

# **ATTACHMENT 11**

## **Stormwater Design Plan**

**SITE DATA**

LOCATION: SECTION 25 AND 26, TOWNSHIP 55S, RANGE 39E

FOLIO #: 30-5926-000-0060, 30-5925-000-0015, 30-5926-000-0035, 30-5925-000-0025

ADDRESS: CORAL REEF DRIVE AND SW 127TH AVENUE  
MIAMI, FL 33177

ZONING DISTRICT: EXISTING AU, PROPOSED BU-2, PAD, RU-4L

LAND USE: EXISTING COMMERCIAL RESIDENTIAL, PROPOSED BUSINESS AND OFFICE, LOW-MEDIUM DENSITY RESIDENTIAL

FLOOD ZONE: ZONE X, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 120635 0444 L AND 120635 0582 L, EFFECTIVE DATE SEPTEMBER 9, 2009.

**OVERALL SITE AREA BREAKDOWN:**

OVERALL PROPERTY AREA	AREA	%	OPEN SPACE AREA
RIGHT-OF-WAY DEDICATION (CORAL REEF DR.)	0.51 ACRES	0.37%	0.09 ACRES *
RIGHT-OF-WAY DEDICATION (SW 127TH AVE)	4.82 ACRES	3.49%	0.87 ACRES *
NATURAL FORESTED COMMUNITY	43.36 ACRES	31.44%	43.36 ACRES
TRACT 1	15.50 ACRES	11.24%	2.75 ACRES
TRACT 2	5.41 ACRES	3.92%	0.97 ACRES
TRACT 3	1.85 ACRES	1.20%	0.40 ACRES
TRACT 4	6.40 ACRES	4.64%	1.45 ACRES
OUTPARCEL 1	1.73 ACRES	1.25%	0.17 ACRES
OUTPARCEL 2	0.89 ACRES	0.65%	0.09 ACRES
OUTPARCEL 3	1.10 ACRES	0.80%	0.11 ACRES
OUTPARCEL 4	1.76 ACRES	1.28%	0.18 ACRES
OUTPARCEL 5	4.82 ACRES	3.49%	0.48 ACRES
OUTPARCEL 6	2.96 ACRES	2.15%	0.30 ACRES
OUTPARCEL 7	5.17 ACRES	3.75%	0.52 ACRES
NON-NATURAL FORESTED COMMUNITY	0.43 ACRES	0.31%	0.43 ACRES
PARCEL A	18.06 ACRES	13.09%	5.45 ACRES
PARCEL B	9.90 ACRES	7.18%	2.94 ACRES
PARCEL C	13.43 ACRES	9.75%	4.03 ACRES
TOTAL	137.89 ACRES	100 %	64.59 ACRES

OVERALL PROJECT OPEN SPACE: 63.63 AC. OPEN SPACE \* = 48.00%

\* OPEN SPACE FROM RIGHT-OF-WAY DEDICATION NOT INCLUDED

**BU-2 ZONING INFORMATION:**

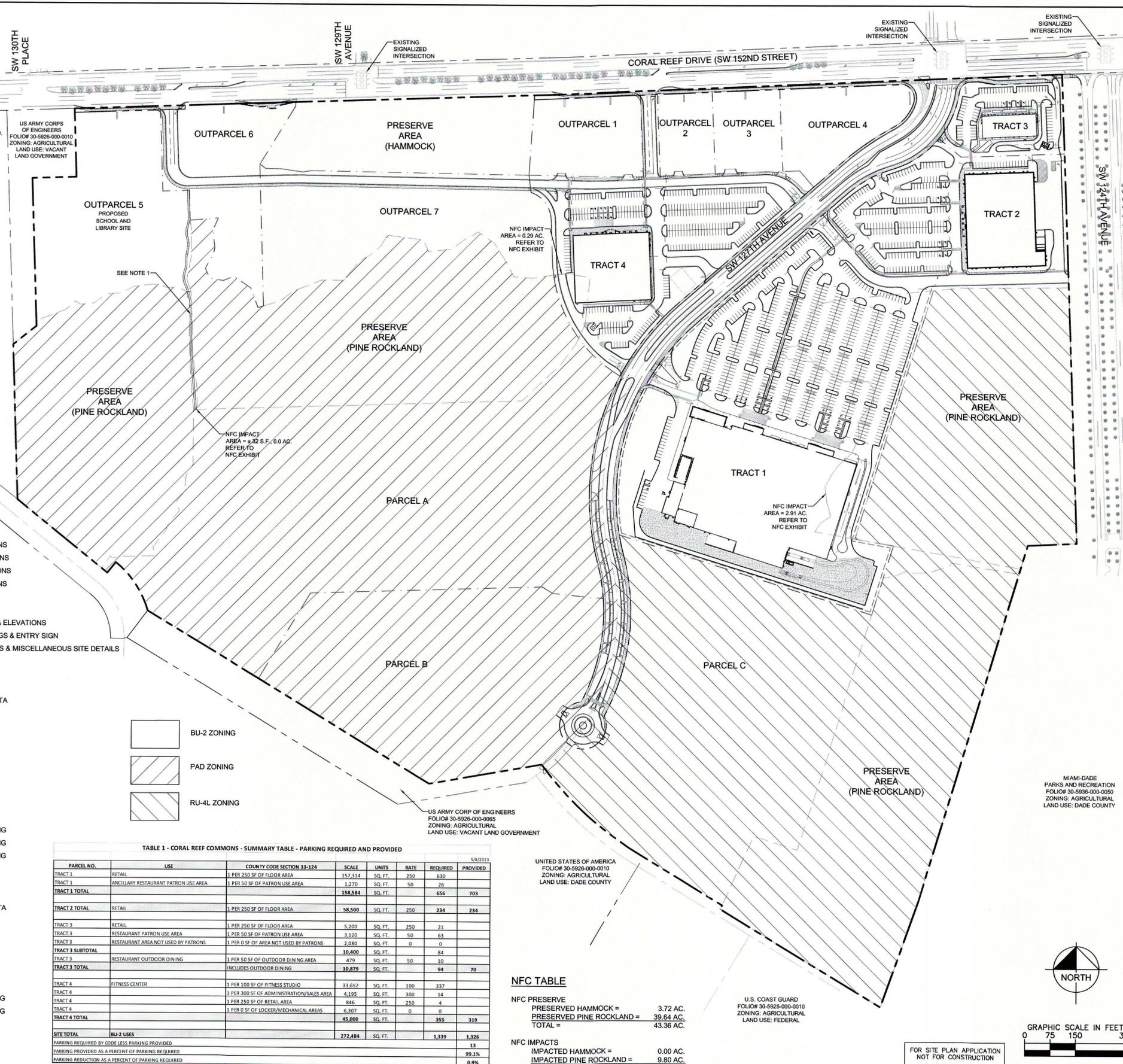
OUTPARCELS 1-4, 6 & 7:

REQUIRED	PROVIDED
MAX BUILDING HEIGHT: NOT LIMITED	TO COMPLY WITH MIAMI-DADE CODE
BUILDING SETBACKS:	
FRONT: 20'	TO COMPLY WITH MIAMI-DADE CODE
WEST SIDE: 15'	TO COMPLY WITH MIAMI-DADE CODE
EAST SIDE: 15'	TO COMPLY WITH MIAMI-DADE CODE
REAR: 20'	TO COMPLY WITH MIAMI-DADE CODE
BUFFERS:	
FRONT: 7'	TO COMPLY WITH MIAMI-DADE CODE
WEST SIDE: 7'	TO COMPLY WITH MIAMI-DADE CODE
EAST SIDE: 7'	TO COMPLY WITH MIAMI-DADE CODE
INTERIOR SIDE: 0'	TO COMPLY WITH MIAMI-DADE CODE
REAR: 7'	TO COMPLY WITH MIAMI-DADE CODE
INTERIOR REAR: 0'	TO COMPLY WITH MIAMI-DADE CODE
BUILDING AREA:	
IMPERVIOUS AREA: 12%	MAX 97,516 S.F. OVER OUTPARCELS 1-4, 6, & 7
OPEN SPACE AREA:	TO COMPLY WITH MIAMI-DADE CODE
LANDSCAPE: 0.40 MAX.	MIN. 10% PER OUTPARCEL
FLOOR AREA RATIO:	TO COMPLY WITH MIAMI-DADE CODE
ON-SITE PARKING SUMMARY:	TO COMPLY WITH MIAMI-DADE CODE
* ADDITIONAL OPEN SPACE AREA PROVIDED WITHIN NATURAL FORESTED COMMUNITIES AND HAMMOCK PRESERVE	

