

HAMMOCK DUNES PLANNED UNIT DEVELOPMENT NEW LODGE & EXPANDED CONFERENCE FACILITIES APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD 105 16th ROAD E. & 200 OCEAN CREST DRIVE PALM COAST, FLORIDA

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**SITE VICINITY MAP
NOT TO SCALE**

PLAN INDEX

- C-1 COVER SHEET
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- L-1 LANDSCAPE SCREENING & BUFFER PLAN

PERMITTING AGENCIES

S.J.R.W.M.D.: ENVIRONMENTAL RESOURCE PERMIT
F.D.E.P.: WATER AND WASTEWATER SYSTEM PERMITS
FLAGLER COUNTY: SITE PLAN APPROVAL



FLORIDA
ENGINEERING
GROUP

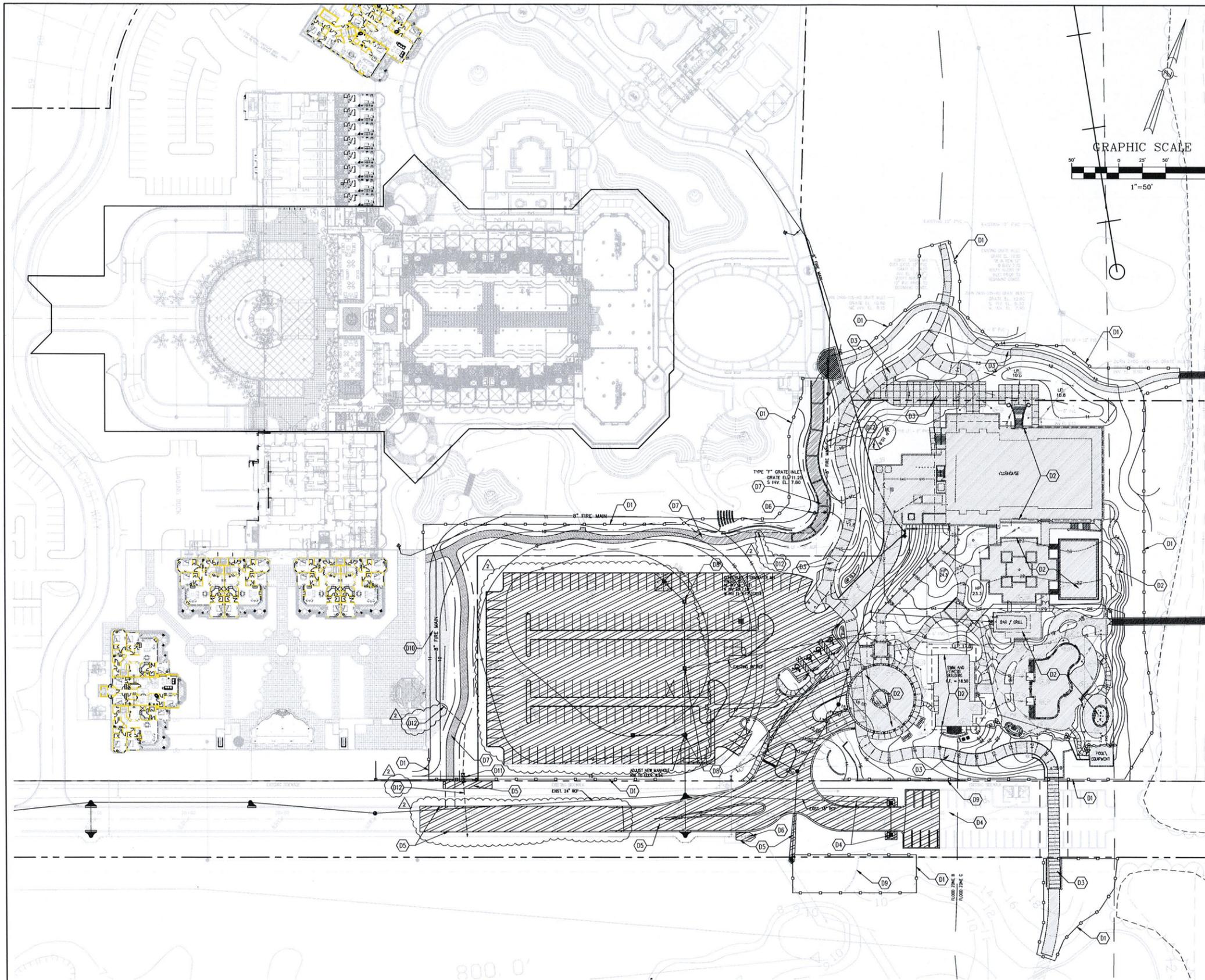
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FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE NO. EB-0006595

JEAN M. ABI-AOUN, P.E.
LICENSE NO. 45328



DEMOLITION NOTES

1. THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF EXISTING UTILITIES & OTHER FEATURES ARE SHOWN ON THE PLANS ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PLAN PREPARATION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF ALL EXISTING UTILITIES & OTHER FEATURES AFFECTING THE WORK PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY FEG OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROPOSED WORK.
2. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE EXCAVATION.
3. THE CONTRACTOR SHALL, PRIOR TO INITIATION OF ANY SITE CLEARING OR OTHER CONSTRUCTION ACTIVITIES, INSTALL SILT SCREENS DOWNSTREAM OF ALL AREAS WHICH HAVE POTENTIAL OF EROSION OR SEDIMENT TRANSPORT OFFSITE OR TO WATER BODIES. THE CONTRACTOR SHALL IMPLEMENT OTHER STRUCTURAL EROSION CONTROL MEASURES IF REQUIRED TO PREVENT SEDIMENT TRANSPORT TO OFF-SITE AREAS & WATER BODIES.
4. ALL TRASH, DEBRIS, & OTHER MATERIAL REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS.
5. ANY EXCAVATED TRENCHES ARE TO BE BACKFILLED WITH CLEAN SAND COMPACTED TO ATLEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY VALUE (AASHTO T-180).
6. ALL EXISTING CONCRETE TO BE REMOVED SHALL BE SAWCUT & REMOVED @ THE FIRST AVAILABLE GOOD JOINT & REPLACED TO MATCH EXISTING.
7. THE CONTRACTOR SHALL CONTACT THE GAS UTILITY FOR LOCATION BEFORE EXCAVATION. CHAPTER 17-153 F.S. REQUIRES THAT AN EXCAVATOR NOTIFIES ALL GAS UTILITIES AT LEAST TWO DAYS PRIOR TO EXCAVATING. ALSO CALL 1-800-432-4770 FOR SUNSHINE LOCATES. F.S. 556.101 THROUGH 111.
8. CONTRACTOR TO PROVIDE TREE PROTECTION AS REQUIRED BY THE LOCAL JURISDICTION.

PLAN LEGEND

- SAW CUT & REMOVE EXISTING ASPHALT, CONCRETE & CURBING IN HATCHED AREAS.
- REMOVE EXISTING BUILDINGS, HARDSCAPE, UTILITIES AND AMENITIES IN HATCHED AREAS.
- SILT FENCE EROSION CONTROL BARRIER

DEMOLITION KEYNOTES

- D1. F.D.O.T. TYPE "III" SILT FENCE EROSION CONTROL BARRIER PER INDEX No. 102, TYPICAL.
- D2. DEMOLISH EXISTING BUILDING, POOL DECK & AMENITIES, ASSOCIATED INFRASTRUCTURE AND ROUNDABOUT.
- D3. DEMOLISH EXISTING BRIDGE AND GOLF CART PATH, GOLF CART PARKING AREA AND CART PATH PLUS RELOCATE EXISTING GOLF COURSE IRRIGATION LINE WITHIN GOLF CART BRIDGE.
- D4. REMOVE EXISTING PARKING PAVEMENT WITHIN 16TH ROAD R/W & DRAINAGE STRUCTURES AND PIPING.
- D5. REMOVE EXISTING PORTION OF 16TH ROAD PAVEMENT AND CURBING, DRAINAGE STRUCTURES, UTILITIES AND PIPING.
- D6. RELOCATE EXISTING FIRE HYDRANT.
- D7. REMOVE PORTION OF FIRE TRUCK ACCESS ROUTE.
- D8. REMOVE EXISTING UNDERGROUND STORMWATER PIPING AND ASSOCIATED PAVEMENT.
- D9. REMOVE PORTION OF EXISTING WALL.
- D10. REMOVE AND REPLACE UNDERGROUND GAS TANKS. COORDINATE WITH OWNER.
- D11. RELOCATE EXISTING DOUBLE CHECK DETECTOR ASSEMBLY.
- D12. EXISTING 8" FIRE LINE TO BE ABANDONED.

