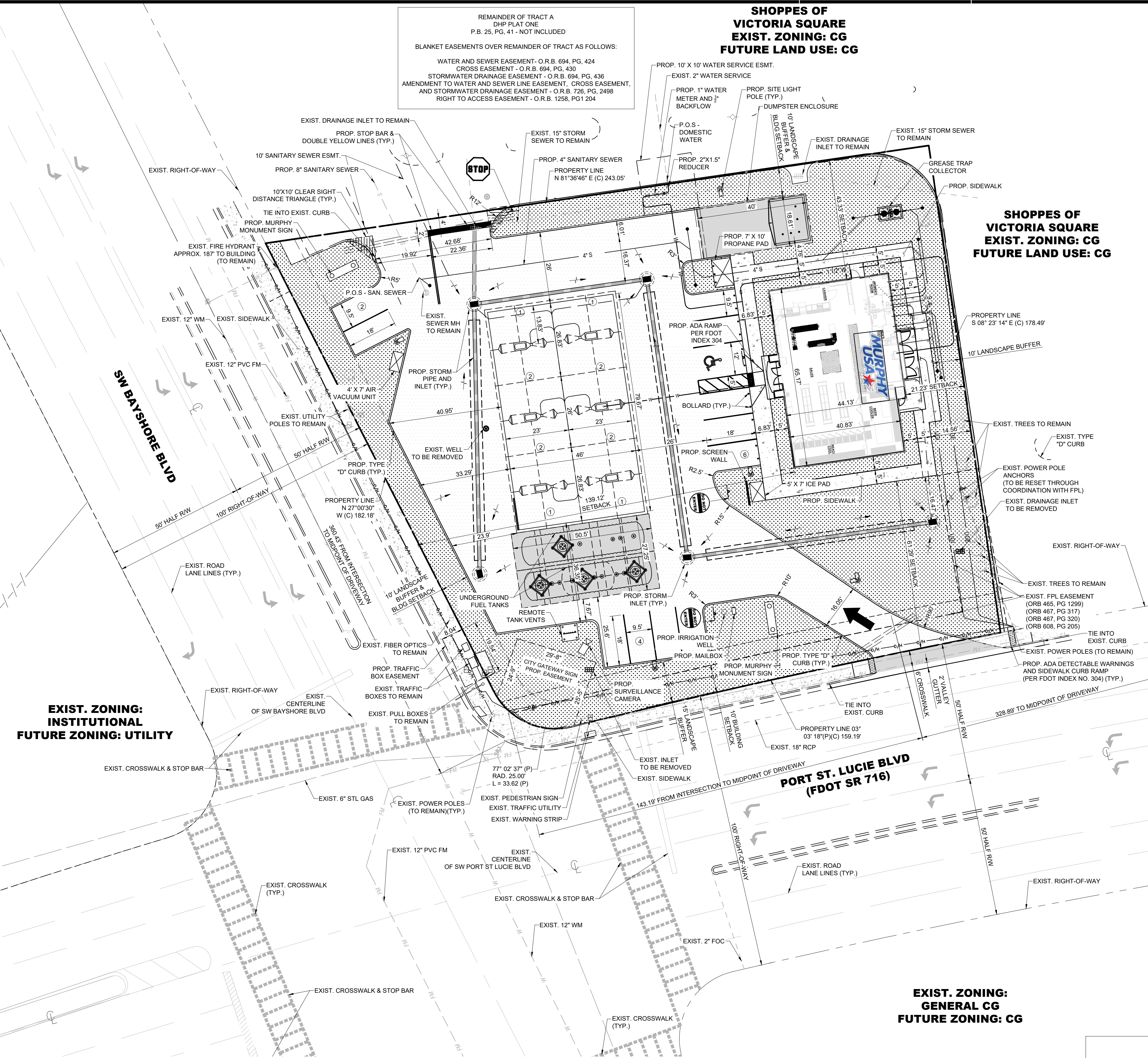


Exhibit A



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	DEVELOPER
SL PSL BLVD LP	MURPHY OIL USA, INC.
5950 BERKSHIRE LN, STE 700	200 PEACH STREET
DALLAS, TX 75225	EL DORADO, AR 71730
LANDSCAPE	CIVIL ENGINEER/SURVEY
COLLABORATIVE INDEPENDENT	HSQ GROUP
2347 SW 5TH STREET	7975 NW 154TH STREET SUITE 360
MIAMI, FL 33135	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" W, 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 SIDEWALKS AND RAMPS TO ADHERE WITH FDOT AND ADA REQUIREMENTS.

