

COMMUNITY PARCEL	LAND USE DESCRIPTIONS (Product Type & Minimum Width)	LOT WIDTH (Ft±)	LOT DEPTH (Ft±)	LOT AREA (SF)	PARCEL ACRES±	PROPOSED LOTS±	POTABLE WATER & SEWER SUPPLIER
A	RESIDENTIAL COMMUNITY 40' SF	40'	110'	4,400 SF	73.5	174	PASCO COUNTY
B	RESIDENTIAL COMMUNITY 70 VILLAS TOWNHOMES 40' SF	35'	110'	3,850 SF	250.6	316	PASCO COUNTY
C	RESIDENTIAL COMMUNITY 70 VILLAS TOWNHOMES 40' SF	35'	110'	3,850 SF	77.8	189	PASCO COUNTY
D	RESIDENTIAL COMMUNITY / AMENITY 70 VILLAS TOWNHOMES 40' SF	35'	110'	3,850 SF	169.1	249	PASCO COUNTY
E	RESIDENTIAL COMMUNITY 70 VILLAS TOWNHOMES 40' SF	35'	110'	3,850 SF	130.2	261	PASCO COUNTY
F	RESIDENTIAL COMMUNITY 70 VILLAS TOWNHOMES 40' SF	35'	110'	3,850 SF	71.7	177	PASCO COUNTY
G	RESIDENTIAL COMMUNITY 70 VILLAS TOWNHOMES 40' SF	35'	110'	3,850 SF	11.3	17	PASCO COUNTY
H	RESIDENTIAL COMMUNITY 70 VILLAS TOWNHOMES 40' SF	35'	110'	3,850 SF	44.8	72	PASCO COUNTY
I	TOWN CENTER MULTIFAMILY 70 VILLAS TOWNHOMES FIRE STATION	n/a	n/a	n/a	88.2	434	PASCO COUNTY
J	OFFICE & COMMERCIAL WETLAND MITIGATION AREA	35'	110'	3,850 SF	18.6	N/A	PASCO COUNTY
K	RESIDENTIAL COMMUNITY 70 VILLAS TOWNHOMES 40' SF	35'	110'	3,850 SF	20.1	18	PASCO COUNTY
DD	RESIDENTIAL COMMUNITY 70 VILLAS TOWNHOMES 40' SF	35'	110'	3,850 SF	42.9	92	PASCO COUNTY
EE	SCHOOL	35'	110'	3,850 SF	39.6	N/A	PASCO COUNTY
TOTAL					1,036	1,999	

Community Development Parcel	Time Frame	Total Area (Ac)	Percentage of Total Site	Proposed Lots±	Upland Area (Ac)	Wetland Area (Ac)	Man-Made Lake Area (Ac)	Proposed Gross Density	Proposed Net Density
A	2005-2010	73.5	7.1%	174	58.2	15.3	0.0	2.4	3.0
B	2005-2018	250.6	24.2%	316	166.2	60.7	23.7	1.3	1.9
C	2005-2012	77.8	7.6%	189	54.1	13.7	0.0	2.4	2.9
Community Park/Amenity Center									
D	2011-2018	169.1	16.3%	249	130.9	38.2	0.0	1.5	1.9
E	2011-2018	130.2	12.6%	261	117.8	12.4	0.0	2.0	2.2
F	2011-2018	71.7	6.9%	177	65.4	6.3	0.0	2.5	2.7
G	2011-2018	11.3	1.1%	17	11.3	0.0	0.0	1.5	1.5
H	2011-2018	44.8	4.3%	72	42.9	1.9	0.0	1.6	1.7
I	2011-2018	88.2	8.5%	434	73,000 sq. ft. comm	7.4	0.0	4.92	5.4
Public Service									
J (3)	N/A	18.6	1.8%	0	0.7	6.9	0.0	0.0	0.0
K (4)	2011-2018	20.1	1.9%	18	13.7	6.4	0.0	0.9	1.3
DD	2011-2018	42.9	4.1%	92	37.8	5.1	0.0	2.1	2.4
EE	2006-2010	39.6	3.8%	School Site	23.5	15.4	0.7	N/A	N/A
TOTAL		1036.4	100.0%	1,999	822.3	189.7	24.4	1.75 (1)	2.21 (2)

1. GROSS DENSITY, COMPUTED BASED UPON 1565 RESIDENTIAL UNITS ON AREA TOTALING 892 ACRES (EXCLUDES PARCELS I, J, AND EE) IS 1.75 DU/AC.

