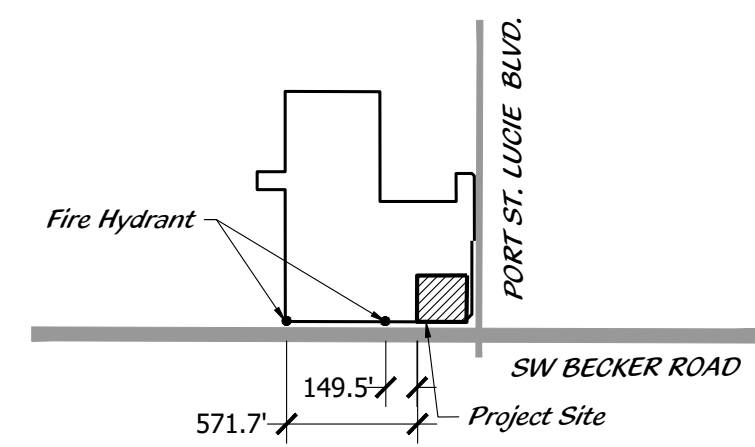


FIRE HYDRANT KEY MAP



PROJECT TEAM

OWNER
EQUITY ONE FLORIDA PORTFOLIO
1 INDEPENDENT DR, SUITE 114
JACKSONVILLE, FL 32202
904.598.7464
CONTACT: BARRY ARGALAS

APPLICANT
BRADEN REAL ESTATE
222 NORTHFIELD RD, SUITE 104
NORTHFIELD, IL 60093
904.598.9491
CONTACT: COURTNEY WALDON

AGENT/ LANDSCAPE ARCHITECT/PLANNER
COTLEUR & HEARING
1934 COMMERCE LN, SUITE 1
JUPITER, FL 33458
561.747.6336
CONTACT: DANIEL SORROW

SURVEYOR
CAULFIELD & WHEELER
410 SE PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984
772.408.1920
CONTACT: RONNIE FURNISS

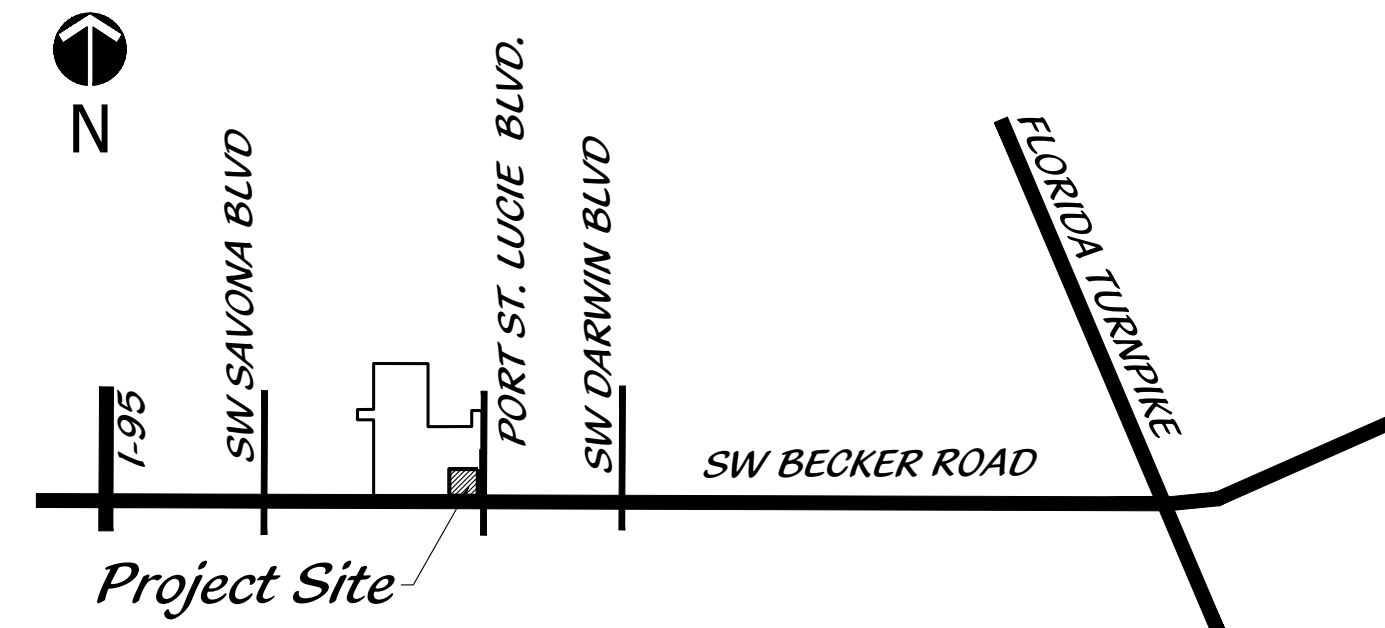
CIVIL ENGINEER
THOMAS ENGINEERING
6300 NW 31ST AVE
FORT LAUDERDALE, FL 33309
954.202.7000
CONTACT: MICHAEL TROXELL

