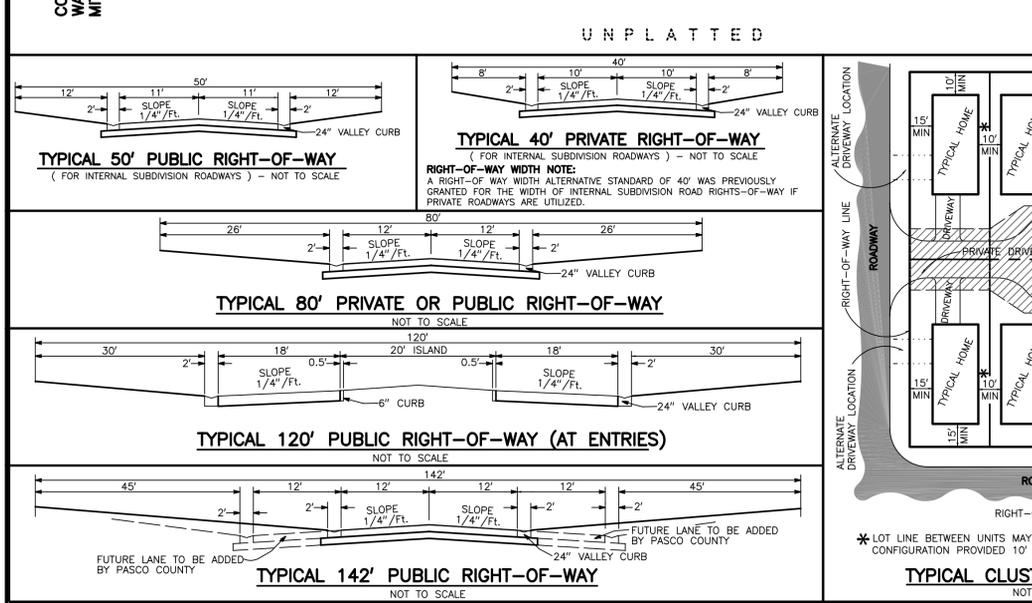
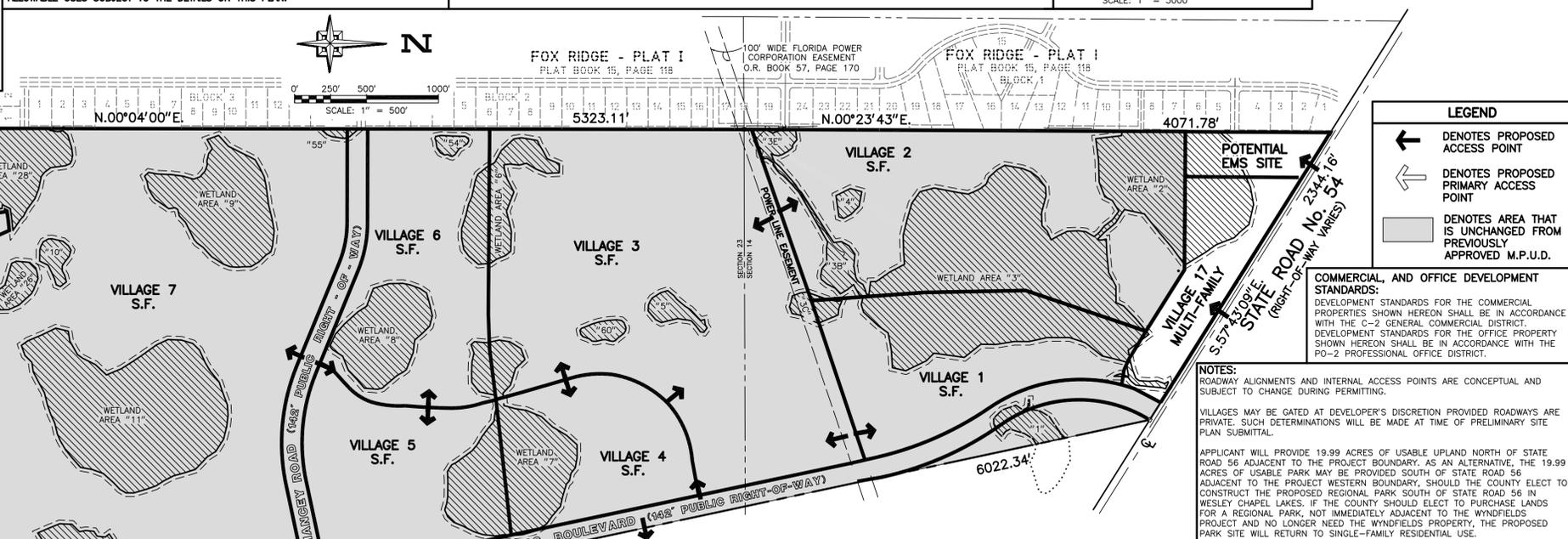
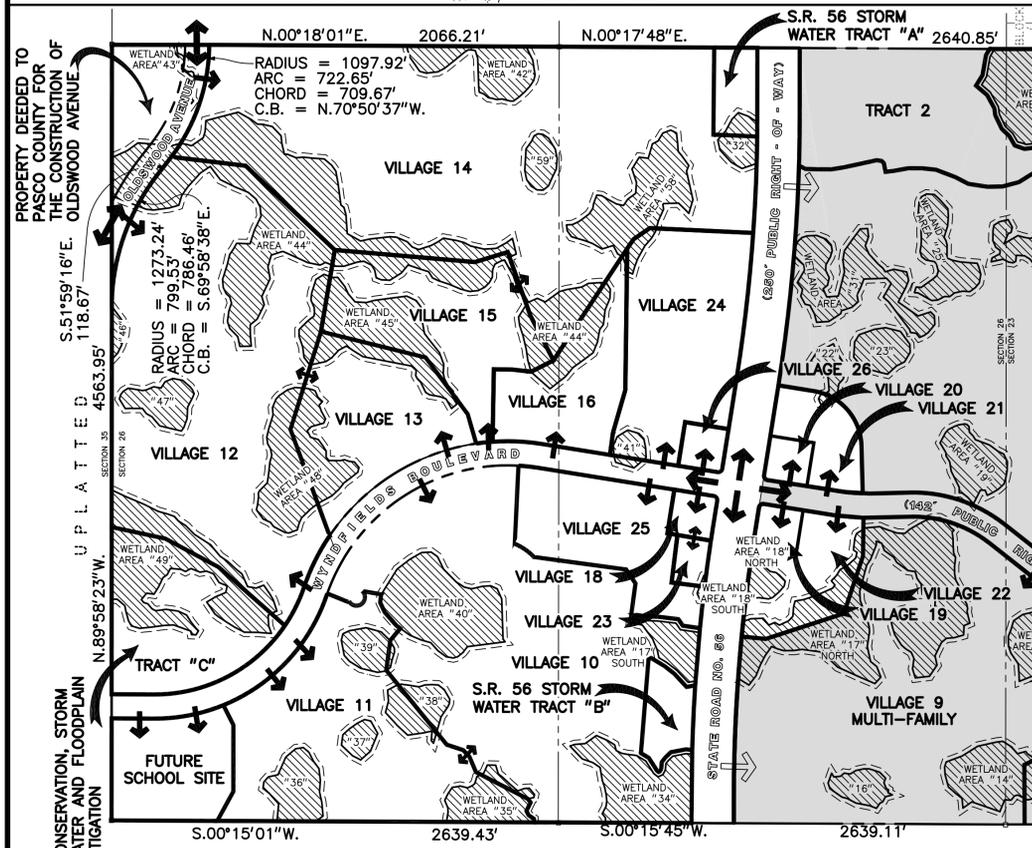
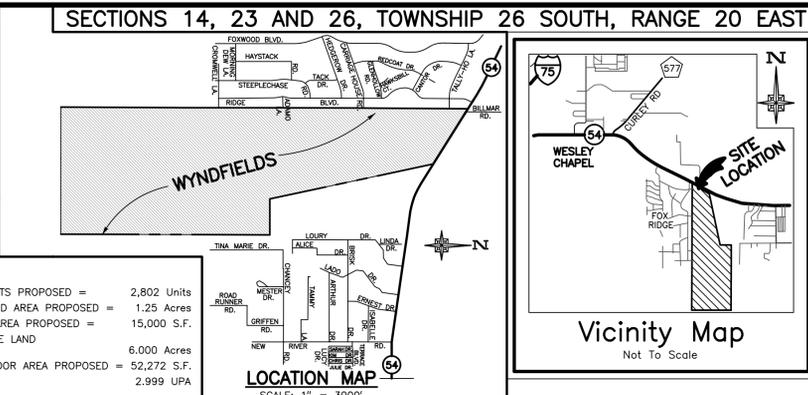


