W SAMPLE ROAD

R/W

N85°27'59"E 292.89'

N89°41'47"E 889.95'

20.0' LANDSCAPE BUFFER

2.0' VEHICULAR OVERHANG (TYP.)

BUILDING HEIGHT	38.5 FT
REQ. FOUNDATION PLANTING WIDTH	20 FT
50% REDUCTION (REFER TO LANDSCAPE PLANS FOR SUPERIOR LANDSCAPING REQUIREMENTS)	10 FT
PROVIDED WIDTH	13.8 FT

BUILDING HEIGHT	38.5 FT
REQ. FOUNDATION PLANTING WIDTH	20 FT
50% REDUCTION (REFER TO LANDSCAPE PLANS FOR SUPERIOR LANDSCAPING REQUIREMENTS)	10 FT
PROVIDED WIDTH	11 FT

BUILDING HEIGHT	38.5 FT
REQ. FOUNDATION PLANTING WIDTH	20 FT
50% REDUCTION (REFER TO LANDSCAPE PLANS FOR SUPERIOR LANDSCAPING REQUIREMENTS)	10 FT
PROVIDED WIDTH	12.8 FT

BUILDING HEIGHT	38.5 FT
REQ. FOUNDATION PLANTING WIDTH	20 FT
50% REDUCTION (REFER TO LANDSCAPE PLANS FOR SUPERIOR LANDSCAPING REQUIREMENTS)	10 FT
PROVIDED WIDTH	12.7 FT

BUILDING HEIGHT	38.5 FT
REQ. FOUNDATION PLANTING WIDTH	20 FT
50% REDUCTION (REFER TO LANDSCAPE PLANS FOR SUPERIOR LANDSCAPING REQUIREMENTS)	10 FT
PROVIDED WIDTH	22.3 FT – 37 FT

BUILDING 1
115,749 S.F.
113 PARKING SPACES
(0.98 SP./1,000 Sq. Ft.)
FFE: 14.25 NAVD

PERMANENT TRANSMISSION EASEMENT O.R.B. 51096, PG. 1440, B.C.R. & O.R.B. 51096, PG. 1466, B.C.R.

2.0' VEHICULAR OVERHANG (TYP.)

LAKE

R/W

N00°17'02"E 580.11'

20.0' LANDSCAPE BUFFER

BUILDING HEIGHT	44 FT
REQ. FOUNDATION PLANTING WIDTH	24 FT
50% REDUCTION (REFER TO LANDSCAPE PLANS FOR SUPERIOR LANDSCAPING REQUIREMENTS)	12 FT
PROVIDED WIDTH	14.4 FT – 33.6 FT

BUILDING 3
299,748 S.F.
243 PARKING SPACES
0.81 SP./1,000 Sq. Ft.
FFE: 14.25 NAVD

BUILDING HEIGHT	44 FT
REQ. FOUNDATION PLANTING WIDTH	24 FT
50% REDUCTION (REFER TO LANDSCAPE PLANS FOR SUPERIOR LANDSCAPING REQUIREMENTS)	12 FT
PROVIDED WIDTH	12.2 FT

PERMANENT ACCESS EASEMENT O.R.B. 51096, PG. 1440, B.C.R. & O.R.B. 51096, PG. 1466, B.C.R.

10.0' LANDSCAPE BUFFER

2.0' VEHICULAR OVERHANG (TYP.)

P/L

55' U.E. O.R.B 12627, PG. 130

20' U.E. VACATED BY O.R.B 12654, PG. 941, O.R.B. 12670, PG. 481 & O.R.B. 12186, PG. 72

FLOOD ZONE AE EL.=11.00'

N00°17'02"E

MATCHLINE - SEE SHEET SP-3.2 FOR CONTINUATION

40 0 10 25 40
SCALE: 1" = 40'

SP-3.1 SP-3.2

KEYMAP

LEGEND

- PERIMETER LANDSCAPE BUFFER LINE
- PROPOSED LANDSCAPE AREA
- PROPOSED MULCH

Date	Description	No.

REVISIONS

MICHAEL P CARR LICENSE No. 72424 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Michael Carr, PE on the date adjacent to the seal.

Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SIGNATURE DATE SIGNED

MICHAEL CARR
PROFESSIONAL ENGINEER FL Lic. No. 72424

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FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Project
FESTIVAL INDUSTRIAL
POMPANO BEACH
BROWARD COUNTY FLORIDA

Drawing Title
PERVIOUS PLAN

Project No.	330134201
Date	FEBRUARY 2025
Drawn By	EWM
Checked By	MPC

Drawing No. SP-3.1

P&Z
PZ24-12000024
08/27/2025

LANGAN
Project No. 330134201

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