

2300 HUNTER'S WAY SP2019-00003
PROJECT NARRATIVE

Initially Submitted: April 15, 2019
Revised: October 21, 2019
Revised: December 20, 2019

	ACREAGE	EXISTING ZONING	COMP PLAN DESIGNATION
Parcel 78-49A	1.46	Highway Commercial	Rural Area 2

Additional Zoning Considerations: Entrance Corridor (EC), Critical Slopes

Location:

The property is located on the western side of the intersection of Hunters Way and Richmond Road at the entrance of the Hunter's Hall subdivision.

Project Proposal:

Heartrock Farm LLC, is the Owner (the "Owner") of tax map parcel 78-49A in Albemarle County, a 1.46 acre parcel zoned for highway commercial use and that is the subject of this special use permit application (the "property"). In accordance with Sec. 33.32 of the Albemarle County Zoning Ordinance, the owner is applying for a special use permit to allow for a restaurant on highway commercial zoned property not served by public water or a central water supply system (Sec. 24.2.2(18)). The Owner would like establish a coffee shop on the property that is a maximum of 700 square feet with no interior dining space or public restrooms. Since there is no proposed interior dining area, the coffee shop may be accessed by a drive-through window to allow for a convenient exchange of goods between the coffee shop and the customer.

The property has undergone active redevelopment in recent years, and it is the Owner's intent to continue this redevelopment effort on the property by removing the existing Nationwide structures which front on Route 250 and constructing a retail building housing a by-right hardware store use and a coffee shop, allowable by special use permit. The proposed structure on the property has already undergone preliminary ARB review and any final site plan or major amendment approved on the property will be subject to ARB approval. The additional level of review provided by the ARB will ensure any new structures on the site will be compatible with the surrounding context and the character of the Route 250 entrance corridor, and will be designed in accordance with applicable ARB guidelines.

A coffee shop use in this location would serve a variety of people in the area, including commuters traveling to and from Charlottesville; employees of nearby major employers including VDOT, UPS, and Luckstone; and any number of those individuals contributing to the 24,000¹ daily trips who pass by the site who may like to enjoy a convenient coffee beverage on their way to work or during their daily travels.

The Owner originally submitted a major site plan amendment on May 21, 2018 and received comments on July 3, 2018, the comments included a request for additional data regarding water consumption resulting from the proposed use. The

¹ 2018 VDOT AADT; RT 250 I-64 E to SR 22
https://www.virginiadot.org/info/resources/Traffic_2018/AADT_PrimaryInterstate_2018.pdf

Owner provided additional data on August 30, 2018 and upon a supplemental request from zoning, provided additional data on November 16, 2018. Revisions to the Major Site Plan Amendment were submitted on December 21, 2018. On February 6, 2019 the Albemarle County Board of Supervisors approved ZTA201800002 which requires a special use permit for certain uses otherwise allowed by-right if the use is not served by either public water or an approved central water supply. On February 12, 2019, the applicant was notified approval of the Major Site Plan Amendment, originally submitted on May 21, 2018, on TMP 78-49A would require approval of a special use permit to allow for an eating establishment on the parcel that is not served by public water or an approved water supply. As a result of the vote of February 6, 2019, the applicant is seeking a special use permit in order to develop the property in a manner that is consistent with the plan that was submitted and reviewed prior to the Board of Supervisors approval of ZTA201800002.

Factors to be Considered for Special Use Permits:

No Substantial Detriment:

Traffic

The property is located between parallel road networks, Interstate 64 and Route 250, at the intersection of Hunter's Way and Route 250. The 2.01 segment of Route 250 between I-64 East of Charlottesville and SR 22 Louisa Road has an AADT of 24,000. The proposed coffee shop use is anticipated to generate 239 daily trips, and since there are already significant trips on Route 250 in this location, it is not expected for the coffee shop use to generate a significant number of trips on Route 250, but rather to capture existing trips on Route 250. The location of the property, at the intersection of Hunter's Way and Route 250, and the location of the site entrance at approximately 300' north of the Hunter's Way and Route 250 intersection will limit potential adverse impacts to Hunter's Way, since coffee shop customers will only have to travel a few hundred feet on Hunter's Way before reaching their destination.