A/C UNITS:
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
Proposed Total					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 ITY 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.

EXIST. ZONING: GENERAL CG
FUTURE ZONING: CG

EXIST. ZONING: INSTITUTIONAL
FUTURE ZONING: UTILITY

EXIST. ZONING: CG
FUTURE ZONING: CG

EXIST. ZONING: CG
FUTURE ZONING: CG

EXIST. ZONING: CG
FUTURE ZONING: CG

EXIST. ZONING: CG
FUTURE ZONING: CG

EXIST. ZONING: CG
FUTURE ZONING: CG

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: 10' 43'
EAST: 10' 21'
SOUTH: 10' 71'
WEST: 25' 131'
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.)	REQUIRED: RATIO	SPACES			
FUELING STATION	2,824	1/200 S.F.	REGULAR	UNDER CANOPY	ACCESSIBLE	TOTAL
			15		1	16
		PROVIDED:	SPACES			
		1/91 S.F.	REGULAR	UNDER CANOPY	ACCESSIBLE	TOTAL
			11	12	1	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

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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SHEET NO.
CSP-1

STATE OF FLORIDA
PROFESSIONAL ENGINEER
No 92128
DATE: 3/31/25
AREF SHEHADI, P.E.
FLORIDA REGISTRATION NO. 92128

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

HSQ GROUP
Engineers - Planners - Surveyors
7975 NW 154th Street, Suite 360
Miami Lakes, FL 33054-7651
C62628 L87924
Contact: Aref Shehadi, P.E.

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

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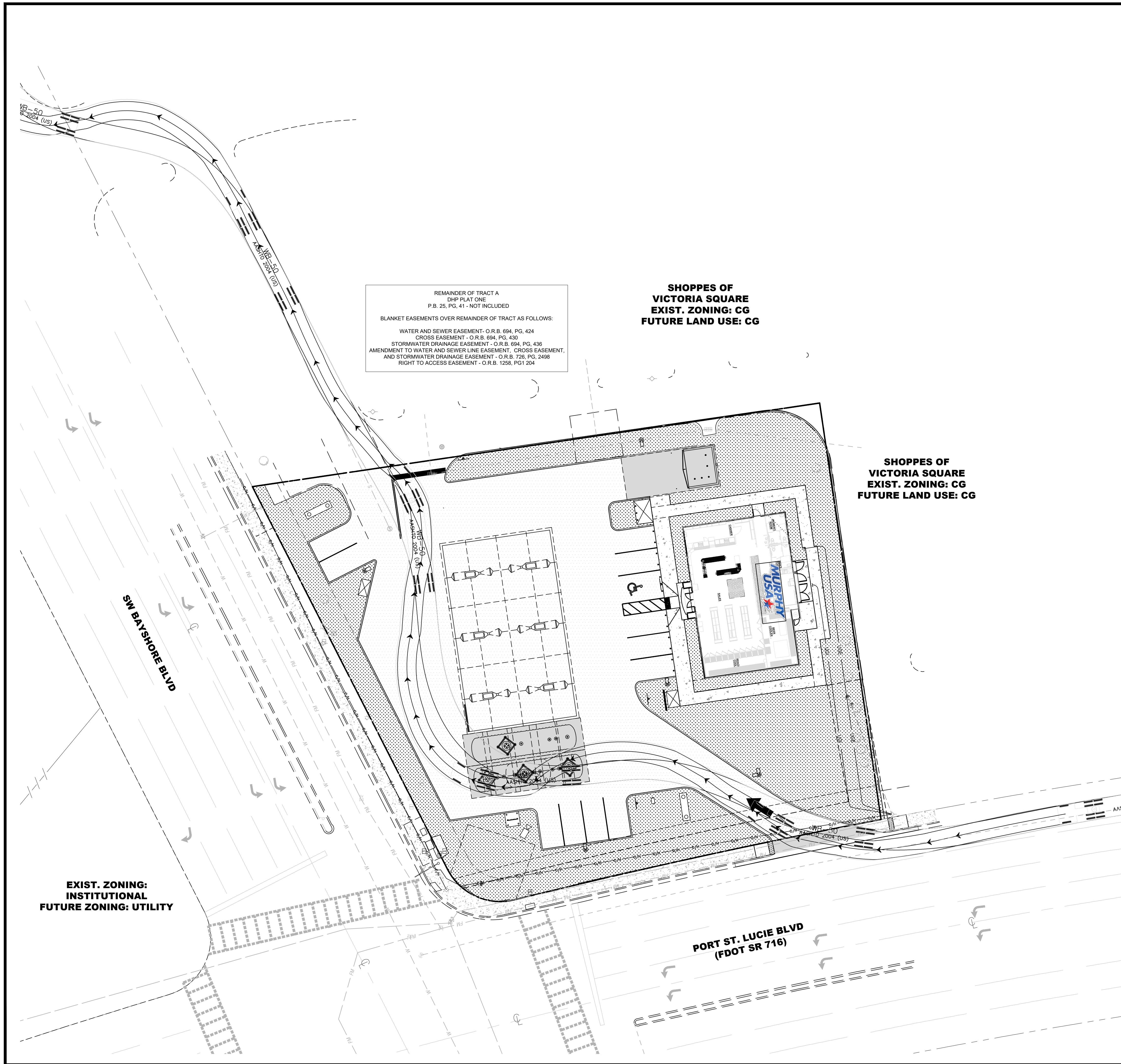
MURPHY OIL USA, INC.
200 PEACH STREET
EL DORADO, AR 71730

