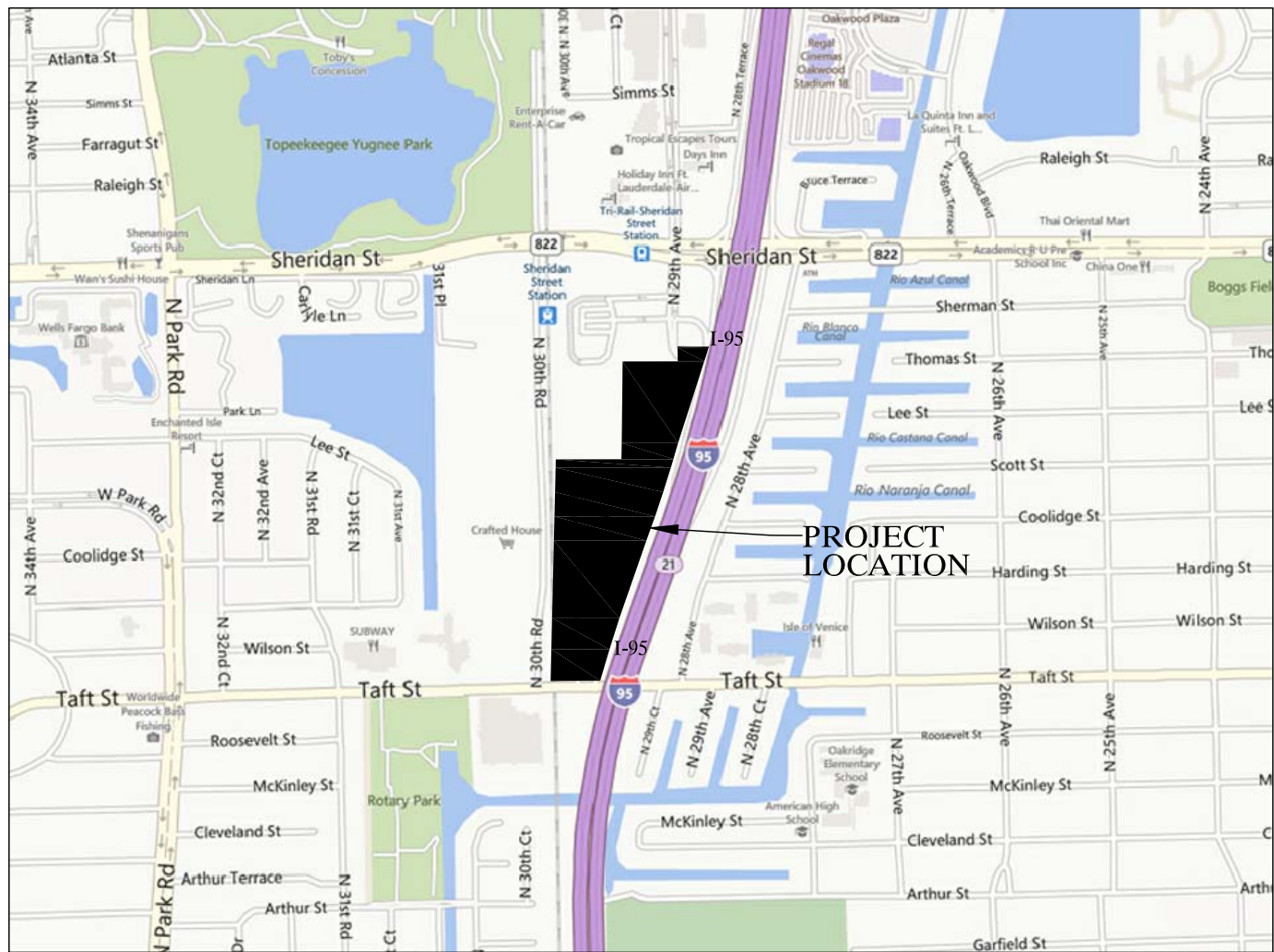


ATTACHMENT II
Final TAC Park Site Plan
9/2/14



LOCATION MAP
N.T.S.



LEGAL DESCRIPTIONS

RESIDENTIAL SITE (PARCEL D)

ALL OF PARCEL D, SHERIDAN STATION PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 51 THROUGH 55 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 630,833 SQUARE FEET (14.482 ACRES) MORE OR LESS.

