

BAYONET POINT COMMONS

Pasco County, FL

CONCEPT PLAN "K"



PROJECT DATA

TOTAL PROJECT AREA:
 RESIDENTIAL (WEST): 60.09 +/- Acres
 COMMERCIAL (EAST): 14.65 +/- Acres
 TOTAL: 74.74 +/- Acres

JURISDICTION:
 PASCO COUNTY, FL

PROPERTY FUTURE LAND USE:
 WEST (60 AC): "RES-12" (RESIDENTIAL 12 DU/AC)
 EAST (14.65 AC): "ROR" (RESIDENTIAL/OFFICE/RETAIL)

PROPERTY ZONING:
 WEST (60 AC): "MF-1" (MULTI-FAMILY)
 EAST (14.65 AC): "C-2" (COMMERCIAL)
 NOTE: THE PROPERTY IS A PART OF THE 'BAYONET POINT DRI # 35', ENTITLED FOR 350,000 S.F. OF COMMERCIAL RETAIL USES & 500 RESIDENTIAL UNITS)

PROPOSED DENSITY:
 WEST (60 AC): RESIDENTIAL
 - 104 SINGLE-FAMILY LOTS
 - MINIMUM LOT WIDTH: 50'
 - MINIMUM LOT DEPTH: 110'
 - SETBACKS:
 - FRONT: 35'
 - SIDE: 5'
 - REAR: 20'
 EAST (14.65 AC): COMMERCIAL/RETAIL
 OP 1 2,800 SF
 OP 2 2,800 SF
 OP 3 2,800 SF
 OP 4 4,200 SF
 HOTEL 89 - 100 ROOMS
 HOTEL / RETAIL 25,000 SF
 RETAIL A 50,000 SF

PROPOSED PARKING:

OP 1	47 SPACES (16.7 SP / 1000 SF)
OP 2	58 SPACES (20.7 SP / 1000 SF)
OP 3	58 SPACES (20.7 SP / 1000 SF)
OP 4	67 SPACES (15.9 SP / 1000 SF)
HOTEL	117 SPACES (1 SP / ROOM)
HOTEL / RETAIL	226 SPACES (9 SP / 1000 SF)
RETAIL A	283 SPACES (5.6 SP / 1000 SF)

NOTES:
 DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.
 CONCEPT PLAN DOES NOT INCLUDE ADDITIONAL STORMWATER TREATMENT AREA THAT MAY BE REQUIRED TO PROVIDE NUTRIENT LOAD REDUCTION UNDER THE PENDING FDEP STORMWATER TREATMENT RULE CHANGE.

THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TITLE REPORT, AND/OR DUE DILIGENCE. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF FINAL FEATURES AND QUANTITIES (WALLS, POND LINERS, RETAINING WALLS, UTILITIES, ETC.). YIELD DEPICTED WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING, ENVIRONMENTAL, DRAINAGE, UTILITY, AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THIS PLAN SHALL BE REGARDED AS AN ESTIMATE OF THE FEASIBILITY OF THIS PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONSTRAINTS.

PROJECT NUMBER: 1012697 / 3224001
 SCALE: 1" = 40' DATE: 12-01-17
 DRAWN BY: Stuebs PROJ. MGR: Stuebs

PROVIDED FOR...
BAYONET POINT HOLDINGS, LLC



PROVIDED BY...
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