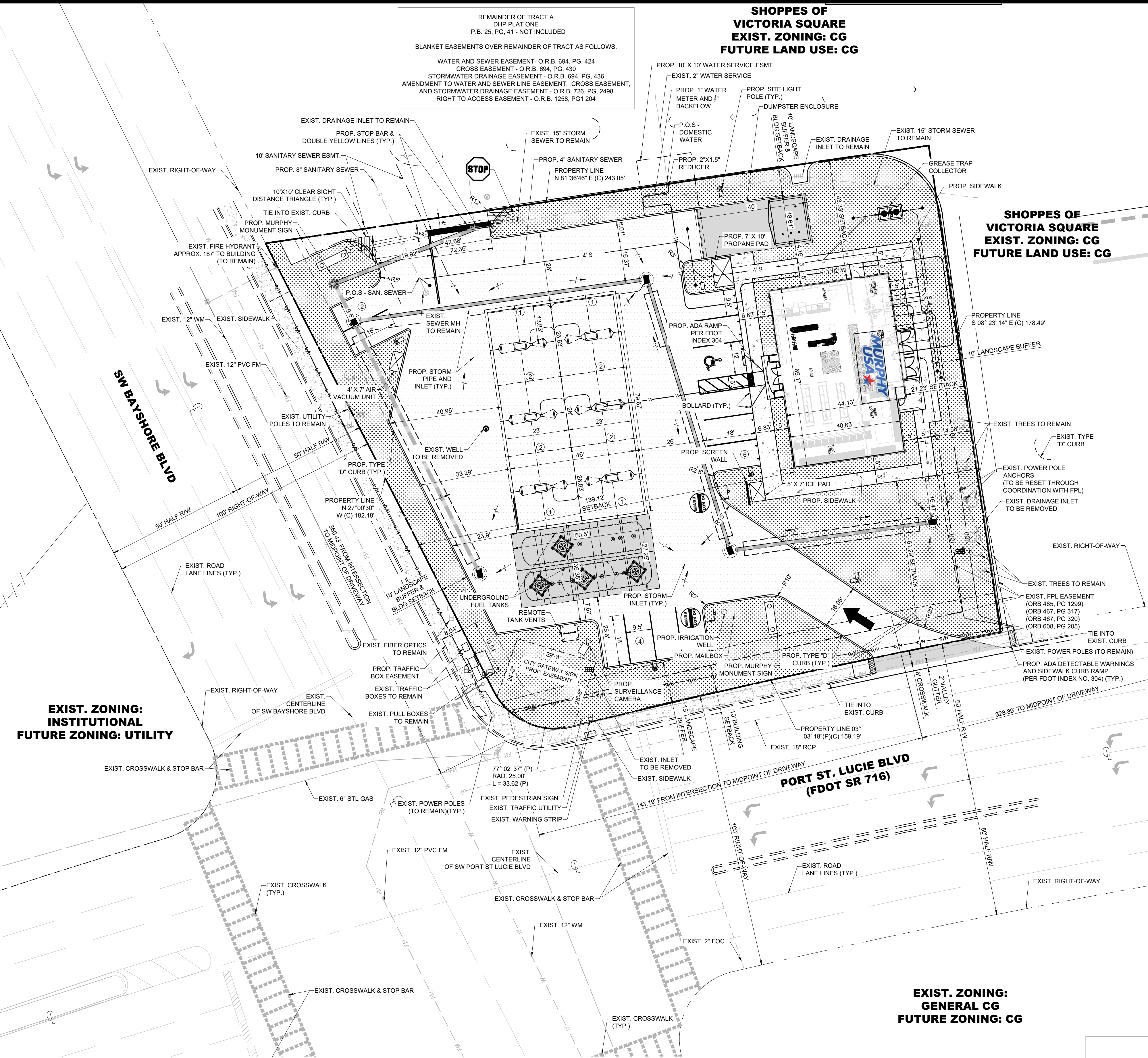
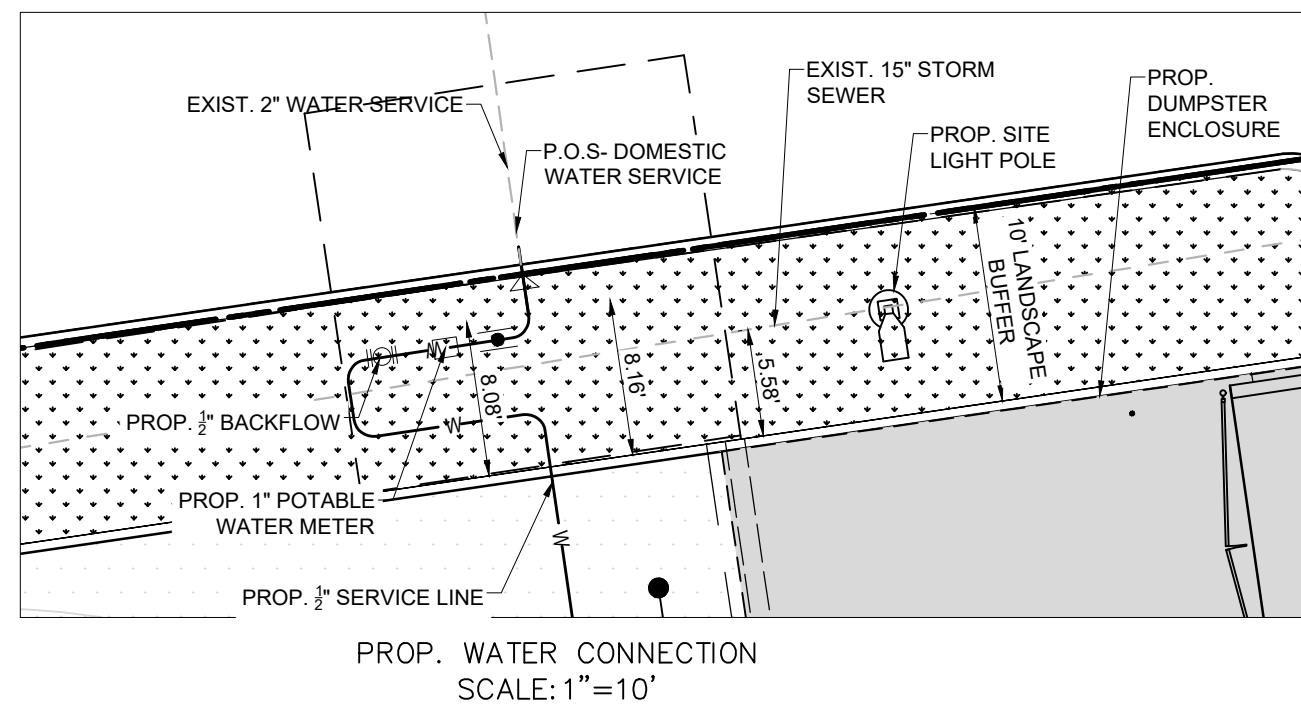


Exhibit A



PERVIOUS AREA	TYPE	AREA (sf)	AREA (ac)	%
	GREEN	20,908.80	0.48	47.9%
	TOTAL	20,908.80	0.48	47.9%

IMPERVIOUS AREA	TYPE	AREA (sf)	AREA (ac)	%
	SIDEWALK	827.64	0.02	1.9%
	PAVEMENT	19,045.06	0.48	43.7%
	BUILDING	2,831.40	0.07	6.5%
	TOTAL	22,704.10	0.52	52.1%



PROJECT TEAM:	
OWNER SL PSL BLVD LP 5950 BERKSHIRE LN, STE 700 DALLAS, TX 75225	DEVELOPER MURPHY OIL USA, INC. 200 PEACH STREET EL DORADO, AR 71730
LANDSCAPE COLLABORATIVE INDEPENDENT 2347 SW 5TH STREET MIAMI, FL 33135	CIVIL ENGINEER/SURVEY HSQ GROUP 7975 NW 154TH STREET SUITE 360 MIAMI LAKES, FLORIDA 33016

SITE DATA

LEGAL DESCRIPTION:
A REPLAT OF A PORTION OF TRACT "A", ACCORDING TO DHP PLAT ONE, AS RECORDED IN PLAT BOOK 25, PAGE 41 AND 41A, LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF S.W. PORT ST. LUCIE BLVD. (100 FOOT RIGHT-OF-WAY) AND THE CENTERLINE OF SW BAYSHORE BLVD. (100 FOOT RIGHT-OF-WAY); THENCE N 26°54'12" E, ALONG THE CENTERLINE OF SAID SW BAYSHORE BLVD. (BASIS OF BEARINGS), A DISTANCE OF 60.32 FEET; THENCE N 63°05'08" E, A DISTANCE 50.00 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID S.W. BAYSHORE BLVD. AND THE POINT OF BEGINNING; THENCE N 26°54'12" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 162.18 FEET; THENCE N 81°42'24" E, A DISTANCE OF 243.05 FEET; THENCE S 08°17'36" E, A DISTANCE OF 178.10 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID S.W. PORT ST. LUCIE BLVD., BEING A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2985.60 FEET AND A CHORD BEARING OF S 77°34'50" W; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°03'17", A DISTANCE OF 159.19 FEET TO THE POINT OF REVERSE CURVATURE, OF A CONCAVE TOP THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 77°02'37", A DISTANCE OF 33.62 FEET TO THE POINT OF BEGINNING.

BUILDING COVERAGE:
PROPOSED: 2,824 S.F.
MAXIMUM ALLOWED: 40% PROVIDED THAT THE COMBINED AREA COVERAGE OF ALL IMPERVIOUS SURFACES SHALL NOT EXCEED 80%
PROJECT NOTES:
UTILITY PROVIDERS:
WATER & WASTEWATER: PSLUSD
IRRIGATION: N/A (PROPOSED)
SOLIDWASTE: WASTEPRO
ELECTRIC: FPL
STORM WATER DRAINAGE:
THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROPOSED DEVELOPMENT WILL COLLECT SITE RUNOFF THROUGH THE USE OF CATCH BASINS INTERCONNECTED BY PIPES WITH EXFILTRATION TRENCH THAT ULTIMATELY CONNECT TO THE MASTER DRAINAGE SYSTEM AT THE NEIGHBORING PLAZA.

WATER:
CONNECTION TO EXISTING WATER MAIN WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING.
SEWER:
CONNECTION TO EXISTING GRAVITY SEWER WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING.
FIRE PROTECTION:
EXISTING FIRE HYDRANT ASSEMBLY SHOWN ON THE PLAN VIEW. EXISTING FIRE HYDRANT IS APPROXIMATELY 187' TO THE CLOSEST POINT OF THE PROPOSED BUILDING.
HAZARDOUS WASTE:
ALL HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL USE THE PROPOSED DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

LANDSCAPE:
PROPOSED LANDSCAPE PLANS TO ADHERE WITH CITY OF PORT ST. LUCIE LAND DEVELOPMENT CODE.
ENVIRONMENTAL:
AN ENVIRONMENTAL ASSESSMENT WILL BE PROVIDED DURING CONSTRUCTION PLAN SUBMITTAL.
ACCESSIBILITY AND ADA COMPLIANCE:
(ORB 467, PG 317)
(ORB 467, PG 320)
(ORB 608, PG 205)
ALL A/C UNITS TO BE LOCATED ON THE ROOF.
SIGNAGE:
SIGNAGE TO BE APPROVED UNDER SEPARATE REVIEW PROCESS.

