

RESOLUTION NO. _____

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 5.46 ACRES LOCATED ON THE EAST SIDE OF EAST LAKE DRIVE ACROSS FROM THE INTERSECTION OF NORTH HIGHLAND AVENUE IN EAST LAKE TARPON; PAGE 508 OF THE ZONING ATLAS, AS BEING IN SECTION 04, TOWNSHIP 27 SOUTH, RANGE 16 EAST; FROM R-A, RESIDENTIAL AGRICULTURE TO RPD, RESIDENTIAL PLANNED DEVELOPMENT (5.46 ACRES) AND FROM RPD, RESIDENTIAL PLANNED DEVELOPMENT TO R-A, RESIDENTIAL AGRICULTURE (0.05 ACRE) WITH A DEVELOPMENT MASTER PLAN (DMP) MODIFICATION ON A RESIDENTIAL PLANNED DEVELOPMENT ZONED PROPERTY TO ALLOW FOR THE ADDITION OF 5.41 NET ACRES INTO THE DMP, THREE RESIDENTIAL UNITS, AND TWO MULTI-USE (MAINTENANCE/ RECREATION/SELF-STORAGE) BUILDINGS; UPON APPLICATION OF CYPRESS RUN OF FL, LLC THROUGH CYNTHIA TARAPANI, TARAPANI PLANNING STRATEGIES, REPRESENTATIVE, ZON-22-08

WHEREAS, Cypress Run of FL, LLC, owner of the property hereinafter described, has petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property from R-A, Residential Agriculture to RPD, Residential Planned Development (5.46 acres) and from RPD, Residential Planned Development to R-A, Residential Agriculture (0.05 acre) with a Development Master Plan (DMP) modification on an RPD zoned property to allow for the addition of 5.41 acres to the DMP, three residential units, and two multi-use (maintenance/recreation/self-storage) buildings; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification was duly published as required by law, as evidenced by publisher's affidavit filed with the Clerk; and

WHEREAS, said public hearing has been held on the date and at the time specified in said published notice at which citizens and interested persons have been given opportunity to be heard, and all requirements of law and of rules promulgated by this Board have been complied with; and

WHEREAS, this Board has determined that the zone classification of said property should be changed.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 30th day of January 2024, that the zone classification of the following described real property in Pinellas County, Florida, to wit:

See Attached Exhibit "A"

be, and the same is hereby changed from R-A, Residential Agriculture to RPD, Residential Planned Development (5.46 acres) and from RPD, Residential Planned Development to R-A, Residential Agriculture (0.05 acre) with a Development Master Plan (DMP) modification on an RPD zoned property to allow for the addition of 5.41 acres to the DMP, three residential units, and two multi-use (maintenance/recreation/self-storage) buildings, Case Number ZON-22-08.

Commissioner _____ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner _____ upon the roll call the vote was:

Ayes:

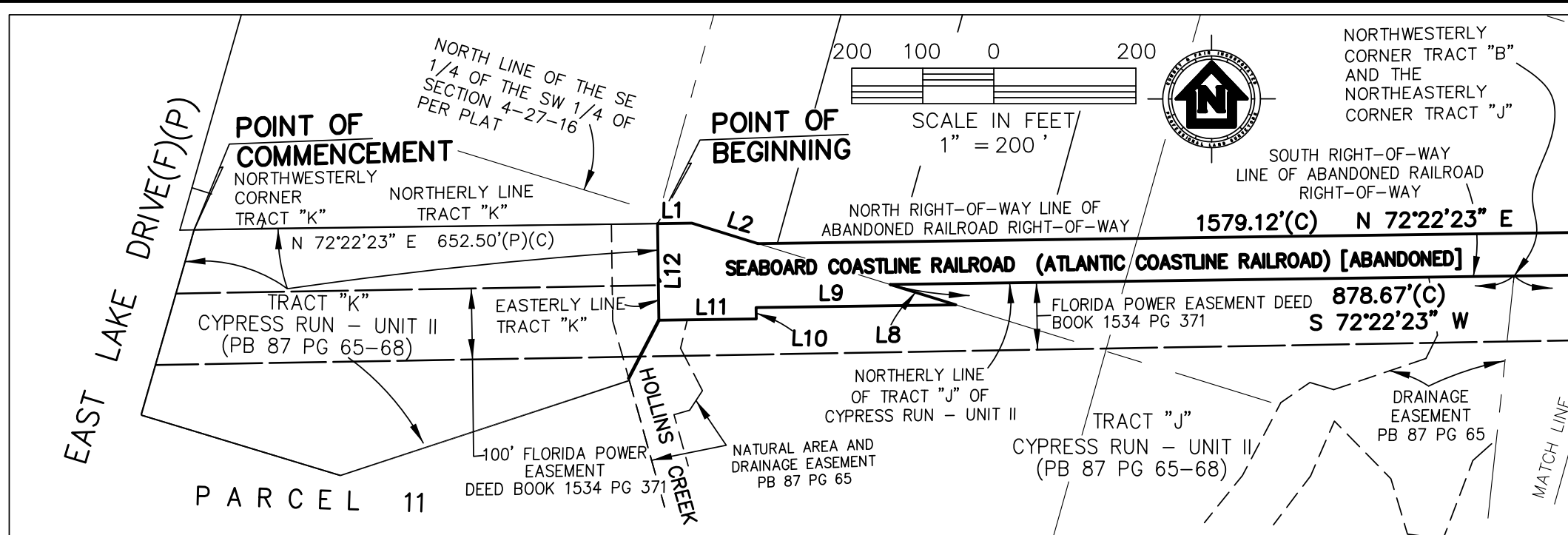
Nays:

Absent and not voting:

APPROVED AS TO FORM
By: Derrill McAteer
Office of the County Attorney

Exhibit A

SECTION 4, TOWNSHIP 27 SOUTH, RANGE 16 EAST,
PINELLAS COUNTY, FLORIDA



LEGEND:

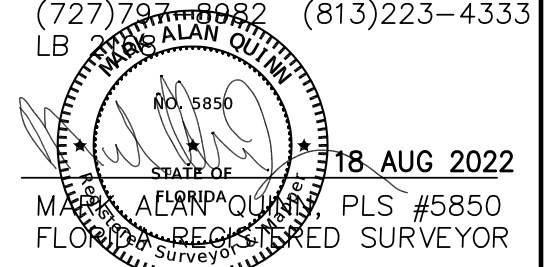
	LINE	DISTANCE	BEARING
(C)=CALCULATED	L1	48.43'(C)	N 72°22'23" E
EXIST=EXISTING	L2	97.23'(C)	S 89°39'28" E
ID.=IDENTIFICATION	L3	31.29'(D)(C)	N 01°05'39" W
LB=LICENSE BUSINESS	L4	31.29'(D)(C)	S 01°06'51" E
NO.=NUMBER	L5	60.00'(D)(C)	S 17°37'37" E
NTS=NOT TO SCALE	L6	31.29'(P)(C)	S 01°08'01" E
PG=PAGE	L7	31.29'(C)	N 01°06'34" W
(P)=PLAT	L8	97.24'(P)(C)	S 89°39'28" E
(D)=DEED	L9	281.30'(P)(C)	S 72°22'23" W
(PB)=PLAT BOOK	L10	15.97'(P)(C)	S 17°37'37" E
PLS=PROFESSIONAL LAND SURVEYOR	L11	137.12'(P)(C)	S 72°22'23" W
R/W=RIGHT OF WAY	L12	135.97'(P)(C)	N 17°37'37" W
SF = SQUARE FEET			
SEC=SECTION			
STA=STATION			
TWP=TOWNSHIP			
W/=WITH			

CERTIFICATION:

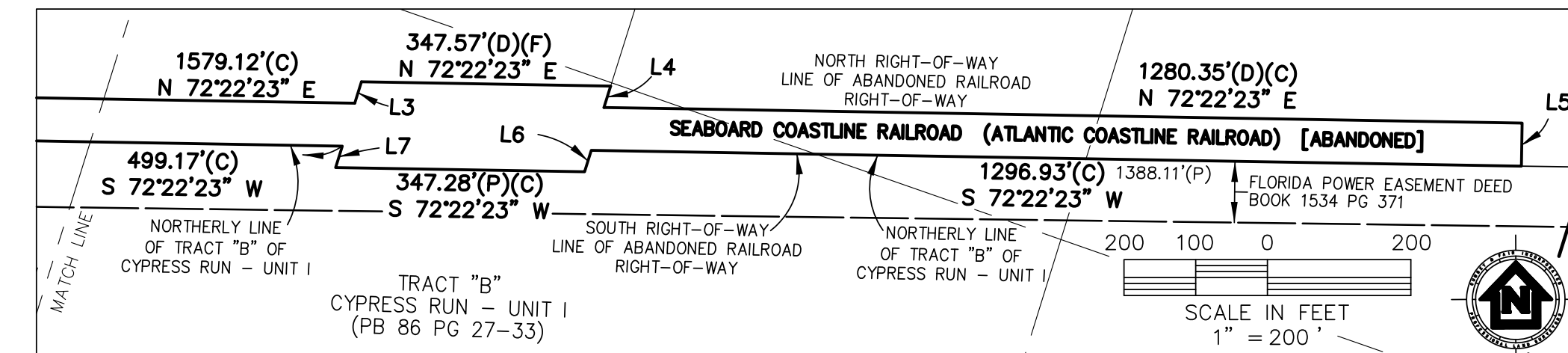
CERTIFIED TO:

