



**ACCESSIBLE ROUTE/
PEDESTRIAN ACCESS DIAGRAM**
SCALE: 1"=60'

REQUIRED OPEN SPACE CALCULATION TABLE:

NET SITE AREA: 11.86 ACRES (516,759.25 sq. ft.)

AREAS	ON SITE		OFF SITE (IN R/W)		TOTALS		
	Acres	Sq. Ft.	Acres	Sq. Ft.	Acres	Sq. Ft.	Percent (%)
Parks & Greenway Trails	0.38 acres	16,502 sq. ft.	0.62 acres	26,951 sq. ft.	1.00 acres	43,453 sq. ft.	8.4%
Landscape Buffers (Pervious areas)	2.60 acres	113,082 sq. ft.			2.60 acres	113,082 sq. ft.	21.9%
Other Pervious Areas (Includes permeable driveways and walkways)	1.04 acres	45,220 sq. ft.			1.04 acres	45,220 sq. ft.	8.8%
Water Bodies (Width >100 ft)	1.30 acres	56,677 sq. ft.			1.30 acres	56,677 sq. ft.	11.0%
TOTAL					5.93 acres	258,431 sq. ft.	50.01%

OPEN SPACE BONUS TABLE:

NET SITE AREA: 11.86 ACRES (516,759.25 sq. ft.)

AREAS	ON SITE		OFF SITE (IN EXIST. R/W)		TOTALS		
	Acres	Sq. Ft.	Acres	Sq. Ft.	Acres	Sq. Ft.	Percent (%)
Parks & Greenway Trails	0.38 acres	16,502 sq. ft.	0.60 acres	26,128 sq. ft.	0.98 acres	42,630 sq. ft.	8.2%
Public Plazas and Gathering Areas	0.31 acres	13,420 sq. ft.			0.31 acres	13,420 sq. ft.	2.6%
Outdoor Private Recreation Areas : (Overlook Areas at lake and pool deck areas)	0.17 acres	7,315 sq. ft.			0.17 acres	7,315 sq. ft.	1.4%
Water Bodies (Width < 60ft)	0.49 acres	21,527 sq. ft.			0.49 acres	21,527 sq. ft.	4.2%
TOTAL					1.95 acres	84,891 sq. ft.	16.4%

**OPEN SPACE AND
LOT COVERAGE DIAGRAM**
SCALE: 1"=60'

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	SITE PLAN RESUBMITTAL	02/19/14	
2	SITE PLAN RESUBMITTAL#2	04/08/14	
3	SITE PLAN RESUBMITTAL#3	07/17/14	
4	SITE PLAN RESUBMITTAL#4	08/20/14	
5	SITE PLAN ADMIN. AMENDMENT	10/29/15	
6	SITE PLAN ADMIN. AMENDMENT COMMENTS	01/08/16	

**MIDTOWN RESIDENCES
AT COCONUT CREEK**
FOR:
FC LAND INVESTMENT A, LLC.
LOCATED AT:
COCONUT CREEK, FLORIDA

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
14000 BISCAYNE
AVENUE, SUITE 1004
MIAMI, FLORIDA 33156
(305) 273-9911
HOLLYWOOD OFFICE
303 SOUTH 21st AVE
MIAMI, FLORIDA 33020
(954) 925-6030



DRAWN
CHECKED
DATE 08/20/2014
SCALE AS SHOWN
JOB NO. 1528.PRJ
SHEET 1528-A-0.2.DWG