

Z:\EDC\2023\121-150 - Wawa - PSL Bldg and Becker Engineering\AutoCAD\DWG\121-150_SEU_Plan_R12.dwg, SEU Plan, 2/19/2023, 4:42:38 PM, jessica.edc, inc.
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

PROJECT TEAM

OWNER:
 BECKER LLC
 6000 OLD OCEAN BLVD
 OCEAN RIDGE, FL 33435

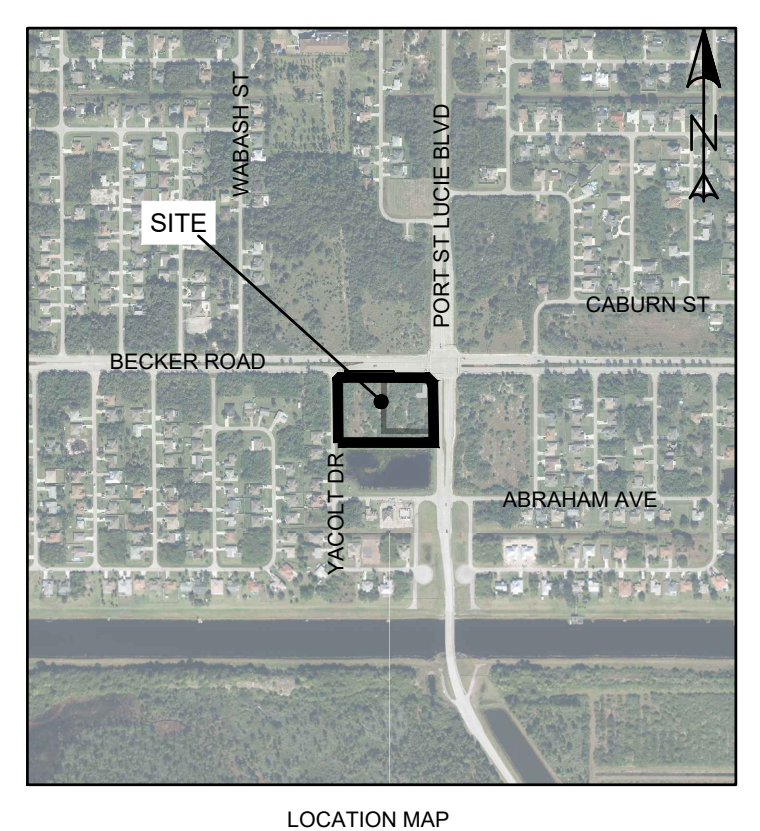
ENGINEER:
 ENGINEERING DESIGN & CONSTRUCTION INC.
 10250 VILLAGE PARKWAY SUITE 201
 PORT ST. LUCIE, FL 34987

LANDSCAPE ARCHITECT:
 CONCEPTUAL DESIGN GROUP
 900 EAST OCEAN BLVD - SUITE 1300
 STUART, FL 34994

SURVEY:
 ENGINEERING DESIGN & CONSTRUCTION INC.
 10250 VILLAGE PARKWAY SUITE 201
 PORT ST. LUCIE, FL 34987

LEGEND

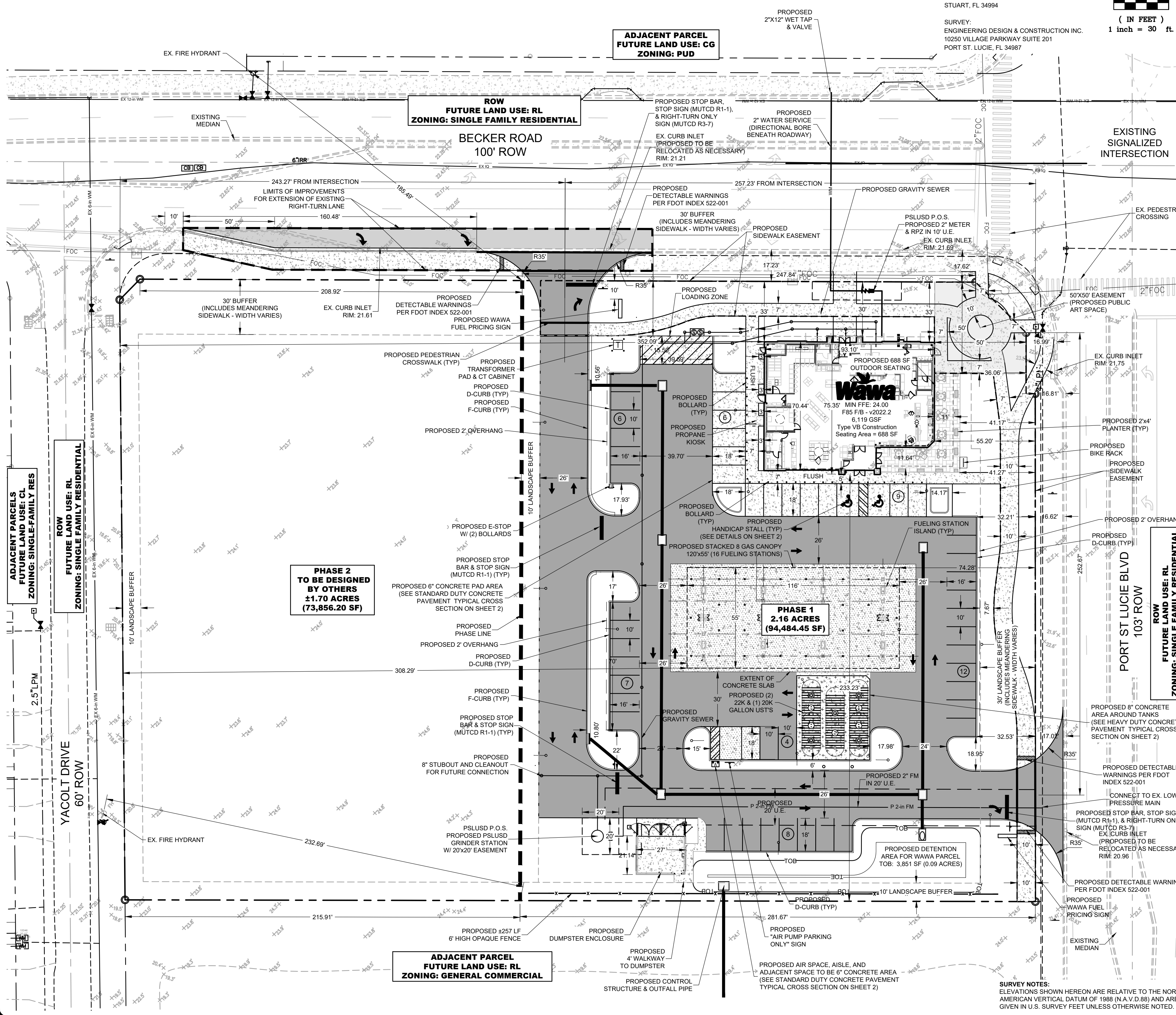
[Symbol]	PROPOSED CATCH BASIN
[Symbol]	PARKING STALL COUNT
[Symbol]	HANDICAP STALL
[Symbol]	PROPOSED LIGHT POLE
[Symbol]	PROPOSED FUEL CANOPY LIGHTS
[Symbol]	EXISTING CONCRETE
[Symbol]	EXISTING PAVEMENT
[Symbol]	PROPOSED STANDARD ASPHALT
[Symbol]	PROPOSED 6" STANDARD CONCRETE
[Symbol]	PROPOSED 8" HEAVY DUTY CONCRETE
[Symbol]	PROPOSED 4" CONCRETE



