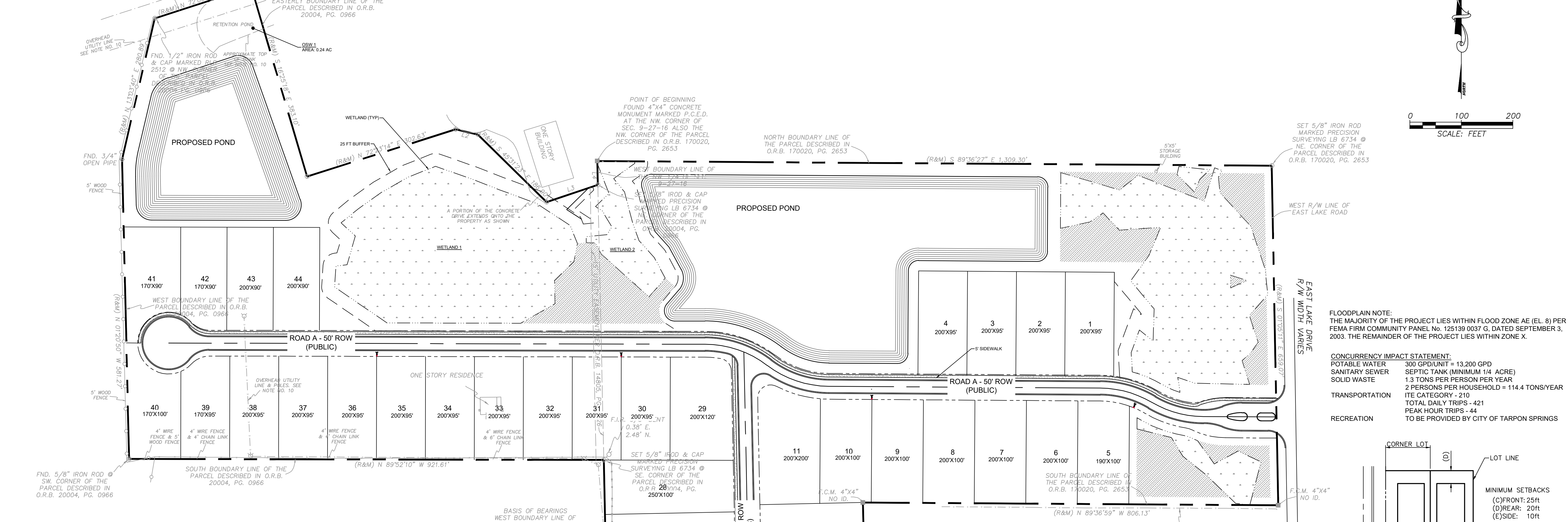
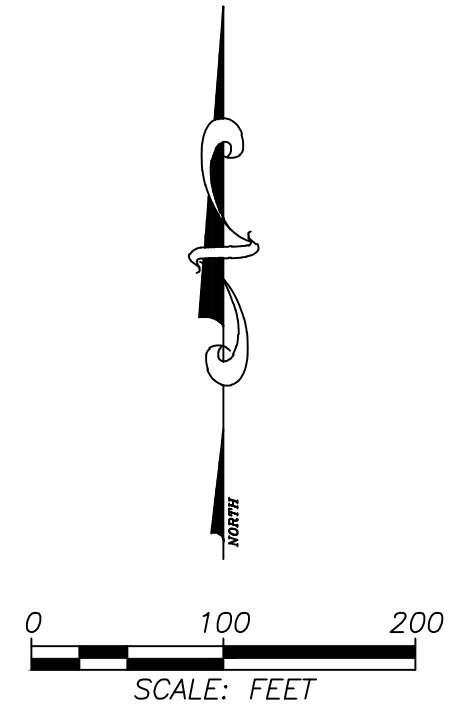


2019 WRA  
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 CAD FILE PATH: S:\PROJECT FILES\1491 - WIONEER - KEYSTONE RESIDENTIAL CAD\PLANS\PP\PLAN\_SITING.DWG  
 REVISIONS

NORTH BOUNDARY LINE OF THE  
 PARCEL DESCRIBED IN O.R.B.  
 20004, PG. 0966 & SOUTH R/W  
 LINE OF HIGHLANDS BLVD.  
 (R&M) N 72°01'01" E 131.03'



**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. Max driveway width to be 36 FT.
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 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.