Hours of Operation

The hours of operation will be from 4 a.m to 11 p.m.

Lighting

The structure containing the proposed coffee shop use will comply with Section 4.17 of the Albemarle County Zoning Ordinance to ensure that no substantial detriment to neighboring properties from lighting will occur.

Building Design

The design of the structure containing the coffee shop use is subject to ARB review. The ARB provides an additional level of review to ensure the building design is compatible with the character of the Route 250 Entrance Corridor.

Water Use

The following table has been prepared to share comparative water usage data for the proposed coffee shop compared to various other by-right uses allowed on the property. Please note any use with water usage in excess of 400 gallons per site per day, or a total of 584 gallons per day, would require a special use permit, and therefore the following examples have been provided with a maximum of 584 gpd limit.

By-Right Uses	Daily Water Usage Rates
Motel – 4 Rooms (130 gpd/room)	520 gpd ²
Retail Nurseries & Greenhouses (1-2,000 sq. ft. greenhouse with 1,900 sq. ft. of benches within)	584 gpd ³

² <https://law.lis.virginia.gov/admincode/title12/agency5/chapter590/section690/>

³ <https://ag.umass.edu/greenhouse-floriculture/fact-sheets/sizing-greenhouse-water-system>

Special Use Permit – Restaurant	Daily Water Usage Rates for Coffee Products
Coffee Shop	42.5 gpd ⁴

Additional water usage data has been provided in Attachments A and B. This information was collected from other Human Bean coffee shop franchise locations in the U.S. This additional data shows that many of the products that would be sold at the coffee shop, if approved, would be derived from milk and therefore many of the business's marketed products would not have an impact on the water usage on the site.

Sounds & Smells

Sounds on-site will likely be attributable to guests accessing and exiting the site. Hours of operation will limit excess noises to the surrounding area. Due to the site's proximity to Interstate 64 and Route 250 there is existing background noise on the property from vehicles traveling on these two heavily traveled routes.

Any smells that would be objectionable to a patron of the coffee shop will also be objectionable to nearby businesses. It is well in the interest of the business for smells to be closely monitored and controlled. There may be an aroma of freshly ground coffee near the entrance or window to the coffee shop.

Character of Nearby Area is Unchanged:

The coffee shop is located at the entrance to the Hunter's Hall subdivision which features a variety of businesses such as a daycare, Amerigas Propane, UPS Customer Center, and self-storage, among others. This pocket of business activity located in the Rural Areas, between the Pantops Development Area and the Village of Rivanna, offers convenient services to nearby residents and commuters and serves as a hub of employment activity in the Rural Areas. A proposed coffee shop at the intersection of Hunter's Way and Route 250 will contribute to a more service-centered character at the entrance of the business industrial park.

Harmony:

A proposed coffee shop use would not be disharmonious with the surrounding established uses. There is a mixture of institutional, service, industrial, and commercial uses all within the Hunter's Hall subdivision. ARB review would provide an additional level of review to ensure the proposed structure housing the coffee shop use would be harmonious with the character of the Route 250 Entrance Corridor.

Consistency with the Comprehensive Plan:

A Coffee Shop at this location is consistent with the Comprehensive Plan in the following ways:

Chapter 6 Economic Development

- *Strategy 2b: Continue to provide support to the business community and assistance for business retention and expansion.* Redevelopment and repurposing of this site, for a portion of the site and proposed structure to serve a coffee shop user, would contribute to a more diverse business community within the Hunter's Hall subdivision. The proposed coffee shop would likely serve employees and patrons of the existing businesses in the area and would increase the presence of service-centered businesses in the subdivision.
- *Strategy 4c: Explore opportunities to assist with redevelopment of underutilized commercial and industrial zoned properties.* There are limited commercially zoned properties in the Rural Areas and these properties offer the opportunity to serve nearby residents. A coffee shop on this property would generate real estate taxes on a significantly improved commercial property, as opposed to the tax generation from the site today, and a coffee shop would generate business taxes from this location.