- 1) CYPRESS RUN OF FL LLC
- 2) CYPRESS RUN PROP OWNERS ASSOC INC

CUMBEY & FAIR, INC.
2463 ENTERPRISE ROAD
CLEARWATER, FL 33763-1790
(727)797-8982 (813)223-4333
LB 2



DATE



LEGAL DESCRIPTION:

A PORTION OF THE ABANDONED CSX RAILROAD LOCATED IN SECTION 4, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF TRACT "K" OF CYPRESS RUN - UNIT II AS RECORDED IN PLAT BOOK 87, PAGE 65 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 72°22'23" EAST ALONG THE NORTHERLY LINE OF SAID TRACT "K", A DISTANCE OF 652.50 FEET TO A POINT ON THE NORTHERLY LINE OF THE SAID ABANDONED CSX RAILROAD RIGHT OF WAY AND THE **POINT OF BEGINNING**, THE NEXT SEVEN COURSES ARE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ABANDONED CSX RAILROAD; 1) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 48.43 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4; 2) THENCE SOUTH 89°39'28" EAST ALONG THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4, A DISTANCE OF 97.23 FEET; 3) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 1579.12 FEET; 4) THENCE NORTH 01°05'39" WEST, A DISTANCE OF 31.29 FEET; 5) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 347.57 FEET; 6) THENCE SOUTH 01°06'51" EAST, A DISTANCE OF 31.29 FEET; 7) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 1280.35 FEET; THENCE SOUTH 17°37'37" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT "B" OF CYPRESS RUN - UNIT I AS RECORDED IN PLAT BOOK 86, PAGE 27 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA, THE NEXT FIVE COURSES ARE ALONG THE NORTHERLY LINE OF SAID TRACT "B"; 1) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 1296.93 FEET; 2) THENCE SOUTH 01°08'01" EAST, A DISTANCE OF 31.29 FEET; 3) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 347.28 FEET; 4) THENCE NORTH 01°06'34" WEST, A DISTANCE OF 31.29 FEET; 5) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 499.17 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT "B", SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF TRACT "J" OF SAID CYPRESS RUN-UNIT II, THE NEXT FIVE COURSES ARE ALONG THE NORTHERLY LINE OF SAID TRACT "J"; 1) THENCE CONTINUE SOUTH 72°22'23" WEST, A DISTANCE OF 878.67 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4; 2) THENCE SOUTH 89°39'28" EAST ALONG THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4, A DISTANCE OF 97.24 FEET; 3) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 281.30 FEET; 4) THENCE SOUTH 17°37'37" EAST, A DISTANCE OF 15.97 FEET; 5) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 137.12 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "K"; THENCE NORTH 17°37'37" WEST ALONG THE EASTERLY LINE OF SAID TRACT "K", A DISTANCE OF 135.97 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 5.461 ACRES MORE OR LESS

NOTES:

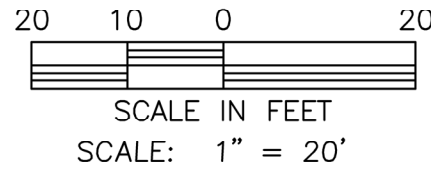
SURVEYOR'S NOTES:

1. BEARINGS ARE REFERENCED TO PINELLAS COUNTY TRIANGULATION STATIONS "CLARK L" AND "CLARK M", SAID LINE HAVING A BEARING OF NORTH 00°24'04" WEST AS SHOWN ON PLAT OF CYPRESS RUN UNIT II, RECORDED IN PLAT BOOK 87, PAGE 65 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.
2. SKETCH ONLY, NOT A SURVEY.
3. SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.

SKETCH AND LEGAL DESCRIPTION

CUMBEY & FAIR, INC.
ENGINEERING — LAND SURVEYING
2463 ENTERPRISE ROAD
CLEARWATER, FLORIDA 34623

**A PORTION OF TRACT "K" OF CYPRESS RUN - UNIT II
AS RECORDED IN PLAT BOOK 87, PAGE 65 OF THE PUBLIC
RECORDS OF PINELLAS COUNTY, FLORIDA
PINELLAS COUNTY, FLORIDA**



SECTION 4, TOWNSHIP 27 SOUTH, RANGE 16 EAST,
PINELLAS COUNTY, FLORIDA

LEGEND:

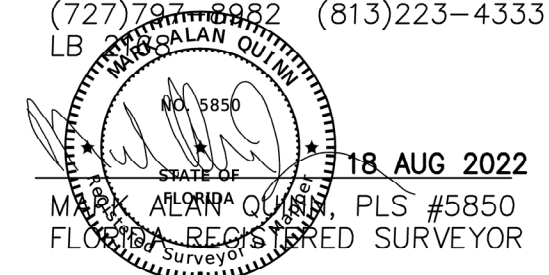
(C)=CALCULATED
EXIST=EXISTING
ID.=IDENTIFICATION
LB=LICENSE BUSINESS
NO.=NUMBER
NTS=NOT TO SCALE
PG=PAGE
(P)=PLAT
(D)=DEED
(PB)=PLAT BOOK
PLS=PROFESSIONAL LAND SURVEYOR
R/W=RIGHT OF WAY
SF = SQUARE FEET
SEC=SECTION
STA=STATION
TWP=TOWNSHIP
W/=WITH
PB=PLAT BOOK
ORB=OFFICIAL RECORDS BOOK

CERTIFICATION:

CERTIFIED TO:

- 1) CYPRESS RUN OF FL LLC
- 2) CYPRESS RUN PROP OWNERS ASSOC INC

CUMBEY & FAIR, INC.
2463 ENTERPRISE ROAD
CLEARWATER, FL 33763-1790
(727)797-8982 (813)223-4333
LB



DATE

THIS SKETCH AND DESCRIPTION IS NOT VALID UNLESS
IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL.

NOTES:

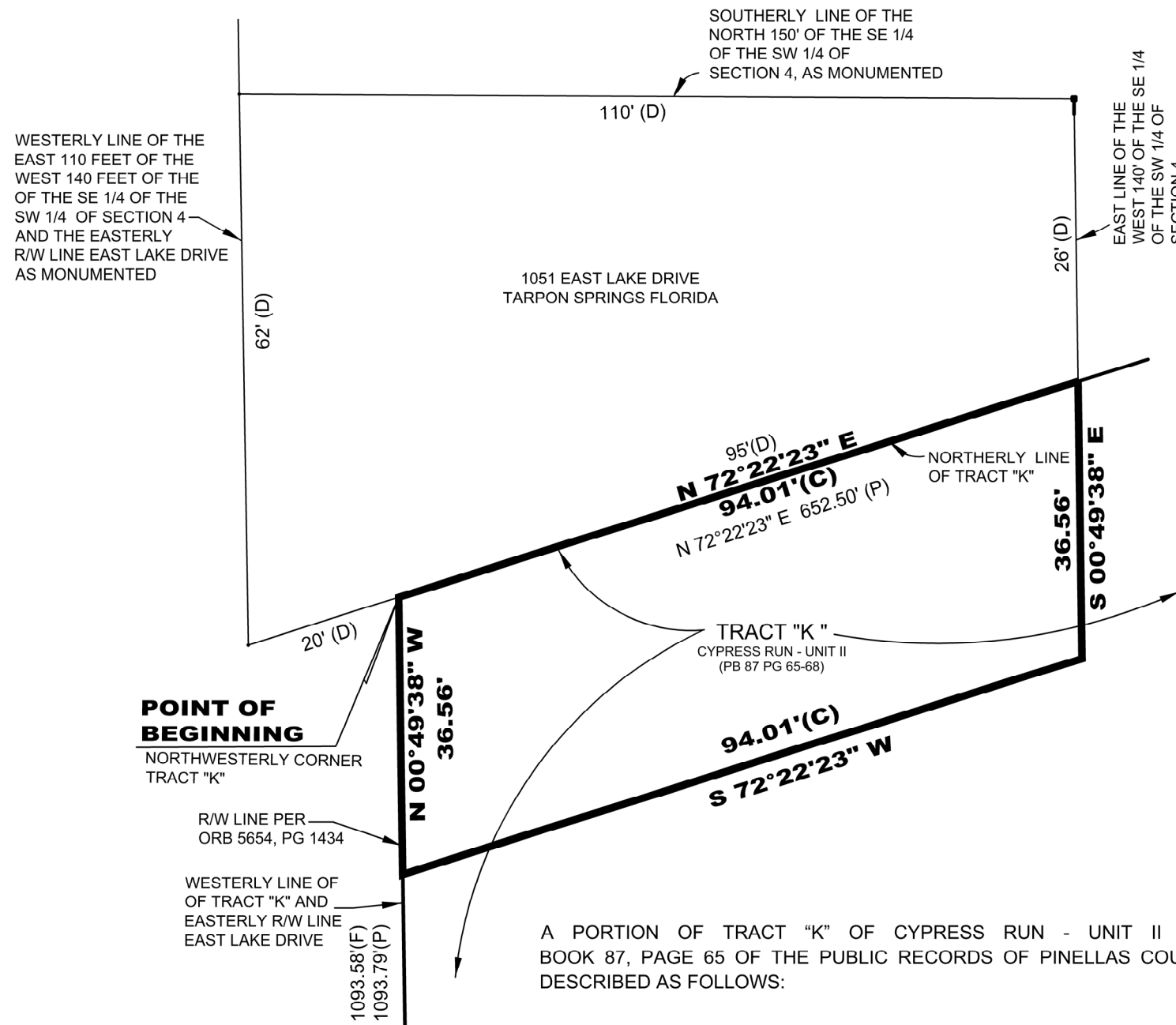
SURVEYOR'S NOTES:

1. BEARINGS ARE REFERENCED TO PINELLAS COUNTY TRIANGULATION STATIONS "CLARK L" AND "CLARK M", SAID LINE HAVING A BEARING OF NORTH 00°24'04" WEST AS SHOWN ON PLAT OF CYPRESS RUN UNIT II, RECORDED IN PLAT BOOK 87, PAGE 65 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.
2. SKETCH ONLY, NOT A SURVEY.
3. SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.

