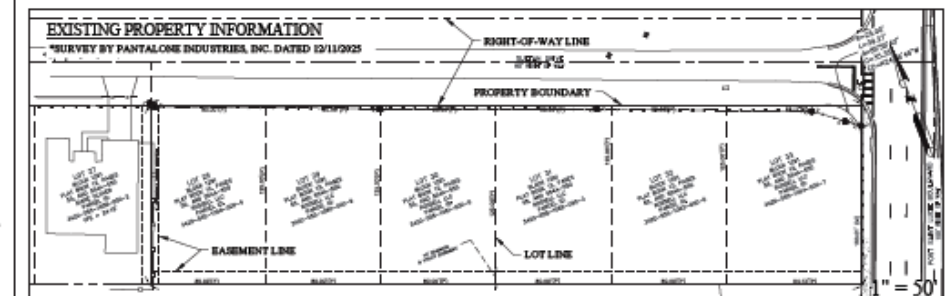
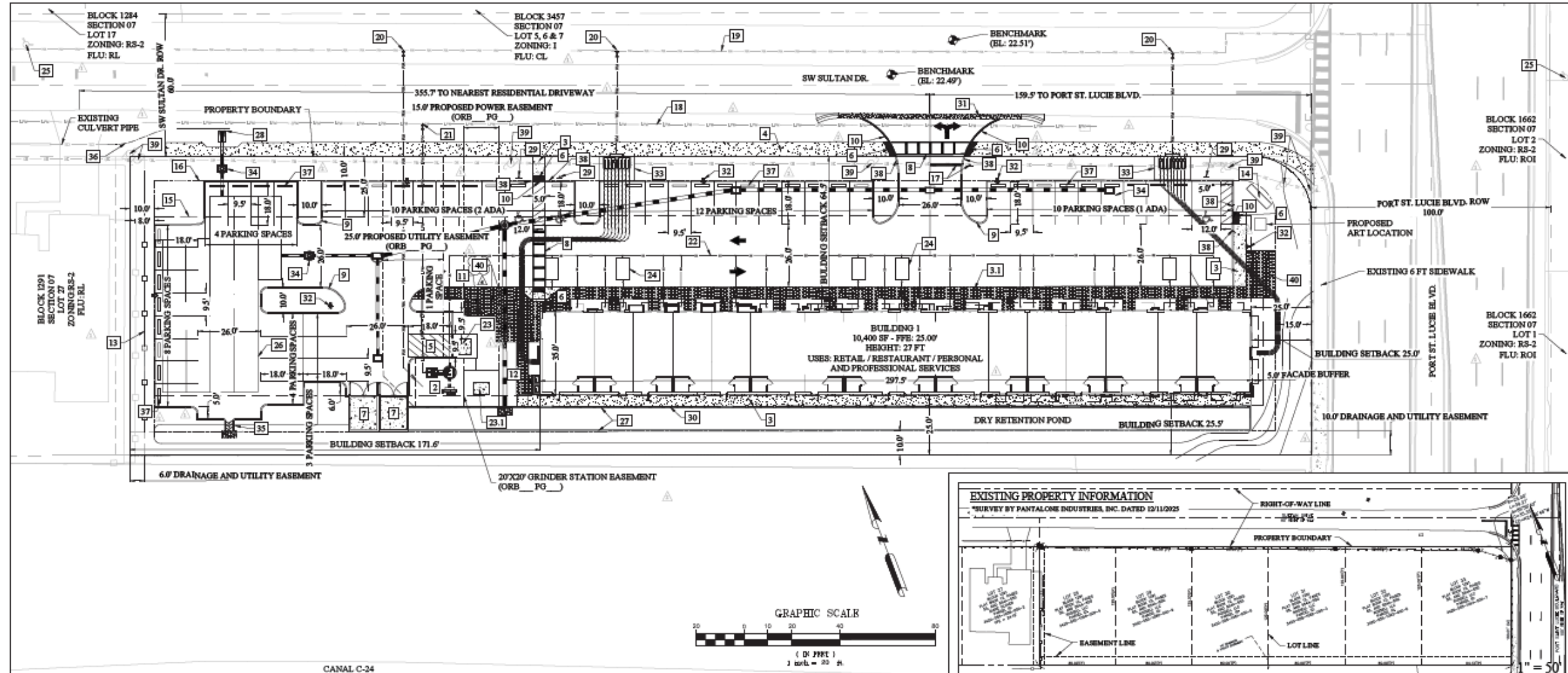


EXHIBIT A



**SITE DATA**

- PROPOSED USE: RESTAURANT, RETAIL, PROFESSIONAL OR PERSONAL SERVICE USES CONDUCTED WHOLLY WITHIN AN ENCLOSED BUILDING, INCLUDING THE RETAIL SALES OF BEER AND WINE FOR OFF AND INCIDENTAL ON PREMISES CONSUMPTION IN ACCORDANCE WITH CHAPTER 110, BUT NOT INCLUDING CONVENIENCE/GAS SALES. THESE USES SHALL EXCEED FIFTY PERCENT (50%) OF THE BUILDING'S GROSS FLOOR AREA AND EXCEED 5,000 SQUARE FEET.
- FUTURE LAND USE: RESIDENTIAL, OFFICE AND INSTITUTIONAL (ROO)
- ZONING: LIMITED MIXED USE (LMD)
4. SITE AREA:
 