EDC
 ENGINEERS & SURVEYORS ENVIRONMENTAL

10250 VILLAGE PARKWAY
 SUITE 201
 PORT ST. LUCIE, FL 34987
 772-462-2455
 www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9035
 L.B. CERTIFICATE OF AUTHORIZATION 8098



SITE DATA - PHASE 1

PROPERTY DATA
 LEGAL DESCRIPTION:
 THE EASTERN HALF OF PORT ST LUCIE-SECTION 33-TRACT L-LESS S 262.18 FT AND LESS THAT PART MPDAF: FROM INT OF PSL BLDG 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 30.18 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 E 33.30 FT, TH N 89 54 37 E 5 FT, TH S 00 05 23 E 277.60 FT, TH S 89 58 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

TOTAL ACRES: 3.86 AC
 PROJECT PHASE 1 SIZE: 2.16 AC
 FUTURE LAND USE: CG
 ZONING: CG
 PARCEL ID: 3420-660-0012-000-4
 ADDRESS: SW BECKER ROAD, PORT ST LUCIE, FL

BUILDING DATA
 BUILDING: 6,119 GSF BUILDING W/ 688 SF OF OUTDOOR SEATING & 16 FUELING STATIONS

BUILDING SETBACKS
 FRONT (BECKER RD) REQUIRED 30'-40' PROPOSED 30'
 FRONT (PORT ST LUCIE BLVD) REQUIRED 50' PROPOSED 50'
 SIDE (WEST) REQUIRED 10' PROPOSED 98.59'
 REAR (SOUTH) REQUIRED 15' PROPOSED 233.23'

BUILDING HEIGHT
 PROPOSED: 21'-2" AT ROOF MIDPOINT
 *REQUIRED: THE FAÇADE OF A BUILDING THAT FACES AN ARTERIAL OR COLLECTOR ROAD OR INTERSTATE HIGHWAY SHALL HAVE A MINIMUM BUILDING HEIGHT OF 22 FEET, EXCLUSIVE OF SLOPED ROOF HEIGHT, FOR AT LEAST 60% OF THE LENGTH OF THE BUILDING.
 *NOTE: DESIGN RELIEF WAS APPROVED FOR HEIGHT LESS THAN 22-FOOT REQUIREMENT

BUILDING COVERAGE
 PROPOSED: 6,119.00 SF 3.63%
 MAXIMUM ALLOWED: 34,136.83 SF 40%

BUILDING FRONTAGE (BASED ON PHASE 1 BOUNDARY)
 PORT ST LUCIE BLVD:
 MIN FRONTAGE - 30% (PLUS OR MINUS 10% WAIVER REQUIRED)
 PROPOSED FRONTAGE - 24.24% - BUILDING LENGTH = 75.35' & PROPERTY LENGTH = 310.90' - ((75.35/310.90) x 100)
 BECKER ROAD:
 MIN FRONTAGE - 40% (PLUS OR MINUS 10% WAIVER REQUIRED)
 PROPOSED FRONTAGE - 37.53% - BUILDING LENGTH = 93.02' & PROPERTY LENGTH = 247.84' - ((93.02/247.84) x 100)