NOTE: ADA SPACES REQUIRED WILL BE PROVIDED BASED ON TOTAL PROVIDED PARKING PER ADA CODE

**Sheet List Table**

S-1A OVERALL SITE PLAN	A-2.6 BUILDING TYPE VI ELEVATIONS
S-1A2 SHOPPING CENTER SITE AND LANDSCAPE LEGENDS	A-2.7 BUILDING TYPE VII ELEVATIONS
S-1B TRACT 2 & 3 SITE PLAN	A-2.8 BUILDING TYPE VIII ELEVATIONS
S-1C TRACT 4 SITE PLAN	A-2.9 BUILDING TYPE IX ELEVATIONS
S-1D TRACT 1 SITE PLAN	A-3.1 TYPICAL UNIT PLANS
S-1E SW 127TH AVENUE SITE PLAN	A-3.2 TYPICAL UNIT PLANS
L-1A OVERALL LANDSCAPE PLAN	A-4.1 CLUBHOUSE FLOOR PLANS & ELEVATIONS
L-1B TRACT 2 & 3 LANDSCAPE PLAN	A-5.1 STORAGE, GARAGE BUILDINGS & ENTRY SIGN
L-1C TRACT 4 LANDSCAPE PLAN	A-5.2 TRASH COMPACTOR, FENCES & MISCELLANEOUS SITE DETAILS
L-1D TRACT 1 LANDSCAPE PLAN	LM-1 MASTER COVER SHEET
L-1E SW 127TH AVENUE LANDSCAPE PLAN	PARCEL A
F-1A TRACT 1 FLOOR PLAN	LA-1 COVER SHEET
F-1B TRACT 4 FLOOR PLAN	LA-2 PLANT LISTS/LANDSCAPE DATA
E-1A TRACT 1 BUILDING ELEVATION	LA-3 PLANT LIST
E-1B TRACT 4 BUILDING ELEVATION	LA-4 QUADRANT A PARCEL A
E-1C TRACT 2 BUILDING ELEVATION AND FLOOR PLAN	LA-5 QUADRANT B PARCEL A
E-1D TRACT 3 BUILDING ELEVATION AND FLOOR PLAN	LA-6 QUADRANT C PARCEL A
G-1A MASTER SIGNAGE PLAN	LA-7 QUADRANT D PARCEL A
G-1B SIGNAGE PLAN	LA-8 QUADRANT E PARCEL A
A-0.1 COVER SHEET	LA-9 QUADRANT F PARCEL A
A-0.2 OVERALL SITE PLAN	LA-10 QUADRANT G PARCEL A
A-0.3 SITE PLAN @ COMBINED PARCELS A & B	LA-11 QUADRANT H PARCEL A
A-0.4 SITE PLAN PARCEL A	LA-12 BUILDING TYPE 1 & 2 PLANTING
A-0.5 SITE PLAN PARCEL B	LA-13 BUILDING TYPE 3 & 4 PLANTING
A-1.1 BUILDING TYPE I FLOOR PLANS	LA-14 BUILDING TYPE 5 & 6 PLANTING
A-1.2 BUILDING TYPE II FLOOR PLANS	LA-15 PLANTING DETAILS & NOTES
A-1.3 BUILDING TYPE III FLOOR PLANS	PARCEL B
A-1.4 BUILDING TYPE IV FLOOR PLANS	LB-1 COVER SHEET
A-1.5 BUILDING TYPE V FLOOR PLANS	LB-2 PLANT LISTS/LANDSCAPE DATA
A-1.6 BUILDING TYPE VI FLOOR PLANS	LB-3 PLANT LIST
A-1.7 BUILDING TYPE VII FLOOR PLANS	LB-4 QUADRANT A PARCEL B
A-1.8 BUILDING TYPE VIII FLOOR PLANS	LB-5 QUADRANT B PARCEL B
A-1.9 BUILDING TYPE IX FLOOR PLANS	LB-6 QUADRANT C PARCEL B
A-2.1 BUILDING TYPE I ELEVATIONS	LB-7 QUADRANT D PARCEL B
A-2.2 BUILDING TYPE II ELEVATIONS	LB-8 QUADRANT E PARCEL B
A-2.3 BUILDING TYPE III ELEVATIONS	LB-9 BUILDING TYPE 2 & 4 PLANTING
A-2.4 BUILDING TYPE IV ELEVATIONS	LB-10 BUILDING TYPE 7 & 8 PLANTING
A-2.5 BUILDING TYPE V ELEVATIONS	LB-11 BUILDING TYPE 9 PLANTING
	LB-12 PLANTING DETAILS & NOTES



**TABLE 1 - CORAL REEF COMMONS - SUMMARY TABLE - PARKING REQUIRED AND PROVIDED**

PARCEL NO.	USE	COUNTY CODE SECTION 33-124	SCALE	UNITS	RATE	REQUIRED	PROVIDED
TRACT 1	RETAIL	1 PER 250 SF OF FLOOR AREA	157,314	SQ. FT.	250	630	
TRACT 1	ANCILLARY RESTAURANT PATRON USE AREA	1 PER 50 SF OF PATRON USE AREA	1,270	SQ. FT.	50	26	
TRACT 1 TOTAL			158,584	SQ. FT.		656	703
TRACT 2 TOTAL	RETAIL	1 PER 250 SF OF FLOOR AREA	58,500	SQ. FT.	250	234	234
TRACT 3	RETAIL	1 PER 250 SF OF FLOOR AREA	5,200	SQ. FT.	250	21	
TRACT 3	RESTAURANT PATRON USE AREA	1 PER 50 SF OF PATRON USE AREA	3,120	SQ. FT.	50	63	
TRACT 3	RESTAURANT AREA NOT USED BY PATRONS	1 PER 0 SF OF AREA NOT USED BY PATRONS	2,080	SQ. FT.	0	0	
TRACT 3 SUBTOTAL			10,400	SQ. FT.		84	
TRACT 3	RESTAURANT OUTDOOR DINING	1 PER 50 SF OF OUTDOOR DINING AREA	479	SQ. FT.	50	10	
TRACT 3 TOTAL			10,879	SQ. FT.		94	70
TRACT 4	FITNESS CENTER	1 PER 100 SF OF FITNESS STUDIO	33,652	SQ. FT.	100	337	
TRACT 4	1 PER 300 SF OF ADMINISTRATION/SALES AREA	4,155	SQ. FT.	300	14		
TRACT 4	1 PER 250 SF OF RETAIL AREA	846	SQ. FT.	250	4		
TRACT 4	1 PER 0 SF OF LOCKER/MECHANICAL AREAS	6,307	SQ. FT.	0	0		
TRACT 4 TOTAL			45,000	SQ. FT.		355	319
SITE TOTAL	BU-2 USES		272,484	SQ. FT.		1,339	1,326
PARKING REQUIRED BY CODE LESS PARKING PROVIDED							
PARKING PROVIDED AS A PERCENT OF PARKING REQUIRED							
PARKING REDUCTION AS A PERCENT OF PARKING REQUIRED							

**NFC TABLE**

NFC PRESERVE

PRESERVED HAMMOCK = 3.72 AC.

PRESERVED PINE ROCKLAND = 39.64 AC.

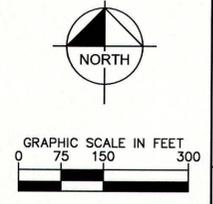
TOTAL = 43.36 AC.

NFC IMPACTS

IMPACTED HAMMOCK = 0.00 AC.

IMPACTED PINE ROCKLAND = 9.80 AC.

TOTAL = 9.80 AC.



