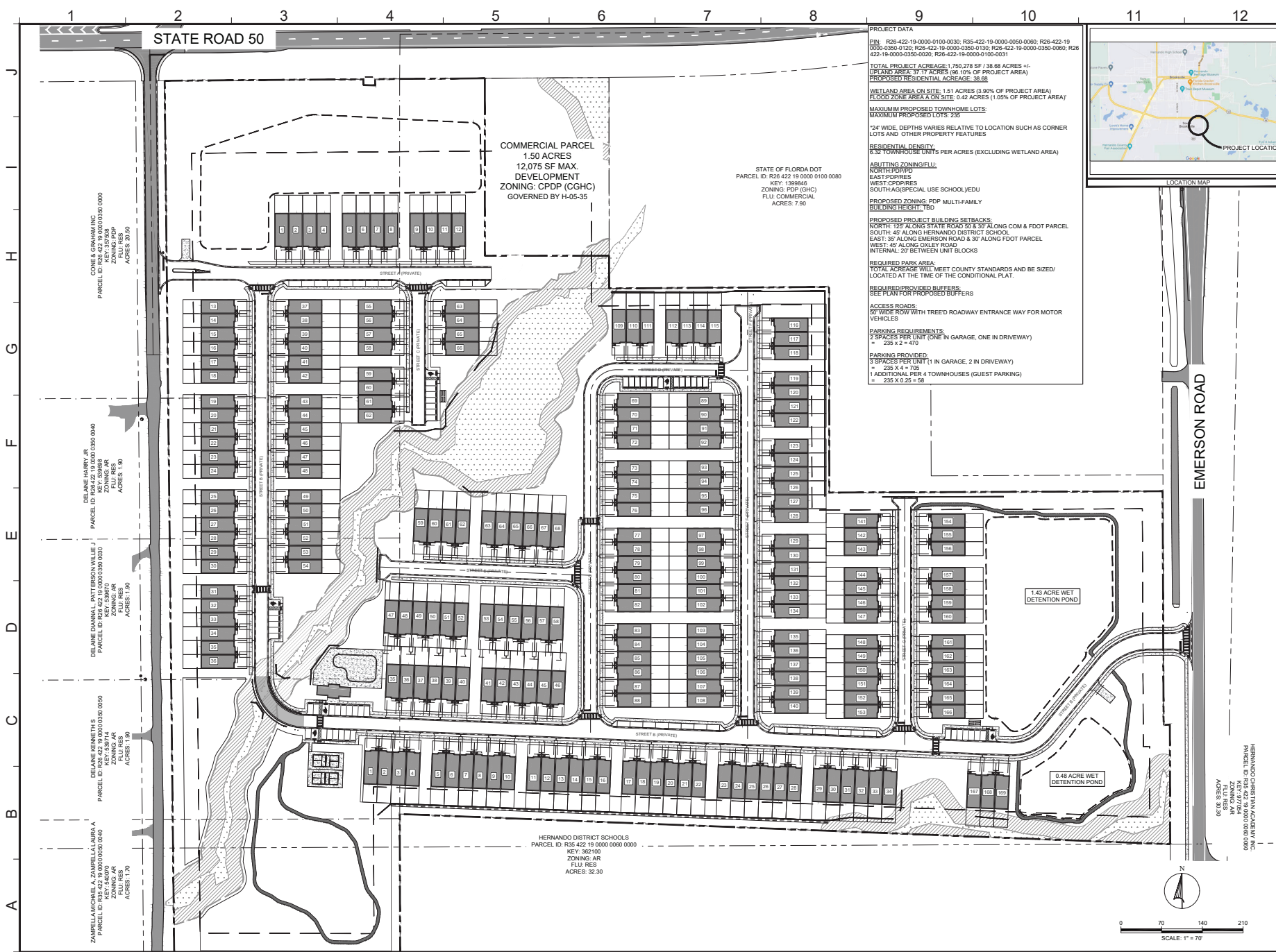
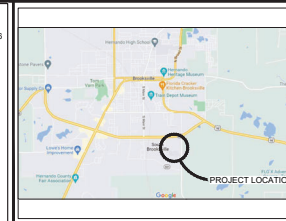


GOODWYN MILLS AND CASWOOD, INC. (GMC) 21764 STATE ROAD 50, SUITE 300, TAMPA, FL 33649
PROJECT NO. 21764-001
DATE: 01/08/2024
DRAWN BY: J. B. 108 - 10/24/2024
CHECKED BY: J. B. 108 - 10/24/2024
APPROVED BY: J. B. 108 - 10/24/2024



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 ACRES: 1,750.278 SF / 38.68 ACRES +/-
UPLAND AREA: 97.17 ACRES (96.10% OF PROJECT AREA)
PROPOSED RESIDENTIAL ACRES: 38.68
WETLAND AREA ON SITE: 1.51 ACRES (3.50% OF PROJECT AREA)
FLOOD ZONE AREA ON SITE: 0.42 ACRES (1.05% OF PROJECT AREA)
MAXIMUM PROPOSED TOWNHOME LOTS: 235
1/4" WIDE, DEPTHS VARIES RELATIVE TO LOCATION SUCH AS CORNER LOTS AND OTHER PROPERTY FEATURES
RESIDENTIAL DENSITY: 6.15 TOWNHOME UNITS PER ACRES (EXCLUDING WETLAND AREA)
ABUTTING ZONING/FLU: NORTH PD/POD, EAST PD/POES, WEST PD/POES, SOUTHAG/SPECIAL USE SCHOOL/EDU
PROPOSED ZONING: PD/ MULTI-FAMILY BUILDING TIER/150
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 ACRES WILL MEET COUNTY STANDARDS AND BE SIZED/LOCATED AT THE TIME OF THE CONDITIONAL PLAN.
REQUIRED PROVIDED BUFFERS: SEE PLAN FOR PROPOSED BUFFERS
ACCESS ROADS: 50' WIDE ROW WITH TREED 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 4 = 715
1 ADDITIONAL PER 4 TOWNHOUSES (GUEST PARKING) = 235 X 0.25 = 58



GMC

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

NO.	DATE	BY	REVISIONS
1	01/08/2024	J. B. 108	INITIAL SITE PLAN SUBMITTAL
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

Scott K. Stannard, P.E.
FL P.E. No. 05055

DRAWING NAME:
OVERALL SITE PLAN

DRAWING NO.:
EX-A