DRC
PZ22-12000042
02/01/2023

GRAPHIC SCALE
0 30 60
SCALE: 1" = 30 '
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

SITE DATA TABLE

PROJECT ADDRESS: 2551 NW 19 ST , POMPANO BEACH

FOLIO No. 484221100160

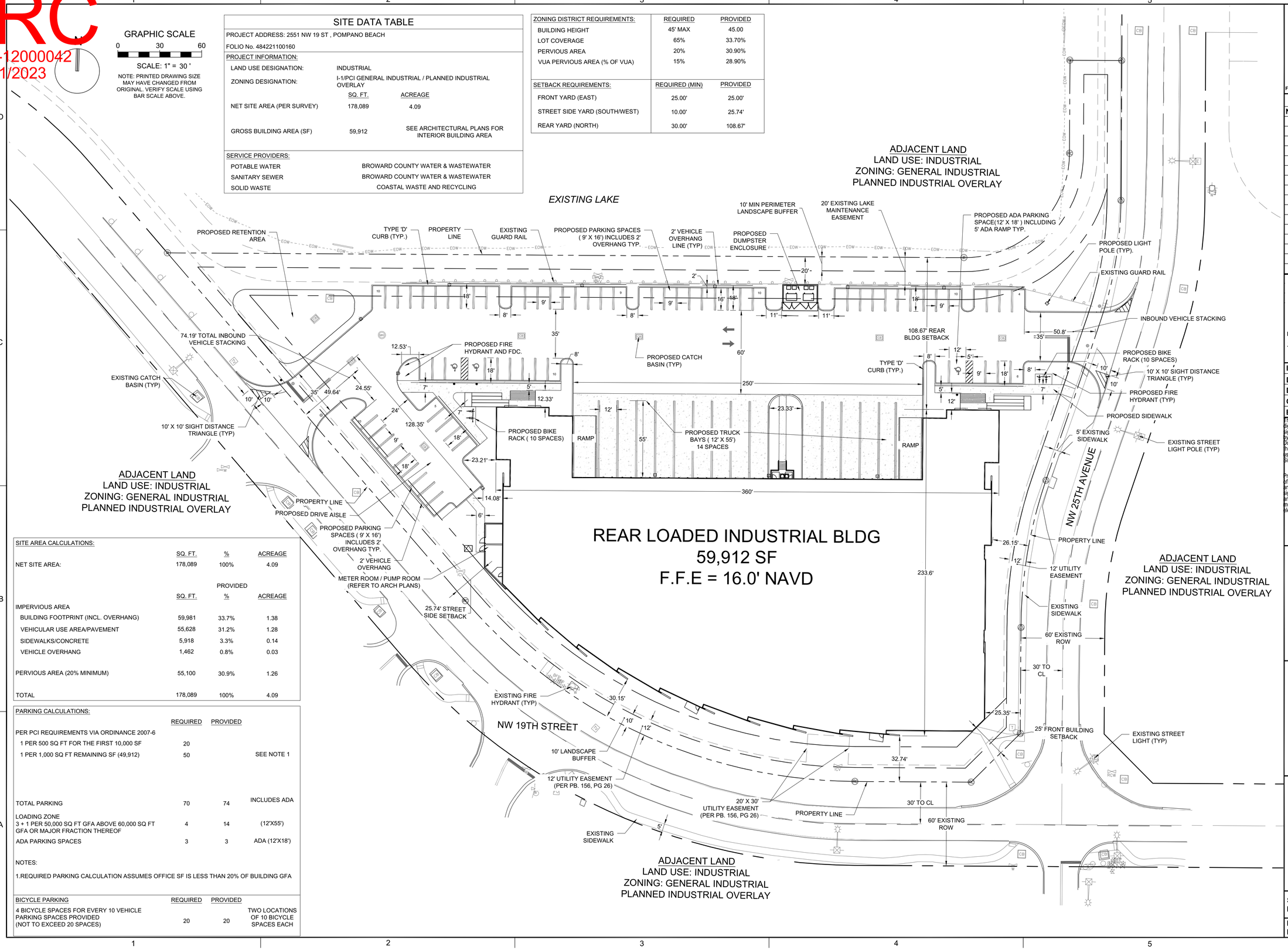
PROJECT INFORMATION:

LAND USE DESIGNATION:	INDUSTRIAL	
ZONING DESIGNATION:	I-1/PCI GENERAL INDUSTRIAL / PLANNED INDUSTRIAL OVERLAY	
	SQ. FT.	ACREAGE
NET SITE AREA (PER SURVEY)	178,089	4.09
GROSS BUILDING AREA (SF)	59,912	SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING AREA

SERVICE PROVIDERS:

POTABLE WATER	BROWARD COUNTY WATER & WASTEWATER
SANITARY SEWER	BROWARD COUNTY WATER & WASTEWATER
SOLID WASTE	COASTAL WASTE AND RECYCLING

ZONING DISTRICT REQUIREMENTS:	REQUIRED	PROVIDED
BUILDING HEIGHT	45' MAX	45.00
LOT COVERAGE	65%	33.70%
PERVIOUS AREA	20%	30.90%
VUA PERVIOUS AREA (% OF VUA)	15%	28.90%
SETBACK REQUIREMENTS:	**REQUIRED (MIN)**	**PROVIDED**
FRONT YARD (EAST)	25.00'	25.00'
STREET SIDE YARD (SOUTH/WEST)	10.00'	25.74'
REAR YARD (NORTH)	30.00'	108.67'



SITE AREA CALCULATIONS:

	SQ. FT.	%	ACREAGE
NET SITE AREA:	178,089	100%	4.09
		PROVIDED	
	SQ. FT.	%	ACREAGE
IMPERVIOUS AREA			
BUILDING FOOTPRINT (INCL. OVERHANG)	59,981	33.7%	1.38
VEHICULAR USE AREA/PAVEMENT	55,628	31.2%	1.28
SIDEWALKS/CONCRETE	5,918	3.3%	0.14
VEHICLE OVERHANG	1,462	0.8%	0.03
PERVIOUS AREA (20% MINIMUM)	55,100	30.9%	1.26
TOTAL	178,089	100%	4.09

PARKING CALCULATIONS:

	REQUIRED	PROVIDED	
PER PCI REQUIREMENTS VIA ORDINANCE 2007-6			
1 PER 500 SQ FT FOR THE FIRST 10,000 SF	20		
1 PER 1,000 SQ FT REMAINING SF (49,912)	50		SEE NOTE 1
TOTAL PARKING	70	74	INCLUDES ADA
LOADING ZONE 3 + 1 PER 50,000 SQ FT GFA ABOVE 60,000 SQ FT GFA OR MAJOR FRACTION THEREOF	4	14	(12'X55')
ADA PARKING SPACES	3	3	ADA (12'X18')

NOTES:

1.REQUIRED PARKING CALCULATION ASSUMES OFFICE SF IS LESS THAN 20% OF BUILDING GFA

BICYCLE PARKING	REQUIRED	PROVIDED	
4 BICYCLE SPACES FOR EVERY 10 VEHICLE PARKING SPACES PROVIDED (NOT TO EXCEED 20 SPACES)	20	20	TWO LOCATIONS OF 10 BICYCLE SPACES EACH

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: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

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:	09/15/22
DESIGNED BY:	JW
DRAWN BY:	NW/SS/FA
CHECKED BY:	TD
BID-CONTRACT:	

This item has been digitally signed and sealed by Thomas F. Donahue, P.E. on the date below using a Digital Signature.

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

THOMAS F. DONAHUE LICENSE No. 60529 STATE OF FLORIDA PROFESSIONAL ENGINEER

2022.12.27 10:55:55-05'00'
THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT
FIRST INDUSTRIAL REALITY TRUST

PROJECT
FIRST POMPANO LOGISTICS CENTER I
2551 NW 19TH ST
POMPANO BEACH, FL 33069

SHEET TITLE
SITE PLAN

SHEET NUMBER SP-101
PROJECT NUMBER 12901.01

STATUS: PRELIMINARY