FOR SITE PLAN APPLICATION  
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**OVERALL SITE PLAN**

**CORAL REEF COMMONS**  
PREPARED FOR  
**RAM REALTY SERVICES**

FLORIDA  
MIAMI-DADE COUNTY

SHEET NUMBER  
**S-1A**

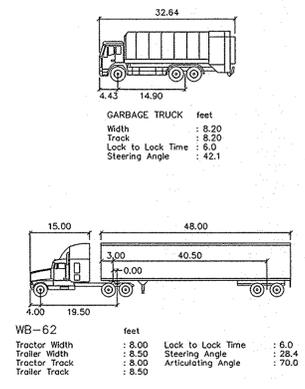
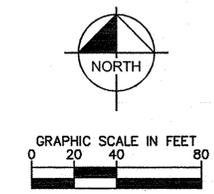
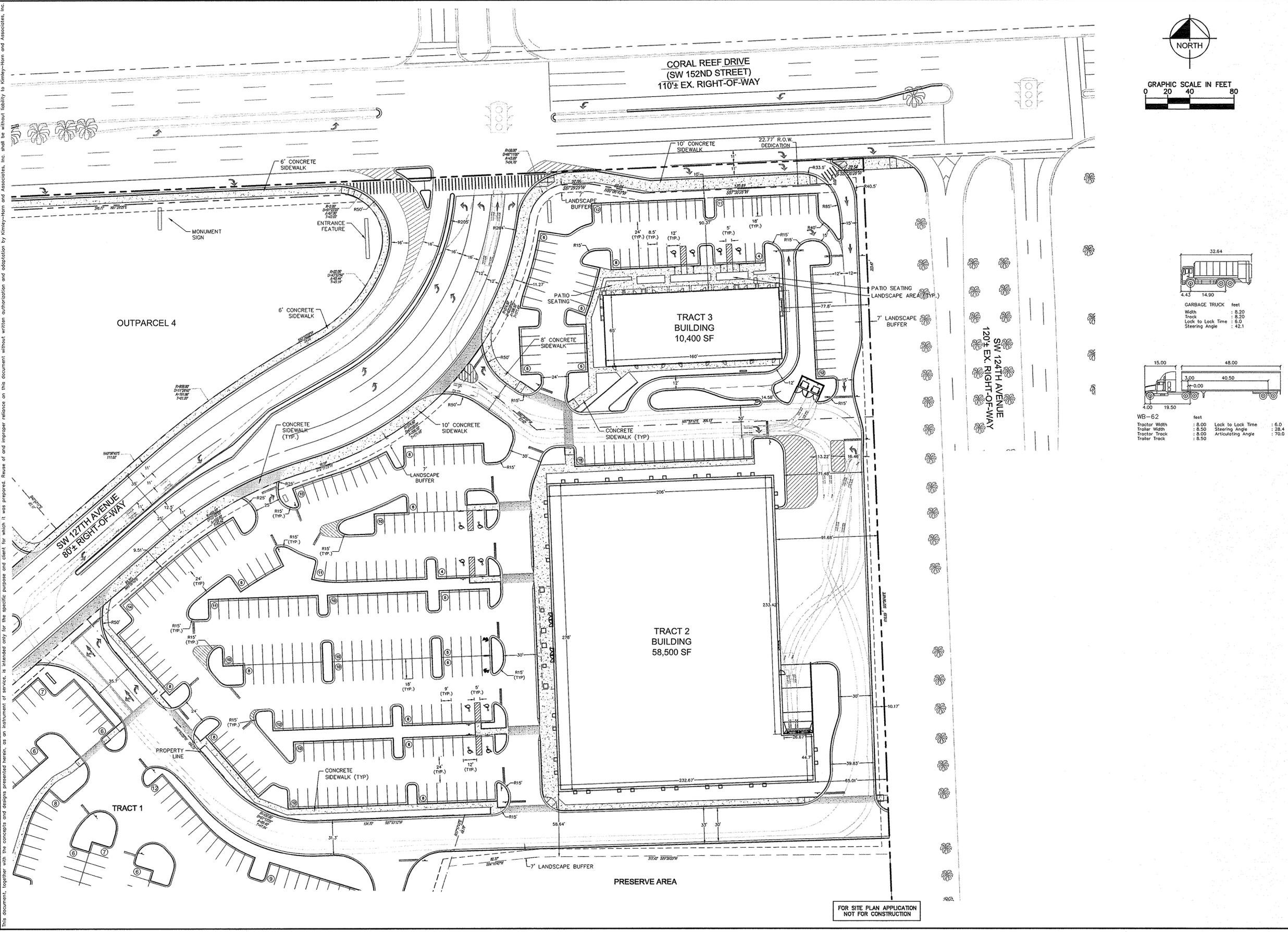
DATE: 07/17/2012  
DESIGNED BY: MSL  
DRAWN BY: ESM  
CHECKED BY: AEB

REVISIONS:

NO.	DATE	BY
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09-19-12	ESM	



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PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 12511  
 WELBE S. THOMAS  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 12511

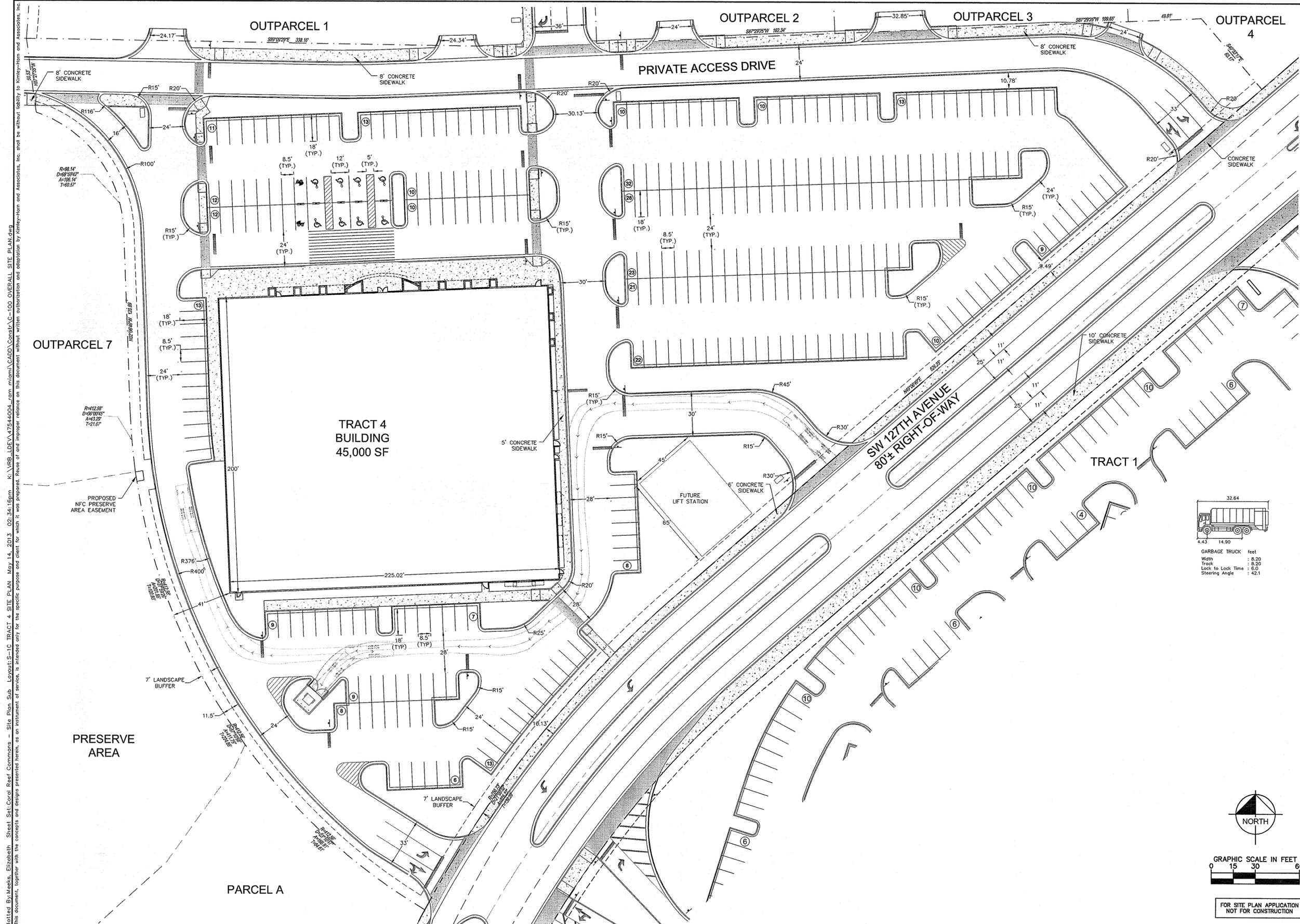
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 DRAWN BY ESM  
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**TRACT 2 & 3 SITE PLAN**

**CORAL REEF COMMONS**  
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**RAM REALTY SERVICES**  
 MIAMI-DADE COUNTY FLORIDA

