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MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND
ECONOMIC DEVELOPMENT

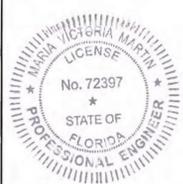
TOWERCOM VIII, INC
One Independent Drive, Suite 1600
Jacksonville, FL 32202

PROJECT INFORMATION:
CVS KENDALL
8701 S.W. 137TH AVENUE
MIAMI, FL 33183
MIAMI-DADE COUNTY

CURRENT ISSUE DATE:
MARCH 2016

ISSUED FOR:
ZONING DRAWINGS

REV.: DATE: DESCRIPTION:

SEAL:

3129116

PLANS PREPARED BY:
Kimley»Horn
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1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE CA00000696

PROVIDER:
TOWERCOM III, INC
One Independent Drive, Suite 1600
Jacksonville, FL 32202

DRAWN BY: CHK.: APV.:
MM LF MM

LICENSURE:
MARIA VICTORIA MARTIN PE 72397

SHEET TITLE:
**PARENT TRACT DETAIL
AND SITE DATA**

SHEET NUMBER: REVISION:
C-1

KHA Job #:
144989000

SITE DATA

STATEMENT OF INTENT:
THE OWNER PROPOSES TO CONSTRUCT A NEW WIRELESS COMMUNICATIONS FACILITY WITHIN THE CVS PHARMACY PARENT TRACT.

SITE ADDRESS: 8701 S.W. 137TH AVENUE MIAMI, FLORIDA 33183
 FOLIO NUMBER: 30-4934-001-1240
 SITE TOTAL AREA: 108,552.03 ± S.F. (2.49 AC. ±)
 EXISTING ZONING: BU-2 (BUSINESS DISTRICT SPECIAL)
 PROPOSED ZONING: BU-2 (BUSINESS DISTRICT SPECIAL)
 EXISTING USE: OFFICE
 PROPOSED USE: RETAIL/WIRELESS COMMUNICATIONS FACILITY
 MAX. BUILDING HEIGHT: NOT LIMITED
 MAX. FLOOR AREA RATIO: 0.40

PROPOSED AREA CALCULATIONS

BUILDING AREA:	12,900 ± S.F.	(11.89%)
TOWERCOM TOWER FOOTPRINT:	50 ± S.F.	(0.05%)
TOWERCOM CARRIER CONCRETE PADS:	640 ± S.F.	(0.53%)
PAVED AREA:	63,853.48 ± S.F.	(58.87%)
TOTAL IMPERVIOUS AREA:	77,443.48 ± S.F.	(71.34%)
PERVIOUS AREA:	30,173.55 ± S.F.	(27.80%)
POND AREA:	0 ± S.F.	(0%)
TOWERCOM TOWER ENCLOSURE:	175 ± S.F.	(0.16%)
TOWERCOM LEASE AREA:	760 ± S.F.	(0.70%)
TOTAL PERVIOUS AREA:	31,108.55 ± S.F.	(28.66%)
TOTAL COMBINED AREA:	108,552.03 ± S.F.	(100%)

BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT:	20'	80'
SIDE:	5'	90.71'
REAR:	5'	42.5'
CORNER:	N/A	N/A