RESIDENTIAL LAND TABULATION					NON-RESIDENTIAL LAND TABULATION					
VILLAGE	USE	No. OF UNITS	GROSS LAND AREA	* SF = SINGLE-FAMILY		FLOOR AREA	GROSS LAND AREA	GROSS F.A.R.	NET LAND AREA	NET F.A.R.
				NET LAND AREA	NET DENSITY					
1	SF*	58	37.9 ACRES	1.53 UPA	22.4 ACRES	2.59 UPA				
2	SF*	52	74.8 ACRES	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	30.1 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	M*/*C**	159	68.3 ACRES	2.33 UPA	49.2 ACRES	3.23 UPA				
10	M*/*C**	218	60.2 ACRES	3.62 UPA	45.7 ACRES	4.77 UPA				
11	SF*	78	31.5 ACRES	2.48 UPA	23.6 ACRES	3.31 UPA				
12	SF*	126	61.8 ACRES	2.04 UPA	44.3 ACRES	2.84 UPA				
13	SF*	43	16.8 ACRES	2.56 UPA	12.4 ACRES	3.47 UPA				
14	SF*	213	85.9 ACRES	2.48 UPA	64.4 ACRES	3.31 UPA				
15	SF*	23	18.4 ACRES	1.25 UPA	10.7 ACRES	2.15 UPA				
16	M*/*C**	105	11.5 ACRES	9.13 UPA	9.5 ACRES	11.05 UPA				
17	M*/*C**	165	16.1 ACRES	10.25 UPA	10.3 ACRES	16.02 UPA				
18	M*/*C**	61	5.0 ACRES	12.20 UPA	4.9 ACRES	12.45 UPA				
22	M*/*C**	50	8.4 ACRES	5.95 UPA	5.2 ACRES	9.62 UPA				
24	M*/*C**	328	20.1 ACRES	16.32 UPA	19.1 ACRES	17.17 UPA				
25	M*/*C**	142	13.2 ACRES	10.76 UPA	13.2 ACRES	10.76 UPA				
<b>TOTAL</b>		<b>2,802 UNITS</b>	<b>1,000.5 ACRES</b>	<b>2.80 UPA</b>	<b>730.5 ACRES</b>	<b>3.79 UPA</b>				

VILLAGE	USE	FLOOR AREA	GROSS LAND AREA	GROSS F.A.R.	NET LAND AREA	NET F.A.R.
2	SCHOOL	123,000 S.F.	9.99 ACRES	0.28	9.99 ACRES	0.28
3	EMS	N/A	6.36 ACRES	N/A	3.80 ACRES	N/A
18	COMMERCIAL	13,068 S.F.	1.50 ACRES	0.20	1.50 ACRES	0.20
19	COMMERCIAL	13,068 S.F.	1.50 ACRES	0.20	1.50 ACRES	0.20
20	COMMERCIAL	13,068 S.F.	1.50 ACRES	0.20	1.50 ACRES	0.20
23	OFFICE	15,000 S.F.	1.25 ACRES	0.28	1.25 ACRES	0.28
26	COMMERCIAL	13,068 S.F.	1.50 ACRES	0.20	1.50 ACRES	0.20
<b>TOTAL</b>			<b>38.14 ACRES</b>		<b>36.29 ACRES</b>	



**FLOOR ELEVATION NOTE:**  
FLOOR ELEVATIONS FOR ALL HABITABLE STRUCTURES SHALL BE CONSTRUCTED AT OR ABOVE THE 100 YEAR BASE FLOOD ELEVATION.

**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 WITHLACOCHEE ELECTRIC COMPANY.  
5. TELEPHONE SERVICE IS PROVIDED BY GENERAL TELEPHONE CORPORATION.  
6. CABLE TELEVISION SERVICE IS PRIVATELY PROVIDED.

**RESIDENTIAL DEVELOPMENT STANDARDS**

RESIDENTIAL DEVELOPMENT SHALL OCCUR IN ACCORDANCE WITH THE "GENERAL DEVELOPMENT STANDARDS FOR RESIDENTIAL DEVELOPMENT"

**DEVELOPMENT STANDARDS FOR AREAS DESIGNATED HEREON AS 40 SF, 45 SF, 50 SF, 65 SF, 75 SF, 80 SF AND CLUSTER:**

ALL PERMITTED USES AND ACCESSORY USES SHALL BE IN ACCORDANCE WITH THE PASCO COUNTY ZONING REGULATIONS FOR THE R-4 HIGH DENSITY RESIDENTIAL ZONING DISTRICT WITH THE FOLLOWING EXCEPTIONS:

USE	MIN. WIDTH	MIN. DEPTH	MIN. LOT AREA	MIN. FRONT SETBACKS	MIN. SIDE SETBACKS	MIN. REAR SETBACKS
40SF	40'	110'	4,800 S.F.	20'	7.5'	10'
45SF	45'	110'	5,400 S.F.	20'	7.5'	10'
50SF	50'	100'	6,000 S.F.	20'	7.5'	10'
65SF	65'	100'	6,500 S.F.	20'	7.5'	10'
75SF	75'	100'	7,500 S.F.	20'	7.5'	10'
80SF	80'	120'	9,600 S.F.	25'	7.5'	10'
CLUSTER	N/A	N/A	4,400 S.F.	15'	5'	10'

**NOTE:**  
\* MAY BE REDUCED TO 0' TO ALLOW ZERO LOT LINE CONSTRUCTION IN ALL CASES A 10' BUILDING SEPARATION WILL BE MAINTAINED.

**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; then leaving said South boundary line on the North, N.00°18'01"E., 2640.85 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°58'25"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.

**RESIDENTIAL DEVELOPMENT STANDARDS**

(A) THE ENGINEER OF RECORD SHALL PROVIDE TO PASCO COUNTY AS PART OF THE SUBDIVISION CONSTRUCTION PLANS LOT GRADING AND SWALE GRADING FOR ALL LOTS ESTABLISHING MINIMUM FINISHED FLOOR ELEVATIONS AND DEMONSTRATING COMPLIANCE WITH PASCO COUNTY'S DRAINAGE CRITERIA.

(B) PASCO COUNTY TYPICAL TYPE A, B AND C LOTS WILL HAVE SIDE SWALES WITH SIDE SLOPES NO GREATER THAN 4:1 AND A DEPTH NO GREATER THAN 18" FROM THE FINISHED GRADE ADJACENT TO THE HOUSE AND THE SWALE BOTTOM.

(C) SIDE YARD SWALES SHALL BE SLOPED TO CREATE POSITIVE OUTFALL TO THE FRONT OR REAR OF EACH LOT WITH VELOCITIES NO GREATER THAN ALLOWABLE FOR GRASSES STABILIZATION, AS IN THE F.D.O.T. DRAINAGE MANUAL.

(D) SWALES SHALL BE SODDED IN PLACE BY THE DEVELOPER AND THE MAINTENANCE RESPONSIBILITY WILL BE THAT OF THE HOMEOWNER, THE HOMEOWNER'S ASSOCIATION OR THE CONDOMINIUM ASSOCIATION.

(E) NO OBSTRUCTIONS SHALL BE PERMITTED IN THE SWALE AREA BETWEEN HOUSES THAT IMPAIR THE INTENDED FUNCTION OF THE SWALE.