SKETCH AND LEGAL DESCRIPTION

CUMBEY & FAIR, INC.
ENGINEERING — LAND SURVEYING
2463 ENTERPRISE ROAD
CLEARWATER, FLORIDA 34623

EAST LAKE DRIVE (P)(F)



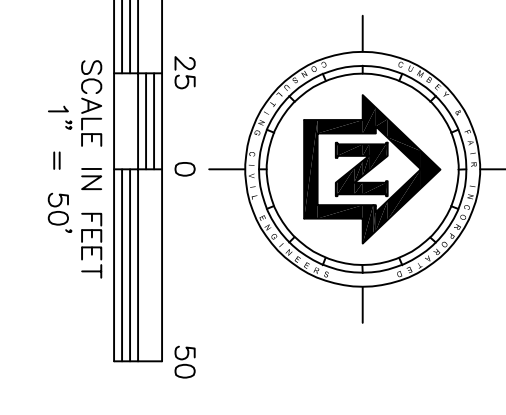
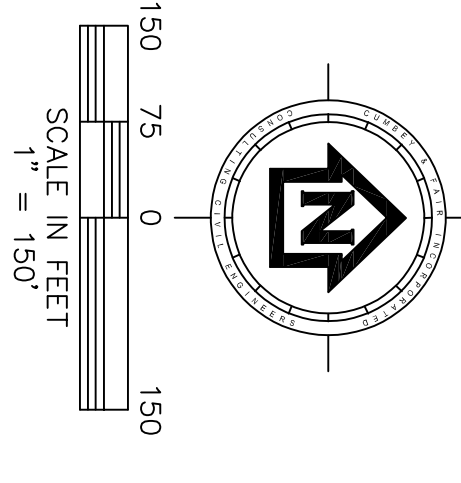
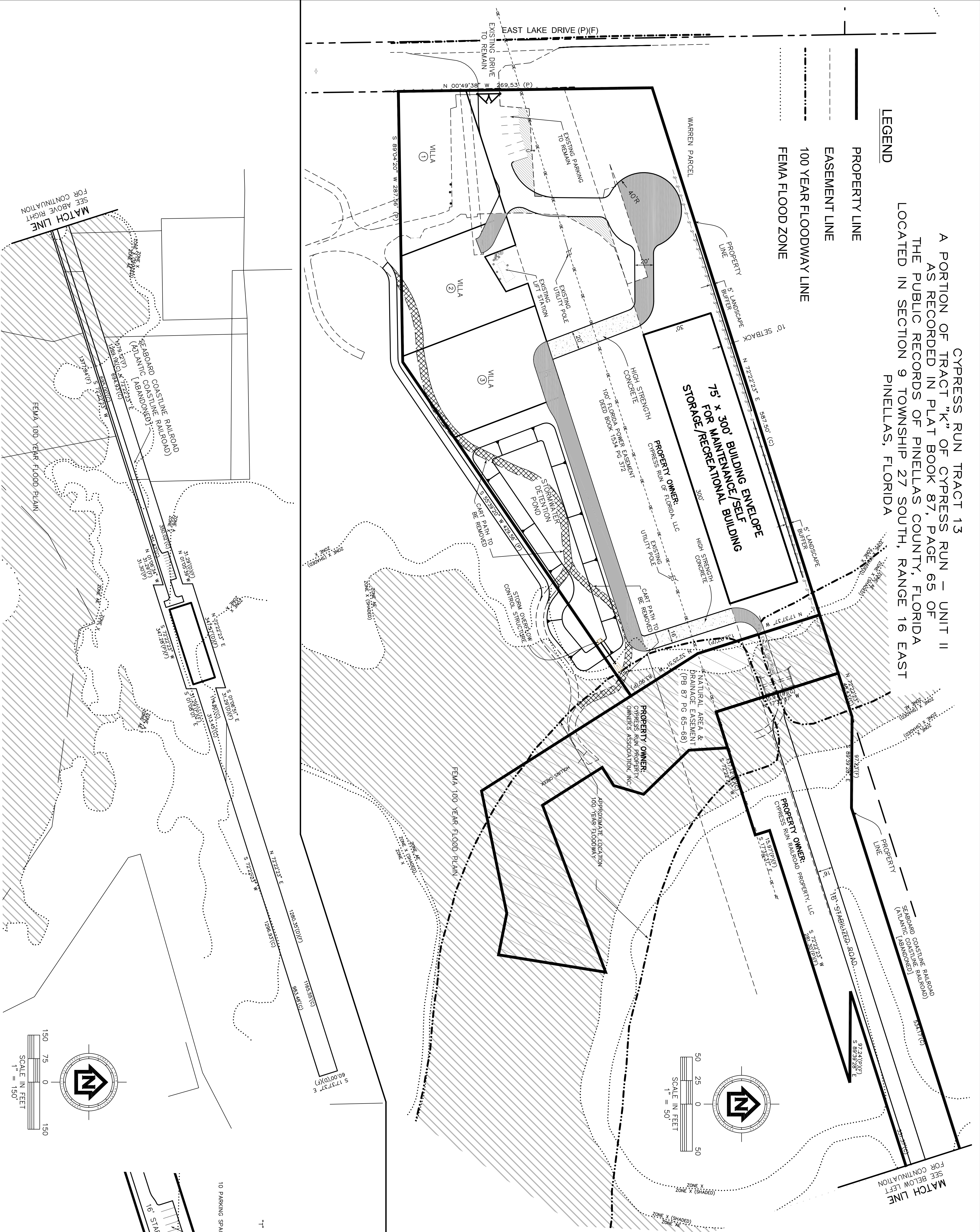
A PORTION OF TRACT "K" OF CYPRESS RUN - UNIT II AS RECORDED IN PLAT BOOK 87, PAGE 65 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER OF SAID TRACT "K"; THENCE NORTH 72°22'23" EAST ALONG THE NORTHERLY LINE OF SAID TRACT "K", A DISTANCE OF 94.01 FEET TO A POINT ON THE EAST LINE OF THE WEST 140' OF THE SE 1/4 OF THE SW 1/4 OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 16 EAST; THENCE SOUTH 00°49'38" EAST ALONG THE EAST LINE OF THE WEST 140' OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4, A DISTANCE OF 36.56 FEET TO A POINT BEING 35' SOUTH OF THE NORTHERLY LINE OF SAID TRACT "K"; THENCE SOUTH 72°22'23" WEST ALONG A LINE BEING 35' SOUTHERLY AND PARALLEL TO THE NORTH LINE OF SAID TRACT "K", A DISTANCE OF 94.01 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "K"; THENCE NORTH 00°49'38" WEST ALONG THE WEST LINE OF SAID TRACT "K", A DISTANCE OF 36.56 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3290 SQUARE FEET, MORE OR LESS