⁴ The Human Bean Water Usage (see attachments A and B)

Neighborhood Impacts:**Impacts on Public Facilities and Infrastructure:**

It is anticipated most of the traffic affiliated with the development will be pass-by trips, meaning that the coffee shop use will not generate a significant amount of new trips but rather will capture some of the existing trips on the road. There are 24,000 daily trips along the segment of Rt. 250 that passes in front of the site and the ITE trip generation estimates 239 trips for the proposed coffee shop.

Impacts on Environmental Features:

The stormwater management plan will comply with all applicable DEQ and Albemarle County WPO regulations.

Lighting

All outdoor lighting will comply with Albemarle County regulations. Development on the property will be subject to ARB review and approval and lighting on the site will be further evaluated during ARB review.

Schools

There are no residences proposed on the property and therefore as a result of the proposed development, there will be no additional pupils enrolled in Albemarle County Public Schools.

The Human Bean Water Consumption

Water Consumption per Day for Three Franchisor-Owned Stores in June 2018
Peak Water Consumption Highlighted in Yellow (Biddle Store on June 21, 2018)

Date	Water Consumed (Gallons/day)		
	Biddle	Rossanley	Stewart
6/1/2018	39	35	40
6/2/2018	27	24	36
6/3/2018	23	23	31
6/4/2018	33	29	35
6/5/2018	36	28	37
6/6/2018	38	35	42
6/7/2018	37	33	37
6/8/2018	38	34	38
6/9/2018	27	28	30
6/10/2018	23	24	29
6/11/2018	30	30	35
6/12/2018	35	34	38
6/13/2018	41	39	38
6/14/2018	36	32	37
6/15/2018	35	33	40
6/16/2018	27	30	36
6/17/2018	25	22	29
6/18/2018	32	30	32
6/19/2018	34	33	36
6/20/2018	37	34	38
6/21/2018	43	38	43
6/22/2018	33	34	38
6/23/2018	30	26	30
6/24/2018	23	21	25
6/25/2018	29	30	31
6/26/2018	32	30	33
6/27/2018	34	34	39
6/28/2018	35	31	35
6/29/2018	36	35	39
6/30/2018	24	25	30
	43	39	43

Notes:

Data provided by The Human Bean for three franchisor-owned stores. Peak order day is June 21, 2018 at the Biddle Store - See separate sheet for full water consumption detail. Water consumption determined by The Human Bean franchisor using actual franchise receipt formulas.

The Human Bean Water Consumption

Peak Sales Date Among 3 Franchisor-Owned Stores in June 2018: June 21, 2018, Biddle Store
Water Consumption at Biddle Franchisor-Owned Store on June 21, 2018

Product Type	Product Cup Size (SKU)	Cup Size in Ounces	Drink Base	Percent Water	Oz Water/Cup	Units Sold Biddle Store	Ounces Consumed Biddle Store
Coffee	8oz Coffee	8	Water	100%	8.0	0	0.0
Coffee	12oz Coffee	12	Water	100%	12.0	3	36.0
Coffee	16z Coffee	16	Water	100%	16.0	12	192.0
Coffee	20z Coffee	20	Water	100%	20.0	5	100.0
Coffee	32z Coffee	32	Water	100%	32.0	0	0.0
Granita	8z Granita	8	Milk	23%	1.8	0	0.0
Granita	12z Granita	12	Milk	23%	2.7	45	122.4
Granita	16z Granita	16	Milk	23%	3.6	139	504.0
Granita	20z Granita	20	Milk	23%	4.5	163	738.7
Granita	32z Granita	32	Milk	23%	7.3	4	29.0
Salted Caramel	8z Salted Caramel	8	Milk	31%	2.5	0	0.0
Salted Caramel	12z Salted Caramel	12	Milk	42%	5.0	1	5.0
Salted Caramel	16z Salted Caramel	16	Milk	31%	5.0	0	0.0
Salted Caramel	20z Salted Caramel	20	Milk	50%	10.0	1	10.0
Salted Caramel	32z Salted Caramel	32	Milk	39%	12.5	0	0.0
Iced Tea Lemonade	12z Iced tea Lemonade	12	Water	100%	12.0	0	0.0
Iced Tea Lemonade	16z Iced Tea Lemonade	16	Water	100%	16.0	0	0.0
Iced Tea Lemonade	20z Iced Tea Lemonade	20	Water	100%	20.0	0	0.0
Iced Tea Lemonade	32z Iced Tea Lemonade	30	Water	100%	30.0	0	0.0
Steamer	8z Steamer	8	Milk	31%	2.5	0	0.0
Steamer	12z Steamer	12	Milk	42%	5.0	0	0.0
Steamer	16z Steamer	16	Milk	31%	5.0	0	0.0
Steamer	20z Steamer	20	Milk	50%	10.0	0	0.0
Steamer	32z Steamer	32	Milk	39%	12.5	0	0.0
Mexi Mocha	8z Mexi Mocha	8	Milk	31%	2.5	0	0.0
Mexi Mocha	12z Mexi Mocha	12	Milk	42%	5.0	1	5.0
Mexi Mocha	16z Mexi Mocha	16	Milk	31%	5.0	1	5.0
Mexi Mocha	20z Mexi Mocha	20	Milk	50%	10.0	6	60.0

