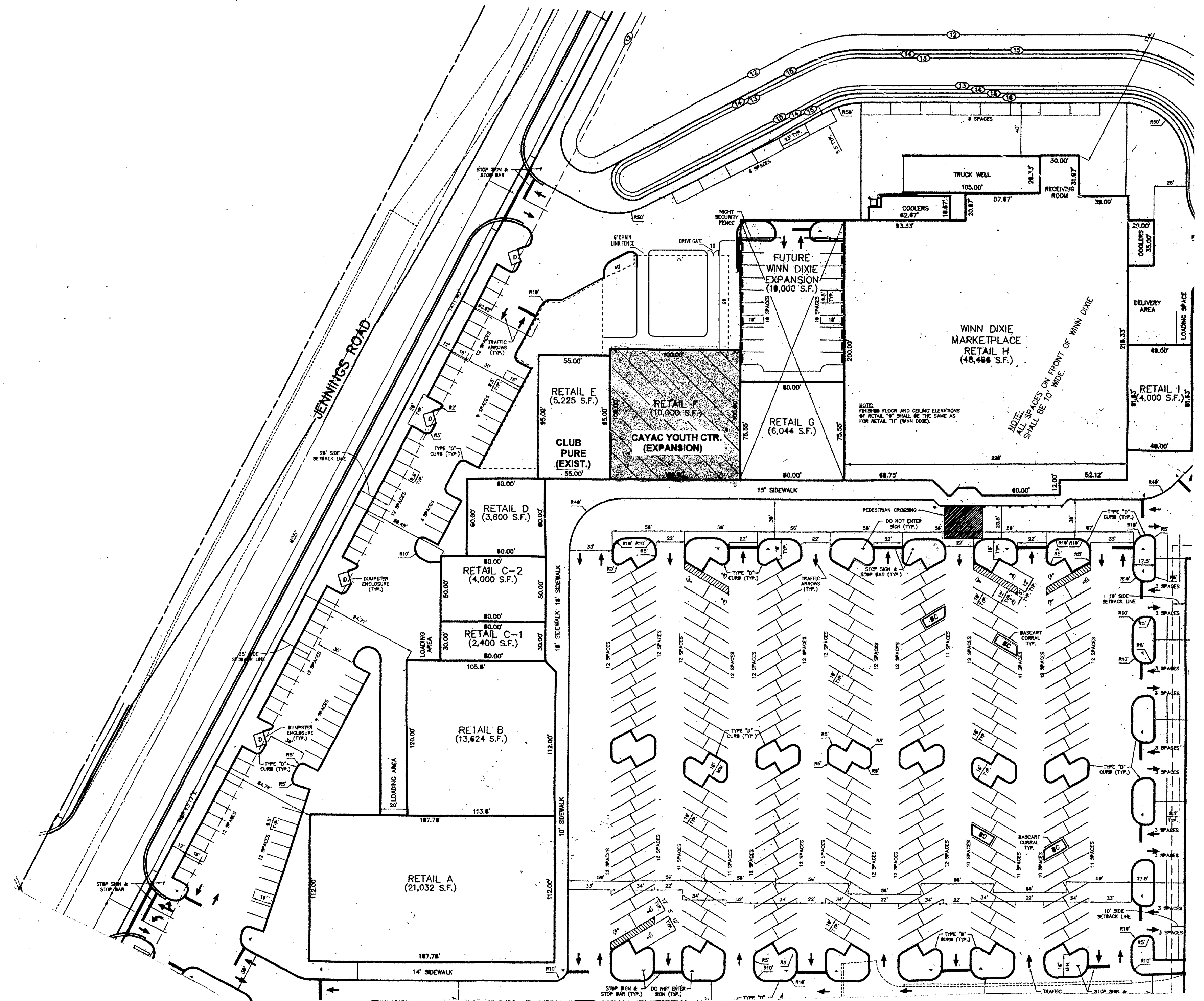
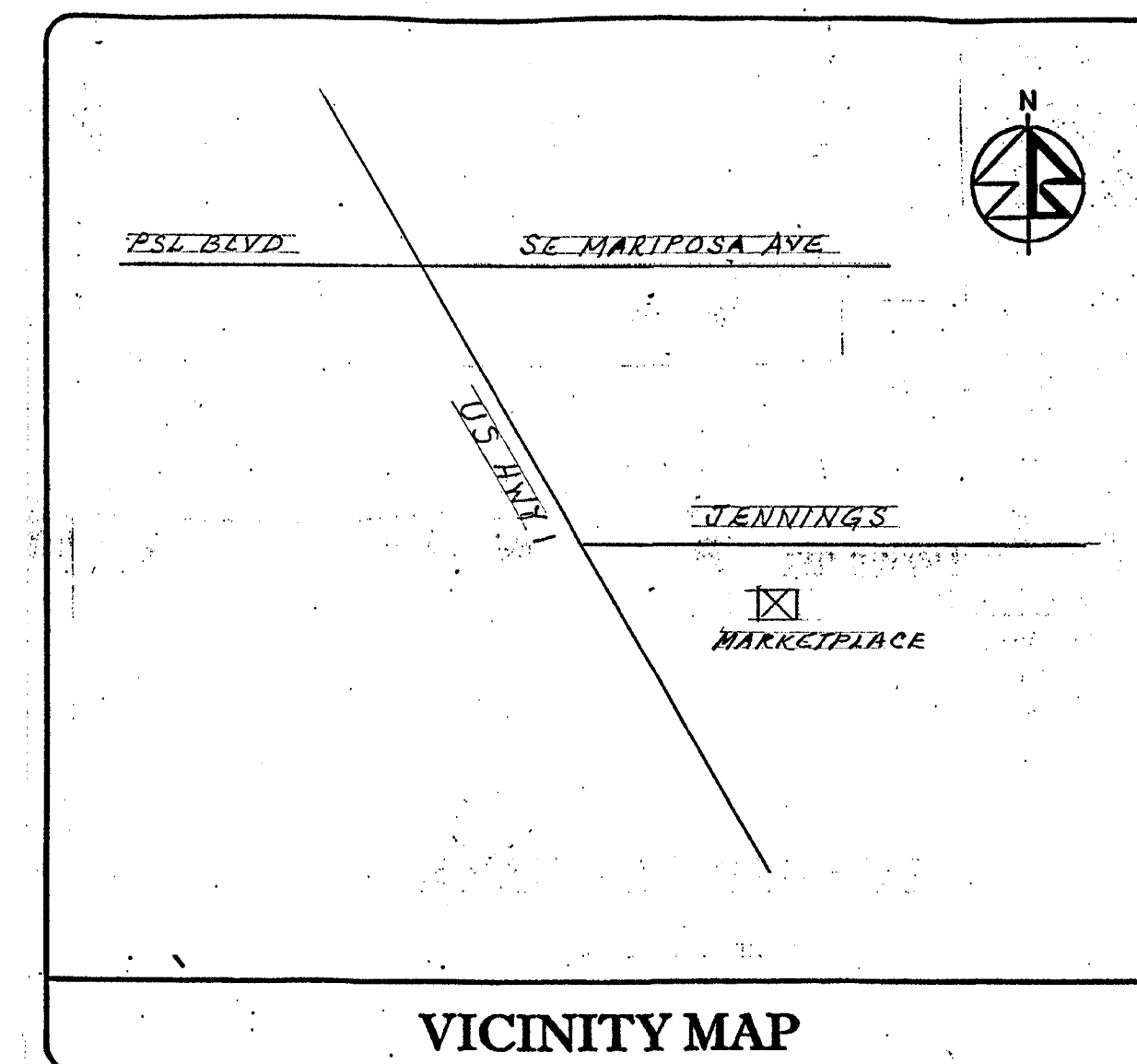


