Project Narrative
ParkView at Hillcrest
Phase 2 Replat Final Site Plan Application
June 4, 2018
Revised:

Introduction and proposed application

This Final Site Plan Application is proposing three revisions to the currently approved site plan for the Hillcrest Phase 1 and 2 plat. 1. A reconfiguration of certain residential areas within the Phase 1 and 2 Plat of the Parkview at Hillcrest residential community is proposed. 2. Removal of certain home sites, due to existing utility easement locations. 3. This application also updates the plan in order to memorialize a land swap to the adjacent Charter School, The Championship Academy of Distinction. This application is being filed on behalf of Pulte Home Corporation.

Pulte Homes is currently constructing and selling homes within the Phase 1 plat, that is located just north of Hillcrest Drive. In an effort to address the requests of prospective homebuyers and the market, Pulte Homes is proposing reconfiguration of certain residential areas within the Phase 1 and Phase 2 plats. The Trailwood rear loaded townhome was not receiving any interest to prospective homebuyers. Therefore Pulte has decided to remove this townhome from the home offering. Per the previously approved plan, there were a total of twenty-two (22) Trailwoods within the entire community. Four of which were in Phase 1 and eighteen of which were in Phase 2.

The 4 – unit Trailwood townhome in Phase 1 was replaced with a four – unit Magnolia townhome. No lots were reduced / lost within Phase 1, with this replacement. Within the west quadrant of Phase 2 the Trailwoods were replaced with the more popular Magnolia rear loaded townhome. A total of eighteen Trailwoods were replaced by Magnolia's in this location. No lot were lost with this revision. Within the south central location of Phase 2, oversized Raritan townhome lot 405 was reduced in width in order to accommodate a new 40' single family lot where the previous open space tract was located. The other six 40' single family lots, to the north of this new lot, were shifted north. There are now a total of seven (7) single family lots, where there were previously six (6). Directly across the street eight Raritan townhomes were removed due to a conflict with an existing 6' wide FPL easement. Due to financial costs and timing of relocation of the existing infrastructure, Pulte decided to remove the townhomes that were proposed to be located in the location of the existing easement. A six unit Magnolia is proposed to the west of this easement. With these proposed revisions the Phase 2 lots were netted a loss of one (1) lot. However, in the far southeast corner of the property just south of lot 378 one additional 40' single family lot was added so that there is no net loss of lots within the Phase 2 portion of Parkview at Hillcrest. This was accomplished by converting lot 378 from an oversized width lot to a standard 40' single family lot. This new single family lot was added and does not encroach within the legal delineation or modify the delineation in any way of the Open Space Declaration of Restrictive Covenant recorded in Broward County Public Records, Instrument

Planning, Site and Master Planning, Landscape Architecture, Due Diligence, Project Management
1402 Royal Palm Beach Blvd. Suite 102 Royal Palm Beach, Fl. 33411 561-707-3410

#113956147, Pages 1 – 36. However, the addition of this single family lot, as well as the Magnolia townhome, did cause a reduction in the Open Space tract from 30.69 acres to 30.32 acres, a reduction of .37 acres. The project still exceeds the minimum amount of open space and the remaining Hillcrest Passive Open Space area still exceeds the commitments made to the surrounding Hillcrest community. A total of 495 units is within the Phase 2 plat, matching the original plat number of lots. All of the proposed townhome replacements will result in a replat. Thirty – seven lots will be replatted to accomplish this revision. This application will be submitted after this submittal and the applicant has requested that both be heard at the same City Commission meeting. A highlighted site plan and plat (for each phase) is included and attached to this document as Exhibit A, which highlights the locations of the replat areas.

The balance of the property will remain as is, per the recorded plat, so that Pulte may still have the ability to pull building permits and sell homes. In the areas that Pulte is not proposing a reconfiguration of the development areas, these areas will remain consistent with the original site plan approval as well as the approved Phase 2 plat for Hillcrest. All proposed reconfigurations of the site, to replace previous homes, fall within the residential development area that has Irregular residential land use. No expansion of the residential development area is being proposed with this application.

The lots that are encumbered by easements in favor of either FDOT or FPL, within Phase 2 cannot be permitted for construction. The first easement is a six (6) foot FPL easement that runs from the north condominium building and bisects the Hillcrest Passive Open Space area and then runs diagonally and along the east buffer within the south Phase 2 area. This application is proposing to remove any home sites that are encumbered by this FPL easement. While this application is being processed, Pulte acknowledges that permits will not be issued for the lot encumbered by this easement. Originally it was proposed to relocate this easement, but the process and cost with FPL has proved to be cost prohibitive and time consuming. Therefore, this application is proposing to remove the home sites encumbered by this easement and the easement will remain.

Next, FDOT has drainage rights for Pembroke Road within the existing lakes and drainage easements on the Phase 2 portion of the property. This process is underway and will take much time to complete. Upon completion of this process with FDOT, the drainage for Pembroke will be incorporated within the proposed lake drainage system, within Parkview at Hillcrest community. The existing pipe and easement location just north of Pembroke will remain and the drainage system will be reconfigured to be rerouted and incorporated within the proposed lakes. While this application is being processed, Pulte Home acknowledges that the home sites that are encumbered by the existing easement will not have permits released within the Phase 2 portion. A graphic of these lots is attached to this document, as Exhibit B, indicating the lots that will not have permits issued, within the portion of Phase 2 that will remain consistent with the original site plan approval and south Phase 2 plat.

Finally, this application will also include a memorialization of the additional land areas that were swapped with the Championship Academy of Distinction that is adjacent to the south Phase 2 portion of the community. Approximately an additional 1 acre of property was provided for school usage in the rear / west of the charter school. A forty (40) foot landscape buffer will separate the charter school open space area from the Hillcrest Passive Open space area. This 40' buffer will have a six (6) foot berm with a fence and landscaping on either side of the fence. This additional land area provided to the charter school resulted in a decrease of the Hillcrest Community Passive Open space by approximately 1.07 Acres. The site data on the submitted plan

set indicates this reduction. The remaining acreage of the Hillcrest Passive Open Space Area still exceeds the commitments made to the surrounding Hillcrest community.

Surrounding Properties and Compatibility

The Parkview at Hillcrest residential community is compatible with the existing residential uses surrounding it. In the locations where additional property was provided to the charter school a forty foot buffer is proposed to provide separation with the Hillcrest Passive Open Space area. In the areas where the residential development areas are proposed to be reconfigured, the required minimum 30' PUD setback to all proposed structures within the project has been maintained. Within this 30' PUD buffer transition area, landscape buffers are proposed as transition. A summary of zoning and land uses of surrounding properties is provided below:

Adjacent property to the:	***Land Use* Designation**	***Zoning* Designation**	**Existing use(s) of Property**	**Approved use(s) of Property**
NORTH	Low Residential (LRES) & Medium Residential (MRES)	RS-5 & PUDR	Hollywood Hills & Hillcrest Condos.	Residential
SOUTH	Industrial (IND), Medium Res. (MRES) & Parks & Open Space (OSR)	IM-1, PUDR & GU	Industrial, Hillcrest Condos and Broward School Dist. Property	Industrial, Residential & School
EAST	Medium Residential (MRES), Industrial (IND), Community Facility (COMFAC), & Utilities	PUD-R, IM-1, & GU	Condo residential, Industrial & government use	Residential, industrial & government
WEST	Medium Residential (MRES), Low Residential (LRES) & Parks and Open Space (OSR)	PUD-R, RM-18, RS-5 & GU	Residential & Broward School Dist. Property	Residential & School

Application Requirements

The following is a brief summary of how the proposed Parkview at Hillcrest Phase 1 and 2 Plat reconfiguration application submittal conforms to the application requirements of City of Hollywood PUD Code Article 4.16, as well as the Technical Review Standards of Final Site Plans within Article 6, Section II, 6.23.

A. Natural Environment

1. **Have existing trees and other landscape features, to the maximum extent possible, been preserved in their natural state and additional landscape features provided to enhance architectural features, to relate to structural design to the site and to conceal unattractive uses?**

i. **Response:** The +/- 70 acre Hillcrest Community Passive Open Space was reduced by approximately 1.44 acres due to the additional property provided to the Charter School for open space use, as well as the additional of single family lot 351A and the Magnolia townhome. The remaining acreage of the Hillcrest Passive Open Space Area still exceeds the commitments made to the surrounding Hillcrest community. Besides this minor reduction, the Hillcrest Passive Open is consistent with the original approved location within the areas that have Open Space and Recreational land use. As previously approved, this passive park that can be utilized by the existing Hillcrest Condominium community, as well as the new proposed residential community. Since the existing golf course had many existing trees in areas where the golf course will be converted to the Passive Open Space, efforts will be made to preserve the trees in place, per City Code Requirements. Approved landscape plans and mitigation plans will be completed and consistent with the approvals. Trees located in any portion of the residential community will be relocated, per the approved landscape plans on file

2. **Have the city's tree protection regulation in Chapter 105 landscape regulations and other applicable city regulations been fully complied with as minimum standards?**

   i. **Response:** All previously approved preservation, relocation and mitigation will be consistent with plans on file.

B. Open Space

1. **Are required open space areas adequate to meet the particular needs of the PUD?**

   i. **Response:** In accordance to Hollywood PUDR code section 4.16, PUD's are to provide a minimum of 20% open space, which does not include lake areas. According to the gross acreage of the proposed Hillcrest redevelopment, this minimum is approximately 33.85 acres. The minimum open space number is still exceeded, at 92.46 acres.

2. **Have all legal documents required by division E.10 herein, to assure preservations maintenance of required open space areas been submitted to and approved by to City Attorney?**

   i. **Response:** A Declaration of Restrictive Covenant has been recorded with Broward County, which restricts the Hillcrest Passive Open Space area to open space use only. This document was recorded on September 27, 2016, per Instrument number 113956147, Pages 1 through 36. This document was a requirement with Broward County as part of the approved Land Use Plan Amendment to modify the land use of the portion of the south plat to Irregular Residential.

3. **Is the type and distribution of open space substantially related to the character, intensity and anticipated residential or user composition of the PUD?**

i. **Response:** Yes. The Hillcrest Community Passive Open Space is proposed to provide passive recreational opportunities for the surrounding Hillcrest Condo residents, as well as the new residential community. Connectivity is a focus of the fitness trail that is proposed within this Passive Open Space Area. This trail will connect to key locations for secured access by the Hillcrest residents. In addition, this trail will also connect to the proposed walkway within the new residential development.

4. **Are open space areas located so as to:**

   i. **Enhance internal spatial relationships between proposed structures?**

      1. **Response:** Yes. As indicated, pedestrian connectivity with the surrounding Hillcrest Community and roadways is a focus of the Hillcrest Community Passive Open Space area. The proposed 8' fitness trail also provides access to gazebo structures located throughout the Community Passive Open Space area for passive recreational opportunities.

   ii. **Provide buffers between the PUD and adjacent less intensive uses?**

      1. **Response:** As required by Hollywood Code Section 4.16, PUD Perimeter requirements, a 30' transitional setback is indicated and provided for on the approved site plan. This setback will remain consistent within the areas proposed to be reconfigured and any new residential home sites will comply with this setback. Within this 30' transitional setback area, landscape buffering has been approved with the original Site Plan application.

   iii. **Facilitate pedestrian movements within the PUD?**

      1. **Response:** Pedestrian connections were approved with the original Site Plan application to provide connectivity within the residential community, as well as to surrounding existing walks within the surrounding roadways. In areas where the residential area is proposed to be reconfigured, walkways have been provided and will connect to the locations previously approved.

   iv. **Improve the overall visual quality of the site?**

      1. **Response:** The proposed redevelopment will vastly improve the visual quality of the site. In the areas where the residential community is proposed to be revised, alleys for rear loaded garages were removed and replaced with traditional front loaded townhomes. Less pavement and impervious area is proposed with this application, which increases visual quality of the community. No residential home sites will be greater than two stories within the Parkview at Hillcrest community.

v. **Permit easy access for all residents or users within the PUD?**

1. **Response:** All surrounding Hillcrest Condo residents will have access to the Hillcrest Community Passive Open Space. As indicated, access will be secured with the use of fencing and gates for the secured use of the surrounding and proposed residents.

vi. **Related in a compatible manner to other uses within the PUD?**

1. **Response:** Access points, into the Hillcrest Passive Open Space Area, have been located in strategic locations for ease of access by surrounding Hillcrest Condo residents. Locations were chosen based upon existing site conditions for the surrounding residential properties.

vii. **Complement nearby public recreational activities and facilities?**

1. **Response:** Pedestrian connectivity is provided within the new residential development, as well within the Hillcrest Community Passive Open Space to surrounding roadways and public walkways. This will give the Hillcrest residents the ability to have pedestrian connection with surrounding areas. In areas proposed to be reconfigured, pedestrian access is still provided to connect to other areas of the community as well as to the surrounding public walkway system.

5. **Circulation and parking**

i. **Is there a clearly defined vehicular circulation system which allows free movement within the PUD, while discouraging excessive speed?**

1. **Response:** Parkview at Hillcrest will have controlled vehicular access through private entrances into each community. Entrances will have a combination of vehicular gates with the use of a call box for access by guests. Once within the residential development a private 40’ residential access street (R.A.S.) will provide access to the single family development. This 40’ private residential access street will also connect to the 24’ roadway to access the fee simple single family attached / townhome section of the community. The residential areas that are proposed to be reconfigured will maintain this existing roadway access and width, as previously approved. All private roadways will be the maintenance responsibility of the proposed homeowners association.

ii. **Are pedestrian and vehicular circulation systems separated insofar as practicable?**

1. **Response:** The internal pedestrian walkways, within the 40’ residential access streets, are separated from the vehicular areas

with a 6' wide swale area. In addition, the walkways provide connectivity from guest spaces along the roadways to the proposed single family attached / townhomes. Guest spaces will be provided, as well, for the new areas reconfigured. Pedestrian crosswalks are proposed throughout for additional pedestrian safety. Please refer to the roadway cross section as provided within the detail sheet of the submittal package.

iii. **Do the streets comply with all applicable codes and ordinances and are pavement widths and access points to peripheral streets adequate to serve the proposed PUD and compatible and functional with circulation systems outside the PUD, and is there adequate lighting to serve public use?**

1. **Response:** The proposed internal private roadways will connect to the surrounding public roadways in accordance to City requirements. In addition, all internal walkways will connect to the surrounding existing walkways within the public roadways within the Hillcrest community. Street lights will be provided within the residential development for safety. As required by City code, the maximum foot-candle level of .5 foot-candles will be maintained adjacent to surrounding residential uses.

iv. **Are dwelling units located on residential streets or courses which are designed to discourage nonlocal through traffic, where possible?**

1. **Response:** The residential access streets within the proposed residential developments are private roadways. Non local through traffic is not feasible since the residential community will have gated entrances which will restrict vehicular access.

v. **Are off street parking areas adequate to accommodate maximum vehicular storage demands for the PUD and located and designed to create compatible visual relationships?**

1. **Response:** Per Article 7, the minimum required parking has been exceeded within the proposed residential development. The fee simple single family attached homes / townhomes have a mix of single car garage and two car garage units. Based upon the garage space (single or double) the minimum number of parking spaces is either met or exceeded. Finally, the proposed number of guest spaces exceeds the minimum requirement of 1 space per 5 multifamily units. See site plan for tabular breakdown.

vi. **Is there safe and efficient access to all areas of the PUD for emergency and service vehicles?**

1. **Response:** Knox boxes will be provided at each of the gated entrances for access by emergency service vehicles. In addition, turn around areas and cul de sacs area designed to allow for access by emergency vehicles.

vii. **Do sidewalks, if required, comply with the city's code and ordnances and are there enough adequately lighted and designed pedestrian paths to efficiently circulate pedestrian traffic?**

1. **Response:** As previously indicated internal pedestrian walks will provide connectivity to the fitness trail within the Hillcrest Community Passive Open Space area as well as surrounding public walk way areas.

6. **Community services and utilities**

i. **Generally, is the PUD designed and located so as to insure the adequate provisions, use, and compatibility of necessary community services and utilities?**

1. **Response:** The property is under construction, per the approved engineering plans on file at the City. The utility plans were designed in accordance to City of Hollywood standard requirements to provide services to the proposed community.

ii. **Are there adequate sanitary sewer collection system, including all necessary extensions and connections, in accordance with city standards for locations and design?**

1. **Response:** The property is under construction, per the approved engineering plans on file at the City. The utility plans were designed in accordance to City of Hollywood standard requirements to provide services to the proposed community. The proposed sewer collection system was designed by Kimly Horn, the project engineer, with coordination of the City Utilities department in order to make connections with existing infrastructure.

iii. **Are sanitary sewage treatment and disposal systems available in accordance with city and state standards and regulations?**

1. **Response:** Yes. The proposed sewer collection system will connect to the surrounding existing sewer collection system.

iv. **Is there an efficient solid waste collections system, including provision of an adequate number of local receptacles in locations which afford maximum use and collection convenience?**

1. **Response:** Yes. Curbside pick-up is proposed within the proposed residential development.

v. **Will the safety of all persons within the PUD be insured by a well-designed internal system for fire protection, including the provision of an adequate number of properly located fire hydrants?**

1. **Response:** Yes. The property is under construction, per the approved engineering plans on file at the City. These plans have indicated the total number of fire hydrants to meet the requirements of the City of Hollywood as well as the Fire Marshal.

vi. Is the proposed store drainage system adequate to collect and dispose of runoff in view of the amount of impervious ground coverage in the PUD, as well as compatible with existing off site systems?

1. **Response:** Yes. The property is under construction, per the approved engineering plans on file at the City. Onsite lakes and dry retention areas have been designed to address the drainage of the proposed residential community. The drainage system will outfall to the existing City drainage system in locations indicated within the paving and grading plans.

vii. Are all utility line to be installed underground?

1. **Response:** Yes. Any existing onsite utilities will also be relocated and installed underground.

7. Building and other structures

i. Are proposed buildings and structures related harmoniously to the terrain, other buildings and surrounding neighborhood, so that the height, size, scale, style, color or texture of structures create compatible physical or visual relationships?

1. **Response:** Yes. The single family attached / townhomes will be two story. The maximum height of all proposed buildings within the redevelopment is 35.' The proposed single story and two story dwelling units will provide the least impact to the surrounding existing high rise condominium units. From a scale perspective the proposed single family and townhomes are much less than the surrounding high rise condominium buildings.

ii. Is a desirable level of privacy incorporated into the design go individual dwelling units and related outdoor patio and living areas?

1. **Response:** Each lot is designed to have its own patio area for outdoor use of each residential lot. Pools (single family only), lanais, and screen houses are also proposed for the use of each residential lot.

iii. Are permanent outdoor identification features which are intended to call attention to proposed projects and or structures designed and located as an integral part of the total project and or structural design?

1. **Response:** The applicant received approval for residential monument signs as part of the original Site Plan approval application.

iv. **Are such identification features of no greater size and scale than are necessary for recognition from vehicles moving along adjacent streets are prescribed legal speeds?**

1. **Response:** Per Article 8 of the City Sign Regulations, the maximum sign face will be 25 square feet. Please refer to the detail within the detail sheet. The sign detail indicates this maximum square footage requirement.

8. Nonresidential uses

i. **N/A.**

9. Phased submission of site plan

i. **The applicant shall be required to submit a phased site plan to specify the order of development.**

1. **Response:** The revised Phasing Plan is included with this submittal. This application proposes the replatting of thirty-seven lots within the Hillcrest community.

10. Levels of service standards

i. **For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water and parks and recreation. All applicants are required to prove concurrency pursuant to the City's Comprehensive Plan and F.S. Chapter 163 as amended from time to time.**

1. **Response:** The applicant is not proposing an increase in the number of units. Rather, a reconfiguration of the units within Phase 2. There is no loss or gain to the total number of units, at 645. Concurrency was addressed with the original site plan approval as well as the plat approval for the project.

11. Other requirements

i. **Requirements and recommendation as provided in the city tree and landscape regulations shall be observed as will the requirement of all applicable standards and regulations.**

1. **Response:** A landscape plan was approved with the original Site Plan application, which addressed the City landscape regulations and standards.

On behalf of Pulte Home Corporation, Design and Entitlement Consultants, LLC. respectfully requests approval of this Final Site Plan Application to reconfigure thirty-seven lots within the north Phase 1 and south Phase 2 Plat of the Parkview at Hillcrest residential community.

Sincerely,

Kenneth DeLaTorre
Design and Entitlement Consultants, LLC.