PARKING DATA - (ALL PARKING SPACES AND SIDEWALK ARE FLUSH IN AND AROUND THE BUILDING)
 1 SP PER 200 SF BUILDING AND 1 SP PER 200 SF OUTDOOR SEATING (6,119 SF BUILDING & 688 SF OUTDOOR SEATING)

REQUIRED PARKING: 34 SPACES
 PROPOSED PARKING: 52 SPACES
 REQUIRED HANDICAP: 2 SPACES
 PROPOSED HANDICAP: 2 SPACES

IMPERVIOUS/PERVIOUS DATA
 TOTAL PARCEL AREA: 168,340.65 SF 3.86 AC 100%
 IMPERVIOUS
 ASPHALT PHASE 1: 28,382 SF 0.65 AC 16.86%
 CONCRETE PHASE 1: 22,820 SF 0.52 AC 13.56%
 BUILDING PHASE 1: 6,119 SF 0.14 AC 3.63%
 PERVIOUS
 OPEN SPACE PHASE 1: 33,312.45 SF 0.76 AC 19.79%
 DRY DETENTION PHASE 1: 3,851 SF 0.09 AC 2.29%
 OPEN SPACE PHASE 2: 73,856.20 SF 1.70 AC 43.87%

PROJECT NOTES
 UTILITY PROVIDERS
 WATER & WASTEWATER: PSLUSD
 IRRIGATION: WASTEWATER
 SOLID WASTE: FFL
 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.

WATER AND SEWER: EXISTING WATER SERVICE AND SEWER SERVICE WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING. FIRE PROTECTION: EX. FIRE HYDRANTS SHOWN ON PLAN VIEW. EX. FIRE HYDRANT IS 304' TO THE CLOSEST POINT OF THE PROPOSED BUILDING.

HAZARDOUS WASTE: ALL HAZARDOUS WASTES DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
SOLID WASTE: BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A PROPOSED DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.
LANDSCAPE: LANDSCAPE TO BE PROVIDED BY OTHERS.

ENVIRONMENTAL: AN ENVIRONMENTAL ASSESSMENT WILL BE PROVIDED DURING CONSTRUCTION PLAN SUBMITTAL.
ACCESSIBILITY AND ADA COMPLIANCE: ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.
AC UNITS: AC UNITS TO BE LOCATED ON THE ROOF.
SIGNAGE: SIGNAGE IS SUBJECT TO SEPARATE REVIEW FOR APPROVAL.

TRAFFIC STATEMENT
 ITE TRIP GENERATION MANUAL, 11TH EDITION, LAND USE CODE 945 (CONVENIENCE STORE/GAS STATION) WAS USED TO DETERMINE EXPECTED DAILY TRIPS FOR THE PROPOSED PROJECT. PASSBY TRIPS (TE/FD) STATE AVERAGE IS 77% & 119 SF BUILDING, 688 SF OUTDOOR SEATING, AND 16 VEHICLE FUELING POSITIONS FOR A 6,119 SF BUILDING WAS USED TO OBTAIN THE FOLLOWING RESULTS:

	RATE	IN	OUT	TOTAL	NEW TRIPS		RATE	IN	OUT	TOTAL	NEW TRIPS
WEEKDAY	345.75 x 16	2766	2766	5532	1272	SATURDAY PEAK	29.77 x 16	233	243	476	109
WEEKDAY AM	31.31 x 16	250	251	501	115	SUNDAY PEAK	25.67 x 16	209	202	411	95
WEEKDAY PM	28.03 x 16	224	224	448	103						

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).
 CONTINUED

DESIGNED BY: JLV
 DRAWN BY: JLV
 FILE NAME: 21-150-001.dwg (17.04.22)
 SCALE: AS SHOWN
 DATE: 02/19/2023

REVISION COMMENTS

NO.	DATE	DESCRIPTION
02-22-22	02/22/22	UPDATE SEU PLAN PER CITY COMMENTS
11-04-22	11/04/22	UPDATE SEU PLAN PER CITY COMMENTS
09-27-22	09/27/22	UPDATE SEU PLAN PER CITY COMMENTS
04-27-22	04/27/22	UPDATE SEU PLAN PER CITY COMMENTS
03-10-22	03/10/22	SHIFT SEU PLAN TO PROVIDE 20' BUFFER (INCLUDES 7' SIDEWALK EASEMENT)

WAWA

PORT ST LUCIE BLVD & BECKER

SEU PLAN

FLORIDA

PORT ST LUCIE

(DATE)

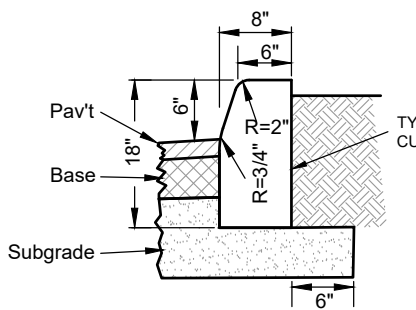
EDC
 ENGINEERS & SURVEYORS ENVIRONMENTAL