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**S-1B**

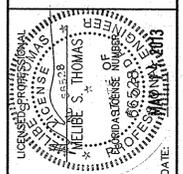
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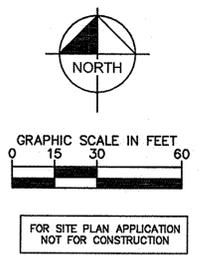
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DATE	

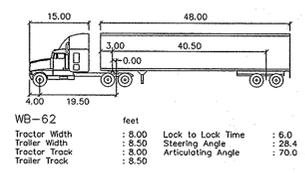
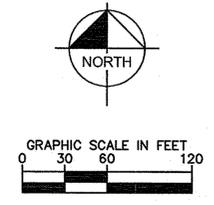
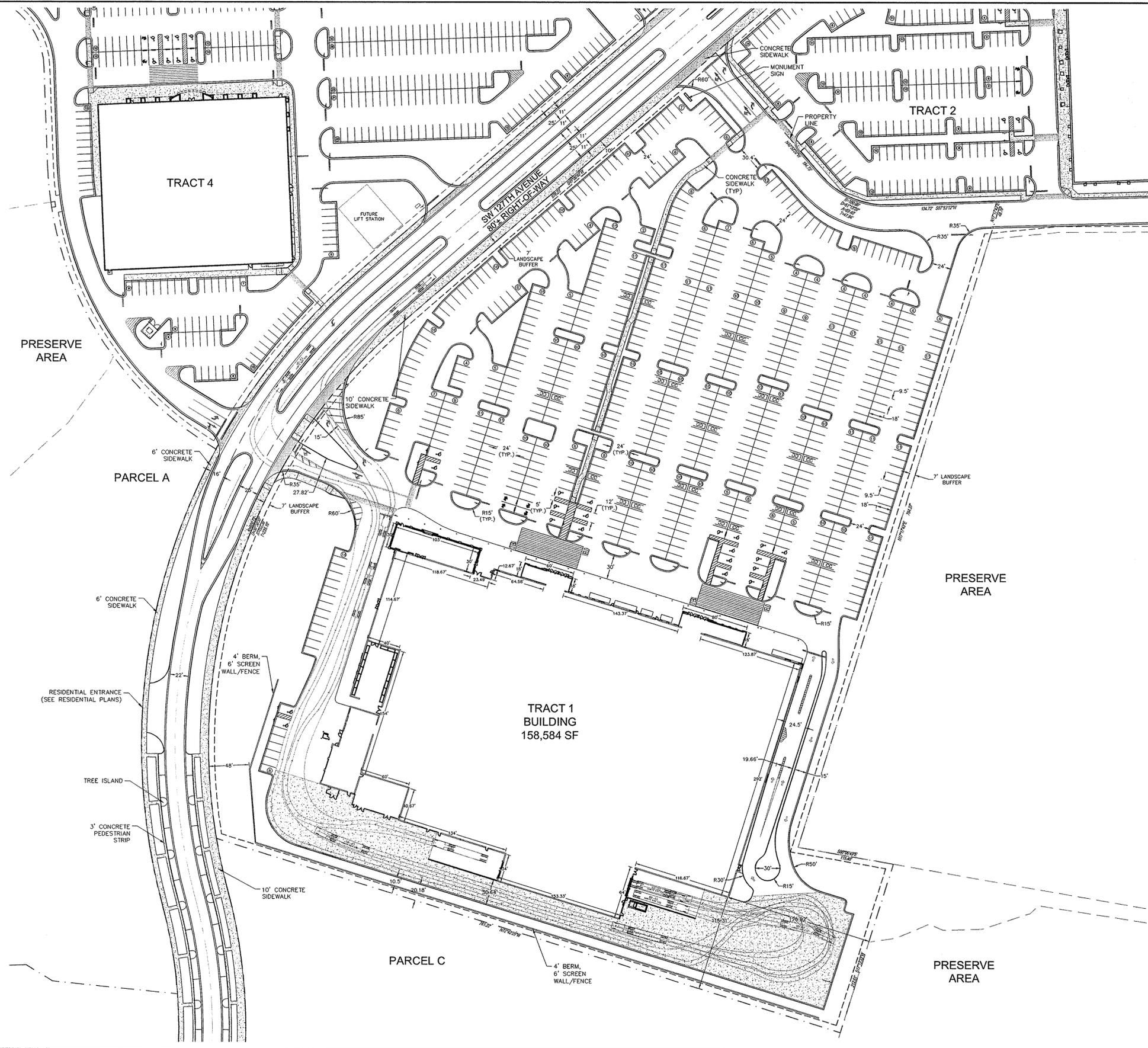
## TRACT 4 SITE PLAN

CORAL REEF COMMONS  
 PREPARED FOR  
 RAM REALTY SERVICES  
 MIAMI-DADE COUNTY FLORIDA



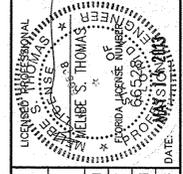
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KHA PROJECT	047544004
DATE	07/17/2012
SCALE	AS SHOWN
DESIGNED BY	MST
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CHECKED BY	AEB