THE HOMEOWNERS ASSOCIATION, CONDOMINIUM ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT DOCUMENTS PREPARED FOR THE DEVELOPMENT SHALL PROVIDE THE NECESSARY ACCESS EASEMENTS TO THE HOMEOWNERS ASSOCIATION, CONDOMINIUM ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT 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 AS REQUIRED TO MAINTAIN THE DRAINAGE SWALES AND SYSTEM.

**SIDE SETBACK NOTE:**  
(THIS NOTE DOES NOT APPLY TO FRONT OR REAR SETBACKS) SWIMMING POOLS AND ENCLOSURES MAY BE CONSTRUCTED TO THE SAME SIDE SETBACKS AS THE PRINCIPLE STRUCTURE IF CONNECTED TO THE PRINCIPLE STRUCTURE AND IF THAT SETBACK IS LESS THAN THE SETBACK FOR AN ACCESSORY STRUCTURE OR A SWIMMING POOL UNDER THE PASCO COUNTY LAND DEVELOPMENT CODE. THE SETBACKS SHOWN FOR FRONT AND REAR IN THE PASCO COUNTY LAND DEVELOPMENT CODE SHALL CONTROL POOL AND ACCESSORY STRUCTURE CONSTRUCTION.

**NOTE:** ANY AREA DESIGNATED 40 SF. MAY BE DEVELOPED IN ACCORDANCE WITH THE TYPICAL CLUSTER LOT DIAGRAM SHOWN AT LEFT. MINIMUM LOT WIDTH, LOT DEPTH AND LOT AREA SHALL NOT APPLY.

**DEVELOPMENT STANDARDS FOR AREAS DESIGNATED HEREON AS MULTI-FAMILY:**  
USE, AREA, DIMENSIONAL AND DEVELOPMENT REQUIREMENTS WILL BE IN ACCORDANCE WITH THE PASCO COUNTY LAND DEVELOPMENT CODE FOR THE MF-2 MULTI-FAMILY HIGH RESIDENTIAL ZONING DISTRICT WITH THE FOLLOWING EXCEPTIONS:  
MINIMUM LOT AREA = 2 ACRES (OVERALL SITE)  
MINIMUM SETBACKS:  
20' FRONT  
10' REAR  
5' SIDE (10' MINIMUM BUILDING SEPARATION)

**UNIT TYPE AND DENSITY NOTE:**  
THIS PLAN DEPICTS SEVERAL DIFFERENT UNIT TYPES IN EACH OF THE DEVELOPMENT PHASES. THE UNIT MIX MAY VARY FROM THE MIX SHOWN HEREON WITHIN ANY GIVEN PHASE UPON SUBMITTAL, REVIEW AND APPROVAL OF THE COUNTY PURSUANT TO PASCO COUNTY LAND DEVELOPMENT CODE.

**NOTES:**  
THIS DRAWING IS PRELIMINARY AND CONCEPTUAL IN NATURE SUBJECT TO SURVEY, ENGINEERING DESIGN AND GOVERNMENTAL APPROVALS.  
VILLAGE AND TRACT BOUNDARIES SHOWN DO NOT REPRESENT CONSTRUCTION PHASES.  
ALL ROADWAY STANDARDS SHALL COMPLY WITH THE PROVISIONS OF THE MANUAL OF MINIMUM UNIFORM STANDARDS, STATE OF FLORIDA, PURSUANT TO 336.045 F.S.

No.	DATE	REVISIONS	DRN.
7	10/21/15	MINOR CORRECTIONS	KB
6	3/19/15	REVISED LAYOUT PER OWNER'S REQUEST	WTS
5	2/13/15	REVISED LAYOUT PER OWNER'S REQUEST	RWD
4	9/17/03	REVISED LAYOUT PER OWNER'S REQUEST	DNK
3	7/05/01	REVISED LAYOUT PER OWNER'S REQUEST	N.A.B.
2	8/10/00	GENERAL REVISIONS PER PASCO COUNTY REQUIREMENTS	L.L.
1	2/1/00	PER PASCO COUNTY REQUIREMENTS	L.L.

**Wynfields**  
AMENDED MASTER PLANNED UNIT DEVELOPMENT PLAN

PASCO COUNTY  
PREPARED FOR: MR. GUNTHER FLAG SCHICKEDANZ BROS. WEST, INC.  
P.O. BOX 2197  
NEW PORT RICHEY, FLORIDA 34656-2197  
Phone: (727) 375-1177

DATE: NOV. 29, 1999  
DES.: T. G. Rodcliffe  
DRN.: L.L.  
CKD.: [Signature]  
SCALE: 1" = 500'  
JOB No. 27146

APPROVED BY: [Signature]  
THOMAS G. RADCLIFFE  
FL ENGINEER'S LICENSE NO. PE 42044

**LLOVERAS, BAUR & STEVENS**  
ENGINEERS - SURVEYORS - PLANNERS  
Phone: (727) 784-3965 #L 0000208  
29228 U.S. HIGHWAY 19 N. CLEARWATER, FLORIDA 33761

SHEET 1 OF 1

**DESCRIPTION:**

**PARCEL 1:**

A parcel of land in Sections 14 and 23, Township 26 South, Range 20 East, Pasco County, Florida, more particularly described as follows:

Commence at the Eastern Common Corner between Sections 14 and 23; thence S.00°01'22"W., 3102.43 feet; thence N.89°56'25"W., 1291.53 feet for a Point of Beginning; thence continue N.89°56'25"W., 3268.01 feet; thence N.00°04'26"E., 3067.32 feet to a point of intersection with the common boundary between said Sections 14 and 23; thence N.00°24'12"E., 4071.93 feet to a point of intersection with the Southerly right-of-way boundary of State Road 54; thence along said Southerly right-of-way boundary, S.57°42'50"E., 2344.39 feet; thence S.12°00'48"E., 2864.96 feet to point of intersection with the common boundary between said Sections 14 and 23; thence continue S.12°00'48"E., 3157.24 feet to the Point of Beginning.

**PARCEL 2:**

That portion of Section 23 and Section 26, Township 26 South, Range 20 East, Pasco County, Florida, more fully described as follows:

Begin at the S.E. corner of said Section 23; thence S.00°15'45"W., along the East line of the N.E. 1/4 of said Section 26, for a distance of 2639.08 feet; thence S.00°14'15"W., along the East line of the S.E. 1/4 of said Section 26, for a distance of 834.22 feet; thence N.89°57'48"W., for a distance of 4562.43 feet; thence N.00°17'32"E., for a distance of 834.52 feet; thence N.00°15'50"E., for a distance of 2640.86 feet; thence N.00°04'26"E., for a distance of 2255.64 feet; thence S.89°56'25"E., for a distance of 3224.88 feet; thence S.00°01'53"W., for a distance of 2255.76 feet; thence S.89°56'06"E., for a distance of 1335.02 feet to the Point of Beginning.

**PARCEL 3:**

That portion of the Southeast 1/4 of Section 23, Township 26 South, Range 20 East, Pasco County, Florida, more fully described as follows:

Begin at the Southeast corner of Section 23; thence N.89°56'06"W., along the South line of said Section 23, a distance of 1335.02 feet; thence N.00°01'53"E., for a distance of 1336.97 feet; thence N.89°57'11"E., for a distance of 1334.81 feet, to a point on the East line of the said Southeast 1/4 of Section 23; thence S.00°01'22"W., along the said East line for a distance of 1339.58 feet to the Point of Beginning.

**PARCEL 4:**

That portion of the S.E. 1/4 of Section 23, Township 26 South, Range 20 East, Pasco County, Florida, more fully described as follows:

Commence at the S.E. corner of said Section 23; thence N.00°01'22"E., along the East line of said Section 23, for a distance of 1339.58 feet to the Point of Beginning; thence S.89°57'11"W., for a distance of 1334.81 feet; thence N.00°01'53"E., for a distance of 918.79 feet; thence S.89°56'25"E., for a distance of 1334.66 feet to a point on the said East line of the S.E. 1/4 of said Section 23; thence S.00°01'22"W. along the said East line for distance of 916.30 feet to the Point of Beginning.

