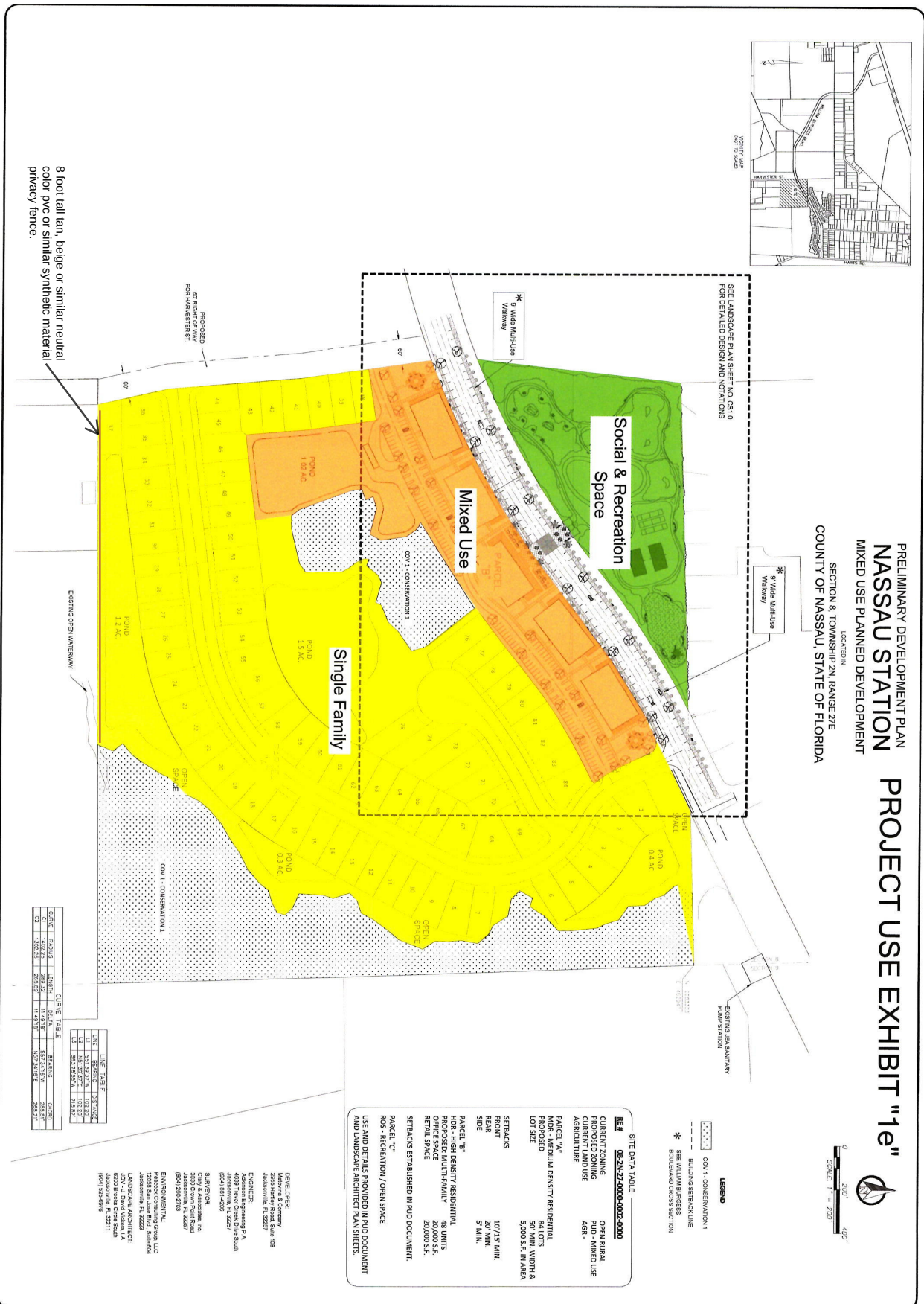


EXHIBIT B-1



SHEET

PDP-002

DATE

JOB# 1802

DATE

July 9, 2018

SCALE

AS SHOWN

PRELIMINARY

DEVELOPMENT

PLAN

NO.	DATE	REVISION DESCRIPTION

NASSAU

STATION

NASSAU COUNTY, FLORIDA

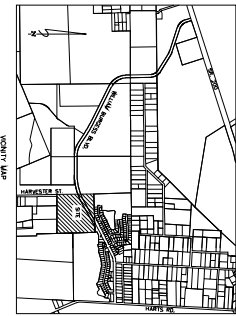


4639 TREVOR CREEK DRIVE SOUTH

JACKSONVILLE, FLORIDA 32257

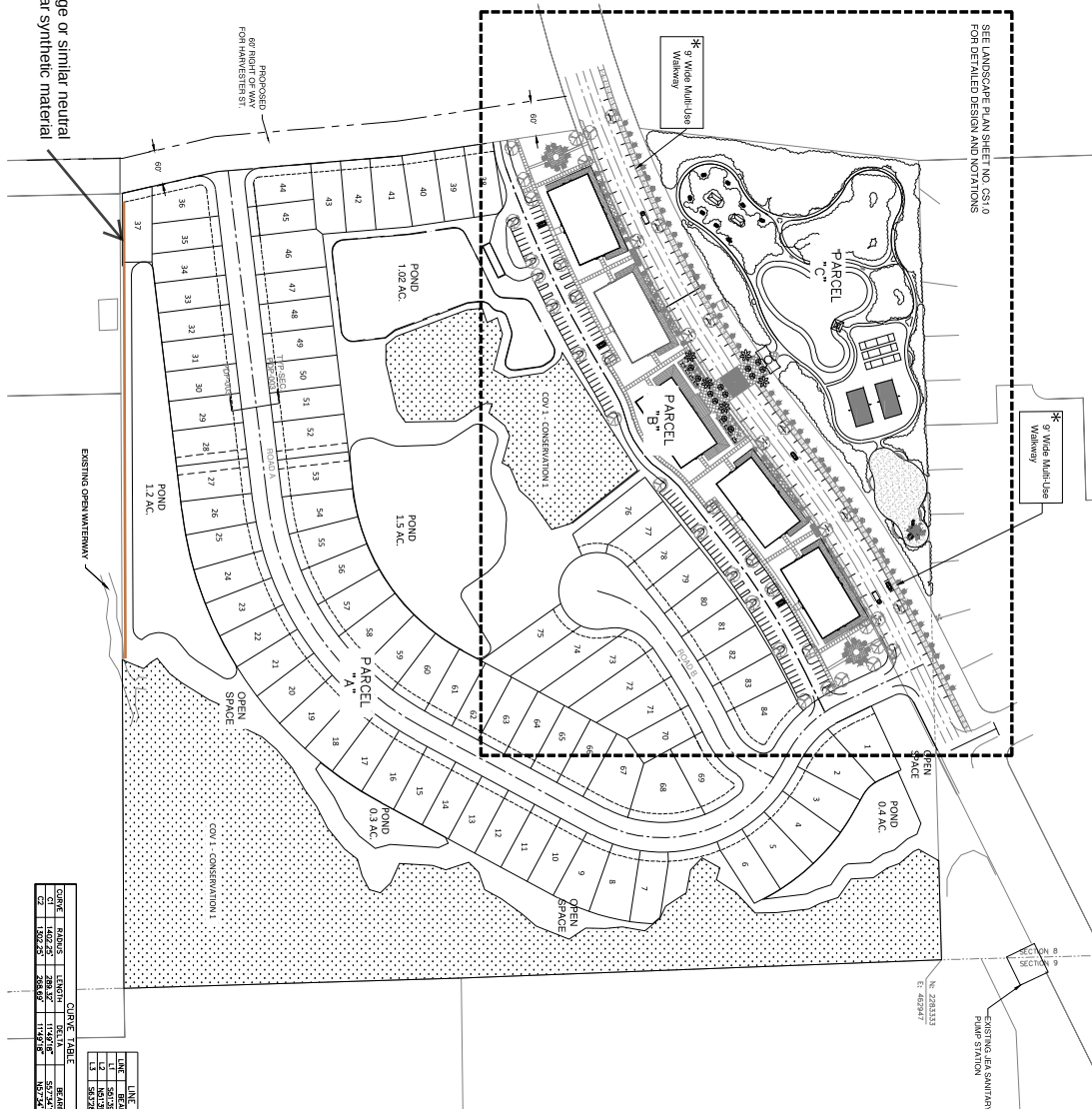
PHONE (904) 881-4206

EXHIBIT B-2



PRELIMINARY DEVELOPMENT PLAN NASSAU STATION MIXED USE PLANNED DEVELOPMENT

SECTION 8, TOWNSHIP 2N, RANGE 27E
COUNTY OF NASSAU, STATE OF FLORIDA



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1402.25'	266.32'	114.6°16"	55.7°416'N	288.81'