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



REMAINDER OF TRACT A
DHP PLAT ONE
P.B. 25, PG. 41 - NOT INCLUDED

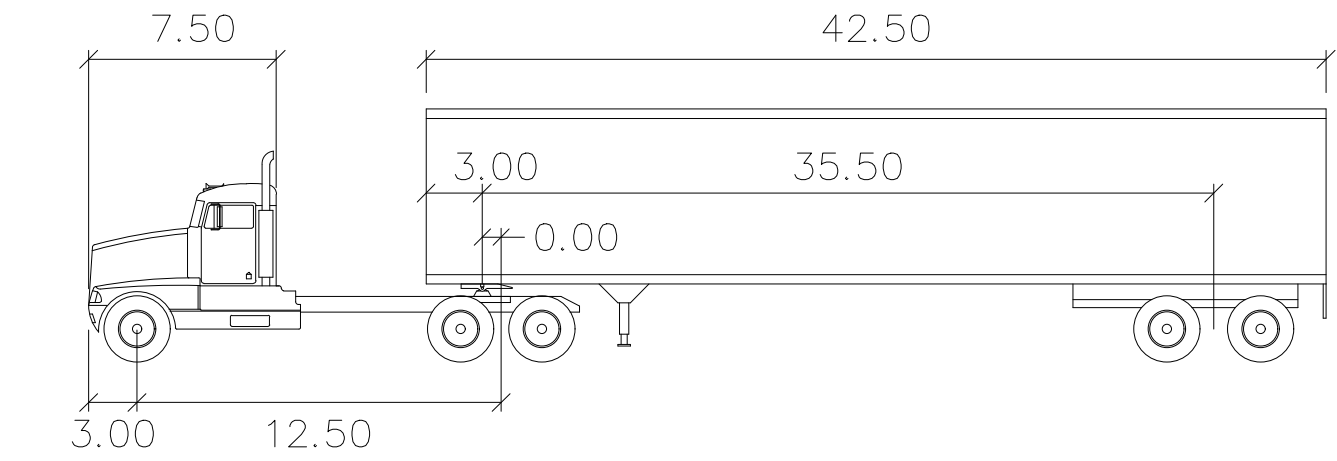
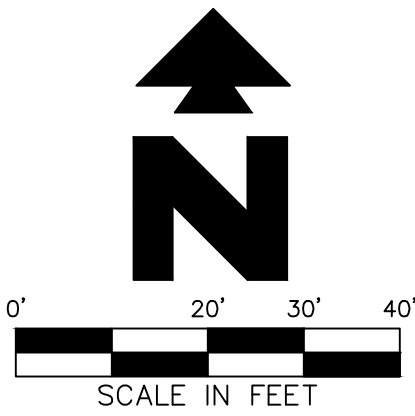
BLANKET EASEMENTS OVER REMAINDER OF TRACT AS FOLLOWS:

WATER AND SEWER EASEMENT - O.R.B. 694, PG. 424
CROSS EASEMENT - O.R.B. 694, PG. 430
STORMWATER DRAINAGE EASEMENT - O.R.B. 694, PG. 436
AMENDMENT TO WATER AND SEWER LINE EASEMENT, CROSS EASEMENT,
AND STORMWATER DRAINAGE EASEMENT - O.R.B. 726, PG. 2496
RIGHT TO ACCESS EASEMENT - O.R.B. 1258, PG. 1204

