

## **PUBLIC NOTICE**

Applicant: Steven Vandenbossche Target Corporation Published: March 7, 2025 Expires: April 7, 2025

Jacksonville District
Permit Application No. SAJ-2008-3076 (SP-VEK)

TO WHOM IT MAY CONCERN: The Jacksonville District of the U.S. Army Corps of Engineers (Corps) has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344). The purpose of this public notice is to solicit comments from the public regarding the work described below:

If you are interested in receiving additional project drawings associated with this public notice, please send an e-mail to the project manager by electronic mail at <a href="Virginia.E.King@usace.army.mil">Virginia.E.King@usace.army.mil</a>

**APPLICANT:** Steven Vandenbossche

**Target Corporation** 

1000 Nicollet Mall, TPN-12H Minneapolis, MN 55403

**AGENT:** David Landers

CPH. Inc.

3277A Fruitville Road, Suite 2

Sarasota, FL 34237

**WATERWAY AND LOCATION:** The project would affect waters of the United States associated with exotic dominated freshwater wetlands and the Tamiami Canal (C-4). The project/review area is located on the NW Quadrant of SW 137<sup>th</sup> Avenue and SW 8<sup>th</sup> Street in Section 03, Township 54 South, Range 39 East; at Latitude 25.762822 and Longitude -80.419185; in Miami, Miami-Dade County, Florida.

**EXISTING CONDITIONS:** The subject property is bordered by commercial and residential land uses to the east and south, the C-4 Tamiami Canal to the south, and undeveloped land to the north and west. The total project footprint is 27.02 acres, comprised almost entirely of exotic dominated wetlands. This includes Australian Pine (*Casuarina equisetifolia*) habitat with sparse groundcover such as Chinese ladder brake (*Pteris vittata*), oyster plant (*Tradescantia spathacea*), and shrubby false buttonweed (*Spermacoce verticillata*) and Melaleuca (*Melaleuca quinquenervia*) stands interspersed with Australian pine and scattered sparse areas of sawgrass (*Cladium jamaicense*), myrsine (*Rapanea punctata*) and Virginia chain fern (*Woodwardia virginica*).

#### **PROJECT PURPOSE:**

Basic: mixed-use commercial shopping center

**Overall:** Construction of a mixed-use commercial shopping center in western Miami-Dade County.

**PROPOSED WORK:** The applicant requests authorization to construct a mixed-use shopping center which includes the following:

- -Placement of 157,400 cubic yards of fill within a 21.81 acre (949,975 square foot) area of exotic dominated wetlands for the construction of a Target store and associated features including parking areas, stormwater management facilities, ingress and egress driveway connections, and other retail and restaurant spaces.
- -Mechanical dredging of 835 cubic yards of sediment from an 8,712 square foot area within the Tamiami Canal (C-4) to a depth of -2.6 MLW for the installation of a prefabricated bridge

As a result of the project, 5.21 acres of wetlands will be avoided onsite.

**AVOIDANCE AND MINIMIZATION:** The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment:

The project has been designed to avoid 5.21 acres of wetlands onsite. Site plan revisions implemented to minimize wetland impacts include siting buildings as far as possible to the south and east on the property, relocation of the stormwater pond, and relocation of the west driveway entrance. A single-span bridge is proposed to cross the Tamiami Canal to access the site from Southwest 8th Street (U.S. Highway 41). This avoids placing fill in surface waters and reduces the impact to the greatest extent practical. Furthermore, impacts resulting from the shared access drive from SW 137th Avenue have been minimized by using the minimum possible road width that will allow access by large delivery trucks and emergency vehicles.

**COMPENSATORY MITIGATION:** The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment:

The applicant has purchased credits from the Everglades Mitigation Bank to offset the functional loss caused by the proposed wetland impacts.

