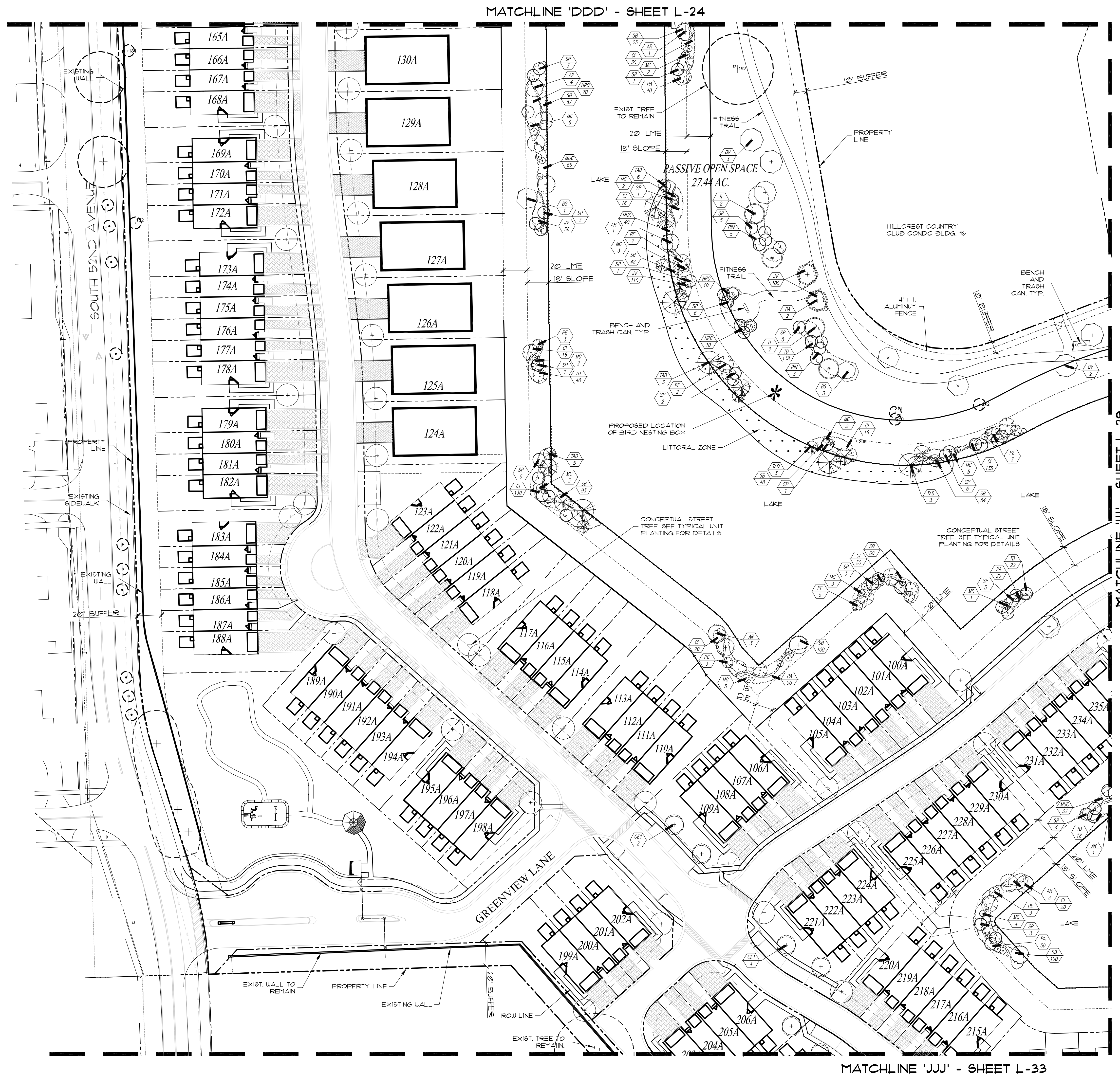
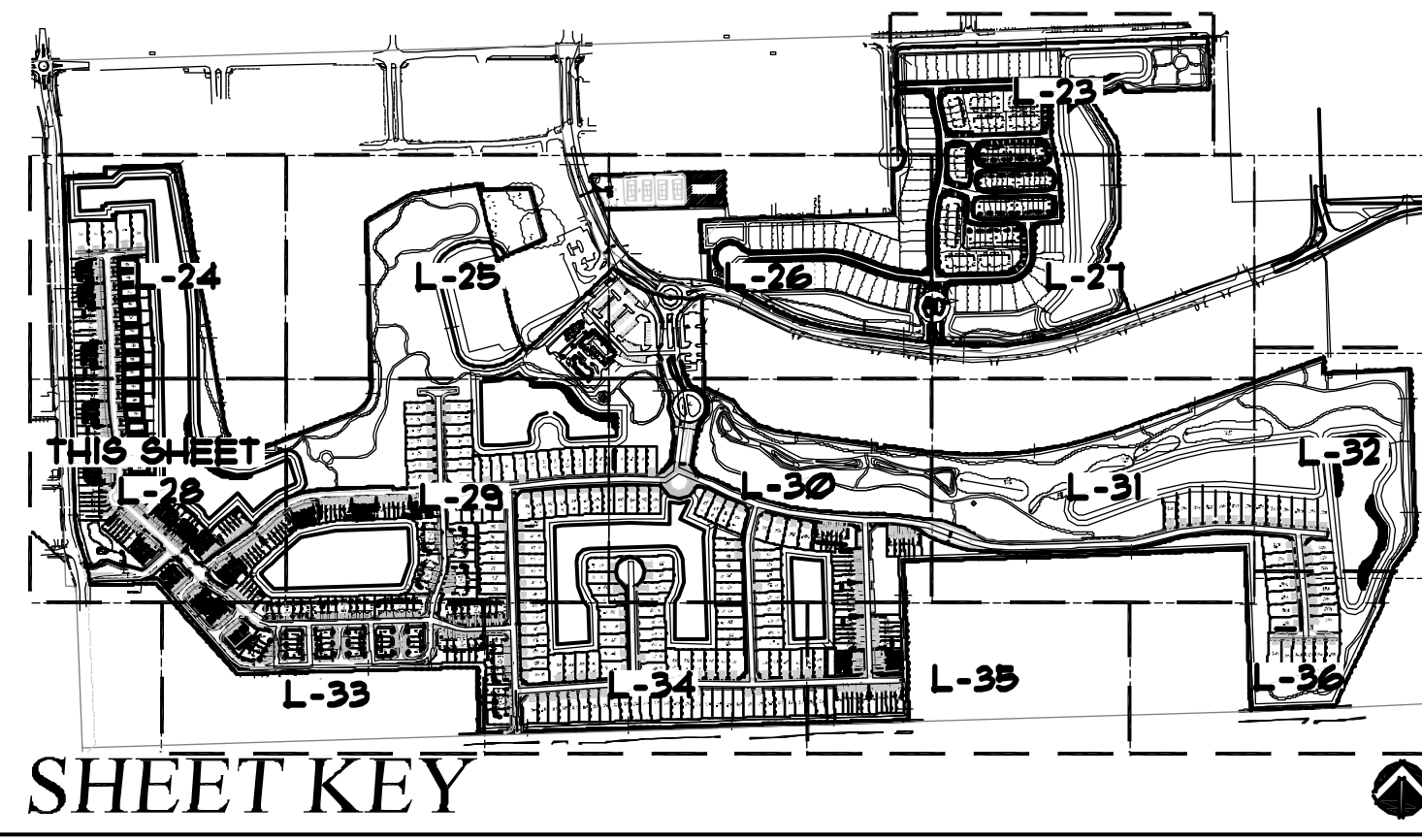
DATE: 07.03.15  
DRAWN BY: AJO  
JOB NO.: 14-061  
SCALE: 1" = 40'-0"  
FILENAME: Hillcrest 32

REVISIONS:  
8/13/15 10/30/15 11/30/15  
12/23/15 10/5/16 2/17/16  
3/16/16 12/1/16 4/19/17  
8/18/17 10/25/17 1/16/18  
12/18 TAC submittal



SHEET:  
L-25





MATCHLINE 'DDD' - SHEET L-24

MATCHLINE 'III' - SHEET L-29

MATCHLINE 'JJJ' - SHEET L-33



**PARKER-YANNETTE**  
design group, inc.

LANDSCAPE ARCHITECTURE  
PLANNING • GRAPHICS

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**HILLCREST COUNTRY CLUB REDEVELOPMENT**

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REVISIONS:

8/13/15	10/30/15	11/30/15
12/3/15	10/5/16	2/17/16
3/16/16	11/1/16	4/19/17
9/19/17	10/25/17	1/6/18
12/18 TAC submittal		



SHEET:

**L-28**