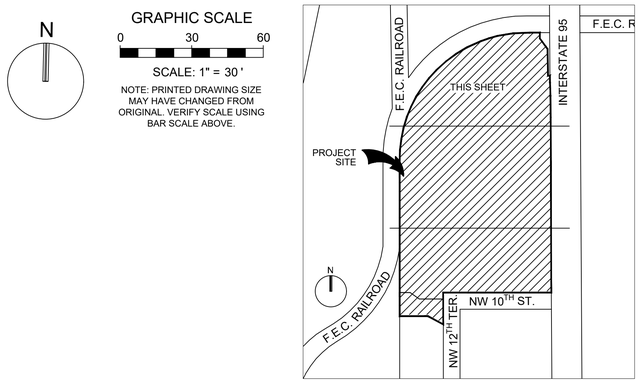

LOCATION SKETCH
(NOT TO SCALE)

N

GRAPHIC SCALE
0 30 60
SCALE: 1" = 30 '

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

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

F.E.C RAILWAY SPUR

F.E.C RAILWAY SPUR

PROPERTY LINE (TYP.)

PROPOSED STANDARD PARKING SPACE 9' X 18' (TYP.)

2' VEHICLE OVERHANG

PROPOSED DUMPSTER LOCATION (TYP.)

EXISTING BILLBOARD

ACCESS EASEMENT PER O.R.B. 36341, PG.219, B.C.R O.R.B. 40883, PG. 1961, B.C.R

FUTURE DRIVEWAY CONNECTION

PROPERTY LINE (TYP.)

BUILDING OVERHANG (TYP)

10' UTILITY EASEMENT PER P.B. 173, PG. 56, B.C.R

20' ACCESS & UTILITY EASEMENT PER INSTRUMENT NO. 116906197 B.C.R.

MATCH LINE REF SHEET SP-102

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:	08/27/2025
DESIGNED BY:	BB
DRAWN BY:	JS
CHECKED BY:	NW
BID-CONTRACT:	

This item has been digitally signed and sealed by **Thomas F. Donahue**, P.E. on the date adjacent to the seal.

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

Signature must be verified on any electronic copies.

2025.08.27 14:26:33-04'00'

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

SITE PLAN

SHEET NUMBER	SP-101
PROJECT NUMBER	10607.14

DRC
PZ25-12000030
10/01/2025

STATUS: PRELIMINARY

Drawing name: Q:\10607.14 - First 95 Distribution Center - PH 2 - First Industrial\Engineering\Cadd\10607.14-SP-101.dwg

Plotted by: jaldas On 8/27/2025 12:01 PM