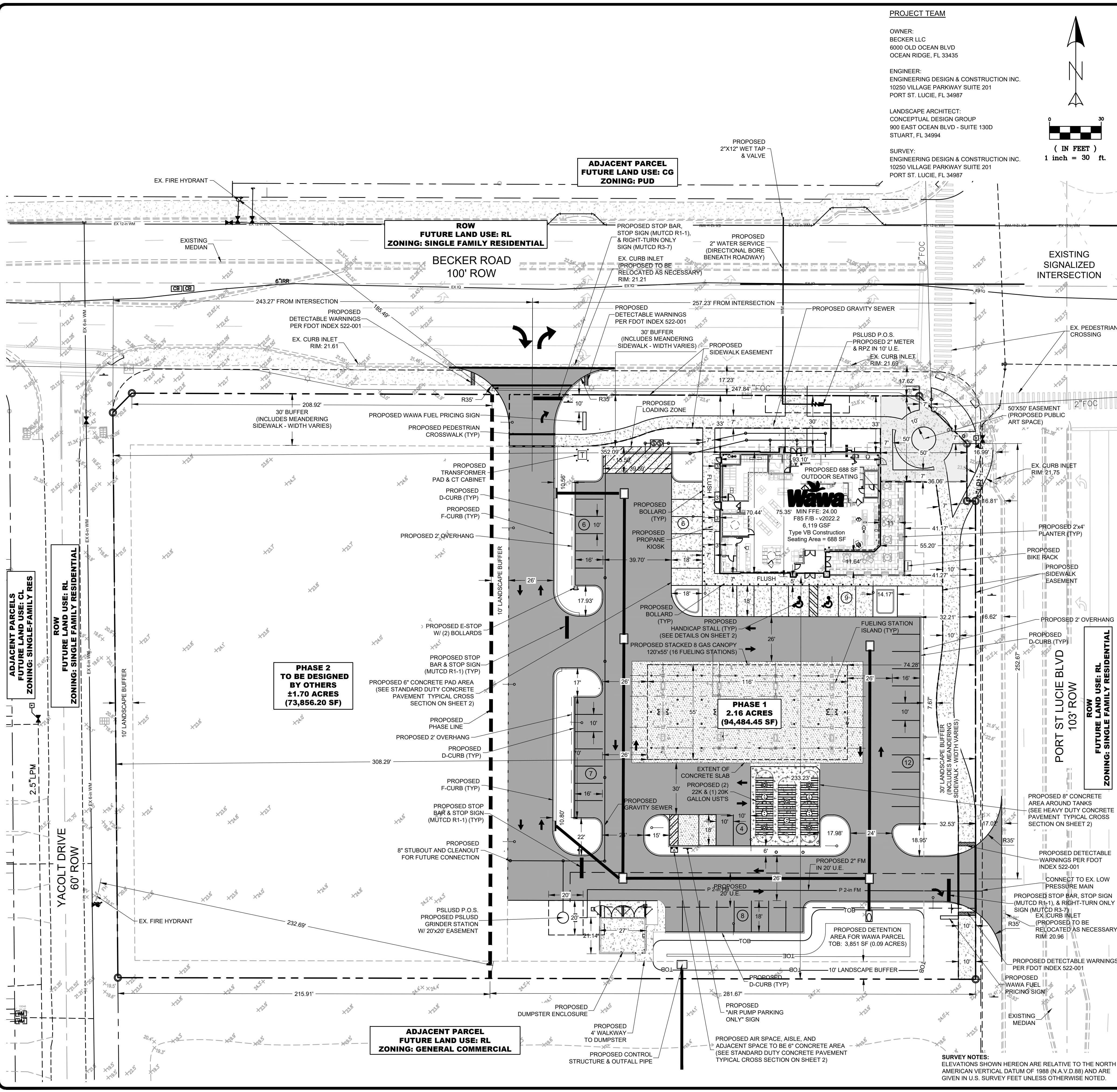
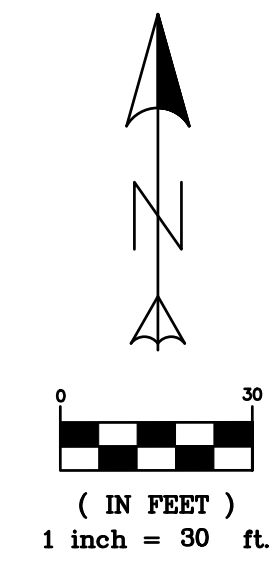


THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT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

