

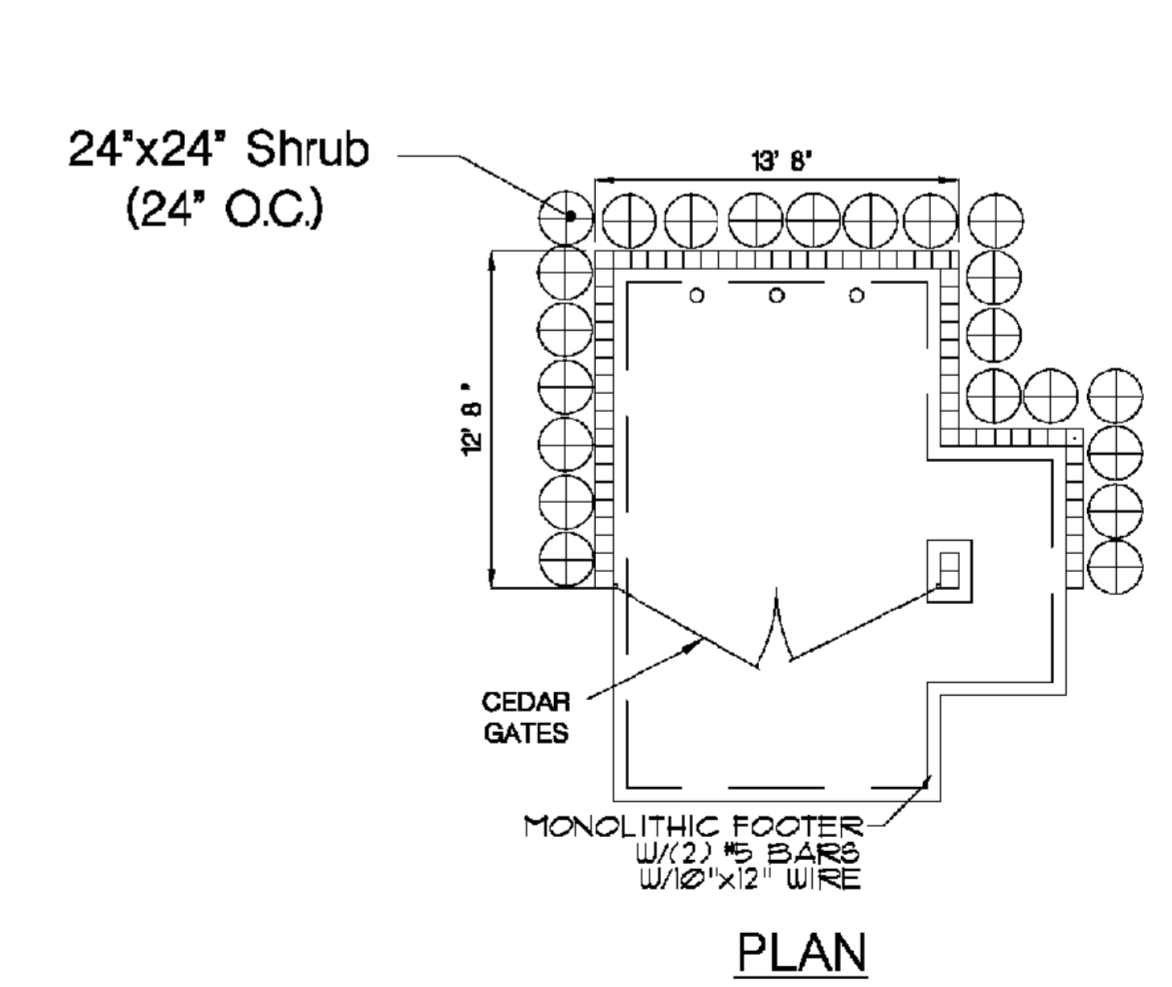
SURROUNDING ACCESS POINTS MAP
SCALE: N.T.S.

Note:
This parcel is owned and controlled by MGC Fort Pierce Corporation for continued use and development for highway transient Lodging.

