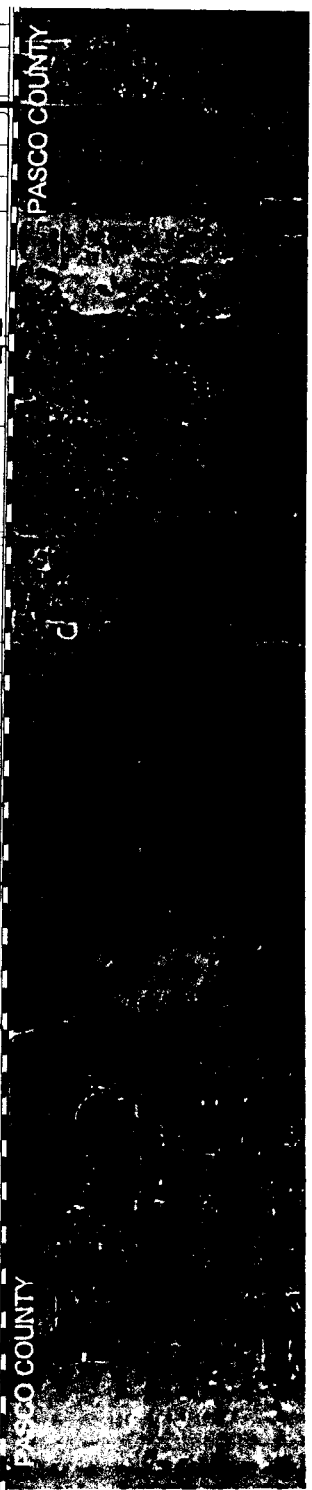
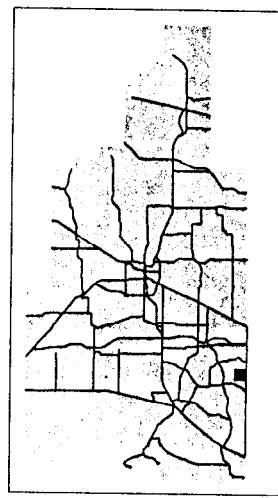
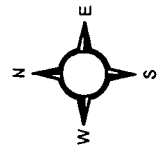
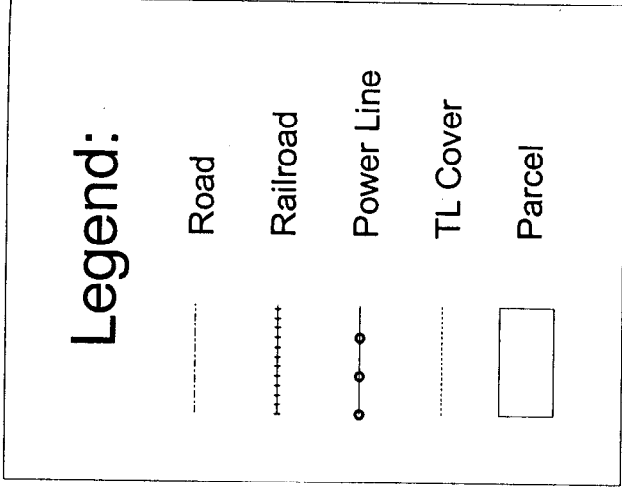
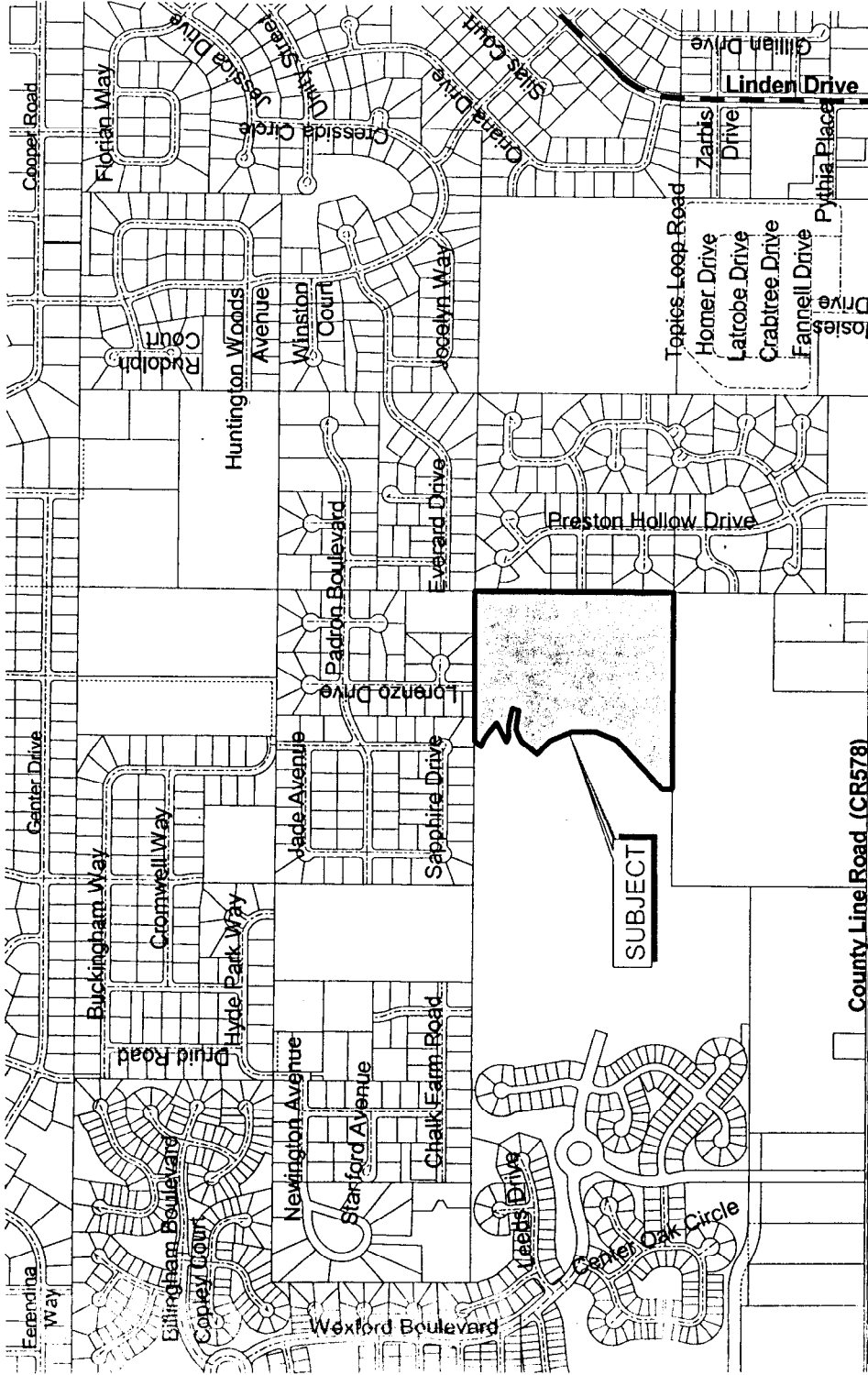