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK	9/24/2014	REVISD PER COUNTY COMMENTS DATED 9/17/2014.	HA	JAA
	12/8/2014	REVISD PER CLIENT COMMENTS DATED 12/3/2014.	HA	JAA
DATE		REVISIONS	BY	CHECKED

**HAMMOCK DUNES PLANNED UNIT DEVELOPMENT
NEW LODGE & EXPANDED CONFERENCE FACILITIES
APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD
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SITE DEMOLITION PLAN			
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JAA	HA	JAA	JAA

PROJECT NO.	14-072
SCALE	1"=50'
DATE	AUGUST 27, 2014
SHEET NO.	C-2
SHEET	2 OF 8

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE NO. EB-0006595

JEAN M. ABI-AJUN, P.E.
LICENSE NO. 45128
14-072_Plans_Grading&Utility.dwg

LAND USE AND ZONING:

THE NEW LODGE SITE AND EXPANDED CONFERENCE FACILITIES DEVELOPMENT IS LOCATED WITHIN THE HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (HDDRI). THE FUTURE LAND USE DESIGNATION FOR THE PROPERTY IS MIXED USE: LOW INTENSITY, LOW/MEDIUM DENSITY (MUL). THE MUL LAND USE DESIGNATION PROVIDES FOR RESIDENTIAL AND NONRESIDENTIAL USES, HAVING RESIDENTIAL DENSITIES RANGING FROM 1.0 TO 7.0 UNITS PER ACRE AND COMMERCIAL INTENSITIES WITH FLOOR TO AREA RATIOS UP TO 0.20. THE ZONING CLASSIFICATION FOR THE HDDRI, INCLUDING THE NEW LODGE SITE, IS PLANNED UNIT DEVELOPMENT.

IN 2011, THE MASTER DEVELOPER OF THE HDDRI, ENTERED INTO AN ESSENTIALLY BUILT OUT AGREEMENT (EBOA) WITH THE FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS. THE EBOA ALLOWED THE HDDRI DEVELOPMENT ORDER TO EXPIRE, WHILE AFFORDING THE SUCCESSOR DEVELOPERS AND PROPERTY OWNERS WITHIN THE GEOGRAPHIC LIMITS OF THE HDDRI TO CONTINUE ENTITLEMENT, DEVELOPMENT, AND CONSTRUCTION ACTIVITIES, AND PROVIDING THE COUNTY WITH A GOVERNING DOCUMENT TO PERMIT SUCH FUTURE DEVELOPMENT.

ACCORDINGLY, ALL NEW DEVELOPMENT ACTIVITIES WITHIN THE HDDRI ARE GOVERNED BY THE EBOA, DATED DECEMBER 20, 2011 AND RECORDED IN OFFICIAL RECORD BOOK 1851, PAGE 842, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. THE EBOA RECOGNIZED 689 UNITS OF RESIDENTIAL DENSITY AND 64,000 SQUARE FEET OF PUBLIC COMMERCIAL INTENSITY AS POTENTIAL FUTURE DEVELOPMENT.

THE EBOA RECOGNIZED THE COMPLIANCE OF THE HDDRI WITH RESPECT TO OPEN SPACE REQUIREMENTS OF THE MUL FUTURE LAND USE DESIGNATION. THE NEW LODGE AND EXPANDED CONFERENCE FACILITIES HAVE NEGLIGIBLE EFFECTS ON THE AMOUNT OF OPEN SPACE, USING LESS THAN ONE (1) ACRE OF CURRENT OPEN SPACE FOR SURPLUS PARKING.

APPROVED USES:

THE NEW LODGE AND EXPANDED CONFERENCE FACILITIES REPRESENT AN ENHANCEMENT AND RENOVATION OF THE EXISTING HAMMOCK BEACH RESORT. THE NEW LODGE DEVELOPMENT INCLUDES GOLF CENTRIC USES THAT BUILD UPON THE UNIQUE AND SPECIAL PLATFORM THAT THE JACK NICKLAUS SIGNATURE OCEAN COURSE PROVIDES.

THE NEW LODGE WILL SERVE AS THE OCEAN COURSE CLUBHOUSE, AND PROVIDE PRIVATE MEMBER LOCKER ROOMS AS WELL AS GUEST GOLF FACILITIES. HAMMOCK BEACH MEMBERS WILL HAVE A MEMBER CLUB ROOM, BILLIARD ROOM, AND MEMBER LIBRARY. THE NEW LODGE WILL ALSO INCLUDE A NEW RESTAURANT AND BAR WITH OCEANFRONT DINING, MULTILEVEL POOL FACILITY WITH ACCESS TO THE BEACH, RETAIL OFFERINGS SUCH AS GOLF SHOP AND BEACH SHOP, AND NEW BALLROOMS AND BREAKOUT MEETING ROOMS. THE NEW LODGE WILL ALSO INCLUDE ONE HUNDRED NINETY EIGHT (198) HOTEL ROOMS, WITH VIEWS OF THE ATLANTIC OCEAN, JACK NICKLAUS SIGNATURE OCEAN COURSE, OR NEW POOL.

[NOTE: THE NEW LODGE USES ARE THE SAME AS, AND ARE IN KEEPING WITH, THOSE USES ORIGINALLY APPROVED IN 2001 BY THE FLAGLER BOARD OF COUNTY COMMISSIONERS AS PART OF THE OCEAN HAMMOCK GOLF CLUBHOUSE SITE PLAN APPROVAL AND ARE CONSISTENT WITH THE OCEAN HAMMOCK GOLF COURSE PLAT AND PLAT ADDENDUM, INCLUDING EXISTING PLAT RESTRICTIONS.]

THE EXPANDED CONFERENCE FACILITIES WILL SERVE AS AN EXTENSION OF THE EXISTING ATLANTIC AND OCEAN BALLROOMS CURRENTLY OPERATED BY HAMMOCK BEACH OR MAY ALTERNATIVELY BE PROGRAMMED FOR NEW AMENITIES THAT FURTHER ENHANCE HAMMOCK BEACH. THE NEW BUILDINGS WILL CONNECT TO THE EXISTING WINGS OF THE ONE BEDROOMS AT HAMMOCK BEACH CONDOMINIUM ASSOCIATION BUILDINGS AND THE PLAZA LEVEL OF THE OCEAN TOWERS CONDOMINIUM ASSOCIATION BUILDINGS.

PLATTING:

THE NEW LODGE SITE AREA IS SITUATED OVER EXISTING PLATTED PARCELS:

- APPROXIMATELY (0.97) ACRE OF THE NEW LODGE SITE DEVELOPMENT AREA FALLS WITHIN THE LIMITS OF NORTHSORE PLAT FIVE, WHICH IMPROVEMENTS INCLUDE PARKING, COMMON ELEMENTS OF THE NEW LODGE NORTH BUILDING, REROUTING OF THE FIRE LANE, AND ASSOCIATED LANDSCAPE AND HARDSCAPE ENHANCEMENTS.
- APPROXIMATELY (0.47) ACRE OF THE NEW LODGE SITE DEVELOPMENT AREA FALLS WITHIN PARCEL F OF THE OCEAN HAMMOCK GOLF COURSE PLAT, WHICH IMPROVEMENTS INCLUDE (PROPOSED MECHANICAL YARD, GOLF CART ACCESS) LANDSCAPING, AND HARDSCAPE ENHANCEMENTS.
- APPROXIMATELY (5.01) ACRES OF THE NEW LODGE SITE DEVELOPMENT AREA FALLS WITHIN PARCEL H OF THE OCEAN HAMMOCK GOLF COURSE PLAT, WHICH IMPROVEMENTS INCLUDE HOTEL, POOL, RESTAURANT, LOUNGE, CONFERENCE AND MEETING SPACE, HOSPITALITY OPERATIONS AND BACK OF HOUSE SUPPORT FACILITIES, GOLF COURSE PRO SHOP AND BEACH RETAIL SHOP, ALONG WITH PARKING, LANDSCAPING, AND HARDSCAPE ENHANCEMENTS.

THE NEW LODGE IMPROVEMENTS DO NOT NECESSITATE MODIFICATION TO THE EXISTING SUBJECT PLATS, AS THEY ARE CONSISTENT WITH THE PLAT MAPS AND PLAT ADDENDUM, INCLUDING CERTAIN RESTRICTIONS EXCEPTED BELOW FROM OCEAN HAMMOCK GOLF COURSE PLAT ADDENDUM, AS RECORDED IN OFFICIAL RECORD BOOK 786, PAGE 824:

6.0 GOLF COURSE PARCEL RESTRICTIONS

THE PARCELS SHOWN HEREON SHALL INCLUDE GOLF COURSE LAND, LAKE, CLUBHOUSE, APPROPRIATE ASSOCIATED GOLF COURSE FACILITIES, OPEN SPACE, PARKS, DUNE, PRESERVATION OR SUCH OTHER APPROPRIATE RECREATIONAL OR GOVERNMENTAL USES APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.

