

VICINITY MAP
SECTION: 8 TOWNSHIP: 31S RANGE: 20E

LEGAL DESCRIPTION:

A PORTION OF:

LOT #1, SUMMERFIELD CROSSINGS COMMERCIAL PHASE 2, AS RECORDED IN PLAT BOOK 104, PAGES 89-90 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT #1; THENCE S.89°50'50"E, 1043.58 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT #1 TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 800.00 FEET; THENCE SOUTHEASTERLY, 412.65 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°33'14", (CHORD BEARS S.75°04'13"E., 408.09 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY, 204.18 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°37'25" (CHORD BEARS, S.52°58'54"E., 203.63 FEET); THENCE S.45°01'31"W., 95.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 55.00 FEET; THENCE SOUTHWESTERLY, 69.25 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°08'39", (CHORD BEARS S07°44'34"W., 64.77 FEET); THENCE S.51°07'40"W., 128.22 FEET; THENCE N.52°40'27"W., 163.94 FEET; THENCE N.31°25'32"E., 275.50 FEET TO THE POINT OF BEGINNING.

CONCEPTUAL NOTES:

1. PROPOSED DEVELOPMENT AREA, A PORTION OF FOLIO 077667-0014 CONTAINING 2.78 ACRES, MORE OR LESS.
2. THIS CONCEPTUAL PLAN IS SUBJECT TO ZONING AND REGULATORY REVIEW AND APPROVAL. IT IS PROVIDED FOR CONCEPTUAL PLANNING ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION. PLAN SUBJECT TO CHANGE BASED UPON ACCURATE INFORMATION OBTAINED FROM BOUNDARY AND TOPOGRAPHIC SURVEY.
3. PROPOSED BUILDING AND ASPHALT LOCATIONS ARE PRELIMINARY AND SUBJECT TO SURVEYING, ENGINEERING, SOIL, AND REGULATORY PERMIT REVIEWS.
4. UTILITIES ARE NOT SHOWN BUT WILL BE REQUIRED TO TIE INTO THE EXISTING BUILDING OR EXISTING INFRASTRUCTURE. UTILITIES MAY EXIST WITHIN THE AREA OF CONSTRUCTION. PLAN MAY NEED TO BE MODIFIED BASED UPON UTILITY INFORMATION OBTAINED FROM BOUNDARY AND TOPOGRAPHIC SURVEY AND SUNSHINE STATE ONE OF FLORIDA, INC. 811 ONE CALL NOTIFICATION RESULTS.
5. ACCORDING TO CURRENT FLOOD INSURANCE RATE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY SHOWN APPEARS TO LIE WITHIN ZONE 'X', PER COMMUNITY PANEL NO. 1201120515H, REVISED AUGUST 28, 2008.
6. STORMWATER WILL BE REQUIRED AND SHOWN ONLY AS A PLACE HOLDER. IT SHOULD BE UNDERSTOOD THAT THERE MAY BE SOME REDUCTION IN IMPROVEMENTS (WHICH COULD EFFECT THE DEVELOPED AREA) TO ADDRESS STORMWATER REQUIREMENTS FROM GOVERNMENT AGENCIES REVIEW AND PHYSICAL FINDINGS.
7. LOCATION OF ACCESS IS SUBJECT TO AGENCY REVIEW AND APPROVAL.
8. DESIGNATED LEFT TURN LANE IS ANTICIPATED FOR ACCESS TO QUEENS TOWN DRIVE (SOUTHERN ENTRANCE). IMPROVEMENTS WITHIN SUMMERFIELD CROSSING BLVD R/W ARE NOT SHOWN.

