AP 13622

SECTION 34,9,10, TOWNSHIP 27 SOUTH, RANGE 16 EAST

TYNER PARCEL

DESCRIPTION:

Begin at the northwest corner of Section 10, Township 27 South, Range 16 East, Pinellas County, Florida and go N. 88°-32'-40" E., 1,006.73 feet, along the north boundary line of said Section 10, to a point on the west right-of-way line of East Lake Road; thence along said west right-of-way line, S. 08°-52'-31" E., 262.98 feet; thence S. 81°-07'-29" W., 10.00 feet; thence S. 08°-52'-31" E., 660.35 feet, to a point on the north right-of-way line of the abandoned Seaboard Coast Line Railroad; thence, leaving the west right-of-way line of East Lake Road and following the north right-of-way line of the said abandoned Seaboard Coast Line Railroad, S. 69°-42'-31" W., 1,297.06 feet; thence along a curve to the right that has a Radius of 1,382.40 feet, an Arc length of 594.43 feet, a Chord length of 594.43 feet, a Chord bearing of S. 82°-01'-33" W., to a point on the west boundary of the east one-half (1/2) of the S.E. 1/4 of the N.E. 1/4 of Section 9, Township 27 South, Range 16 East; thence N. 00°-03'-12" W., 102.75 feet, along said west boundary of the southeast corner of the S.E. 1/4 of the N.E. 1/4 of the N.E. 1/4 of said Section 9, thence N. 89°-14'-41" W., 729.90 feet, along the south boundary of said S.W. 1/4 of the N.E. 1/4 of the N.E. 1/4, and its westerly extension, said westerly extension also being the north right-of-way line of the aforementioned abandoned Seaboard Coast Line Railroad; thence N. 78°-31'-23" W., 1,834.99 feet, along said right-of-way line; thence along a curve to the right that has a Radius of 1,884.86 feet, an Arc length of 61.23 feet, a Chord length of 61.22 feet, a Chord Bearing of N. 77°-35'-35" W.; thence, leaving said right-of-way line, N. 00°-58'-41" W., 799.25 feet; thence S. 89°-01'-19" W., 724.00 feet, to a point on the east right-of-way line of a 15.00 foot wide road right-of-way as recorded in Deed Book 56, page 43 of the Public Records of Pinellas County, Florida; thence N. 00°-58'-41" W., 194.32 feet, along said east right-of-way line, to a point on the North boundary line of Section 9, Township 27 South, Range 16 East; thence, continue along said east right-of-way line, N. 00°-50'-39" W., 958.21 feet, to a point on the south right-of-way line of the abandoned Atlantic Coast Line Railroad; thence following said right-of-way line, N. 72°-22'-23" E., 684.19 feet; thence S. 17°-37'-37" E., 35.97 feet; thence N. 72°-22'-23" E., 278.50 feet; thence N. 17°-37'-37" W., 19.97 feet; thence N. 72°-22'-23" E., 281.30 feet, to a point on the north boundary line of the S.E. 1/4 of the S.W. 1/4 of Section 4, Township 27 South, Range 16 East; thence N. 89°-29'-28" W., 97.24 feet, along said north boundary line; thence N. 72°-22'-23" E., 1,317.84 feet, to a point on the west boundary line of the east one-half (1/2) of the S.E. 1/4 of the W.W. 1/4 of the S.E. 1/4 of said Section 4; thence S. 01°-06'-36" E., 31.29 feet, along said west boundary; thence N. 72°-22'-23" E., 347.28 feet, to a point on the east boundary of the east one-half (1/2) of the S.E. 1/4 of the W.W. 1/4 of the S.E. 1/4 of said Section 4; thence N. 01°-08'-01" W., 31.29 feet, along said east boundary; thence N. 72°-22'-23" E., 1,388.11 feet, to a point on the east boundary line of said Section 4; thence, leaving said south right-of-way line of the abandoned Atlantic Coast Line Railroad, S. 01°-13'-44" E., 2,301.03 feet, along the east boundary of said Section 4, to the Point of Beginning.
Containing 273.059 acres, more or less.