The Human Bean Water Consumption

Peak Sales Date Among 3 Franchisor-Owned Stores in June 2018: June 21, 2018, Biddle Store
Water Consumption at Biddle Franchisor-Owned Store on June 21, 2018

Product Type	Product Cup Size (SKU)	Cup Size in Ounces	Drink Base	Percent Water	Oz Water/Cup	Units Sold Biddle Store	Ounces Consumed Biddle Store
Mexi Mocha	32z Mexi Mocha	32	Milk	39%	12.5	0	0.0
Choc Mac Breve	8z Choc Mac Breve	8	Milk	31%	2.5	0	0.0
Choc Mac Breve	12z Choc Mac Breve	12	Milk	42%	5.0	0	0.0
Choc Mac Breve	16z Choc Mac Breve	16	Milk	31%	5.0	0	0.0
Choc Mac Breve	20z Choc Mac Breve	20	Milk	50%	10.0	0	0.0
Choc Mac Breve	32z Choc Mac Breve	32	Milk	39%	12.5	0	0.0
Acai Smoothie	8z Acai Smoothie	8	Mix with Ice	50%	4.0	0	0.0
Acai Smoothie	12z Acai Smoothie	12	Mix with Ice	50%	6.0	1	6.0
Acai Smoothie	16z Acai Smoothie	16	Mix with Ice	50%	8.0	0	0.0
Acai Smoothie	20z Acai Smoothie	20	Mix with Ice	50%	10.0	0	0.0
Acai Smoothie	32z Acai Smoothie	32	Mix with Ice	50%	16.0	0	0.0
Rockstar Smoothie	20z Rockstar Smoothie	20	Mix with Ice	50%	10.0	3	30.0
Rockstar Smoothie	32z Rockstar Smoothie	32	Mix with Ice	50%	16.0	0	0.0
Espresso	Shot of Espresso	2.5	Water	100%	2.5	0	0.0
Espresso	Dbl Shot Espresso	5	Water	100%	5.0	0	0.0
Espresso	Triple Shot Espresso	7.5	Water	100%	7.5	1	7.5
Espresso	Quad Shot Espresso	10	Water	100%	10.0	2	20.0
Espresso	Six Shots Espresso	15	Water	100%	15.0	0	0.0
Mocha	8z Cafe Mocha	8	Milk	31%	2.5	1	2.5
Mocha	12z Cafe Mocha	12	Milk	42%	5.0	5	25.0
Mocha	16z Cafe Mocha	16	Milk	31%	5.0	18	90.0
Mocha	20z Cafe Mocha	20	Milk	50%	10.0	16	160.0
Mocha	32z Cafe Mocha	32	Milk	39%	12.5	1	12.5
Snowy Mocha	8z Snowy Mocha	8	Milk	31%	2.5	0	0.0
Snowy Mocha	12z Snowy Mocha	12	Milk	42%	5.0	2	10.0
Snowy Mocha	16z Snowy Mocha	16	Milk	31%	5.0	15	75.0
Snowy Mocha	20z Snowy Mocha	20	Milk	50%	10.0	25	250.0
Snowy Mocha	32z Snowy Mocha	32	Milk	39%	12.5	0	0.0

