



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

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297



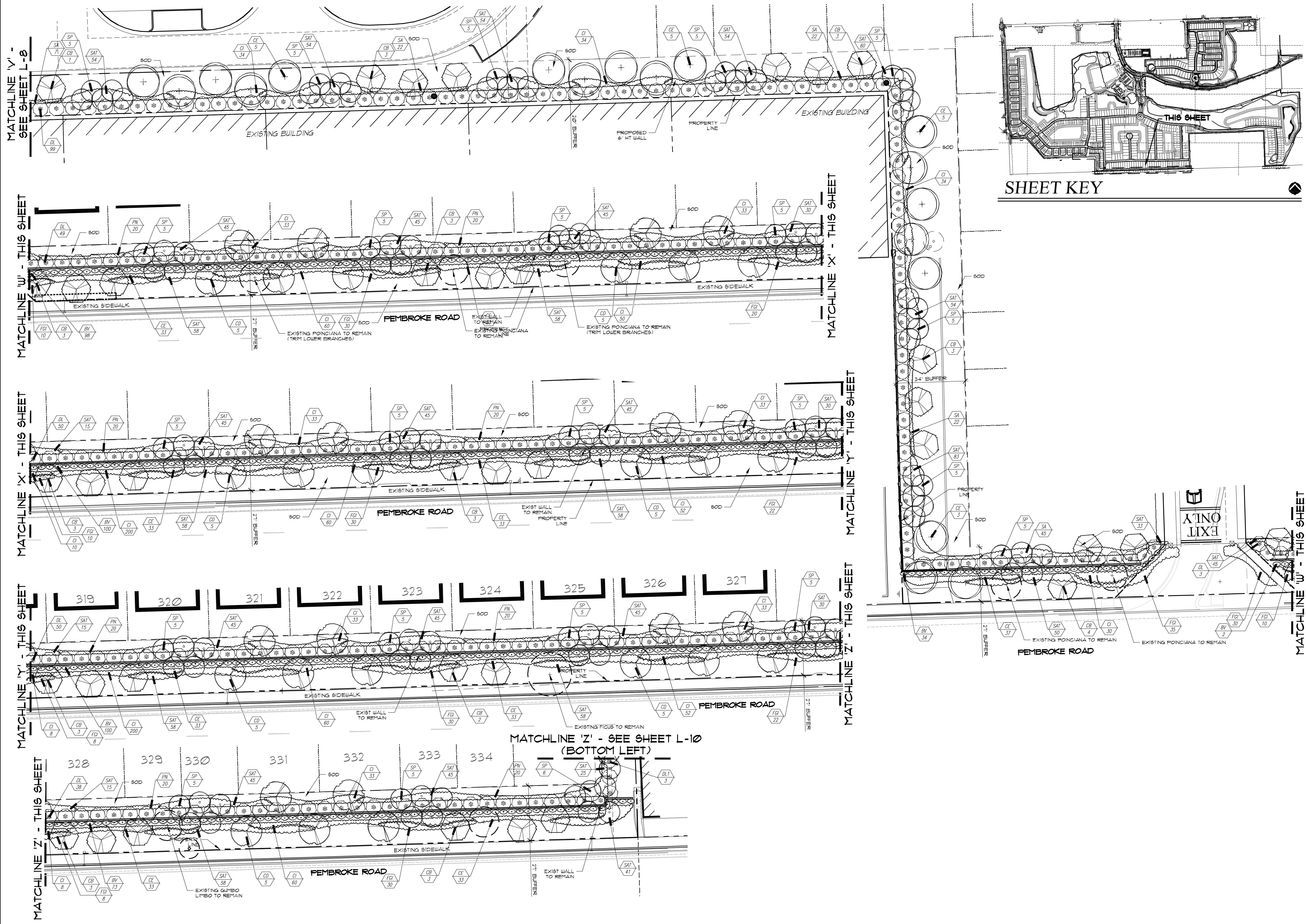
HILLCREST COUNTRY CLUB REDEVELOPMENT
PREPARED FOR PULTE GROUP
4600 HILLCREST DRIVE
HOLLYWOOD, FL 33021
PLANTING PLAN

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

9.15	10.30.15	11.30.15
23.15	1.05.16	2.17.16
6.16	11.21.16	4.19.17
8.17	10.05.17	1.16.18
2.18 TAC submittal		
2.18 Off Site Improvements		
6.18 Phase II replat		



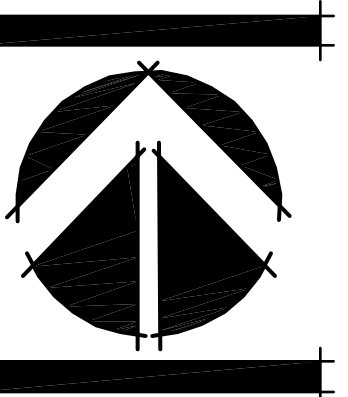
9-1



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

ATE: 07.03.15
RAWN BY: AJO
DB NO.: 14-061
CALE: 1' = 20'-0"
LENAME: Hillcrest 33

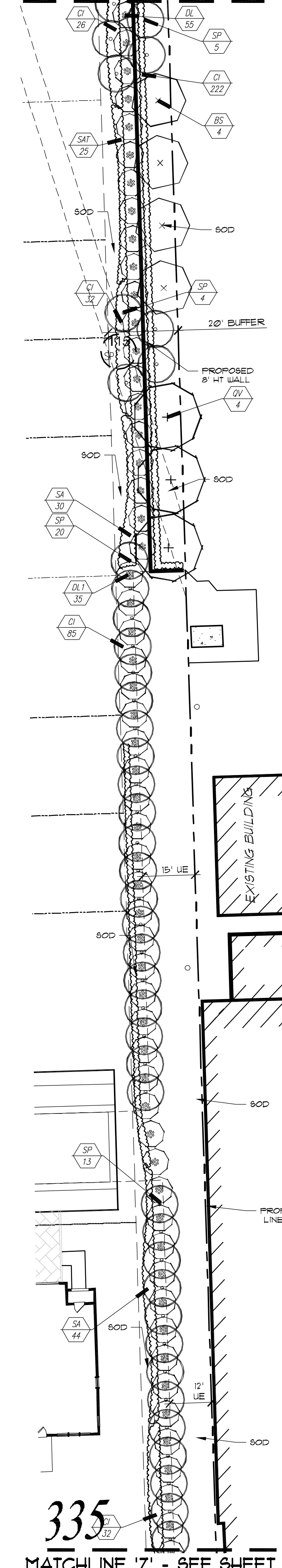
ECTIONS:		
9.15	10.30.15	11.30.15
23.15	1.05.16	2.17.16
6.16	11.21.16	4.19.17
8.17	10.05.17	1.16.18
2.18	TAC submittal	
2.18	Off Site Improvements	
6.18	Phase II replat	




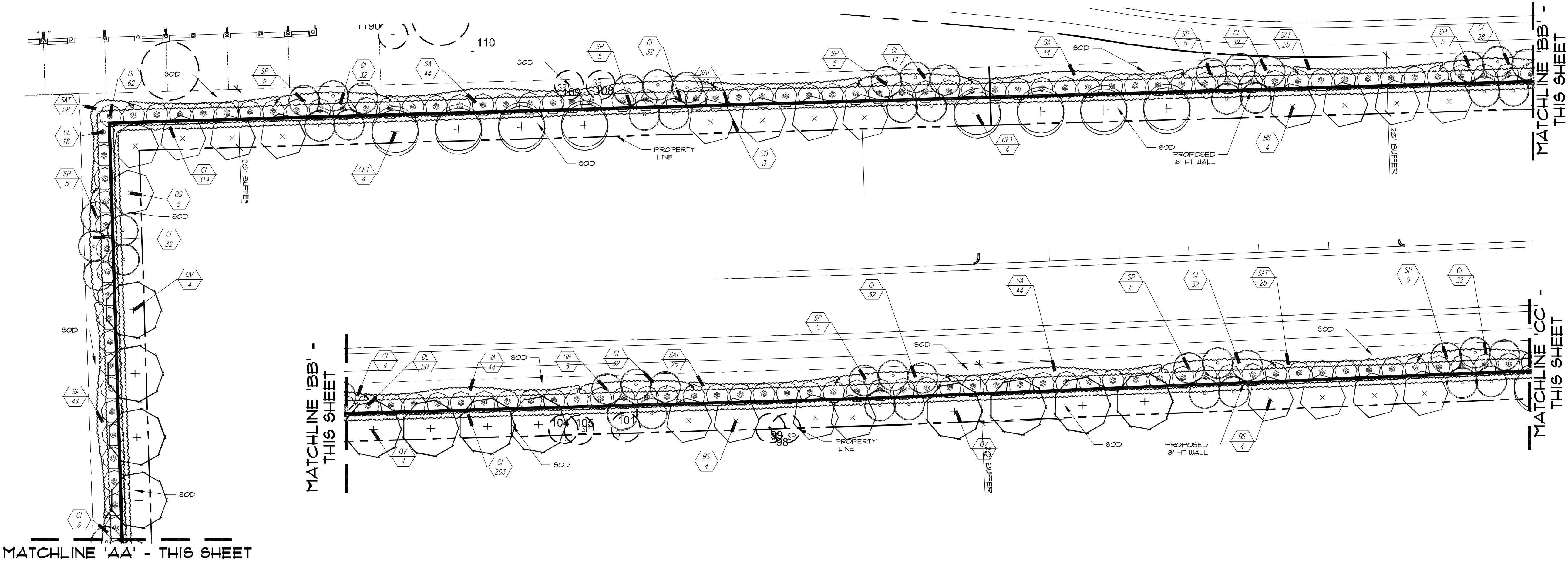
HEET:

~~-10~~

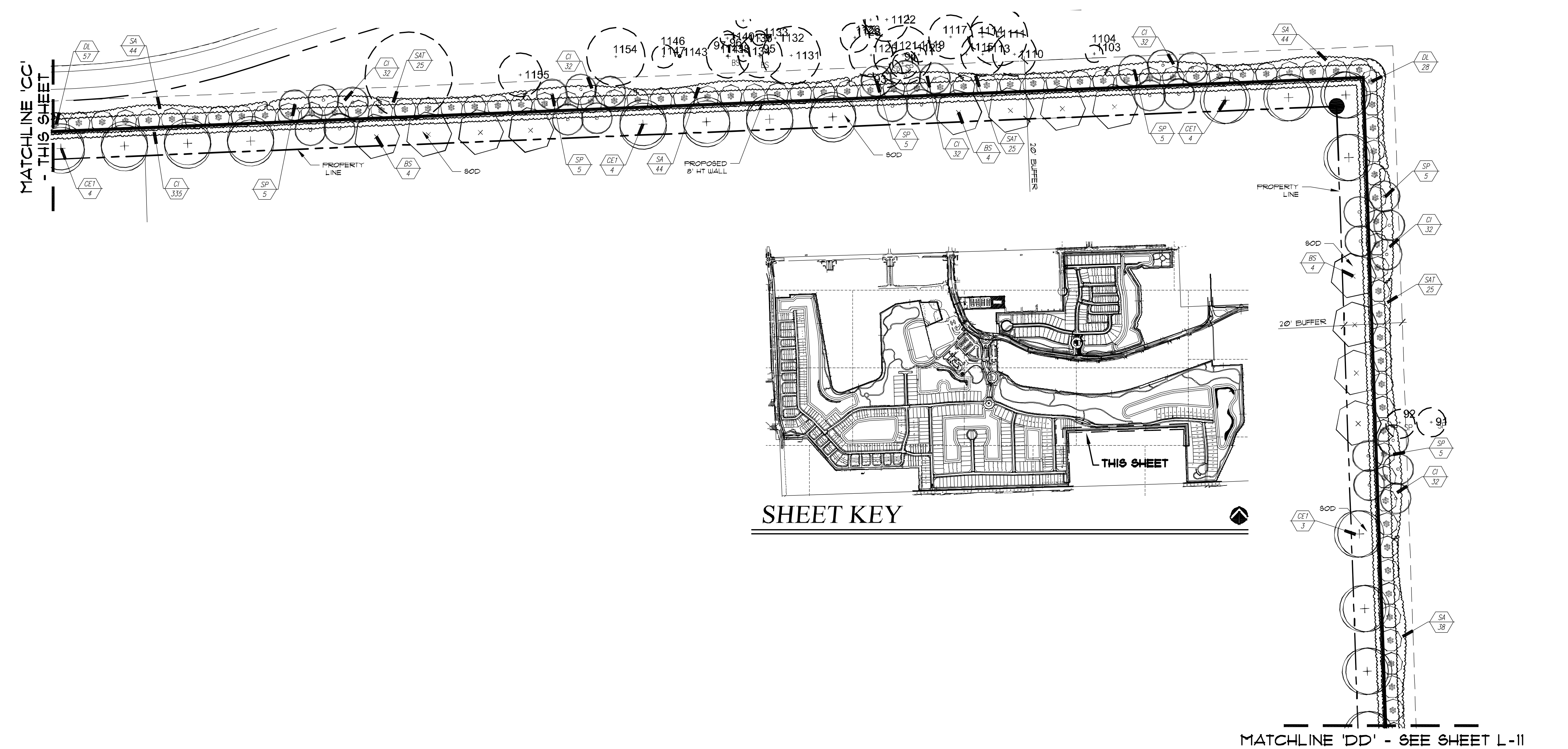
MATCHLINE 'AA' - THIS SHEET



335  MATCHLINE 'Z' - SEE SHEET L-9



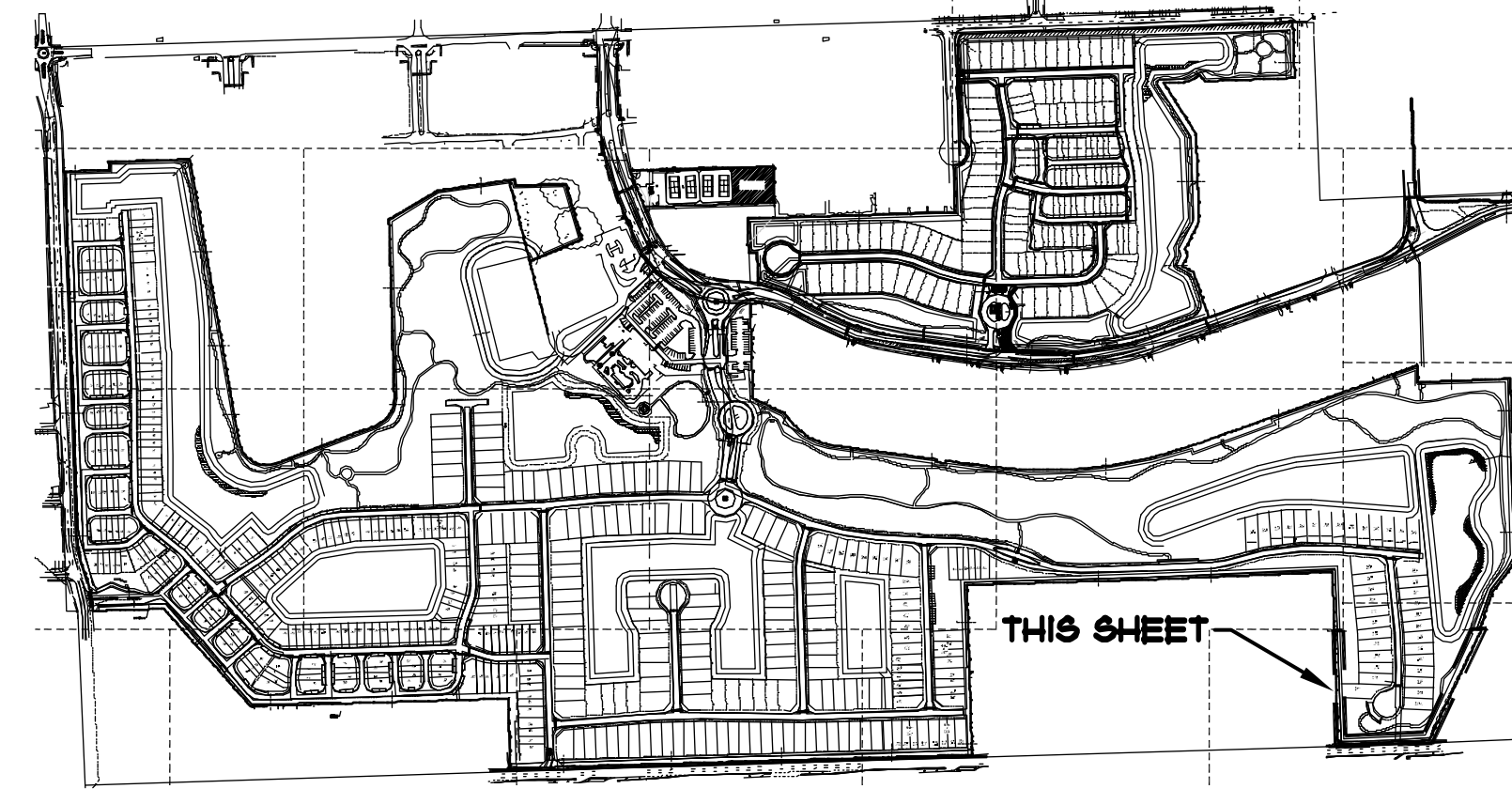
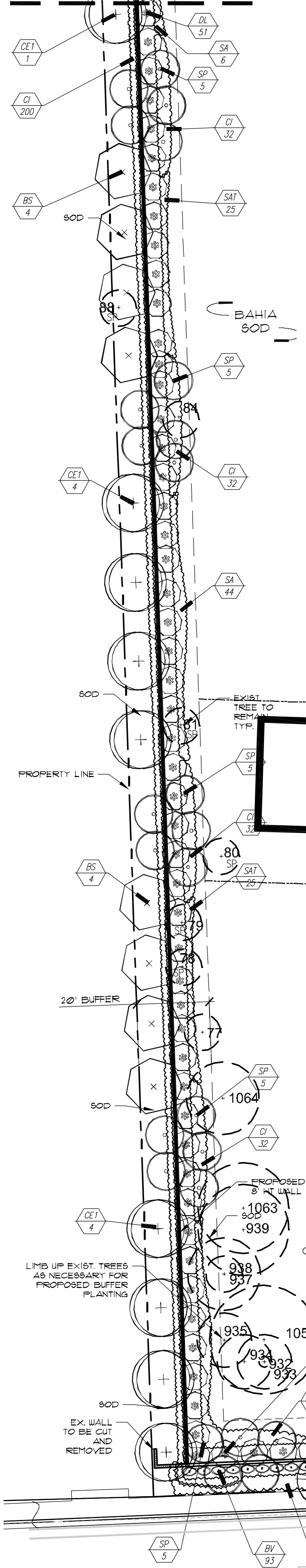
MATCHLINE 'AA' - THIS SHEET



SHEET KEY

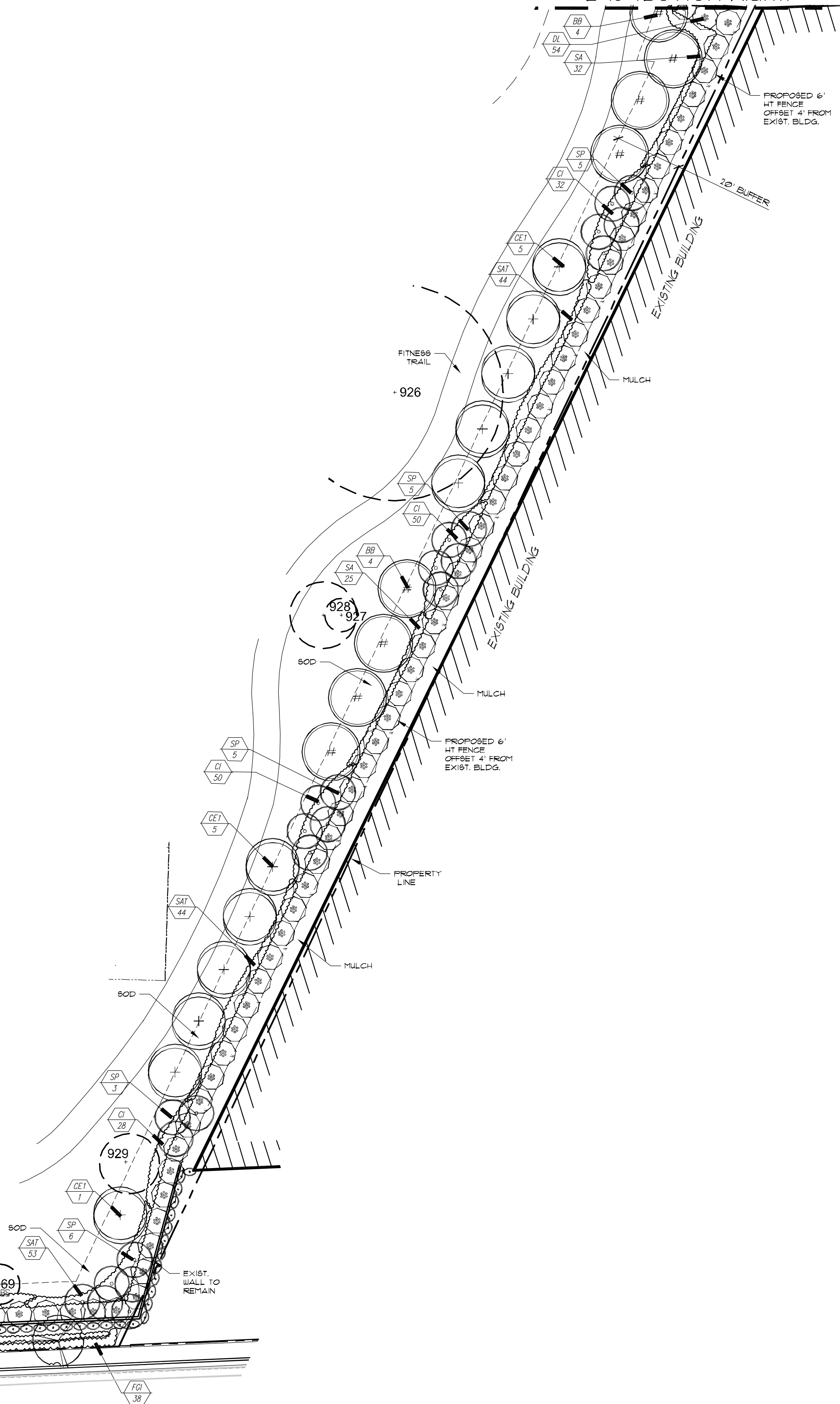
MATCHLINE 'DD' - SEE SHEET L-11

MATCHLINE 'DD' - SEE SHEET L-10
(BOTTOM RIGHT)



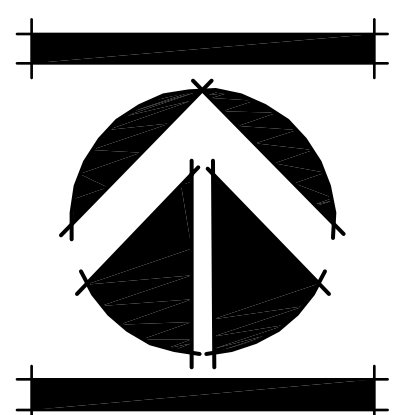
SHEET KEY

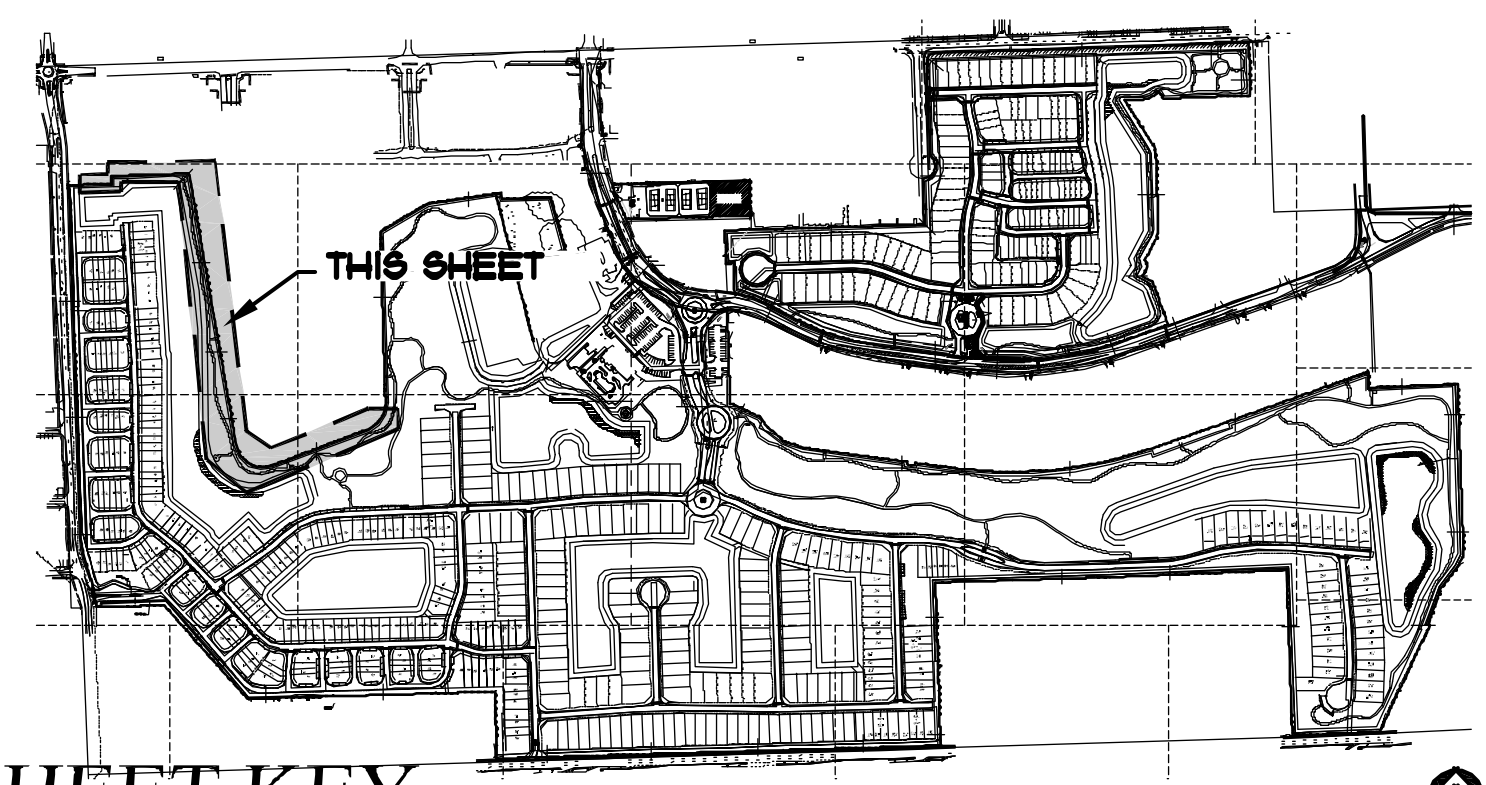
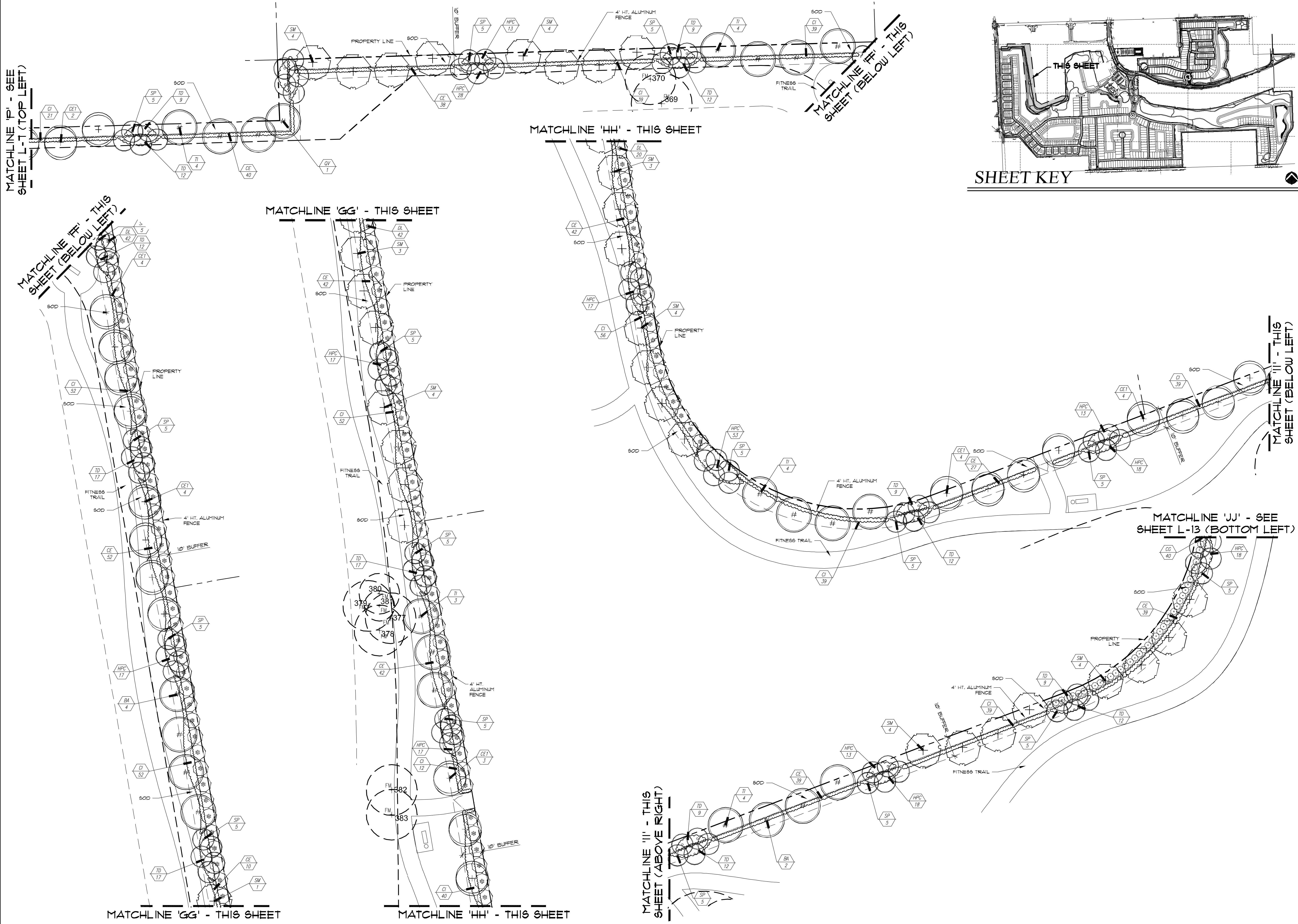
MATCHLINE 'EE' - SEE SHEET
L-16 (BOTTOM RIGHT)



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

DATE: 07.03.15
DRAWN BY: AJO
JOB NO.: 14-061
SCALE: 1" = 20'-0"
FILENAME: Hillcrest 33
REVISIONS:
8/13/15 10/30/15 11/30/15
12/23/15 12/23/15 2/17/16
3/16/16 12/16/16 4/19/17
8/19/17 10/25/17 1/16/18
12/18 TAC submittal
2/2/18 Off site improvements
4/2/18 Phase II replant.





SHEET KEY



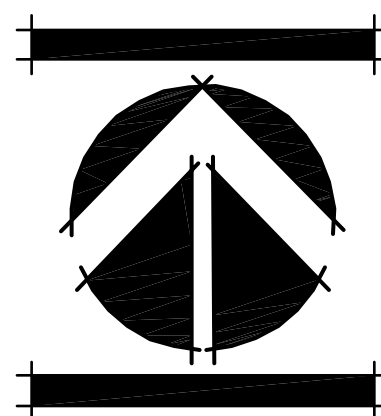
PARKER-YANNETTE
design group, inc.