C2	1302.25'	268.69'	114.9°18"	N57°2416'E	268.21'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S61.39°37'W	102.20'
L2	N61.39°37'E	102.20'
L3	S63.26°56'W	216.62'

USE AND DETAILED PROVISION IN PUD DOCUMENT	USE AND DETAILED PROVISION IN PUD DOCUMENT	USE AND DETAILED PROVISION IN PUD DOCUMENT	USE AND DETAILED PROVISION IN PUD DOCUMENT
SETBACKS ESTABLISHED IN PUD DOCUMENT. PARCEL 12^c ROS - RECREATION / OPEN SPACE	OPEN NATURAL PARCEL 13^a PROPOSED ZONING CURRENT LAND USE AGRI-	OPEN NATURAL PARCEL 14^a PROPOSED ZONING CURRENT LAND USE AGRI-	OPEN NATURAL PARCEL 15^a PROPOSED ZONING CURRENT LAND USE AGRI-

 COV 1 - CONSERVATION 1
 --- BUILDING SETBACK LINE
 * SEE WILLIAM BURGESS BOULEVARD CROSS SECTION

DEVELOPER:
Maltova & Company
2865 Hentley Road, Suite 108
Jacksonville, FL 32257

ENGINEER:
Anderson Engineering P.A.
4638 Truro Creek Drive South
Jacksonville, FL 32257
(904) 861-4206

SURVEYOR:
Cherry & Associates, Inc.
3830 Crown Point Road
Jacksonville, FL 32257
(904) 280-2703

ENVIRONMENTAL:
Peach Consulting Group, LLC
12065 San Jose Blvd., Suite 600
Jacksonville, FL 32223

LANDSCAPE ARCHITECT:
JOY J. David Wiseman, L.A.
6002 Brooks Circle South
Jacksonville, FL 32211
(904) 325-6976

JOB# 1802
DATE July 9, 2018
SCALE AS SHOWN
SHEET

PRELIMINARY DEVELOPMENT PLAN

[illegible]