CC: Patrick Gonzalez, Pulte Group
Andrew Maxey, Pulte Group
Matt Nelson, Pulte Group

Exhibit 'A'

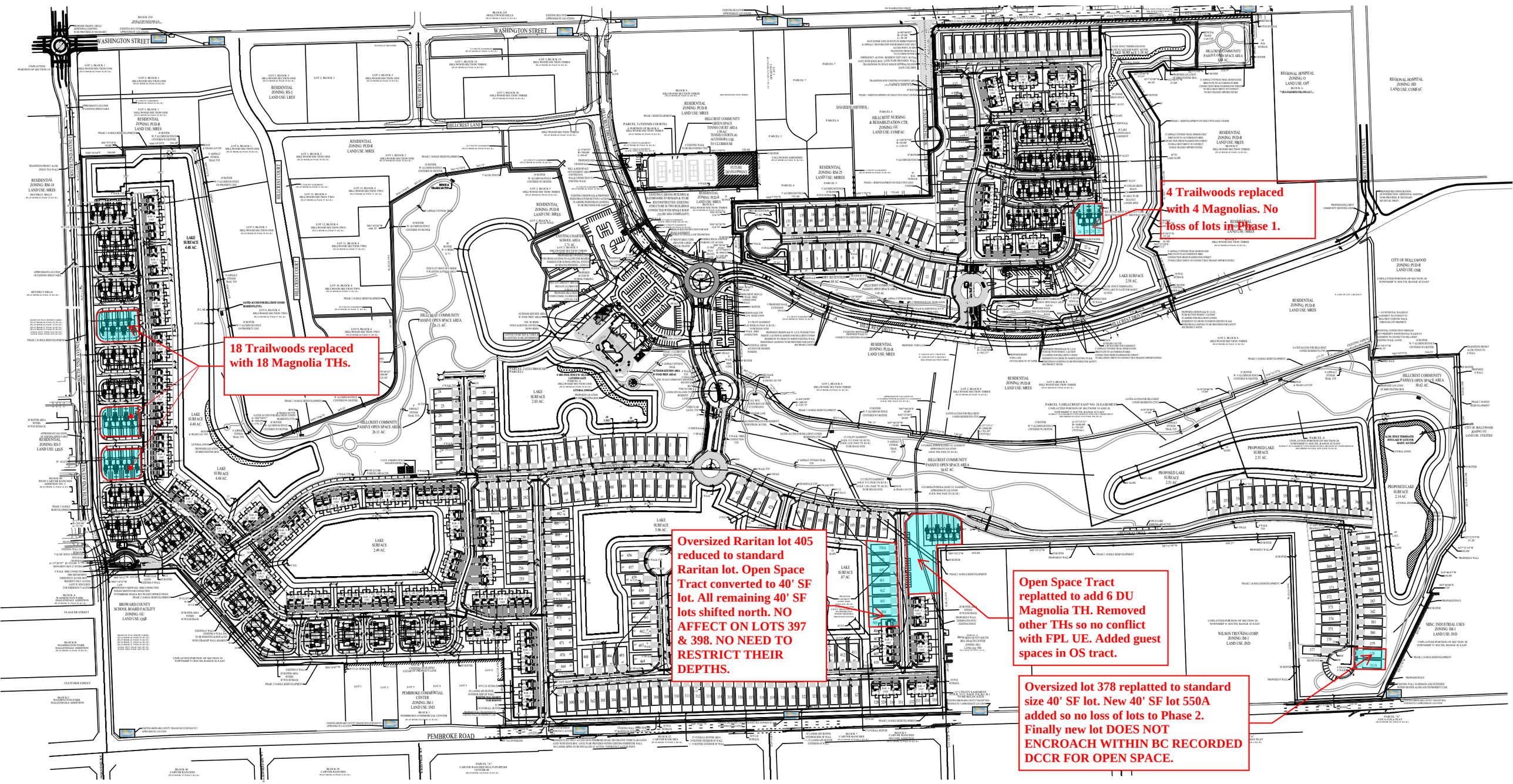

18 Trailwoods replaced with 18 Magnolia THs.
4 Trailwoods replaced with 4 Magnolias. No loss of lots in Phase 1.
Oversized Raritan lot 405 reduced to standard Raritan lot. Open Space Tract converted to 40' SF lot. All remaining 40' SF lots shifted north. NO AFFECT ON LOTS 397 & 398. NO NEED TO RESTRICT THEIR DEPTHS.
Open Space Tract replatted to add 6 DU Magnolia TH. Removed other THs so no conflict with FPL UE. Added guest spaces in OS tract.
Oversized lot 378 replatted to standard size 40' SF lot. New 40' SF lot 550A added so no loss of lots to Phase 2. Finally new lot DOES NOT ENCROACH WITHIN BC RECORDED DCCR FOR OPEN SPACE.
WASHINGTON STREET
HILLCREST LANE
HILLCREST DRIVE
PEMBROKE ROAD
FLAGLER STREET
FLETCHER STREET
HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA
REGIONAL HOSPITAL
BROWARD COUNTY SCHOOL BOARD FACILITY
PEMBROKE COMMERCIAL CENTER
WILSON TRUCKING CORP.
MISC. INDUSTRIAL USES

Exhibit 'B'

PARKVIEW AT HILLCREST

PHASE 2 LOTS ENCUMBERED BY

FDOT, UTILITY, & FPL EASEMENTS

(BUILDING PERMITS FOR THE IDENTIFIED LOTS ARE TO BE HELD FOR RELEASE UNTIL EASEMENTS ARE EITHER ABANDONED OR A REPLAT IS APPROVED REMOVING THE LOTS FROM THE EASEMENTS)

LOTS:

338-345 (8 LOTS)

392-409 (18 LOTS)

411-413 (3 LOTS)

417-418 (2 LOTS)

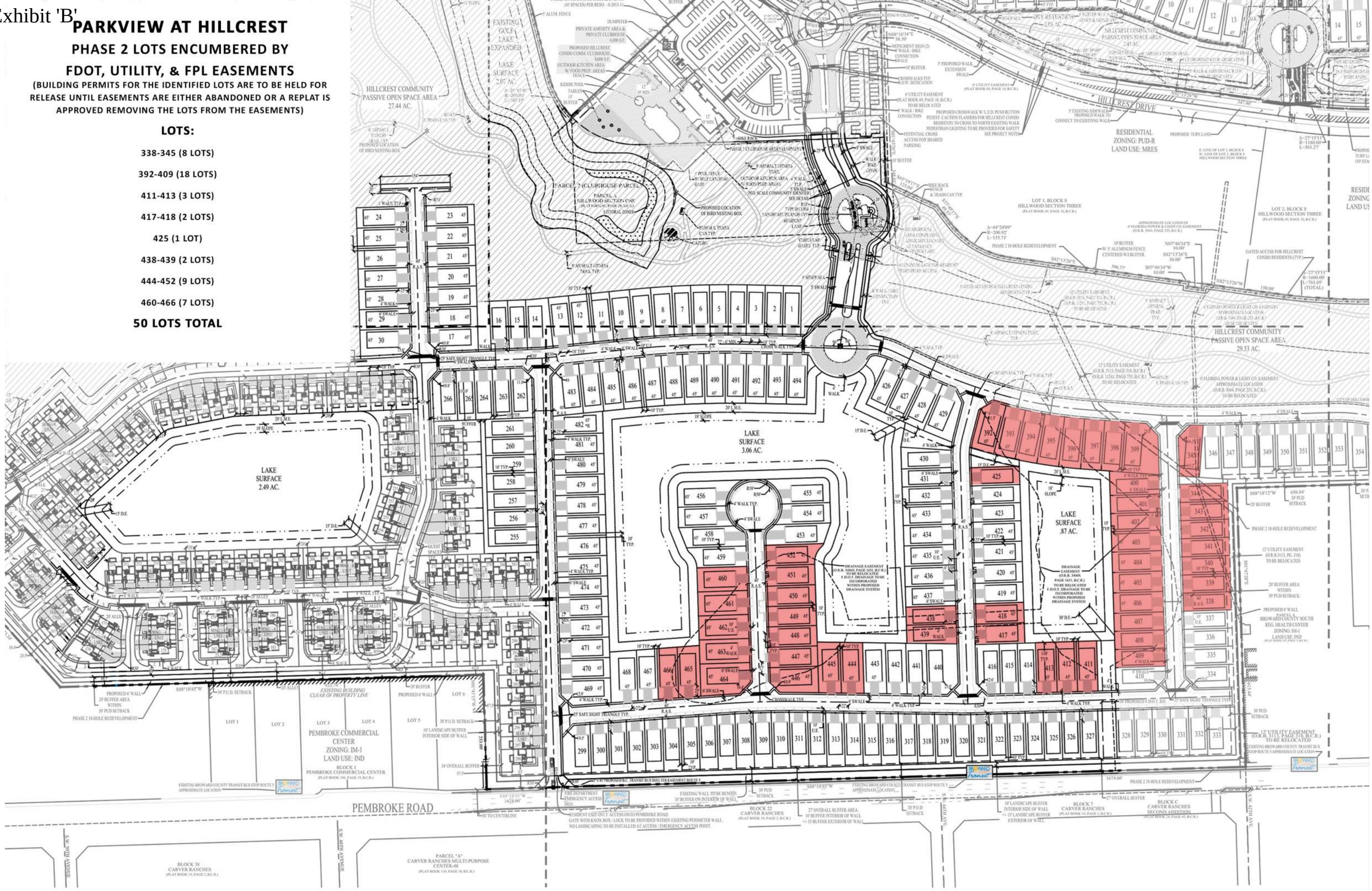
425 (1 LOT)

438-439 (2 LOTS)

444-452 (9 LOTS)

460-466 (7 LOTS)

50 LOTS TOTAL



LEGAL DESCRIPTION:

PHASE 1 NORTH PLAT (FORMER EXECUTIVE GOLF COURSE):
ALL OF THE HILLCREST COUNRTY CLUB NORTH PLAT AS RECORDED IN PLAT BOOK 183, PAGES 16 - 24.

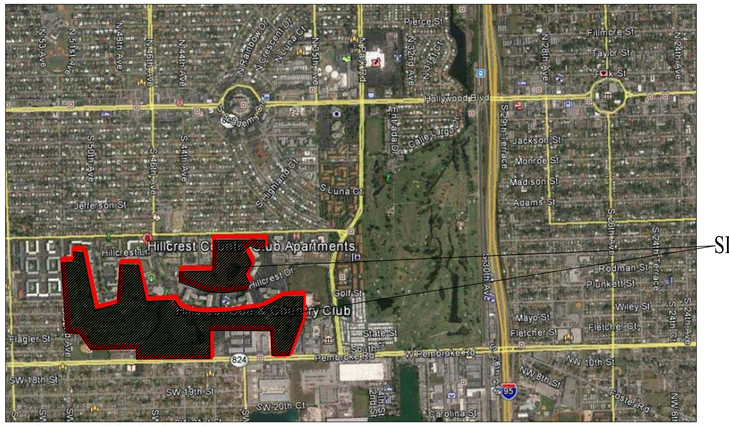
PHASE 2 SOUTH PLAT (FORMER 18 HOLE GOLF COURSE):
ALL OF THE HILLCREST COUNTRY CLUB SOUTH PLAT AS RECRODED IN PLAT BOOK ___, PAGES _____.

SITE DEVELOPMENT PLANS
HILLCREST COUNTRY CLUB
REDEVELOPMENT

4600 HILLCREST DRIVE

HOLLYWOOD, FL. 33021

LOCATED IN SECTION 19 & 20, TOWNSHIP 51 SOUTH,
RANGE 42 EAST, BROWARD COUNTY, HOLLYWOOD, FLORIDA



LOCATION MAP

PROPERTY OWNER INFORMATION:
PULTE GROUP
4400 PGA BOULEVARD, SUITE 700
PALM BEACH GARDENS, FL. 33410

LAND PLANNER/SITE PLANNER:
DESIGN AND ENTITLEMENT CONSULTANTS, LLC
1402 ROYAL PALM BEACH BOULEVARD, SUITE 102
ROYAL PALM BEACH, FL. 33411

LANDSCAPE ARCHITECT
PARKER YANNETTE DESIGN GROUP
825 U.S. HIGHWAY 1, SUITE 330
JUPITER, FL. 33477

ENGINEER OF RECORD & TRAFFIC CONSULTANT:
KIMLY HORN AND ASSOCIATES
800 NORTH PINE ISLAND ROAD, SUITE 450
PLANTATION, FL. 33324

ARCHITECT:
PULTE GROUP ARCHITECTS
24311 WALDEN CENTER DRIVE, SUITE 300
BONITA SPRINGS, FL. 34134

SURVEYOR:
CAUFIELD & WHEELER
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL. 33434

ENVIRONMENTAL:
EW CONSULTANTS
601 HERITAGE DRIVE, SUITE 108
JUPITER, FL. 33458

SOIL REMEDIATION:
AYDEN ENVIRONMENTAL
131 WEST SOUTH STREET
SMYRNA, DE 19977

LAND USE ATTORNEY:
GRAY ROBINSON
33 S.E. 2ND AVENUE, SUITE 3200
MIAMI, FL. 33131

SHEET KEY

COVER SHEET	PAGE 1
PLAT	PAGES 2 - 28 (27 SHTS.)
SITE PLANS	PAGES SP1 - SP13 (13 SHTS.)
LANDSCAPE PLANS	PAGES L-1 - L-38 (28 SHTS.)
PRELIMINARY ENGINEERING PLANS	PAGES C-001 - C-404 (31 SHTS.)
	TOTAL SHEETS = 100 SHEETS

PRE-APP DATE: SEPTEMBER 5, 2017
CITY COMMISSION MEETING DATE:

ENGINEER'S CERTIFICATION:
THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:

ENGINEER: KINAN HUSAINY, P.E.
LICENSE No. _____
DATE: _____

SHEET NO.
COVER SHEET

SITE DATA

TOTAL SITE AREA - NET ACREAGE	168.64 AC. (7,345,958.4 S.F.)
TOTAL SITE AREA - GROSS ACREAGE	174.76 AC. (7,612,545.6 S.F.)
ZONING DESIGNATION	P.U.D.-R
LAND USE DESIGNATION	
EXLCUTIVE GOLF COURSE, CLUB HOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE	MEDIUM DENSITY RESIDENTIAL (CITY L.U.)
	IRREGULAR RESIDENTIAL DASHED LINE AREA, (BROWARD COUNTY L.U.)
18 - HOLE GOLF COURSE EXISTING LAND USE	OPEN SPACE AND RECREATIONAL (OSR)
18 - HOLE PROPOSED LAND USE	OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL
TOTAL NUMBER OF UNITS	645 D.U.
DENSITY	3.81 D.U./AC.
MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)	646 D.U.
TOTAL LAKE AREA PROPOSED	23.11 AC. (1,006,671.6 S.F.)
EXECUTIVE GOLF COURSE LAKE / RETENTION AREA	5.53 AC. (240,886.8 S.F.)
18-HOLE GOLF COURSE PARCEL LAKE AREA	17.58 AC. (765,784.8 S.F.)
PUD-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)	110.0 AC. (4,791,578.2 S.F.)
TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)	76.38 AC. (3,327,290 S.F. - 45%)
TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)	92.46 AC. (4,018,668.4 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)	92.46 AC. (4,018,668.4 S.F. - 55%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA	68.56 AC. (2,986,473.6 S.F.)
MAXIMUM BUILDING HEIGHT	35'

PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - NET ACREAGE	30.44 AC. (1,326,135.9 S.F.)
PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - GROSS ACREAGE	32.86 AC. (1,431,381.6 S.F.)
TOTAL NUMBER OF UNITS	151 D.U. (23%)
TOTAL SINGLE FAMILY	67 D.U. (44%)
TOTAL SINGLE FAMILY (40' x 110')	45 D.U. (67%)
TOTAL SINGLE FAMILY (45' x 110')	22 D.U. (33%)
TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	84 D.U. (56%)
RARITAN TOWNHOME	38 D.U. (45%)
MAGNOLIA TOWNHOME	46 D.U. (55%)
TOTAL DENSITY	4.96 D.U./AC.
TOTAL LAKE/DRAINAGE STORAGE AREA	5.53 AC. (240,886.8 S.F.)
TOTAL WATER SURFACE AREA	2.38 AC. (103,672.8 S.F.)
TOTAL DRY RETENTION AREA	3.15 AC. (137,214 S.F.)
HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	12.13 AC. (528,382.8 S.F.)
TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	16.10 AC. (701,316 S.F.)
GREEN SPACE AREA, BUFFER AREAS, RESIDENTIAL YARD AREAS & LANDSCAPE OPEN SPACE AREAS	
TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	14.34 AC. (624,664.5 S.F.)
RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	7.25 AC. (315,937 S.F.)
PRIVATE ROADWAY AREA	3.58 AC. (155,985.5 S.F.)
INTERNAL WALKWAYS AREA	.56 AC. (24,526 S.F.)
FITNESS TRAIL AREA	.56 AC. (24,486 S.F.)
LAKE WATER SURFACE AREA	2.38 AC. (103,730.02 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)	16.10 AC. (701,301.9 S.F. - 53%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	

PARKING SPACES REQUIRED	319 SP.
SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.)	134 SP.
MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	168 SP.
MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)	17 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	550 SP.
SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	268 SP.
MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	244 SP.
MULTI-FAMILY GUEST PARKING SPACES PROPOSED	38 SP
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	

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.)
PROPOSED HILLCREST CONDO CLUBHOUSE	2.375 S.F. U.R.
PROPOSED PRIVATE CLUBHOUSE	9,350 S.F. U.R.
PARKING REQUIRED (1 SP. / 60 S.F. AVAIL. FOR SEATING)	53 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. (54,885.6 S.F.)

PHASE 1 - TENNIS & BOCCE CENTER - NET ACREAGE	1.50 AC. (65,340 S.F.)
PHASE 1 - TENNIS & BOCCE CENTER - GROSS ACREAGE	1.63 AC. (71,133.5 S.F.)
PROPOSED CABANA RECONSTRUCTION AREA	965 S.F.
PARKING REQUIRED (1.5 PER CABANA)	3 SP.
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. (27,666.4 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	211 D.U. (43%)
TOTAL SINGLE FAMILY (40' x 110')	108 D.U. (51%)
TOTAL SINGLE FAMILY (45' x 110')	103 D.U. (49%)
TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	284 D.U. (57%)
RARITAN TOWNHOME	162 D.U. (57%)
MAGNOLIA TOWNHOME	122 D.U. (43%)
TOTAL DENSITY	3.72 D.U./AC.
LAKE AREA PROPOSED	17.58 AC. (765,784.8 S.F.)
HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	56.43 AC. (2,458,090.8 S.F.)
TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	74.42 AC. (3,241,893.1 S.F.)
GREEN SPACE AREA, RESIDENTIAL YARD AREAS, BUFFER AREAS & LANDSCAPE OPEN SPACE AREAS	
TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	58.53 AC. (2,549,408.9 S.F.)
RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	24.24 AC. (1,055,717 S.F.)
PRIVATE ROADWAY AREA	12.27 AC. (534,695.1 S.F.)
INTERNAL WALKWAYS AREA	1.54 AC. (66,916 S.F.)
FITNESS TRAIL AREA	2.90 AC. (126,296 S.F.)
LAKE WATER SURFACE AREA	17.58 AC. (765,784.8 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)	74.42 AC. (3,241,893.1 S.F. - 56%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
PARKING SPACES REQUIRED	1,047 SP.
SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.)	422 SP.
MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	568 SP.
MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)	57 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	1,889 SP
SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	844 SP.
MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	892 SP.
MULTI-FAMILY GUEST PARKING SPACES PROPOSED	153 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	

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- R.A.S. = RESIDENTIAL ACCESS STREET
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- UTILITIES ARE AVAILABLE TO THE SITE
- MAX. BUILDING HEIGHT IS 35'
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- 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.
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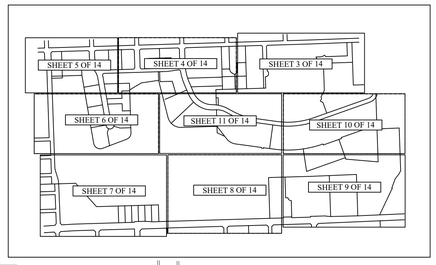
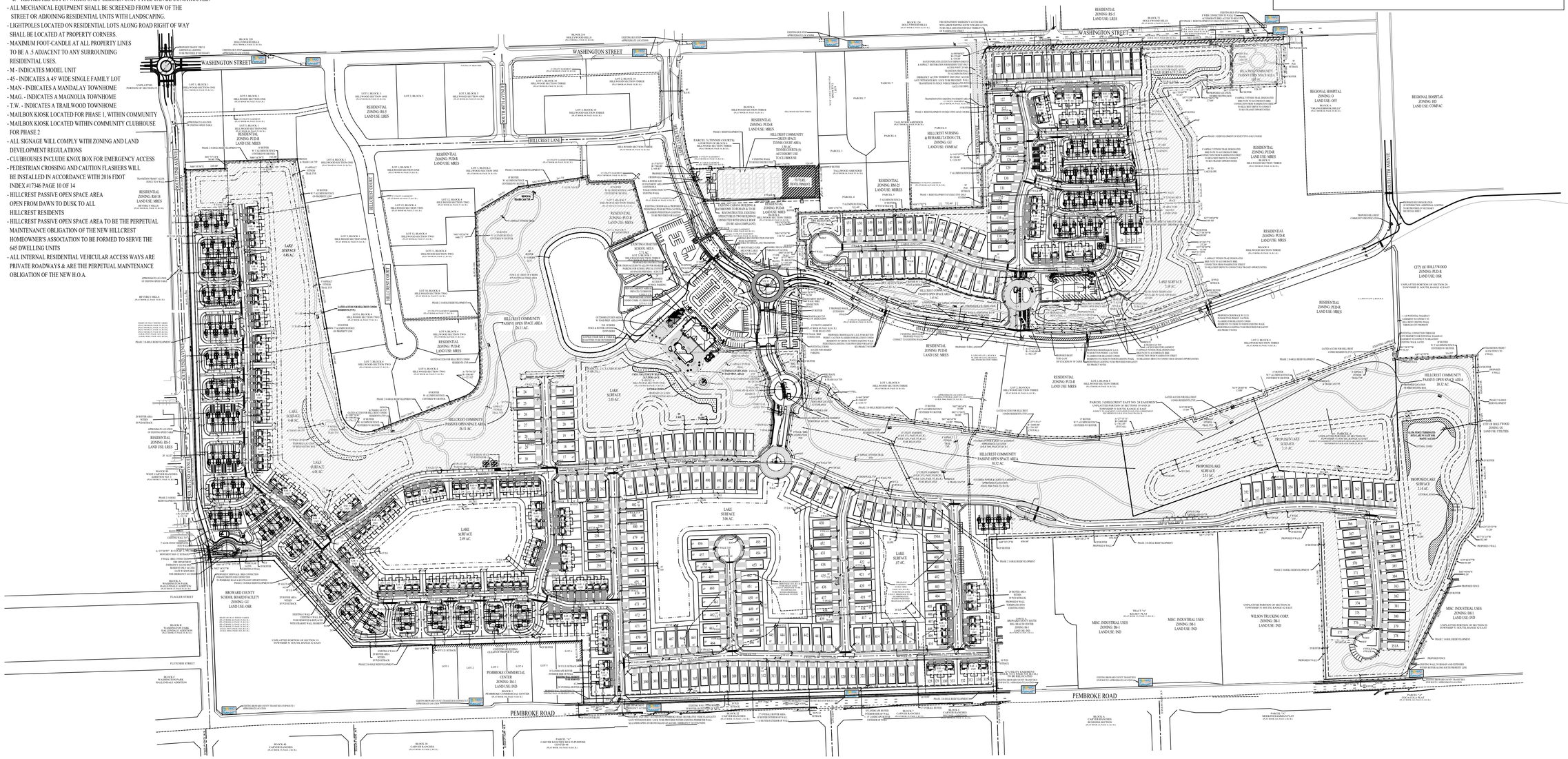
- MAXIMUM FOOT-CANDLE AT ALL PROPERTY LINES TO BE A .5 ADJACENT TO ANY SURROUNDING RESIDENTIAL USES.
- M - INDICATES MODEL UNIT
- 45 - INDICATES A 45' WIDE SINGLE FAMILY LOT
- MAN - INDICATES A MANDALAY TOWNHOME
- MAG. - INDICATES A MAGNOLIA TOWNHOME
- T.W. - INDICATES A TRAILWOOD TOWNHOME
- MAILBOX KIOSK LOCATED FOR PHASE 1, WITHIN COMMUNITY
- 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 HOMEOWNER'S 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.

