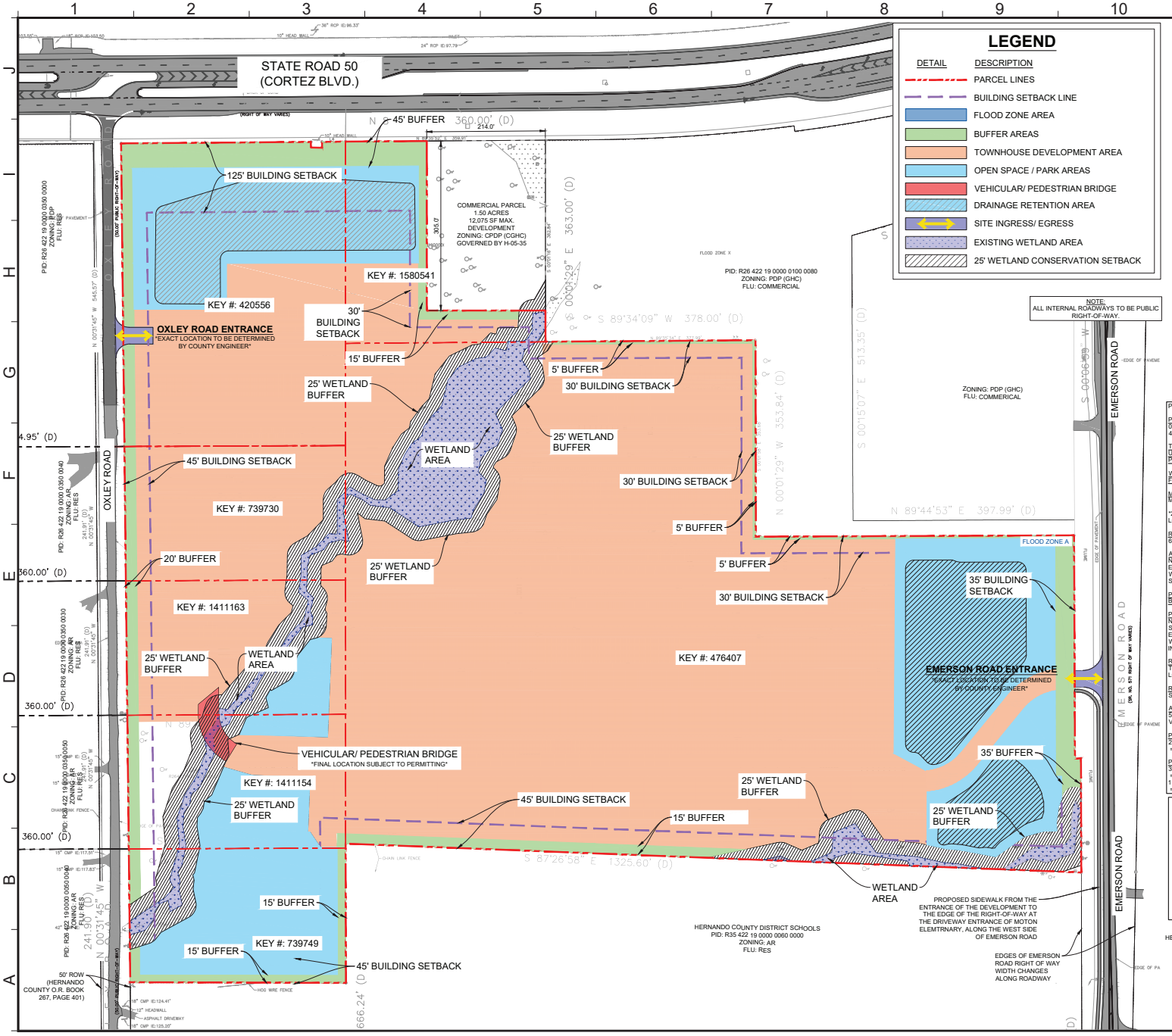
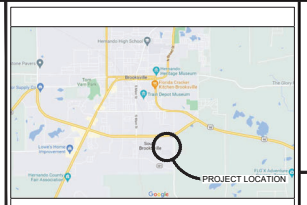


LEGEND

DETAIL	DESCRIPTION
	PARCEL LINES
	BUILDING SETBACK LINE
	FLOOD ZONE AREA
	BUFFER AREAS
	TOWNHOUSE DEVELOPMENT AREA
	OPEN SPACE / PARK AREAS
	VEHICULAR/ PEDESTRIAN BRIDGE
	DRAINAGE RETENTION AREA
	SITE INGRESS/ EGRESS
	EXISTING WETLAND AREA
	25' WETLAND CONSERVATION SETBACK



LOCATION MAP

CONTACT LIST

APPLICANT: NVR, INC. DBA RYAN HOMES
CONTACT: BARBARA ZELLMER
ADDRESS:10210 HIGHLAND MANOR DRIVE, SUITE 300, TAMPA, FL 33610
PHONE: (813) 579-0299