THE EXPANDED CONFERENCE FACILITIES REFLECT A MINOR SITE PLAN MODIFICATION OF THE ORIGINAL NORTHSORE PLAT FIVE SITE PLAN, BUT DO NOT REFLECT ANY CHANGES TO THE ORIGINAL AND NORTHSORE PLAT FIVE SUBDIVISION PLAT. SINCE THE NEW BUILDINGS, WHICH WILL BE CONSTRUCTED IN PHASES AND INDEPENDENTLY, AND COMPRISE A MAXIMUM AREA OF APPROXIMATELY 0.8 ACRE, FALL WITHIN THE ORIGINAL SITE PLAN ESTABLISHED SETBACKS AND MEET THE RECORDED NORTHSORE PLAT FIVE PLAT ADDENDUM PROVISIONS, THUS REQUIRING NO REVISIONS TO THE NORTHSORE PLAT FIVE SUBDIVISION PLAT.

WETLAND BUFFERS:

THERE ARE NO WETLANDS ADJACENT TO, OR WITHIN, THE NEW LODGE SITE OR EXPANDED CONFERENCE FACILITIES AREA.

DUNE PRESERVATION AND CONSTRUCTION EASTWARD OF COASTAL CONSTRUCTION CONTROL LINE:

THE NEW LODGE SITE DEVELOPMENT PLAN INCLUDES THE PROPOSED CONSTRUCTION OF A NEW SHELL CART PATH AND ELEVATED BOARDWALK EASTWARD OF THE COASTAL CONSTRUCTION CONTROL LINE (CCCL). ALL WORK EASTWARD OF THE CCCL WILL BE PERMITTED THROUGH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BUREAU OF BEACHES AND COASTAL SYSTEMS, AND A COPY SHALL BE PROVIDED TO FLAGLER COUNTY.

LANDSCAPING:

THE LANDSCAPE DESIGN WILL BE COMPLEMENTARY TO THE SPANISH / MEDITERRANEAN ARCHITECTURE, INTEGRATING A MIXTURE OF FORMAL (STRUCTURED & GEOMETRIC) PLANTINGS AT THE COURTYARDS AND POOL AREA AND INFORMAL (ROMANTIC) ON THE PERIMETER AND INTERFACE ZONES WITH THE EXISTING RESORT LANDSCAPE.

THE PLANT PALETTE

THE PLANT PALETTE WILL PROVIDE A MIXTURE OF NATIVE AND HARDY COASTAL FLORIDA PLANT MATERIALS SIMILAR TO THOSE PLANTS THAT CURRENTLY EXIST AT THE RESORT AND MAY GENERALLY INCLUDE PLANTS SUCH AS:

- LIVE OAK
- SAW PALMETTO
- OLEANDER
- VIBURNUM
- HARDY TURF GRASSES (E.G. BERMUDA, ZOYSIA, ST. AUG.)
- EVERGREEN GROUND COVERS SUCH AS JASMINE
- ACCENT PLANTS (E.G. BOUGAINVILLEA, CRINUM LILLY, & ORNAMENTAL GRASSES)
- SABAL PALM
- ZAMIA
- HOLLY TREES AND SHRUBS
- FLOWERING SHRUBS

SCREENING

APPROPRIATE SCREENING WILL BE INCORPORATED AT THE BACK OF HOUSE (BOH) / SERVICES AREA, IN THE PARKING LOT TO BUFFER THE PUTTING COURSE, AT THE GROUND LEVEL OF THE SOUTH TOWER TO SCREEN THE ADJACENT PARK / BEACH ACCESS, AND IN THE PARKING LOTS TO SCREEN AUTOS FROM 16TH ROAD AND PROVIDE CLEAR DELINEATION BETWEEN PUBLIC AND PRIVATE PROPERTY.

THE DUNE CROSSOVER

TO FACILITATE CONNECTIVITY OF GOLF COURSE PLAY BETWEEN THE GOLF COURSE AREAS NORTH AND SOUTH OF 16TH ROAD, DUNE CROSSOVERS WILL BE CONSTRUCTED. THE CROSSOVER STRUCTURES WILL BE STRATEGICALLY PLACED TO MINIMIZE IMPACT TO THE EXISTING DUNE SYSTEM AND WILL INTERSECT THE EXISTING BEACH ACCESS BOARDWALK SYSTEM. THE CROSSOVERS WILL BE DESIGNED TO BE SIMILAR TO THE EXISTING CROSSOVER STRUCTURES.

SIGNAGE:

SIGNAGE FOR THE NEW LODGE WILL INCLUDE A FREESTANDING IDENTIFICATION SIGN (MONUMENT OR PYLON) LOCATED AT THE MAIN DRIVE ENTRANCE SIMILAR TO THE ONE CURRENTLY IN USE. THE SIGN WILL BE INTERNALLY OR EXTERNALLY ILLUMINATED AND DESIGNED TO COMPLEMENT THE OVERALL ARCHITECTURAL DESIGN. BOTH VEHICULAR AND PEDESTRIAN DIRECTIONAL SIGNAGE WILL BE USED TO MOVE GUESTS AROUND THE PROPERTY.

WATER UTILITIES:

THE DUNES COMMUNITY DEVELOPMENT DISTRICT (DCDD) IS A UNIT OF SPECIAL GOVERNMENT THAT PROVIDES ESSENTIAL INFRASTRUCTURE SERVICES TO PROPERTY OWNERS WITHIN THE DISTRICT BOUNDARIES. THE DCDD OPERATES (1) POTABLE WATER SUPPLY, TREATMENT, STORAGE, AND DELIVERY SYSTEMS, AFFORDING FIRE PROTECTION, AND (2) DOMESTIC WASTEWATER COLLECTION, TREATMENT, REUSE, AND DISPOSAL SYSTEMS.

THE DCDD CURRENTLY PROVIDES POTABLE WATER, WASTEWATER, AND RECLAIMED WATER SERVICE TO HAMMOCK BEACH AND THE CURRENT LODGE. THE DCDD HAS PHYSICAL CAPACITY TO PROVIDE POTABLE WATER, WASTEWATER, AND RECLAIMED WATER SERVICE TO THE NEW LODGE.

STORMWATER MANAGEMENT:

THE DCDD OWNS AND OPERATES THE COLLECTION, CONVEYANCE, TREATMENT AND DISCHARGE OF STORMWATER WITHIN THE HAMMOCK DUNES DRI, PERMITTED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT MANAGEMENT AND STORAGE OF SURFACE WATERS (MSSW) SYSTEM VIA ENVIRONMENTAL RESOURCE PERMIT 4-035-18433.

THE MSSW SYSTEM THAT SERVES HAMMOCK BEACH AND AFFILIATED DEVELOPMENTS WITH THE HDDRI CONSISTS OF 96 ACRES OF INTERCONNECTED MAN-MADE WET DETENTION PONDS. THIS SYSTEM CURRENTLY SERVES THE LODGE AND APPEARS TO POSSESS ADEQUATE CAPACITY TO SERVE THE STORMWATER FROM THE NEW LODGE. SHOULD ANY CHANGES TO CONVEYANCE OR TREATMENT FACILITIES ARISE AS A RESULT OF PERMITTING THE PROPOSED IMPROVEMENTS THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) ENVIRONMENTAL RESOURCE PERMITTING, SUCH CHANGES WILL BE INCORPORATED INTO THE NEW DESIGN TO COMPLY WITH SJRWMD AND FLAGLER COUNTY STORMWATER REGULATIONS.

THE NEW LODGE IMPROVEMENTS WILL COLLECT STORMWATER FROM THE SITE AND CONVEY IT TO THE EXISTING DRAINAGE PIPE NETWORK WITHIN THE NEW LODGE SITE, 16TH ROAD RIGHT OF WAY, NORTHSORE PLAT FIVE, AND THE OCEAN COURSE. THE STORMWATER WILL FLOW BY GRAVITY DIRECTLY TO MSSW SYSTEM LAKES 15, 16/19, AND 23/24 FOR TREATMENT, ATTENUATION, AND EXFILTRATION OR DISCHARGE.

TRANSPORTATION AND TRAFFIC:

IN 2012, THE MASTER DEVELOPER OF THE HDDRI, ENTERED INTO AN EBOA WITH FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS.

A TRAFFIC STUDY CONDUCTED IN 2012 AND APPROVED BY FLAGLER COUNTY, AS PART OF THE "ESSENTIALLY BUILT OUT AGREEMENT" EBOA, ANALYZED THE CURRENT AND FUTURE TRAFFIC FOR HAMMOCK DUNES DRI, ADDRESSED LEVELS OF SERVICE FOR ROADWAYS AND INTERSECTIONS, AND PROJECTED SCENARIOS THAT MAY REQUIRE ADDITIONAL IMPROVEMENTS TO THE CURRENT ROADWAY INFRASTRUCTURE. THE EBOA TRAFFIC STUDY INCLUDED PROJECTIONS FOR THE ADDITION OF OVER 500 MORE RESIDENTIAL UNITS AS FUTURE DEVELOPMENT WITHIN THE HDDRI, AND ULTIMATELY DEMONSTRATED AND CONCLUDED THAT ALL INTERSECTION AND ROADWAY LEVELS OF SERVICE WOULD REMAIN FAVORABLE AT BUILD OUT WITHOUT REQUIRING ANY ADDITIONAL INFRASTRUCTURE (E.G. ROADWAY WIDENING, INTERSECTION SIGNALIZATION, ETC.), EXCEPT THE INTERSECTION OF HAMMOCK DUNES PARKWAY AND CAMINO DEL MAR (AT THE MAIN ENTRANCE TO HAMMOCK DUNES).