ACRES	SF	%	
1.41 AC	61,833 SF	100%	
TOTAL IMPERV. AREA (MAX ALLOWED BY ZONING)	0.92 AC	40,102 SF	65%
BUILDING COVERAGE (TOTAL)	0.24 AC	10,400 SF	17%
PAVEMENT & SIDEWALK COVERAGE	0.68 AC	29,702 SF	48%
TOTAL PERVIOUS AREA:	0.49 AC	21,531 SF	35%
5. INTENSITY\*:
 

MAX BUILDING COVERAGE:	40.0% - 24,653 SF
PROVIDED BUILDING COVERAGE:	16.9% - 10,400 SF

\*GROSS BLDG AREA / GROSS SITE AREA
6. PHASING: PROJECT WILL BE DEVELOPED IN ONE (1) PHASE
7. PARKING: PER SHOPPING CENTER REQUIREMENTS SEC. 158.221 (C) (2) REQUIRED:
 

1 SPACES PER 200 SF
32 PARKING SPACES
3 SPACES REQUIRED TO MEET ADA STANDARDS.

**PROVIDED:**

REQUIRED	PROVIDED
49 STANDARD SPACES	49
3 ADA COMPATIBLE SPACES	3
52 TOTAL PARKING SPACES	52

8. BUILDING SETBACKS:
 

REQUIRED	PROVIDED
-FRONT	25 FT
-REAR	25 FT
-SIDE	10 FT
-SIDE STREET	25 FT
9. LANDSCAPE BUFFER\*:
 

REQUIRED	PROVIDED
-NORTH	10 FT
-EAST	15 FT
-SOUTH	10 FT
-WEST	10 FT

\*A LANDSCAPE STRIP AT LEAST TEN FEET IN DEPTH, EXCLUSIVE OF CURBING, SHALL BE LOCATED ADJACENT TO ALL RIGHTS-OF-WAY AND ADJUTING PROPERTIES, UNLESS INDICATED OTHERWISE. PROPERTIES WITH A DEPTH IN EXCESS OF 200 FEET HAVING A FRONT OR SIDE FACING PORT ST. LUCIE BOULEVARD SHALL PROVIDE A LANDSCAPE STRIP AT LEAST 15 FEET IN DEPTH. (LDC 154.03(C.1) & 154.03(C.2))
10. BUILDING HEIGHTS:
 

MAXIMUM -	PROVIDED -
35 FT	27 FT (ONE STORY)
11. BICYCLE PARKING: BICYCLE PARKING WILL BE PROVIDED PER THE CITY'S LAND DEVELOPMENT CODE AND WILL BE LOCATED WITHIN 100 FT OF THE BUILDING'S MAIN ENTRANCE.
12. SITE LIGHTING: SITE LIGHTING SHALL MEET THE CITY'S LAND DEVELOPMENT CODE AND CITY WIDE DESIGN STANDARDS. ALL OUTDOOR LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTIES AND ROADWAYS.
13. LIFT STATION, DUMPSTER ENCLOSURES, AND/OR AT GRADE MECHANICAL EQUIPMENT WILL INCLUDE LANDSCAPE SCREENING TO MEET THE CITY'S LAND DEVELOPMENT CODE.
14. POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY THE CITY OF PORT ST. LUCIE
15. STORMWATER MANAGEMENT: A DRY RETENTION POND AND AN INFILTRATION CHAMBERS SYSTEM SHALL BE USED TO PROVIDE THE REQUIRED STORMWATER MANAGEMENT PRIOR TO DISCHARGING TO THE PROPOSED EXTENSION OF THE EXISTING PLASTIC SWALE LINES LOCATED AT THE RIGHT-OF-WAY OF SW SULTAN DR. (LIMITED TO 0.5 CFS/ACR).
16. HAZARDOUS WASTE: ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
17. WELLFIELD PROTECTION ORDINANCE: THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1,660 FT OF A PUBLIC SUPPLY WELL.
18. TRAFFIC STATEMENT: TRAFFIC IMPACT STATEMENT PREPARED BY MACKENZIE ENGINEERING AND PLANNING, INC. DATED FEBRUARY 05, 2024, STATES THAT THIS PROJECT WILL GENERATE THE FOLLOWING NEW NET EXTERNAL TRIPS: 401 DAILY, 23 AM PEAK HOUR (4 IN / 11 OUT), AND 41 PM PEAK HOUR (23 IN / 24 OUT), AND THE FOLLOWING DRIVEWAY TRIPS: 469 DAILY, 56 AM PEAK HOUR (27 IN / 29 OUT), AND 78 PM PEAK HOUR (39 IN / 39 OUT). 12TH EDITION (ITE REPORT), ITS LAND USE CODE 922.
19. ENVIRONMENTAL STATEMENT: UPLAND AREAS BASED ON ENVIRONMENTAL ASSESSMENT PROVIDED BY HALEY WARD, INC. (DATED DECEMBER 10, 2023). IT IS THE PROFESSIONAL OPINION OF HALEY WARD, INC. THAT NATIVE UPLAND HABITAT IS LOCATED ON SITE. HOWEVER, THE NATIVE WARD AREA IS LESS THAN 2AC. SO PRESERVATION REQUIREMENTS WILL NOT APPLY.

