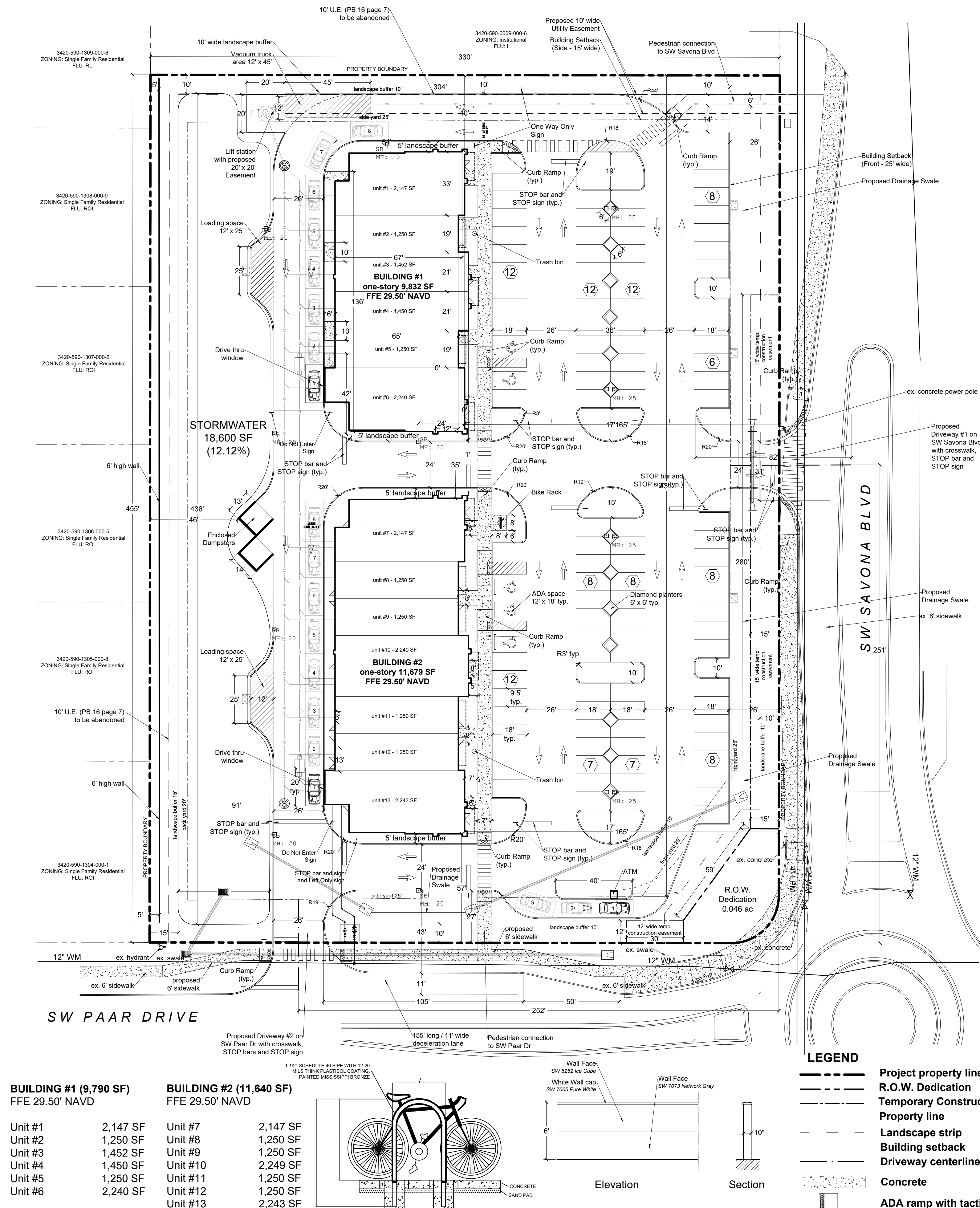


Exhibit A



Drainage Statement

The proposed project will include a Surface Water Management System (SWMS) per City of Port St Lucie (PSL) and South Florida Water Management District (SFWMD) criteria for new developments. The proposed SWMS will consist of site grading and inlets and culverts which direct stormwater runoff to a perimeter swale or directly to the retention area. The SWMS will be capable of providing the presumptive water quality treatment and also address the current Nutrient pre verses post loading requirement for projects in an impaired water body basin. The SWMS will also address water quantity and flood protection criteria including parking lot protection from a 10 year-24 hour storm event. The project will retain all runoff generated from a 25 year-72 hour storm with discharge limited to pre-verses post rates. Finally the project will provide Finished Flood protection from a 100 year-72 hour storm event (no discharge/glass wall). Prior to construction, a NPDES Notice of Intent (NOI) will be filed with the FDEP and a SWPPP will be completed per PSL MS4 requirements (including the required inspections).