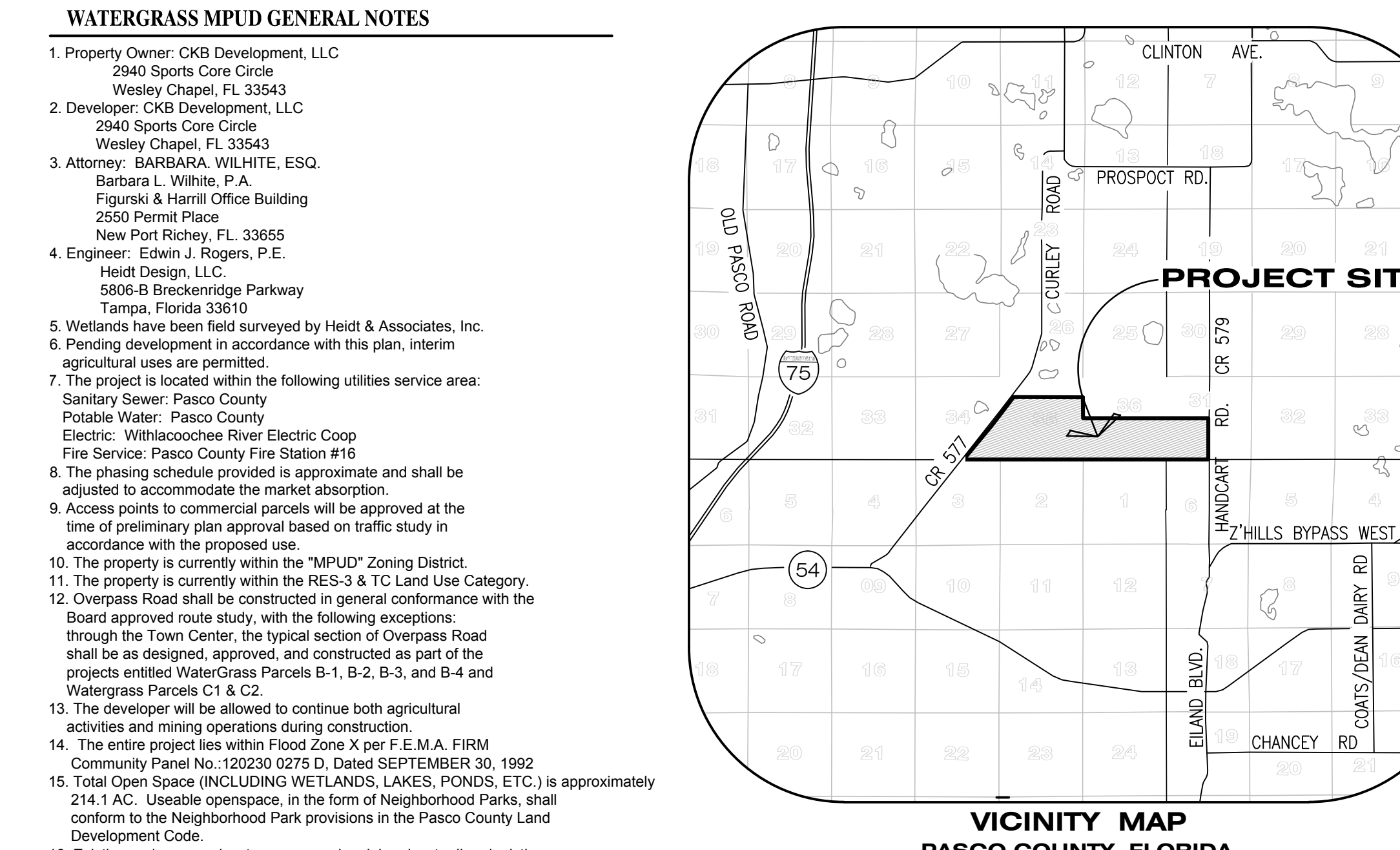
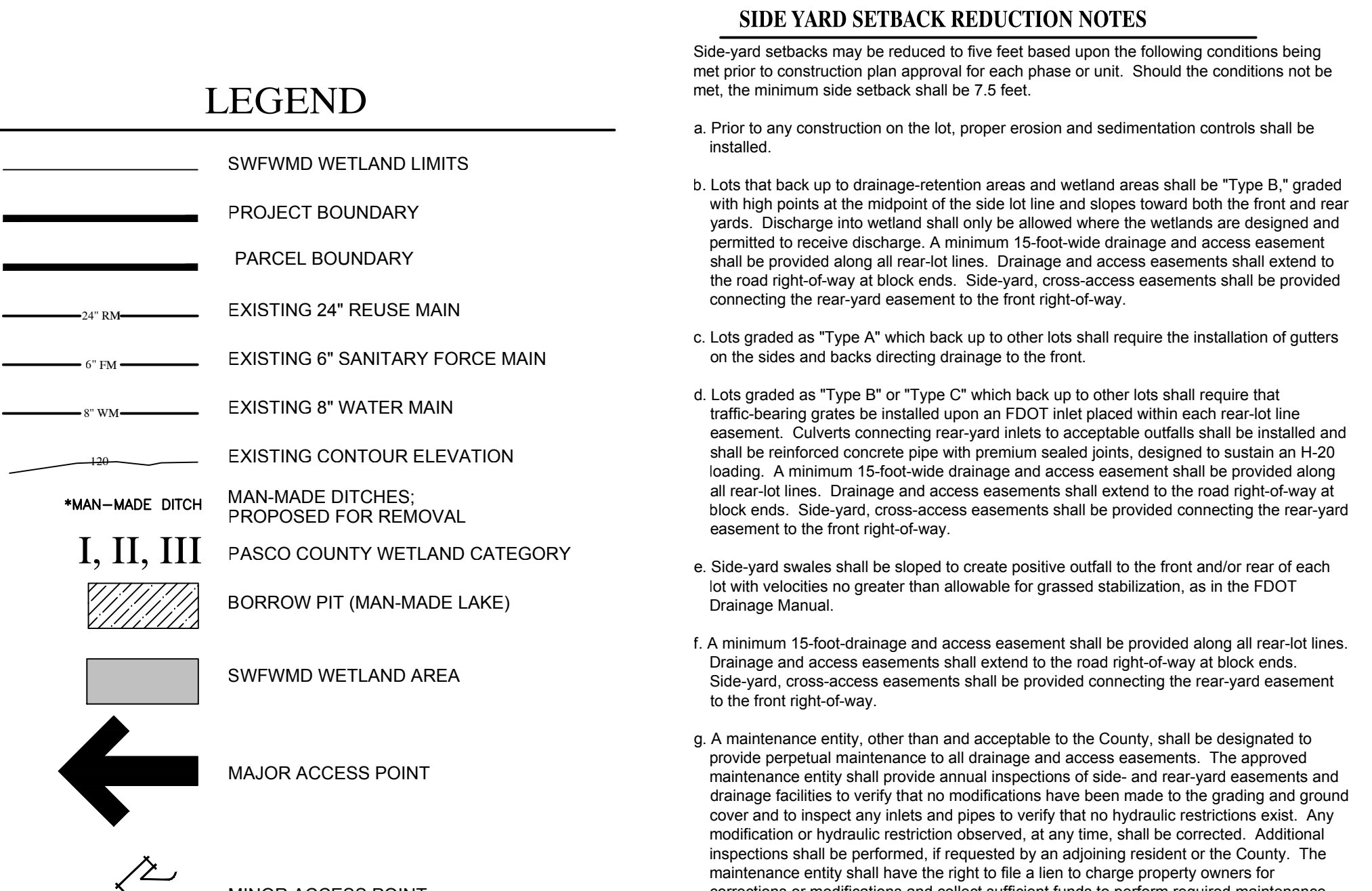