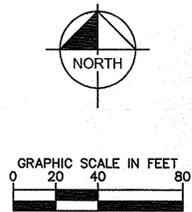
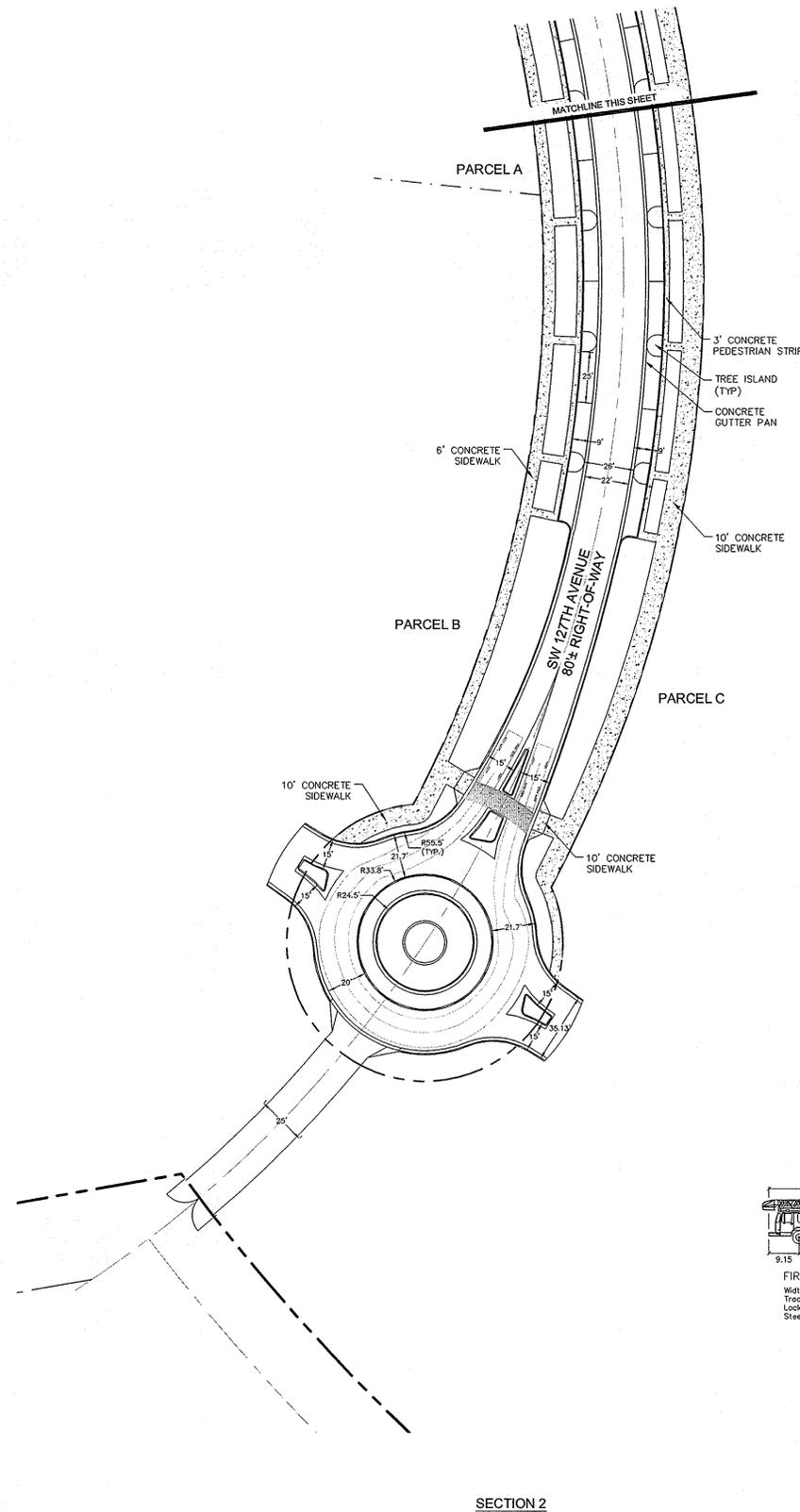
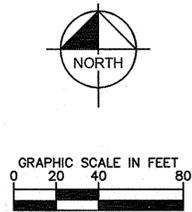
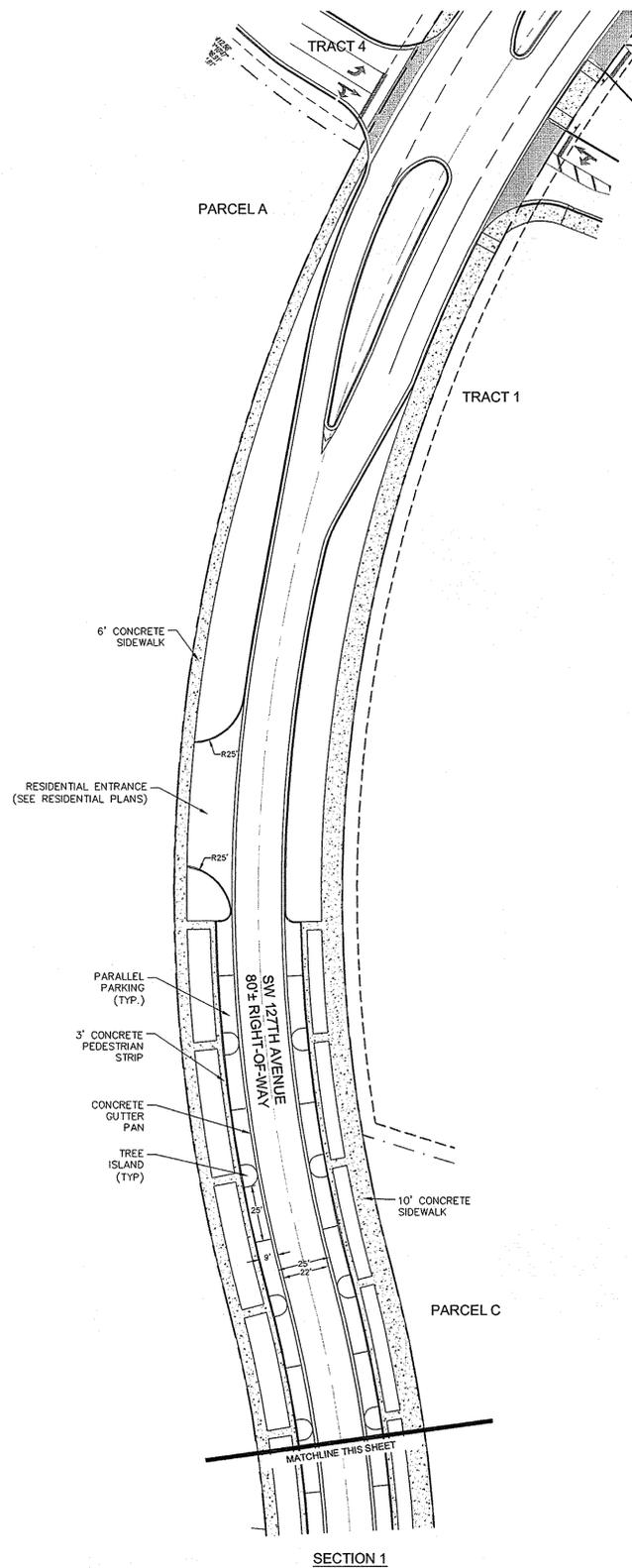
# TRACT 1 SITE PLAN

**CORAL REEF COMMONS**  
 PREPARED FOR  
**RAM REALTY SERVICES**  
 MIAMI-DADE COUNTY FLORIDA

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**S-1D**

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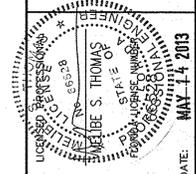


FIRE TRUCK feet  
 Width : 9.14  
 Track : 7.61  
 Lock to Lock Time : 15.0  
 Steering Angle : 41.3

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KHA PROJECT	047544004
DATE	07/17/2012
SCALE	AS SHOWN
DESIGNED BY	MST
DRAWN BY	ESM
CHECKED BY	AEB
DATE	MAY 14 2013

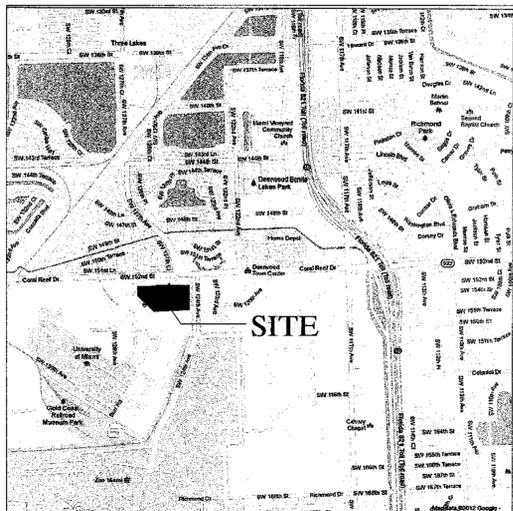
**SW 127TH AVENUE  
 SITE PLANS**

**CORAL REEF  
 COMMONS**  
 PREPARED FOR  
**RAM REALTY SERVICES**  
 MIAMI-DADE COUNTY FLORIDA

SHEET NUMBER  
**S-1E**

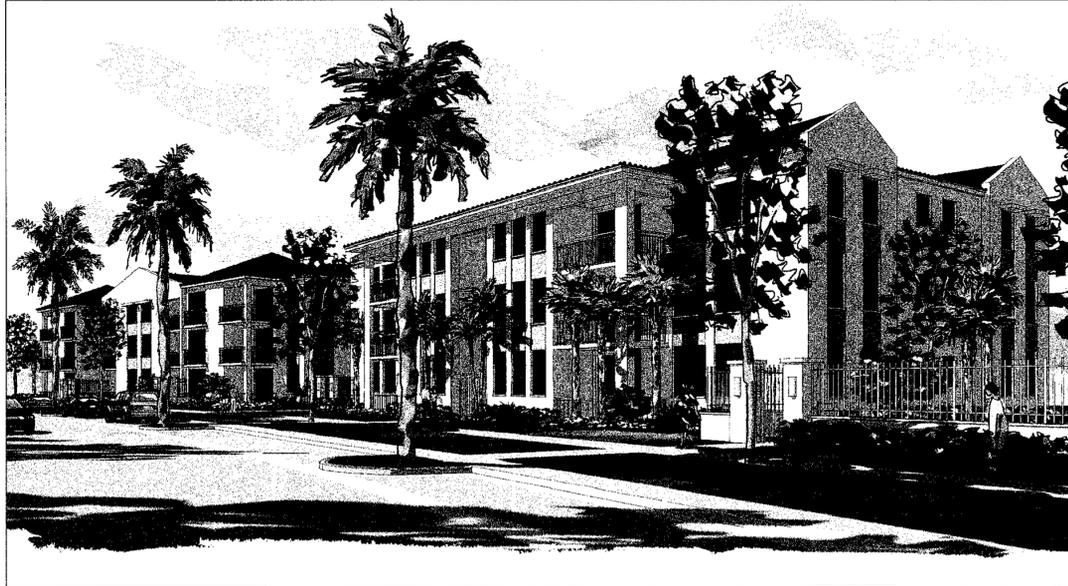
**RESIDENTIAL PROJECT DATA**

PROPOSED LAND USE: LOW MEDIUM DENSITY RESIDENTIAL (6-13 DU/ACRE)  
 TOTAL RESIDENTIAL SITE AREA 81,259 ACRES  
 MAX. DENSITY = 1,056 D.U.