THE PROPOSED IMPROVEMENTS ARE ONLY A FRACTION OF THE ADDITIONAL UNITS CONTEMPLATED BY THE EBOA TRAFFIC STUDY, AND RELYING ON THE FINDINGS OF THE EBOA TRAFFIC STUDY AND THE RELATED APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS, NO CHANGES WILL TAKE PLACE TO THE ROADWAY SYSTEM, AS THE EXISTING SYSTEM IS ADEQUATE TO MEET THE TRIPS GENERATED BY THE NEW LODGE AND EXPANDED CONFERENCE FACILITIES.

16TH ROAD IMPROVEMENTS:

THE NEW LODGE SITE DEVELOPMENT PLAN PROPOSES (1) NEW DRIVEWAYS ALONG 16TH ROAD, (2) REPAVING AND REALIGNMENT OF A SMALL AREA OF THE EXISTING PAVED TRAVEL LANES AND PARKING STALLS WITHOUT REDUCTION IN USE, (3) INSTALLATION OF SIDEWALK WITHIN THE 16TH ROAD RIGHT OF WAY, (4) REMOVAL, RELOCATION, AND REPLACEMENT OF THE EXISTING WOODEN CART BRIDGE AND RECLAIMED WATER MAIN THAT SPAN ACROSS THE RIGHT OF WAY, AND (5) MODIFICATION AND ENHANCEMENT OF SIGNAGE AND LANDSCAPING WITHIN THE RIGHT OF WAY; ALL OF WHICH ARE DEPICTED ON THE SITE PLAN MAPS. NO CHANGES TO THE 16TH ROAD RIGHT OF WAY ARE PROPOSED OR PLANNED.

PARKING:

THE RESORT PROVIDES PARKING IN THE FORM OF STRUCTURED GARAGES AND GRADE LEVEL PARKING AREAS. THERE ARE CURRENTLY ONE THOUSAND THREE HUNDRED NINETY ONE (1,391) PARKING SPACES SERVING THE RESIDENTIAL AND NONRESIDENTIAL MIXED USES OF THE RESORT. IN ACCORDANCE WITH THE APPROVED PUD, NINE HUNDRED AND TEN (910) PARKING SPACES ARE SUPPLIED FOR RESIDENTIAL USES AND FOUR HUNDRED AND TWELVE (412) SPACES ARE REQUIRED FOR OTHER USES. BASED ON BUILD OUT INFORMATION, THE CURRENT PARKING AREAS PROVIDE ONE HUNDRED THIRTY TWO (132) SPACES IN EXCESS OF THE CALCULATED DEMAND.

THE CURRENT RATIO OF REQUIRED NONRESIDENTIAL PARKING SPACES TO RESIDENTIAL PARKING SPACES IS 0.45 BASED ON THE APPROVED PARKING DISTRIBUTION. APPLYING THE SAME RATIO TO THE NEW LODGE, WITH 198 HOTEL ROOMS, AN ALLOCATION OF 50,000 SQUARE FEET OF CONDITIONED AMENITY AREA (INCLUDING EXPANDED CONFERENCE FACILITIES ADJACENT TO THE ONE BEDROOMS AT HAMMOCK BEACH CLUB CONDOMINIUM BUILDINGS), AND ADDING 2 SPACES PER GOLF HOLE, THE CALCULATED PARKING DEMAND WOULD BE THREE HUNDRED TWENTY FOUR (324) SPACES, CONSISTING OF ONE HUNDRED NINETY EIGHT (198) RESIDENTIAL SPACES AND ONE HUNDRED TWENTY SIX (126) ANCILLARY AMENITY OR NONRESIDENTIAL SPACES. APPLYING A PORTION OF THE CURRENT SURPLUS OF ONE HUNDRED THIRTY TWO (132) SPACES AND THE TWENTY FIVE (25) SPACES AT THE OCEAN COURSE TURF CARE BUILDING, THE NEW LODGE WOULD BE REQUIRED TO PROVIDE ONE HUNDRED SIXTY SEVEN (167) SPACES AT THE NEW LODGE SITE.

USING CONVENTIONAL CRITERIA, ASSIGNING REQUIRED PARKING BY THE GROSS SQUARE FOOTAGE OF COMMERCIAL SPACE, THE PARKING DEMAND YIELDS A DIFFERENT AMOUNT OF PARKING SPACES. AT ONE SPACE PER THREE HUNDRED GROSS SQUARE FEET OF ANCILLARY AMENITY CONDITIONED AREA, APPROXIMATELY FIFTY THOUSAND (50,000 SF), THE NONRESIDENTIAL PARKING SPACES WOULD BE CALCULATED AT ONE HUNDRED SIXTY SIX (167) SPACES. ADDING THIS TO THE ONE HUNDRED NINETY EIGHT (198) SPACES FOR THE HOTEL ROOMS AND THE THIRTY SIX (36) SPACES FOR THE GOLF HOLES, THE TOTAL PARKING WOULD TOTAL FOUR HUNDRED AND ONE (401) SPACES. THEN APPLYING THE SCENIC CORRIDOR OVERLAY REDUCTION OF 25%, THE REQUIRED SPACES WOULD TOTAL THREE HUNDRED. ACCOUNTING FOR THE CURRENT SURPLUS AND TURF CARE BUILDING PARKING SPACES, THE NEW LODGE SITE WOULD NEED TO PROVIDE ONE HUNDRED FORTY THREE (143) SPACES.

THE NEW LODGE PARKING PLAN INCLUDES A MINIMUM OF TWO HUNDRED (NINETEEN (219)) SPACES CONSISTING OF APPROXIMATELY FIFTY (51) STRUCTURED PARKING SPACES, APPROXIMATELY TWENTY (20) SPACES AT PLAZZA LEVEL AND ONE HUNDRED FORTY EIGHT (148) GRADE PARKING SPACES. NONETHELESS, THE NEW PLAN ALSO INCLUDES AN ADDITIONAL PARKING SPACES DEEMED SURPLUS AND PROVISIONAL, IN THE EVENT HAMMOCK BEACH DESIRES TO INCREASE THE PARKING SUPPLY. THE COMBINATION OF THE (A) PRIMARY LODGE SPACES, (B) PROVISIONAL (E.G. ELECTIVE) LODGE PARKING SPACES, (C) CURRENT SURPLUS SPACES, AND (D) TWENTY FIVE (25) PARKING SPACES AT THE TURF CARE FACILITY, YIELDS MORE THAN (THREE) HUNDRED SEVENTY SIX (376) SPACES, WHICH EXCEEDS THE TOTAL DEMAND CALCULATED USING EITHER METHODOLOGY DESCRIBED ABOVE. THE PROVISIONAL SPACES COULD BE PURPOSED TO PROVIDE PARKING FOR FUTURE ENHANCEMENTS WITHIN EXISTING RESORT CONDOMINIUM BUILDINGS (E.G. OCEAN TOWERS PHASE III COMMERCIAL SPACES ALONG THE GRANDE PROMENADE) OR ADDITIONAL CONFERENCE SPACE AREA CONTIGUOUS TO THE ONE BEDROOMS AT HAMMOCK BEACH CLUB CONDOMINIUM ASSOCIATION WINGS (WITHIN THE PROPOSED BUILDABLE SETBACK LIMITS).