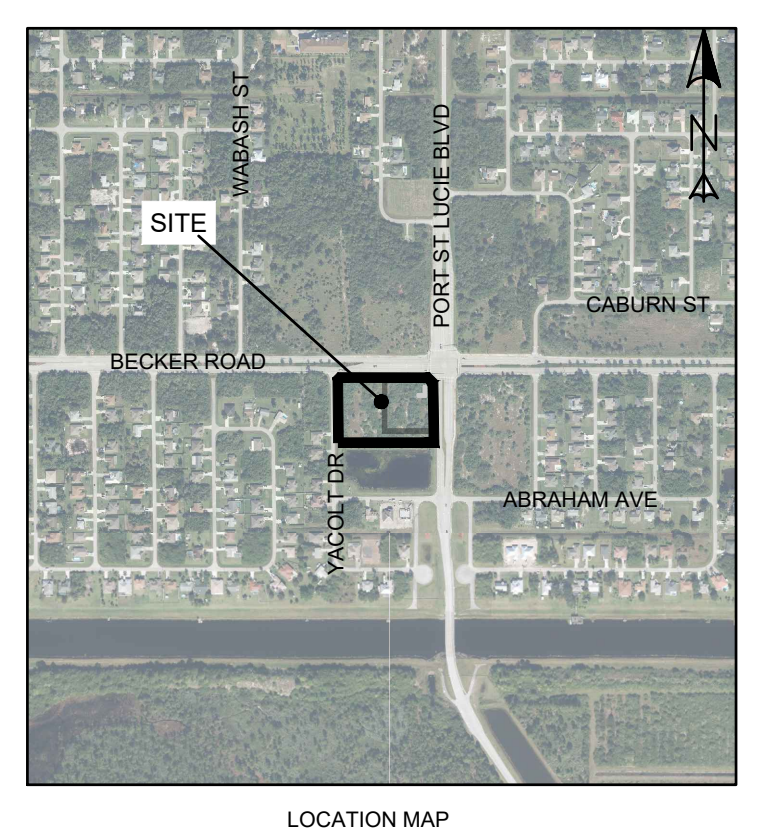


PROJECT TEAM
OWNER:
BECKER LLC
6000 OLD OCEAN BLVD
OCEAN RIDGE, FL 33435
ENGINEER:
ENGINEERING DESIGN & CONSTRUCTION INC.
10250 VILLAGE PARKWAY SUITE 201
PORT ST. LUCIE, FL 34987
LANDSCAPE ARCHITECT:
CONCEPTUAL DESIGN GROUP
900 EAST OCEAN BLVD - SUITE 1300
STUART, FL 34994
SURVEY:
ENGINEERING DESIGN & CONSTRUCTION INC.
10250 VILLAGE PARKWAY SUITE 201
PORT ST. LUCIE, FL 34987



LEGEND

	PROPOSED CATCH BASIN
	PARKING STALL COUNT
	HANDICAP STALL
	PROPOSED LIGHT POLE
	PROPOSED FUEL CANOPY LIGHTS
	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED STANDARD ASPHALT



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 8058

DESIGNED BY: JLV
DRAWN BY: JLV
FILE NAME: 21-150 (REV. 04/22/22) (L.T.M.)
SCALE: AS SHOWN
DATE: 04/22/22

REVISION COMMENTS

NO.	DATE	DESCRIPTION
1	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
2	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
3	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
4	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
5	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
6	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
7	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
8	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
9	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
10	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
11	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
12	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
13	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
14	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
15	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
16	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
17	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
18	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
19	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
20	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
21	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
22	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
23	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
24	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
25	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
26	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
27	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
28	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
29	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
30	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
31	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
32	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
33	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
34	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
35	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
36	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
37	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
38	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
39	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
40	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
41	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
42	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
43	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
44	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
45	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
46	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
47	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
48	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
49	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
50	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
51	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
52	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
53	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
54	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
55	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
56	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
57	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
58	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
59	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
60	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
61	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
62	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
63	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
64	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
65	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
66	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
67	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
68	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
69	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
70	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
71	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
72	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
73	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
74	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
75	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
76	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
77	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
78	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
79	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
80	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
81	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
82	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
83	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
84	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
85	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
86	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
87	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
88	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
89	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
90	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
91	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
92	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
93	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
94	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
95	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
96	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
97	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
98	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
99	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS
100	04/22/22	UPDATE SEU PLAN PER CITY COMMENTS

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 PSLU D 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 S 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 02 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 R/W AS IN OR 3121-412 (3.80 AC) (MAP 44/31S) (OR 1906-2062: 1916-247: 3121-412)
SECTION 31, TOWNSHIP 37S, RANGE 40E

TOTAL ACREAGE: 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 WALL 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: WASTEWATER
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
THE TRIP GENERATION MANUAL, 11TH EDITION, LAND USE CODE 94S (CONVENIENCE STORE/GAS STATION) WAS USED TO DETERMINE EXPECTED DAILY TRIPS FOR THE PROPOSED PROJECT. PER TRIP RATE 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	x16	2766	2766	5532	1272	SATURDAY PEAK	29.77	x16	233	243	476	109
WEEKDAY AM	31.31	x16	250	251	501	115	SUNDAY PEAK	25.67	x16	209	202	411	95
WEEKDAY PM	28.03	x16	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).

