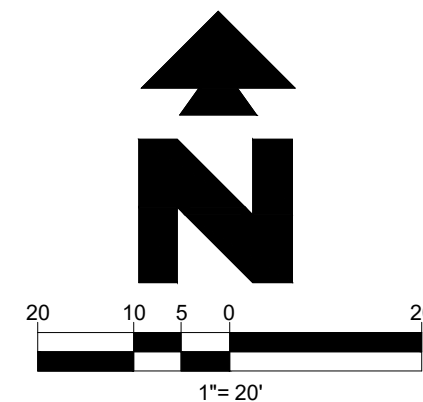


# Exhibit A



Know what's below.  
Call before you dig.



## PROJECT TEAM:

**OWNER**  
PS LUCIE SR CGP LLC  
361 SUMMIT BLVD  
STE 110 BIRMINGHAM,  
AL 35243

**LANDSCAPE**  
COLLABORATIVE INDEPENDENT  
2347 SW 5TH STREET  
MIAMI, FL 33135

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

**CIVIL ENGINEER/SURVEY**  
HSQ GROUP  
7975 NW 154TH STREET SUITE 360  
MIAMI LAKES, FLORIDA 33016

## 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 IN 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:** CG (GENERAL COMMERCIAL)

**EXISTING LAND USE:** VACANT LAND - GENERAL COMMERCIAL

**FUTURE LAND USE:** COMMERCIAL GENERAL

**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.

**TOTAL BUILDING AREA:** 2,824 S.F.

**BUILDING SETBACKS:** REQUIRED PROVIDED

NORTH: 10' 20'  
EAST: 25' 75.5'  
SOUTH: 10' 40'  
WEST: 10' 21'

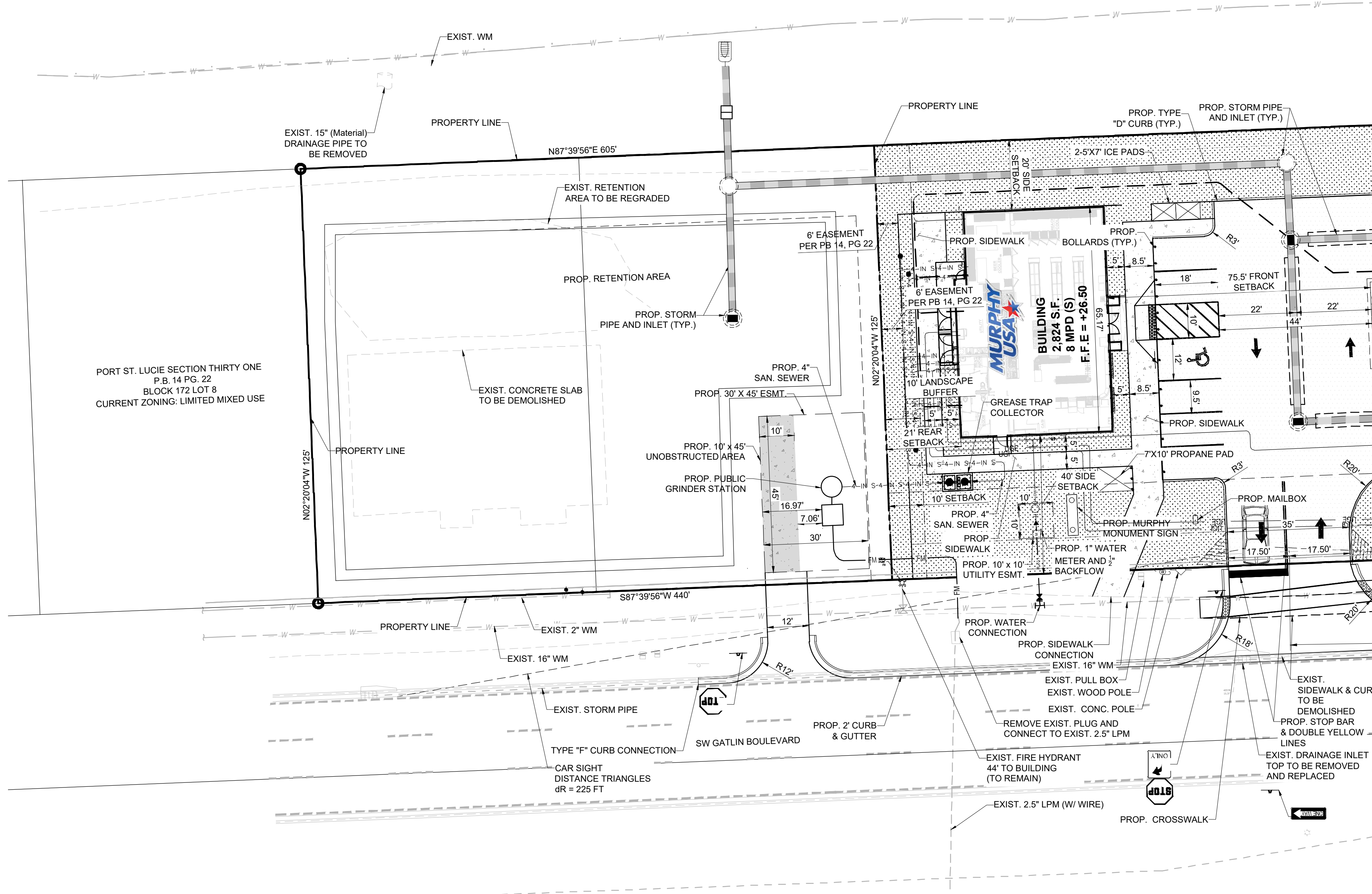
	ZONING	LAND USE
NORTH:	OSC	MUNICIPAL
EAST:	P	OFFICE BUILDINGS
SOUTH:	PUD	FINANCIAL INSTITUTIONS
WEST:	LM	RESIDENTIAL-OFFICE-INSTITUTIONAL