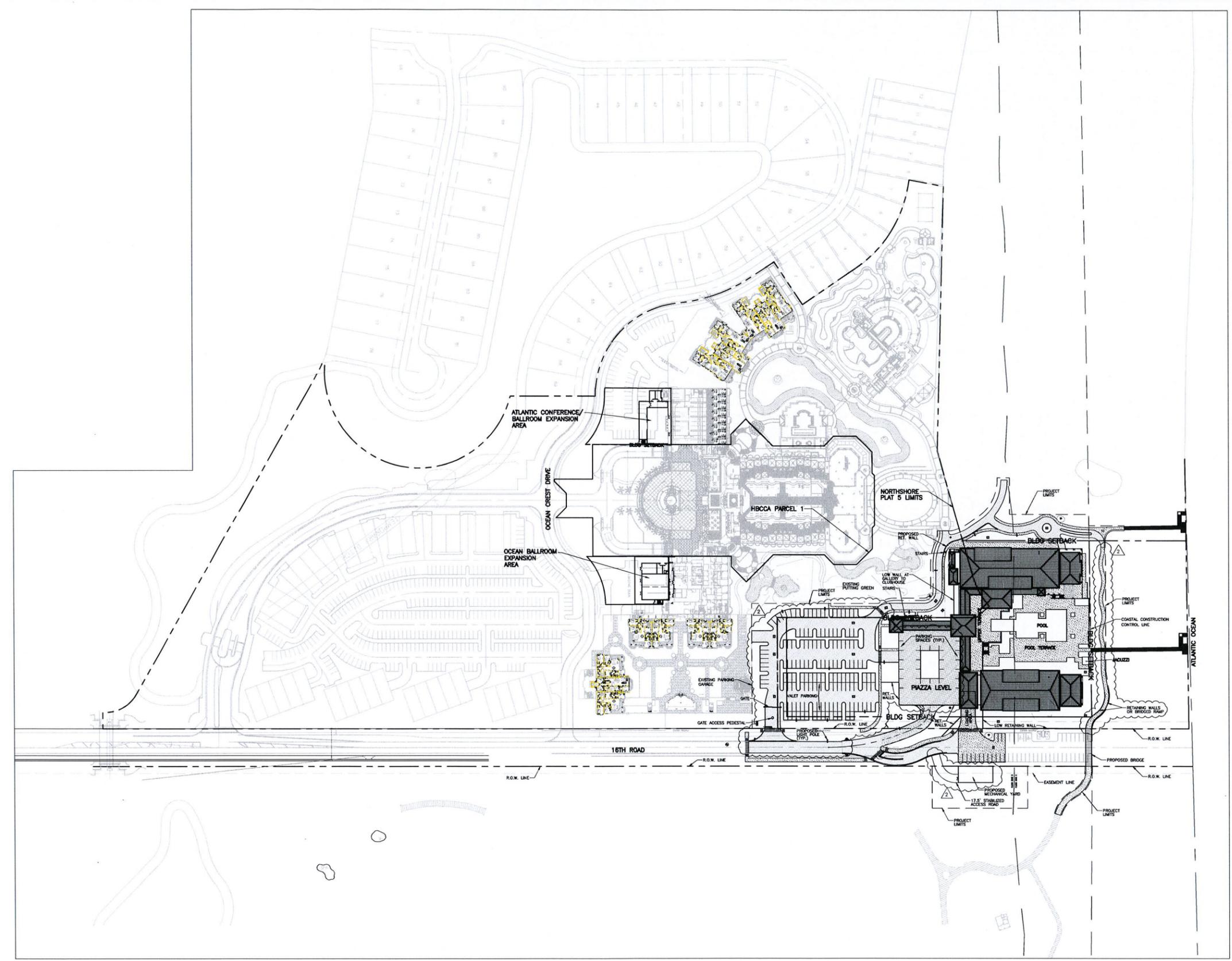
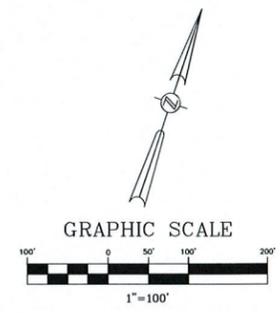
CONCURRENCY AND VESTING:

IN ACCORDANCE WITH THE TERMS OF THE EBOA, REFERENCED ABOVE, THE NEW LODGE DWELLING UNITS AND AMENITIES SHALL BE DEEMED CONCURRENT AND ALL TRANSPORTATION, OFF-SITE STORMWATER, SCHOOL, PARK, PUBLIC SAFETY, AND SOLID WASTE CONCURRENCY SHALL BE DEEMED SATISFIED.

EFFECTIVENESS AND FLEXIBILITY:

THE BASIS OF DESIGN & DEVELOPMENT CRITERIA SHALL SERVE AS THE GOVERNING STANDARDS FOR IMPROVEMENT OF THE NEW LODGE AND EXPANDED CONFERENCE FACILITIES DESCRIBED HEREIN. SHOULD ANY CONFLICTS EXIST BETWEEN THE SITE DEVELOPMENT PLANS AND THE NARRATIVE BASIS OF DESIGN AND DEVELOPMENT CRITERIA, THE NARRATIVE BASIS OF DESIGN AND DEVELOPMENT CRITERIA SHALL PREVAIL. DEVELOPER SHALL HAVE THE FLEXIBILITY TO MODIFY THE SITE DEVELOPMENT PLANS WITHOUT ADDITIONAL COUNTY APPROVAL PROVIDED ANY SUCH REVISIONS SHALL MEET THE NARRATIVE BASIS OF DESIGN AND DEVELOPMENT CRITERIA ESTABLISHED HEREIN UPON ADMINISTRATIVE CONFIRMATION BY THE FLAGLER COUNTY PLANNING DIRECTOR, GROWTH MANAGEMENT DIRECTOR, OR COUNTY ADMINISTRATOR, AND AS PROVIDED BY SECTION 3.04.02.G., FLAGLER COUNTY LAND DEVELOPMENT CODE.

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK	9/24/2014	△ REVISED PER COUNTY COMMENTS DATED 9/17/2014.	HA	JAA	HAMMOCK DUNES PLANNED UNIT DEVELOPMENT NEW LODGE & EXPANDED CONFERENCE FACILITIES APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD 105 16TH ROAD E. & 200 OCEAN CREST DRIVE, PALM COAST, FLORIDA	 FLORIDA ENGINEERING GROUP Engineering the Future	5127 S. Orange Avenue, Suite 200 Orlando, FL 32809 Phone: 407-895-0324 Fax: 407-895-0325 www.feg-inc.us	BASIS OF DESIGN & DEVELOPMENT CRITERIA				PROJECT NO.	14-072	FLORIDA ENGINEERING GROUP INC. CERTIFICATE No. EB-0006959
	12/8/2014	△ REVISED PER CLIENT COMMENTS DATED 12/3/2014.	HA	JAA								SCALE	AS-SHOWN	
												DATE	AUGUST 27, 2014	
												SHEET NO.	C-3	
	DATE	REVISIONS	BY	CHECKED								SHEET	3 OF 8	



NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK	9/24/2014	△ REVISED PER COUNTY COMMENTS DATED 9/17/2014.	HA	JAA
	12/8/2014	△ REVISED PER CLIENT COMMENTS DATED 12/3/2014.	HA	JAA
DATE	REVISIONS	BY	CHECKED	

HAMMOCK DUNES PLANNED UNIT DEVELOPMENT
 NEW LODGE & EXPANDED CONFERENCE FACILITIES
 APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD
 105 16TH ROAD E. & 200 OCEAN CREST DRIVE, PALM COAST, FLORIDA