**PARCEL 5:**

That portion of Section 26, Township 26 South, Range 20 East, Pasco County, Florida more fully described as follows:

Begin at the Southeast corner of Section 26; thence along the East boundary of the S.E. 1/4 of

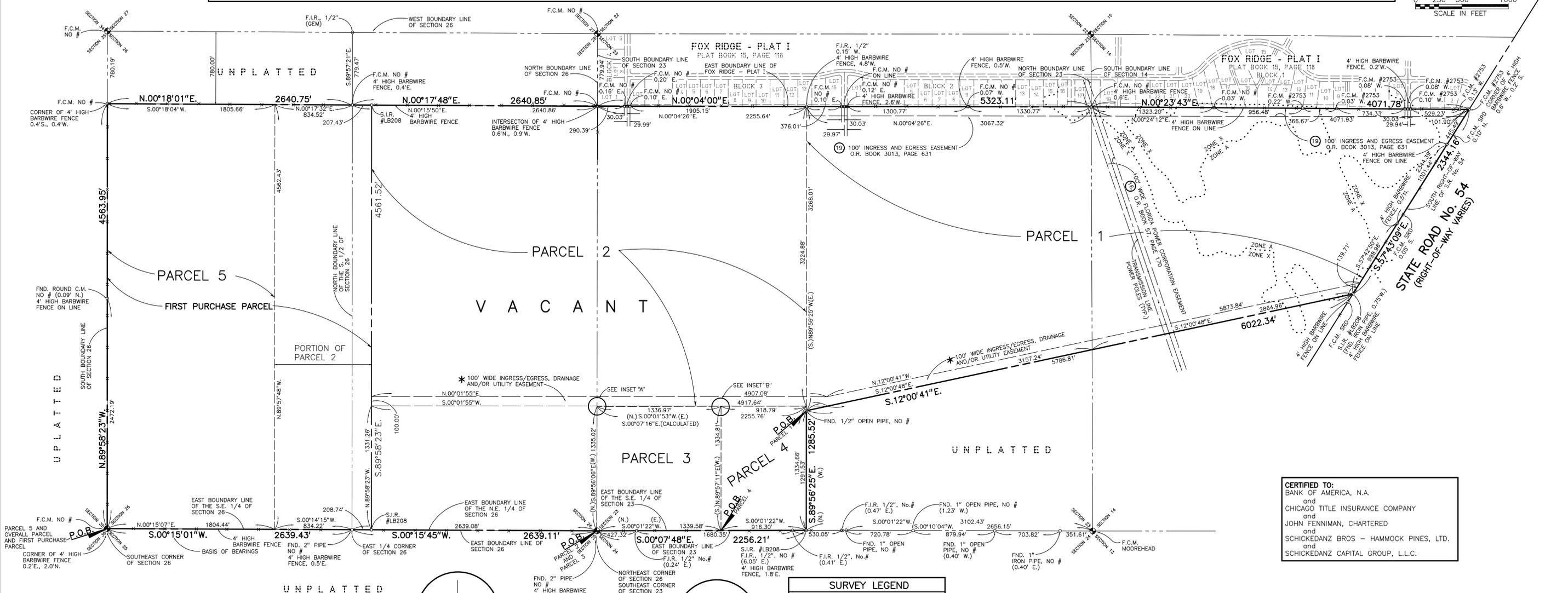
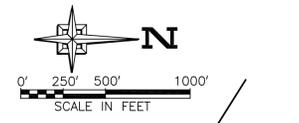
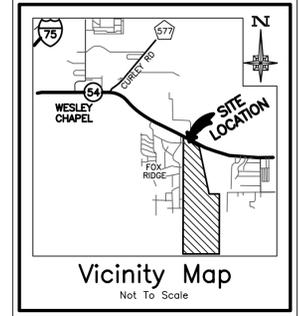
said Section 26, N.00°15'07"E., 1804.44 feet; thence N.89°57'24"W., 4562.43 feet to a line 780 feet East of and parallel with the West boundary of said Section 26; thence along said parallel line S.00°18'04"W., 1805.66 feet to a point on the South boundary of said Section 26; thence Easterly along said South boundary to the Southeast corner of said Section 26 and the point of beginning.

**ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS:**

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 I 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 I, 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.



**FIRST PURCHASE PARCEL DESCRIPTION:**  
A parcel of land lying in Section 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 said 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., 207.43 feet; thence S.89°58'23"E., 4561.52 feet to the east boundary line of the aforementioned Section 26; thence S.00°15'45"W., along the east boundary line of said Section 26, 208.74 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 298.33 acres more or less.

**FOLLOWING IS A LIST OF EASEMENTS WHICH APPEAR IN SCHEDULE B-II OF THE TITLE COMMITMENT FILE NUMBER 103088-4-9 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JANUARY 8, 1999 AT 5:00 P.M.**

- (6) Easement granted to Florida Power Corporation by instrument recorded in O.R. Book 57, Page 170, Public Records of Pasco County, Florida. (PLOTTED HEREON)
- (9) Subject to Easement for Ingress/Egress as recorded in O.R. Book 3013, Page 631, Records of Pasco County, Florida. (PLOTTED HEREON - TO BE TERMINATED PRIOR TO CLOSING)

**TITLE COMMITMENT NOTE:**  
THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENTS ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBERS 103095-4-9, 103088-4-9 EFFECTIVE DATE JANUARY 8, 1999 AT 5:00 P.M.

**FLOOD ZONE NOTE:**  
THIS SITE LIES WITHIN A F.E.M.A. FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AND ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) APPROXIMATELY AS SHOWN HEREON, ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 120230 0450 E, INDEX DATED SEPTEMBER 30, 1992.

**\*NOTE:**  
THE 100' WIDE INGRESS/EGRESS, DRAINAGE AND/OR UTILITY EASEMENT SHOWN HEREON IS TO BE GRANTED BY THE SELLERS PRIOR TO THE CLOSING ON THE FIRST PURCHASE PARCEL.

**NOTE:**  
INTERIOR FENCES HAVE NOT BEEN LOCATED OR SHOWN HEREON.

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS PERFORMED UNDER MY SUPERVISION ON DECEMBER 31, 1998, AND THAT IT COMPLIES WITH CHAPTER 61G17 - 6, F.A.C. THE PROPERTY IS VACANT. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN.

*[Signature]*  
S. SANDY LLOVERAS  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. LS 1762  
THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**CERTIFIED TO:**  
BANK OF AMERICA, N.A.  
and  
CHICAGO TITLE INSURANCE COMPANY  
and  
JOHN FENNIMAN, CHARTERED  
and  
SCHICKEDANZ BROS - HAMMOCK PINES, LTD.  
and  
SCHICKEDANZ CAPITAL GROUP, L.L.C.