PARKING REQUIREMENT FOR THE 12,900 CVS BUILDING

TOTAL PARKING SPACES REQUIRED = 52
 TOTAL PARKING SPACES PROVIDED = 57

PARKING REQUIREMENT FOR THE WIRELESS COMMUNICATIONS FACILITY

TOTAL PARKING SPACES REQUIRED = 0

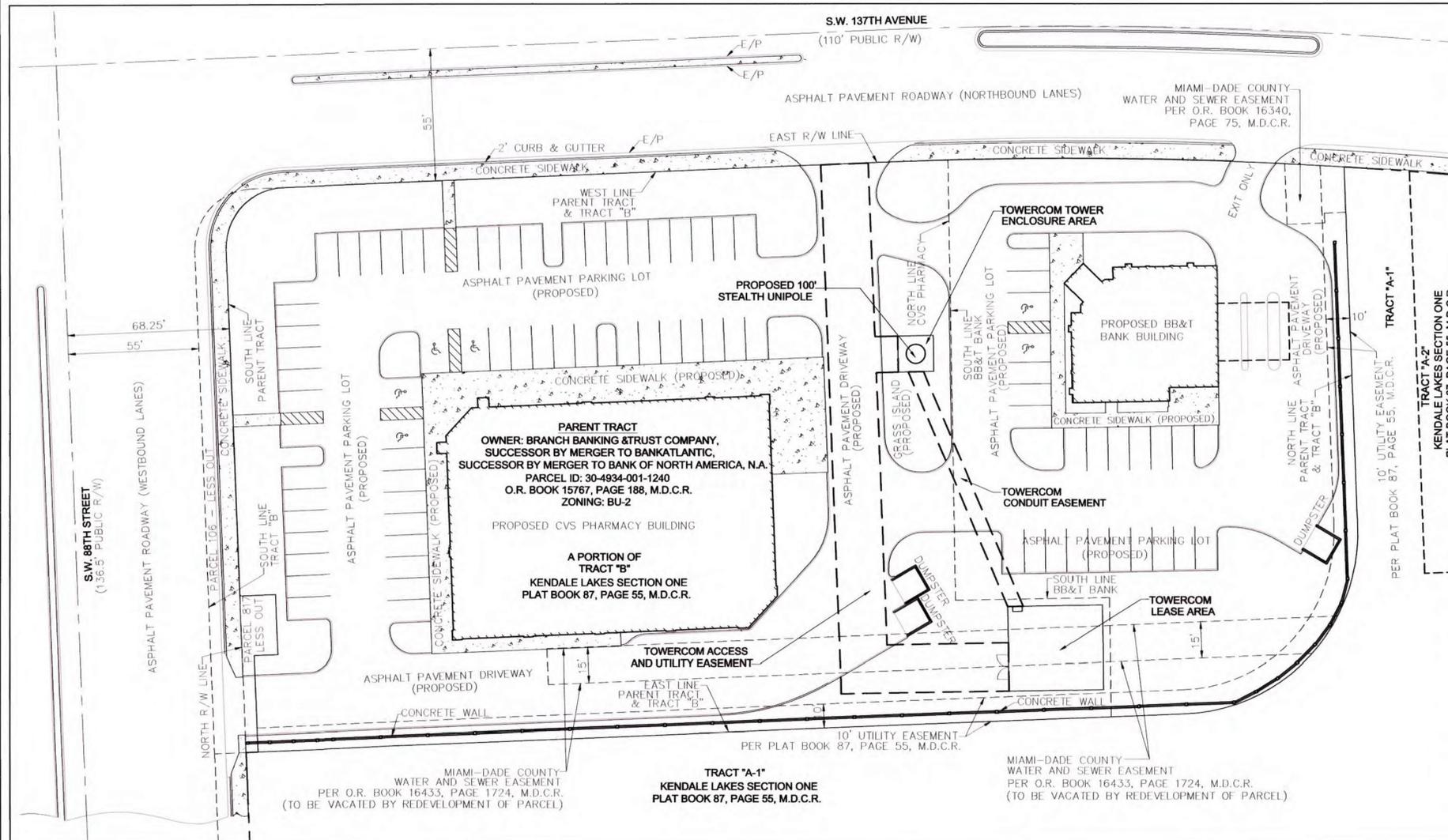
LANDSCAPE SETBACKS

	REQUIRED	PROVIDED
NORTH:	7' MINIMUM	7.53'
WEST:	7' MINIMUM	20'
EAST:	7' MINIMUM	7.50'
SOUTH:	7' MINIMUM	20'

ZONING:

SUBJECT SITE: BU-2
 NORTH: RU-4L
 EAST: RU-4M, RU-4L
 SOUTH: BU-2
 WEST: BU-2

FLOOD ZONE:
 THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE AH, IN ACCORDANCE WITH THE FIRM MAP NUMBER 12086C0441L OF MIAMI-DADE COUNTY, COMMUNITY PANEL NUMBER 441 OF 1031. MAP REVISED SEPTEMBER 11, 2009.