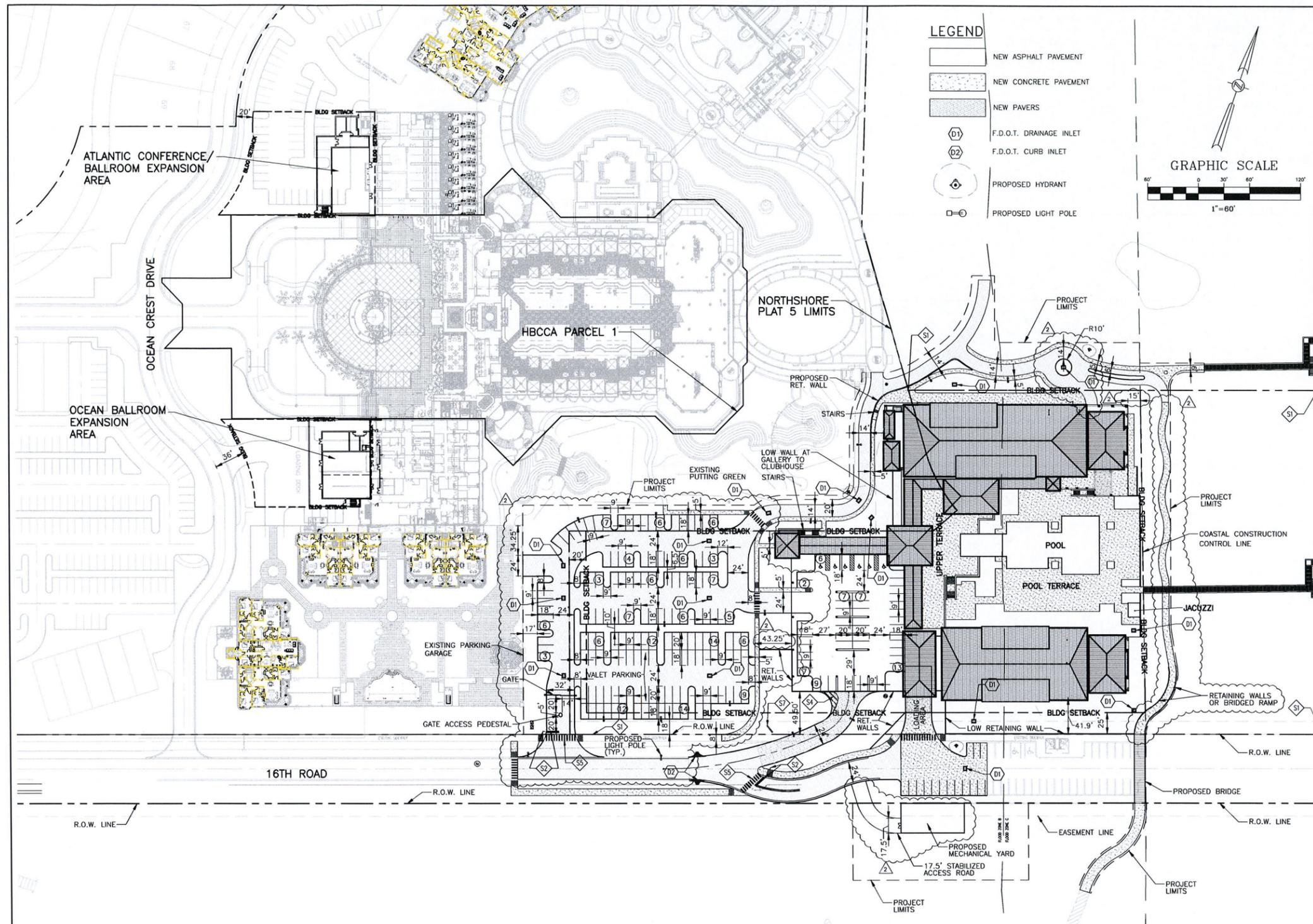


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OVERALL SITE PLAN			
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JAA	HA	JAA	JAA

PROJECT NO.	14-072
SCALE	1"=100'
DATE	AUGUST 27, 2014
SHEET NO.	C-4
SHEET	4 OF 8

FLORIDA ENGINEERING GROUP, INC.
 CERTIFICATE No. EB-0006595
 JEAN M. ABIAOJIN, P.E.
 LICENSE No. 45128



SITE DATA

PROPERTY LOCATION: 105 16TH ROAD E. & 200 OCEAN CREST DRIVE
PALM COAST, FLORIDA
PROJECT AREA: 6.45± ACRES
PROPERTY FUTURE LAND USE DESIGNATION: MUL-MIXED USE LOW INTENSITY
ZONING: LOW/MEDIUM DENSITY PUD
EXISTING USE: GOLF CLUBHOUSE/COMMERCIAL
PROPOSED USES:
1. - NEW 198 ROOM LODGE WITH RESTAURANT AND GOLF CLUBHOUSE
2. - NEW BALLROOM /CONFERENCE EXPANSION

PROPOSED GROSS FLOOR AREA:
NEW LODGE 171,128 S.F.
ATLANTIC BALLROOM/CONFERENCE EXPANSION 7,350 S.F.
OCEAN BALLROOM/CONFERENCE EXPANSION 6,350 S.F.
PROPOSED TOTAL GROSS FLOOR AREA: 184,828 S.F.

MAXIMUM ALLOWABLE BUILDING HEIGHT (NEW LODGE - HIP OF ROOF) 76'
EXISTING LODGE BUILDING HEIGHT - HIP OF ROOF 76'
PROPOSED BUILDING HEIGHT - HIP OF ROOF 74'
MAXIMUM ALLOWABLE EXPANDED CONFERENCE FACILITIES BUILDING HEIGHT (HIP OF ROOF) 71'
EXISTING CONFERENCE BUILDINGS (HIP OF ROOF) 71'

BUILDING SETBACKS (REQUIRED)

NEW LODGE:

GOLF COURSE	(NORTH)	0'
NORTHSHORE PLAT 5	(NORTH)	0'
16TH ROAD	(SOUTH)	25'
COASTAL CONSTRUCTION CONTROL LINE CCCL	(EAST)	0'
NORTHSHORE PLAT 5 - RECREATION	(WEST)	0'
NORTHSHORE PLAT 5 - OCEAN TOWERS	(WEST)	20'

ATLANTIC BALLROOM/CONFERENCE EXPANSION

OCEAN CREST DRIVE	(NORTH)	0'
HAMMOCK BEACH CLUB CONDO	(SOUTH)	0'
ONE BEDROOMS AT HAMMOCK BEACH CLUB	(EAST)	0'
OCEAN CREST DRIVE	(WEST)	20' FROM R/W

OCEAN BALLROOM/CONFERENCE EXPANSION

HAMMOCK BEACH CLUB CONDO ASSOC.	(NORTH)	0'
OCEAN TOWERS CONDO ASSOC.	(SOUTH)	0'
ONE BEDROOMS AT HAMMOCK BEACH CLUB CONDO ASSOC.	(EAST)	0'
OCEAN CREST WAY	(WEST)	36' FROM C OF ROAD

BUFFERS

THERE ARE NO BUFFER REQUIREMENTS FOR HARDSCAPE, LANDSCAPE, PARKING AND MONUMENTATION TO ADJACENT PROPERTIES.

PARKING PROVIDED

EXISTING PARKING SPACES (TO BE REMOVED)	179 SPACES
STANDARD PARKING SPACES (TO BE CONSTRUCTED)	213 SPACES
HANDICAP PARKING (TO BE CONSTRUCTED)	6 SPACES
EXISTING PARKING OCEAN COURSE TURF	25 SPACES
TOTAL PARKING PROVIDED	244 SPACES

NOTE: AN ADDITIONAL 132 SURPLUS SPACES WITHIN RESORT AREA AVAILABLE FOR USE AND OVERFLOW.

SITE AREA CALCULATIONS

NOTE: EXISTING IMPERVIOUS AREA WITHIN PROJECT LIMITS IS 3.45 ACRES. THEREFORE, THERE IS A NET INCREASE OF IMPERVIOUS AREA OF 0.90 ACRES.

BUILDING FOOTPRINTS	56,565 ±S.F.		
POOL & DECK FOOTPRINTS	33,385 ±S.F.		
GARAGE BUILDING FOOTPRINTS	20,569 ±S.F.		
PAVING	62,901 ±S.F.		
SIDEWALK	16,139 ±S.F.		
IMPERVIOUS AREA	189,559 ±S.F.	4.35 ±AC.	67.42 %
PERVIOUS AREA	91,613 ±S.F.	2.10 ±AC.	32.58 %
TOTAL SITE AREA	281,172 ±S.F.	6.45 ±AC.	100.00 %

FLOOD ZONE

FLOOD ZONE AE PER FEMA F.I.R.M. PANELS 12035C0131D ELEVATION 11.00' AND 12035C0127D ELEVATION 10.00' DATED: JULY 17, 2006. FINISH FLOOR ELEVATION SHALL BE ESTABLISHED A MINIMUM OF ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION.

STORMWATER SYSTEM:

THE STORMWATER SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH FLAGLER COUNTY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS (PERMIT# 4-035-18433-31)

DEVELOPMENT PHASING

PROJECT WILL BE DEVELOPED IN ONE PHASE.

SEWER SERVICES:

THE NEW LODGE BUILDING SEWER SYSTEM WILL CONNECT TO THE EXISTING 8" SANITARY MAIN ALONG 16TH ROAD THAT DISCHARGES INTO LIFT STATION # 18 ON OCEAN CREST WAY. THE LIFT STATION WILL BE EVALUATED AND UPDATED IF NECESSARY DURING THE DESIGN PHASE. THE EXISTING SANITARY SYSTEM IS OWNED AND MAINTAINED BY DUNES COMMUNITY DEVELOPMENT DISTRICT.

WATER SERVICES:

THE NEW LODGE POTABLE SYSTEM WILL CONNECT TO THE EXISTING 8" WATER MAIN ALONG 16TH ROAD. THE 8" WATER MAIN ALONG 16TH ROAD IS CONNECTED TO A 10" WATER AROUND OCEAN CREST DRIVE AND SUBSEQUENTLY CONNECTS TO A 12" WATER MAIN ON S.R. A1A. THE EXISTING SYSTEM IS OWNED AND MAINTAINED BY DUNES COMMUNITY DEVELOPMENT DISTRICT.

- ◆ SITE STRIPING & SIGNAGE KEYNOTES**
- PROPERTY BOUNDARY.
 - 24" THERMOPLASTIC STOP BAR WITH R1-1 HIGH INTENSITY REFLECTORIZED "STOP" SIGN.
 - DIRECTIONAL ARROWS PER F.D.O.T. INDEX No. 17346, TYPICAL.
 - GORE STRIPING PER F.D.O.T. INDEX No. 17346, TYPICAL.
 - CROSSWALK PER F.D.O.T. INDEX No. 17346, TYPICAL.
 - DO NOT ENTER SIGN.
 - MONUMENT SIGN (SEE SIGNAGE NOTE).

