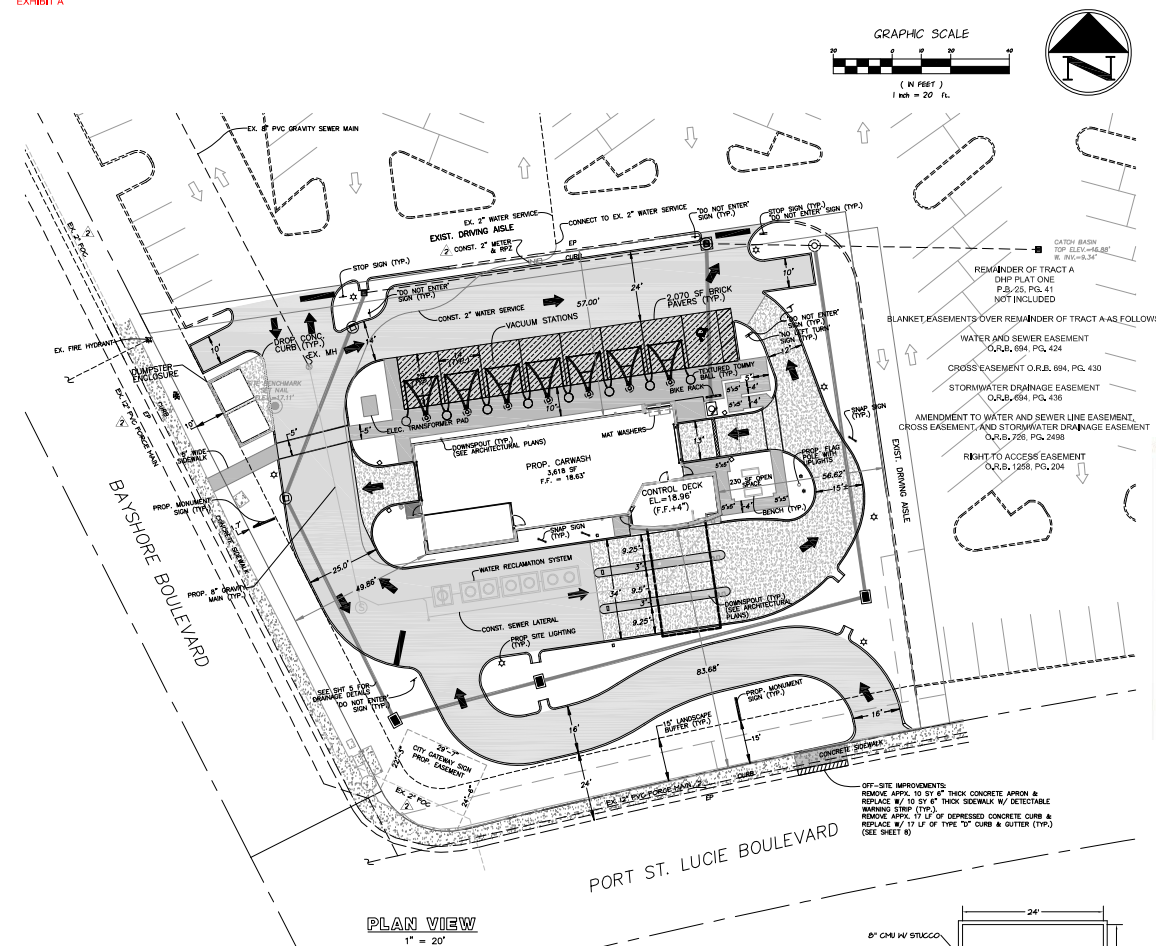


EXHIBIT A



**NOTES:**

1. CONTRACTOR TO CONDUCT CONSTRUCTION EFFORTS IN A MANNER THAT WILL NOT INTERFERE WITH NORMAL SHOPPING CENTER VEHICULAR TRAFFIC WITHOUT PRIOR APPROVAL FROM CITY OF PORT ST. LUCIE.
2. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE, CONTRACTOR SHALL FIELD LOCATE EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. ALL DIMENSIONS ARE TO THE CENTER OF THE PIPE FITTING, VALVE, FUTURE ETC. NEWLY CONSTRUCTED UTILITIES SHALL BE A MINIMUM OF 36 INCHES OF COVER.
4. ALL VALVES AND FITTINGS SHALL BE RESTRAINED.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH CITY OF PORT ST. LUCIE, AND ALL UTILITIES AND OTHER RELEVANT UTILITY PROJECTS REGARDING THE LOCATION OF EXISTING AND PROPOSED UNDERGROUND UTILITIES.
6. ALL PAVED OR UNPAVED DRIVEWAYS OR PARKING AREAS THAT ARE DISTURBED BY CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION.
7. ALL GREEN AREAS DISTURBED BY CONSTRUCTION SHALL BE SOODED, HYDROSEEDING IS NOT PERMITTED.
8. ALL EXISTING AND INSTALLED LANDSCAPING DISTURBED BY CONSTRUCTION SHALL BE REPLACED OR RESTORED IN KIND.
9. THE CONTRACTOR SHALL EMPLOY AND AUTHORIZE REPRESENTATIVES SHALL PROVIDE PICK-UP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS. SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE EDGE OF LITTER WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 4.09(G).

