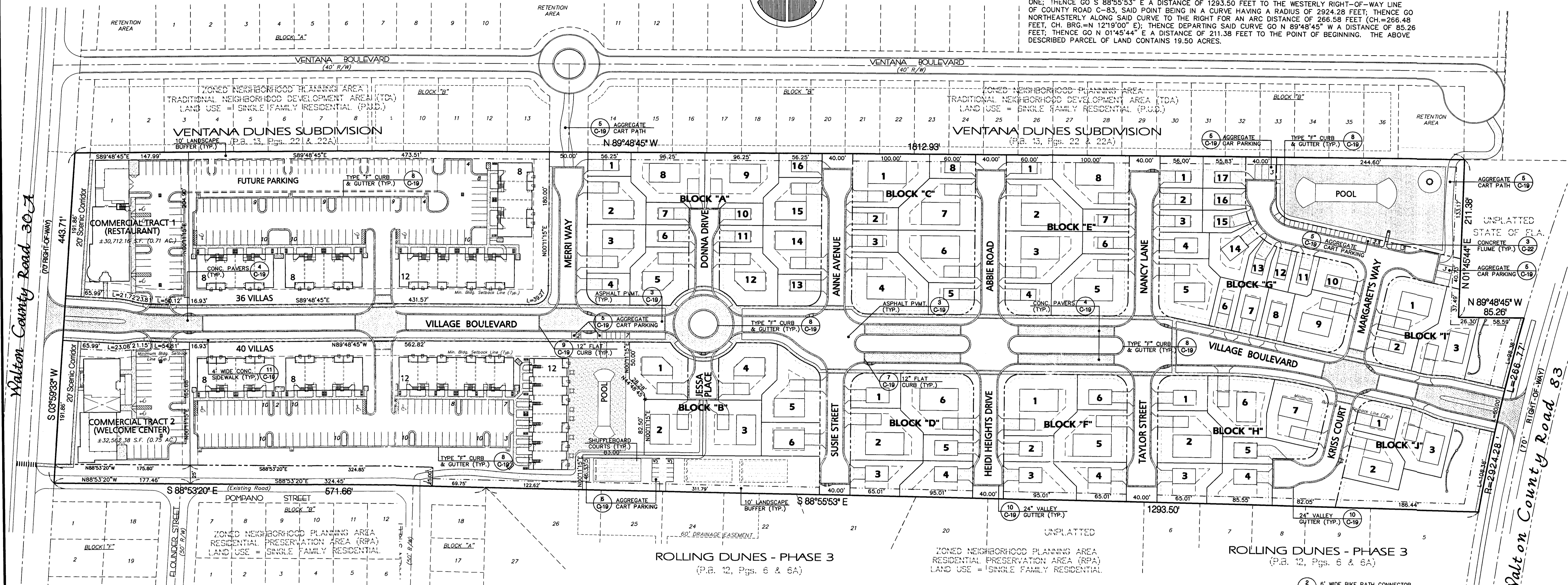


Legal Description: (As Furnished)

