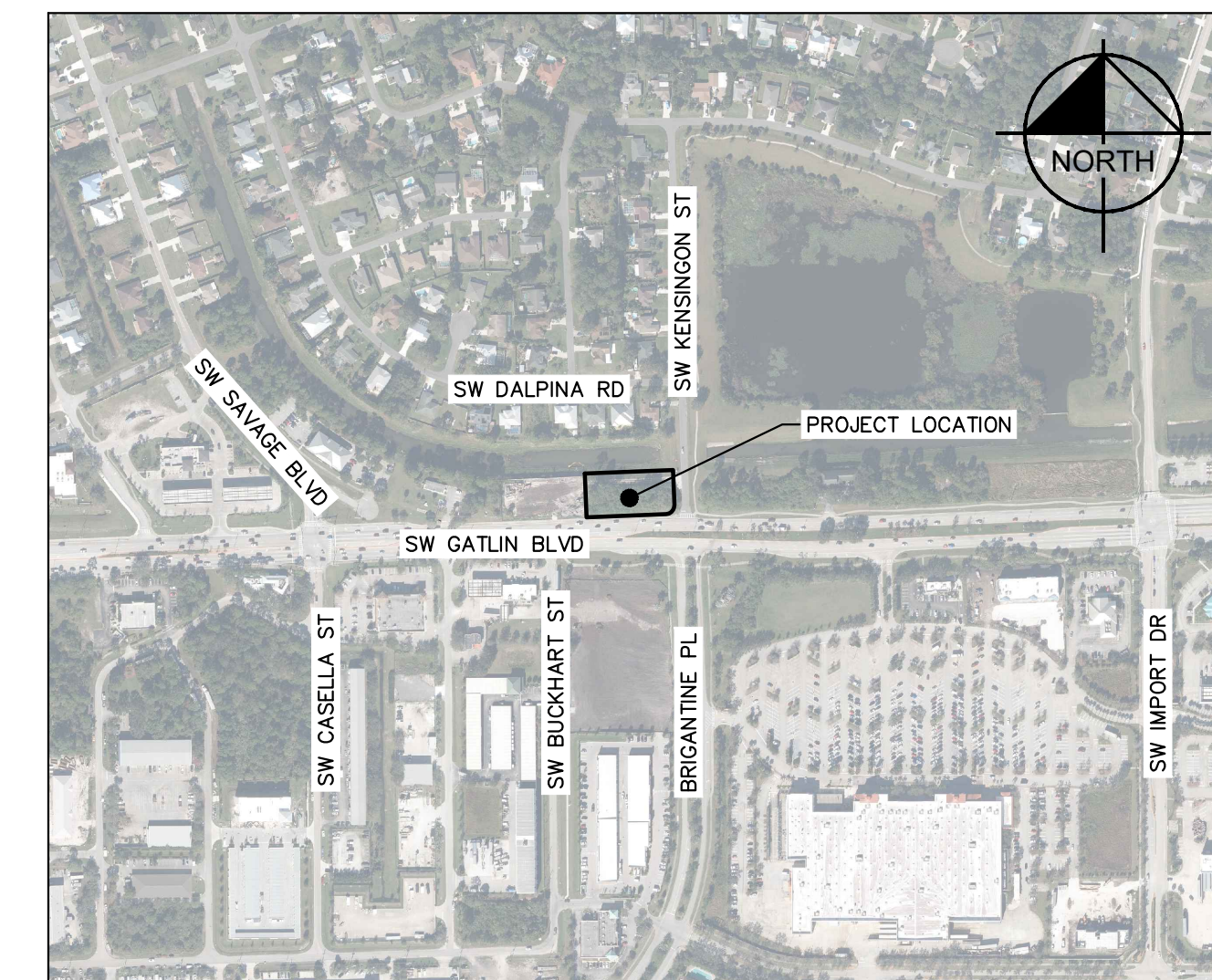