Jen - Lou, Inc.

Wellington at Seven Hills, Phase 10 / P-04-18 (C)



WELLINGTON PHASE 10

CONDITIONAL PLAT NARRATIVE

GENERAL DESCRIPTION

The applicant is requesting conditional plat approval for Wellington at Seven Hills Phase 10. The subject parcel, 30.8 acres MOL in size, is located east of Wellington at Seven Hills Phase 9, in Section 32, Township 23 South, Range 18 East, Hernando County, Florida.

The proposed conditional plat consists of 81 lots. The lot sizes are a mixture of 45, 50, and 70 feet wide lots, with a normal depth of 120 feet. As shown on the attached conditional plat layout, access will be provided from an extension of Wexford Boulevard.

As members of the Wellington Homeowner's Association, the residents of Phase 10 will enjoy the benefits and responsibilities of the private community, including the clubhouse, streets and common areas. The clubhouse provides meeting rooms, a dining facility, tennis courts and a putting green, among other amenities. The sale of houses in Phase 10 will be coordinated through the sales center located adjacent to the clubhouse, with actual housing models located in the model center in Phase 4.

The subject parcel consists entirely of Candler sands, which are quite conducive to residential development. Stormwater management will be handled in adjacent drainage retention areas. Environmental issues were mitigated as part of the Seven Hills Development of Regional Impact. Sewer and water service will be provided by the Hernando County Utility Department as successor to Florida Water Services, in accordance with the DRI development order. This proposed development is consistent with that DRI approval, the Wellington master plan and the Hernando County Comprehensive Plan.

I. PRELIMINARY LAYOUT

Twenty-one (21) copies of the Phase 10 conditional plat are attached. (includes one signed and sealed copy). Also attached is an 8 ½" x 11" copy of the conditional plat.

II. DRAFT OF PROTECTIVE COVENANTS

Deed restrictions have been prepared by the developer to protect the integrity of the project. A copy of the draft amendments will be forwarded under separate cover.