MASTER RETENTION
(SWFWMD APP. NO. 633789)

TWO-STORY
MEDICAL
12,000 GSF
6,000 SF

PLAYGROUND
6,000 SF

TWO-STORY DAYCARE
15,000 GSF
7,500 SF

PARKING CALCULATIONS

DESCRIPTION	SIZE (W x L)	REQUIRED	PROPOSED
15 Standard	9' x 18'	103	125
1 Compact	8' x 16'	0	0
1 ADA	12' x 18'	5	5
TOTAL		108	130

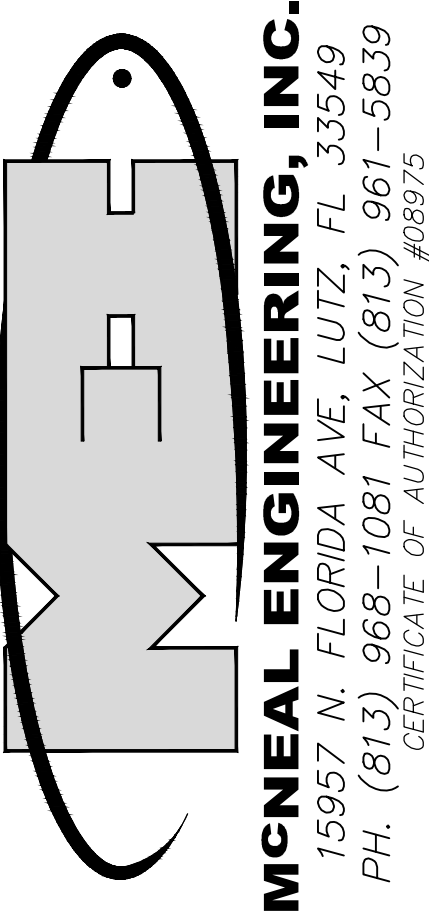
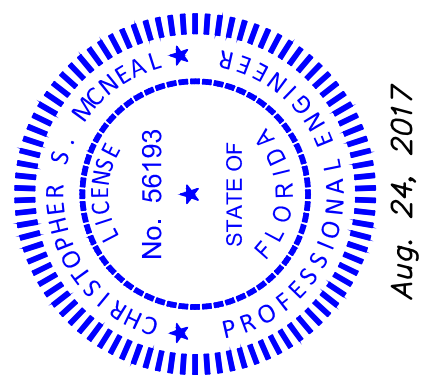
Child Care Center parking is required at 3.2 per 1000 sf.
Medical Professional Services is required at 5 per 1000 sf.
Therefore, the required parking is [3.2 x (15,000/1,000)] + [5.0 x (12,000/1,000)]
= 108 Required (< 135 Proposed).

SCALE: 1" = 20'

MEDPARK PHASE III (B)
VAIL RIDGE DRIVE
RIVERVIEW, FLORIDA 33579

SHEET TITLE:
CONCEPTUAL PLAN v.1

PREPARED FOR:
KMDGR BIG BEND, LLC



JOB NO. 18-019
ACAD FILE: CONCEPT
DRAWN BY: AR
CHK'D BY: CSM
DATE: 18.03.27
SHEET NO.

CP-1

SITE DATA TABLE

Folio #	A Portion of 077667-0014	
Existing Zoning	PD	
Existing Use	Vacant	
Proposed Land Use	Child Care Center / Medical Offices	
Child Care Center (SF)	15,000	
Medical Office (SF)	12,000	
Community Planning Area	DRI #73	
Comp Plan Designation (FLU)	OC-20	
Overlay District	None	
Special Zone (Coastal, Well Head, etc.)	None	
Parcel Size (SF+/-) / (AC+/-)	114,837 / 2.64	
Total Building (SF)	27,000	
Building Max. Height (FT)	50'	
Building Coveage*	12%	
F.A.R.	0.24	
Impervious Area (%)	58%	

Description	Approved (SF)	Proposed (SF)
Building*	27,695	13,500
VUA/Asphalt	46,169	49,873
Walks/Concrete	5,955	3,235
Retention	0	0
Wetland	0	0
Open Space	0	6,000
Green	168,754	42,229
Total	114,837	114,837

*Square footage for first floor footprint only.