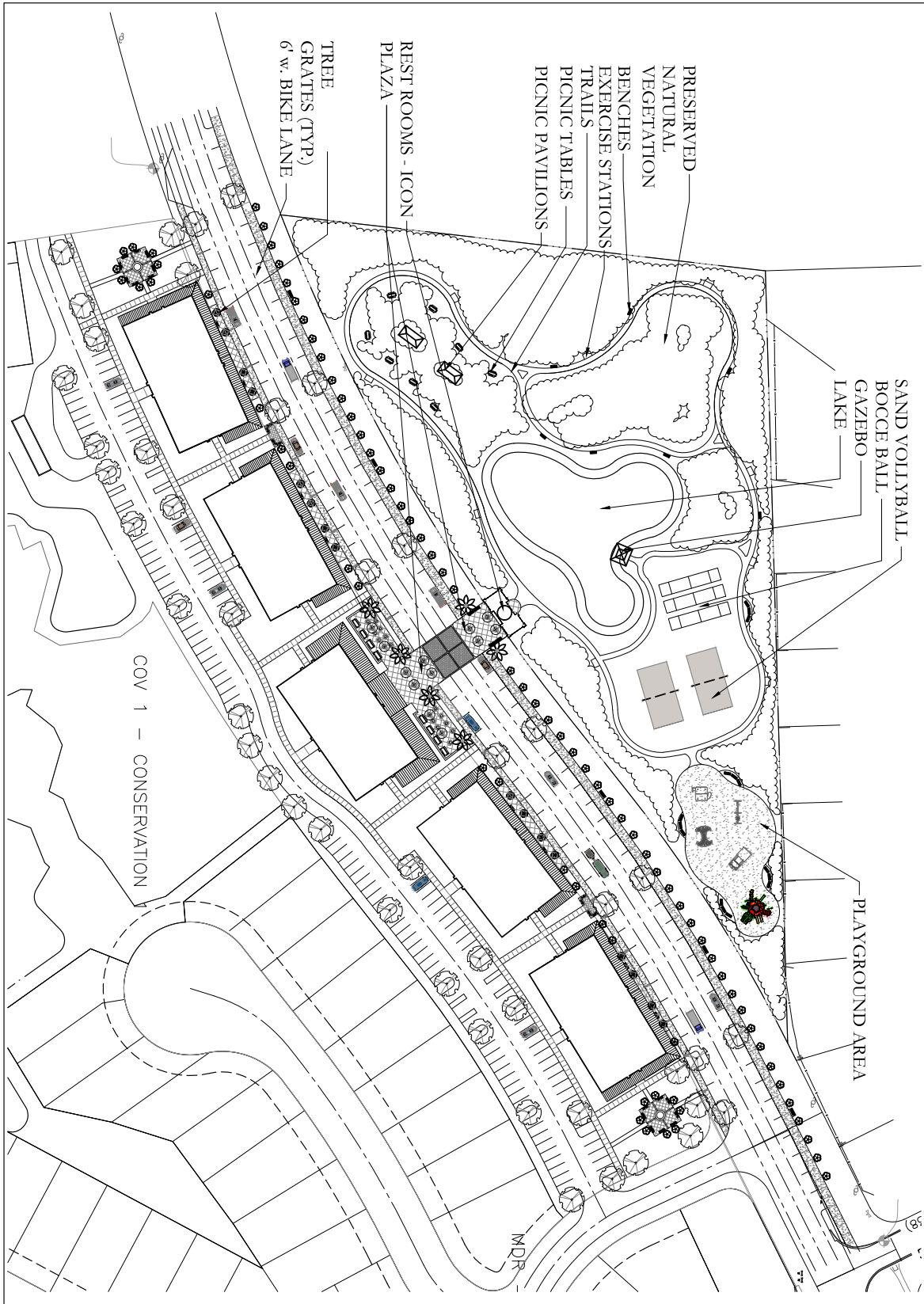
NASSAU
STATION
NASSAU COUNTY, FLORIDA

ADKINSON
ENGINEERING

4639 TREVOR CREEK DRIVE SOUTH
JACKSONVILLE, FLORIDA 32257
PHONE (904) 881-4206

ENGINEER'S SEAL

EXHIBIT B-3



SHEET NUMBER
CS1.0

SITE PLAN

PROJECT #	12-0018
DATE	12-01-18
DESIGNED BY	JDV
CHECKED BY	CS1.0
SCALE	1"=40'-0"

