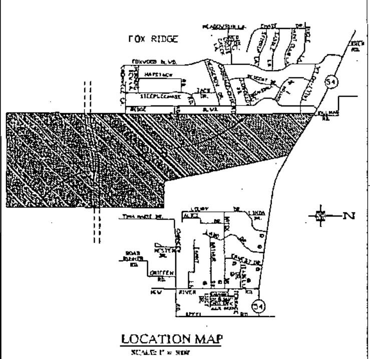
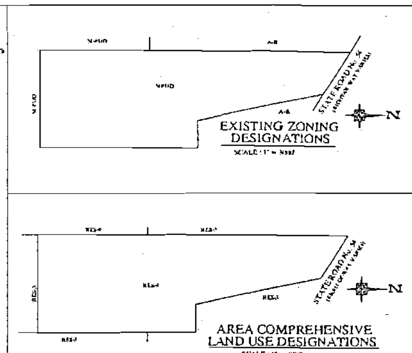
SECTIONS 14, 23 AND 26, TOWNSHIP 26 SOUTH, RANGE 20 EAST





AREA TABULATION

RESIDENTIAL (*SF = SINGLE FAMILY)

VILLAGE	USE	No. OF UNITS	GROSS LAND AREA	GROSS DENSITY	NET LAND AREA	NET DENSITY
1	SF	58	37.9 ACRES	1.53 UPA	22.4 ACRES	2.59 UPA
2	SF	57	74.8 ACRES	0.70 UPA	35.2 ACRES	1.48 UPA
3	SF	237	97.2 ACRES	2.44 UPA	90.2 ACRES	2.63 UPA
4	SF	70	26.6 ACRES	2.63 UPA	19.2 ACRES	3.65 UPA
5	SF	110	34.0 ACRES	3.24 UPA	27.8 ACRES	3.96 UPA
6	SF	61	42.0 ACRES	1.45 UPA	30.3 ACRES	2.03 UPA
7	SF	359	223.1 ACRES	1.61 UPA	162.1 ACRES	2.21 UPA
8	SF	144	47.7 ACRES	3.02 UPA	39.9 ACRES	3.61 UPA
9	TOWNHOMES, MULTIFAMILY (2)	139	68.3 ACRES	2.33 UPA	43.2 ACRES	3.22 UPA
10	TOWNHOMES, MULTIFAMILY (2)	134	42.9 ACRES	3.12 UPA	34.4 ACRES	4.49 UPA
11	SF	96	53.0 ACRES	1.81 UPA	39.0 ACRES	2.46 UPA
12	SF	0	9.1 ACRES	0 UPA	4.9 ACRES	0 UPA
13	SF	30	29.4 ACRES	1.91 UPA	20.7 ACRES	2.70 UPA
14	SF	120	63.3 ACRES	1.89 UPA	44.3 ACRES	2.71 UPA
15	SF (1)	173	89.0 ACRES	1.94 UPA	62.0 ACRES	2.79 UPA
16	TOWNHOMES, MULTIFAMILY (1)(2)	158	36.3 ACRES	4.35 UPA	29.6 ACRES	5.33 UPA
17	TOWNHOMES, MULTIFAMILY (2)	N/A	19.9 ACRES	N/A	12.1 ACRES	N/A
TOTAL		1,999 UNITS	969.0 ACRES	2.06 UPA	709.8 ACRES	2.82 UPA

(1) A COUNTY PARK MAY BE ALLOWED AS AN ALTERNATIVE USE IN PORTIONS OF VILLAGES 15 AND 16 IN ACCORDANCE WITH NOTE #9.
(2) SINGLE FAMILY, TOWNHOMES, MULTI FAMILY OR CONDOS RESIDENTIAL ARE ALLOWABLE USES SUBJECT TO THE DETAILS ON THIS PLAN.