TRAFFIC STATEMENT:
THE ITE TRIP GENERATION MANUAL, 11TH EDITION, LAND USE CODE 945 (CONVENIENCE STORE/GAS STATION) WAS USED TO DETERMINE THE EXPECTED GROSS DAILY AND PEAK HOUR TRIPS FOR THE PROPOSED DEVELOPMENT.

Designation	Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Existing	Convenience Store w/ Gas Station (2-4k GFA)	945	8	FP	2,121	132	153
Proposed	Convenience Store w/ Gas Station (2-4k GFA)	945	12	FP	3,151	198	230
Net New Trips					1,030	66	77

WELLFIELD PROTECTION ORDNANCE:
THE PARCEL IS NOT LOCATED WITHIN A FLORIDA WELLFIELD PROTECTION ZONE.
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 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 THE ITC CODE, SECTION 41.08 (g).

GENERAL SITE NOTES	
A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.	
B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.	
C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON: ALL CURB AND GUTTER ADJACENT TO PAVING SHALL BE INSTALLED PER DETAIL.	
PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.	
SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, DISPENSER ISLAND DETAILS AND LAYOUT.	
D. ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 10A.	

STATEMENT OF INTENT:
THE OWNER PROPOSES TO CONSTRUCT A NEW 2,824 S.F. MURPHY EXPRESS CONVENIENCE STORE WITH THE REQUIRED SITE SUPPORT ELEMENTS TO SERVE IT.
OVERALL SITE ADDRESS: 299 SW PORT ST. LUCIE BLVD, PORT ST. LUCIE, FLORIDA 34984
TOWNSHIP: SEC. 8, TOWNSHIP 37 S, RANGE 40 E
FOLIO: 4408-511-0001-000-0
TOTAL SITE AREA: 38,969 S.F. (0.895 ACRES)
EXISTING ZONING: CG (GENERAL COMMERCIAL)
EXISTING LAND USE: VACANT LAND - GENERAL COMMERCIAL
PROPOSED USE: CONVENIENCE STORE WITH GAS SALES
REQUIRED BUILDING HEIGHT:
THE FACADE OF THE BUILDING FACING AN ARTERIAL OR COLLECTOR ROAD OR AN 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. 35 FEET MAX. HEIGHT.
PROPOSED BUILDING HEIGHT: TOP OF BUILDING: 22'-0"
TOP OF TOWER ROOF: 28'-6"
NUMBER OF STORIES: 1
CONVENIENCE STORE AREA: 2,824 S.F. **CANOPY AREA:** 3,920 S.F.
TOTAL BUILDING AREA: 2,824 S.F.
BUILDING SETBACKS REQUIRED PROVIDED:

	NORTH:	EAST:	SOUTH:	WEST:	ZONING:	LAND USE:
	10'	10'	10'	25'	CG	COMMERCIAL
		21'	71'	131'	CG	ROW
					I	ROW

PROVIDED FLOOR AREA RATIO: 6.396 S.F.
REQUIRED FLOOR AREA RATIO: N/A
EXISTING
S - SANITARY SEWER LINE
W - WATER LINE
UG - UNDERGROUND ELECTRIC LINE
UGT - UNDERGROUND TELEPHONE LINE
OHE,TV,T - OVERHEAD ELECTRIC, TELEVISION, TELEPHONE
SEWER MANHOLE
WATER METER
FIRE HYDRANT
UTILITY POLE
PROPOSED
BOUNDARY LINE
CONCRETE CURB AND GUTTER
FPL EASEMENT
BUILDING SETBACK LINE AND LANDSCAPE BUFFER
CONCRETE SIDEWALK
LANDSCAPE
PAVERS
HEAVY DUTY CONCRETE 8"
STAND DUTY CONCRETE 5"

PARKING INFORMATION:	
DESCRIPTION	BUILDING AREA (S.F.)
FUELING STATION	2,824
REQUIRED:	
RATIO	1/200 S.F.
REGULAR	15
UNDER CANOPY	1
ACCESSIBLE	1
TOTAL	16
PROVIDED:	
RATIO	1/91 S.F.
REGULAR	11
UNDER CANOPY	12
ACCESSIBLE	1
TOTAL	24

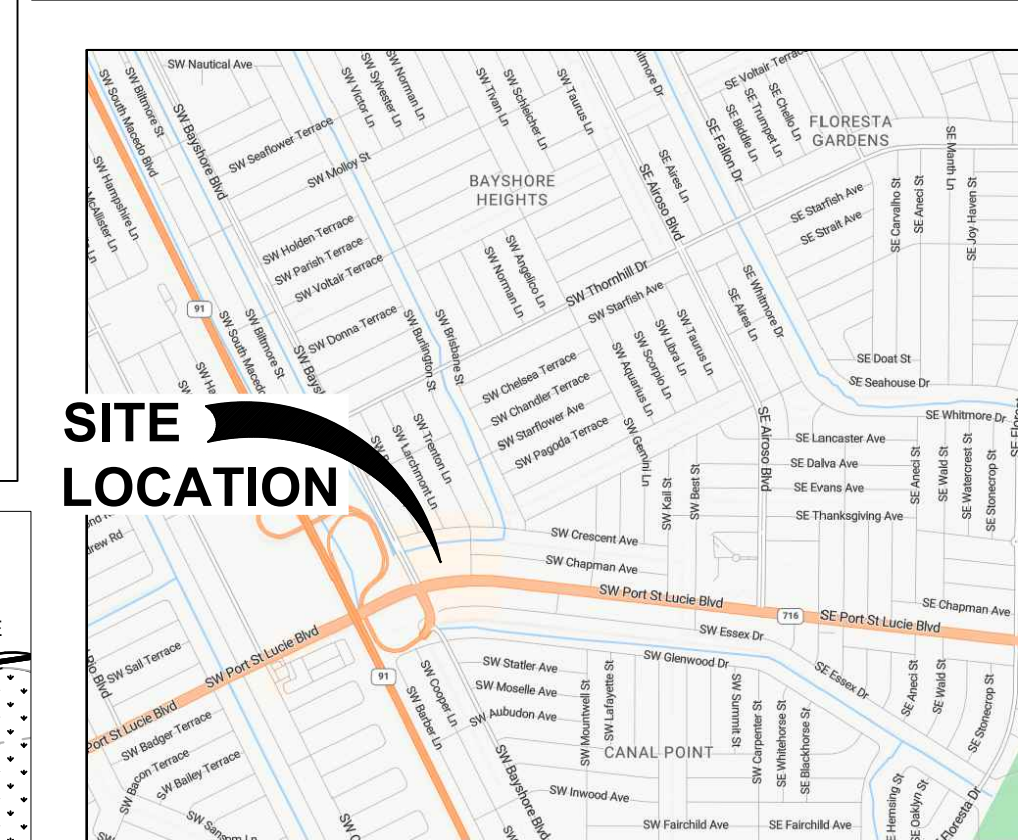
NO. OF FUEL ISLANDS: 6	
NO. OF VEHICLE FUELING POINTS: 12	
ENVIRONMENTAL ASSESSMENT NOTE:	
UNITED CONSULTING RECOMMENDS THE PRODUCTION OF A SOIL AND GROUNDWATER MANAGEMENT PLAN (SGMP) PER THE LIMITED PHASE II ENVIRONMENTAL ASSESSMENT DATED JUNE 26, 2024	

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NO. OF VEHICLE FUELING POINTS: 12	
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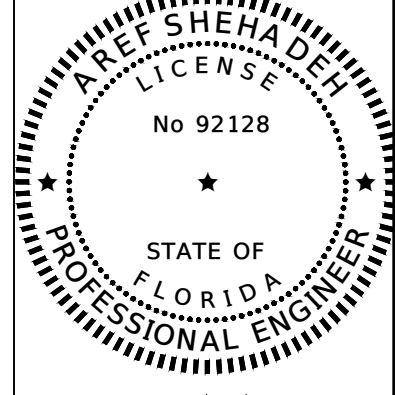
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UNITED CONSULTING RECOMMENDS THE PRODUCTION OF A SOIL AND GROUNDWATER MANAGEMENT PLAN (SGMP) PER THE LIMITED PHASE II ENVIRONMENTAL ASSESSMENT DATED JUNE 26, 2024



VICINITY MAP

PSLUSD Project # 11-074-0001
City Project Site Plan #: P24-164
City Project Special Exception Use #: P24-096