III. PRELIMINARY ENGINEERING REPORT

- A. TOPOGRAPHY - Elevation ranges from a high of 70.0 feet above mean sea level (MSL) to a low of 59.0 feet MSL, with the site being moderately rolling.
- B. FLOOD PLAIN - The entire site falls in Zone C as indicated on Flood Insurance Rate Map number 120110 0300B of the Federal Emergency Management Agency. Zone C indicates that there should be no on-site flooding during a 500-year storm event.
- C. SOILS - According to the Hernando County Soil Survey (U.S. Soil Conservation Service), the entire site consists of Candler fine sand which is fast draining and conducive to development.
- D. VEGETATION - Wellington at Seven Hills - Phase 10 - The site has previously been utilized as pasture, consisting of bahai grass and occasional shade trees. No apparent specimen or majestic trees are located in the proposed road ROWs.
- E. WILDLIFE - Mitigation of wildlife issues for the Seven Hills DRI has already been accomplished in accordance with the existing development order.
- F. DRAINAGE - With the rapid permeability of the Candler sand soils, stormwater runoff will be accommodated in on-site drainage retention areas.

IV. LIST OF PLANNED PUBLIC IMPROVEMENTS

All common infrastructure improvements are private.

V. STATEMENT OF DEVELOPER'S INTENT WITH RESPECT TO CONSTRUCTION OF IMPROVEMENTS PRIOR TO RECORDING SUBDIVISION PLAT OR BONDING INSTRUMENTS

Any common infrastructure improvements will be constructed or bonded prior to final platting.

VI. DEVELOPMENT SCHEDULE

Construction of Phase 10 of Wellington is anticipated in 2005.

VII. ADEQUATE ACCESS ANALYSIS

Access to Wellington at Seven Hills is from Mariner Boulevard via a collector road with gated access. Access to Phase 10 is gained via the Wellington collector road network, consisting presently of Wexford Boulevard.

VIII. DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED

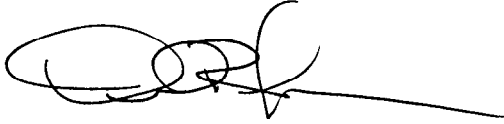
Seven Hills is an approved Development of Regional Impact (DRI). This conditional plat is consistent with the Seven Hills development order.

IX. WATER SUPPLY AND SEWAGE DISPOSAL PLANS

The project will be served with central water and sewer from the Hernando County Utilities system.

Report Prepared By:

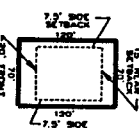
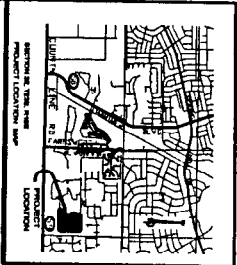
COASTAL ENGINEERING ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'D. Lacey', with a long horizontal line extending to the right.

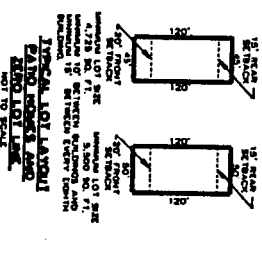
DONALD R. LACEY, AICP
Senior Vice President

8/23/04

The small scale of the following conditional plat may not be legible with some electronic viewers. The full-size version of this document may be viewed at the Hernando County Planning Department. Please contact our office at (352) 754-4057, extension 28012 to make an appointment to view the conditional plat.