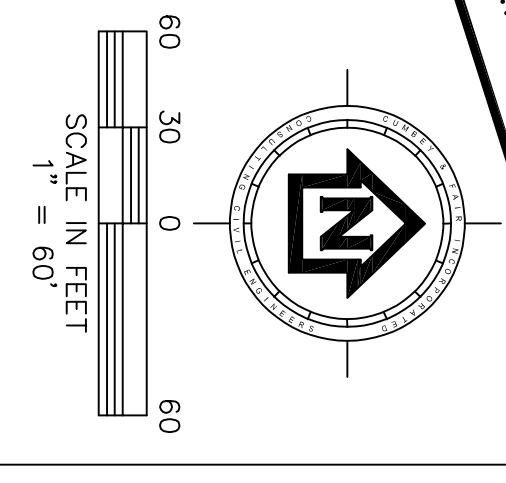
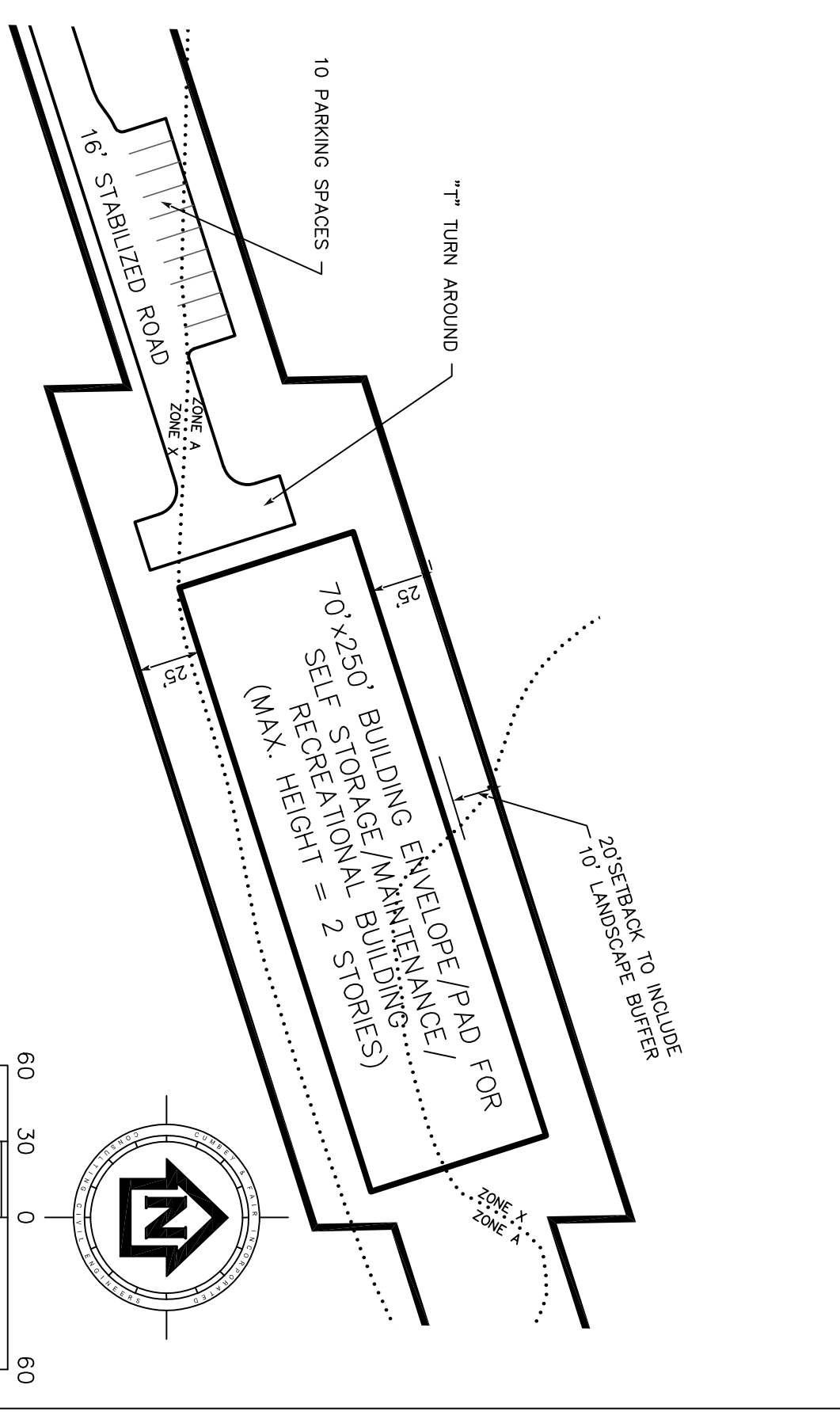
CYPRUS RUN TRACT 13
 A PORTION OF TRACT "K" OF CYPRUS RUN - UNIT II
 AS RECORDED IN PLAT BOOK 87, PAGE 65 OF
 THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
 LOCATED IN SECTION 9 TOWNSHIP 27 SOUTH, RANGE 16 EAST
 PINELLAS, FLORIDA

- LEGEND**
- PROPERTY LINE
 - - - EASEMENT LINE
 - FEMA FLOOD ZONE
 - 100 YEAR FLOODWAY LINE



TRACT 13 & RAILROAD PARCEL SITE DATA TABLE

RPD Site Size	Existing	Proposed
RPD Site- 328.35 ac	RPD Site- 328.35 ac	Existing RPD Site- 328.35 ac + Railroad Parcel- 5.461 ac - Warren Parcel- 0.047 ac Revised RPD Site- 333.764 ac
Parcel Sizes	Tract 13- 4.208 ac Railroad Parcel- 5.461 ac Warren Parcel- 0.047 ac	Tract 13- 4.151 ac Railroad Parcel- 5.461 ac Warren Parcel- 0.047 ac
FU Plan Category (No Change Requested)	Tract 13- RR Railroad Parcel- RR Warren Parcel- RR	Railroad Parcel- RR Warren Parcel- RR
Zoning District	Tract 13- RPD Railroad Parcel- RA Warren Parcel- RPD	Tract 13- RPD (no change) Railroad Parcel- RPD Warren Parcel- RA
Land Uses	Tract 13- Maintenance Facility for Golf Course Railroad Parcel- abandoned RR Warren Parcel- part of Maintenance Facility	Tract 13- 3 Single Family Detached or Attached Homes Maintenance Facility Indoor Recreational Facilities Self Storage Railroad Parcel- Maintenance Facility Indoor Recreational Facilities Self Storage Warren Parcel- 1 Single Family Detached Home 167 units
Maximum RPD Development Potential	164 units	167 units
RPD Density	0.49 u/ac	0.5 u/ac
Flood Zone	Tract 13- X, AE Railroad Parcel- X, AE & A Warren Parcel- X	Tract 13- X, AE Railroad Parcel- X, AE & A Warren Parcel- X
Lot Size	N.A.	N.A.
Lot Dimensions	N.A.	N.A.
Subsides- Principal Structure	N.A.	Residential Use- Detached Homes: Front: 10' (From Private Street) Side: 15' between Buildings Rear: 15'
Subsides- Accessory Structures	N.A.	5' from Side & Rear lot Lines
Height	N.A.	35' for all Buildings
		Maintenance, Indoor Recreational Facilities & Self Storage Buildings: 10' from all property Lines



REVISIONS

BY	DATE	DESCRIPTION
RRD	7/18/23	REVISED LAYOUT
RRD	9/17/23	ADDED FEMA 100 YEAR FLOOD PLAIN

CUMBEY & FAIR, INC.
 CONSULTING CIVIL ENGINEERS
 CERTIFICATE OF AUTHORIZATION #00002168
 ENGINEERING PLANNING LAND SURVEYS
 2463 ENTERPRISE ROAD
 CLEARWATER, FLORIDA 33763-1790
 TAMPA (772) 791-4892
 TAMPA (813) 223-4333

FOR:
CYPRUS RUN OF FLORIDA, LLC
 2669 ST. ANDREWS BLVD.
 TARPON SPRINGS, FLORIDA 34688

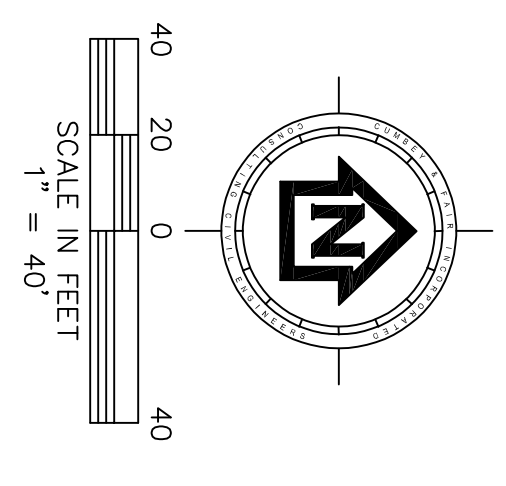
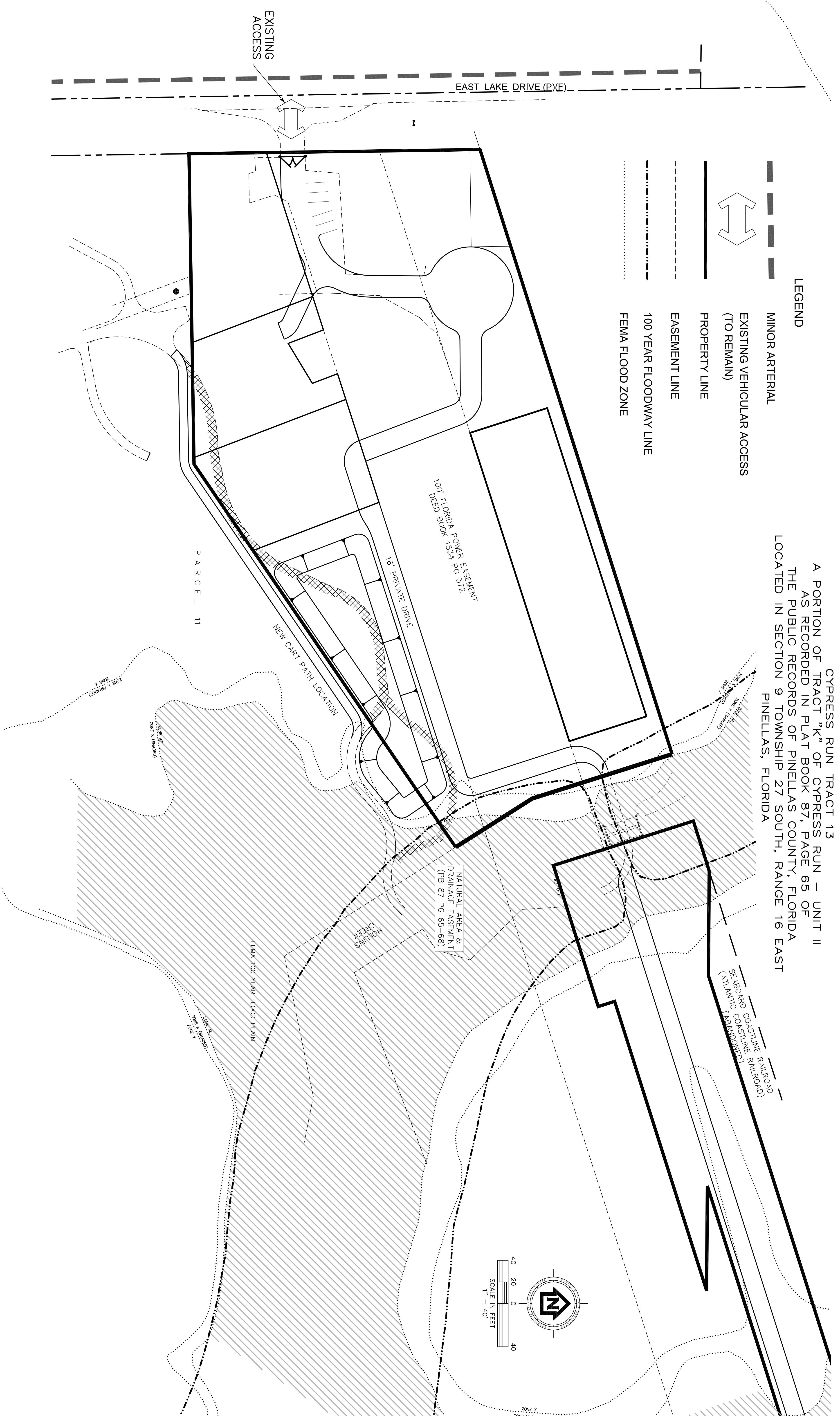
DRWN BY:	RRD	DATE:	09/23
DSGN BY:	PJS	DATE:	09/23
CHKD BY:	PJS	DATE:	09/23