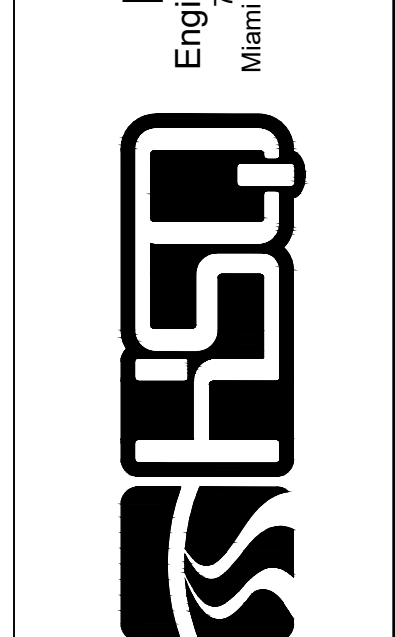
SHEET NO.
CSP-1



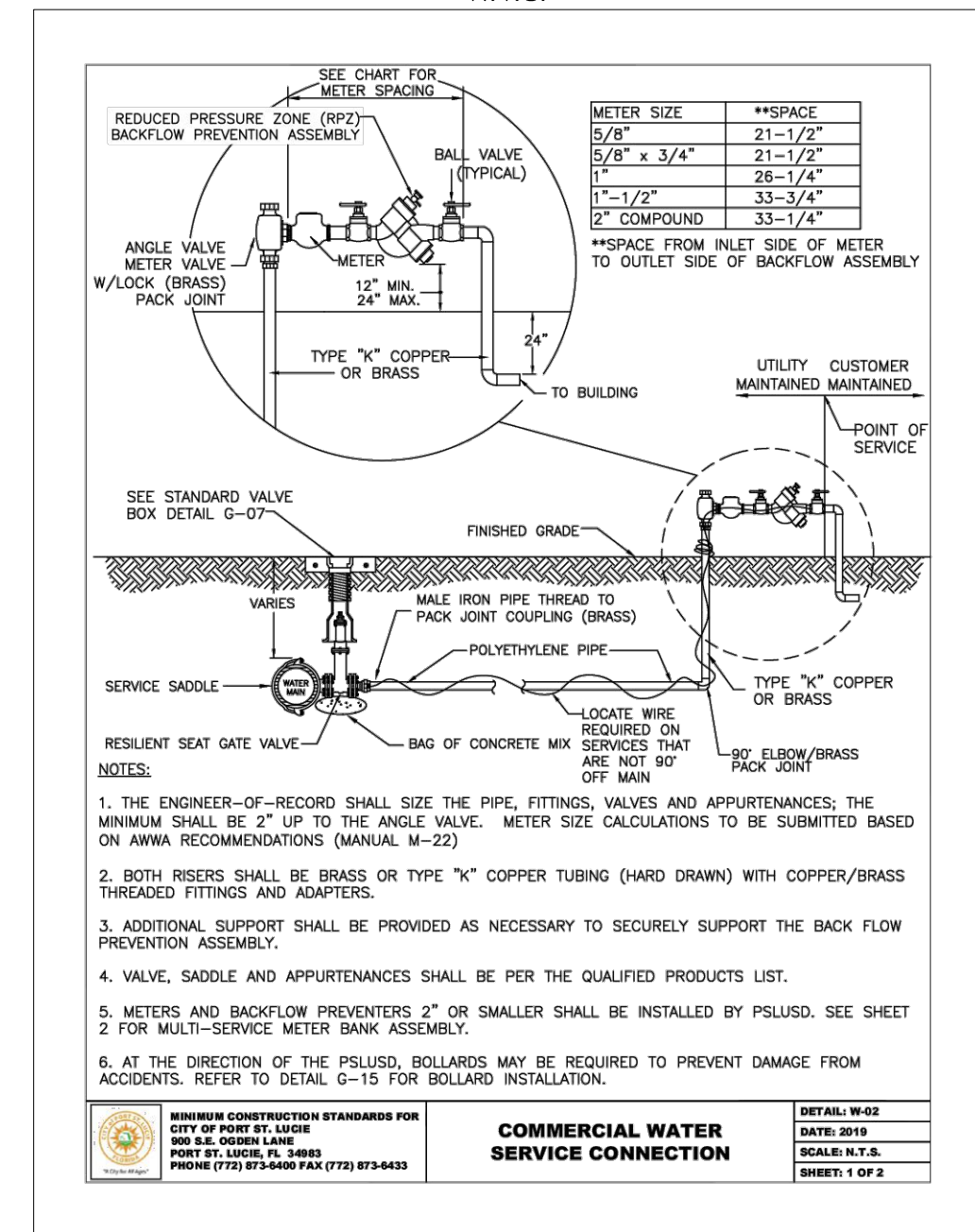
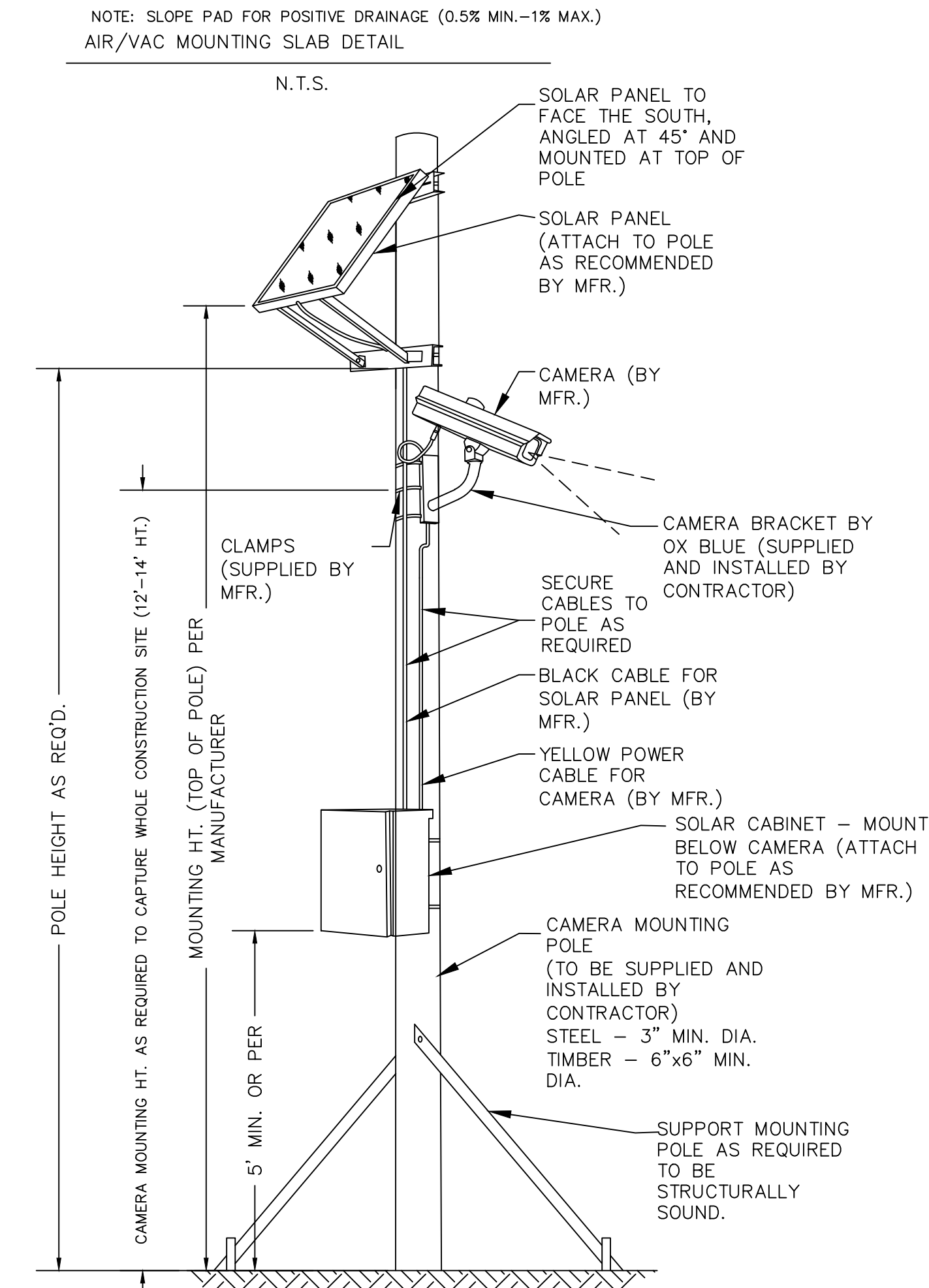
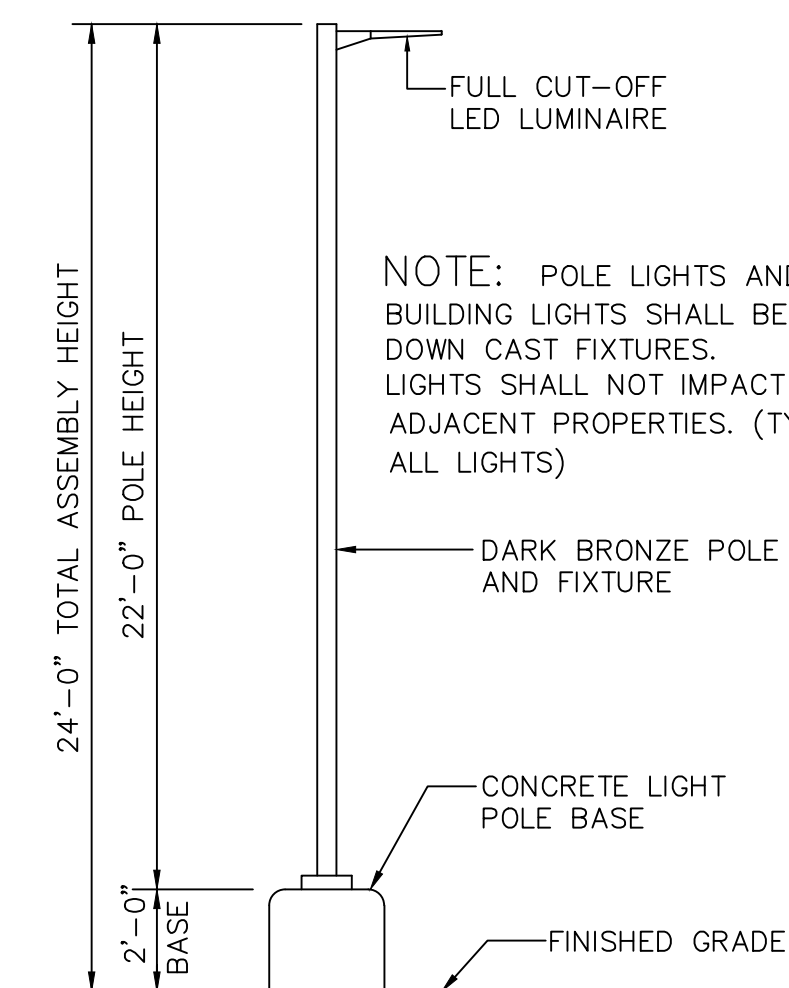
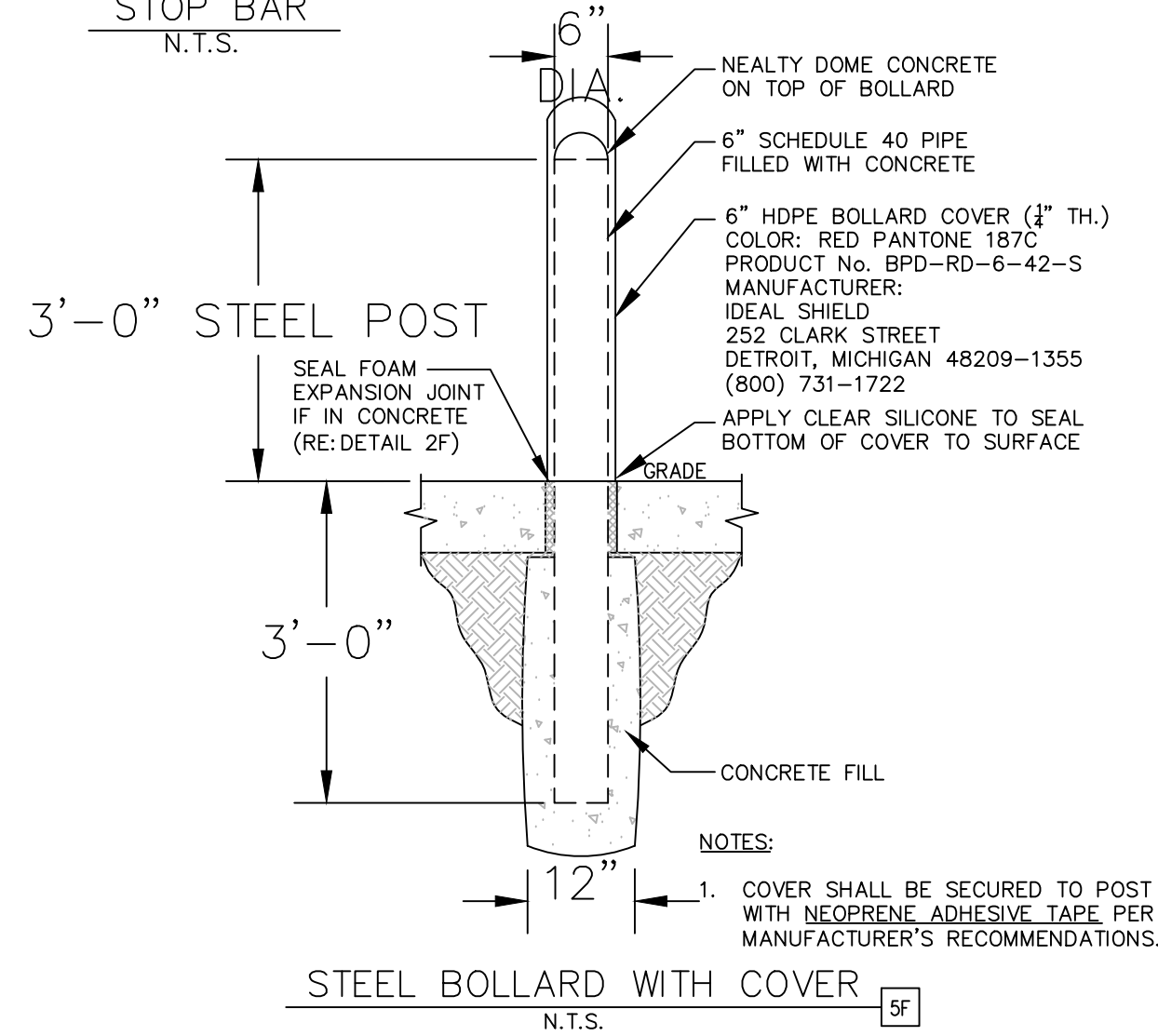
