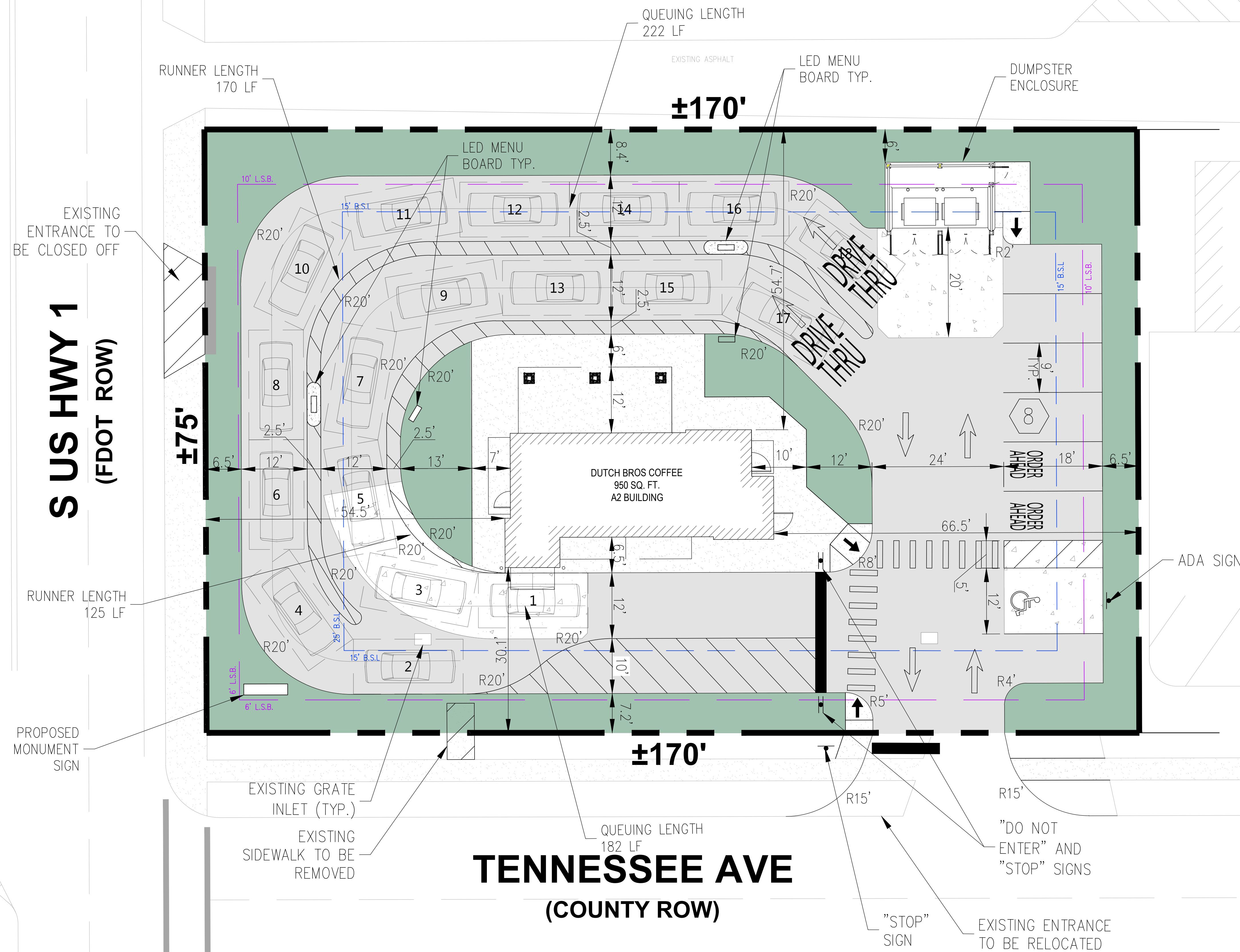


CONCEPTUAL SITE PLAN



SITE DATA

TOTAL SITE AREA: 18,700 SF / ±0.43 AC
 JURISDICTION: CITY OF FORT PIERCE
 ZONING: C3 (GENERAL COMMERCIAL)
 BUILDING AREA: 950 SF
 MAX. F.A.R. = 0.6
 950 SF / 18,700 SF = 0.05

MAX. PROPOSED IMPERVIOUS = N/A
 PERVIOUS: 4,850 SF (25.9%)
 IMPERVIOUS: 13,850 SF (75.1%)

PARKING REQUIRED:
 (FAST FOOD RESTAURANTS) 1 SPACE FOR EACH 75 SQ. FT. OF GROSS FLOOR AREA.
 (REPAIR SERVICE) 1 SPACE FOR EACH 200 SQ. FT. OF GROSS FLOOR AREA.

FAST FOOD:
 950 SF / 75 SF = 12.6 SPACES
 PARKING REQUIRED: 13 SPACES
 PARKING PROVIDED: 8 SPACES

STACKING PROPOSED: 18 VEHICLES

| BUILDING SETBACKS: | REQUIRED | PROVIDED |
|--------------------------|----------|------------------|
| FRONT (WEST, S US HWY 1) | 25 FT | 54.5 FT |
| SIDE (NORTH) | 15 FT | 54.7 FT (VARIES) |
| SIDE (SOUTH) | 15 FT | 30.1 FT (VARIES) |
| REAR (EAST) | 15 FT | 66.5 FT |

| LANDSCAPE BUFFERS: | REQUIRED | PROVIDED |
|--------------------------|----------|----------------------|
| FRONT (WEST, S US HWY 1) | 6 FT | 6.0 FT MIN. |
| SIDE (NORTH) | 10 FT | 6.0 FT MIN. (VARIES) |
| SIDE (SOUTH) | 6 FT | 6.7 FT MIN. (VARIES) |
| REAR (EAST) | 10 FT | 6.0 FT MIN. |

LEGEND

- PROPERTY LINE
- LANDSCAPE BUFFER
- BUILDING SETBACK LINE

SITE RISK:
 VARIANCES ARE REQUIRED TO MAKE THE SITE FUNCTION AS SHOWN. APPROVAL OF VARIANCES IS NOT GUARANTEED.

VARIANCES REQUIRED:

- VARIANCE FOR THE EASTERN LANDSCAPE BUFFER FROM THE REQUIRED 10' TO 6'
- VARIANCE FOR THE NORTHERN LANDSCAPE BUFFER FROM THE REQUIRED 10' TO 6'
- VARIANCE FOR THE PARKING STALL DEPTH AND WIDTH FROM 9.5' WIDTH AND 19' DEPTH TO 9' WIDTH AND 18' DEPTH
- VARIANCE FOR THE DRIVE AISLE WIDTH FROM 26' WIDE TO 24' WIDE
- VARIANCE FOR THE PARKING REQUIRED FROM 13 SPACES TO 8 SPACES.

DEVIATIONS FROM D.B.C. STANDARDS

- MINIMUM PARKING OF 13 SPACES IS NOT POSSIBLE DUE TO SITE SIZE, LANDSCAPE BUFFERS, AND FDOT STANDARDS.
- INSUFFICIENT SPACE TO RELOCATE TRASH ENCLOSURE TO NOT BE SEEN FROM THE DRIVE THROUGH.

| DATE | REVISION |
|------|----------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

DUTCH BROS COFFEE (FL2701)
 2050 SOUTH US HWY 1
 FORT PIERCE, FLORIDA 34950

DATE: 11/12/24
 DRAWN: JM
 CHECKED: RK

CP3
 PROJECT NO.: 2024.166