**CANOPY AREA:** 5,541 S.F.

**PROVIDED FLOOR AREA RATIO:** 2,824 S.F.

**REQUIRED FLOOR AREA RATIO:** N/A

MATCHLINE- SEE SHEET CSP-2



## 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. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
- E. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEED/DODED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- F. CONTRACTOR SHALL PURCHASE AND INSTALL A MAILBOX AND SHALL COORDINATE LOCATION OF MAILBOX WITH MURPHY CONSTRUCTION MANAGER AND/OR ON-SITE REPRESENTATIVE AND LOCAL POSTMASTER.
- G. ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 10A.
- H. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND 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 CITY CODE, SECTION 41.08 (G).

## PARKING INFORMATION:

DESCRIPTION	BUILDING AREA (S.F.)	REQUIRED:				
		RATIO	REGULAR	UNDER CANOPY	ACCESSIBLE	TOTAL
FUELING STATION	2,886	1/200 S.F.	15		1	16
		PROVIDED:				
			REGULAR	UNDER CANOPY	ACCESSIBLE	TOTAL
			14	16	1	31

NO. OF FUEL ISLANDS: 8  
NO. OF VEHICLE FUELING POINTS: 16

Designation	Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	AM Peak Trips
Existing	Vacant	-	-	-	0	0	0
	Existing Total				0	0	0
Proposed	Convenience Store w/ Gas Station (2-4k GFA)	945	16	FP	4,242	257	295
	Proposed Total				4,242	257	295
	Net New Trips				4,242	257	295

WELLFIELD PROTECTION ORDINANCE:  
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. THE PROPERTY OWNER 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 ITE CODE, SECTION 41.08 (G).

## 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:  
ALL SIDEWALKS AND RAMPS TO ADHERE WITH FOOT 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. REFER TO TRAFFIC ANALYSIS REPORT.

