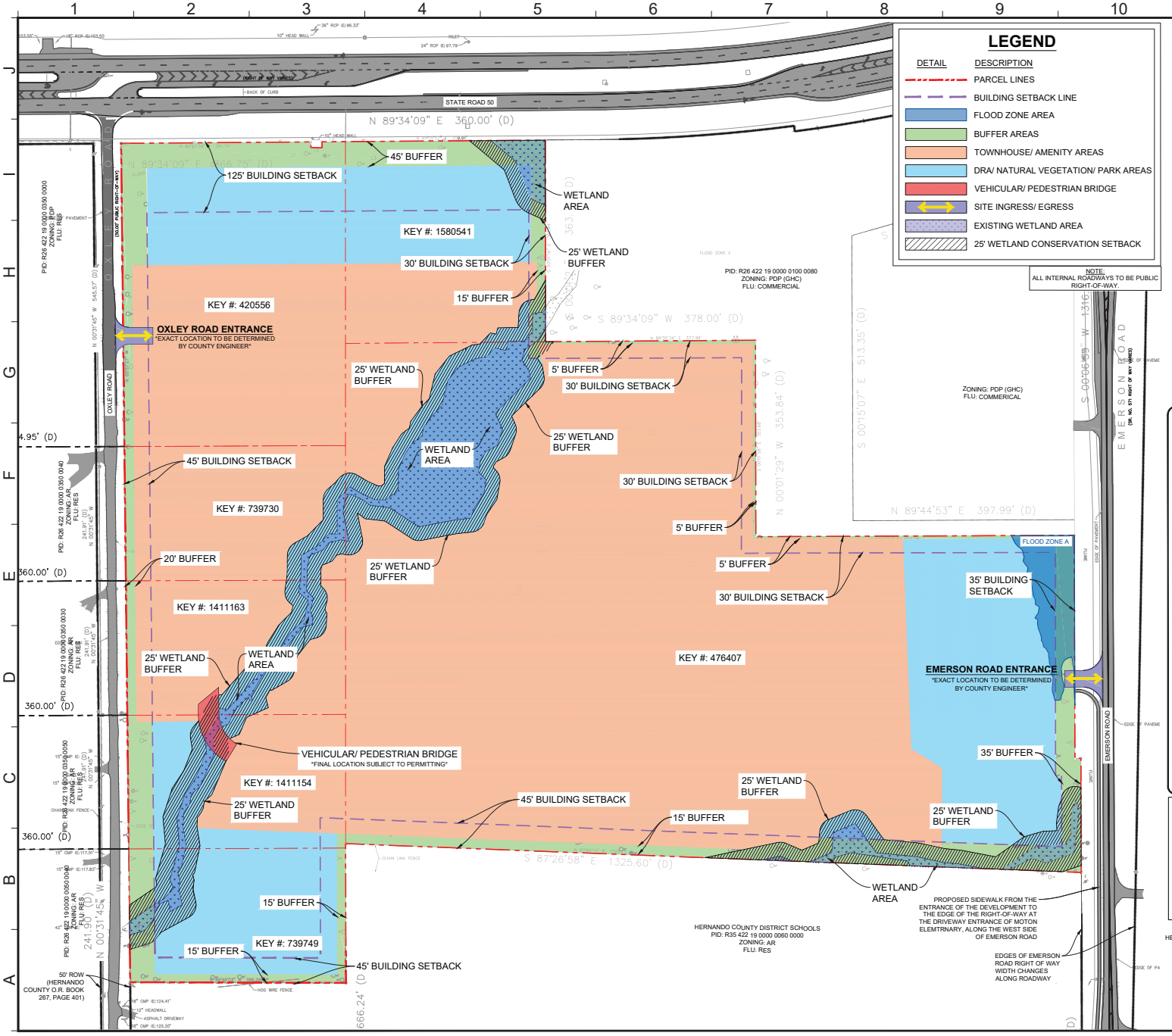
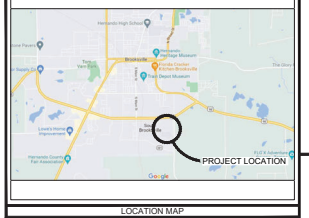




LOCATION MAP

CONTACT LIST

APPLICANT: NVR, INC. DBA RYAN HOMES
CONTACT: BARBARA ZELLMER
ADDRESS: 1409 TECH BLVD SUITE 202, TAMPA, FL 33619
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 / 40.18 ACRES +/-
UPLAND AREA: 38.54 ACRES (95.92% OF PROJECT AREA)
WETLAND AREA ON SITE: 1.64 ACRES (4.08% OF PROJECT AREA)
FLOOD ZONE AREA A ON SITE: 0.42 ACRES (1.05% OF PROJECT AREA)

MAXIUMIM PROPOSED TOWNHOME LOTS:
MAXIMUM PROPOSED LOTS: 215

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

RESIDENTIAL DENSITY:
5.58 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 USE:PDP SINGLE FAMILY
BUILDING HEIGHT: TBD

PROPOSED EXTERNAL PROJECT SETBACKS:
NORTH: 125' ALONG STATE ROAD 50 & 30' ALONG FDOT PARCEL
SOUTH: 45' ALONG HERNANDO DISTRICT SCHOOL
EAST: 35' ALONG EMERSON ROAD & 30' ALONG FDOT PARCEL
WEST: 45' ALONG OXLEY ROAD

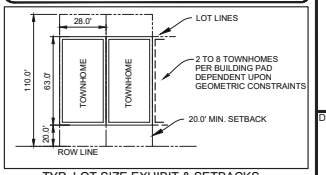
REQUIRED PARK AREA:
TOTAL ACREAGE WILL MEET COUNTY STANDARDS AND BE SIZED/ LOCATED AT THE TIME OF THE CONDITIONAL PLAT.

REQUIRED/PROVIDED BUFFERS:
SEE PLAN FOR PROPOSED BUFFERS

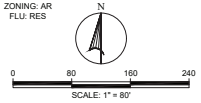
ACCESS ROADS:
50' WIDE ROW WITH TREE'D ROADWAY/ACCESS WAY FOR MOTOR VEHICLES

PARKING REQUIREMENTS:
2 SPACES PER UNIT (ONE IN GARAGE, ONE IN DRIVEWAY)
= 215 x 2 = 430

PARKING PROVIDED:
4 SPACES PER UNIT (2 IN GARAGE, 2 IN DRIVEWAY)
= 215 X 4 = 860
1 ADDITIONAL PER 4 TOWNHOUSES (GUEST PARKING)
= 215 X 0.25 = 54



TYP. LOT SIZE EXHIBIT & SETBACKS



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		

Designer: SKS Date:
Drawn By: CRW Date:

CLIENT:
NVR, INC. DBA RYAN HOME
ADDRESS:
1409 TECH BLVD SUITE 202,
TAMPA, FL 33619
CONTACT:
BARBARA ZELLMER
PHONE:
(813) 579-0299

Ryan Homes

Drawing Name:
MASTER SITE PLAN

Drawing No.:
PD-1.0

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