BRYAN PARCEL

DESCRIPTION:

Begin at the Southwest corner of Section 3, Township 27 South, Range 16 East, Pinellas County, Florida and go N. 01°-13'-44" W., 2,269.75 feet, along the west boundary of said Section 3, to a point on the south boundary of the abandoned Atlantic Coast Line Railroad right-of-way; thence N. 72°-22'-23" E., 683.31 feet, along said abandoned south right-of-way line, to a point on the west right-of-way line of East Lake Road; thence, following said west right-of-way line, S. 08°-52'-31" E., 647.44 feet; thence S. 81°-07'-29" W., 35.00 feet; thence S. 08°-52'-31" E., 100.00 feet; thence N. 81°-07'-29" E., 25.00 feet; thence S. 08°-52'-31" E., 500.00 feet; thence N. 81°-07'-29" E., 5.00 feet; thence S. 08°-52'-31" E., 1,000.00 feet; thence N.81°-07'-29" E., 20.00 feet; thence S. 08°-52'-31" E., 237.02 feet, to a point on the south boundary line of said Section 3; thence, leaving said right-of-way line, S. 88°-32'-40" W., 1,006.73 feet, along said south boundary line of Section 3 to the Southwest corner of the aforementioned Section 3 and the Point of Beginning.
Containing 45.019 acres, more or less.

SOUTHWEST PARCEL:

Commence at the northwest corner of Section 9, Township 27 South, Range 16 East, Pinellas County, Florida and go S. 00°-11'-58" W., 1,325.44 feet, along the east boundary of said Section 9, to the northeast corner of the S.E. 1/4 of the N.E. 1/4 of said Section 9; thence N. 89°-14'-41" W., 4,323.91 feet, along the north boundary of said S.E. 1/4 of the N.E. 1/4 of said Section 9, to a point on the north right-of-way line of the abandoned Seaboard Coast Line Railroad (Tampa and Gulf Coast Railroad) right-of-way for a Point of Beginning; thence S. 00°-18'-19" E., 69.90 feet, along the west boundary of the S.E. 1/4 of the N.E. 1/4 of said Section 9, to a point on the south right-of-way line of the abandoned Seaboard Coast Line Railroad (Tampa and Gulf Coast Railroad) right-of-way; thence, following said south right-of-way line, N. 78°-31'-23" W., 371.37 feet; thence S. 89°-14'-41" E., 26.88 feet; thence N. 78°-31'-23" W., 1,009.94 feet; thence N. 00°-48'-28" W., 51.17 feet, along the east boundary of the N.W. 1/4 of said Section 9, to a point on the north right-of-way line of the abandoned Seaboard Coast Line Railroad (Tampa and Gulf Coast Railroad) right-of-way; thence following said north right-of-way line S. 78°-31'-23" E., 1,284.90 feet; thence S. 89°-14'-41" E., 67.54 feet, to the Point of Beginning. Containing 1.605 acres, more or less.

CLARK PARCEL

DESCRIPTION:

Commence at the northwest corner of Section 9, Township 27 South, Range 16 East, Pinellas County, Florida and go S. 00°-11'-58" W., 1325.44 feet, along the east boundary of said Section 9; thence N. 89°-14'-41" W., 661.96 feet, along the north boundary of the S.E. 1/4 of the N.E. 1/4 of said Section 9 to the Point of Beginning; thence S. 00°-03'-12" E., 203.05 feet, along the east boundary of the west one-half (1/2) of the S.E. 1/4 of the N.E. 1/4 of said Section 9; thence in a northwesterly direction along the south right-of-way line of the abandoned Seaboard Coast Line Railroad, along a curve to the right that has a Radius of 1482.40 feet, an Arc length of 187.48 feet, a Chord length of 187.35 feet, a Chord bearing of N. 82°-08'-46" W., thence N.78°-31'-23" W., 485.73 feet, along said south right-of-way line to a point on the west boundary of the S.E. 1/4 of the N.E. 1/4 of said Section 9; thence N. 00°-18'-19" W., 89.53 feet, along said west boundary to a point on the north boundary of the S.E. 1/4 of the N.E. 1/4 of said Section 9; thence S. 89°-14'-41" E., 661.96 feet, along said north boundary to the Point of Beginning. Containing 2.086 acres, more or less.

