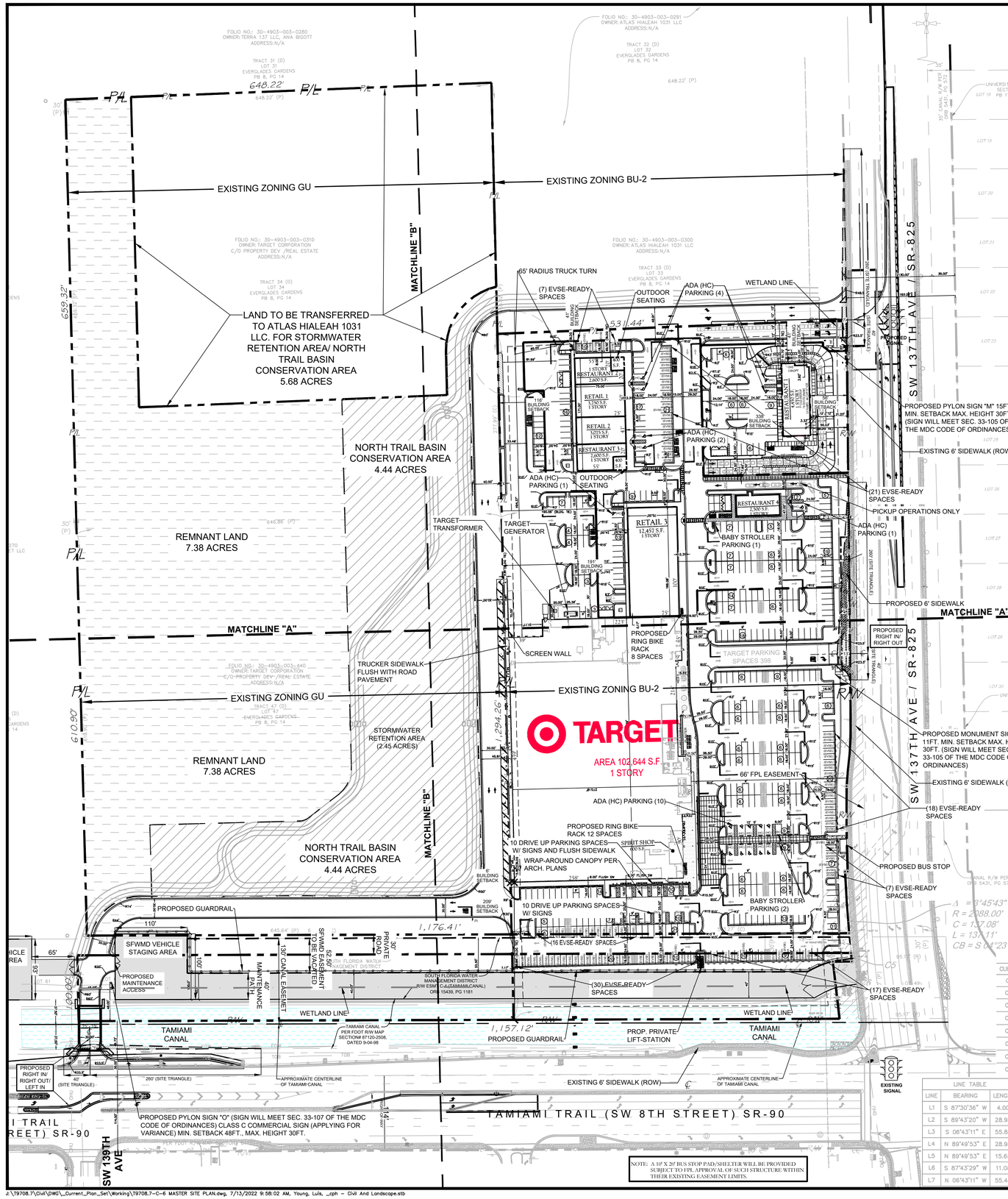

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

ZONING / SITE DATA

LOT AREA	547,207 SF (12.56 AC)
BUILDING AREA (RETAIL)	121,926 SF
BUILDING AREA (RESTAURANT)	12,150 SF
OUTDOOR AREA (RESTAURANT)	800 SF
PROPOSED PARKING (4 EVSE SPACES WILL BE IN OPERATION)	435 STANDARD 19 ADA 3 STROLLER + 116 EVSE-READY 573 TOTAL SPACES
PROPOSED TARGET PARKING RATIO	3.87
REQUIRED PARKING (RETAIL) (1 SPACE PER 250 SF)	488 SPACES
REQUIRED PARKING (RESTAURANT) (1 SPACE PER 50 SF OF PATRON USE)	122 SPACES
REQUIRED PARKING (OUT DOOR SEAT) (1 SPACE PER 50 SF)	16 SPACES
PROPOSED BICYCLE RACKS	16
REQUIRED BICYCLE RACKS	16
REQUIRED ADA SPACES	12
REQUIRED STROLLER SPACES	3
REQUIRED EVSE-READY SPACES	116 (20%)
TOTAL REQUIRED PARKING SPACES (INCLUDING ADA, STROLLER, EVSE SPACES)	626
TOTAL REQUIRED PARKING SPACES (WITH 10% PARKING VARIANCE REDUCTION)	563

PROPOSED LEGEND

(1) (2)	PROPOSED CART CORRAL (16 CART CORRALS PROVIDED)
(HC)	ACCESSIBLE PARKING SPACE W/ ACCESSIBLE PARKING SIGN (TYP)
(BC)	EXPECTANT MOTHER (BABY STROLLER) PARKING W/ SIGN (TYP)
(EVSE)	EVSE-READY SPACE W/ SIGN (TYP)
(DU)	TARGET DRIVE-UP PARKING SPACE W/ SIGN (TYP)
	SFWMD CANAL MAINTENANCE PATH AND ACCESS = 1.19 AC.
	NORTH TRAIL BASIN CONSERVATION AREA = 4.44 AC. (33.25% OF DEVELOPED AREA REQUIRED)
	REMNANT AREA = 7.38 AC.

Zoning District: BU-2

Legend data to be incorporated onto the plan

See Zoning Art. XXIV, XXIV, XXVI, XXVII for BU-1, BU-1A, BU-2, & BU-3 criteria. Parking structure not counted as floor area but used to count # of stories. Mall area not counted in lot coverage, floor area, nor FAR. Height measured from finished floor (F.F.) to top of pitch (roof ridge)

MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
frontage for interior lot	50'	——
lot area for interior lot	5,000 s.f.	31,685
75' frontage for corner lot (50' if plat prior to PB 40-16)	75ft.	1,062 ft.
7,500 s.f. lot area for corner lot (5,000 s.f. if plat prior to PB 40-16)	7,500 s.f.	547,207 s.f.

GROSS AREA (acres)	12.56		
Less r-o-w	0.36		
Less Water	0-22		
Less Other (DRY RETENTION)			
NET AREA (sq. ft.)	12.20	100	%
Lot Coverage (40% max)	N/A	27	%
Paved Area	N/A	N/A	%
Landscaped Open Space	14 %	14	%

SETBACK REQUIREMENTS

SETBACK TYPE	REQUIRED	PROVIDED
FRONT	20'	56'(EAST)
SIDE STREET (15' or 25')	15'	209'(SOUTH
INTERIOR (0', 5', 10' or 15')	15'	41'(NORTH)
REAR (0', 5' or 20')	20'	6'(WEST)
BETWEEN BUILDINGS	20'	58'(min.)
Same setbacks as above for accessory buildings		

SIDE ST.: 15', except 25' on any part of bldg. within 25' of RU or EU property. **INTERIOR:** 0' if adjacent property is BU or IU & bldg. used only for business or industry. 5' if wall has openings & 4-hr. fire rated. 10' for portions of bldg. with residential use. 15' when adjacent property is RU or EU. **REAR:** 5' to BU/IU if opening on rear bldg wall; 0' if no opening. 20' from res. (inc. width of alley).

ZONING DISTRICT	MAX. HEIGHT	MAX. STORIES
BU-1 (Business - Neighborhood)	35'	2 stories
BU-1A (Business - Limited)	45'	4 stories
BU-2 (Business - Special)	no max.	no max.
BU-3 (Business - Liberal)	no max.	no max.