- NOTES:**
- ALL MECHANICAL EQUIPMENT TO BE PLACED ON THE BUILDING ROOFTOP AND WILL BE SCREENED BY PARAPET CONSISTENT WITH FLORIDA BUILDING CODE REGULATIONS AND CITY STANDARDS.
  - ALL PROPOSED BUILDING UNITS ARE TO BE PROVIDED BY AN AUTOMATIC SPRINKLER SYSTEM ACCORDING TO NFPA 13 AND ALL APPLICABLE LOCAL CODES.
- PROPOSED IMPROVEMENTS LEGEND:**
- PROPOSED BUILDING 1 - 10,400 SF (ONE STORY); MIN. FTE - 25.00 (GRADE)
  - PROPOSED LIFT STATION AREA
  - PROPOSED 5 FT CONCRETE SIDEWALK
  - PROPOSED 5 FT PAVERS SIDEWALK
  - PROPOSED ADA DETECTABLE WARNING STRIP
  - PROPOSED DUMPSTER ENCLOSURE FOR REUSE AND RECYCLING
  - PROPOSED PEDESTRIAN SFT CROSSWALK STRIP
  - PROPOSED TYPE "D" CURB
  - PROPOSED TYPE "D" CURB FLUSH W/ EOP
  - PROPOSED BIKE PARKING
  - PROPOSED MAILBOX AREA
  - PROPOSED PERIMETER WALL (SEE DETAIL)
  - PROPOSED MONUMENT SIGN
  - BUILDING SETBACK LINE
  - LANDSCAPE BUFFER LINE
  - PROPOSED STOP SIGN AND STOP BAR
  - EXISTING 2.5" LOW PRESSURE MAIN
  - EXISTING 4" WATER MAIN
  - PROPOSED POTABLE WATER SERVICE
  - PROPOSED SANITARY SEWER LOW PRESSURE MAIN
  - PROPOSED 4" SANITARY SEWER SERVICE
  - PROPOSED TRANSFORMER PAD (15X15' ESMT - ORB\_PG)
  - PROPOSED TRANSFORMER PAD (15X15' ESMT - ORB\_PG)
  - PROPOSED GREASE INTERCEPTOR
  - APPROXIMATE LOCATION OF NEAREST FIRE HYDRANT WITHIN 150 FEET OF PROPERTY PER CITY OF PORT ST. LUCIE GIS INFORMATION (GCS FID)
  - PROPOSED INFILTRATION CHAMBERS AREA
  - PROPOSED RETAINING WALL (PER FDOT INDEX 400-011)
  - STORMWATER DISCHARGE
  - ADA H/C SIGN (TYP)
  - PROPOSED RETAINING WALL RAILING (PER FDOT INDEX 400-011)
  - PROPOSED DBCP CURB
  - PROPOSED STREET LIGHT LOCATION (PHOTOMETRIC DESIGN BY ALERS ENGINEERING GROUP, LLC)
  - WATER METER 15X15' UTILITY EASEMENT (ORB\_PG)
  - STORMWATER CONTROL STRUCTURE
  - PROPOSED FLUME AND ENERGY DISSIPATOR
  - PROPOSED PLASTIC SWALE LINER EXTENSION
  - PROPOSED WHEEL STOP
  - CURB TRANSITION (TYPE D - HEADER CURB)
  - EXISTING CONCRETE POWER POLE
  - PROPOSED PLAZA AMENITY

STORYBOOK DEVELOPMENT SERVICES, LLC  
 CERTIFICATE OF AUTHORIZATION NO. 2024  
 JOSE A. CHAVES  
 JOSE@STORYBOOKTEAM.COM  
 813-348-8111

JOSE A. CHAVES STATE OF FLORIDA  
 PROFESSIONAL ENGINEER, LICENSE NO. 78918  
 THIS PLAN HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY  
 JOSE CHAVES, PE ON THE DATE AND/OR TIME STAMP SHOWN  
 USING A DIGITAL SIGNATURE.  
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED  
 SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON  
 ANY ELECTRONIC COPY.

REVISIONS			
#	DATE	BY	DESCRIPTION
1	05/20/2026	JAC	ISSUE FOR PERMITS
2	05/20/2026	JAC	ISSUE FOR PERMITS
3	05/20/2026	JAC	ISSUE FOR PERMITS
4	05/20/2026	JAC	ISSUE FOR PERMITS

**RIVERVIEW PLAZA**  
 CONCEPTUAL SITE PLAN  
**SITE PLAN**  
 CITY OF PORT ST. LUCIE, FLORIDA  
 PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 05/20/2026  
 PROJECT NO.:  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 SCALE: VARIES  
 SHEET: C-2.0