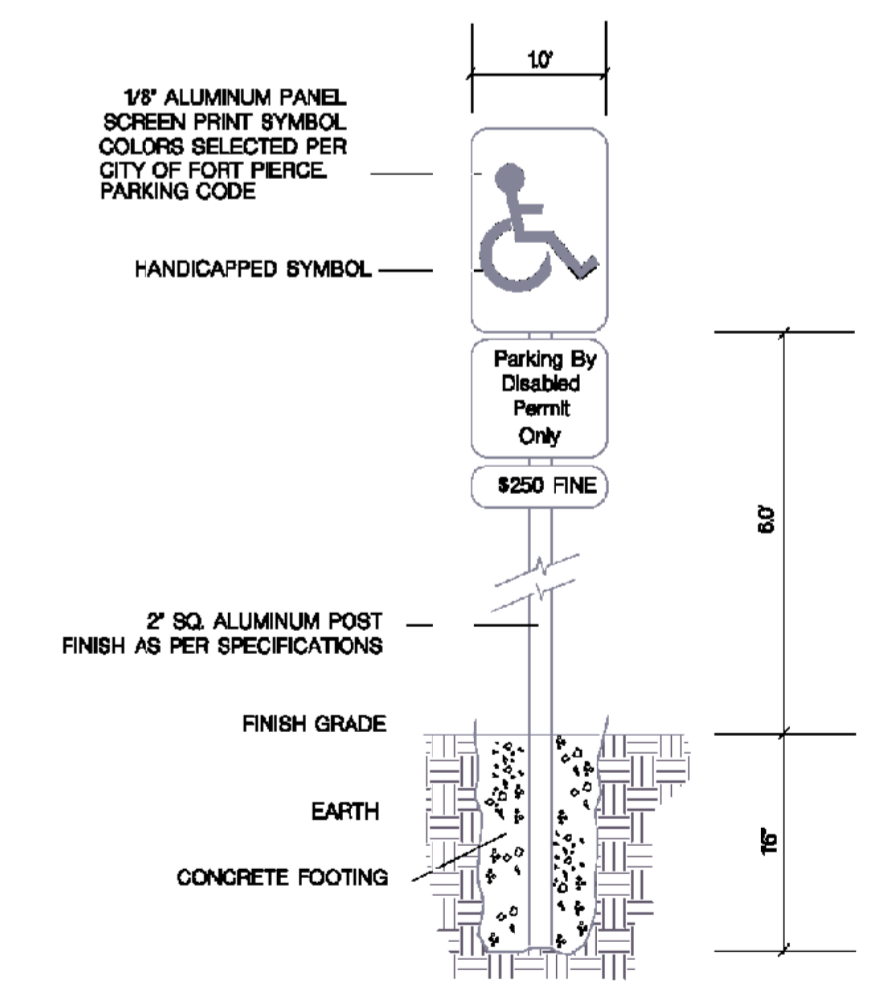
- General Notes:**
1. Parking space striping shall conform to Section 22-60(c)(6) of the Fort Pierce City Code.
 2. Refuse area to be screened in accordance with Section 22-187(f) of Fort Pierce City Code.
 3. A fence shall be placed around all back flow prevention devices in accordance with Section 22-7(d) of the Fort Pierce City Code.
 4. All interior sidewalks to be 5' wide minimum.
 5. Parking space bumper rails shall comply with Section 22-60(c)(7) of the Fort Pierce City Code.
 6. Chapters 17 and 22, as well as Article XII, of the City of Fort Pierce Code shall be adhered to.
 7. Maximum height of proposed structures shall not exceed 65 feet.
 8. Identification sign is existing.
 9. Surface water management shown encroaches onto adjacent property per SFWMD permit.
 10. Frontage along S.R. 70 is consistent with section 15-8(7)(b) for ground signs.
 11. Existing sign is located and approximately 35' high 100 sqft of sign face.
 12. See engineering plans for project phasing.
 13. All utilities shall be installed underground.
 14. All curbs shall be valley gutter type curbs.

C-3 Lot Size & Dimensional Requirements:

Min. Lot Area	10,000 sf.
Min. Lot Width	70'
Min. Lot Depth	90'
Min. Road Frontage	25'
Front	50'
Max. Height	65'
Max. lot Coverage by Bldg.	60%



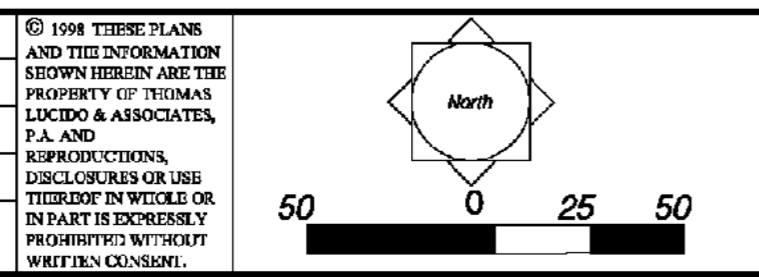
1 Dumpster / Refuse Enclosure
SCALE: N.T.S.



