



# IN THE PINES

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA  
OPEN SPACE PLAN

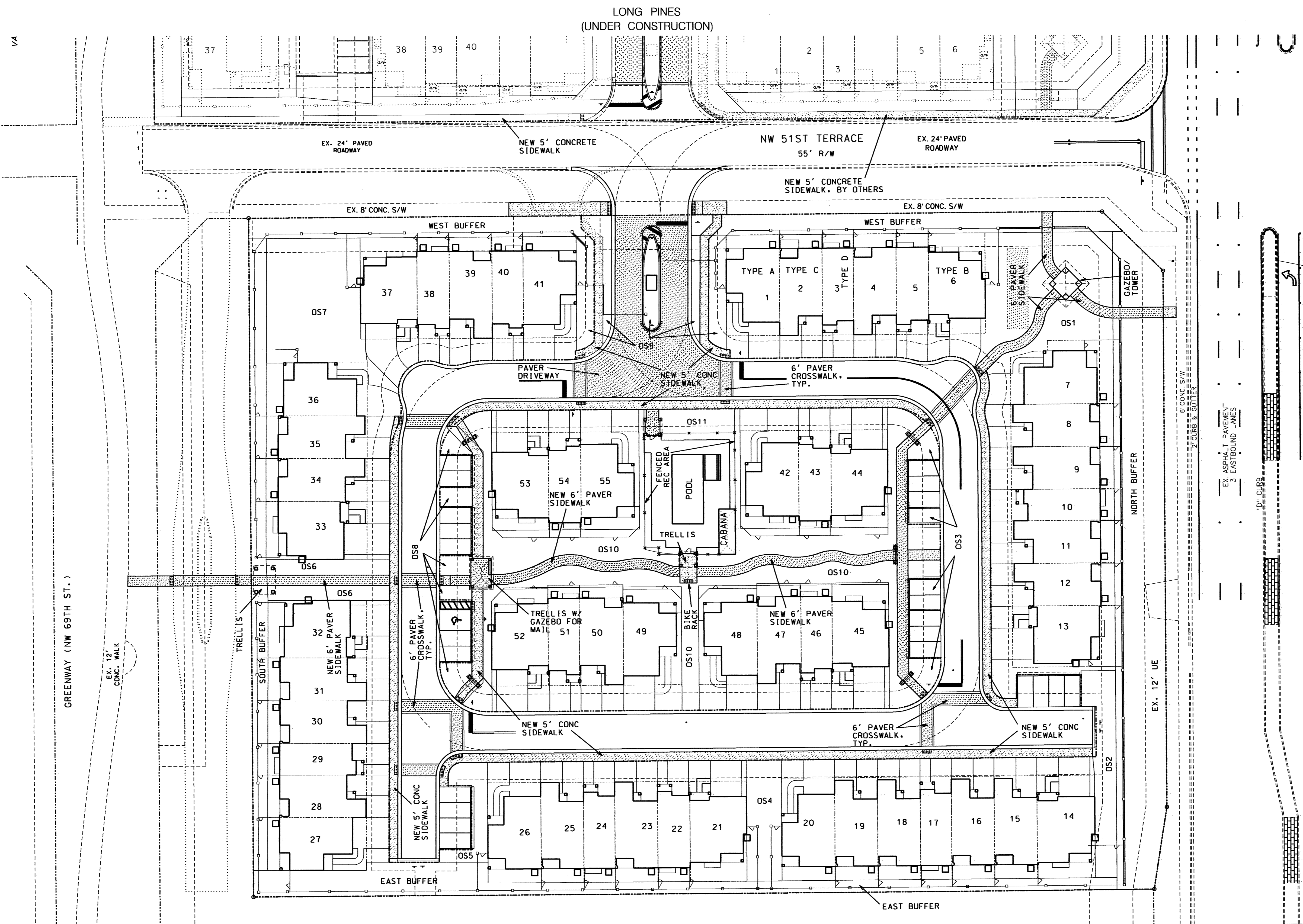
### OPEN SPACE NOTES

1. ALL HARDSCAPE (DRIVES, SIDEWALKS, CONCRETE PADS, ETC) HAVE BEEN OMITTED FROM OPEN SPACE CALCULATION.

### OPEN SPACE DATA:

OPEN SPACE	SF	ACRES	QUANTITY	TOTAL AREA (AC)
NORTH BUFFER	10,573 SF	0.243 AC	1	0.243 AC
EAST BUFFER	5,435 SF	0.125 AC	1	0.125 AC
SOUTH BUFFER	4,880 SF	0.112 AC	1	0.112 AC
WEST SIDE	3,344 SF	0.077 AC	1	0.077 AC
* LOT UNIT TYPE A	486 SF	0.011 AC	11	0.123 AC
* LOT UNIT TYPE B	652 SF	0.015 AC	11	0.165 AC
* LOT UNIT TYPE C	285 SF	0.007 AC	21	0.137 AC
* LOT UNIT TYPE D	130 SF	0.003 AC	12	0.036 AC
INTERIOR OS 1	4,996 SF	0.115 AC	1	0.115 AC
INTERIOR OS 2	1,743 SF	0.040 AC	1	0.040 AC
INTERIOR OS 3	1,075 SF	0.025 AC	1	0.025 AC
INTERIOR OS 4	1,417 SF	0.033 AC	1	0.033 AC
INTERIOR OS 5	806 SF	0.019 AC	1	0.019 AC
INTERIOR OS 6	1,209 SF	0.028 AC	1	0.028 AC
INTERIOR OS 7	3,934 SF	0.090 AC	1	0.090 AC
INTERIOR OS 8	1,006 SF	0.023 AC	1	0.023 AC
INTERIOR OS 9	2,300 SF	0.053 AC	1	0.053 AC
INTERIOR OS 10	8,773 SF	0.201 AC	1	0.201 AC
INTERIOR OS 11	616 SF	0.014 AC	1	0.014 AC
<b>TOTAL</b>				<b>1.66 AC</b>

\* NOTE: OPEN SPACE FOR LOTS INCLUDES THE COMMON AREA BETWEEN THE FEE SIMPLE LOT LINE AND THE CURB.



ASPHALT PAVEMENT

HILLSBORO BLVD.  
(STATE ROAD NO. 810)

EX. ASPHALT PAVEMENT  
3 EASTBOUND LANES

EX. 12' UE

EX. 12' UE

FIRST BAPTIST CHURCH (VACANT)

PROJECT: IN THE PINES		TITLE: OPEN SPACE AND PEDESTRIAN CIRCULATION PLAN	
DATE: 05/15/14	REVISIONS		
SCALE: 1" = 30'	DATE	COMMENTS	
DRAWN BY: HEJ	09/01/14	MODIFY PER CITY SP DRC #1	
CHECKED BY: LJ	10/25/14	REVISE PER CITY SP DRC COMMENTS #2	
APPROVED BY: HEJ	07/27/16	REVISE UNIT TYPES, DRIVES, UPDATE CALC	
PROJECT #: 13-0020			

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SHEET NUMBER  
SP3  
OF  
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