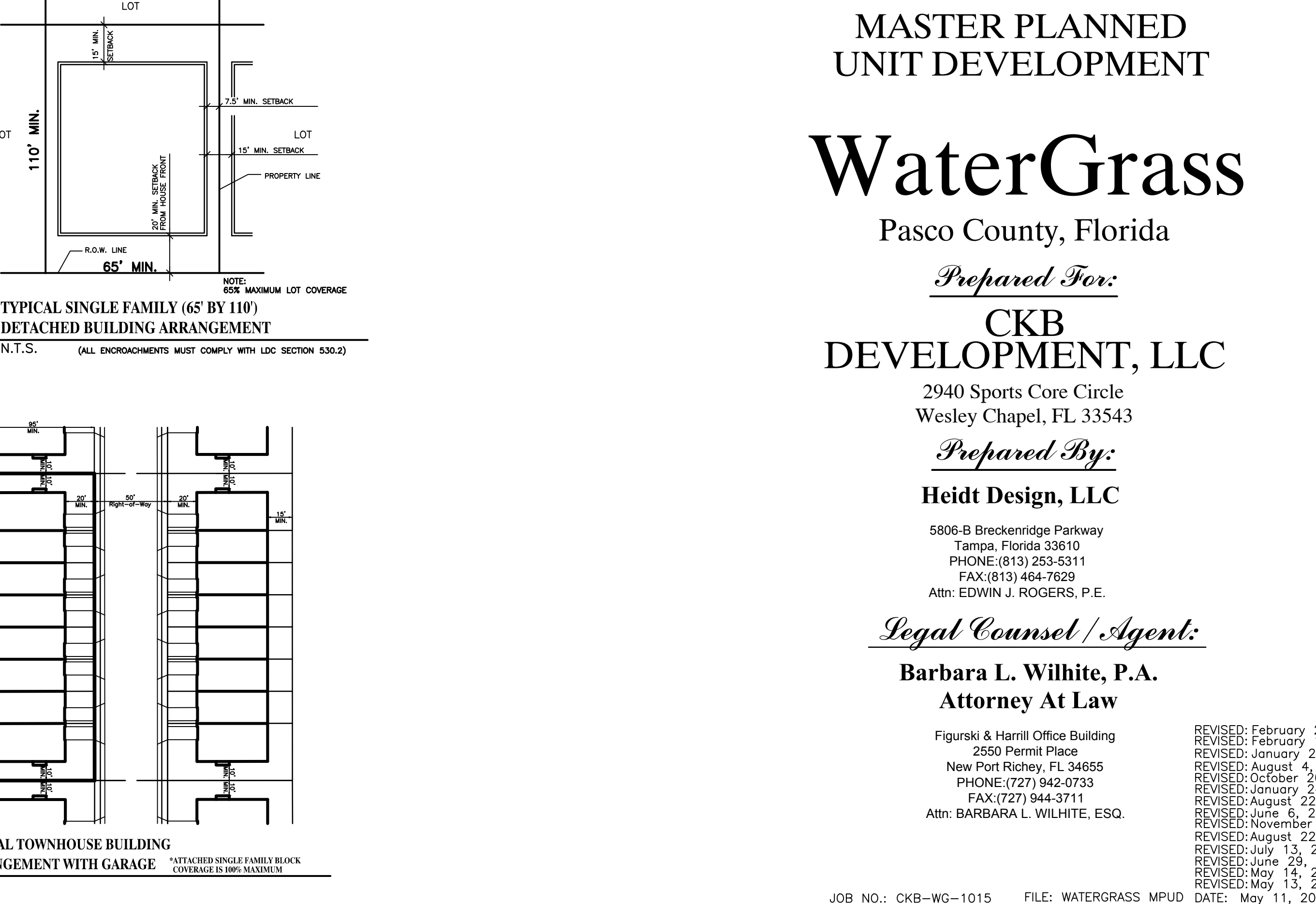
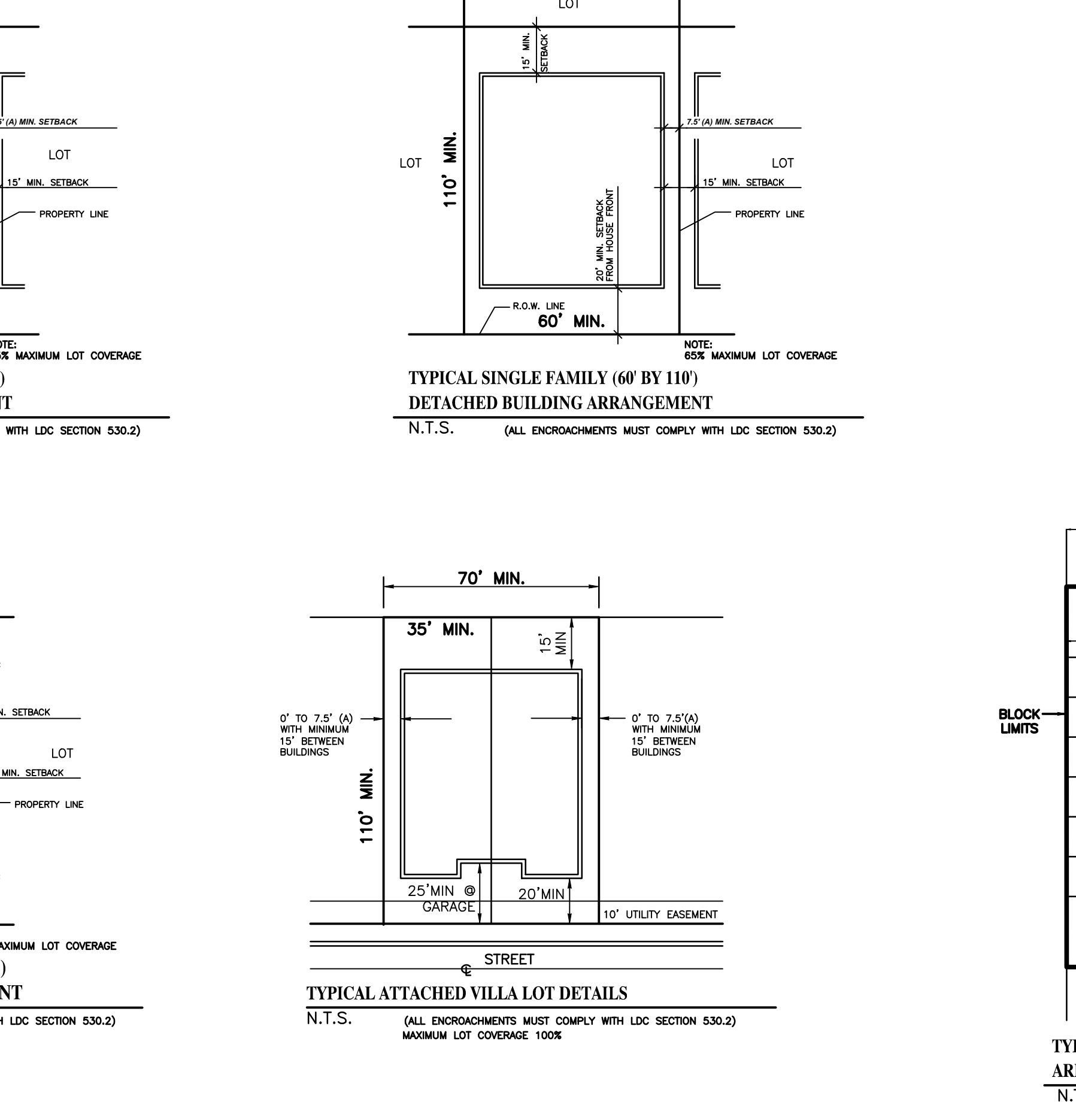
