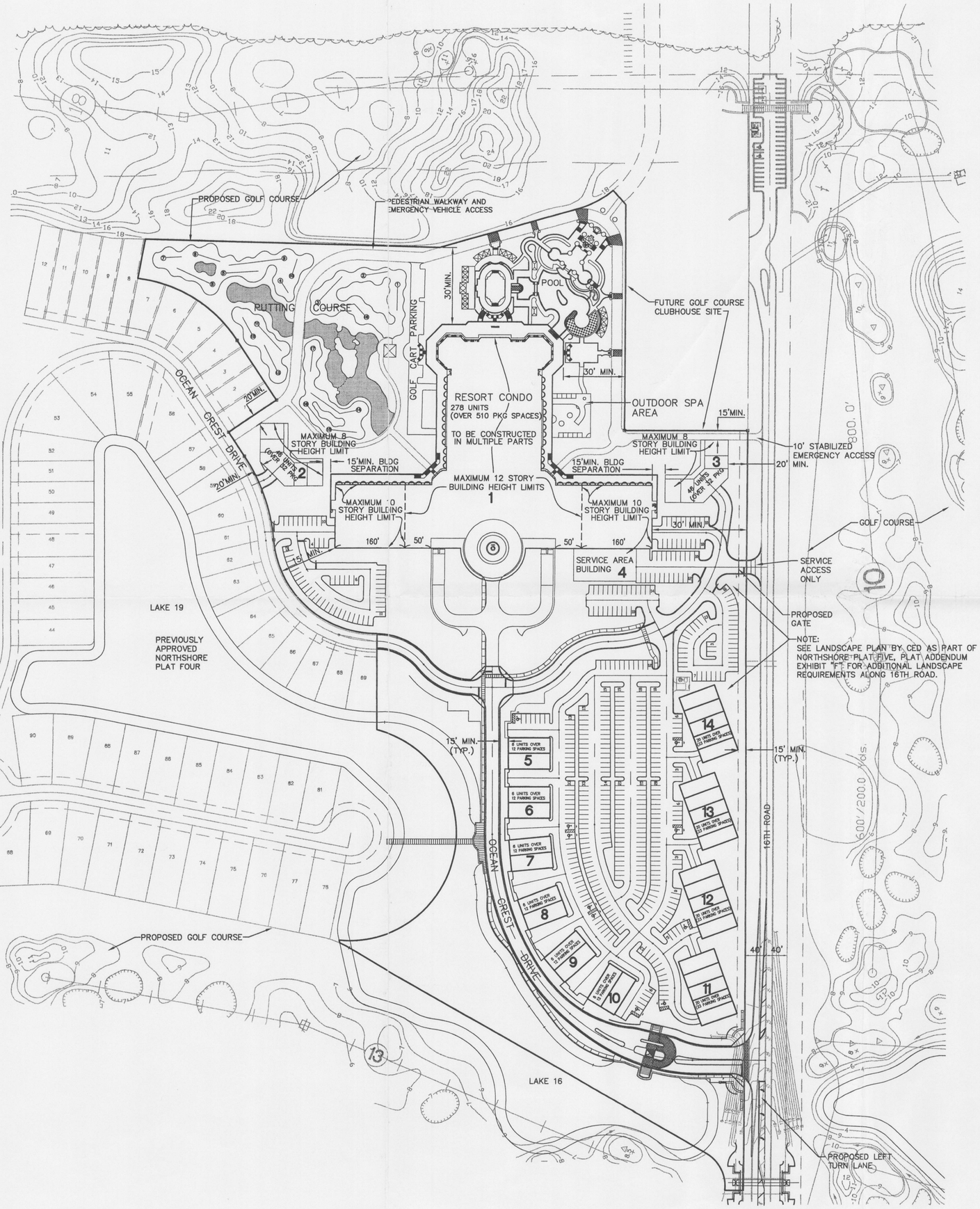
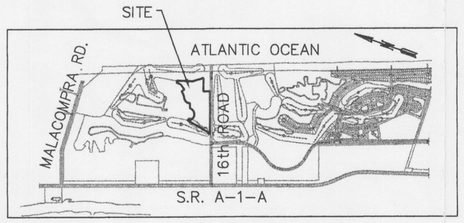
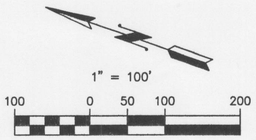




LOCATION MAP
N.T.S.



RESORT CONDOMINIUM SITE DATA

SITE AREA:

Condominium Parcels	14.93 Ac.
Road Parcel	1.09 Ac.
Lake/Landscape Parcel	3.38 Ac.
Recreation Parcel	6.22 Ac.
Parking Parcel	1.78 Ac.
TOTAL	27.40 Ac.

ZONING:
PUD – DRI

BUILDING FOOTPRINT AREA:

Building 1 – Resort Condominium/Conference/ Meeting Facility/Restaruant/Bar	130,900 Sq. Ft.
Buildings 2 – Resort Condominiums	9,005 Sq. Ft.
Buildings 3 – Resort Condominiums	9,005 Sq. Ft.
Building 4 – Conference/Meeting Facility/Service	8,000 Sq. Ft.
Buildings 5 thru 10 – Lakeview Resort Condominiums	28,800 Sq. Ft.
Buildings 11 thru 14 – Golfview Result Condominiums	38,016 Sq. Ft.
TOTAL	223,726 Sq. Ft.