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

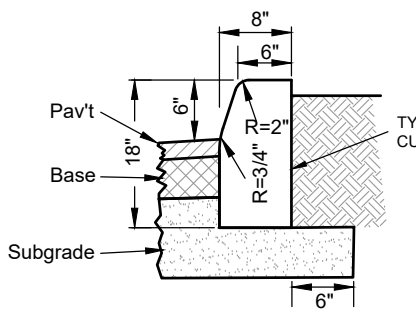
(DATE)
EDC
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-150
1 OF 2

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

EXHIBIT A

CONTINUED

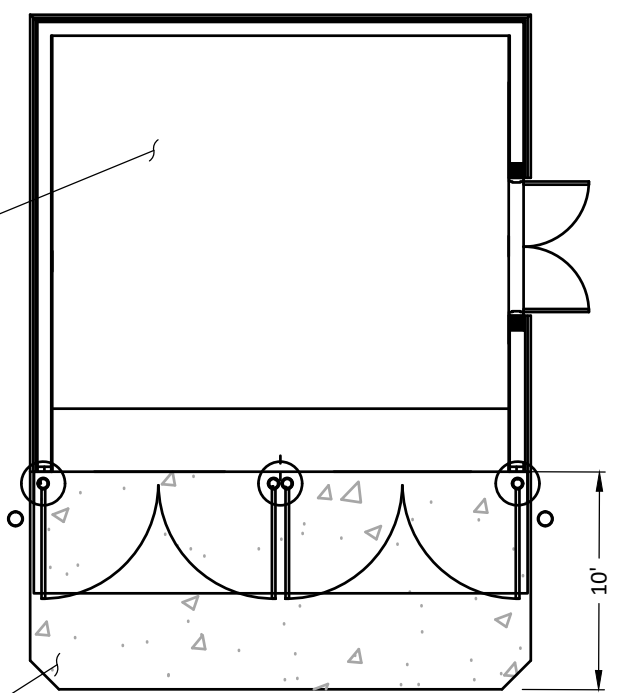


- NOTES:**
1. Use 3,000 P.S.I. Concrete At 28 Days for construction.
 2. Subgrade to extend an additional 6" beyond Type "D" Curb.
 3. Type "D" Curb to be constructed in accordance with FDOT Index #522-001.

TYPE "D" CURB

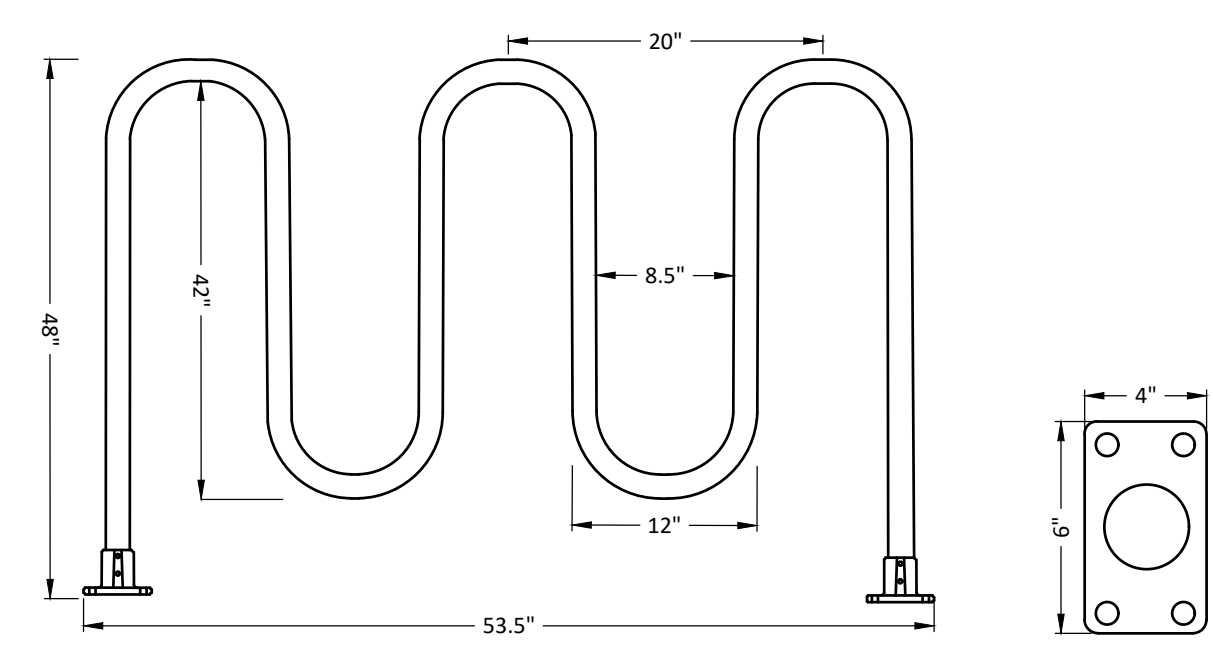
Luminaire Schedule						
Project: WAWA MIDWAY & SELVITZ 02-04-2022						
Symbol	Qty	Label	(MANUFACT)	Description	Av. Lum. Lumens	Total Watts
○	4	SE		RN30-135WLEDK4-G3-LE45-HS	13687	0.900 100 500
○	10	SD		RN30-135WLEDK4-G3-LE35-HS	13727	0.900 100 1300
□	30	SC		SFC-CD-48-400-NW-02	6962	0.900 59.6 1788