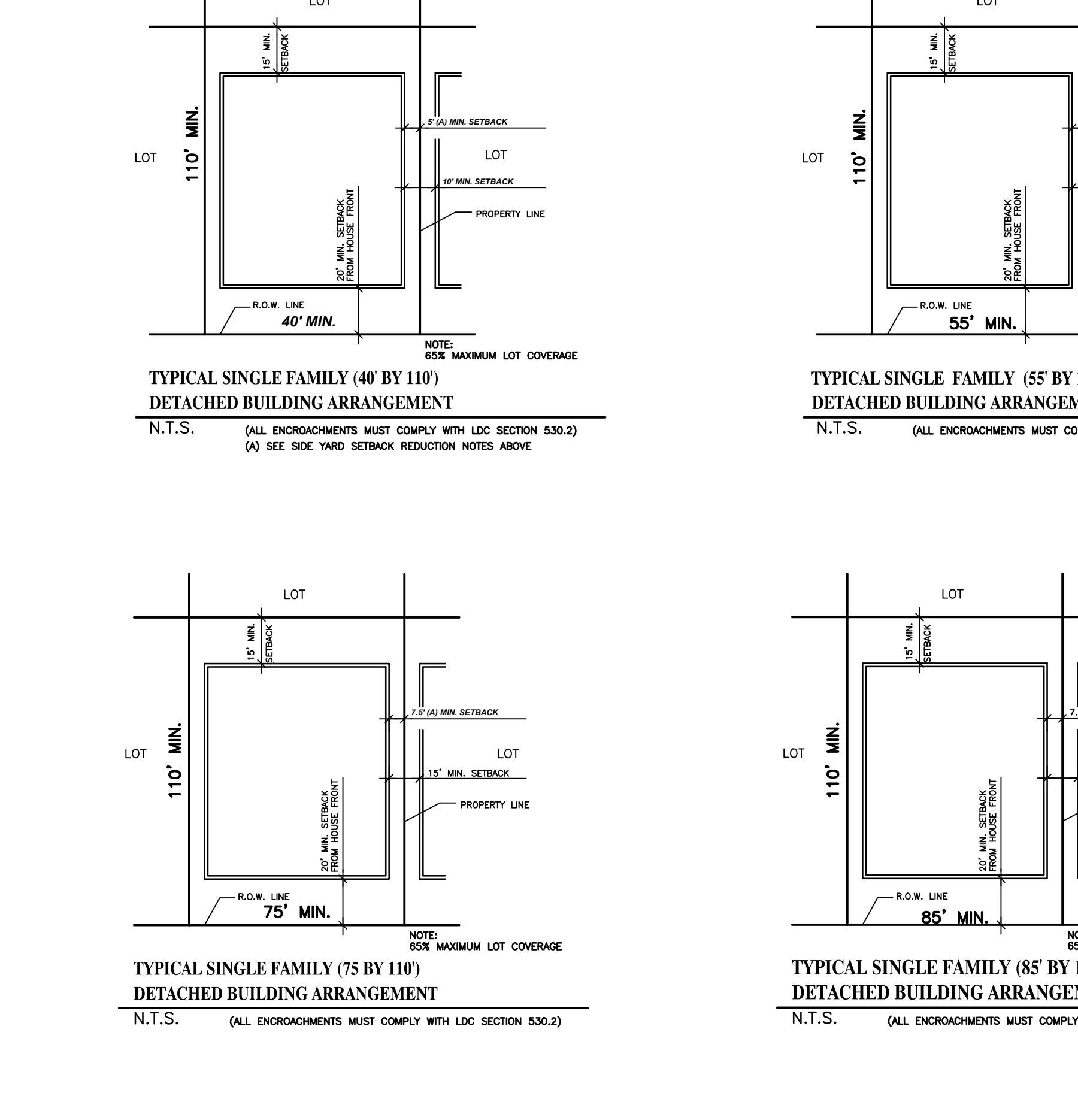