AREA TABULATION

COMMERCIAL

TRACT	USE	GROSS LAND AREA	MAXIMUM FLOOR AREA	F.A.R.
1	COMMERCIAL	19.4 ACRES	137,000 Sq.Ft.	0.05
2	COMMERCIAL	6.6 ACRES	24,000 Sq.Ft.	0.06
3	COMMERCIAL	9.6 ACRES	24,000 Sq.Ft.	0.06
TOTAL COMMERCIAL		35.6 ACRES	185,000 Sq.Ft.	0.11

OFFICE

TRACT	USE	GROSS LAND AREA	MAXIMUM FLOOR AREA	F.A.R.
1	OFFICE	9.9 ACRES	41,000 Sq.Ft.	0.04
TOTAL OFFICE		9.9 ACRES	41,000 Sq.Ft.	0.06

PARK

TRACT	USE	GROSS LAND AREA	NET LAND AREA
1	PARK	20.9 ACRES	19.9 ACRES
TOTAL PARK		20.9 ACRES	19.9 ACRES

EMS/GOV

TRACT	USE	GROSS LAND AREA	NET LAND AREA
N/A	EMS/GOV	3.8 ACRES	3.8 ACRES
TOTAL EMS/GOV		3.8 ACRES	3.8 ACRES

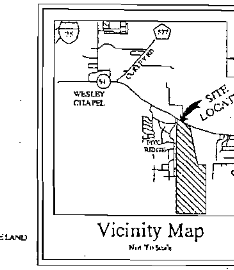
ELEMENTARY/RESIDENTIAL

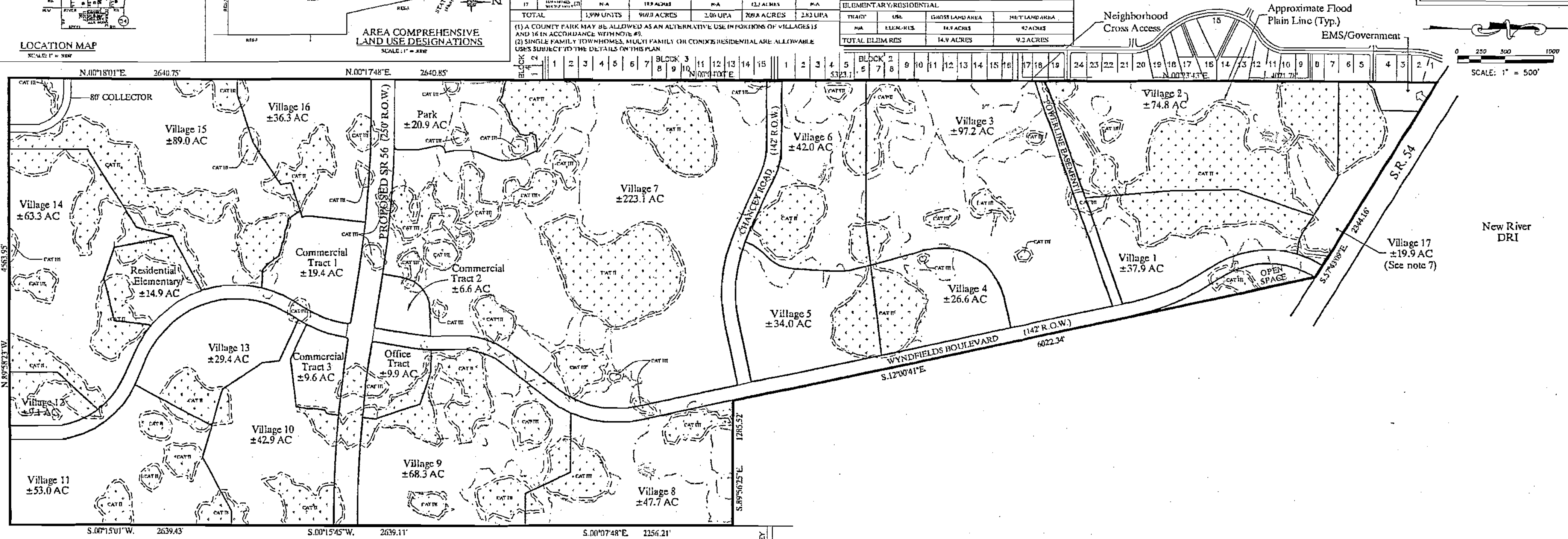
TRACT	USE	GROSS LAND AREA	NET LAND AREA
N/A	ELEM./RES.	14.9 ACRES	9.2 ACRES
TOTAL ELEM./RES		14.9 ACRES	9.2 ACRES

