

**SLOFD NOTES:**

FIRE DEPARTMENT ACCESS ROADS PROVIDED IN ACCORDANCE WITH 18.2.3 SHALL BE PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 116.1.4). FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL-WEATHER DRIVING SURFACE. (NFPA 118.2.3.5.2)

PER THE ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION 740-23, AT LEAST 13 FEET 6 INCHES NOMINAL VERTICAL CLEARANCE SHALL BE PROVIDED AND MAINTAINED OVER THE FULL WIDTH OF ALL MEANS OF ACCESS (INCLUDING, BUT NOT LIMITED TO TREES, CANOPIES, ETC.)

FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED SUCH THAT ANY PORTION OF THE FACILITY OR ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING IS LOCATED NOT MORE THAN 150' FROM FIRE APPARATUS ACCESS ROADS AS MEASURED BY APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. NFPA 118.2.3.2 (INSTALLATION OF A SPRINKLER SYSTEM WILL BE REQUIRED IF THIS DISTANCE REQUIREMENT IS NOT MET.)

MINIMUM ROADWAY PAVEMENT WIDTH (TWO-WAY TRAFFIC) SHALL BE TWENTY (20) FEET.

MINIMUM ROADWAY PAVEMENT WIDTH (ONE-WAY TRAFFIC) SHALL BE TWELVE (12) FEET.

FIRE HYDRANTS (SHALL BE) ARE PROVIDED FOR BUILDINGS OTHER THAN DETACHED ONE-AND-TWO-FAMILY DWELLINGS IN ACCORDANCE WITH BOTH OF THE FOLLOWING: 1) THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT IN THE BUILDING SHALL NOT EXCEED 400 FEET. 2) THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL NOT EXCEED 500 FEET. NFPA 118.2.3.3.

HYDRANTS SHALL BE LOCATED NO MORE THAN 12' FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT. CLEARANCES OF THREE FEET (3') SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS. A CLEAR SPACE OF NOT LESS THAN FIVE FEET (5') SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2-1/2 INCHES. THE CENTER OF HOSE OUTLET SHALL NOT BE LESS THAN 18 INCHES ABOVE FINAL GRADE. (SLOFD FIRE PREVENTION CODE RESOLUTION 740-23)



## LOCATION MAP

**PROJECT NOTES:**

**DEVELOPER:**  
MCDONALD'S USA, LLC  
110 NORTH CARPENTER STREET  
CHICAGO, ILLINOIS 60607  
PHONE: (878) 546-0446  
CONTACT: KIM ERNEST

**ENGINEER:**  
INTEGRITY ENGINEERING & DEVELOPMENT SERVICES, INC.  
ENGINEERING FIRM LICENSE # 31520  
3615 BRASELTON HIGHWAY, SUITE 201  
DACLIA, GEORGIA 30019  
PHONE: (878) 546-0446  
CONTACT: ANTHONY LYNCH, P.E.  
E-MAIL ADDRESS: anthony@integrityeng.net

PROPERTY LOCATED IN LOT 10, BLOCK 4, PLAT NO. 1, ST. LUCIE COUNTY, PORT ST. LUCIE FLORIDA PARCEL NO. 3414-501-3810-100-1.

**ZONING:** CG - COMMERCIAL GENERAL

**FUTURE LAND USE DESIGNATION:** CG - COMMERCIAL GENERAL

**BUILDING SETBACKS:**  
FRONT- 25'  
SIDE- 25' right, 10' left  
REAR- 10'

**PROPOSED USE IS MCDONALD'S RESTAURANT.**

**PROPOSED BUILDING HEIGHT 18'-9" 12".**

**TOTAL TRACT CONTAINS 1.56 ACRES.**  
IMPERVIOUS AREA: 0.83ac (53.8%)  
PERVIOUS AREA: 0.63ac (40.4%)

**BOUNDARY INFORMATION OBTAINED FROM SURVEY BY BOHLER ENGINEERING**

**TOPOGRAPHICAL INFORMATION OBTAINED FROM SURVEY BY BOHLER ENGINEERING**

**VERTICAL DATUM FOR TOPOGRAPHY IS MEAN SEA LEVEL BASED ON NAVD88**

**CONTOUR INTERVAL IS ONE (1) FEET.**

**THIS PROPERTY IS SHOWN ON F.I.R.M. PANEL NUMBER 12111C0293K, DATED 2-19-2020 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.**

