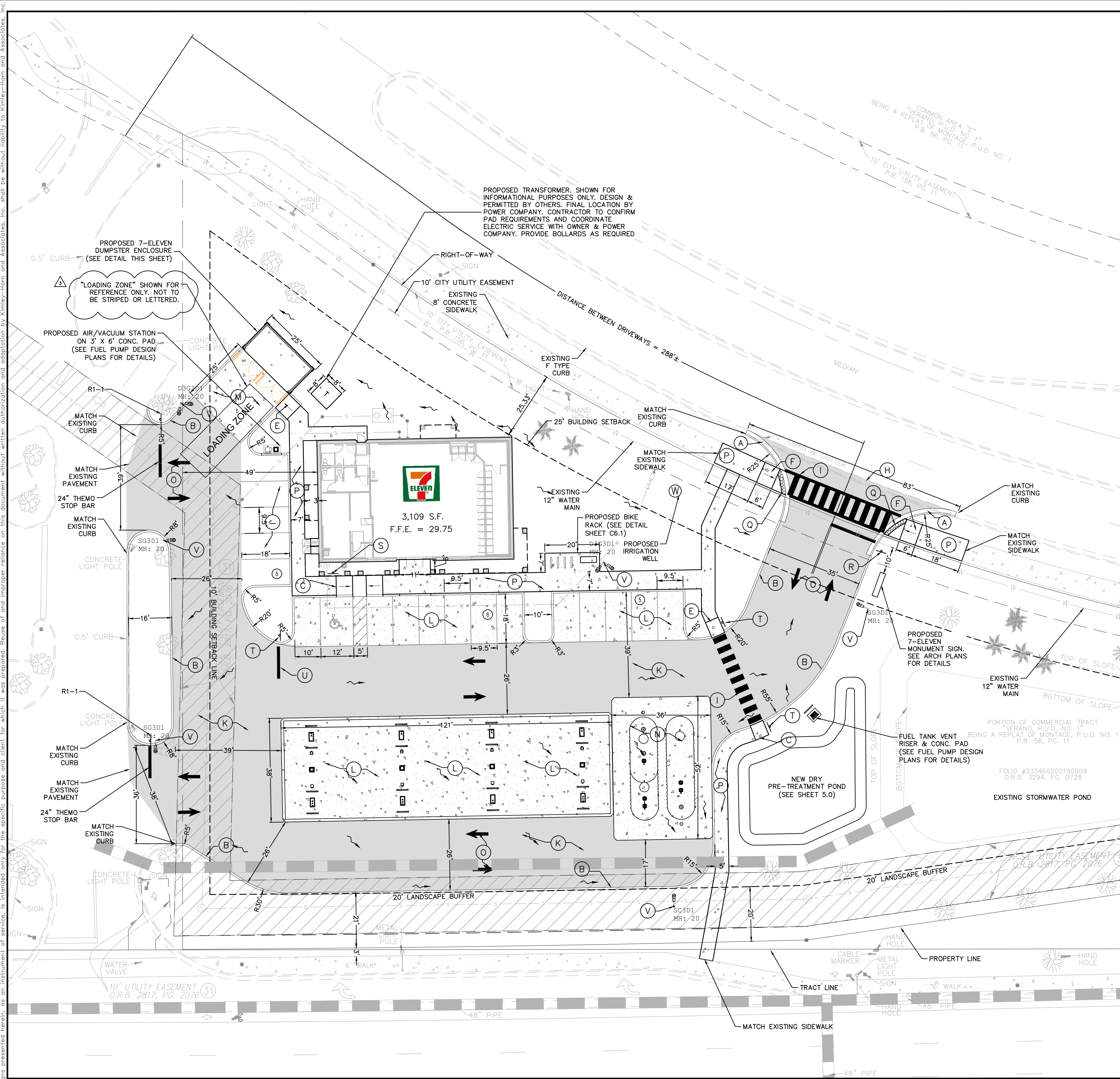






Plotted By: Donahue, Jim Sheet: 7-Eleven Port St. Lucie Layout: 02.1 SITE PLAN October 07, 2019 11:56:51am K:\ORL\_Civil\49752022-7-Eleven Port St. Lucie, FL\CADD CONST\PlanSheets\04.0 SITE PLAN.dwg



