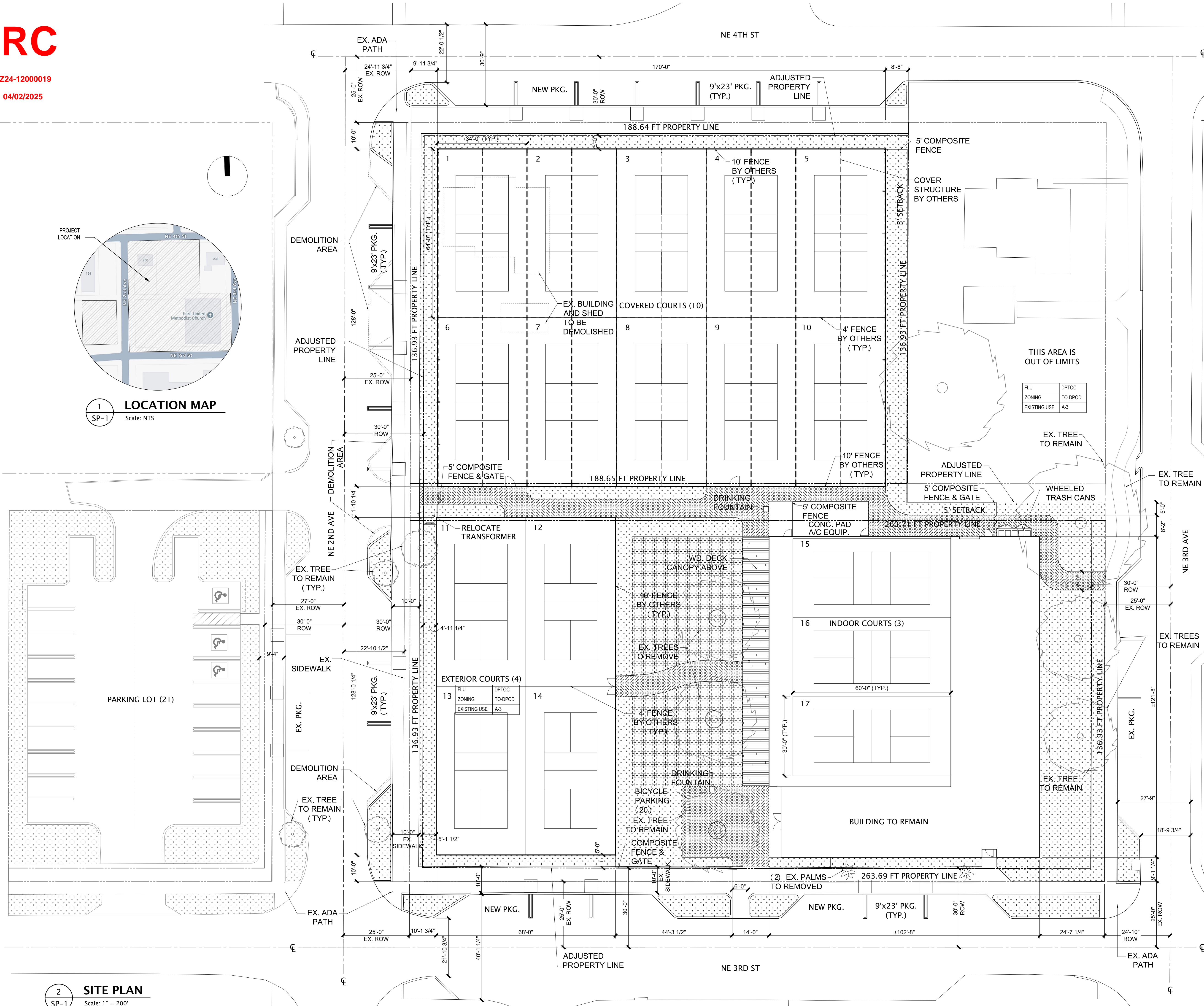


1 LOCATION MAP
Scale: NTS



2 SITE PLAN
Scale: 1" = 200'

LEGEND	
	PAVERS AND SAND
	PVC DECKING
	SOD
	ARTIFICIAL GRASS

LAND USE DATA	
SITE AREA	1.42 ± ac (61,940±)
EXISTING USE	RELIGIOUS BUILDING
PROPOSED USE	SPORTS FACILITY (17) PICKLEBALL COURTS
ZONING	TO-DPOD
FUTURE LAND USE	TO-DPTOC
PARCE ID #	4842-35-17-0130, 4842-35-17-0100, 4842-35-17-0090
F.I.R.M. ZONE	X (OUTSIDE FLOOD ZONE) PANEL 12011C0379H

CODE COMPLIANCE	PROVIDED	REQUIRED
LANDSCAPE BUFFER		
Front (S)	5'	5'
Left (W)	7'-2"	5'
Right (E)	19'-10"	5'
Rear (N)	6'-6"	5'

LAND USE BREAKDOWN			
LOT AREA	ACRES	SQ. FEET	%
TOTAL	1.39	60,722	100.00%
PERVIOUS	0.28	12,261	20.19%
IMPERVIOUS	0.80	35,008	57.65%
BUILDING FOOTPRINT	0.31	13,453	22.16%

	PROVIDED	REQUIRED
PARKING DATA		
TOTAL BICYCLE PARKING	20	20
TOTAL VEHICLE PARKING	51	51
ON-STREET PARKING		
EXISTING	8	
PROPOSED	22	
TOTAL	30	
ON-SITE PARKING		
PROPOSED	18	
ADA (FBC-A TABLE 208.2 PARKING SPACES)	3	
TOTAL	21	

NOTE:
FBC A502.6: SIGNS SHALL INCLUDE THE INTERNATIONAL
SYMBOL OF ACCESSIBILITY COMPLYING WITH FBC A703.7.2.1.
SIGNS IDENTIFYING VAN PARKING SPACES WHEN REQUIRED BY
FBC A502.2 SHALL CONTAIN THE DESIGNATION VAN
ACCESSIBLE.

LOT COVERAGE:	
EX. BUILDING	13,289 SF
COVERED CANOPY AREA	947 SF
COVERED STRUCTURE	21,759 SF
TOTAL AREA	35,995 SF

LIFE SAFETY	
OCCUPANT LOAD AS PER FBC TABLE 1004.5	
17 COURTS X 4	68 PEOPLE
EGRESS SIZING	
OCCUPANT LOAD = 68 x 0.2 inch	13.6" per occupant
WIDTH PROVIDED AT EACH EGRESS	
MAIN SOUTH	GATE= 168"
NORTH	GATE= 44"
EAST	SERVICE GATE= 60"
WEST	GATE= 60"
NUMBER OF EXISTS REQUIRED	2
NUMBER OF EXISTS PROVIDED	3

PROJECT

POMPANO PICKLE

OT PROPERTY GROUP, LLC

217 NE 3rd Street
Pompano Beach, FL 33060

SHEET TITLE

SITE PLAN

No.	DATE	REVISION

CHECKED CORONEL ASSOCIATES

DRAWN CORONEL ASSOCIATES

DATE 02.24.25

PROJECT No. 24-117

ARCHITECT OF RECORD

ROBERT A. LENAHA

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DIGITAL SIGNED

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SP-1