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

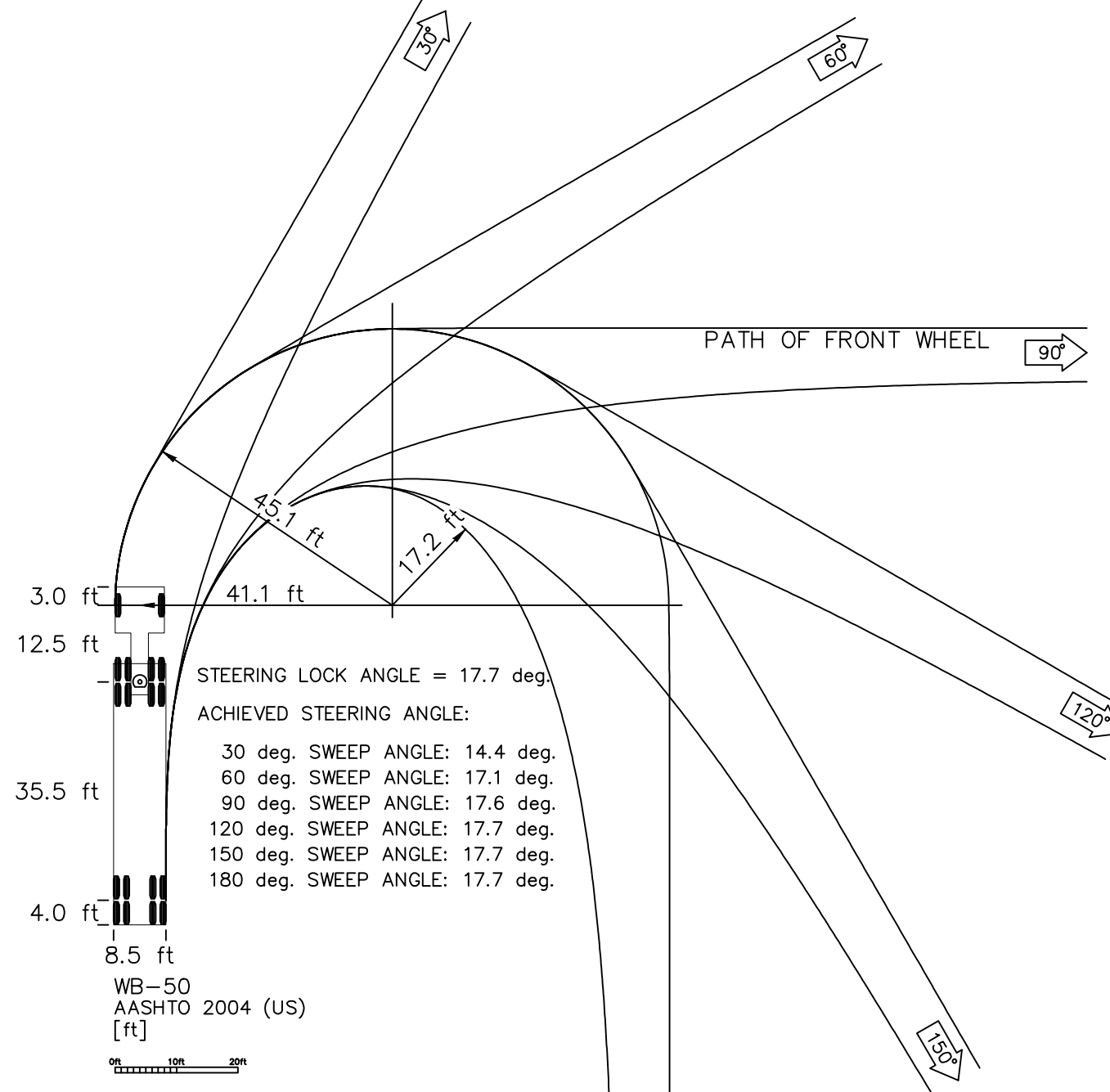
**SHOPPES OF
VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG**

**EXIST. ZONING:
INSTITUTIONAL
FUTURE ZONING: UTILITY**



WB-50

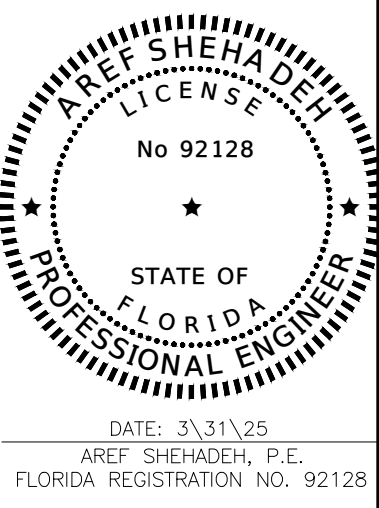
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Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