PARK SITE (PARCEL B)

ALL OF PARCEL B, SHERIDAN STATION PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 51 THROUGH 55 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 262,010 SQUARE FEET (6.015 ACRES) MORE OR LESS.

SHERIDAN STATION

HOLLYWOOD , FLORIDA

A RENTAL COMMUNITY FOR
RAM DEVELOPMENT
1815 GRIFFIN ROAD, SUITE 106
FORT LAUDERDALE FL. 33004
954-874-4200

ARCHITECT
ROGER FRY & ASSOCIATES ARCHITECTS, P.A.
2791 BIRD AVENUE
COCONUT GROVE, FL. 33133
305-446-7787
rfry@rogerfry.com

LANDSCAPE ARCHITECT
ALEX KNIGHT LANDSCAPE ARCHITECTURE AND PLANNING
11843 SW 7TH STREET
PEMBROKE PINES FL. 33025
786-216-3033
akdesign22@aol.com

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
600 N. PINE ISLAND RD. SUITE 450
PLANTATION, FLORIDA 33324
954-535-5100
chris.falce@kimley-horn.com

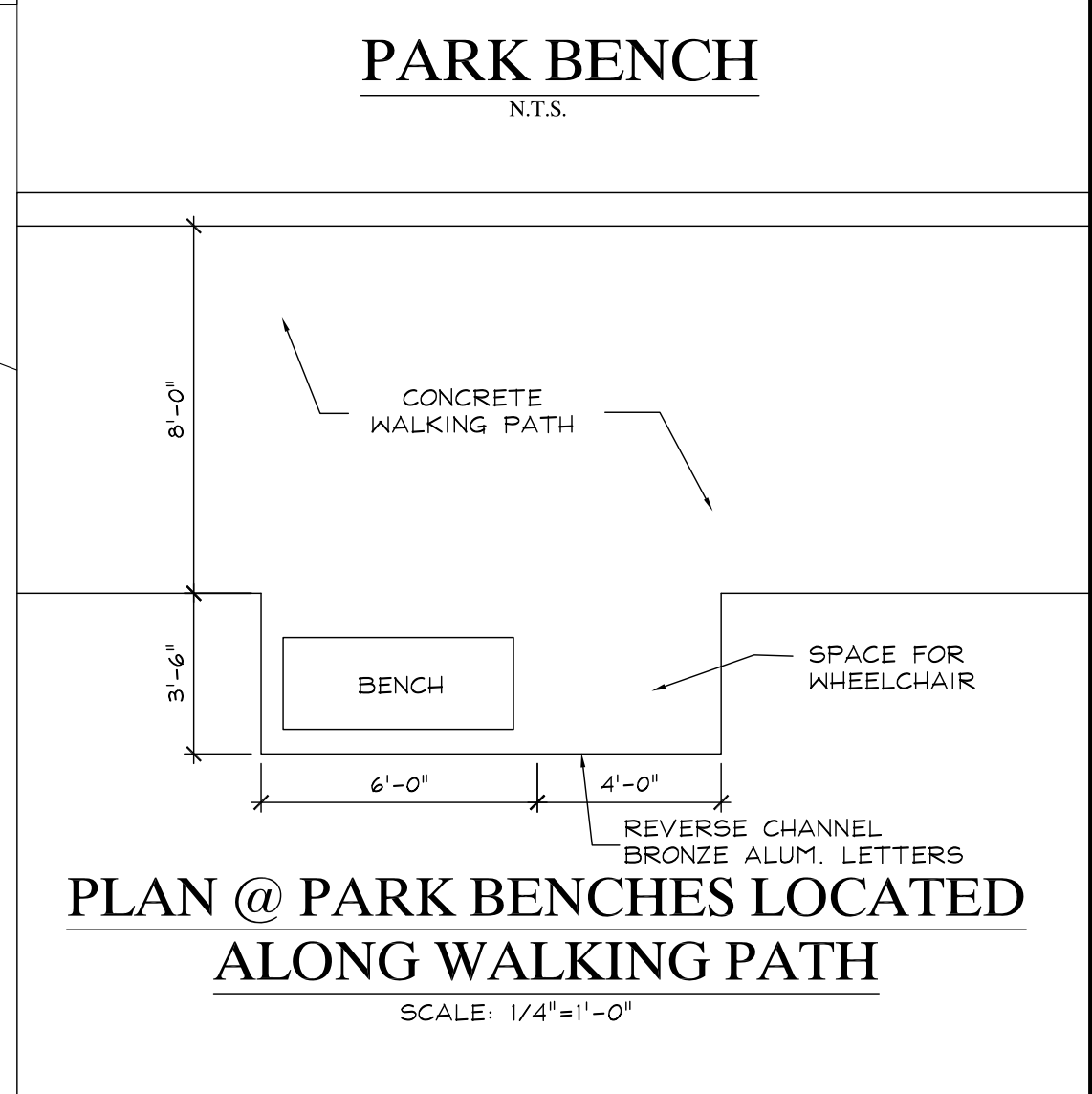
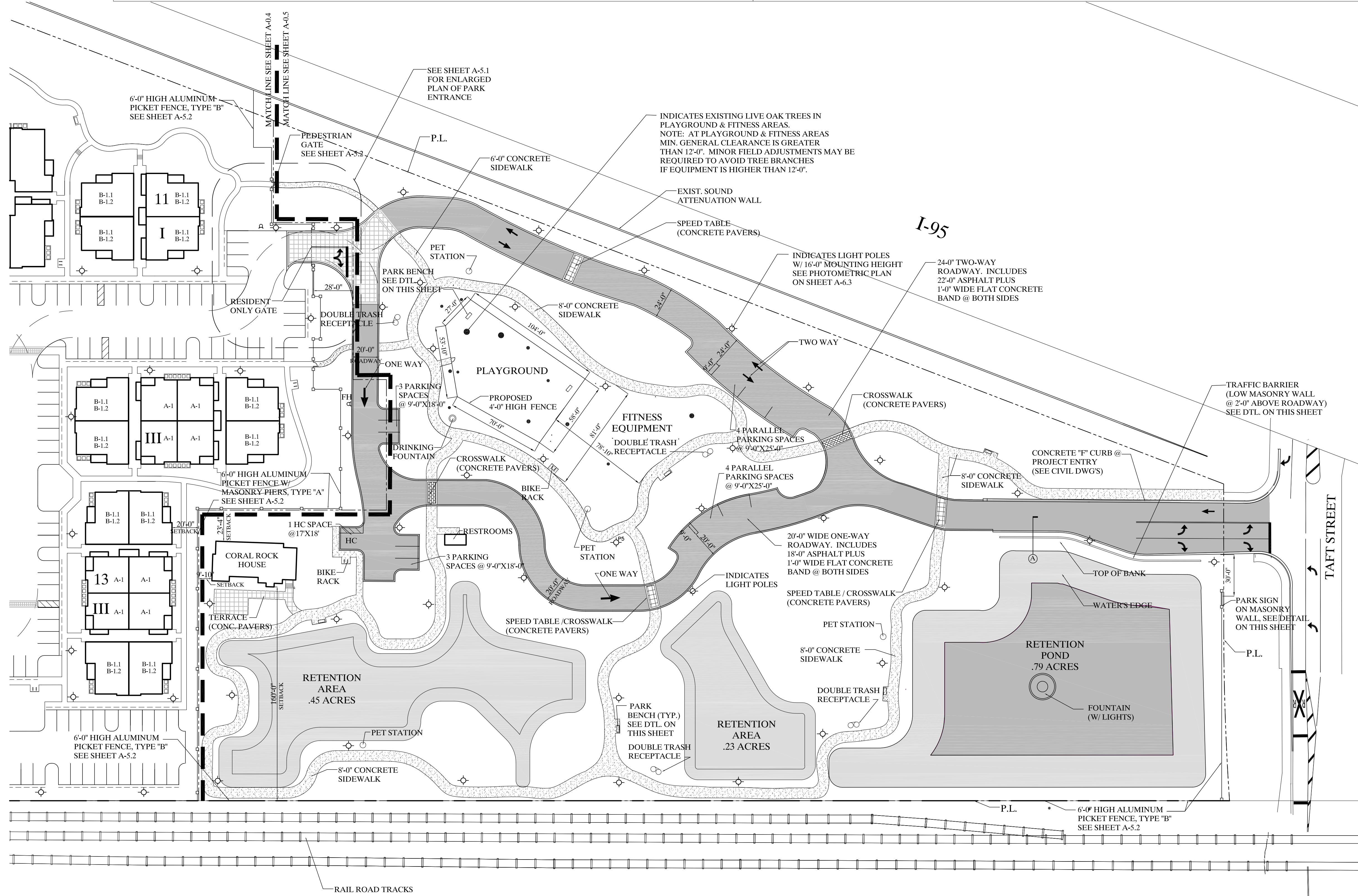
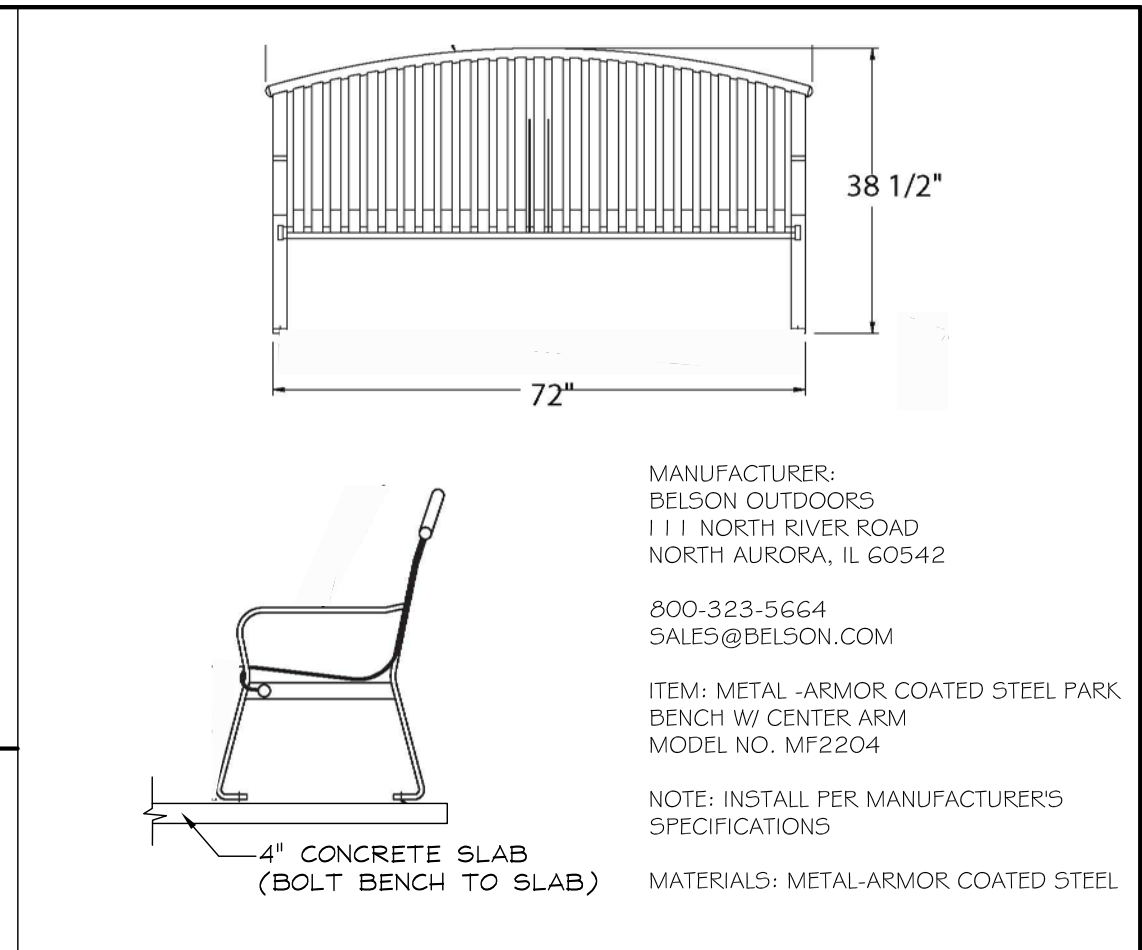
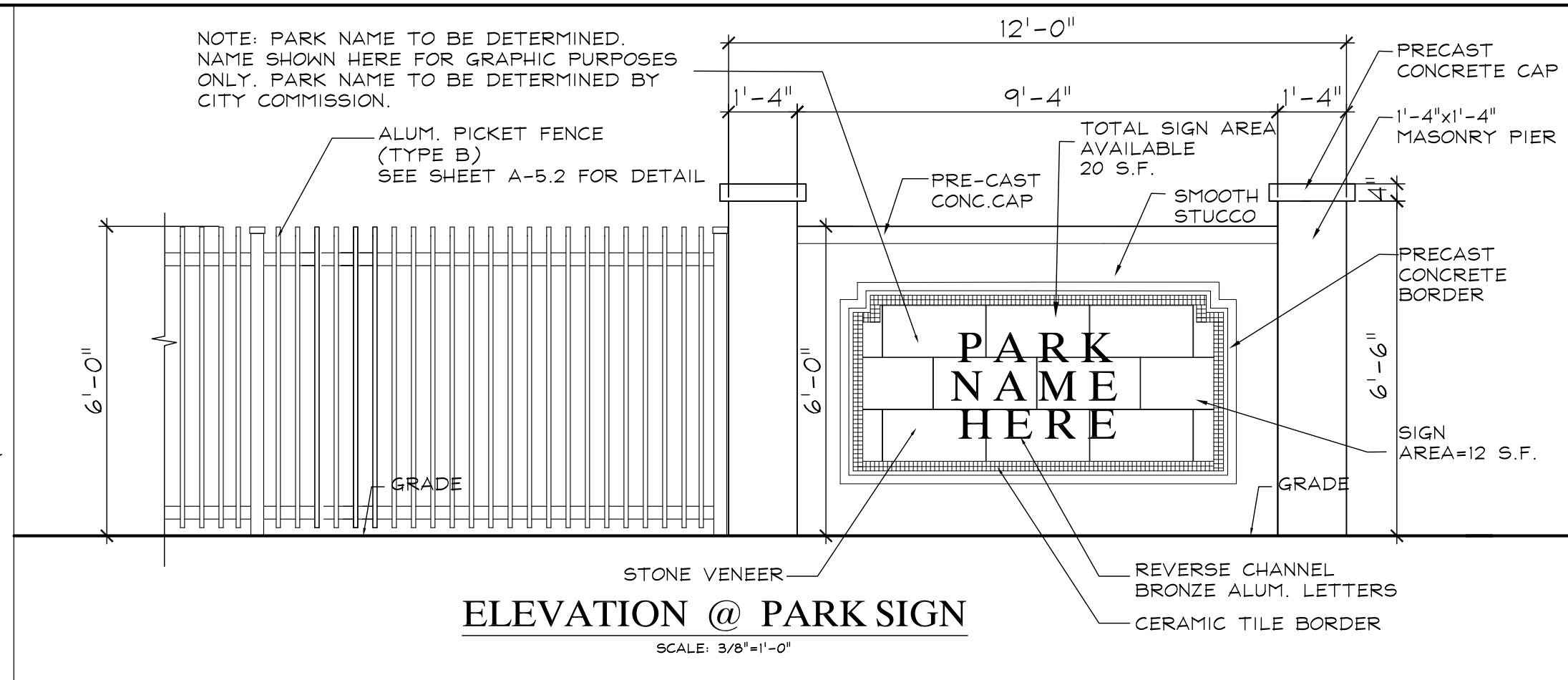
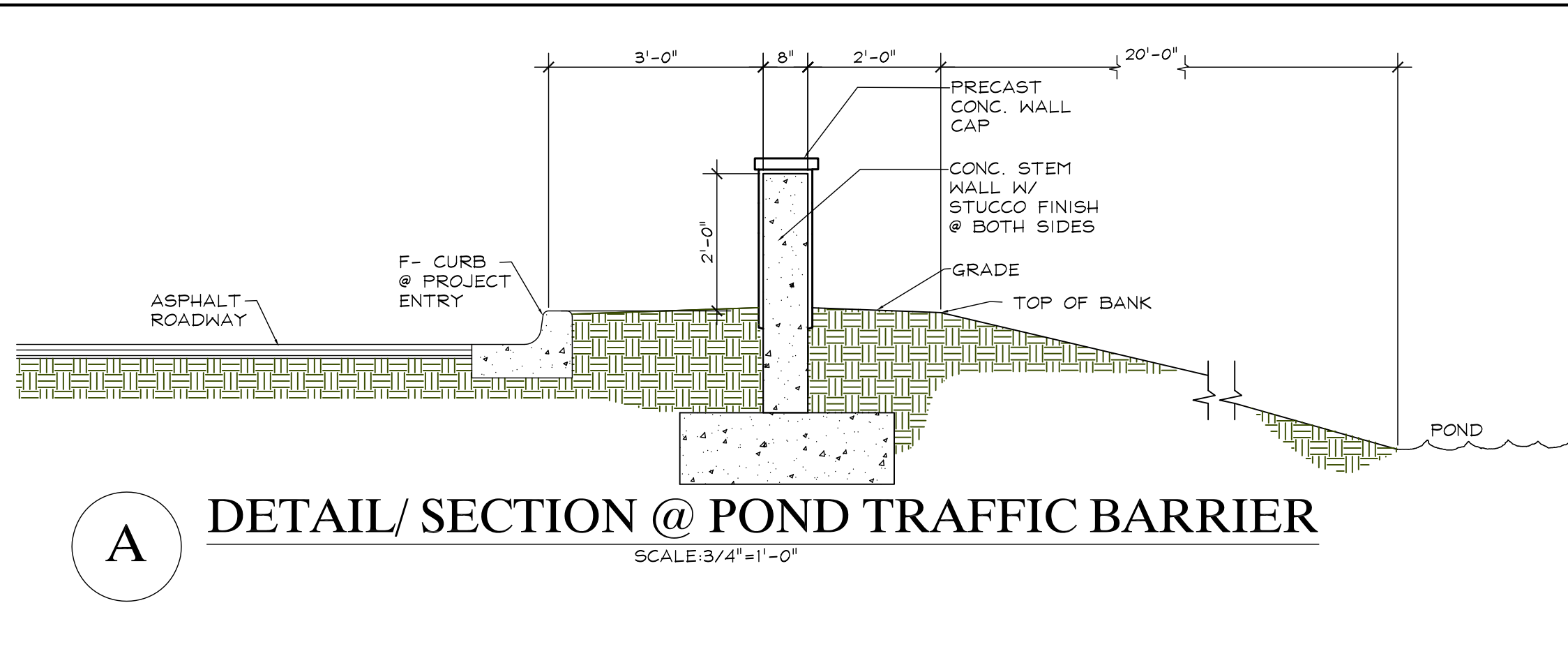
THIRD
SITE PLAN
SUBMITTAL FOR
TAC MEETING ON
9/2/14

