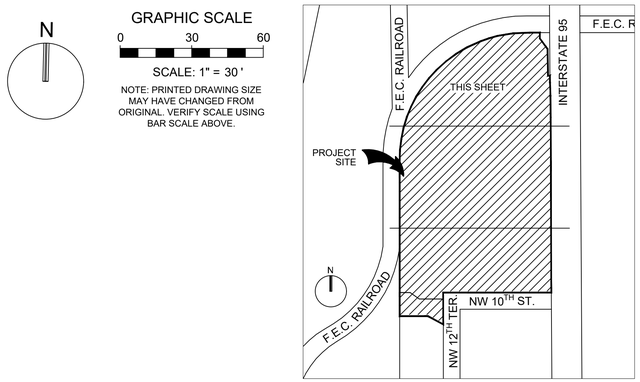

LOCATION SKETCH
(NOT TO SCALE)

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

F.E.C RAILWAY SPUR

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

2' VEHICLE OVERHANG

EXISTING BILLBOARD

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

PROPERTY LINE (TYP.)

PROPOSED CHAIN LINK FENCE WITH GATE

BUILDING OVERHANG (TYP)

PROPOSED DUMPSTER LOCATION (TYP.)

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

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

PROPERTY LINE (TYP.)

MATCH LINE REF SHEET SP-102

PZ25-12000030
01/06/2026

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

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:	

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.

2025.12.04 14:35:13-05'00'

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**

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 11/26/2025 10:20 AM