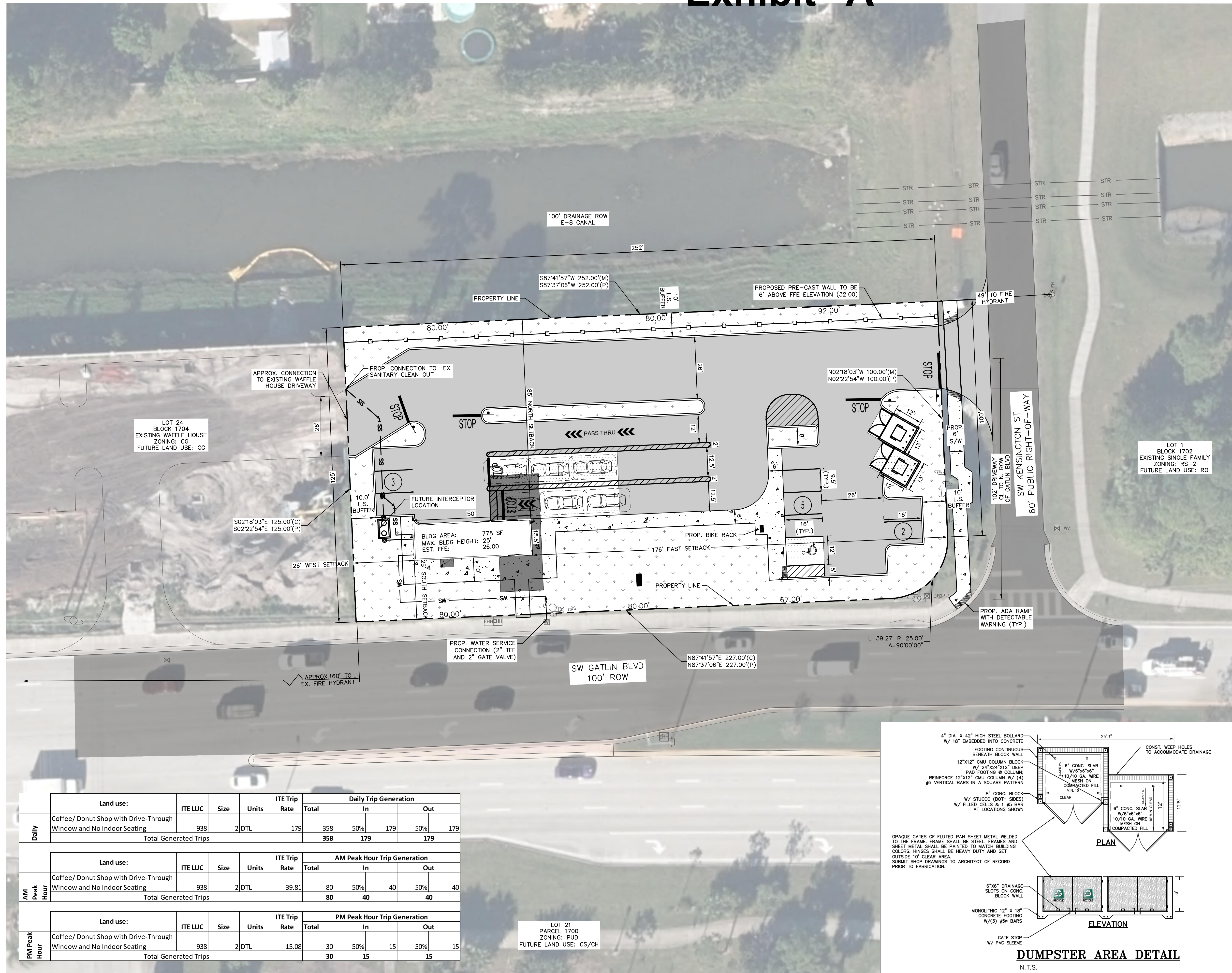


