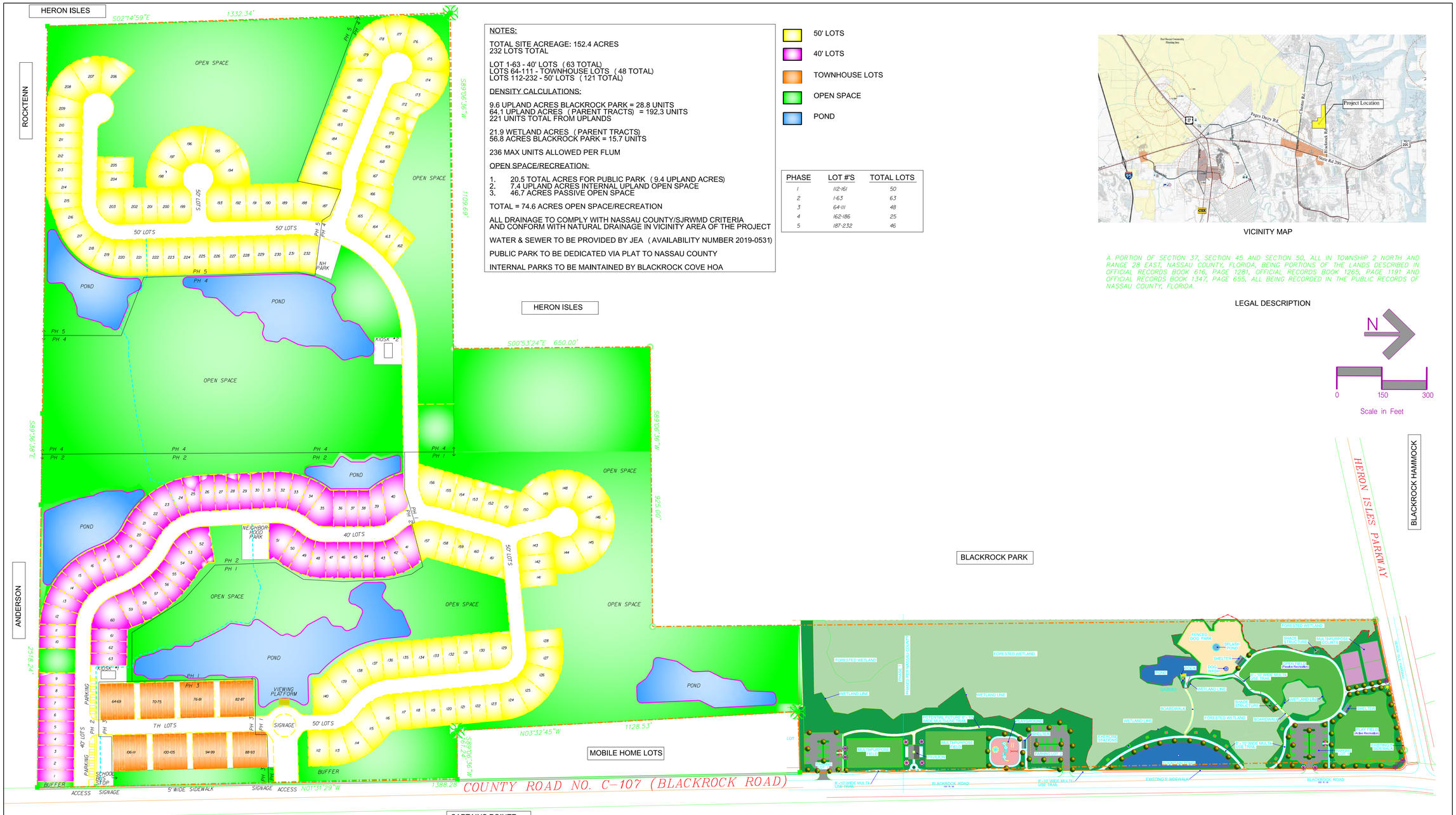
EXHIBIT B



NOTES:

TOTAL SITE ACREAGE: 152.4 ACRES
232 LOTS TOTAL

LOT 1-63 - 40' LOTS (63 TOTAL)
LOTS 64-111 - TOWNHOUSE LOTS (48 TOTAL)
LOTS 112-232 - 50' LOTS (121 TOTAL)

DENSITY CALCULATIONS:

9.6 UPLAND ACRES BLACKROCK PARK = 28.8 UNITS
64.1 UPLAND ACRES (PARENT TRACTS) = 192.3 UNITS
221 UNITS TOTAL FROM UPLANDS

21.9 WETLAND ACRES (PARENT TRACTS)
56.8 ACRES BLACKROCK PARK = 15.7 UNITS

236 MAX UNITS ALLOWED PER FLUM

OPEN SPACE/RECREATION:

1. 20.5 TOTAL ACRES FOR PUBLIC PARK (9.4 UPLAND ACRES)
2. 7.4 UPLAND ACRES INTERNAL UPLAND OPEN SPACE
3. 46.7 ACRES PASSIVE OPEN SPACE

TOTAL = 74.6 ACRES OPEN SPACE/RECREATION

ALL DRAINAGE TO COMPLY WITH NASSAU COUNTY/SJRWMD CRITERIA AND CONFORM WITH NATURAL DRAINAGE IN VICINITY AREA OF THE PROJECT

WATER & SEWER TO BE PROVIDED BY JEA (AVAILABILITY NUMBER 2019-0531)

PUBLIC PARK TO BE DEDICATED VIA PLAT TO NASSAU COUNTY

INTERNAL PARKS TO BE MAINTAINED BY BLACKROCK COVE HOA

- 50' LOTS
- 40' LOTS
- TOWNHOUSE LOTS
- OPEN SPACE
- POND

PHASE	LOT #'S	TOTAL LOTS
1	112-161	50
2	1-63	63
3	64-111	48
4	162-186	25
5	187-232	46

VICINITY MAP

A PORTION OF SECTION 37, SECTION 45 AND SECTION 50, ALL IN TOWNSHIP 2 NORTH AND RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING PORTIONS OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 616, PAGE 1281, OFFICIAL RECORDS BOOK 1265, PAGE 1191 AND OFFICIAL RECORDS BOOK 1347, PAGE 655, ALL BEING RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

LEGAL DESCRIPTION

N

0 150 300

Scale in Feet

BLACKROCK COVE
PUD - CONCEPT PLAN

WOOD DEVELOPMENT COMPANY

REVISED 10/29/2020

G & A
GILLETTE & ASSOCIATES, INC
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

DEVELOPER: WOOD DEVELOPMENT COMPANY
ENGINEER: GILLETTE & ASSSOCIATES, INC
SURVEYOR: MANZIE & DRAKE LAND SURVEYING