2 Handicapped Parking Sign Detail
SCALE: N.T.S.

Note: All utilities shall be installed underground.

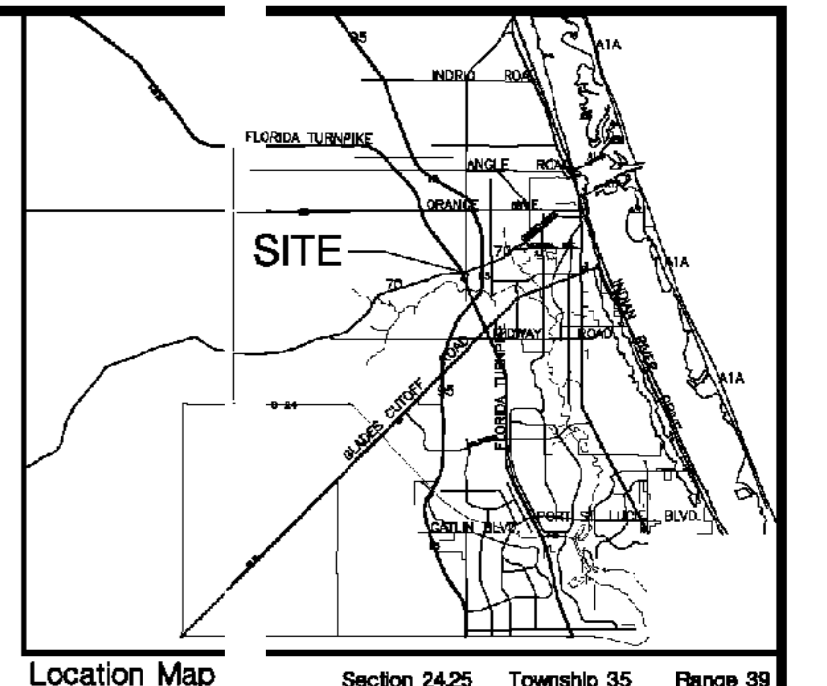
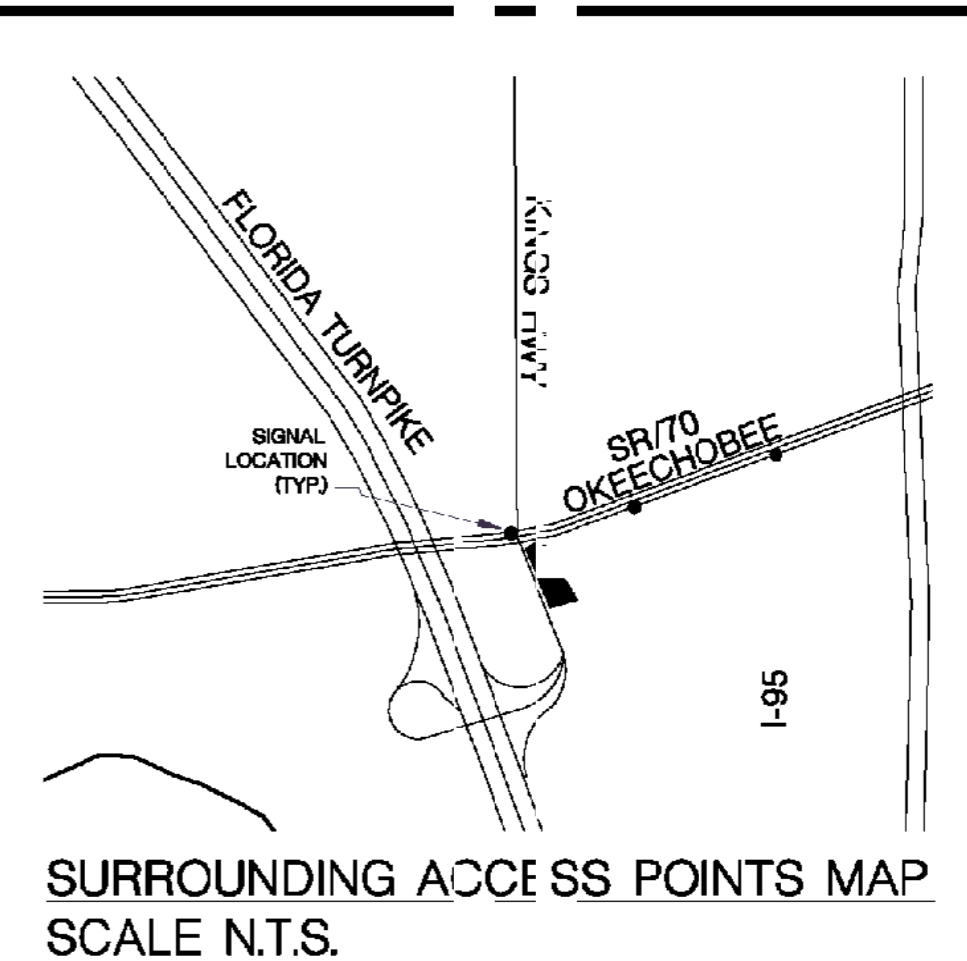
