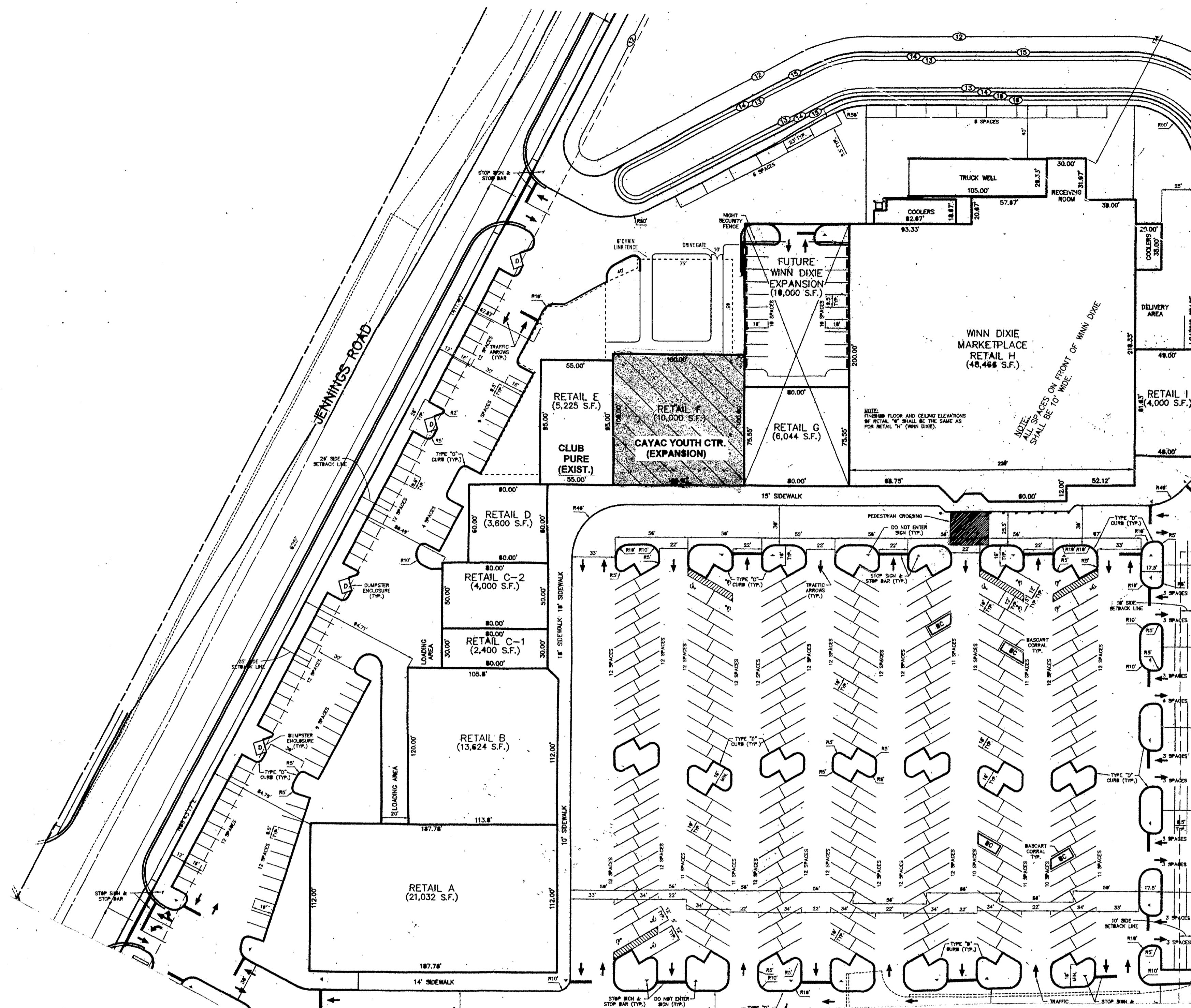