Water/Sewer Statement

The proposed project will connect to the available Port St Lucie Utility System Department (PSLUSD) watermain located along Parr and Savona. The proposed connection will be most likely a 6" to 8" connection to provide Potable Water and Fire Sprinkler services to the building units. Wastewater disposal will be via a Proposed PSLUSD specified Grinder Pump Station, connecting to the adjacent available forcemain on Savona. All construction to be in accordance with PSLUSD details and specifications.

Traffic Statement

The proposed development will generate the following net new external trips (Peak hour of Adjacent Street):

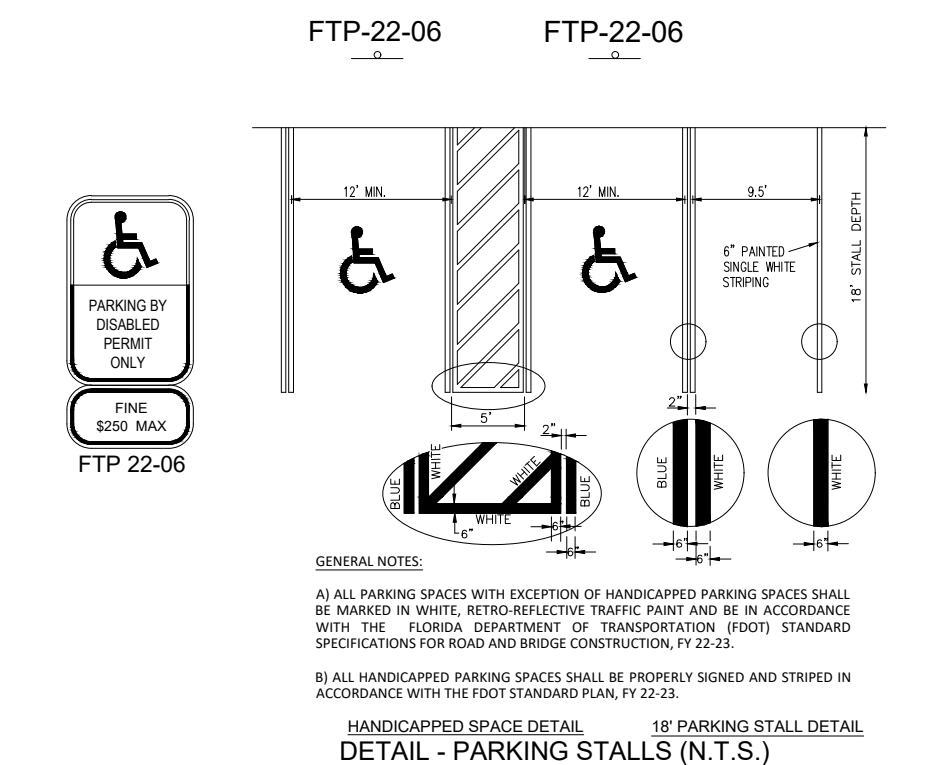
- 1,507 daily, 120 AM peak hour (64 in/56 out), and 124 PM peak hour (63 in/61 out) trips.

The proposed development will generate the following peak driveway trips (Peak hour of Generator):

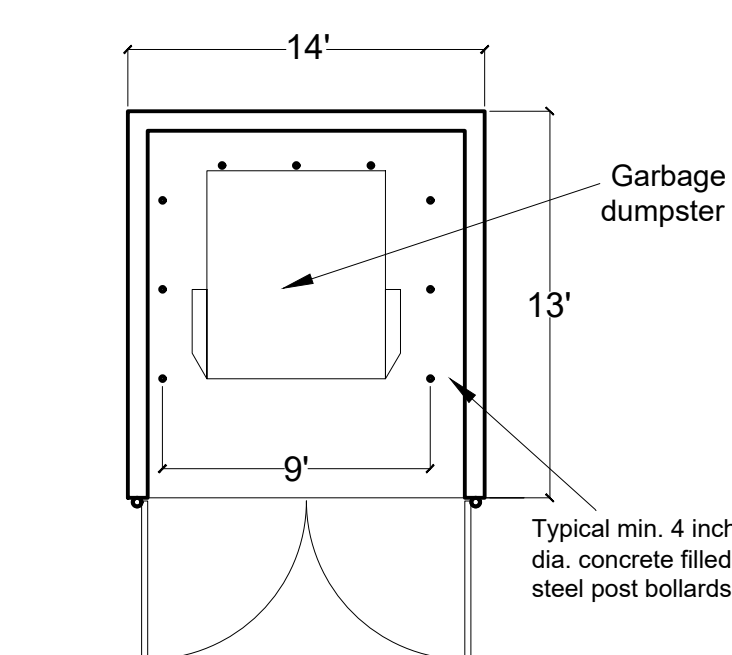
- 2,844 daily, 330 AM peak hour (170 in/160 out), and 411 PM peak hour (217 in/194 out) trips.