△ SITE LIGHTING:

ALL EXTERIOR LIGHTING SHALL COMPLY WITH FLAGLER COUNTY REQUIREMENTS MORE SPECIFICALLY WITH SECTION 6.05.00 - MARINE SEA TURTLES - IN ORDER TO CONFORM TO TURTLY NESTING REQUIREMENTS.

□ SIGNAGE:

ALL NEW SIGNAGE WILL BE CONSISTENT WITH EXISTING RESORT SIGNAGE.

△ FIRE FLOW REQUIREMENTS:

NEW LODGE BUILDING WILL BE SPRINKLERED AND THE PROPOSED FIRE LINE WILL CONNECT TO THE EXISTING 8" LOOPED FIRE WATER SYSTEM LOCATED IN THE VICINITY OF THE PROJECT AREA AS SHOWN ON UTILITY PLAN. THE SYSTEM WILL BE ANALYZED DURING THE DESIGN PHASE TO ENSURE COMPLIANCE WITH COUNTY AND NFPA REGULATIONS.

□ IRRIGATION SERVICES:

A NEW IRRIGATION SYSTEM WILL BE INSTALLED TO SERVE THE PROPOSED LANDSCAPE AREA AND IT WILL CONNECT TO THE EXISTING 8" RECLAIMED WATER LINE ALONG 16TH ROAD.

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DATE	REVISIONS	BY	CHECKED	

HAMMOCK DUNES PLANNED UNIT DEVELOPMENT
NEW LODGE & EXPANDED CONFERENCE FACILITIES
APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD
105 16TH ROAD E. & 200 OCEAN CREST DRIVE, PALM COAST, FLORIDA



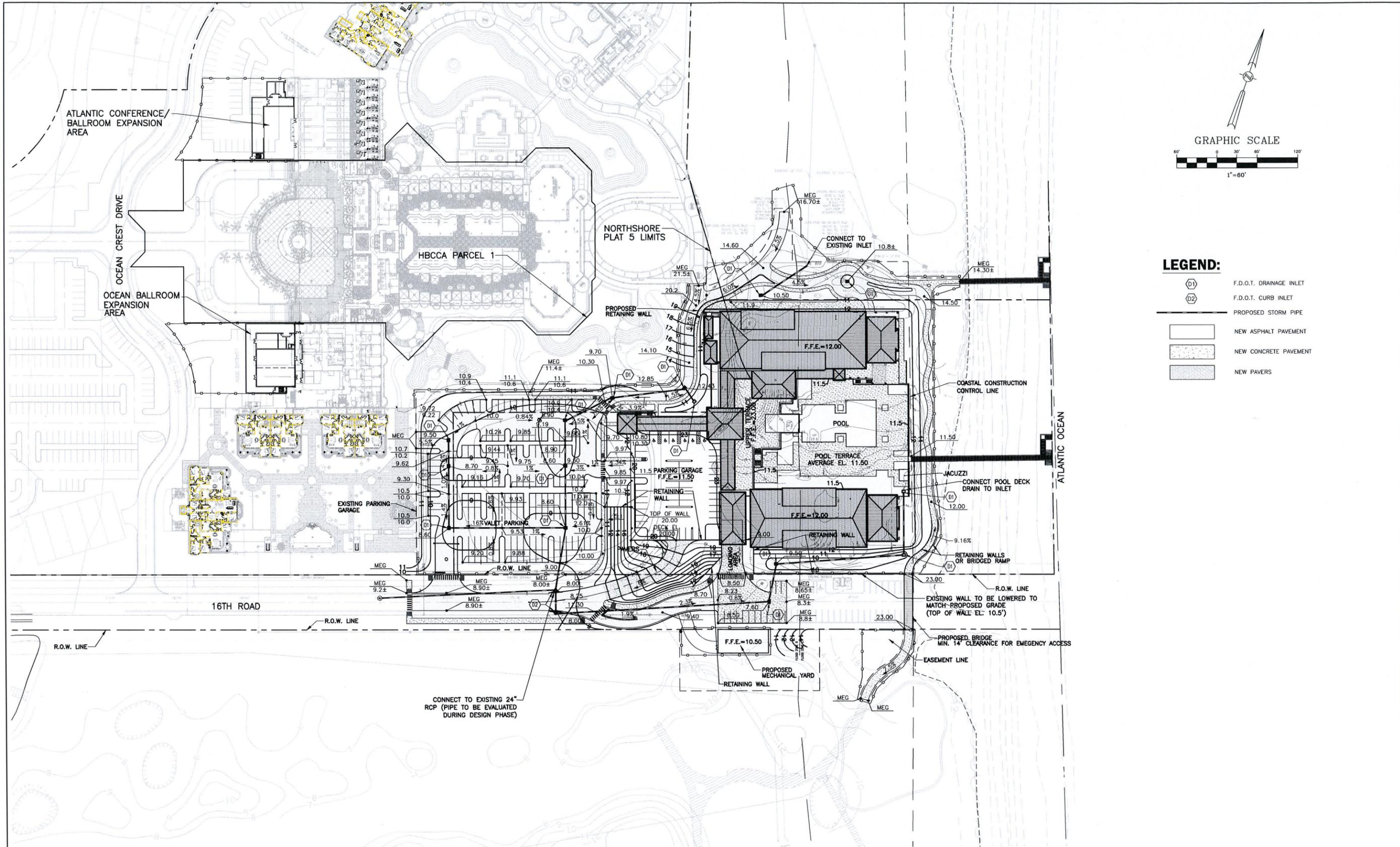
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Fax: 407-895-0325
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SITE GEOMETRY PLAN

DESIGNED BY	JAA
DRAWN BY	HA
CHECKED BY	JAA
APPROVED BY	JAA

PROJECT NO.	14-072
SCALE	1"=60'
DATE	AUGUST 27, 2014
SHEET NO.	C-5
SHEET	5 OF 8

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE NO. EB-0006595
JEAN M. ABI-AJUN, P.E.
LICENSE NO. 45128



LEGEND:

- (D1) F.D.O.T. DRAINAGE INLET
- (D2) F.D.O.T. CURB INLET
- PROPOSED STORM PIPE
- [Pattern] NEW ASPHALT PAVEMENT
- [Pattern] NEW CONCRETE PAVEMENT
- [Pattern] NEW PAVERS

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	12/8/2014	REVISOR	HA	JAA
DATE	REVISIONS	BY	CHECKED	

HAMMOCK DUNES PLANNED UNIT DEVELOPMENT
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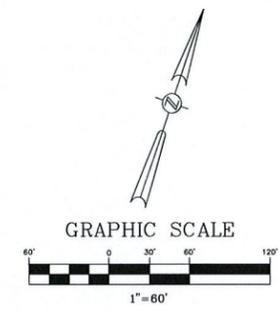
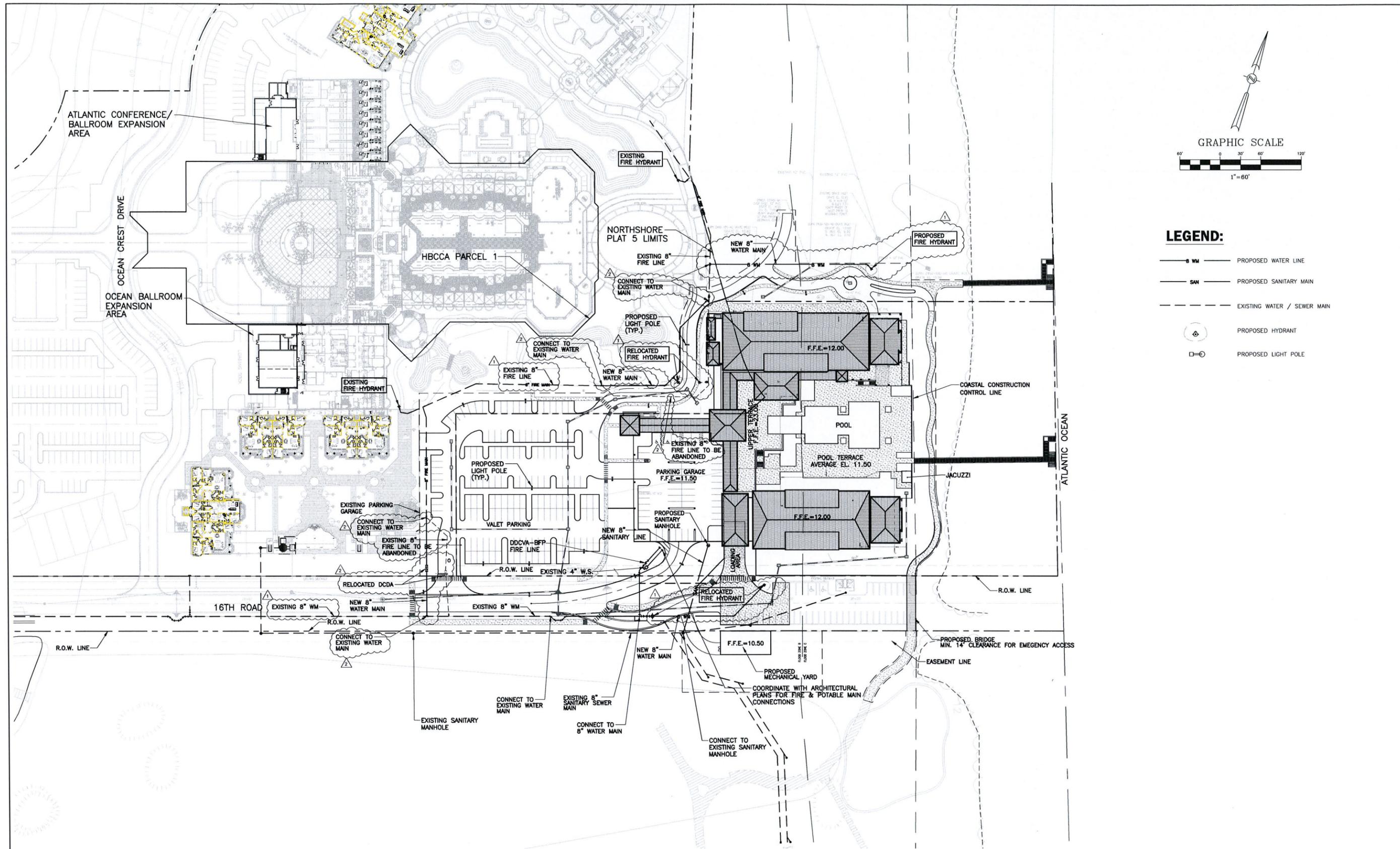


