

CONTACT INFORMATION

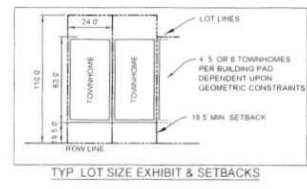
APPLICANT:
RYAN HOMES
1400 TECH BLVD SUITE 202
TAMPA, FL 33619
PHONE: (813) 576-0299

PROJECT PLANNER:
NAME: TARPON PLANNING
STRATEGIES, LLC
CONTACT: CYNTHIA TARPON
ADDRESS: 128 E. TARPON AVE
TARPON SPRINGS, FL 34689
PHONE: (727) 842-2006

ENGINEER:
GOODWIN MILLS CAWOOD
CONTACT: SCOTT STANNARD, PE
21766 STATE ROAD 14
LUTZ, FL 33549
PHONE: (813) 885-2032

TRAFFIC ENGINEERING:
NAME: W.E. OLIVER, P.E., LLC
CONTACT: WILLIAM OLIVER, P.E.
ADDRESS: 2606 W. MORRISON AVE
TAMPA, FL 33629
PHONE: (813) 744-9188
EMAIL: BILL@WEO-PE.COM

WETLAND CONSULTANT:
NAYLOR ENVIRONMENTAL SOLUTIONS
CONTACT: AMBER NAYLOR
14756 TUDOR CHASE DRIVE
TAMPA, FL 33636
EMAIL: ANAYLOR@NAYLORENV.COM



PROJECT DATA

PIN: R26 422 19 0000 0100 0030
R35 422 19 0000 0050 0080
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: 1,753.725 SF / 40.26 ACRES (+/-)
UPLAND AREA: 38.983 ACRES (96.83% OF PROJECT AREA)
WETLAND AREA ON SITE: 1.277 ACRES (3.17% OF PROJECT AREA)

TOTAL PROPOSED TOWNHOME LOTS: 223
COMBINED TOTAL PROPOSED LOTS: 223

WEST: TOTAL PROPOSED LOTS: 74
EAST: TOTAL PROPOSED LOTS: 149

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

RESIDENTIAL DENSITY: 5.72 TOWNHOME UNITS PER ACRE (EXCLUDING WETLAND AREA)

EXISTING ZONING: PLU: CPO/COM
PROPOSED ZONING: PDP

ABUTTING ZONING: PLU:
NORTH: PDP
EAST: PDP
WEST: PDP
SOUTH: AGR/SPECIAL USE SCHOOL/EDU
PROPOSED USE: PDP SINGLE FAMILY
BUILDING HEIGHT: TBD

PROPOSED EXTERNAL PROJECT SETBACKS:
NORTH: 75' ALONG STATE ROAD 50 & 30' ALONG FOOT PARCEL
SOUTH: 45' ALONG HERNANDO DISTRICT SCHOOL
EAST: 30' ALONG FOOT PARCEL & 35' ALONG EMERSON ROAD
WEST: 45' ALONG OXLEY ROAD

REQUIRED PARK AREA:
TOTAL ACREAGE SHALL MEET COUNTY STANDARDS AND BE SIZED/LOCATED AT THE TIME OF THE CONDITIONAL PLAN

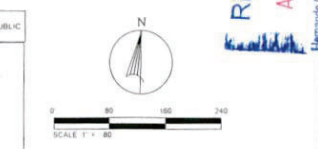
REQUIRED PROVIDED BUFFERS:
SEE MASTER PLAN FOR PROPOSED LANDSCAPE BUFFERS

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

PARKING REQUIREMENTS:
2 SPACES PER UNIT (ONE IN GARAGE, ONE IN DRIVEWAY)
= 223 UNITS X 2 = 446 (446 PROVIDED)
1 ADDITIONAL GUEST PARKING PER 4 TOWNHOMES
= 223 UNITS X 0.25 = 56 (62 PROVIDED, 6 BEING ADA)

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

APPROXIMATE EDGE OF EMERSON ROAD RIGHT OF WAY



GMC

NVR, INC. / RYAN HOMES

21764 SR 54
LUTZ, FL 33549
(P) - 813.885.2032

CONTACT: BARBARA ZELLNER
1400 TECH BLVD SUITE 202
TAMPA, FL 33619

ISSUE	DATE
PD MASTER PLAN	8-6-24
RESIGNED:	8/5/25
DRAWN BY:	025

EMERSON OAKS
SR 50 & EMERSON ROAD
HERNANDO COUNTY
BROOKSVILLE, FL 34607

CTAM24XXXX

NOT RELEASED FOR CONSTRUCTION

PD PLAN

SHEET NUMBER
PD-1.0