#### **CULTURAL RESOURCES:**

The Corps is evaluating the undertaking for effects to historic properties as required under Section 106 of the National Historic Preservation Act. This public notice serves to inform the public of the proposed undertaking and invites comments including those from local, State, and Federal government Agencies with respect to historic resources. Our final determination relative to historic resource impacts may be subject to additional coordination with the State Historic Preservation Officer, federally recognized tribes and other interested parties.

**ENDANGERED SPECIES:** The Corps has performed an initial review of the application utilizing the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur in the vicinity of the proposed project. Based on this initial review, the Corps has made a preliminary determination that the proposed project may affect, but is not likely to adversely affect species and critical habitat listed below. No other ESA-listed species or critical habitat will be affected by the proposed action.

**Table 1:** ESA-listed species and/or critical habitat potentially present in the action area.

Species Common Name and/or Critical Habitat Name	Scientific Name	Federal Status
Florida Bonneted Bat	Eumops floridanus	Endangered
Eastern Indigo Snake	Drymarchon corais couperi	Threatened
Wood Stork	Mycteria americana	Threatened

Pursuant to Section 7 ESA, any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402. This notice serves as request to the U.S. Fish and Wildlife Service for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

**NAVIGATION:** The proposed structure or activity is not located in the vicinity of a federal navigation channel.

**SECTION 408:** The applicant will require permission under Section 14 of the Rivers and Harbors Act of 1899 (33 USC 408) because the activity, in whole or in part, would alter, occupy, or use a Corps Civil Works project.

**WATER QUALITY CERTIFICATION:** Water Quality Certification is required and was issued by the South Florida Water Management District on January 30, 2023 (Application No. 200911-4247; Permit No. 13-05563-P).

**COASTAL ZONE MANAGEMENT CONSISTENCY:** Coastal Zone Consistency Concurrence was issued by the South Florida Water Management District. In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan.

**NOTE:** This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The geographic extent of aquatic

resources within the proposed project area that either are, or are presumed to be, within the Corps jurisdiction has not been verified by Corps personnel.

**EVALUATION:** The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food, and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972.

**COMMENTS:** The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other Interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment (EA) and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The Jacksonville District will receive written comments on the proposed work, as outlined above, until April 7, 2025. Comments should be submitted electronically via the Regulatory Request System (RRS) at <a href="https://rrs.usace.army.mil/rrs">https://rrs.usace.army.mil/rrs</a> or to Virginia King at <a href="https://rrs.usace.army.mil/rrs">Virginia.E.King@usace.army.mil</a>. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Jacksonville District, Attention: Virginia King, 9900 SW 107th Avenue, Suite 203, Miami, Florida 33176-2785. Please refer to the permit application number in your comments.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

#### OWNER/ **DEVELOPER**

TARGET CORPORATION 1000 NICOLLET MALL, TPN-12H MINNEAPOLIS, MN. 55403 (612) 761-1664 ATTN. ZACK KARTAK

#### OWNER/ **DEVELOPER**

STILES RETAIL GROUP 301 EAST LAS OLAS BLVD, FORT LAUDERDALE, FL. 33301 (954) 627-9300 ATTN. IRA WAITZ

#### CIVIL ENGINEER/ LAND PLANNER

CPH, LLC. 1992 S.W. 1ST STREET MIAMI, FLORIDA 33135 (305) 274-4805 ATTN. JASON L. JAMES. P.E.

#### **SURVEYOR**

CPH, LLC. 500 WEST FULTON STREET SANFORD, FLORIDA 32771 (407) 322-6841 ATTN. PAUL J. KATREK, P.S.M.

#### **ARCHITECT**

TARGET CORPORATION 50 SOUTH 10TH STREET, SUITE 400 MINNEAPOLIS, MN. 55403 (612) 761-6310 ATTN. DOUG BARTOLOMEO, A.I.A.