### Hatch Legend

|                                                                                     |                                   |
|-------------------------------------------------------------------------------------|-----------------------------------|
|  | ASPHALT PAVING                    |
|  | CONCRETE PAVING                   |
|  | RAISED CONCRETE/CONCRETE SIDEWALK |
|  | TYPE "A" CURB                     |
|  | TYPE "D" CURB                     |
|  | DEPRESSED CURB                    |

**DATUM**  
THE DATUM AND DESIGN GRADES SHOWN  
WITHIN THESE PLANS REFER TO THE  
NORTH AMERICAN VERTICAL DATUM OF 1988  
(NAVD 1988)

RECYCLABLE  
MATERIALS  
ONLY

Sign Detail

RECYCLABLE  
 81 CM

□

HOWN  
THE

OF 1988

The technical drawing consists of two views of a window:

- PLAN VIEW (Top):** Shows the window from above. It is a rectangle with a smaller rectangle in the center labeled "TRANSPARENT GLASS". The surrounding area is labeled "OPAQUE LATCHING GATE".
- ELEVATION VIEW (Bottom):** Shows the window from the front. It is a rectangle with a smaller rectangle in the center labeled "TRANSPARENT GLASS". The surrounding area is labeled "OPAQUE LATCHING GATE". The top edge is labeled "DECORATIVE CORNICE". The left edge is labeled "LS. FIN. CO.". The right edge is labeled "R. FIN. CO.". The bottom edge is labeled "SILL".

ELEVATION VIEW  
Dumpster Enclosure Detail

VICINITY MAP (NOT TO SCALE)



## SITE DATA

**Applicant**  
MR. STEPHAN E. COTE  
1736 OCEAN DRIVE  
VERO BEACH, FLORIDA 32963  
TEL. (772) 425-9930  
stephan.cote@treasurecoastcor.wash.com

**Engineer**  
MASTELLER & MOLER, INC.  
1655 27TH STREET—SUITE 2  
VERO BEACH, FL 32960  
TEL. (772) 567-5300 ~ FAX: (772) 567-5301

| Site Information   |                  |
|--------------------|------------------|
| SITE ADDRESS:      | 299 SW<br>PORT S |
| TAX ID:            | 4408-            |
| SITE AREA:         | 0.89 A           |
| EXISTING USE:      | GAS ST           |
| PROPOSED USE:      | CARWASH          |
| EXISTING ZONING:   | CG               |
| EXISTING LAND USE: | CG               |
| FEMA FLOOD ZONE:   | ZONE "           |
| POTABLE WATER:     | PSLUSD           |
| WASTEWATER:        | PSLUSD           |

### Legal Description

A REPLAT OF A PORTION OF TRACT "A" ACCORDING TO DHP PLAT ONE, AS RECORDED IN PLAT BOOK 25, PAGES 41 AND 41A, LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

### Zoning Criteria (CQ)

|                     | REQUIRED   | PROPOSED   |
|---------------------|------------|------------|
| LOT SIZE (MIN.):    | 20,000 SF  | 38,942 SF  |
| LOT WIDTH:          | 100'       | 154.9'     |
| FRONT YARD SETBACK: | 25'        | 85.68'     |
| SIDE YARD SETBACK:  | 25'        | 46.47'     |
| REAR YARD SETBACK:  | 10'        | N/A        |
| BUILDING HEIGHT:    | 35' (MAX.) | 35' (MAX.) |
| BUILDING COVERAGE:  | 40%        | 9.29%      |
| IMPERVIOUS AREA:    | 60% (MAX.) | 63.08%     |

