

IN THE PINES

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

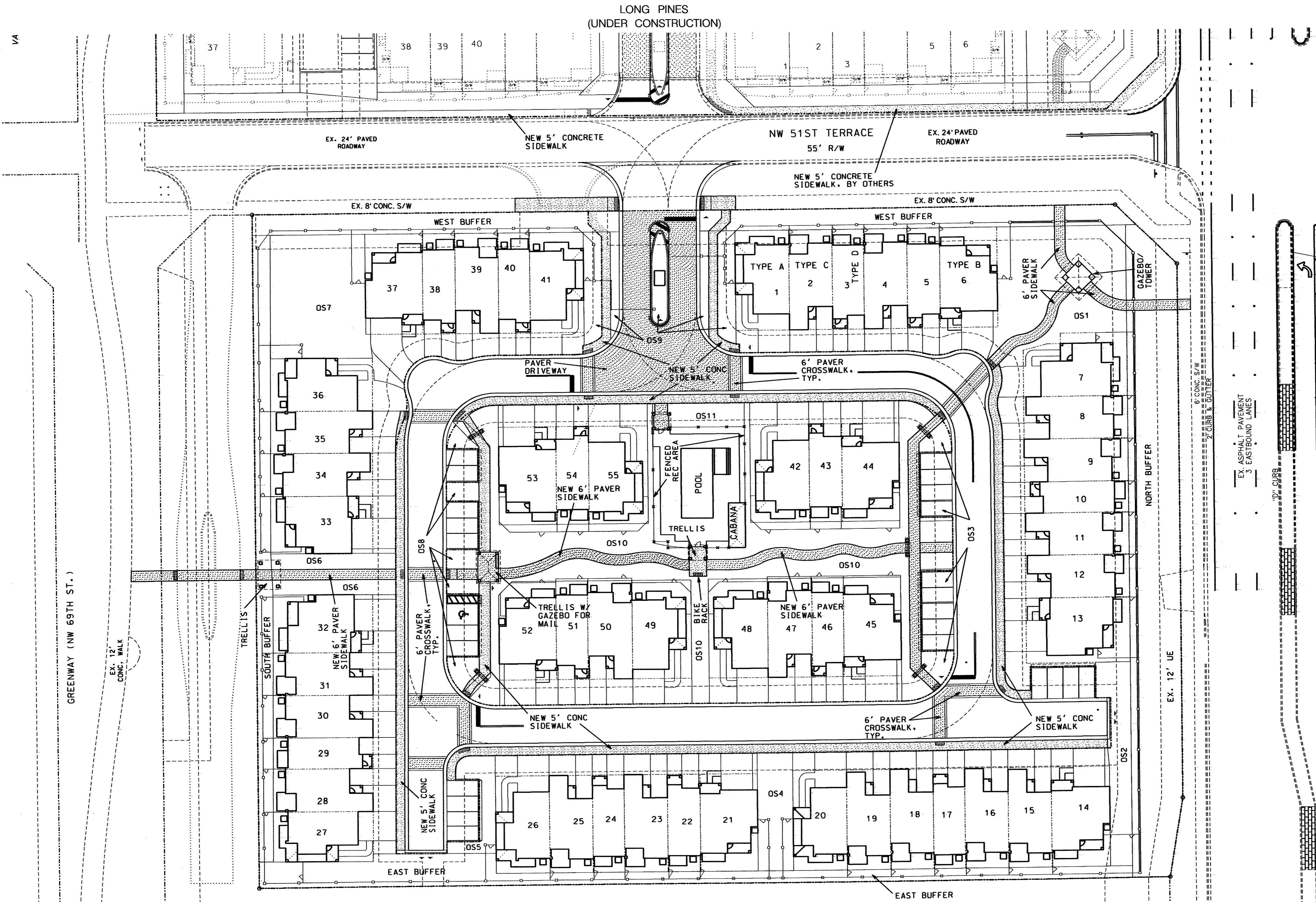
OPEN SPACE NOTES

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

OPEN SPACE DATA:

OPEN SPACE	AREA		QUANTITY	TOTAL AREA (AC)
	SF	ACRES		
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	622 SF	0.014 AC	11	0.157 AC
* LOT UNIT TYPE C	323 SF	0.007 AC	21	0.156 AC
* LOT UNIT TYPE D	166 SF	0.004 AC	12	0.046 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
TOTAL				1.68 AC

* 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)

E-B-4B

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: H.E.J.	09/01/14 MODIFY PER CITY SP DIR #1
CHECKED BY: J.L.	10/25/14 REVISE PER CITY SP DIR COMMENTS #2
APPROVED BY: H.E.J.	
PROJECT #: 13-0020	

AJ HYDRO
ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 344-7866
FAX (954) 344-7866

SHEET NUMBER
SP3
OF
4

HOWARD JABLON, P. E. #47514 DATE