**SITE DATA:**

SITE AREA:	2.17 ACRES
ZONING:	PUD (PLANNED URBAN DEVELOPMENT)
FUTURE LAND USE:	COMMERCIAL-GENERAL
PROPOSED USE:	CONVENIENCE STORE W/ FUEL PUMPS
MAXIMUM BUILDING HEIGHT:	50 FEET
PROPOSED BUILDING HEIGHT:	NOT TO EXCEED ±35 FEET
PROPOSED STORIES:	1

**REQUIRED PARKING:**

1 SPACE PER 200 SF OF BLDG:	16 SPACES
HANDICAP SPACES:	1 SPACE
1 PER 1 TO 25 TOTAL SPACES	1 SPACE
TOTAL PARKING SPACES REQUIRED:	17 SPACES

**PROVIDED PARKING:**

REGULAR SPACES:	17 SPACES
FUELING POSITIONS:	16 SPACES
HANDICAP SPACES:	1 SPACE
TOTAL SPACES PROVIDED:	34 SPACES

**REQUIRED LOADING ZONE:**

12' x 25' AND HAVING 12' VERTICAL CLERANCE	
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**PROPOSED LOADING ZONE:**

15' x 35' AND HAVING 12' VERTICAL CLERANCE	
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**BUILDING COVERAGE:**

PROPOSED C-STORE AREA	3,109 SF
F.A.R. (3,109 SF/94,525 SF)	0.033
MAX F.A.R.	0.25

**BUILDING SETBACKS**

	REQUIRED	PROPOSED
FRONT:	25 FT	130 FT
SIDE STREET:	25 FT	94 FT
SIDE INTERIOR:	10 FT	54 FT
REAR:	10 FT	58 FT

**LANDSCAPE BUFFERS**

	REQUIRED	PROPOSED
FRONT:	20 FT	24 FT
SIDE (NORTH PROP. LINE):	20 FT	25 FT
SIDE (SOUTH PROP. LINE):	20 FT	20 FT
REAR:	20 FT	26 FT

**IMPERVIOUS CALCULATIONS**

	ACRES	SF	PERCENTAGE%
GROSS SITE AREA	2.17 AC	94,525 SF	100%
IMPERVIOUS AREA	0.80 AC	34,908 SF	36.9%
BUILDING COVERAGE (TOTAL)	0.07 AC	3,109 SF	3.3%
PAVEMENT & SIDEWALK COVERAGE	0.73 AC	31,799 SF	33.6%
PERVIOUS AREA	1.37 AC	59,617 SF	63.1%

**BUILDING COVERAGE:**

PROPOSED C-STORE AREA	3,109 SF
F.A.R. (3,109 SF/94,525 SF)	0.033
MAX F.A.R.	0.25

**USEABLE OPEN SPACE:**

REQUIRED	47.3 SF
0.05% X SITE AREA (2.17 AC) =	47.3 SF
PROVIDED (7' X 20' BICYCLE RACK/BENCH) =	140 SF

**KEYNOTE LEGEND**

A	CURB TYPE "F" PER FDOT DWG. INDEX 520-001
B	CURB TYPE "D" PER FDOT DWG. INDEX 520-001
C	CONCRETE SIDEWALK CURB RAMP TYPE "CR-C" PER FDOT INDEX 522-002
D	CONCRETE SIDEWALK CURB RAMP TYPE "CR-D" PER FDOT INDEX 522-002
E	CONCRETE SIDEWALK CURB RAMP TYPE "CR-E" PER FDOT INDEX 522-002
F	CONCRETE SIDEWALK CURB RAMP TYPE "CR-F" PER FDOT INDEX 522-002
G	CONCRETE SIDEWALK CURB RAMP TYPE "CR-G" PER FDOT INDEX 522-002
H	VALLEY GUTTER PER FDOT DWG. INDEX 520-001
I	CROSSWALK STRIPING PER FDOT INDEX 711-001 SHEET 10 OF 14
J	LIGHT DUTY ASPHALT PAVEMENT (SEE SHEET C8.0)
K	HEAVY DUTY ASPHALT PAVEMENT (SEE SHEET C8.0 FOR DETAIL)
L	STANDARD DUTY CONCRETE PAVEMENT (SEE SHEET C8.0 FOR DETAIL)
M	HEAVY DUTY CONCRETE PAVEMENT (SEE SHEET 8.0 FOR DETAIL)
N	FUEL TANK PAD CONCRETE PAVEMENT (SEE FUEL TANK VENDOR FOR DETAIL)
O	DIRECTIONAL ARROW AND MARKINGS PER FDOT INDEX 711-001
P	PROPOSED CONCRETE SIDEWALK (SEE SHEET C8.0 FOR DETAILS)
Q	"CAST IN PLACE" DETECTABLE WARNING PAVERS WITH TRUNCATED DOMES. PER FDOT INDEX 522-002
R	R1-1 30"x30" STOP SIGN
S	PROPOSED "PARKING BY DISABLED PERMIT ONLY" SIGN (THIS SHEET FOR DETAIL)
T	W11-2 "PEDESTRIAN CROSSING SIGN"
U	24" THERMOELASTIC STOP BAR
V	CONCRETE LIGHT POLE BY OTHERS (SEE SHEET C2.0 FOR DETAIL)