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



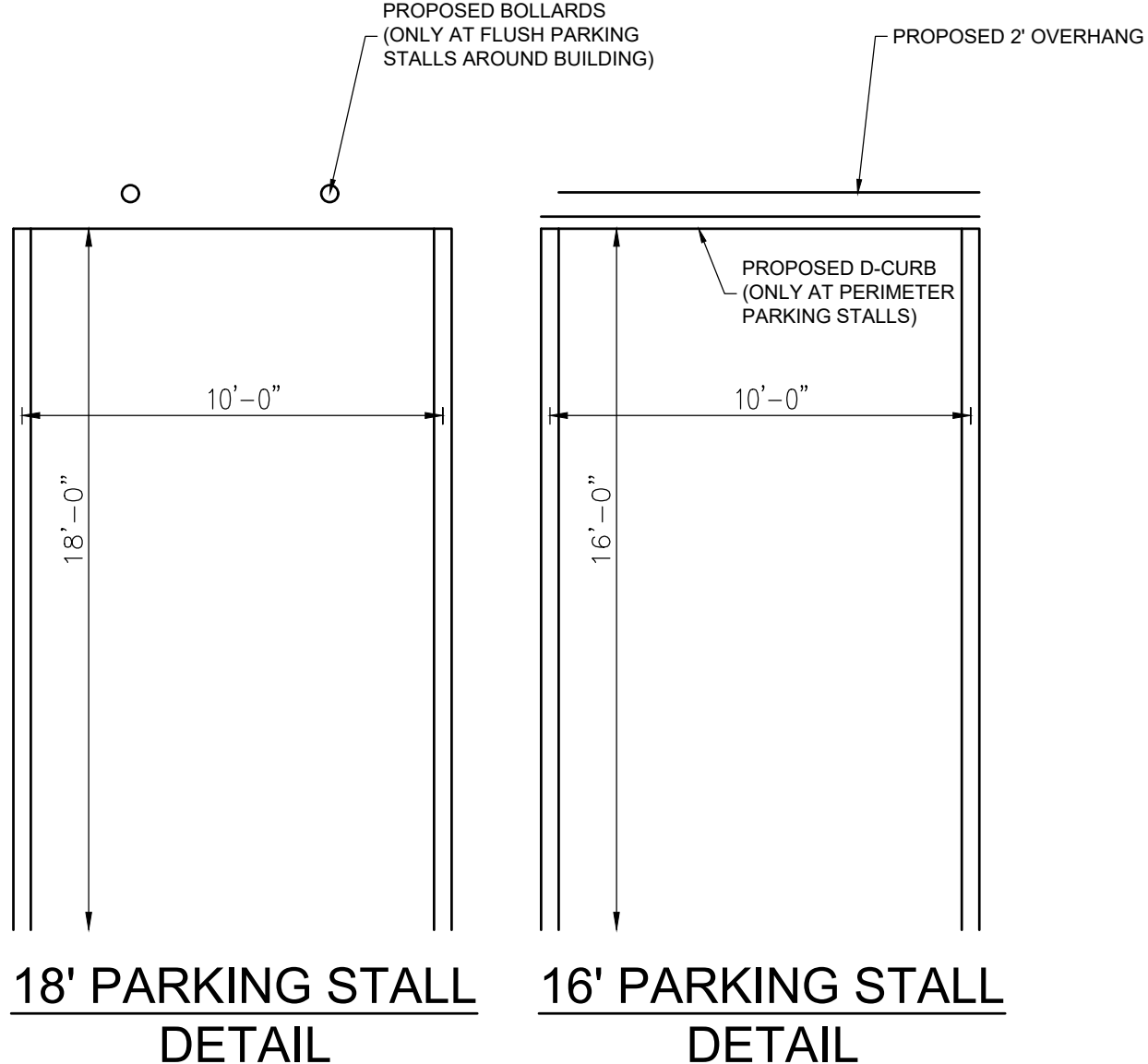
DUMPSTER CONCRETE APRON

NTS



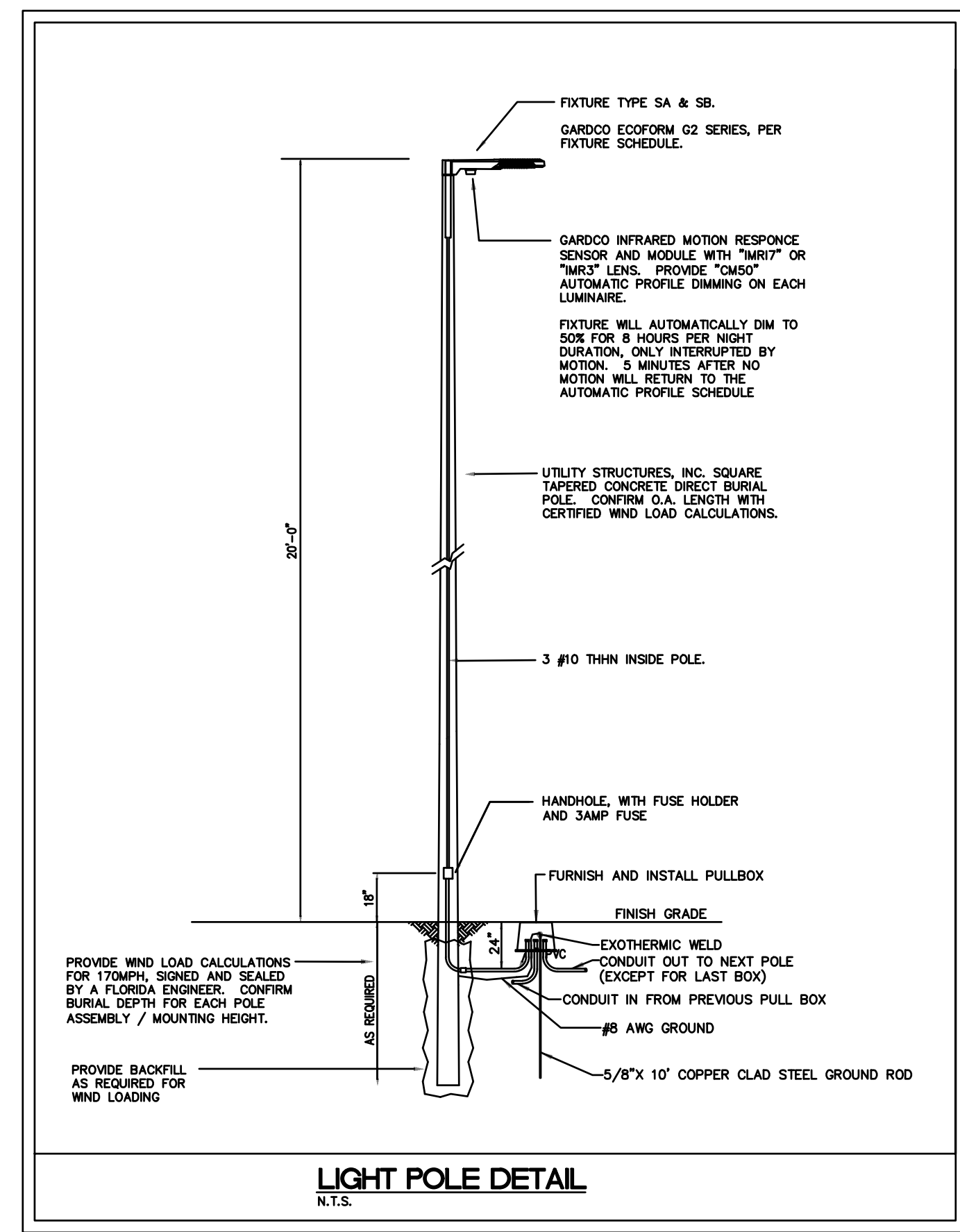
MADE OF ROLLED ALUMINUM: 1 1/2" SCHEDULE 40 ALUMINUM WITH 1 7/8" O.D.
STANDARD LENGTHS: 60" SECTION FITS UP TO 5 BIKES
STANDARD HEIGHT: 46"
INSTALLATION OPTIONS: SURFACE MOUNT
FINISHING OPTIONS: STANDARD CLEAR ANODIZED
MANUFACTURED BY: IDEAL SHIELD
 2525 CLARK ST
 DETROIT, MI 48209
 PHONE: 1-866-825-8659