NOTE: Portion of bldg. In BU-2, BU-3 from 35' – 40' height to setback a minimum of 25' from the street; thereafter 1' for each additional 5' of height. (see 33-55 for exemptions)

Maximum Floor Area Ratio (F.A.R.) per No. of Bldg. Stories

1 story	2 thru 8 stories	9th story and up
0.4	0.11 per additional floor permitted up to 8 stories	0.06 per each additional story above 8th floor

MAX. HEIGHT OF PROPOSED BLDGS.	No Max
MAX. NUMBER OF STORIES PERMITTED	No Max
MAX. NUMBER OF STORIES PROPOSED	1 story
F.A.R. PERMITTED	0.40
F.A.R. PROPOSED	0.27

LANDSCAPED OPEN SPACE REQUIREMENTS

SIZE OF TOTAL LOT AREA	% OF TOTAL LOT AREA
Up to one (1) acre	18% required for 1 story
More than 1 acre and up to 5 acres	16.0% for 1 story
More than 5 acres and up to 25 acres	14.0% for 1 story
More than 25 acres	12.0% for 1 story

PROCEDURE FOR VARIABLE BLDG. HEIGHTS:
Ex.: A building with 2 heights: 2 stories with 30,000 s.f. under roof and 5 stories with 40,000 s.f. under roof.
Multiply & add (2 x 30,000) + (5 x 40,000) = 260,000.
Add 30,000 + 40,000 = 70,000.
Divide 260,000 by 70,000 = 3.71 (round up to 4)
Use 4 as avg. bldg. height for landscaping requirements.

NOTE: Above is minimum landscaped open space for 1 story. Increase 1.5% per story (or fraction) for 2ND to 8th floor; then 2.5% per floor after 8th. If bldg. height varies use example at right to determine # of stories. Landscape with grass, trees and shrubs. Water areas may be used to meet up to 20% of requirement. Mall areas with landscaping, &/or water areas &/or permanent art displays may be used to meet up to 10% of requirement. See Ch. 18A for landscape criteria.

Notes:
1. Gross Area = 12.56 acres(legal description)-0.36 acres(canal right of way)= 12.20 acres

PARKING REQUIREMENTS

		Total Sq. Ft. per Use	(Sq. Ft./space ratio)	Spaces Required
Use Type:	Retail uses (1 space per 250 s.f. or fraction thereof)	121,926 s.f.	121,926 x 1/250	488
Use Type:	Restaurant uses (1 space per 50 s.f. of patron use)	12,150 s.f.	(12,150/2) x 1/50	122 (note #2)
Use Type:	Restaurant outdoor seating "	800 s.f.	800 x 1/50	16
Use Type:				
Use Type:				
		TOTAL PARKING SPACES REQUIRED:		626/563(note #1)
		TOTAL PARKING SPACES PROVIDED:		573

NOTE: See Zoning Code Article VII, Off-Street Parking Sec. 33-122 thru 33-132 for parking standards. See Article VIII, Sec 33-133 thru 33-137 for rights-of-way requirements.

Revised Date: 05-30-02 (Legend-BU)

Notes:
1. A 10% parking variance reduction will be applied for on this site. (626 req. spaces x 10% = 63 spaces reduction). 626 req. spaces - 63 spaces (10% reduction) = 563 spaces req. for 10% parking spaces reduction for variance.
2. For Restaurant Uses assumed 50% of Building Area as Patron use area.

LEGAL DESCRIPTION (IF CREATED BY SURVEYOR)

(TARGET SHOPPING CENTER)

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 FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE 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 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 11.08 FEET TO THE NORTHWEST CORNER THEREOF AND THE POINT OF BEGINNING; THENCE RUN ALONG THE WEST LINE OF SAID PARCEL NO. 3 ALSO BEING THE WEST RIGHT OF WAY LINE OF STATE ROAD 825 THE FOLLOWING CALLS: SOUTH 00°35'00" EAST FOR A DISTANCE OF 605.53 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 TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 208.00 FEET, THROUGH A CENTRAL ANGLE OF 06°37'34", FOR AN ARC DISTANCE OF 24.06 FEET, HAVING A CHORD BEARING OF SOUTH 04°22'53" WEST AND A CHORD DISTANCE OF 24.04 FEET TO THE POINT OF INTERSECTION WITH A 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 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 TO A POINT; THENCE RUN SOUTH 87°30'36" WEST FOR A DISTANCE OF 4.00 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2088.00 FEET, THROUGH A CENTRAL ANGLE OF 03°45'43", FOR AN ARC DISTANCE OF 137.11 FEET, HAVING A CHORD BEARING OF SOUTH 04°23'19" EAST AND A CHORD DISTANCE OF 137.08 FEET; THENCE RUN SOUTH 89°43'20" WEST FOR A 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 211.63 FEET, THROUGH A CENTRAL ANGLE OF 00°51'14", FOR AN ARC DISTANCE OF 31.55 FEET, HAVING A CHORD BEARING 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 LINE OF SAID LOTS 50 THROUGH 54 A DISTANCE OF 495.59 FEET TO THE SOUTHWEST CORNER OF SAID LOT 54. THENCE RUN NORTH 01°20'12" WEST ALONG THE WEST 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 NORTH 87°43'40" EAST ALONG THE SOUTH LINE OF THE NORTH 381.68 FEET OF SAID LOT 33 FOR A DISTANCE OF 531.44 FEET TO THE POINT OF BEGINNING.

