

Drawing name: K:\MB_Civil\042701311_TD Bank - Kendall Bennisgans\CADD\CIVIL\CONSTRUCT\101 SITE PLAN.dwg C-101 Oct 13, 2009 3:37pm by: chris.falce
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KEY MAP
N.T.S.

LEGAL DESCRIPTION:

PARCEL I - FEE ESTATE

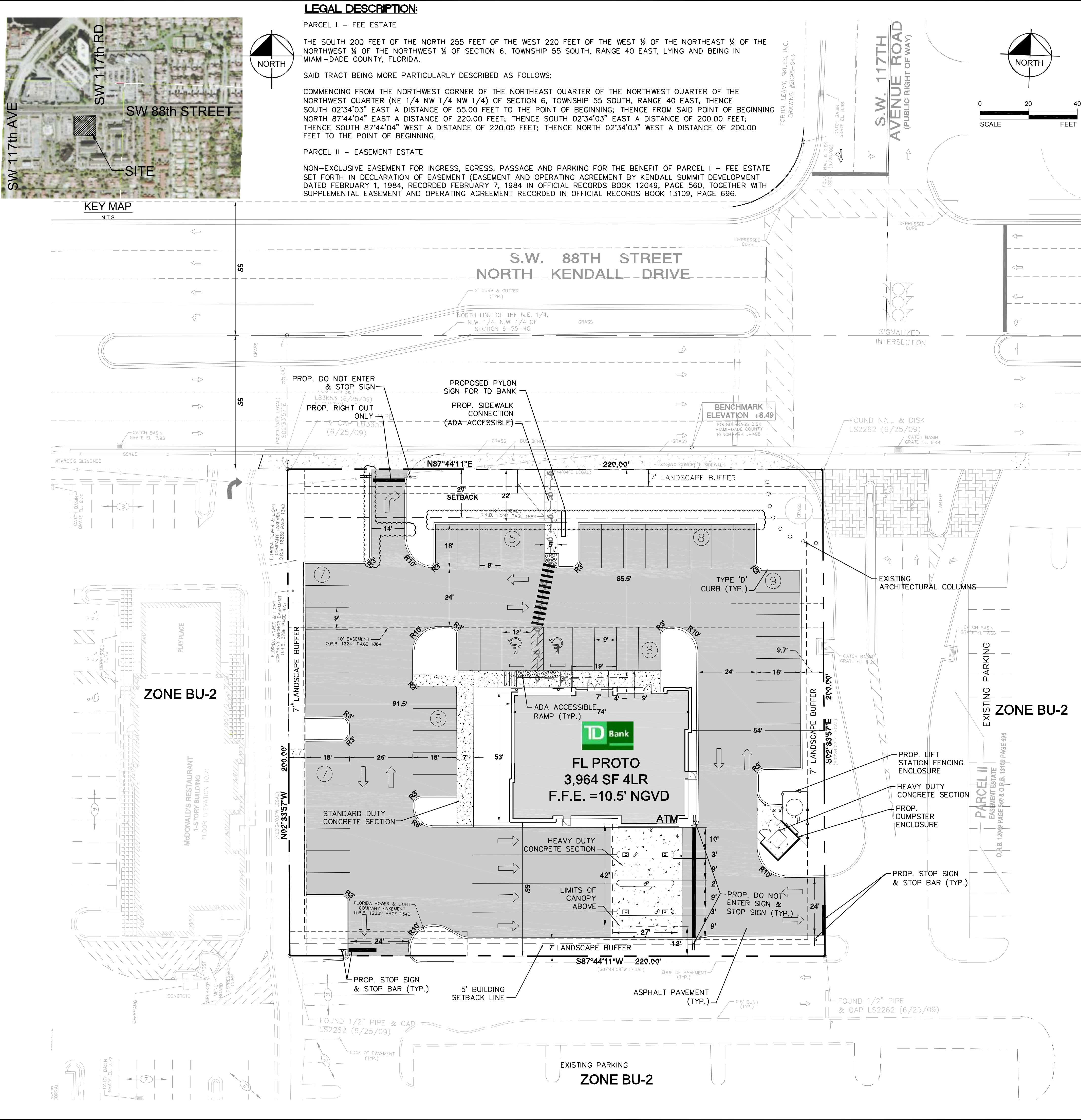
THE SOUTH 200 FEET OF THE NORTH 255 FEET OF THE WEST 220 FEET OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 NW 1/4 NW 1/4) OF SECTION 6, TOWNSHIP 55 SOUTH, RANGE 40 EAST, THENCE SOUTH 02°34'03" EAST A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING NORTH 87°44'04" EAST A DISTANCE OF 220.00 FEET; THENCE SOUTH 02°34'03" EAST A DISTANCE OF 200.00 FEET; THENCE SOUTH 87°44'04" WEST A DISTANCE OF 220.00 FEET; THENCE NORTH 02°34'03" WEST A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL II - EASEMENT ESTATE

NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, PASSAGE AND PARKING FOR THE BENEFIT OF PARCEL I - FEE ESTATE SET FORTH IN DECLARATION OF EASEMENT AND OPERATING AGREEMENT BY KENDALL SUMMIT DEVELOPMENT DATED FEBRUARY 1, 1984, RECORDED FEBRUARY 7, 1984 IN OFFICIAL RECORDS BOOK 12049, PAGE 560, TOGETHER WITH SUPPLEMENTAL EASEMENT AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 13109, PAGE 696.



BU-2 - ZONING LEGEND
Zoning District: BU-2 Special Business District

MINIMUM REQUIREMENTS	REQUIRED	EXISTING APPROVED	PROVIDED
Frontage for interior lot	50'	220'	220'
Lot area for interior lot	5,000 S.F.	43,995	43,995
Gross Area (acres)	-	1.01±	1.01±
Net Area (S.F.)	-	43,995	43,995
Building (S.F.)	-	7,225	3,964
Drive-Thru Canopy (S.F.)	-	-	1133
Lot Coverage (40% max)	17,588 SF (MAX)	16.4%	11.8%
Paved Area (S.F.)	-	21,338	24,551
Landscape Open Space	18%	22.1%	28.0%
Maximum Height	No Max	Not Available	23.5'
Maximum Stories	No Max	1 Story	1 Story
*Floor Area Ratio (F.A.R.)	0.73 (Max)	0.46	0.44

*Floor Area Ratio numbers incorporate cumulative total for all structures on BU-2 portion of the property.

SETBACK REQUIREMENTS	REQUIRED	EXISTING APPROVED	PROVIDED
FRONT (SW 88' St)	20'	79'	85.5'
INTERIOR (East Side) (0.5:1.0 or 15)	0'	76'	54'
INTERIOR (West Side) (0.5:1.0 or 15)	0'	70'	91.5'
REAR (South) (0.5 or 20')	5'	13'	12'
BETWEEN BUILDINGS	20'	>20'	>20'

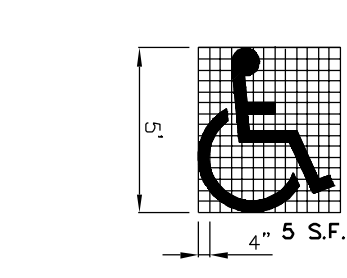
PARKING SPACE REQUIREMENTS		REQUIRED	EXISTING APPROVED	PROVIDED
Use Type:	Bank/Retail (1 space per 250 S.F. or fraction thereof)	Proposed 3,964 S.F. Bank	16	79
				49

COVER LEGEND

- ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE SECTION (VEHICULAR USE AREAS)
- STANDARD DUTY CONCRETE SECTION (PEDESTRIAN USE AREAS)