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

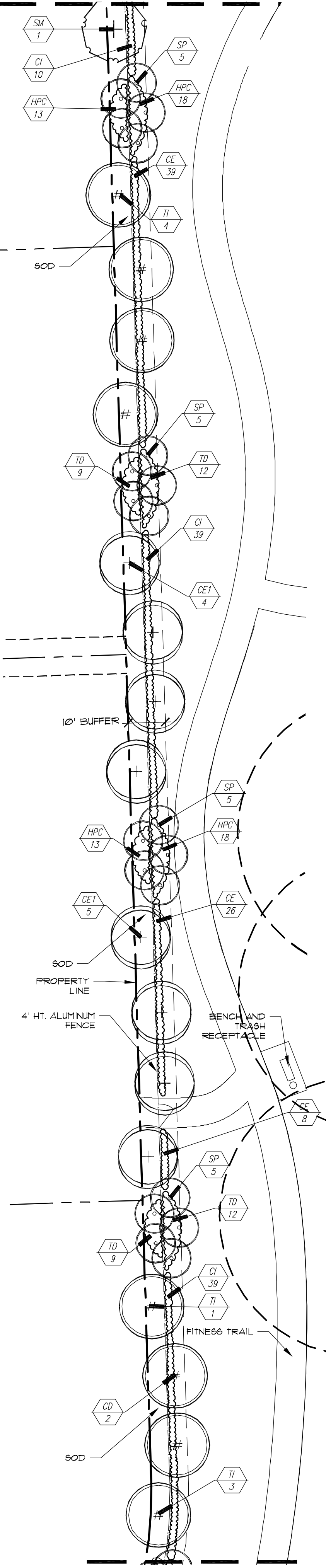
Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

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

DATE: 07.03.15
DRAWN BY: AJO
JOB NO.: 14-061
SCALE: 1" = 20'-0"
FILENAME: Hillcrest 33
REVISIONS:
8/13/15 10/30/15 11/30/15
12/23/15 12/23/15 2/17/16
3/16/16 12/16/16 4/19/17
8/18/17 10/25/17 1/16/18
12/18 TAC submittal
2/2/18 Off site improvements
4/2/18 Phase II replant.

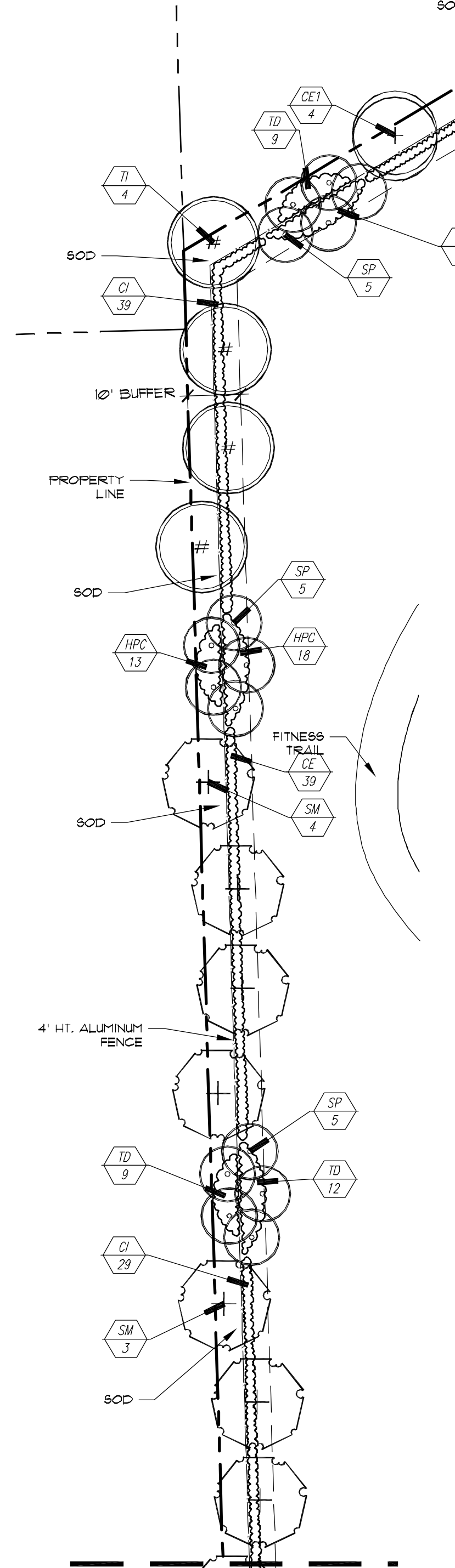


MATCHLINE 'KK' - THIS SHEET
(BELOW RIGHT)

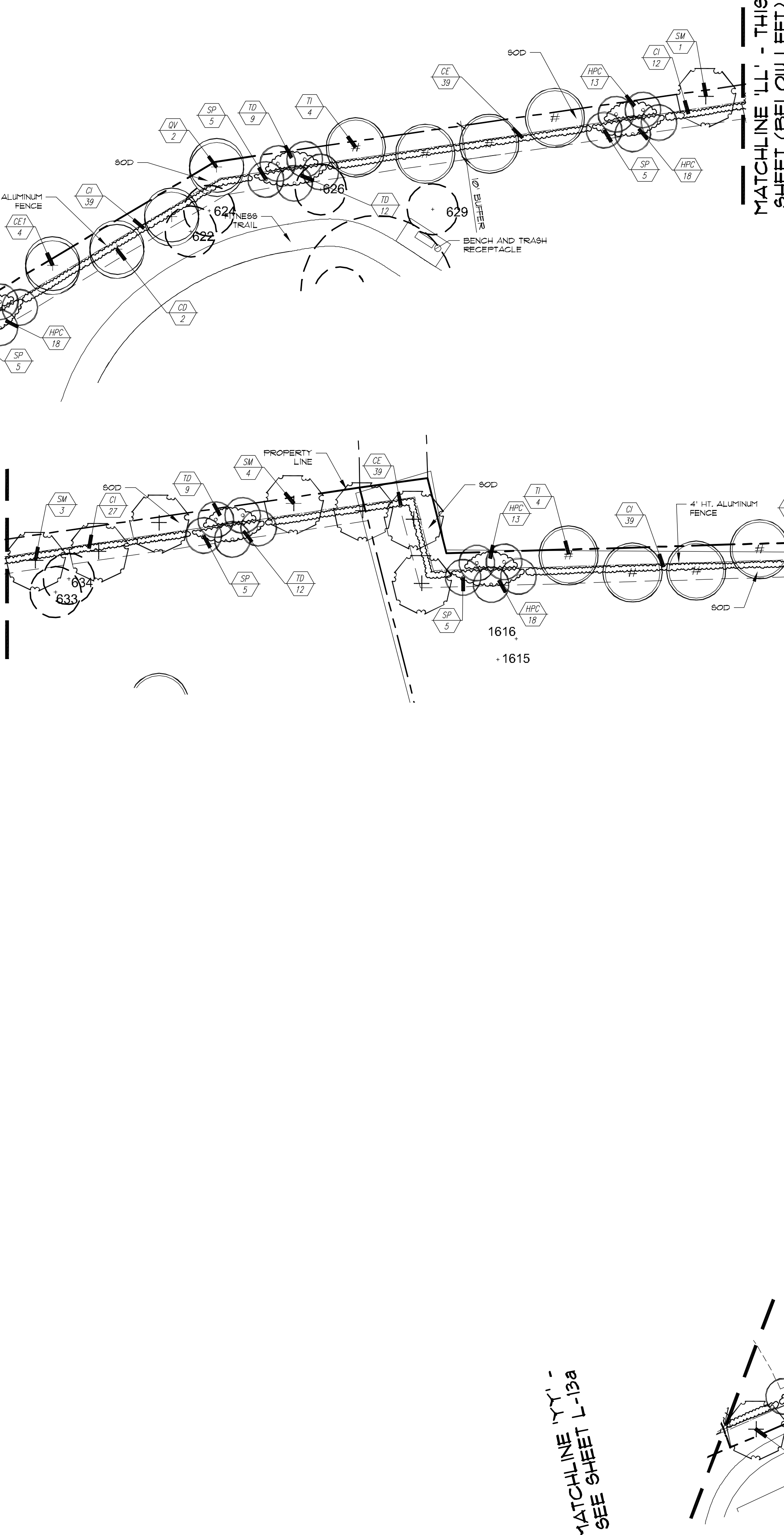


MATCHLINE 'JJ' - SEE SHEET
L-12 (BOTTOM LEFT)

MATCHLINE 'KK' - THIS SHEET
(ABOVE LEFT)

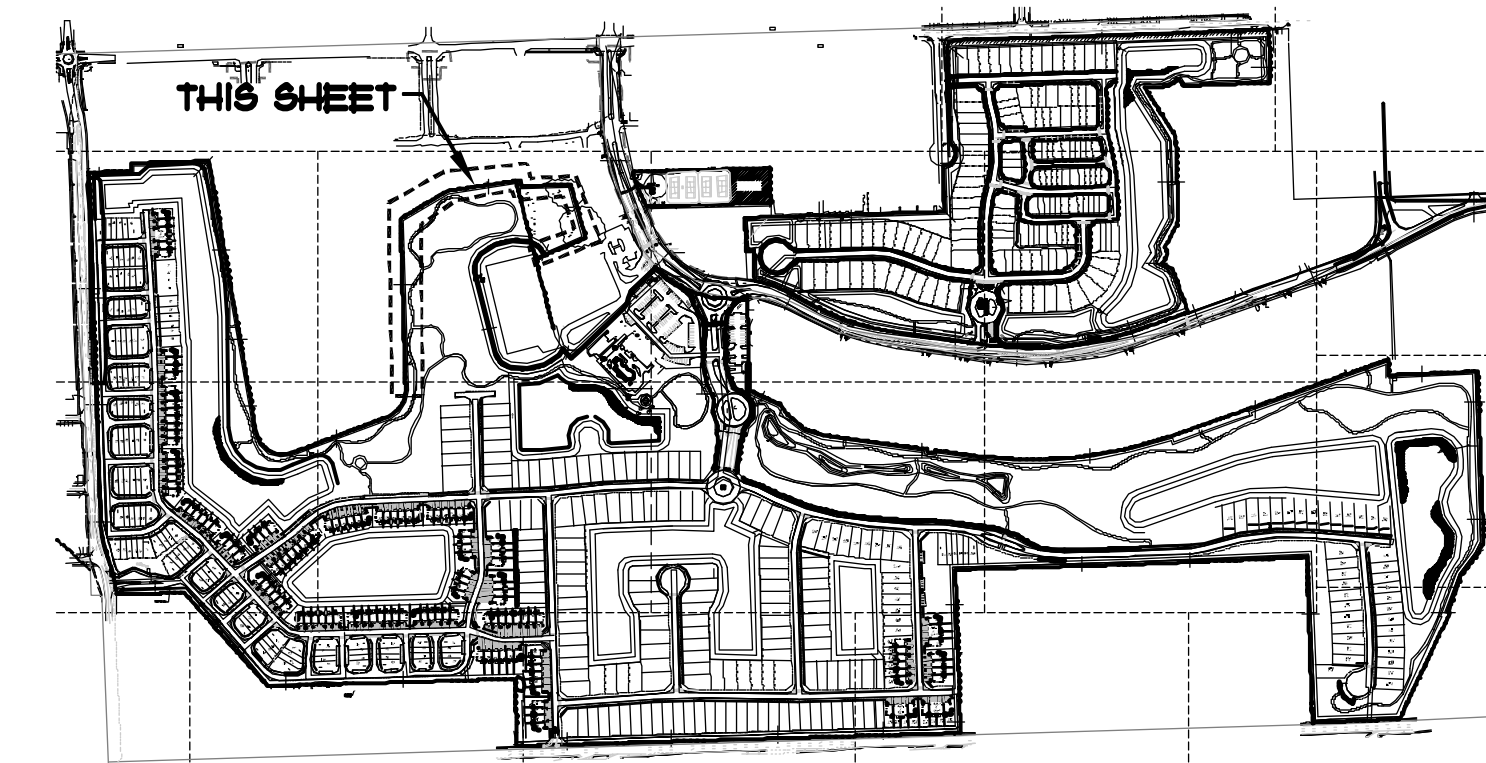


MATCHLINE 'LL' - THIS
SHEET (ABOVE RIGHT)

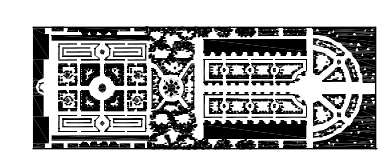


MATCHLINE 'YY' -
SEE SHEET L-13a

MATCHLINE 'LL' - THIS
SHEET (BELOW LEFT)



SHEET KEY



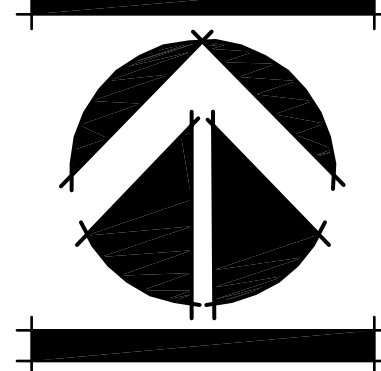
PARKER-YANNETTE
design group, inc.

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

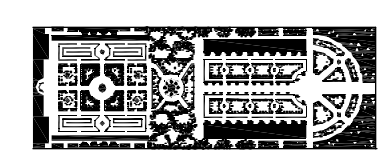
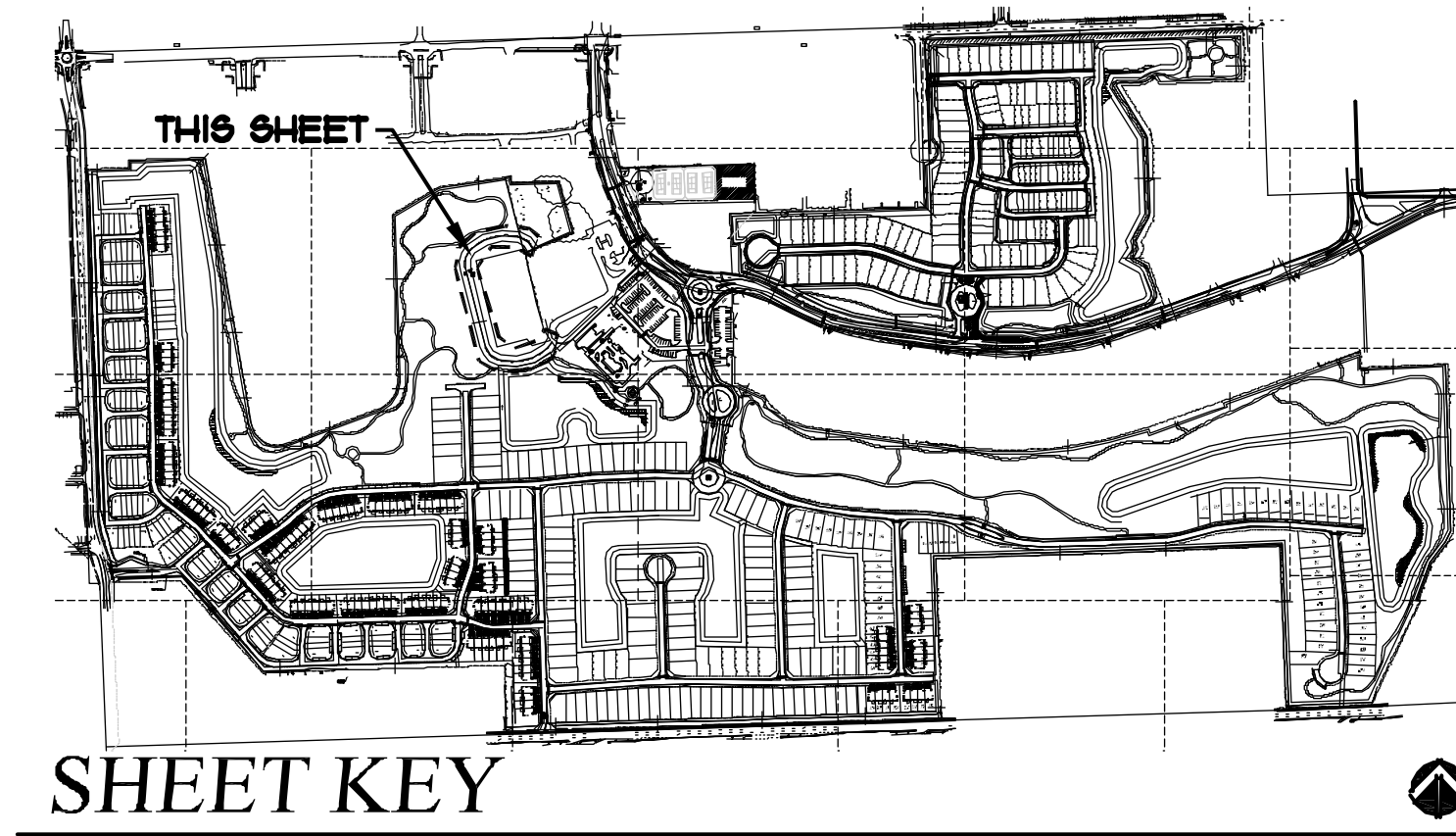
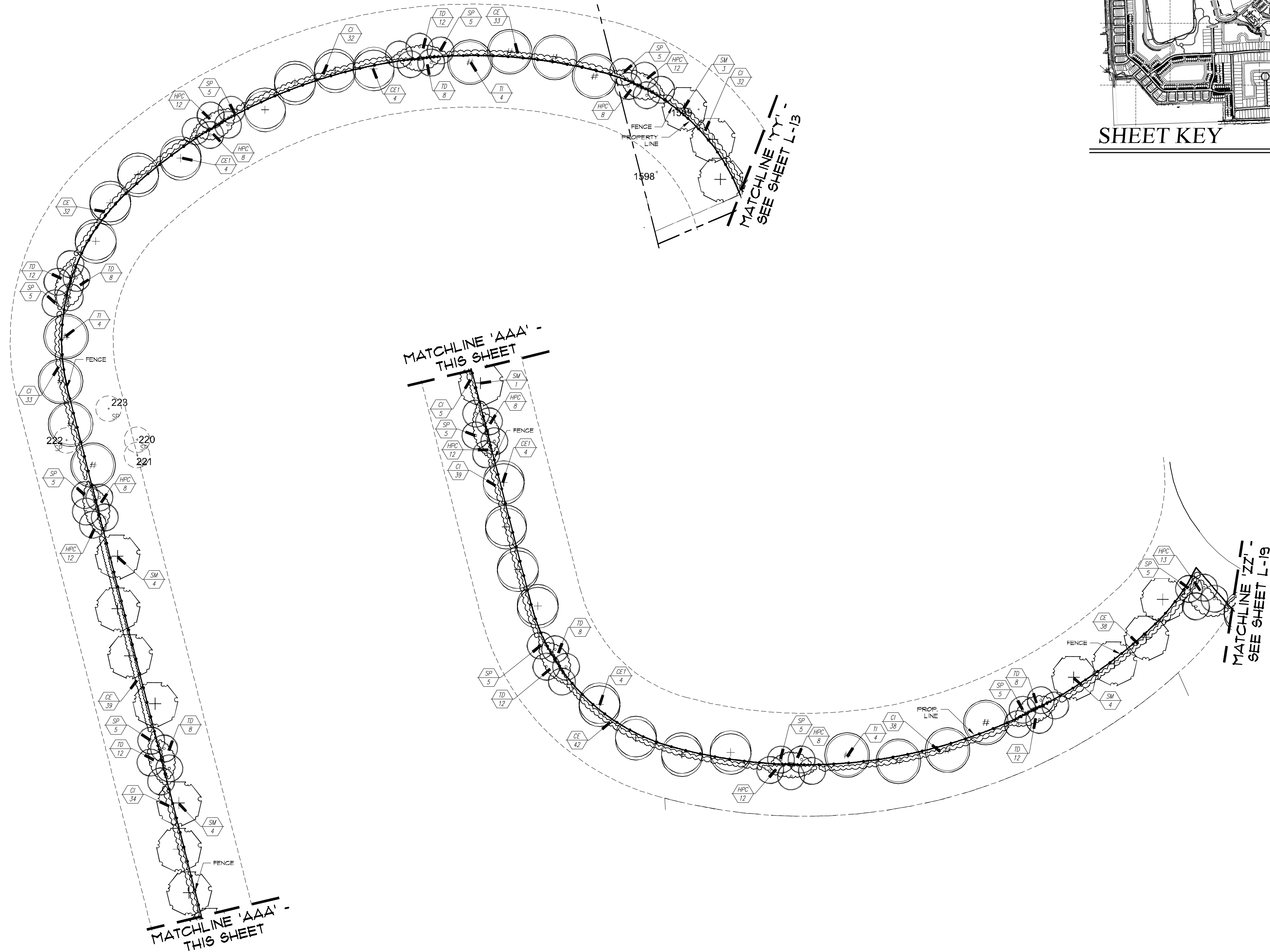
Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

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

DATE: 07.03.15
DRAWN BY: AJO
JOB NO.: 14-0061
SCALE: 1" = 20'-0"
FILENAME: Hillcrest 33
REVISIONS:
8/13/15 10/30/15 11/30/15
12/23/15 10/5/16 2/17/16
3/16/16 12/1/16 4/19/17
8/18/17 10/25/17 1/16/18
12/18 TAC submittal
2/2/18 Off site improvements
4/2/18 Phase II replant.



SHEET:
L-13



PARKER-YANNETTE
design group, inc.

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

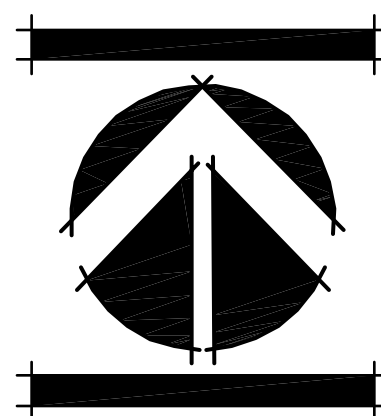
Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

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

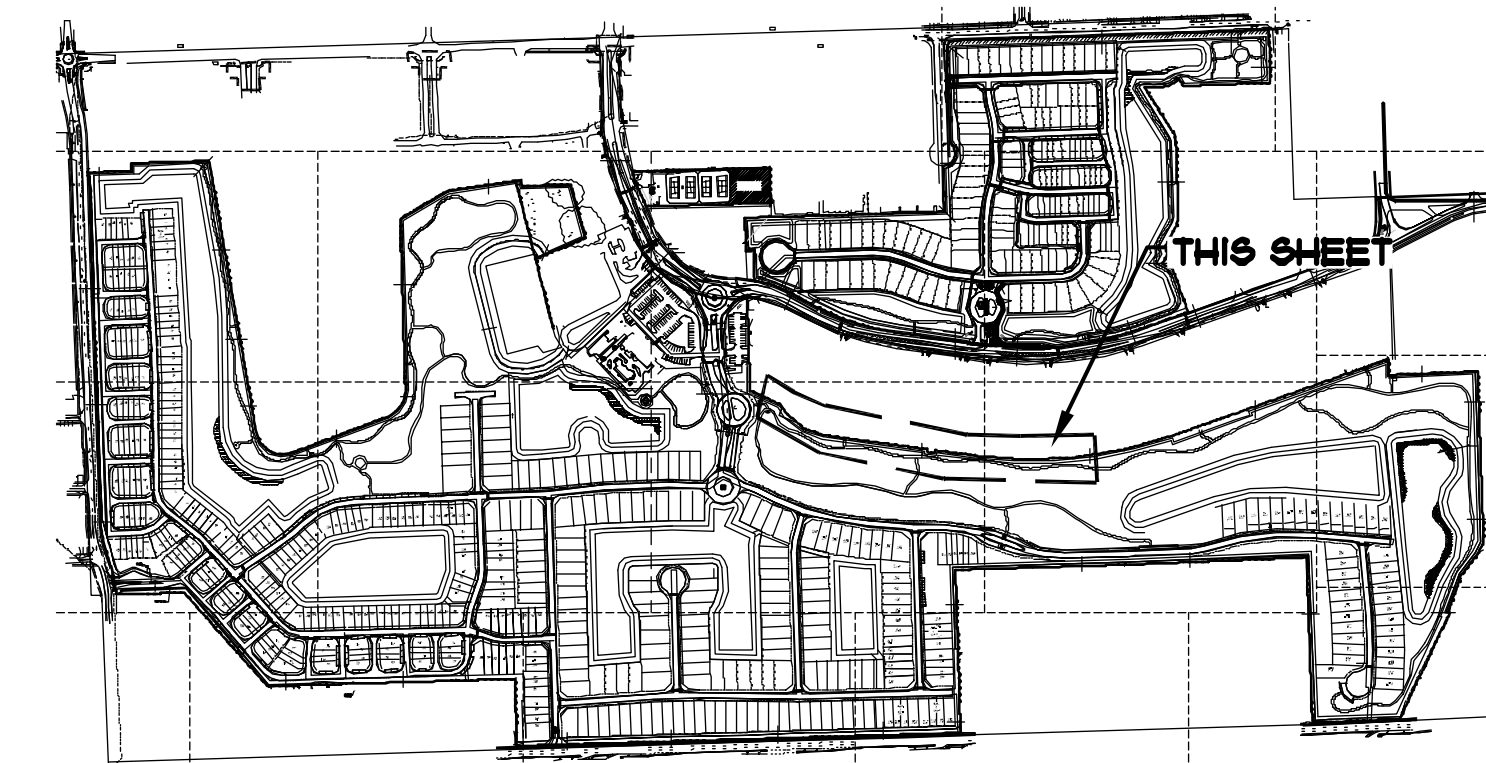
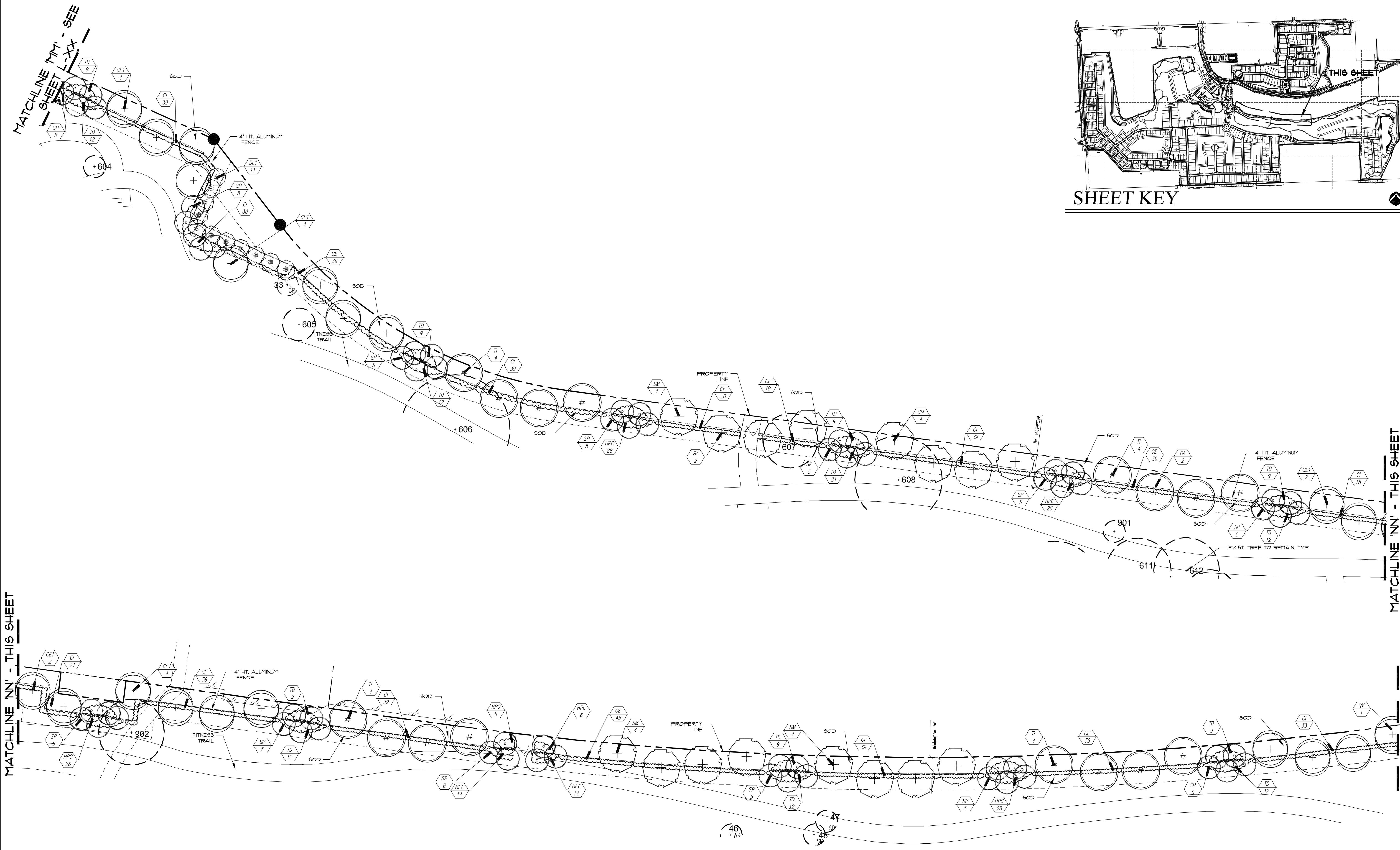
DATE: 07.03.15
DRAWN BY: AJO
JOB NO.: 14-061
SCALE: 1" = 20'-0"
FILENAME: Hillcrest 33

REVISIONS:

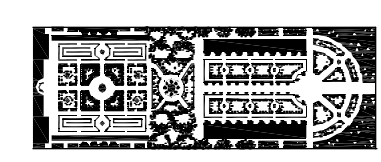
8/13/15	10/30/15	11/30/15
12/23/15	10/25/16	2/17/16
3/16/16	11/21/16	4/19/17
8/18/17	10/25/17	1/16/18
12/18 TAC submittal		
2/2/18 Off site improvements		
4/2/18 Phase II replant		



SHEET:
L-13a



SHEET KEY



PARKER-YANNETTE
design group, inc.