10250 SW VILLAGE PARKWAY - SUITE 201
 PORT SAINT LUCIE, FL 34987
 772-462-2455

21-150

1 OF 2

PORT ST LUCIE PROJECT #P22-006
 PSLUSD PROJECT NUMBER 11-447-00

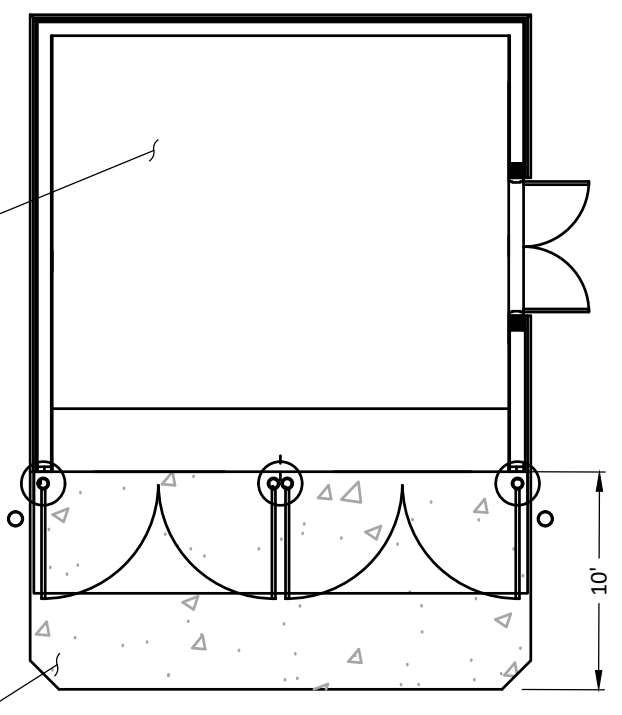


- NOTES:**
1. Use 3,000 P.S.I. Concrete At 28 Days for construction.
 2. Subgrade to extend an additional 6" beyond Type "D" Curb.
 3. Type "D" Curb to be constructed in accordance with FDOT Index #522-001.

TYPE "D" CURB

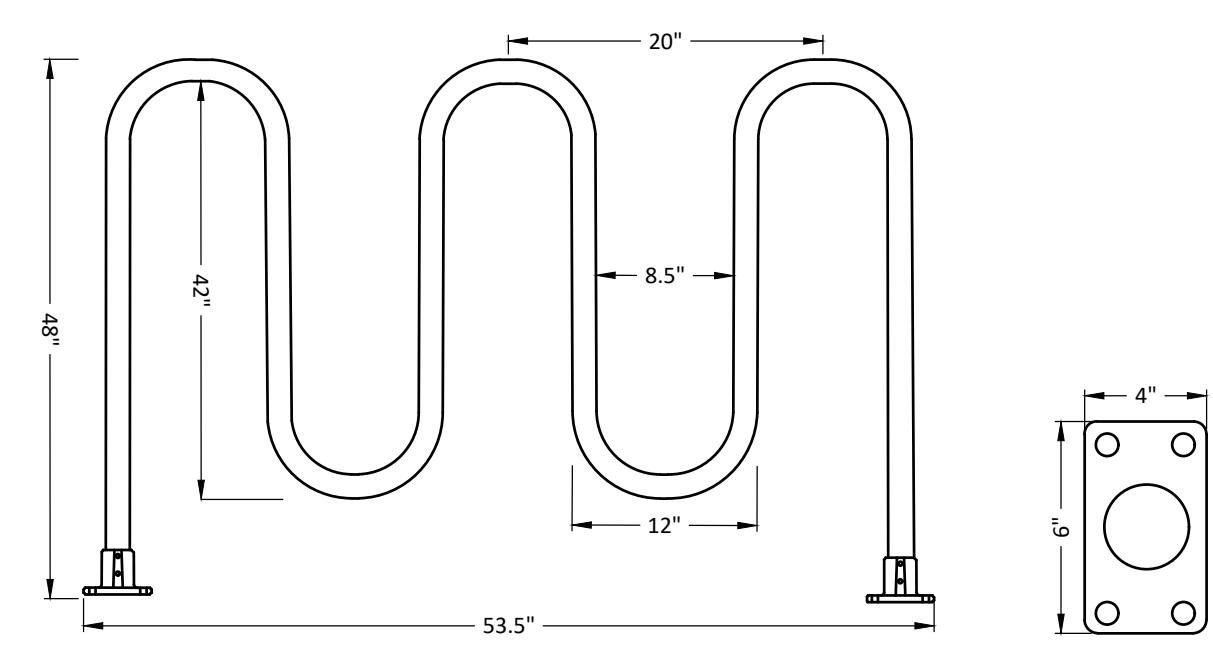
Luminaire Schedule						
Project: WAWA MIDWAY & SELVITZ 02-04-2022						
Symbol	Qty	Label	(MANUFACT)	Description	Av. Lum. Lumens	Total Watts
—○—	4	SE		RN30-135WLEDK4-G3-LE45-HS	13687	0.900 100 500
—○—	10	SD		RN30-135WLEDK4-G3-LE35-HS	13727	0.900 100 1300
—□—	30	SC		SFC-CD-48-400-NW-02	6962	0.900 59.6 1788

DUMPSTER AREA SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL PLANS FOR ACTUAL DESIGN.



DUMPSTER CONCRETE APRON

NTS



MADE OF ROLLED ALUMINUM: 1 1/2" SCHEDULE 40 ALUMINUM WITH 1 7/8" O.D.