**LOCATION MAP**  
N.T.S.

SITE DATA		APARTMENT DATA PARCEL A (PHASE 1)				APARTMENT DATA PARCEL B (PHASE 2)				APARTMENT DATA COMBINED PARCEL A AND B				PARKING DATA																																																																																																																																																																																																																																																																																																	
<b>PROPOSED ZONING: PAD</b> <b>PROPOSED USE: MULTI-FAMILY RESIDENTIAL</b> GROSS SITE AREA PARCELS A & B: 46.465 ACRES NFC SITE AREA: 18,515 ACRES NET BUILDABLE SITE AREA: 27.95 ACRES (1,217,502 S.F.) DENSITY: 12.91 UNITS / GROSS ACRE PARCEL A: 408 UNITS PARCEL B: 192 UNITS TOTAL: 600 UNITS NET SITE AREAS: PARCEL A: 18.05 ACRES (786,258 S.F.) PARCEL B: 9.90 ACRES (431,244 S.F.) COMBINED PARCELS: 27.95 ACRES (1,217,502 S.F.) BUILDING COVERAGE: PARCEL A: 192,425 S.F. (24.4% OF NET SITE, PARCEL A) PARCEL B: 92,088 S.F. (21.3% OF NET SITE, PARCEL B) TOTAL: 284,513 S.F. (23.4% OF NET SITE, COMBINED PARCELS) PAVED AREA (PARKING AND DRIVEWAYS): PARCEL A: 253,163 S.F. (22.2% OF NET SITE, PARCEL A) PARCEL B: 127,263 S.F. (29.5% OF NET SITE, PARCEL B) COMBINED PARCEL A & B: 380,426 S.F. (31.2% OF NET SITE) COMMON OPEN SPACE: PARCEL A: SIDEWALKS & POOL DECK: 62,040 S.F. GREEN AREA: 278,630 S.F. TOTAL OPEN SPACE: 340,670 S.F. (43.3% OF NET SITE AREAS) PARCEL B: SIDEWALKS: 22,167 S.F. GREEN AREA: 189,756 S.F. TOTAL OPEN SPACE: 211,923 S.F. (49.1% OF NET SITE AREAS) COMBINED PARCELS A & B: SIDEWALKS & POOL DECK: 84,207 S.F. GREEN AREA: 468,386 S.F. TOTAL OPEN SPACE: 552,593 S.F. (45.38% OF NET SITE AREAS)		<b>PRIVATE OPEN SPACE: APARTMENT UNIT BALCONIES (SEE UNIT DATA)</b> WATER BODIES - 0 S.F. PUBLIC FACILITIES - 0 S.F. PUBLIC ROADS - 0 S.F. ACREAGE DEDICATED FOR SEMI-PUBLIC FACILITIES: PARCEL A: 37,276 S.F. (LEASING CENTER & POOL COURTYARD) PARCEL B: 55,034 S.F. (COMMUNITY PARK) TOTAL: 92,310 S.F. BUILDING SETBACKS: FRONT: 10'-0" SIDE: 20'-0" REAR: 18'-0" MIN. (TO GARAGE BLDG.) (ADJACENT TO PRESERVE) BETWEEN BUILDINGS: 15'-0" MIN. BUILDING HEIGHT: 38'-0" TO MEDIAN ROOF BUFFERS: NORTH P.L.: 10'-0" (ADJACENT TO NFC) SOUTH P.L.: 50'-0" AND 30'-0" (SEE SITE PLAN) WEST P.L.: 10'-0" (ADJACENT TO NFC)				<table border="1"> <thead> <tr> <th>UNIT TYPE</th> <th>AC AREA</th> <th>BALCONY AREA</th> <th># UNITS</th> <th>% MIX</th> </tr> </thead> <tbody> <tr><td>A-1</td><td>663 SF</td><td>61 SF</td><td>36</td><td>8.8%</td></tr> <tr><td>1BR/1B</td><td>774 SF</td><td>61 SF</td><td>24</td><td>12.5%</td></tr> <tr><td>A-2</td><td>774 SF</td><td>61 SF</td><td>24</td><td>12.5%</td></tr> <tr><td>1BR/1B</td><td>1,000 SF</td><td>88 SF</td><td>42</td><td>10.3%</td></tr> <tr><td>B-1</td><td>1,020 SF</td><td>88 SF</td><td>12</td><td>2.9%</td></tr> <tr><td>2BR/2B</td><td>1,023 SF</td><td>88 SF</td><td>30</td><td>7.4%</td></tr> <tr><td>B-1</td><td>1,107 SF</td><td>96 SF</td><td>80</td><td>19.6%</td></tr> <tr><td>2BR/2B</td><td>1,116 SF</td><td>96 SF</td><td>64</td><td>15.7%</td></tr> <tr><td>B-2</td><td>1,228 SF</td><td>82 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TOTAL REQUIRED/PROVIDED		1,047	997																																																																																																																																																																																																																																																																																																												
ADDITIONAL PARKING PROVIDED			86 SPACES																																																																																																																																																																																																																																																																																																												
			50 SPACES IN DETACHED GARAGES																																																																																																																																																																																																																																																																																																												
			36 SPACES IN INDIVIDUAL GARAGES LOCATED UNDER BUILDINGS																																																																																																																																																																																																																																																																																																												
TOTAL PARKING REQUIRED FOR COMBINED PARCELS = 1,047 SPACES																																																																																																																																																																																																																																																																																																															
TOTAL PARKING PROVIDED FOR COMBINED PARCELS = 1,083 SPACES																																																																																																																																																																																																																																																																																																															
<b>PARCELS A AND B &amp; NFC WEST OF SW 127TH AVE</b> PROPOSED ZONING: RU-4L GROSS SITE AREA: 34.988 ACRES NFC SITE AREA: 21.558 ACRES PARCEL C: 13.43 ACRES		<b>PARCEL C &amp; NFC EAST OF SW 127TH AVE</b>																																																																																																																																																																																																																																																																																																													



**STREET VIEW**

# THE RESIDENCES AT CORAL REEF COMMONS

DADE COUNTY, FLORIDA

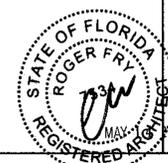
A RENTAL COMMUNITY FOR  
**RAM DEVELOPMENT CO.**  
 1815 GRIFFIN ROAD, SUITE 106  
 FT. LAUDERDALE FL. 33004  
 954-874-4200

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

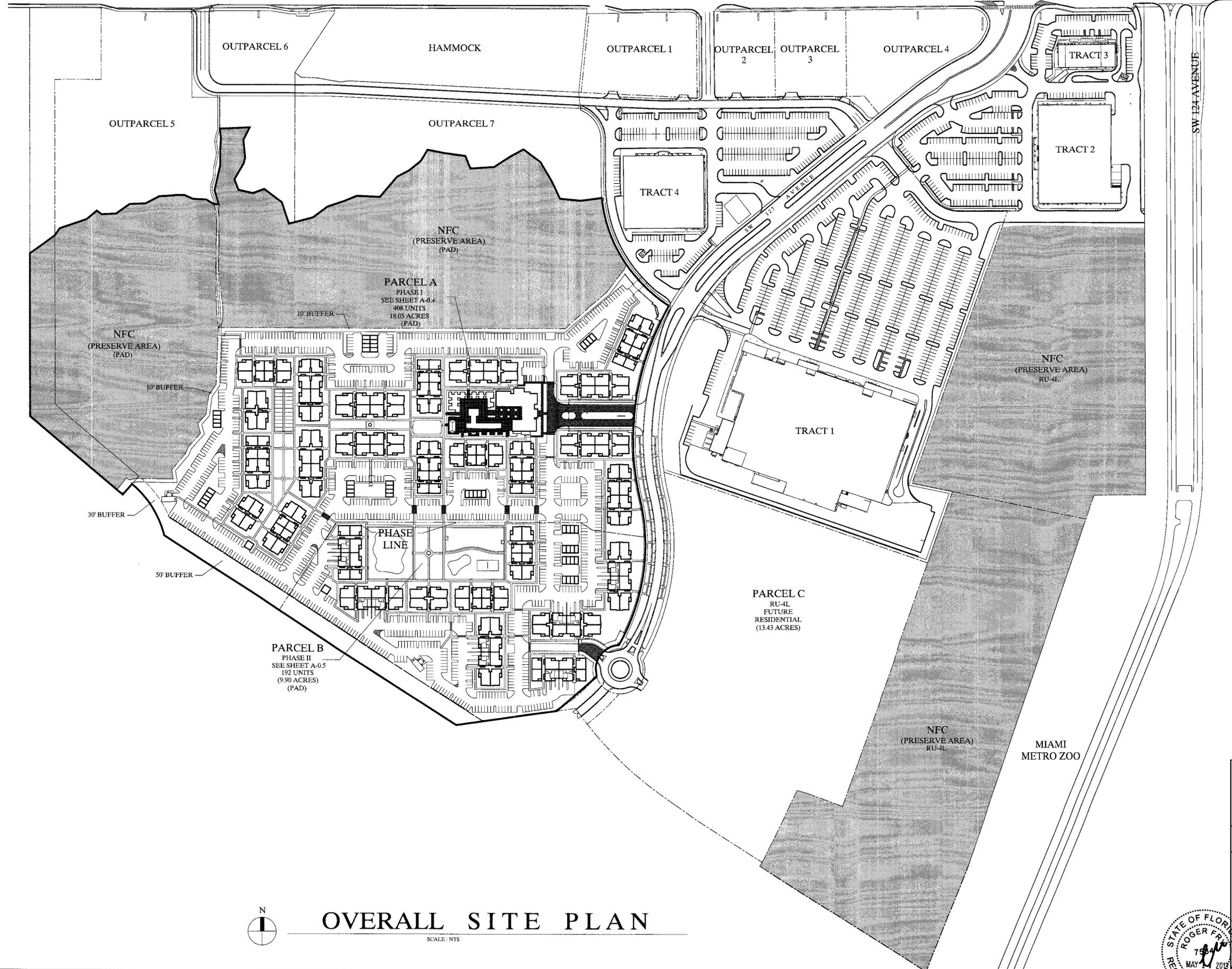
LANDSCAPE ARCHITECT  
**ALEX KNIGHT LANDSCAPE ARCHITECTURE AND PLANNING**  
 11843 SW 71 STREET  
 PEMBROKE PINES FL. 33024  
 786-216-3033  
 akdesign22@aol.com