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

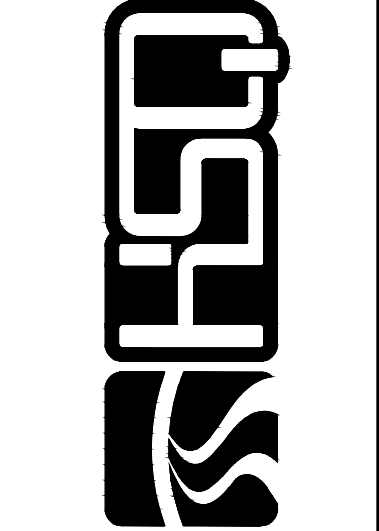
PSLUSD Project # 11-074-0001
City Project Site Plan #: P24-164
City Project Special
Exception Use #: P24-096

SHEET NO.
C-08



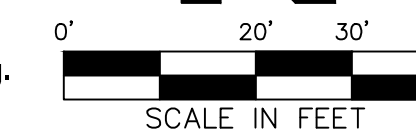
FUEL TRUCK ROUTE PLAN
MURPHY OIL USA
PORT ST. LUCIE BLVD & BAYSHORE BLVD
FLORIDA

HSQ GROUP
Engineers - Planners - Surveyors
7975 NW 154th Street, Suite 350
Miami Lakes, FL 33054-7351
Contact: Aref Shehadeh, P.E.



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

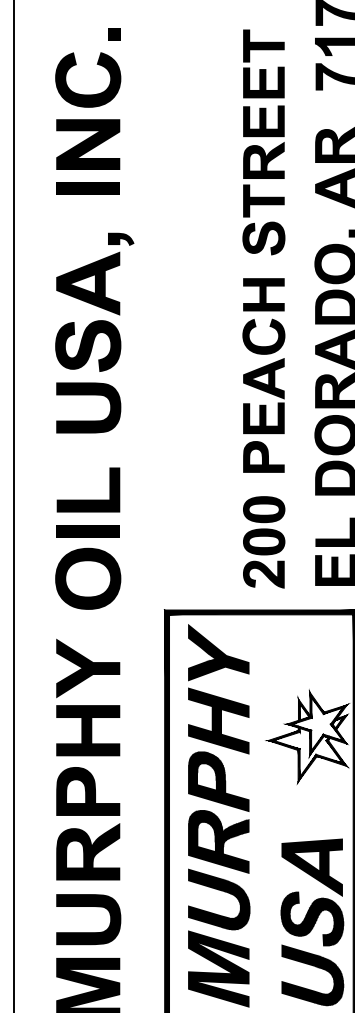




C-081



HSQ GROUP
Engineers · Planners · Surveyors
7975 NW 154th Street, Suite 360
Miami Lakes, Florida 33016 · 786.534.2628
C26258 · LB7924
Contact: Aref Shehadeh, P.E.



MURPHY
USA 

This item has been digitally signed and sealed by Ariel Shabsich, P.E. on the date adjacent to the seal.
The sealed copies of this document are not considered signed and sealed.