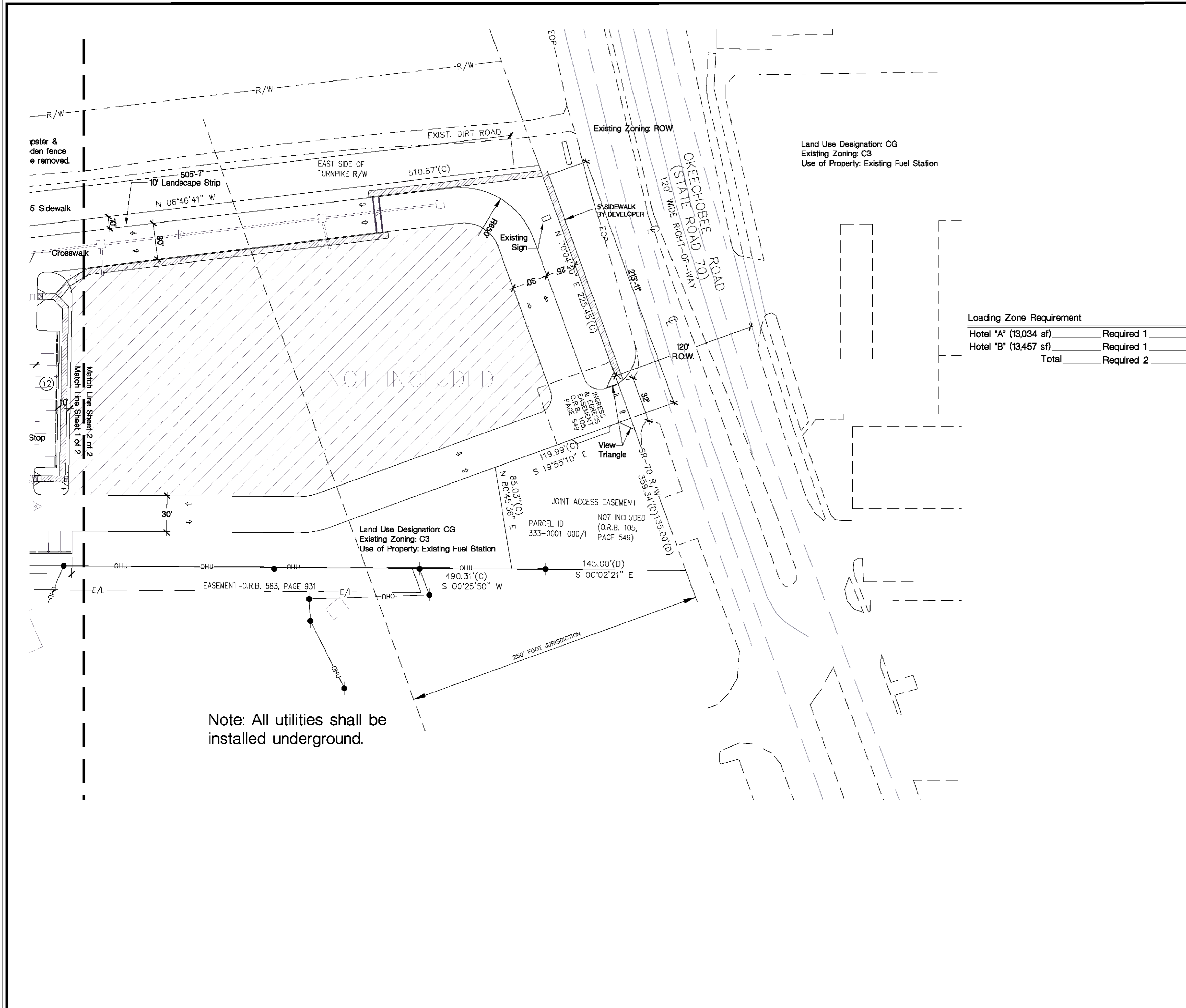
Scale: 1" = 50'	1	6-4-07	Revised per comment on 5-31-07
Drawn by: RS			
Checked by: GB			
CADD No: B06-21			
Date: 03-22-07	No.	Date	Description of Revision