# Exhibit "A"



LOCATION MAP  
1" = 500'

### SITE DETAILS:

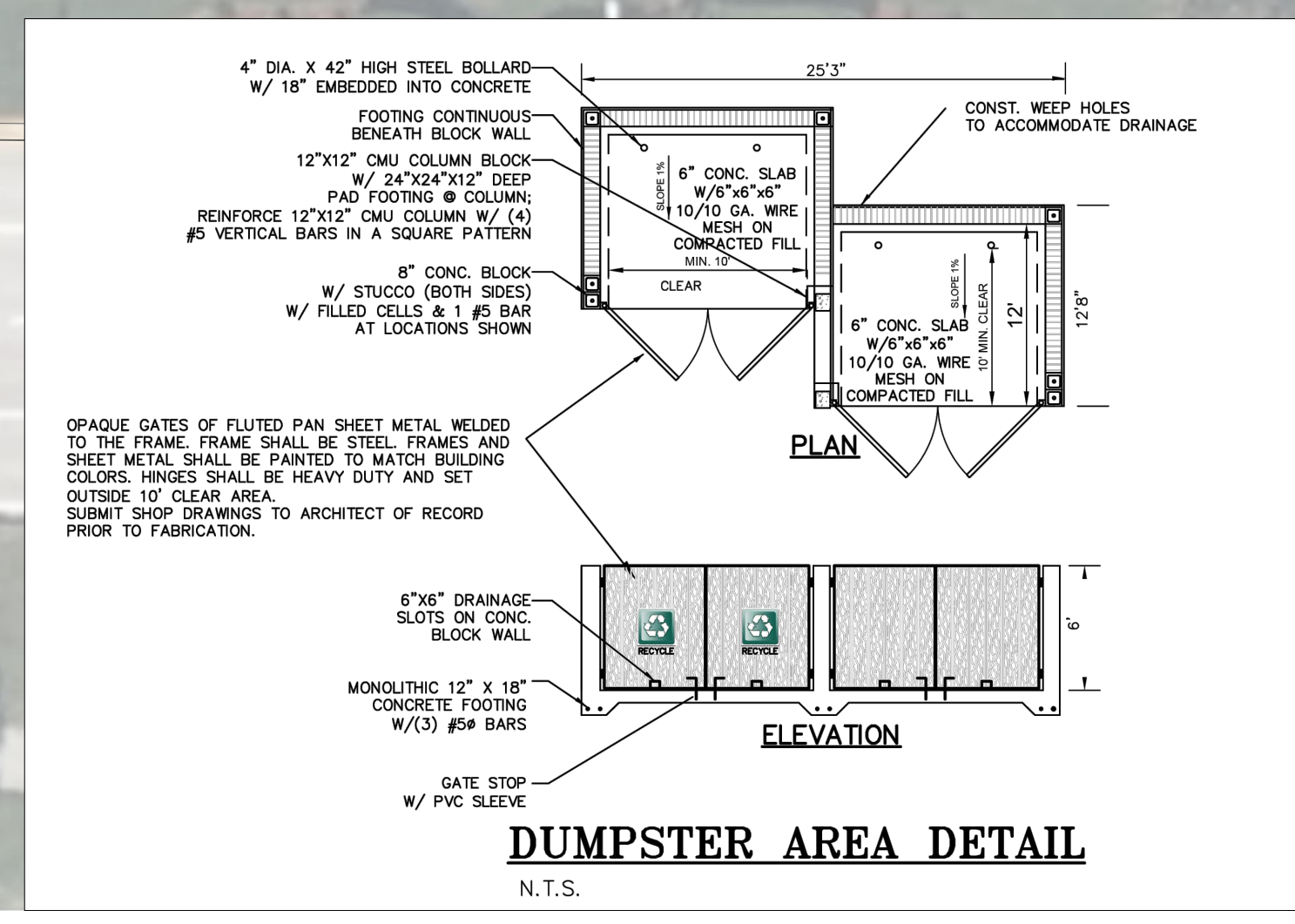
PROJECT NAME:	DRIVE-THRU COFFEE - 1907 SW GATLIN
LOCATION:	1907 SW GATLIN BLVD, PORT ST. LUCIE, FLORIDA 34953
LEGAL DESCRIPTION:	LOTS 25, 26, AND 27, BLOCK 1704, PORT ST. LUCIE SECTION THIRTY-ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 22 AND 22A THROUGH 22G, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING 0.72 ACRES, MORE OR LESS.
SECTION/TOWNSHIP/RANGE	SECTION 11/ TOWNSHIP 37S/ RANGE 39E
PARCEL ID:	3420-650-0985-000-4
<b>TOTAL SITE AREA:</b>	
GROSS SITE AREA	0.72 ACRES (31,366 SF)
BUILDING SIZE:	778 SF (900 SF)
MAX. BUILDING HEIGHT:	25' (ONE-STORY)
ZONING	CG (COMMERCIAL GENERAL)
FUTURE LAND USE:	CG (COMMERCIAL GENERAL)
FLOOD ZONE:	X, MAP 12111C0275J, EFFECTIVE FEBRUARY, 16, 2012