## EXISTING

— S —	SANITARY SEWER LINE	⊙	SEWER MANHOLE
— W —	WATER LINE	⊙	WATER METER
— UGE —	UNDERGROUND ELECTRIC LINE	⊙	WATER VALVE
— UGT —	UNDERGROUND TELEPHONE LINE	⊙	FIRE HYDRANT
— OHE,TV,T —	OVERHEAD ELECTRIC, TELEVISION, TELEPHONE	⊙	UTILITY POLE

## PROPOSED

— — —	BOUNDARY LINE	⊙	HEAVY DUTY CONCRETE 8"
— — —	CONCRETE CURB AND GUTTER	⊙	STAND DUTY CONCRETE 5"
— — —	FPL EASEMENT		
— — —	BUILDING SETBACK LINE AND LANDSCAPE BUFFER		
⊙	CONCRETE SIDEWALK		
⊙	LANDSCAPE		

## SITE NOTES

- 8B OVERHEAD CANOPY (TYP. PER CANOPY PLANS)
- 12A 4" TRAFFIC YELLOW LANE STRIPE
- 12B 4" TRAFFIC WHITE LANE STRIPE
- 12D 4" WIDE BLUE PAINTED STRIPES, 2" O.C. @ 45° (SEE SIZE INDICATED AT SYMBOL)
- 14J GC TO INSTALL (1) 4" PVC SLEEVE FOR IRRIGATION LINE. (SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS)
- 14K GC TO INSTALL (2) 4" PVC SLEEVES FOR FUTURE USE (SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS)
- 16A MURPHY FREE STANDING MONUMENT SIGN
- 21E UNDERGROUND STORAGE TANKS (1-25,000 GAL. & 1-26,000 GAL.)
- 21K MURPHY EXPRESS ID SIGN PER APPROVED RENDERING
- 21L PRICE SIGN PER APPROVED ELEVATION
- 51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL

## SITE DETAILS

- 1A INTEGRAL CONCRETE CURB
- 2E DUMPSTER ENCLOSURE
- 3D CONCRETE SIDEWALK
- 3K CONCRETE SIDEWALK AROUND BUILDING
- 5B TRAFFIC SIGN IN BOLLARD
- 5F STEEL BOLLARD W/COVER (SINGLE)
- 9U ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)
- 9V ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN MOUNTED IN BOLLARD
- 9X "NO PARKING" PAINTED ON PAVEMENT
- 10A TRAFFIC FLOW ARROW (TYP.)
- 10B STOP BAR (TYP.)
- 12G "STOP" SIGN
- 13A SITE LIGHT POLE (SEE PHOTOMETRIC PLANS FOR POLE BASE DETAIL, FIXTURE TYPE, LOCATION AND MOUNTING DETAILS)
- 18G CONSTRUCTION CAMERA (COORDINATE WITH MOUSA PM FOR LOCATION)
- 21G AIR VACUUM UNIT WITH 4"x7" CONCRETE SLAB
- 21H ATM PAD (SEE FUEL DEVELOPMENT PLAN SHIT. FE-1 FOR CONDUITS)
- 21P 7"x10" CONCRETE SLAB FOR PROPANE TANKS
- 21T MAILBOX CONTRACTOR SHALL COORDINATE LOCATION WITH MURPHY AND POSTMASTER PRIOR TO INSTALLATION)
- 21U 5"x7" ICE UNIT (SEE NUMBER INDICATED AT SYMBOL)

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## IMPERVIOUS SITE RATIO (ISR)

AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	37,157	49
LANDSCAPE AREA	38,463	51
GROSS SITE	75,620	100



## VICINITY MAP

SCALE: 1" = 400'

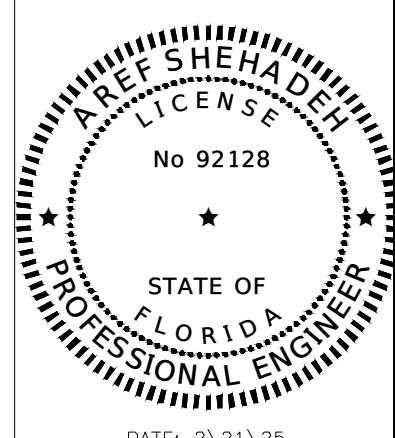
City Project Special Exception  
Use #: P24-184

City Project Site Plan #: P24-165

PSLUSD Project #: 11-651-00

SHEET NO.