### Site Improvements Coverage Summary

| PROPOSED USE: CAR WASH (SPECIAL EXCEPTION USE-CG ZONING) |       |        |            |
|----------------------------------------------------------|-------|--------|------------|
| SITE DATA                                                | ACRES | %      | PERCENTAGE |
| GROSS SITE AREA                                          | 0.89  | 38.942 | 100%       |
| IMPERVIOUS AREA                                          | 0.56  | 24.563 | 63.08%     |
| BUILDING COVERAGE (TOTAL)                                | 0.00  | 3.610  | 9.20%      |
| PAVING & SIDEWALKS                                       | 0.40  | 20.945 | 53.78%     |
| PERVIOUS AREA                                            | 0.33  | 14.379 | 36.92%     |

### Usable Open Space Summary

CITYWIDE DESIGN STANDARD N(A)(9) WILL BE MET UTILIZING A 14'x4' PEDESTRIAN GREEN SPACE COMPLETE WITH PARK BENCHES TO SERVE AS PEDESTRIAN AMENITIES.

| <b>Traffic Projections</b>     |          |                   |                    |
|--------------------------------|----------|-------------------|--------------------|
| USE                            | AREA     | TRIP RATE         | AVG. TRIPS PER DAY |
| PROPOSED<br>AUTOMATED CAR WASH | 3,618 SF | 163.04 / 1,000 SF | 382 TRIPS          |
| TOTAL TRIPS:                   |          |                   | 382 TRIPS          |

SEE TRAFFIC STATEMENT BY ENGINEER TROTHMAN CONSULTING INC. DATED NOVEMBER 8, 2018

| REQUIRED                | AREA     | PARKING RATE | REQ. PARKING |
|-------------------------|----------|--------------|--------------|
| CAR WASH                | 1 BAY(S) | 2 / BAY      | 2 SPACES     |
| TOTAL REQUIRED PARKING: |          |              | 2 SPACES     |

|                        |                 |
|------------------------|-----------------|
| <u>PROPOSED</u>        |                 |
| STANDARD SPACES:       | 2 SPACES        |
| COMPACT SPACES:        | 0 SPACES        |
| HANDICAP SPACES:       | 1 SPACES        |
| <u>TOTAL PROPOSED:</u> | <u>3 SPACES</u> |

### Site Plan Notes

- BLANKET CROSS ACCESS EASEMENT: SEE 694, PG. 436
- ALL OUTDOOR LIGHTING SHALL BE ORIGINATED FROM ADJACENT PROPERTIES AND ROADWAYS.
- ALL UNITS TO BE LOCATED ON THE ROOF
- ALL NUISANCE EXOTIC VEGETATION SHALL BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.
- AN ENVIRONMENTAL SITE ASSESSMENT FOR WETLANDS & LISTED SPECIES WAS NOT REQUIRED NOR CONDUCTED FOR THIS PROJECT (EXISTING COFFERDAIR SITE C-1 ACRES, NO WETLANDS OR ADJACENT WETLANDS). A PHASE I & II ENVIRONMENTAL ASSESSMENT WAS CONDUCTED BY DETACHED ENVIRONMENTAL TECHNOLOGIES, LLC DATED 8/31/14 & 9/3/14, RESPECTIVELY, TO AVOID ENVIRONMENTAL SAMPLING OF THE SOIL AND THE GROUNDWATER.

**Drainage Notes**  
THE SITE'S DRAINAGE SYSTEM WILL DIRECTLY CONNECT TO THE EXISTING SHOPPES OF VICTORIA SQUARE MASTER STORMWATER MANAGEMENT SYSTEM. THE MASTER SYSTEM PROVIDES REQUIRED WATER QUALITY TREATMENT AND QUANTITY ATTENUATION PER SFVWD CRITERIA.

**Utility Notes**

1. BLANKET WATER & SEWER EASEMENT: O.R.B. 694, PG. 424

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ST LUCIE UTILITY SYSTEMS DEPARTMENT'S (PUSLUD) 2019 TECHNICAL SPECIFICATIONS AND CONSTRUCTION STANDARDS, LATEST REVISION AND WITH ALL APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES AND REGULATIONS.

