



VICINITY MAP

GATEWAY Surgery Center
Consisting of 7,562 sq. ft. of Medical Office

Floor(s)	Area in Square Feet
Level 1 - Medical Offices	7,562
Gross Building Area	7,562

Parcel Size and Building Coverage	
Parcel Size	22,109 (0.51 acres)
Parcel Building Coverage	7,562 (34%)
Pavement & Walks	9,761 (44%)
Open Space	4,786 (22%)
ISR	0.78

Pre-Development Conditions	
Parcel Size	22,109 (0.51 acres)
Parcel Building Coverage	0 (0%)
Pavement & Walks	8,523 (39%)
Open Space	13,586 (61%)

Parking Count	
Medical Offices Required - 1.0 parking spaces per 400 SF GFA	
7,562 SF / 400 SF =	19 Spaces
Total Parking Required	19 Spaces
Parking Provided - standard spaces	23 Spaces
- accessible spaces	1 Space
Total Parking Provided	24 Spaces

Zoning Summary (DC Zoning District)		
Zoning Standard	Required	Proposed
Minimum Lot Area	None	0.51 acres
Minimum Lot Width	None	87.53'
Minimum Lot Depth	None	139.59'
Front Setback	None	3.19'
Side Setback	None	2.78'
Rear Setback	None	50.60'
Max. Building Height	52'	26'
Max. No. of Stories	4	1
Residential Density	30 units/acre	N/A

DRAINAGE NARRATIVE:
AN EXISTING UNDERGROUND STORMWATER STORAGE SYSTEM HAS BEEN PROVIDED FOR THE SITE, WHICH INCLUDES THE EXISTING PARKING LOT AND THE PROPOSED BUILDING. THE SYSTEM PROVIDES STORMWATER QUALITY AND ATTENUATION FOR THE 25 YEAR, 24 HOUR DESIGN STORM. THIS UNDERGROUND STORMWATER SYSTEM IS UNDER AN EXISTING PERMIT FROM THE SOUTHWEST FLORIDA WATER. THIS PERMIT WILL NEED TO BE MODIFIED FOR THE CONSTRUCTION OF THIS NEW BUILDING. THE STORMWATER SYSTEM MAY NEED TO BE MODIFIED TO ACCOUNT FOR THIS BUILDING, AS IT IS 1,600 S.F. LARGER THAN THE BUILDING THAT WAS PROPOSED IN THE ORIGINAL SWFWMD PERMIT.

LEGAL DESCRIPTION:
LOT 3 (LANDS AS SURVEYED NOT A RECORDED DESCRIPTION)
A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA LYING IN THE CITY OF DUNEDIN FLORIDA. SAID PARCEL BEING BOUNDED ON THE WEST BY WELLINGTON PLACE - A TOWNHOME COMMUNITY, RECORDED IN PLAT BOOK 127, PAGE 82 & 83, BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF SKINNER ROAD (STATE ROAD 580), AS PRESENTLY OCCUPIED AND RECORDED IN OFFICIAL RECORDS BOOK 6077, PAGE 2135, BOUNDED ON THE SOUTHEAST BY THE DEED FOR MILWAUKEE AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 17039, PAGE 2481, ALL RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 28, MAIN STREET SUBDIVISION AS RECORDED IN PLAT BOOK 17, PAGE 20 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND RUN S89°29'31"W, ALONG THE NORTH LINE OF SAID PLAT, 36.85 FEET; THENCE N01°46'28"W, 155.66 FEET TO THE NORTHEAST CORNER OF THAT PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 16422, PAGE 2437, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALSO BEING THE SOUTHEAST CORNER OF SAID WELLINGTON PLACE - A TOWNHOME COMMUNITY, AND THE POINT OF BEGINNING; THENCE CONTINUE N 01°46'28"W, ALONG THE EAST BOUNDARY LINE OF SAID WELLINGTON PLACE, 338.27 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SKINNER ROAD (STATE ROAD 580), AND THE NORTHEAST CORNER OF SAID WELLINGTON PLACE; THENCE N89°11'10"E, ALONG SAID RIGHT-OF-WAY LINE, 87.61 FEET TO THE SAID DEEDED MILWAUKEE AVE PARCEL; THE SOUTH ALONG THE WESTERLY LINE OF THE MILWAUKEE AVENUE PARCEL THE FOLLOWING COURSES: THENCE S32°29'27"E, 11.75 FEET; THENCE S01°47'10"E, 139.60 FEET, TO A POINT OF CURVATURE; THENCE 39.29 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 69.50 FEET AND CHORD WHICH BEARS S14°24'24"W, 38.77 FEET, TO A POINT OF TANGENCY; THENCE S30°35'57"W, 42.54 FEET; THENCE S43°38'04"W, 29.51 FEET TO A POINT OF CURVATURE; THENCE 103.81 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 131.00 FEET AND CHORD WHICH BEARS, S20°55'53"W, 101.12 FEET, TO A POINT OF TANGENCY AND THE POINT OF BEGINNING.

- SITE NOTES:**
- SITE IS IN FEMA FLOOD ZONE X, FEMA FIRM #12103C068G, DATED SEPT. 3, 2003.
 - SITE HAS NO PROPOSED EASEMENTS.

SITE LEGEND

	DENOTES EXISTING ASPHALT PAVEMENT
	DENOTES PROPOSED CONCRETE WALKS/PATHS
	DENOTES HANDICAP PARKING
	DENOTES NUMBER OF PARKING SPACES
	DENOTES EXISTING WATER MAIN
	DENOTES EXISTING FIRE MAIN
	DENOTES EXISTING SANITARY SEWER LINE
	DENOTES EXISTING STORM DRAINAGE PIPE

VICKSTROM ENGINEERING SERVICES, INC.
505 20th Avenue NE
St. Petersburg, FL 33704
Telephone No. (727) 894-0404
CA No. 30184

SITE PLAN
GATEWAY SURGERY CENTER
980 MILWAUKEE AVENUE, DUNEDIN, FLORIDA

CLIENT / OWNER
Gateway Dunedin, LLC
202 East Center Street
Tarpon Springs, Florida 34689
Telephone No. (727) 942-2211

REVISIONS:

DATE:	4.27.18
SCALE:	1"=20'
DRN. BY:	KES
CHK'D. BY:	DMV
PROJ. No.	13358
Sheet	C1

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P.E. No. 46090
State of Florida