SECOND
SITE PLAN
SUBMITTAL FOR
TAC MEETING ON
7/21/14

PRELIMINARY
SITE PLAN
SUBMITTAL FOR
TAC MEETING ON
5/5/14

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PARK SITE DATA	
NET PARK AREA.....	262,010 SF (6.015 ACRES)
GROSS PARK AREA.....	277,082 SF (6.362 ACRES)
ROADWAY & PARKING.....	33,053 SF (.758 ACRES) 12.7%
SIDEWALKS.....	21,182 SF (.486 ACRES) 8%
BUILDING AREA (ROCK HOUSE).....	1,763 SF 0.6%
TOTAL IMPERVIOUS AREA =	55,988 SF (1.286 ACRES) 21.3%
TOTAL PERVIOUS AREA =	206,012 SF (4.729 ACRES) 78.7%
TOTAL RETENTION AREAS =	64,033 SF (1.47 ACRES)
24.5% OF TOTAL PARK AREA	
POND (INCLUDING BANK) :	34,412 SF (.79 ACRES)
DRY RETENTION :	29,621 SF (.68 ACRES)
TOTAL PAVED PARKING =	15 SPACES
-REGULAR SPACES.....	6
-PARALLEL SPACES.....	8
-HANDICAPPED SPACES.....	1
(@ CORAL ROCK HOUSE)	

8/18/14	REVISE AS PER ROUND 2 TAC COMMENTS
7/1/14	REVISE AS PER ROUND 1 TAC COMMENTS
SHERIDAN STATION WEST OF I-95 BETWEEN TAFT AND SHERIDAN STREET	
RAM DEVELOPMENT CO.	
ROGER FRY & ASSOCIATES ARCHITECTS, P.A. AA 26000598 ROGER FRY, ARCHITECT AR 7534 2791 BIRD AVENUE COCONUT GROVE, FL 33133 TEL. 305-446-7787 rfray@rogerfry.com	
DATE	SHEET NUMBER
4/21/14	A-0.5