A 155-foot westbound right-turn lane is recommended at the SW Paar Drive & Driveway 2 intersection.

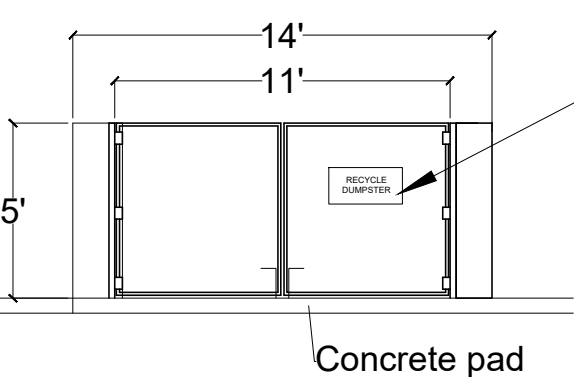
Stacking on-site for each drive through (160 feet) is adequate.



Trash Bin
Safco - EVOS series
steel w. ash 15 gal

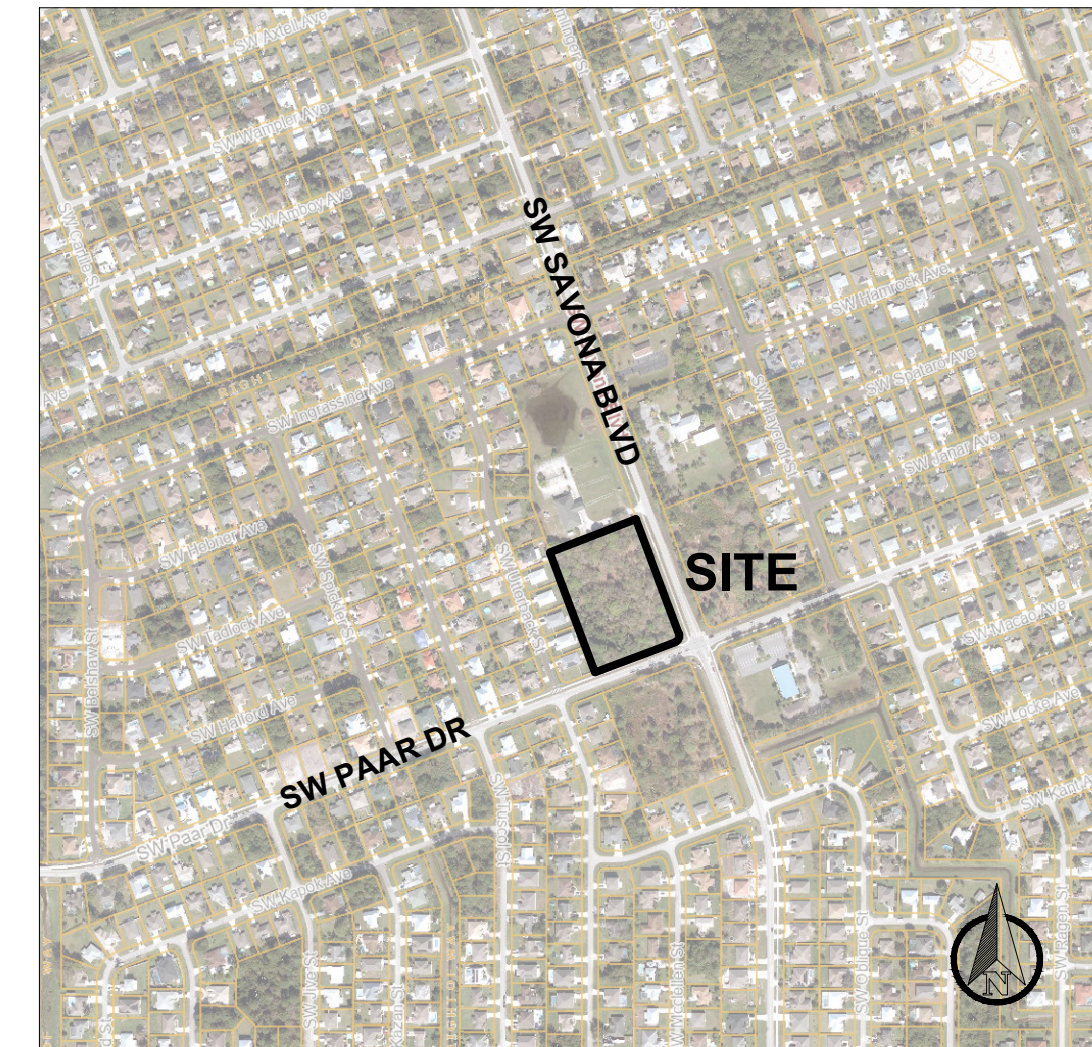


Enclosed DumpsterDetail (N.T.S.)



Gates shall maintain a min. 90 degree swing clearance when anchored and in full open position. Gates to be made of solid material (wood, metal and similar) and have metal framework

Enclosed Dumpster - Front view (N.T.S.)



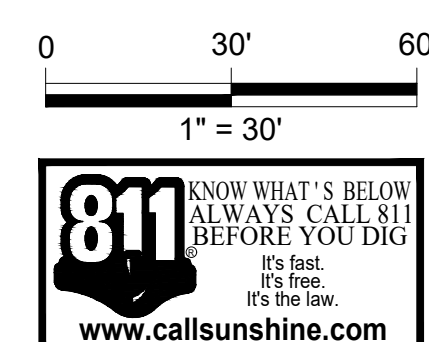
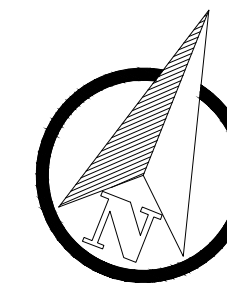
LOCATION (N.T.S.)

SITE DATA

1. PROJECT NAME:	Savona Plaza		
2. PARCEL ID:	3420-590-0008-000-9		
3. ADDRESS:	Savona Blvd		
4. SECTION / TOWNSHIP / RANGE	S25 / T37S / R39E		
5. APPLICANT	RedtailIDG 100 S. 2nd Street Fort Pierce, FL 34950 Savona Blvd, LLC 625 N Flagler DR, Unit Ste 605 West Palm Beach, FL 33401-4025 General Commercial CG X		
6. OWNER:			
7. ZONING:			
8. FUTURE LAND USE:			
9. FLOOD ZONE:			
10. GROSS PROJECT SIZE:	150,008 SF (3,444 ac)		