**INDEX OF DRAWINGS**

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CORAL REEF DRIVE ( SW 152 STREET )



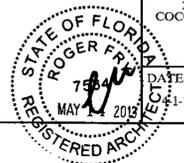
**OVERALL SITE PLAN**

SCALE: NTS

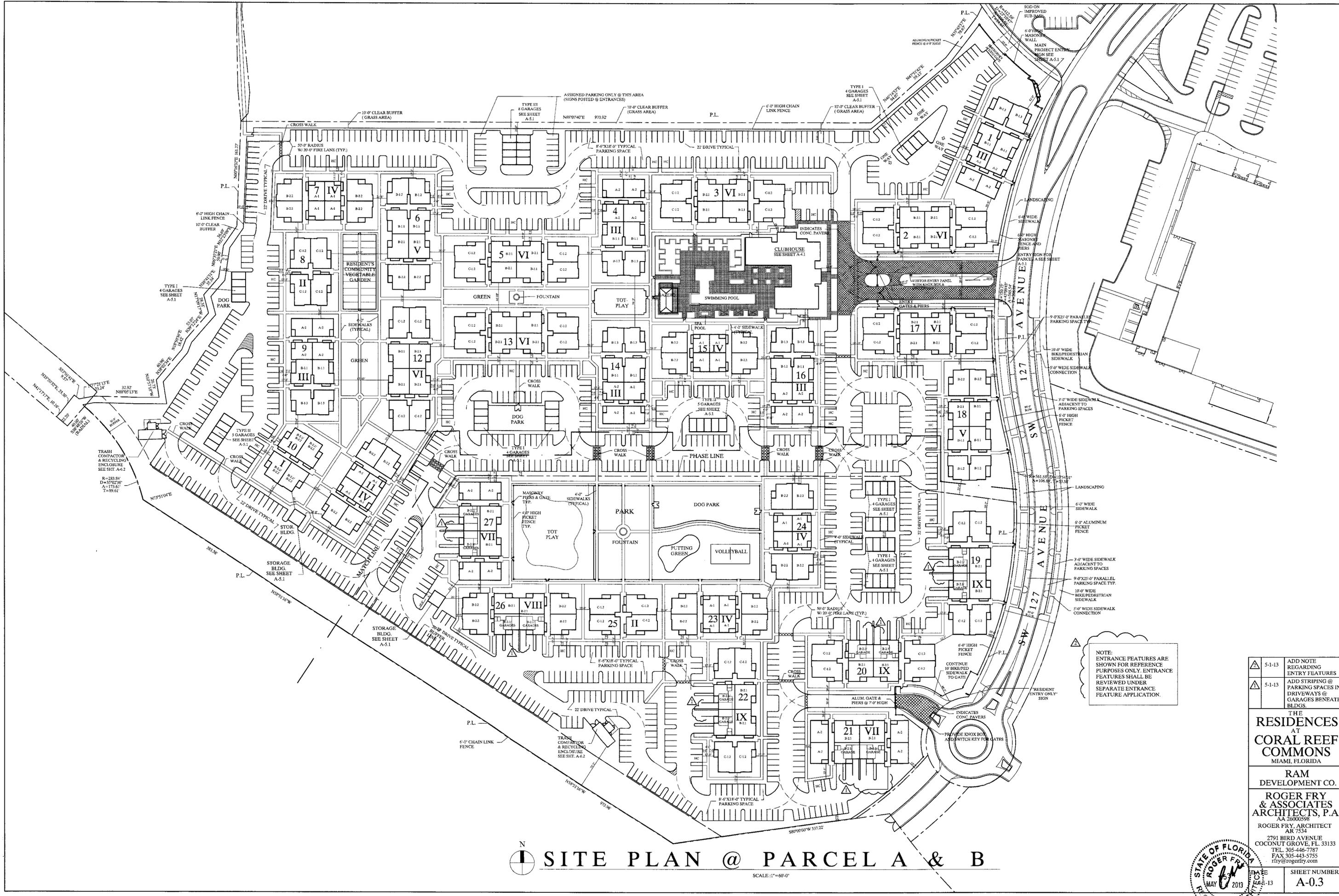
THE  
RESIDENCES  
AT  
CORAL REEF  
COMMONS  
MIAMI, FLORIDA

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  
FAX 305-443-5755  
rfr@rogerfr.com



DATE: MAY 1-13  
SHEET NUMBER: A-0.2



NOTE: ENTRANCE FEATURES ARE SHOWN FOR REFERENCE PURPOSES ONLY. ENTRANCE FEATURES SHALL BE REVIEWED UNDER SEPARATE ENTRANCE FEATURE APPLICATION.

- ▲ 5-1-13 ADD NOTE REGARDING ENTRY FEATURES
- ▲ 5-1-13 ADD STRIPING @ PARKING SPACES IN DRIVEWAYS @ GARAGES BENEATH BLDGS.

THE  
RESIDENCES  
AT  
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rty@rogerfr.com