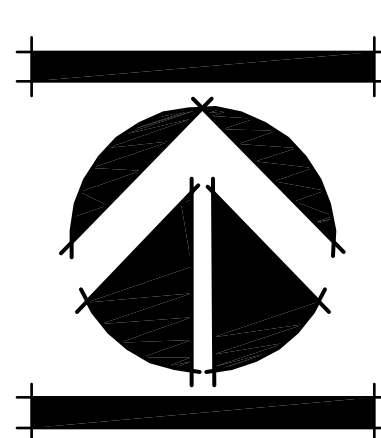
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
825 South U.S. Highway One
Suite 330
Jupiter, Florida 33477

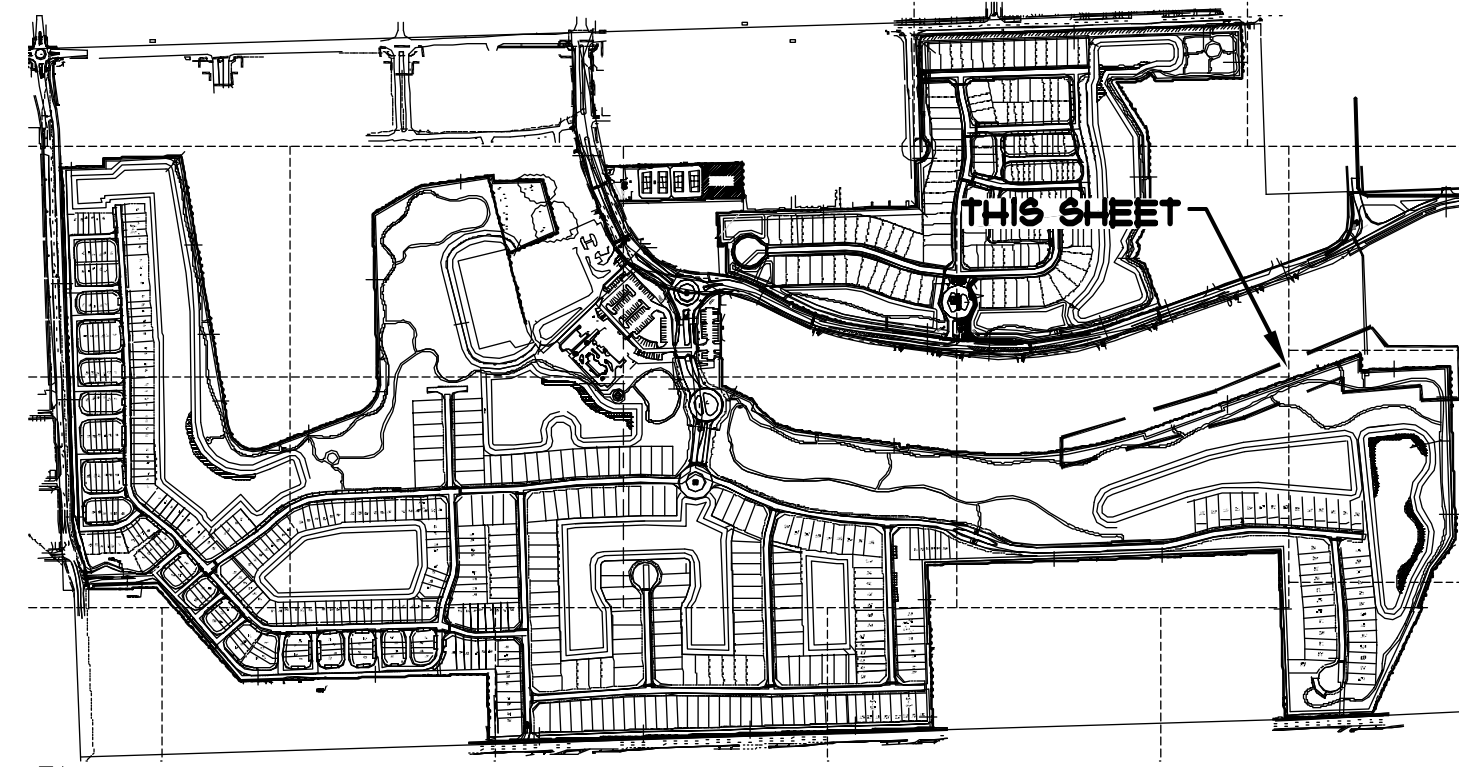
Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

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

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

REVISIONS:
8/13/15 10/30/15 11/30/15
12/23/15 10/5/16 2/17/16
3/6/16 12/1/16 4/19/17
8/18/17 10/25/17 1/6/18
12/18 TAC submittal
2/2/18 Off site improvements
4/2/18 Phase II replant.

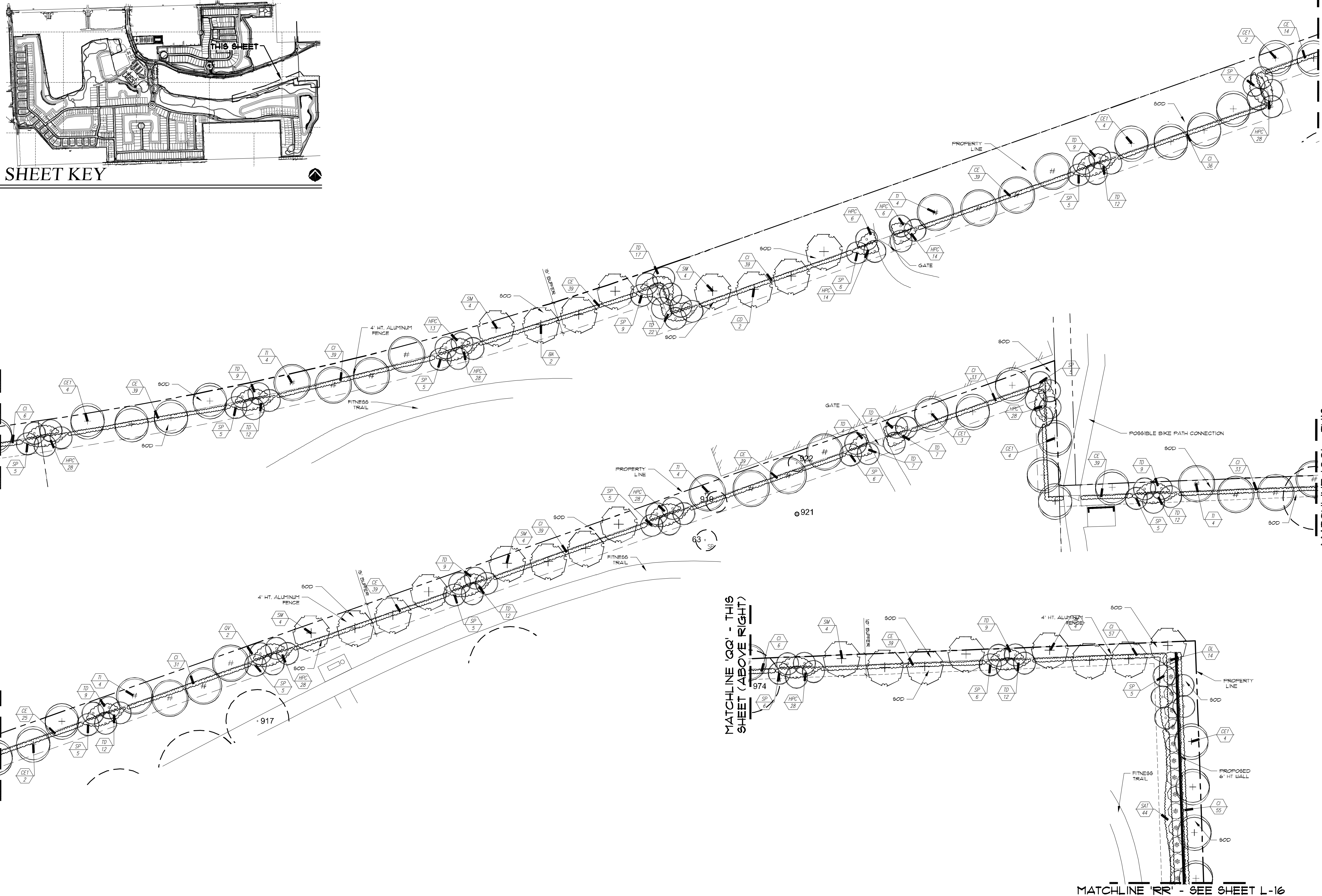




SHEET KEY

MATCHLINE 'OO' - SEE SHEET L-14

MATCHLINE 'PP' - THIS SHEET

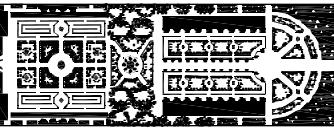


MATCHLINE 'PP' - THIS SHEET

MATCHLINE 'GG' - THIS SHEET (BELOW LEFT)

MATCHLINE 'GG' - THIS SHEET (ABOVE RIGHT)

MATCHLINE 'RR' - SEE SHEET L-16



PARKER-YANNETTE
design group, inc.

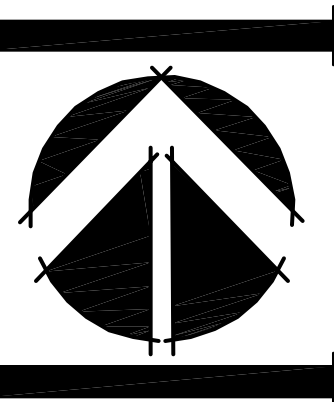
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
825 South U.S. Highway One
Suite 330
Jupiter, Florida 33477

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

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

DATE: 01.03.15
DRAWN BY: AJO
JOB NO.: 14-061
SCALE: 1" = 20'-0"
FILENAME: Hillcrest 33

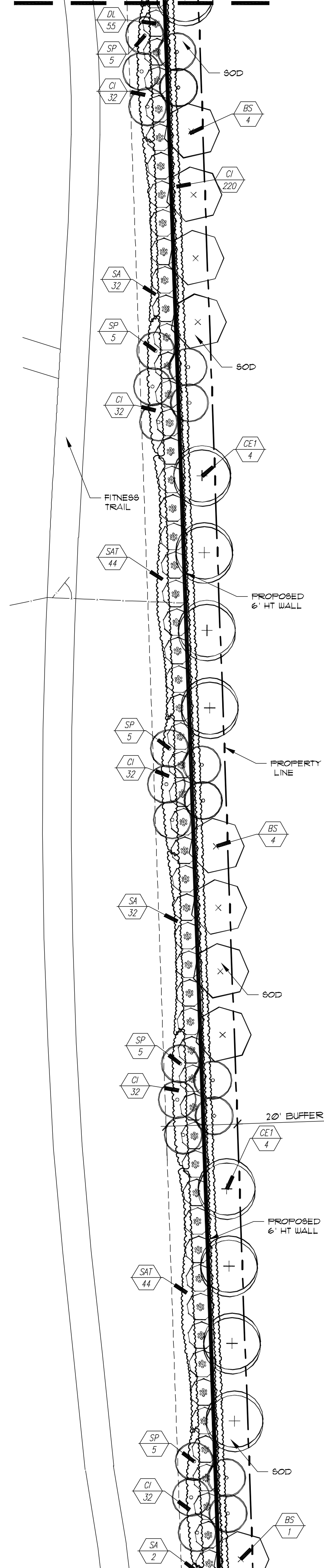
REVISIONS:
8/13/15 10/30/15 11/30/15
12/23/15 10/5/16 2/17/16
3/16/16 12/1/16 4/19/17
8/18/17 10/25/17 1/6/18
12/18 TAC submittal
2/2/18 Off site improvements
4/2/18 Phase II replant.



SHEET:

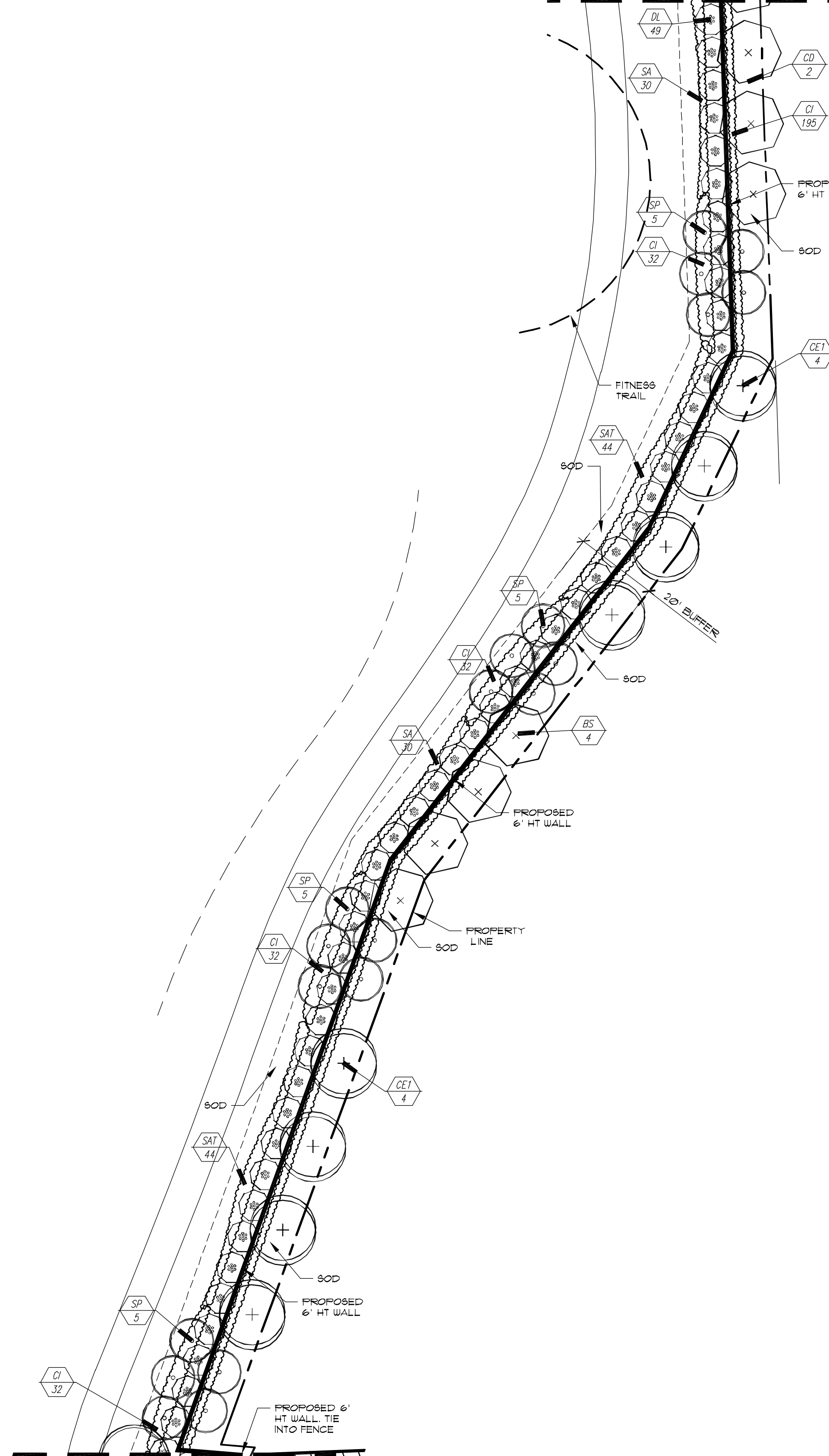
L-15

MATCHLINE 'RR' - SEE SHEET L-15

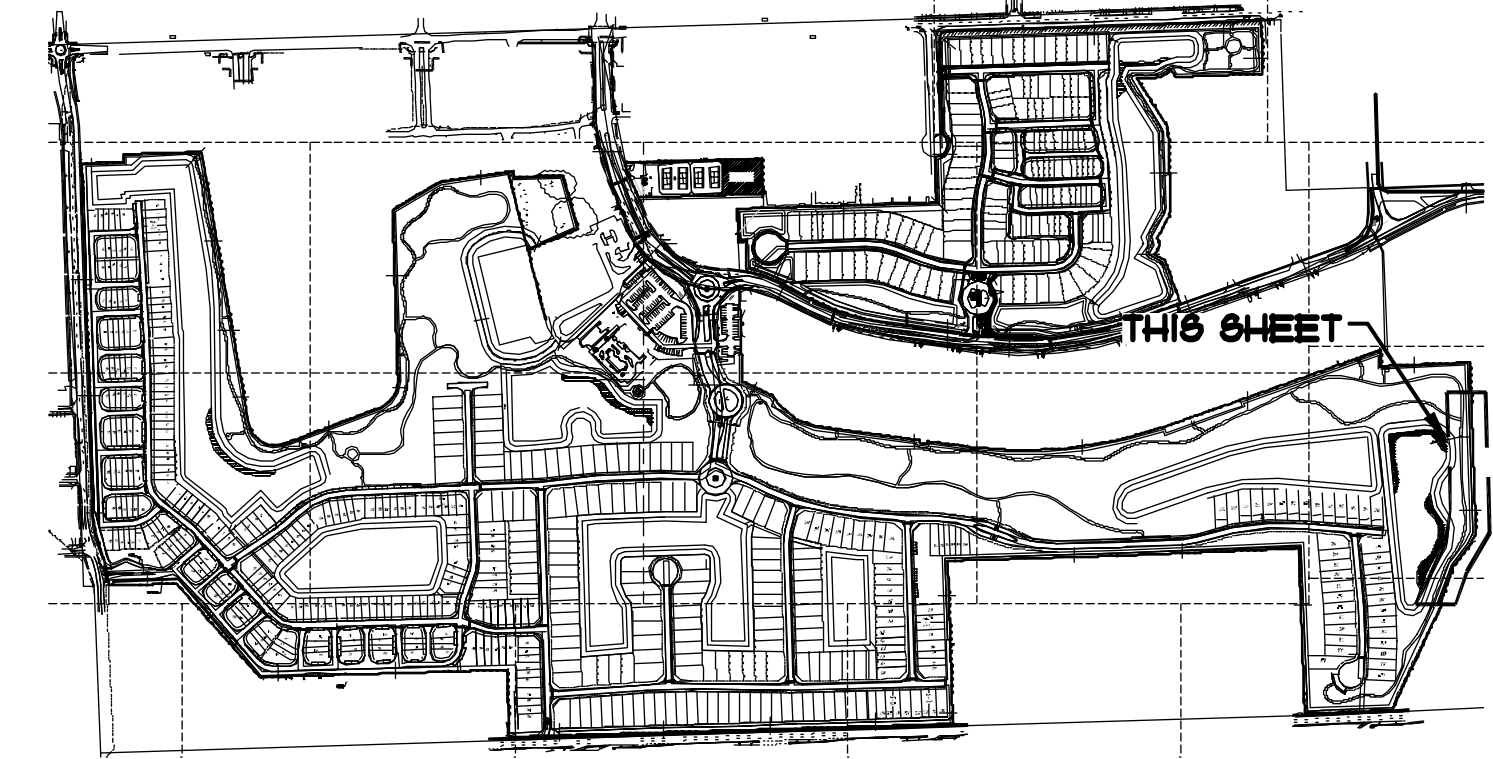


MATCHLINE 'SS' - THIS SHEET

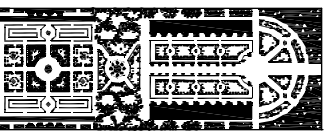
MATCHLINE 'SS' - THIS SHEET



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



SHEET KEY



PARKER-YANNETTE
design group, inc.

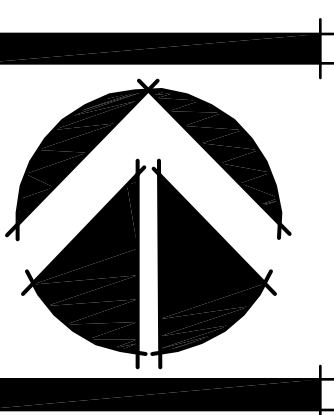
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
825 South U.S. Highway One
Suite 330
Jupiter, Florida 33477

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

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

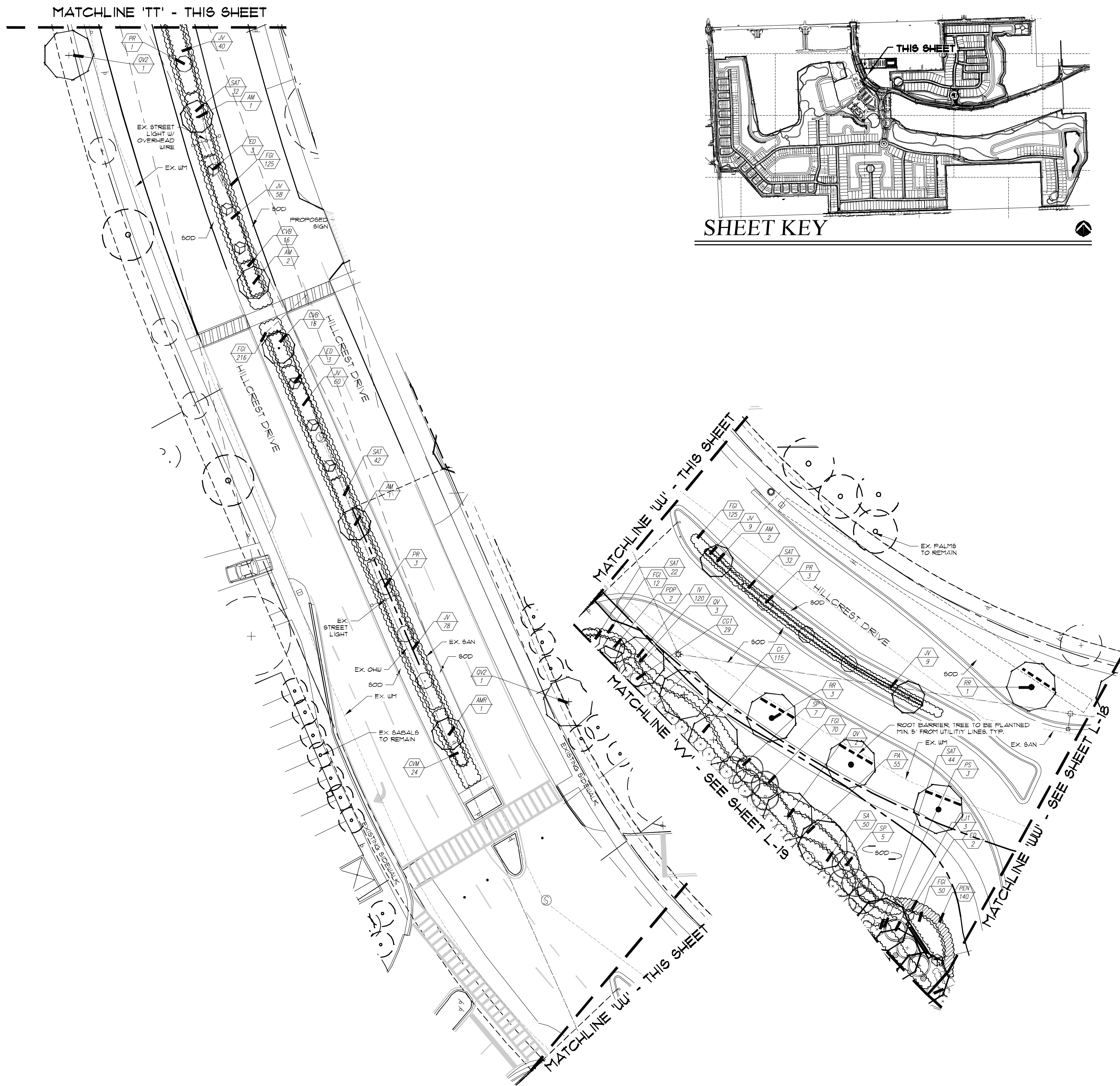
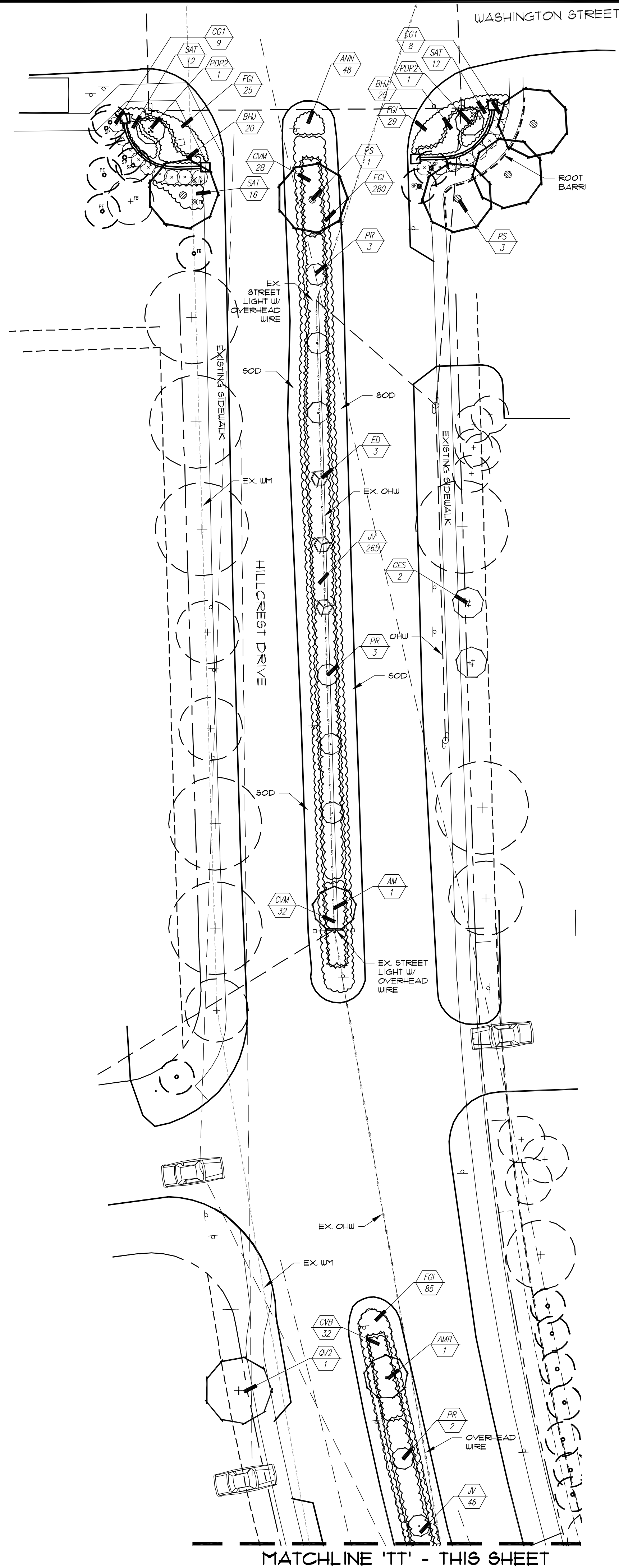
DATE: 07.03.15
DRAWN BY: AJO
JOB NO.: 14-061
SCALE: 1" = 20'-0"
FILENAME: Hillcrest 33

REVISIONS:
8/13/15 10/30/15 11/30/15
12/23/15 10/5/16 2/17/16
3/16/16 12/1/16 4/19/17
8/18/17 10/25/17 1/16/18
12/2/18 TAC submittal
2/2/18 Off site improvements
4/6/18 Phase II replant.



SHEET:

L-16



PARKER-YANNETTE
design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS

825 South U.S. Highway One
Suite 330
Jupiter, Florida 33477

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

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

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

REVISIONS:


8/13/15	10/30/15	11/30/15
2/23/16	10/5/16	2/17/16
3/16/16	12/1/16	4/19/17
8/18/17	10/25/17	1/16/18
12/18 TAC submittal		
2/2/18 Off site improvements		
4/2/18 Phase II replant		

SHEET:
L-17

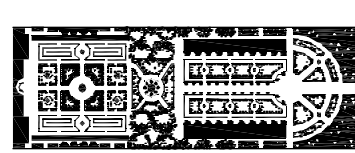
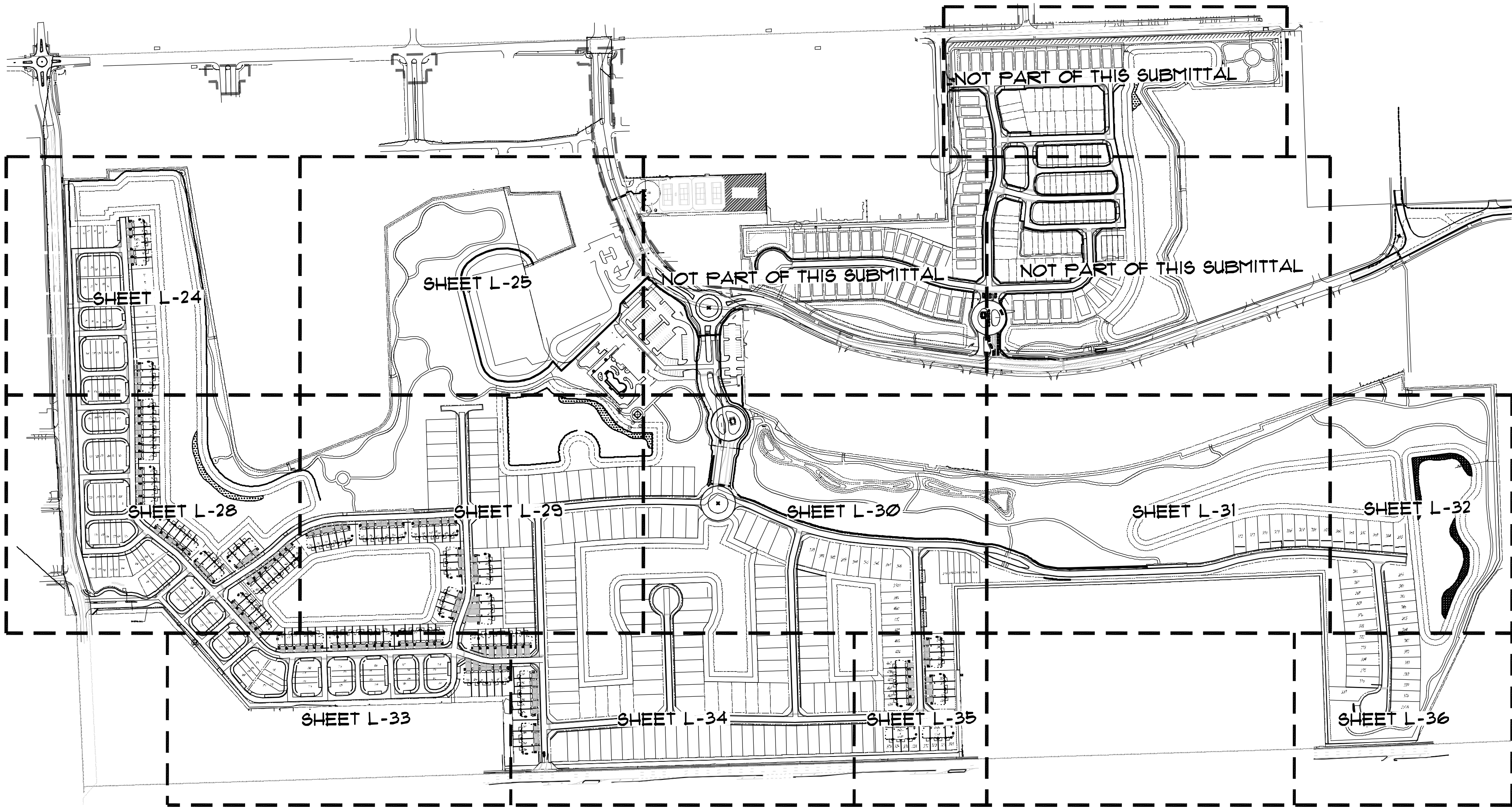
Planting Plans for:

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

Notes:

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

SHEET KEY



PARKER-YANNETTE
design group, inc.

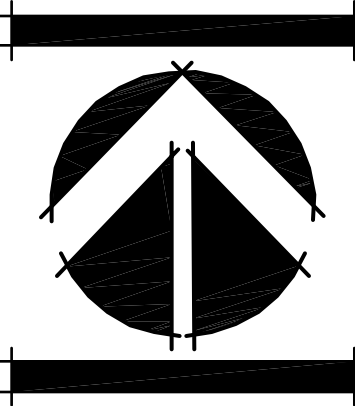
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
825 South U.S. Highway One
Suite 330
Jupiter, Florida 33477

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

HILLCREST COUNTRY CLUB REDEVELOPMENT
PREPARED FOR FULTE GROUP
4600 HILLCREST DRIVE
HOLLYWOOD, FL 33021
LAKE EDGE AND OPEN SPACE PLANTING PLAN COVER SHEET

DATE: 07.03.15
DRAWN BY: AJO
JOB NO.: 14-061
SCALE: N.A.
FILENAME: Hillcrest 33

REVISIONS:
8/3/15 10/30/15 11/30/15
12/3/15 10/5/16 2/17/16
3/6/16 12/1/16 4/19/17
8/18/17 10/25/17 1/6/18
12/18 TAC submittal
2/2/18 Off site improvements
4/6/18 Phase II replant.