STANDARD LENGTHS: 60" SECTION FITS UP TO 5 BIKES

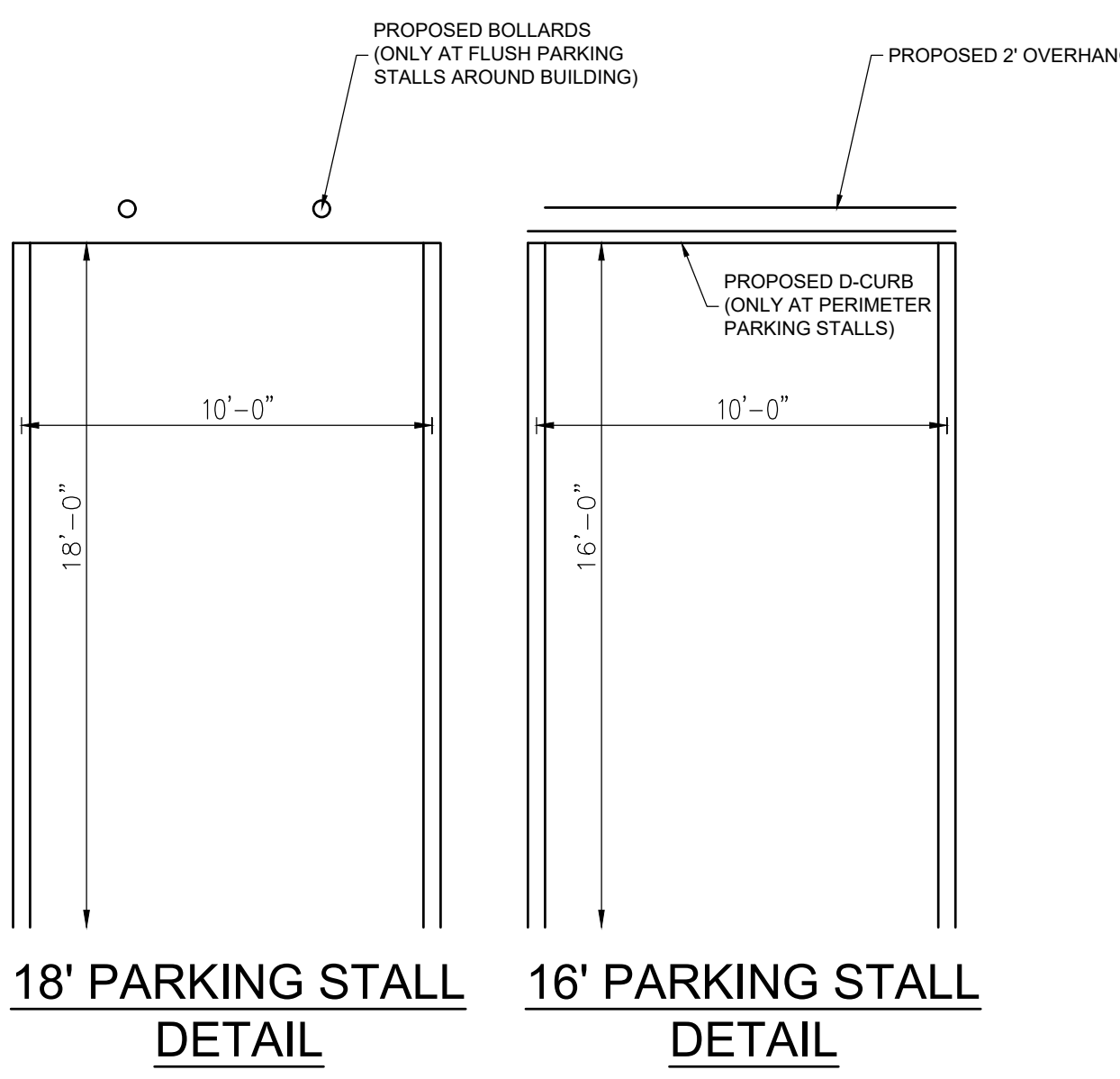
STANDARD HEIGHT: 46"