3. OVERHEAD HIGH VOLTAGE WATER REGIONS EXISTING FROM DE. SERVICE TO NEIGHBORHOODS

3. CONTRACTOR SHALL CONSTRUCT WATER SERVICE EXTERIOR MAIN EX. SERVICE TO METER BURN AS SHOWN. CONSTRUCTION MUST BE OBSERVED BY PSLUD (48-HOUR NOTICE REQUIRED). THE UTILITY WILL INSTALL THE METER UPON ACCOUNT SETUP.
4. NO INTRUSIVE ROOT SYSTEM VEGETATION SHALL BE PLACED WITHIN TEN FEET OF UTILITIES (EXISTING OR PROPOSED)
5. NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE

**Hazardous Waste Notes**

**P19-228**  
**PSLUSD NO. 11-074-0001**





|          |     |
|----------|-----|
| DRAWN    | SCG |
| DESIGNED | SEM |
| CHECKED  | SEM |

|                                                                                       |                                                                                |                                                                    |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------|
|  | 1/6/27/20001081,<br>cn=Stephen E Moler<br>Date: 2021.05.05 14:07:28<br>-04'00' | DATE 10/25/19<br>SCALE 1"=20'<br>SHEET 7 OF 13<br>PROJECT NO: 1916 |
|                                                                                       | STEPHEN E. MOLER, P.E. FL#33193                                                |                                                                    |

has been digitally signed and sealed; Printed copies of this document are not red signed and sealed and all signatures must be verified on any electronic copie

**EXHIBIT "B"**  
**EASEMENT SKETCH/LEGAL DESCRIPTION**

***Sketch of Legal Description  
for Sign Easement  
at the Tommy Car Wash Site  
St. Lucie County, Florida***

*Sheet 1 of 2  
Not Valid Without All Sheets*

**SURVEYORS NOTES**

- 1) THE BEARING BASIS CENTERLINE OF BAYSHORE BOULEVARD, BEING N26°54'12"W.
- 2) THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
- 3) ALL DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
- 4) THIS SKETCH MEETS THE STANDARD PRACTICES FOR SURVEYING AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

**LEGEND**

|     |                                  |
|-----|----------------------------------|
| R/W | RIGHT-OF-WAY                     |
| NO. | NUMBER                           |
| R   | RADIUS                           |
| L   | LENGTH                           |
| CH  | CHORD DISTANCE                   |
| CB  | CHORD BEARING                    |
| PSM | PROFESSIONAL SURVEYOR AND MAPPER |
| Δ   | DELTA                            |
| N   | NORTH                            |
| S   | SOUTH                            |
| E   | EAST                             |
| W   | WEST                             |

**LEGAL DESCRIPTION**

A PORTION OF TRACT A, DHP PLAT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGES 41 AND 41A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF PORT ST. LUCIE BOULEVARD (100.00 FOOT RIGHT OF WAY) AND THE CENTERLINE OF BAYSHORE BOULEVARD (100.00 FOOT RIGHT OF WAY); THENCE NORTH 26°54'12" WEST ALONG THE CENTERLINE OF BAYSHORE BOULEVARD A DISTANCE OF 60.32 FEET; THENCE NORTH 63°05'48" EAST A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY OF BAYSHORE BOULEVARD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED SIGN EASEMENT; THENCE NORTH 26°54'12" WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 0.91 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY, NORTH 24°33'50" EAST A DISTANCE OF 22.27 FEET; THENCE SOUTH 65°26'10" EAST A DISTANCE OF 29.58 FEET; THENCE SOUTH 24°33'50" WEST, A DISTANCE OF 24.48 FEET, TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF PORT ST. LUCIE BOULEVARD AND THE POINT OF A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 70°40'22", FOR AN ARC DISTANCE OF 30.84 FEET; SAID CURVE IS SUBTENDED BY A CHORD OF 28.92 FEET THAT BEARS NORTH 62°11'19" WEST, TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINING 789.67 SQUARE FEET±.

SKETCH OF LEGAL DESCRIPTION  
"This is NOT a Boundary Survey"