The Human Bean Water Consumption

Peak Sales Date Among 3 Franchisor-Owned Stores in June 2018: June 21, 2018, Biddle Store
Water Consumption at Biddle Franchisor-Owned Store on June 21, 2018

Product Type	Product Cup Size (SKU)	Cup Size in Ounces	Drink Base	Percent Water	Oz Water/Cup	Units Sold Biddle Store	Ounces Consumed Biddle Store
Irish Cream Breve	8z Irish Breve	8	Milk	31%	2.5	0	0.0
Irish Cream Breve	12z Irish Breve	12	Milk	42%	5.0	0	0.0
Irish Cream Breve	16z Irish Breve	16	Milk	31%	5.0	2	10.0
Irish Cream Breve	20z Irish Breve	20	Milk	50%	10.0	4	40.0
Irish Cream Breve	32z Irish Breve	32	Milk	39%	12.5	0	0.0
Green Tea Smoothie	8z Green Tea Smoothie	8	Mix with Ice	50%	4.0	0	0.0
Green Tea Smoothie	12z Green Tea Smoothie	12	Mix with Ice	50%	6.0	5	30.0
Green Tea Smoothie	16z Green Tea Smoothie	16	Mix with Ice	50%	8.0	4	32.0
Green Tea Smoothie	20z Green Tea Smoothie	20	Mix with Ice	50%	10.0	6	60.0
Green Tea Smoothie	32z Green Tea Smoothie	32	Mix with Ice	50%	16.0	0	0.0
Vanilla Mocha	8z Vanilla Mocha	8	Milk	31%	2.5	0	0.0
Vanilla Mocha	12z Vanilla Mocha	12	Milk	42%	5.0	2	10.0
Vanilla Mocha	16z Vanilla Mocha	16	Milk	31%	5.0	1	5.0
Vanilla Mocha	20z Vanilla Mocha	20	Milk	50%	10.0	0	0.0
Vanilla Mocha	32z Vanilla Mocha	32	Milk	39%	12.5	0	0.0
Capp/ Latte	8z Capp/ Latte	8	Milk	31%	2.5	4	10.0
Capp/ Latte	12z Capp/ Latte	12	Milk	42%	5.0	9	45.0
Capp/ Latte	16z Capp/ Latte	16	Milk	31%	5.0	14	70.0
Capp/ Latte	20z Capp/ Latte	20	Milk	50%	10.0	8	80.0
Capp/ Latte	32z Capp/ Latte	32	Milk	39%	12.5	0	0.0
Breve'	8z Breve	8	Milk	31%	2.5	0	0.0
Breve'	12z Breve	12	Milk	42%	5.0	2	10.0
Breve'	16z Breve	16	Milk	31%	5.0	4	20.0
Breve'	20z Breve	20	Milk	50%	10.0	4	40.0
Breve'	32z Breve	32	Milk	39%	12.5	1	12.5
Fruit Smoothie	8z Fruit Smoothie	8	Mix with Ice	50%	4.0	17	68.0
Fruit Smoothie	12z Fruit Smoothie	12	Mix with Ice	50%	6.0	10	60.0
Fruit Smoothie	16z Fruit Smoothie	16	Mix with Ice	50%	8.0	20	160.0

The Human Bean Water Consumption

Peak Sales Date Among 3 Franchisor-Owned Stores in June 2018: June 21, 2018, Biddle Store
Water Consumption at Biddle Franchisor-Owned Store on June 21, 2018