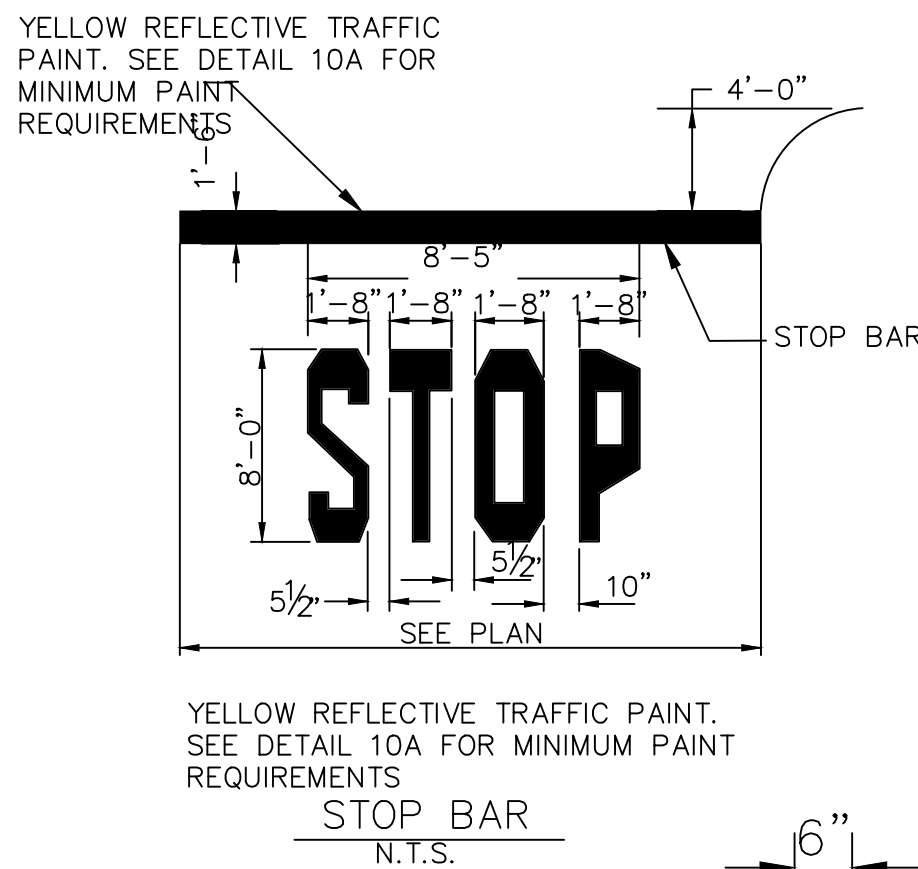
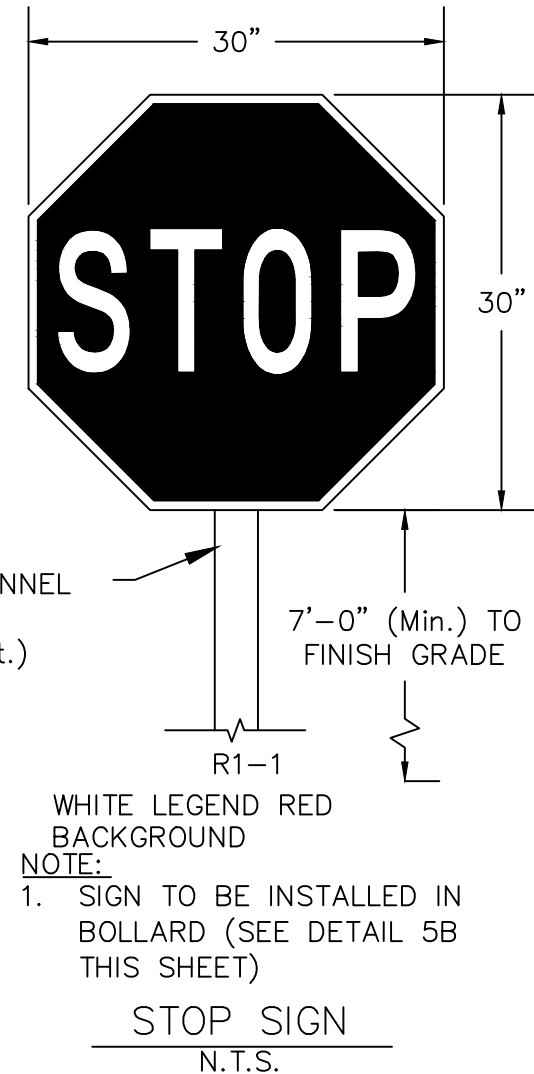
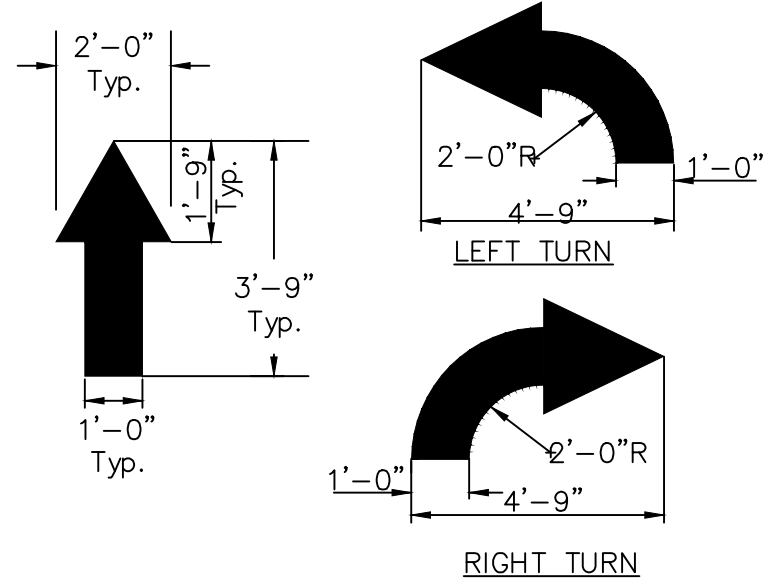
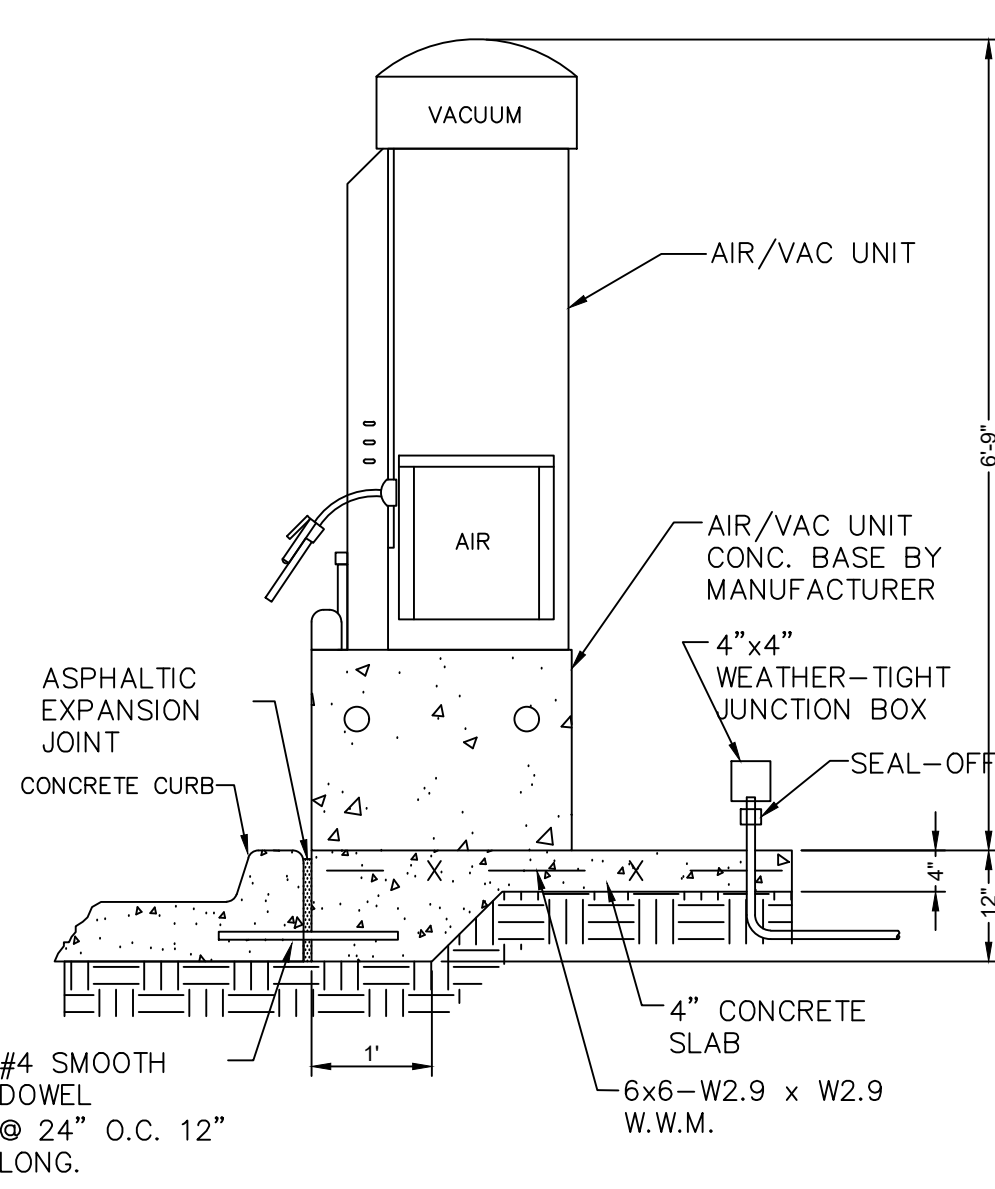
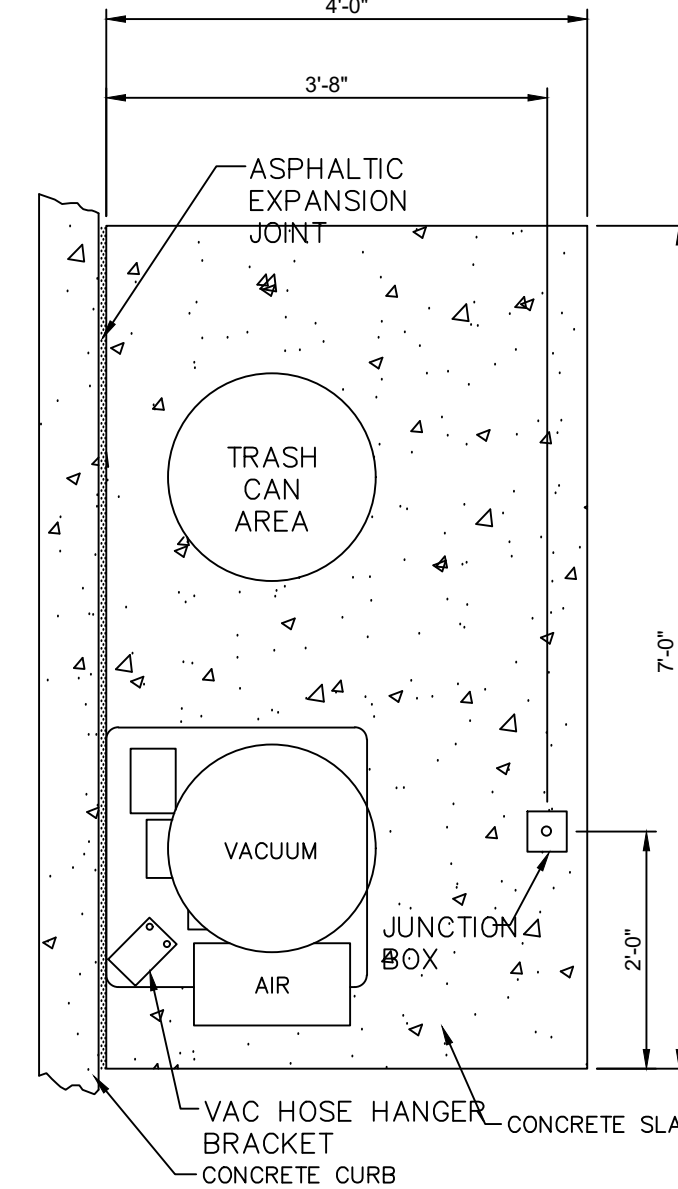