PARENT TRACT DETAIL
 SCALE AS SHOWN
 0 30 60

DESCRIPTION OF TOWERCOM TOWER ENCLOSURE AREA
 A PARCEL OF LAND BEING A PORTION OF TRACT "B", KENDALE LAKES SECTION ONE, AS RECORDED IN PLAT BOOK 87, PAGE 55 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "B";
 THENCE ON A PLAT BEARING OF N87°42'56"E ALONG THE NORTH LINE OF SAID TRACT "B", A DISTANCE OF 149.58 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;
 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND CONTINUING ALONG SAID NORTH LINE, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 75.00 FEET FOR AN ARC DISTANCE OF 117.81 FEET (CHORD BEARING = S47°17'04"E AND CHORD DISTANCE = 106.07 FEET) TO A POINT OF TANGENCY, SAID POINT ALSO BEING ON THE EAST LINE OF SAID TRACT "B";
 THENCE S02°17'04"E ALONG SAID EAST LINE, A DISTANCE OF 74.40 FEET;
 THENCE S87°42'56"W A DISTANCE OF 12.32 FEET;
 THENCE S88°59'30"W A DISTANCE OF 20.00 FEET;
 THENCE S01°00'30"E A DISTANCE OF 51.14 FEET;
 THENCE S87°41'46"W A DISTANCE OF 113.43 FEET;
 THENCE N01°00'30"W A DISTANCE OF 9.20 FEET TO THE POINT OF BEGINNING;
 THENCE S88°59'30"W A DISTANCE OF 15.00 FEET;
 THENCE N01°00'30"W A DISTANCE OF 15.00 FEET;
 THENCE N88°59'30"E A DISTANCE OF 15.00 FEET;
 THENCE S01°00'30"E A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING;
 SAID PARCEL OF LAND SITUATE WITHIN MIAMI DADE COUNTY, FLORIDA CONTAINING 225.00 SQUARE FEET MORE OR LESS.