**PROPOSED NORTH LAKE ESTATES**

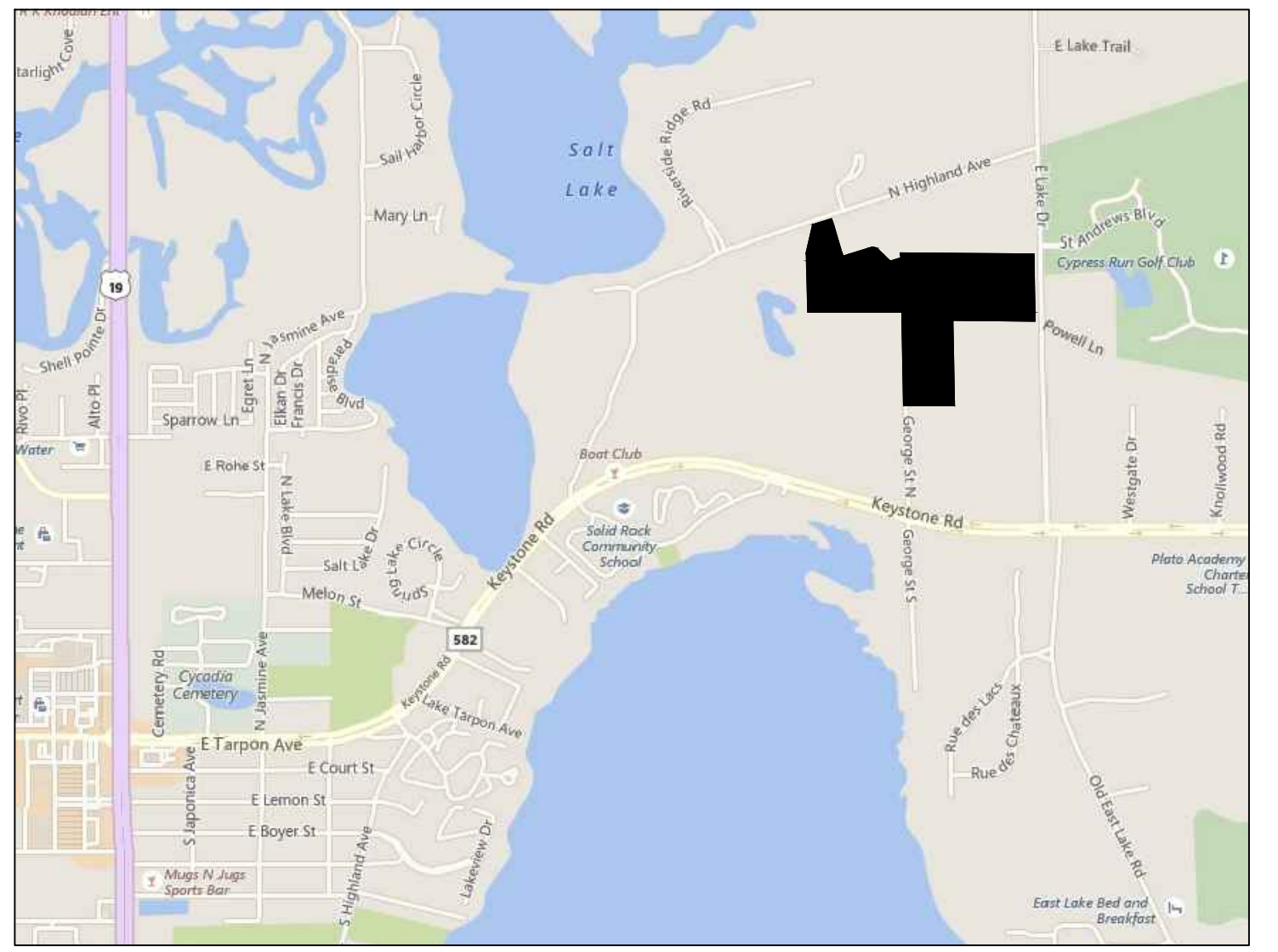
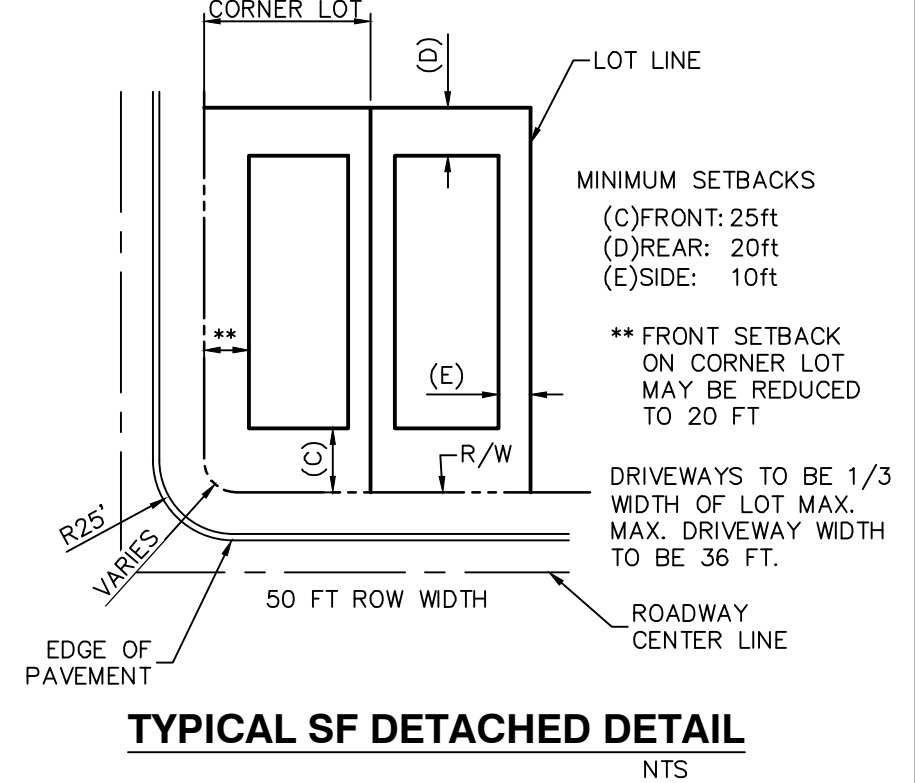
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 5 AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA; AND ALSO A PORTION OF TRACTS 1, 2, 3 AND THE VACATED 15 FOOT RIGHTS-OF-WAY LYING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST OF THE TAMPA AND TARPOON 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:

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THE ABOVE DESCRIBED PARCEL CONTAINS 43.54 ACRES MORE OR LESS.  
 (CLOSES 0.004" J.M.M.)

**SITE DATA TABLE**

PARCEL NUMBERS:	09-27-16-00000-220-0100 05-27-16-00000-440-0300
SITE ACREAGE:	43.54 AC
TOTAL EXISTING AREAS	
TOTAL UPLAND AREA:	35.90 AC
TOTAL WETLANDS:	7.34 AC
TOTAL OTHER SURFACE WATERS:	0.30 AC
TOTAL PROPOSED AREAS	
TOTAL UPLAND AREA:	30.17 AC
TOTAL WETLANDS:	6.95 AC
TOTAL PONDS:	6.42 AC
EXISTING LAND USE:	R/RP (COUNTY)
PROPOSED LAND USE:	RVL (CITY) / P (CITY)
EXISTING ZONING:	RA (COUNTY)
PROPOSED ZONING:	RPD (CITY)
TOTAL NUMBER OF UNITS:	44 UNITS
OVERALL DENSITY:	1 DU/AC
MAX. BUILDING HEIGHT:	35'
MINIMUM FINISHED FLOOR:	9' (1' ABOVE BFE)
DEVELOPMENT STANDARDS:	
FRONT SETBACK:	AS SHOWN ON PLAN
SIDE SETBACK:	AS SHOWN ON PLAN
REAR SETBACK:	AS SHOWN ON PLAN
ARCHITECTURAL STYLE:	TO BE CUSTOM DESIGNED FOR EACH CUSTOMER
MAINTENANCE RESPONSIBILITY:	
ROADS:	PUBLIC
DRAINAGE:	HOA
WATERFIRE:	PUBLIC

