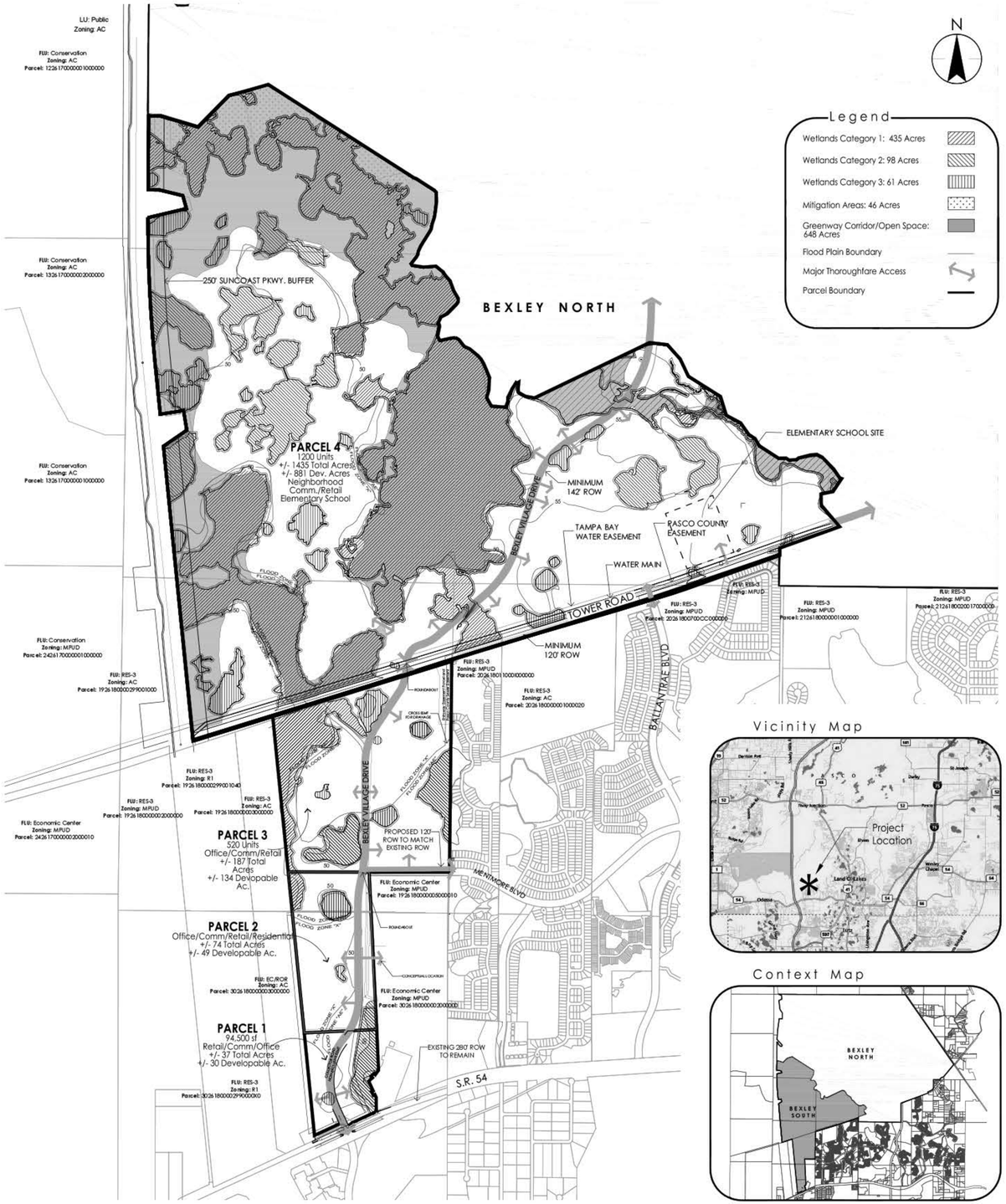


Vicinity Map

Context Map

PRODUCT DISTRIBUTION TABLE		
PARCEL	**LAND USE DESCRIPTION**	**TOTAL PROPOSED No. of DWELLING UNITS/Sq.Ft. (a)**
1	Retail/Commercial	(b)
13 +/- acres	FAR: 0.07	
2	Office/Commercial	(b)
35 +/- acres	FAR: 0.2	
3	Residential Community	520
76 +/- acres	Multi-Family*	
	Office	
	Commercial/Retail	
4	Residential Community	1200
564 +/- acres	Single Family Detached	
	SF Detached Cluster 6-8-plex	
	Single Family Attached	
	Single Family Attached Cluster	
	Multi-Family*	
	Commercial/Retail	
	Elementary School	
TOTALS	**TOTAL ACREAGE:**	**1,733**
	TOTAL DEVELOPABLE ACREAGE:	**1101**
	TOTAL SF DWELLING UNITS:	**1,200 (1.4 du/acre)**
	TOTAL MF DWELLING UNITS:	**520 (3.9 du/acre)**
	TOTAL OFFICE SQ. FT.:	**562,950**
	TOTAL RETAIL/COMMERCIAL SQ. FT.:	**94,500**

* Multi-Family units may be exchanged for Single Family units via the land use trade-off equivalency matrix.

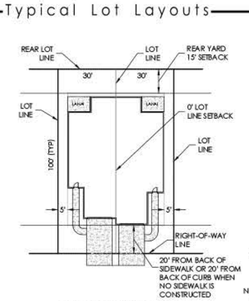
(a) Development totals may vary according to the adopted Land Use Equivalency Matrix

(b) Office, commercial and retail uses shall be permitted in Parcels 1-4. Total uses across Parcel 1-4 shall not exceed 562,950 SF of office space and 94,500 SF of retail/commercial space.

General Notes

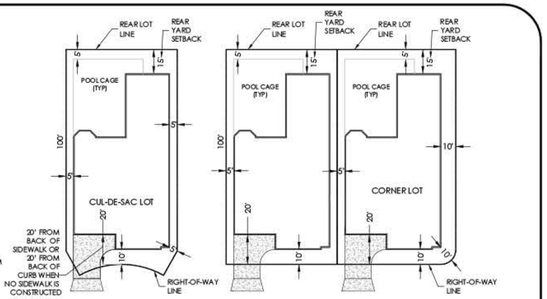
1. Roadway alignments, internal access points, cross-access points and connection points are conceptual and subject to change, subject to County Access Management Standards and final approval of the master roadway plan.