#### LANDSCAPE **ARCHITECT**

**500 WEST FULTON STREET** SANFORD, FLORIDA 32771 (407) 322-6841 ATTN: GALEN PUGH, PLA, CLARB.

#### **ENVIRONMENTAL** SCIENTIST

CPH, LLC. **500 WEST FULTON STREET** 

SANFORD, FLORIDA 32771 (407) 322-6841 ATTN.: DAVID LANDERS. ARBORIST

#### **TRANSPORTATION ENGINEER**

LEGAL DESCRIPTION (AS CREATED BY SURVEYOR

A PORTION OF LOTS 33, 48, 50, AND ALL OF LOTS 51 THROUGH 54, AND A PORTION OF THAT CERTAIN 30 FOOT PRIVATE ROAD LYING SOUTHERLY OF LOT 48, EVERGLADES

GARDENS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE

14. OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 3,

TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA: THENCE

88°45'43" WEST FOR A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER OF PARCEL NO. 3, PER OFFICIAL RECORDS BOOK 25913, PAGES 452-456, AS RECORDED IN

THE PUBLIC RECORDS OF MIAMI-DADE COUNTY. FLORIDA: THENCE RUN SOUTH

87°43'29" WEST ALONG THE NORTH LINE OF SAID PARCEL NO. 3 FOR A DISTANCE OF

THENCE RUN ALONG THE WEST LINE OF SAID PARCEL NO. 3 ALSO BEING THE WEST

11.08 FEET TO THE NORTHWEST CORNER THEREOF AND THE POINT OF BEGINNING

RIGHT OF WAY LINE OF STATE ROAD 825 THE FOLLOWING CALLS: SOUTH 00°35'00"

EAST FOR A DISTANCE OF 605.83 FEET TO THE POINT OF INTERSECTION WITH A

NON-TANGENT CURVE CONCAVE TO THE WEST: THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 494.19 FEET, THROUGH A

CENTRAL ANGLE OF 09°09'54", FOR AN ARC DISTANCE OF 79.05 FEET, HAVING A

CHORD BEARING OF SOUTH 03°06'19" WEST AND A CHORD DISTANCE OF 78.95 FEET

EAST: THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A

DISTANCE OF 24.06 FEET, HAVING A CHORD BEARING OF SOUTH 04°22'53" WEST AND

TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE

RADIUS OF 208.00 FEET, THROUGH A CENTRAL ANGLE OF 06°37'34", FOR AN ARC

NON-TANGENT CURVE CONCAVE TO THE EAST: THENCE RUN SOUTHEASTERLY

ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2084.00 FEET, THROUGH A

TO A POINT; THENCE RUN SOUTH 87°30'36" WEST FOR A DISTANCE OF 4.00 FEET TO

EAST: THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A

DISTANCE OF 137.11 FEET, HAVING A CHORD BEARING OF SOUTH 04°23'19" EAST AND

CENTRAL ANGLE OF 03°34'03", FOR AN ARC DISTANCE OF 129.76 FEET, HAVING A CHORD BEARING OF SOUTH 00°43'00" EAST AND A CHORD DISTANCE OF 129.74 FEET

THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE

RADIUS OF 2088.00 FEET, THROUGH A CENTRAL ANGLE OF 03°45'43", FOR AN ARC

A CHORD DISTANCE OF 137.08 FEET; THENCE RUN SOUTH 89°43'20" WEST FOR A

00°51'14", FOR AN ARC DISTANCE OF 31.55 FEET, HAVING A CHORD BEARING OF

DISTANCE OF 28 98 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST: THENCE RUN SOUTHEASTERLY ALONG THE ARC OF

SAID CURVE HAVING A RADIUS OF 2116.83 FEET, THROUGH A CENTRAL ANGLE OF

SOUTH 06°37'17" EAST AND A CHORD DISTANCE OF 31.55 FEET; THENCE RUN SOUTH

06°43'11" EAST FOR A DISTANCE OF 55 88 FEET TO THE SOUTH LINE OF SAID LOT 50

THENCE DEPARTING THE WEST LINE OF SAID PARCEL NO. 3 AND THE WEST RIGHT

OF WAY LINE OF STATE ROAD 825 RUN SOUTH 89°49'20" WEST ALONG THE SOUTH

CORNER OF SAID LOT 54; THENCE RUN NORTH 01°20'12" WEST ALONG THE WEST

LINE OF SAID LOTS 50 THROUGH 54 A DISTANCE OF 495.59 FEET TO THE SOUTHWES

LINE OF SAID LOT 54 FOR A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER

THEREOF: THENCE RUN NORTH 01°35'16" WEST FOR A DISTANCE OF 30.00 FEET TO

THE SOUTHWEST CORNER OF SAID LOT 48; THENCE RUN NORTH 01°21'30" WEST

ALONG THE WEST LINE OF SAID LOT 48 FOR A DISTANCE OF 912.94 FEET TO THE

SOUTHWEST CORNER OF THE NORTH 381.68 FEET OF SAID LOT 33: THENCE RUN

LOT 33 FOR A DISTANCE OF 531.44 FEET TO THE POINT OF BEGINNING

NORTH 87°43'40" EAST ALONG THE SOUTH LINE OF THE NORTH 381.68 FEET OF SAID

SAID PARCEL CONTAINING 547,207 SQUARE FEET OR 12.56 ACRES MORE OR LESS.

A CHORD DISTANCE OF 24.04 FEET TO THE POINT OF INTERSECTION WITH A

RUN SOUTH 01°14'17" EAST ALONG THE EAST LINE OF SAID SECTION 3 FOR A DISTANCE OF 3021.20 FEET; THENCE DEPARTING SAID EAST LINE RUN SOUTH

**500 WEST FULTON STREET SANFORD, FLORIDA 32771** (407) 322-6841 ATTN. MATTHEW C. CUSHMAN, P.E.

#### **ELECTRIC SERVICE**

FLORIDA POWER & LIGHT 6195 N.W. 82nd AVENUE **MIAMI, FLORIDA 33166** (305) 599-4023 ATTN. T.B.D.

#### **TELEPHONE SERVICE**

9001 S.W. 24TH STREET MIAMI, FLORIDA 33165 (305) 222-8729

#### **WATER & SEWER**

**MIAMI-DADE COUNTY WATER & SEWER DEPARTMENT** 3575 S. LEJEUNE ROAD MIAMI, FLORIDA 33134 (305) 268-5218 ATTN: T.B.D

#### **PERMITTING AGENCIES**

**MIAMI-DADE COUNTY** DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES WETLANDS SECTION OVERTOWN TRANSIT VILLAGE 701 NW 1st COURT, 6TH FLOOR **MIAMI, FLORIDA 33136** 

**MIAMI-DADE COUNTY** DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES PERMITTING AND INSPECTION CENTER 11805 S.W. 26TH STREET MIAMI, FLORIDA 33175 (786) 315-2100

MIAMI-DADE COUNTY **ENVIRONMENTAL RESOURCES** MANAGEMENT DIVISIONS **701 N.W. 1ST COURT MIAMI, FLORIDA 33136** (305) 372-6789

FLORIDA DEPARTMENT OF TRANSPORTATION 1000 N.W. 111th AVENUE MIAMI, FLORIDA 33172 (305) 470-5367

#### **SOUTH FLORIDA WATER MANAGEMENT DISTRICT** 3301 GUN CLUB ROAD

LEGAL DESCRIPTION (AS CREATED BY SURVEYOR

COMMITMENT NO. NCS-1013359-MPLS. COMMITMENT DATE APRIL 30, 2020 AT 8:00 AM)

The Land referred to herein below is situated in the County of Miami-Dade, State of Florida, and is

TRACT 33, LESS THE NORTH 381.68 FEET THEREOF, TRACT 48, AND LOTS 49 THROUGH

EVERGLADES GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT

TRACTS 34 AND 47, AND LOTS 55 THROUGH 60, INCLUSIVE, OF EVERGLADES

THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 14 OF THE PUBLIC RECORDS OF

THAT PORTION OF TRACTS 33 AND 48 AND LOTS 49 AND 50 OF EVERGLADES

THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 14, OF THE PUBLIC RECORDS OF