TRAFFIC CONSULTANT
MACKENZIE ENGINEERING AND PLANNING
1172 SW 30TH ST, SUITE 500
PALM CITY, FL 34990
772.286.8030
CONTACT: SHAUN MACKENZIE

ENVIRONMENTAL ENGINEER
E SCIENCES
200 EAST DANIA BEACH BLVD, SUITE 106
DANIA BEACH, FL 33004
954.484.8500
CONTACT: NADIA LOCKE

ARCHITECT
INTERPLAN
220 EAST CENTRAL PKWY, SUITE 4000
ALAMONTE SPRINGS, FL 32701
407.645.5008
CONTACT: RAECHEL PAPUGA

LOCATION MAP



SITE DATA

SITE DATA: 7-11 GAS STATION

| EXISTING ZONING | GENERAL COMMERCIAL | |
|-----------------------------------|-------------------------|----------|
| LAND USE DESIGNATION | COMMERCIAL GENERAL (CG) | |
| TOTAL AREA | 62,290.80 AC | 1.43 AC |
| TOTAL BUILDING | 5,040 SF | |
| TOTAL IMPERVIOUS AREA | 42,836 SF | 68.77 % |
| BUILDING | 5,040 SF | 8.09 % |
| PAVEMENT, CONCRETE, PARKING | 37,796 SF | 60.68 % |
| TOTAL PERVIOUS AREA | 19,454.80 SF | 31.23 % |
| TOTAL SITE AREA | 62,291 SF | 100.00 % |
| TOTAL PARKING | | |
| PARKING REQUIRED (1 SPACE/ 250SF) | 20 SPACES | |
| PARKING PROVIDED (TOTAL) | 37 SPACES | |
| HANDICAP SPACES | 2 SPACES | |
| FUELING POSITIONS | 16 SPACES | |
| STANDARD SPACES | 29 SPACES | |
| LOADING ZONE | | |
| REQUIRED SPACES | 1 SPACE | |
| PROVIDED SPACES | 1 SPACE | |
| BUILDING SETBACKS | | |
| FRONT | 35 FEET | |
| SIDE TO PORT ST. LUCIE BLVD. | 70.8 FEET | |
| SIDE | 87.7 FEET | |
| REAR | 158.0 FEET | |
| PROPOSED USES | CONVENIENCE STORE | |
| MAXIMUM BUILDING HEIGHT | 35 FEET | |
| PROPOSED BUILDING HEIGHT | < 35 FEET | |

LEGEND

- HC HANDICAP
- R RADIUS
- SB SETBACK
- SW SIDEWALK
- TYP TYPICAL
- HC SIGN
- STOP SIGN
- CENTER LINE
- RIGHT OF WAY

LEGAL DESCRIPTION

A PORTION OF TRACT M OF PORT ST. LUCIE SECTION THIRTY-THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 1 AND 1A THROUGH IV, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3120, PAGE 1439 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°49'55" WEST AS A BASIS OF BEARING ALONG THE NORTH RIGHT-OF-WAY OF BECKER ROAD, A DISTANCE OF 219.62 FEET; THENCE NORTH 0°10'05" EAST DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 233.41 FEET; THENCE NORTH 45°10'05" EAST, A DISTANCE OF 21.21 FEET TO A POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF PORT ST. LUCIE BOULEVARD; THENCE SOUTH 0°02'56" EAST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 214.14 FEET; THENCE SOUTH 45°03'08" WEST, A DISTANCE OF 48.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 62,288 SQUARE FEET/1.430 ACRES MORE OR LESS.