Drawn by: BMM  
Checked by: DMT  
File name: 7655

Date: 3/1/2021  
State: FL  
Drawing Name: 7655-sign-easement.dwg



***Masteller, Moler & Taylor, Inc.***

PROFESSIONAL SURVEYORS AND MAPPERS

LAND SURVEYING BUSINESS #4644

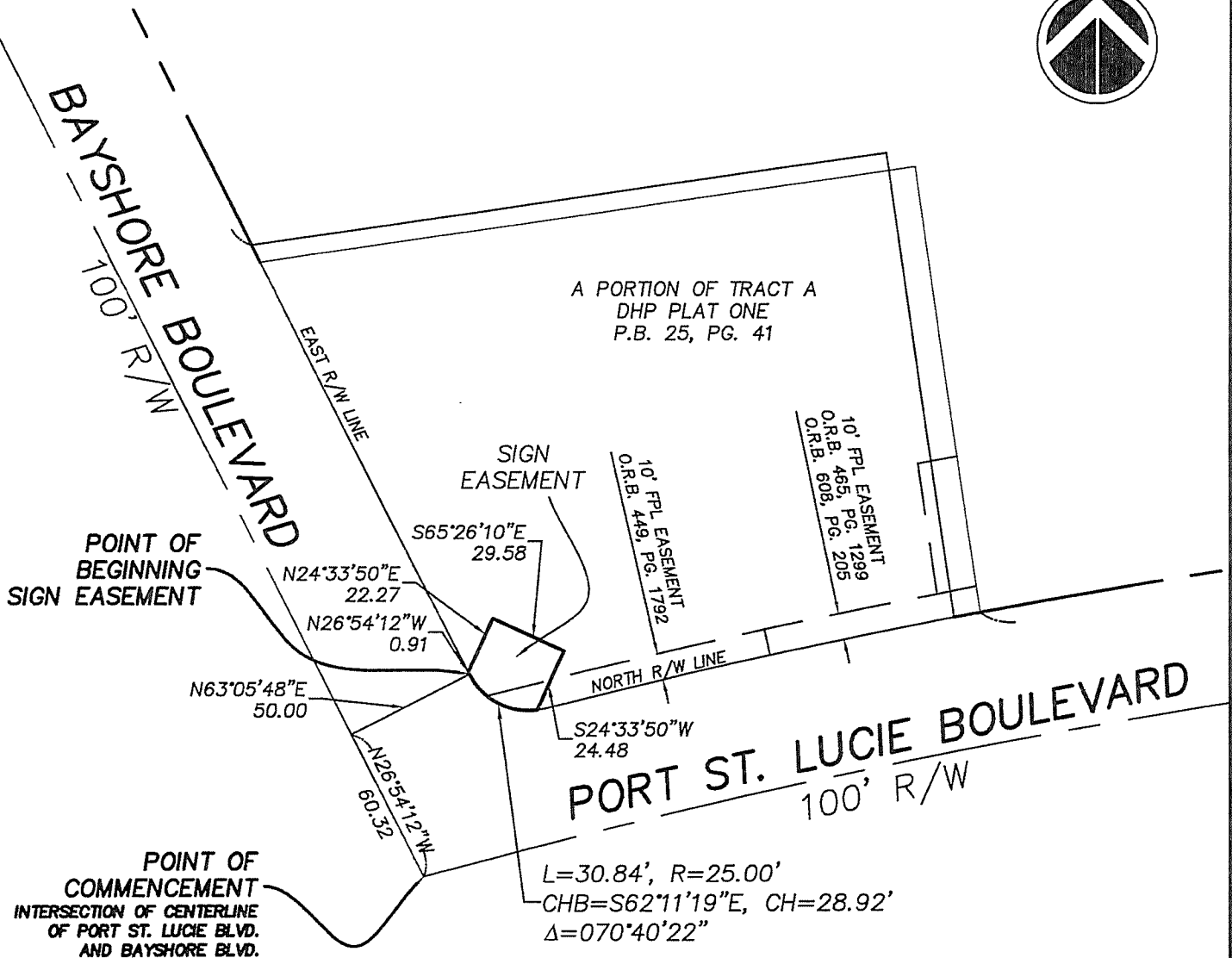
1655 27th Street, Suite 2 Vero Beach, Florida 32960  
Phone: (772) 564-8050 Fax: (772) 794-0647

NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

*[Signature]*  
DAVID TAYLOR P.L.S. 06243  
REGISTERED LAND SURVEYOR

**Sketch of Legal Description  
for Sign Easement  
at the Tommy Car Wash Site  
St. Lucie County, Florida**

Sheet 2 of 2  
Not Valid Without All Sheets



SKETCH OF LEGAL DESCRIPTION  
"This is NOT a Boundary Survey"

Drawn by:  
BMM

Checked by:  
DMT

File name  
7655

Date  
3/1/2021

Scale  
1"=60'

Drawing Name  
7655-sign-easement.dwg



**Masteller, Moler & Taylor, Inc.**

PROFESSIONAL SURVEYORS AND MAPPERS

LAND SURVEYING BUSINESS #4644

1655 27th Street, Suite 2 Vero Beach, Florida 32960

Phone: (772) 564-8050 Fax: (772) 794-0647

NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

*[Signature]*  
STATE OF FLORIDA  
DAVID TAYLOR, P.L.S. 9243  
RAISED LAND SURVEYOR'S SEAL