CSP-1



DATE: 2/21/25  
AREF SHEHADEH, P.E.  
FLORIDA REGISTRATION NO. - 92128

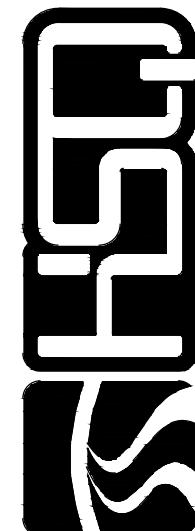
DATE	REV	DESCRIPTION
2/21/2025	REV-2	DATE
		PRN
		PM
		DES
		DRW

## SITE PLAN

MURPHY OIL USA  
1837 SW GATLIN BLVD  
PORT ST. LUCIE, FLORIDA

HSQ GROUP  
Engineers - Planners - Surveyors

7975 NW 154th Street, Suite 360  
Miami Lakes, FL 33094  
Contact: Aref Shehadeh, P.E.



MURPHY OIL USA, INC.

200 PEACH STREET  
EL DORADO, AR 71730

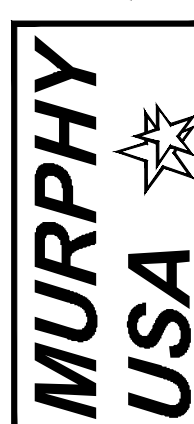
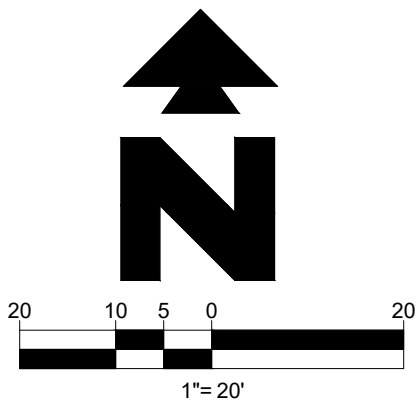




Exhibit A



**PROJECT TEAM:**

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

**SITE DATA**

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O.R.B. 4759, PG. 8417)

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**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.

**TOTAL BUILDING AREA:** 2,824 S.F.

**BUILDING SETBACKS:** REQUIRED PROVIDED

NORTH:	10'	20'
EAST:	25'	75.5'
SOUTH:	10'	40'
WEST:	10'	21'

	ZONING	LAND USE
NORTH:	OSC	MUNICIPAL
EAST:	P	OFFICE BUILDINGS
SOUTH:	PUD	FINANCIAL INSTITUTIONS
WEST:	LM	RESIDENTIAL-OFFICE-INSTITUTIONAL