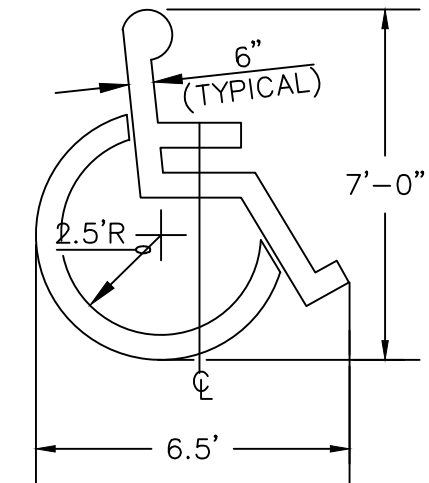
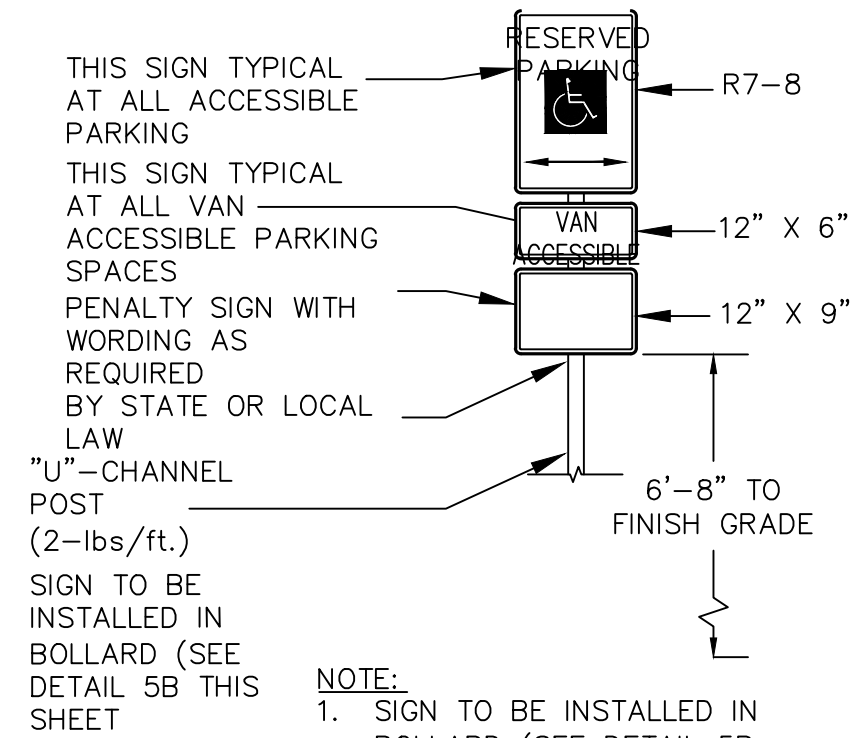
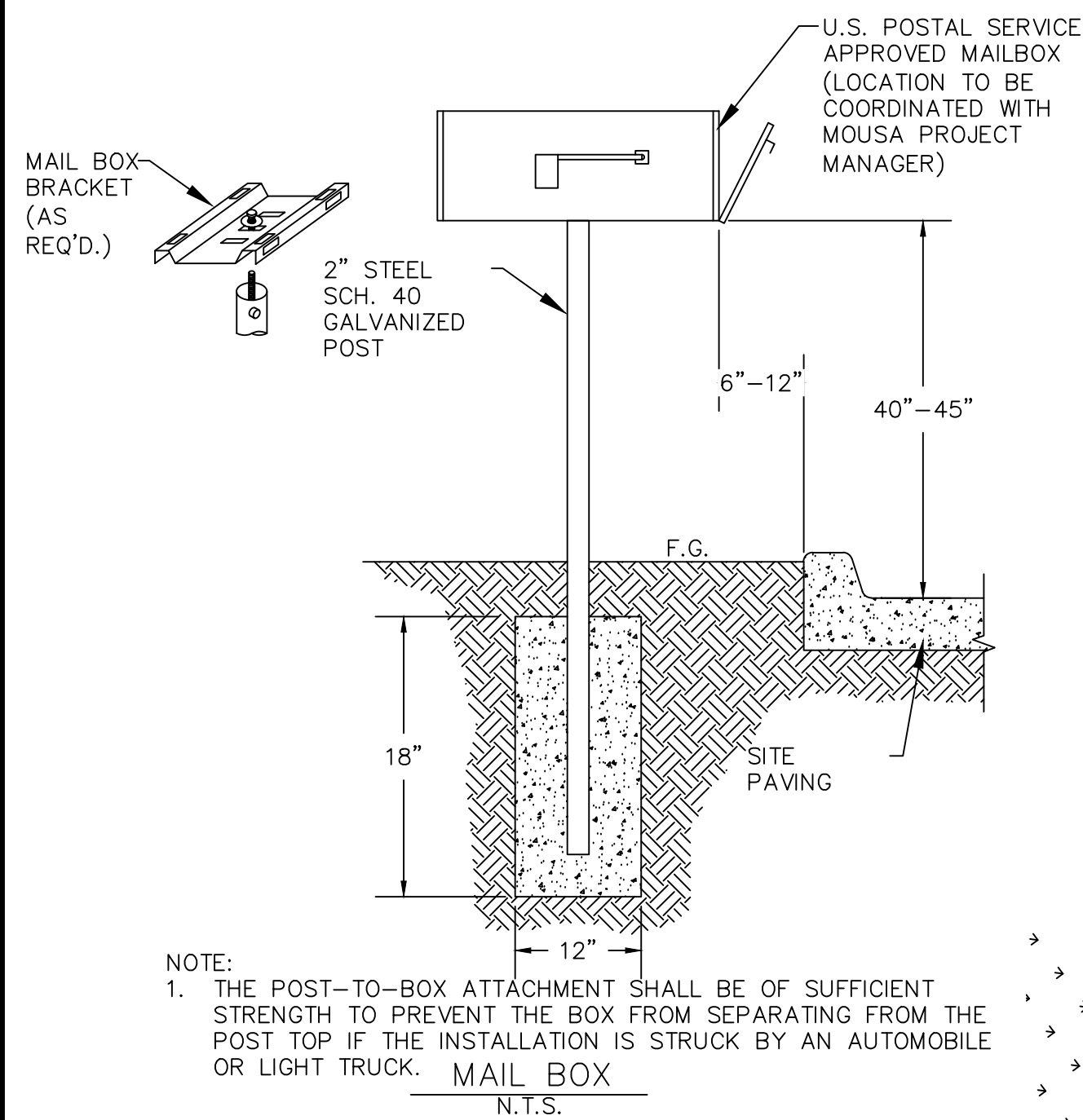
DATE: 7/15/2025
AREF SHEHADEH, P.E.
FLORIDA REGISTRATION NO. 92128