**THE LOCATION OF UNDERGROUND UTILITIES SHOWN IS APPROXIMATE BASED ON SURFACE FIELD EVIDENCE AND INFORMATION SUPPLIED BY UTILITY AGENCIES. THE SURVEY MAKES NO CERTIFICATION AS TO THE COMPLETENESS OF THE LOCATIONS SHOWN HEREON. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.**

**THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.**

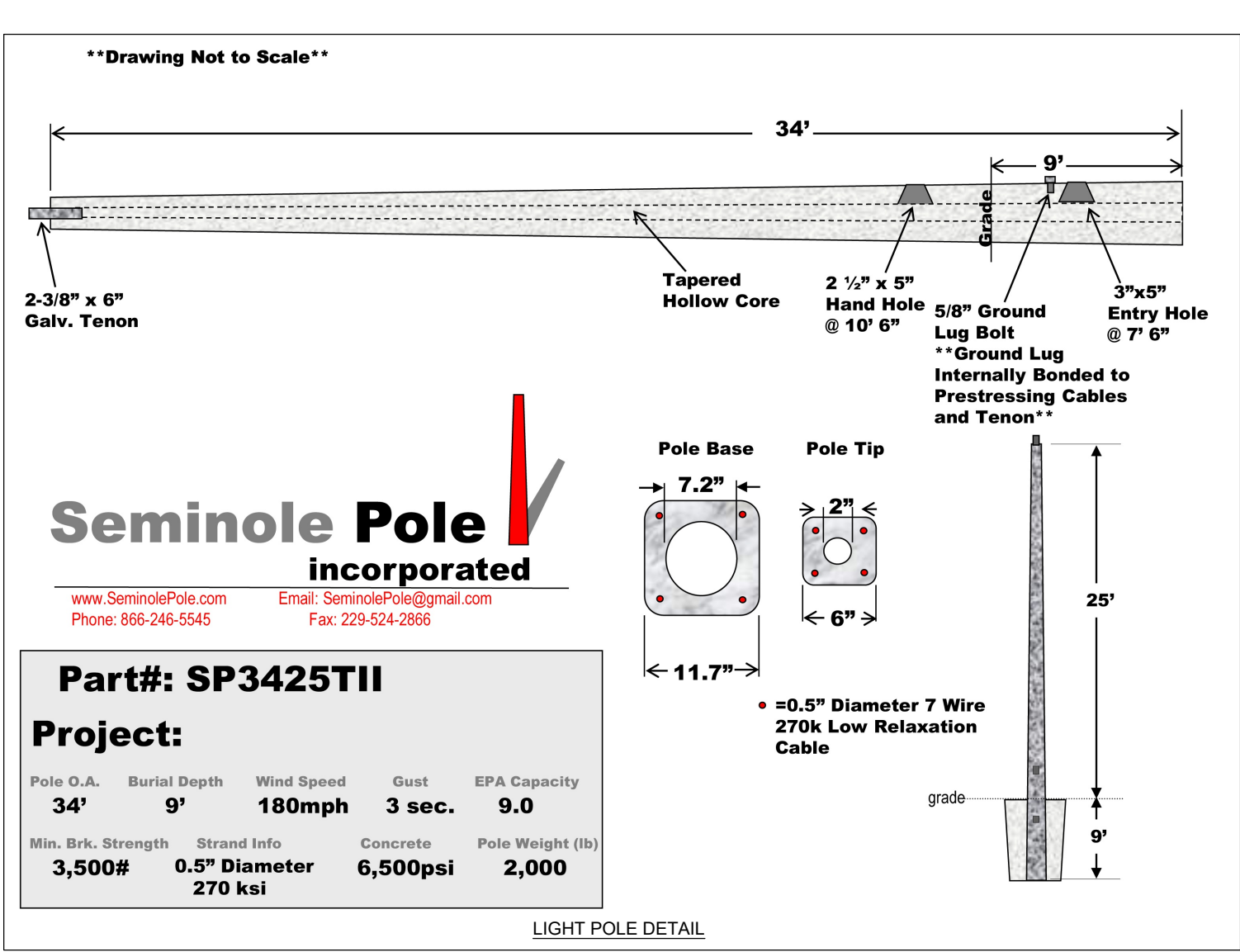
