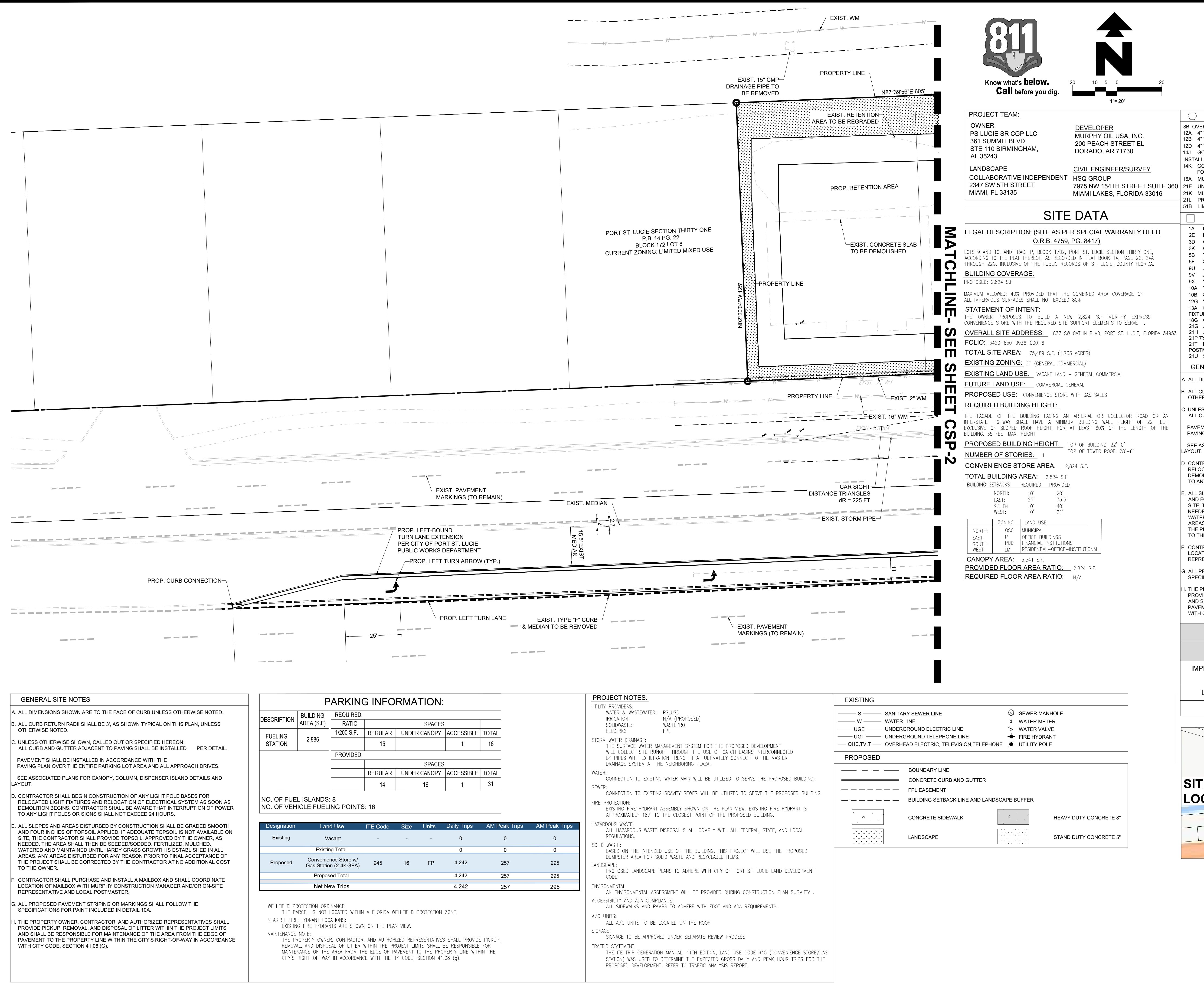
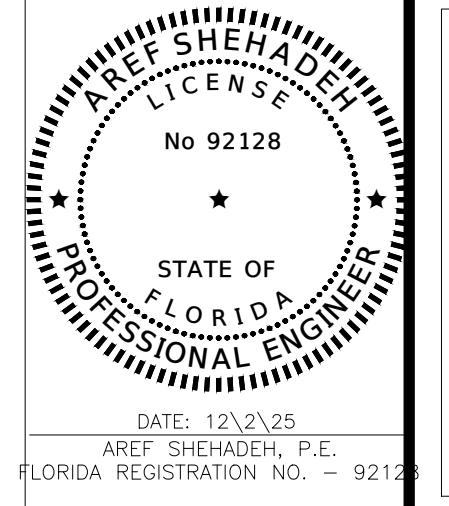