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

LEGAL DESCRIPTION (IF CREATED BY SURVEYOR)

(COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY,
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 described as follows:

PARCEL 1:

TRACT 33, LESS THE NORTH 381.68 FEET THEREOF, TRACT 48, AND LOTS 49 THROUGH 54, INCLUSIVE OF EVERGLADES GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 14 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

TRACTS 34 AND 47, AND LOTS 55 THROUGH 60, INCLUSIVE, OF EVERGLADES GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 14 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PORTION OF TRACTS 33 AND 48 AND LOTS 49 AND 50 OF EVERGLADES GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 14, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LYING WITHIN THE EAST 120 FEET OF THAT PART OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LYING NORTH OF THE TAMIAMI CANAL.

ALSO LESS AND EXCEPT:

THAT PORTION OF SUBJECT PROPERTY TAKEN PURSUANT TO CASE NO. 03-18155 CA 11 AND SHOWN AS PARCEL 3 IN OFFICIAL RECORDS BOOK 25891 PAGE 201 AND OFFICIAL RECORDS BOOK 25913 PAGE 452, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

RIGHT OF INGRESS AND EGRESS IN FAVOR OF LOTS 32, 33, AND 48 AND LOTS 49 THROUGH 54, INCLUSIVE, OF EVERGLADES GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 14; AND AS RESERVED IN THAT CERTAIN QUIT CLAIM DEED, RECORDED IN DEED BOOK 4363, PAGE 528; OVER AND ACROSS THE FOLLOWING DESCRIBED LANDS:

THAT PORTION OF LOTS 33 AND 48 AND LOTS 49 AND 50 OF EVERGLADES GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 14, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LYING WITHIN THE EAST 120 FEET OF THAT PART OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LYING NORTH OF THE TAMIAMI CANAL.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	Δ
C1	79.05'	494.19'	78.95'	S 03°06'19" W	09°09'54"
C2	24.06'	208.00'	24.04'	S 04°22'53" W	06°37'34"
C3	129.76'	2,084.00'	129.74'	S 00°43'00" E	03°34'03"
C4	93.86'	2,088.00'	93.85'	S 03°47'43" E	02°34'32"
C5	13.12'	2,088.00'	13.12'	S 06°05'23" E	00°21'36"
C6	31.55'	2,116.83'	31.55'	S 06°37'17" E	00°51'14"
C7	30.12'	2,088.00'	30.12'	S 05°29'46" E	00°49'36"
C8	32.00'	2,146.83'	32.00'	S 06°37'54" E	00°51'15"

LINE TABLE

LINE	BEARING	LENGTH
L1	S 87°30'36" W	4.00'
L2	S 89°43'20" W	28.98'
L3	S 06°43'11" E	55.88'
L4	N 89°49'53" E	28.98'
L5	N 89°49'53" E	15.68'
L6	S 87°43'29" W	11.08'
L7	N 06°43'11" W	55.48'

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

Reviewed By	Name	Revise and Resubmit	Approved as Noted	Approved	Initials	Date	Comments
Development Manager (DM)							
Project Architect (PA)							
Project Mechanical Engineer (ME)							
Project Electrical Engineer (EE)							
Project Structural Engineer (SE)							
Construction (PM)							

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.

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Plans Prepared By:
CPH, Inc.
State of Florida Licenses:
Engineer No. 3215
Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC000298

TODD HARLAND HENDRIX LICENSE No. 66794 STATE OF FLORIDA PROFESSIONAL ENGINEER

No.	Date	Revision

Designed: L. YOUNG
Drawn: L. YOUNG
Checked: J. JAMES
Job No.: T9708.7
Date: 06/05/20 © 2022

MASTER SITE PLAN
TARGET (T-2826)
AT WEST DADE MARKET PLACE
SW 8TH ST & SW 137TH AVE
MIAMI DADE COUNTY, FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C-6

J:\T9708.7\Civil\DWG__Current_Plan_Set\Working\T9708.7-C-6 MASTER SITE PLAN.dwg, 7/13/2022 9:58:02 AM, Young, Luis, _cph - Civil And Landscape.stb