

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



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
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 ADDRESS: 126 E. TARPON AVE., TARPON SPRINGS, FL 34689
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ENGINEER: GOODWYN MILLS CAWOOD, LLC
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TRAFFIC ENGINEER: W.E. OLIVER, P.E., LLC
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WETLAND CONSULTANT: NAYLOR ENVIRONMENT SOLUTIONS
CONTACT: ROSS NAYLOR
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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; R26-422-19-0000-0350-0360; R26-422-19-0000-0350-0200; R26-422-19-0000-0100-0031

TOTAL PROJECT ACREAGE: 1,750,278 SF / 38.68 ACRES +/-
URBAN AREA: 3717 ACRES (86.10% OF PROJECT AREA)
PROPOSED RESIDENTIAL ACREAGE: 38.89

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

MAXIMUM PROPOSED TOWNHOME LOTS:
 235

24' WIDE DEPTHS Varies relative to location such as corner lots and other property features

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

ABUTTING ZONING (FLU):
 NORTH: POP/RES
 EAST: POP/RES
 WEST: CDP/RES
 SOUTH: RES/SPECIAL USE SCHOOL/EDU

PROPOSED ZONING: POP MULTI-FAMILY
BUILDING HEIGHT: TBD

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

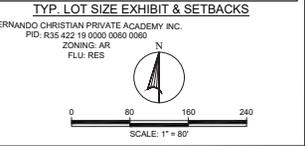
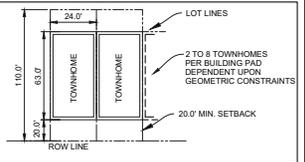
REQUIRED PARK AREA:
 TOTAL PARKING WILL MEET COUNTY STANDARDS AND BE SIZED/LOCATED AT THE TIME OF THE CONDITIONAL PLAT.

REQUIRED PROVIDED BUFFERS:
 SEE PLAN FOR PROPOSED BUFFERS

ACCESS ROADS:
 20' 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 = 59



GMC

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

REVISIONS

NO.	DATE	DESCRIPTION

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



Drawing Name: _____

MASTER SITE PLAN

Drawing No.: _____

EX-B