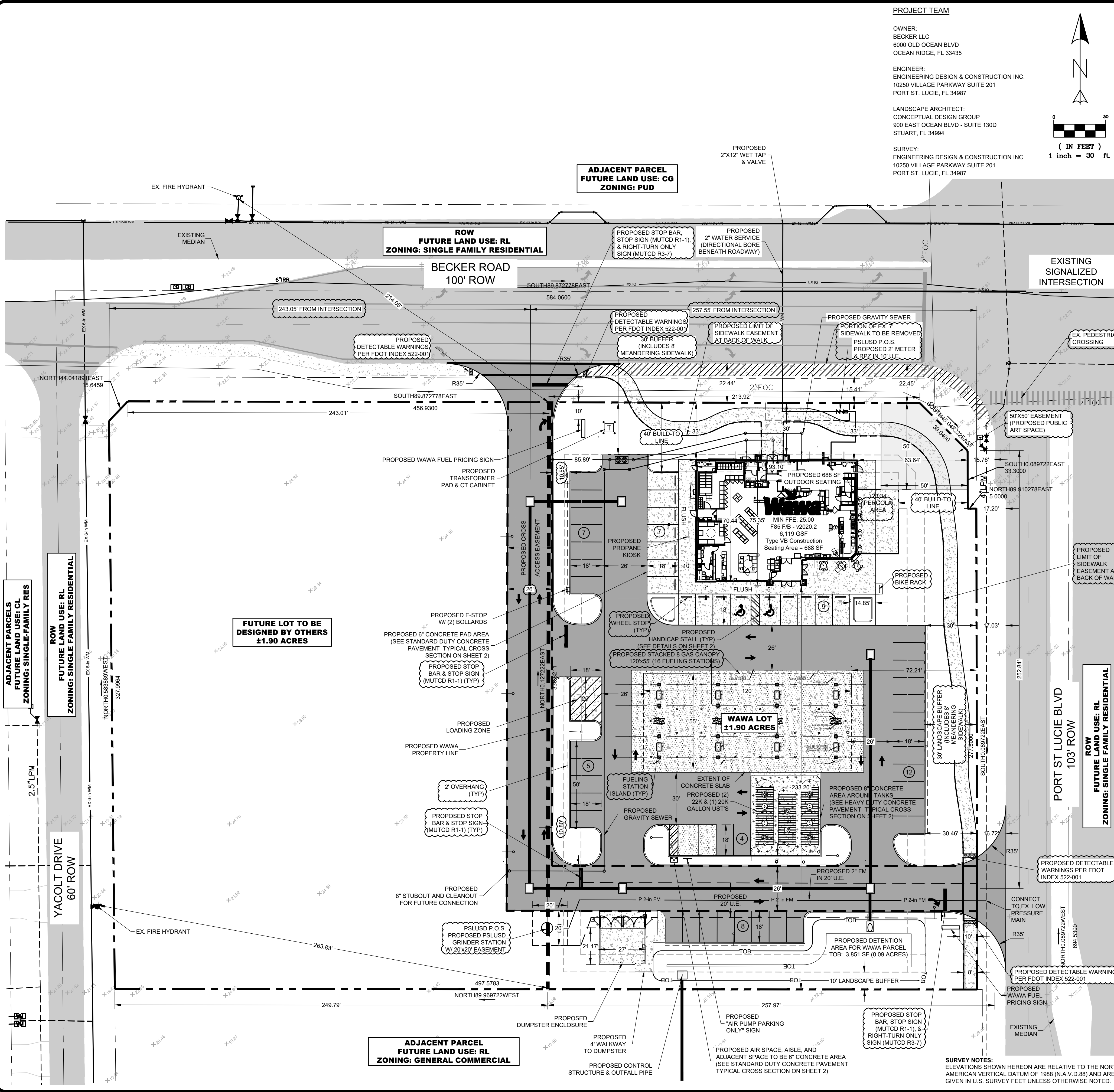
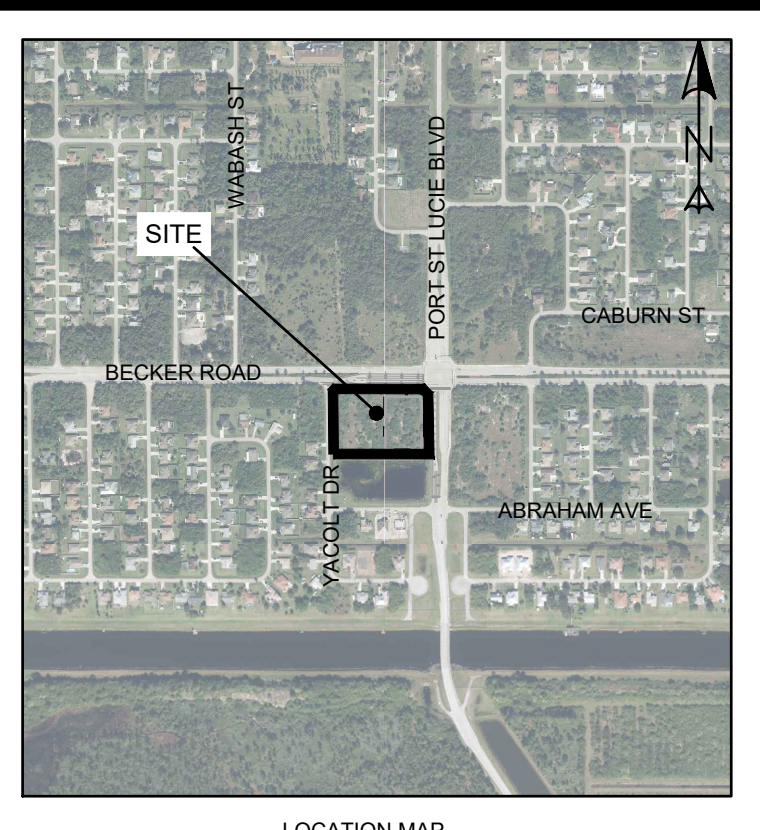