DESCRIPTION:

A parcel of land lying in Sections 14, 23 and 26, Township 26 South, Range 20 East, Pasco County, Florida, described as follows: Begin at the Southeast corner of said Section 26 and run N.89°58'23"W., along the South boundary line of said Section 26, 4563.95 feet; thence leaving said South boundary line of Section 26, N.00°18'01"E., 2640.75 feet to a point on the North line of the South half of said Section 26; thence N.00°17'48"E., 2640.85 feet to the North boundary line of said Section 26, also being the South boundary line of said Section 23; thence N.00°04'00"E., along the East boundary line of the plat of FOX RIDGE - PLAT 1 according to the plat thereof as recorded in Plat Book 15, page 118 of the Public Records of Pasco County, Florida, 5323.11 feet to the North boundary line of said Section 23, also being the South boundary line of Section 14; thence N.00°23'43"E., along said East boundary line of the aforementioned plat of FOX RIDGE PLAT 1, 4071.78 feet to the South right-of-way line of State Road No. 54; thence S.57°43'09"E., along said South right-of-way line, 2344.16 feet; thence S.12°00'41"E., 6022.34 feet; thence S.89°56'25"E., 1285.52 feet to the East boundary line of aforementioned Section 23; thence S.00°07'48"E., along the East boundary line of said Section 23, 2256.21 feet to the Northeast corner of aforementioned Section 26; thence S.00°15'45"W., along the East boundary line of said Section 26, 2639.11 feet to the East 1/4 corner of said Section 26; thence S.00°15'01"W., along the East boundary of said Section 26, 2639.43 feet to the Point of Beginning. Containing 1,173.426 acres more or less.

NOTE:
A REDISTRIBUTION OF UNITS MAY BE DONE IN ACCORDANCE WITH SECTION 5.22 OF THE LAND DEVELOPMENT CODE, PROVIDED THAT NO MORE THAN 1,999 UNITS ARE PROPOSED.





SITE DATA:

TOTAL ACREAGE: 1,173.4 Ac
TOTAL UPLANDS: 897.1 Ac
TOTAL WETLANDS: 276.3 Ac
EXISTING ZONING: MPUD (PETITION #5593)

DEVELOPMENT STANDARDS

SETBACKS	FRONT	SIDE	REAR	LOT COVERAGE	MIN WIDTH	MIN DEPTH	MAX HEIGHT
SINGLE FAMILY***	20'	*7.5'	10'	55%	40'	100'	35'****
TOWNHOME	20'	**10'	10'	80%	22'	75'	45'
MULTIFAMILY/CONDOS	20'	10'	10'	100%	N/A	N/A	60'
COMMERCIAL	PER C-2 GENERAL COMMERCIAL STANDARDS			30%	N/A	N/A	50'
OFFICE	PER PO-2 PROFESSIONAL OFFICE STANDARDS						50'

*SIDE YARD SETBACKS MAY BE REDUCED TO 5' BASED UPON NOTE 10 HEREIN. THIS DISTANCE MAY BE REDUCED TO 0' TO ALLOW ZERO LOT LINE CONSTRUCTION. FOR ZERO LOT LINE CONSTRUCTION A MINIMUM OF 10' BETWEEN STRUCTURES WILL BE PROVIDED. A MINIMUM OF 400 UNITS WILL BE CONSTRUCTED WITH 7.5' SIDEYARDS.