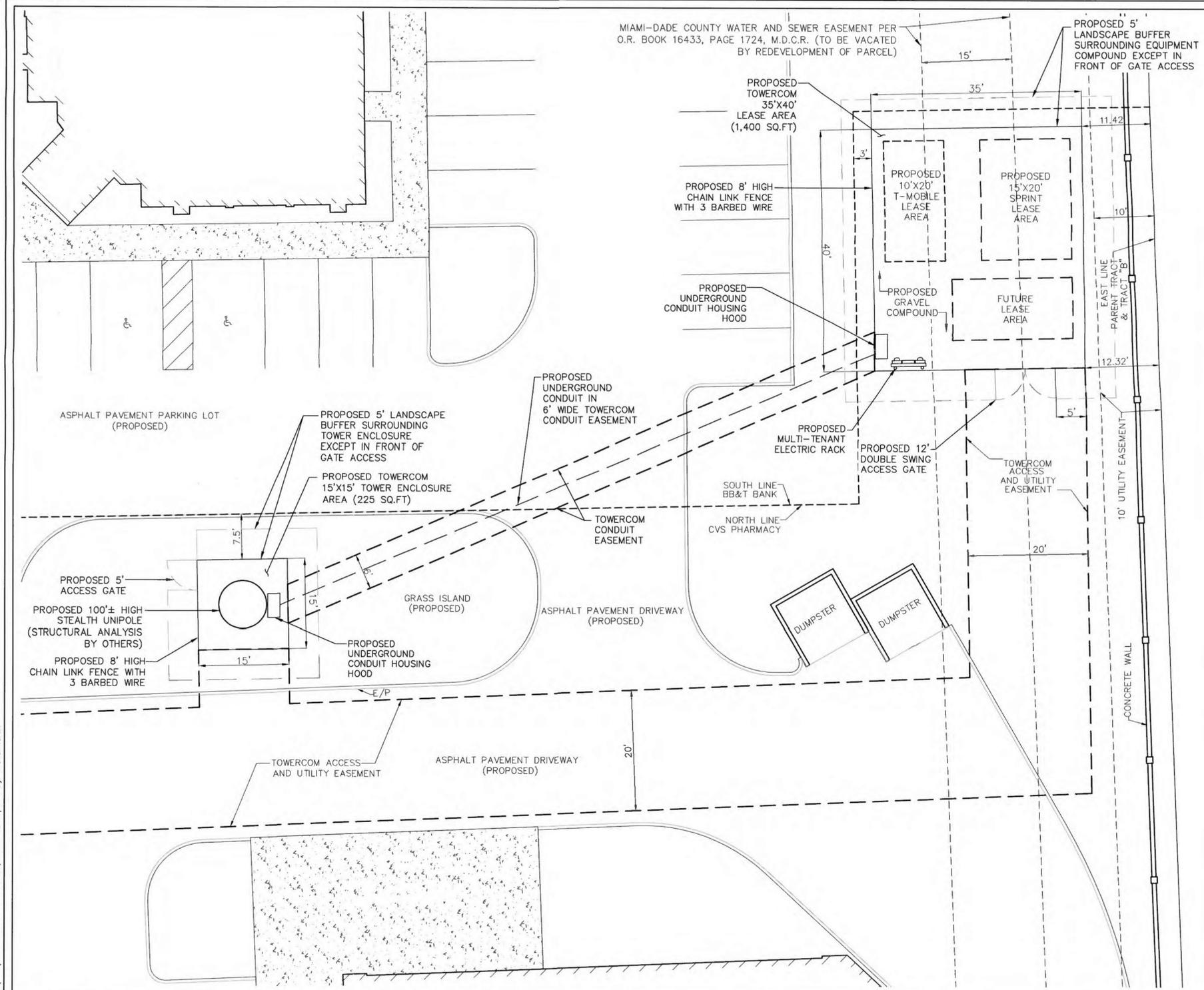
DESCRIPTION OF TOWERCOM LEASE AREA
 A PARCEL OF LAND BEING A PORTION OF TRACT "B", KENDALE LAKES SECTION ONE, AS RECORDED IN PLAT BOOK 87, PAGE 55 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "B";
 THENCE ON A PLAT BEARING OF N87°42'56"E ALONG THE NORTH LINE OF SAID TRACT "B", A DISTANCE OF 149.58 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;
 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND CONTINUING ALONG SAID NORTH LINE, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 75.00 FEET FOR AN ARC DISTANCE OF 117.81 FEET (CHORD BEARING = S47°17'04"E AND CHORD DISTANCE = 106.07 FEET) TO A POINT OF TANGENCY, SAID POINT ALSO BEING ON THE EAST LINE OF SAID TRACT "B";
 THENCE S02°17'04"E ALONG SAID EAST LINE, A DISTANCE OF 74.40 FEET;
 THENCE S87°42'56"W A DISTANCE OF 12.32 FEET TO THE POINT OF BEGINNING;
 THENCE S88°59'30"W A DISTANCE OF 35.00 FEET;
 THENCE N01°00'30"W A DISTANCE OF 40.00 FEET;
 THENCE N88°59'30"E A DISTANCE OF 35.00 FEET;
 THENCE S01°00'30"E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;
 SAID PARCEL OF LAND SITUATE WITHIN MIAMI DADE COUNTY, FLORIDA CONTAINING 1,400.00 SQUARE FEET MORE OR LESS.