INSTALLATION OPTIONS: SURFACE MOUNT

FINISHING OPTIONS: STANDARD CLEAR ANODIZED

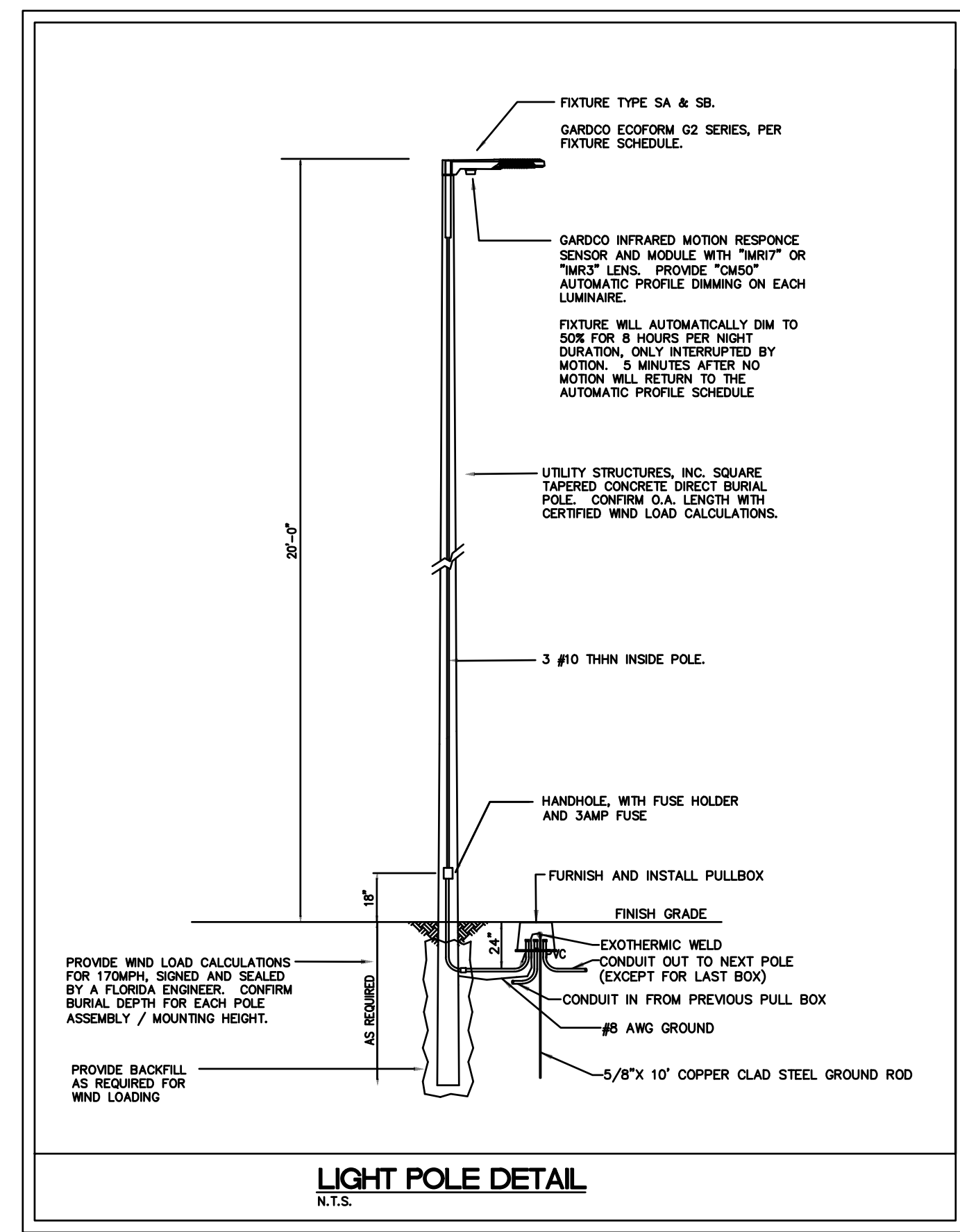
MANUFACTURED BY: IDEAL SHIELD
2525 CLARK ST
DETROIT, MI 48209
PHONE: 1-866-825-8659

STANDARD BICYCLE RACK DETAIL



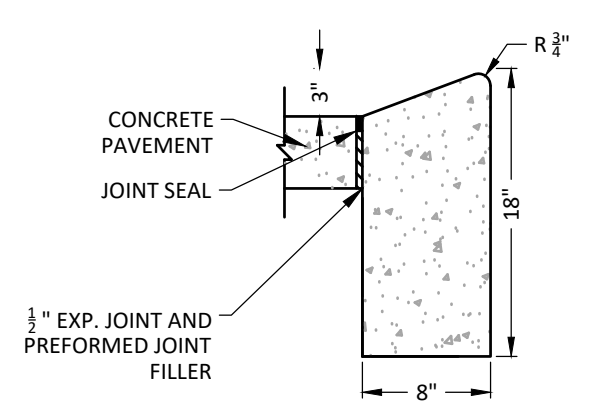
18' PARKING STALL DETAIL

16' PARKING STALL DETAIL



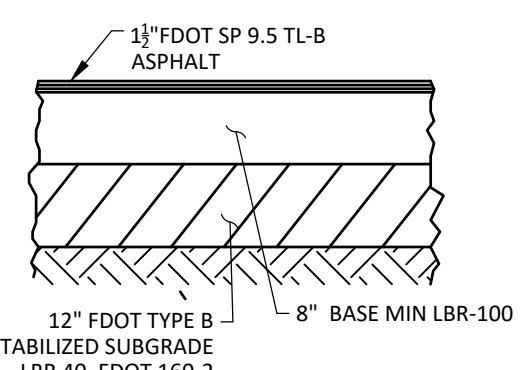
LIGHT POLE DETAIL

N.T.S.



WAWA TYPE B1 CURB

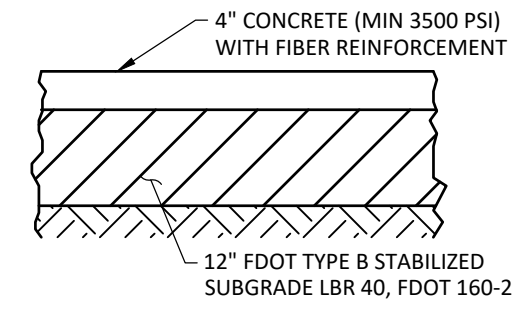
NTS



NOTE: TO BE CONSTRUCTED PER FDOT SPECIFICATIONS (SECTIONS 330, 351, 200, & 160), GEOTECHNICAL ENGINEERING REPORT, AND WAWA SPECIFICATIONS