2. Open space may include, but is not limited to wetlands, lakes, landscaped areas, mitigation areas and other recreation areas, and stormwater management areas. Detailed open space calculations will be provided at time of preliminary development plan and/or preliminary site plan submittal.
3. The site lies within Flood Zones "A", "AE" and "X" according to FEMA flood insurance maps.
4. Water and wastewater services shall be provided by Pasco County.
5. Electrical service shall be provided by Progress Energy.
6. The management of common areas and facilities shall be through a Community Development District or Homeowners Association.
7. There are no Wellhead Protection Areas or Special Protection Areas within the project limits.
8. Typical building types are to include but not to be limited to single-family detached, single family attached, and semi-detached dwellings and multi-family apartment dwellings. Non-residential uses are expected to be between 1-5 stories in height.
9. Wetland acreages as shown are preliminary taken from Pasco County GIS database. Wetland mitigation locations and acreages are preliminary and subject to change based on detailed permitting through the appropriate agencies.
10. Residential units may be shifted between Tract 3 and 4 utilizing the Land Use Exchange Matrix. However, this does not authorize an increase in overall residential units.

Typical Lot Layouts



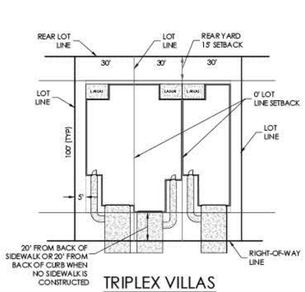
DUPLEX VILLAS

NOTE: A 10' MINIMUM UTILITY EASEMENT SHALL BE LOCATED ALONG ALL FRONT LOT LINES



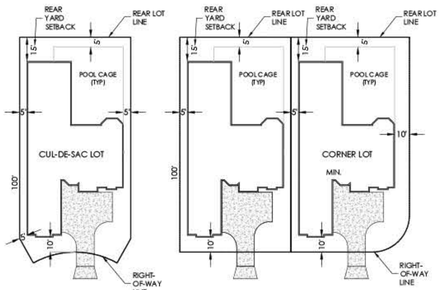
FRONT LOADED LOT DETAIL

TYPICAL LOT WIDTH TO BE BETWEEN 28' TO 120'