<b>PARKING CALCULATIONS:</b>		
778 SF * (1 PER 75SF)	REQUIRED: 10 SPACES	PROVIDED: 10 SPACES
HANDICAP SPACES:	REQUIRED: 1	PROVIDED: 1

<b>SETBACKS</b>		REQUIRED SETBACK	PROVIDED SETBACK
SIDE NORTH (SIDE/INTERIOR)		10 FT	85 FT
SOUTH (SIDE/CORNER)		25 FT	25 FT
EAST (FRONT)		25 FT	176 FT
WEST (REAR)		20 FT	26 FT

<b>EXISTING CONDITIONS:</b>		
PROJECT AREA	31,366 SF	100.00%
BUILDINGS	0 SF	0.00%
PAVEMENT (ASPHALT/CONCRETE)	0 SF	0.00%
TOTAL IMPERVIOUS AREA	0 SF	0.00%
TOTAL PERVIOUS AREA	31,366 SF	100.00%

<b>PROPOSED CONDITIONS:</b>		
PROJECT AREA	31,366 SF	100.00%
BUILDINGS	776 SF	2.47%
PAVEMENT (ASPHALT/CONCRETE)	20,027 SF	63.85%
TOTAL IMPERVIOUS AREA	20,803 SF	66.32%
TOTAL PERVIOUS AREA	10,563 SF	33.68%



	Land use:	ITE LUC	Size	Units	ITE Trip Rate	Daily Trip Generation				
						Total	In	Out		
Daily	Coffee/ Donut Shop with Drive-Through Window and No Indoor Seating	938	2	DTL	179	358	50%	179	50%	179
	Total Generated Trips					358	179		179	
AM Peak Hour	Land use:	ITE LUC	Size	Units	ITE Trip Rate	AM Peak Hour Trip Generation				
						Total	In	Out		
AM Peak Hour	Coffee/ Donut Shop with Drive-Through Window and No Indoor Seating	938	2	DTL	39.81	80	50%	40	50%	40
	Total Generated Trips					80	40		40	
PM Peak Hour	Land use:	ITE LUC	Size	Units	ITE Trip Rate	PM Peak Hour Trip Generation				
						Total	In	Out		
PM Peak Hour	Coffee/ Donut Shop with Drive-Through Window and No Indoor Seating	938	2	DTL	15.08	30	50%	15	50%	15
	Total Generated Trips					30	15		15	

LOT 21  
PARCEL 1700  
ZONING: PUD  
FUTURE LAND USE: CS/CH

**SW GATLIN BLVD**  
PORT ST. LUCIE, FL

**DRIVE-THRU COFFEE - 1907 SW GATLIN BLVD. PORT ST. LUCIE**  
CONCEPTUAL PLAN

GRAPHIC SCALE IN FEET  
0 10 20 40

PSLUSD #5297  
P24-043

K:\WEB\_DEVELOP\Brew\147875038 - 7 Brew - 1907 SW Gatlin Blvd (FSU)\PERMITTING\City of Port St. Lucie\Site Plan.dwg