

No.	DATE	REVISION
CHECKED		CORONEL ASSOCIATES
DRAWN		CORONEL ASSOCIATES
DATE		04.07.25
PROJECT No.		24-117

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SHEET No.

SP-1

PZ25-18000001

7/23/2025

LEGEND		
	PAVERS AND SAND	IMPERVIOUS
	CONCRETE	IMPERVIOUS
	SOD	PERVIOUS
	ARTIFICIAL GRASS	IMPERVIOUS

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	0.22	9,456	15.57%
PAVERS AND SAND	0.08	3,713	6.11%
CONCRETE	0.02	946	1.56%
ARTIFICIAL GRASS	0.08	3,631	5.98%
COURTS	0.70	30,463	50.17%
TOTAL	0.88	38,753	63.82%
BUILDING FOOTPRINT	0.29	12,513	20.61%

	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 PARK SPACES: 2 STANDARDS + 1 VAN)	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	12,513 SF
COVERED CANOPY AREA	946 SF
COVERED STRUCTURE	21,759 SF
TOTAL AREA	35,218 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

