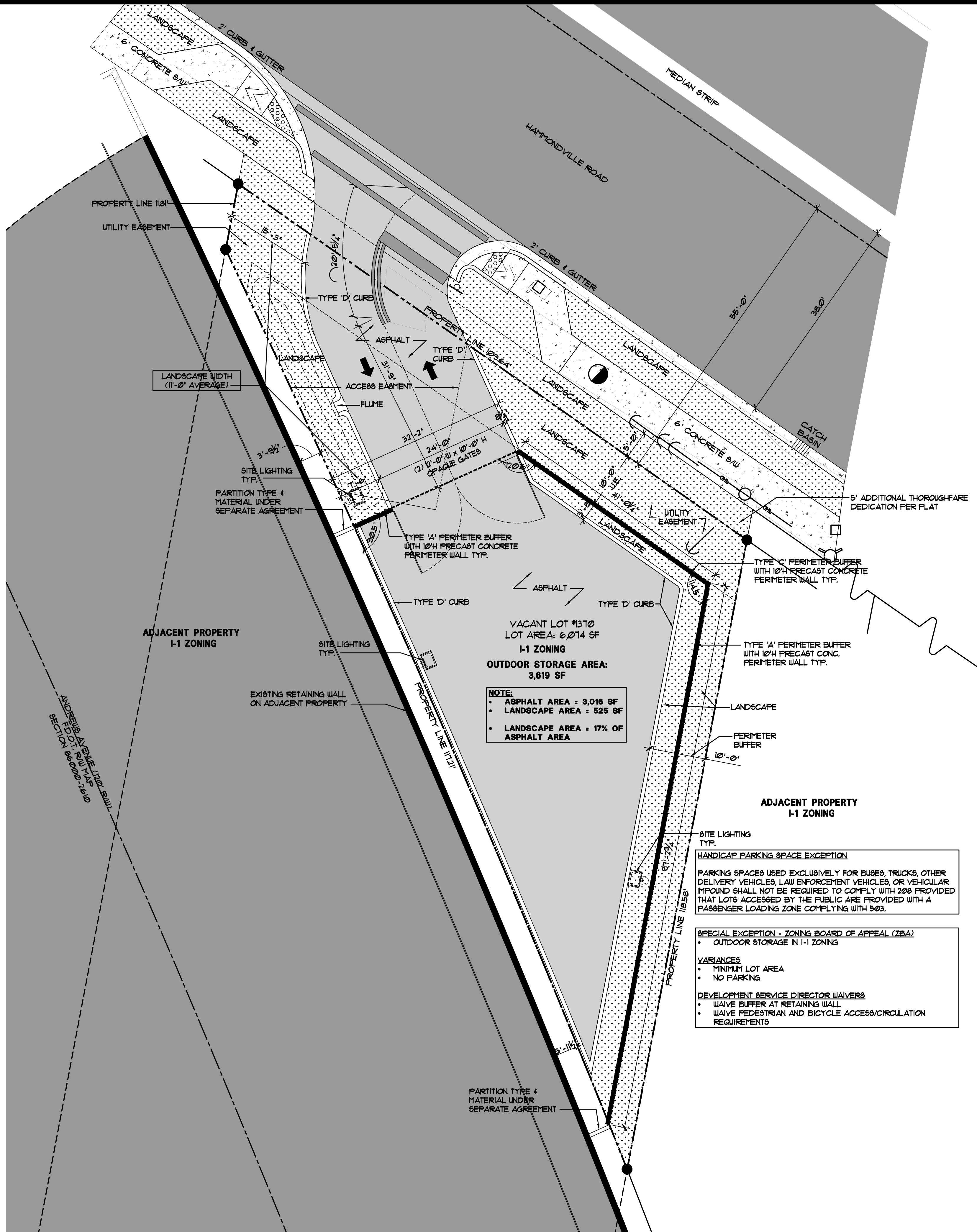




01 SITE PLAN
SCALE: 1/8"



SITE DESCRIPTION

1310 MARTIN LUTHER KING JR. DR.
POMPANO BEACH, FL 33060
VACANT LOT

SITE DATA

	ACRE	SQUARE FOOTAGE
NET SITE AREA	.14	6,014 SF
ZONING	I-1 - GENERAL INDUSTRIAL	
LAND USE DESIGNATION	INDUSTRIAL	
EXISTING USE	VACANT	
PROPOSED USE	OUTDOOR STORAGE AS PRIMARY USE	
ADJUTING PROPERTIES	USE	ZONING
NORTH - MARTIN LUTHER KING BLVD	--	--
SOUTH - ANDREWS AVE	--	--
EAST	VACANT	I-1
WEST	VACANT	I-1

LOT COVERAGE

	REQUIRED	EXISTING/PROPOSED
	SQ. FT. / LENGTH	SQ. FT. / LENGTH
LOT AREA (MIN)	10,000 SQ. FT.	6,014 SQ. FT.
LOT WIDTH (MIN)	100 FT.	130'-4"

LANDSCAPE

	REQUIRED	EXISTING/PROPOSED
	SQ. FT.	SQ. FT.
PERVIOUS AREA	125 SF	2,015 SF
	% OF LOT	% OF LOT
	20%	34%

LEGAL DESCRIPTION

PARCEL 'A' HORN PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 121, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL 'A'; THENCE ALONG THE WEST LINE OF PARCEL 'A', NORTH 10° 46' 40" EAST, A DISTANCE OF 315.9 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 10° 46' 40" EAST, A DISTANCE OF 212.15 FEET TO A POINT OF CURVATURE.

THENCE SOUTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 212.036 FEET, A CENTRAL ANGLE OF 3° 44' 03", A CHORD BEARING AND DISTANCE OF SOUTH 23° 33' 35" EAST, 171.9 FEET, AND AN ARC LENGTH OF 171.30 FEET TO A POINT ON THE EAST LINE OF PARCEL 'A'.

THENCE ALONG SAID EAST LINE OF PARCEL 'A', SOUTH 10° 46' 40" WEST, A DISTANCE OF 143.04 FEET TO A POINT AT THE SOUTHEAST CORNER OF PARCEL 'A'.

THENCE ALONG THE SOUTH LINE OF PARCEL 'A', NORTH 55° 00' 20" WEST, A DISTANCE OF 19.19 FEET TO A POINT OF CURVATURE.

THENCE CONTINUE NORTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2600.56 FEET, A CENTRAL ANGLE OF 1° 00' 16", A CHORD BEARING AND DISTANCE OF NORTH 21° 04' 23" WEST, 51.63 FEET, AND AN ARC LENGTH OF 51.69 FEET TO THE POINT OF BEGINNING.

SAID PORTION BEING DEDICATED FOR FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PURPOSES, PER RIGHT-OF-WAY MAP SECTION 86-000-26-10, FOR THE ANDREWS AVENUE EXTENSION PROJECT.

ALL USES, DESIGNS, ARRANGEMENTS AND PLANS, INDICATED OR REFERENCED BY THIS PLAN AND ANY INSTRUMENTS AND PLANS, SHALL BE THE PROPERTY OF THE ARCHITECT AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

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SMAX LLC
(MAX MARINE ELECT.)
OUTDOOR STORAGE
1370 DR. MARTIN LUTHER KING JR. BLVD.
POMPANO BEACH, FL 33060

DATE
2025-07-22

PROJECT NO.
25006

BY	REVISIONS	DATE

SHEET NO.
SP-100