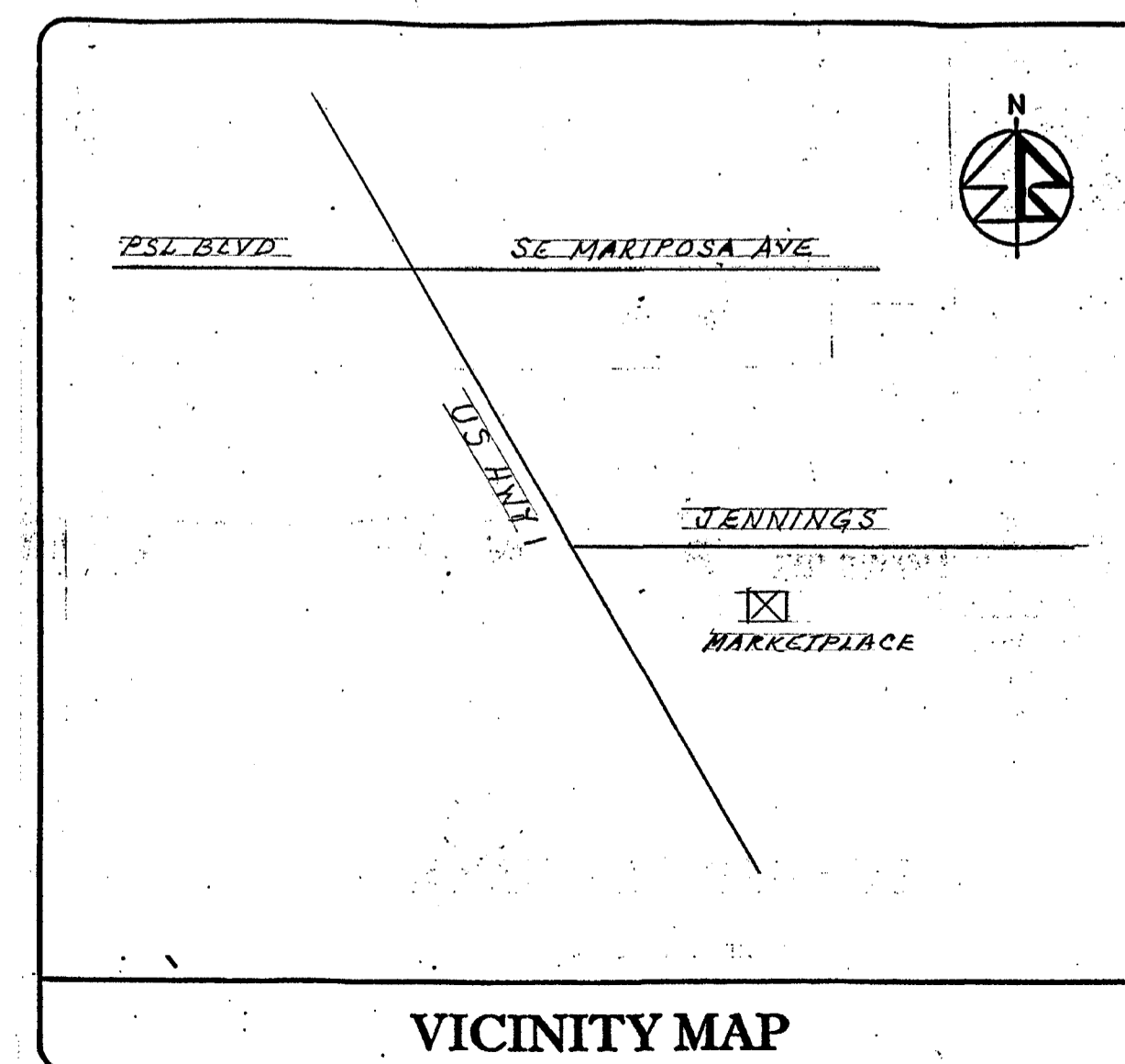