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

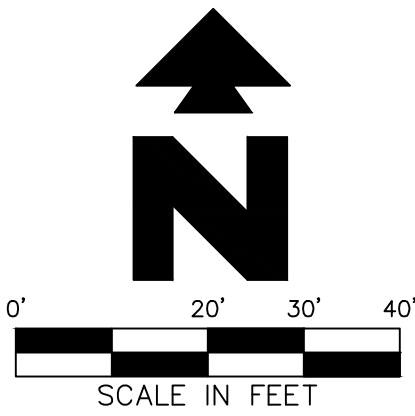
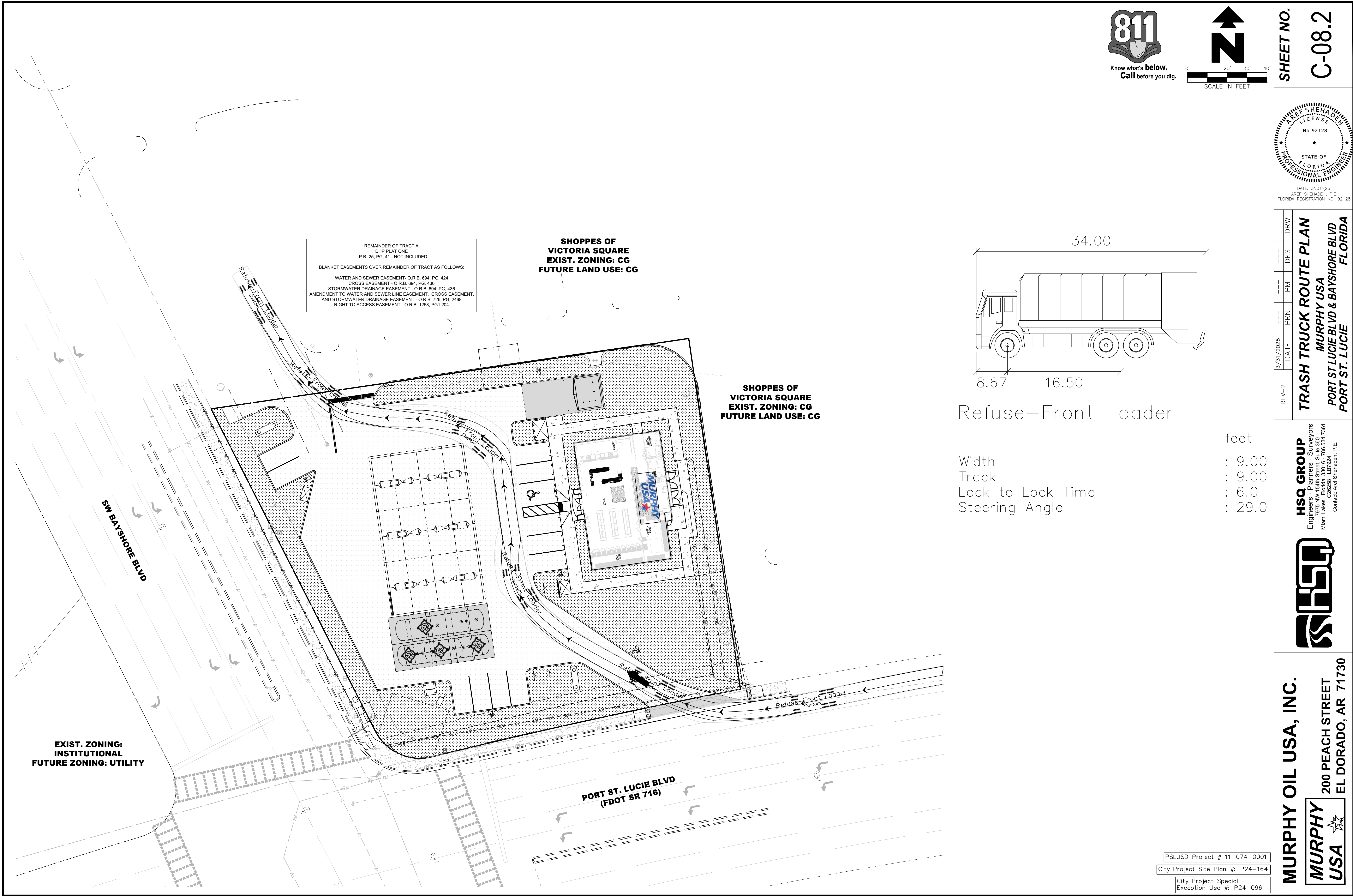
**SHOPPES OF
VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CO**



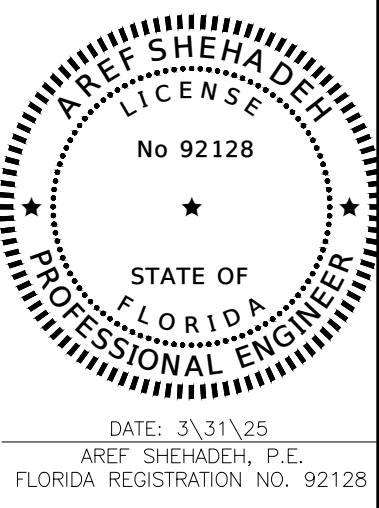
feet

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Width           : 10.50
Track           : 10.50
Lock to Lock Time : 6.0
Steering Angle  : 41.5
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PSLUSD Project # 11-074-0001
City Project Site Plan #: P24-164
City Project Special
Exception Use #: P24-096