DESCRIPTION OF PARENT TRACT
 (PER OFFICIAL RECORD BOOK 15767, PAGE 188 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA)
 TRACT B, KENDALE LAKES SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGE 55 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS PARCEL 106, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 A PORTION OF TRACT B, KENDALE LAKES SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, AT PAGE 55, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN THE SE 1/4 OF SECTION 34, TOWNSHIP 54 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT B;
 THENCE RUN S87°42'55"W FOR A DISTANCE OF 209.18 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 89°58'50" AND A RADIUS OF 25.00 FEET;
 THENCE RUN NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 39.26 FEET TO A POINT OF TANGENCY;
 THENCE RUN N02°18'15"W FOR A DISTANCE OF 13.25 FEET TO A POINT ON A CIRCULAR CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 89°58'50" AND A RADIUS OF 25.00 FEET;
 THENCE RUN SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 39.26 FEET TO A POINT OF TANGENCY;
 THENCE RUN N87°42'55"E, FOR A DISTANCE OF 209.13 FEET TO A POINT;
 THENCE RUN S02°17'05"E FOR A DISTANCE OF 13.25 FEET TO THE POINT OF BEGINNING
 AND LESS PARCEL 817, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 A PORTION OF TRACT B, KENDALE LAKES SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, AT PAGE 55, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN THE SE 1/4 OF SECTION 34, TOWNSHIP 54 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT B;
 THENCE RUN N02°17'05"W, FOR A DISTANCE OF 13.25 FEET TO THE POINT OF BEGINNING;
 THENCE RUN S87°42'55"W, FOR A DISTANCE OF 65.00 FEET TO A POINT;
 THENCE RUN N02°17'15"W, FOR A DISTANCE OF 15.00 FEET TO A POINT;
 THENCE RUN N87°42'55"E, FOR A DISTANCE OF 25.00 FEET TO A POINT;
 THENCE RUN S02°17'15"E, FOR A DISTANCE OF 10.00 FEET TO A POINT;
 THENCE RUN N87°42'55"E, FOR A DISTANCE OF 40.00 FEET TO A POINT;
 THENCE RUN S02°17'05"E, FOR A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

NOTE:
 SITE PLAN BASED ON SURVEY PROVIDED BY WSP CONSULTANTS, INC SURVEYORS & MAPPERS

Drawing name: K:\WPB_Civil\CELL_SITES\TowerCom\144989000-CVS\CAD\2016\Civil.DWG C-1 Mar 29, 2016 10:47am by: maria.martin

Drawing name: K:\WPB_Civil\CELL_SITES\TowerCom\144989000-CVS\CAD\Z04\Civil.DWG C-2 Jun 22, 2016 12:57pm by: maricamartin

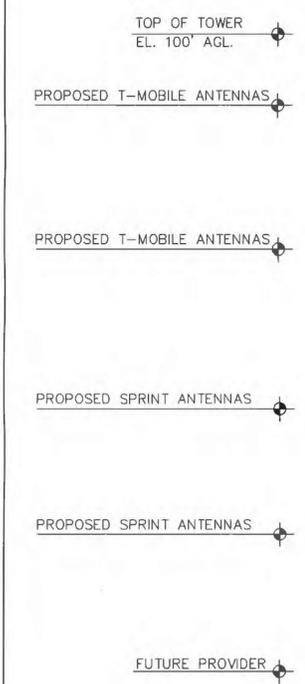


TOWERCOM LEASE AREA DETAIL



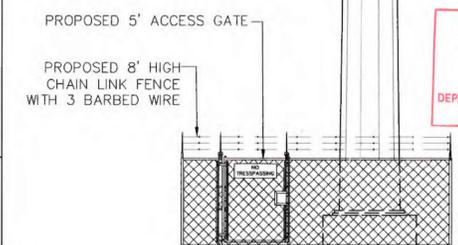
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- NOTES:**
- FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
 - EQUIPMENT IS UNMANNED AND EXEMPT FROM H/C ACCESS UNDER FL. STATUE SEC. 533.503 AND SEC. 41.2 OF THE ADAAG.
 - "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
 - 8' HIGH CHAIN LINK FENCE WITH 3 BARBED WIRE AND LOCKED ENTRY GATE.
 - WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.