1 9/18/00 REVISED "CERTIFIED TO" AND UPDATED JOB NAME		GOM	RO
NO. DATE REVISIONS		DRN	ICKD

## Wyndfields

### BOUNDARY SURVEY

PASCO COUNTY FLORIDA

PREPARED FOR:  
**MR. GUNTHER FLAIG  
SCHICKEDANZ BROS.  
WEST, INC.**

DATE: JAN. 20, 1999  
DES.:  
DRN.: GOM/KB  
CKD.: RO  
SCALE: 1" = 500'  
JOB No. 27146

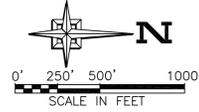
APPROVED BY:  
*[Signature]*  
S. SANDY LLOVERAS  
FL ENGINEER'S LICENSE No. PE 8508  
FL SURVEYOR & MAPPER LICENSE No. LS 1762

## LLOVERAS, BAUR & STEVENS

ENGINEERS - SURVEYORS - PLANNERS

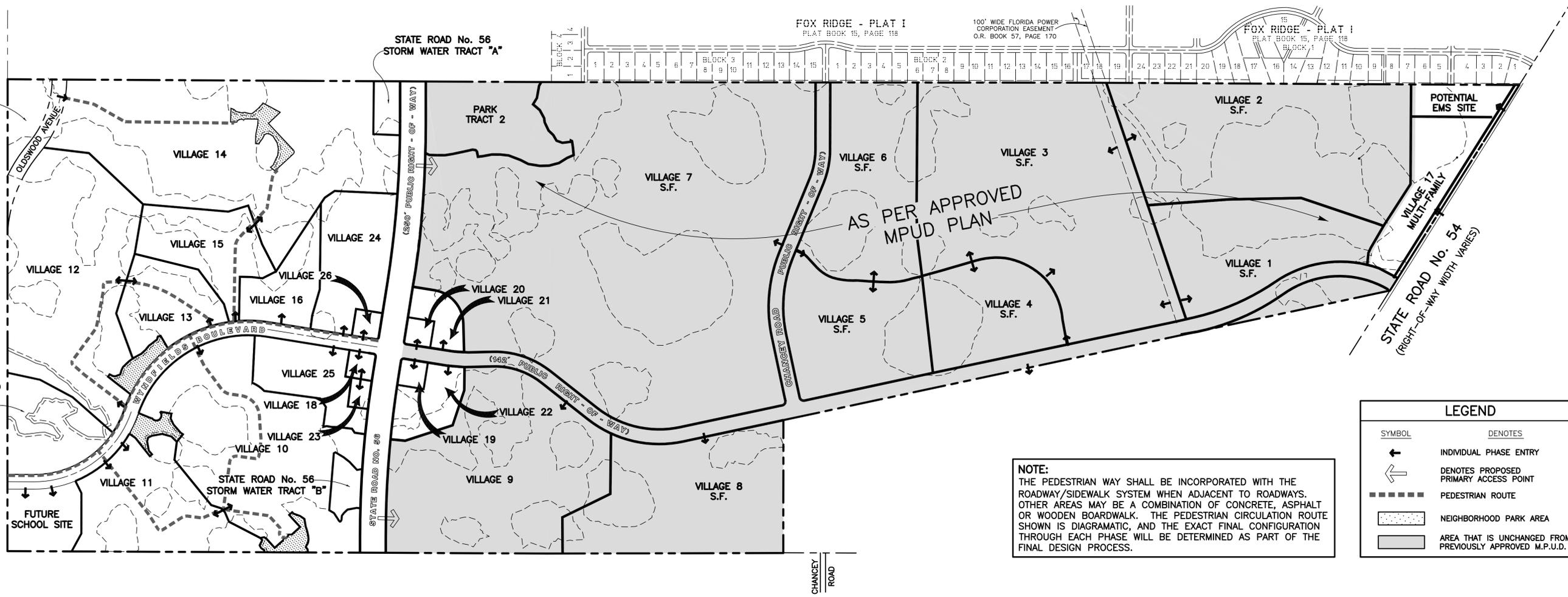
Phone: (727) 784-3965 #LB 0000208 Fax: (727) 784-8153  
29228 U.S. HIGHWAY 19 N. CLEARWATER, FLORIDA 33761

SHEET 1 OF 1



PROPERTY DEEDED TO PASCO COUNTY FOR THE CONSTRUCTION OF OLDSWOOD AVENUE

CONSERVATION, STORM WATER AND FLOODPLAIN MITIGATION



FOX RIDGE - PLAT I  
PLAT BOOK 15, PAGE 118

100' WIDE FLORIDA POWER CORPORATION EASEMENT  
O.R. BOOK 57, PAGE 170

FOX RIDGE - PLAT I  
PLAT BOOK 15, PAGE 118

AS PER APPROVED MPUD PLAN

**NOTE:**  
THE PEDESTRIAN WAY SHALL BE INCORPORATED WITH THE ROADWAY/SIDEWALK SYSTEM WHEN ADJACENT TO ROADWAYS. OTHER AREAS MAY BE A COMBINATION OF CONCRETE, ASPHALT OR WOODEN BOARDWALK. THE PEDESTRIAN CIRCULATION ROUTE SHOWN IS DIAGRAMATIC, AND THE EXACT FINAL CONFIGURATION THROUGH EACH PHASE WILL BE DETERMINED AS PART OF THE FINAL DESIGN PROCESS.

LEGEND	
SYMBOL	NOTES
←	INDIVIDUAL PHASE ENTRY
↖	DENOTES PROPOSED PRIMARY ACCESS POINT
-----	PEDESTRIAN ROUTE
[Stippled Area]	NEIGHBORHOOD PARK AREA
[Hatched Area]	AREA THAT IS UNCHANGED FROM PREVIOUSLY APPROVED M.P.U.D.

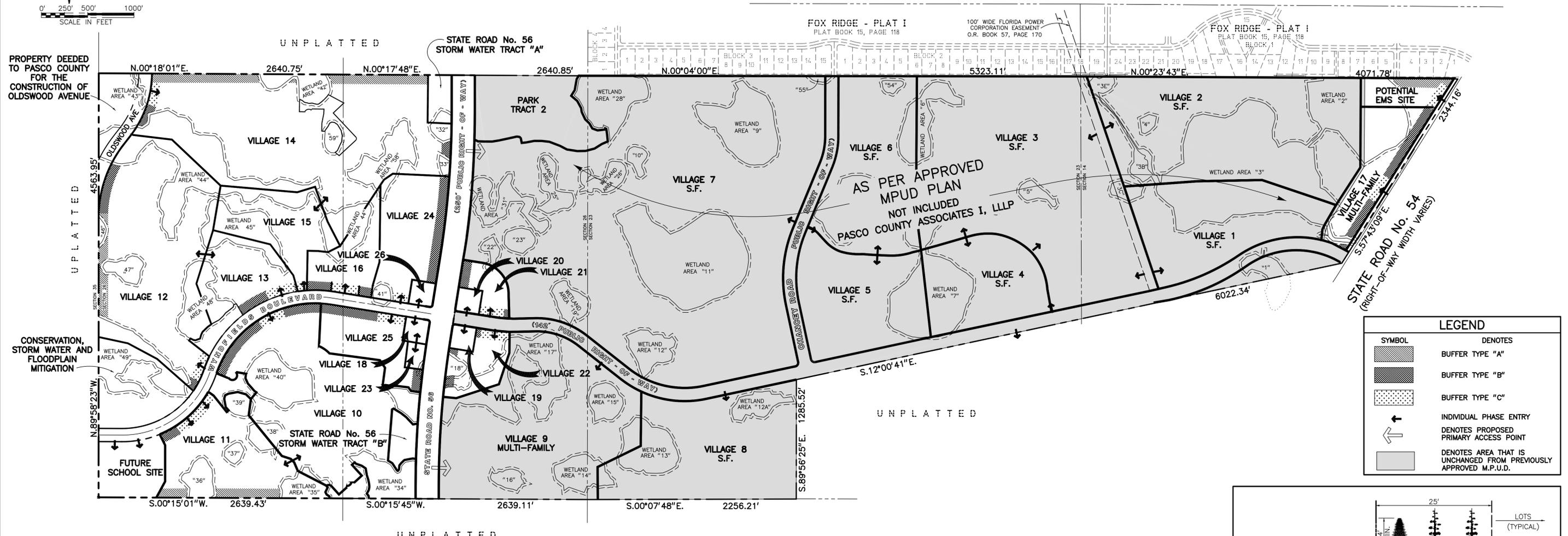
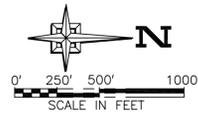
No.	DATE	REVISIONS	DRN./CKD./APP.
2	3/19/15	REVISED LAYOUT PER OWNER'S REQUEST	KB
1	9/17/03	REVISED LAYOUT PER OWNER'S REQUEST	WTS

## Wyndfields

### PEDESTRIAN ACCESS CONCEPT PLAN

PASCO COUNTY  
 PREPARED FOR: MR. GUNTHER FLAIG, SCHICKEDANZ BROS. WEST, INC.  
 DESIGNED BY: T. G. Rodcliffe  
 DRAWN BY: L.L.  
 CHECKED BY: [Signature]  
 SCALE: 1" = 500'  
 JOB No. 27146  
 APPROVED BY: THOMAS G. RADCLIFFE, FL ENGINEER'S LICENSE No. PE 42044