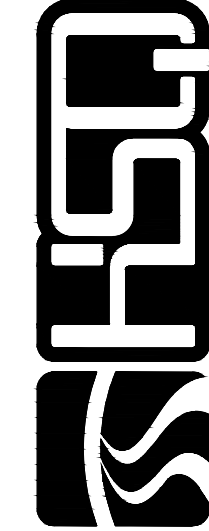


SHEET NO.
C-08.2



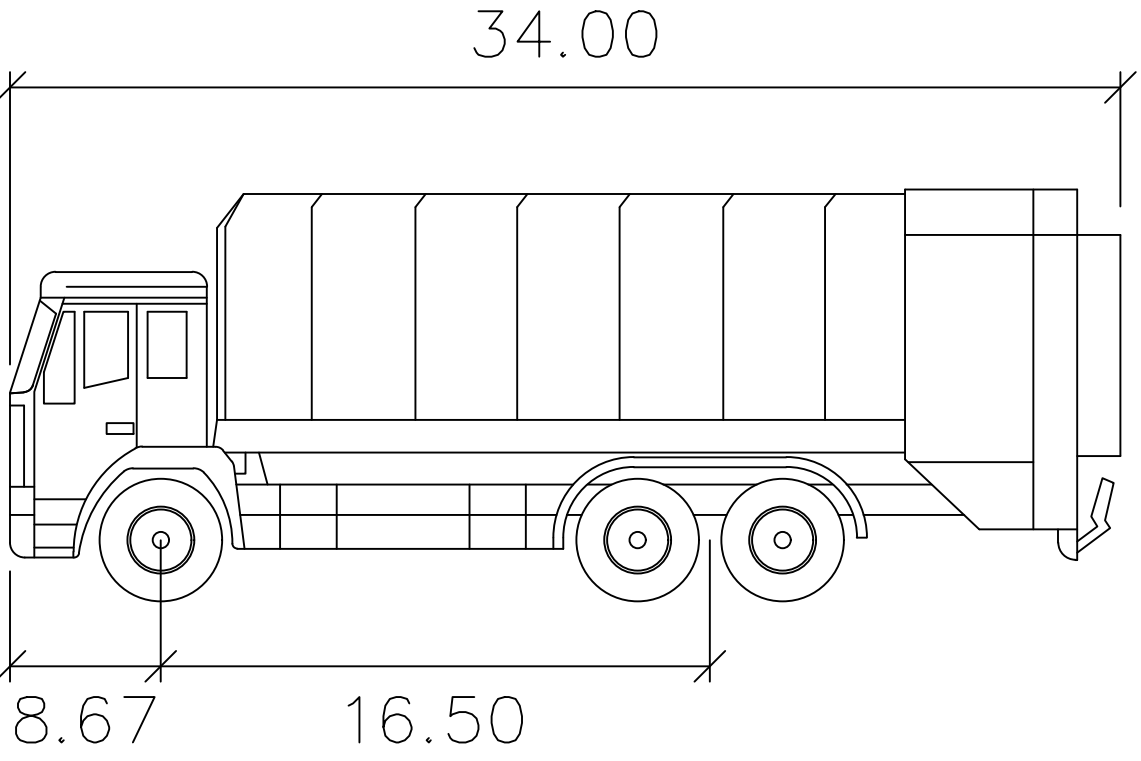
TRASH TRUCK ROUTE PLAN
MURPHY OIL USA
PORT ST. LUCIE BLVD & BAYSHORE BLVD
PORT ST. LUCIE, FLORIDA

HSQ GROUP
Engineers - Planners - Surveyors
7975 NW 154th Street, Suite 350
Miami Lakes, FL 33054-7351
Contact: Aref Shehadeh, P.E.



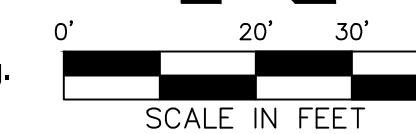
MURPHY OIL USA, INC.
200 PEACH STREET
EL DORADO, AR 71730

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



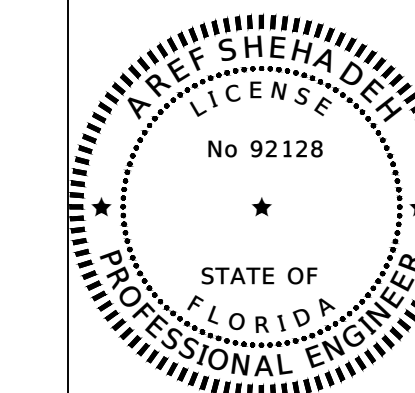
Refuse-Front Loader

Width	: 9.00
Track	: 9.00
Lock to Lock Time	: 6.0
Steering Angle	: 29.0



40'

SHEET NO.



DATE: 3/31/25
AREF SHEHADEH, P.E.
FLORIDA REGISTRATION NO. 9211

REV-2	3/31/2025	---	---	---	---
	DATE	PRN	PM	DES	DRW

PASSENGER VEHICLE ROUTE PLAN

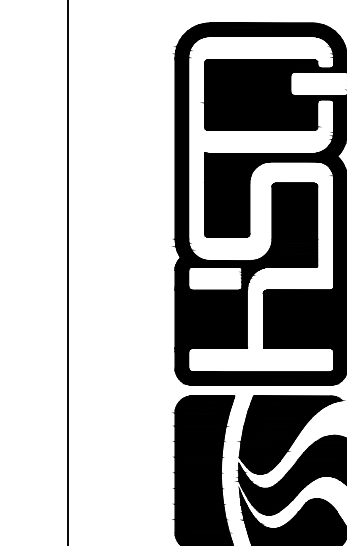
MURPHY USA

PORT ST LUCIE BLVD & BAYSHORE BLVD

PORT ST LUCIE

FLORIDA

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.