LYING WITHIN THE EAST 120 FEET OF THAT PART OF SECTION 3, TOWNSHIP 54

THAT PORTION OF SUBJECT PROPERTY TAKEN PURSUANT TO CASE NO. 03-18155 CA

OFFICIAL RECORDS BOOK 25891 PAGE 2031 AND OFFICIAL RECORDS BOOK 25913

RIGHT OF INGRESS AND EGRESS IN FAVOR OF LOTS 32, 33, AND 48 AND LOTS 49

EVERGLADES GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN

RESERVED IN THAT CERTAIN OUIT CLAIM DEED, RECORDED IN DEED BOOK 4363.

THAT PORTION OF LOTS 33 AND 48 AND LOTS 49 AND 50 OF EVERGLADES GARDENS,

THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 14, OF THE PUBLIC RECORDS OF

LYING WITHIN THE EAST 120 FEET OF THAT PART OF SECTION 3, TOWNSHIP 54

BOOK 8, PAGE 14 OF THE PUBLIC

GARDENS, ACCORDING TO THE PLAT

GARDENS, ACCORDING TO THE PLAT

MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE COUNTY, FLORIDA

NORTH OF THE TAMIAMI CANAL.

1 AND SHOWN AS PARCEL 3 IN

RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PAGE 452, OF THE PUBLIC

THROUGH 54, INCLUSIVE, OF

PLAT BOOK 8, PAGE 14; AND AS

PAGE 528: OVER AND ACROSS THE

FOLLOWING DESCRIBED LANDS:

MIAMI-DADE COUNTY, FLORIDA

SOUTH, RANGE 39 EAST, LYIN

NORTH OF THE TAMIAMI CANAI

ACCORDING TO THE PLAT

SOUTH, RANGE 39 EAST, LYING

RECORDS OF MIAMI-DADE COUNTY, FLORIDA

**WEST PALM BEACH, FLORIDA 33406** (561) 686-8800

U.S. ARMY CORPS OF ENGINEERS JACKSONVILLE REGULATORY DIVISION MIAMI PERMITS SECTION 9900 S.W. 107th AVE, SUITE 203 MIAMI. FLORIDA 33176 (305) 526-7181