UNITS:

Building 1	
3 or more BR	148 units
1 BR	130 units
Building 2	
3 or more BR	23 units
2 BR	23 units
Building 3	
3 or more BR	23 units
2 BR	23 units
Building 4	
Meeting/Conference Facility/Service	0 units
Building 5	
3 or more BR	6 units
Building 6	
3 or more BR	6 units
Building 7	
3 or more BR	6 units
Building 8	
3 or more BR	6 units
Building 9	
3 or more BR	6 units
Building 10	
3 or more BR	6 units
Building 11	
3 or more BR	20 units
Building 12	
3 or more BR	20 units
Building 13	
3 or more BR	20 units
Building 14	
3 or more BR	20 units
TOTAL	486 Units

BUILDING HEIGHT:

Building 1–4	Developer shall gradually reduce the height of buildings 1,2,3 & 4 from a maximum of 12 stories to a maximum of 8 stories. The building height will be lowered by stair stopping the roof lines.
Buildings 5 thru 10	4 Floors (incl. 1 floor of parking under building)
Buildings 11 thru 14	5 Floors (incl. 1 floor of parking under building)

SETBACKS:

Buildings 1	
Front (west)	N/A
Rear (east)	30 ft. from easterly plat limits to building; 10 ft. for pools, decks & screen enclosures
Side	30 ft. from southerly plat limits to building; 15 ft. from northerly plat limits to building (minimum of 15 ft. building separation) 10 ft. for pools, decks and screen enclosures to the north or south plat limits.
Building 2	
Front (west)	20 ft. from Ocean Crest Dr. R/W to building
Rear (east)	15 ft. from easterly plat limits to building
Side (north)	20 ft. from Northshore Plat Four Lot 1
Side (south)	N/A (minimum 15 ft. building separation from Building 1 if detached., 0 ft. if building 2 is attached to building 1.)
Building 3	
Front (west)	N/A
Rear (east)	15 ft. from easterly plat limits to building.
Side (south)	20 ft. from 16th Rd. R/W to building
Side (north)	N/A (minimum 15 ft. building separation from Building 1 if detached., 0 ft. if building 3 is attached to building 1.)
Building 4	
Front (west)	N/A
Rear (east)	0 ft. building may be attached to building 1.
Sides (N&S)	N/A
Buildings 5–10	
Front (north)	15 ft. from Ocean Crest Dr. R/W to building.
Rear (south)	N/A
Sides (E&W)	N/A (Minimum 30 ft. building separation)
Buildings 11–14	
Front (north)	N/A (minimum 4 ft. from parking lot pavement)
Rear (south)	15 ft. from 16th. Rd. R/W to building.
Sides (E&W)	N/A (Minimum 25 ft. building separation)

IMPERVIOUS AREA:

Roadways	37,876 Sq. Ft.
Roof Areas	223,726 Sq. Ft.
Parking/Sidewalks/Decks	337,823 Sq. Ft.
Lakes	104,935 Sq. Ft.
TOTAL	704,360 Sq. Ft.

PERVIOUS AREA:

Golf Putting Course	44,534 Sq. Ft.
Open Area/Commons	444,560 Sq. Ft.
TOTAL	489,094 Sq. Ft.

REQUIRED PARKING:

Resort Condominium Bldg. 1	
3 or more BR	148 units @ 2.00 sp = 296 spaces
1 BR	130 units @ 1.50 sp = 195 spaces
Resort Condominium Bldg. 2	
3 or more BR	23 units @ 2.00 sp = 46 spaces
2 BR	23 units @ 1.75 sp = 41 spaces
Resort Condominium Bldg. 3	
3 or more BR	23 units @ 2.00 sp = 46 spaces
2 BR	23 units @ 1.75 sp = 41 spaces
Meeting/Conference Facility Bldg. 1 & 4 (20,000 S.F.) @ 1 sp/200 sf	= 100 spaces
Restaurant/Bar (8000 sf seating area) @ 1 sp/50 sf	= 160 spaces
Lakeview Resort Condominium Bldgs. 5–10 3 or more BR	36 units @ 2 sp = 72 spaces
Golfview Resort Condominium BldgS. 11–14 3 or more BR	80 units @ 2 sp = 160 spaces
Employee	@ 1 sp/employee/shift = 60 spaces
TOTAL	1217 spaces

PROVIDED PARKING:

Structured Parking Buildings 1 – 14	738 spaces
Grade Parking	489 spaces
TOTAL	1227 spaces

Handicap pkg space required @ 20 for 1st 1000 spaces plus 1 space/ 100 spaces > 1000 spaces	24 spaces
Garage Building 1 Handicap pkg spaces provided	14 spaces
Garage Building 5–14 Handicap pkg spaces provided	10 spaces
Total handicap pkg spaces provided	24 spaces

REV.	DESCRIPTION	APRV	DATE

STATUS:

PLOTTED: 2-28-2001
TIME: 3:39 pm
PLOT SCALE: 1 = 100.0
DESIGNED:
DRAWN: GWB
CHECKED: WB
APPROVED: BGM
DATE:

SEAL

NORTHSHORE PLAT 5

NORTHSHORE HAMMOCK LP

PALM COAST, FL

SITE PLAN

GEE & JENSON
Engineers • Architects • Planners, Inc.
One Harvard Circle
West Palm Beach, Florida 33409

JOB NUMBER 98-152.13

CAD FILE C-5-S01

SHEET NUMBER 1

SHEET 1 OF 2