**LEGAL**

LEASEHOLD ESTATE IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY CREATED PURSUANT TO THAT CERTAIN GROUND LEASE DATED 10/1/2018, BY AND BETWEEN PUBLIC SUPER MARKETS, INC., A FLORIDA CORPORATION (LANDLORD) AND 7-ELEVEN, INC., A TEXAS CORPORATION, (TENANT) AS EVIDENCED BY MEMORANDUM OF LEASE, DATED 10/1/2018, FILED 10/1/2018, RECORDED IN CC# 2018-000000000, THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

A PORTION OF COMMERCIAL TRACT, "PLAT OF VERANO, P.U.D. NO. 1, BEING A REPLAT OF MONTAGE, P.U.D. NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 11, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID COMMERCIAL TRACT, THE BEGINNING OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHERLY, THE RADIUS POINT OF WHICH BEARS NORTH 02°59'52" EAST; THENCE ON THE SOUTHERLY BOUNDARY OF SAID COMMERCIAL TRACT THE FOLLOWING 4 COURSES AND DISTANCES: 1) EASTERLY ON THE ARC OF SAID CURVE TO THE LEFT, WITH A RADIUS OF 11,385.00 FEET, A CENTRAL ANGLE OF 03°16'54", FOR AN ARC DISTANCE OF 652.08 FEET TO THE POINT OF BEGINNING; 2) CONTINUE EASTERLY ON THE ARC OF SAID CURVE TO THE LEFT THROUGH CENTRAL ANGLE OF 01°08'59", FOR AN ARC DISTANCE OF 228.43 FEET TO A POINT OF NON-TANGENCY; 3) NORTH 81°38'57" EAST 472.49 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF WHICH BEARS NORTH 26°12'41" WEST; 4) NORTHEASTERLY ON THE ARC OF SAID CURVE TO THE LEFT, WITH A RADIUS OF 1,639.50 FEET, A CENTRAL ANGLE OF 13°34'52", FOR AN ARC DISTANCE OF 388.62 FEET TO THE NORTHEAST CORNER OF SAID COMMERCIAL TRACT, A POINT OF CUSP OF A CIRCULAR CURVE CONCAVE NORTHERLY, THE RADIUS POINT OF WHICH BEARS NORTH 39°47'33" WEST, ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY OF SAID COMMERCIAL TRACT, DRIVE AS SHOWN ON SAID PLAT; THENCE ON THE NORTHERLY BOUNDARY OF SAID COMMERCIAL TRACT AND SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING 3 COURSES AND DISTANCES: 1) SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ON THE ARC OF SAID CURVE TO THE RIGHT, WITH A RADIUS OF 16.00 FEET, A CENTRAL ANGLE OF 75°37'59", FOR AN ARC DISTANCE OF 1,024.35 FEET TO A POINT OF TANGENCY; 2) NORTH 54°09'34" WEST 71.50 FEET; 3) NORTH 63°31'47" WEST 13.46 FEET TO A POINT ON A LINE LYING 675.50 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID COMMERCIAL TRACT; THENCE SOUTH 00°00'00" WEST ON SAID PARALLEL LINE 238.27 FEET TO THE POINT OF BEGINNING.