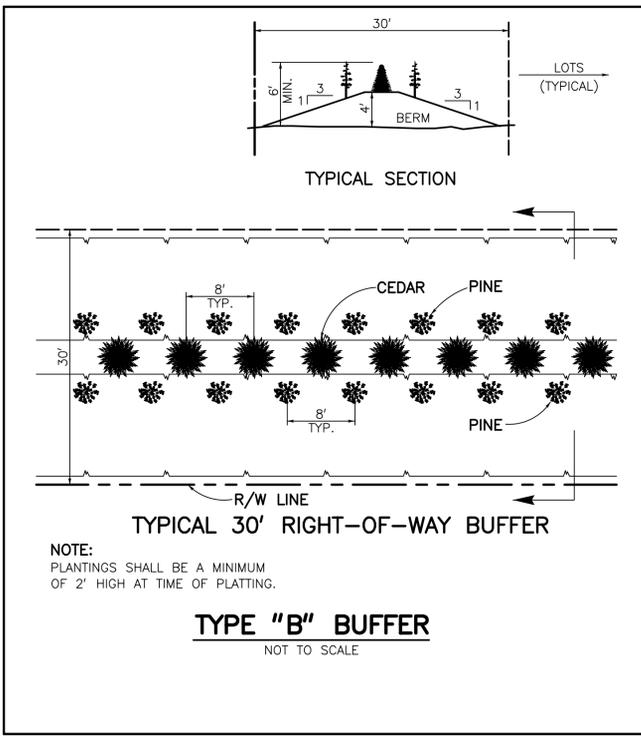
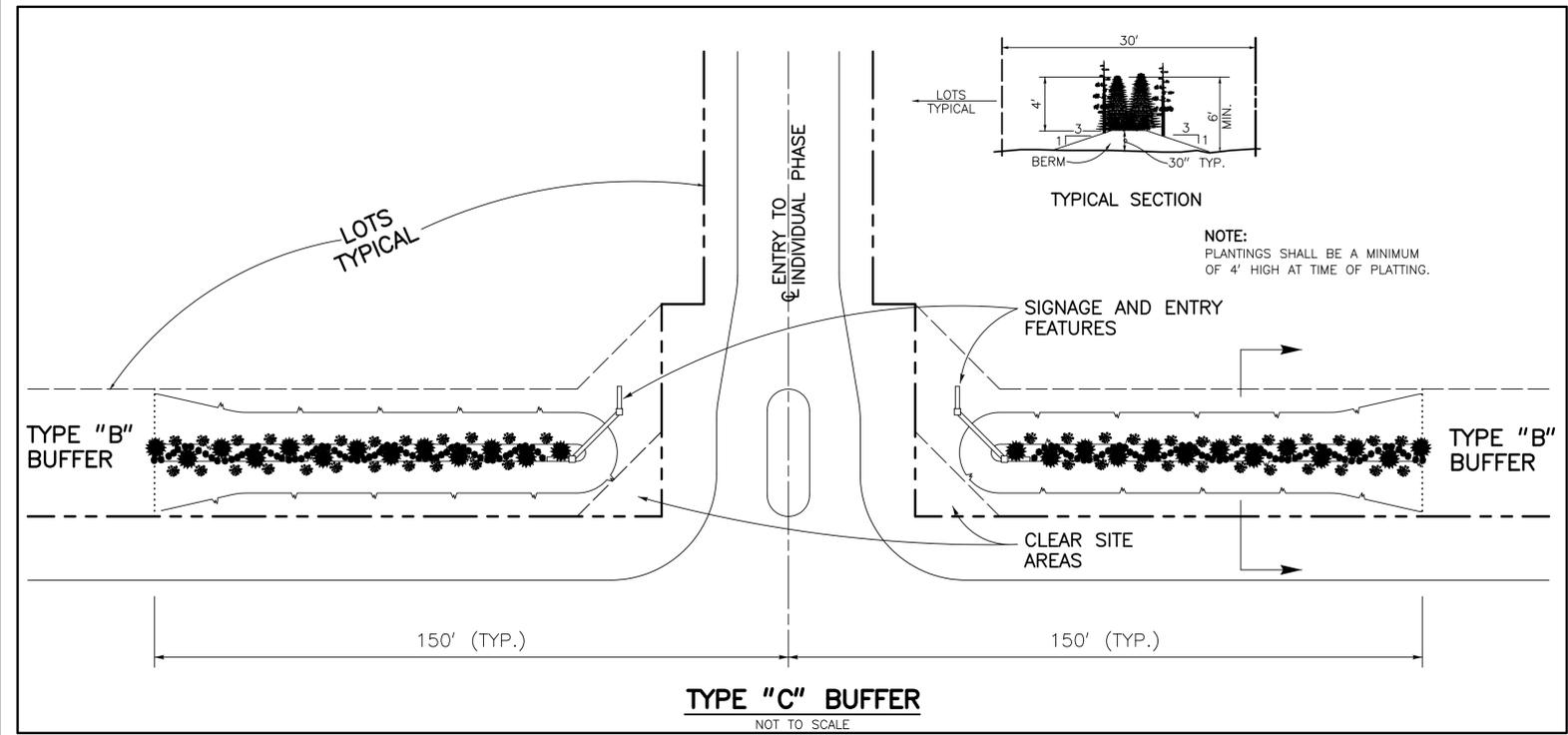
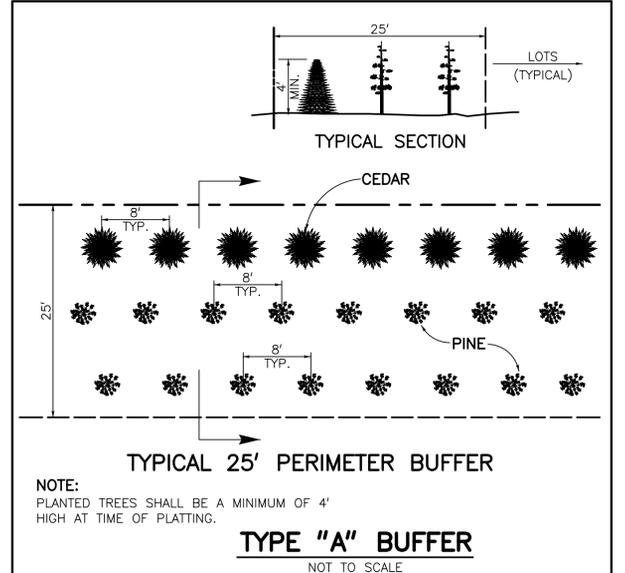
**LLOVERAS, BAUR & STEVENS**  
 ENGINEERS - SURVEYORS - PLANNERS  
 Phone: (727) 784-3965 #LB 0000208 Fax: (727) 784-8153  
 29228 U.S. HIGHWAY 19 N. CLEARWATER, FLORIDA 33761



**LEGEND**

SYMBOL	DENOTES
[Hatched Box]	BUFFER TYPE "A"
[Dotted Box]	BUFFER TYPE "B"
[Cross-hatched Box]	BUFFER TYPE "C"
[Arrow]	INDIVIDUAL PHASE ENTRY
[Arrow]	DENOTES PROPOSED PRIMARY ACCESS POINT
[Shaded Box]	DENOTES AREA THAT IS UNCHANGED FROM PREVIOUSLY APPROVED M.P.U.D.

**NOTE:**  
THIS PLAN IS PRELIMINARY AND APPROXIMATE, SUBJECT TO FINAL ENGINEERING DESIGN, FINAL ARCHITECTURAL DESIGN, AND GOVERNMENTAL APPROVALS.