# SITE IMPROVEMENT PLANS

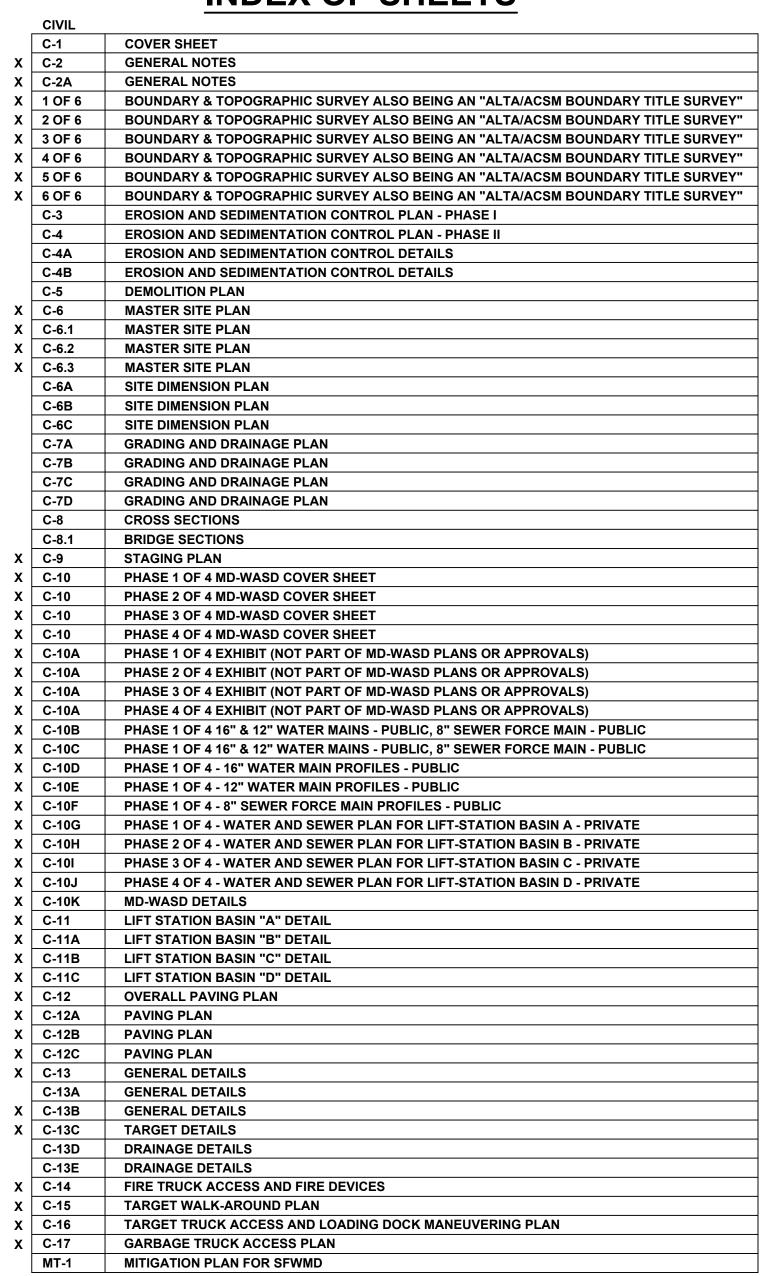
# **FOR** (a) TARGET

# AT WEST DADE MARKET PLACE

**STORE NO. 2826** S.W. 8TH ST. & S.W. 137TH AVE. **MIAMI-DADE, FLORIDA SECTION 3-TOWNSHIP 54 SOUTH-RANGE 39 EAST** 

FOLIO ID # 30-4903-003-0450, 30-4903-003-0301, 30-4903-003-0510, 30-4903-003-0500, 30-4903-003-0490, 30-4903-003-0480

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# DOLPHIN EXPRESSWAY SR 836 MIAMI-DADE. FLORIDA **SECTION 3, TOWNSHIP 54 SOUTH, RANGE 39 EAST**

**VICINITY MAP** 

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(X) NOT INCLUDED IN THIS SUBMITTAL			
	ELECTRICAL PLANS		
X	E0.1	ELECTRICAL NOTES POWER PLAN	
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	1		

(X) NOT INCLUDED IN THIS SUBMITTAL		
ELECTRICAL PLANS		
E0.1	ELECTRICAL NOTES POWER PLAN	
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Call 811 or visit sunshine811.com two ful business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

(X) NOT INCLUDED IN THIS SUBMITTAL

eviewed By Manager (DM) Proiect Architect roject Mechanica Engineer (ME) Project Electrical Engineer (EE) Proiect Structural Engineer (SE) Approved only for coordination between the Site Construction Documents with the Target Building Documents. Consultant is solely responsible

for completeness, accuracy, and dimensions on the Site Construction Documents and compliance with requirements of Target Developer Guide,

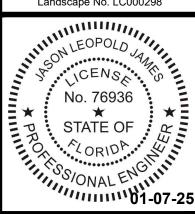
Edition 2.14, and the Site Development Agreement.