TRAFFIC STATEMENT

MACKENZIE ENGINEERING AND PLANNING, INC. PERFORMED AN ANALYSIS OF THE TRAFFIC IMPACTS RESULTING FROM THE PROPOSED PROJECT SITE LOCATED AT THE NORTHWEST CORNER OF BECKER ROAD AND PORT ST. LUCIE BOULEVARD, PORT ST. LUCIE, FLORIDA. (PCN: 3420-660-0013-000-1). THE APPLICANT PROPOSES A TO CONSTRUCT 4,872 SF OF CONVENIENCE MARKET WITH 16 FUELING POSITIONS.

THE PROPOSED PROJECT IS EXPECTED TO GENERATE THE FOLLOWING NET EXTERNAL TRIPS: 1,028 DAILY, 104 AM PEAK HOUR (52IN/52 OUT), AND 91 PM PEAK HOUR (45 IN/46 OUT) TRIPS.

THE PROPOSED PROJECT IS EXPECTED TO GENERATE THE FOLLOWING CUMULATIVE DRIVEWAY TRIPS: 4,114 DAILY, 433 AM PEAK HOUR (217 IN/216 OUT), AND 364 PM PEAK HOUR (182 IN/182 OUT) TRIPS.

THIS ANALYSIS SHOWS THAT THE ROADWAYS ARE PROJECTED TO OPERATE ACCEPTABLY WITH THE ADDITION OF THE PROPOSED DEVELOPMENT AND THE PROJECT MEETS CITY OF PORT ST. LUCIE'S CONCURRENCY REQUIREMENTS.

THE PROJECT WILL CONSTRUCT THE FOLLOWING IMPROVEMENTS: BECKER ROAD DRIVEWAY (DRIVEWAY #1) - WESTBOUND RIGHT-TURN LANE

DRAINAGE STATEMENT

THE PROPOSED 2.246 ACRE SITE IS AN OUTPARCEL WITHIN THE FUTURE BECKER CROSSING SHOPPING CENTER AT THE NORTHWEST CORNER OF THE INTERSECTION OF PORT ST. LUCIE BOULEVARD AND BECKER ROAD IN THE CITY OF PORT ST. LUCIE. THE SITE IS CURRENTLY UNDEVELOPED WITH NO EXISTING WETLANDS OR SURFACE WATERS WITHIN THE AFFECTED AREA. THE DEVELOPER PROPOSES TO CONSTRUCT A CONVENIENCE STORE AND GAS STATION AS PHASE I OF THE BECKER CROSSING COMMERCIAL DEVELOPMENT. THE PROJECT SITE IS UNDER THE DRAINAGE JURISDICTION OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) AND THE CITY OF PORT ST. LUCIE. THE PROPERTY IS LOCATED WITHIN FEMA FLOOD ZONE X.

THE PROJECT SITE IS CURRENTLY PERMITTED UNDER SFWMD ENVIRONMENTAL RESOURCE PERMIT (ERP) NUMBER 56-00332-S-69 THAT WAS ISSUED IN 2011 FOR AN OVERALL 15.45 ACRE COMMERCIAL DEVELOPMENT. THE OVERALL DEVELOPMENT IS LOCATED WITHIN THE SOUTHWEST PORT ST. LUCIE WATERSHED AREA AND IS COMPRISED OF THREE DRAINAGE BASINS. THE SOUTH PORTION OF THE SITE DRAINS TO BECKER C WITHIN THE BECKER ROAD RIGHT-OF-WAY, WHILE THE CENTRAL AND EAST PORTIONS OF THE SITE DRAIN TO BASINS A13-10 AND A10-20 WHICH INCLUDE THE PORT ST. LUCIE BOULEVARD AND YAMADA DRIVE RIGHT-OF-WAYS. THE NORTHWEST PORTION OF THE SITE DRAINS TO WABASH STREET RIGHT-OF-WAY. THE OVERALL MASTER SYSTEM

UNDER THE CURRENT ERP PROPOSES DIRECT CONNECTIONS TO THE BECKER, YAMADA, AND WABASH ROADWAY DRAINAGE SYSTEMS AFTER PROVIDING ON-SITE TREATMENT AND ATTENUATION IN ON-SITE DRY AND WET DETENTION PONDS.