No.	DATE	REVISIONS	DRN./CKD./APP.
3	10/21/15	MINOR CORRECTIONS	RRD
2	3/19/15	REVISED LAYOUT PER OWNER'S REQUEST	KB
1	9/17/03	REVISED LAYOUT PER OWNER'S REQUEST	WTS

**Wyndfields**  
BUFFER CONCEPT PLAN

PASCO COUNTY

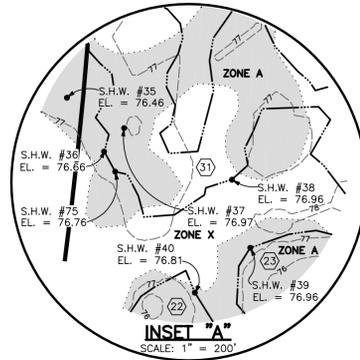
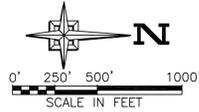
PREPARED FOR:  
**MR. GUNTHER FLAIG**  
**SCHICKELANZ BROS.**  
**WEST, INC.**  
P.O. BOX 2197  
NEW PORT RICHEY, FLORIDA 34656-2197  
Phone: (727) 375-1177

DATE: AUG. 10, 2000  
DES.: T. G. Radcliffe  
DRN.: LL  
CKD.: [Signature]  
SCALE: 1" = 500'  
JOB No. 27146

APPROVED BY:  
[Signature]  
THOMAS G. RADCLIFFE  
FL ENGINEER'S LICENSE No. PE 42044

**LLOVERAS, BAUR & STEVENS**  
ENGINEERS - SURVEYORS - PLANNERS  
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29228 U.S. HIGHWAY 19 N. CLEARWATER, FLORIDA 33761

SHEET 1 OF 1



PROPERTY DEEDED TO PASCO COUNTY FOR THE CONSTRUCTION OF OLDSWOOD AVENUE

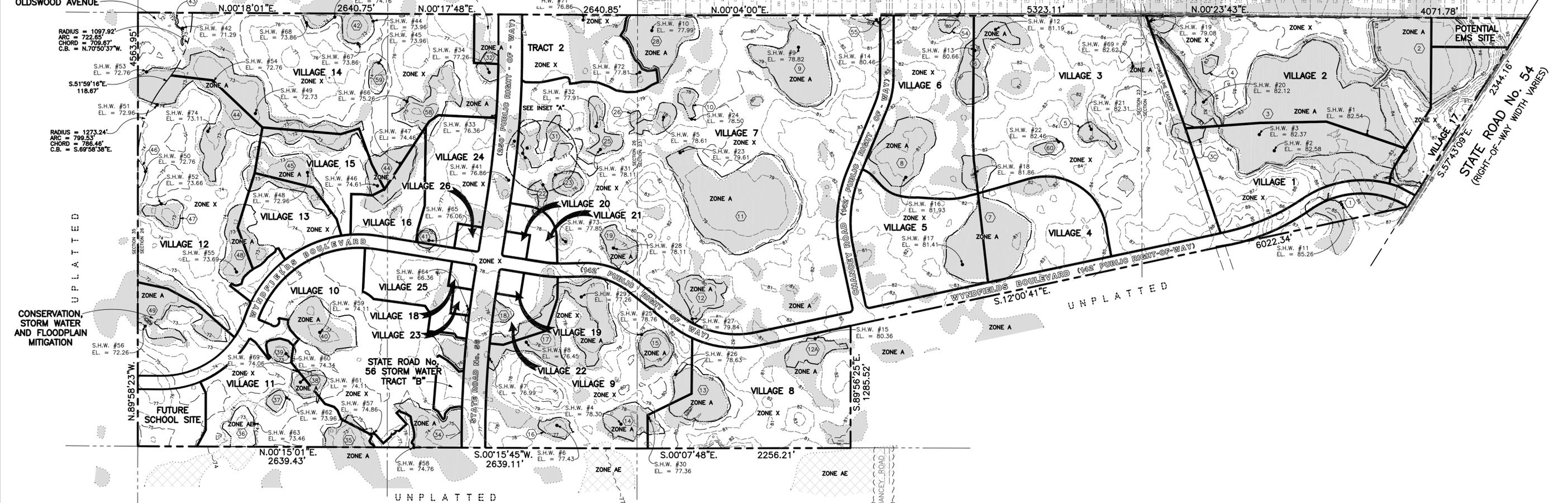
UNPLATTED

STATE ROAD No. 56 STORM WATER TRACT "A"

FOX RIDGE - PLAT I PLAT BOOK 15, PAGE 118

100' WIDE FLORIDA POWER CORPORATION EASEMENT O.R. BOOK 57, PAGE 170

FOX RIDGE - PLAT I PLAT BOOK 15, PAGE 118 BLOCK 1



CONSERVATION, STORM WATER AND FLOODPLAIN MITIGATION

FUTURE SCHOOL SITE

POTENTIAL EMS SITE

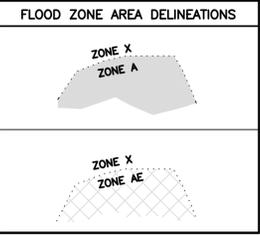
STATE ROAD No. 54 (RIGHT-OF-WAY WIDTH VARIES)

GENERAL LEGEND

LINE TYPE	DENOTES
	PROPERTY LINE
	SECTION LINE
	S.W.F.W.M.D. JURISDICTIONAL LINE
	FEMA FLOOD ZONE DELINEATION
	EXISTING CONTOURS
	FEMA BASE FLOOD ELEVATION LINE AND VALUE

ABBREVIATION LEGEND

C.B.	=	CHORD BEARING
EL.	=	ELEVATION
O.R.	=	OFFICIAL RECORDS
S.H.W.	=	SEASONAL HIGH WATER

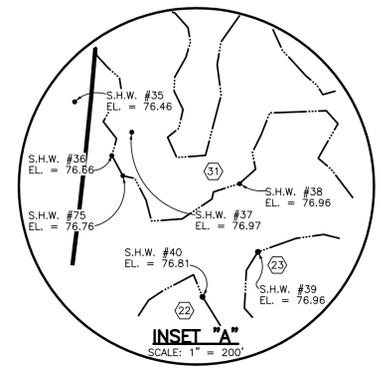
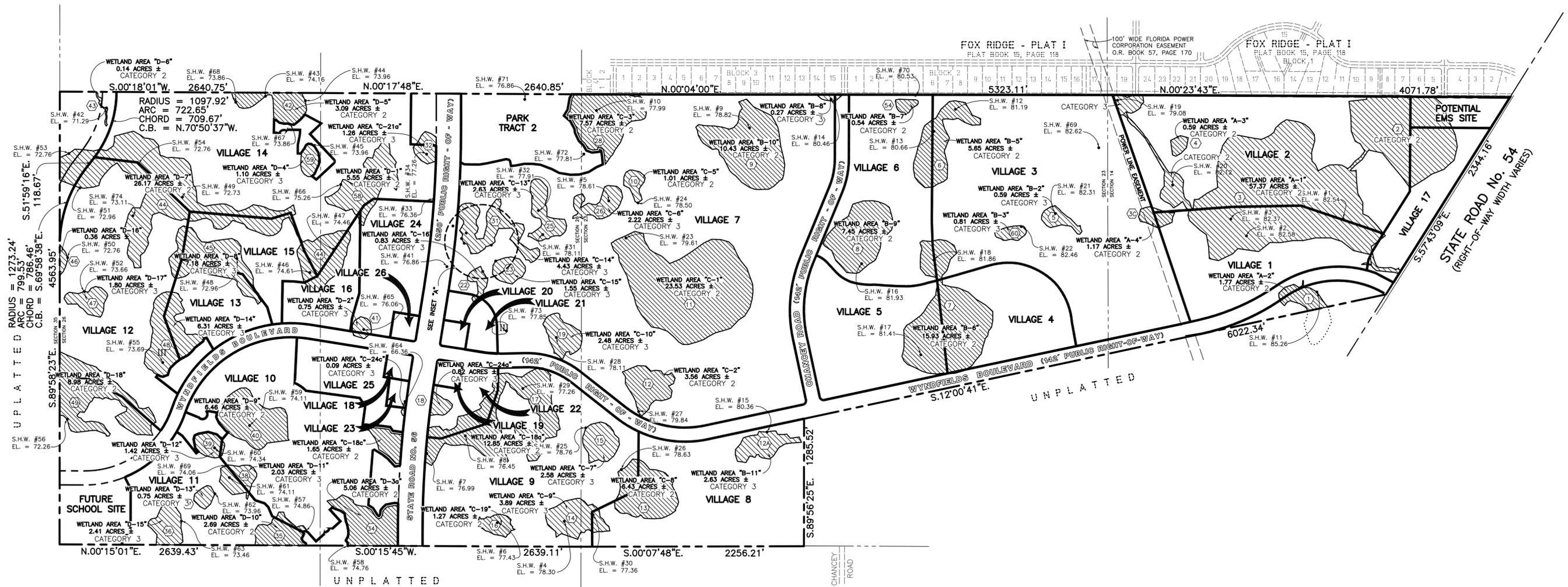
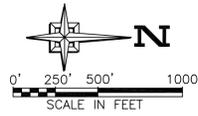