Product Type	Product Cup Size (SKU)	Cup Size in Ounces	Drink Base	Percent Water	Oz Water/Cup	Units Sold Biddle Store	Ounces Consumed Biddle Store
Fruit Smoothie	20z Fruit Smoothie	20	Mix with Ice	50%	10.0	16	160.0
Fruit Smoothie	32z Fruit Smoothie	32	Mix with Ice	50%	16.0	3	48.0
Pumpkin Pie	8z Pumpkin Pie	8	Milk	31%	2.5	0	0.0
Pumpkin Pie	12z Pumpkin Pie	12	Milk	42%	5.0	0	0.0
Pumpkin Pie	16z Pumpkin Pie	16	Milk	31%	5.0	0	0.0
Pumpkin Pie	20z Pumpkin Pie	20	Milk	50%	10.0	0	0.0
Pumpkin Pie	32z Pumpkin Pie	32	Milk	39%	12.5	0	0.0
Americano	8z Americano	8	Water	100%	8.0	0	0.0
Americano	12z Americano	12	Water	100%	12.0	3	36.0
Americano	16z Americano	16	Water	100%	16.0	7	112.0
Americano	20z Americano	20	Water	100%	20.0	5	100.0
Americano	32z Americano	32	Water	100%	32.0	1	32.0
Caramel Mocha	8z Caramel Mocha	8	Milk	31%	2.5	0	0.0
Caramel Mocha	12z Caramel Mocha	12	Milk	42%	5.0	1	5.0
Caramel Mocha	16z Caramel Mocha	16	Milk	31%	5.0	3	15.0
Caramel Mocha	20z Caramel Mocha	20	Milk	50%	10.0	4	40.0
Caramel Mocha	32z Caramel Mocha	32	Milk	39%	12.5	0	0.0
Daily Special	8z Daily Special	8	Milk	31%	2.5	2	5.0
Daily Special	12z Daily Special	12	Milk	42%	5.0	7	35.0
Daily Special	16z Daily Special	16	Milk	31%	5.0	18	90.0
Daily Special	20z Daily Special	20	Milk	50%	10.0	28	280.0
Daily Special	32z Daily Special	32	Milk	39%	12.5	2	25.0
Chai/ Mate Smoothie	8z Chai/Mate Smoothie	8	Mix with Ice	50%	4.0	0	0.0
Chai/ Mate Smoothie	12z Chai/Mate Smoothie	12	Mix with Ice	50%	6.0	0	0.0
Chai/ Mate Smoothie	16z Chai/Mate Smoothie	16	Mix with Ice	50%	8.0	1	8.0
Chai/ Mate Smoothie	20z Chai/Mate Smoothie	20	Mix with Ice	50%	10.0	1	10.0
Chai/ Mate Smoothie	32z Chai/Mate Smoothie	32	Mix with Ice	50%	16.0	0	0.0
Peppermint	8z Peppermint	8	Milk	31%	2.5	0	0.0

The Human Bean Water Consumption

Peak Sales Date Among 3 Franchisor-Owned Stores in June 2018: June 21, 2018, Biddle Store
Water Consumption at Biddle Franchisor-Owned Store on June 21, 2018