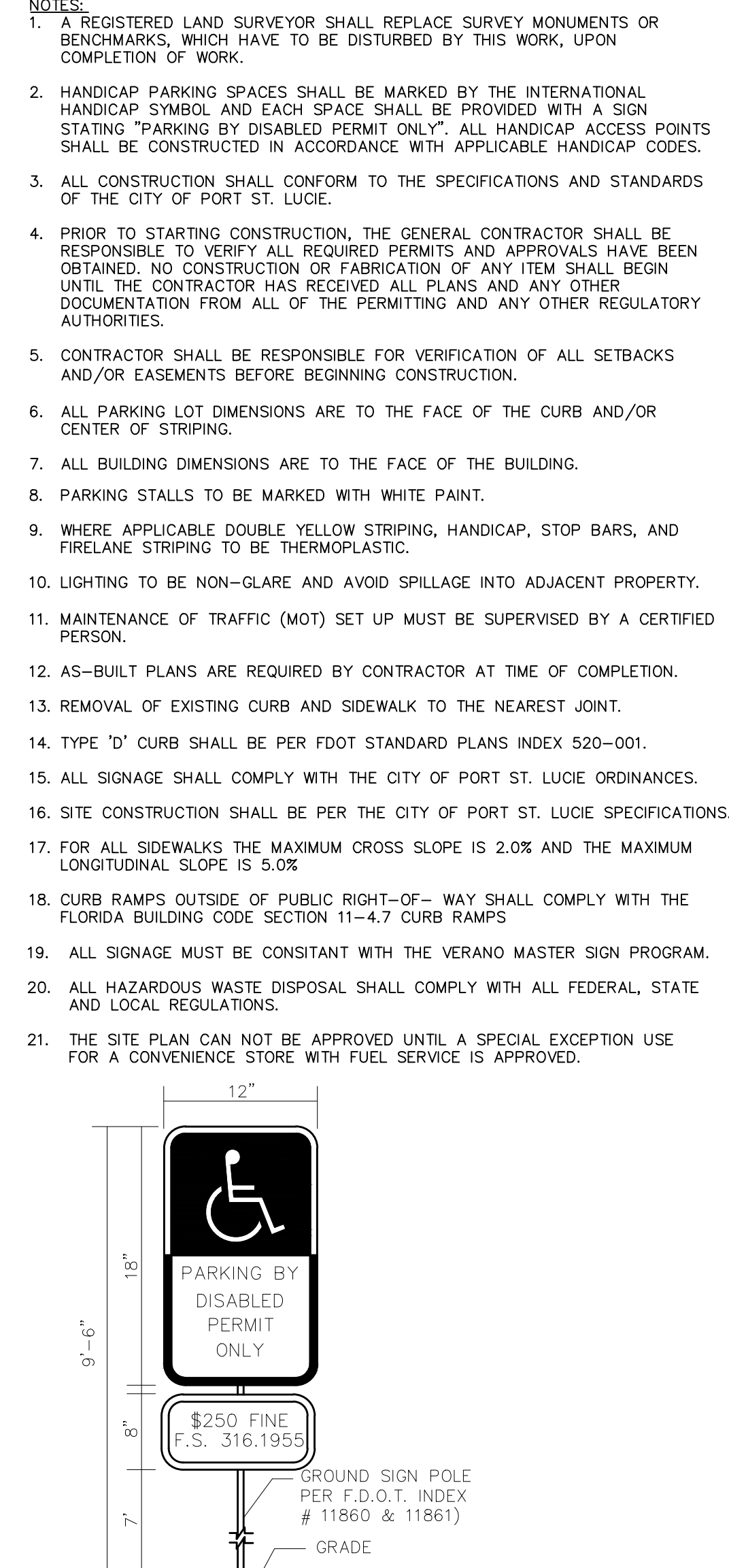
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, CONTAINING 94,524 SQUARE FEET (2.1700 ACRES) MORE OR LESS.

**LEGEND**

— x —	CHAIN LINK FENCE
—	PROPERTY LINE
—	BUILDING SETBACK
—	PAVING SETBACK
Ⓢ	PROPOSED PARKING COUNT
■	PROPOSED CONCRETE PAVEMENT
■	HEAVY DUTY ASPHALT PAVEMENT SEE SHEET C8.0 FOR DETAIL
■	LIGHT DUTY ASPHALT PAVEMENT SEE SHEET C8.0 FOR DETAIL
■	STANDARD DUTY CONCRETE PAVEMENT SEE SHEET C8.0 FOR DETAIL
→	PROPOSED DIRECTION OF SURFACE WATER RUNOFF