PHASE I CONSISTS OF THE PROPOSED CONVENIENCE STORE AND THE REQUIRED DRAINAGE INFRASTRUCTURE TO MEET THE WATER QUALITY AND QUANTITY REQUIREMENTS FOR THE AFFECTED AREA. THE PROPOSED ON-SITE DRAINAGE SYSTEM CONSISTS OF INTERCONNECTED CATCH BASINS, DRAINAGE PIPE, AND EXFILTRATION TRENCH. THE SITE WILL DISCHARGE TO THE EXISTING YAMADA DRIVE DRAINAGE DITCH TO THE NORTH OF THE SITE VIA A 15" PIPE CONNECTED TO A CONTROL STRUCTURE WITH A 6" TRIANGULAR BLEEDER. THE WATER QUALITY VOLUME PROVIDED IN THE PROPOSED EXFILTRATION TRENCH MEETS THE 2.5" TIMES THE PERCENT IMPERVIOUS ARE IN ACCORDANCE WITH THE STANDARD SFWMD CRITERIA. THE DEVELOPMENT HAS BEEN DESIGNED NOT TO EXCEED THE PRE-DEVELOPMENT RUNOFF RATE FOR THE 25-YEAR 3-DAY STORM, AND THE PERIMETER GRADING HAS BEEN DESIGNED TO MAINTAIN THE 25-YEAR STORM RUNOFF ON-SITE. THE PROPOSED PARKING LOT ELEVATIONS ARE AT OR ABOVE THE 10-YEAR 1-DAY STORM PEAK STAGE, AND THE PROPOSED FINISHED FLOOR ELEVATION OF 25.75 NAVD IS ABOVE THE 100-YEAR 3-DAY STORM PEAK STAGE.

BECKER ROAD OVERLAY DISTRICT DESIGN STANDARDS

| BUILDING FRONTAGE | STANDARD | RELIEF | PROVIDED |
|-------------------------------|----------|--------|----------------------|
| PORT ST LUCIE BLVD | 30% | 20% | 55 LF/214 LF = 26% |
| BECKER RD | 40% | 30% | 95.3 LF/220 LF = 43% |
| LANDSCAPE BUFFER WIDTH | | | |
| PORT ST LUCIE BLVD | 30-40 FT | 35 FT | |
| BECKER RD | 30-40 FT | 35 FT | |