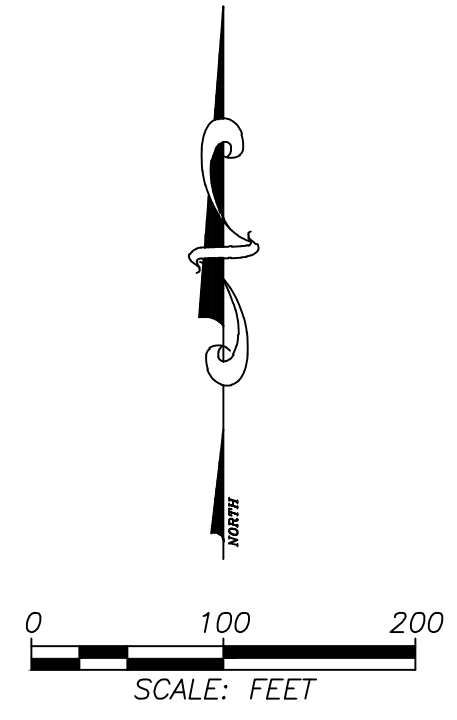
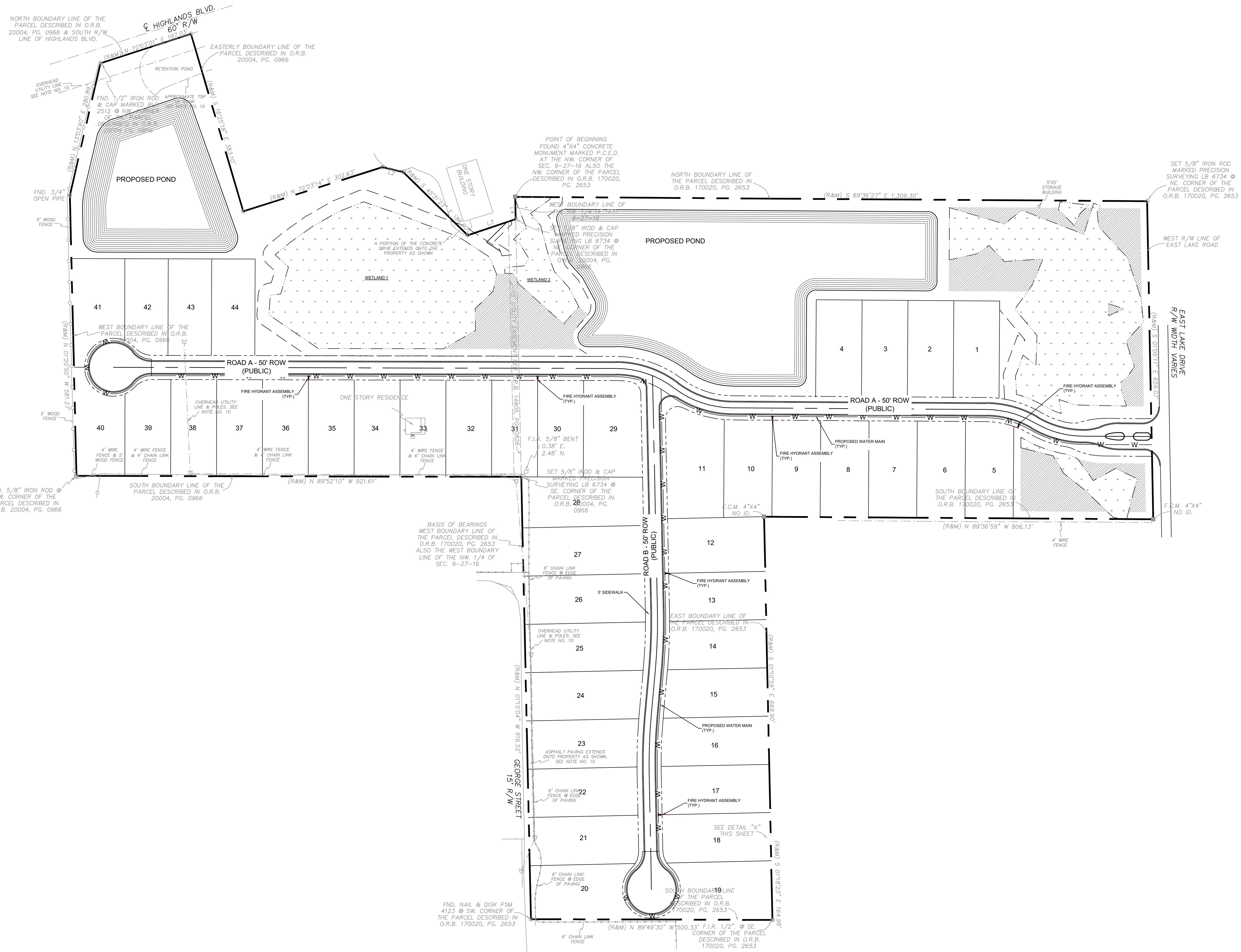


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 Tampa, Florida 33624  
 7978 Cooper Creek Blvd.  
 University Park, Florida 34201  
 www.wraenv.com Phone: 813.265.3130 Fax: 813.265.9721

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WRA  
 CONCEPTUAL DEVELOPMENT PLAN  
 EAST LAKE 44 KEYSTONE ROAD  
 ISSUED FOR: PERMITTING  
 JOB # 1491  
 RANG-16  
 TOWN-27  
 DESIGNED: JAC  
 DRAWN: JRO  
 APPROVED: JAC  
 Plot Date: 11/4/2019  
 Datum: NAVD 88  
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REVISIONS	
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**ENGINEERING PLAN**