CONCEPTUAL SITE PLAN
MURPHY USA
PORT ST LUCIE BLVD & BAYSHORE BLVD
FLORIDA

HSQ GROUP
Engineers - Planners - Surveyors
7975 NW 154th Street, Suite 360
Miami Lakes, FL 33054-7361
C62628 - L87824
Contact: Aref Shehadeh, P.E.



MURPHY OIL USA, INC.
MURPHY OIL USA
200 PEACH STREET
EL DORADO, AR 71730



LUMINAIRE SCHEDULE									
MOUNTING CONFIG	SYMBOL	QTY	ASSEMBLY HEIGHT	POLE HEIGHT	LUMENS	TOTAL WATTS	MODEL NUMBER	DESCRIPTION	
S		4	24'-0"	22'-0"	18904	135	SLM-18L-SIL-FT-UNV-50-70-BRZ	LSI LIGHTING, SLICE MEDIUM LED SERIES AREA LIGHT, 18,000 LUMENS PACKAGE, 5000K 70 CRI, SINGLE HEAD FLAT LENS FIXTURE, FORWARD THROW	
D180		1	24'-0"	22'-0"	18904	270	SLM-18L-SIL-FT-UNV-50-70-BRZ	LSI LIGHTING, SLICE MEDIUM LED SERIES AREA LIGHT, 18,000 LUMENS PACKAGE, 5000K 70 CRI, DOUBLE HEAD FLAT LENS FIXTURE, FORWARD THROW	
CANOPY		18	15'-0"	N/A	19071	152	CRUS-SC-LED-HO-50-UE-WHT	LSI LIGHTING, LEGACY SERIES, HIGH OUTPUT DRIVER, FLAT LENS CANOPY FIXTURE	
H		2	8'-3"	N/A	4124	30	XWM 3 LED 04L 50 UE BRZ	LSI LIGHTING, MIRADA (XWM) WALL MOUNT LUMINAIRE, 5000K CCT, 4000 LUMEN PACKAGE, BRONZE COLOR, H-BB WITH BATTERY BACK-UP	
H-BB		1	8'-3"	N/A	4124	30	XWM 3 LED 04L 50 UE BRZ BB	LSI LIGHTING, MIRADA (XWM) WALL MOUNT LUMINAIRE, 5000K CCT, 4000 LUMEN PACKAGE, BRONZE COLOR, H-BB WITH BATTERY BACK-UP	
M		2	8'-8"	N/A	2333	22	LCD6LED25LUNVDIM135WF TR6RWHHAZ EM	LSI LIGHTING, LCD6 DOWN LIGHT LUMINAIRE, 3500K CCT, 2500 LUMENS, WIDE FLOOD HAZE SEMI-DIFFUSED WALL WASH REFLECTOR, WHITE OR EQUIVALENT	

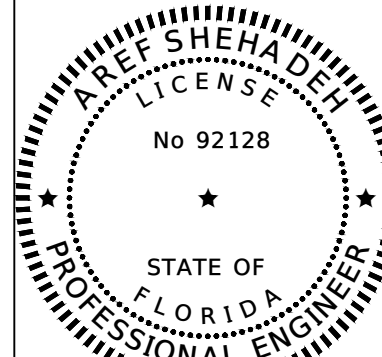
NOTES: ALL AREA SITE LIGHT FIXTURES AND POLES TO BE MOUNTED ON CONCRETE BASE PER DETAIL, THIS SHEET
ALL ANCHOR BOLTS TO BE ORIENTED IN THE SAME DIRECTION (SQUARE) AT INSTALLATION PER MANUFACTURER'S SPECIFICATIONS.
ALL PROPOSED FIXTURES ARE FULL CUT-OFF FIXTURES

POLE SCHEDULE				
MOUNTING	SYMBOL	QTY	POLE HEIGHT	DESCRIPTION
S		4	22'-0"	45QB3-S11G-22-S-BRZ-4BC
D180		1	22'-0"	45QB3-S11G-22-D180-BRZ-4BC

NOTES: ALL AREA SITE LIGHT FIXTURES AND POLES TO BE MOUNTED ON CONCRETE BASE PER DETAIL, THIS SHEET

SHEET NO.

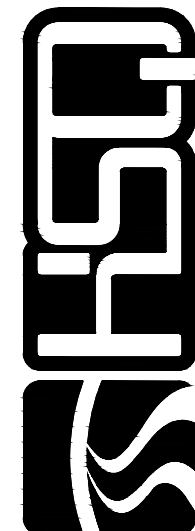
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DATE: 7/15/25
AREF SHEHADEH, P.E.
FLORIDA REGISTRATION NO. 92128

CONCEPTUAL SITE PLAN DETAILS
MURPHY USA
PORT ST. LUCIE BLVD & BAYSHORE BLVD
PORT ST. LUCIE, FLORIDA

HSQ GROUP
Engineers - Planners - Surveyors
7975 NW 154th Street, Suite 380
Miami Lakes, FL 33054-7361
Contact: Aref Shehadeh, P.E.

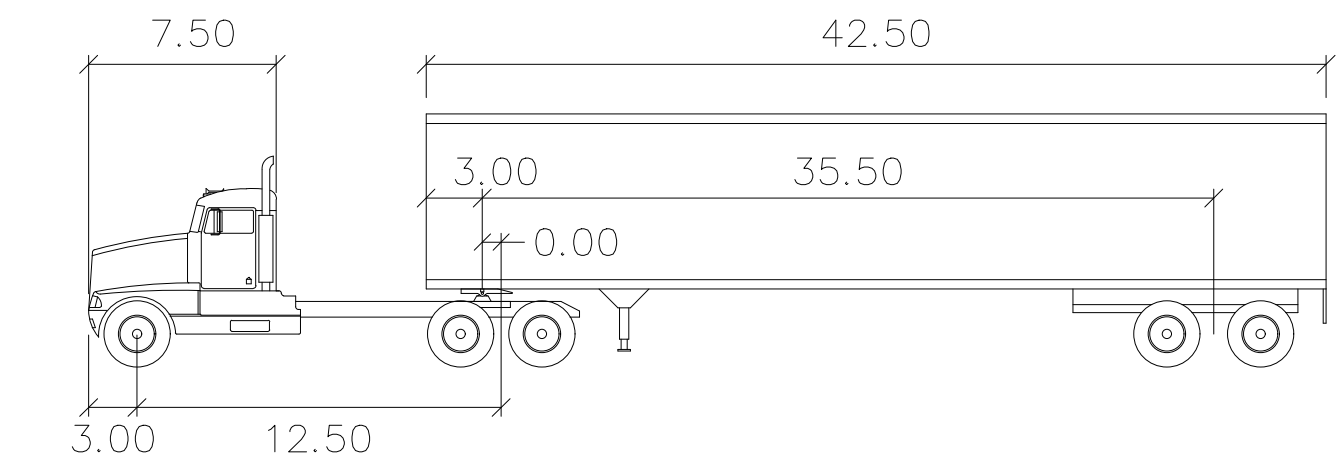
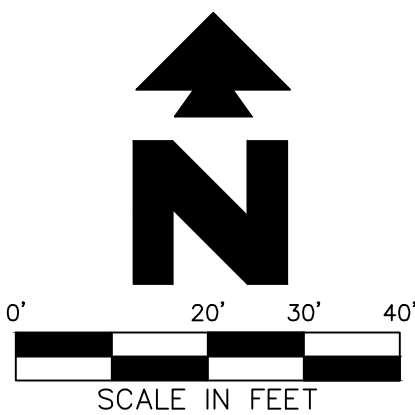
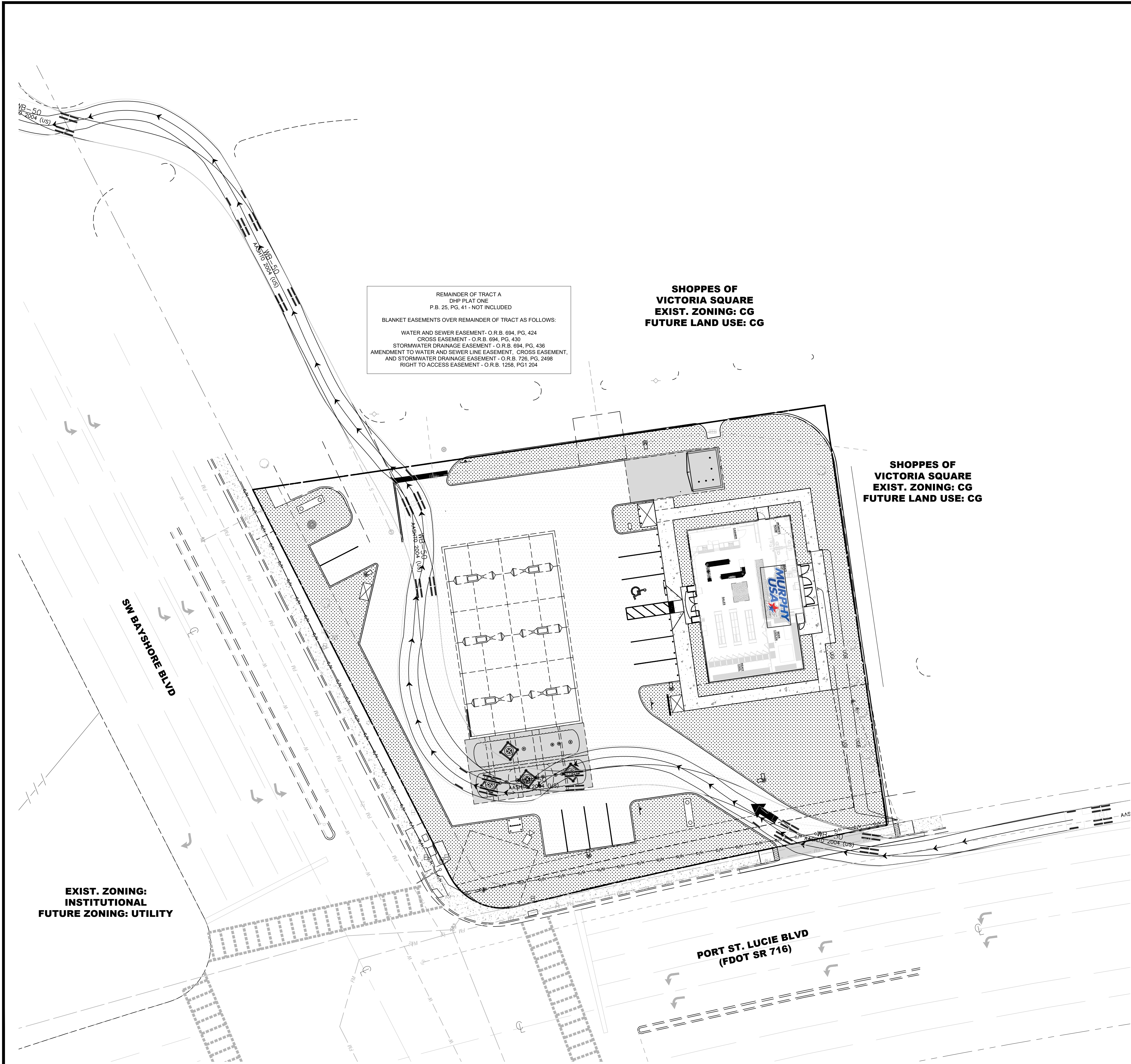


MURPHY OIL USA, INC.