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PRELIMINARY SITE PAVING, GRADING AND DRAINAGE PLAN			
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JAA	HA	JAA	JAA

PROJECT NO.	14-072
SCALE	1"=60'
DATE	AUGUST 27, 2014
SHEET NO.	C-6
SHEET	6 OF 8

FLORIDA ENGINEERING GROUP, INC.
 CERTIFICATE NO. EB-0006595
 JEAN M. ABIAOUN, P.E.
 LICENSE NO. 45128



LEGEND:

- 8" WM — PROPOSED WATER LINE
- SAN — PROPOSED SANITARY MAIN
- - - - - EXISTING WATER / SEWER MAIN
- ⊕ PROPOSED HYDRANT
- PROPOSED LIGHT POLE

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HAMMOCK DUNES PLANNED UNIT DEVELOPMENT
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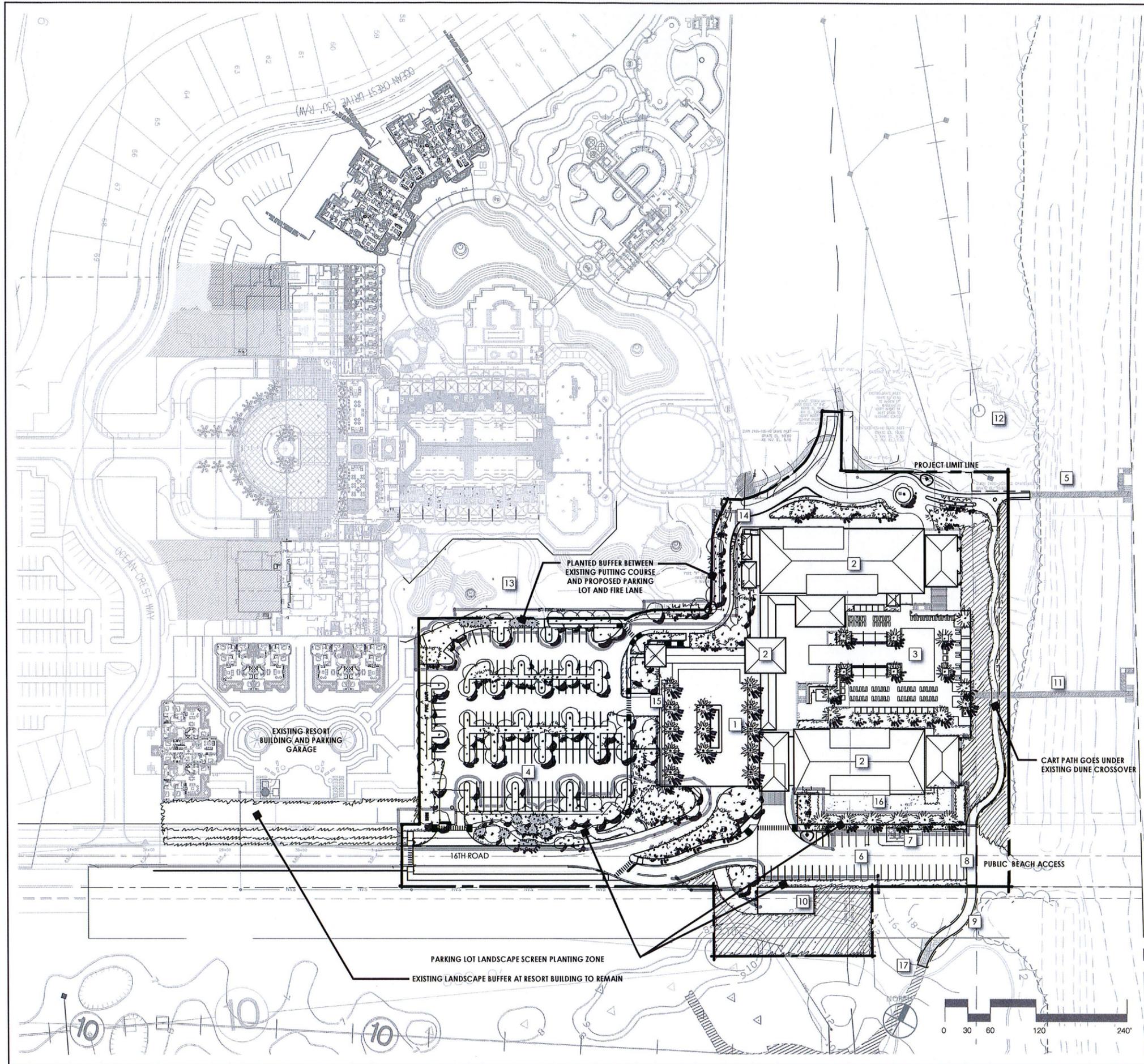


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PRELIMINARY SITE UTILITY PLAN			
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JAA	HA	JAA	JAA

PROJECT NO.	14-072
SCALE	1"=60'
DATE	AUGUST 27, 2014
SHEET NO.	C-7
SHEET	7 OF 8

FLORIDA ENGINEERING GROUP, INC.
 CERTIFICATE NO. EB-0006595
 JEAN M. ABI-AJUN, P.E.
 LICENSE NO. 45128



SITE LEGEND

- 1 Arrival Plaza w/ Parking Below
- 2 New Lodge
- 3 Amenity Courtyard w/ Swimming Pool
- 4 North Parking Lot w/ Dedicated Valet Spaces
- 5 Existing Pedestrian Dune Crossover
- 6 Enhanced Public Parking Lot
- 7 Existing Public Restroom Building
- 8 Pedestrian and Cart Bridge
- 9 Relocated Cart Path
- 10 Building Mechanical
- 11 Existing Pedestrian Dune Crossover
- 12 Existing Golf Hole
- 13 Existing 9-hole Putting Course to Remain
- 14 Fire Lane
- 15 Access to Garage
- 16 Landscaped Garden Area
- 17 Existing Cart Path to Remain

LANDSCAPE LEGEND

-  **CANAPOY TREE**
(Oak, Magnolia, Holly)
-  **FAN PALM**
(Sabal Palm, Washingtonia Palm)
-  **DATE PALM**
(Medjool Date Palm)
-  **INTERMEDIATE/FLOWERING TREE**
(Ligustrum, Crape Myrtle, Sea Grape)
-  **EXISTING TREE**
-  **SHRUB ZONE**
(Viburnum, Oleander, Fire Bush, Saw Palmetto)
-  **TURF**
-  **EXISTING NATIVE VEGETATION TO REMAIN**

NOTE: WHEN APPROPRIATE, AVAILABLE AND PERMISSIBLE, NATIVE PLANT SPECIES WILL BE UTILIZED.



HAMMOCK DUNES PUD, NEW LODGE & EXPANDED CONFERENCE FACILITIES
Palm Coast, Florida

Rev:	Date:	Description:	By:

Sheet Title:
LANDSCAPE SCREENING & BUFFER PLAN

Date: 01.09.14	Scale: 1:60
Drawn By:	Designed By:
Approved By:	Project No:

Seal: Sheet Number:
L-1