PROPOSED 100' STEALTH UNIPOLE (STEALTH UNIPOLE AND FOUNDATION DESIGNED BY OTHERS)

- NOTE:
- ANTENNAS TO BE MOUNTED INSIDE TOWER
 - COAXIAL CABLES ARE TO BE ROUTED ALONG THE INTERIOR OF THE TOWER



TOWER ELEVATION
N.T.S.

- NOTE:
- ALL PROPOSED ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS.
 - TOWER IS DESIGNED FOR A TOTAL OF THREE WIRELESS SERVICE PROVIDERS. LOCATION OF FUTURE PROVIDERS IS APPROXIMATE.
 - CONTRACTOR TO COORDINATE ANTENNA MOUNTS W/ OWNER.
 - CONTRACTOR TO REFER TO STRUCTURAL ANALYSIS (BY OTHERS).



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MIAMI-DADE COUNTY

CURRENT ISSUE DATE:

MARCH 2016

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ZONING DRAWINGS

REV.: DATE: DESCRIPTION:

▲	06-22-16	PER COUNTY COMMENTS

SEAL:

PLANS PREPARED BY:

Kimley»Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE CA00000696

PROVIDER:

TOWERCOM III, INC
One Independent Drive, Suite 1600
Jacksonville, FL 32202

DRAWN BY: CHK.: APV.:

MM	LF	MM
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LICENSURE:

MARIA VICTORIA MARTIN	PE 72397
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SHEET TITLE:

**TOWERCOM LEASE AREA
DETAIL & TOWER ELEVATION**

SHEET NUMBER: REVISION:

C-2

KHA Job #:

144989000

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NOTE:
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2/6-039
MAR 1 2016
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© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
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DRAWN BY: CHK: APV:
MM LF MM

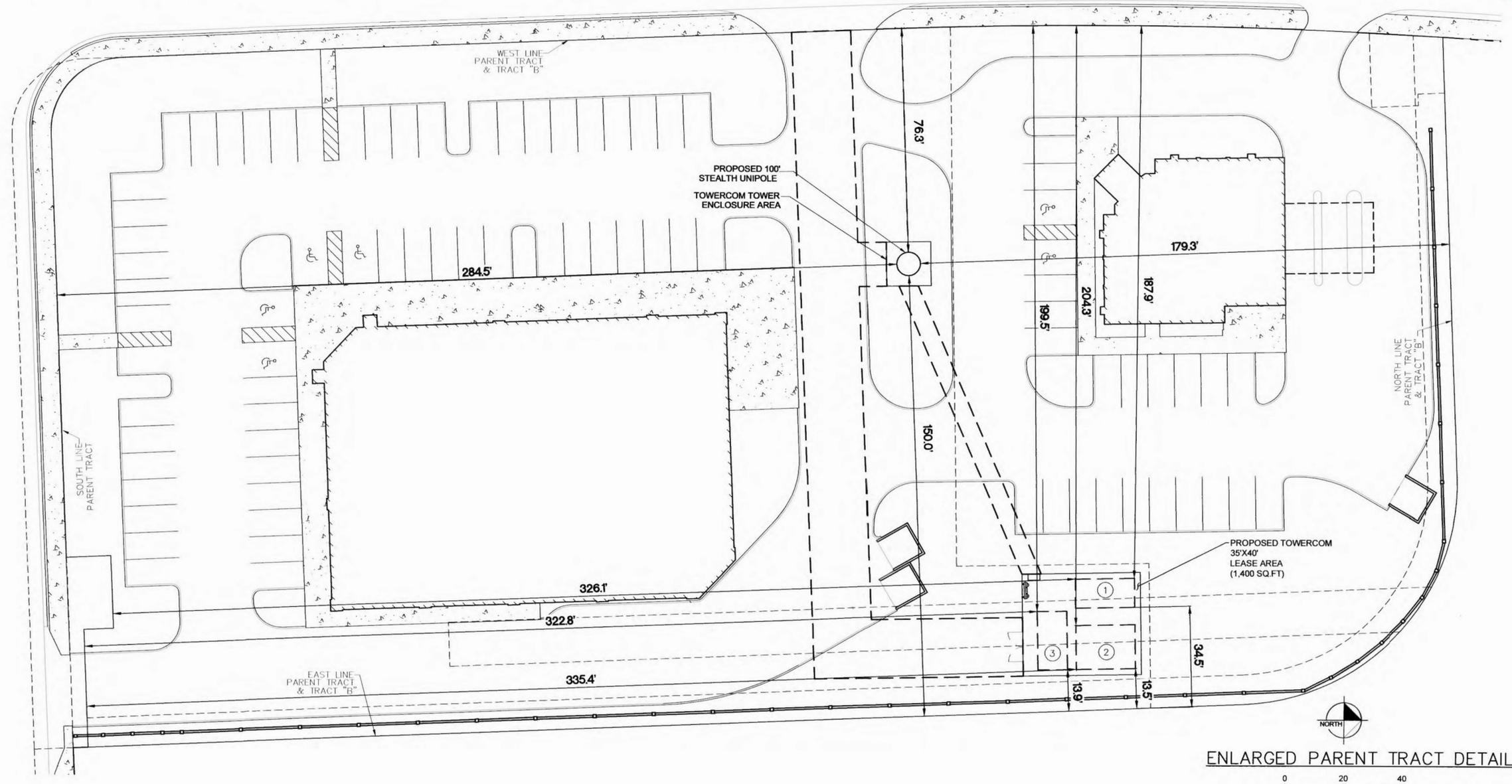
LICENSURE:
MARIA VICTORIA MARTIN PE 72397