200 PEACH STREET
EL DORADO, AR 71730

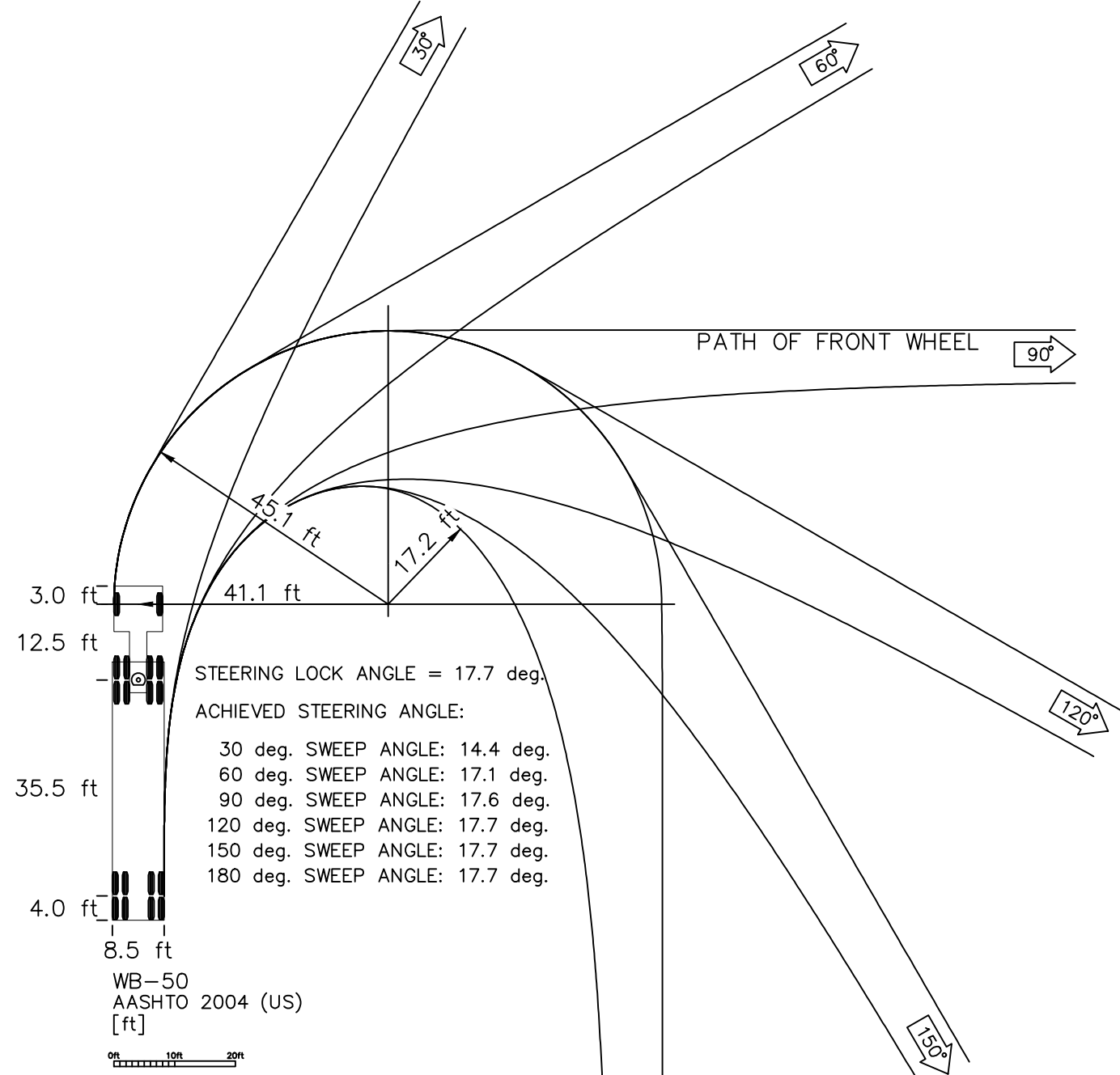


CONSTRUCTION CAMERA	PSLUSD Project # 11-074-0001
N.T.S.	City Project Site Plan #: P24-164
	City Project Special Exception Use #: P24-096



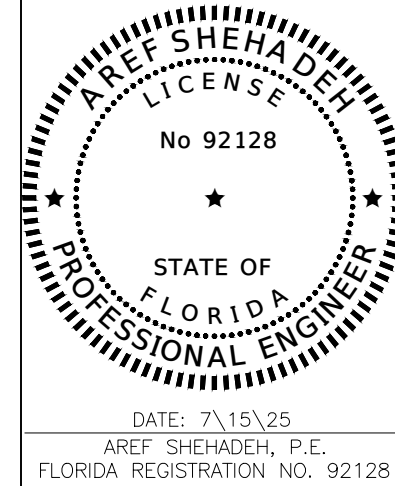
WB-50

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



WB 50 TRUCK PROFILE
(DO NOT SHOW UNLESS REQUIRED BY PERMITTING AGENCY)

SHEET NO.
C-08

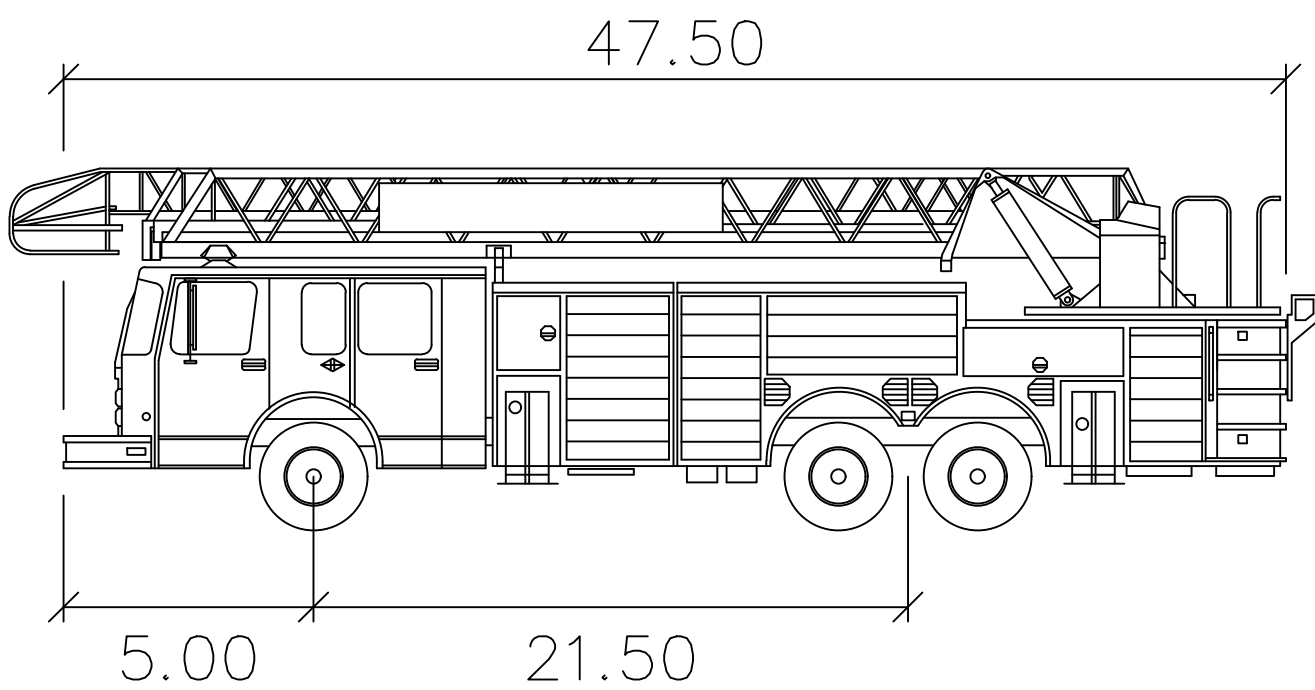
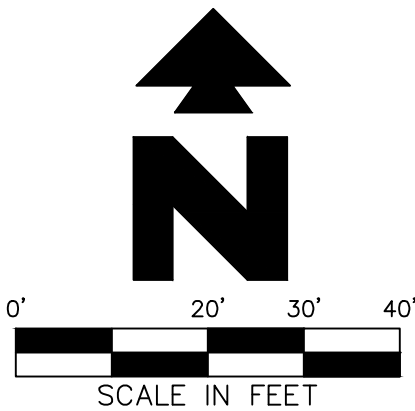
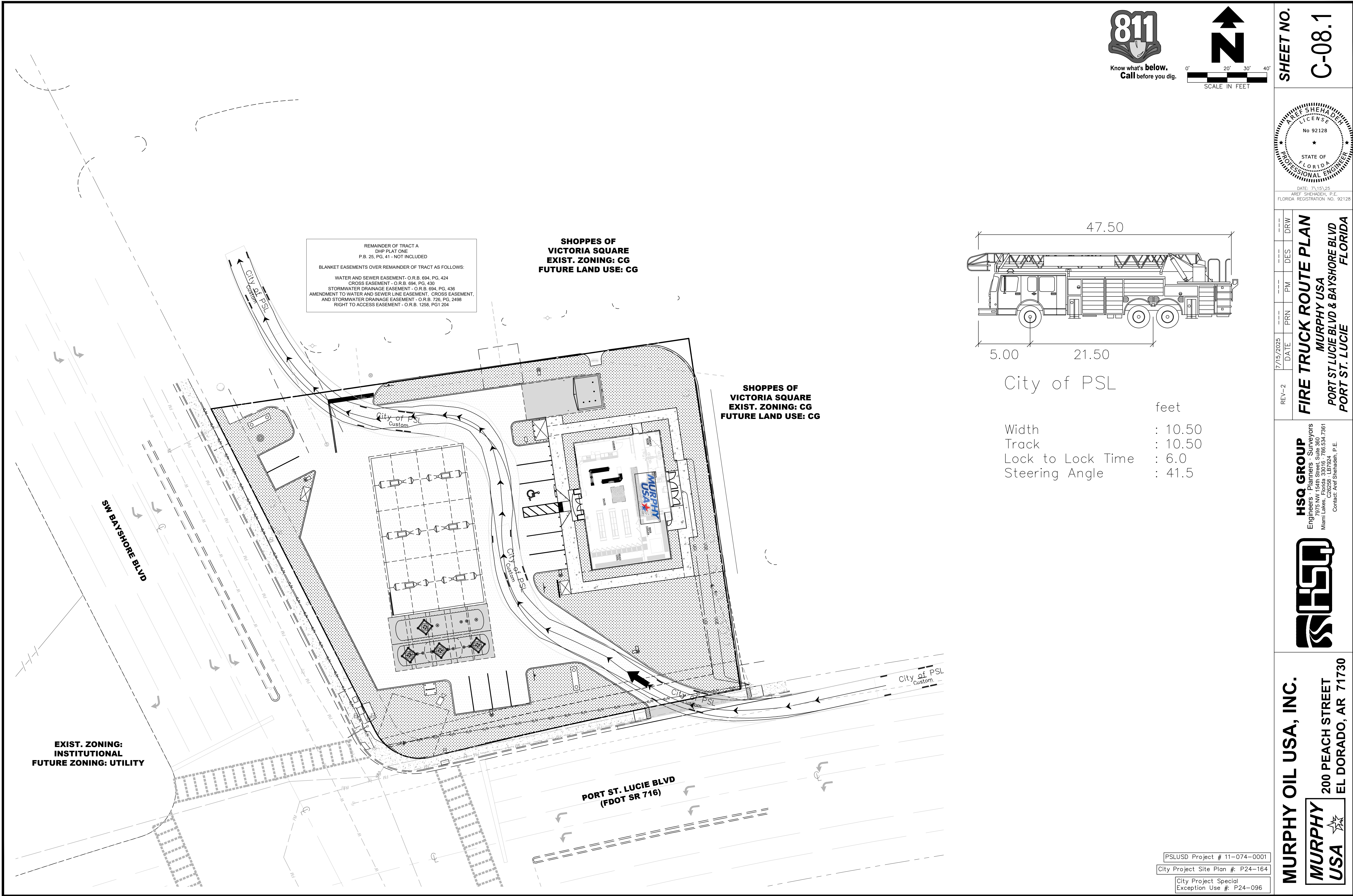