STANDARD BICYCLE RACK DETAIL



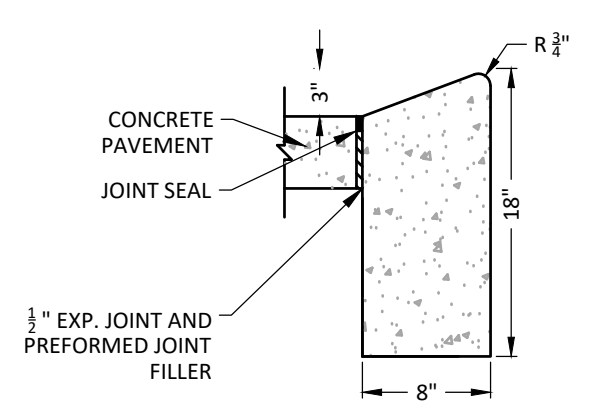
18' PARKING STALL DETAIL

16' PARKING STALL DETAIL



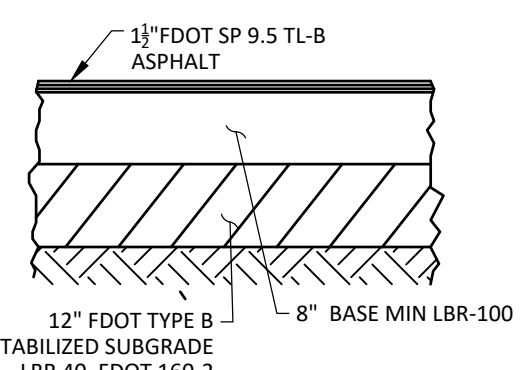
LIGHT POLE DETAIL

N.T.S.