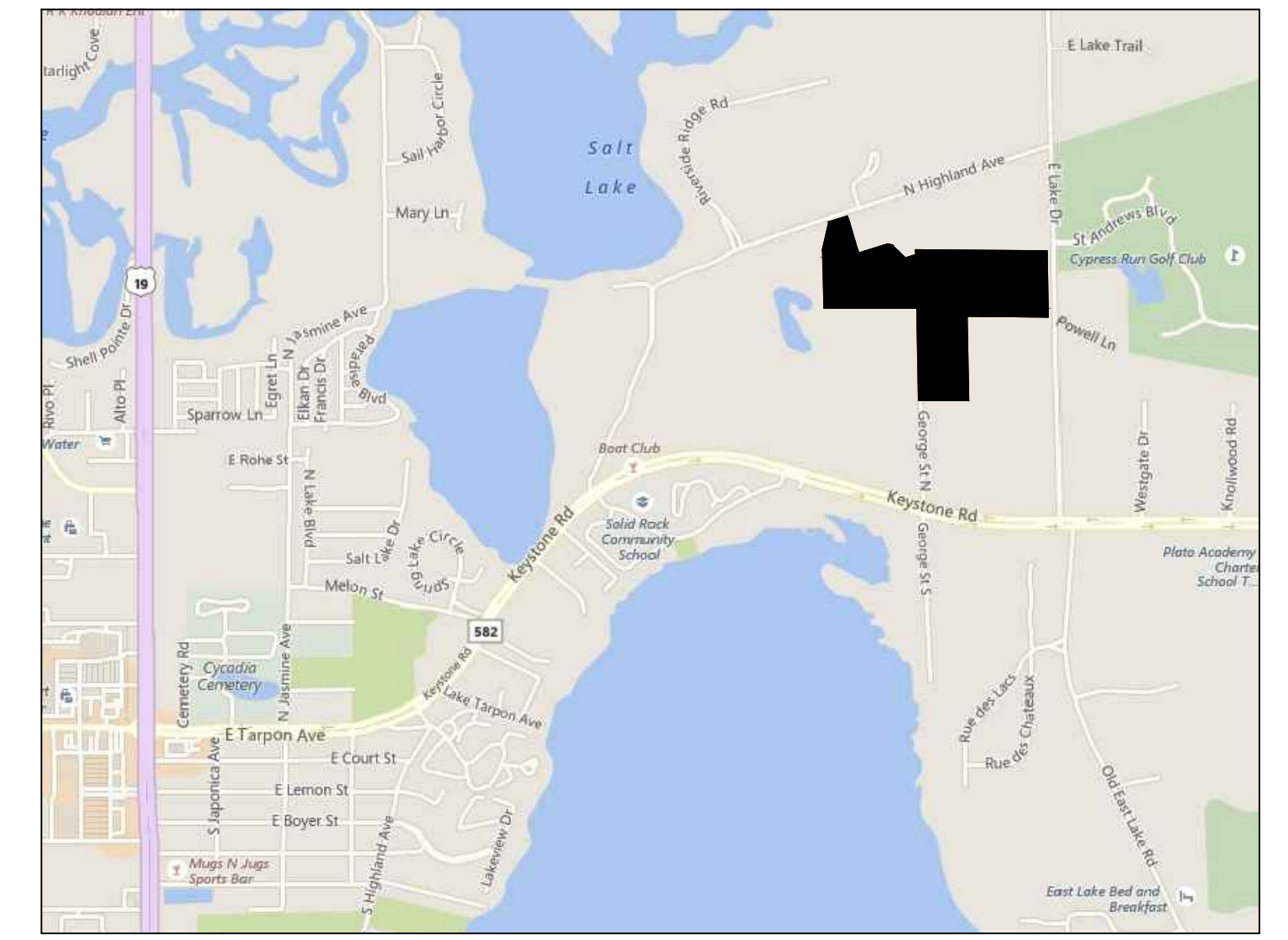
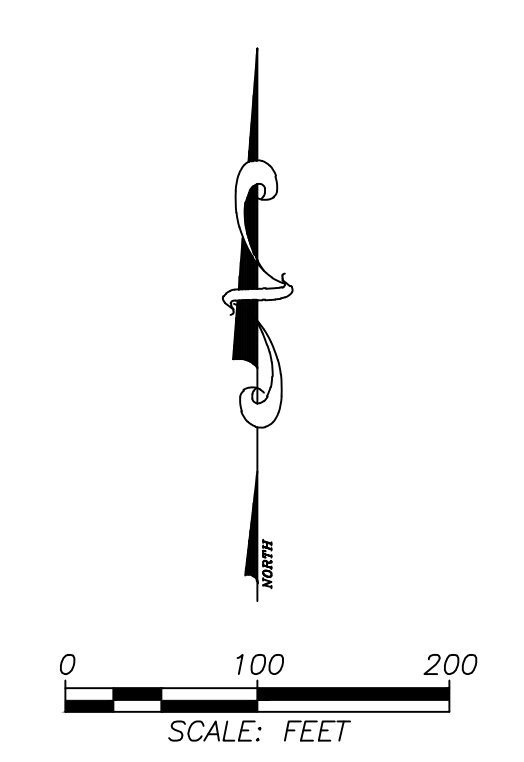
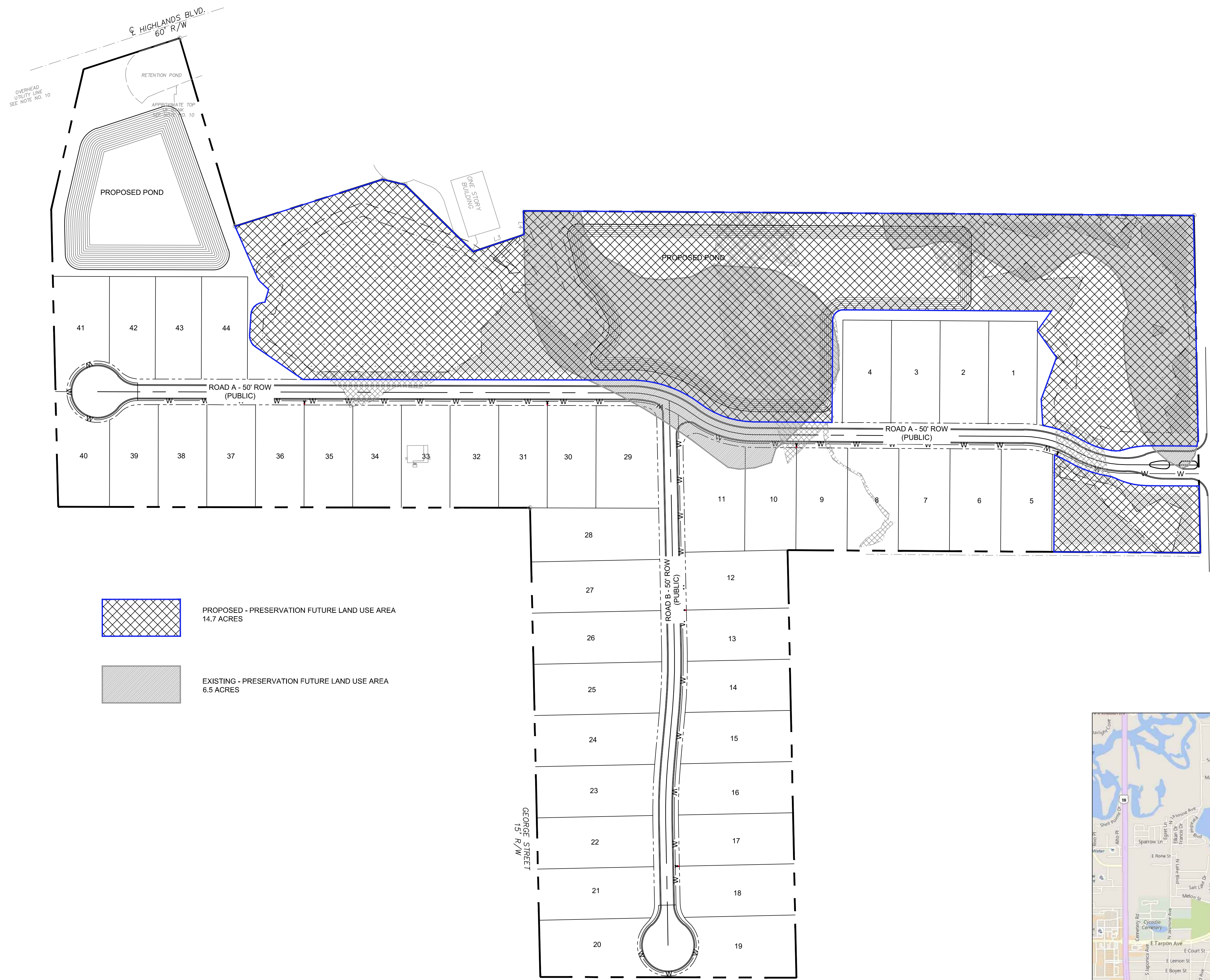
**EAST LAKE 44  
 KEYSTONE ROAD**

