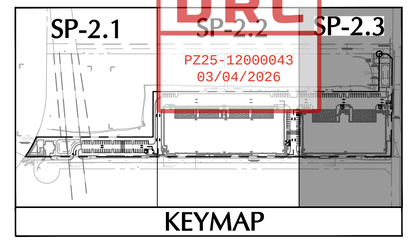
DRC
PZ25-12000043
03/04/2026



SCALE: 1" = 30'

SIGN LEGEND

- R1-1 STOP SIGN
- R7-8 HANDICAP PARKING SIGN
- R3-5R RIGHT-TURN ONLY
- R1-5B YIELD TO PEDESTRIAN

MATCHLINE - SEE SHEET SP-2.2 FOR CONTINUATION

EXIST. 50' UTILITY EASEMENT O.R.B. 12627 PG. 130 (12)

EXIST. 12' UTILITY EASEMENT O.R.B. 12627 PG. 126 (11)

LANDS N/F
FESTIVAL REAL ESTATE, LLC
INSTR.# 115050625
PID: 4842-21-07-0010

N89°41'47"E 40.73'

NDF "I.B.6880"

~ACCESS~ STOP SIGN

ADA RAMP

BENCHMARK NDF KEITH "I.B. 6860" ELEV=12.52

LIFT STATION

3.5' CHAINLINK FENCE

EXIST. UTILITY EASEMENT O.R.B. 13744 PG. 308 (13)

S44°59'28"E 35.55'

EXIST. 20.0' UTILITY EASEMENT P.B. 111 PG. 33 (9)

PORTION OF TRACT G
POMPANO INDUSTRIAL PARK THIRD ADDITION
P.B. 111 PG. 33

LANDS OF
33 NW 33RD ST INDUSTRIAL, LLC
INSTR. 117728272
PID: 4842-21-07-0070
AREA= 451,421 SF OR 10.363 ACRES

TRACT F
POMPANO INDUSTRIAL PARK THIRD ADDITION
P.B. 111 PG. 33

LANDS N/F
POWERLINE PARK SERVICE ASSOCIATION, INC.
O.R.B. 21444 PG. 917
PID: 4842-21-07-0060

N00°19'17"E
186.39'(M)
188.82'(R)

EXIST. 12.0' UTILITY EASEMENT P.B. 111 PG. 33 (9)

EXIST. 20.0' UTILITY EASEMENT P.B. 111 PG. 33 (9)

BOTTOM OF BANK

TOP OF BANK

PROP. DIRECTIONAL ARROW (TYP.)

PROP. 16 LF WHITE 4" PARKING STRIPING (TYP.)

PROP. ADA PARKING SPACE WHITE STRIPING & YELLOW SPACING, SEE DETAIL; SHEET C-1000. (TYP.)

PROP. 16 LF WHITE 4" PARKING STRIPING (TYP.)

PROP. DIRECTIONAL ARROW (TYP.)

PROP. 24" WHITE STOP BAR W/ 25 LF OF 6" DOUBLE YELLOW STRIPING (TYP.)

BUILDING 2
71,755 S.F.
62 SPACES
0.86 SPACES / 1,000 SF

N.W. 27TH AVENUE
VARIABLE WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
P.B. 111 PG. 33

S00°19'17"W 483.66'(T)

PROP. 12" WHITE CROSSWALK

PROP. WHITE TURN ARROW

PROP. 24" WHITE STOP BAR W/ 25 LF OF 6" DOUBLE YELLOW STRIPING (TYP.)

N 705,400

E 837,450

279.33'

EXIST. 20.0' UTILITY EASEMENT P.B. 111 PG. 33 (9)

NW 27TH AVE

WEST RIGHT-OF-WAY LINE

CONC. SIDEWALK

CONC. CURB & GUTTER

WHITE SOLID LINE

DASH WHITE SOLID LINE

R=540.00'
L=209.15'

LESS AND EXCEPT PORTION OF TRACT G

COVER

40.00'

ADA RAMP

42'

84'

BLOUNT ROAD
214' WIDE RIGHT-OF-WAY
NORTHEAST PUBLIC ROADWAY
O.R.B. 13919 PG. 1384

N 704,950

E 837,450

80'

40'

EXIST. 20.0' UTILITY EASEMENT P.B. 111 PG. 33 (9)

COVER

NORTH R/W LINE

CONC. CURB

DEAD END SIGN

14" RCP

30'

60'

DOUBLE YELLOW SOLID LINE (TYP.)

NW 33RD ST

S89°47'14"W 1810.06'
(BASIS BEARING)

N.W. 33RD STREET
60' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
P.B. 173 PG. 129

SOUTH LINE OF NORTH 1/2, NORTH 1/2, WEST 3/4 OF SEC. 21-48-42

SOUTH R/W LINE

EAST

Date	Description	No.
Revisions		

I HEREBY CERTIFY that the above signature hereon was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Florida.

MICHAEL P. CARR LICENSE No. 72424 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Michael Carr, PE. on the date adjacent to the seal.

Signature must be verified on any electronic copies.

Digitally signed by Michael Carr
DN: cn=Michael Carr, o=Langan Engineering and Environmental Services, Inc., ou=Miami, c=US, dn.pairs=UID.0.9.2342.19200300.100.1.1=M0429
Reason: I am the author of this document
2026.01.26 07:53:15-05'00'

SIGNATURE DATE SIGNED

MICHAEL CARR
PROFESSIONAL ENGINEER FL Lic. No. 72424

LANGAN
Langan Engineering and Environmental Services, LLC.
110 East Broward Boulevard, Suite 1500
Fort Lauderdale, FL 33301
T: 954.320.2100 F: 954.320.2101 www.langan.com
FBPE REGISTRY NO. 6601/LB8172/LB8198

Project
FESTIVAL SOUTH
NW 33RD ST
POMPANO BEACH
BROWARD COUNTY FLORIDA

Drawing Title
PARTIAL STRIPING AND SIGNAGE PLAN

Project No.	Drawing No.
330134202	SP-2.3
Date: JANUARY 2026	
Drawn By: DMP	
Checked By: CL	

LANGAN
Project No. 330134202

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