SHEET TITLE:
**TOWERCOM TOWER AND
LEASE AREA SETBACK**

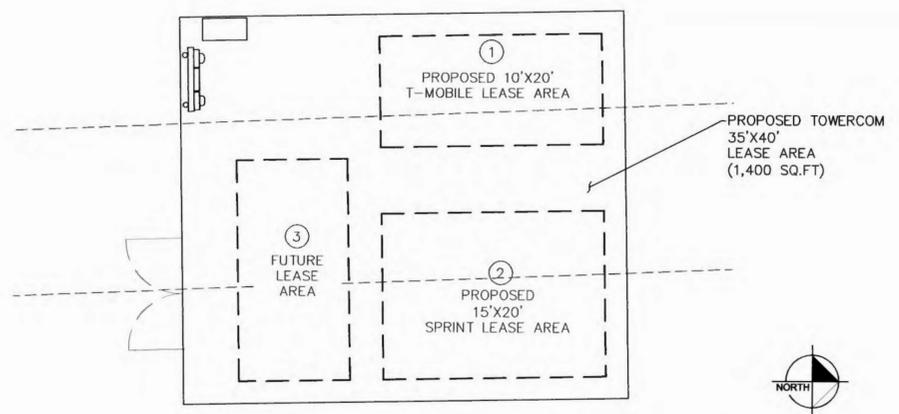
SHEET NUMBER: REVISION:

C-3

KHA Job #:
144989000



ENLARGED PARENT TRACT DETAIL
SCALE AS SHOWN



ENLARGED TOWERCOM LEASE AREA
SCALE AS SHOWN

TOWER SETBACK FROM PARENT TRACT BOUNDARY LINES				
	NORTH PARENT TRACT LINE (FT)	EAST PARENT TRACT LINE (FT)	SOUTH PARENT TRACT LINE (FT)	WEST PARENT TRACT LINE (FT)
REQUIRED	110.0	110.0	110.0	110.0
PROVIDED	179.3	150.0	284.5	76.3

*TOWER SETBACK DIMENSIONS SHOWN HEREON ARE MEASURED FROM THE EDGE OF PROPOSED TOWER PERPENDICULAR TO PARENT TRACT BOUNDARY LINES

Drawing name: K:\WPB_Civil\CELL_SITES\TowerCom\144989000-CVS\CAD\ZDA\Civil.DWG C-3 Mar 29, 2016 10:48am By: maria.martin

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