STANDARD DUTY ASPHALT PAVEMENT TYPICAL CROSS SECTION

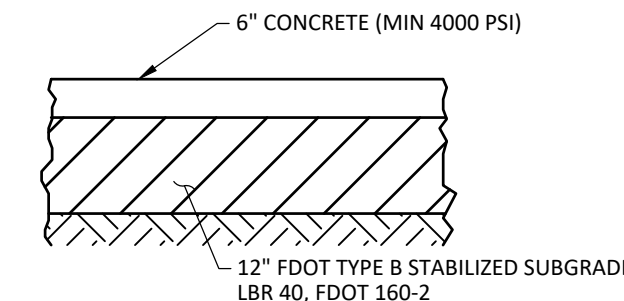
NTS



NOTE: TO BE CONSTRUCTED PER WAWA & FDOT SPECIFICATIONS (SECTIONS 350) AND GEOTECHNICAL ENGINEERING REPORT

CONCRETE SIDEWALK TYPICAL CROSS SECTION

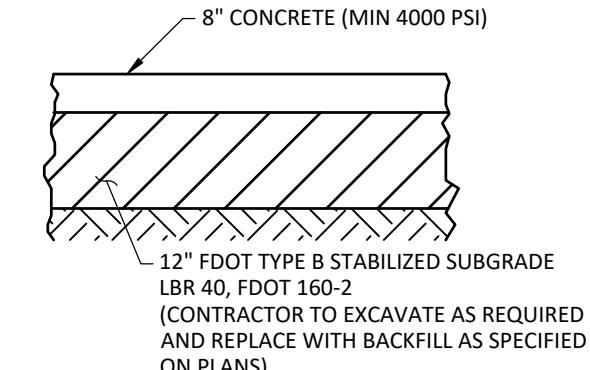
NTS



NOTE: TO BE CONSTRUCTED PER WAWA & FDOT SPECIFICATIONS (SECTIONS 350) AND GEOTECHNICAL ENGINEERING REPORT

STANDARD DUTY CONCRETE PAVEMENT TYPICAL CROSS SECTION

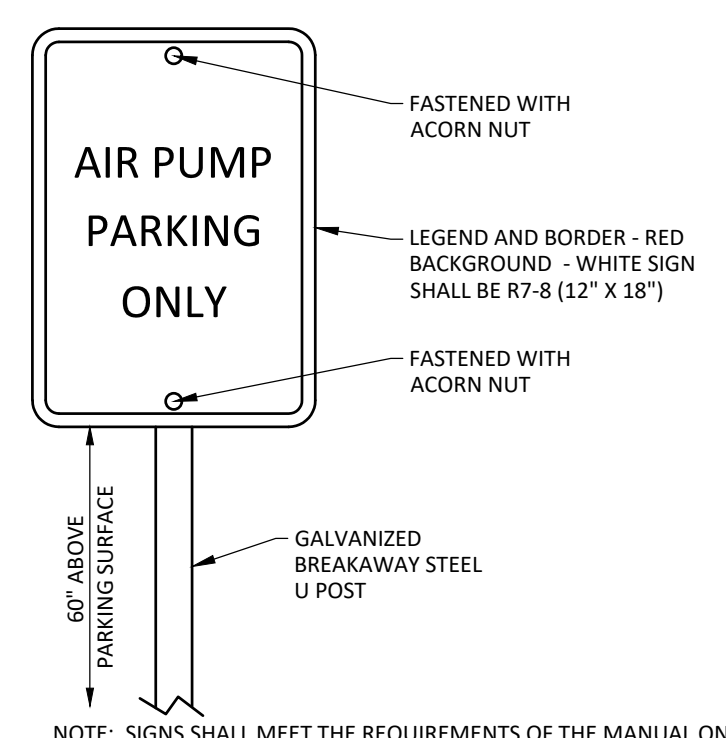
NTS



NOTE: TO BE CONSTRUCTED PER WAWA & FDOT SPECIFICATIONS (SECTIONS 350) AND GEOTECHNICAL ENGINEERING REPORT

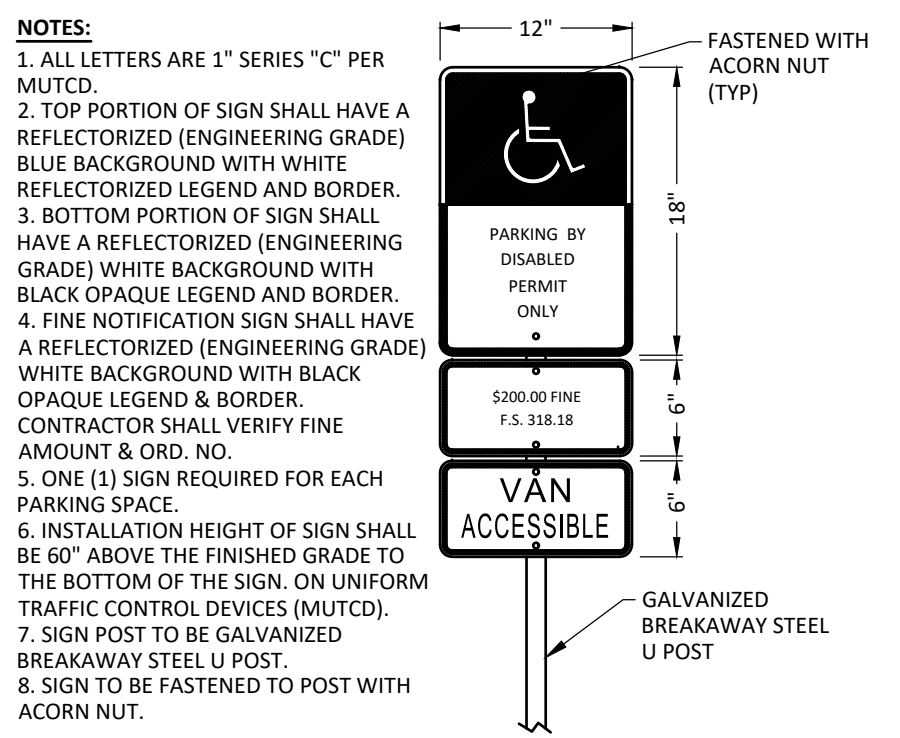
HEAVY DUTY CONCRETE PAVEMENT TYPICAL CROSS SECTION

NTS



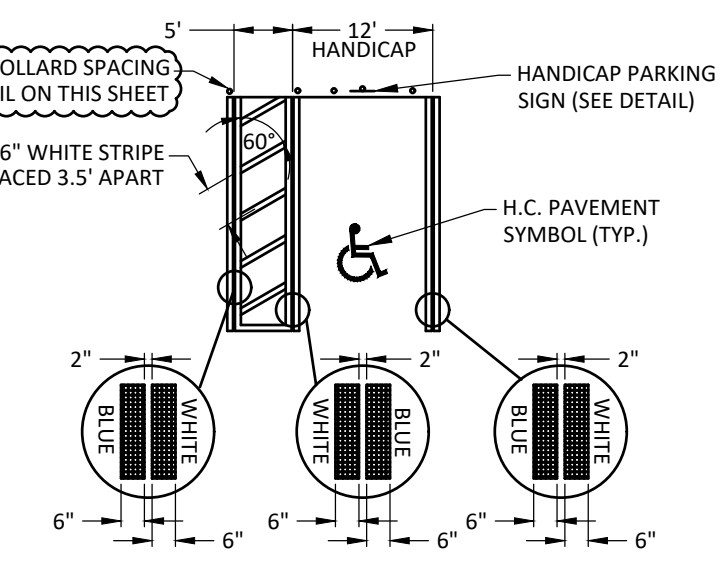
AIR PARKING SIGN

NTS



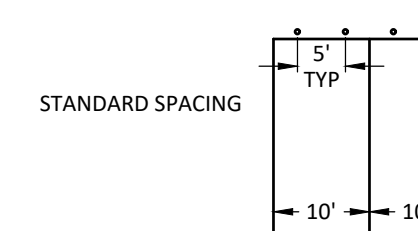