LEGEND

- INDICATES AREA OF HILLREST COMMUNITY PASSIVE OPEN SPACE AREA
- INDICATES PAVER AREAS

SHEET KEY





Scale : 1" = 200'

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BY	REVISIONS	DATE
KD	TAC-COMMENTS-7.20.15	8.19.15
KD	T/C-COMMENTS-9.03.15	10.30.15
KD	FINAL-T/C	11.30.15
KD	CITY.COMM.REVISIONS	03.16.16
KD	SITE.PLAN.AMD.REC	08.10.16
KD	SITE.PLAN.AMD	04.19.17
KD	SPA.LOT.REV	06.04.18

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DESIGN AND ENTITLEMENT CONSULTANTS, LLC.

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

SITE PLAN KEY SHEET

SCALE:	1"=200'
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D.
DATE:	07.06.15
FILE:	SP.1
SHEET	SP.1
	1 OF 14 SHEETS

NORTH

SITE DATA

TOTAL SITE AREA - NET ACREAGE	168.64 AC. (7,345,958.4 S.F.)
TOTAL SITE AREA - GROSS ACREAGE	174.76 AC. (7,612,545.6 S.F.)
ZONING DESIGNATION	P.U.D.-R
LAND USE DESIGNATION	
EXECUTIVE GOLF COURSE, CLUB HOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE	MEDIUM DENSITY RESIDENTIAL (CITY L.U.)
IRREGULAR RESIDENTIAL DASHED LINE AREA, (BROWARD COUNTY L.U.)	
18 - HOLE GOLF COURSE EXISTING LAND USE	OPEN SPACE AND RECREATIONAL (OSR)
18 - HOLE PROPOSED LAND USE	OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL
TOTAL NUMBER OF UNITS	645 D.U.
DENSITY	3.81 D.U./AC.
MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)	646 D.U.
TOTAL LAKE AREA PROPOSED	23.11 AC. (1,006,671.6 S.F.)
EXECUTIVE GOLF COURSE LAKE / RETENTION AREA	5.53 AC. (240,886.8 S.F.)
18-HOLE GOLF COURSE PARCEL LAKE AREA	17.58 AC. (765,784.8 S.F.)
PUD-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)	110.0 AC. (4,791,578.2 S.F.)
TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)	76.38 AC. (3,327,290.5 F. - 45%)
TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)	92.46 AC. (4,018,668.4 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)	92.46 AC. (4,018,668.4 S.F. - 55%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA	68.56 AC. (2,986,473.6 S.F.)
MAXIMUM BUILDING HEIGHT	35'

PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - NET ACREAGE	30.44 AC. (1,326,135.9 S.F.)
PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - GROSS ACREAGE	32.86 AC. (1,431,381.6 S.F.)
TOTAL NUMBER OF UNITS	151 D.U. (23%)
TOTAL SINGLE FAMILY	67 D.U. (44%)
TOTAL SINGLE FAMILY (40' x 110')	45 D.U. (67%)
TOTAL SINGLE FAMILY (45' x 110')	22 D.U. (33%)
TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	84 D.U. (56%)
RARITAN TOWNHOME	38 D.U. (45%)
MAGNOLIA TOWNHOME	46 D.U. (55%)
TOTAL DENSITY	4.96 D.U./AC.
TOTAL LAKE/DRAINAGE STORAGE AREA	5.53 AC. (240,886.8 S.F.)
TOTAL WATER SURFACE AREA	2.38 AC. (103,672.8 S.F.)
TOTAL DRY RETENTION AREA	3.15 AC. (137,214 S.F.)
HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	12.13 AC. (528,382.8 S.F.)
TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	16.10 AC. (701,316 S.F.)
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FITNESS TRAIL AREA	.56 AC. (24,486 S.F.)
LAKE WATER SURFACE AREA	2.38 AC. (103,730.02 S.F.)
OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)	6.09 AC. (265,200.4 S.F.
OPEN SPACE PROPOSED (DOES NOT INCLUDE LAKE AREA)	16.10 AC. (701,301.9 S.F. - 53%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	

PARKING SPACES REQUIRED	319 SP.
SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.)	134 SP.
MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	168 SP.
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(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	550 SP.
SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	268 SP.
MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	244 SP.
MULTI-FAMILY GUEST PARKING SPACES PROPOSED	38 SP
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
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.)
PROPOSED HILLCREST CONDO CLUBHOUSE	2,375 S.F. U.R.
PROPOSED PRIVATE CLUBHOUSE	9,350 S.F. U.R.
PARKING REQUIRED (1 SP. / 60 S.F. AVAIL. FOR SEATING)	53 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. (54,885.6 S.F.)
PHASE 1 - TENNIS & BOCCE CENTER - NET ACREAGE	1.50 AC. (65,340 S.F.)
PHASE 1 - TENNIS & BOCCE CENTER - GROSS ACREAGE	1.63 AC. (71,133.5 S.F.)
PROPOSED CABANA RECONSTRUCTION AREA	965 S.F.
PARKING REQUIRED (1.5 PER CABANA)	3 SP.
PARKING PROPOSED (ADDITIONAL PARKING PROPOSED AT CLUBHOUSE)	4 SP.
TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	.86 AC. (37,673.6 S.F.)
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TOTAL NUMBER OF UNITS	494 D.U. (77%)
TOTAL SINGLE FAMILY	211 D.U. (43%)
TOTAL SINGLE FAMILY (40' x 110')	108 D.U. (51%)
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TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	284 D.U. (57%)
RARITAN TOWNHOME	162 D.U. (57%)
MAGNOLIA TOWNHOME	122 D.U. (43%)
TOTAL DENSITY	3.72 D.U./AC.
LAKE AREA PROPOSED	17.58 AC. (765,784.8 S.F.)
HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	56.43 AC. (2,458,090.5 S.F.)
TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	74.42 AC. (3,241,893.1 S.F.)
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INTERNAL WALKWAYS AREA	1.54 AC. (66,916 S.F.)
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INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
PARKING SPACES REQUIRED	1,047 SP.
SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.)	422 SP.
MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	568 SP.
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- M - INDICATES MODEL UNIT
- 45 - INDICATES A 45' WIDE SINGLE FAMILY LOT
- MAN - INDICATES A MANDALAY TOWNHOME
- MAG. - INDICATES A MAGNOLIA TOWNHOME
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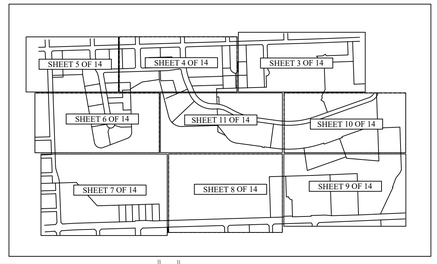
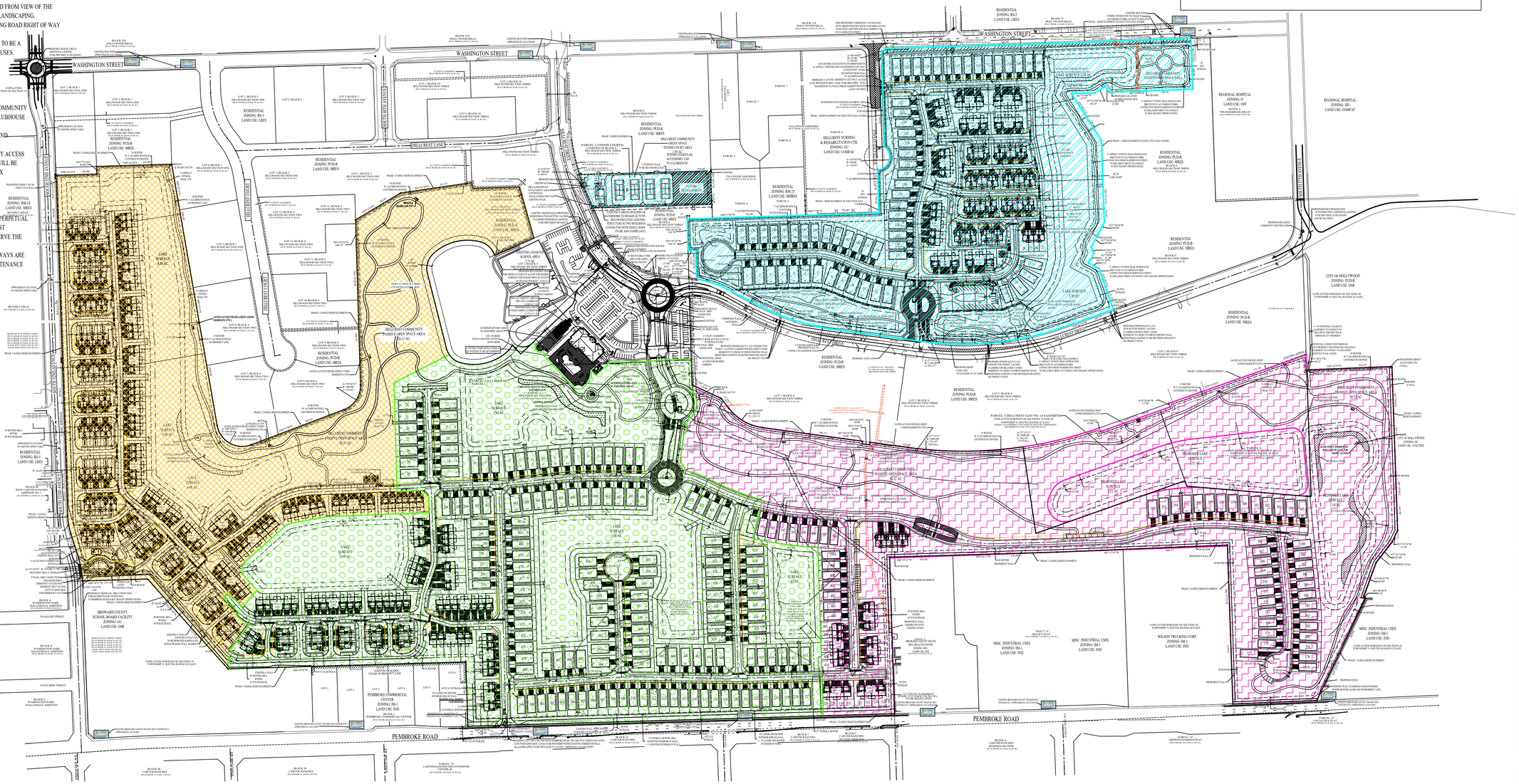
SITE PHASING PLAN KEY

- INDICATES PHASE 1
- INDICATES PHASE 2A
- INDICATES PHASE 2B
- INDICATES PHASE 3

SHEET KEY





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0' 200' 400' 800'
Scale : 1" = 200'

NORTH

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KD	SPA.LOT.REV	06.04.18

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Royal Palm Beach, FL. 33411
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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

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

SITE DATA

TOTAL SITE AREA - NET ACREAGE	168.64 AC. (7,345,958.4 S.F.)
TOTAL SITE AREA - GROSS ACREAGE	174.76 AC. (7,612,545.6 S.F.)
ZONING DESIGNATION	P.U.D.-R
LAND USE DESIGNATION	
EXECUTIVE GOLF COURSE, CLUB HOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE	MEDIUM DENSITY RESIDENTIAL (CITY L.U.)
	IRREGULAR RESIDENTIAL DASHED LINE AREA, (BROWARD COUNTY L.U.)
18 - HOLE GOLF COURSE EXISTING LAND USE	OPEN SPACE AND RECREATIONAL (OSR)
18 - HOLE PROPOSED LAND USE	OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL
TOTAL NUMBER OF UNITS	645 D.U.
DENSITY	3.81 D.U./AC.
MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)	646 D.U.
TOTAL LAKE AREA PROPOSED	23.11 AC. (1,006,671.6 S.F.)
EXECUTIVE GOLF COURSE LAKE / RETENTION AREA	5.53 AC. (240,886.8 S.F.)
18-HOLE GOLF COURSE PARCEL LAKE AREA	17.58 AC. (765,784.8 S.F.)
PUD-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)	110.0 AC. (4,791,578.2 S.F.)
TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)	76.38 AC. (3,327,290 S.F. - 45%)
TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)	92.46 AC. (4,018,668.4 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)	92.46 AC. (4,018,668.4 S.F. - 55%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA	68.56 AC. (2,986,473.6 S.F.)
MAXIMUM BUILDING HEIGHT	35'

PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - NET ACREAGE	30.44 AC. (1,326,135.9 S.F.)
PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - GROSS ACREAGE	32.86 AC. (1,431,381.6 S.F.)
TOTAL NUMBER OF UNITS	151 D.U. (23%)
TOTAL SINGLE FAMILY	67 D.U. (44%)
TOTAL SINGLE FAMILY (40' x 110')	45 D.U. (67%)
TOTAL SINGLE FAMILY (45' x 110')	22 D.U. (33%)
TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	84 D.U. (56%)
RARITAN TOWNHOME	38 D.U. (45%)
MAGNOLIA TOWNHOME	46 D.U. (55%)
TOTAL DENSITY	4.96 D.U./AC.
TOTAL LAKE/DRAINAGE STORAGE AREA	5.53 AC. (240,886.8 S.F.)
TOTAL WATER SURFACE AREA	2.38 AC. (103,672.8 S.F.)
TOTAL DRY RETENTION AREA	3.15 AC. (137,214 S.F.)
HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	12.13 AC. (528,382.8 S.F.)
TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	16.10 AC. (701,316 S.F.)
GREEN SPACE AREA, BUFFER AREAS, RESIDENTIAL YARD AREAS & LANDSCAPE OPEN SPACE AREAS	
TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	14.34 AC. (624,664.5 S.F.)
RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	7.25 AC. (315,937.5 S.F.)
PRIVATE ROADWAY AREA	3.58 AC. (155,985.5 S.F.)
INTERNAL WALKWAYS AREA	.56 AC. (24,526 S.F.)
FITNESS TRAIL AREA	.56 AC. (24,486 S.F.)
LAKE WATER SURFACE AREA	2.38 AC. (103,730.02 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)	16.10 AC. (701,301.9 S.F. - 53%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
PARKING SPACES REQUIRED	319 SP.
SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.)	134 SP.
MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	168 SP.
MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)	17 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	550 SP.
SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	268 SP.
MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	244 SP.
MULTI-FAMILY GUEST PARKING SPACES PROPOSED	38 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	

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.)
PROPOSED HILLCREST CONDO CLUBHOUSE	2,375 S.F. U.R.
PROPOSED PRIVATE CLUBHOUSE	9,350 S.F. U.R.
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. (54,885.65 F.)
PHASE 1 - TENNIS & BOCCE CENTER - NET ACREAGE	1.50 AC. (65,340 S.F.)
PHASE 1 - TENNIS & BOCCE CENTER - GROSS ACREAGE	1.63 AC. (71,133.5 S.F.)
PROPOSED CABANA RECONSTRUCTION AREA	965 S.F.
PARKING REQUIRED (1.5 PER CABANA)	3 SP.
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. (27,666.4 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	211 D.U. (43%)
TOTAL SINGLE FAMILY (40' x 110')	108 D.U. (51%)
TOTAL SINGLE FAMILY (45' x 110')	103 D.U. (49%)
TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	284 D.U. (57%)
RARITAN TOWNHOME	162 D.U. (57%)
MAGNOLIA TOWNHOME	122 D.U. (43%)
TOTAL DENSITY	3.72 D.U./AC.
LAKE AREA PROPOSED	17.58 AC. (765,784.8 S.F.)
HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	56.43 AC. (2,458,090.8 S.F.)
TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	74.42 AC. (3,241,893.1 S.F.)
GREEN SPACE AREA, RESIDENTIAL YARD AREAS, BUFFER AREAS & LANDSCAPE OPEN SPACE AREAS	
TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	58.53 AC. (2,549,408.9 S.F.)
RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	24.24 AC. (1,055,717.5 F.)
PRIVATE ROADWAY AREA	12.27 AC. (534,695.1 S.F.)
INTERNAL WALKWAYS AREA	1.54 AC. (66,916 S.F.)
FITNESS TRAIL AREA	2.90 AC. (126,296 S.F.)
LAKE WATER SURFACE AREA	17.58 AC. (765,784.8 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)	74.42 AC. (3,241,893.1 S.F. - 56%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
PARKING SPACES REQUIRED	1,047 SP.
SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.)	422 SP.
MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	568 SP.
MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)	57 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	1,889 SP
SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	844 SP.
MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	892 SP.
MULTI-FAMILY GUEST PARKING SPACES PROPOSED	153 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	

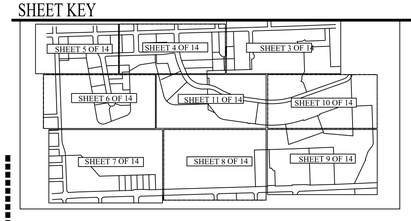
PROJECT NOTES

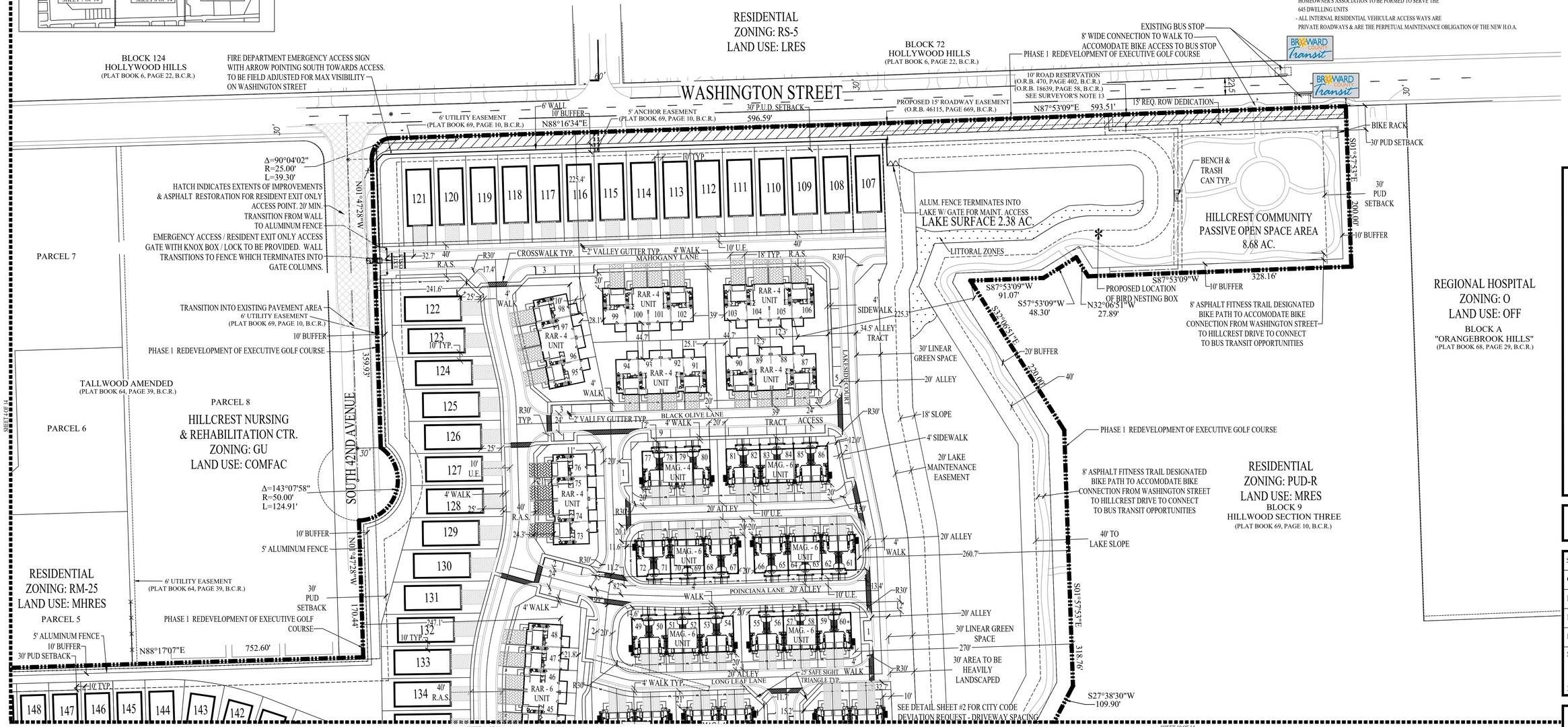
- L.M.E. = LAKE MAINTENANCE EASEMENT.
- R.A.S. = RESIDENTIAL ACCESS STREET
- UE = UTILITY EASEMENT
- UTILITIES ARE AVAILABLE TO THE SITE
- MAX. BUILDING HEIGHT IS 35'
- AC.= ACRES
- CL = CENTER LINE
- EAS. = EASEMENT
- CURB SIDE REFUSE & RECYCLING SERVICES WILL BE PROVIDED BY CITY
- D.E= DRAINAGE EASEMENT
- 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
- 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 HOMEOWNER'S 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.