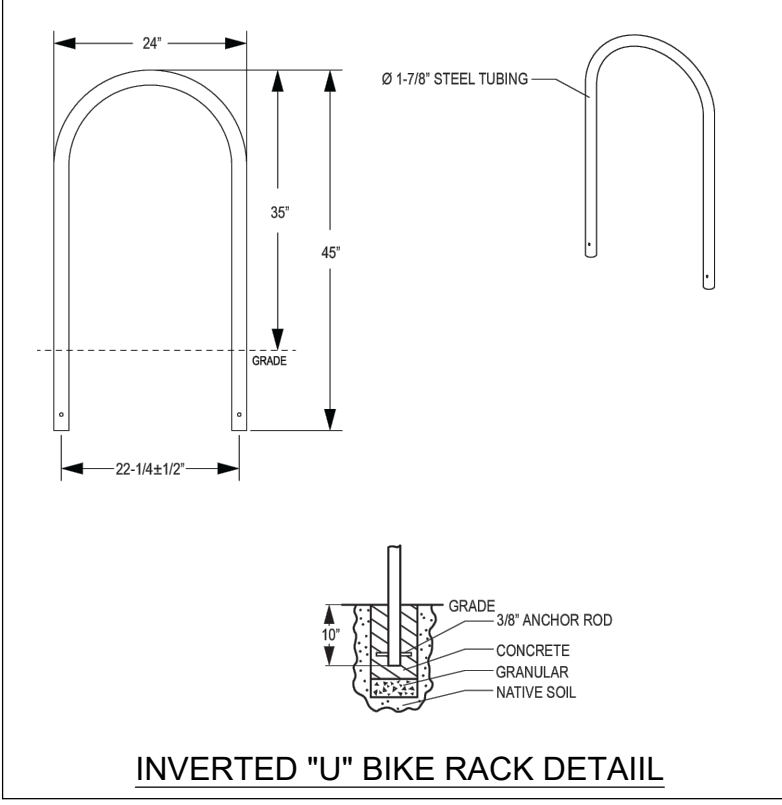
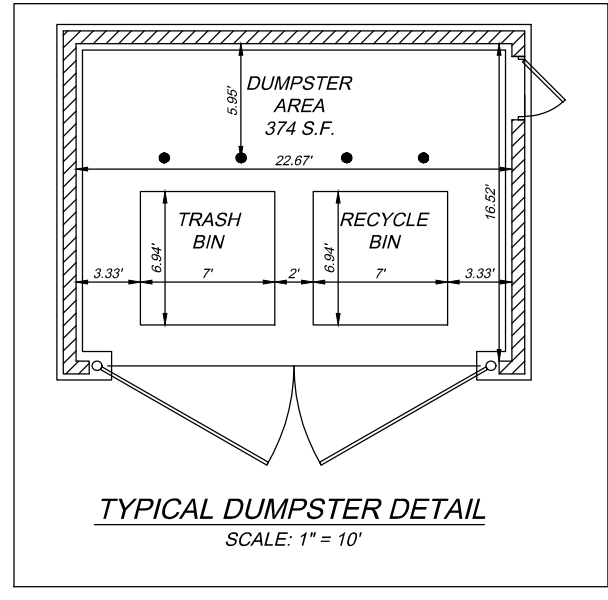
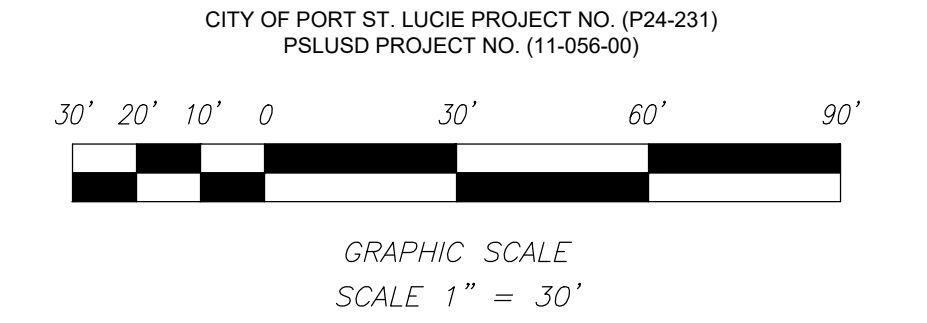
**CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER/DEVELOPER OF ANY INFORMATION FOUND IN THE FIELD THAT IS DIFFERENT FROM WHAT IS SHOWN ON THESE DESIGN PLANS.**

