

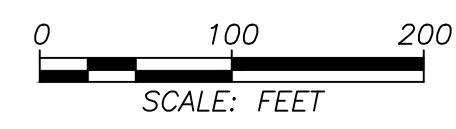
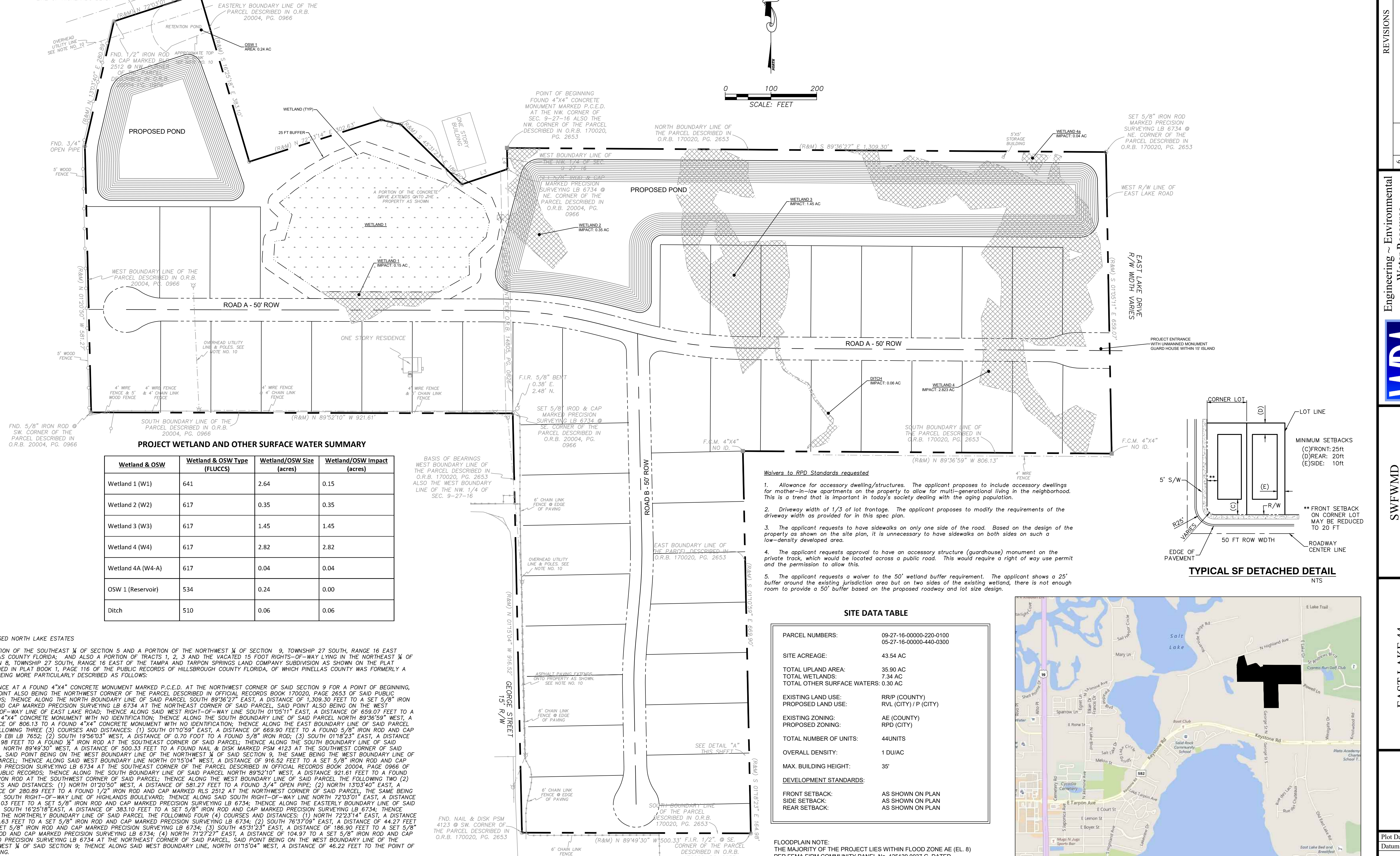
PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District
in writing when construction begins.