EXHIBIT A

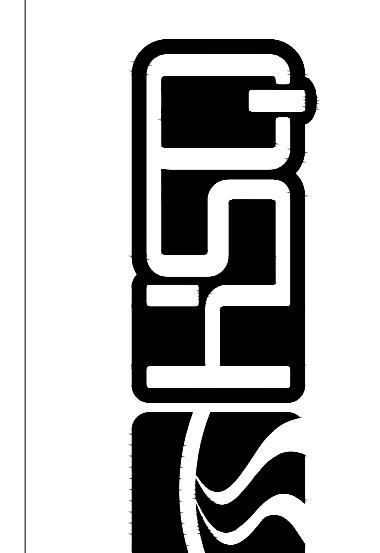


SHEET NO.
CSP-1



CONCEPTUAL SITE PLAN
1837 SW GATLIN BLVD
PORT ST. LUCIE FLORIDA

HSG GROUP
Engineers • Planners • Surveyors
1837 SW GATLIN BLVD, Suite 300
Port St. Lucie, FL 34983
Contact: Aref Shehadeh, P.E.

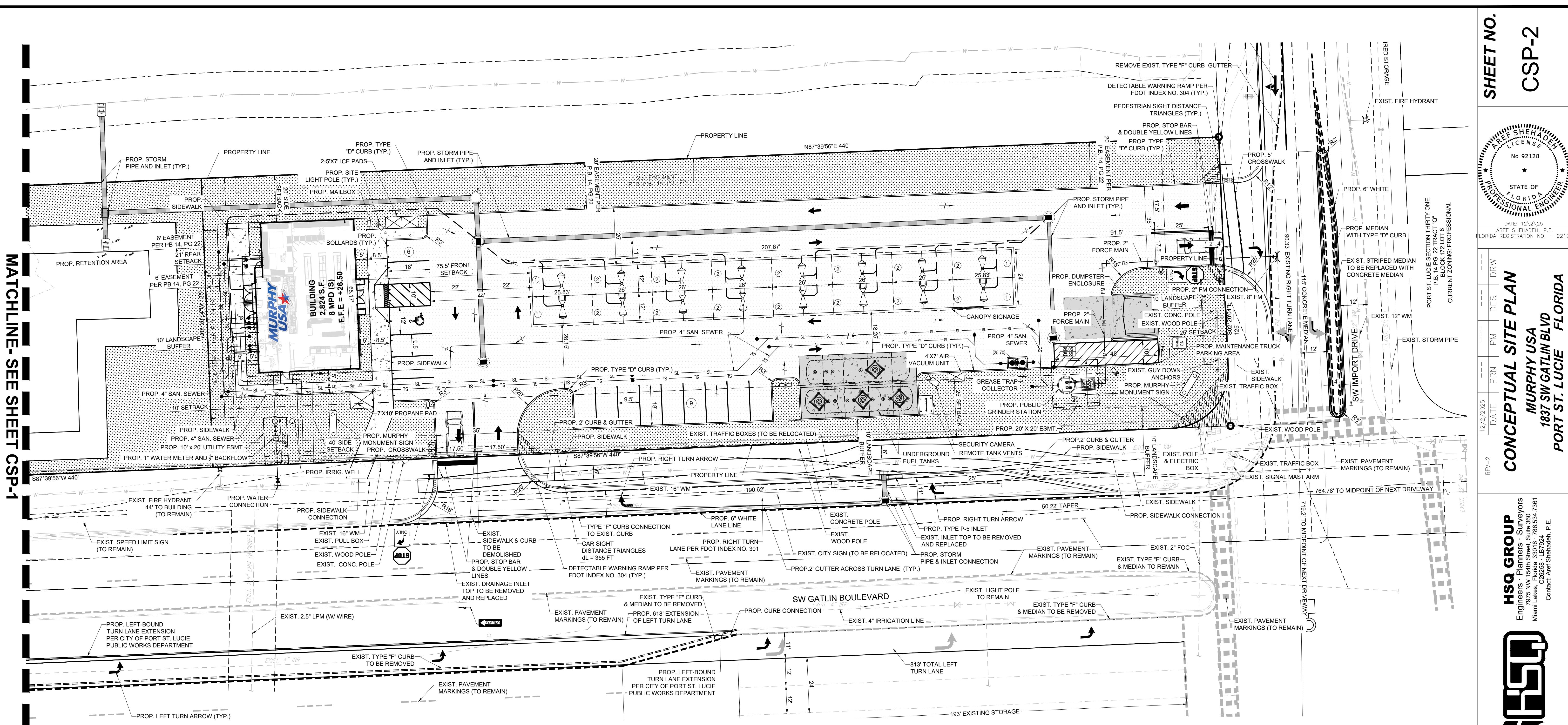


MURPHY USA, INC.
200 PEACH STREET
EL DORADO, AR 71730

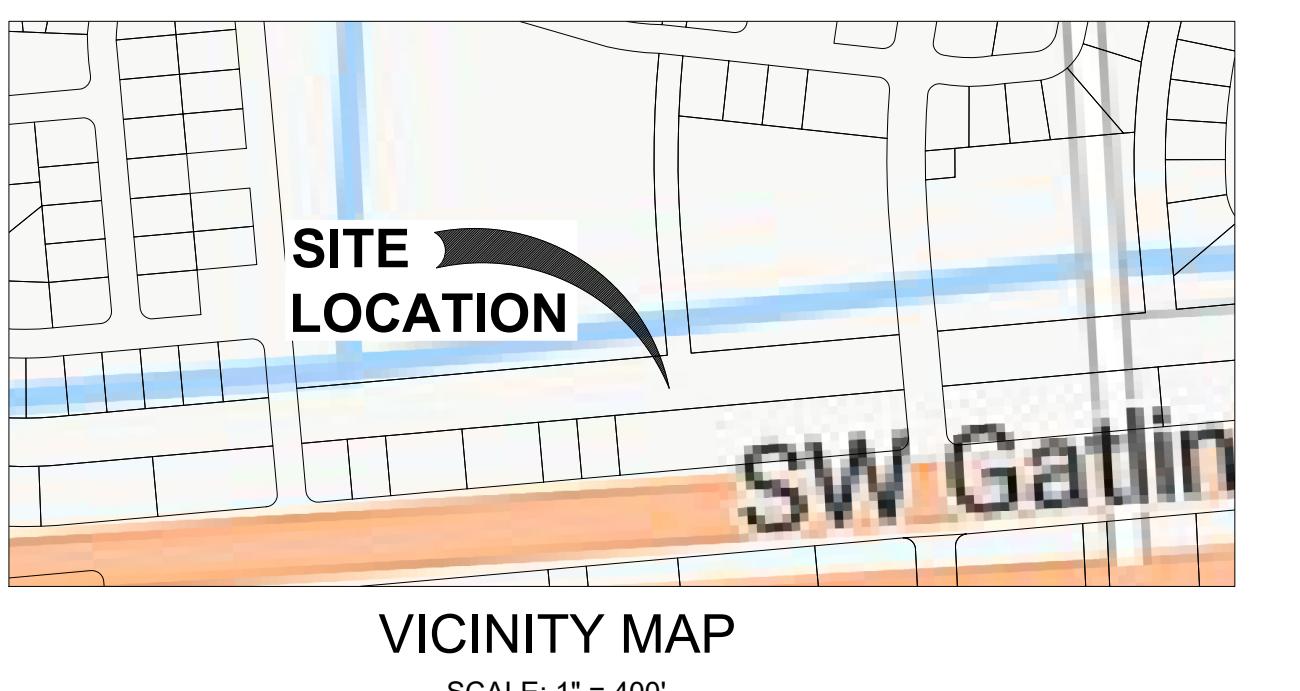
MURPHY USA
Project Special
Exception Use #: P24-165
Project Site Plan #: P24-165
PSLUSD Project #: 11-651-00