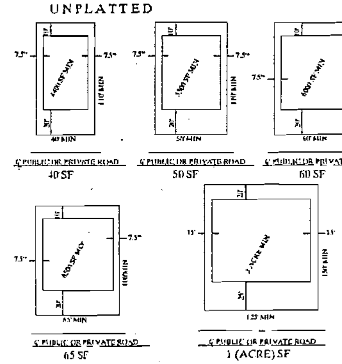
**TOWN HOME BUILDINGS SHALL BE SEPARATED BY A MINIMUM OF 15'. BUILDINGS GREATER THAN 4 UNITS SHALL BE SEPARATED BY 20'.

***CORNER LOTS SHALL HAVE A 15' CORNER YARD SETBACK.

****COMMUNITY CENTER AND RECREATION BUILDINGS IN THE SINGLE FAMILY AREAS MAY BE PERMITTED A MAX. HEIGHT OF 45'.

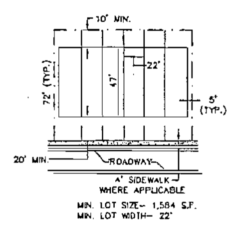
UTILITY AND SERVICE NOTES:
1. WATER SERVICE IS PROVIDED BY PASCO COUNTY UTILITIES
2. SANITARY SEWER SERVICE IS PROVIDED BY PASCO COUNTY UTILITIES
3. FIRE PROTECTION AND EMS SERVICE IS PROVIDED BY PASCO COUNTY
4. ELECTRIC SERVICE IS PROVIDED BY THE WITHLACOOCHEE ELECTRIC COMPANY
5. TELEPHONE SERVICE IS PROVIDED BY VERIZON

UNPLATTED



NOTE:
* MAY BE REDUCED TO 0' TO ALLOW ZERO LOT LINE CONSTRUCTION. WALL CANOPY OF BUILDING SEPERATION WILL BE MAINTAINED.

TYPICAL SINGLE FAMILY LOT DIAGRAMS
NOT TO SCALE



TYPICAL TOWNHOME DIAGRAM
NOT TO SCALE

Connection to "The Crossings" MPUD subject to mutual property owner consent.

NOTES:

1. ROADWAY ALIGNMENTS AND INTERNAL ACCESS POINTS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING PERMITTING.

2. OPEN SPACE MAY INCLUDE, BUT IS NOT LIMITED TO, WETLANDS, LAKES, LANDSCAPED AREAS, HABITAT PROTECTION AREAS, MITIGATION AREAS, RECREATION AREA, AND STORMWATER MANAGEMENT AREAS TO EQUAL A MINIMUM OF 25% OF SITE.

3. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THE SITE.

4. THE PROJECT LIES WITHIN FLOOD ZONES 'X' AND 'A' PER FLOOD INSURANCE MAP, COMMUNITY PANEL NUMBER 120230 0450 E.

5. RESIDENTIAL VILLAGES MAY BE GATED AT DEVELOPERS DISCRETION PROVIDED ROADWAYS ARE PRIVATE. SUCH DETERMINATIONS WILL BE MADE AT TIME OF PRELIMINARY SITE PLAN SUBMITTAL.

6. THE ALIGNMENT OF THE EAST-WEST EXTENSION OF S.R. 56, AS SHOWN ON THE MPUD, IS FLEXIBLE, CONCEPTUAL AND SUBJECT TO CHANGE. THE FINAL ALIGNMENT WILL BE BASED UPON THE REVISED PD&E STUDY FOR THAT PORTION OF S.R. 56 LYING EAST OF WESLEY CHAPEL LAKES BLVD. AND WEST OF U.S. 301. UPON APPROVAL OF THE REVISED PD&E STUDY, THE DEVELOPER SHALL SUBMIT TO THE ZONING ADMINISTRATOR, AN UPDATED MPUD SITE PLAN DELINEATING THE FINAL ALIGNMENT OF S.R. 56 AND OTHER SITE PLAN ADJUSTMENTS REQUIRED TO ACCOMMODATE THE FINAL ALIGNMENT. THE SUBMITTAL OF THE UPDATED MPUD SITE PLAN IS PROVIDED FOR ADMINISTRATIVE PURPOSES ONLY AND SHALL NOT CONSTITUTE A MINOR OR MAJOR MODIFICATION TO THE MPUD.

