

**ADJACENT PROPERTY  
LAND USE:** INDUSTRIAL  
**ZONING:** I-1

F F C RAILWAY SPUR

SP- 101

PROPOSED RETENTION AREA  
(SEE CIVIL PLANS)

BUILDING A  
137,534 SF  
F.F.E.: 14.00

BUILDING B  
177,806 SF  
F.F.E.: 14.00

**ADJACENT PROPERTY:**  
**LAND USE:** TRANSPORTATION  
(INTERSTATE 95)  
**ZONING:** T

**ADJACENT PROPERTY  
LAND USE: INDUSTRIAL  
ZONING: I-1**

**SP- 102**

**SP- 103**

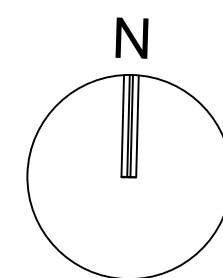
**ADJACENT PROPERTY:**  
**LAND USE:** INDUSTRIAL  
**ZONING:** I-1

NW 12TH TER.

NW 12TH AVE.


NW 10TH STREET

PROPOSED RETENTION AREA  
(SEE CIVIL PLANS)



GRAPHIC SCALE

0 70 140



SCALE: 1" = 70'

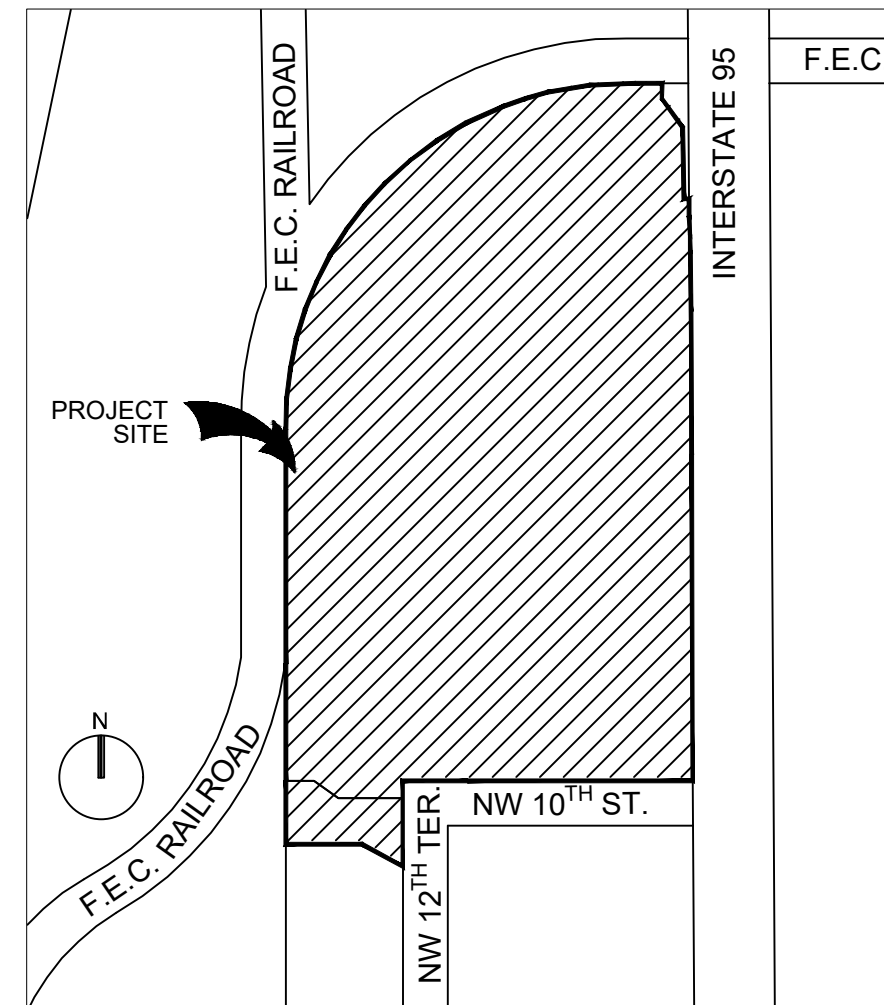
NOTE: PRINTED DRAWING SIZE  
MAY HAVE CHANGED FROM  
ORIGINAL. VERIFY SCALE USING  
BAR SCALE ABOVE.

## LEGAL DESCRIPTION

PARCEL "A" AND PARCEL "B", FIRST 95 DISTRIBUTION  
CENTER, PHASE II, ACCORDING  
TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK  
183, PAGE 474, OF THE PUBLIC  
RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES:

1. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND THE TREE PROTECTION AREA WHERE POSSIBLE. IF THIS IS NOT POSSIBLE, A TUNNEL MADE BY A POWER-DRIVEN AUGER MAY BE USED UNDER THE TREE.
2. PRE-CONSTRUCTION MEETING WITH URBAN FORESTRY IS REQUIRED BEFORE ANY WORK IS PERFORMED ONSITE. ESPECIALLY WHERE THERE IS TREE PROTECTION AND/OR PLANT MATERIAL IS INSTALLED ON SITE.