CSP-1

EXHIBIT A



MATCHLINE - SEE SHEET CSP-1



PLEASE REFER TO SHEET CSP-1 FOR SITE DATA INFORMATION

SITE DATA	
LEGAL DESCRIPTION: (SITE AS PER SPECIAL WARRANTY DEED O.R.B. 4759, PG. 8417)	
LOTS 9 AND 10, AND TRACT P, BLOCK 1702, PORT ST. LUCIE SECTION THIRTY ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED PLAT BOOK 14, PAGE 22, 24A THROUGH 22G, INCLUSIVE OF THE PUBLIC RECORDS OF ST. LUCIE, COUNTY, FLORIDA.	
BUILDING COVERAGE:	
PROPOSED: 2,824 S.F.	
MAXIMUM ALLOWED: 40% PROVIDED THAT THE COMBINED AREA COVERAGE OF ALL IMPERVIOUS SURFACES SHALL NOT EXCEED 80%	
STATEMENT OF INTENT:	
THE OWNER PROPOSES TO BUILD A NEW 2,824 S.F. MURPHY EXPRESS CONVENIENCE STORE WITH THE REQUIRED SITE SUPPORT ELEMENTS TO SERVE IT.	
OVERALL SITE ADDRESS: 1837 SW GATLIN BLVD, PORT ST. LUCIE, FLORIDA 34953	
FOLIO: 3420-650-0936-000-6	
TOTAL SITE AREA: 75,489 S.F. (1.733 ACRES)	
EXISTING ZONING: C (GENERAL COMMERCIAL)	
EXISTING LAND USE: VACANT LAND - GENERAL COMMERCIAL	
FUTURE LAND USE: COMMERCIAL GENERAL	
PROPOSED USE: CONVENIENCE STORE WITH GAS SALES	

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PROPOSED USE: CONVENIENCE STORE WITH GAS SALES	

REQUIRED BUILDING HEIGHT:	
THE FAÇADE 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.	
PROPOSED BUILDING HEIGHT: TOP OF BUILDING: 22'-0"	
NUMBER OF STORIES: 1	
CONVENIENCE STORE AREA: 2,824 S.F.	
TOTAL BUILDING AREA: 2,824 S.F.	
BUILDING SETBACKS REQUIRED PROVIDED	
NORTH: 10' 20'	
EAST: 25' 75.5'	
SOUTH: 10' 40'	
WEST: 10' 21'	
CANOPY AREA: 5,541 S.F.	
PROVIDED FLOOR AREA RATIO: 2,824 S.F.	
REQUIRED FLOOR AREA RATIO: N/A	

EXISTING	
S	SEWER MANHOLE
W	WATER LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
OHE,TV,T	OVERHEAD ELECTRIC, TELEVISION,TELEPHONE
●	UTILITY POLE
PROPOSED	
—	BOUNDARY LINE
—	CONCRETE CURB AND GUTTER
—	FPL EASEMENT
—	BUILDING SETBACK LINE AND LANDSCAPE BUFFER
CONCRETE SIDEWALK	HEAVY DUTY CONCRETE 8"
LANDSCAPE	STAND DUTY CONCRETE 5"

PROJECT TEAM:	
OWNER	DEVELOPER
PS LUCIE SR CGP LLC	MURPHY OIL USA, INC.
361 SUMMIT BLVD	200 PEACH STREET EL
STE 110 BIRMINGHAM,	DORADO, AR 71730
AL 35243	
LANDSCAPE	CIVIL ENGINEER/SURVEY
COLLABORATIVE INDEPENDENT	HSQ GROUP
2347 SW 5TH STREET	7975 NW 154TH STREET SUITE 360
MIAAMI, FL 33135	MIAMI LAKES, FLORIDA 33016

City Project Special
Exception Use #: P24-165

City Project Site Plan #: P24-165

PSLUSD Project #: 11-651-00

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

MURPHY USA
200 PEACH STREET
EL DORADO, AR 71730

SHEET NO.
CSP-2

AREF SHEHADEH, P.E.
No. 92128
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: 12/2/25
FLORIDA REGISTRATION NO. 92128

CONCEPTUAL SITE PLAN
MURPHY USA
1837 SW GATLIN BLVD
PORT ST. LUCIE FLORIDA

REV-2 12/2/2025 DATE PRN PM DES DRW

HSQ GROUP
Engineers Planners Surveyors
200 NW 154th Street Suite 3310 • 785-534-7361
Miami Lakes, Florida 33135 • 29528 LB7924
Contact: Aref Shehadeh, P.E.