SOUTHEAST PARCEL:

Commence at the northwest corner of Section 10, Township 27 South, Range 16 East, Pinellas County, Florida and go N. 89°-32'-40" E., 1,006.73 feet, along the north boundary of Section 10, to a point on the west right-of-way line of East Lake Road (County Road No. 77); thence, following said west right-of-way line, S. 08°-52'-31" E., 262.98 feet; thence S. 81°-07'-29" W., 10.00 feet; thence S. 08°-52'-31" E., 660.35 feet, to a point on the north right-of-way line of the abandoned Seaboard Coast Line Railroad (Tampa and Gulf Coast Railroad) right-of-way for a Point of Beginning; thence continue along said west right-of-way line of East Lake Road, S. 08°-52'-31" E., 102.02 feet, to a point on the south right-of-way line of said abandoned Seaboard Coast Line Railroad right-of-way; thence following said south right-of-way line of the abandoned Seaboard Coast Line Railroad right-of-way, S. 69°-42'-31" W., 1,296.87 feet; thence along a curve to the right that has a Radius of 1,482.40 feet, an Arc length of 634.41 feet, a Chord length of 629.58 feet, a Chord Bearing of S. 81°-58'-14" W., to a point on the east boundary of the west one-half (1/2) of the S.E. 1/4 of the N.E. 1/4 of said Section 9, Township 27 South, Range 16 East; thence N. 00°-03'-12" W., 100.10 feet, along said east boundary to a point on the north right-of-way line of the abandoned Seaboard Coast Line Railroad (Tampa and Gulf Coast Railroad) right-of-way; thence following said north right-of-way line in a northeasterly direction along a curve to the left that has a Radius of 1,382.40 feet, an Arc length of 591.11 feet, a Chord length of 594.43 feet, a Chord Bearing of N. 82°-07'-33" E.; thence N. 69°-42'-31" E., 1,297.06 feet, to the Point of Beginning. Containing 3.086 acres, more or less.

SUMMARY OF DEVELOPMENT

Site Plan	Section	Final Site Plan County Approval Date # Lots Approved	Subdivision Plat Lots Platted	Difference between Plat Book & Page & Plat	Final
Cypress Run Unit One 142.54 ac	10-28-82	67 Single Family Detached	PB 86 Pages 27-33 67 Platted Lots	None	
Cypress Run Unit Two 131.65 ac	7-12-83	33 Single Family Detached	PB 87 Pages 65-68 33 Platted Lots	None	
Cypress Run Villas East 18.04 ac	10-28-82	38 Townhouses	PB 86 Pages 19-21 38 Platted Lots	None	
Cypress Run Villas West lot platted 11.27 ac		26 Townhouses	7-7-83 25 Platted Lots	PB 87 Pages 63-64 than approved	1 less
TOTAL		164 dwelling units	163 dwelling units	1 less lot platted than approved	

Actual Number of Homes Constructed

We have compared the four subdivision plats for Cypress Run to current aerials and the Pinellas County Property Appraiser's website to determine the number of homes actually constructed within Cypress Run with the following results:

- Villas West: 26 townhomes approved on the Final Site Plan but only 25 townhomes actually constructed.
- Cypress Run Unit I: Lots 1-11 comprise 11 platted lots but only 10 homes were constructed as a result of combination of multiple lots. Also, on Lots 47 and 48, there was 1 home built on two lots.
- In summary, the project was approved for 164 units but only 161 units have been built.
- HENCE REQUEST APPROVAL OF 3 ADDITIONAL LOTS.