SHEET:

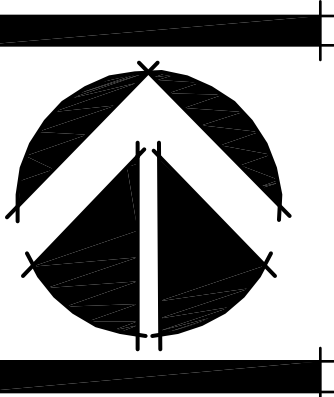
L-22

HILLCREST COUNTRY CLUB REDEVELOPMENT
PREPARED FOR PULTE GROUP
4600 HILLCREST DRIVE
HOLLYWOOD, FL 33021
LAKE EDGE AND OPEN SPACE PLANTING PLAN

DATE: 07.03.15
DRAWN BY: AJO
JOB NO.: 14-061
SCALE: 1" = 40'-0"
FILENAME: Hillcrest 33

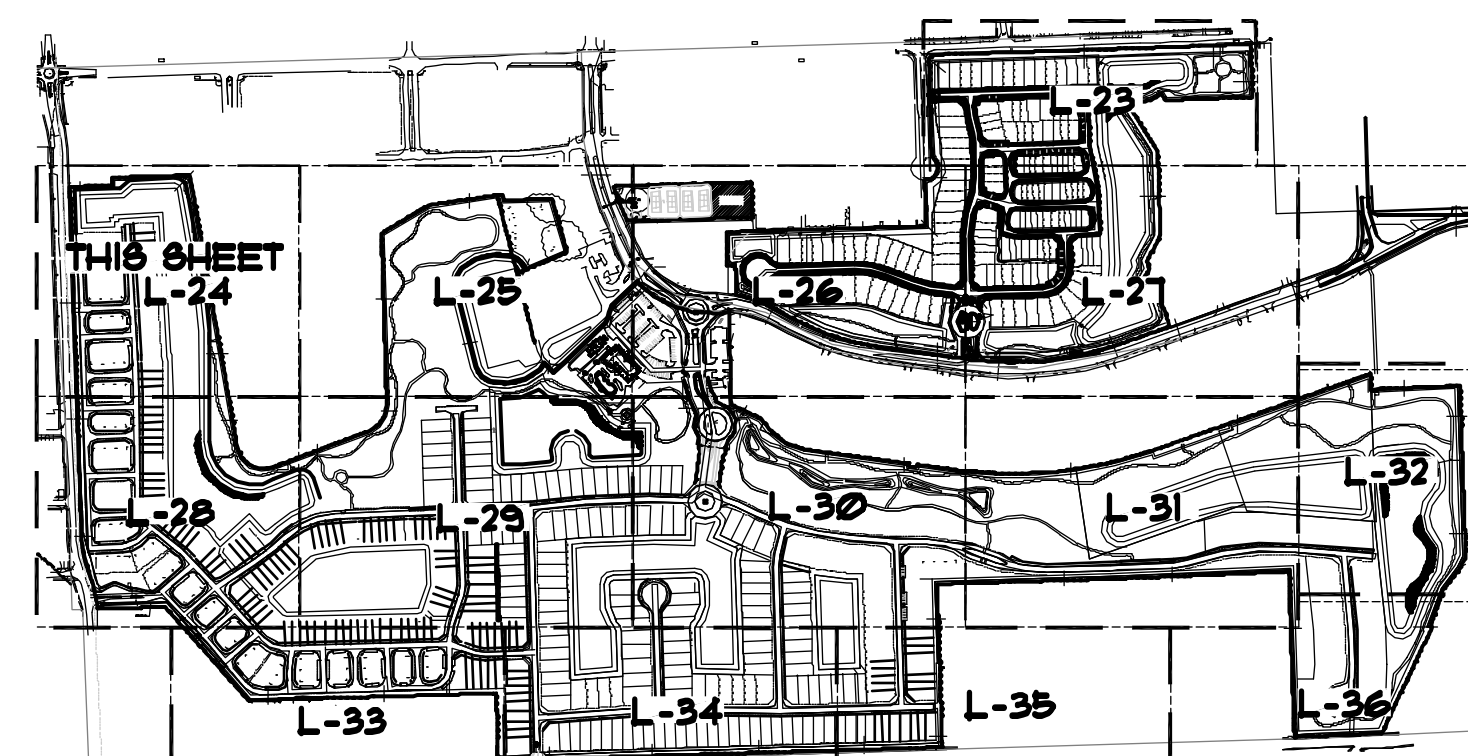
REVISIONS:

9.15	10.30.15	11.30.15
23.15	1.05.16	2.17.16
6.16	11.21.16	4.19.17
8.17	10.05.17	1.16.18
2.18	TAC submittal	
2.18	Off Site Improvements	
6.18	Phase II replat	

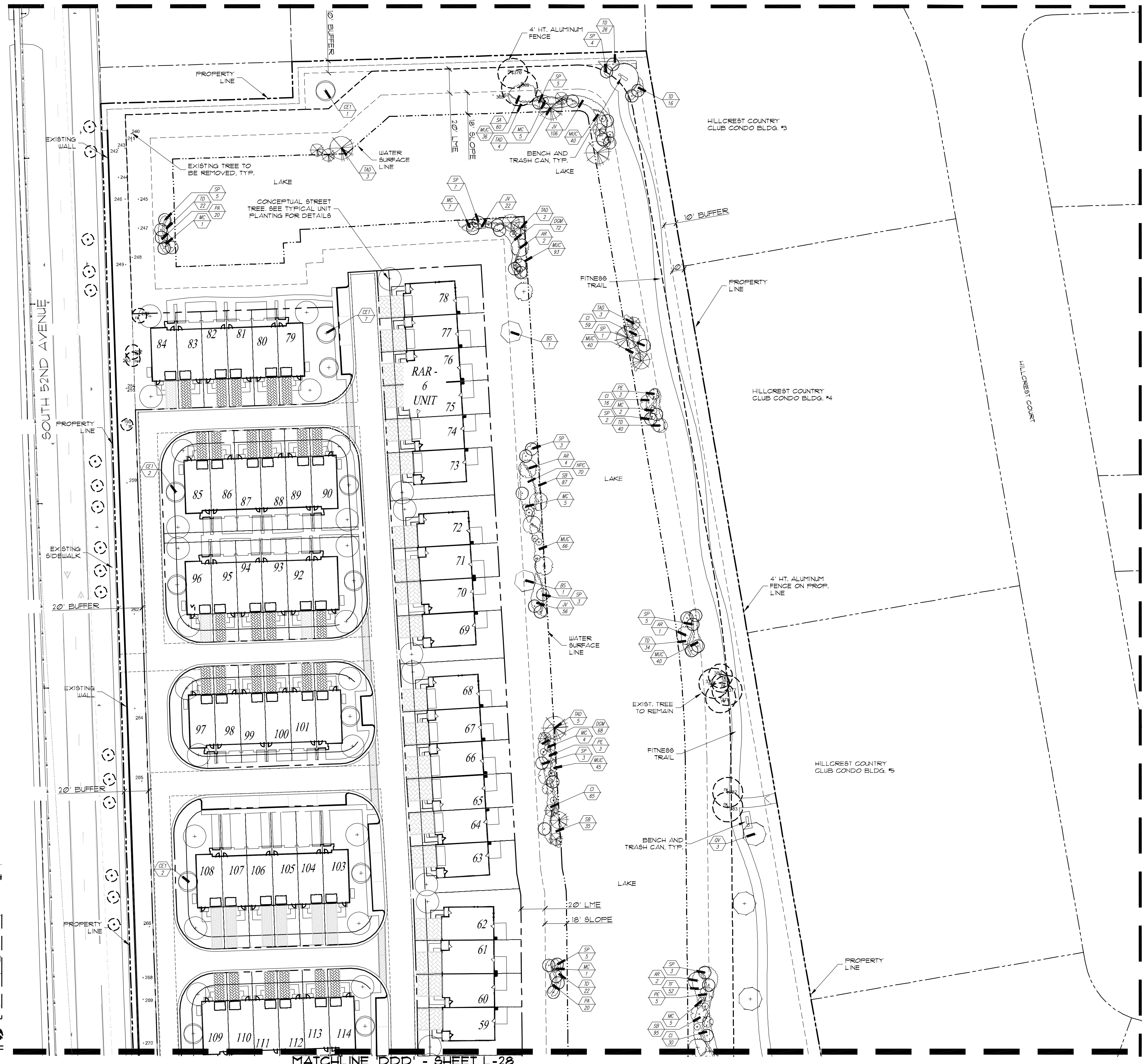


SHEET:

-24



SHEET KEY



MATCHLINE 'DDD' - SHEET L-28



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

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

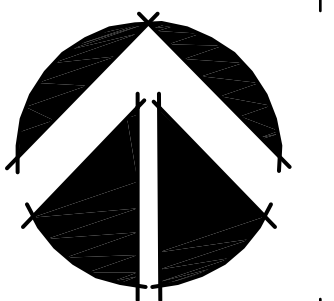
HILLCREST COUNTRY CLUB REDEVELOPMENT

HILLCREST COUNIK
PREPARED FOR FULTE GROUP
4600 HILLCREST DRIVE
HOLLYWOOD, FL 33021
LAKE EDGE AND OPEN SPA

DATE: 07.03.15
DRAWN BY: AJO
JOB NO.: 14-061
SCALE: 1" = 40'-0"
FILENAME: Hillcrest 33

REVISIONS:

9.15	10.30.15	11.30.15
23.15	1.05.16	2.17.16
6.16	11.21.16	4.19.17
8.17	10.05.17	1.16.18
2.18	TAC submittal	
2.18	Off Site Improvements	
6.18	Phase II replat	



SHEET:

L-25

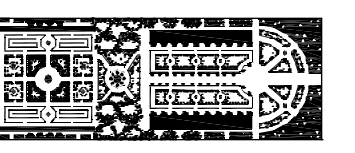
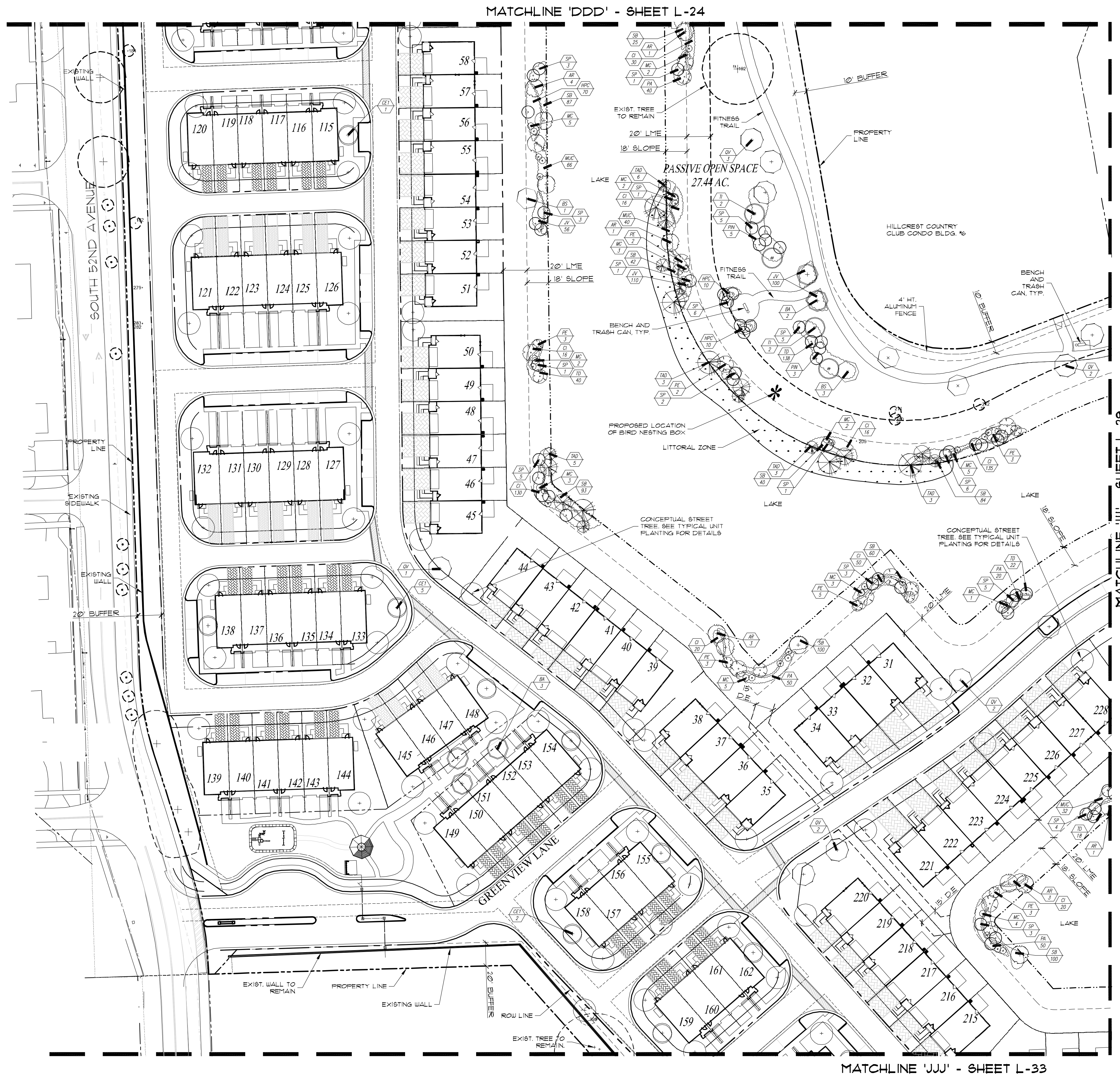
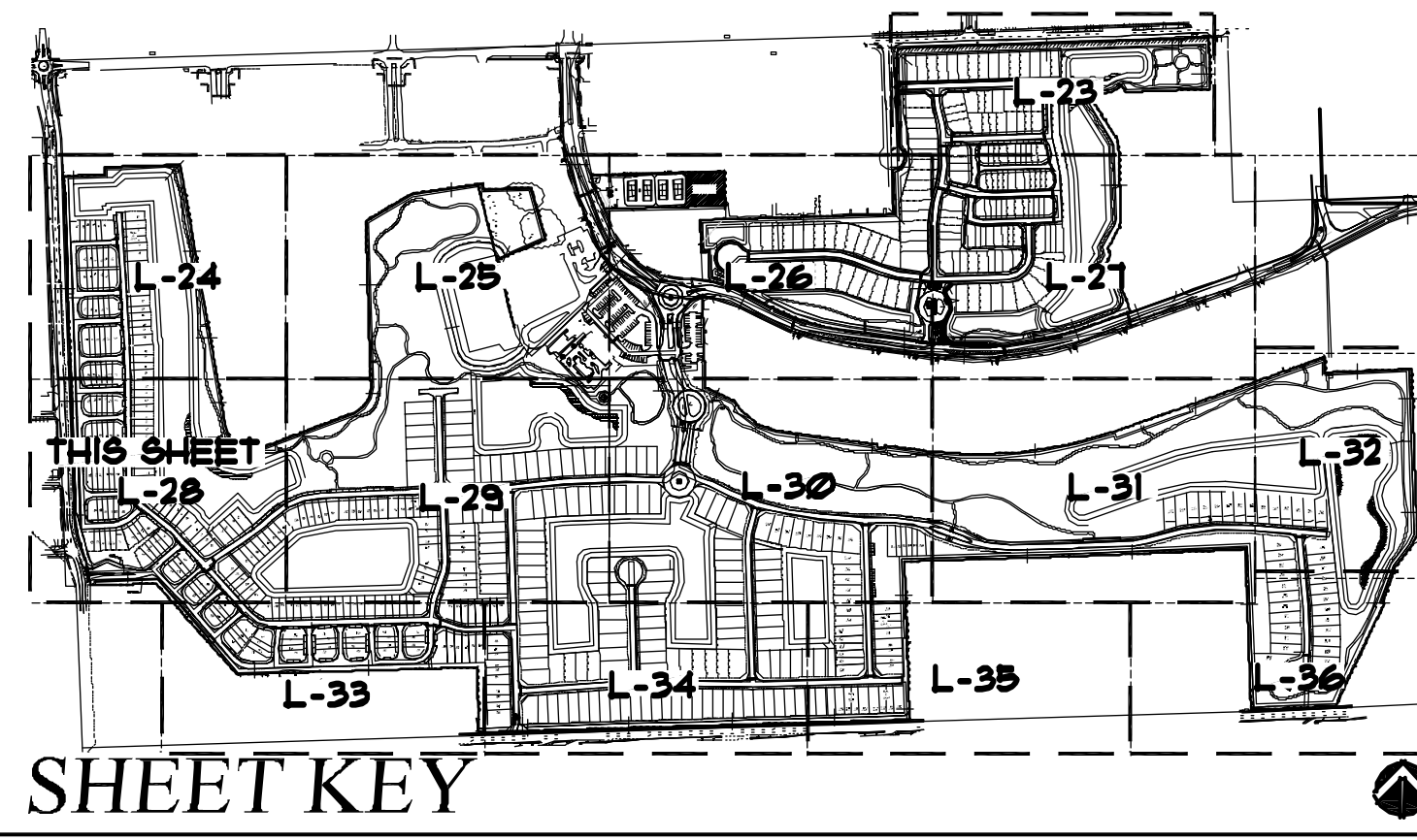


HILLCREST COUNTRY
CLUB CONDO BLDG. #10

MATCHLINE 'CCC' - SHEET L-24

MATCHLINE 'DDD' - SHEET L-26

MATCHLINE 'EEE' - SHEET L-29



PARKER-YANNETTE
design group, inc.

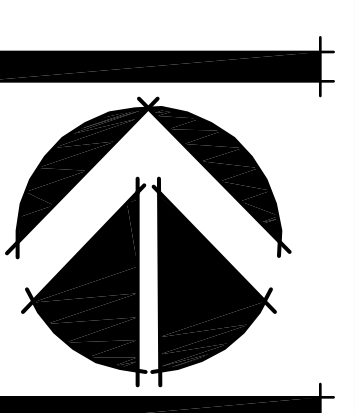
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
825 South U.S. Highway One
Suite 330
Jupiter, Florida 33477

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

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

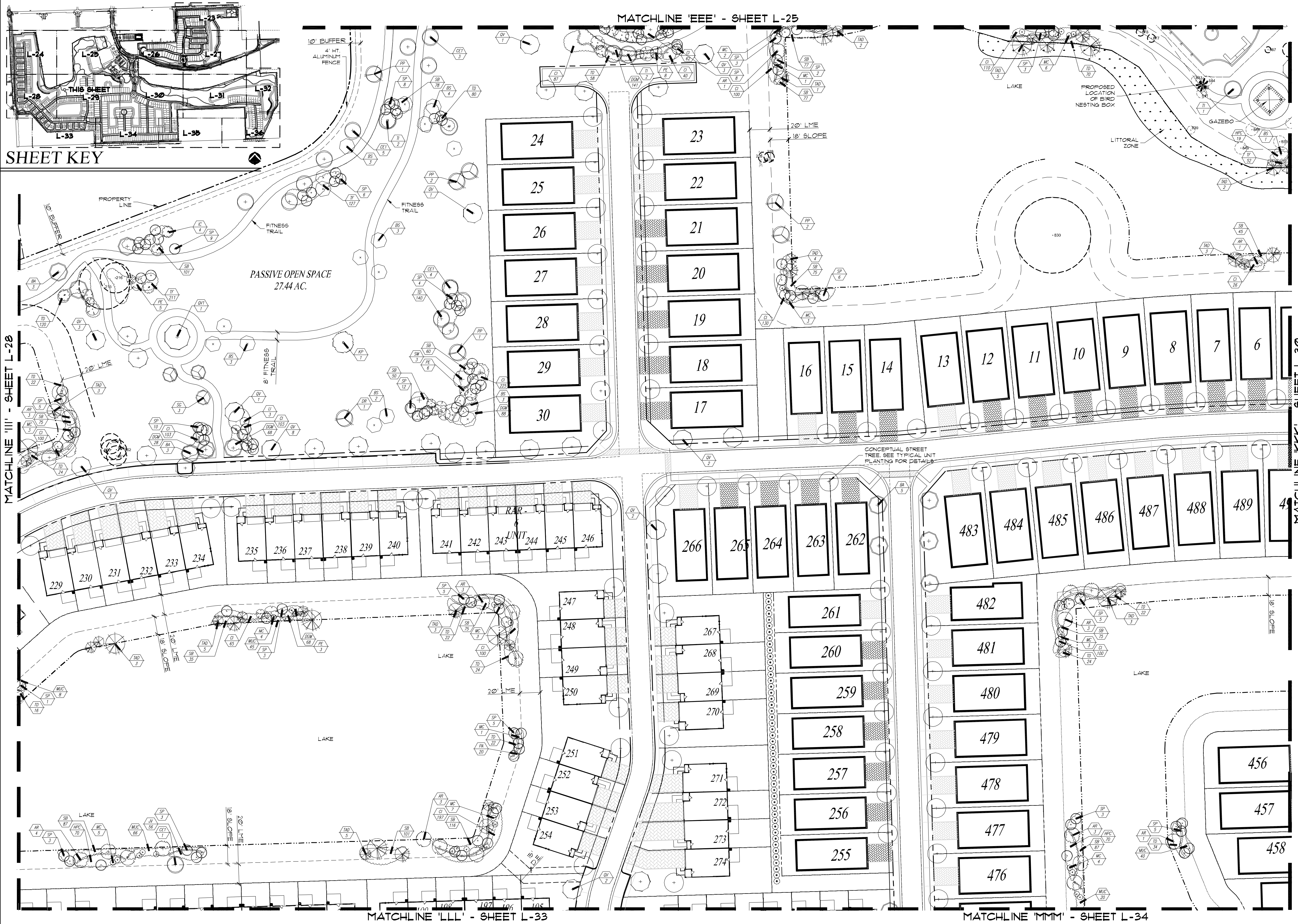
DATE: 07.03.15
DRAWN BY: AJO
JOB NO.: 14-061
SCALE: 1" = 40'-0"
FILENAME: Hillcrest 33

REVISIONS:
8/13/15 10/30/15 11/30/15
12/23/15 10/5/16 2/7/16
3/6/16 12/1/16 4/19/17
8/18/17 10/25/17 1/6/18
12/18 TAC submittal
2/2/18 Off site improvements
4/2/18 Phase II replant.



SHEET:

L-28



SHEET KEY

MATCHLINE 'III' - SHEET L-28

MATCHLINE 'EEE' - SHEET L-25

MATCHLINE 'KKK' - SHEET L-30

MATCHLINE 'LLL' - SHEET L-33

MATCHLINE 'MMM' - SHEET L-34

PARKER-YANNETTE
design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS

825 South U.S. Highway One
Suite 330
Jupiter, Florida 33477

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com

License #LC-0000297

HILLCREST COUNTRY CLUB REDEVELOPMENT

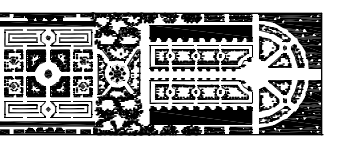
PREPARED FOR FULTE GROUP
4600 HILLCREST DRIVE
HOLLYWOOD, FL 33021
LAKE EDGE AND OPEN SPACE PLANTING PLAN

DATE: 07.03.15
DRAWN BY: AJO
JOB NO.: 14-061
SCALE: 1" = 40'-0"
FILENAME: Hillcrest 33

REVISIONS:
8/18/15 10/30/15 11/30/15
12/23/15 10/25/16 2/7/16
3/16/16 12/1/16 4/19/17
8/18/17 10/25/17 1/16/18
12/18 TAC submittal
2/2/18 Off site improvements
4/2/18 Phase 1 replant

SHEET:

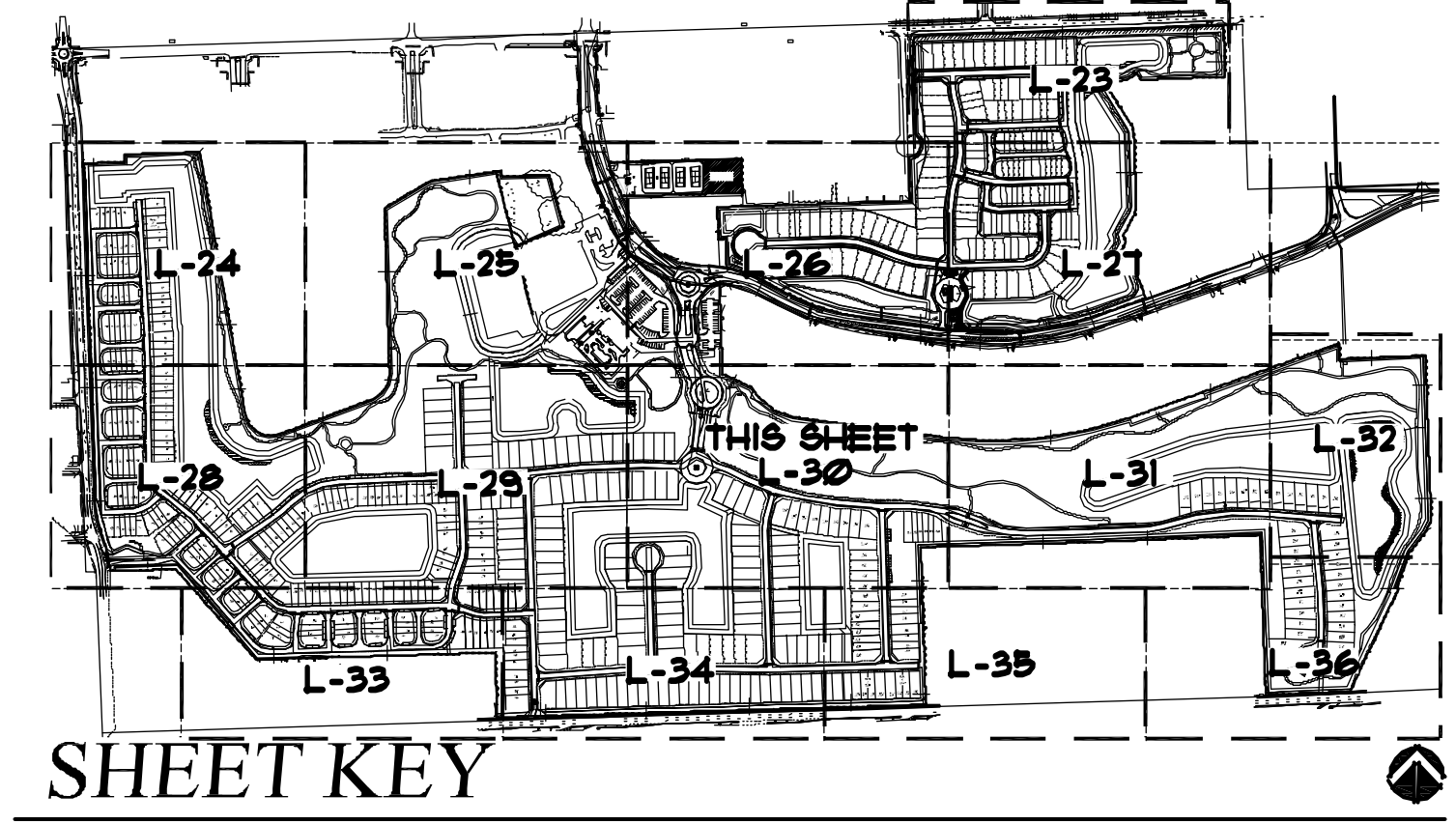
L-29



PARKER-YANNETTE
design group, inc.

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

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

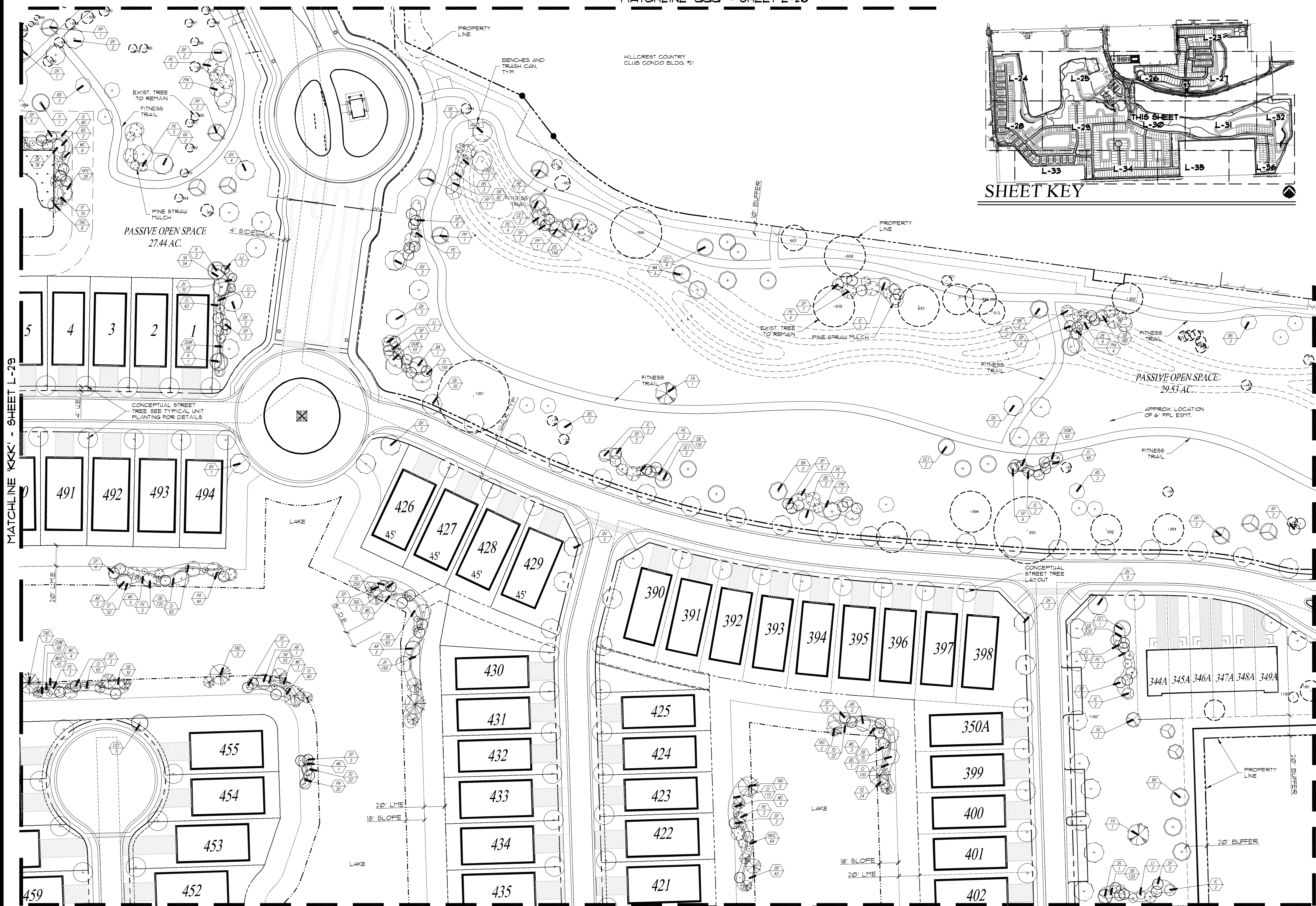


MATCHLINE 'KKK' - SHEET L-29

MATCHLINE 'NNN' - SHEET L-31

MATCHLINE 'OOO' - SHEET L-34

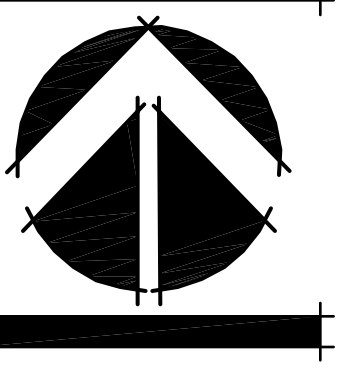
MATCHLINE 'PPP' - SHEET L-35



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

DATE: 07.03.15
DRAWN BY: AJO
JOB NO.: 14-061
SCALE: 1" = 40'-0"
FILENAME: Hillcrest 33

REVISIONS:
8/13/15 10/30/15 11/30/15
12/23/15 10/5/16 2/7/16
3/16/16 12/16 4/19/17
8/18/17 10/25/17 1/16/18
12/18 TAC submittal
2/2/18 Off site improvements
4/2/18 Phase I replant



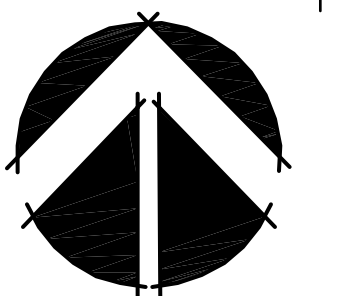
SHEET:
L-30

HILLCREST COUNTRY CLUB REDEVELOPMENT
PREPARED FOR BILL TE GRADIP

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

DATE: 07.03.15
DRAWN BY: AJO
JOB NO.: 14-061
SCALE: 1" = 40'-0"
LENAME: Hillcrest 33