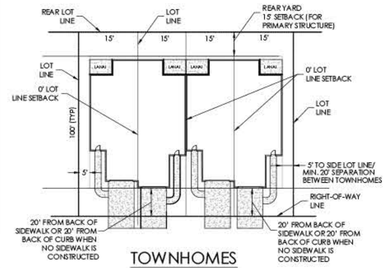
TRIPLEX VILLAS

NOTE: A 10' MINIMUM UTILITY EASEMENT SHALL BE LOCATED ALONG ALL FRONT LOT LINES

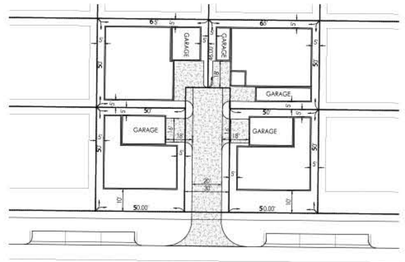


SIDE LOADED LOT DETAIL

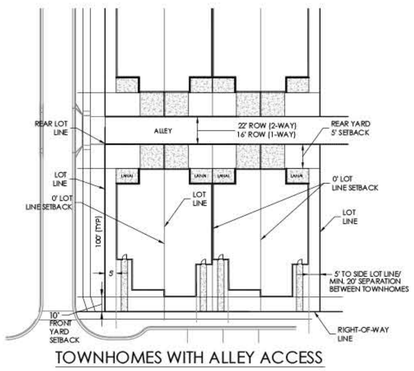
TYPICAL LOT WIDTH TO BE BETWEEN 28' TO 120'



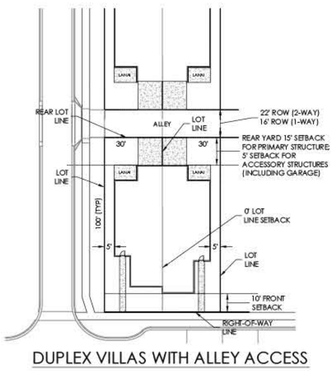
TOWNHOMES



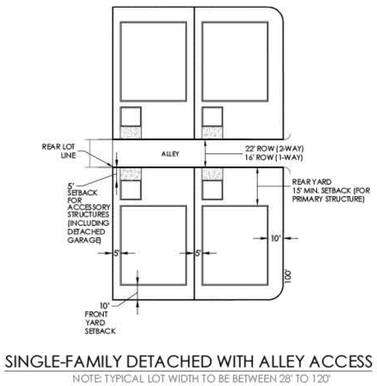
SINGLE-FAMILY DETACHED CLUSTERED LOTS DETAIL



TOWNHOMES WITH ALLEY ACCESS



DUPLEX VILLAS WITH ALLEY ACCESS



SINGLE-FAMILY DETACHED WITH ALLEY ACCESS

NOTE: TYPICAL LOT WIDTH TO BE BETWEEN 28' TO 120'

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD
REVISION TO COUNTY	CW	DC	15.01.30
RESUBMISSION #2 TO COUNTY	DD	RJ/DC	14.10.13
RESUBMISSION #1 TO COUNTY	CP	RJ	14.08.01
ISSUED TO COUNTY	CP	RJ/DC	14.03.21

Permit-Seal

Consultants

Clearview Land Design, P.L.

Fowler White Boggs

Cardno ENTRIX Shaping the Future

MEI

EDSA

Stantec

Stantec Consulting Services Inc.
2205 North 20th Street
Tampa, Florida 33605 Tel. 813.223.9500
www.stantec.com Fax. 813.223.0009
Certificate of Authorization #27013
FL Lic. # LC-C000170

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Client/Project

BEXLEY by Newland Communities

BEXLEY SOUTH

Pasco County, FL

BCC
APR 21 2015
APPROVED

File Name:

CP	DC/RJ	CP/RJ	14.03.21
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title

BEXLEY SOUTH
MPUD PLAN

Project No.	Scale	
215611961	1 : 1000'-0"	
Drawing No.	Sheet	Revision
	1 of 1	0

V:\215611961\active\215611961\PLANNING\DRAWINGS\MPUD\BEXLEY SOUTH MPUD\CAD\215611961_MPUD ZONING PLAN_20140108.DWG
12/22/2014 2:29 AM

ORIGINAL SHEET - ARCH D BASE