PARKING DATA		
REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM PARKING REQUIRED	1 SPACE PER 75 S.F. 3,859 / 75 = 52 SPACES	54 SPACES
MINIMUM BICYCLE PARKING REQUIRED	6 SPACES	6 SPACES

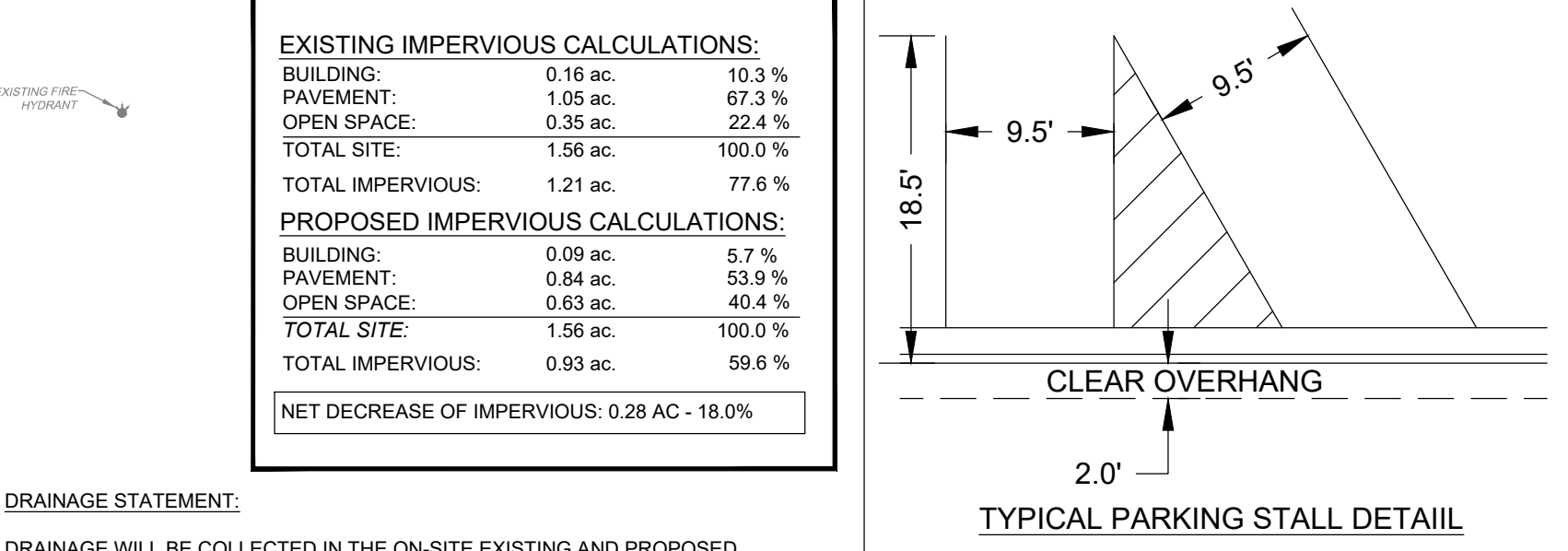
**NOTE:**

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 THE CITY CODE SECTION 41.08 (g).

NEEDED FIRE FLOW (NFF) CALCULATIONS	
FIRE CODE=	FFPC, 7th Edition
BUILDING CONSTRUCTION TYPE=	VB (Unprotected)
BUILDING AREA (s.f.) FOR FIRE FLOW CALCULATIONS=	3,859
FIRE FLOW REQUIREMENTS=	1750
IS BUILDING SPRINKLED=	NO
BUILDING SPRINKLERED PER NFPA-13=	N/A
RESULTING EFFECTIVE FIRE FLOW REQUIREMENTS=	N/A
FIRE SPRINKLER SYSTEM UTILIZES "QUICK RESPONSE" SPRINKLES=	N/A
MINIMUM NEEDED FIRE FLOW @ 20 psi residual (GPM)=	1750
FIRE FLOW PROVIDED (GPM)=	2,000
(based on 2 hydrants)	
FIRE FLOW CALCULATIONS FOR THIS BUILDING HAVE BEEN DETERMINED BASED ON THE FLORIDA FIRE PREVENTION CODE, 7th Edition, Section 18.4.5.3 "BUILDINGS OTHER THAN ONE AND TWO-FAMILY DWELLINGS, SECTION 18.4.5.3.1 AND TABLE 18.4.5.2.1 AS DIRECTED.	