PROJECT CYPRUS RUN
 TRACT 13 & RAILROAD PARCEL

SHEET 1 OF 5
FRAMEWORK PLAN
 MASTER PLAN
 JOB NO. 20002.07

CYPRESS RUN TRACT 13
 A PORTION OF TRACT "K" OF CYPRESS RUN - UNIT II
 AS RECORDED IN PLAT BOOK 87, PAGE 65 OF
 THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
 LOCATED IN SECTION 9 TOWNSHIP 27 SOUTH, RANGE 16 EAST
 PINELLAS, FLORIDA

- LEGEND**
- +—+—+— MINOR ARTERIAL
 - ⇄ EXISTING VEHICULAR ACCESS (TO REMAIN)
 - PROPERTY LINE
 - - - EASEMENT LINE
 - · - · - 100 YEAR FLOODWAY LINE
 - FEMA FLOOD ZONE



REVISIONS

BY	DATE	DESCRIPTION
RRD	7/18/23	REVISED LAYOUT
RRD	9/17/23	ADDED FEMA 100 YEAR FLOOD PLAIN

CUMBEY & FAIR, INC.
 CONSULTING CIVIL ENGINEERS
 CERTIFICATE OF AUTHORIZATION #00002168
 ENGINEERING PLANNING
 2463 ENTERPRISE ROAD
 CLEARWATER, FLORIDA 33763-1790

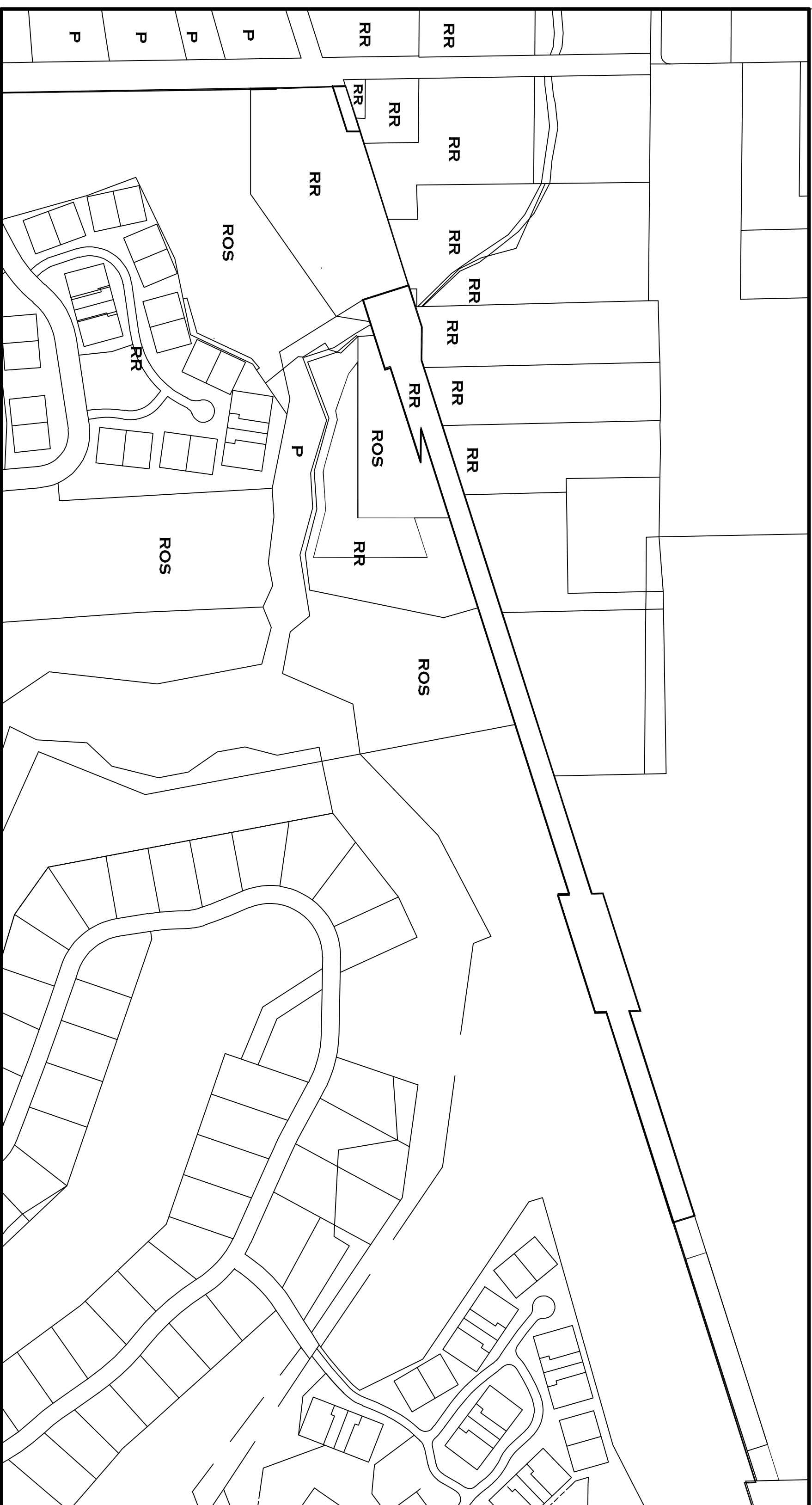
LAND SURVEYS
 CLEARWATER (772) 797-8982
 TAMPA (813) 223-4333

FOR:
CYPRESS RUN OF FLORIDA, LLC
 2669 ST. ANDREWS BLVD.
 TARPON SPRINGS, FLORIDA 34688

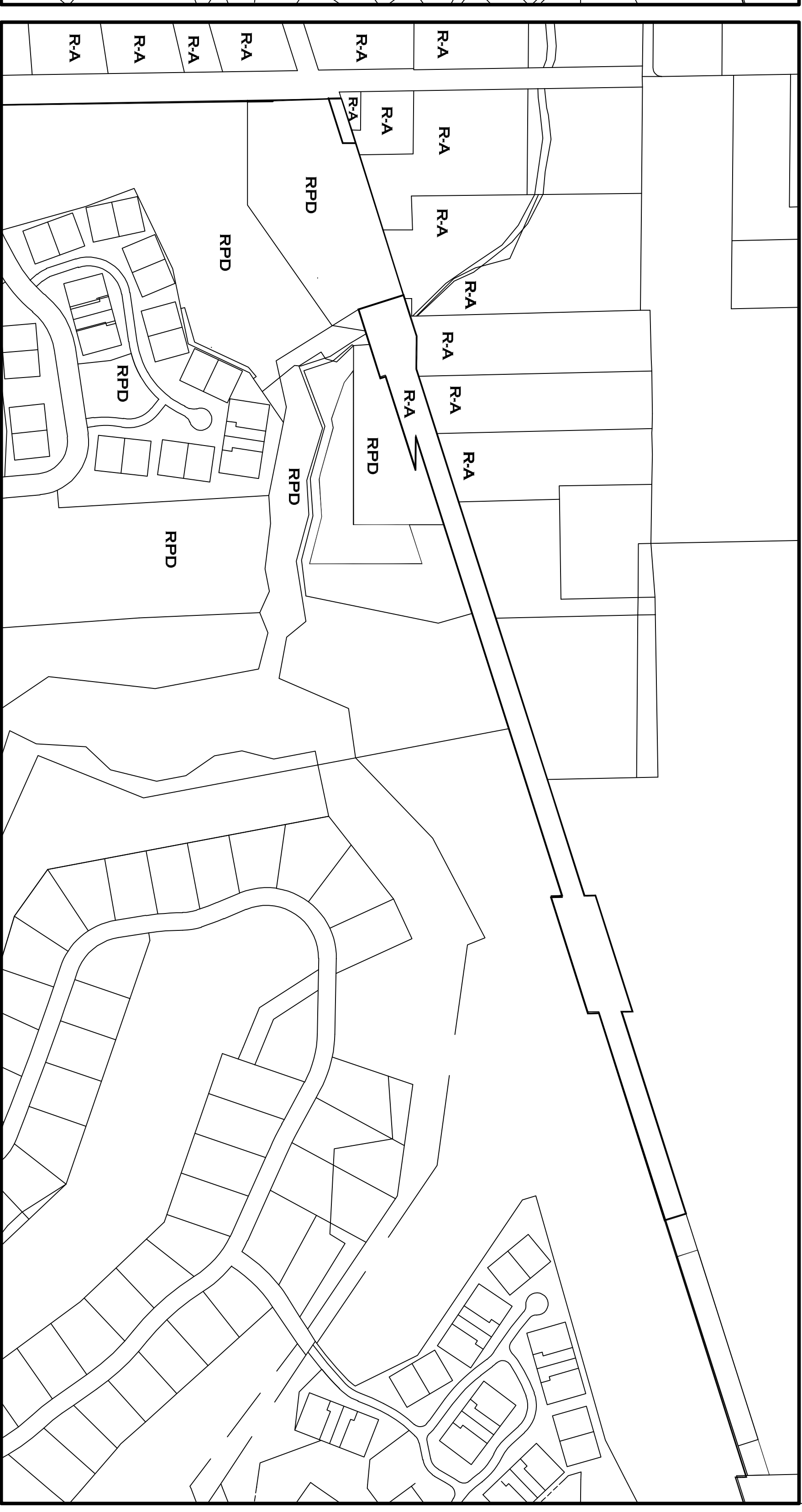
DRWN BY:	RRD	DATE	09/23
DSGN BY:	PJS	DATE	09/23
CHKD BY:	PJS	DATE	09/23