Designed: L. YOUNG Drawn: L. YOUNG Checked: J. JAMES Date: 11/11/22

A Full Service A & E Firm

1992 SW 1st. Street Miami, FL 33135 Ph: 305.274.4805

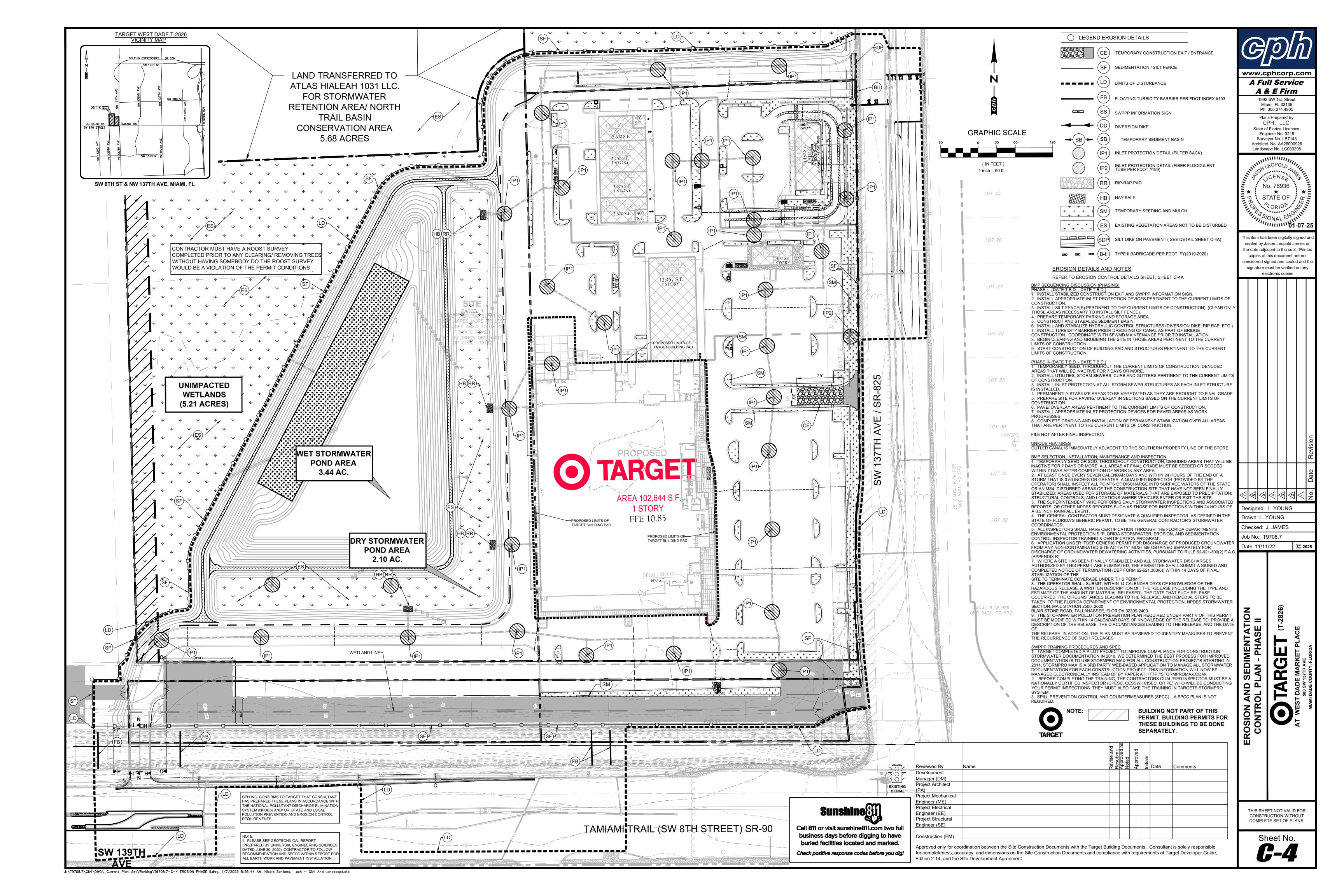
> Plans Prepared By CPH, LLC. State of Florida Licenses Engineer No. 3215 Surveyor No. LB7143 Architect, No. AA2600092 Landscape No. LC00029