CAD File Path: S:\PROJECT FILES\1491 - WINTER - KEYSTONE RESIDENTIAL CAD\PLANS\PP\PLAN_SHEETING

Print Date: 6/11/2018 8:22:54 PM

2018 WRA

NORTH BOUNDARY LINE OF THE PARCEL DESCRIBED IN O.R.B. 20004, PG. 0966 & SOUTH R/W LINE OF HIGHLANDS BLVD.
60' R/W



PROJECT WETLAND AND OTHER SURFACE WATER SUMMARY

Wetland & OSW	Wetland & OSW Type (FLUCCS)	Wetland/OSW Size (acres)	Wetland/OSW Impact (acres)
Wetland 1 (W1)	641	2.64	0.15
Wetland 2 (W2)	617	0.35	0.35
Wetland 3 (W3)	617	1.45	1.45
Wetland 4 (W4)	617	2.82	2.82
Wetland 4A (W4-A)	617	0.04	0.04
OSW 1 (Reservoir)	534	0.24	0.00
Ditch	510	0.06	0.06

BASIS OF BEARINGS WEST BOUNDARY LINE OF THE PARCEL DESCRIBED IN O.R.B. 170020, PG. 2653 ALSO THE WEST BOUNDARY LINE OF THE NW 1/4 OF SEC. 9-27-16

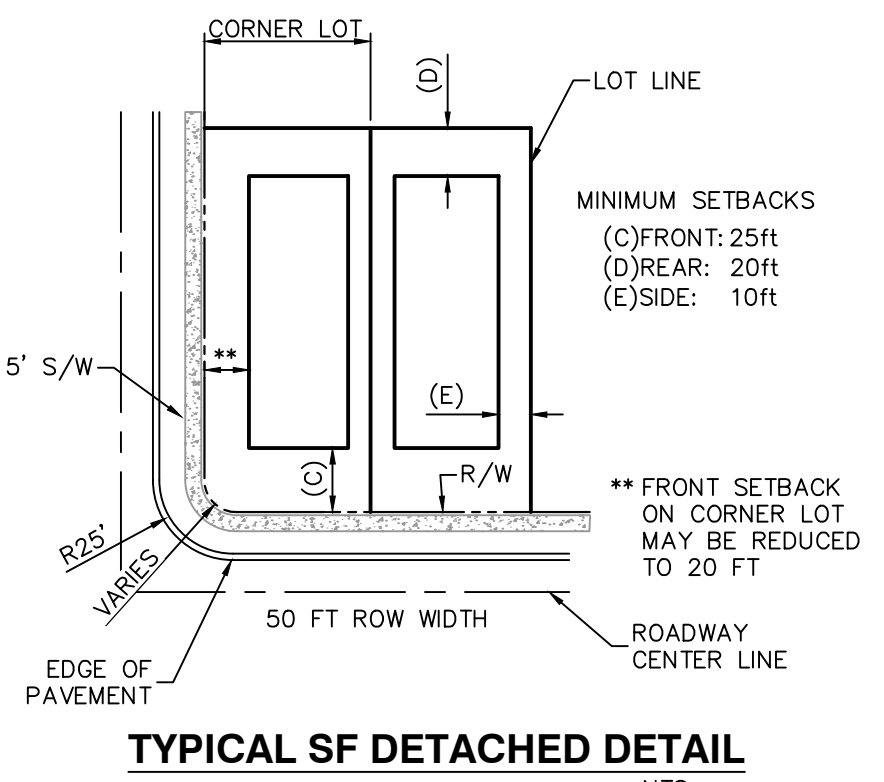
Waivers to RPD Standards requested

1. Allowance for accessory dwelling/structures. The applicant proposes to include accessory dwellings for mother-in-law apartments on the property to allow for multi-generational living in the neighborhood. This is a trend that is important in today's society dealing with the aging population.
2. Driveway width of 1/3 of lot frontage. The applicant proposes to modify the requirements of the driveway width as provided for in this spec plan.
3. The applicant requests to have sidewalks on only one side of the road. Based on the design of the property as shown on the site plan, it is unnecessary to have sidewalks on both sides on such a low-density developed area.
4. The applicant requests approval to have an accessory structure (guardhouse) monument on the private track, which would be located across a public road. This would require a right of way use permit and the permission to allow this.
5. The applicant requests a waiver to the 50' wetland buffer requirement. The applicant shows a 25' buffer around the existing jurisdiction area but on two sides of the existing wetland, there is not enough room to provide a 50' buffer based on the proposed roadway and lot size design.