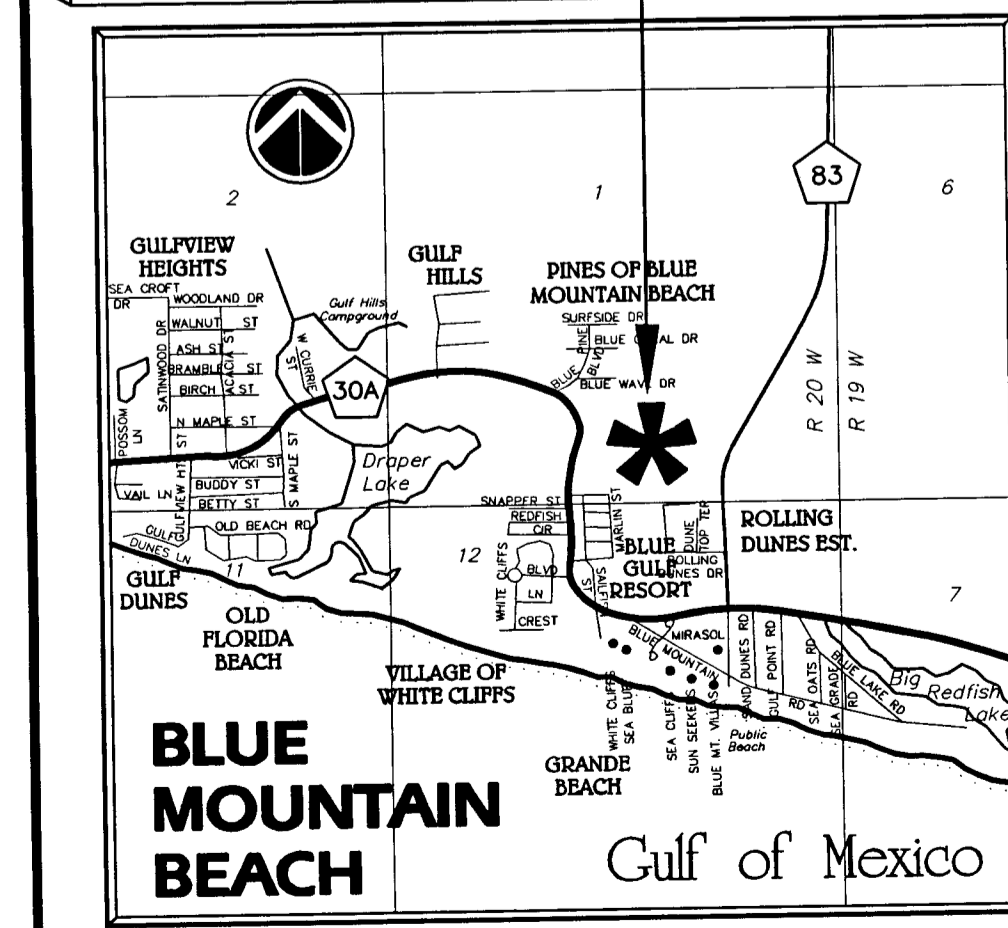
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1; TOWNSHIP 3 SOUTH, RANGE 20 WEST, WALTON COUNTY, FLORIDA; THENCE GO S 01°45'44" W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 846.90 FEET; THENCE GO N 89°48'45" W A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°48'45" W A DISTANCE OF 182.93 FEET TO THE EAST RIGHT-OF-WAY LINE OF WALTON COUNTY ROAD C-30A (70' R/W); THENCE GO S 03°59'33" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 443.71 FEET TO THE NORTH LINE OF BLUE GULF RESORT UNIT ONE; THENCE GO S 88°53'20" E ALONG SAID NORTH LINE A DISTANCE OF 571.66 FEET TO THE NORTHEAST CORNER OF BLUE GULF RESORT UNIT ONE; THENCE GO S 88°55'53" E A DISTANCE OF 1293.50 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-83, SAID POINT BEING IN A CURVE HAVING A RADIUS OF 2924.28 FEET; THENCE GO NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 266.58 FEET; THENCE GO FEET; CH. BRG = N 12°19'00" E; THENCE DEPARTING SAID CURVE GO N 89°48'45" W A DISTANCE OF 85.26 FEET; THENCE GO N 01°45'44" E A DISTANCE OF 211.38 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 19.50 ACRES.



Walton County Road 30-A

Walton County Road 83

PROJECT LOCATION



VICINITY MAP

SITE DEVELOPMENT SUMMARY:

TOTAL SITE AREA	848,052.08 S.F.± (19.47 AC.±)
COMMERCIAL DEVELOPMENT	63,274.54 S.F.± (1.45 AC.±)
RESIDENTIAL & ROADWAYS	784,777.54 S.F.± (18.02 AC.±)
ZONING DISTRICT	NEIGHBORHOOD PLANNING AREA (NPA)
MAXIMUM DENSITY	10 DU/AC.
PROPOSED LAND USE	SMALL NEIGHBORHOOD (SN)
DENSITY BREAKDOWN:	
COMMERCIAL	2 TRACTS (1.45 AC.±)
SINGLE FAMILY RESIDENTIAL	80 LOTS
MULTI-FAMILY RESIDENTIAL	76 UNITS
TOTAL UNITS PROPOSED	156 UNITS
BONUS DENSITY REQUESTED	8 DU/AC x 19.47 AC. = 156 DU
COMMERCIAL TRACT BREAKDOWN:	
TRACT 1: (RESTAURANT)	BUILDING AREA: 10,000 S.F. (TOTAL GROSS FLOOR AREA) 5,000 S.F. PER FLOOR (2-STORY) 10,000 S.F. RESTAURANT/RETAIL FOOD SERVICE
TRACT 2: (WELCOME CTR)	BUILDING AREA: 7,000 S.F. (TOTAL GROSS FLOOR AREA) 3,500 S.F. PER FLOOR (2-STORY) 7,000 S.F. OFFICE/HOUSEKEEPING
FLOOR AREA RATIOS:	
TRACT 1: (RESTAURANT)	10,000 S.F./30,712 S.F. (0.33 FAR)
TRACT 2: (WELCOME CENTER)	7,000 S.F./32,562 S.F. (0.22 FAR)