ISSUED FOR: PERMITTING	DESIGNED: JAC	DRAWN: JRO	APPROVED: JAC
JOB #: 1491	SEC: 9	TWN: 27	RNG: 16

Plot Date: 11/4/2019  
 Datum: NAVD 88

02

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 University Park, Florida 34201  
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**FUTURE LAND USE - PRESERVATION AREA PLAN**

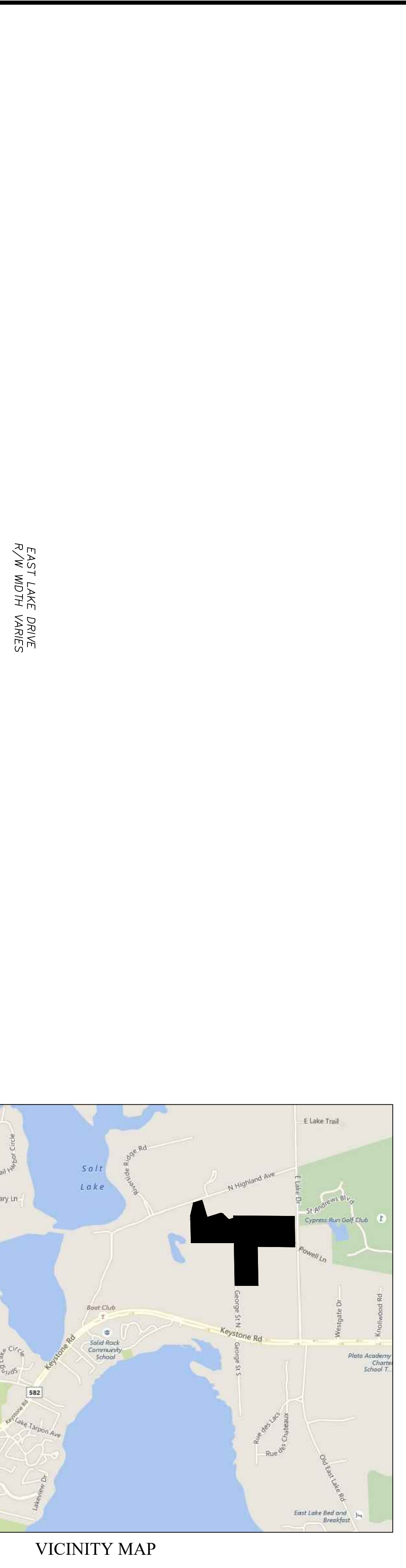
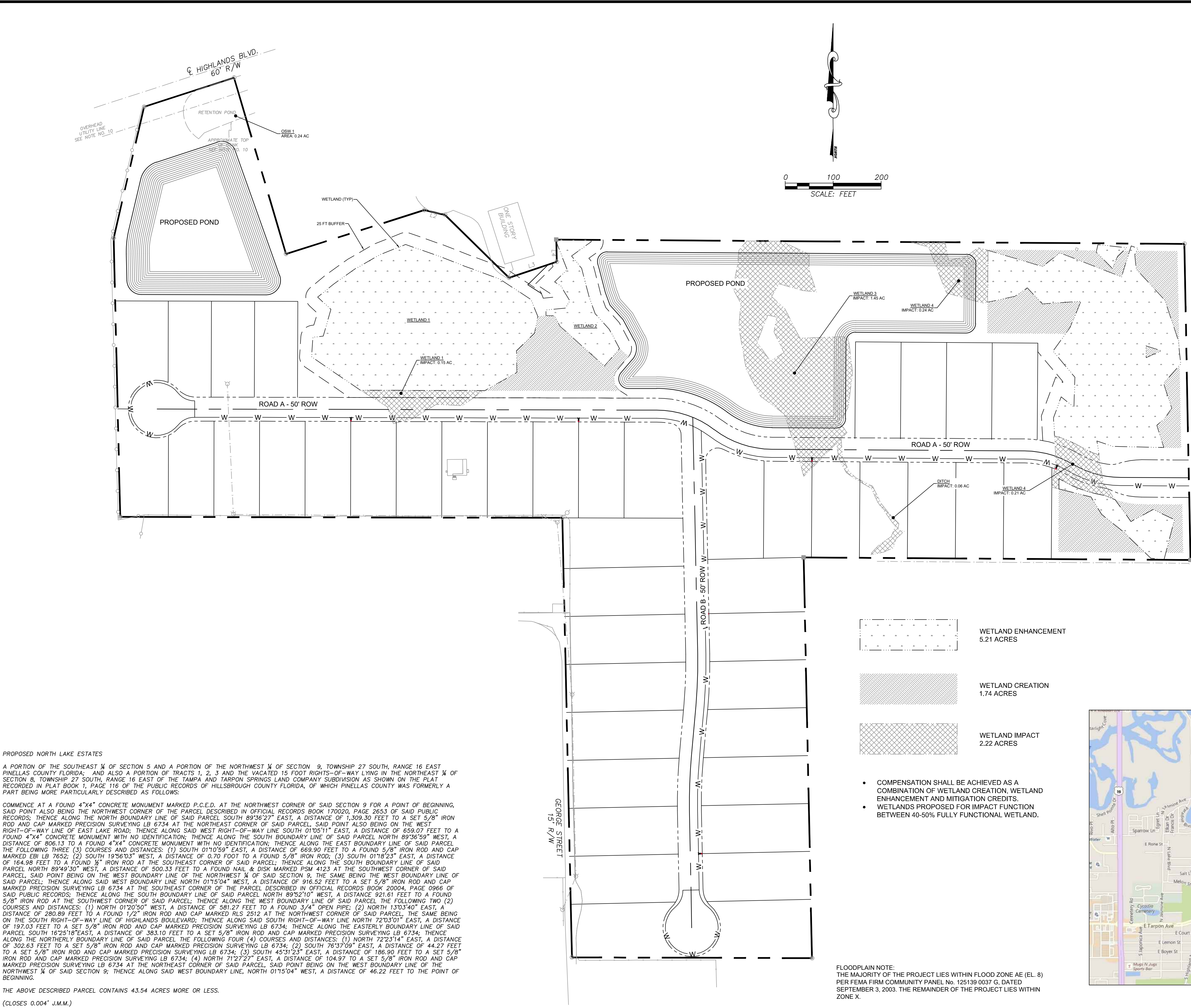
**EAST LAKE 44 KEYSTONE ROAD**