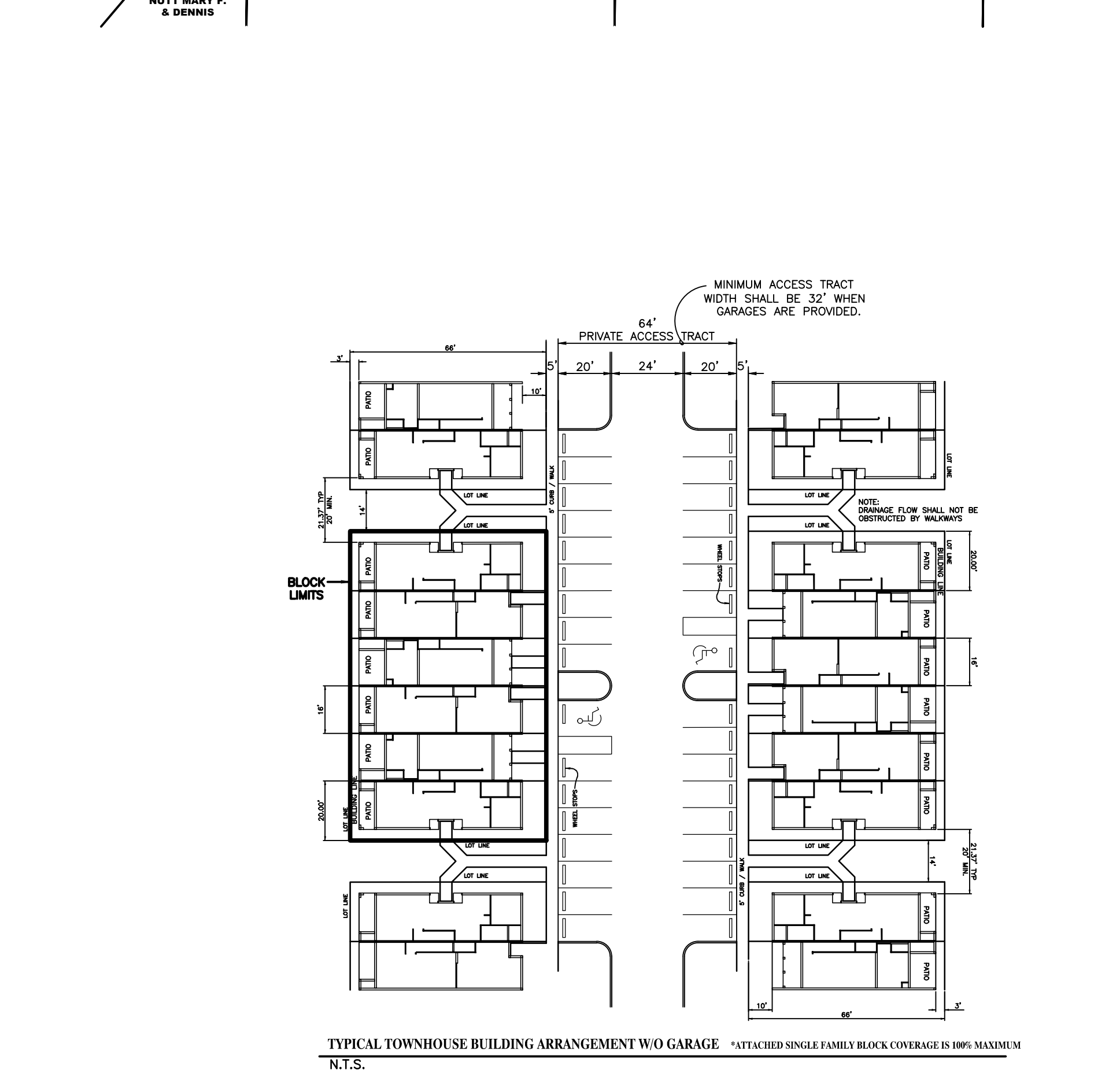
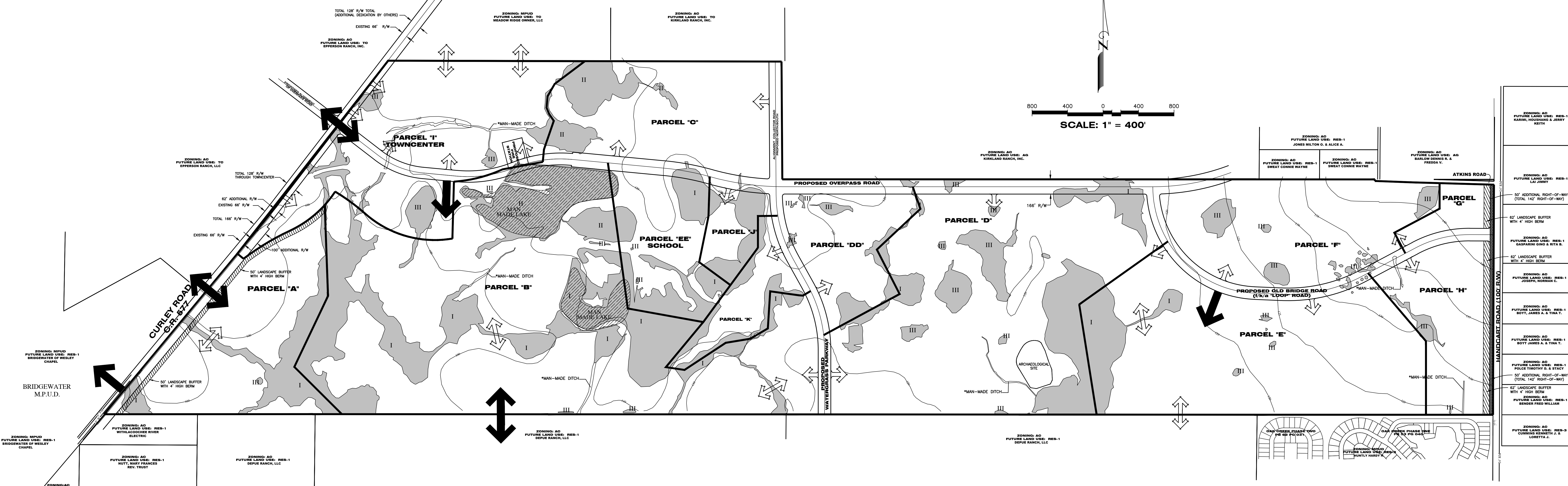
2. NET DENSITY, COMPUTED BASED UPON 1,565 RESIDENTIAL UNITS ON UPLAND AREA TOTALING 708.3 ACRES (EXCLUDES PARCELS I, J, L, M, AND EE) IS 2.21 DU/AC.