PARKING SUMMARY:

AMENITY PARKING SUMMARY:	
STD. PARKING FOR AMENITY AREAS	6
CART PARKING FOR AMENITY AREAS	50
MULTIFAMILY PARKING SUMMARY:	
2 SPACES/2 BR DWELLING UNIT	76x2=152 REQUIRED
TOTAL SPACES PROVIDED	153 (147 REG. & 6 H.C.)
COMMERCIAL PARKING SUMMARY:	
TRACT 1: (RESTAURANT)	REQUIRED SPACES: 10,000 S.F./150 (80)* = 53 SPACES
TRACT 2: (WELCOME CENTER)	REQUIRED SPACES: 7,000 S.F./250 (80)* = 22 SPACES
PROVIDED SPACES	**64 (61 REG. & 3 H.C.)
TOTAL SPACES REQUIRED	75 SPACES
TOTAL SPACES PROVIDED	**92 (87 REG. & 5 H.C.)
* 20% REDUCTION IN REQUIRED PARKING AS PER SECTION 13.02.00 (C.) (2.) OF THE WALTON COUNTY LAND DEVELOPMENT CODE (i.e. REAR PARKING).	
** INCLUDES 33 REG. SPACES DESIGNATED ON PLAN AS FUTURE	

IMPERVIOUS SURFACE SUMMARY:

IMPERVIOUS SURFACE TOTAL	424,542 S.F.
OPEN SPACE	417,510 S.F.
	49.23%

LANDSCAPING SUMMARY:

MINIMUM REQUIREMENTS:	
ROAD FRONTAGE	10' BUFFER
30-A SCENIC CORRIDOR	20' BUFFER
SIDE PROPERTY LINES	10' BUFFER

SETBACK SUMMARY:

MINIMUM BUILDING SETBACK REQUIREMENTS (RESIDENTIAL):	
FRONT	20'
SIDE	7.5'
REAR	15'

MINIMUM BUILDING SETBACK REQUIREMENTS (COMMERCIAL):

FRONT	20'
SIDE	10'
REAR	20'

STREET NAME CROSS REFERENCE	
VILLAGE BOULEVARD	ROAD "A"
MERRI WAY	ROAD "B"
SUSIE STREET	ROAD "C" RT.
ANNE AVENUE	ROAD "C" LT.
HEIDI HEIGHTS DRIVE	ROAD "D" RT.
ABBIE ROAD	ROAD "D" LT.
TAYLOR STREET	ROAD "E" RT.
NANCY LANE	ROAD "E" LT.
JESSA PLACE	ROAD "F" RT.
DONNA DRIVE	ROAD "F" LT.
KRISS COURT	ROAD "G" RT.
MARGARET'S WAY	ROAD "G" LT. & ROAD "H" RT. & LT.

NOTES:

- SEE ARCHITECTURAL PLANS FOR ADDITIONAL BUILDING DIMENSIONS AND DETAILS.
- BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF BUILDING.
- ROADWAY AND PARKING AREA DIMENSIONS ARE MEASURED TO BACK OF CURB.
- BUILDINGS AND PARKING AREAS ARE ALIGNED PARALLEL AND PERPENDICULAR TO NORTH PROPERTY LINE, BEARING N 89°48'35" W.

The Village at Blue Mountain Beach

Overall Site Plan

PROJECT ENGINEER:
James L. Barton, P.E.
5 Canoe Court
Destin, Florida 32641 (850) 837-8567 tel.

DATE: Feb. 7, 2000
SCALE: 1" = 60'
SHT. NO. 4 OF 29
DWC. NO. 020503.dwg

DRAWINGS PREPARED BY:
CURRIE DESIGN AND DEVELOPMENT
P.O. Box 424
Valparaiso, Florida 32580 (850) 678-6060 tel. (850) 678-6202 fax

C-4

James L. Barton
2/20/03

REVISED 2/5/03: MODIFIED RESIDENTIAL MIX FROM 28 SINGLE FAMILY & 128 MULTI-FAMILY UNITS TO 80 SINGLE FAMILY & 76 MULTI-FAMILY UNITS, REARVED STREETS, ADDED DONNA DRIVE & JESSA PLACE AND RECONFIGURED KRISS COURT & MARGARET'S WAY. RENUMBERED SHEET
REVISED 8/1/00: UPDATED PLAN
REVISED 3/30/00: ROAD NAMES; DELETED MEDIAN FROM ENTRANCES AT 30-A & 83