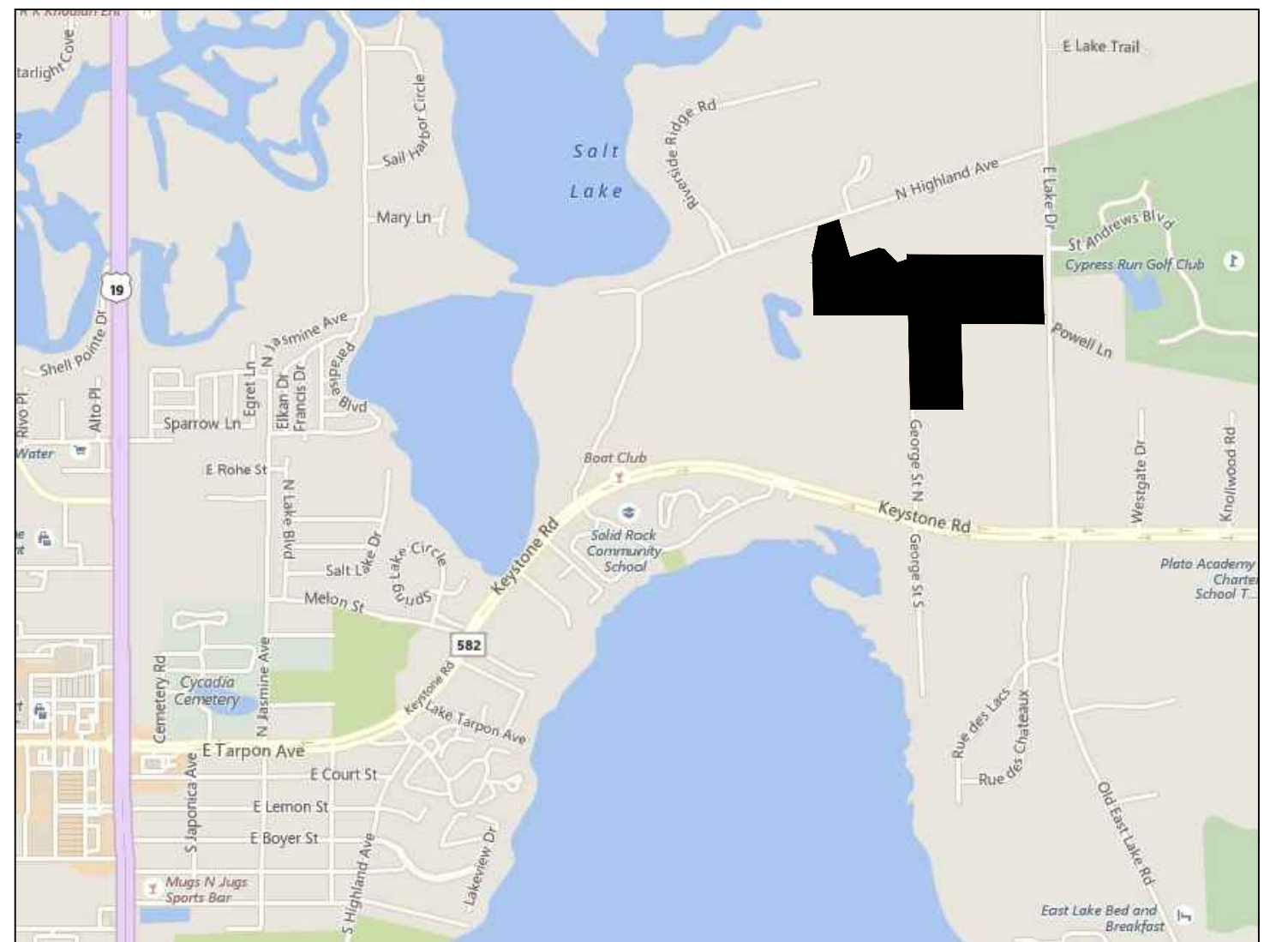
SITE DATA TABLE

PARCEL NUMBERS:	09-27-16-00000-220-0100 05-27-16-00000-440-0300
SITE ACREAGE:	43.54 AC
TOTAL UPLAND AREA:	35.90 AC
TOTAL WETLANDS:	7.34 AC
TOTAL OTHER SURFACE WATERS:	0.30 AC
EXISTING LAND USE:	RRP (COUNTY)
PROPOSED LAND USE:	RVL (CITY) / P (CITY)
EXISTING ZONING:	AE (COUNTY)
PROPOSED ZONING:	RPD (CITY)
TOTAL NUMBER OF UNITS:	44 UNITS
OVERALL DENSITY:	1 DU/AC
MAX. BUILDING HEIGHT:	35'
DEVELOPMENT STANDARDS:	
FRONT SETBACK:	AS SHOWN ON PLAN
SIDE SETBACK:	AS SHOWN ON PLAN
REAR SETBACK:	AS SHOWN ON PLAN

FLOODPLAIN NOTE:
THE MAJORITY OF THE PROJECT LIES WITHIN FLOOD ZONE AE (EL. 8) PER FEMA FIRM COMMUNITY PANEL No. 125139 0037 G. DATED SEPTEMBER 3, 2003. THE REMAINDER OF THE PROJECT LIES WITHIN ZONE X.



PROPOSED NORTH LAKE ESTATES
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 5 AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 16 EAST PINELLAS COUNTY FLORIDA; AND ALSO A PORTION OF TRACTS 1, 2, 3 AND THE VACATED 15 FOOT RIGHTS-OF-WAY LYING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST OF THE TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A FOUND 4"x4" CONCRETE MONUMENT MARKED P.C.E.D. AT THE NORTHWEST CORNER OF SAID SECTION 9 FOR A POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 170020, PAGE 2653 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL SOUTH 89°36'27" EAST, A DISTANCE OF 1,309.30 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF EAST LAKE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°05'11" EAST, A DISTANCE OF 659.07 FEET TO A FOUND 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°36'59" WEST, A DISTANCE OF 806.13 TO A FOUND 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE ALONG THE EAST BOUNDARY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 01°10'59" EAST, A DISTANCE OF 689.90 FEET TO A FOUND 5/8" IRON ROD AND CAP MARKED EBI LB 7652; (2) SOUTH 