ISSUED FOR: PERMITTING  
 JOB # 1491  
 SEC. 9  
 TOWN 27  
 RANG. 16  
 DESIGNED: JAC  
 DRAWN: JRO  
 APPROVED: JAC

Plot Date: 11/4/2019  
 Datum: NAVD 88

**03**

2019 WRA  
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**PROPOSED NORTH LAKE ESTATES**

A PORTION OF THE SOUTHEAST ¼ OF SECTION 5 AND A PORTION OF THE NORTHWEST ¼ 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 ¼ 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:

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THE ABOVE DESCRIBED PARCEL CONTAINS 43.54 ACRES MORE OR LESS.

(CLOSES 0.004" J.M.M.)

- COMPENSATION SHALL BE ACHIEVED AS A COMBINATION OF WETLAND CREATION, WETLAND ENHANCEMENT AND MITIGATION CREDITS.
- WETLANDS PROPOSED FOR IMPACT FUNCTION BETWEEN 40-50% FULLY FUNCTIONAL WETLAND.

**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.

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**Engineering ~ Environmental Water Resource**  
 4260 W. Linebaugh Ave.  
 Tampa, Florida 33624  
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**WRA**

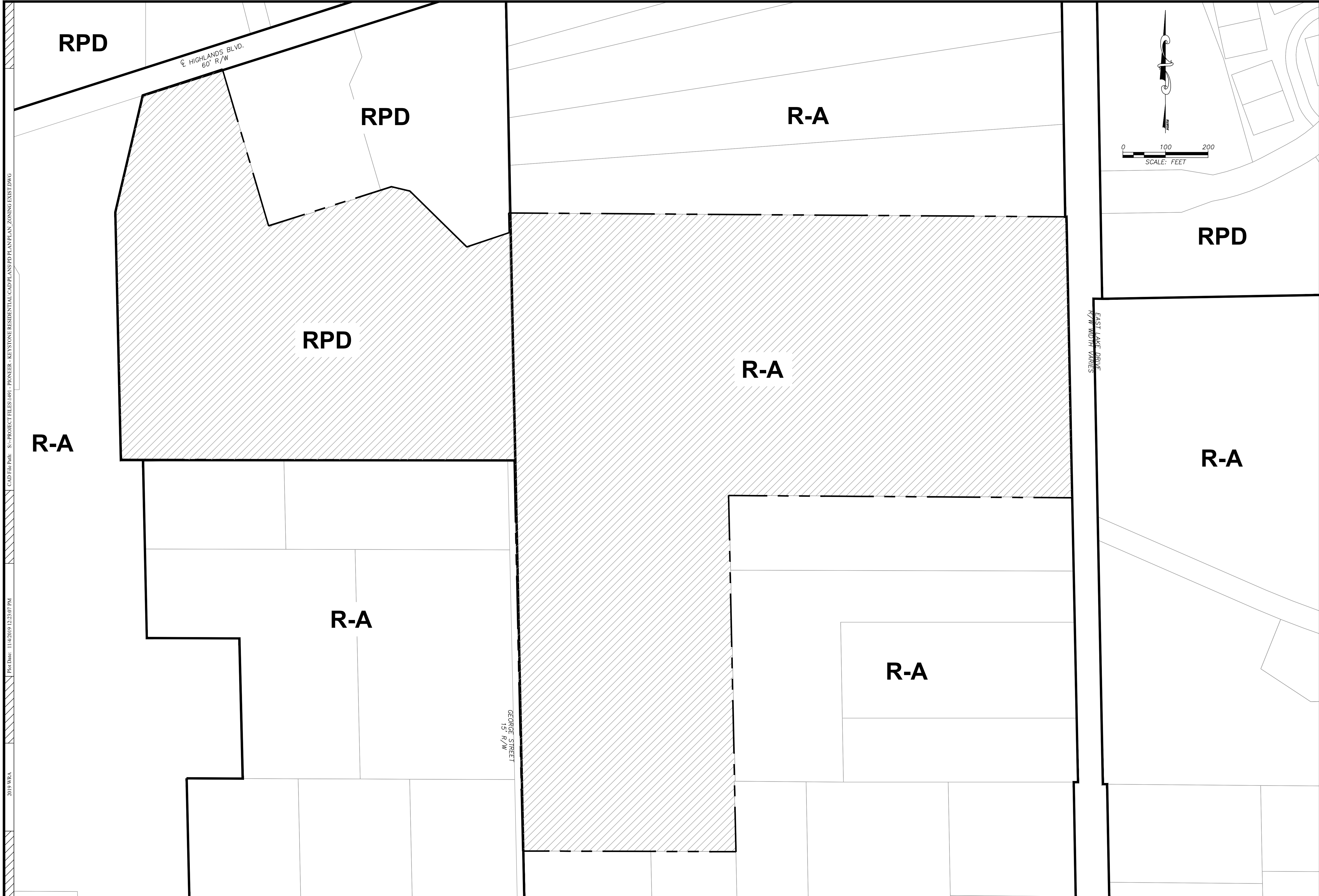
**WETLAND MITIGATION PLAN**

**EAST LAKE 44 KEYSTONE ROAD**

ISSUED FOR: PERMITTING  
 JOB # 1491  
 RING: 16  
 TOWN: 27  
 SEC: 9  
 DESIGNED: JAC  
 DRAWN: JRO  
 APPROVED: JAC

Plot Date: 11/4/2019  
 Datum: NAVD 88

**04**



RPD

E HIGHLANDS BLVD.  
60' R/W

RPD

R-A

RPD

R-A

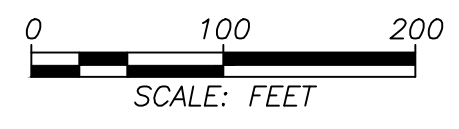
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RPD

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GEORGE STREET  
 15' R/W

EAST LAKE DRIVE  
 R/W WIDTH VARIES

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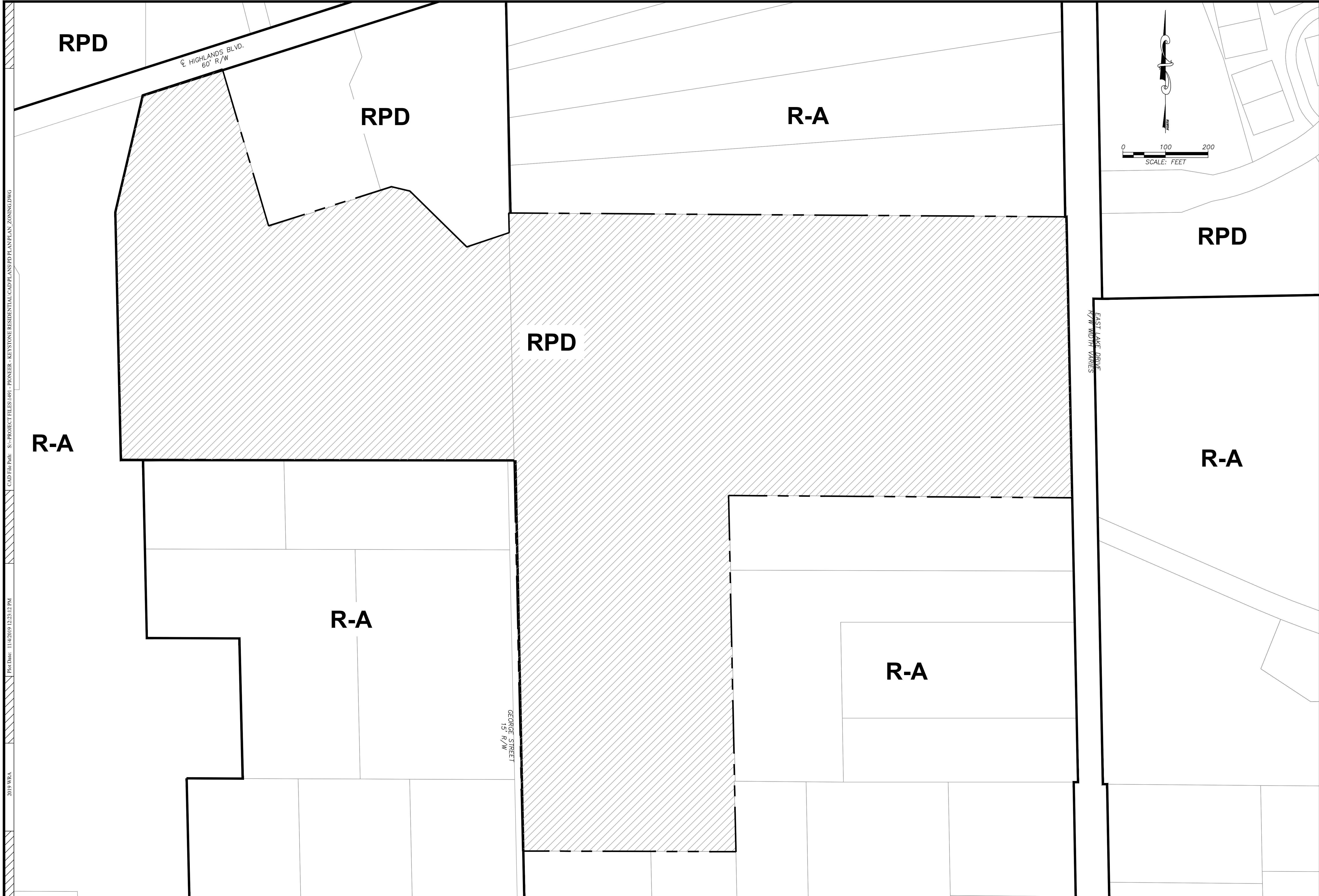
Engineering ~ Environmental  
**Water Resource**  
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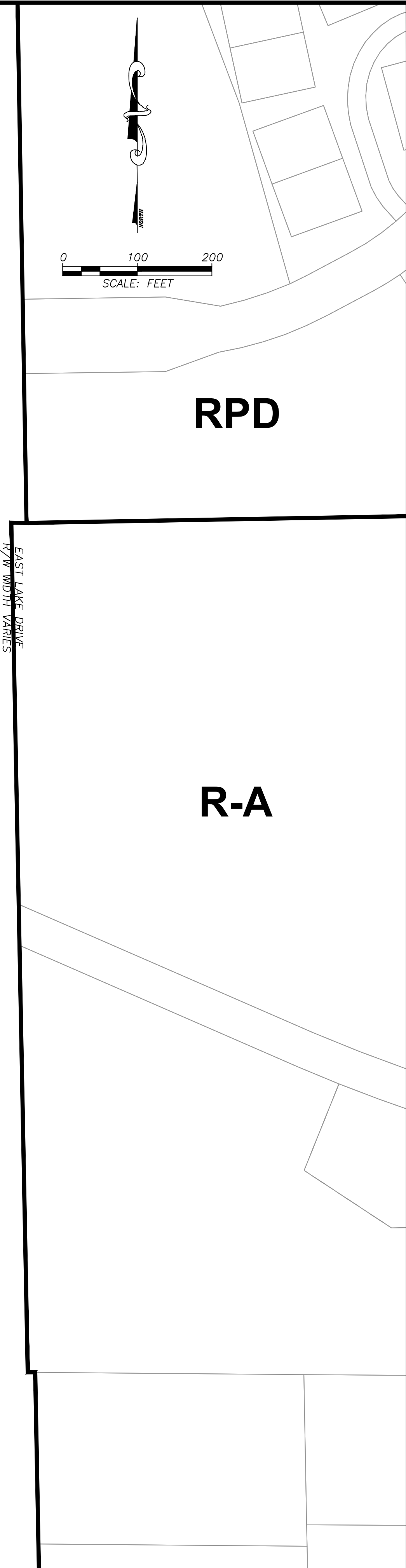
EXISTING ZONING  
 PLAN