CLUB PURE (EXPANSION) CAYAC YOUTH DEVELOPMENT CENTER

**MARKETPLACE (BLDG F)
(10,000 S.F.)**



PARTIAL SITE PLAN



VICINITY MAP

DESIGN CRITERIA:

OCCUPANCY CLASS:
OCCUPANCY LOAD:
CONSTRUCTION TYPE:
SCOPE OF WORK:

ASSEMBLY GROUP A-3
650 PERSONS
II
OCCUPANCY CHANGE
INSTALL DOORS BETWEEN
UNITS & ADD (5) TOILETS TO
RESTROOMS, CHANGE WALLS
ELECTRICAL, HVAC CHANGES
INTERIOR ONLY

ALTERATION LEVEL
COMPLIANT WITH:

2
2010 FLORIDA BLDG CODE
2010 FL. MECH. CODE
2010 FL. EXIST. BLDG CODE
2008 N.E.C.
LIFE SAFETY CODE

Design by:
RICHARD A. JEMISON
P.O. Box 5616
Ft. Pierce, FL 34954
(772) 215-5623

FREDRICK D. SHAFFER P.E.

2440 FEDERAL HIGHWAY (SUITE 110)
STUART, FLORIDA 34994
(772) 220-4990

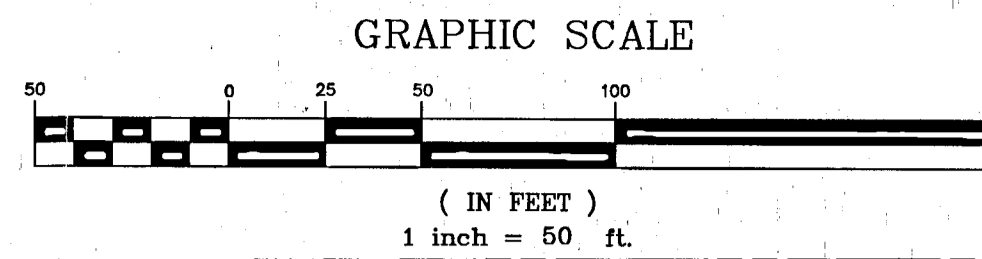
POS-217

SEAL	EXPANSION OF CLUB PURE	REVISOR 10/06/14
FRED D. SHAFFER P.E. #26894	CAYAC YOUTH DEVELOPMENT CENTER 10292 S. FEDERAL HIGHWAY PORT ST. LUCIE, FLORIDA	SHEET 1 OF 5

PLAT OF ST. LUCIE GARDENS
BLOCK 4, LOT 10
P.B. 1, PG. 36

SONNY'S RESTAURANT
ZONING= CG
LAND USE= CG

PLAT OF ST. LUCIE GARDENS
BLOCK 4, LOTS 11 & 12
P.B. 1, PG. 36



LIFE CARE CENTER OF PORT ST. LUCIE
ZONING= PUD
LAND USE= CG/ROI

JENNINGS ROAD

JENNINGS ROAD

RETAIL "F"
EXPANSION
(SEE SHEET 2)

DETENTION POND

SHOPPING CENTER
ZONING= PUD
LAND USE= CG
PLAT OF ST. LUCIE GARDENS
BLOCK 1, PORTIONS OF
LOT 1 & LOTS 7-13
P.B. 1, PG. 36

GENERAL NOTES

- PROJECT NAME: The Marketplace
- LOCATION: U.S. Highway #1 and Jennings Road
- OWNER: Part St. Lucie Limited Partnership
Duncan Enterprises (Agent)
609 Fernington Avenue
Hartford, Connecticut 06105
- ENGINEER: Culpepper & Terpening, Inc.
P.O. Box 13360
Fort Pierce, FL 34978-3360
FL P.E. Reg. 15823
- SURVEYOR: Culpepper & Terpening, Inc.
P.O. Box 13360
Fort Pierce, FL 34978-3360
FL P.L.S. Reg. 3333
- TYPE OF PROJECT: Commercial Retail
- GROSS PROJECT SIZE: 835,590 s.f. (19.18 acres)
- BUILDING SIZE: 153,200 s.f.
- EXISTING LAND USE: CG (General Commercial)
- FLOOD ZONE: Zone X (F.I.R.M. Panel #2111C0285 F)
- EXISTING ZONING: CG (General Commercial)
- SITE COVERAGE:

	Access	Severe	Percentage
		Excess	s.f./site
Building	3.28	143,244	17.14%
Parking	8.89	432,397	51.63%
Winn Dixie Expansion	0.72	31,572	3.78%
	0.23	9,956	1.19%
Total Impervious	14.15	615,369	73.64%
Total Paved	5.05	239,223	28.63%
Total Site Area	19.18	835,590	100.00%
- PARKING:

	Required (1 space/200 s.f.)	766 spaces
Provided	784 spaces	
Handicapped Spaces Provided	18 spaces	
Handicapped Spaces Required	24 spaces	
Loading Spaces Provided	4 spaces	
Loading Spaces Required	4 spaces	
- DEVELOPMENT SCHEDULE:

Construction to begin:	March 1997
Construction to be completed:	270 days
- UTILITY SERVICE:

Water Service:	Part St. Lucie Utility Systems Dept.
Sanitary Treatment:	Part St. Lucie Utility Systems Dept.
- SITE DRAINAGE:

The stormwater management system will consist of an on-site wet detention with discharge to Howard Creek through a previously permitted and constructed central structure. Dry retention will be provided for 0.5 inches of run-off for water quality purposes.
- MISCELLANEOUS:

Construction of Jennings Road will be completed prior to the issuance of a certificate of occupancy for portions of the project.
- PARKING DATA FOR WINN DIXIE:

	Before Expansion	After Expansion
Spaces Required	716	766
Spaces Provided	788	766

NOTE: ALL SPACES ON FRONT OF WINN DIXIE SHALL BE 10' WIDE.

EXISTING RETAIL
ZONING= CG
LAND USE= CG
PLAT OF PORT ST. LUCIE SQUARE
LOT 3
P.B. 28, PG. 27

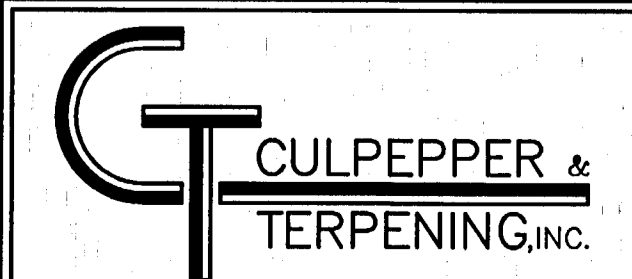
WALMART
ZONING= CG
LAND USE= CG
PLAT OF PORT ST. LUCIE SQUARE
TRACT "B"
P.B. 28, PG. 27

CITY COUNCIL APPROVED
DATE: May 8, 2006
BY: City Council
CONDITIONS ATTACHED: YES NO

Richard M. Ledyka 3/6/06
P.E. #94286

REV. PAD C TO WENDY'S	GWR	5-15-97	SIDEWALKS @ RETAIL D & E	GWR	1-7-99
PER CITY OF PSL	GWR	6-17-97	DIMENSIONS @ RETAIL A & B	GWR	5-12-00
REVISED OUTPARCEL "B" TO HOLLYWOOD VIDEO	GWR	6-25-97	DIMENSIONS @ RETAIL C1 & C2	GWR	3-16-01
UPDATED SITE PLAN	MOB	4-1-98	ADDITION TO "F" DEDUCT SQ. FT. FROM "A"	GWR	5-18-05
PER CITY OF PSL	GWR	5-18-98	PER CITY OF PSL	RML	3-03-06
MOVED BLDG., HC SPACES AT HOLLYWOOD VIDEO	GWR	6-1-98			
LOADING SPACES @ RETAIL F	GWR	10-28-98			
SIDEWALKS @ NORTHERLY PARKING AREA	GWR	12-18-98			
FIRE EXIT STRIPING @ RETAIL B	GWR	1-4-99			

COMPUTER FILE REF.	FIELD BK./PG.
9628BASE.DWG	



CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 SOUTH 25TH STREET
FORT PIERCE, FLORIDA 34982
(407) 464-3537

- REVISIONS -		BY	DATE
PER CITY OF PORT ST. LUCIE		GWR	9-11-96
ADDED 8 PARALLEL PARKING SPACES @ REAR OF WINN DIXIE		GWR	1-7-97
REV. PARKING SPACES IN FRONT OF WINN DIXIE TO 10' WIDE		GWR	1-17-97
REV. 1 MORE ROW TO 10' SPACES & ADD 4 PARALLEL SPACES		GWR	2-6-97
PARKING & BUILDINGS		GWR	2-12-97
REMOVE WHEELSTOPS		GWR	2-27-97

BY	DATE
DESIGNED	RML 8-2-96
CALCS	GWR 8-7-96
DRAWN	GWR 8-7-96
DETAILED	RML 8-7-96
CHECKED	RML 8-7-96
APPROVED	

P05-217

MARKETPLACE

OVERALL SITE PLAN

DATE: 8-7-96
HORIZ. SCALE: 1"=50'
VERT. SCALE: NONE
JOB No. **9628**
SHEET 1 OF 2