

N/F: MONSERRAT REALTY LLC  
MAILING: 2456 NE 26 STREET  
LIGHTHOUSE POINT, FLORIDA 33064  
APN: 484228090022

CONST. ADA PARKING SPACE  
& ADA PARKING SIGN PER CITY  
DETAILS 300-4 & 300-5 (TYP.)

N/F: SL7 SE INDUSTRIAL LP  
MAILING: 100 CRESCENT CT STE 850  
DALLAS, TEXAS 75201  
APN:484228090021

17.5' UTILITY EASEMENT  
(BOOK 11329, PAGE 865)  
SOUTHERN BELL EASEMENT  
(BOOK 12544, PAGE 725) \

CONST. PARKING STALL  
STRIPING PER CITY OF POMPANO  
BEACH STANDARDS (TYP.)

10' UTILITY EASEMENT  
(PLAT BOOK 111, PAGE 20)

NON - VEHICULAR ACCESS  
(HATCH AREA)  
(PLAT BOOK 111, PAGE 20)  
AS MODIFIED BY BOOK 30264, PAGE 80

BLOUNT ROAD (N.W. 30TH AVENUE)  
60' WIDE PUBLIC RIGHT-OF-WAY  
VARIANCE WIDTH ADJUST

25' ZONING  
SETBACK

5.5' UTILITY EASEMENT  
(BOOK 18346, PAGE 988)

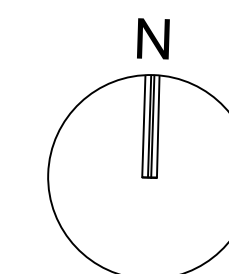
25LF - 6" SOLID DOUBLE  
YELLOW THERMOPLASTIC

CONST. 24" SOLID WHITE  
THERMOPLASTIC STOP BAR  
AND R1-1 "STOP" SIGN (30x30)

N/F: 1601 BLOUNT LLC  
MAILING: 1601 BLOUNT ROAD  
POMPANMO BEACH, FLORIDA 33069  
APN:484228090010

INGRESS AND EGRESS EASEMENT  
(BOOK 18003, PAGE 453)

10' NON-VEHICULAR ACCESS LINE OPENING  
(BOOK 30264, PAGE 80)

INGRESS & EGRESS EASEMENT  
(BOOK 18093, PAGE 453)

GRAPHIC SCALE

0                      30                      60

SCALE: 1" = 30'

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



301 East Atlantic Blvd.  
Pompano Beach, FL 33062  
PH: (954) 788-3400

Florida Engineering Business License: CA7928  
Florida Surveyor and Mapper Business License: LB6860  
Florida Landscape Architecture Business License: LC2600045

## REVISIONS

[illegible]

**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:	10/29/25
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DESIGNED BY: NW

DRAWN BY: FA

CHECKED BY: NW

<b>BID-CONTRACT:</b>	
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**NILES T. WARRICK, P.E.**  
FLORIDA REG. NO. 94320  
(FOR THE FIRM)

CLIENT

**JADIAN IOS  
4800 HAMPDEN LANE,  
SUITE 420  
BETHESDA, MD 20184**

PROJECT

**1621 BLOUNT RD  
OUTDOOR STORAGE  
1621 Blount Road  
Pompano Beach FL**

SHEET TITLE

## PAVEMENT MARKING AND SIGNAGE PLAN

**SHEET**  
**NUMBER** **CM-101**

PROJECT NUMBER	15564.00
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Drawing name: H:\15564.00 - 1621 Blount Road - Pompano Beach - Jadian IOS\Engineering\Cadd\15564.00-CM-1XX.dwg

STATUS: PRELIMINARY