PROJECT	CYPRESS RUN TRACT 13 & RAILROAD PARCEL	SHEET	2 OF 5
FRAMEWORK PLAN	TRANSPORTATION PLAN	JOB NO.	20002.07

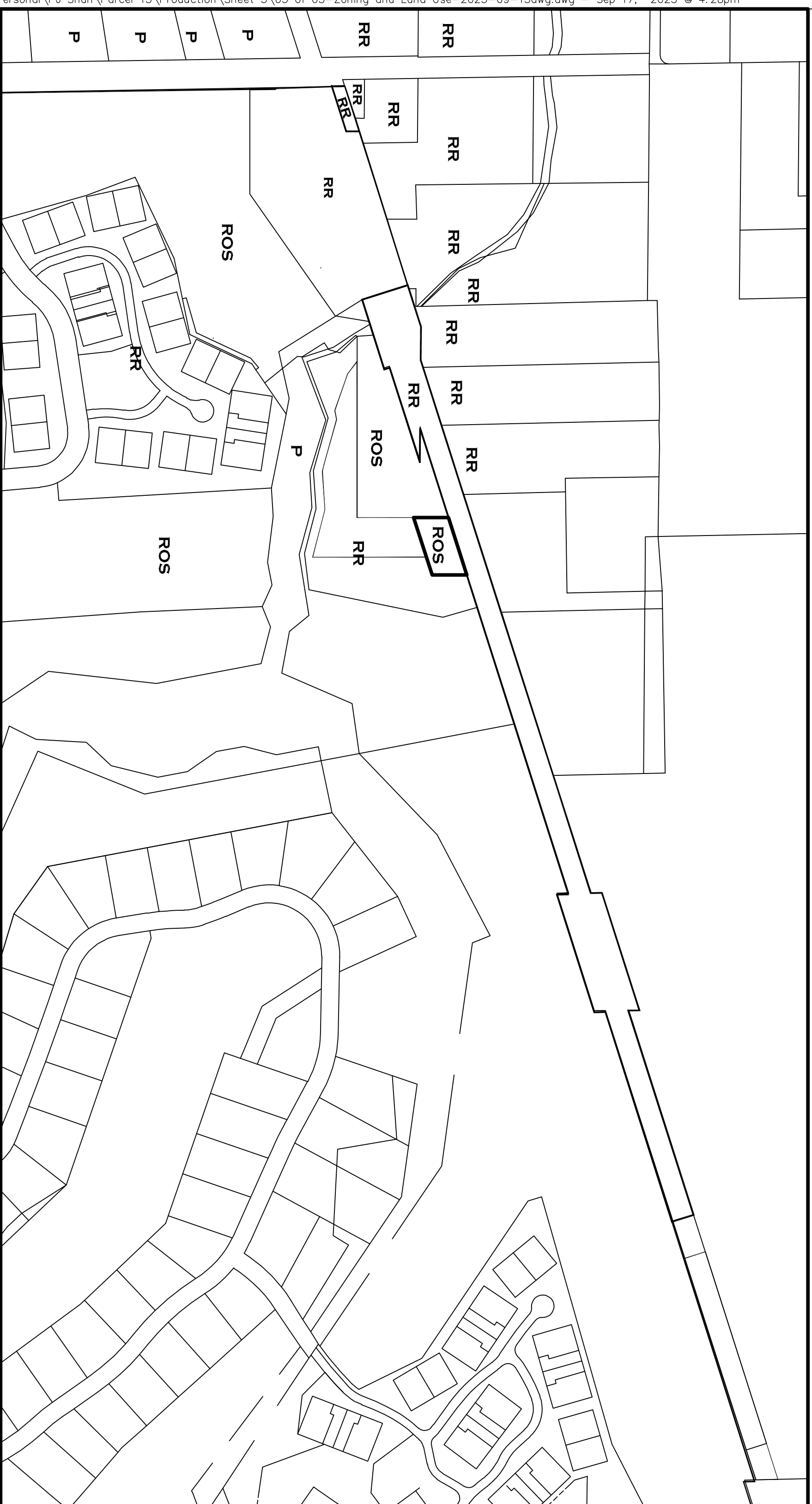
CURRENT FUTURE LAND USE MAP



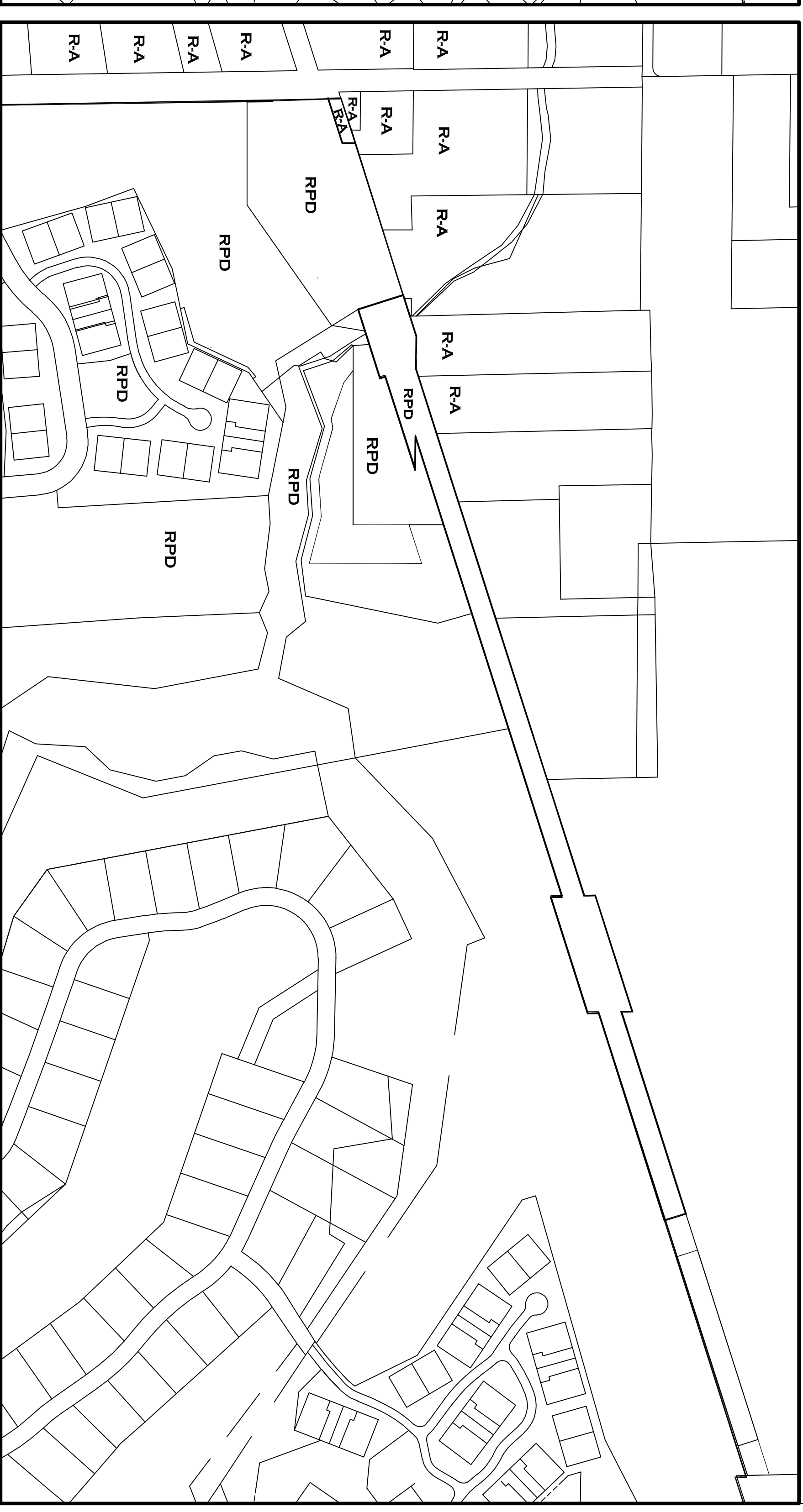
EXISTING ZONING MAP



PROPOSED FUTURE LAND USE MAP - NO CHANGE PROPOSED



PROPOSED ZONING MAP



REVISIONS

BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION
RRD	7/18/23	REVISED LAYOUT			