**NOTES:**

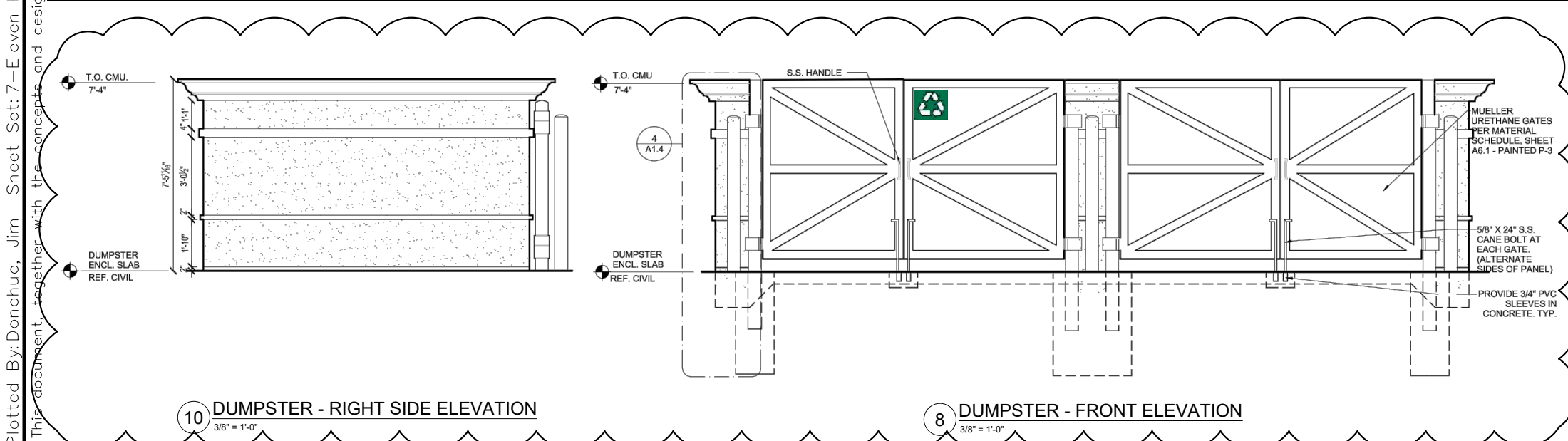
1. REGISTERED LAND SURVEYOR SHALL REPLACE SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, UPON COMPLETION OF WORK.
2. HANDICAP PARKING SPACES SHALL BE MARKED BY THE INTERNATIONAL HANDICAP SYMBOL AND EACH SPACE SHALL BE PROVIDED WITH A SIGN STATING "PARKING BY DISABLED PERMIT ONLY". ALL HANDICAP ACCESS POINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HANDICAP CODES.
3. ALL CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS AND STANDARDS OF THE CITY OF PORT ST. LUCIE.
4. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS AND/OR EASEMENTS BEFORE BEGINNING CONSTRUCTION.
6. ALL PARKING LOT DIMENSIONS ARE TO THE FACE OF THE CURB AND/OR CENTER OF STRIPING.
7. ALL BUILDING DIMENSIONS ARE TO THE FACE OF THE BUILDING.
8. PARKING STALLS TO BE MARKED WITH WHITE PAINT.
9. WHERE APPLICABLE DOUBLE YELLOW STRIPING, HANDICAP, STOP BARS, AND FIRELANE STRIPING TO BE THERMOPLASTIC.
10. LIGHTING TO BE NON-GLARE AND AVOID SPILLAGE INTO ADJACENT PROPERTY.
11. MAINTENANCE OF TRAFFIC (MOT) SET UP MUST BE SUPERVISED BY A CERTIFIED PERSON.
12. AS-BUILT PLANS ARE REQUIRED BY CONTRACTOR AT TIME OF COMPLETION.
13. REMOVAL OF EXISTING CURB AND SIDEWALK TO THE NEAREST JOINT.
14. TYPE "D" CURB SHALL BE PER FDOT STANDARD PLANS INDEX 520-001.
15. ALL SIGNAGE SHALL COMPLY WITH THE CITY OF PORT ST. LUCIE ORDINANCES.
16. SITE CONSTRUCTION SHALL BE PER THE CITY OF PORT ST. LUCIE SPECIFICATIONS.
17. FOR ALL SIDEWALKS THE MAXIMUM CROSS SLOPE IS 2.0% AND THE MAXIMUM LONGITUDINAL SLOPE IS 5.0%.
18. CURB RAMPS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH THE FLORIDA BUILDING CODE SECTION 11-4.7 CURB RAMPS.
19. ALL SIGNAGE MUST BE CONSISTANT WITH THE VERANO MASTER SIGN PROGRAM.
20. ALL HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
21. THE SITE PLAN CAN NOT BE APPROVED UNTIL A SPECIAL EXCEPTION USE FOR A CONVENIENCE STORE WITH FUEL SERVICE IS APPROVED.