3. PARCEL J HAS BEEN REMOVED FROM CONSIDERATION AS A DEVELOPMENT PARCEL, AS IT IS THE SITE OF AN EXISTING WETLAND MITIGATION AREA.

4. COMMUNITY PARK / AMENITY CENTER IS PROPOSED AS A USE ON PARCEL C, IN ADDITION TO RESIDENTIAL LAND USE. SUCH USE MIGHT INCLUDE, BUT IS NOT LIMITED TO, A CLUBHOUSE OR CABANA, A POOL, SPORTS COURTS, AND/OR OTHER ACTIVE AND PASSIVE RECREATIONAL ELEMENTS.

LAND USE	PROPOSED USE	DRI THRESHOLD	PROPOSED PERCENTAGE	ALLOWABLE PERCENTAGE
RESIDENTIAL	1565 LOTS	2,000 LOTS	96%	96%
OFFICE	73,000 SF	300,000 SF	19%	19%
COMMERCIAL	140,000 SF	400,000 SF	44%	44%
TOTAL			159%	165%

CLASS I	CLASS II	CLASS III	TOTAL
148.7 AC	39.1 AC	29.1 AC	217.9 AC
* Total includes 23.7 Ac of Man Made Lake.			



WATERGRASS MPUD GENERAL NOTES

- Property Owner: CKB Development, LLC
2940 Sports Core Circle
Wesley Chapel, FL 33543
- Developer: CKB Development, LLC
2940 Sports Core Circle
Wesley Chapel, FL 33543
- Attorney: BARBARA, WILHITE, ESG.
Figurski & Harrell Office Building
2550 Permit Place
New Port Richey, FL 33856
- Engineer: EDWIN J. ROGERS, P.E.
Heidt Design, LLC
5806-B Breckneridge Parkway
Tampa, Florida 33610
- Wetlands have been field surveyed by Heidt & Associates, Inc. Pending development in accordance with this plan, interim agricultural uses are permitted.
- The project is located within the following utilities service area:
Sanitary Sewer: Pasco County
Potable Water: Pasco County
Electric: Withlacoochee River Electric Coop
Fire Service: Pasco County Fire Station #181
- The phasing schedule provided is approximate and shall be adjusted to accommodate the market absorption.
- Access points to commercial parcels will be approved at the time of preliminary plan approval based on traffic study in accordance with the proposed plan.
- The property is currently within the "MPUD" Zoning District.
- The proposed route study, with the following exceptions, through the Town Center, the typical section of Overpass Road shall be as designed, approved, and constructed as part of the projects entitled WaterGrass Parcels B-1, B-2, B-3, and B-4 and WaterGrass Parcels C1 & C2.
- The developer will be allowed to continue both agricultural activities and mining operations during construction.
- There are no existing wetlands, lakes, ponds, etc. in approximately 214.1 AC. Usable open space, in the form of neighborhood parks, shall conform to the Neighborhood Park provisions in the Pasco County Land Development Code.
- Existing and proposed water, sewer and reclaimed water line decisions have been omitted from this Master Plan for clarity. The Utilities Services Branch has approved master plans for water, sewer and reclaimed water. Water, sewer and reclaimed water utility systems will conform to the aforementioned master plans, as they may be amended, subject to Utilities Services Branch approval, from time to time.
- Drainage detail has been omitted from this Master Plan for clarity. The Development Review Division has approved the surface water management systems associated with the entire development by its approval of the following development plans: WaterGrass Parcels A1 and A2 Preliminary, Construction, and Stormwater Management Plan and Report; WaterGrass Parcels B-1, B-2, B-3 and B-4 Preliminary, Construction, and Stormwater Management Plan and Report; WaterGrass Parcels C1 & C2 Preliminary, Construction, and Stormwater Management Plan and Report; WaterGrass Town Center, North and South Parcels - Mass Grading, and Stormwater Management Plan and Report; and WaterGrass Parcels B-5, B-6, B-7, D, E, F, G, and H Preliminary, Construction, and Stormwater Management Plan and Report. Note that future modifications may be proposed. Such modifications shall conform to all applicable rules of Pasco County and the South Florida Water Management District, and will be submitted to these agencies for review and approval.

MASTER PLANNED UNIT DEVELOPMENT

WaterGrass

Pasco County, Florida

Prepared For:
CKB DEVELOPMENT, LLC
2940 Sports Core Circle
Wesley Chapel, FL 33543

Prepared By:
Heidt Design, LLC
5806-B Breckneridge Parkway
Tampa, Florida 33610
PHONE: (813) 253-5311
FAX: (813) 464-7629
Attn: EDWIN J. ROGERS, P.E.

Legal Counsel / Agent:
Barbara L. Wilhite, P.A.
Attorney At Law
Figurski & Harrell Office Building
2550 Permit Place
New Port Richey, FL 33856
PHONE: (727) 946-0733
FAX: (727) 944-3711
Attn: BARBARA L. WILHITE, ESG.

REVISED: February 22, 2011
REVISED: February 16, 2011
REVISED: January 26, 2009
REVISED: August 4, 2008
REVISED: October 20, 2006
REVISED: January 24, 2006
REVISED: August 22, 2005
REVISED: June 16, 2005
REVISED: November 1, 2004
REVISED: July 13, 2004
REVISED: August 23, 2004
REVISED: May 14, 2004
REVISED: May 13, 2004

JOB NO.: CKB-WG-1015 FILE: WATERGRASS MPUD DATE: May 11, 2004