7. VILLAGE 17 USES MAY INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING: PUBLIC AND/OR PRIVATE SCHOOL, DAY CARE CENTER, CHURCH, CHURCH SCHOOL, FUNERAL HOME AND OR GOVERNMENTAL BUILDINGS AND USES.

8. NOT USED.

9. APPLICANT WILL PROVIDE 19.99 ACRES OF USABLE UPLAND NORTH OF SR 56 ADJACENT TO THE PROJECT BOUNDARY. AS AN ALTERNATIVE, THE 19.99 ACRES OF USABLE PARK MAY BE PROVIDED SOUTH OF SR 56 ADJACENT TO THE PROJECT WESTERN BOUNDARY, SHOULD THE COUNTY ELECT TO CONSTRUCT THE PROPOSED REGIONAL PARK SOUTH OF SR 56 IN WESLEY CHAPEL LAKES. IF THE COUNTY SHOULD ELECT TO PURCHASE LANDS FOR A REGIONAL PARK, NOT IMMEDIATELY ADJACENT TO THE WYNDFIELDS PROJECT AND NO LONGER NEED THE WYNDFIELDS PROPERTY, THE PROPOSED PARK SITE WILL RETURN TO SINGLE-FAMILY RESIDENTIAL USE.

10. THE DEVELOPER WILL PROVIDE B TYPE LOT GRADING ON ALL LOTS WITH SIDEYARD SETBACKS LESS THAN 7.5'. ALL BACK TO BACK LOTS WILL PROVIDE 7.5' SIDEYARD SETBACKS. ALL BACK TO SIDE LOTS WILL PROVIDE A 7.5 SIDEYARD SETBACK ALONG THE SIDE LOT LINE ADJACENT TO REAR YARDS OF ADJACENT LOTS. THE HOA OR CDD DOCUMENTS PREPARED FOR THE DEVELOPMENT WILL PROVIDE THE NECESSARY ACCESS EASEMENTS TO THE HOA OR CDD TO ACCESS THE REAR OF ALL LOTS IF MAINTENANCE OF REAR YARD DRAINAGE OR EQUIPMENT ACCESS IS REQUIRED. EASEMENT LANGUAGE SHALL ALLOW THE TEMPORARY REMOVAL OF FENCING, LANDSCAPING, ETC. TO PROVIDE ACCESS BETWEEN LOTS. ACCESS TO REAR YARDS, AND THE STORMWATER MANAGEMENT SYSTEM WILL BE PROVIDED BY WAY OF PLATTED DRAINAGE EASEMENTS A MINIMUM OF 20' WIDE.

MASTER PLANNED UNIT DEVELOPMENT WYNDFIELDS

PASCO COUNTY, FLORIDA

OWNER:
SCHICKEDANZ BROS.
P.O. BOX 2197
NEW PORT RICHEY, FLORIDA 34656

PREPARED FOR:
GL HOMES OF FLORIDA CORPORATION
777 S. HARBOUR ISLAND BLVD
ONE HARBOUR PLACE, SUITE 850
TAMPA, FLORIDA 33602

PREPARED BY:

King ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY, ONE MEMORIAL CENTER, SUITE 300, TAMPA, FLORIDA 33634
PHONE 813-880-8881 FAX 813-880-8882

NO.	DATE	DESCRIPTION	APP'D BY
1	04/06/07	CORRECTED VILLAGE ACRES	SDS

JOB NO. 3658-102-000
DATE 11/28/2005
SCALE 1" = 500'
DRAWN BY CCL

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