MURPHY OIL USA, INC.

200 PEACH STREET
EL DORADO, AR 71730

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

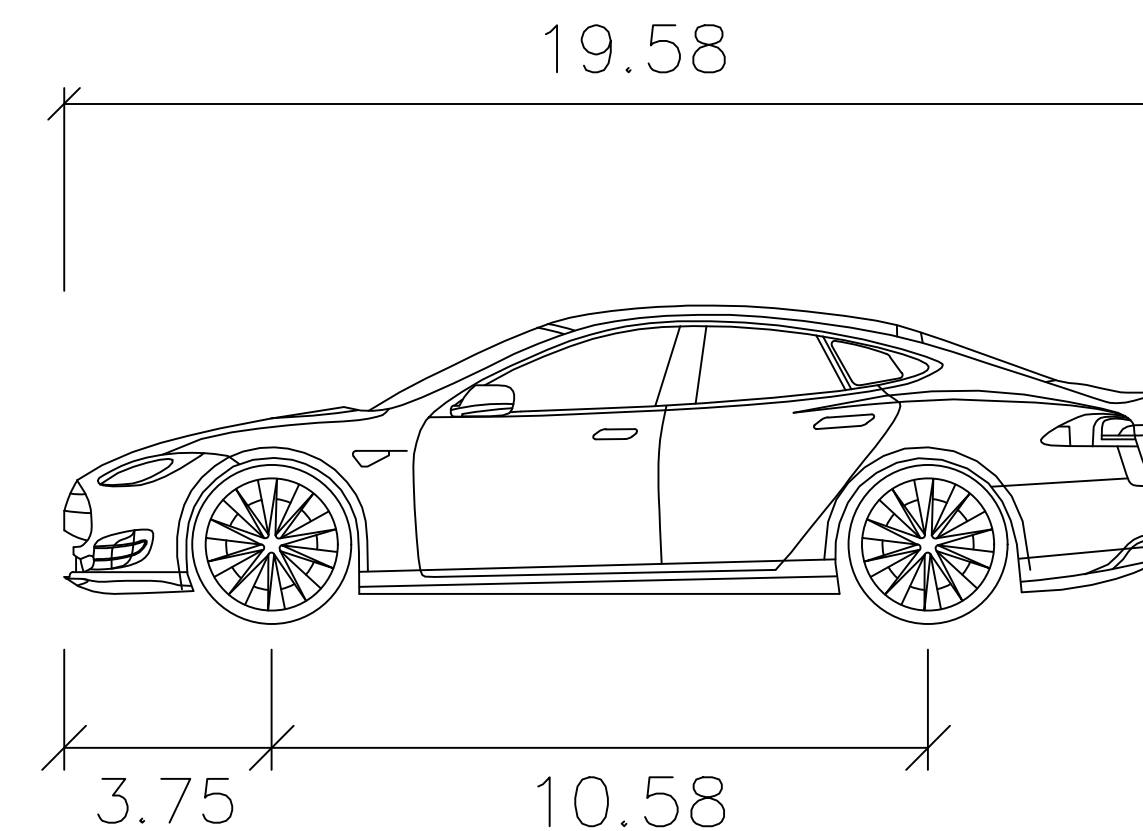
REMAINDER OF TRACT A
DHP PLAT ONE
P.B. 25, PG. 41 - NOT INCLUDED

BLANKET EASEMENTS OVER REMAINDER OF TRACT AS FOLLOWS:

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CROSS EASEMENT - O.R.B. 694, PG. 430
STORMWATER DRAINAGE EASEMENT - O.R.B. 694, PG. 436
AMENDMENT TO WATER AND SEWER LINE EASEMENT, CROSS EASEMENT
AND STORMWATER DRAINAGE EASEMENT - O.R.B. 726, PG. 2498
RIGHT TO ACCESS EASEMENT - O.R.B. 1258, PG. 204

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

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



Passenger Car

feet

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

EXIST. ZONING:
INSTITUTIONAL
FUTURE ZONING: UTILITY

**PORT ST. LUCIE BLVD
(FDOT SR 716)**

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