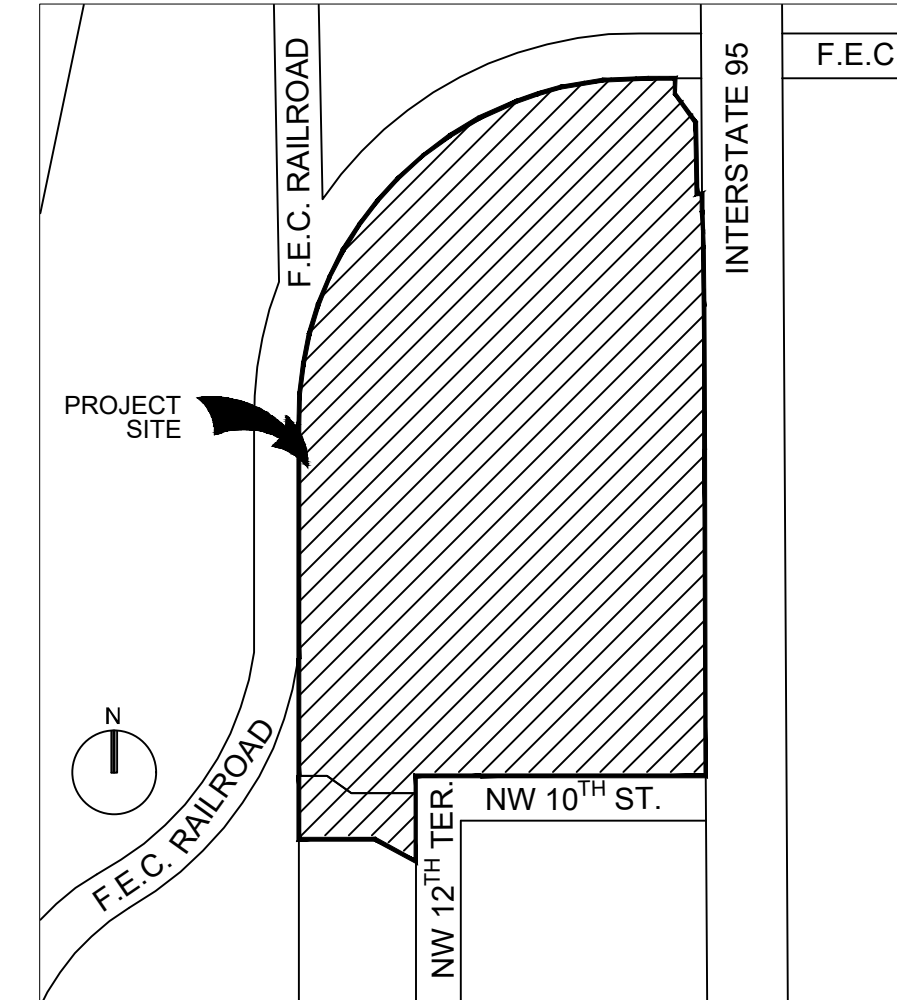


LEGAL DESCRIPTION

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, POMPANO 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 POMPANO BEACH		
SANITARY SEWER	CITY OF POMPANO 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:			
	PROVIDED		
	SQ. FT.	%	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/50 BICYCLES	

 **KEITH**
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: LC2600045

[illegible]

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THESE PLANS ARE NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.

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:	10/15/2025
DESIGNED BY:	BB
DRAWN BY:	JS
CHECKED BY:	NW
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

**FIRST
INDUSTRIAL**

PROJECT

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

SHEET TITLE

OVERALL SITE PLAN

PZB

SHEET NUMBER	SP-100
PROJECT	10607.14
DATE	01/28/2026

[illegible]

Drawing name: Q:\0607.14 - First 95 Distribution Center - PH 2 - First Industrial\Engineering\Cadd\0607.14-SP-101.dwg

STATISTICS: DBE1 IMINABV