REVISIONS:		
9.15	10.30.15	11.30.15
23.15	1.05.16	2.17.16
6.16	11.21.16	4.19.17
8.17	10.05.17	1.16.18
2.18	TAC submittal	
2.18	Off Site Improvements	
6.18	Phase II replat	

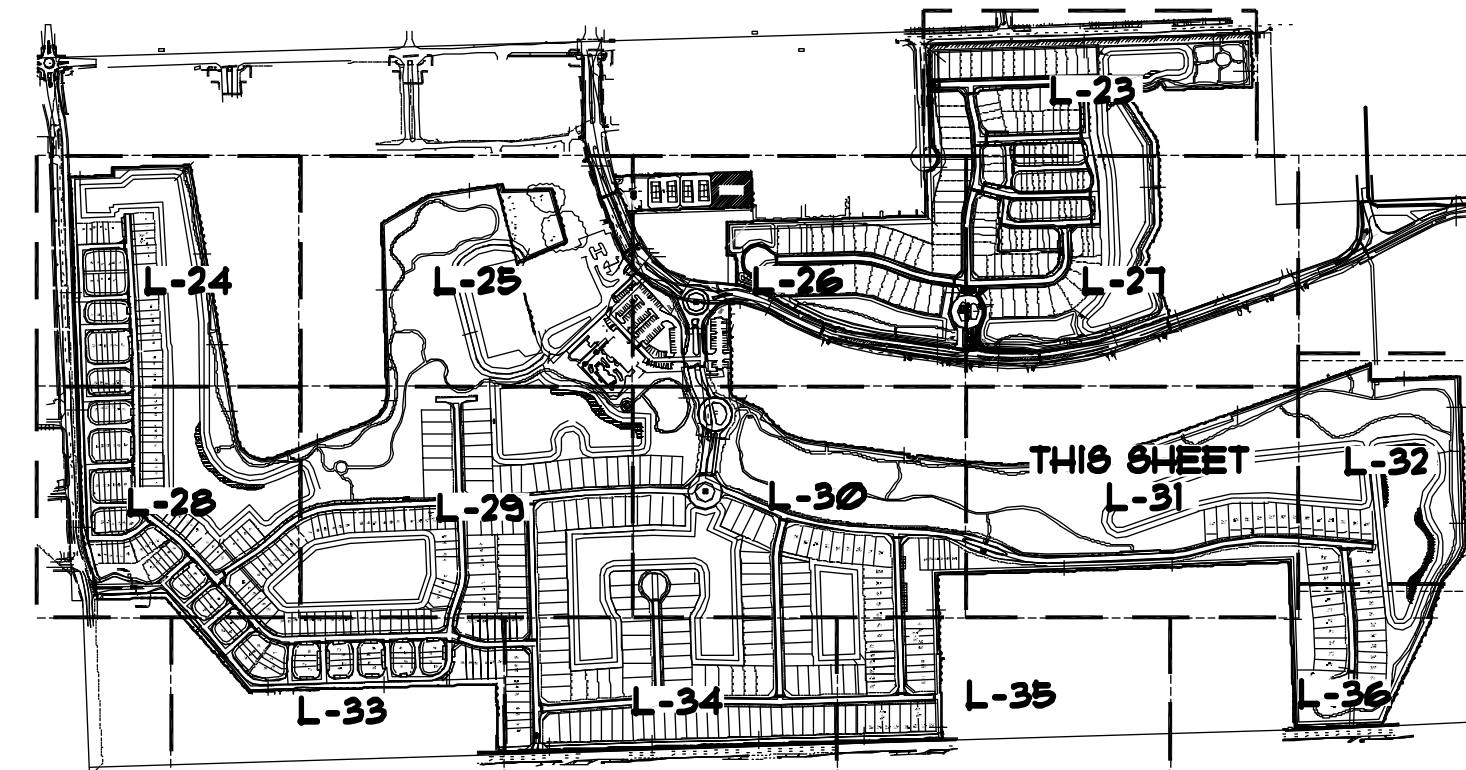


HEET:

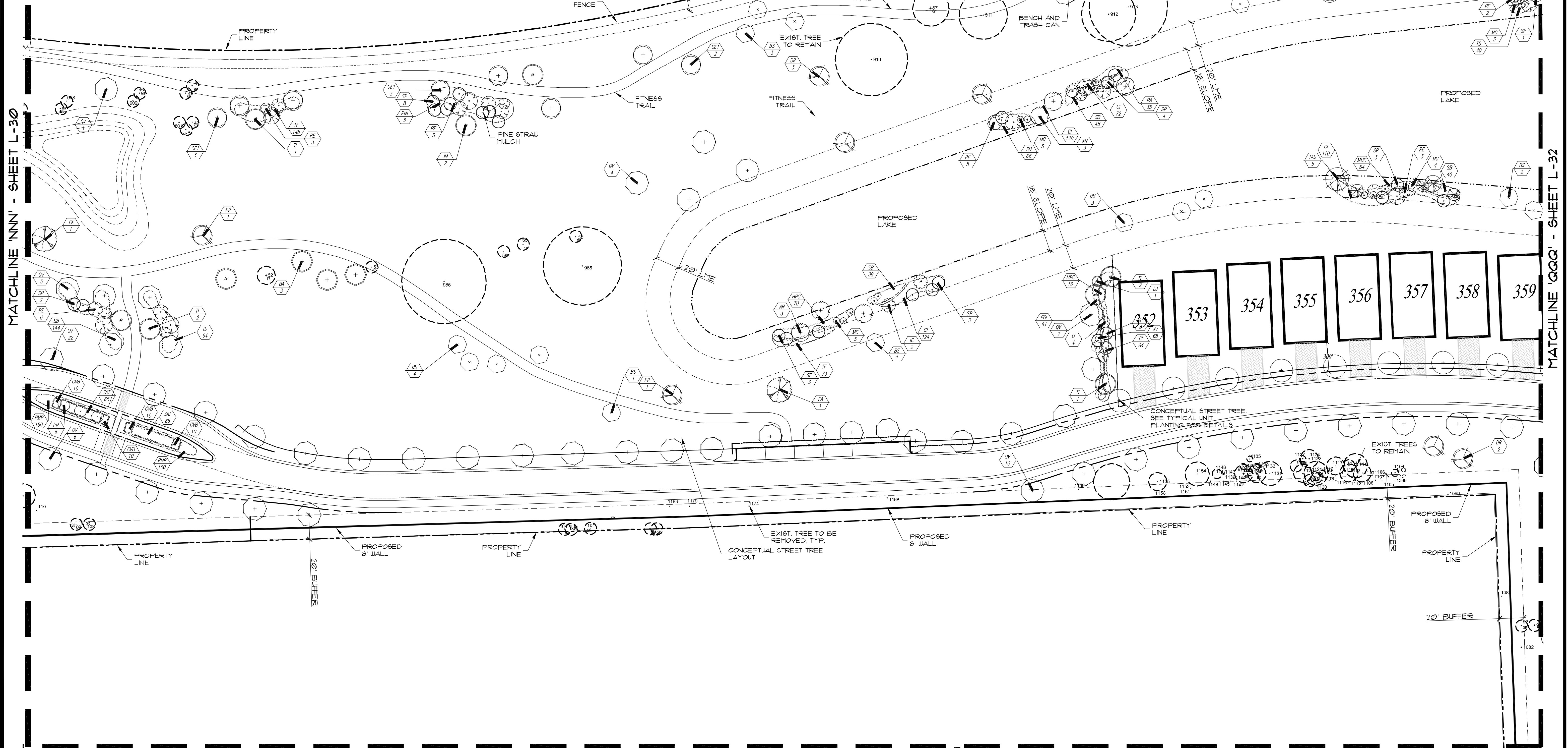
-31

MATCHLINE 'HHH' - SHEET L-27

HILLCREST COUNTRY
CLUB CONDO BLDG. #24

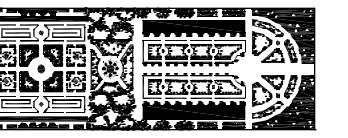
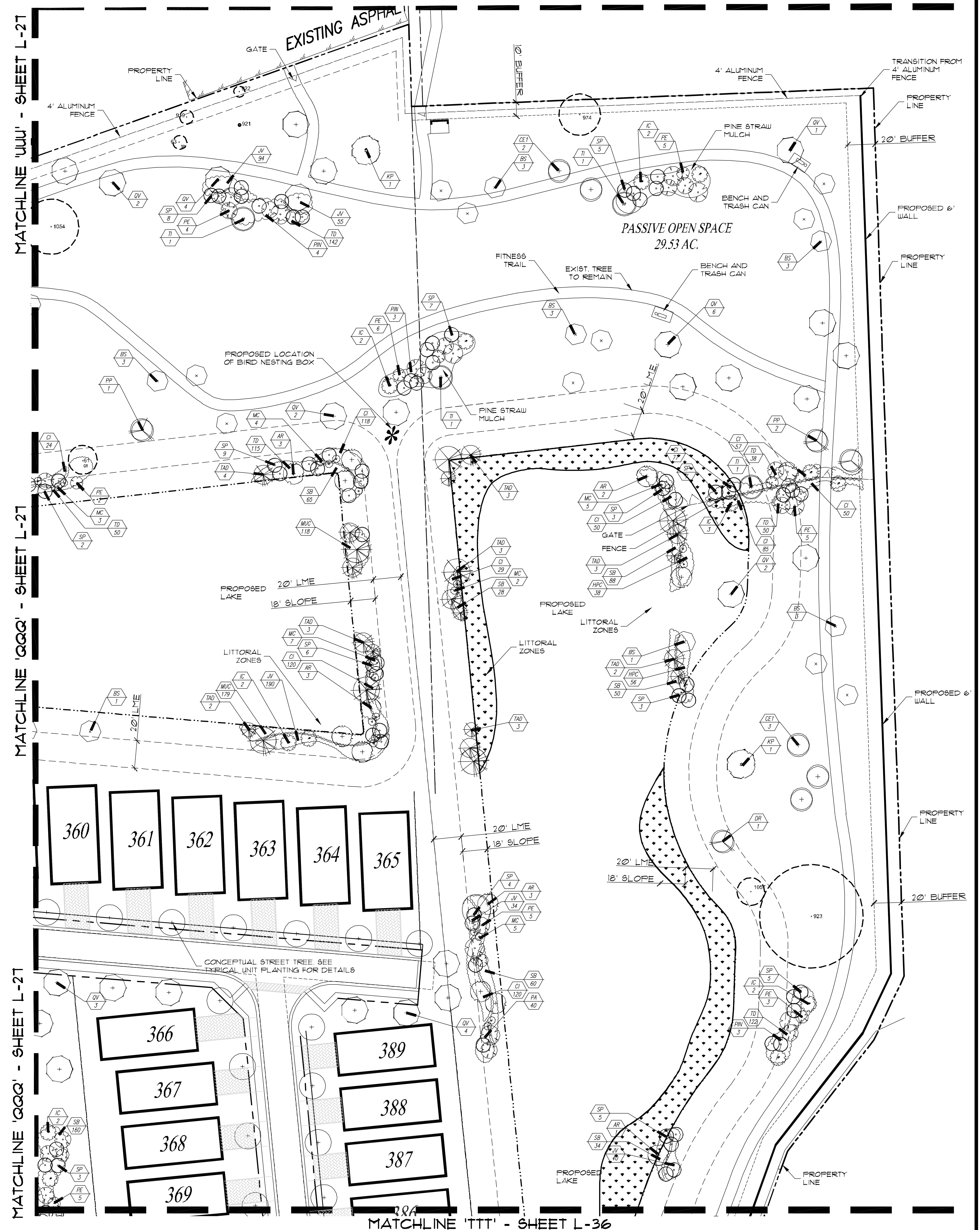
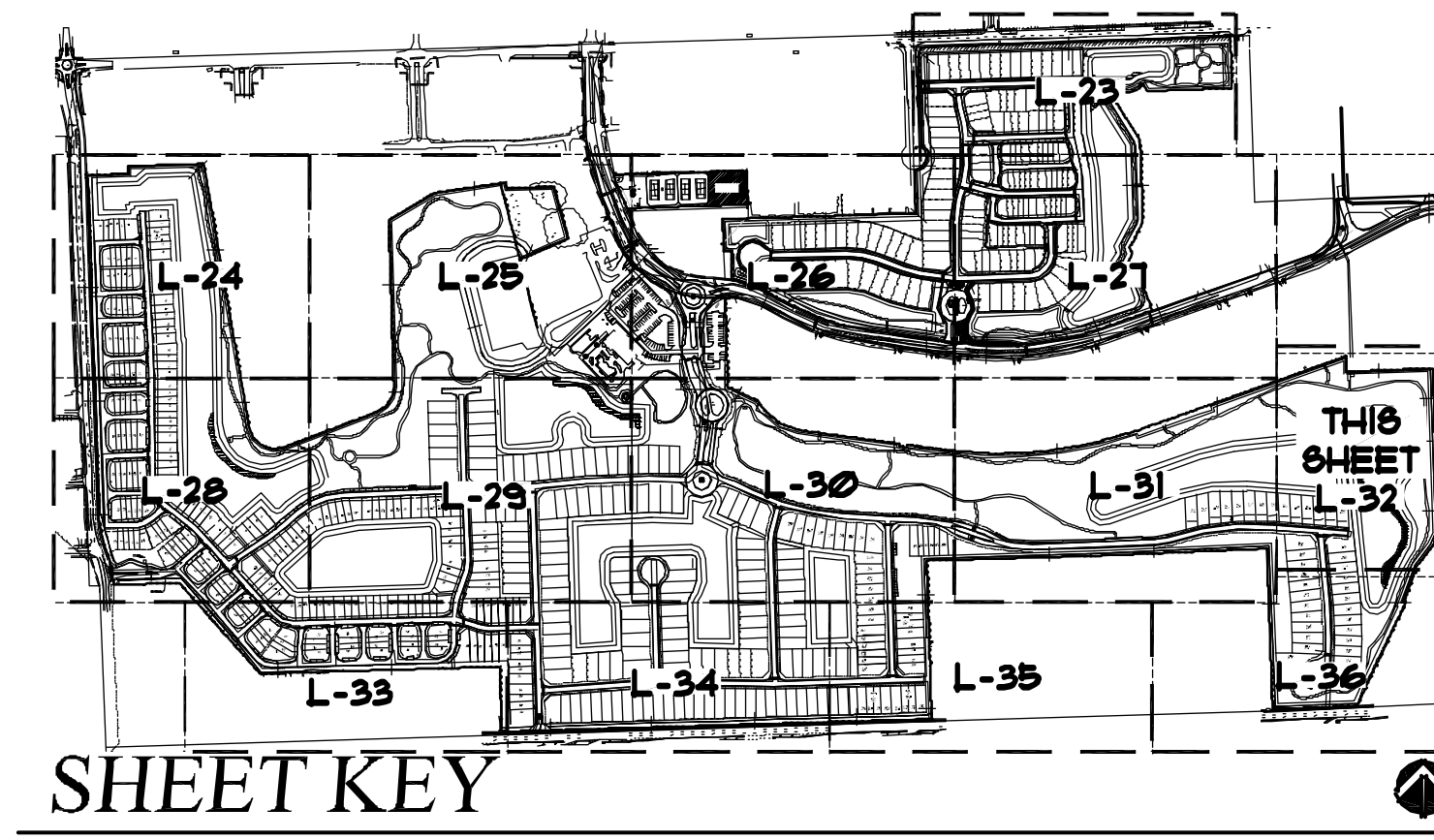


SHEET KEY



MATCHLINE 'NNN' - SHEET L-30

MACHLINE 'QQQ' - SHEE | L-32



PARKER-YANNETTE
design group, inc.

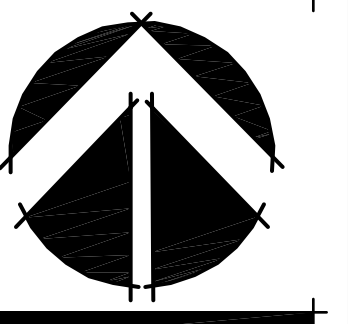
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
825 South U.S. Highway One
Suite 330
Jupiter, Florida 33477

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

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

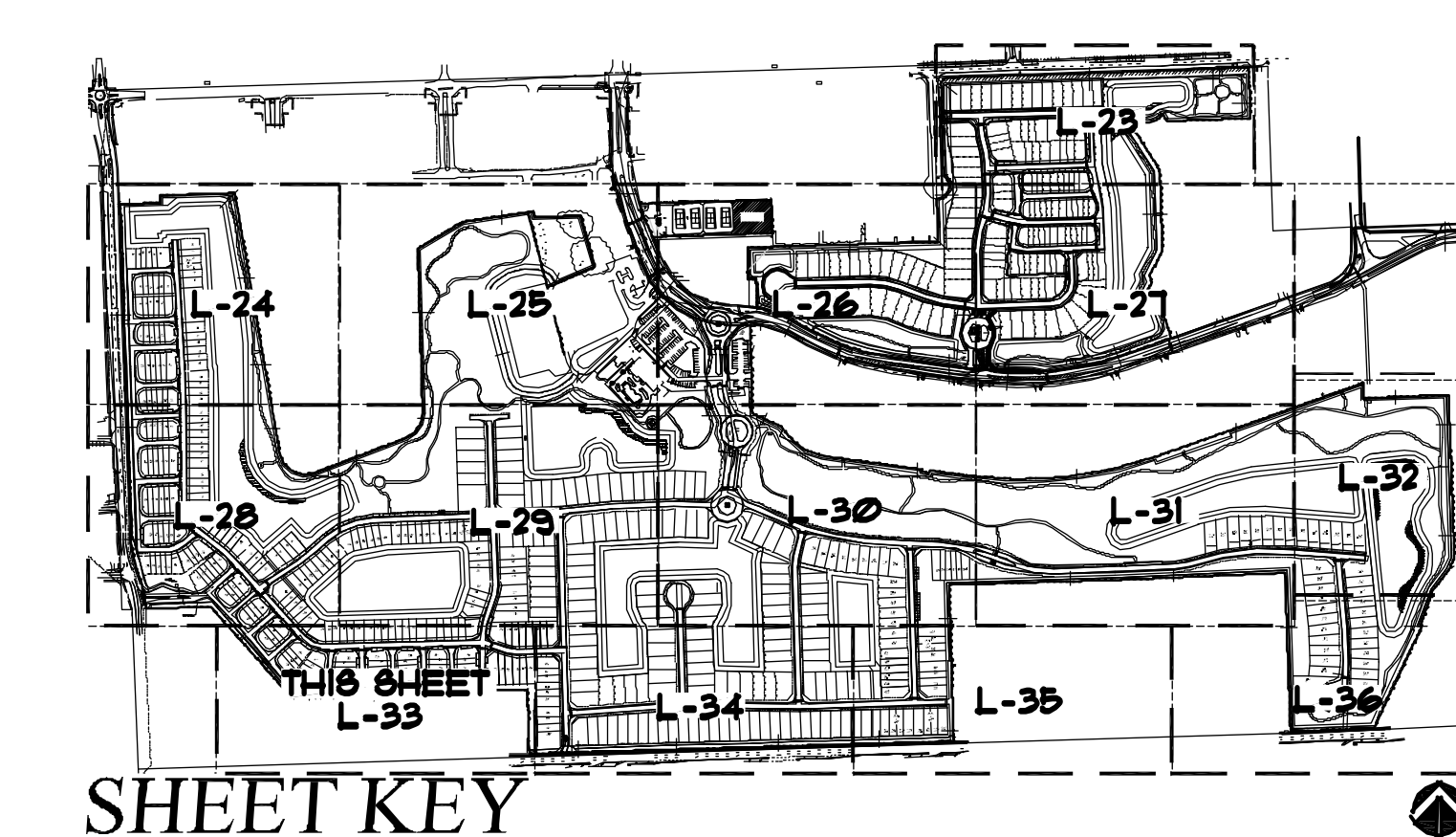
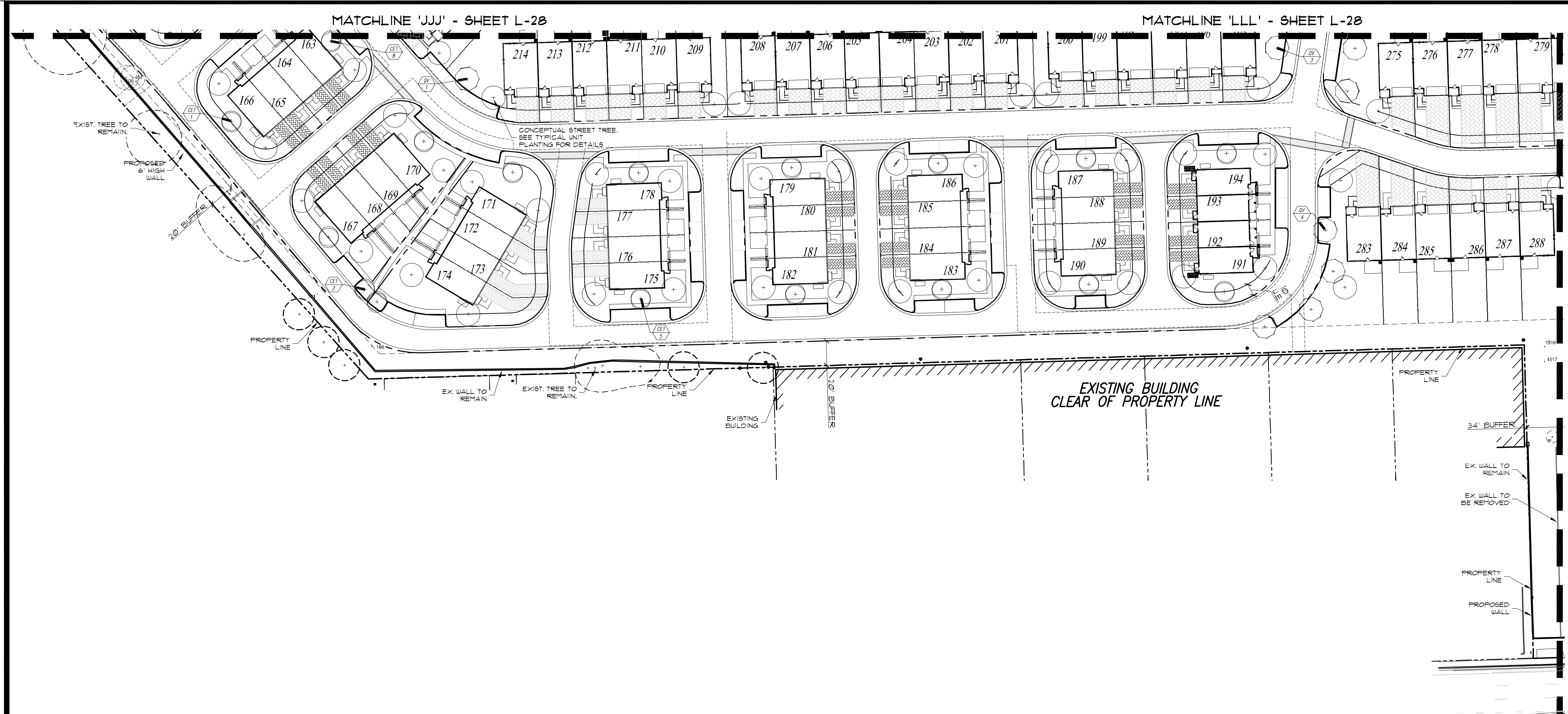
DATE: 07.03.15
DRAWN BY: AJO
JOB NO.: 14-061
SCALE: 1" = 40'-0"
FILENAME: Hillcrest 33

REVISIONS:
8/13/15 10/30/15 11/30/15
12/23/15 10/5/16 2/7/16
3/6/16 12/1/16 4/19/17
8/18/17 10/25/17 1/6/18
12/18 TAC submittal
2/2/18 Off site improvements
4/2/18 Phase II replant.

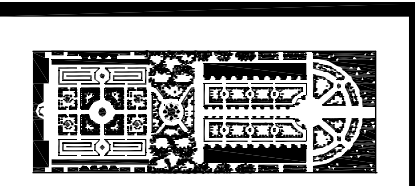


SHEET:

L-32



SHEET KEY



PARKER-YANNETTE
design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
825 South U.S. Highway One
Suite 330
Jupiter, Florida 33477
Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

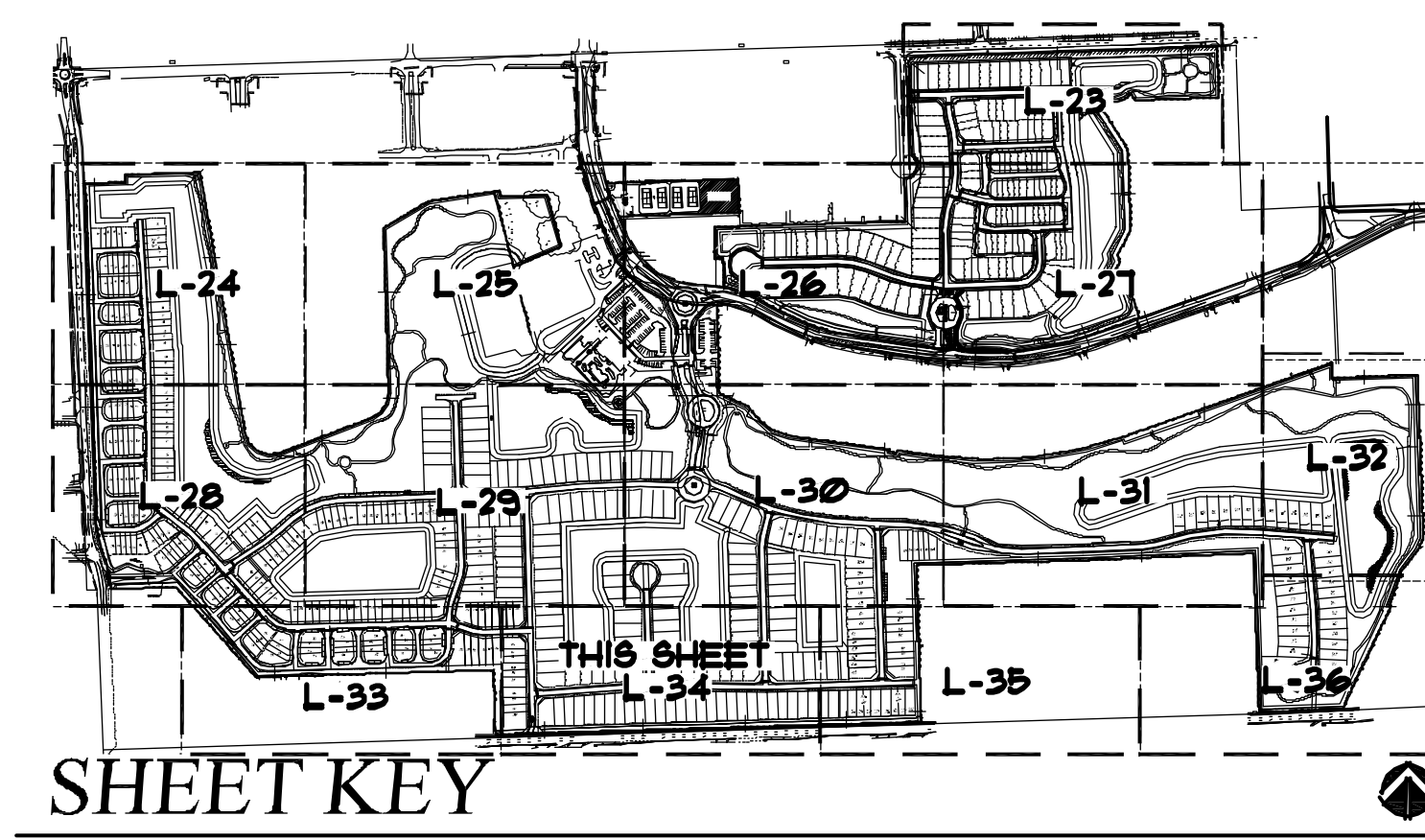
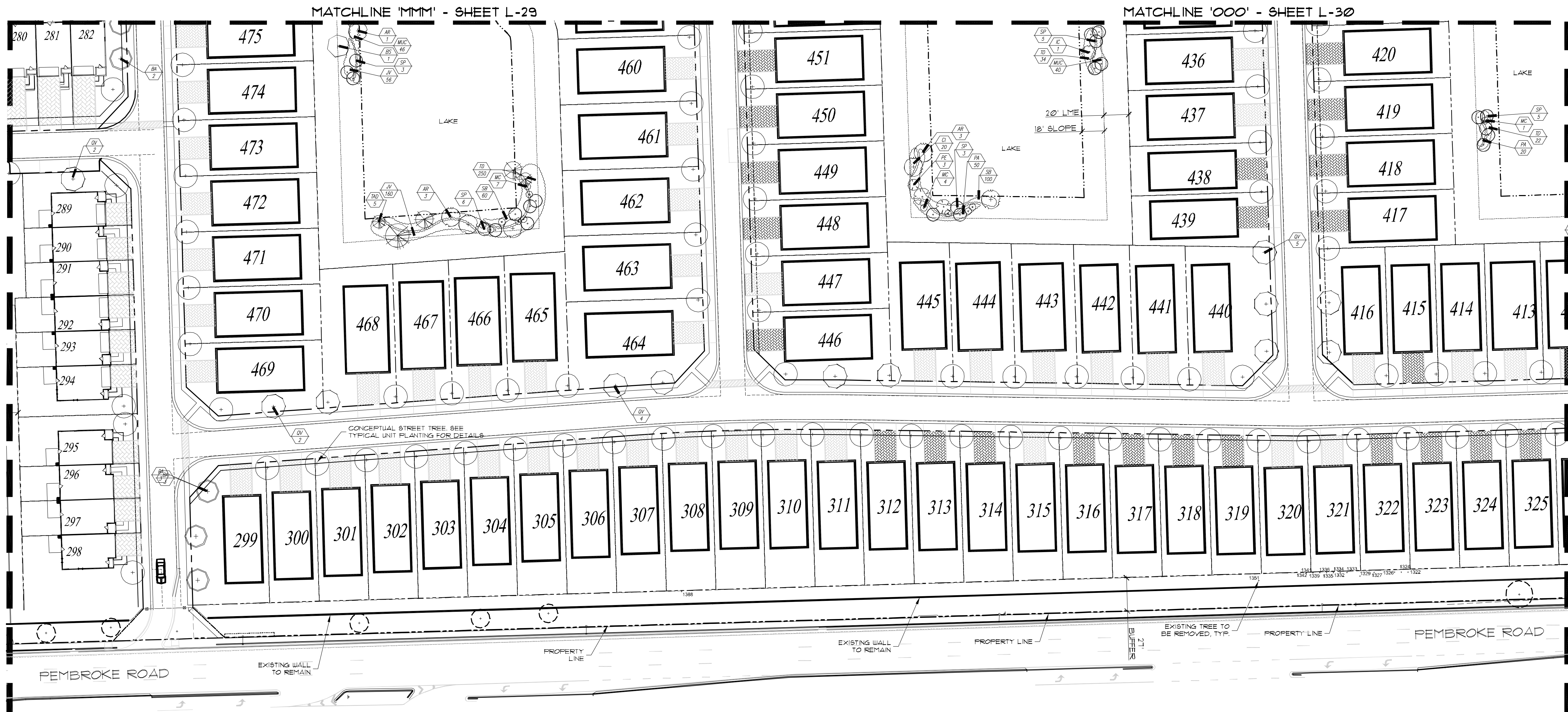
HILLCREST COUNTRY CLUB REDEVELOPMENT
PREPARED FOR FULTE GROUP
4600 HILLCREST DRIVE
HOLLYWOOD, FL 33021
LAKE EDGE AND OPEN SPACE PLANTING PLAN

DATE: 07.03.15
DRAWN BY: AJO
JOB NO.: 14-061
SCALE: 1" = 40'-0"
FILENAME: Hillcrest 33

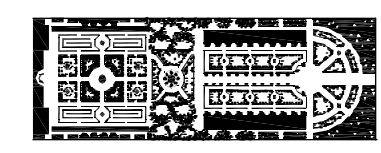
REVISIONS:
8/13/15 10/30/15 11/30/15
12/23/15 10/5/16 2/7/16
3/6/16 12/1/16 4/19/17
8/18/17 10/25/17 1/6/18
12/18 TAC submittal
2/2/18 Off site improvements
4/2/18 Phase II replant.