19°56'03" WEST, A DISTANCE OF 0.70 FOOT TO A FOUND 5/8" IRON ROD; (3) SOUTH 01°18'23" EAST, A DISTANCE OF 164.98 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°49'30" WEST, A DISTANCE OF 500.33 FEET TO A FOUND NAIL & DISK MARKED PSM 4123 AT THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ON THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9, THE SAME BEING THE WEST BOUNDARY LINE OF SAID PARCEL; THENCE ALONG SAID WEST BOUNDARY LINE NORTH 01°15'04" WEST, A DISTANCE OF 916.52 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 20004, PAGE 0966 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°52'10" WEST, A DISTANCE 921.61 FEET TO A FOUND 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST BOUNDARY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 01°20'50" WEST, A DISTANCE OF 383.10 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) NORTH 72°23'14" EAST, A DISTANCE OF 302.63 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (2) SOUTH 76°37'09" EAST, A DISTANCE OF 44.27 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (3) SOUTH 45°31'23" EAST, A DISTANCE OF 186.90 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (4) NORTH 71°27'27" EAST, A DISTANCE OF 104.97 TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT BEING ON THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE ALONG SAID WEST BOUNDARY LINE, NORTH 01°15'04" WEST, A DISTANCE OF 46.22 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 43.54 ACRES MORE OR LESS.
(CLOSES 0.004" J.M.M.)



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University Park, Florida 34201
www.wraenv.com Phone 813.265.3130 Fax 813.265.9721

REVISIONS

NO.	DATE	DESCRIPTION	BY
6			
5			
4			
3			
2			
1			

SWFWMD CONCEPTUAL SITE PLAN
ISSUED FOR PERMITTING
JOB # 1491

EAST LAKE 44 KEYSTONE ROAD

Plot Date: 6/11/2018
Datum: NAVD 88

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