**CANOPY AREA:** 5,541 S.F.

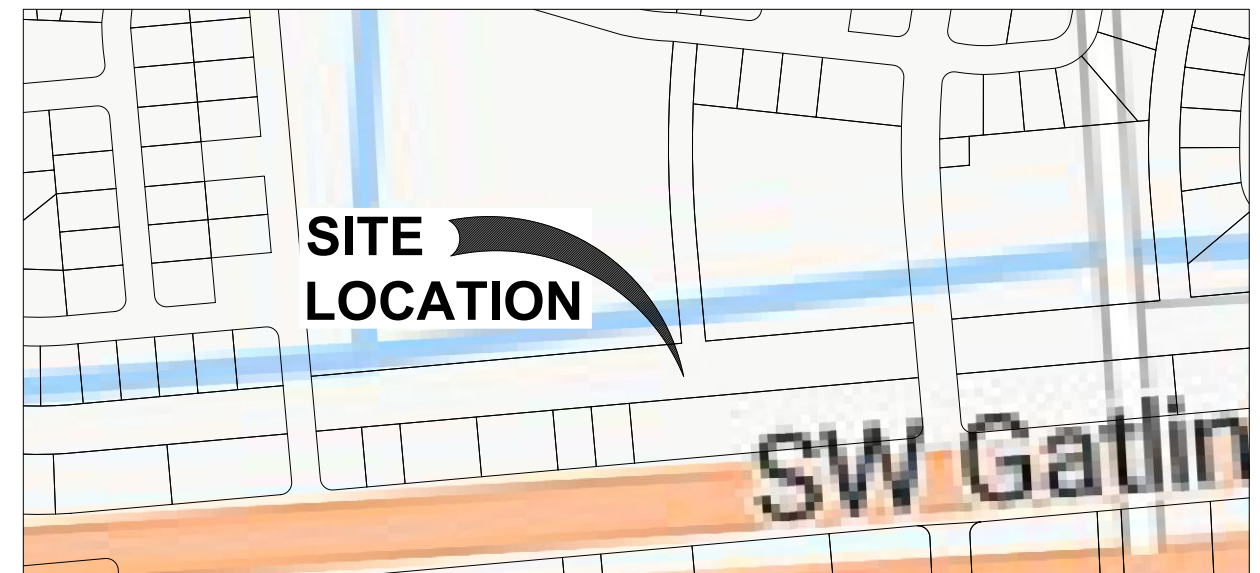
**PROVIDED FLOOR AREA RATIO:** 2,824 S.F.

**REQUIRED FLOOR AREA RATIO:** N/A

EXISTING			
S	SANITARY SEWER LINE	⊙	SEWER MANHOLE
W	WATER LINE	⊙	WATER METER
UGE	UNDERGROUND ELECTRIC LINE	⊙	WATER VALVE
UGT	UNDERGROUND TELEPHONE LINE	⬮	FIRE HYDRANT
OHE,TV,T	OVERHEAD ELECTRIC, TELEVISION, TELEPHONE	●	UTILITY POLE

PROPOSED			
---	BOUNDARY LINE		
---	CONCRETE CURB AND GUTTER		
---	FPL EASEMENT		
---	BUILDING SETBACK LINE AND LANDSCAPE BUFFER		
[Pattern]	CONCRETE SIDEWALK	[Pattern]	HEAVY DUTY CONCRETE 8"
[Pattern]	LANDSCAPE	[Pattern]	STAND DUTY CONCRETE 5"