HANDICAP PARKING SIGN

NTS



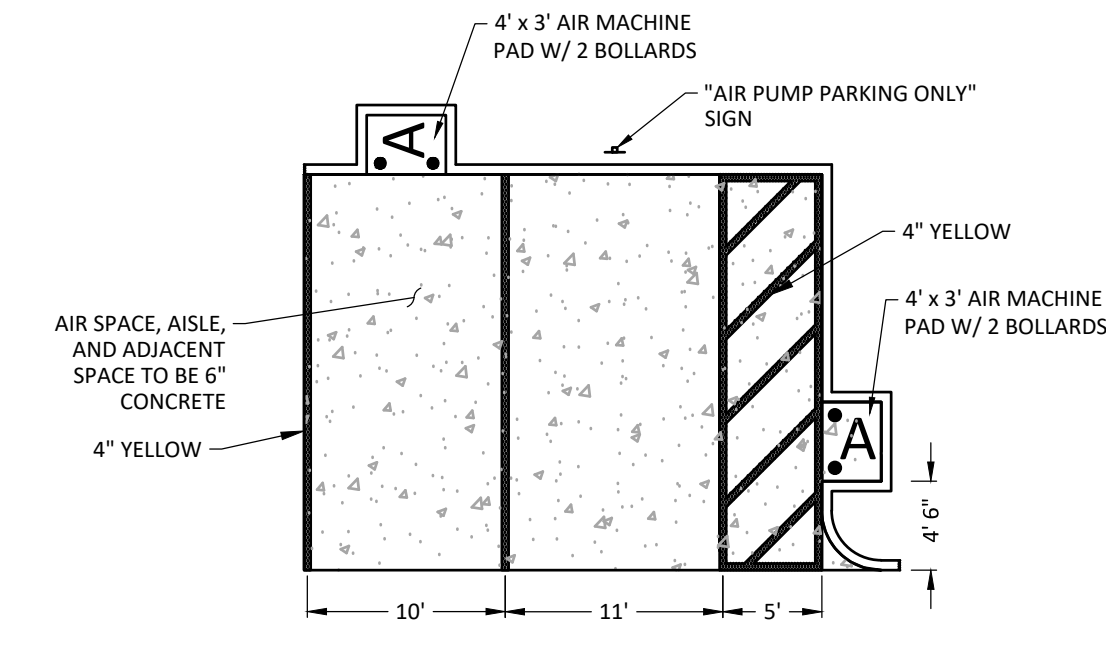
HANDICAP STRIPING DETAIL

NTS



BOLLARD SPACING/DIMENSION DETAIL

NTS



AIR PARKING SPACE DETAIL

EDC
ENGINEERS & SURVEYORS ENVIRONMENTAL

10250 VILLAGE PARKWAY SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9035
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: JLV
DRAWN BY: JLV
FILE NAME: 21-150-001.dwg
SCALE: AS SHOWN
DATE: 08/2022

REVISION COMMENTS

11-04-22 UPDATE SEU PLAN PER CITY COMMENTS
08-26-22 UPDATE SEU PLAN PER CITY COMMENTS

WAWA

PORT ST LUCIE BLVD & BECKER

SEU PLAN DETAILS

FLORIDA

PORT ST LUCIE

(DATE)

EDC

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-150

2 OF 2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

PORT ST LUCIE PROJECT #P22-006
PSLUSD PROJECT NUMBER 11-447-00