

## **EXHIBIT A – PROJECT NARRATIVE**

### Purpose and Intent

The following narrative and supporting documentation are being submitted for development master plan approval of a 3,454 square-foot convenience store with 8 fuel pumps (16 fueling positions) and a 979 square-foot car wash facility.

### Project Description

The subject property, Parcel ID Number 0981-04-1212, consists of approximately 4.15 acres located at the northwest corner of the intersection of W Price and N Cranberry Blvd within the municipal boundaries of the City of North Port, FL. The property is currently vacant and is bounded by single-family residential properties to the north, W Price Blvd to the south, N Cranberry Blvd to the east, and single-family residential properties to the west. The property is currently zoned Neighborhood Commercial High Intensity and carries a future land use designation of commercial.

The property will be subdivided into two individual lots; a 1.91-acre lot and a 2.24-acre lot. 7-Eleven is proposing to construct a new 3,454 square-foot convenience store, a fuel canopy with 8 multiple product dispensers (16 fueling positions), and a 979 square-foot car wash facility on the 1.91-acre lot. The 2.24-acre lot will be a dedicated recreation/conservation area which will serve as a ±130-foot buffer between the convenience store lot and the single-family residential properties that bound the north and west sides of the property. A new 35-foot wide right-in right-out driveway off W Price Blvd will be constructed ±320-feet west of the intersection of W Price Blvd and N Cranberry Blvd. A new 35-foot wide right-in right-out driveway off N Cranberry Blvd will be constructed ±250-feet north of the intersection of W Price Blvd and N Cranberry Blvd.

### Stormwater

The proposed stormwater management system will consist of several on-site drainage inlets, underground stormwater pipes, and an on-site stormwater pond. The stormwater pond shown on the development master plan is conceptual and may change shape and location based on the final development scenario. The stormwater pond will discharge into an existing drainage swall to the east of the property along N Cranberry Blvd. The stormwater management system will be designed to meet or exceed the treatment and attenuation standards of the City of North Port Unified Land Development Code Chapter 18.

### Utilities

The property is located within the City of North Port's "City" urban service boundary area and the City has the capacity and is willing to provide water and sanitary sewer service to the project. The proposed on-site potable water system will connect to either an existing 12-inch main that runs along the north side of W Price Blvd or an 8-inch main that runs along the west side of N Cranberry Blvd. The proposed on-site sanitary sewer system will connect to either a 12-inch or 8-

inch force main that both run along the south side of W Price Blvd via a jack and bore under W Price Blvd; which force main the system will connect to will be determined by the City of North Port Utilities department. All easement and right-of-way utilization requirements will be coordinated with the City of North Port Utilities department.

### Environmental

A Phase I Environmental Site Assessment (ESA) in compliance with the American Society for A Phase I Environmental Site Assessment (ESA) in compliance with the American Society for Testing and Materials (ASTM) Standard E1527-13 was completed by Universal Engineering Sciences. The purpose of the assessment was to identify recognized environmental conditions associated with the subject property as defined by ASTM Standard E1527-13; the assessment revealed no evidence of recognized environmental conditions associated with the subject property. The Phase I ESA included an assessment of whether protected species, wetlands, and/or cultural or historic resources exist on the subject property. No known cultural or historic resources were found to exist on the subject property, the protected species assessment did not find any evidence that would indicate that the subject property is inhabited or utilized by any protected species, and the property consists of uplands with no wetlands or surface waters.