DENOTES ECOLOGICAL CONSULTANTS, INC. AREA DESIGNATIONS PER JURISDICTIONAL LINE SURVEY PREPARED BY LLOVERAS, BAUR AND STEVENS DATED JUNE 21, 1999

**BENCH MARK NOTE:**  
ELEVATIONS SHOWN ARE BASED ON PASCO COUNTY BENCH MARK, NORTH AMERICAN VERTICAL DATUM-1988, ADJUSTED.

**FLOOD ZONE NOTE:**  
THIS SITE LIES WITHIN F.E.M.A. FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AND ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED), AS APPROXIMATELY SHOWN HEREON, ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY-PANEL Nos. 12101C0431F, 12101C0432F, 12101C0433F, 12101C0434F, 12101C0441F, AND 12101C0442F, EFFECTIVE DATE SEPTEMBER 26, 2014.

No. DATE		REVISIONS	DRN:CKD:APP
<b>Wyndfields</b>			
FLOOD ZONE EXHIBIT			
PASCO COUNTY		FLORIDA	
PREPARED FOR: <b>MR. GUNTHER FLAIG</b> <b>SCHICKEDANZ BROS.</b> <b>WEST, INC.</b> P.O. BOX 2197 NEW PORT RICHEY, FLORIDA 34656-2197 Phone: (727) 375-1177	DATE: MARCH 19, 2015 DES.: T.G. Radcliffe DRN.: KB CKD.: SCALE: 1" = 500' JOB No. 27146	APPROVED BY:  THOMAS G. RADCLIFFE FL ENGINEER'S LICENSE No. PE 42044	
<b>LLOVERAS, BAUR &amp; STEVENS</b>			
ENGINEERS - SURVEYORS - PLANNERS			
Phone: (727) 784-3965 29228 U.S. HIGHWAY 19 N.		Fax: (727) 784-8153 CLEARWATER, FLORIDA 33761	



WETLAND AREAS TABULATION											
Area	Area No.	Acres ±	EXEMPT (< 1/2 acre)	AREA WITHIN SR 56 R/W	NET AREA	Area	Area No.	Acres ±	EXEMPT (< 1/2 acre)	AREA WITHIN SR 56 R/W	NET AREA
A-1	2 & 3	57.37	NO	0.00	57.37	C-14	31	4.43	NO	0.00	4.43
A-2	1	1.77	NO	0.00	1.77	C-15	23	1.55	NO	0.00	1.55
A-3	4	0.59	NO	0.00	0.59	C-16	22	0.83	NO	0.00	0.83
A-4	3C	1.17	NO	0.00	1.17	C-17*	20	0.27	YES		
A-5*	50	0.04	YES			C-18	17	16.07	NO	1.57	14.50
A-6*	51	0.30	YES			C-19	16	1.27	NO	0.00	1.27
B-1*	52	0.23	YES			C-20*	24	0.31	YES		
B-2	5	1.17	NO	0.00	1.17	C-21	32	1.51	NO	0.25	1.26
B-3	60	0.81	NO	0.00	0.81	C-22*	33	0.49	YES		
B-4*	53	0.08	YES			C-23*	21	0.69	NO	0.69	0.00
B-5	6	5.65	NO	0.00	5.65	C-24	18	2.27	NO	1.36	0.91
B-6	7	15.93	NO	0.00	15.93	D-1	58	5.55	NO	0.00	5.55
B-7	54	0.54	NO	0.00	0.54	D-2	41	0.75	NO	0.00	0.75
B-8	55	0.27	NO	0.00	*0.27	D-3	34	5.60	NO	0.54	5.06
B-9	8	7.45	NO	0.00	7.45	D-4	59	1.10	NO	0.00	1.10
B-10	9	10.43	NO	0.00	10.43	D-5	42	3.09	NO	0.00	3.09
B-11	12A	2.63	NO	0.00	2.63	D-6	43	0.14	NO	0.00	*0.14
C-1	11	23.53	NO	0.00	23.53	D-7	44	26.17	NO	0.00	26.17
C-2	12	3.56	NO	0.00	3.56	D-8	45	7.18	NO	0.00	7.18
C-3	28	7.58	NO	0.00	7.58	D-9	40	6.46	NO	0.00	6.46
C-4*	27	0.39	YES			D-10	35	2.69	NO	0.00	2.69
C-5	10	1.01	NO	0.00	1.01	D-11	38	2.03	NO	0.00	2.03
C-6	26	2.22	NO	0.00	2.22	D-12	39	1.42	NO	0.00	1.42
C-7	15	2.58	NO	0.00	2.58	D-13	37	0.75	NO	0.00	0.75
C-8	13	6.43	NO	0.00	6.43	D-14	48	6.31	NO	0.00	6.31
C-9	14	3.89	NO	0.00	3.89	D-15	36	2.41	NO	0.00	2.41
C-10	19	2.48	NO	0.00	2.48	D-16	46	0.36	NO	0.00	*0.36
C-11*	29	0.24	YES			D-17	47	1.80	NO	0.00	1.80
C-12*	30	0.30	YES			D-18	49	8.98	NO	0.00	8.98
C-13	25	2.63	NO	0.00	2.63	I *	1	0.37	YES		
						II *	II	0.15	YES		
<b>TOTAL</b>		<b>276.26</b>	<b>3.17</b>					<b>4.39</b>			<b>268.70</b>

TOTAL WETLAND AREAS ..... 276.25 ACRES ±  
 EXEMPT AREAS (LESS THAN 1/2 ACRE) ..... 3.13 ACRES ±  
**TOTAL ..... 273.12 ACRES ±**

TOTAL WETLAND AREAS ..... 276.25 ACRES ±  
 EXEMPT AREAS (LESS THAN 1/2 ACRE) ..... 3.13 ACRES ±  
 AREAS WITHIN S.R. 56 R/W ..... 4.42 ACRES ±  
**TOTAL ..... 268.70 ACRES ±**

○ DENOTES ECOLOGICAL CONSULTANTS, INC. AREA DESIGNATIONS PER JURISDICTIONAL LINE SURVEY PREPARED BY LLOVERAS, BAUR AND STEVENS DATED JUNE 21, 1999

No.	DATE	REVISIONS	DRN\CKD\APP
<b>Wyndfields</b>			
<b>WETLAND AREAS EXHIBIT</b>			
PASCO COUNTY		FLORIDA	
PREPARED FOR: <b>MR. GUNTHER FLAIG</b> <b>SCHICKEDANZ BROS.</b> <b>WEST, INC.</b> P.O. BOX 2197 NEW PORT RICHEY, FLORIDA 34656-2197 Phone: (727) 375-1177		DATE: MARCH 19, 2015 DES.: T.G. Rodcliffe DRN.: KB CKD.: SCALE: 1" = 500' JOB No. 27146	APPROVED BY:  THOMAS G. RADCLIFFE FL ENGINEER'S LICENSE No. PE 42044
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