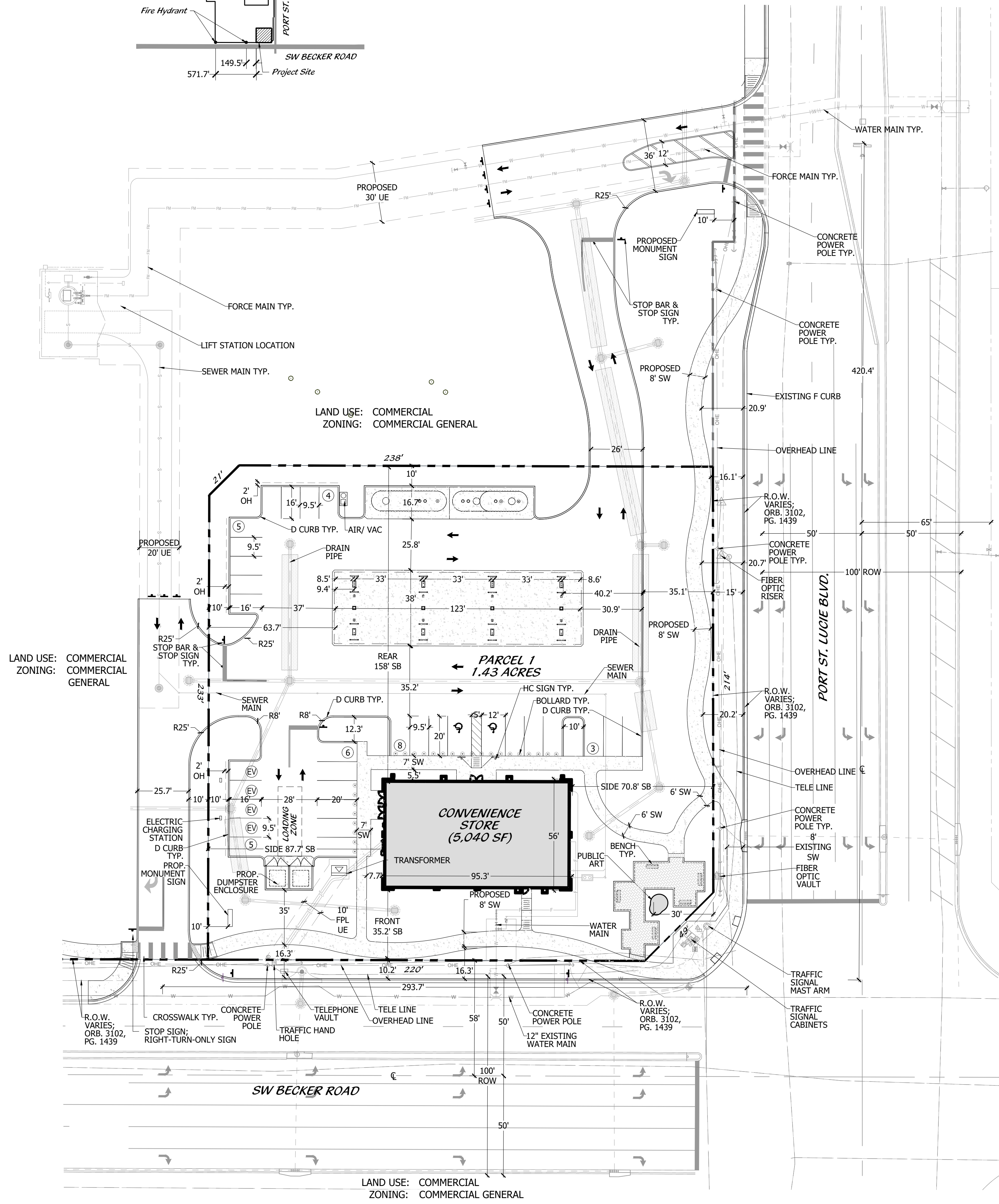
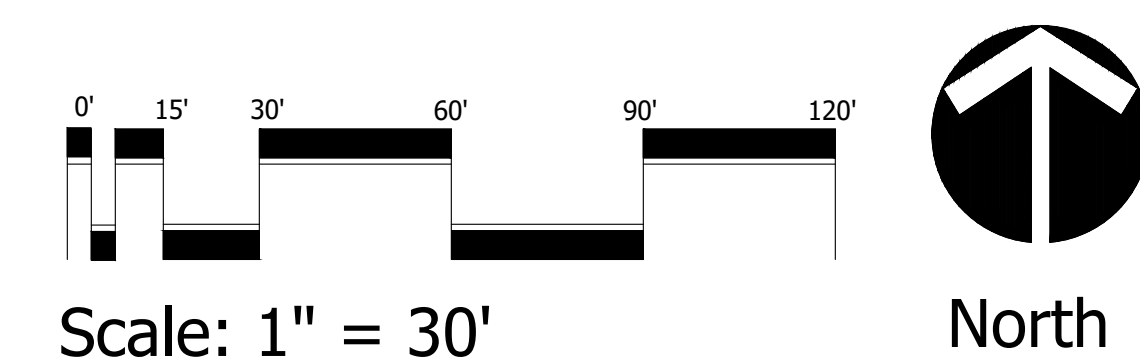
*NOTE: DISTANCE FROM CENTERLINE OF EASTERN ENTRY TO CENTERLINE OF YAMADA DRIVE IS 278'. DISTANCE FROM CENTERLINE OF EASTERN ENTRY TO EDGE OF YAMADA DRIVE ROW IS 252.8'.

*SIDEWALK CONNECTIONS TO REST OF SITE WILL BE ADDED IN PHASE 2

*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).

P22-142
PSLUSD #11-434-00

Conceptual Site Plan for Special Exception Use



Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Becker Crossing
Port St. Lucie, Florida

Scale: 1" = 30'

| | |
|------------|----------|
| DESIGNED | DTS/ACE |
| DRAWN | 3S/ACE |
| APPROVED | DTS |
| JOB NUMBER | 21-0817 |
| DATE | 04-20-22 |
| REVISIONS | 07-13-22 |
| | 07-19-22 |

March 7, 2022
Drawing: FJ200033-XBEN.DWG

SHEET 1 OF 1

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