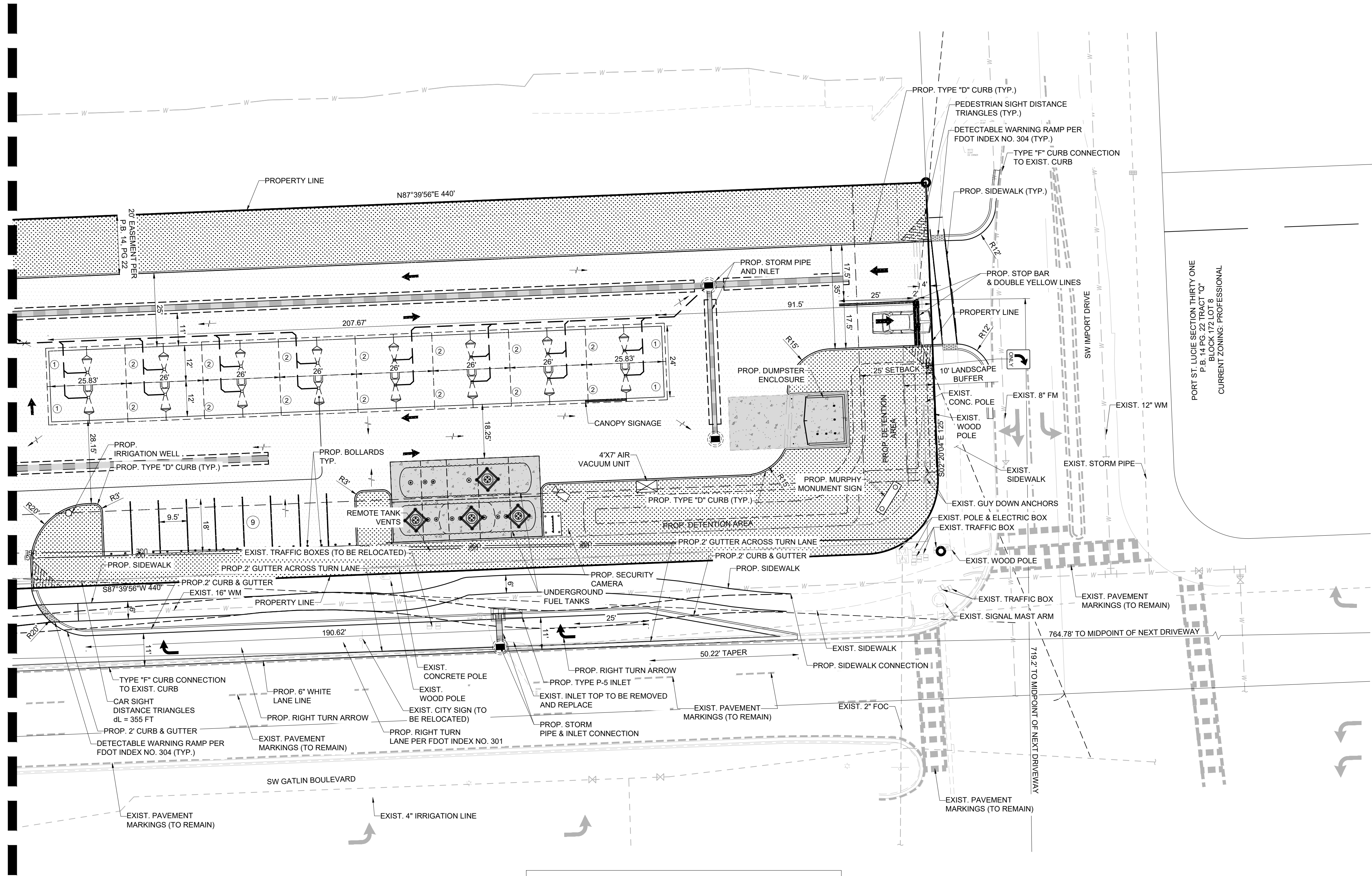


**VICINITY MAP**

SCALE: 1" = 400'

City Project Special Exception  
Use #: P24-184  
City Project Site Plan #: P24-165  
PSLUSD Project #: 11-651-00

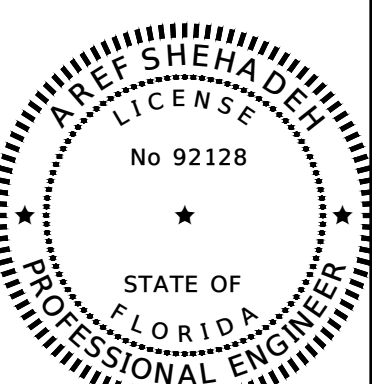
MATCHLINE- SEE SHEET CSP-1



PLEASE REFER TO SHEET  
CSP-1 FOR SITE DATA  
INFORMATION

SHEET NO.

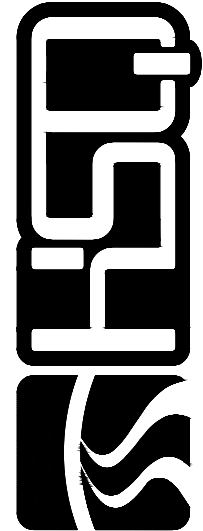
CSP-2



DATE: 2/21/25  
AREF SHEHADEH, P.E.  
FLORIDA REGISTRATION NO. - 92128

2/21/2025  
REV-2  
DATE  
PRN  
PM  
DES  
DRW  
**SITE PLAN**  
**MURPHY USA**  
**1837 SW GATLIN BLVD**  
**PORT ST. LUCIE FLORIDA**

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



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