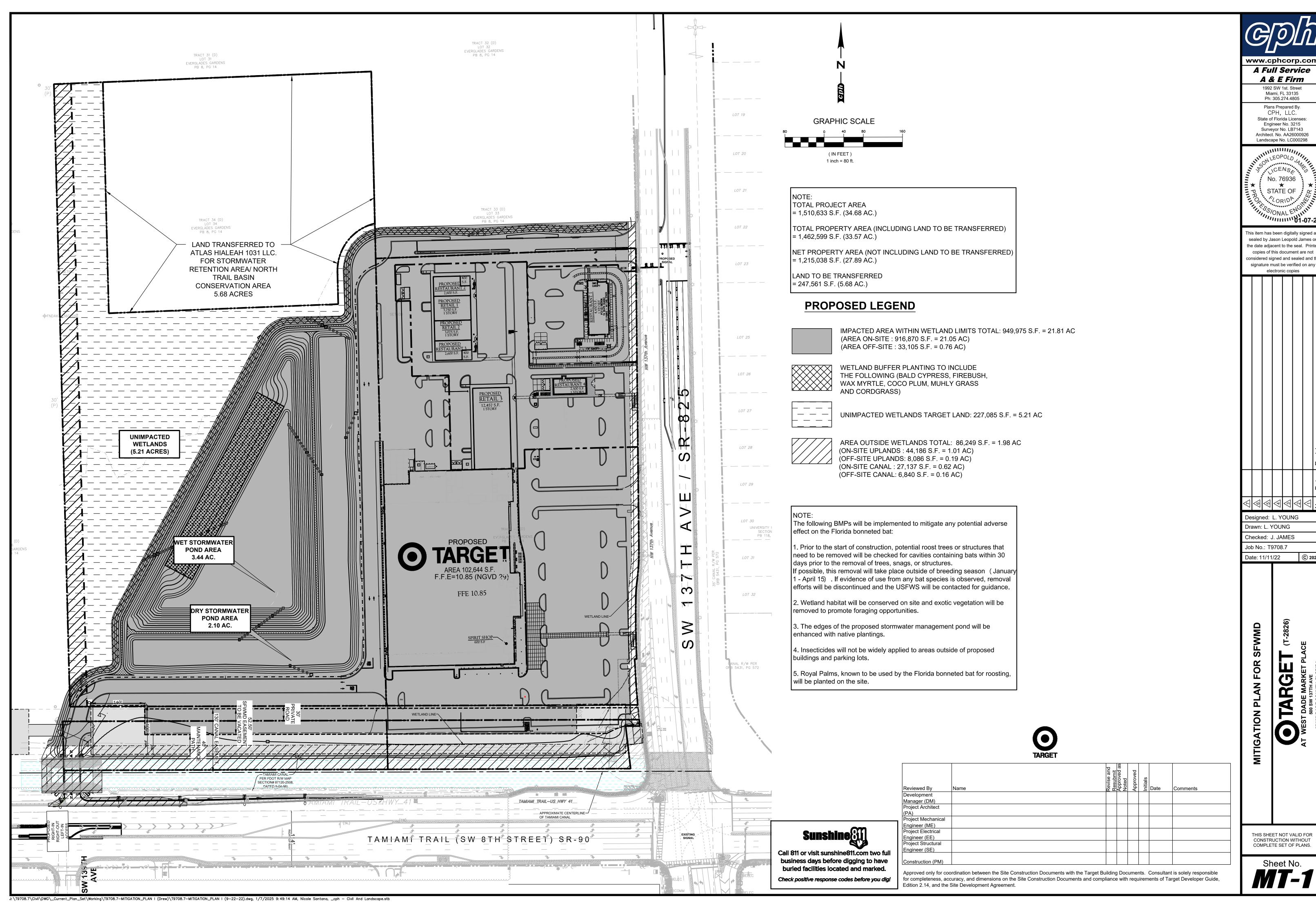


sealed by Jason Leopold James of he date adjacent to the seal. Pri copies of this document are not onsidered signed and sealed and t signature must be verified on any

electronic copies

**CONSTRUCTION WITHOUT** COMPLETE SET OF PLANS.





A Full Service

sealed by Jason Leopold James o he date adjacent to the seal. Prin copies of this document are not considered signed and sealed and the

CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.