- NOTES:**
1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
  2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
  3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
  4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
  5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
  6. INSTALLATION HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  7. ALL SIGNAGE PANEL AND POSTS SHALL BE IN CONFORMANCE WITH THE CELEBRATION BOULEVARD PATTERN BOOK.
- HANDICAP SIGN DETAIL**
- NTS

**DRAINAGE NOTE:**

THIS PROJECT WILL PROVIDE 1/2" OF PRETREATMENT OVER THE FUEL CANOPY AND FUEL TANK AREAS. RUNOFF FROM THE HAZARDOUS SPILL AREAS (FUEL PUMPS/TANKS) WILL BE ROUTED TO THE NEW PRE-TREATMENT POND AND THEN INTO THE EXISTING "EAST POND" OF THE VERANO DEVELOPMENT. OTHER RUNOFF AREAS FROM THE PROJECT WILL DISCHARGE TO THE "EAST POND". TREATMENT HAS ALREADY BEEN PROVIDED BY THE EXISTING DRY POND. A MINOR PERMIT MODIFICATION WILL BE REQUIRED THROUGH SFVMD.



CIRCULATION:

TRIP GENERATION AND PASS-BY PERCENTAGES FOR THE PROPOSED DEVELOPMENT WERE BASED ON BOTH THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) TRIP GENERATION MANUAL (V10) AND FDOT'S SUMMARY OF 2011/12 TRIP GENERATION STUDIES, OCTOBER 2014, FOR LAND USE CONVENIENCE MARKETS WITH GASOLINE PUMPS. THE FDOT STUDY COLLECTED INFORMATION ON 12 MODERN CONVENIENCE MARKETS WITH GAS PUMPS THROUGHOUT FLORIDA IN 2012. THE ESTIMATED TOTAL NET-NEW EXTERNAL TRIPS EXPECTED TO BE GENERATED BY THE SITE IS 841 DAILY TWO-WAY TRIPS, 46 TWO-WAY TRIPS DURING THE AM PEAK HOUR (23 ENTERING, 23 EXITING) AND 56 TWO-WAY TRIPS (29 ENTERING, 27 EXITING) DURING THE PM PEAK HOUR. THE FULL DOCUMENT IS INCLUDED IN THE APPENDIX. TRIP GENERATION POTENTIAL FOR THE PROPOSED EXPANSION IS SHOWN IN THE TABLE BELOW.

Land Use Description	Source	LUC	Size	Unit	Daily (trips) <sup>1</sup>		AM Peak Hour (trips) <sup>1</sup>		PM Peak Hour (trips) <sup>1</sup>		Proposed Driveway Trips <sup>2</sup>								
					Total	In	Total	In	Total	In	Total	% In	Total	% Out	Trips Out				
Convenience Markets with Gasoline Pumps	FDOT / ITE	945	3,109	KSF	3,658	1,829	1,829	200	102	98	245	125	120	125	30%	37	120	30%	36
Pass-by Trips <sup>1</sup>			77%	2,817	1,408	1,408	154	79	75	189	96	93	96	30%	29	93	30%	28	
Net New External Peak Hour Trips					841	421	420	46	23	23	56	29	27	29	30%	9	27	30%	8

FDOT Summary of 2011/12 Trip Generation Studies, October 2014

ITE Trip Generation Manual (v10)

Remaining 10% is distributed between Public driveway 30% (37 inbound trips), and Crosswalk Parkway 40% (50 inbound trips), as shown in Figure 1 of the Traffic Impact Statement.

RES 07/17/19  
Revised per P&Z, PW and SCU Approval  
JCD  
08/26/19  
Revised per P&Z, PW and Utility Comments  
JCD  
09/29/19  
Revised per P&Z Comments  
JCD

DATE

7-ELEVEN #38890  
PORT ST. LUCIE

SHEET NUMBER  
C2.1

**Kimley»Horn**

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MATTHEW S. GILLESPIE, P.E.  
FLORIDA LICENSE NUMBER 76950

LICENSED PROFESSIONAL

KHA PROJECT 149752022  
DATE 06/17/2019  
SCALE AS SHOWN  
DESIGNED BY MSG  
DRAWN BY MIR  
CHECKED BY MSC

DATE

FLORIDA

PORT ST. LUCIE