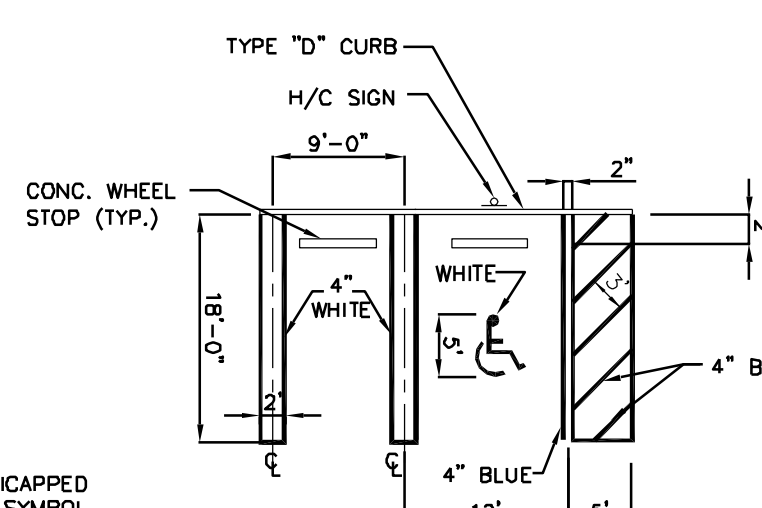
SYMBOL LEGEND

- ADA ACCESSIBLE ROUTE
- PROPERTY BOUNDARY
- BUILDING SETBACK LINE
- PARKING STALL COUNT
- PROPOSED DIRECTIONAL SIGN

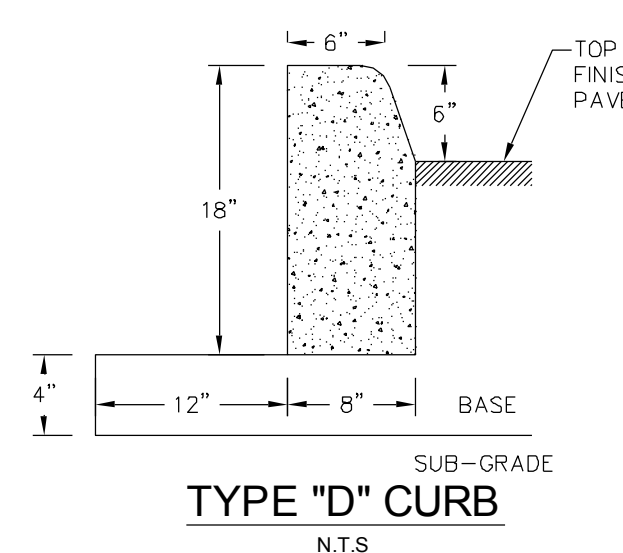


USE OF PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES IS REQUIRED, THE SYMBOL SHALL BE 5 FT. HIGH AND WHITE IN COLOR.

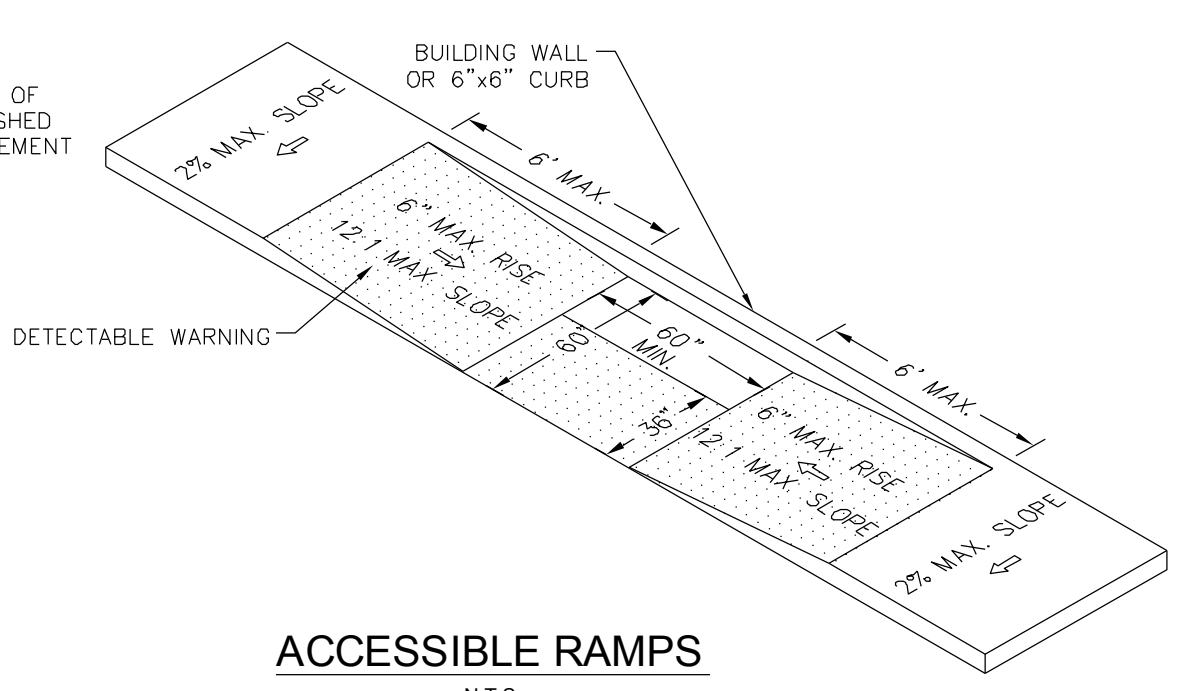
HANDICAPPED PAVEMENT SYMBOL
N.T.S.



HANDICAPPED PARKING PAVEMENT MARKING
N.T.S.



TYPE "D" CURB
N.T.S.



ACCESSIBLE RAMPS
N.T.S.

SITE PLAN

TD BANK- Kendall Bennisgans
11460 KENDALL DRIVE
MIAMI-DADE
FLORIDA

DESIGN ENGINEER: ERIK WILCZEK, P.E.
FLORIDA REGISTRATION NUMBER: 58216
DATE:

SCALE: AS NOTED
DESIGNED BY: ID
DRAWN BY: ID
CHECKED BY: E.WJ
DATE:

REVISIONS

No.	REVISIONS	DATE

DATE: AUG 05, 2009
PROJECT NO.: 042701311
SHEET NUMBER: C-101