



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 | | |
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| NO. | DESCRIPTION | DATE |
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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:

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

CLIENT

FIRST INDUSTRIAL

PROJECT

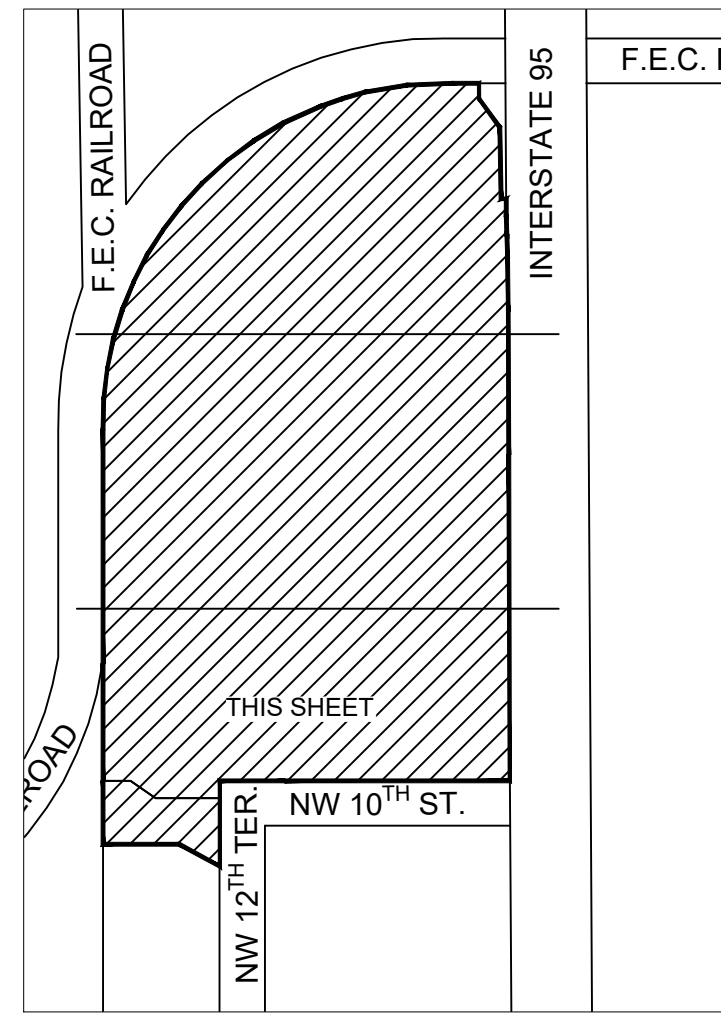
FIRST 95 DISTRIBUTION CENTER- PHASE II
1000-1041 NW 12th Ter.
Pompano Beach, FL

SHEET TITLE

SITE PLAN

SP-103

PROJECT NUMBER 10607.14



- NOTES:
1. STACKING DISTANCE TO BE INCLUDED IN NEXT SUBMITTAL

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

- BUILDING OVERHANG (TYP.)
- PROPOSED STANDARD PARKING SPACE 9' X 18' (TYP.)
- PROPERTY LINE (TYP.)
- PROPOSED 7' SIDEWALK (TYP.)
- FIRE HYDRANT (TYP.)
- 20' ACCESS & UTILITY EASEMENT PER INSTRUMENT NO. 116906197 B.C.R.
- EXISTING FENCE

PROPERTY LINE (TYP.)

PROPOSED LANDSCAPE ISLAND (TYP.)

FIRE HYDRANT (TYP.)

2' VEHICLE OVERHANG

BUILDING OVERHANG (TYP.)

PROPOSED RETENTION AREA (SEE CIVIL PLANS)

PROPOSED MONUMENT SIGN

100' VEHICLE STACKING

NW 12TH TER.

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

NW 12TH AVENUE

N.W.10TH STREET

108.4' VEHICLE STACKING

EXISTING FENCE

DRC

STATUS: PRELIMINARY