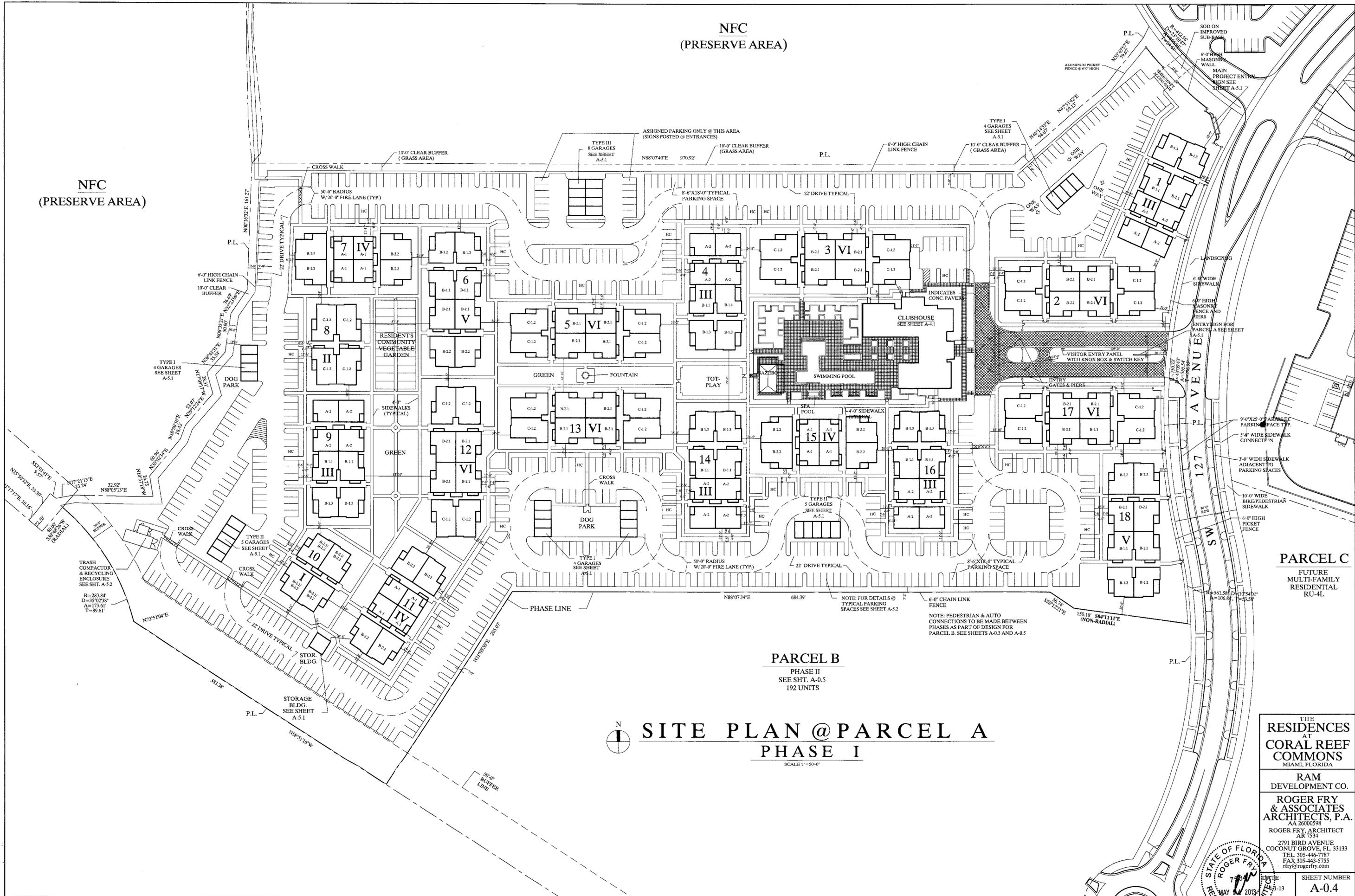
STATE OF FLORIDA  
REGISTERED ARCHITECT  
ROGER FRY  
MAY 2013

SHEET NUMBER  
A-0.3

N  
SITE PLAN @ PARCEL A & B  
SCALE: 1"=60'-0"

NFC  
(PRESERVE AREA)

NFC  
(PRESERVE AREA)



PARCEL B  
PHASE II  
SEE SHT. A-0.5  
192 UNITS



SITE PLAN @ PARCEL A  
PHASE I

SCALE 1"=50'-0"

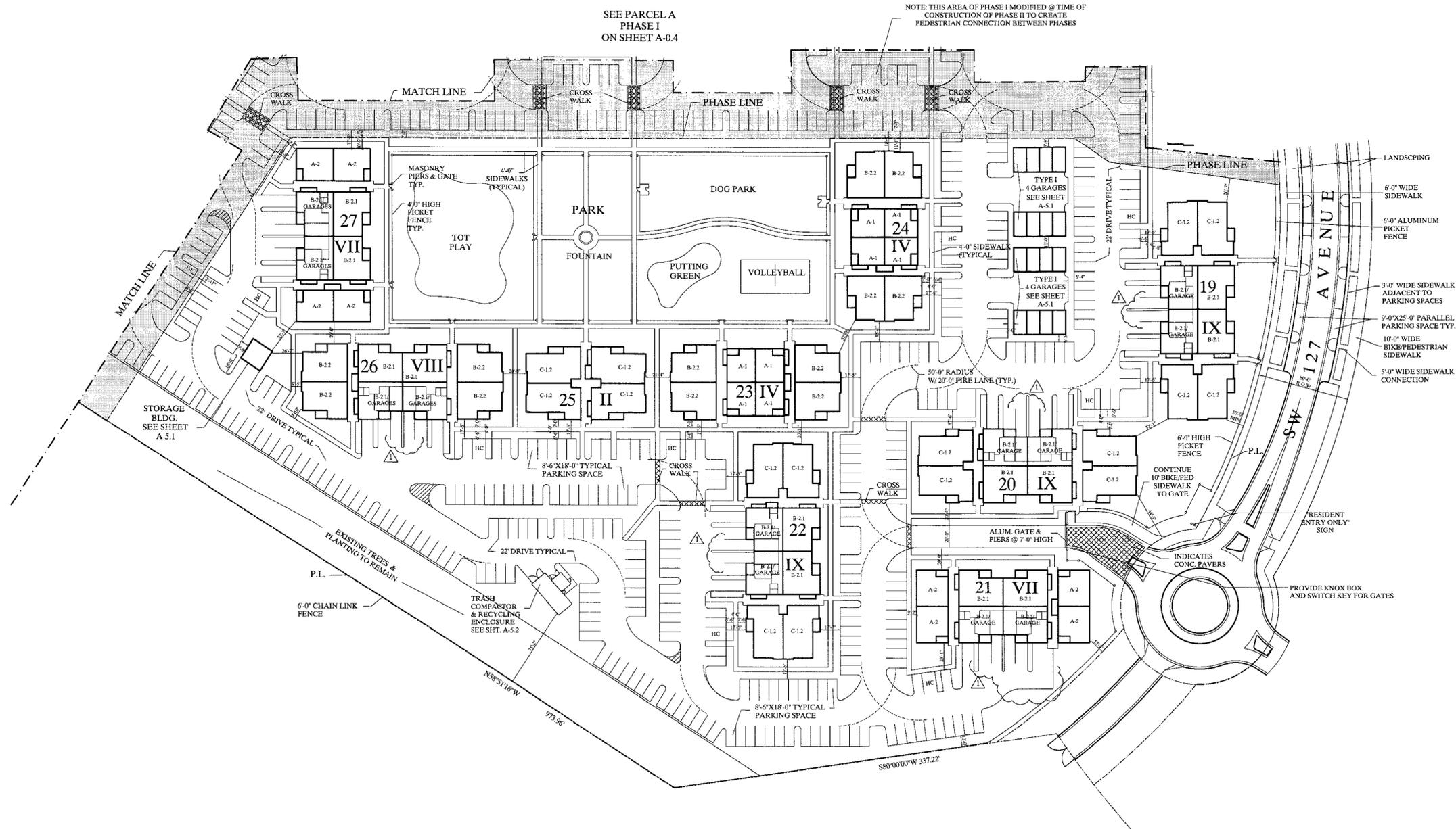
PARCEL C  
FUTURE  
MULTI-FAMILY  
RESIDENTIAL  
RU-4L

THE  
RESIDENCES  
AT  
CORAL REEF  
COMMONS  
MIAMI, FLORIDA

RAM  
DEVELOPMENT CO.  
ROGER FRY  
& ASSOCIATES  
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AA 26000598  
ROGER FRY, ARCHITECT  
AR 7334  
2791 BIRD AVENUE  
COCONUT GROVE, FL 33133  
TEL. 305-446-7787  
FAX 305-443-5755  
rty@rogerfrty.com



SHEET NUMBER  
A-0.4



SEE PARCEL A  
PHASE I  
ON SHEET A-0.4

NOTE: THIS AREA OF PHASE I MODIFIED @ TIME OF  
CONSTRUCTION OF PHASE II TO CREATE  
PEDESTRIAN CONNECTION BETWEEN PHASES



**SITE PLAN @ PARCEL B  
PHASE II**

SCALE 1"=50'-0"

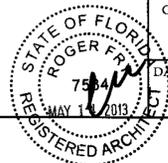
- LANDSCAPING
- 6'-0" WIDE SIDEWALK
- 6'-0" ALUMINUM PICKET FENCE
- 3'-0" WIDE SIDEWALK ADJACENT TO PARKING SPACES
- 9'-0" X 25'-0" PARALLEL PARKING SPACE TYP.
- 10'-0" WIDE BIKE/PEDESTRIAN SIDEWALK
- 5'-0" WIDE SIDEWALK CONNECTION

▲	5-1-13	ADD STRIPING @ PARKING SPACES IN DRIVEWAYS @ GARAGES BENEATH BLDGS.
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THE  
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FAX 305-443-5755  
rffry@rogerfray.com



DATE	2-1-13	SHEET NUMBER	A-0.5
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