EAST LAKE 44  
 KEYSTONE ROAD

ISSUED FOR: PERMITTING  
 JOB # 1491 SEC. 9 TOWN 27 RING 16  
 Plot Date: 11/4/2019  
 Datum: NAVD 88  
**05**



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ISSUED FOR: PERMITTING		RNG: 16		TWN: 27		SEC: 9	
JOB#: 1491		DESIGNED: JAC		DRAWN: JRO		APPROVED: JAC	
EAST LAKE 44 KEYSTONE ROAD		PROPOSED ZONING PLAN				Engineering ~ Environmental Water Resource 4260 W. Linebaugh Ave. Tampa, Florida 33624 7978 Cooper Creek Blvd. University Park, Florida 34001 www.wraenv.com Phone: 813.265.3130 Fax: 813.265.9721	
06		Plot Date: 11/4/2019		Datum: NAVD 88			
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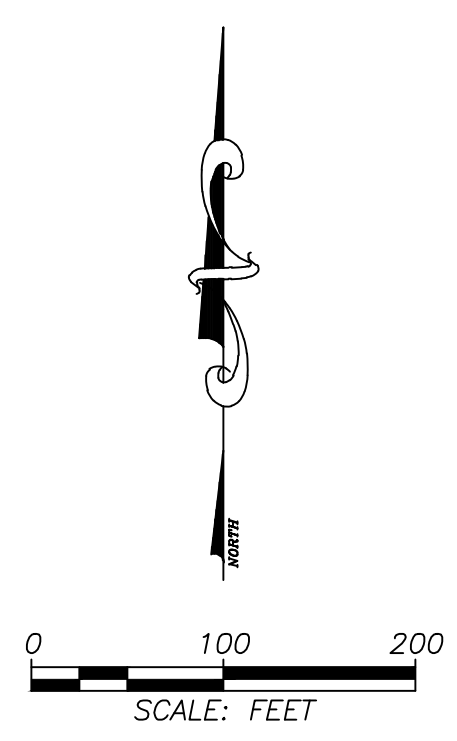
**PROPOSED NORTH LAKE ESTATES**

A PORTION OF THE SOUTHEAST ¼ OF SECTION 5 AND A PORTION OF THE NORTHWEST ¼ 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 ¼ 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 669.90 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 ¼ 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 581.27 FEET TO A FOUND 3/4" OPEN PIPE; (2) NORTH 13°03'40" EAST, A DISTANCE OF 280.89 FEET TO A FOUND 1/2" IRON ROD AND CAP MARKED RLS 2512 AT THE NORTHWEST CORNER OF SAID PARCEL, THE SAME BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHLANDS BOULEVARD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 72°03'01" EAST, A DISTANCE OF 197.03 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL SOUTH 16°25'18" EAST, 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°22'27" 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 ¼ 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.)



NO.	DATE	DESCRIPTION	BY
6			
5			
4			
3			
2			
1			

**Engineering ~ Environmental  
Water Resource**  
4260 W. Linebaugh Ave.  
Tampa, Florida 33624  
7978 Cooper Creek Blvd.  
University Park, Florida 34201  
www.wraonline.com Phone 813.265.3130 Fax 813.265.9721

**WRA**

**EXISTING TREES PLAN**

**EAST LAKE 44  
KEYSTONE ROAD**

ISSUED FOR: PERMITTING  
JOB# E-491  
RNG: 16  
TWN: 27  
SEC: 9

DESIGNED: JAC  
DRAWN: JRO  
APPROVED: JAC

Plot Date: 11/4/2019  
Datum: NAVD 88

**07**