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PROJECT TEAM
OWNER: BECKER LLC
ENGINEER: ENGINEERING DESIGN & CONSTRUCTION INC.
LANDSCAPE ARCHITECT: CONCEPTUAL DESIGN GROUP
SURVEY: ENGINEERING DESIGN & CONSTRUCTION INC.

LEGEND table with symbols for Proposed Catch Basin, Parking Stall Count, Handicap Stall, Proposed Light Pole, Proposed Fuel Canopy Lights, Existing Concrete, Existing Pavement, Proposed Standard Asphalt, Proposed 6" Standard Concrete, Proposed 8" Heavy Duty Concrete, Proposed 4" Concrete.



SITE DATA
PROPERTY DATA
LEGAL DESCRIPTION: THE EASTERN HALF OF PORT ST LUCIE SECTION 33, TRACT U-LESS S 262.18 FT AND LESS THAT PART MPDA: FROM INT OF PSL BLVD AND A POINT 262.18 FT N OF ABRAHAM AVE, TH N 00 05 23 W 327.49 FT TO CURVE CONC SW, R OF 25 FT, TH NWLY ALG ARC 38.18 FT, TH N 89 52 22 W 453.34 FT TO CURVE CONC SE, R OF 25 FT, TH SWLY ALG ARC 39.31 FT, TH N 44 27 31 E 15.43 FT, TH S 89 52 22 E 456.93 FT, TH S 45 02 50 E 39.04 FT, TH S 00 05 23 W 33.30 FT, TH N 89 54 37 E 5 FT, TH S 00 05 23 E 277.60 FT, TH S 89 51 11 E 3 FT TO POB FOR RD R/W AS IN OR 3121-412 (3.80 AC) (MAP 44/315) (OR 1906-2062: 1916-247: 3121-412) SECTION 31, TOWNSHIP 37S, RANGE 40E

BUILDING DATA
BUILDING: 6,119 GSF BUILDING W/ 688 SF OF OUTDOOR SEATING & 16 FUELING STATIONS
BUILDING SETBACKS
FRONT (BECKER RD) 25'
SIDE (PORT ST LUCIE BLVD) 15' MAX
SIDE (WEST) 10'
REAR (SOUTH) 10'

BUILDING COVERAGE
PROPOSED: 6,119.00 SF 7.37%
MAXIMUM ALLOWED: 34,135.93 SF 40%
BUILDING FRONTAGE (BASED ON WAWA PARCEL BOUNDARY)
PORT ST LUCIE BLVD:
MIN FRONTAGE - 30% (PLUS OR MINUS 10% WAIVER REQUIRED)
PROPOSED FRONTAGE - 24.24% - BUILDING LENGTH = 310.90' - ((75.35/310.90) x 100)

Table with 2 columns: IMPERVIOUS/PERVIOUS DATA, and 2 columns of values. Includes rows for Project Total Area, Impervious, Asphalt, Concrete, Building, Pervious, Open Space, Dry Detention.

PROJECT NOTES
UTILITY PROVIDERS
WATER & WASTEWATER: PSLUSD
IRRIGATION: ---
SOLID WASTE: WASTEPRO
ELECTRIC: FFL
STORM WATER DRAINAGE: THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL ROUTE RUNOFF TO A DETENTION AREA WHICH ULTIMATELY OUTFALLS TO AN EXISTING DRAINAGE SYSTEM.

Table with 5 columns: RATE, IN, OUT, TOTAL, NEW TRIPS. Rows for Weekday AM, Weekday PM, Saturday Peak, Sunday Peak.

WELLFIELD PROTECTION ORDINANCE: THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FEET OF A PUBLIC WATER SUPPLY WELL.
NEAREST FIRE HYDRANT LOCATIONS: EXISTING FIRE HYDRANTS ARE SHOWN ON THE PLAN VIEW.
MAINTENANCE NOTE: THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (g).

EDC ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455

Table with columns: DESIGNED BY, DRAWN BY, FILE NAME, SHEET NO., SHEET TOTAL, AS SHOWN, SCALE, DATE. Includes revision notes on the right.

WAWA
PORT ST LUCIE BLVD & BECKER
SITE PLAN PLAN
FLORIDA
PORT ST LUCIE

EDC ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-150
1 OF 2
PORT ST LUCIE PROJECT #22-006
PSLUSD PROJECT NUMBER 11-447-00