TABULATION OF NOTES

1. Total site area (Unit I & Unit II)	326.35 Ac.
2. Less additional right-of-way for East Lake Drive (Old C.R. No. 77)	1.92 Ac.
3. Net site area	325.43 Ac.

UNIT I			UNIT II (FUTURE)		
1. Gross site area	140.25 Ac.		1. Gross site area	183.35 Ac.	
A. Plus sewer treatment & maintenance building area	2.29 Ac.		A Future Cypress Run Villas East (8.04 Ac.) & Future Cypress Run Villas West (8.60 Ac.)		
NET SITE AREA	142.54 Ac.		NET SITE AREA	156.71 Ac.	
1. Building Area			1. Building Area		
A. Projected single family [1]	5.38 Ac.		A. Projected single family [1]	2.89 Ac.	
B. Sewer treatment plan & maintenance building	.24 Ac.		TOTAL	2.89 Ac.	1.84/a
TOTAL	5.62 Ac.	3.9/a	2. Roadway, driveways & sidewalks		
2. Roadway, driveways & sidewalks			A. Roadway area (pavement)	3.08 Ac.	
A. Roadway area (pavement)	4.37 Ac.		B. Driveways & patios [2]	2.31 Ac.	
B. Driveways & patios [2]	3.99 Ac.		C. Sidewalks	.87 Ac.	
C. Sidewalks	1.56 Ac.		TOTAL	6.26 Ac.	4.00/a
TOTAL	9.92 Ac.	6.96/a	3. Open space		
3. Open space			A. Golf course	105.40 Ac.	
A. Golf course	90.08 Ac.		B. Open space within lot area [3]	19.33 Ac.	
B. Open space within lot area [3]	31.80 Ac.		C. Open space within road right-of-way	2.42 Ac.	
C. Open space within road right-of-way	3.01 Ac.		TOTAL	127.15 Ac.	81.2/a
D. Open space within sewer treatment plant & maintenance building	2.33 Ac.		NET SITE AREA	156.71 Ac.	100.00%
TOTAL	127.00 Ac.	89.09%			
NET SITE AREA	142.54 Ac.	100.00%			

TOTAL RECREATION AREA = 215.43 Ac. (66.03 %)

GENERAL NOTES:
1. All elevations are based on N.G.V. Datum (contour interval = 1 foot).
2. All dimensions are approximate, subject to Record Plat(s).
3. Locations of existing utilities taken from Pinellas County Atlas Sheets and are subject to field verification.
4. This site is within the Pinellas County Water and Sanitary Sewer service area.
5. Pinellas County Sewer System shall supply the sewerage treatment plant and equipment, the developer shall construct the concrete slab, evaporation/percolation ponds, driveways, fencing, etc. in cooperation with the Pinellas County Sewer System.

Comprehensive Land Use Plan Designation
1. Existing and Proposed comprehensive land use plan designation = urban low density residential (0.0-7.5 DPA MAX).

Minimum Setbacks
Front = 25' from public right-of-way 40'
= 30' from private road centerline
Side = 7.5' 5'
Rear = 20' 50'
Perimeter of R.P.D. Zone =25'
(Lots will be deed restricted to a rear setback equal to the golf course "safety line").

Building Height
- Single family lot = 70' max.

Existing Zoning
1. Existing zoning R.P.D.-0.5 (Tyner and Bryan Parcels), A.E. (Railroad and South Out Parcels).
2. Proposed zoning R.P.D.-0.5

Parking
1. Single family lots will provide parking as required at time of building permit

[1] based on 5,500 square feet of building area/single family lot.
[2] based on 1,000 square feet of porch/single family lot; 1,800 square feet of driveway/single family lot.
[3] 200 square feet of additional sidewalk/single family lot (driveway to door etc.)