LEGEND

- INDICATES PAVER AREAS

SHEET KEY





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

NORTH

BY	REVISIONS	DATE
KD	TAC-COMMENTS-7.20.15	8.19.15
KD	TAC-COMMENTS-9.03.15	10.30.15
KD	FINAL-TAC	11.30.15
KD	CITY.COMM.REVISIONS	03.16.16
KD	SPA.LOT.REV	06.04.18

Design and Entitlement Consultants, LLC.
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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.3
	3 OF 14 SHEETS

SITE DATA

TOTAL SITE AREA - NET ACREAGE	168.64 AC. (7,345,958.4 S.F.)
TOTAL SITE AREA - GROSS ACREAGE	174.76 AC. (7,612,545.6 S.F.)
ZONING DESIGNATION	P.U.D.-R
LAND USE DESIGNATION	
EXECUTIVE GOLF COURSE, CLUB HOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE	MEDIUM DENSITY RESIDENTIAL (CITY L.U.)
	IRREGULAR RESIDENTIAL DASHED LINE AREA, (BROWARD COUNTY L.U.)
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18 - HOLE PROPOSED LAND USE	OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL
TOTAL NUMBER OF UNITS	645 D.U.
DENSITY	3.81 D.U./AC.
MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)	646 D.U.
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18-HOLE GOLF COURSE PARCEL LAKE AREA	17.58 AC. (765,784.8 S.F.)
PUD-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)	110.0 AC. (4,791,578.2 S.F.)
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TOTAL SINGLE FAMILY	67 D.U. (44%)
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TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	84 D.U. (56%)
RARITAN TOWNHOME	38 D.U. (45%)
MAGNOLIA TOWNHOME	46 D.U. (55%)
TOTAL DENSITY	4.96 D.U./AC.
TOTAL LAKE/DRAINAGE STORAGE AREA	5.53 AC. (240,886.8 S.F.)
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(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
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(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	

PHASE 1 - CLUBHOUSE PARCEL - NET ACREAGE	3.75 AC. (163,350.0 S.F.)
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TOTAL PERVIOUS AREA	1.26 AC. (54,885.65 F.)
PHASE 1 - TENNIS & BOCCE CENTER - NET ACREAGE	1.50 AC. (65,340 S.F.)
PHASE 1 - TENNIS & BOCCE CENTER - GROSS ACREAGE	1.63 AC. (71,133.5 S.F.)
PROPOSED CABANA RECONSTRUCTION AREA	965 S.F.
PARKING REQUIRED (1.5 PER CABANA)	3 SP.
PARKING PROPOSED (ADDITIONAL PARKING PROPOSED AT CLUBHOUSE)	4 SP.
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TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	284 D.U. (57%)
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INTERNAL WALKWAYS AREA	1.54 AC. (66,916 S.F.)
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INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
PARKING SPACES REQUIRED	1,047 SP.
SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.)	422 SP.
MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	568 SP.
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(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
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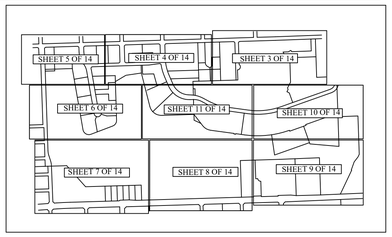
LEGEND

- INDICATES PAVER AREAS

SHEET KEY



PROJECT NOTES

- L.M.E. = LAKE MAINTENANCE EASEMENT
- R.A.S. = RESIDENTIAL ACCESS STREET
- UE = UTILITY EASEMENT
- UTILITIES ARE AVAILABLE TO THE SITE
- MAX. BUILDING HEIGHT IS 35'
- AC.= ACRES
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- EAS. = EASEMENT
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- 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
- 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 HOMEOWNER'S ASSOCIATION TO BE FORMED TO SERVE THE 645 DWELLING UNITS
- ALL INTERNAL RESIDENTIAL VEHICULAR ACCESS WAYS ARE PRIVATE ROADWAYS & ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW H.O.A.

BY	REVISIONS	DATE
KD	TAC-COMMENTS-7.20.15	8.19.15
KD	TAC-COMMENTS-9.03.15	10.30.15
KD	FINAL-TAC	11.30.15
KD	CITY.COMM.REVISIONS	03.16.16
KD	SITE.PLAN.AMD.REC	08.10.16
KD	SITE.PLAN.AMD	04.19.17
KD	SPA.LOT.REV	06.04.18

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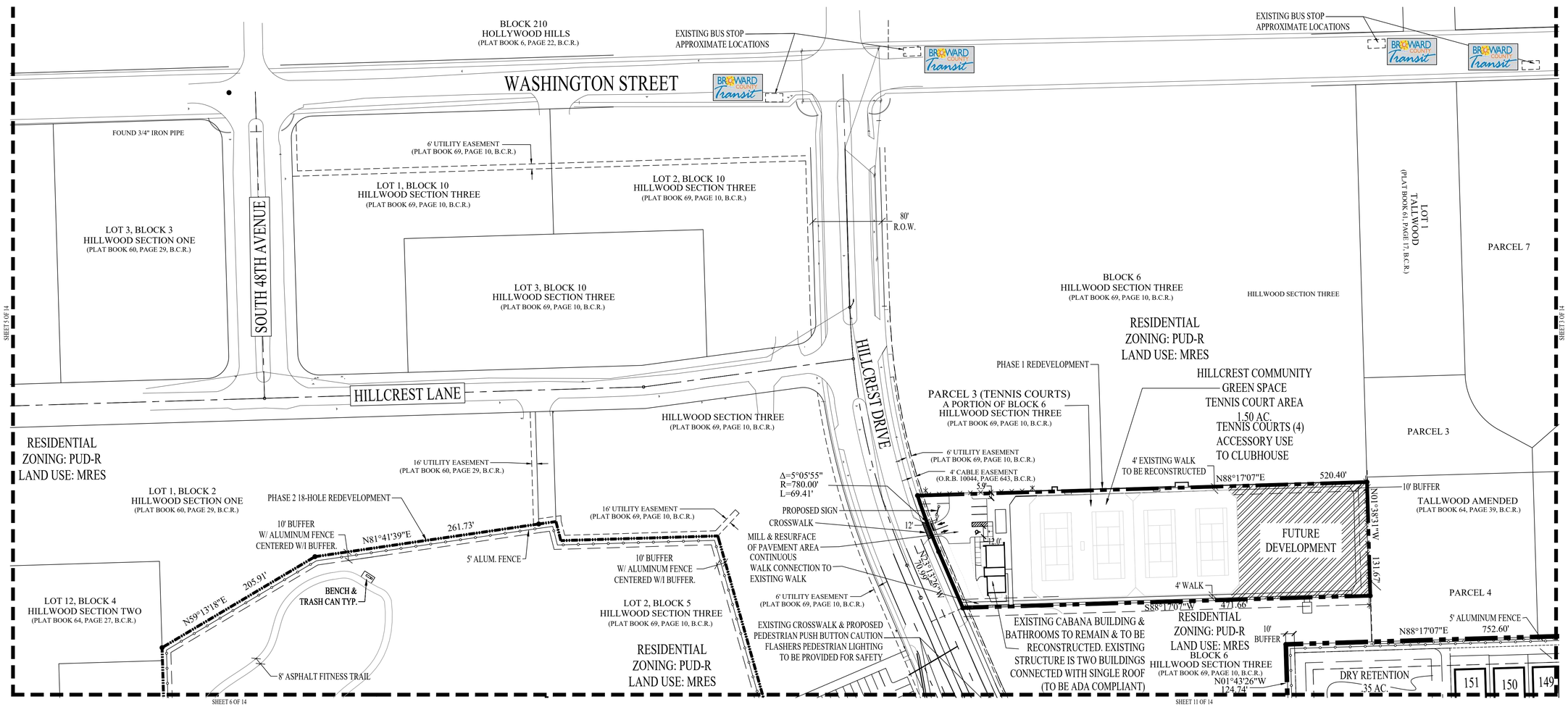
HILLCREST IG, LLC.
PULTE GROUP
4600 HILLCREST DRIVE
HOLLYWOOD, FLORIDA 33021

SITE PLAN

SCALE:	1"=60'
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D.
DATE:	07.06.15
FILE:SP.1	
SHEET	SP.4
	4 OF 14 SHEETS



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

NORTH

SITE DATA

TOTAL SITE AREA - NET ACREAGE	168.64 AC. (7,345,958.4 S.F.)
TOTAL SITE AREA - GROSS ACREAGE	174.76 AC. (7,612,545.6 S.F.)
ZONING DESIGNATION	P.U.D.-R
LAND USE DESIGNATION	
EXECUTIVE GOLF COURSE, CLUB HOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE	MEDIUM DENSITY RESIDENTIAL (CITY L.U.)
	IRREGULAR RESIDENTIAL DASHED LINE AREA, (BROWARD COUNTY L.U.)
18 - HOLE GOLF COURSE EXISTING LAND USE	OPEN SPACE AND RECREATIONAL (OSR)
18 - HOLE PROPOSED LAND USE	OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL
TOTAL NUMBER OF UNITS	645 D.U.
DENSITY	3.81 D.U./AC.
MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)	646 D.U.
TOTAL LAKE AREA PROPOSED	23.11 AC. (1,006,671.6 S.F.)
EXECUTIVE GOLF COURSE LAKE / RETENTION AREA	5.53 AC. (240,886.8 S.F.)
18-HOLE GOLF COURSE PARCEL LAKE AREA	17.58 AC. (765,784.8 S.F.)
PUD-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)	110.0 AC. (4,791,578.2 S.F.)
TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)	76.38 AC. (3,327,290 S.F. - 45%)
TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)	92.46 AC. (4,018,668.4 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)	92.46 AC. (4,018,668.4 S.F. - 55%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA	68.56 AC. (2,986,473.6 S.F.)
MAXIMUM BUILDING HEIGHT	35'

PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - NET ACREAGE	30.44 AC. (1,326,135.9 S.F.)
PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - GROSS ACREAGE	32.86 AC. (1,431,381.6 S.F.)
TOTAL NUMBER OF UNITS	151 D.U. (23%)
TOTAL SINGLE FAMILY	67 D.U. (44%)
TOTAL SINGLE FAMILY (40' x 110')	45 D.U. (67%)
TOTAL SINGLE FAMILY (45' x 110')	22 D.U. (33%)
TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	84 D.U. (56%)
RARITAN TOWNHOME	38 D.U. (45%)
MAGNOLIA TOWNHOME	46 D.U. (55%)
TOTAL DENSITY	4.96 D.U./AC.
TOTAL LAKE/DRAINAGE STORAGE AREA	5.53 AC. (240,886.8 S.F.)
TOTAL WATER SURFACE AREA	2.38 AC. (103,672.8 S.F.)
TOTAL DRY RETENTION AREA	3.15 AC. (137,214 S.F.)
HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	12.13 AC. (528,382.8 S.F.)
TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	16.10 AC. (701,316 S.F.)
GREEN SPACE AREA, BUFFER AREAS, RESIDENTIAL YARD AREAS & LANDSCAPE OPEN SPACE AREAS	
TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	14.34 AC. (624,664.5 S.F.)
RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	7.25 AC. (315,973 S.F.)
PRIVATE ROADWAY AREA	3.58 AC. (155,985.5 S.F.)
INTERNAL WALKWAYS AREA	.56 AC. (24,526 S.F.)
FITNESS TRAIL AREA	.56 AC. (24,486 S.F.)
LAKE WATER SURFACE AREA	2.38 AC. (103,730.02 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)	16.10 AC. (701,301.9 S.F. - 53%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
PARKING SPACES REQUIRED	319 SP.
SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.)	134 SP.
MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	168 SP.
MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)	17 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	550 SP.
SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	268 SP.
MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	244 SP.
MULTI-FAMILY GUEST PARKING SPACES PROPOSED	38 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	

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.)
PROPOSED HILLCREST CONDO CLUBHOUSE	2,375 S.F. U.R.
PROPOSED PRIVATE CLUBHOUSE	9,350 S.F. U.R.
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. (54,885.6S.F.)
PHASE 1 - TENNIS & BOCCE CENTER - NET ACREAGE	1.50 AC. (65,340 S.F.)
PHASE 1 - TENNIS & BOCCE CENTER - GROSS ACREAGE	1.63 AC. (71,133.5 S.F.)
PROPOSED CABANA RECONSTRUCTION AREA	965 S.F.
PARKING REQUIRED (1.5 PER CABANA)	3 SP.
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. (27,666.4 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	211 D.U. (43%)
TOTAL SINGLE FAMILY (40' x 110')	108 D.U. (51%)
TOTAL SINGLE FAMILY (45' x 110')	103 D.U. (49%)
TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	284 D.U. (57%)
RARITAN TOWNHOME	162 D.U. (57%)
MAGNOLIA TOWNHOME	122 D.U. (43%)
TOTAL DENSITY	3.72 D.U./AC.
LAKE AREA PROPOSED	17.58 AC. (765,784.8 S.F.)
HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	56.43 AC. (2,458,090.8 S.F.)
TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	74.42 AC. (3,241,893.1 S.F.)
GREEN SPACE AREA, RESIDENTIAL YARD AREAS, BUFFER AREAS & LANDSCAPE OPEN SPACE AREAS	
TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	58.53 AC. (2,549,408.9 S.F.)
RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	24.24 AC. (1,055,717 S.F.)
PRIVATE ROADWAY AREA	12.27 AC. (534,695.1 S.F.)
INTERNAL WALKWAYS AREA	1.54 AC. (66,916 S.F.)
FITNESS TRAIL AREA	2.90 AC. (126,296 S.F.)
LAKE WATER SURFACE AREA	17.58 AC. (765,784.8 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)	74.42 AC. (3,241,893.1 S.F. - 56%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
PARKING SPACES REQUIRED	1,047 SP.
SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.)	422 SP.
MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	568 SP.
MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)	57 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	1,889 SP
SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	844 SP.
MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	892 SP.
MULTI-FAMILY GUEST PARKING SPACES PROPOSED	153 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	

LEGEND

- INDICATES PAVER AREAS

PROJECT NOTES

- L.M.E. = LAKE MAINTENANCE EASEMENT
- R.A.S. = RESIDENTIAL ACCESS STREET
- UE = UTILITY EASEMENT
- UTILITIES ARE AVAILABLE TO THE SITE
- MAX. BUILDING HEIGHT IS 35'
- AC.= ACRES
- CL = CENTER LINE
- EAS. = EASEMENT
- CURB SIDE REFUSE & RECYCLING SERVICES WILL BE PROVIDED BY CITY
- 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.
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- 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 HOMEOWNER'S ASSOCIATION TO BE FORMED TO SERVE THE 645 DWELLING UNITS
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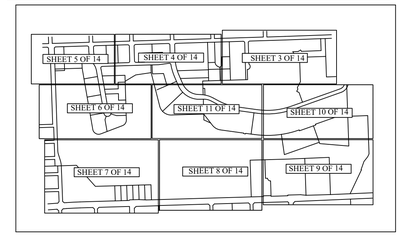
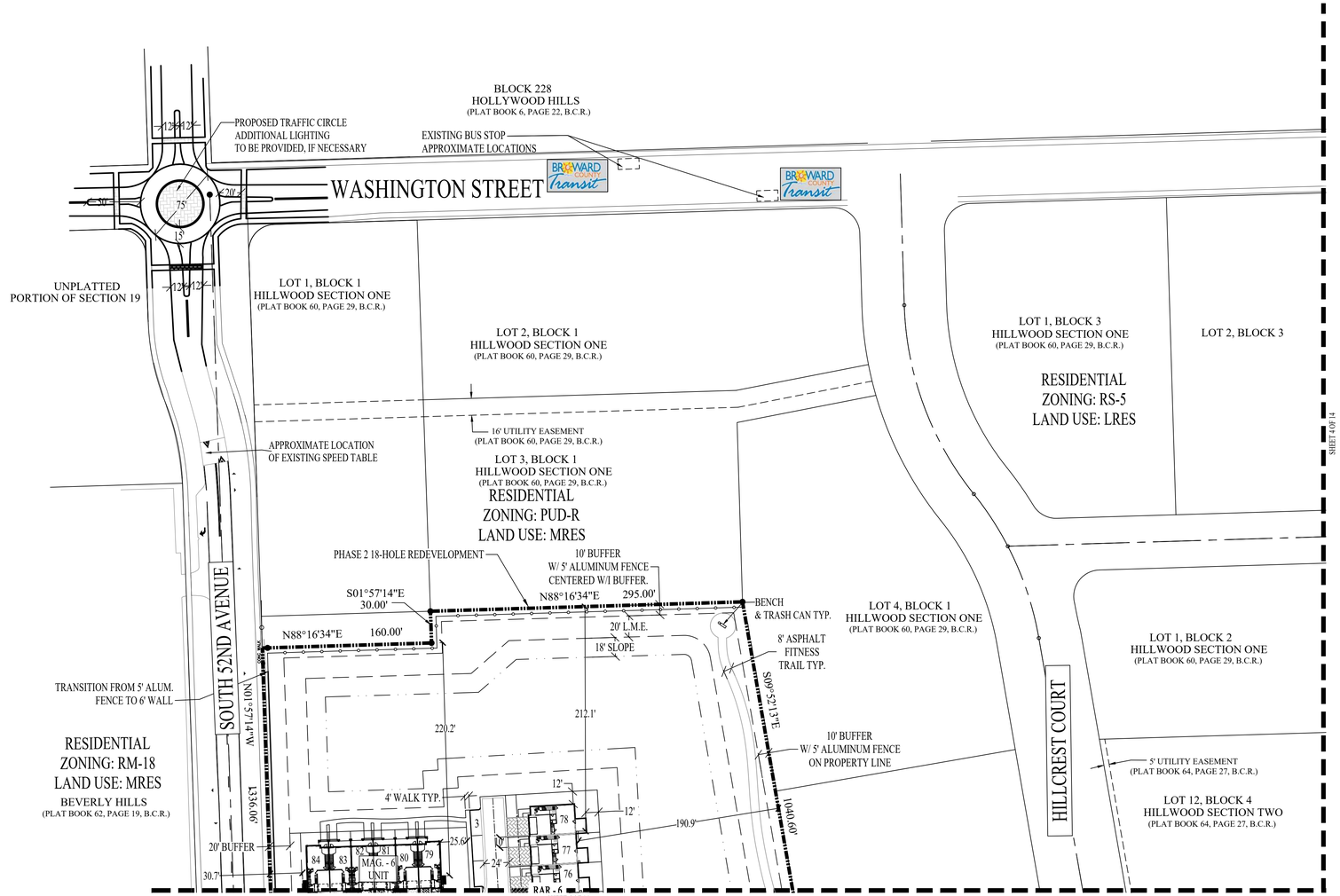
SHEET KEY





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

NORTH

BY	REVISIONS	DATE
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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.5
5 OF 14 SHEETS	

SITE DATA

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TOTAL SITE AREA - GROSS ACREAGE	174.76 AC. (7,612,545.6 S.F.)
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LAND USE DESIGNATION	
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	IRREGULAR RESIDENTIAL DASHED LINE AREA, (BROWARD COUNTY L.U.)
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18 - HOLE PROPOSED LAND USE	OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL
TOTAL NUMBER OF UNITS	645 D.U.
DENSITY	3.81 D.U./AC.
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18-HOLE GOLF COURSE PARCEL LAKE AREA	17.58 AC. (765,784.8 S.F.)
PUD-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)	110.0 AC. (4,791,578.2 S.F.)
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OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	92.46 AC. (4,018,668.4 S.F. - 55%)
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MAXIMUM BUILDING HEIGHT	35'

PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - NET ACREAGE	30.44 AC. (1,326,135.9 S.F.)
PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - GROSS ACREAGE	32.86 AC. (1,431,381.6 S.F.)
TOTAL NUMBER OF UNITS	151 D.U. (23%)
TOTAL SINGLE FAMILY	67 D.U. (44%)
TOTAL SINGLE FAMILY (40' x 110')	45 D.U. (67%)
TOTAL SINGLE FAMILY (45' x 110')	22 D.U. (33%)
TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	84 D.U. (56%)
RARITAN TOWNHOME	38 D.U. (45%)
MAGNOLIA TOWNHOME	46 D.U. (55%)
TOTAL DENSITY	4.96 D.U./AC.
TOTAL LAKE/DRAINAGE STORAGE AREA	5.53 AC. (240,886.8 S.F.)
TOTAL WATER SURFACE AREA	2.38 AC. (103,672.8 S.F.)
TOTAL DRY RETENTION AREA	3.15 AC. (137,214 S.F.)
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RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	7.25 AC. (315,937 S.F.)
PRIVATE ROADWAY AREA	3.58 AC. (155,985.5 S.F.)
INTERNAL WALKWAYS AREA	.56 AC. (24,526 S.F.)
FITNESS TRAIL AREA	.56 AC. (24,486 S.F.)
LAKE WATER SURFACE AREA	2.38 AC. (103,730.02 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)	16.10 AC. (701,301.9 S.F. - 53%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	

PARKING SPACES REQUIRED	319 SP.
SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.)	134 SP.
MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	168 SP.
MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)	17 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	550 SP.
SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	268 SP.
MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	244 SP.
MULTI-FAMILY GUEST PARKING SPACES PROPOSED	38 SP
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
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.)
PROPOSED HILLCREST CONDO CLUBHOUSE	2,575 S.F. U.R.
PROPOSED PRIVATE CLUBHOUSE	9,350 S.F. U.R.
PARKING REQUIRED (1 SP. / 60 S.F. AVAIL. FOR SEATING)	53 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. (54,885.6 S.F.)
PHASE 1 - TENNIS & BOCCE CENTER - NET ACREAGE	1.50 AC. (65,340 S.F.)
PHASE 1 - TENNIS & BOCCE CENTER - GROSS ACREAGE	1.63 AC. (71,133.5 S.F.)
PROPOSED CABANA RECONSTRUCTION AREA	965 S.F.
PARKING REQUIRED (1.5 PER CABANA)	3 SP.
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. (27,666.4 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	211 D.U. (43%)
TOTAL SINGLE FAMILY (40' x 110')	108 D.U. (51%)
TOTAL SINGLE FAMILY (45' x 110')	103 D.U. (49%)
TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	284 D.U. (57%)
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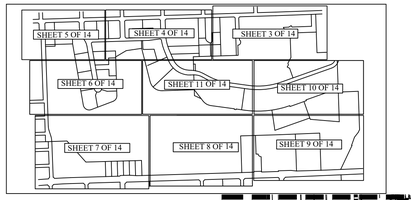
TOTAL DENSITY	3.72 D.U./AC.
LAKE AREA PROPOSED	17.58 AC. (765,784.8 S.F.)
HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	56.43 AC. (2,458,090.8 S.F.)
TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	74.42 AC. (3,241,893.1 S.F.)
GREEN SPACE AREA, RESIDENTIAL YARD AREAS, BUFFER AREAS & LANDSCAPE OPEN SPACE AREAS	
TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	58.53 AC. (2,549,408.9 S.F.)
RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	24.24 AC. (1,055,717 S.F.)
PRIVATE ROADWAY AREA	12.27 AC. (534,695.1 S.F.)
INTERNAL WALKWAYS AREA	1.54 AC. (66,916 S.F.)
FITNESS TRAIL AREA	2.90 AC. (126,296 S.F.)
LAKE WATER SURFACE AREA	17.58 AC. (765,784.8 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)	74.42 AC. (3,241,893.1 S.F. - 56%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
PARKING SPACES REQUIRED	1,047 SP.
SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.)	422 SP.
MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	568 SP.
MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)	57 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	1,889 SP
SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	844 SP.
MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	892 SP.
MULTI-FAMILY GUEST PARKING SPACES PROPOSED	153 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	

SHEET KEY



LEGEND

- INDICATES PAVER AREAS

PROJECT NOTES

- L.M.E. = LAKE MAINTENANCE EASEMENT
- R.A.S. = RESIDENTIAL ACCESS STREET
- UE = UTILITY EASEMENT
- UTILITIES ARE AVAILABLE TO THE SITE
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- EAS. = EASEMENT
- CURB SIDE REFUSE & RECYCLING SERVICES WILL BE PROVIDED BY CITY
- D.E.= DRAINAGE EASEMENT
- F.P. = FOUNDATION PLANTING
- SW = SIDEWALK
- HILLCREST PASSIVE OPEN SPACE AREA OPEN FROM DAWN TO DUSK TO ALL HILLCREST RESIDENTS
- HILLCREST PASSIVE OPEN SPACE AREA TO BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW HILLCREST HOMEOWNER'S ASSOCIATION TO BE FORMED TO SERVE THE 645 DWELLING UNITS
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- 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
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- 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
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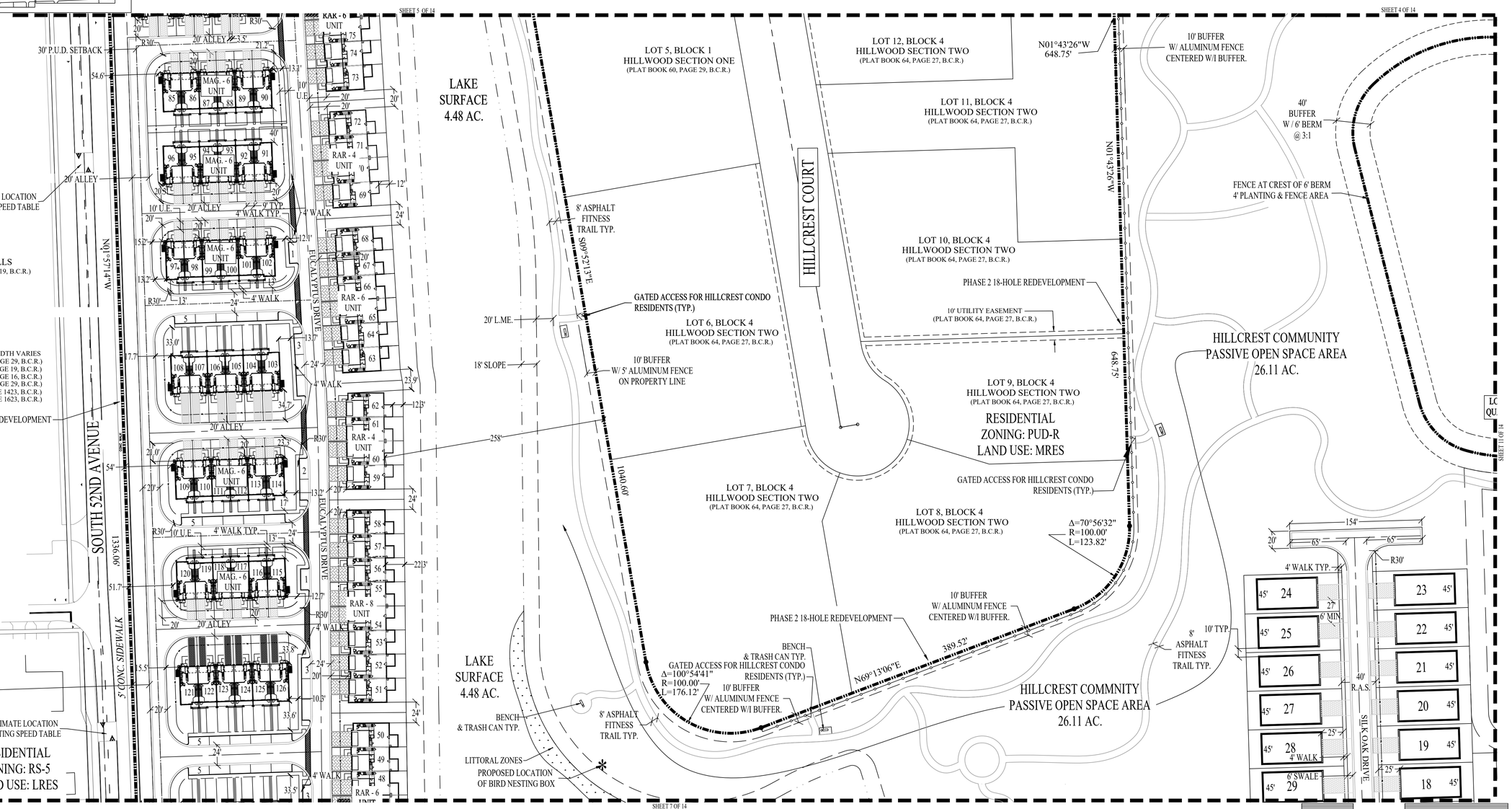
- ALL INTERNAL RESIDENTIAL VEHICULAR ACCESS WAYS ARE PRIVATE ROADWAYS & ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW H.O.A.



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BY	REVISIONS	DATE
KD	TAC-COMMENTS-7.20.15	8.19.15
KD	TAC-COMMENTS-9.03.15	10.30.15
KD	FINAL-TAC	11.30.15
KD	CITY.COMM.REVISIONS	03.16.16
KD	SPA.LOT.REV	06.04.18

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DESIGN AND ENTITLEMENT CONSULTANTS, LLC.

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

SITE PLAN

SCALE:	1"=60'
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D.
DATE:	07.06.15
FILE:	SP.1
SHEET	SP.6
	6 OF 14 SHEETS

NORTH

SITE DATA

TOTAL SITE AREA - NET ACREAGE	168.64 AC. (7,345,958.4 S.F.)
TOTAL SITE AREA - GROSS ACREAGE	174.76 AC. (7,612,545.6 S.F.)
ZONING DESIGNATION	P.U.D.-R
LAND USE DESIGNATION	
EXECUTIVE GOLF COURSE, CLUB HOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE	MEDIUM DENSITY RESIDENTIAL (CITY L.U.)
IRREGULAR RESIDENTIAL DASHED LINE AREA, (BROWARD COUNTY L.U.)	
18 - HOLE GOLF COURSE EXISTING LAND USE	OPEN SPACE AND RECREATIONAL (OSR)
18 - HOLE PROPOSED LAND USE	OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL
TOTAL NUMBER OF UNITS	645 D.U.
DENSITY	3.81 D.U./AC.
MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)	646 D.U.
TOTAL LAKE AREA PROPOSED	23.11 AC. (1,006,671.6 S.F.)
EXECUTIVE GOLF COURSE LAKE / RETENTION AREA	5.53 AC. (240,886.8 S.F.)
18-HOLE GOLF COURSE PARCEL LAKE AREA	17.58 AC. (765,784.8 S.F.)
PUD-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)	110.0 AC. (4,791,578.2 S.F.)
TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)	76.38 AC. (3,327,290.5 F.. - 45%)
TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)	92.46 AC. (4,018,668.4 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)	92.46 AC. (4,018,668.4 S.F. - 55%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA	68.56 AC. (2,986,473.6 S.F.)
MAXIMUM BUILDING HEIGHT	35'

LEGEND

- INDICATES PAVER AREAS

PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - NET ACREAGE	30.44 AC. (1,326,135.9 S.F.)
PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - GROSS ACREAGE	32.86 AC. (1,431,381.6 S.F.)
TOTAL NUMBER OF UNITS	151 D.U. (23%)
TOTAL SINGLE FAMILY	67 D.U. (44%)
TOTAL SINGLE FAMILY (40' x 110')	45 D.U. (67%)
TOTAL SINGLE FAMILY (45' x 110')	22 D.U. (33%)
TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	84 D.U. (56%)
RARITAN TOWNHOME	38 D.U. (45%)
MAGNOLIA TOWNHOME	46 D.U. (55%)
TOTAL DENSITY	4.96 D.U./AC.
TOTAL LAKE/DRAINAGE STORAGE AREA	5.53 AC. (240,886.8 S.F.)
TOTAL WATER SURFACE AREA	2.38 AC. (103,672.8 S.F.)
TOTAL DRY RETENTION AREA	3.15 AC. (137,214 S.F.)
HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	12.13 AC. (528,382.8 S.F.)
TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	16.10 AC. (701,316 S.F.)
GREEN SPACE AREA, BUFFER AREAS, RESIDENTIAL YARD AREAS & LANDSCAPE OPEN SPACE AREAS	
TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	14.34 AC. (624,664.5 S.F.)
RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	7.25 AC. (315,937 S.F.)
PRIVATE ROADWAY AREA	3.58 AC. (155,985.5 S.F.)
INTERNAL WALKWAYS AREA	.56 AC. (24,526 S.F.)
FITNESS TRAIL AREA	.56 AC. (24,486 S.F.)
LAKE WATER SURFACE AREA	2.38 AC. (103,730.02 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)	16.10 AC. (701,301.9 S.F. - 53%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	

PARKING SPACES REQUIRED	319 SP.
SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.)	134 SP.
MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	168 SP.
MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)	17 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	550 SP.
SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	268 SP.
MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	244 SP.
MULTI-FAMILY GUEST PARKING SPACES PROPOSED	38 SP
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
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.)
PROPOSED HILLCREST CONDO CLUBHOUSE	2,375 S.F. U.R.
PROPOSED PRIVATE CLUBHOUSE	9,350 S.F. U.R.
PARKING REQUIRED (1 SP. / 60 S.F. AVAIL. FOR SEATING)	53 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. (54,885.6 S.F.)
PHASE 1 - TENNIS & BOCCE CENTER - NET ACREAGE	1.50 AC. (65,340 S.F.)
PHASE 1 - TENNIS & BOCCE CENTER - GROSS ACREAGE	1.63 AC. (71,133.5 S.F.)
PROPOSED CABANA RECONSTRUCTION AREA	965 S.F.
PARKING REQUIRED (1.5 PER CABANA)	3 SP.
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. (27,666.4 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	211 D.U. (43%)
TOTAL SINGLE FAMILY (40' x 110')	108 D.U. (51%)
TOTAL SINGLE FAMILY (45' x 110')	103 D.U. (49%)
TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	284 D.U. (57%)
RARITAN TOWNHOME	162 D.U. (57%)
MAGNOLIA TOWNHOME	122 D.U. (43%)
TOTAL DENSITY	3.72 D.U./AC.
LAKE AREA PROPOSED	17.58 AC. (765,784.8 S.F.)
HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	56.43 AC. (2,458,090.8 S.F.)
TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	74.42 AC. (3,241,893.1 S.F.)
GREEN SPACE AREA, RESIDENTIAL YARD AREAS, BUFFER AREAS & LANDSCAPE OPEN SPACE AREAS	
TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	58.53 AC. (2,549,408.9 S.F.)
RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	24.24 AC. (1,055,717 S.F.)
PRIVATE ROADWAY AREA	12.27 AC. (534,695.1 S.F.)
INTERNAL WALKWAYS AREA	1.54 AC. (66,916 S.F.)
FITNESS TRAIL AREA	2.90 AC. (126,296 S.F.)
LAKE WATER SURFACE AREA	17.58 AC. (765,784.8 S.F.)

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

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)	74.42 AC. (3,241,893.1 S.F. - 56%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
PARKING SPACES REQUIRED	1,047 SP.
SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.)	422 SP.
MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	568 SP.
MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)	57 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	1,889 SP
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PROJECT NOTES

- L.M.E. - LAKE MAINTENANCE EASEMENT
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- ALL SIGNAGE WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS
- HILLCREST PASSIVE OPEN SPACE AREA OPEN FROM DAWN TO DUSK TO ALL HILLCREST RESIDENTS
- ALL INTERNAL RESIDENTIAL VEHICULAR ACCESS WAYS ARE PRIVATE ROADWAYS & ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW HILL
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- M - INDICATES MODEL UNIT
- 45 - INDICATES A 45' WIDE SINGLE FAMILY LOT
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SHEET KEY

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KD	SITE.PLAN.AMD.REC	08.10.16
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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.7
7 OF 14 SHEETS	

NORTH

SITE DATA

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TOTAL SITE AREA - GROSS ACREAGE	174.76 AC. (7,612,545.6 S.F.)
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	IRREGULAR RESIDENTIAL DASHED LINE AREA, (BROWARD COUNTY L.U.)
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(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
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SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	268 SP.
MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	244 SP.
MULTI-FAMILY GUEST PARKING SPACES PROPOSED	38 SP
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
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PHASE 1 - CLUBHOUSE PARCEL - GROSS ACREAGE	4.08 AC. (177,724.8 S.F.)
PROPOSED HILLCREST CONDO CLUBHOUSE	2,375 S.F. U.R.
PROPOSED PRIVATE CLUBHOUSE	9,350 S.F. U.R.
PARKING REQUIRED (1 SP. / 60 S.F. AVAIL. FOR SEATING)	53 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. (54,885.6 S.F.)
PHASE 1 - TENNIS & BOCCE CENTER - NET ACREAGE	1.50 AC. (65,340 S.F.)
PHASE 1 - TENNIS & BOCCE CENTER - GROSS ACREAGE	1.63 AC. (71,133.5 S.F.)
PROPOSED CABANA RECONSTRUCTION AREA	965 S.F.
PARKING REQUIRED (1.5 PER CABANA)	3 SP.
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	.84 AC. (37,666.4 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	211 D.U. (43%)
TOTAL SINGLE FAMILY (40' x 110')	108 D.U. (51%)
TOTAL SINGLE FAMILY (45' x 110')	103 D.U. (49%)
TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	284 D.U. (57%)
RARITAN TOWNHOME	162 D.U. (57%)
MAGNOLIA TOWNHOME	122 D.U. (43%)
TOTAL DENSITY	3.72 D.U./AC.
LAKE AREA PROPOSED	17.58 AC. (765,784.8 S.F.)
HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	56.43 AC. (2,458,090.8 S.F.)
TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	74.42 AC. (3,241,893.1 S.F.)
GREEN SPACE AREA, RESIDENTIAL YARD AREAS, BUFFER AREAS & LANDSCAPE OPEN SPACE AREAS	
TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	58.53 AC. (2,549,408.9 S.F.)
RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	24.24 AC. (1,055,717 S.F.)
PRIVATE ROADWAY AREA	12.27 AC. (534,695.1 S.F.)
INTERNAL WALKWAYS AREA	1.54 AC. (66,916 S.F.)
FITNESS TRAIL AREA	2.90 AC. (126,296 S.F.)
LAKE WATER SURFACE AREA	17.58 AC. (765,784.8 S.F.)