EXISTING IMPERVIOUS CALCULATIONS:	
BUILDING:	0.16 ac. 10.3 %
PAVEMENT:	1.05 ac. 67.3 %
OPEN SPACE:	0.35 ac. 22.4 %
TOTAL SITE:	1.56 ac. 100.0 %
TOTAL IMPERVIOUS:	1.21 ac. 77.6 %
PROPOSED IMPERVIOUS CALCULATIONS:	
BUILDING:	0.09 ac. 5.7 %
PAVEMENT:	0.84 ac. 53.9 %
OPEN SPACE:	0.63 ac. 40.4 %
TOTAL SITE:	1.56 ac. 100.0 %
TOTAL IMPERVIOUS:	0.93 ac. 59.6 %
NET DECREASE OF IMPERVIOUS: 0.28 AC - 18.0%	



**TRAFFIC STATEMENT:**

The traffic generation of the proposed development was calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 1<sup>st</sup> Edition. The pass-by percentage was derived from the Appendixes of the ITE Trip Generation Handbook, 1<sup>st</sup> Edition.

ITE Code 934 presents pass-by rates for fast food restaurants with drive-through service and indoor seating, with observed averages of 50% for the AM peak and 55% for the PM peak. For the daily rate, an average of the AM and PM rates (52.5%) was used. It should be noted that the pass-by rate applies only to off-site intersections and is not used for the queue analysis. The trip generation for the project is summarized in Table 1 and the ITE information sheets are provided in Appendix B.

**Table 1**  
Trip Generation Summary

ITE Code	Land Use	Size	Rate	Trips	Rate	Trips	Rate	Trips	Rate	Trips	Rate	Trips
934	Fast Food Restaurant with Drive-Through Window	3,850 SF	467.48	1,804	44.61	172	88	94	33.03	127	66	61
Pass-by Percentage (Daily 20 psi, AM 50%, PM 55%)												
	No New External Intersections	467	88	44	42	94	33	34				
Total Trips Generated by the Proposed Development												

**SOLID WASTE STATEMENT:**

SOLID WASTE WILL BE STORED ON-SITE IN DESIGNATED TRASH AND RECYCLE CONTAINERS WITHIN THE DUMPSTER ENCLOSURE. SOLID WASTE WILL BE COLLECTED AND DISPOSED BY A CERTIFIED LICENSED WASTE MANAGEMENT COMPANY.

**WELL FIELD PROTECTION STATEMENT:**

THERE ARE NO KNOWN WELL FIELDS WITHIN THE SITE OR SURROUNDING PROPERTIES.



**INTEGRITY**  
ENGINEERING & DEVELOPMENT  
SERVICES, INC.  
3615 Braselton Highway, Suite 201  
Dacula, GA 30019 (678) 546-0446

NO.	DATE:	DESCRIPTION
1	12/12/24	SUBMIT TO PORT ST. LUCIE
2	04/08/25	RESUBMIT TO PORT ST. LUCIE
3	05/13/25	SUBMIT FOR BRAND REVIEW
4	06/10/25	

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY H. ANTHONY LYNCH, P.E. THE SIGNATURE IS ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID. THE SIGNATURE MUST BE VERIFIED BY ELECTRONIC COPIES.

H. ANTHONY LYNCH, P.E.  
NO. 70149

**McDonald's USA, L.L.C.**  
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**McDonald's**  
10180 S.U.S. HWY 1  
PORT ST. LUCIE,  
FLORIDA 34952  
PIN # 3414-501-3810-100-1  
LOT 10, BLOCK 4, PLAT NO. 1,  
ST. LUCIE COUNTY  
ZONED: CG - COMMERCIAL  
GENERAL

MCD STATE SITE CODE:  
**09-2788**

IEDS PROJECT NUMBER:  
**MCD-24129**

SHEET TITLE:  
**CONCEPTUAL  
PLAN**

SHEET NUMBER  
**C-0.0**