11. ZONING REQUIREMENTS	PER ZONING	PROPOSED	
LOT SIZE			
Mfn. Lot Area	20,000 SF		150,008 SF
Mfn. Lot Width	100'		335'
BUILDING			
Max. Building Coverage	40 %		17.38 %
Max. Building Height :	35'		28'-7"
YARDS			
Mfn. Front Yard:	25'		165'
Mfn. Rear Yard:	20'		46'
Mfn. Side Yard:	10'		40'
Mfn. Side Yard (at corner)	25'		57'
12. PARKING			
REQUIRED (1 per 200 sf)	108 spaces		
PROVIDED	108 spaces		
Handicapped Spaces Required (101-150 total):		5 spaces	
Handicapped Spaces Provided (12' x 18')		5 spaces	
13. SITE COVERAGE			
IMPERVIOUS			
Buildings	0.492 ac	21,600 SF	22.84 %
Paving	1.581 ac	68,888 SF	72.84 %
Sidewalk	0.094 ac	4,081 SF	4.32 %
TOTALS			
Total Impervious	2.167 ac	94,569 SF	63.04 %
Total Pervious	1.230 ac	53,416 SF	35.61 %
ROW Dedication	0.046 ac	2,023 SF	1.35 %
Total Site Area	3.444 ac	150,008 SF	100.00 %

ENGINEER:
Stephen Cooper, P.E. & Associates, Inc.
7450 South Federal Highway
Port St. Lucie, Florida 34952

LANDSCAPE ARCHITECT:
George Botner, PLA, AICP, Landscape Architects and Planners
4320 SE Cove Lake Circle
Suite 104
Stuart, FL. 34997



PLANNER
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