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	12-01-18

NASSAU STATION

Nassau County, Florida

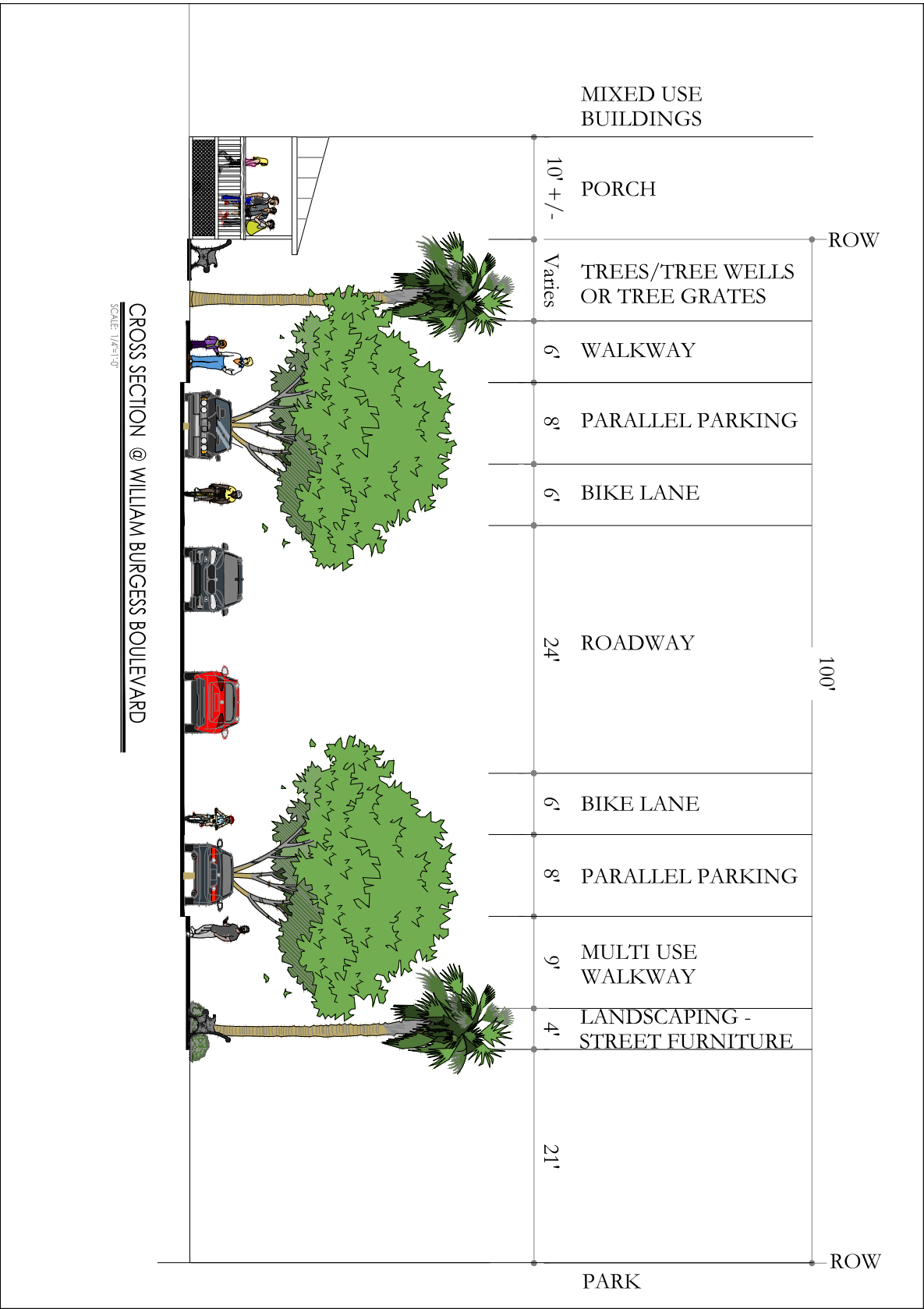
J. DAVID WICKERS
RLA 596

FOR:

Matovina and Company
2955 Hartley Road, Suite 108
Jacksonville, Florida 32257



EXHIBIT B-4



SHEET NUMBER
CS1.1

CROSS
SECTION

DATE: 6-12-18
DRAWN BY: JAV
CHECKED BY: JAV
SCALE: AS SHOWN

NO.	DESCRIPTION	DATE
1	Rev. per City of Jacksonville	6-12-18

NASSAU STATION

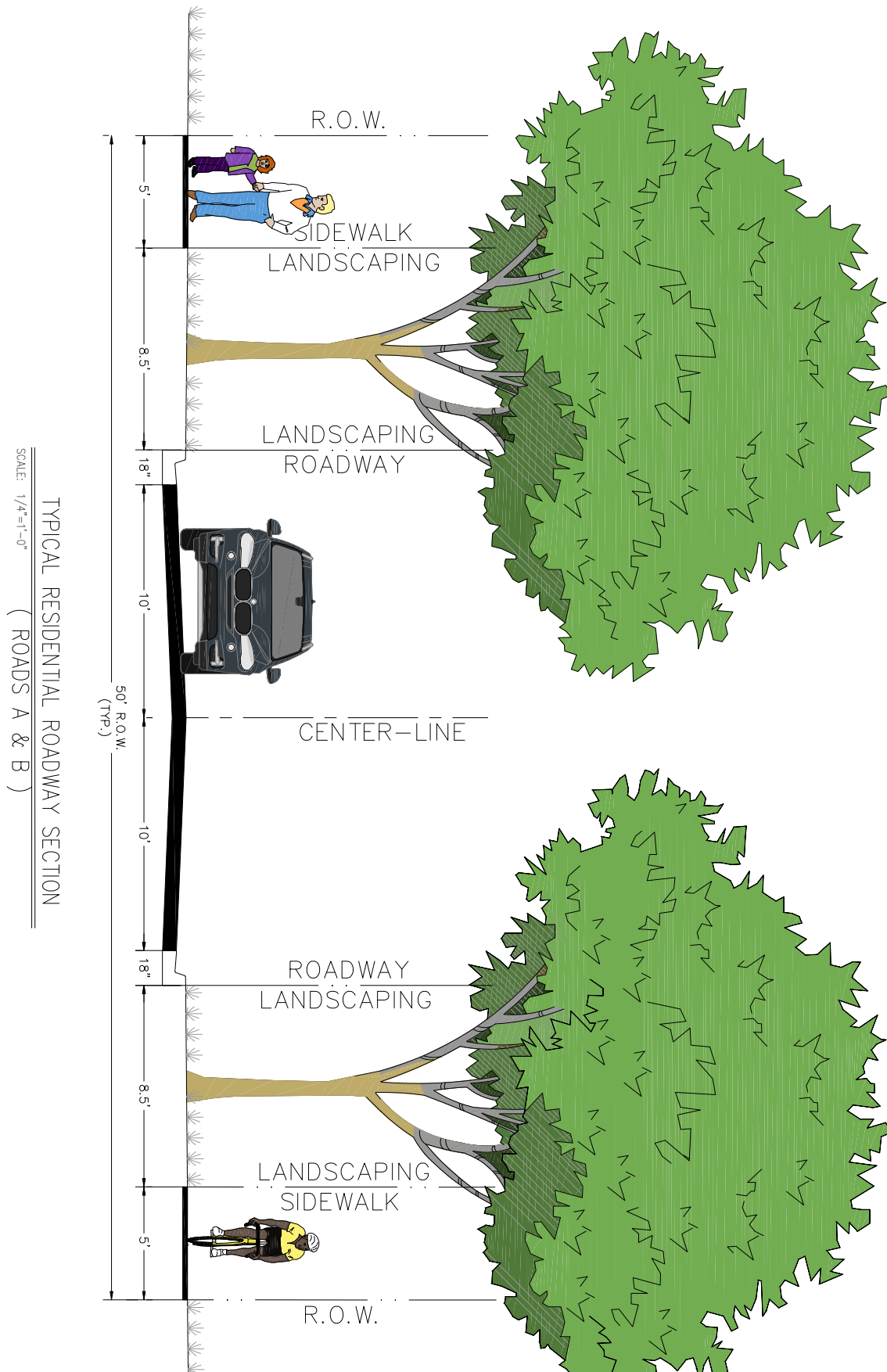
Nassau County, Florida

J. DAVID VOKERS
RLA 596

FOR:
Matovina and Company
2955 Hartley Road, Suite 108
Jacksonville, Florida 32257



EXHIBIT B-5



TYPICAL STREET SECTION	CADNO.	JOB#1182
	DRAWN	JULY 9, 2018
SHEET	SCALE	AS SHOWN
PDP-003		

N.O.	DATE	REVISION DESCRIPTION

NASSAU STATION
 NASSAU COUNTY, FLORIDA



4639 TREVOR CREEK DRIVE SOUTH
 JACKSONVILLE, FLORIDA 32257
 PHONE (904) 881-4206

Architectural drawing of Nassau Station, showing a side elevation. The building features a brick wall with arched windows and a central entrance with a pediment. The drawing includes a scale bar and the text "REST ROOM - ICON CONCEPT".