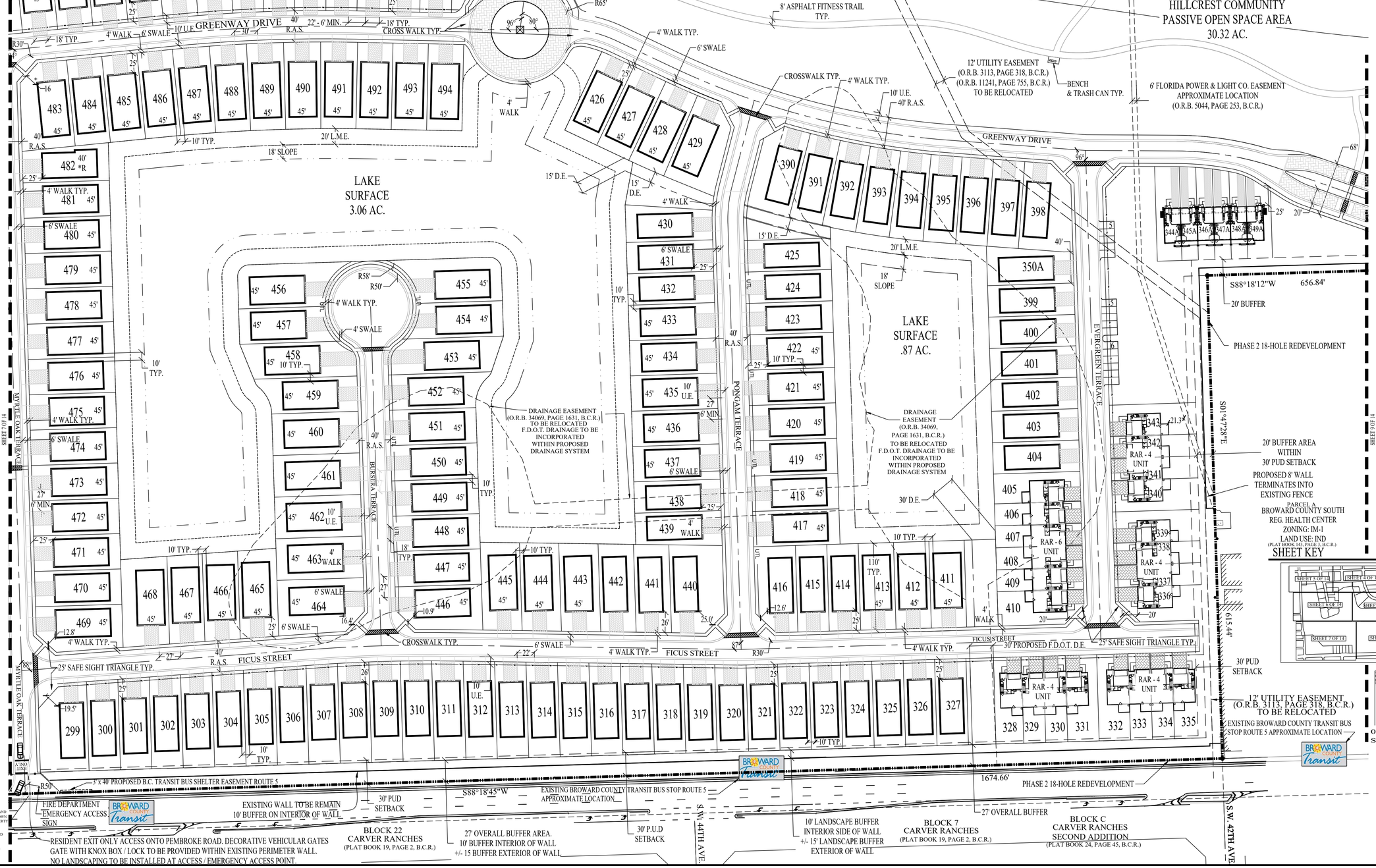
OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)	26.67 AC. (1,161,919.44 S.F.)
OPEN SPACE PROPOSED (DOES NOT INCLUDE LAKE AREA)	74.42 AC. (3,241,893.1 S.F. - 56%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
PARKING SPACES REQUIRED	1,047 SP.
SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.)	422 SP.
MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	568 SP.
MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)	57 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	1,889 SP
SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	844 SP.
MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	892 SP.
MULTI-FAMILY GUEST PARKING SPACES PROPOSED	153 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	

LEGEND

- INDICATES PAVER AREAS

PROJECT NOTES

- L.M.E. = LAKE MAINTENANCE EASEMENT
- R.A.S. = RESIDENTIAL ACCESS STREET
- UE - UTILITY EASEMENT
- UTILITIES ARE AVAILABLE TO THE SITE
- MAX. BUILDING HEIGHT IS 35'
- AC= ACRES
- CL = CENTER LINE
- EAS. = EASEMENT
- CURB SIDE REFUSE & RECYCLING SERVICES WILL BE PROVIDED BY CITY
- D.E.- DRAINAGE EASEMENT
- F.P. - FOUNDATION PLANTING
- CLUBHOUSES INCLUDE KNOX BOX FOR EMERGENCY ACCESS
- ALL SIGNAGE WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS
- 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 TRALWOOD TOWNHOME
- MAILBOX KIOSK LOCATED FOR PHASE 1, WITHIN COMMUNITY
- MAILBOX KIOSK LOCATED WITHIN COMMUNITY CLUBHOUSE FOR PHASE 2
- 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 HOMEOWNER'S 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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KD	TAC-COMMENTS-9.03.15	10.30.15
KD	FINAL-TAC	11.30.15
KD	FINAL-TAC.COMMENTS	1.25.16
KD	CITY.COMM.REVISIONS	03.16.16
KD	SPA.I.CT.REV	06.04.18

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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

NORTH

SITE DATA

TOTAL SITE AREA - NET ACREAGE	168.64 AC. (7,345,958.4 S.F.)
TOTAL SITE AREA - GROSS ACREAGE	174.76 AC. (7,612,545.6 S.F.)
ZONING DESIGNATION	P.U.D.-R
LAND USE DESIGNATION	
EXECUTIVE GOLF COURSE, CLUB HOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE	MEDIUM DENSITY RESIDENTIAL (CITY L.U.)
	IRREGULAR RESIDENTIAL DASHED LINE AREA, (BROWARD COUNTY L.U.)
18 - HOLE GOLF COURSE EXISTING LAND USE	OPEN SPACE AND RECREATIONAL (OSR)
18 - HOLE PROPOSED LAND USE	OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL
TOTAL NUMBER OF UNITS	645 D.U.
DENSITY	3.81 D.U./AC.
MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)	646 D.U.
TOTAL LAKE AREA PROPOSED	23.11 AC. (1,006,671.6 S.F.)
EXECUTIVE GOLF COURSE LAKE / RETENTION AREA	5.53 AC. (240,886.8 S.F.)
18-HOLE GOLF COURSE PARCEL LAKE AREA	17.58 AC. (765,784.8 S.F.)
PUD-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)	110.0 AC. (4,791,578.2 S.F.)
TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)	76.38 AC. (3,327,290 S.F. - 45%)
TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)	92.46 AC. (4,018,668.4 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)	92.46 AC. (4,018,668.4 S.F. - 55%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA	68.56 AC. (2,986,473.6 S.F.)
MAXIMUM BUILDING HEIGHT	35'

PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - NET ACREAGE	30.44 AC. (1,326,135.9 S.F.)
PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - GROSS ACREAGE	32.86 AC. (1,431,381.6 S.F.)
TOTAL NUMBER OF UNITS	151 D.U. (23%)
TOTAL SINGLE FAMILY	67 D.U. (44%)
TOTAL SINGLE FAMILY (40' x 110')	45 D.U. (67%)
TOTAL SINGLE FAMILY (45' x 110')	22 D.U. (33%)
TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	84 D.U. (56%)
RARITAN TOWNHOME	38 D.U. (45%)
MAGNOLIA TOWNHOME	46 D.U. (55%)
TOTAL DENSITY	4.96 D.U./AC.
TOTAL LAKE/DRAINAGE STORAGE AREA	5.53 AC. (240,886.8 S.F.)
TOTAL WATER SURFACE AREA	2.38 AC. (103,672.8 S.F.)
TOTAL DRY RETENTION AREA	3.15 AC. (137,214 S.F.)
HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	12.13 AC. (528,382.8 S.F.)
TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	16.10 AC. (701,316 S.F.)
GREEN SPACE AREA, BUFFER AREAS, RESIDENTIAL YARD AREAS & LANDSCAPE OPEN SPACE AREAS	
TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	14.34 AC. (624,664.5 S.F.)
RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	7.25 AC. (315,937 S.F.)
PRIVATE ROADWAY AREA	3.58 AC. (155,985.5 S.F.)
INTERNAL WALKWAYS AREA	.56 AC. (24,526 S.F.)
FITNESS TRAIL AREA	.56 AC. (24,486 S.F.)
LAKE WATER SURFACE AREA	2.38 AC. (103,730.02 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)	16.10 AC. (701,301.9 S.F. - 53%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	

PARKING SPACES REQUIRED	319 SP.
SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.)	134 SP.
MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	168 SP.
MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)	17 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	550 SP.
SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	268 SP.
MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	244 SP.
MULTI-FAMILY GUEST PARKING SPACES PROPOSED	38 SP
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
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.)
PROPOSED HILLCREST CONDO CLUBHOUSE	2,375 S.F. U.R.
PROPOSED PRIVATE CLUBHOUSE	9,350 S.F. U.R.
PARKING REQUIRED (1 SP. / 60 S.F. AVAIL. FOR SEATING)	53 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. (54,885.6 S.F.)
PHASE 1 - TENNIS & BOCCE CENTER - NET ACREAGE	1.50 AC. (65,340 S.F.)
PHASE 1 - TENNIS & BOCCE CENTER - GROSS ACREAGE	1.63 AC. (71,133.5 S.F.)
PROPOSED CABANA RECONSTRUCTION AREA	965 S.F.
PARKING REQUIRED (1.5 PER CABANA)	3 SP.
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. (27,666.4 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	211 D.U. (43%)
TOTAL SINGLE FAMILY (40' x 110')	108 D.U. (51%)
TOTAL SINGLE FAMILY (45' x 110')	103 D.U. (49%)
TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	284 D.U. (57%)
RARITAN TOWNHOME	162 D.U. (57%)
MAGNOLIA TOWNHOME	122 D.U. (43%)
TOTAL DENSITY	3.72 D.U./AC.
LAKE AREA PROPOSED	17.58 AC. (765,784.8 S.F.)
HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	56.43 AC. (2,458,090.8 S.F.)
TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	74.42 AC. (3,241,893.1 S.F.)
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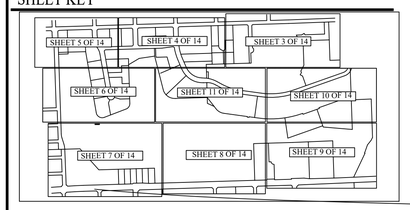
TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	58.53 AC. (2,549,408.9 S.F.)
RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	24.24 AC. (1,055,717 S.F.)
PRIVATE ROADWAY AREA	12.27 AC. (534,695.1 S.F.)
INTERNAL WALKWAYS AREA	1.54 AC. (66,916 S.F.)
FITNESS TRAIL AREA	2.90 AC. (126,296 S.F.)
LAKE WATER SURFACE AREA	17.58 AC. (765,784.8 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)	74.42 AC. (3,241,893.1 S.F. - 56%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
PARKING SPACES REQUIRED	1,047 SP.
SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.)	422 SP.
MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	568 SP.
MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)	57 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	1,889 SP
SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	844 SP.
MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	892 SP.
MULTI-FAMILY GUEST PARKING SPACES PROPOSED	153 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	

SHEET KEY



LEGEND

- INDICATES PAVER AREAS

PROJECT NOTES

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- R.A.S. = RESIDENTIAL ACCESS STREET
- U.E. = UTILITY EASEMENT
- UTILITIES ARE AVAILABLE TO THE SITE
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- 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
- HILLCREST PASSIVE OPEN SPACE AREA OPEN FROM DAWN TO DUSK TO ALL HILLCREST RESIDENTS
- ALL INTERNAL RESIDENTIAL VEHICULAR ACCESS WAYS ARE PRIVATE ROADWAYS & ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW H.O.A.
- SW = SIDEWALK
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- *R = RESTRICTED LOT IN WHICH ONLY CERTAIN UNIT TYPES CAN BE CONSTRUCTED.
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- 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 TRAIL WOOD TOWNHOME
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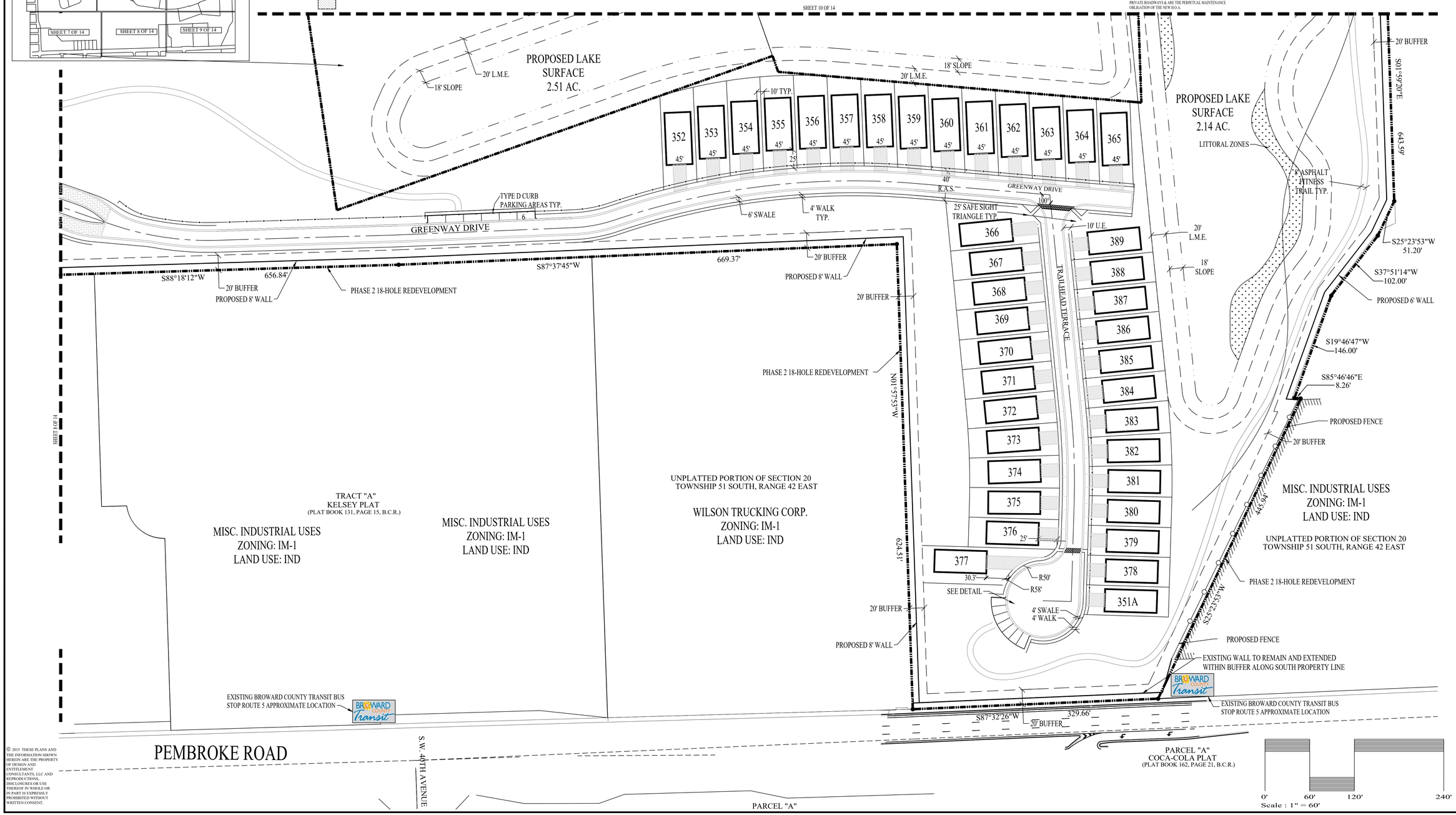
- HILLCREST PASSIVE OPEN SPACE AREA TO BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW HILLCREST HOMEOWNERS ASSOCIATION TO BE FORMED TO SERVE THE 645 DWELLING UNITS



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HILLCREST COUNTRY CLUB REDEVELOPMENT
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4600 HILLCREST DRIVE
HOLLYWOOD, FLORIDA 33021

SITE PLAN

SCALE:	1"=60'
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D.
DATE:	07.06.15
FILE:SP.1	
SHEET	SP.9
9 OF 14	SHEETS

SITE DATA

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LAND USE DESIGNATION	
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	IRREGULAR RESIDENTIAL DASHED LINE AREA, (BROWARD COUNTY L.U.)
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TOTAL NUMBER OF UNITS	645 D.U.
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TOTAL SINGLE FAMILY (45' x 110')	22 D.U. (33%)
TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	84 D.U. (56%)
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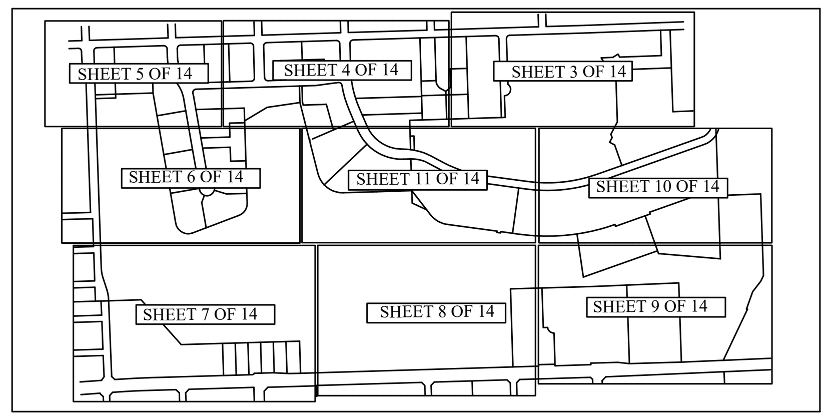
PRIVATE ROADWAY AREA	3.58 AC. (155,985.5 S.F.)
INTERNAL WALKWAYS AREA	.56 AC. (24,526 S.F.)
FITNESS TRAIL AREA	.56 AC. (24,486 S.F.)
LAKE WATER SURFACE AREA	2.38 AC. (103,730.02 S.F.)
OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)	6.09 AC. (265,280.4 S.F.
OPEN SPACE PROPOSED (DOES NOT INCLUDE LAKE AREA)	16.10 AC. (701,301.9 S.F. - 53%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
PARKING SPACES REQUIRED	319 SP.
SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.)	134 SP.
MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	168 SP.
MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)	17 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	550 SP.
SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	268 SP.
MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	244 SP.
MULTI-FAMILY GUEST PARKING SPACES PROPOSED	38 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	

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.)
PROPOSED HILLCREST CONDO CLUBHOUSE	2,375 S.F. U.R.
PROPOSED PRIVATE CLUBHOUSE	9,350 S.F. U.R.
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. (54,885.6S.F.)
PHASE 1 - TENNIS & BOCCE CENTER - NET ACREAGE	1.50 AC. (65,340 S.F.)
PHASE 1 - TENNIS & BOCCE CENTER - GROSS ACREAGE	1.63 AC. (71,133.5 S.F.)
PROPOSED CABANA RECONSTRUCTION AREA	965 S.F.
PARKING REQUIRED (1.5 PER CABANA)	3 SP.
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. (27,666.4 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	211 D.U. (43%)
TOTAL SINGLE FAMILY (40' x 110')	108 D.U. (51%)
TOTAL SINGLE FAMILY (45' x 110')	103 D.U. (49%)
TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	284 D.U. (57%)
RARITAN TOWNHOME	162 D.U. (57%)
MAGNOLIA TOWNHOME	122 D.U. (43%)
TOTAL DENSITY	3.72 D.U./AC.
LAKE AREA PROPOSED	17.58 AC. (765,784.8 S.F.)
HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	56.43 AC. (2,458,090.8 S.F.)
TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	74.42 AC. (3,241,893.1 S.F.)
GREEN SPACE AREA, RESIDENTIAL YARD AREAS, BUFFER AREAS & LANDSCAPE OPEN SPACE AREAS	
TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	58.53 AC. (2,549,408.9 S.F.)
RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	24.24 AC. (1,055,717 S.F.)
PRIVATE ROADWAY AREA	12.27 AC. (534,695.1 S.F.)
INTERNAL WALKWAYS AREA	1.54 AC. (66,916 S.F.)
FITNESS TRAIL AREA	2.90 AC. (126,296 S.F.)
LAKE WATER SURFACE AREA	17.58 AC. (765,784.8 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)	74.42 AC. (3,241,893.1 S.F. - 56%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
PARKING SPACES REQUIRED	1,047 SP.
SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.)	422 SP.
MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	568 SP.
MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)	57 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	1,889 SP
SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	844 SP.
MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	892 SP.
MULTI-FAMILY GUEST PARKING SPACES PROPOSED	153 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	

SHEET KEY



LEGEND

- INDICATES PAVER AREAS

PROJECT NOTES

- L.M.E. = LAKE MAINTENANCE EASEMENT
- R.A.S. = RESIDENTIAL ACCESS STREET
- UE = UTILITY EASEMENT
- UTILITIES ARE AVAILABLE TO THE SITE
- MAX. BUILDING HEIGHT IS 35'
- AC.= ACRES
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- *R = RESTRICTED LOT IN WHICH ONLY CERTAIN UNIT TYPES CAN BE CONSTRUCTED.
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- 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 CHASE TOWNHOME
- MAG. - INDICATES A MAGNOLIA TOWNHOME
- T.W. - INDICATES A TRAILWOOD TOWNHOME
- MAILBOX KIOSK LOCATED FOR PHASE 1, WITHIN COMMUNITY
- MAILBOX KIOSK LOCATED WITHIN COMMUNITY CLUBHOUSE FOR PHASE 2
- ALL SIGNAGE WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS
- CLUBHOUSES INCLUDE KNOX BOX FOR EMERGENCY ACCESS
- PEDESTRIAN CROSSING AND CAUTION FLASHERS WILL BE INSTALLED IN ACCORDANCE WITH 2016 FDOT INDEX #17346 PAGE 10 OF 14
- HILLCREST PASSIVE OPEN SPACE AREA OPEN FROM DAWN TO DUSK TO ALL HILLCREST RESIDENTS
- HILLCREST PASSIVE OPEN SPACE AREA TO BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW HILLCREST HOMEOWNER'S 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.