SHEET:
L-33



SHEET KEY



PARKER-YANNETTE
design group, inc.

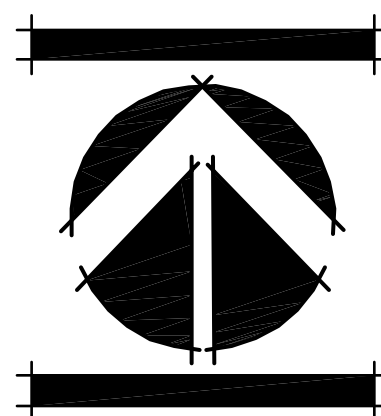
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
825 South U.S. Highway One
Suite 330
Jupiter, Florida 33477

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

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

DATE: 07.03.15
DRAWN BY: AJO
JOB NO.: 14-061
SCALE: 1" = 40'-0"
FILENAME: Hillcrest 33

REVISIONS:
8/13/15 10/30/15 11/30/15
12/23/15 10/5/16 2/7/16
3/6/16 12/1/16 4/19/17
8/18/17 10/25/17 1/6/18
12/18 TAC submittal
2/2/18 Off site improvements
4/2/18 Phase II replant.



HILLCREST COUNTRY CLUB REDEVELOPMENT
PREPARED FOR BILL TE GRADIP

4600 HILLCREST DRIVE

HOLLYWOOD, FL 33021

LAKE EDGE AND OPEN SPACE PLANTING PLAN

ATE: 07.03.15

RAWN BY: AJO
DB NO.: 14-061

SCALE: 1" = 40'-0"

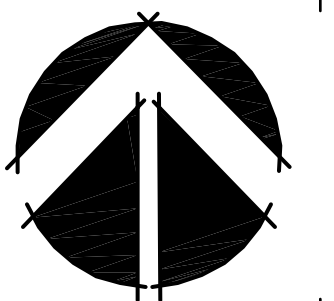
LENAL-IE: Hillcrest 33

REVISIONS:

23.15	1.05.16	2.17.16
6.16	11.21.16	4.19.17

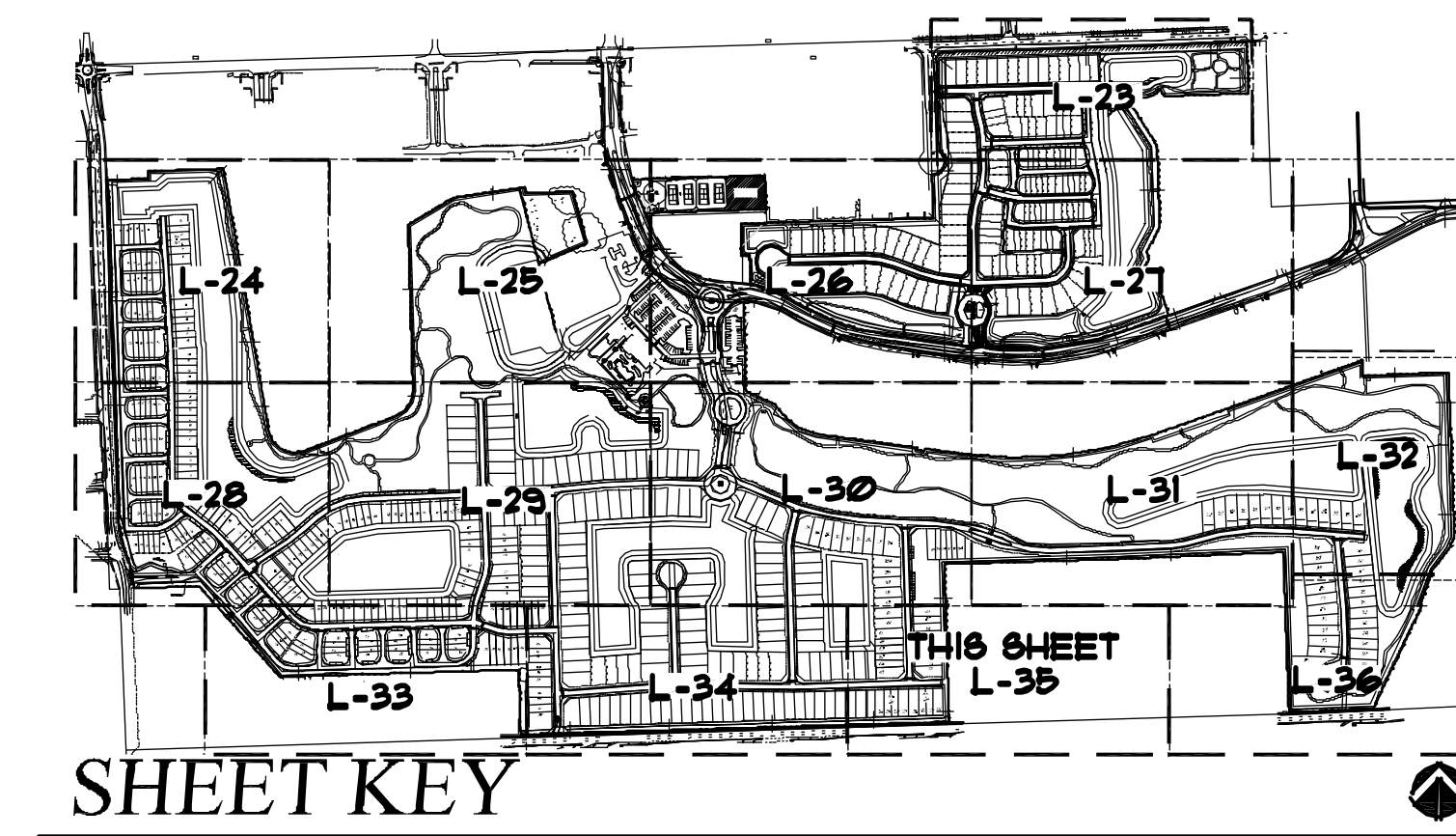
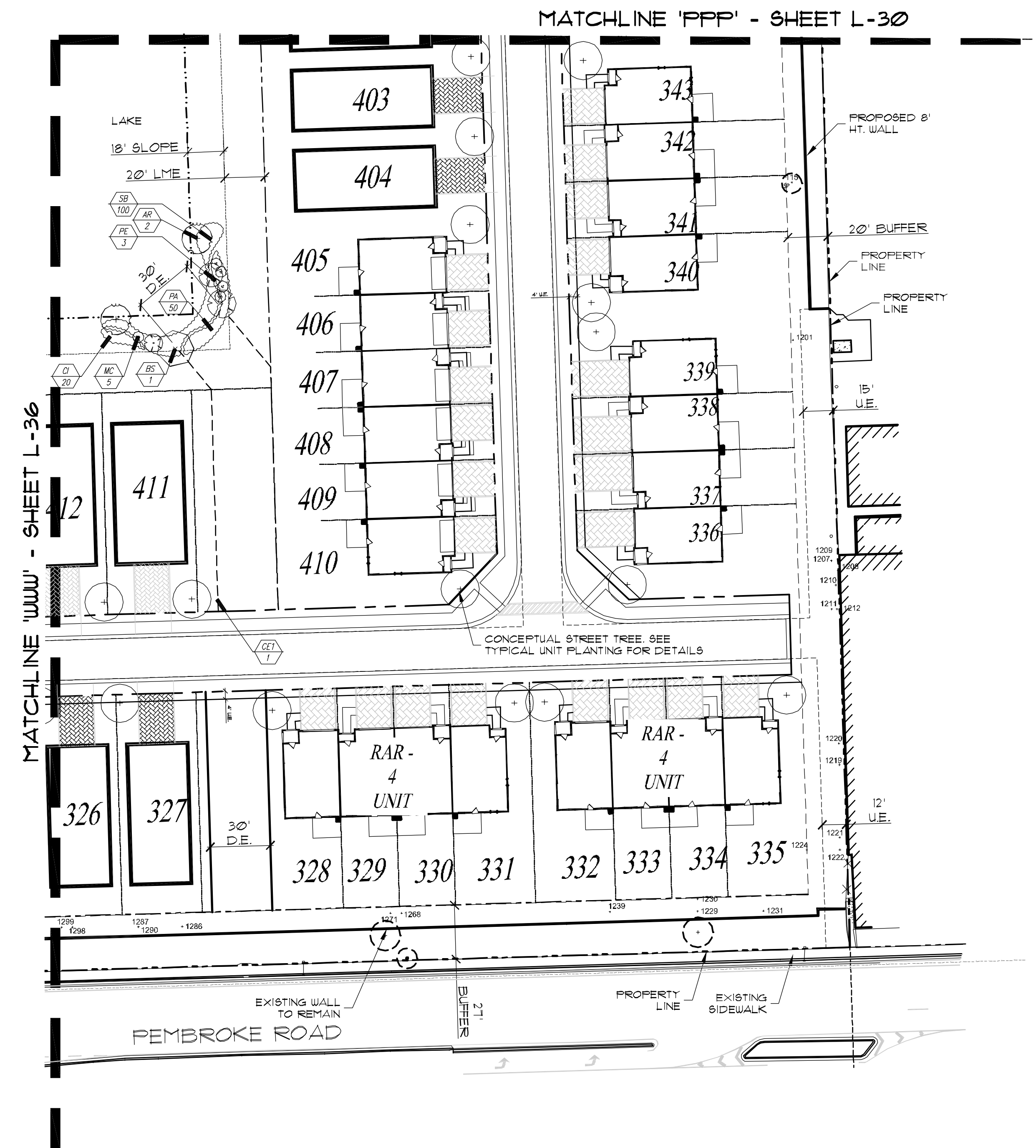
8.17 10.05.17 1.16.18
2.18 TAC submittal
2.18 Off Site Implementation

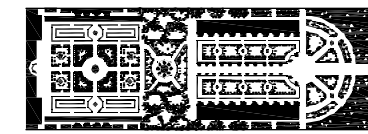
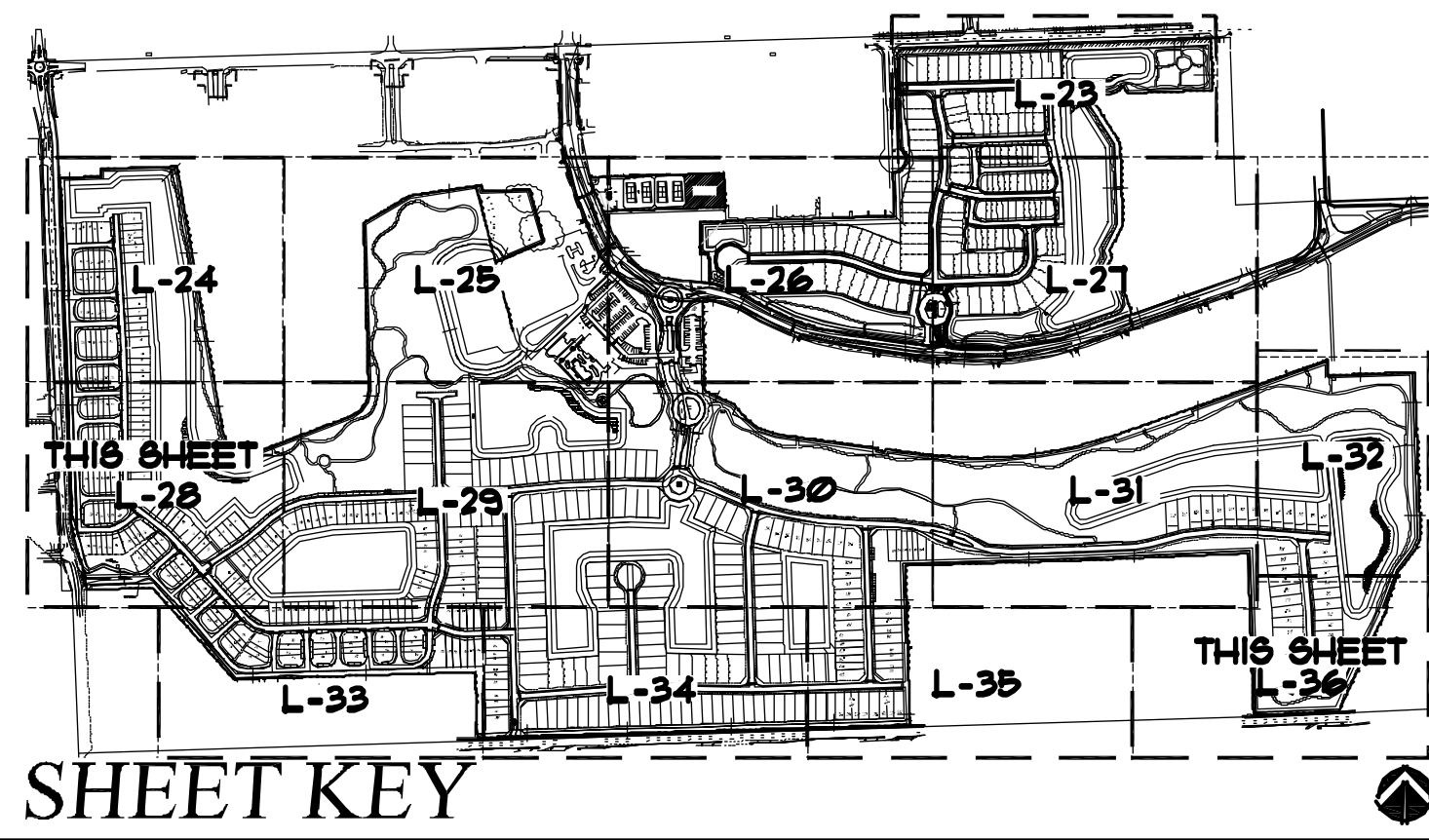
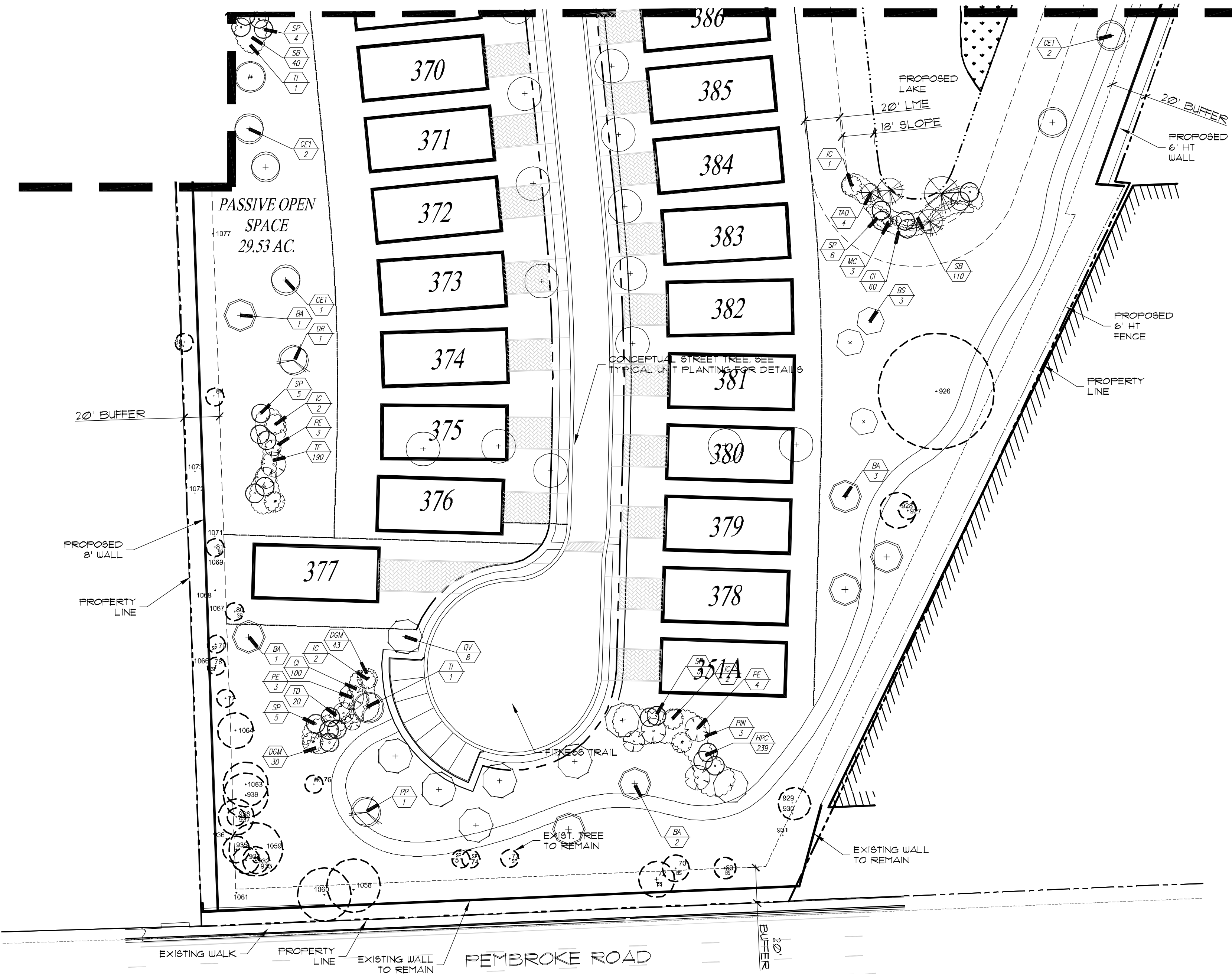
6.18 Phase II replat.



HEET:

L-35





PARKER-YANNETTE
design group, inc.

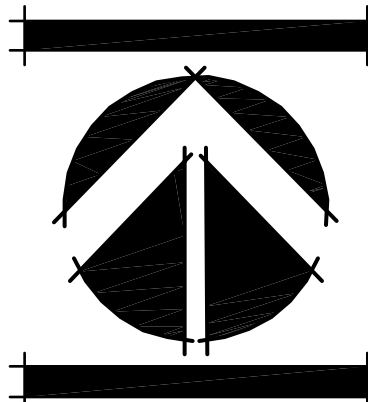
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
825 South U.S. Highway One
Suite 330
Jupiter, Florida 33477

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

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

DATE: 07.03.15
DRAWN BY: AJO
JOB NO.: 14-061
SCALE: 1" = 40'-0"
FILENAME: Hillcrest 33

REVISIONS:
8/13/15 10/30/15 11/30/15
12/23/15 10/5/16 2/17/16
3/16/16 12/1/16 4/19/17
8/18/17 10/25/17 1/16/18
12/2/18 TAC submittal
2/2/18 Off site improvements
4/2/18 Phase II replant.



SHEET:

L-36

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plans, let, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of 1" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear trunk (C.T.) shall be measured from the ground at the line of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. The soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium plus iron. Liquid fertilizer (Agriculture or equal) in 2 1/2 gallon size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorus, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-1-2	AGRIFORM [®] TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/2 lb.	2
7-15 gal.	1 lb.	4
1'-6" caliper	2 lbs./1" caliper	2 1/2" caliper
6" and larger	3 lbs./1" caliper	2 1/2" caliper

*Florida East Coast Palm Special[®] will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

MULCH

Mulch material shall be three (3) inches of shredded materials such (fertilized and free of seeds) or approved equal, maintained at the time of application to prevent wind and displacement.

SUBSTITUTIONS

Open Space Planting List (Sheets L-24, L-25, and L-28 thru L-36)

Trees	Qty.	Botanical Name / Common Name	Specification	Water Use
BA	43	Buñesia arborea / Verawood	12" x 6", 1" spr., 3" cal., full	Low
* BB	91	Bursera sinarubra / Gumbo Limbo	12" x 6", 1" spr., 3" cal., full	Low
* CEI	84	Conocarpus erectus / Green Buttonwood	12" x 6", 6' spr., 3 1/2" cal., full canopy	Low
DR	9	Dalmania regia / Royal Poinciana	14" x 8", 3 1/2" cal., full canopy	Low
FA	6	Ficus aurea / Strangler Fig	14" x 7", 8' spr., 3 1/2" cal., full	Low
JC	51	Ilex crenata 'Dahoon' / Dahoon Holly	10" x 5", full to base, dense	Low
IM	2	Jacaranda minisfolia / Jacaranda	12" x 6", 1" spr., 3" cal., full	Low
KP	3	Kigelia pinnata / Sausage Tree	12" x 6", 1" spr., 3" cal., full	Low
LI	21	Lagerstroemia indica 'Muskogee' / Grape Myrtle	10" x 5", multi-stem, full canopy	Low
* FE	203	Pinus elliotii / Slash Pine	8' ht., 10" ht., 12" ht., 14" ht., 4'-8' spr., full canopy	Low
PN	41	Pinus elliotii / Slash Pine	3'-4' ht., full canopy	Low
PP	31	Pallophorum dubium / Yellow Poinciana	12" x 6", 1" spr., 3" cal., full	Low
* QV	135	Quercus virginiana / Live Oak	12" x 6", straight trunk, full canopy	Low
* QV1	1	Quercus virginiana / Live Oak	22" x 12", straight trunk, full canopy	Low
SG	7	Simarouba glauca / Paradise Tree	12" x 6", 1" spr., 3" cal., full	Low
* SM	6	Suisetia mahagoni / Mahogany	12'-14" ht., x 6"-7" spr., 3" cal., 5' c.t., full canopy	Low
* TAD	141	Taxodium distichum / Bald Cypress	8'-16" x 4'-8", 2 1/2" cal., full canopy	Low
* TI	28	Tabebuia impetiginosa / Purple Trumpet Tree	12" x 6", 1" spr., 3" cal., full	Low

Palms	Qty.	Botanical Name / Common Name	Specification	Water Use
FR	6	Phoenix roebelenii / Pygmy Date Palm	1' o.a., single stem, full frond	Low
* SP	435	Sabal palmetto / Sabal Palm	15'-35' c.t., staggered hrs., straight trunks, as noted on plan	Low

Accents	Qty.	Botanical Name / Common Name	Specification	Water Use
CVB	40	Codiaeum variegatum 'Bark'	1 gal., 24" x 24", full	Medium
LJ	4	Ligustrum japonicum / Japanese Privet	1' x 1', 2'-3' c.t., full	Low
* MC	206	Myrica cerifera / Wax Myrtle	1 gal., 36" x 24", full	Low

Shrubs	Qty.	Botanical Name / Common Name	Specification	Water Use
* CI	4411	Chrysocalanus leuco / Coccolup	3 gal., 20" x 20", full to base	Low
DGM	849	Duranta erecta 'Gold Mound'	3 gal., 14" x 14", full	Low
FGI	61	Ficus 'Green Island' / Green Island Ficus	3 gal., 14" x 14", full	Low
* HFC	766	Hamelia patens 'Compacta' / Dwarf Firebush	3 gal., 16" x 22", full	Low
JV	1531	Jasminum volubile / Wax Jasmine	3 gal., 14" x 14", full	Low
* MUC	1233	Muhlenbergia capillaris / Muhly Grass	3 gal., 14" x 22", full	Medium
PA	475	Plumbago auriculata 'Imperial Blue' / Plumbago	3 gal., 14" x 14", full	Low
PMF	300	Podocarpus macrophyllus 'Pringles' / Pringles Yew	3 gal., 24" x 22", full	Medium
SA	114	Schefflera arboricola / Dwarf Schefflera	3 gal., 22" x 20", full	Low
SAT	130	Spartina bakeri / Sand Cord Grass	3 gal., 24" x 22", full	Low
* TB	4808	Tripsacum dactyloides / Fakahatchee Grass	3 gal., 24" x 22", full	Low
* TD	2711	Tripsacum dactyloides / Fakahatchee Grass	3 gal., 24" x 22", full	Low
* TF	1143	Tripsacum floridana / Dwarf Fakahatchee Grass	3 gal., 24" x 22", full	Low

SOD		Stenotaphrum secundatum 'Floristan' / St. Aug.	Solid sod, laid tight, stagger panels	High
		Paspalum notatum / Bahia Sod	Solid sod, laid tight, stagger panels	Low

* DENOTES FLORIDA NATIVE SPECIES

100% OF PLANTS, TREES, AND GRASSES (NOT INCLUDING SOD) ARE CATEGORIZED AS MEDIUM OR LOW WATER USE PER THE 8/1/00 WATERWISE PUBLICATION (LATEST EDITION).

ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

Plant List (Sheets L-7 thru L-16, and L-18)

Trees	Qty.	Botanical Name / Common Name	Specification	Water Use
BA	13	Buñesia arborea / Verawood	12" x 6", 1" spr., 3" cal., full, B 4 B	Low
BB	18	Bucida buceras 'Shady Lady' / Black Olive	12" x 6", 1" spr., 3" cal., full, B 4 B	Low
* BB	14	Bursera sinarubra / Gumbo Limbo	12" x 6", 1" spr., 3" cal., full, B 4 B	Low
CB	51	Crotophyllum brasiliense / Brazilian Beautyleaf	12" x 6", 6' spr., 3" cal., full canopy	Low
CO	56	Conocarpus diversifolia / Pigeon Plum	12" x 6", 6' spr., 3" cal., full canopy	Low
* CEI	129	Conocarpus erectus / Green Buttonwood	12" x 6", 6' spr., 3" cal., full canopy	Low
KP	1	Kigelia pinnata / Sausage Tree	12" x 6", 1" spr., 3" cal., full	Low
LI	12	Lagerstroemia indica 'Muskogee' / Grape Myrtle	10" x 5", multi-stem, full canopy	Low
* FE	1	Pinus elliotii / Slash Pine	10"-12" ht., 4'-8' spr., full canopy	Low
* QV	91	Quercus virginiana / Live Oak	12" x 6", straight trunk, full canopy	Low
* QV1	2	Quercus virginiana / Live Oak	22" x 12", straight trunk, full canopy	Low
* QV2	15	Quercus virginiana / Live Oak	14" x 6", straight trunk, full canopy	Low
* SM	87	Suisetia mahagoni / Mahogany	12'-14" ht., x 6"-7" spr., 3" cal., 5' c.t., full canopy	Low
* TI	38	Tabebuia impetiginosa / Purple Trumpet Tree	12" x 6", 1" spr., 3" cal., full	Low

Palms	Qty.	Botanical Name / Common Name	Specification	Water Use
AM	3	Adonidia merrillii / Christmas Palm	16" ht., triple stem, full frond	Low
ARC	10	Archontophoenix alexandras / King Alexander Palm	14" ht., single stem, full frond	Medium
ARCI	4	Archontophoenix alexandras / King Alexander Palm	16" ht., triple stem, full frond	Medium
CC	14	Chamaedorea cataractarum / Cat Palm	5' o.a., full to base, dense	Medium
DL	1066	Dypsis lutescens / Areca Palm	8' ht., full frond, dense	Low
DL	43	Dypsis lutescens / Areca Palm	8' ht., full frond, dense	Low
FRG	2	Phoenix reclinata / Senegal Date Palm	18" o.a., multi-stem, full frond, Florida fancy	Low
FDP	24	Phoenix roebelenii / Pygmy Date Palm	1' o.a., triple stem, full frond	Low
FDP2	1	Phoenix roebelenii / Pygmy Date Palm	9' o.a., seven stem, full frond	Low
FDP3	14	Phoenix roebelenii / Pygmy Date Palm	6' c.t., single stem, full frond	Low
FS	15	Phoenix sylvestris / Wild Date Palm	12' c.t., full frond, heavy caliper, diamond cut, Florida fancy	Low
* RR	34	Roystonia regia / Royal Palm	8' gray wood, heavy cal., full frond	Low
* RRI	2	Roystonia regia / Royal Palm	16' gray wood, heavy cal., full frond	Low
* SP	838	Sabal palmetto / Sabal Palm	15'-35' c.t., staggered hrs., straight trunks, as noted on plan	Low
WB	35	Wedgetia bifurcata / Foxtail Palm	14'-16" o.a., heavy cal., full frond	Medium

Accents	Qty.	Botanical Name / Common Name	Specification	Water Use
AA	3	Agave americana / Century Plant	32" x 32", full	Low
BBS	2	Bougainvillea slump	6' x 6", full canopy, multi-stem, purple flowers	Low
CAQ	3	Criminum augustum 'Queen Emma' / Queen Emma Crinum Lily	15 gal., 36" x 36", full	Low
CRX	53	Corallina frutescens 'Xerox'	1 gal., 32" x 30", full	Medium
CVER	21	Codiaeum variegatum 'Eleanor Roosevelt'	3 gal., 20" x 20", full to base	Low
CVM	289	Codiaeum variegatum 'Hammey'	3 gal., 20" x 20", full	Low
CVM1	61	Codiaeum variegatum 'Hammey'	1 gal., 24" x 24", full	Low
CS	24	Cyperus sempervirens / Italian Cypress	30 gal., 11"-12" ht., full to base, dense, Florida fancy	Medium
ED	35	Elaeocarpus decipiens / Japanese Blueberry Tree	8' x 4", full to base, dense, symmetrical, matching	Low
EDI	9	Elaeocarpus decipiens / Japanese Blueberry Tree	x	Low
HRS	4	Hibiscus rosa-sinensis / Hibiscus Standard	5' x 4", heavy cal., full canopy, peach flower	Medium
LJ	17	Ligustrum japonicum / Japanese Privet	1' x 1', 2'-3' c.t., full	Low
LJ1	3	Ligustrum japonicum / Japanese Privet	8' x 8", 3'-4' c.t., full canopy	Low
TOP	6	Syzygium paniculatum / Brush Cherry Topiary	4' o.a., cone shape, full to base, matching	Medium
TOP1	2	Syzygium paniculatum / Brush Cherry	30"-36" ht., globe, dense	Medium

Shrubs	Qty.	Botanical Name / Common Name	Specification	Water Use
ANN	335	Annalis, T.B.D.	1 gal., install w/ planting soil	High
PEN	1155	Pentas	1 gal., install w/ planting soil	High
BY	500	Bougainvillea	15 gal., 4'-5' ht., full, color TBD, espalier to wall	Low
* CE	2275	Conocarpus erectus / Green Buttonwood	3 gal., 24" x 22", full	Low
CG	404	Clusia guttifera / Small Leaf Clusia	4' x 3', full to base	Medium
CG1	31	Clusia guttifera / Small Leaf Clusia	3 gal., 20" x 20", full to base	Medium
* CI	8095	Chrysocalanus leuco / Coccolup	3 gal., 14" x 14", full	Low
DGM	230	Duranta erecta 'Gold Mound'	3 gal., 14" x 14", full	Low
FGI	30714	Ficus 'Green Island' / Green Island Ficus	3 gal., 14" x 14", full	Low
* HFC	1293	Hamelia patens 'Compacta' / Dwarf Firebush	3 gal., 16" x 22", full	Low
IV	175	Ilex vomitoria 'Stokes Dwarf'	3 gal., 12" x 12", full	Low
JCP	1155	Juniperus chinensis 'Parsenii' / Parsons Juniper	3 gal., 10" x 16", full	Low
JV	844	Jasminum volubile / Wax Jasmine	3 gal., 16" x 22", full	Low
* MUH	50	Muhlenbergia capillaris / Muhly Grass	3 gal., 22" x 18", full	Low
NL	50	Neomarica longifolia / Walking Iris	3 gal., 22" x 16", full, yellow flower	Medium
PA	19	Plumbago auriculata 'Imperial Blue' / Plumbago	3 gal., 18" x 22", full	Medium
PMF	14	Podocarpus macrophyllus 'Maki' / Yew	3' x 20", full to base, dense	Medium
PMF	1223	Podocarpus macrophyllus 'Pringles' / Pringles Yew	3 gal., 14" x 14", full	Medium
* PN	180	Psychotria nervosa / Wild Coffee	3 gal., 22" x 20", full	Medium
SA	1011	Schefflera arboricola / Dwarf Schefflera	3 gal., 24" x 22", full	Low
SAT	4212	Schefflera arboricola 'Trinette'	3 gal., 22" x 20", full	Low
TAM	1015	Trachelospermum asiaticum 'Minima' / Jasmine 'Minima'	1 gal., 6" x 10", full	Medium
TE	335	Thunbergia erecta / King's Mantle	3 gal., 18" x 22", full	Medium
* TD	124	Tripsacum dactyloides / Fakahatchee Grass	3 gal., 24" x 22", full	Low
* TF	242	Tripsacum floridana / Dwarf Fakahatchee Grass	3 gal., 24" x 22", full	Low

SOD		Stenotaphrum secundatum 'Floristan' / St. Aug.	Solid sod, laid tight, stagger panels	High
		Paspalum notatum / Bahia Sod	Solid sod, laid tight, stagger panels	Low

* DENOTES FLORIDA NATIVE SPECIES

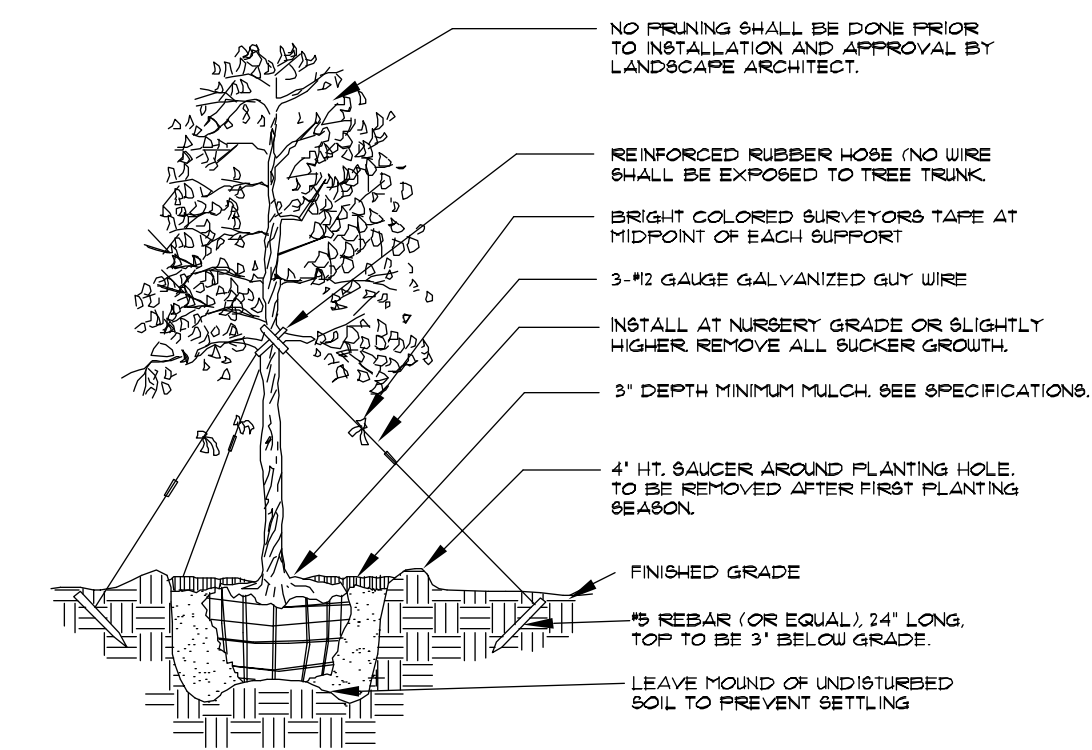
95% OF PLANTS, TREES, AND GRASSES (NOT INCLUDING SOD) ARE CATEGORIZED AS MEDIUM OR LOW WATER USE PER THE 8/1/00 WATERWISE PUBLICATION (LATEST EDITION).

ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

Notes

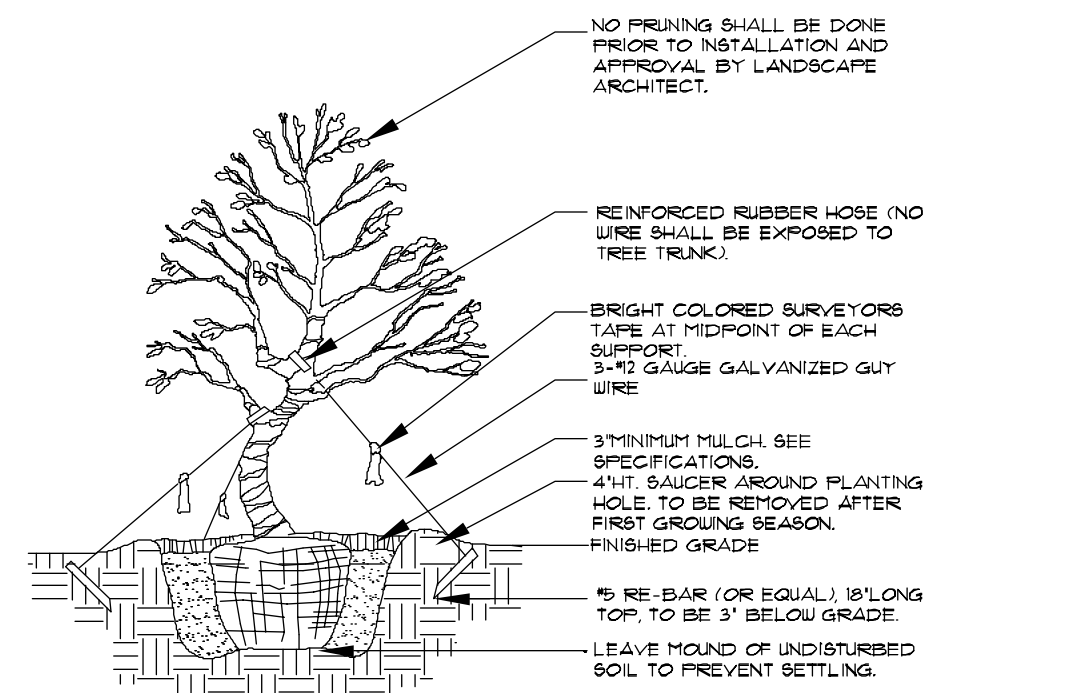
- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.
- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.
- All plant materials and sod shall have an automatic irrigation system providing 100% coverage.
- Maintain positive drainage away from buildings.
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.
- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.
- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Schefflera and Earleaf Acacia shall be eradicated in the development area and removed from the site.

Planting Details



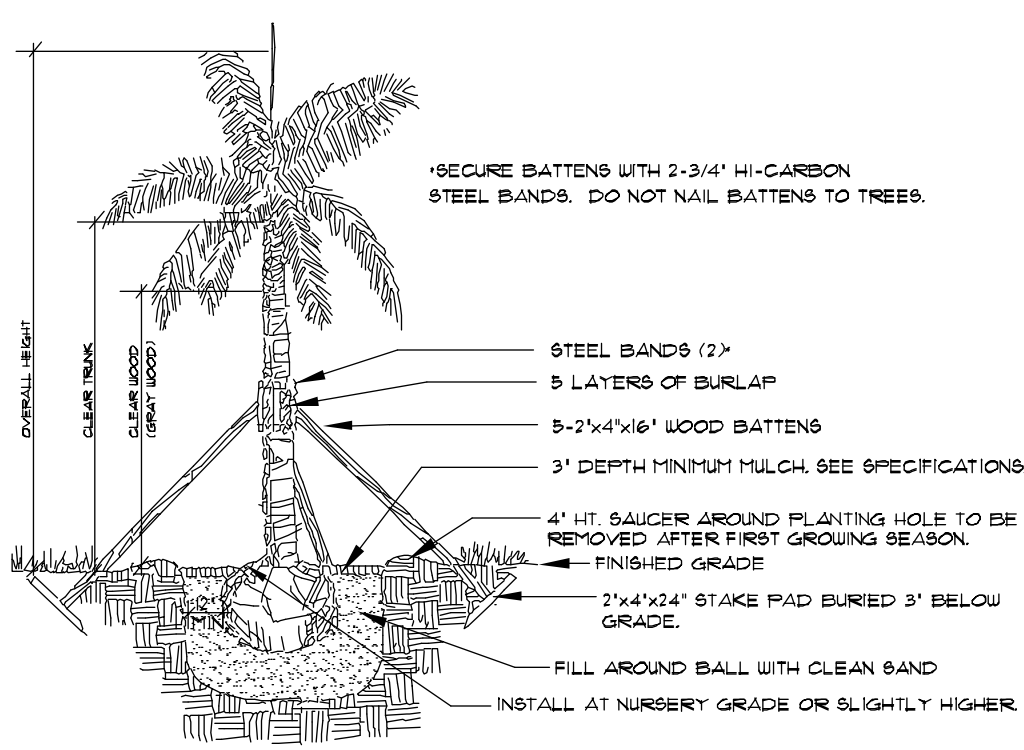
Tree Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING: SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE; LANDSCAPE CONTRACTOR WILL, ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Irregular & Multi-Stem Tree Planting

- FOR TREES 6'-14' HT.
- SEE SPECIFICATIONS FOR BACKFILL MIXTURES AND FERTILIZATION.
- BRACING: SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE; LANDSCAPE CONTRACTOR WILL, ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.

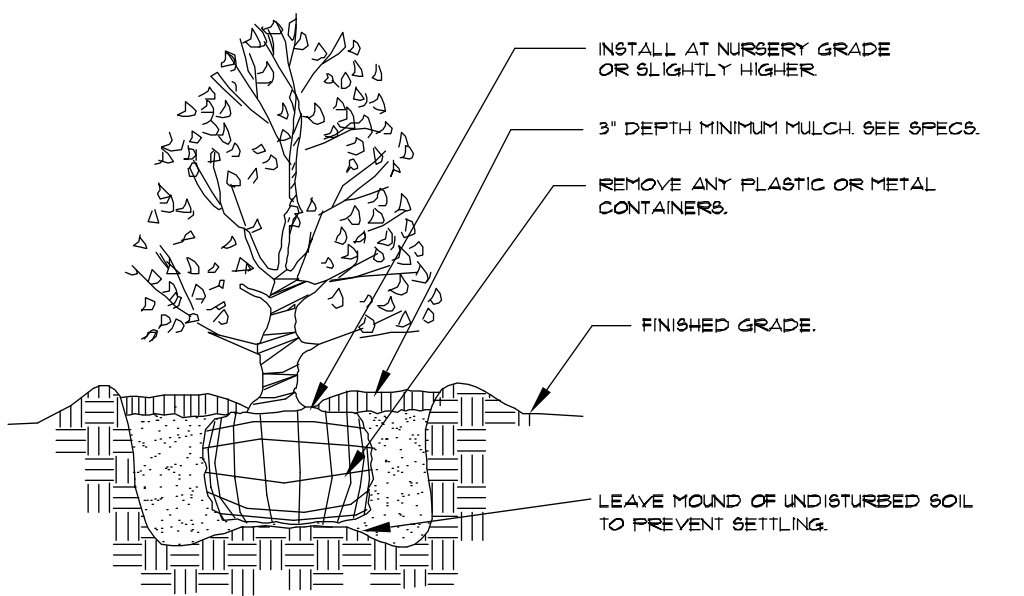


Palm Planting

APPLIES TO: ROYAL PALMS, QUEEN PALMS, ALEXANDER PALMS, MANILA PALMS.

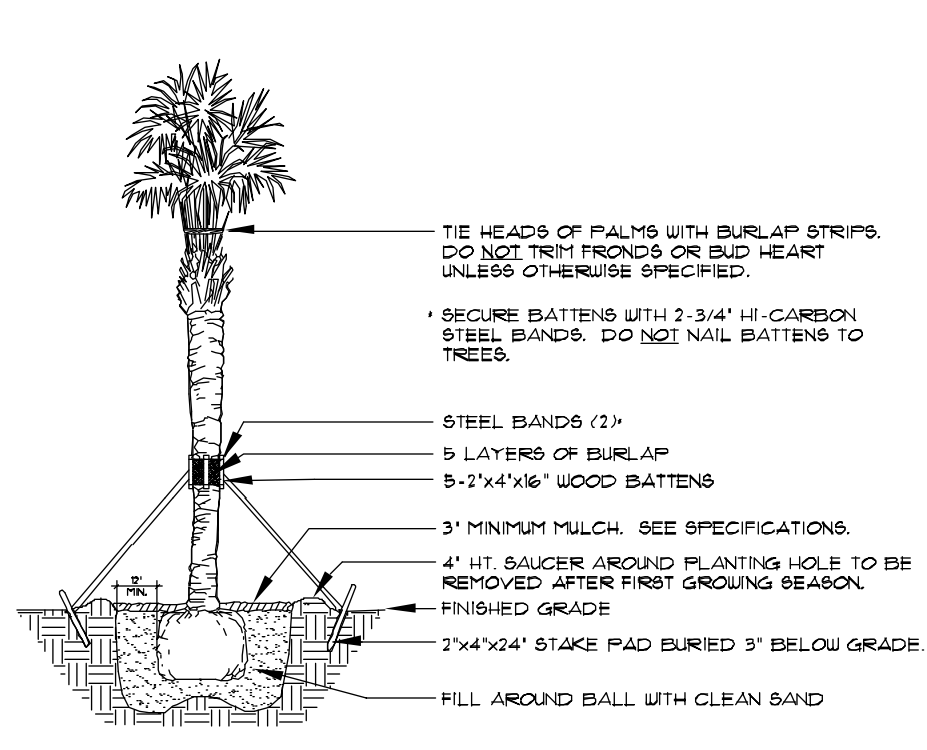
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

- BRACING: SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE; LANDSCAPE CONTRACTOR WILL, ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Shrub Planting

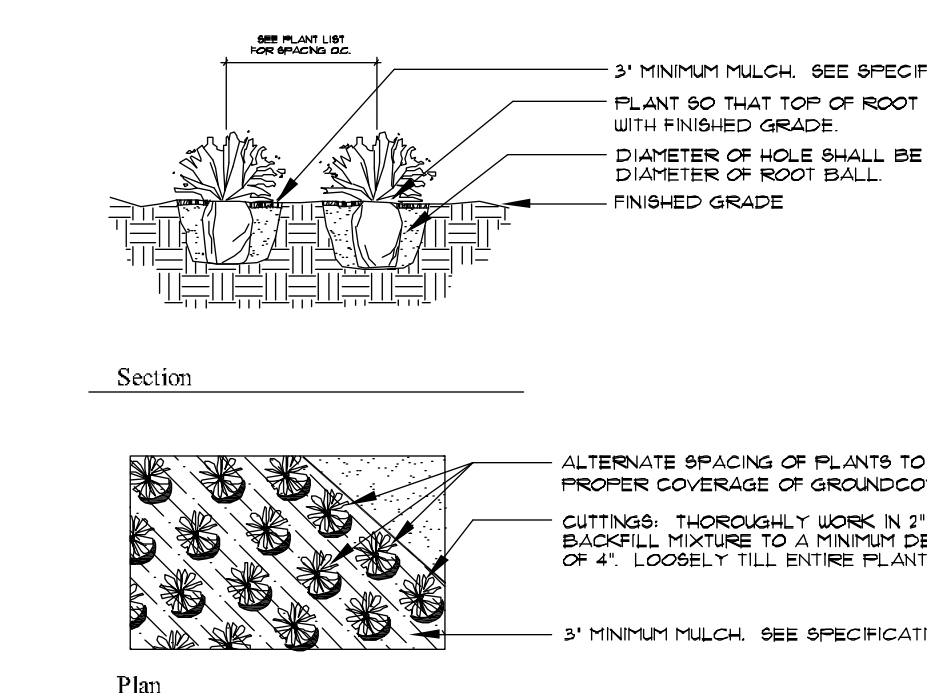
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



Palm Planting

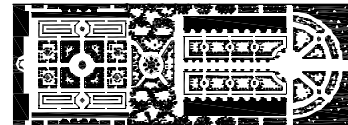
APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS.

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



Groundcover Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



PARKER-YANNETTE
design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS

825 South U.S. Highway One
Suite 330
Jupiter, Florida 33477

Telephone: (561) 747-5069
Fax: (561) 747-2041

Email: mail@pydg.com

License #LC-0000297

HILLCREST COUNTRY CLUB REDEVELOPMENT

PREPARED FOR FULTE GROUP

4600 HILLCREST DRIVE

HOLLYWOOD, FL 33021

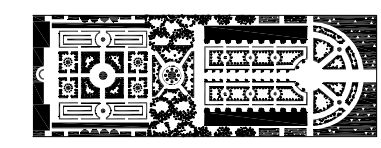
PLANT LIST, PLANT SPECIFICATIONS, & DETAILS

DATE: 07.03.15
DRAWN BY: AJO
JOB NO.: 14-061
SCALE: NA
FILENAME: Hillcrest 33

REVISIONS:
8/3/15 10:30/15 11:30/15
12/23/15 10:51/15 2/7/16
3/6/16 12/16 4/3/17
8/18/17 10/25/17 1/16/18
12/18 TAC submittal
2/2/18 Off site improvements
4/2/18 Phase 1 replant

SHEET:

L-37



PARKER-YANNETTE
design group, inc.

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

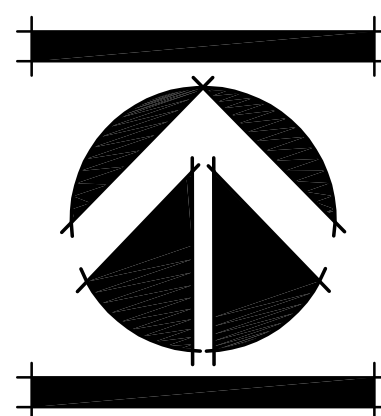
Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

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

DATE: 07.03.15
DRAWN BY: AJO
JOB NO.: 14-061
SCALE: N/A
FILENAME: Hillcrest 33

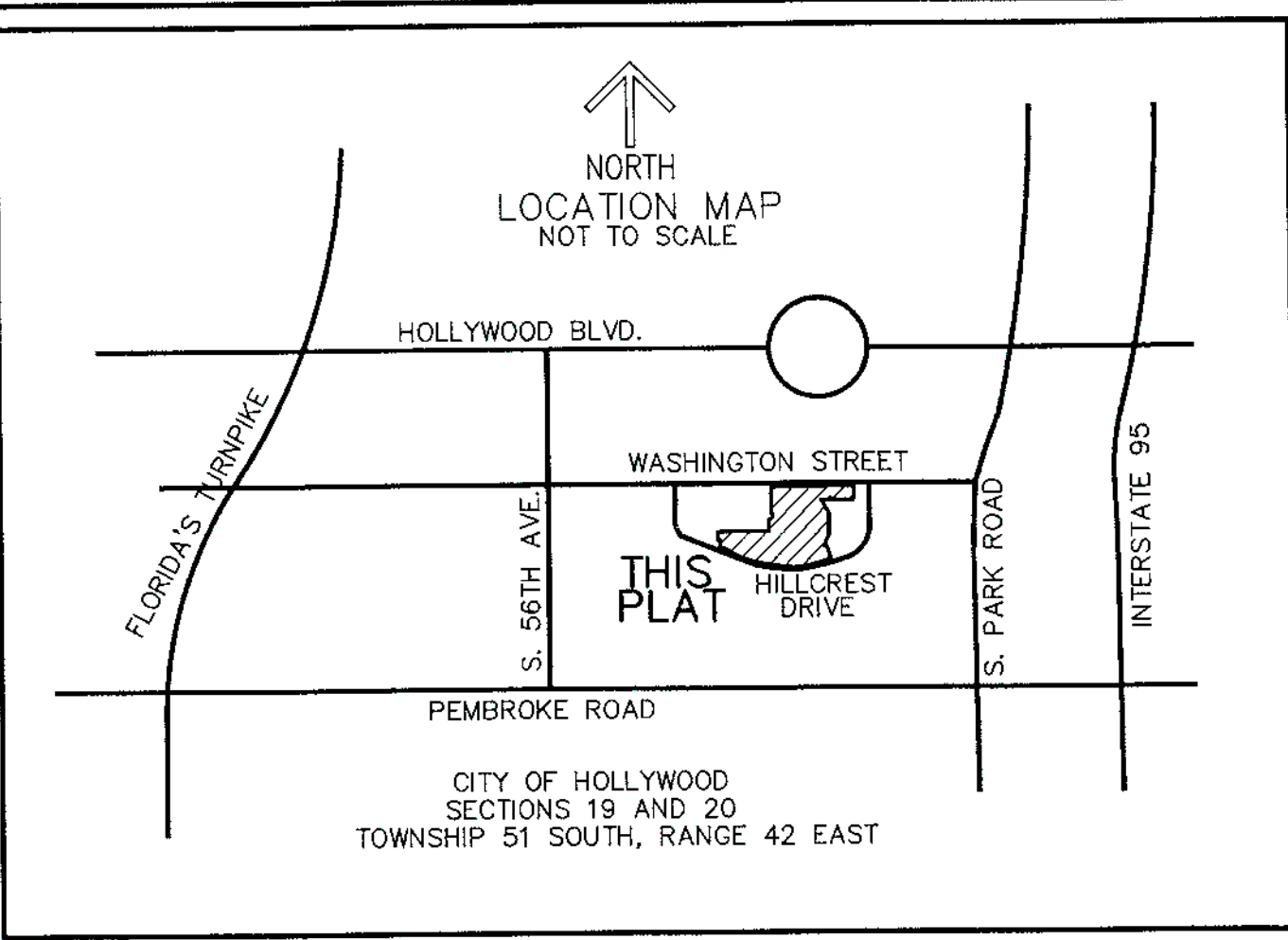
REVISIONS:

8/13/15	10/30/15	11/30/15
12/23/15	12/5/16	2/11/16
3/16/16	12/1/16	4/19/17
8/18/17	10/25/17	1/6/18
12/18 TAC submittal		
2/12/18 Off Site Improvements		
4/6/18 Phase II replant		



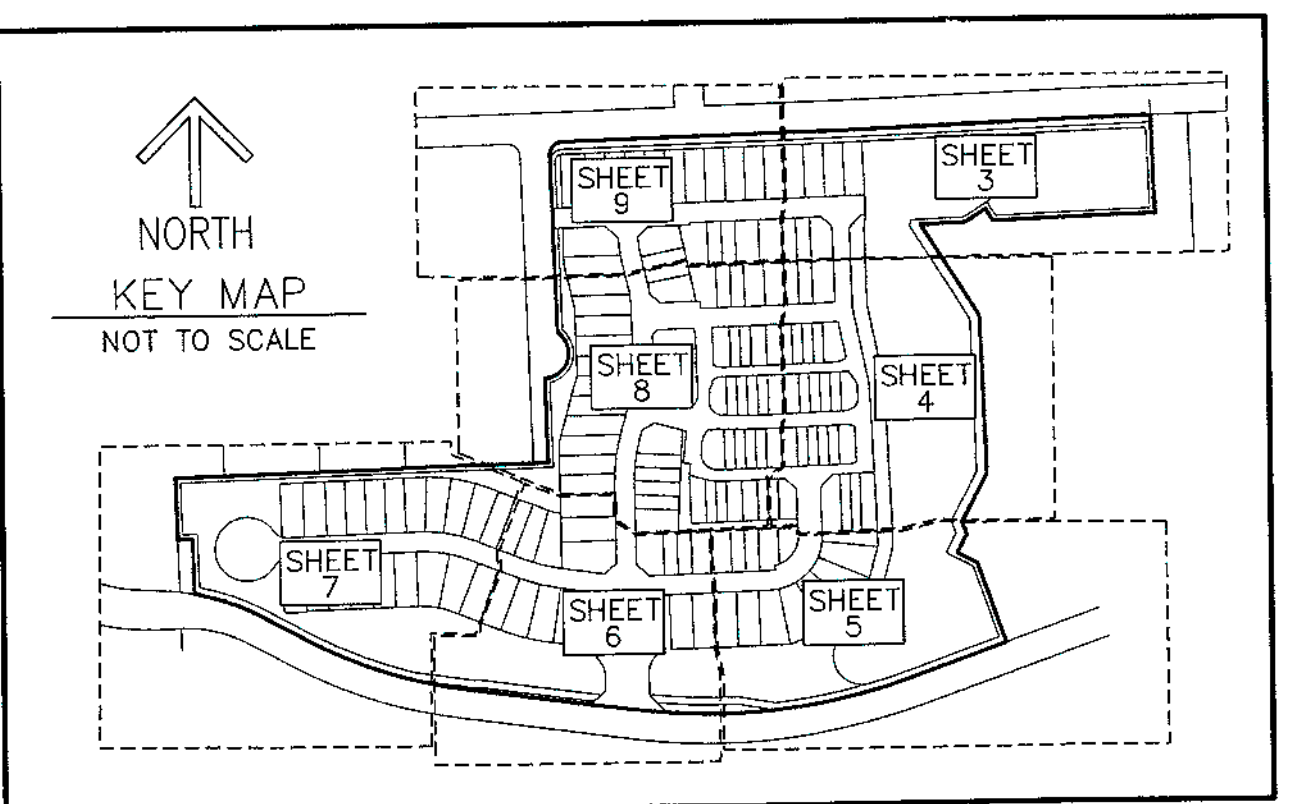
HILLCREST COUNTRY CLUB NORTH

BEING A REPLAT OF A PORTION OF BLOCKS 7 AND 9, HILLWOOD SECTION THREE,
AS RECORDED IN PLAT BOOK 69, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
LYING IN SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1991 FAX (561)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591

INSTR # 114276146,
Page 1 of 9
Recorded 03/22/2017 at 12:02 PM



TABULAR DATA	SQUARE FEET	ACRES
OVERALL SITE	1,326,136	30.444
RESIDENTIAL LOTS	546,355	12.543
TRACT R	216,964	4.981
ADDITIONAL RIGHT-OF-WAY	28,982	0.665
TRACTS OS-1 THROUGH OS-9	315,374	7.240
TRACT W	218,461	5.015

DEDICATION

STATE OF FLORIDA) SS
COUNTY OF BROWARD)

KNOW ALL MEN BY THESE PRESENTS THAT PULTE HOME CORPORATION, A MICHIGAN CORPORATION, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS HILLCREST COUNTRY CLUB NORTH, AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACTS OS-1 THROUGH OS-9 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR OPEN SPACE, LANDSCAPE AND DRAINAGE PURPOSES.

TRACT R AS SHOWN HEREON IS HEREBY DEDICATED TO PRESENT OWNERS, THEIR HEIRS, SUCCESSORS, ASSIGNS, INVITEES, TENANTS, LICENSEES, AND NOT THE PUBLIC AS A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND PRIVATE ROAD PURPOSES. AMENDMENT OR ABANDONMENT OF TRACT R OR ANY PORTION THEREOF SHALL REQUIRE APPROVAL BY A MAJORITY OF OWNERS, APPROVAL BY THE CITY OF HOLLYWOOD, AND SHALL BE EVIDENCED BY RECORDATION OF AN APPROPRIATE DOCUMENT.

THE FOREGOING DEDICATION IS SUBJECT TO A PERMANENT NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND ACCESS PURPOSES OVER TRACT R TO THE CITY OF HOLLYWOOD FOR EMERGENCY VEHICLES AND SERVICE AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY FACILITIES AND CABLE TELEVISION SERVICES.

THE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON IS DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

TRACT W AS SHOWN HEREON IS HEREBY DEDICATED TO THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR DRAINAGE AND MAINTENANCE PURPOSES.

LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PRESENT OWNERS, THEIR HEIRS, SUCCESSORS, AND ASSIGNS FOR DRAINAGE AND MAINTENANCE PURPOSES.

THE BUS STOP EASEMENT AS SHOWN HEREON IS DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

UTILITY EASEMENTS (UE'S) AS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED PULTE HOME CORPORATION, A MICHIGAN CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 10th DAY OF FEBRUARY, 2017.

PULTE HOME CORPORATION
A MICHIGAN CORPORATION

WITNESS: Andrew Maxey
PRINT NAME ANDREW MAXEY

BY: Brent Baker
DIVISION PRESIDENT

WITNESS: Kathryn A. Bowes
PRINT NAME KATHRYN A. BOWES

ACKNOWLEDGMENT

STATE OF FLORIDA) SS
COUNTY OF BROWARD)

BEFORE ME, PERSONALLY APPEARED BRENT BAKER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Kathryn A. Bowes AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT OF PULTE HOME CORPORATION, A MICHIGAN CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF February, 2017

MY COMMISSION EXPIRES: Kathryn A. Bowes
NOTARY PUBLIC

COMMISSION NUMBER: Kathryn A. Bowes
PRINT NAME

SURVEYOR'S NOTES

1. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

2. THIS PLAT IS RESTRICTED TO 67 SINGLE FAMILY DETACHED UNITS AND 84 TOWNHOUSE UNITS.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDOUS TO AIR NAVIGATION.

3. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY OCTOBER 18, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY OCTOBER 18, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.88°16'34"W. ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1980 ADJUSTMENT), BASED ON STATIC GPS OBSERVATIONS FROM BASELINE ESTABLISHED BETWEEN BROWARD COUNTY SURVEY DEPARTMENT HORIZONTAL CONTROL POINTS C45 AND B47, AND MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

CONTROL POINT B47: BROWARD COUNTY NAIL AND DISK LOCATED IN THE CONCRETE SIDEWALK IN THE N.W. QUADRANT OF THE INTERSECTION OF S.W. 25TH STREET AND S.W. 48TH AVENUE. NORTHING 602163.461 EASTING 921793.338

CONTROL POINT C45: 3/4" PIPE LOCATED ON THE CENTERLINE OF WASHINGTON STREET, IN FRONT OF ADDRESS #4001. NORTHING 607603.028 EASTING 924305.426

5. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AND ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

6. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE

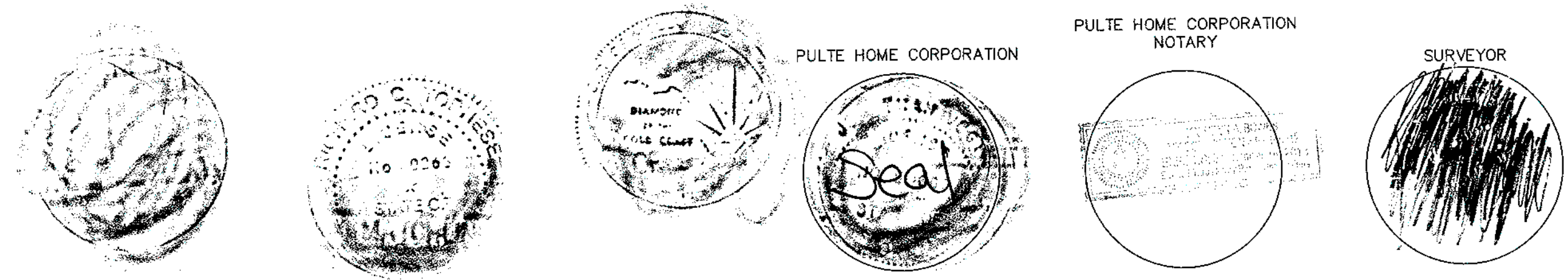
SURVEYOR'S CERTIFICATION

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE, THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 18TH DAY OF APRIL, 2016 A.D. PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS WILL BE SET WITHIN ONE (1) YEAR OF THE DATE THIS PLAT IS RECORDED, OR PRIOR TO THE EXPIRATION OF THE BONDS OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRE SUBDIVISION IMPROVEMENTS.