SCALE: 1/2"=1'-0"

SHEET NUMBER

REST ROOM -

CHECKED BY: _____
DATE: _____

PROJ. # _____

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[illegible]

NO.	DESCRIPTION	DATE

ACCEPTED MANUSCRIPT

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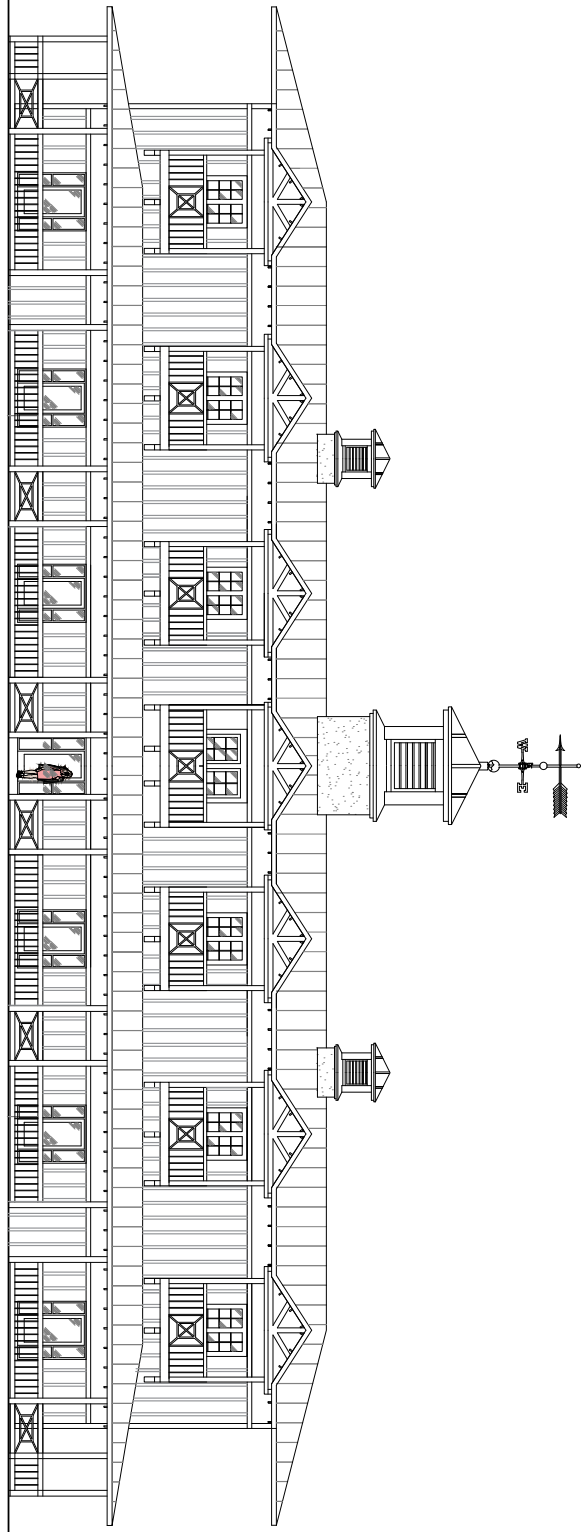
32

08
7LANDSCAPE ARCHITECT #596
6200 BROOKS CIRCLE SOUTH
DALLAS, TEXAS 75231
214/343-1111
FAX 214/343-1112
WWW.LANDSCAPEARCHITECTS.COM

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ITY

EXHIBIT B-7



2 STORY CONCEPT

SCALE 3/16"=1'-0"



J. DAVID VICKERS
LANDSCAPE ARCHITECT
2955 HARTLEY ROAD, SUITE 108
JACKSONVILLE, FLORIDA 32257
TEL: 904.766.1111
WWW.JDVARCHITECT.COM

FOR:
Matovina and Company
2955 Hartley Road, Suite 108
Jacksonville, Florida 32257

J. DAVID VICKERS
RLA 596

NASSAU STATION
Nassau County, Florida

NO.	DESCRIPTION	DATE

PROJ. # _____
DATE: 6-28-11
DRAWN BY: JLV
CHECKED BY: JLV
SCALE: AS SHOWN
MIXED USE
BUILDING
SHEET NUMBER
MU-1.0

3 STORY CONCEPT

SCALE: 3/16"=1'-0"

NO.	DESCRIPTION	DATE
-----	-------------	------

Nassau County, Florida

FOR:

JDV
LANDSCAPE
ARCHITECT

PROL. # _____
DATE: 6-28-18
DRAIN BY: JCV
CHECKED BY: _____
SCALE: AS SHOWN

SHEET NUMBER
MU-1.1