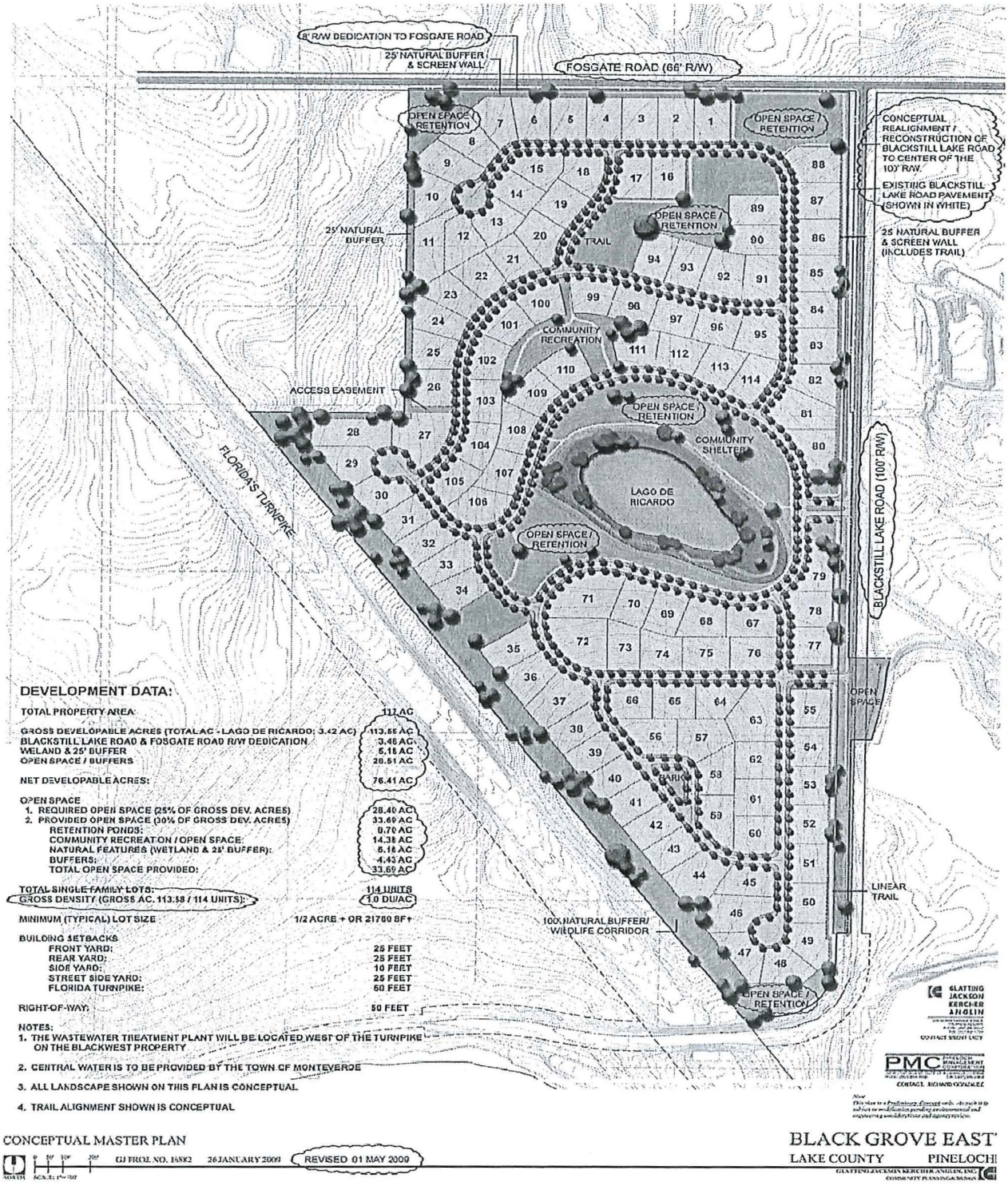
EXHIBIT "B"



DEVELOPMENT DATA:

TOTAL PROPERTY AREA	117 AC
GROSS DEVELOPABLE ACRES (TOTAL AC - LAGO DE RICARDO: 3.42 AC)	113.58 AC
BLACKSTILL LAKE ROAD & FOSGATE ROAD R/W DEDICATION	3.46 AC
WELAND & 25' BUFFER	5.16 AC
OPEN SPACE / BUFFERS	28.51 AC
NET DEVELOPABLE ACRES:	76.41 AC
OPEN SPACE	
1. REQUIRED OPEN SPACE (25% OF GROSS DEV. ACRES)	28.40 AC
2. PROVIDED OPEN SPACE (30% OF GROSS DEV. ACRES)	33.69 AC
RETENTION PONDS:	9.70 AC
COMMUNITY RECREATION / OPEN SPACE:	14.38 AC
NATURAL FEATURES (WETLAND & 25' BUFFER):	5.18 AC
BUFFERS:	4.43 AC
TOTAL OPEN SPACE PROVIDED:	33.69 AC
TOTAL SINGLE-FAMILY LOTS:	114 UNITS
GROSS DENSITY (GROSS AC. 113.58 / 114 UNITS):	1.0 DU/AC
MINIMUM (TYPICAL) LOT SIZE	1/2 ACRE + OR 21780 SF+
BUILDING SETBACKS	
FRONT YARD:	25 FEET
REAR YARD:	25 FEET
SIDE YARD:	10 FEET
STREET SIDE YARD:	25 FEET
FLORIDA TURNPIKE:	50 FEET
RIGHT-OF-WAY:	50 FEET

NOTES:
1. THE WASTEWATER TREATMENT PLANT WILL BE LOCATED WEST OF THE TURNPIKE ON THE BLACKWEST PROPERTY
2. CENTRAL WATER IS TO BE PROVIDED BY THE TOWN OF MONTEVERDE
3. ALL LANDSCAPE SHOWN ON THIS PLAN IS CONCEPTUAL
4. TRAIL ALIGNMENT SHOWN IS CONCEPTUAL

CONCEPTUAL MASTER PLAN

GJ PROJ. NO. 15882 26 JANUARY 2009 REVISED 01 MAY 2009

BLACK GROVE EAST
LAKE COUNTY PINELOCH

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