Product Type	Product Cup Size (SKU)	Cup Size in Ounces	Drink Base	Percent Water	Oz Water/Cup	Units Sold	Ounces Consumed
						Biddle Store	Biddle Store
Peppermint	12z Peppermint	12	Milk	42%	5.0	0	0.0
Peppermint	16z Peppermint	16	Milk	31%	5.0	0	0.0
Peppermint	20z Peppermint	20	Milk	50%	10.0	0	0.0
Peppermint	32z Peppermint	32	Milk	39%	12.5	0	0.0
Tea	8z Tea	8	Water	100%	8.0	0	0.0
Tea	12z Tea	12	Water	100%	12.0	1	12.0
Tea	16z Tea	16	Water	100%	16.0	6	96.0
Tea	20z Tea	20	Water	100%	20.0	2	40.0
Tea	32z Tea	32	Water	100%	32.0	11	352.0
Caramel Hazel Mocha	8z Caramel Hazel Mocha	8	Milk	31%	2.5	0	0.0
Caramel Hazel Mocha	12z Caramel Hazel Mocha	12	Milk	42%	5.0	0	0.0
Caramel Hazel Mocha	16z Caramel Hazel Mocha	16	Milk	31%	5.0	2	10.0
Caramel Hazel Mocha	20z Caramel Hazel Mocha	20	Milk	50%	10.0	0	0.0
Caramel Hazel Mocha	32z Caramel Hazel Mocha	32	Milk	39%	12.5	0	0.0
Low Carb Granita	12z Low Carb Granita	12	Milk	23%	2.7	3	8.2
Low Carb Granita	16z Low Carb Granita	16	Milk	23%	3.6	4	14.5
Low Carb Granita	20z Low Carb Granita	20	Milk	23%	4.5	3	13.6
Low Carb Granita	32z Low Carb Granita	32	Milk	23%	7.3	3	21.8
Java Chip	8z Java Chip	8	Milk	31%	2.5	0	0.0
Java Chip	12z Java Chip	12	Milk	42%	5.0	6	30.0
Java Chip	16z Java Chip	16	Milk	31%	5.0	14	70.0
Java Chip	20z Java Chip	20	Milk	50%	10.0	22	220.0
Java Chip	32z Java Chip	32	Milk	39%	12.5	0	0.0
Cafe Au Lait	12z Cafe Au Lait	12	Milk	42%	5.0	0	0.0
Cafe Au Lait	16z Cafe Au Lait	16	Milk	31%	5.0	0	0.0
Cafe Au Lait	20z Cafe Au Lait	20	Milk	50%	10.0	1	10.0
Cafe Au Lait	32z Cafe Au Lait	32	Milk	39%	12.5	0	0.0
Egg Nog/Chai Nog	8z Egg Nog	8	Milk	31%	2.5	0	0.0

The Human Bean Water Consumption

Peak Sales Date Among 3 Franchisor-Owned Stores in June 2018: June 21, 2018, Biddle Store
Water Consumption at Biddle Franchisor-Owned Store on June 21, 2018

Product Type	Product Cup Size (SKU)	Cup Size in Ounces	Drink Base	Percent Water	Oz Water/Cup	Units Sold Biddle Store	Ounces Consumed Biddle Store
Egg Nog/Chai Nog	12z Egg Nog	12	Milk	42%	5.0	0	0.0
Egg Nog/Chai Nog	16z Egg Nog	16	Milk	31%	5.0	0	0.0
Egg Nog/Chai Nog	20z Egg Nog	20	Milk	50%	10.0	0	0.0
Egg Nog/Chai Nog	32z Egg Nog	32	Milk	39%	12.5	0	0.0
Cold Brew Coffee	8oz Cold Brew	8	Water	100%	8.0	0	0.0
Cold Brew Coffee	12oz Cold Brew	12	Water	100%	12.0	3	36.0
Cold Brew Coffee	16oz Cold Brew	16	Water	100%	16.0	4	64.0
Cold Brew Coffee	20oz Cold Brew	20	Water	100%	20.0	7	140.0
Cold Brew Coffee	32oz Cold Brew	32	Water	100%	32.0	1	32.0
Choc Chip Mint Smoothie	8z Choc Chip Mint Smoothie	8	Mix with Ice	50%	4.0	0	0.0
Choc Chip Mint Smoothie	12z Choc Chip Mint Smoothie	12	Mix with Ice	50%	6.0	1	6.0
Choc Chip Mint Smoothie	16z Choc Chip Mint Smoothie	16	Mix with Ice	50%	8.0	0	0.0
Choc Chip Mint Smoothie	20z Choc Chip Mint Smoothie	20	Mix with Ice	50%	10.0	1	10.0
Choc Chip Mint Smoothie	32z Choc Chip Mint Smoothie	32	Mix with Ice	50%	16.0	0	0.0

Total Ounces 5445.1
Total Gallons 42.5

Peak Gallons Consumed 42.5

Notes:

Percent water determined by The Human Bean franchisor using actual franchise recipe formulas
Product SKU list excludes cans/cartons purchased and sold as purchased (i.e. Rockstar canned drinks)
Used peak store sales data for the highest order day in the month of June, 2018 from 3 franchisor-owned stores