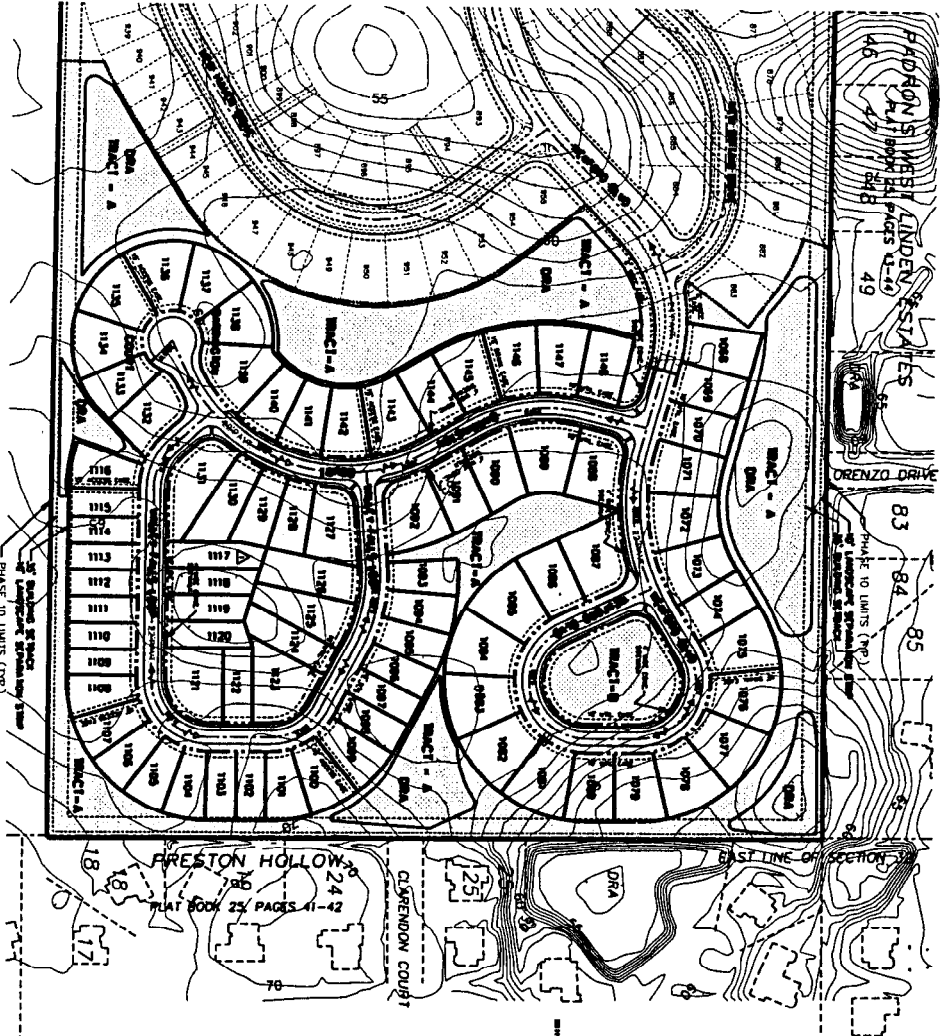


NOTES:
 1. TYPICAL LOT SIZE IS PROVIDED FOR REFERENCE ONLY. THE ACTUAL LOTS SHALL BE DETERMINED BY THE FINAL PLAT.
 2. THE ACTUAL LOTS SHALL BE DETERMINED BY THE FINAL PLAT.
 3. THE ACTUAL LOTS SHALL BE DETERMINED BY THE FINAL PLAT.
 4. THE ACTUAL LOTS SHALL BE DETERMINED BY THE FINAL PLAT.
 5. THE ACTUAL LOTS SHALL BE DETERMINED BY THE FINAL PLAT.



- NOTES:**
1. PRELIMINARY RELATION AREAS SHOWN ARE PRELIMINARY. ACTUAL LOCATION SHALL BE DETERMINED BY THE FINAL PLAT.
 2. THE ACTUAL LOTS SHALL BE DETERMINED BY THE FINAL PLAT.
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CONDITIONAL PLAT
WELLINGTON
 AT SEVEN HILLS
 PHASE TEN



GRAPHIC SCALE IN FEET

LEGEND

- PHASING LIMITS
- OPEN SPACE AND/OR DRAINAGE (WHICH INCLUDES TRACTS A, B, C & D)
- DRAINAGE FLOW DIRECTION

SITE DATA

- TOTAL SITE AREA = 30.8 ACRES
- PHASE 10 = 81 LOTS
- TOTAL LOT AREA = 15.0 ACRES
- OPEN SPACE DRAINAGE = 14.8 ACRES
- AND ROADWAY
- LOCATION: SECTION 32, TWP 23 S., R. 18 E., HERNANDO COUNTY, FLORIDA
- PARCEL KEY NO. 00837269
- FLOOD ZONE C (COMMUNITY PANEL 120110 0300 B)

PREPARED BY:
 COASTAL
 ENGINEERING & ASSOCIATES, INC.
 966 CANDLIEIGHT BOULEVARD
 BROOKSVILLE, FLORIDA 34601
 (352) 796-9423 FAX (352) 799-8359
 EB-0000142

PREPARED FOR:
 RYLAND HOMES, INC.
 26790 US HWY. 19 N., SUITE 301
 CLEARWATER, FLORIDA 33761-3455
 (727) 669-2423 FAX (727) 669-3828

SURVEYOR:
 COASTAL
 ENGINEERING & ASSOCIATES, INC.
 966 CANDLIEIGHT BOULEVARD
 BROOKSVILLE, FLORIDA 34601
 (352) 796-9423 FAX (352) 799-8359
 EB-0000142

DATE: 08/23/2004

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CONDITIONAL PLAT
WELLINGTON
 AT SEVEN HILLS
 PHASE 10

DATE: 08/23/2004
 SHEET: 1
 OF 1