Development Team:
Owner: MGC Ft. Pierce Corporation
855 East Pine St. Tarpon Springs FL 34689
Estate: Culppeper & Tarpaning, Inc.
2980 South 25th Street, Fort Pierce, FL 34981
Landscape Architects: Thomas Lucido & Associates, 100 Avenue A, Suite 2A Fort Pierce, FL 34950 772-467-1301

Lucido & Associates.
Land Planning/Landscape Architecture
Lic. #LC-0000335
100 Avenue A, Suite 2A, Ft. Pierce, FL 34950 772-467-1301, Fax 772-467-1303

Fort Pierce Hotel Plaza
City of Fort Pierce
Site Plan



Loading Zone Requirement

Hotel 'A' (13,034 sf)	Required 1	Provided 1
Hotel 'B' (13,457 sf)	Required 1	Provided 1
Total	Required 2	Provided 2

Site Data:

Existing Zoning	C3
Land Use Designation	CG
Total Area	8.24 AC
Existing Hotel parcel	2.51 AC
Phase I	Hotel A Construction
Rooms	94
Parking Required	94 spaces
Parking Provided	94 spaces
Handicap Parking Required	4 spaces
Handicap Parking Provided	9 spaces
Phase II	Demolition
Phase III A	DOT Driveway Closure
Phase III B	Hotel B Construction
Rooms	77
Parking Required	77 spaces
Parking Provided	77 spaces
H.C. Parking Required	4 spaces
H.C. Parking Provided	0 spaces

*NOTE: Phase III B. H.C. Parking requirements were met in Phase I Construction.

Phase IV	Future Development
Total:	
Parking Required	171 spaces
Parking Provided	171 spaces
H.C. Parking Required	9 spaces
H.C. Parking Provided	0 spaces

*NOTE: See engineering plans for project phasing.

Property Area	8.24 AC
Additional Drainage Easement	.19 AC
Offsite	.40 AC
Total Drainage Area	8.83 AC

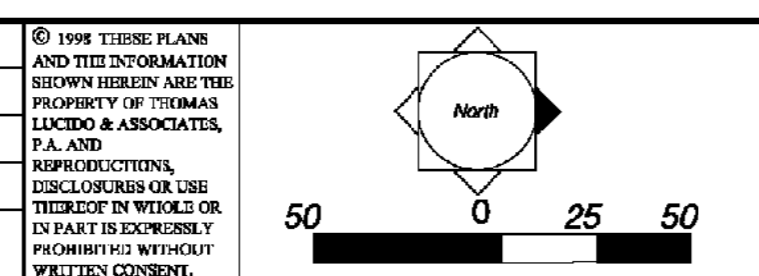
Impervious	
Buildings	26,752 SF .81 AC
Parking / Roadway / Curb	11,920 SF 2.57 AC
Misc. Driveway / Pool / Sidewalks / Conc.	13,000 SF .30 AC
Pervious	
Dry Detention	33,016 SF .76 AC
Dry Detention Banks	13,086 SF .30 AC
Open Space	237,442 SF 4.76 AC

Total Impervious	15,1492 SF 3.48 AC
Total Pervious	161,172 SF 3.70 AC
Phase Total	3,8934 SF 8.24 AC
Percent Impervious	47.62%
Percent Pervious	52.38%

1. Includes Pool Decks

Note: All utilities shall be installed underground.

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 Engineer: Coltopper & Terpening, Inc.
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 Landscape Architect: Thomas Lucido & Associates, 100 Avenue A, Suite 2A, Fort Pierce, FL 34950, 772-487-1301

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Fort Pierce Hotel Plaza
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