CUMBEY & FAIR, INC.
CONSULTING CIVIL ENGINEERS
 CERTIFICATE OF AUTHORIZATION #00002168
 ENGINEERING PLANNING
 2463 ENTERPRISE ROAD
 CLEARWATER, FLORIDA 33763-1790

LAND SURVEYS
 CLEARWATER TAMPA
 (772) 791-8982
 (813) 223-4333

FOR:
CYPRESS RUN OF FLORIDA, LLC
 2669 ST. ANDREWS BLVD.
 TARPON SPRINGS, FLORIDA 34688

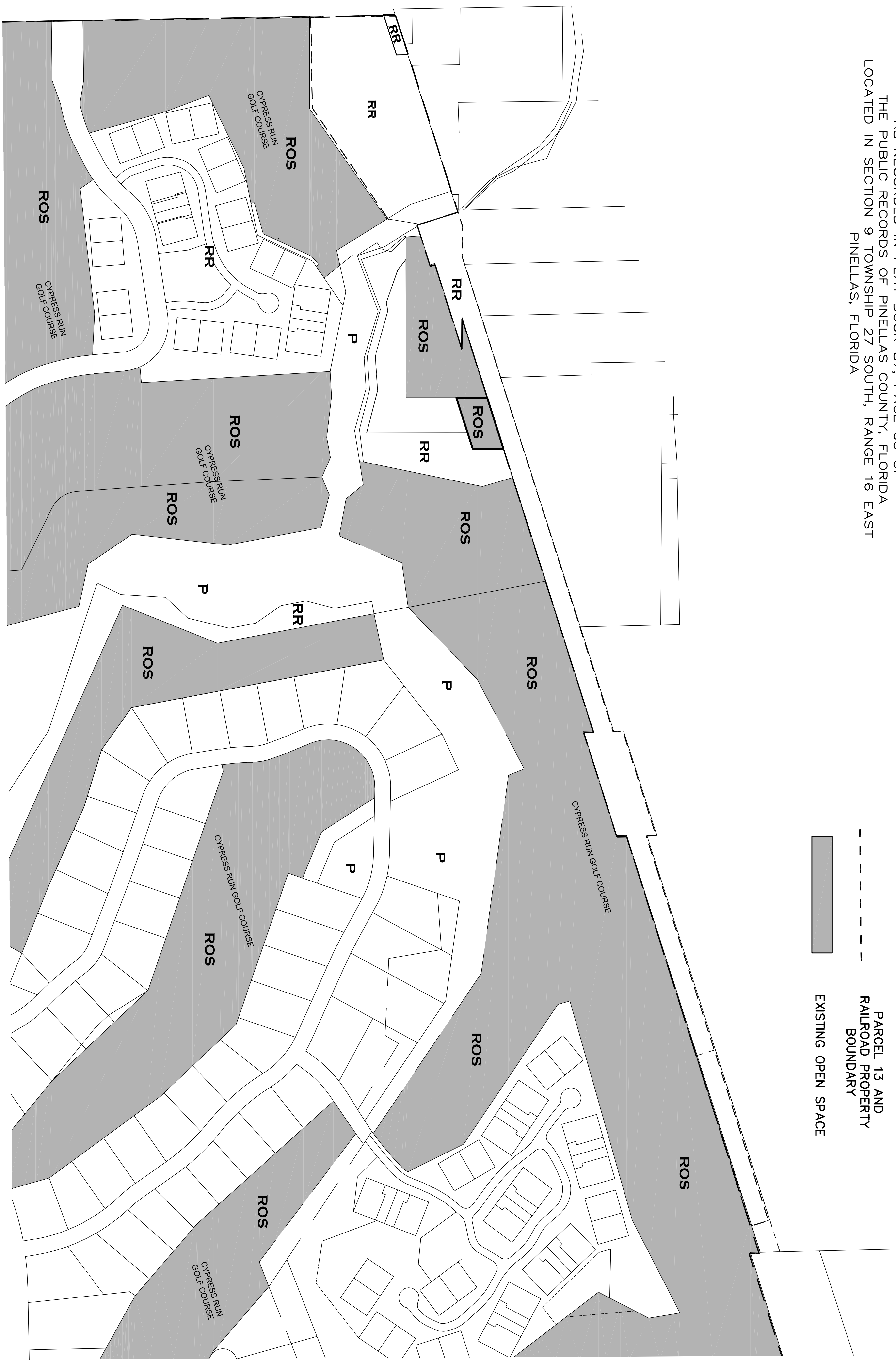
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DSGN BY:	PJS	DATE	09/23
CHKD BY:	PJS	DATE	09/23

PROJECT **CYPRESS RUN TRACT 13 & RAILROAD PARCEL**

FRAMEWORK PLAN
 LAND USE & ZONING

SHEET **3 OF 5**
 JOB NO. **20002.07**

CYPRESS RUN TRACT 13
 A PORTION OF TRACT "K" OF CYPRESS RUN - UNIT II
 AS RECORDED IN PLAT BOOK 87, PAGE 65 OF
 THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
 LOCATED IN SECTION 9 TOWNSHIP 27 SOUTH, RANGE 16 EAST
 PINELLAS, FLORIDA



LEGEND

- RPD BOUNDARY
- PARCEL 13 AND RAILROAD PROPERTY BOUNDARY
- --- EXISTING OPEN SPACE

REVISIONS

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION
1	7/18/23	REVISED LAYOUT			

CUMBEY & FAIR, INC.
 CONSULTING CIVIL ENGINEERS
 CERTIFICATE OF AUTHORIZATION #00002168
 ENGINEERING PLANNING LAND SURVEYS
 2463 ENTERPRISE ROAD
 CLEARWATER, FLORIDA 33763-1790
 TAMPA
 (772) 797-8982
 (813) 223-4333

FOR:
CYPRESS RUN OF FLORIDA, LLC
 2669 ST. ANDREWS BLVD.
 TARPON SPRINGS, FLORIDA 34688

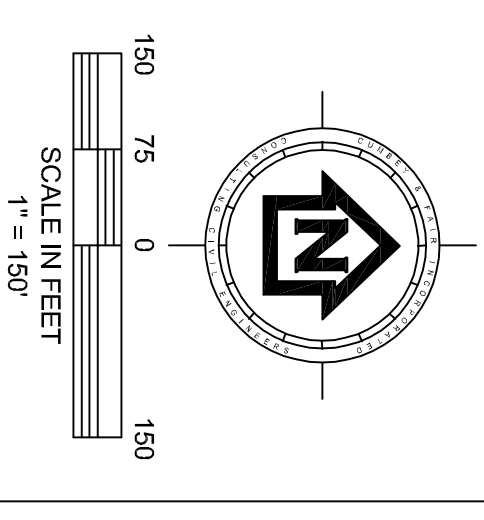
DRWN BY:	RRD	DATE:	09/23
DSGN BY:	PJS	DATE:	09/23
CHKD BY:	PJS	DATE:	09/23