LOCATION SKETCH  
(NOT TO SCALE)

SITE DATA TABLE			
PROJECT ADDRESS: 1000-1041 NW 12 TERRACE, POMPAÑO BEACH FL			
FOLIO No. 484234490020			
PROJECT INFORMATION:			
PROPOSED USE:	WAREHOUSE		
LAND USE DESIGNATION:	INDUSTRIAL		
ZONING DESIGNATION:	I-1 GENERAL INDUSTRIAL		
	SQ. FT.	ACREAGE	
NET SITE AREA (PER SURVEY)	843,987	19.38	
GROSS BUILDING AREA (SF)	315,340		
NOTES:			
1. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING AREA			
SERVICE PROVIDERS:			
POTABLE WATER	CITY OF POMPAÑO BEACH		
SANITARY SEWER	CITY OF POMPAÑO BEACH		
SOLID WASTE	COASTAL WASTE AND RECYCLING		
ZONING DISTRICT REQUIREMENTS:	REQUIRED	PROVIDED	
BUILDING HEIGHT	45'-0"	45'-0"	
LOT COVERAGE	65%	37%	
PERVIOUS AREA	20%	22.8%	
VUA PERVIOUS AREA (% OF VUA)	15%	36.7%	
SETBACK REQUIREMENTS:	REQUIRED (MIN)	PROVIDED	
FRONT YARD	25'-0"	143'-0"	
INTERIOR SIDE YARD EAST	8'-0"	83'-5"	
INTERIOR SIDE YARD WEST	10'-0"	75'-0"	
REAR YARD	30'-0"	69'-6"	
SITE AREA CALCULATIONS:			
	SQ. FT.	PROVIDED	ACREAGE
IMPERVIOUS AREA		%	
BUILDING FOOTPRINT (INCL. OVERHANG)	315,340	37.4%	7.24
VEHICULAR USE AREA/PAVEMENT	310,147	36.7%	7.12
SIDEWALKS/CONCRETE	25,264	3.0%	0.58
PERVIOUS AREA (20% MINIMUM)	193,236	22.9%	4.44
TOTAL	843,987	100%	19.38
PARKING CALCULATIONS:			
	REQUIRED	PROVIDED	
USE			
1 SPACE PER 750 SF (3,000 SF) + 1 SPACE PER 2,500 ADDITIONAL	129	302	STD. SPACES (9X12)
TOTAL PARKING	129	302	
ADA SPACES	8	8	ADA SPACES (12X60)
LOADING ZONE PROVIDED	9	104	LOADING SPACE (13.5X60)
BICYCLE PARKING			
	REQUIRED	PROVIDED	
4 BICYCLE SPACES FOR EVERY 10 VEHICLE PARKING SPACES PROVIDED (NOT TO EXCEED 20 SPACES)	20	20	10 BIKE RACKS/ 20 BICYCLES



**301 East Atlantic Blvd.  
Pompano Beach, FL 33060  
PH: (954) 788-3400**

Florida Engineering Business License: CA7928  
Florida Surveyor and Mapper Business License: LB6860  
Florida Landscape Architecture Business License: LC26000

[illegible]

RESPONSIBILITY FOR THE USE OF THESE  
PLANS PRIOR TO OBTAINING PERMITS FROM  
ALL AGENCIES HAVING JURISDICTION OVER  
THE PROJECT WILL FALL SOLELY UPON THE  
USER.

ISSUE DATE:	10/15/202
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DESIGNED BY: B

DRAWN BY: J

CHECKED BY: \_\_\_\_\_ NW

<b>BID-CONTRACT:</b>	
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THOMAS F. DONAHUE, P.E.  
FLORIDA REG. NO. 60529  
(FOR THE FIRM)

**CLIENT**

**FIRST  
INDUSTRIAL**

PROJECT
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**FIRST 95 DISTRIBUTION  
CENTER- PHASE II  
1000-1041 NW 12th Ter  
Pompano Beach, FL**

**SHEET TITLE**

## OVERALL SITE PLAN

SHEET  
NUMBER **SP-100**

PROJECT NUMBER	10607.14
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Plotted by: jaldas On 10/14/2025 8:13 AM

Drawing name: Q:\10607 14 - First 95 Distribution Center - PH 2 - First Industrial\Engineering\cadd\10607 14-SP-101.dwg

STATISTICS: DPEI IMINAPV