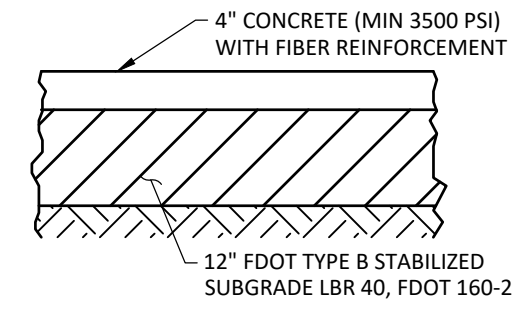
WAWA TYPE B1 CURB

NTS



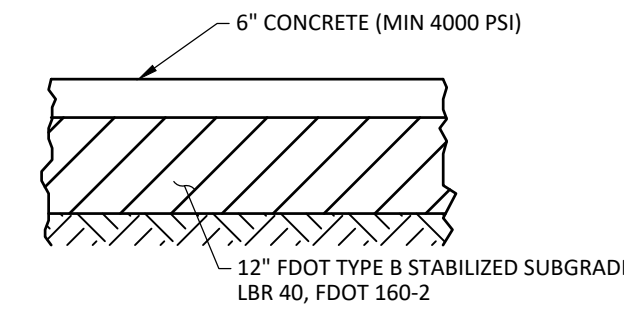
STANDARD DUTY ASPHALT PAVEMENT TYPICAL CROSS SECTION

NTS



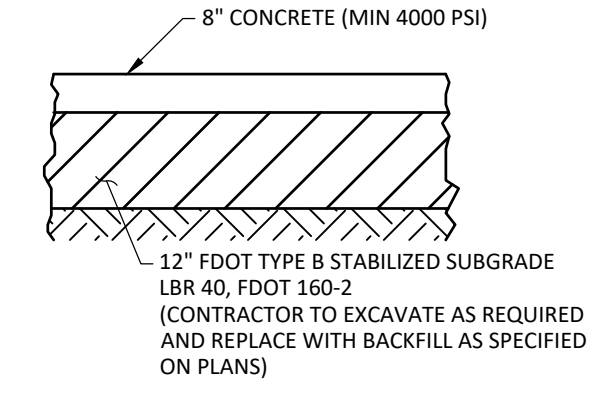
CONCRETE SIDEWALK TYPICAL CROSS SECTION

NTS



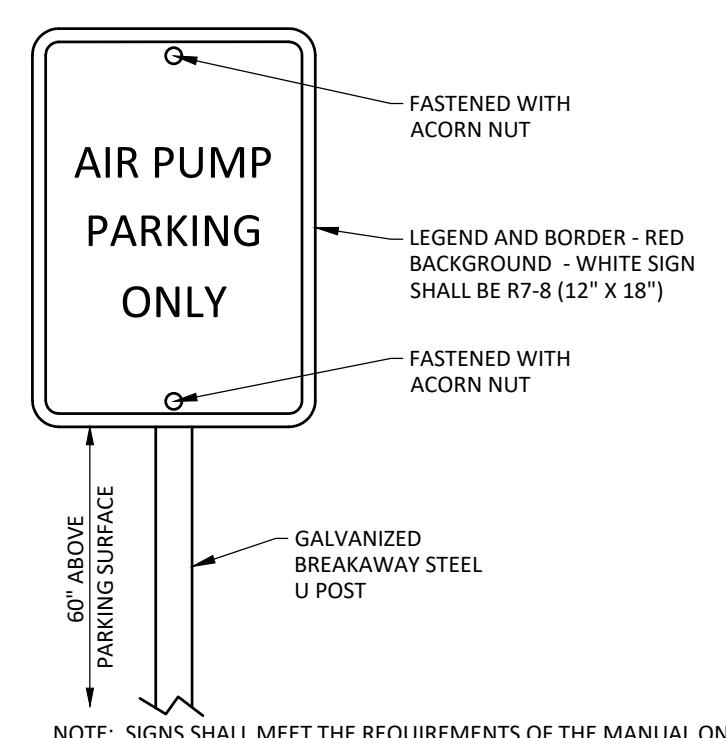
STANDARD DUTY CONCRETE PAVEMENT TYPICAL CROSS SECTION

NTS



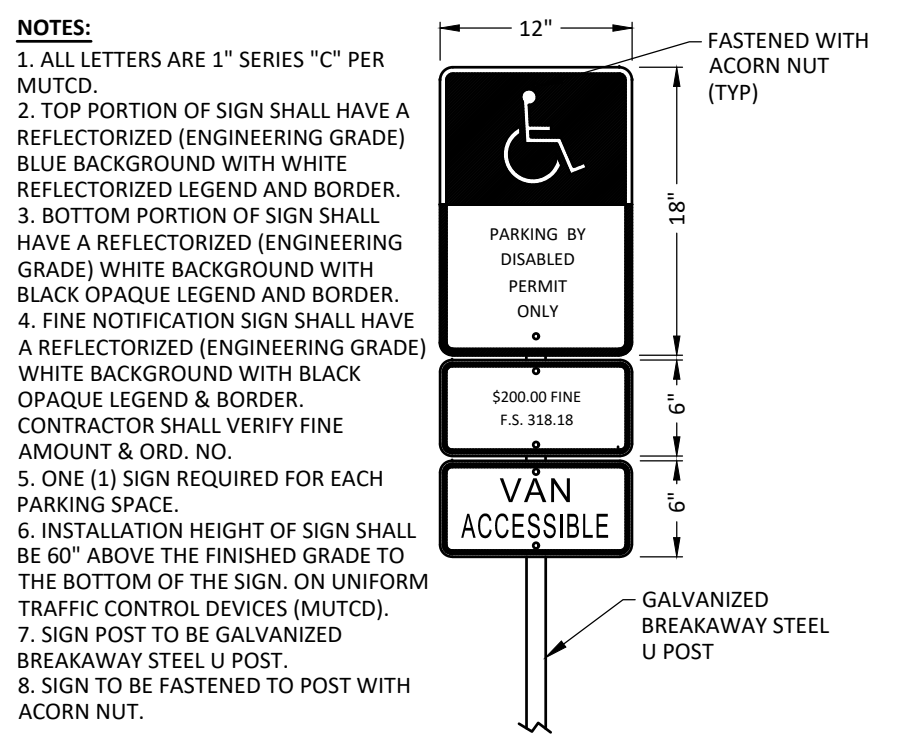
HEAVY DUTY CONCRETE PAVEMENT TYPICAL CROSS SECTION

NTS



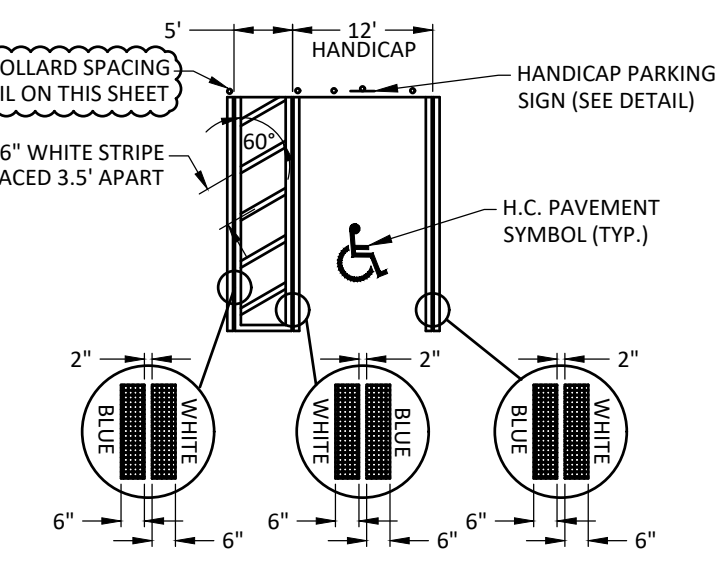
AIR PARKING SIGN

NTS