PINELLAS COUNTY ZONING R.P.D. 0.5

F.I.A. H.U.D. 41,000 ZONE DESIGNATIONS ARE: A, C & A-2 (11 FT. MIN. FF. ELEVATION)

INDEX OF DRAWINGS

Cover Sheet
Key Map
2 Composite Utilities Plan (S.E. Quad)
3 Composite Utilities Plan (N.E. Quad)
4 Composite Utilities Plan (S.W. Quad)
5 Composite Utilities Plan (N.W. Quad)
6 St. Andrews Boulevard Plan and Profile
7 St. Andrews Boulevard and Royal Birkdale Drive Plans and Profile
8 Royal Birkdale Drive Plan and Profile
9 St. Annes Court and Berwick Drive Plans and Profile
10 St. Andrews Boulevard Plan and Profile
11 Royal Dornock Court and Turnberry Court Plans and Profile
12 Detention Area "A", "B", "C" and "D" Details
13 Detention Area "E", "K", "I" and "J" Details
14 Detention Area "J", "K" and "L" Details
15 Lake "AA", "BB" and "CC" and Wetland Replacement Area "DD", "EE" and "FF" Details
16 Wetland Replacement Area "GG", "HH", "II" and "JJ" Details
17 Paving and Drainage and Typical Details
18 Water and Sewer Typical Details
19 Lift Station Typical Details
20 Off-site Water Main Plan
21 Culvert Crossing and Accel-Decal Details
22 Sewer Treatment Plant and Maintenance Building Site Construction Specifications

RPD PLAN MODIFICATON BY:

CUMBEY & FAIR, INC.
CONSULTING CIVIL ENGINEERS
CERTIFICATE OF AUTHORIZATION #00002168
ENGINEERING PLANNING LAND SURVEYS
2463 ENTERPRISE ROAD, CLEARWATER, FLORIDA 33763-1790
CLEARWATER (727) 797-8982
TAMPA (813) 223-4333

REVISIONS/ADDITIONS

BY	DATE	DESCRIPTION
D.E.C.	01/21	ADDED SUMMARY OF DEVELOPMENT TABLE
D.E.C.	01/21	ADDED CYPRESS RUN UNIT III SEE PRELIM. PLAT ATTACHED
mag	08/21	revised lots for proposed plat

NO	DATE	REVISIONS	DRN	CKD	APP
6	10-11-82	PER PINELLAS COUNTY ENG DEPT REQUIREMENTS	MFG	BC	RC
5	10-7-82	PER PINELLAS COUNTY REQUIREMENTS	MFG	BC	RC
4	9-21-82	PER PINELLAS COUNTY REQUIREMENTS	MFG	BC	RC
3	4-28-82	REVISED TAB OF NOTES	MFG	BC	RC

Cypress Run (UNIT I)
KEY MAP / RPD PLAN
PINELLAS COUNTY FLORIDA

PREPARED FOR: CYPRESS RUN GOLF CLUB, INC.
1125 U.S. HWY. 19 SOUTH
NEW PORT RICHEY, FL 33552
PH 441-5741

DATE: 5-24-82
DES. T.C. Cobble
DRN. MAGG
CKD. BC
SCALE: 1" = 200'
JOB NO. 13791

APPROVED BY: S. SANDY LLOVERAS
FLA. ENGINEER'S REG. No. 15508
FLA. LAND SURVEYOR'S No. 1764

LLOVERAS, BAUR & STEVENS
CONSULTING ENGINEERS — LAND SURVEYORS
1-813-786-3965
COUNTRY VILLA PLAZA 3210 U.S. 19 N. CLEARWATER, FLORIDA 33515

SHEET 2 OF 24

FINAL SITE (CONSTRUCTION) PLANS J.N. 137

J:\2000\2071\MPUD 2021\Cypress Run MPUD Site Plan 2021.dwg