PROJECT PLANNER: TARAPANI PLANNING STRATEGIES, LLC
CONTACT: CYNDI TARAPANI
ADDRESS:128 E. TARPON AVE, TARPON SPRINGS, FL 34689
PHONE: (727) 642-2030
EMAIL: C.TARAPANI@TARAPANIPLANNING.COM

ENGINEER: GOODWYN MILLS CAWOOD, LLC
CONTACT: SCOTT K. STANNARD
ADDRESS: 21764 SR 54, LUTZ, FL 33549
PHONE: (813) 885-2032
EMAIL: SCOTT.STANNARD@GMCNETWORK.COM

TRAFFIC ENGINEERING: W.E. OLIVER, P.E., LLC
CONTACT: WILLIAM OLIVER P.E.
ADDRESS: 2606 W MORRISON AVE., TAMPA, FL 33629
PHONE: (813) 748-9188
EMAIL: BILL@WEO-PE.COM

WETLAND CONSULTANT: NAYLOR ENVIRONMENT SOLUTIONS
CONTACT: ABBEY NAYLOR
ADDRESS: 14706 TUDOR CHASE DRIVE, TAMPA, FL 33636
EMAIL: ANAYLOR@NAYLORENV.COM

PROJECT DATA

PIN: R26-422-19-0000-0100-0030; R35-422-19-0000-0050-0060; R26-422-19-0000-0350-0120; R26-422-19-0000-0350-0130; R26-422-19-0000-0350-0060; R26-422-19-0000-0350-0020; R26-422-19-0000-0100-0031

TOTAL PROJECT ACREAGE:1,750,278 SF / 38.68 ACRES +/-
UPLAND AREA: 37.17 ACRES (96.10% OF PROJECT AREA)
PROPOSED RESIDENTIAL ACREAGE: 38.68

WETLAND AREA ON SITE: 1.51 ACRES (3.90% OF PROJECT AREA)
FLOOD ZONE AREA A ON SITE: 0.42 ACRES (1.05% OF PROJECT AREA)'

MAXIUMIM PROPOSED TOWNHOME LOTS:
MAXIMUM PROPOSED LOTS: 235

*24' WIDE, DEPTHS VARIES RELATIVE TO LOCATION SUCH AS CORNER LOTS AND OTHER PROPERTY FEATURES

RESIDENTIAL DENSITY:
6.32 TOWNHOUSE UNITS PER ACRES (EXCLUDING WETLAND AREA)

ABUTTING ZONING/FLU:
NORTH:PDP/PD
EAST:PDP/RES
WEST:CPDP/RES
SOUTH:AG(SPECIAL USE SCHOOL)/EDU

PROPOSED ZONING: PDP MULTI-FAMILY
BUILDING HEIGHT: TBD

PROPOSED PROJECT BUILDING SETBACKS:
NORTH: 125' ALONG STATE ROAD 50 & 30' ALONG COM & FDOT PARCEL
SOUTH: 45' ALONG HERNANDO DISTRICT SCHOOL
EAST: 35' ALONG EMERSON ROAD & 30' ALONG FDOT PARCEL
WEST: 45' ALONG OXLEY ROAD
INTERNAL: 20' BETWEEN UNIT BLOCKS

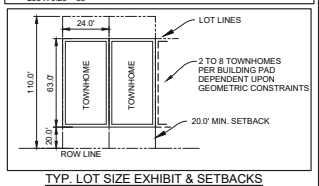
REQUIRED PARK AREA:
TOTAL ACREAGE WILL MEET COUNTY STANDARDS AND BE SIZED/ LOCATED AT THE TIME OF THE CONDITIONAL PLAT.

REQUIRED/PROVIDED BUFFERS:
SEE PLAN FOR PROPOSED BUFFERS

ACCESS ROADS:
50' WIDE ROW WITH TREE'D ROADWAY ENTRANCE WAY FOR MOTOR VEHICLES

PARKING REQUIREMENTS:
2 SPACES PER UNIT (ONE IN GARAGE, ONE IN DRIVEWAY)
= 235 x 2 = 470

PARKING PROVIDED:
3 SPACES PER UNIT (1 IN GARAGE, 2 IN DRIVEWAY)
= 235 X 3 = 705
1 ADDITIONAL PER 4 TOWNHOUSES (GUEST PARKING)
= 235 X 0.25 = 58



TYP. LOT SIZE EXHIBIT & SETBACKS

HERNANDO CHRISTIAN PRIVATE ACADEMY INC.
PID: R35 422 19 0000 0060 0060
ZONING: AR
FLU: RES

N

0 80 160 240
SCALE: 1" = 80'

GMC
21764 State Road 54
Lutz, FL 33549
Phone: 813 885 2032

REVISIONS

NO.	AGENCY COMMENTING	DATE
1	MASTER SITE PLAN SUBMITTAL	3/26/2025
2		
3		

CLIENT:
NVR, INC. DBA RYAN HOME
ADDRESS:
10210 HIGHLAND MANOR DRIVE, SUITE 300
TAMPA, FL 33610
CONTACT:
BARBARA ZELLMER
PHONE:
(813) 579-0299

Ryan Homes

Drawing Name:

MASTER SITE PLAN

Drawing No.:

EX-B

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