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

BY	REVISIONS	DATE
KD	TAC-COMMENTS-7.20.15	8.19.15
KD	TAC-COMMENTS-9.03.15	10.30.15
KD	FINAL-TAC	11.30.15
KD	CITY.COMM.REVISIONS	03.16.16
KD	SPA.LOT.REV	06.04.18

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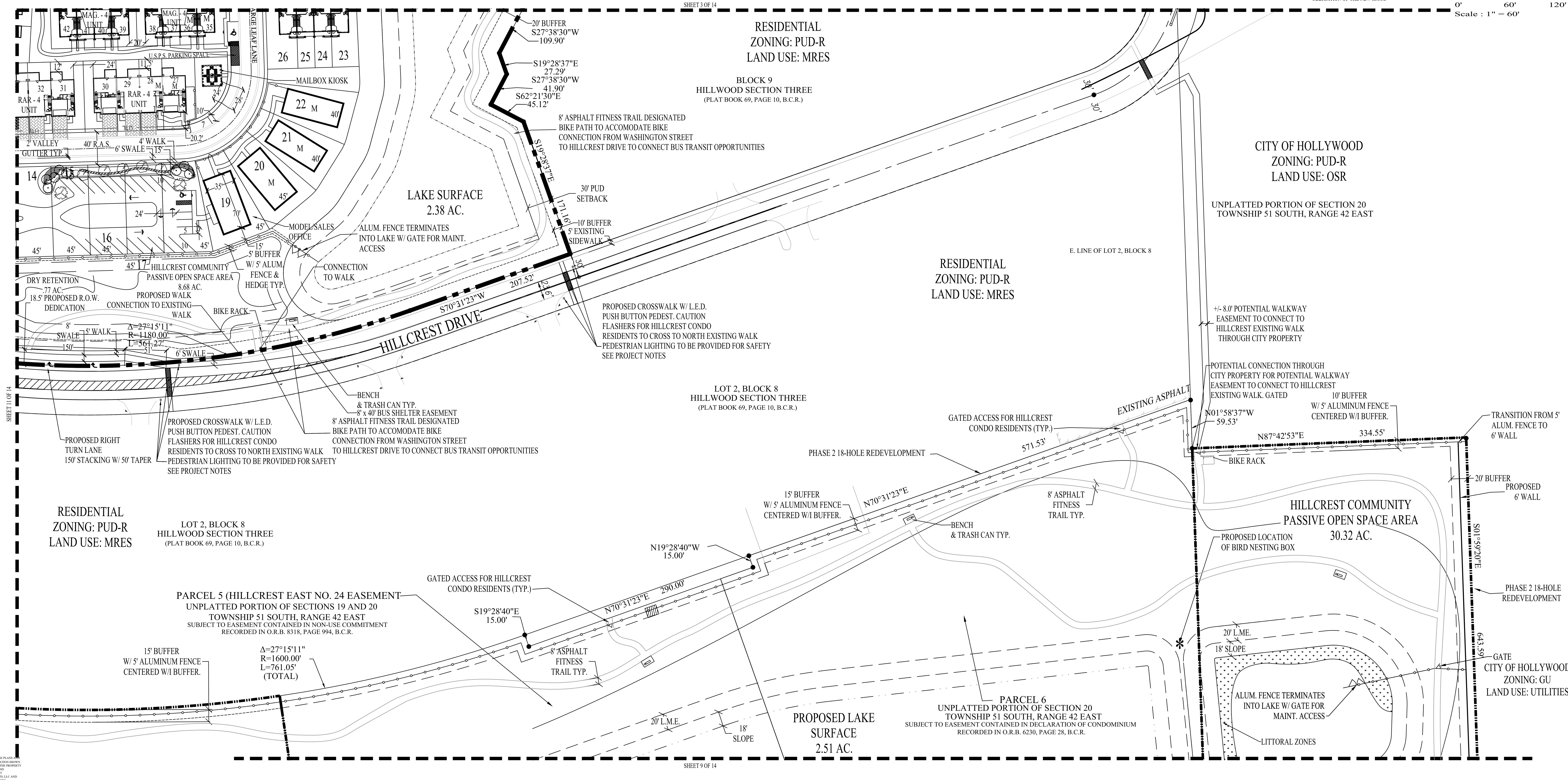
DESIGN AND ENTITLEMENT CONSULTANTS, LLC.

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

SITE PLAN

SCALE:	1"=60'
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D.
DATE:	07.06.15
FILE:SP.1	
SHEET	SP.10
10 OF 14 SHEETS	



NORTH

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SITE DATA

TOTAL SITE AREA - NET ACREAGE	168.64 AC. (7,345,958.4 S.F.)
TOTAL SITE AREA - GROSS ACREAGE	174.76 AC. (7,612,545.6 S.F.)
ZONING DESIGNATION	P.U.D.-R
LAND USE DESIGNATION	
EXECUTIVE GOLF COURSE, CLUB HOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE	MEDIUM DENSITY RESIDENTIAL (CITY L.U.)
	IRREGULAR RESIDENTIAL DASHED LINE AREA, (BROWARD COUNTY L.U.)
18 - HOLE GOLF COURSE EXISTING LAND USE	OPEN SPACE AND RECREATIONAL (OSR)
18 - HOLE PROPOSED LAND USE	OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL
TOTAL NUMBER OF UNITS	645 D.U.
DENSITY	3.81 D.U./AC.
MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)	646 D.U.
TOTAL LAKE AREA PROPOSED	23.11 AC. (1,006,671.6 S.F.)
EXECUTIVE GOLF COURSE LAKE / RETENTION AREA	5.53 AC. (240,886.8 S.F.)
18-HOLE GOLF COURSE PARCEL LAKE AREA	17.58 AC. (765,784.8 S.F.)
PUD-R MAXIMUM RESIDENTIAL LAND COVERAGE ((IMPERVIOUS AREA - 65%)	110.0 AC. (4,791,578.2 S.F.)
TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)	76.38 AC. (3,327,290 S.F. - 45%)
TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)	92.46 AC. (4,018,668.4 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)	92.46 AC. (4,018,668.4 S.F. - 55%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA	68.56 AC. (2,986,473.6 S.F.)
MAXIMUM BUILDING HEIGHT	35'

PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - NET ACREAGE	30.44 AC. (1,326,135.9 S.F.)
PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - GROSS ACREAGE	32.86 AC. (1,431,381.6 S.F.)
TOTAL NUMBER OF UNITS	151 D.U. (23%)
TOTAL SINGLE FAMILY	67 D.U. (44%)
TOTAL SINGLE FAMILY (40' x 110')	45 D.U. (67%)
TOTAL SINGLE FAMILY (45' x 110')	22 D.U. (33%)
TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	84 D.U. (56%)
RARITAN TOWNHOME	38 D.U. (45%)
MAGNOLIA TOWNHOME	46 D.U. (55%)
TOTAL DENSITY	4.96 D.U./AC.
TOTAL LAKE/DRAINAGE STORAGE AREA	5.53 AC. (240,886.8 S.F.)
TOTAL WATER SURFACE AREA	2.38 AC. (103,672.8 S.F.)
TOTAL DRY RETENTION AREA	3.15 AC. (137,214 S.F.)
HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	12.13 AC. (528,382.8 S.F.)
TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	16.10 AC. (701,316 S.F.)
GREEN SPACE AREA, BUFFER AREAS, RESIDENTIAL YARD AREAS & LANDSCAPE OPEN SPACE AREAS	
TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	14.34 AC. (624,664.5 S.F.)
RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	7.25 AC. (315,937 S.F.)
PRIVATE ROADWAY AREA	3.58 AC. (155,985.5 S.F.)
INTERNAL WALKWAYS AREA	.56 AC. (24,526 S.F.)
FITNESS TRAIL AREA	.56 AC. (24,486 S.F.)
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MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)	17 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	550 SP.
SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	268 SP.
MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	244 SP.
MULTI-FAMILY GUEST PARKING SPACES PROPOSED	38 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	

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.)
PROPOSED HILLCREST CONDO CLUBHOUSE	2,375 S.F. U.R.
PROPOSED PRIVATE CLUBHOUSE	9,350 S.F. U.R.
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. (54,885.65 F.)
PHASE 1 - TENNIS & BOCCE CENTER - NET ACREAGE	1.50 AC. (65,340 S.F.)
PHASE 1 - TENNIS & BOCCE CENTER - GROSS ACREAGE	1.63 AC. (71,133.5 S.F.)
PROPOSED CABANA RECONSTRUCTION AREA	965 S.F.
PARKING REQUIRED (1.5 PER CABANA)	3 SP.
PARKING PROPOSED (ADDITIONAL PARKING PROPOSED AT CLUBHOUSE)	4 SP.
TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	.86 AC. (37,673.6 S.F.)
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TOTAL NUMBER OF UNITS	494 D.U. (77%)
TOTAL SINGLE FAMILY	211 D.U. (43%)
TOTAL SINGLE FAMILY (40' x 110')	108 D.U. (51%)
TOTAL SINGLE FAMILY (45' x 110')	103 D.U. (49%)
TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	284 D.U. (57%)
RARITAN TOWNHOME	162 D.U. (57%)
MAGNOLIA TOWNHOME	122 D.U. (43%)
TOTAL DENSITY	3.72 D.U./AC.
LAKE AREA PROPOSED	17.58 AC. (765,784.8 S.F.)
HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	56.43 AC. (2,458,090.8 S.F.)
TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	74.42 AC. (3,241,893.1 S.F.)
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PRIVATE ROADWAY AREA	12.27 AC. (534,695.1 S.F.)
INTERNAL WALKWAYS AREA	1.54 AC. (66,916 S.F.)
FITNESS TRAIL AREA	2.90 AC. (126,296 S.F.)
LAKE WATER SURFACE AREA	17.58 AC. (765,784.8 S.F.)
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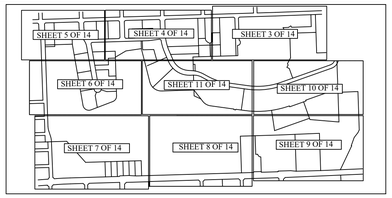
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
PARKING SPACES REQUIRED	1,047 SP.
SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.)	422 SP.
MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	568 SP.
MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)	57 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	
PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	1,889 SP.
SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	844 SP.
MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	892 SP.
MULTI-FAMILY GUEST PARKING SPACES PROPOSED	153 SP.
(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)	

SHEET KEY



LEGEND

- INDICATES PAVER AREAS

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

PROJECT NOTES

- L.M.E. = LAKE MAINTENANCE EASEMENT
- R.A.S. = RESIDENTIAL ACCESS STREET
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- 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
- ALL MECHANICAL EQUIPMENT/AC UNITS WILL BE SCREENED WITH LANDSCAPING
- 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
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- HILLCREST PASSIVE OPEN SPACE AREA TO BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW HILLCREST HOMEOWNER'S ASSOCIATION TO BE FORMED TO SERVE THE 645 DWELLING UNITS
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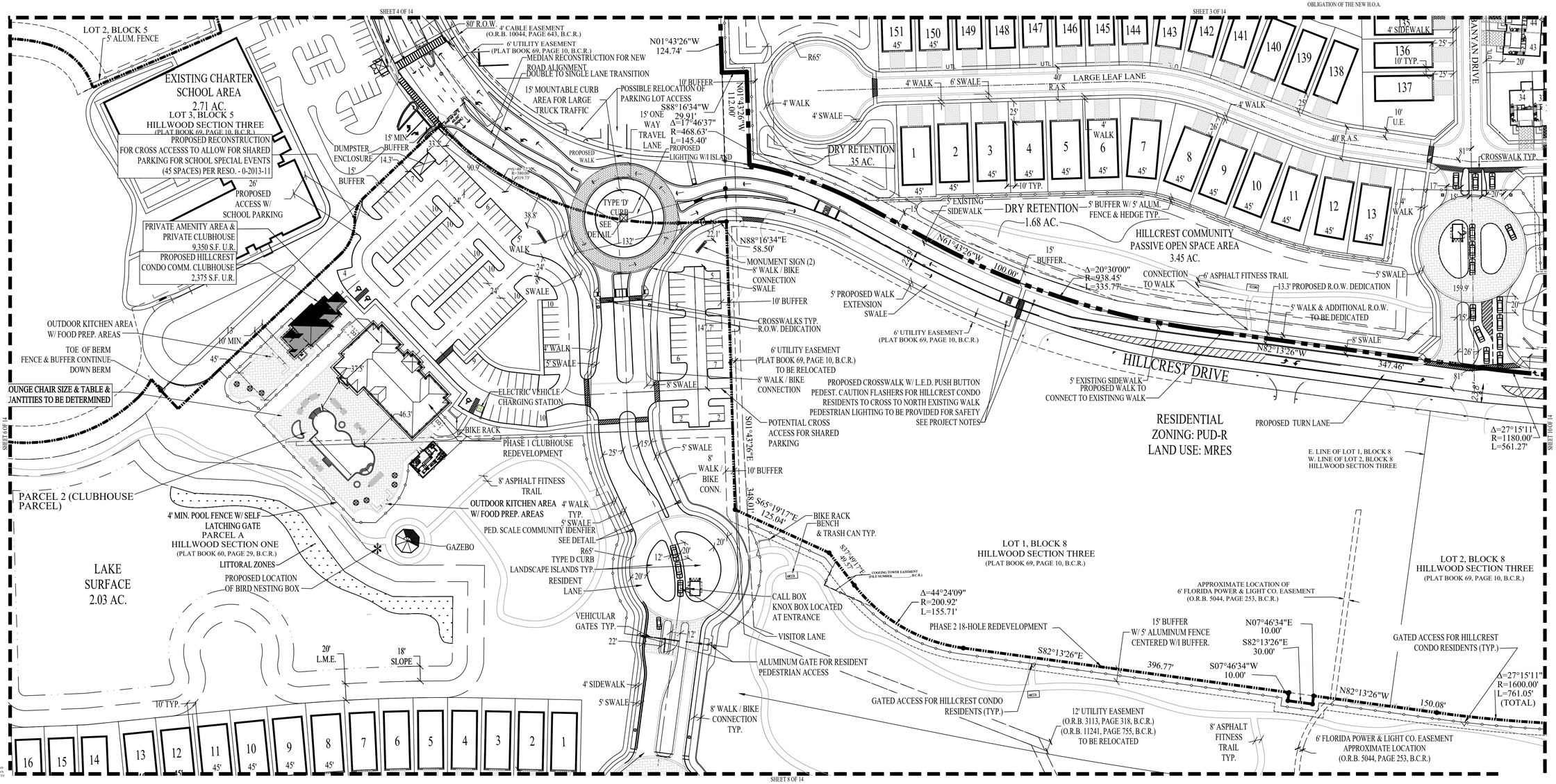

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BY	REVISIONS	DATE
KD	TAC-COMMENTS-7.20.15	8.19.15
KD	TAC-COMMENTS-9.03.15	10.30.15
KD	FINAL-TAC	11.30.15
KD	FINAL-TAC.COMMENTS	1.25.16
KD	CITY.COMM.REVISIONS	03.16.16
KD	SITE.PLAN.AMD.REC	08.10.16
KD	SITE.PLAN.AMD	04.19.17
KD	SPA.LOT.REV	06.04.18

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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.11
11 OF 14	SHEETS

NORTH

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

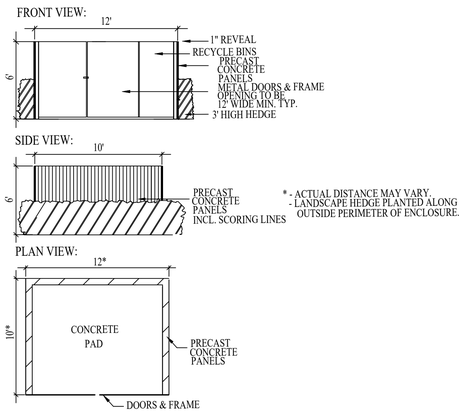
RARITAN TOWNHOME PROPERTY DEVELOPMENT REGULATION TABLE

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

MAGNOLIA 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'

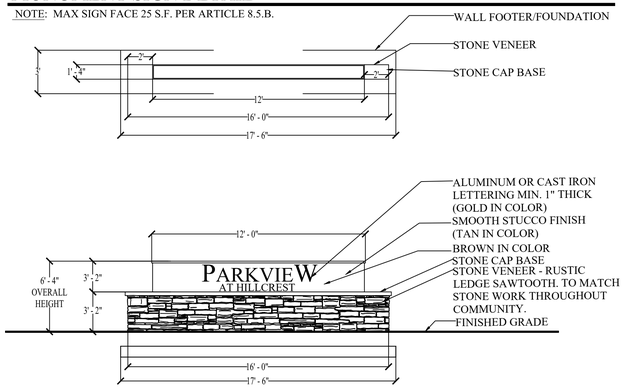
TYPICAL DUMPSTER DETAIL



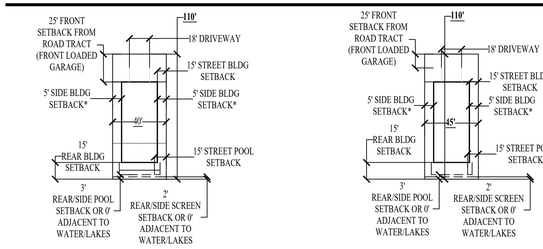
* - ACTUAL DISTANCE MAY VARY.
- LANDSCAPE HEDGE PLANTED ALONG OUTSIDE PERIMETER OF ENCLOSURE.

MONUMENT SIGN DETAIL

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



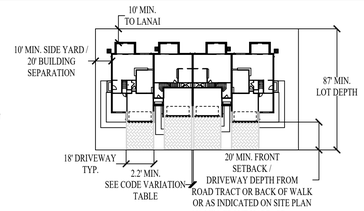
TYPICAL SINGLE FAMILY PROPERTY DEVELOPMENT REGULATION DETAIL



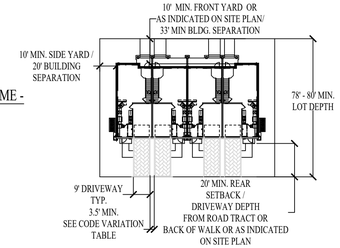
MAX BUILDING ENVELOPE / COVERAGE = 2,100 S.F. (48%) MAX BUILDING ENVELOPE / COVERAGE = 2,450 S.F. (49%)

TYPICAL FEE SIMPLE TOWNHOME PROPERTY DEVELOPMENT REGULATION DETAIL

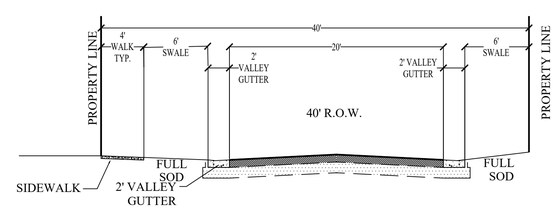
RARITAN TOWNHOME -
INCLUDES CHASE TOWNHOME OPTION
REFERENCED IN MASTER ARCHITECTURAL PLAN SET



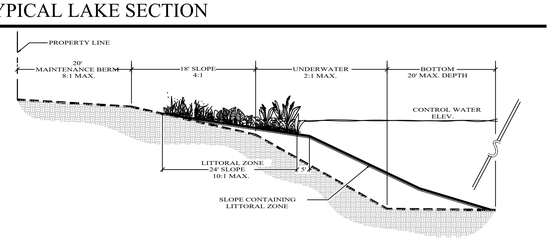
MAGNOLIA REAR LOADED TOWNHOME -
INCLUDES MEDITERRANEAN REVIVAL ELEVATION OPTION
REFERENCED IN MASTER ARCHITECTURAL PLAN SET



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

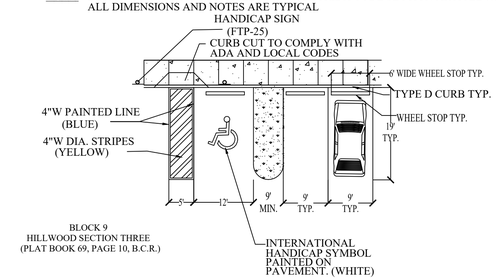


TYPICAL LAKE SECTION

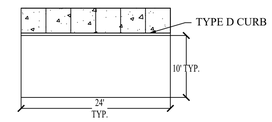


HANDICAP/PARKING DETAIL

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



PARALLEL PARKING DETAIL



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:

1. ENERGY STAR APPLIANCES WILL BE SPECIFIED WITHIN RESIDENTIAL HOMES
2. LOW FLOW SHOWER HEADS SHALL BE SPECIFIED WITHIN RESIDENTIAL HOMES
3. PROGRAMMABLE THERMOSTATS WILL BE SPECIFIED WITHIN RESIDENTIAL HOMES
4. ALL DRIVEWAYS WILL BE PAVER BLOCK, WHICH QUALIFIES AS PERVIOUS PAVEMENT
5. 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
6. RE-USE IRRIGATION IS PROPOSED TO BE UTILIZED FOR ALL PASSIVE OPEN SPACE AREAS, COMMON AREAS AND RESIDENTIAL LOTS.
7. BICYCLE STORAGE PROVIDED IN SEVERAL KEY LOCATIONS FOR MULTI-MODAL TRANSPORTATION OPPORTUNITIES.
8. ELECTRIC VEHICLE CHARGING STATION PROVIDED AT CENTRALLY LOCATED PRIMARY RECREATION AMENITY PARCEL TO ADDRESS CITY OF HOLLYWOOD GREEN BUILDING ELECTRIC VEHICLE CHARGING ORDINANCE.