PROJECT
 CYPRESS RUN
 TRACT 13 & RAILROAD PARCEL

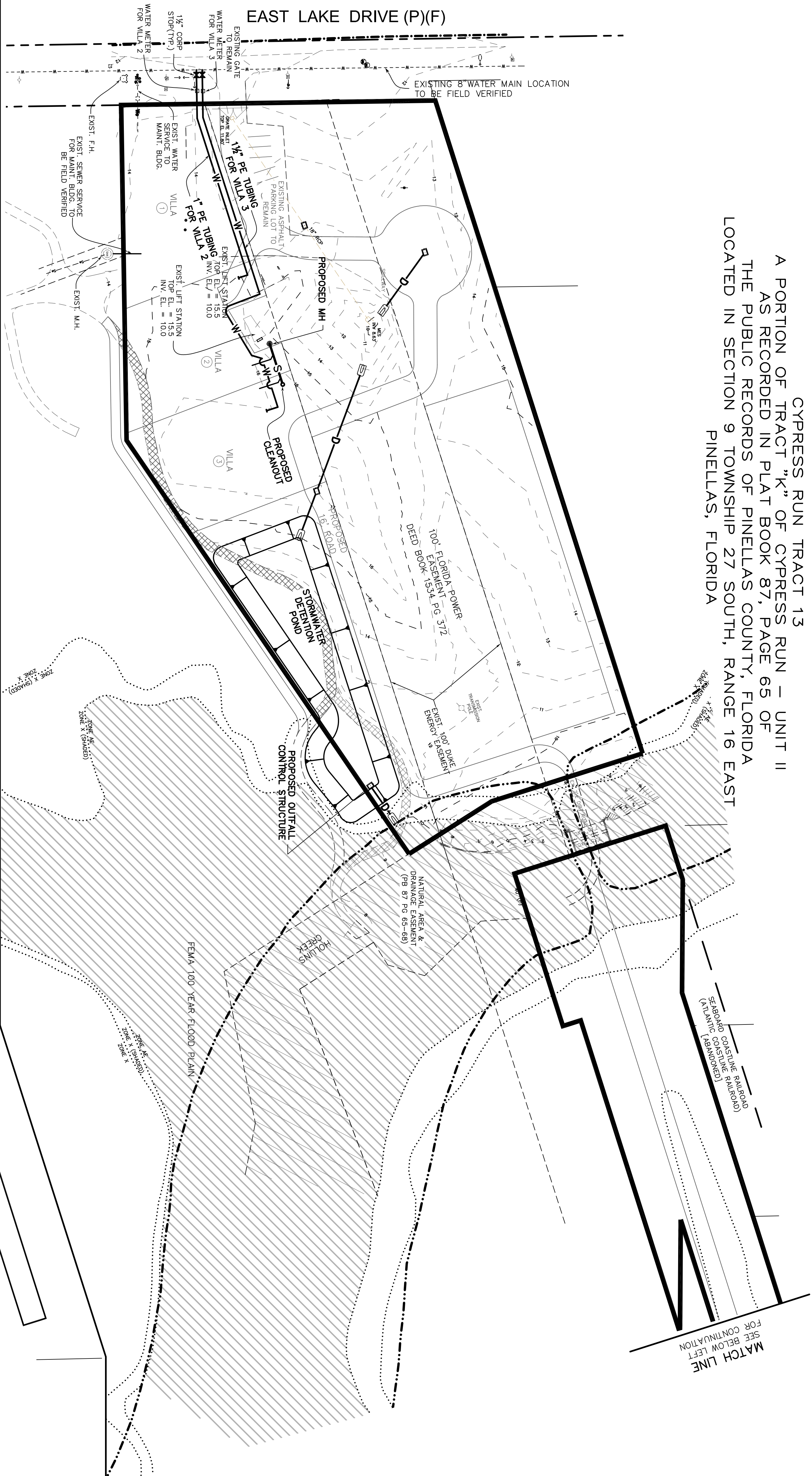
SHEET
 4 OF 5

JOB NO.
 20002.07

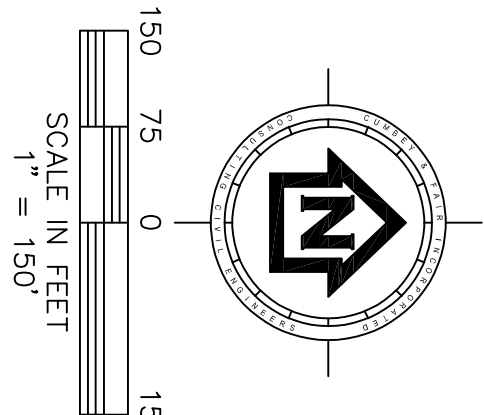
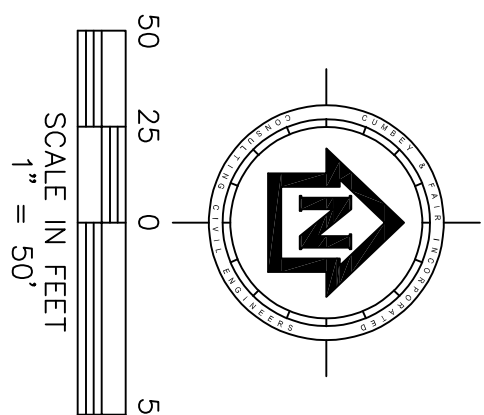
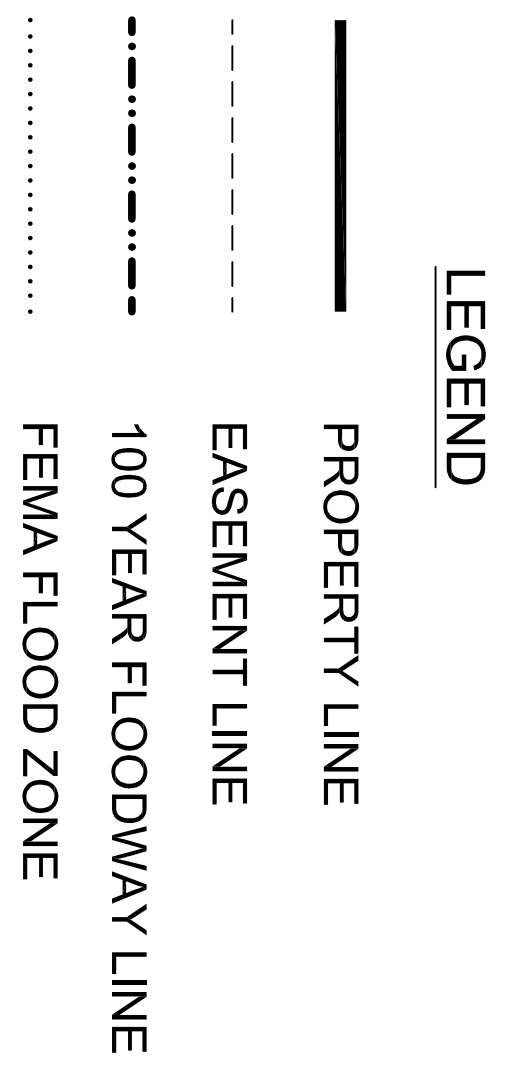
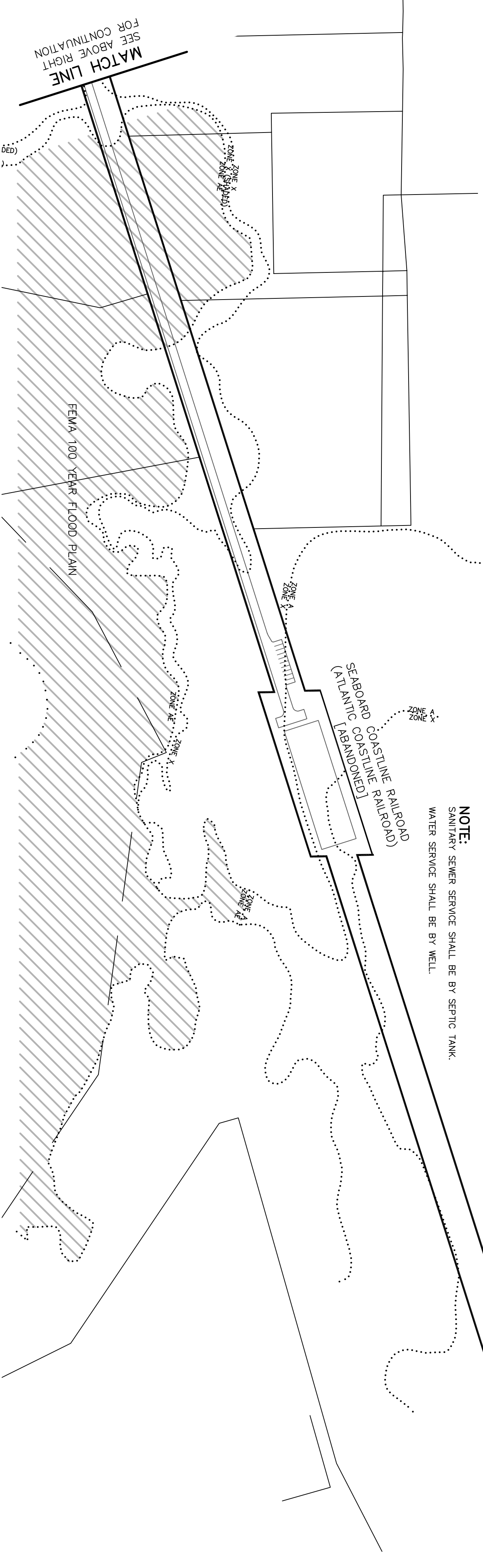
FRAMEWORK PLAN
 OPEN SPACE



CYPRESS RUN TRACT 13
 A PORTION OF TRACT "K" OF CYPRESS RUN - UNIT II
 AS RECORDED IN PLAT BOOK 87, PAGE 65 OF
 THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
 LOCATED IN SECTION 9 TOWNSHIP 27 SOUTH, RANGE 16 EAST
 PINELLAS, FLORIDA



NOTE:
 SANITARY SEWER SERVICE SHALL BE BY SEPTIC TANK.
 WATER SERVICE SHALL BE BY WELL.



REVISIONS		
BY	DATE	DESCRIPTION
RRD	7/18/23	REVISED LAYOUT
RRD	9/15/23	ADDED FEMA 100 YEAR FLOOD PLAN

CUMBEY & FAIR, INC.
 CONSULTING CIVIL ENGINEERS
 CERTIFICATE OF AUTHORIZATION #00002168
 ENGINEERING PLANNING LAND SURVEYS
 2463 ENTERPRISE ROAD
 CLEARWATER, FLORIDA 33763-1790
 TAMPA (772) 797-8982
 TAMPA (813) 223-4333

FOR:
CYPRESS RUN OF FLORIDA, LLC
 2669 ST. ANDREWS BLVD.
 TARPON SPRINGS, FLORIDA 34688

DRWN BY:	RRD	DATE	09/23
DSGN BY:	PJS	DATE	09/23
CHKD BY:	PJS	DATE	09/23

PROJECT
 CYPRESS RUN
 TRACT 13 & RAILROAD PARCEL

SHEET
 5 OF 5
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**FRAMEWORK PLAN
 UTILITY AND DRAINAGE
 PLAN**