CLUB PURE (EXPANSION) CAYAC YOUTH DEVELOPMENT CENTER

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



PARTIAL SITE PLAN



VICINITY MAP

DESIGN CRITERIA:

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

ALTERATION LEVEL
COMPLIANT WITH:

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
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

P05-217

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

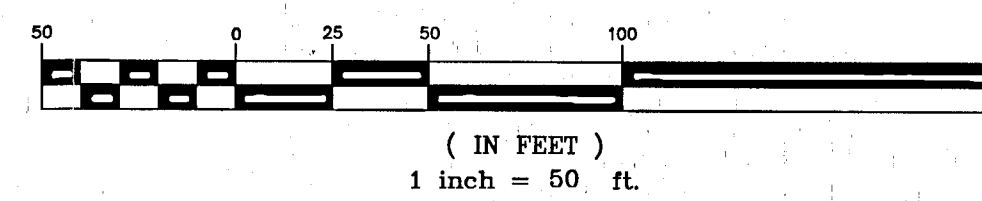
REVISED
10/06/14

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

GRAPHIC SCALE



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 Farmington Avenue
Hartford, Connecticut 06105
- ENGINEER: Culpepper & Terpening, Inc.
P.O. Box 13360
Fort Pierce, FL 34979-3360
FL P.E. Reg. 15823
FL P.E. Reg. 24276
- SURVEYOR: Culpepper & Terpening, Inc.
P.O. Box 13360
Fort Pierce, FL 34979-3360
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	Surface	Percentage
Building	3.28	143,244	17.14%
Parking	8.89	430,597	51.53%
Winn Dixie Expansion	0.72	31,572	3.78%
	0.23	9,956	1.19%
Total Impervious	14.12	615,369	73.64%
Total Paved	15.05	636,921	76.23%
Total Site Area	19.18	835,590	100.00%
- PARKING:

	Required (1 space/200 s.f.)	768 spaces
Provided		768 spaces
Handicapped Spaces Provided		16 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.
Sewer 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 control 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	768
Spaces Provided	768	768

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

SITE PLAN APPROVED
DATE: May 8, 2000
BY: City Council
CONDITIONS ATTACHED: YES ☒ NO ☐

Richard M. Ledyka
3/6/00
R.E. #94268

REV. PAD C TO WENDY'S GWR 5-15-97
PER CITY OF PSL GWR 6-17-97
REVISED OUTPARCEL "B" TO HOLLYWOOD VIDEO GWR 6-25-97
REVISED SITE PLAN MDB 4-1-98
PER CITY OF PSL GWR 5-18-98
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

SIDEWALKS @ RETAIL D & E GWR 1-7-99
DIMENSIONS @ RETAIL A & B GWR 5-12-00
DIMENSIONS @ RETAIL C1 & C2 GWR 3-16-01
ADDITION TO "F" DEDUCT SQ. FT. FROM "A" GWR 5-18-05
PER CITY OF PSL GWR 6-28-05
PER CITY OF PSL RML 3-03-06

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

CULPEPPER &
TERPENING, INC.

CONSULTING ENGINEERS
LAND SURVEYORS
2990 SOUTH 25TH STREET
FORT PIERCE, FLORIDA 34982
(407) 464-3537

REVISIONS
BY DATE
GWR 9-11-96
GWR 1-7-97
GWR 1-17-97
GWR 2-6-97
GWR 2-12-97
GWR 2-27-97

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

MARKETPLACE
OVERALL SITE PLAN
P05-217

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