FUEL TRUCK ROUTE PLAN
MURPHY OIL USA
PORT ST. LUCIE BLVD & BAYSHORE BLVD
PORT ST. LUCIE, FLORIDA



MURPHY OIL USA, INC.
200 PEACH STREET
EL DORADO, AR 71730

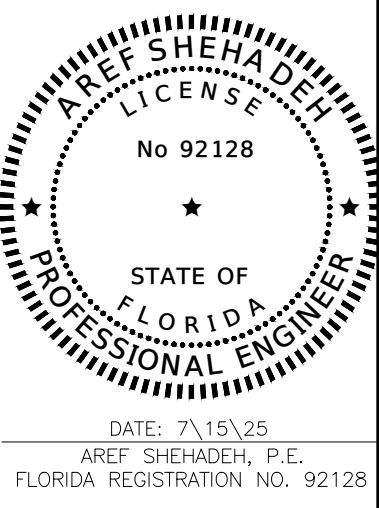
PSLUSD Project # 11-074-0001
City Project Site Plan #: P24-164
City Project Special
Exception Use #: P24-096



City of PSL

	feet
Width	: 10.50
Track	: 10.50
Lock to Lock Time	: 6.0
Steering Angle	: 41.5

SHEET NO.
C-08.1

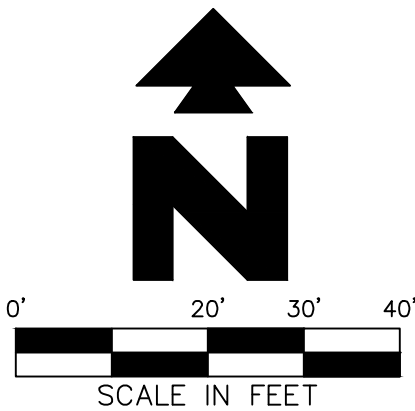
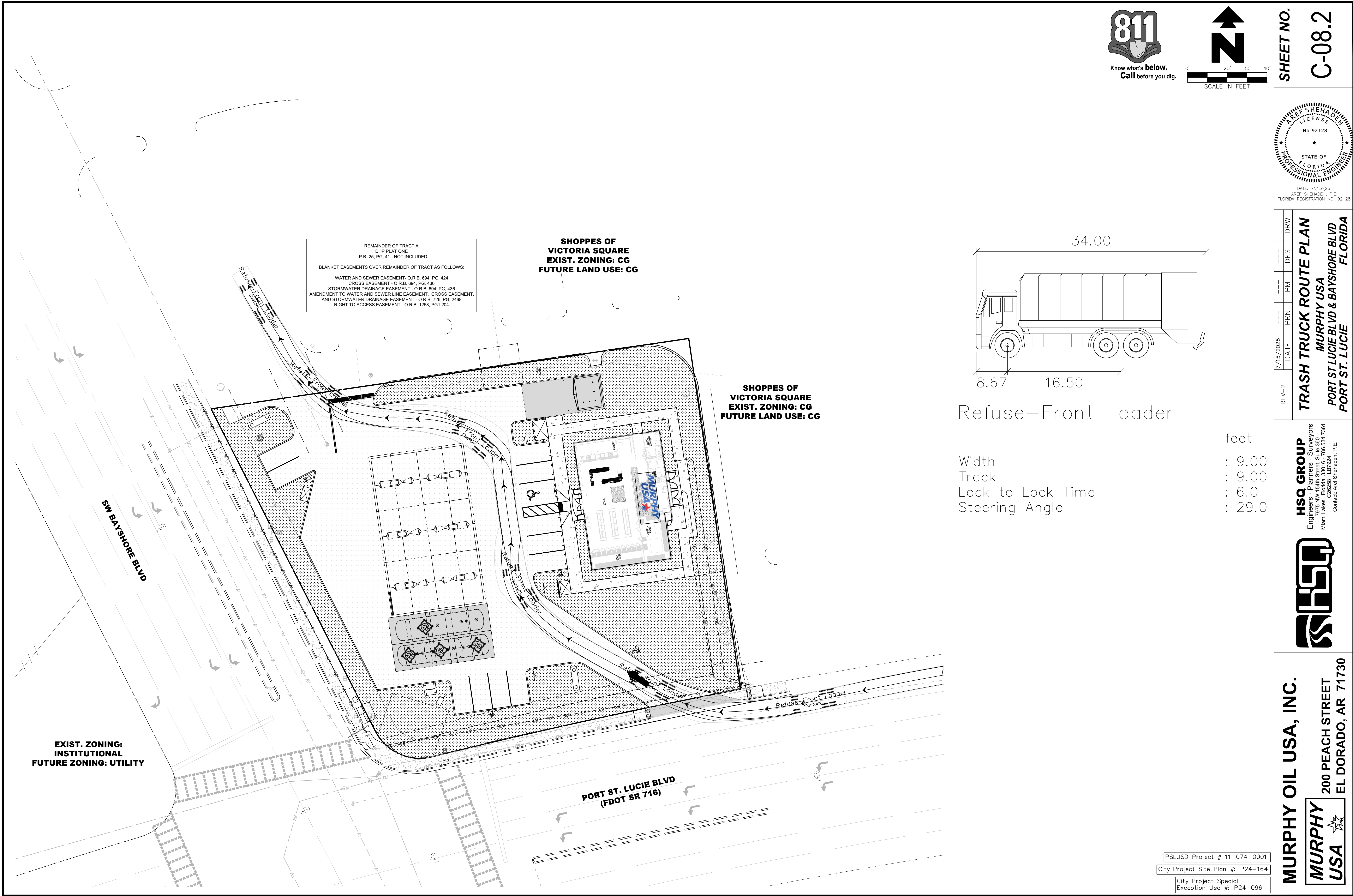


FIRE TRUCK ROUTE PLAN
MURPHY USA
PORT ST. LUCIE BLVD & BAYSHORE BLVD
FLORIDA

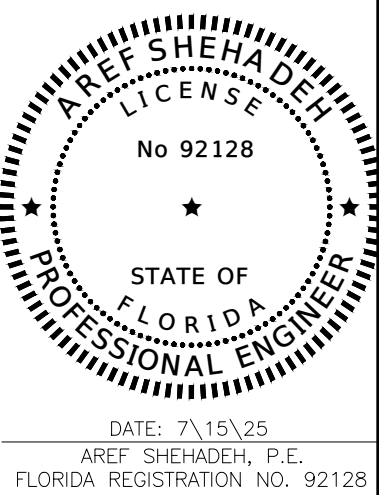
HSQ GROUP
Engineers - Planners - Surveyors
7975 NW 154th Street, Suite 300
Miami Lakes, FL 33054
Contact: Aref Shehadeh, P.E.

MURPHY OIL USA, INC.
200 PEACH STREET
EL DORADO, AR 71730

PSLUSD Project # 11-074-0001
City Project Site Plan #: P24-164
City Project Special
Exception Use #: P24-096



SHEET NO. C-08.2



TRASH TRUCK ROUTE PLAN
MURPHY USA
PORT ST. LUCIE BLVD & BAYSHORE BLVD
PORT ST. LUCIE
FLORIDA



MURPHY OIL USA, INC.
200 PEACH STREET
EL DORADO, AR 71730

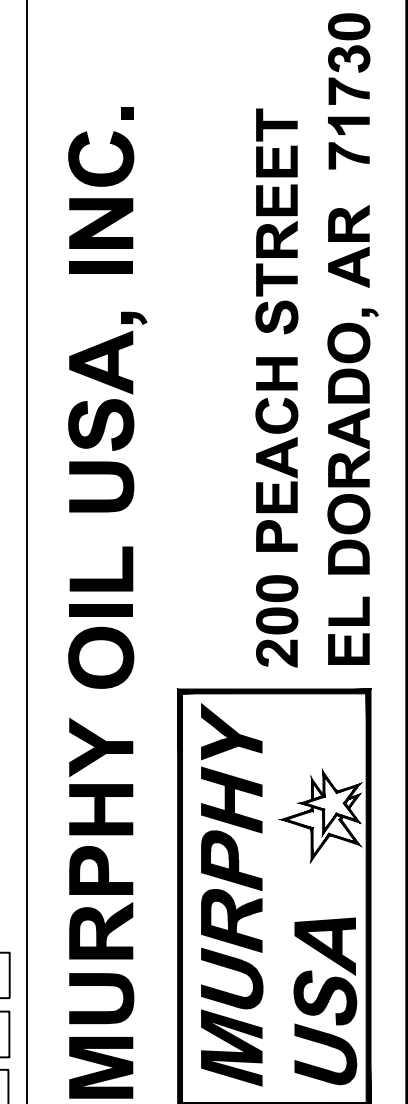
PSLUSD Project # 11-074-0001
City Project Site Plan #: P24-164
City Project Special
Exception Use #: P24-096



C-08.3



HSQ GROUP
Engineers · Planners · Surveyors
7975 NW 154th Street, Suite 360
Miami Lakes, Florida 33016 · 786.534.7361
C26258 · LB7924
Contact: Aref Shehadeh, P.E.



This item has been digitally signed and sealed by Ariel Zewbach, P.E. on the date adjacent to the seal.

**SHOPPES OF
VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG**

**SHOPPES OF
VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG**



	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

PSLUSD Project # 11-074-0001
City Project Site Plan #: P24-164
City Project Special
Exception Use #: P24-096