DATE: 2/17

David P. Lindley
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5005
CAULFIELD AND WHEELER, INC.
CERTIFICATE OF AUTHORIZATION NUMBER 3591
7900 GLADES ROAD SUITE 100
BOCA RATON, FL 33434



PULTE HOME CORPORATION
NOTARY

SURVEYOR

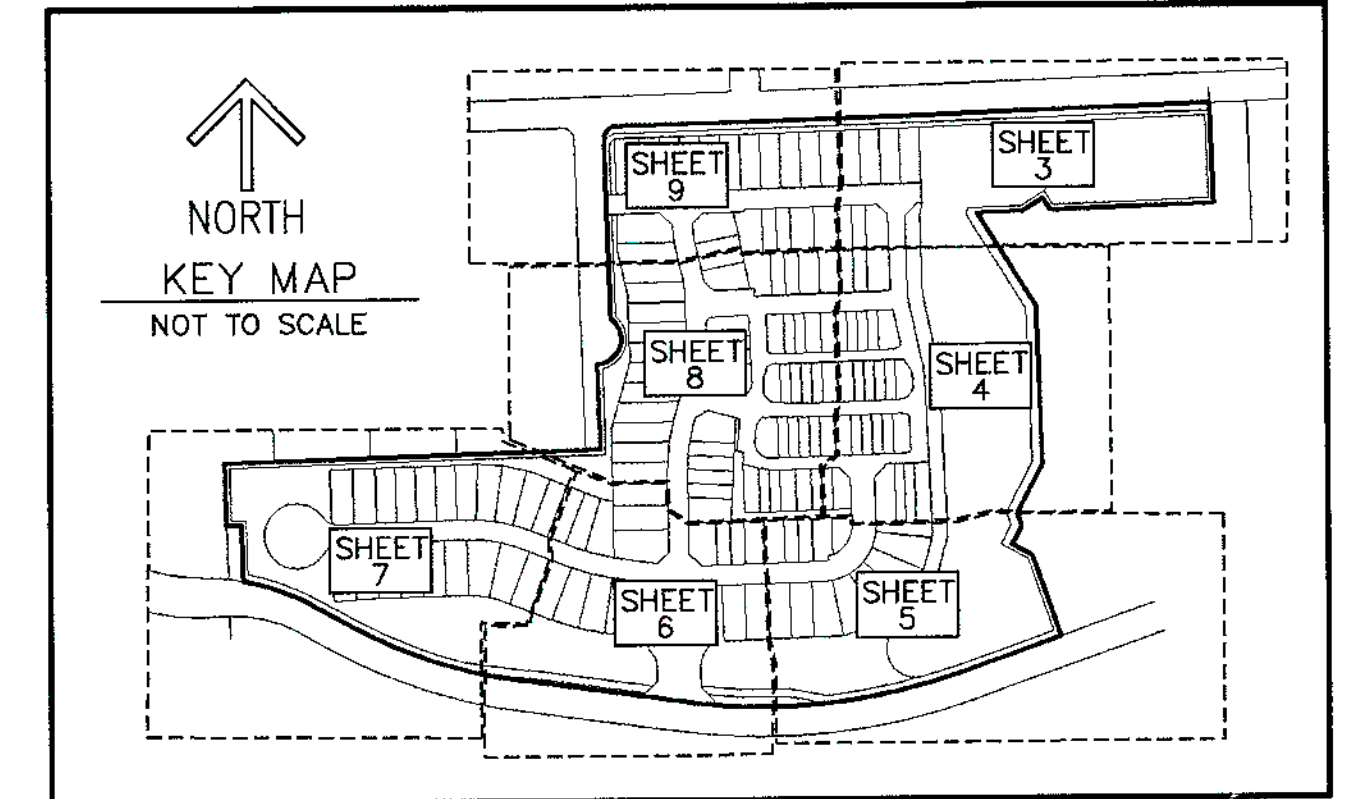
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1991 FAX (561)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591

HILLCREST COUNTRY CLUB NORTH

BEING A REPLAT OF A PORTION OF BLOCKS 7 AND 9, HILLWOOD SECTION THREE,
AS RECORDED IN PLAT BOOK 69, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
LYING IN SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

INSTR #114276146
Page 2 of 9

PLAT BOOK 183 PAGE 17
SHEET 2 OF 9



CITY COMMISSION

THIS IS TO CERTIFY, THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, BY RESOLUTION R-2016-139 ADOPTED THIS 18 DAY OF May, 2016 AND BY SAID RESOLUTION THE ADDITIONAL RIGHT-OF-WAY, UTILITY EASEMENTS, BUS STOP EASEMENT AND EMERGENCY ACCESS EASEMENT AS SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERCEDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENT IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: Leticia A. Cury CITY CLERK APPROVED: Joseph M. Cury CITY ENGINEER

APPROVED BY: John A. Cury MAYOR

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY, THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC-WAYS THIS 28 DAY OF April, 2016

BY: Ann Cury CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 18 DAY OF March, 2017

BY: Barbara R. Z... EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION- RECORDING SECTION

THIS PLAT WAS FILED FOR RECORD THIS 22 DAY OF March, 2017 AND RECORDED IN PLAT BOOK 183, PAGES 16 THROUGH 27, RECORD VERIFIED.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: Quelina Reed DEPUTY



BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 12 DAY OF October, 2016 A.D.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: Leticia A. Cury DEPUTY
BY: John A. Cury MAYOR
COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

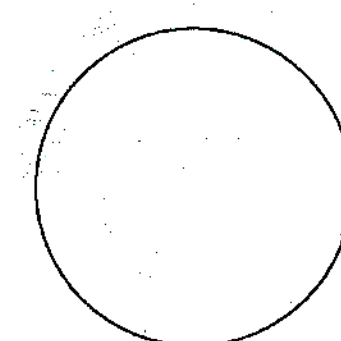
BY: Richard Tornese 3/15/17 DATE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 40263
BY: Robert P. Legg, Jr. 3/1/17 DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS 4030

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

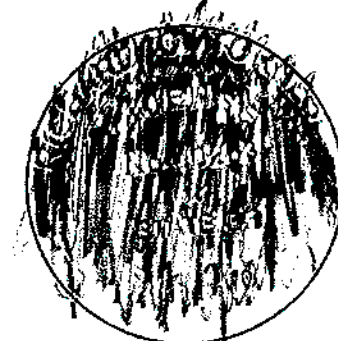
THIS IS TO CERTIFY, THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 16 DAY OF March, 2017

BY: Jo Sevdia
DIRECTOR/DESIGNEE

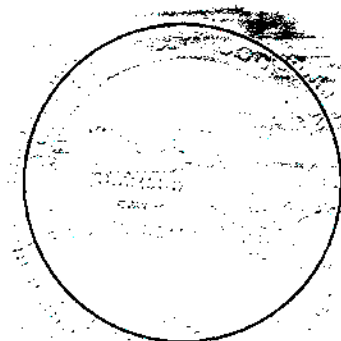
COUNTY COMMISSION



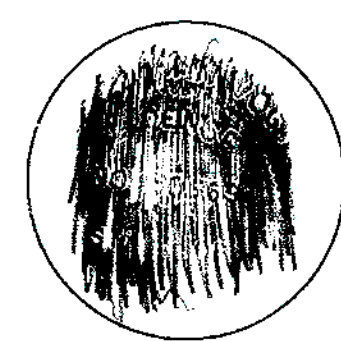
COUNTY ENGINEER



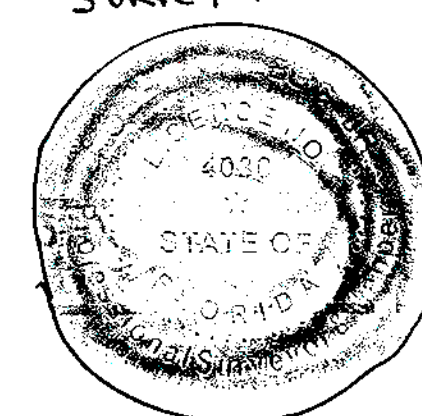
CITY OF HOLLYWOOD



CITY ENGINEER



COUNTY SURVEYOR



SURVEYOR'S NOTES

1. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

2. THIS PLAT IS RESTRICTED TO 67 SINGLE FAMILY DETACHED UNITS AND 84 TOWNHOUSE UNITS.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

3. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY OCTOBER 18, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME, AND/OR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY OCTOBER 18, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.88°16'34"W. ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), BASED ON STATIC GPS OBSERVATIONS FROM BASELINE ESTABLISHED BETWEEN BROWARD COUNTY SURVEY DEPARTMENT HORIZONTAL CONTROL POINTS C45 AND B47, AND MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

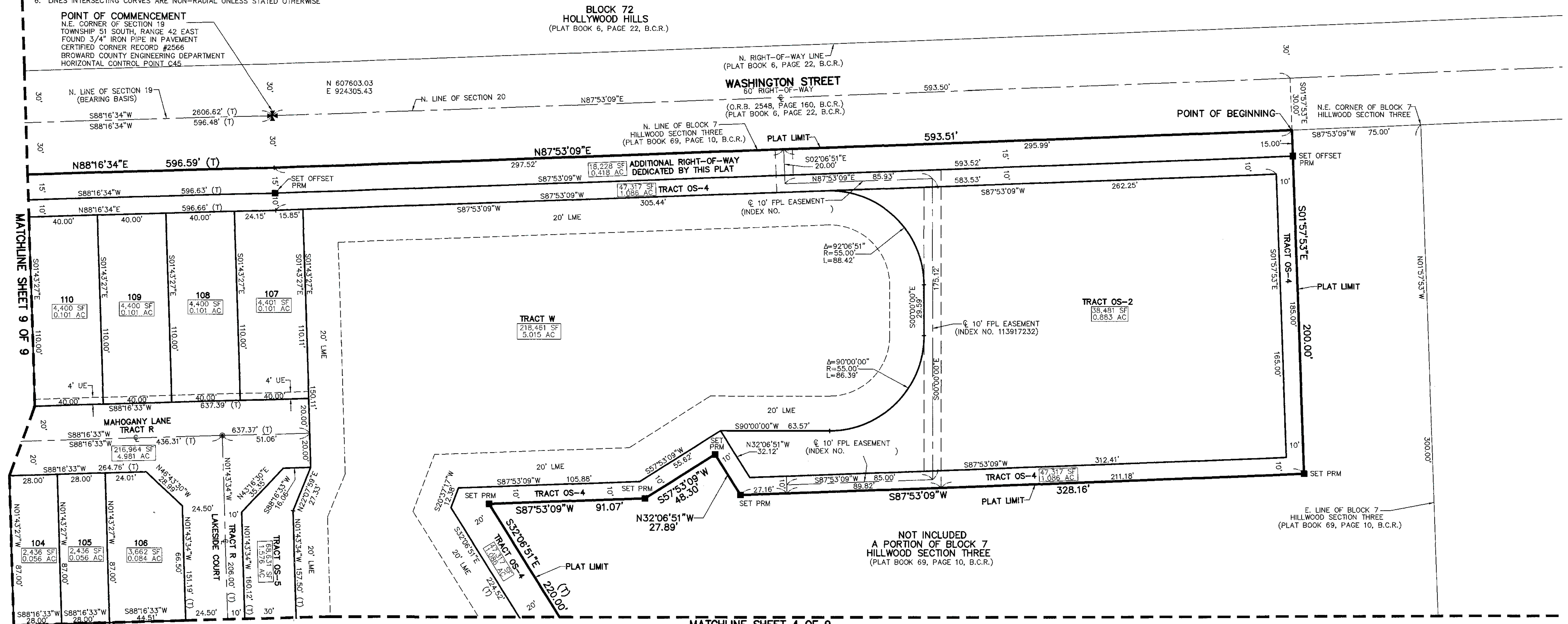
CONTROL POINT B47: BROWARD COUNTY NAIL AND DISK LOCATED IN THE CONCRETE SIDEWALK IN THE N.W. QUADRANT OF THE INTERSECTION OF S.W. 25TH STREET AND S.W. 48TH AVENUE. NORTHING 602163.461 EASTING 921793.338

CONTROL POINT C45: 3/4" PIPE LOCATED ON THE CENTERLINE OF WASHINGTON STREET, IN FRONT OF ADDRESS #4001. NORTHING 607603.028 EASTING 924305.426

5. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AND ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

6. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE

POINT OF COMMENCEMENT
N.E. CORNER OF SECTION 19
TOWNSHIP 51 SOUTH, RANGE 42 EAST
FOUND 3/4" IRON PIPE IN PAVEMENT
CERTIFIED CORNER RECORD #2566
BROWARD COUNTY ENGINEERING DEPARTMENT
HORIZONTAL CONTROL POINT C45



**BLOCK 72
HOLLYWOOD HILLS**
(PLAT BOOK 6, PAGE 22, B.C.R.)

WASHINGTON STREET
60' RIGHT-OF-WAY
(O.R.B. 2548, PAGE 160, B.C.R.)
(PLAT BOOK 6, PAGE 22, B.C.R.)

POINT OF BEGINNING

N.E. CORNER OF BLOCK 7
HILLWOOD SECTION THREE

SET OFFSET
PRM

501°57'53"E

30.00'

15.00'

587°53'09"W

75.00'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

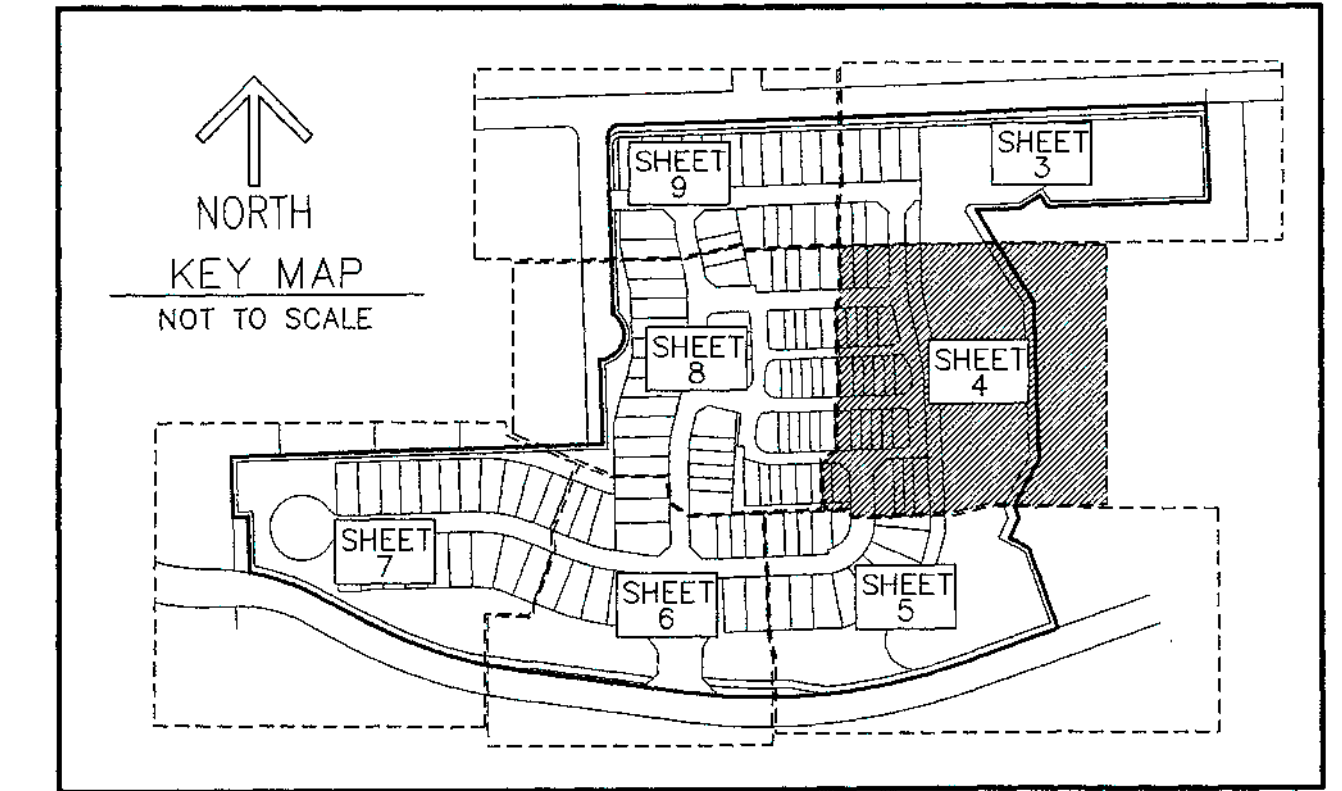
10'

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1991 FAX (561)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591

HILLCREST COUNTRY CLUB NORTH

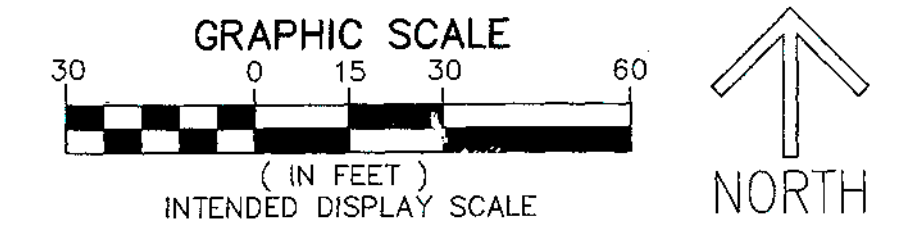
BEING A REPLAT OF A PORTION OF BLOCKS 7 AND 9, HILLWOOD SECTION THREE,
AS RECORDED IN PLAT BOOK 69, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
LYING IN SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

INSTR #114276146
Page 4 of 9



LEGEND/ABBREVIATIONS

- AC - ACRES
- B.C.R. - BROWARD COUNTY RECORDS
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- C - CENTERLINE
- O.R.B. - OFFICIAL RECORDS BOOK
- Δ - DELTA (CENTRAL ANGLE)
- L - ARC LENGTH
- R - RADIUS
- (R) - RADIAL LINE
- SF - SQUARE FEET
- (T) - TOTAL
- LME - LAKE MAINTENANCE EASEMENT
- UE - UTILITY EASEMENT
- FPL - FLORIDA POWER & LIGHT CO.
- - PERMANENT CONTROL POINT
- PRM - INDICATES SET 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PRM LB3591 UNLESS OTHERWISE NOTED.
- - INDICATES NAIL AND DISK
- - INDICATES SECTION CORNER
- ✱ - INDICATES 1/4 SECTION CORNER



SURVEYOR'S NOTES

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS PLAT IS RESTRICTED TO 67 SINGLE FAMILY DETACHED UNITS AND 84 TOWNHOUSE UNITS.

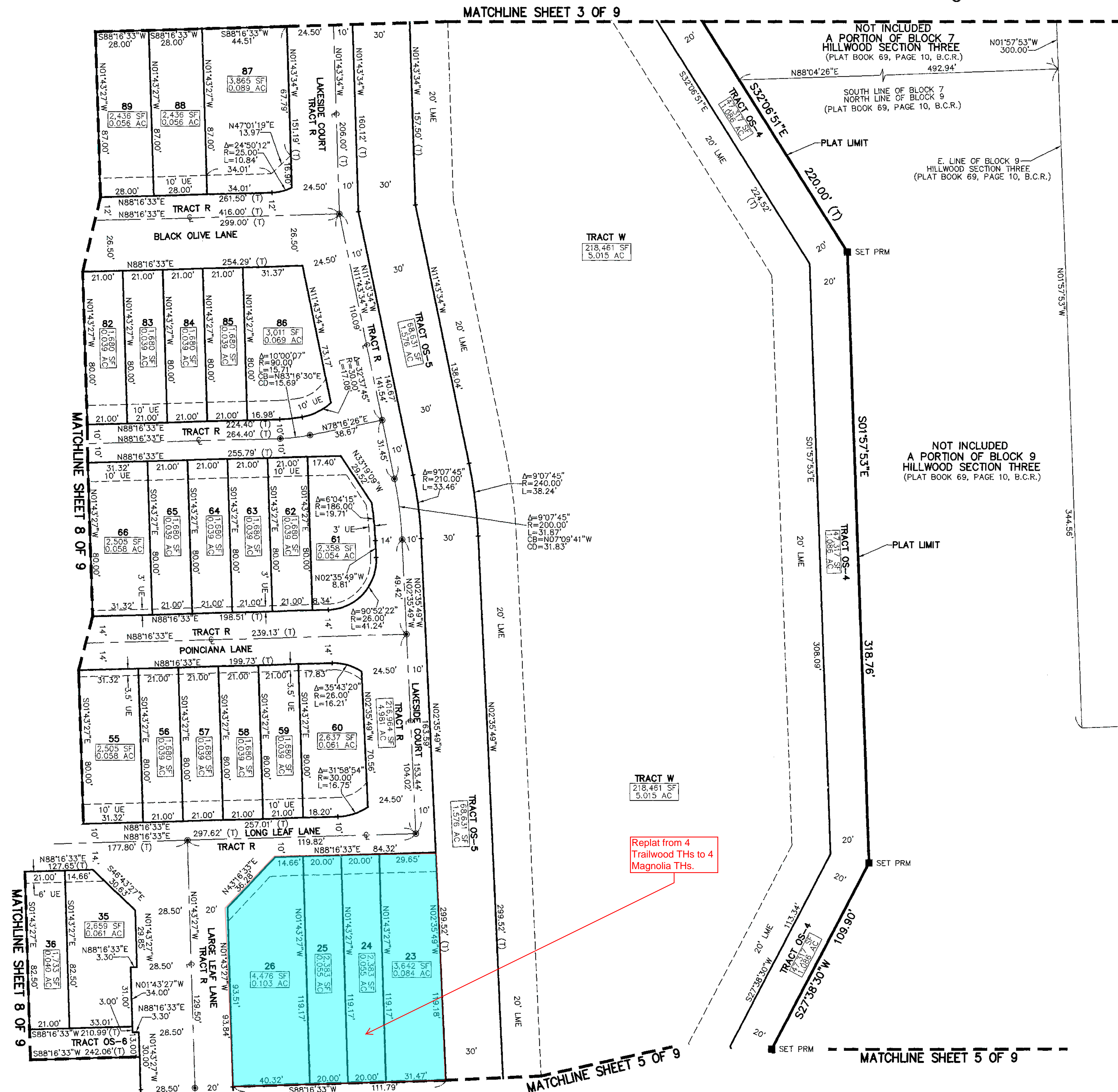
THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY OCTOBER 18, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY OCTOBER 18, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.88°16'33"W. ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), BASED ON STATIC GPS OBSERVATIONS FROM BASELINE ESTABLISHED BETWEEN BROWARD COUNTY SURVEY DEPARTMENT HORIZONTAL CONTROL POINTS C45 AND B47, AND MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

CONTROL POINT B47: BROWARD COUNTY NAIL AND DISK LOCATED IN THE CONCRETE SIDEWALK IN THE N.W. QUADRANT OF THE INTERSECTION OF S.W. 25TH STREET AND S.W. 48TH AVENUE. NORTHING 602163.461 EASTING 921793.338

CONTROL POINT C45: 3/4" PIPE LOCATED ON THE CENTERLINE OF WASHINGTON STREET, IN FRONT OF ADDRESS #4001. NORTHING 607603.028 EASTING 924505.426
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AND ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- Lines intersecting curves are non-radial unless stated otherwise.



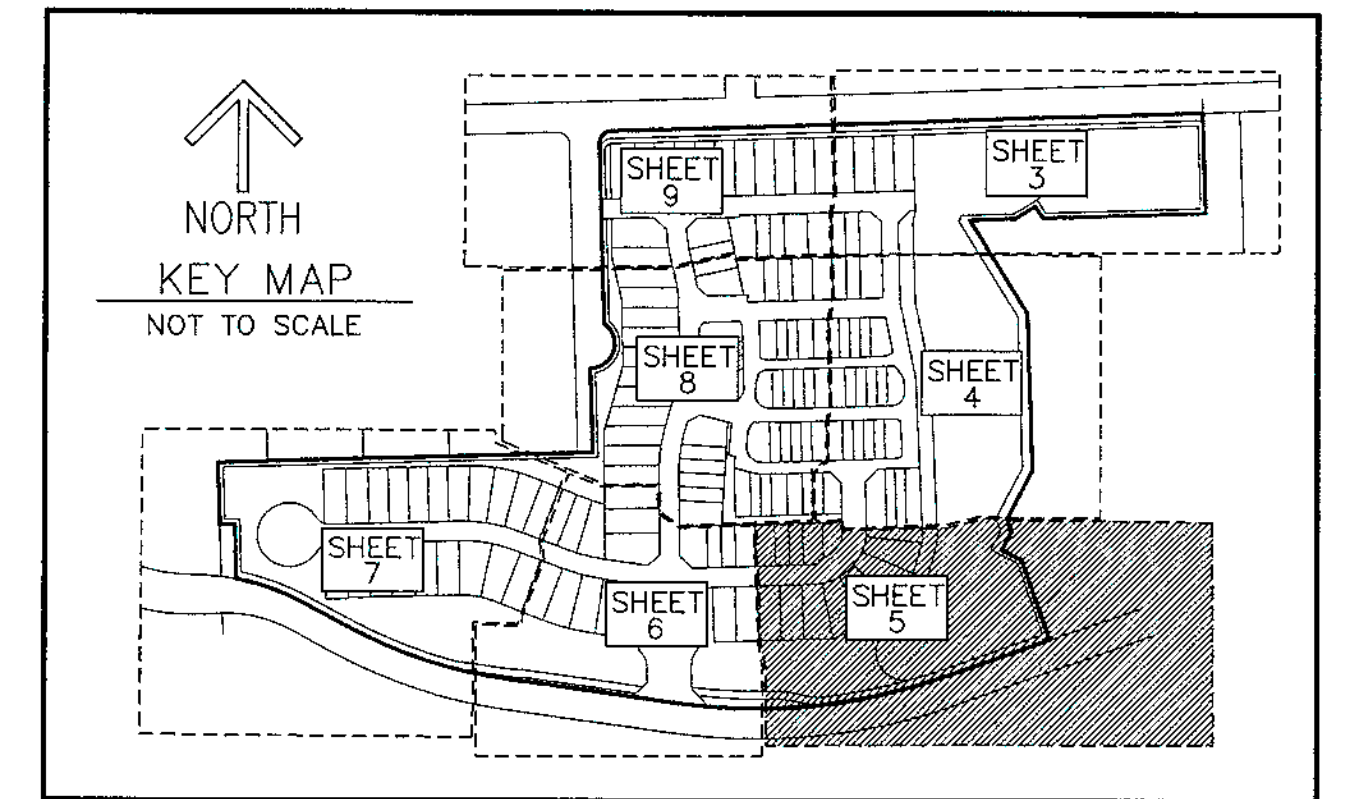
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1991 FAX (561)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591

HILLCREST COUNTRY CLUB NORTH

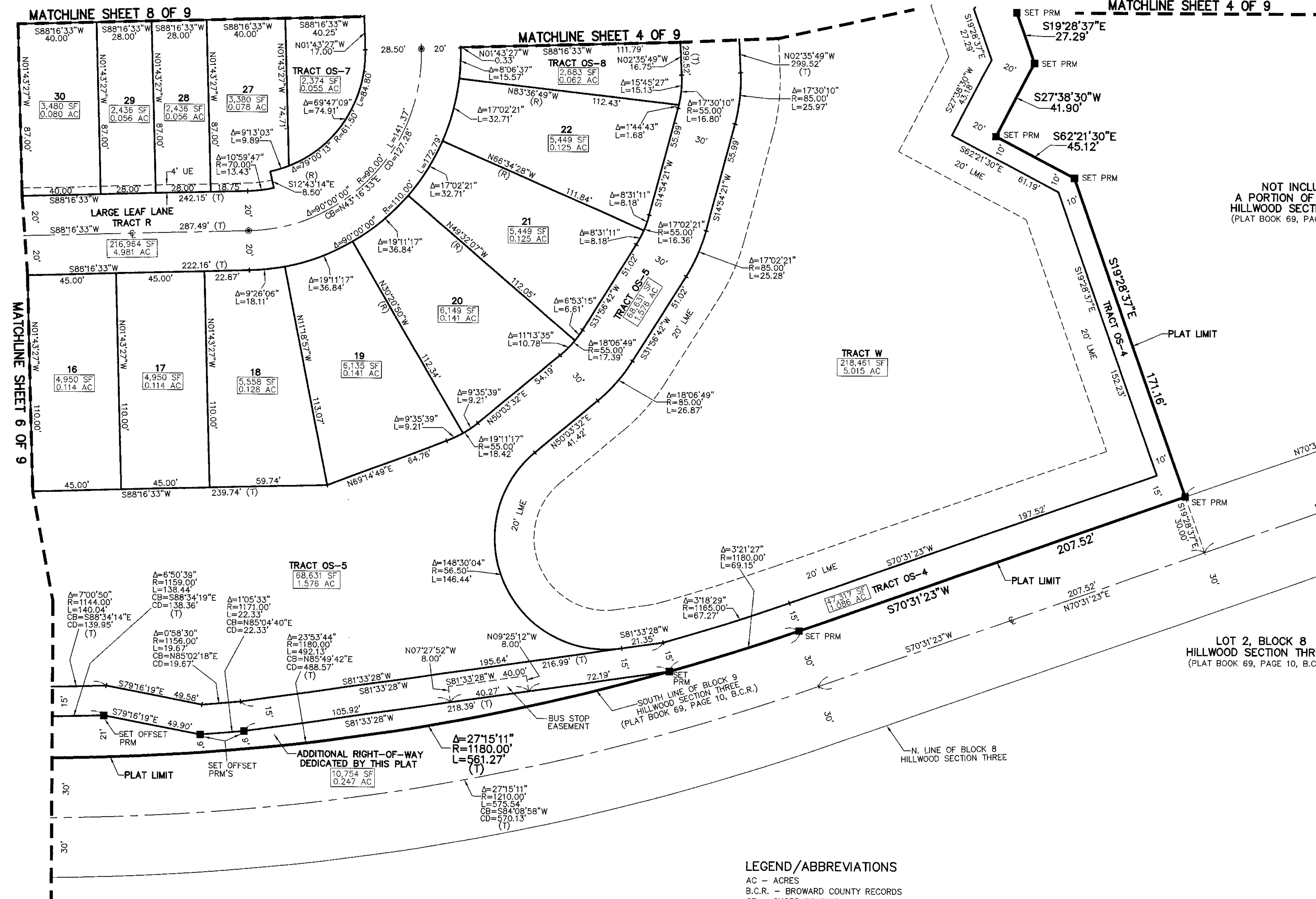
BEING A REPLAT OF A PORTION OF BLOCKS 7 AND 9, HILLWOOD SECTION THREE,
AS RECORDED IN PLAT BOOK 69, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
LYING IN SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK 113 PAGE 20
SHEET 5 OF 9

INSTR #114276146
Page 5 of 9



NOT INCLUDED
A PORTION OF BLOCK 9
HILLWOOD SECTION THREE
(PLAT BOOK 69, PAGE 10, B.C.R.)



SURVEYOR'S NOTES

- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS PLAT IS RESTRICTED TO 67 SINGLE FAMILY DETACHED UNITS AND 84 TOWNHOUSE UNITS.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY OCTOBER 18, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY OCTOBER 18, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.88°16'34\"W. ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), BASED ON STATIC GPS OBSERVATIONS FROM BASELINE ESTABLISHED BETWEEN BROWARD COUNTY SURVEY DEPARTMENT HORIZONTAL CONTROL POINTS C45 AND B47, AND MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

CONTROL POINT B47: BROWARD COUNTY NAIL AND DISK LOCATED IN THE CONCRETE SIDEWALK IN THE N.W. QUADRANT OF THE INTERSECTION OF S.W. 25TH STREET AND S.W. 48TH AVENUE. NORTHING 602163.461 EASTING 921793.338

CONTROL POINT C45: 3/4\" PIPE LOCATED ON THE CENTERLINE OF WASHINGTON STREET, IN FRONT OF ADDRESS #4001. NORTHING 607603.028 EASTING 924305.426
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AND ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE

LEGEND/ABBREVIATIONS

- AC — ACRES
B.C.R. — BROWARD COUNTY RECORDS
CB — CHORD BEARING
CD — CHORD DISTANCE
CL — CENTERLINE
O.R.B. — OFFICIAL RECORDS BOOK
Δ — DELTA (CENTRAL ANGLE)
L — ARC LENGTH
R — RADIUS
(R) — RADIAL LINE
SF — SQUARE FEET
(T) — TOTAL
LME — LAKE MAINTENANCE EASEMENT
UE — UTILITY EASEMENT
FPL — FLORIDA POWER & LIGHT CO.
● — PERMANENT CONTROL POINT
■ — INDICATES SET 4\" X 4\" X 24\" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PRM LB3591 UNLESS OTHERWISE NOTED.
● — INDICATES NAIL AND DISK
✱ — INDICATES SECTION CORNER
✱ — INDICATES 1/4 SECTION CORNER