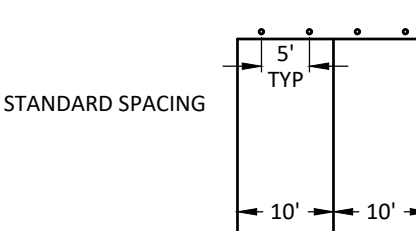
HANDICAP PARKING SIGN

NTS



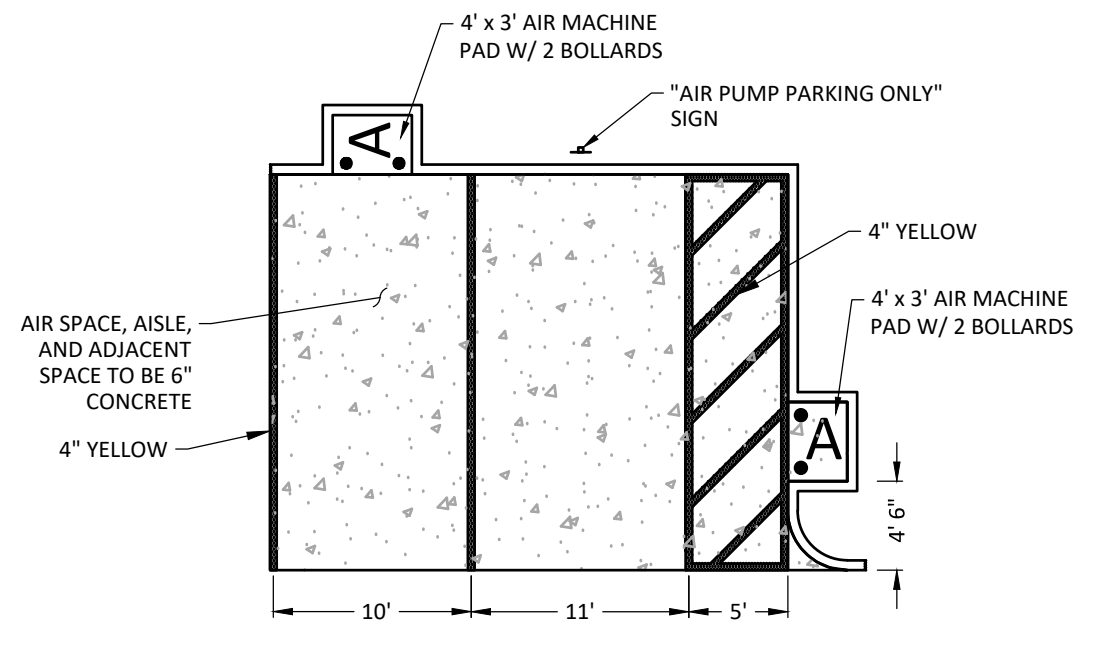
HANDICAP STRIPING DETAIL

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
 USER: JLV
 LAYOUT: SEU Plan Details
 SCALE: AS SHOWN
 DATE: 08/22/22

NO.	DATE	REVISION COMMENTS
1	11-04-22	UPDATE SEU PLAN PER CITY COMMENTS
2	02-26-22	UPDATE SEU PLAN PER CITY COMMENTS

WAWA
PORT ST LUCIE BLVD & BECKER
SEU PLAN DETAILS
 FLORIDA
 PORT ST LUCIE

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

21-150
 2 OF 2