SITE (168.64 AC.) IMPERVIOUS CALCULATIONS

	PHASE 1 - 35.69 AC. (EXECUTIVE GOLF COURSE - 30.44 AC. CLUBHOUSE AREA - 3.75 AC. TENNIS & BOCCE CENTER - 1.50 AC.)					PHASE 2 - 18-HOLE GOLF COURSE - 132.95 AC.					SITE TOTAL	
IMPERVIOUS IMPROVEMENT	LINEAR FOOTAGE	SQUARE FOOTAGE	NO. OF UNITS/BLDGS.	TOTAL IMPERVIOUS	SITE TOTAL PERVIOUS	LINEAR FOOTAGE	SQUARE FOOTAGE	NO. OF UNITS/BLDGS.	TOTAL IMPERVIOUS	SITE TOTAL PERVIOUS	SITE TOTAL IMPERVIOUS	SITE TOTAL PERVIOUS
4' INTERNAL SIDEWALKS	5,624 L.F.	22,496 S.F.		22,496 S.F.		16,729 L.F.	66,916 S.F.		66,916 S.F.		89,412 S.F.	
5' INTERNAL SIDEWALKS REC FACILITY & MODEL PARK	1,798 L.F. (406 L.F. MODEL PK.) (1,392 L.F. REC AREA)	8,990 S.F. (2,030 S.F. MODEL PK. 6,960 S.F. REC AREA)		8,990 S.F. (2,030 S.F. MODEL PK. 6,960 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						15,787 L.F.	126,296 S.F.		126,296 S.F.		126,296 S.F.	
PRIVATE ROADWAYS PAVEMENT AREA		155,985.5 S.F.*		155,985.5 S.F.*			534,695.1 S.F.		534,695.1 S.F.		690,680.6 S.F.	
LAKE WATER SURFACE AREA		103,730 S.F.		103,730 S.F.			765,784.8 S.F.		765,784.8 S.F.		869,514.8 S.F.	
40' x 110' S.F. INCL. DRIVEWAY		2,550 S.F.	45 D.U.	114,750 S.F.			2,550 S.F.	108 D.U.	275,400 S.F.		390,150 S.F.	
45' x 110' S.F. INCL. DRIVEWAY		2,900 S.F.	22 D.U.	63,800 S.F.			2,900 S.F.	103 D.U.	298,700 S.F.		362,500 S.F.	
4-UNIT RARITAN T.H. INCL. DRIVEWAYS & WALKS		7,925 S.F.	8 BLDGS.	63,400 S.F.			7,925 S.F.	13 BLDGS.	103,025 S.F.		166,425 S.F.	
6-UNIT - RARITAN T.H. INCL. DRIVEWAYS & WALKS		11,680 S.F.	1 BLDGS.	11,680 S.F.			11,680 S.F.	13 BLDGS.	151,840 S.F.		163,520 S.F.	
8-UNIT - RARITAN T.H. INCL. DRIVEWAYS & WALKS							15,375 S.F.	4 BLDGS.	61,500 S.F.		61,500 S.F.	
4-UNIT MAGNOLIA T.H. INCL. DRIVEWAYS & WALKS		5,423 S.F.	4 BLDGS.	21,692 S.F.			5,423 S.F.	11 BLDGS.	59,653 S.F.		81,345 S.F.	
6-UNIT MAGNOLIA T.H. INCL. DRIVEWAYS & WALKS		8,123 S.F.	5 BLDGS.	40,615 S.F.			8,123 S.F.	13 BLDGS.	105,599 S.F.		146,214 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 & BOCCE 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./BLDGS	777,881.1 S.F.	776,775.3 S.F.	32,516 L.F.		265 D.U./BLDGS	2,549,408.9 S.F.	3,241,893.1 S.F.	3,327,290 S.F.	4,018,668.4 S.F.

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

BY	REVISIONS	DATE
KD	TAC-COMMENTS-7.20.15	8.19.15
KD	TAC-COMMENTS-9.03.15	10.30.15
KD	FINAL-TAC	11.30.15
KD	FINAL-TAC.COMMENTS	1.25.16
KD	CITY.COMM.REVISIONS	03.16.16
KD	SITE.PLAN.AMD.REC	08.10.16
KD	SITE.PLAN.AMD	04.19.17
KD	SPA.LOT.REV	06.04.18

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E:mail: info@designandentitlement.com

DESIGN AND ENTITLEMENT CONSULTANTS, LLC.

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HILLCREST IG, LLC.
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:	7.6.15
FILE:	SP.1
SHEET	DET.1/SP.12
12 OF 14 SHEETS	

NORTH

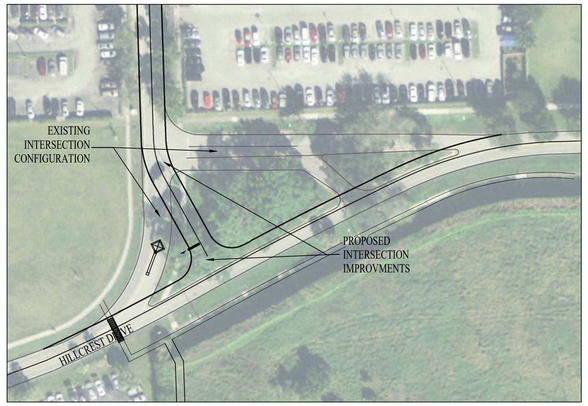
HOLLYWOOD CODE DEVIATION/MODIFICATION REQUEST TABLE

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 ACCESSED 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 OFFSITE AT KEY LOCATIONS AS INDICATED ON SITE PLAN

SOUTH 37TH AVENUE & HILLCREST DRIVE PROPOSED IMPROVEMENTS DETAIL

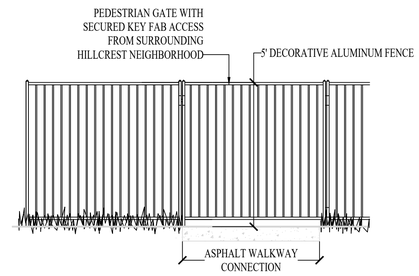
* SEE CONSTRUCTION PLANS FOR DETAILS

N.T.S.



DECORATIVE ALUMINUM FENCE DETAIL

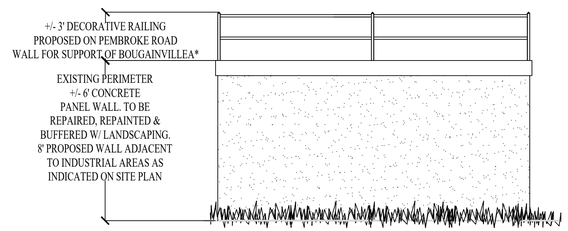
N.T.S.



PERIMETER WALL DETAILS

* SEE LANDSCAPE PLANS FOR DETAILS ON BUFFER PLANTING DESIGN

N.T.S.



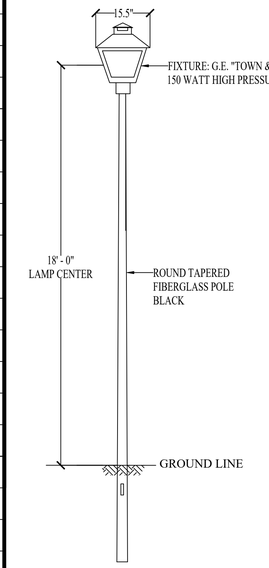
PARKING CALCULATIONS - ARTICLE 7.2

SINGLE FAMILY PARKING CALCULATIONS - ARTICLE 7.2
2 SP./D.U. < = 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.

UNIT TYPE	TOTAL S.F. / A.C.	NO. BEDROOMS	PARKING REQUIRED	PARKING PROPOSED
ALEXANDER	1,961 S.F.	3	2 SP.	4 SP. (2 - CAR GARAGE + 2 DRIVEWAY SPACES)
DRIFTWOOD	2,445 S.F.	3	2 SP.	4 SP. (2 - CAR GARAGE + 2 DRIVEWAY SPACES)
FIFTH AVENUE	2,523 S.F.	3	3 SP.	4 SP. (2 - CAR GARAGE + 2 DRIVEWAY SPACES)
HARRISON	2,050 S.F.	3	2 SP.	4 SP. (2 - CAR GARAGE + 2 DRIVEWAY SPACES)
NELSON	2,168 S.F.	3	2 SP.	4 SP. (2 - CAR GARAGE + 2 DRIVEWAY SPACES)
ORLEANS	1,825 S.F.	3	2 SP.	4 SP. (2 - CAR GARAGE + 2 DRIVEWAY SPACES)
PARK PLACE	2,802 S.F.	4	3 SP.	4 SP. (2 - CAR GARAGE + 2 DRIVEWAY SPACES)
RIVERWALK	2,670 S.F.	4	3 SP.	4 SP. (2 - CAR GARAGE + 2 DRIVEWAY SPACES)
SEAMIST	2,143 S.F.	3	2 SP.	4 SP. (2 - CAR GARAGE + 2 DRIVEWAY SPACES)
SIENNA	2,220 S.F.	3	2 SP.	4 SP. (2 - CAR GARAGE + 2 DRIVEWAY SPACES)
STARBOARD	1,821 S.F.	3	2 SP.	4 SP. (2 - CAR GARAGE + 2 DRIVEWAY SPACES)
TROPIC	1,565 S.F.	3	2 SP.	4 SP. (2 - CAR GARAGE + 2 DRIVEWAY SPACES)
WOODWARD	2,999 S.F.	4	3 SP.	4 SP. (2 - CAR GARAGE + 2 DRIVEWAY SPACES)
TOWNHOME PARKING CALCULATIONS - ARTICLE 7.2 2 SP./D.U. + 1 SP. / 5 D.U. GUEST SPACES				
UNIT TYPE	NO. OF GARAGE SP.	NO. DRIVEWAY SPACES	PARKING REQUIRED	PARKING PROPOSED
RARITAN T.H.	2 SP.	2 SP.	2 SP.	4 SP. (2 - CAR GARAGE + 2 DRIVEWAY SPACES)
MAGNOLIA	1 SP.	1 SP.	2 SP.	2 SP. (1 - CAR GARAGE + 1 DRIVEWAY SPACES)

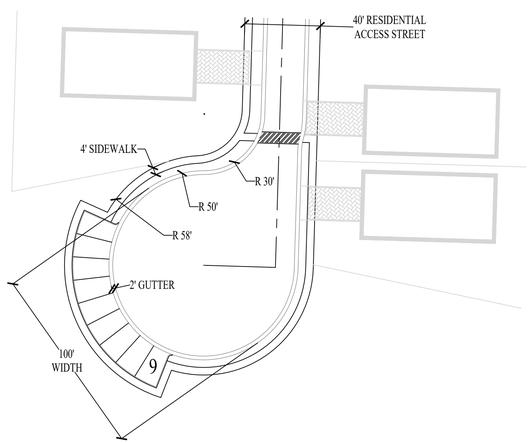
INTERNAL VEHICULAR ACCESSWAYS STREET LIGHT DETAIL - F.P.L. STANDARD TOWN & COUNTRY LIGHT

N.T.S.



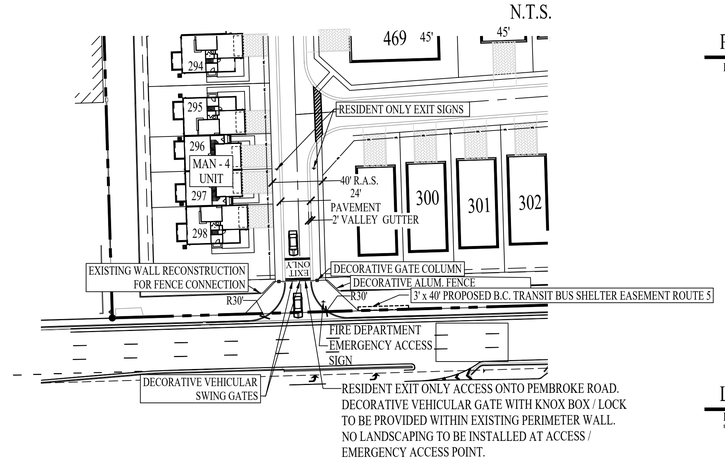
CUL DE SAC DETAIL

N.T.S.



PEMBROKE ROAD EXIT ONLY ACCESS DETAIL

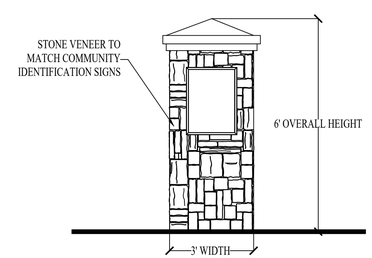
N.T.S.



PEDESTRIAN SCALE COMMUNITY IDENTIFIER

LOCATED ALONG ENTRANCES OR AT KEY INTERSECTIONS WITHIN COMMUNITY

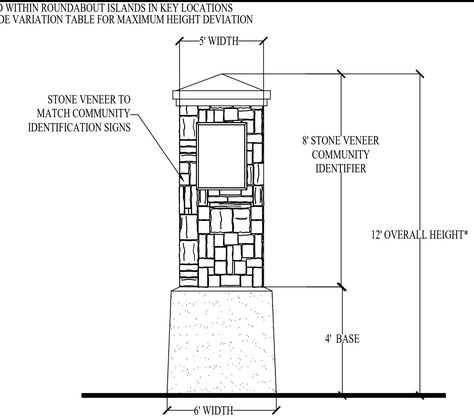
N.T.S.



LARGER SCALE COMMUNITY IDENTIFIER

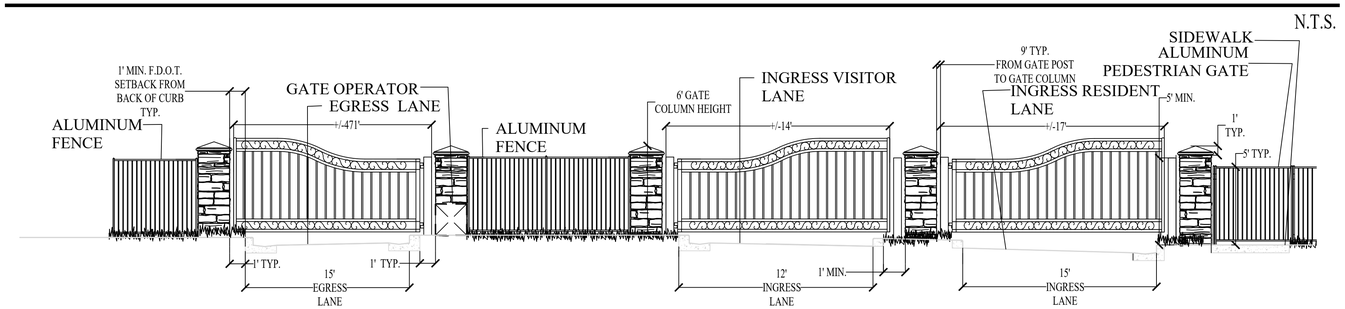
LOCATED WITHIN ROUNDABOUT ISLANDS IN KEY LOCATIONS
* SEE CODE VARIATION TABLE FOR MAXIMUM HEIGHT DEVIATION

N.T.S.



ENTRANCE GATE DETAIL

N.T.S.



BY	REVISIONS	DATE
KD	TAC-COMMENTS-7.20.15	8.19.15
KD	TAC-COMMENTS-9.03.15	10.30.15
KD	FINAL-TAC	11.30.15
KD	FINAL-TAC.COMMENTS	1.25.16
KD	CITY.COMM.REVISIONS	03.16.16
KD	S.P.AMENDMENT	08.25.16
KD	SPA.LOT.REV	06.04.18

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HOLLYWOOD, FLORIDA 33021

DETAIL/ REGULATING PLAN

SCALE:	N.T.S.
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D.
DATE:	7.6.15
FILE: SP.1	
SHEET	DET.2/SP.13
13 OF 14	SHEETS

NORTH

Planting Plans for:

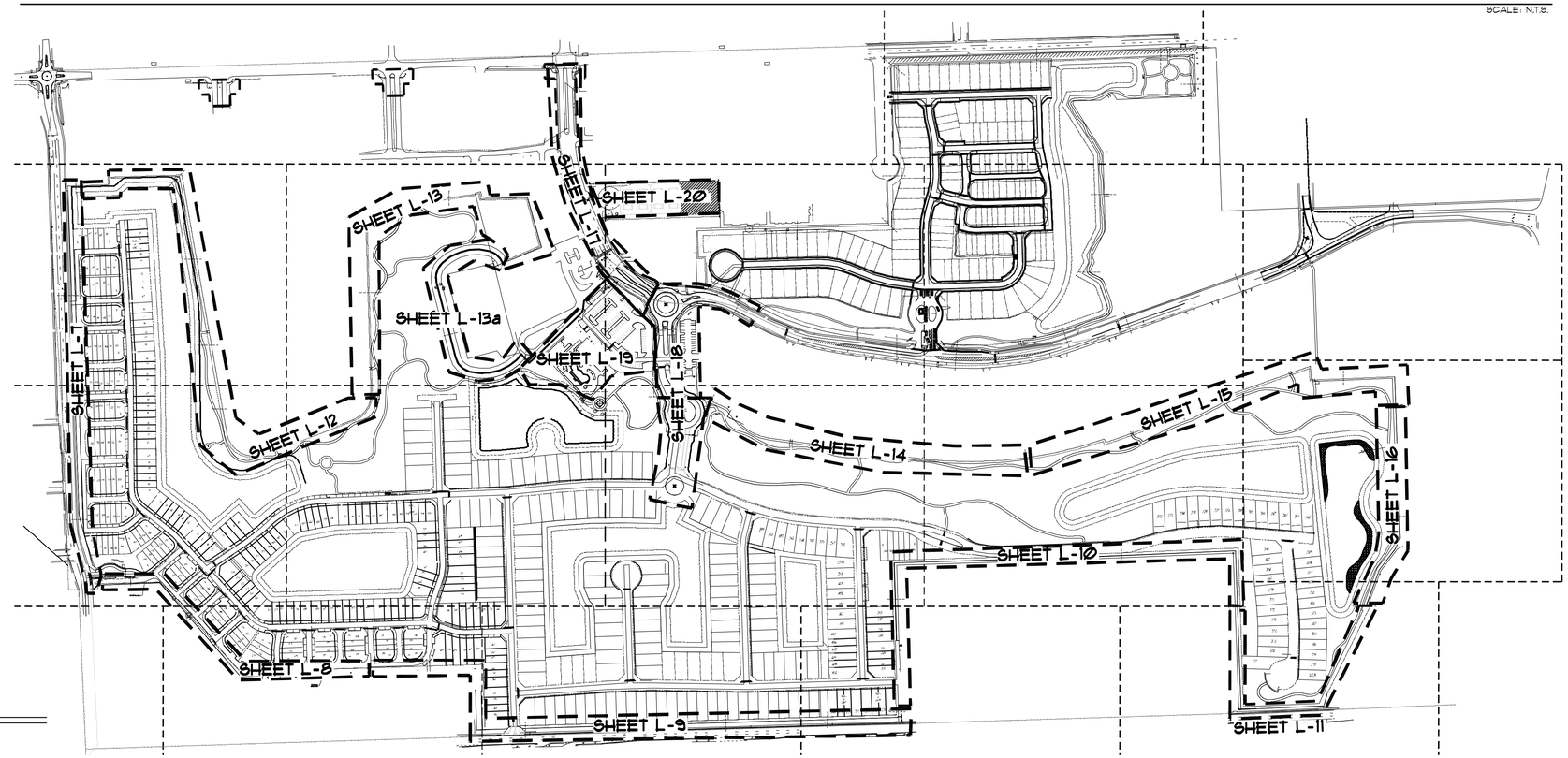
Sheet L1	COVER SHEET
Sheet L2	NOT PART OF THIS SUBMITTAL
Sheet L3	NOT PART OF THIS SUBMITTAL
Sheet L4	NOT PART OF THIS SUBMITTAL
Sheet L5	NOT PART OF THIS SUBMITTAL
Sheet L6	NOT PART OF THIS SUBMITTAL
Sheet L6a	NOT PART OF THIS SUBMITTAL
Sheet L7	WEST BUFFER PLANTING PLAN
Sheet L8	SOUTH BUFFER PLANTING 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	NORTH BUFFER PLANTING PLAN
Sheet L16	EAST BUFFER PLANTING PLAN
Sheet L17	HILLCREST DRIVE PLANTING PLAN
Sheet L18	ENTRY PLANTING PLAN
Sheet L19	NOT PART OF THIS SUBMITTAL
Sheet L20	NOT PART OF THIS SUBMITTAL
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

SHEET KEY

SCALE: N.T.S.



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.

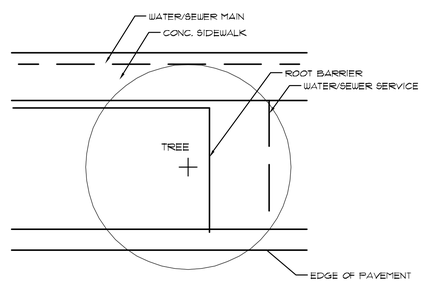
11.) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THERE ARE NOT CONFLICTS WITH ABOVE OR BELOW GROUND UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY OWNER IF CONFLICTS EXIST.

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.

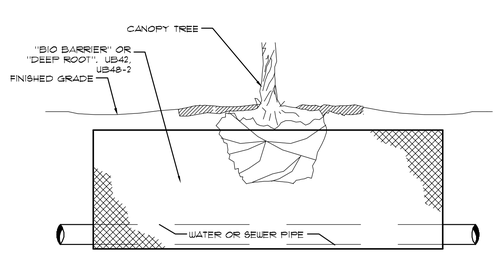
14.) TREES SHOWN ON THESE PLANS ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UNDERGROUND 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 7.5' 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.



* 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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License #LC-0000297

HILLCREST COUNTRY CLUB REDEVELOPMENT
PREPARED FOR PULTE 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 33

REVISIONS:

8.19.15	10.30.15	11.30.15
12.23.15	1.05.16	2.17.16
3.16.16	1.21.16	4.19.17
8.18.17	10.05.17	1.16.18

12.2.18 TAC submittal
2.12.18 Off Site Improvements
4.6.18 Phase II replat

SHEET:
L-1

SHEET KEY

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HOLLYWOOD, FL 33021

PLANTING PLAN

DATE: 07.03.15
DRAWN BY: AJO
JOB NO.: 14-061
SCALE: 1" = 20'-0"
FILENAME: Hillcrest 33

REVISIONS:

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8.18.17	10.05.17	1.16.18

1.22.18 TAC submittal
2.12.18 Off Site Improvements
4.6.18 Phase II replat

SHEET:
L-7

SHEET KEY

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SHEET:
L-8