Baker & US-1

TRAFFIC IMPACT ANALYSIS

Prepared for

Baker Road, LLC

August 2018

Prepared By:

Engineering Design & Construction, Inc.
10250 SW Village Parkway
Suite 201
Port St. Lucie, FL 34987
772-462-2455

ENGINEERS ◆ SURVEYORS

DAVID C. BAGGETT LICENSE No. 81375 STATE OF FLORIDA PROFESSIONAL ENGINEER

8/31/18

David C. Baggett, P.E. #81375 Date
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987
(772) 462-2455

MANATEE ISLES

TRAFFIC IMPACT ANALYSIS – MINOR TRAFFIC STATEMENT

Introduction

Engineering Design & Construction, Inc. (EDC) has been retained to conduct a traffic impact analysis for a proposed 6,800 SF medical office development in Martin County. The property is being annexed into the City of Stuart. The purpose of this analysis is to determine the proposed project's impact on the surrounding traffic and level of service. The report verifies if the proposed development satisfies the City of Stuart's thresholds for concurrency (Less than 5% impact to level of service per Land Development Code 4.05.02).

Site Data

The site is located south of Britt Rd, north of Dixie Hwy, on the east side of SR-5 (US-1) in northern Martin County. The physical site address is 1400 NW Federal Hwy, Stuart, FL. The parcel ID number is 29-37-41-001-001-00010-0.

Previous City of Stuart Approval and Traffic Analysis for Hilton Suites

The subject property is adjacent to a previously proposed hotel development known as Hilton Suites. The project was recently approved by the City of Stuart but has not been constructed. At the requested of City staff, EDC has incorporated trips generated from future Hilton Suites into the traffic calculations in order to provide a more comprehensive impact analysis.

Existing Condition and Access

The site currently consists of a historically clear, vacant site. The site is primarily access from the east by Federal Hwy (FDOT ROW), however, since it is undeveloped it does not generate any trips. The property is also bordered on the north by NW 14th Str (Martin Co ROW), on the south by NW 13th St (Martin Co ROW), and on west by NW Palm Lake Dr.

See the following pages for existing site condition and local area maps.

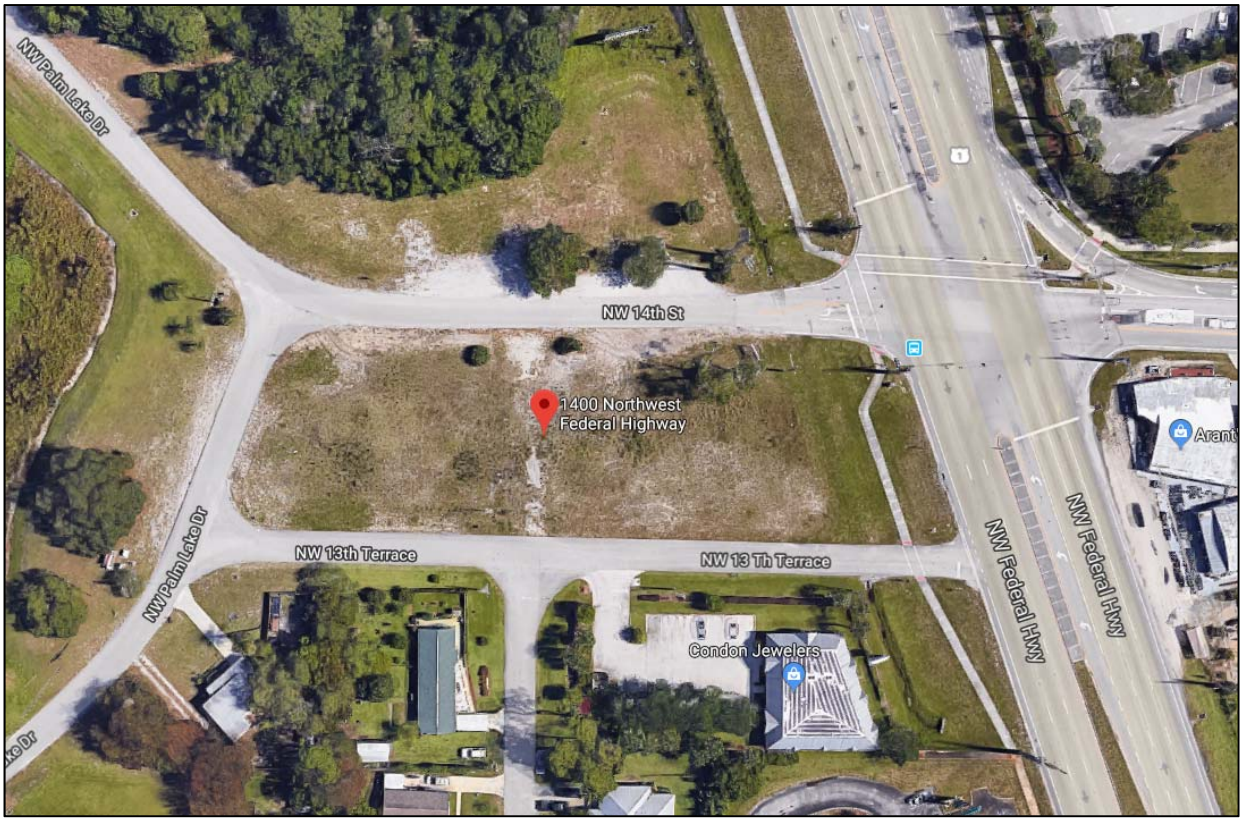


Figure 1. Existing Site Condition and Access

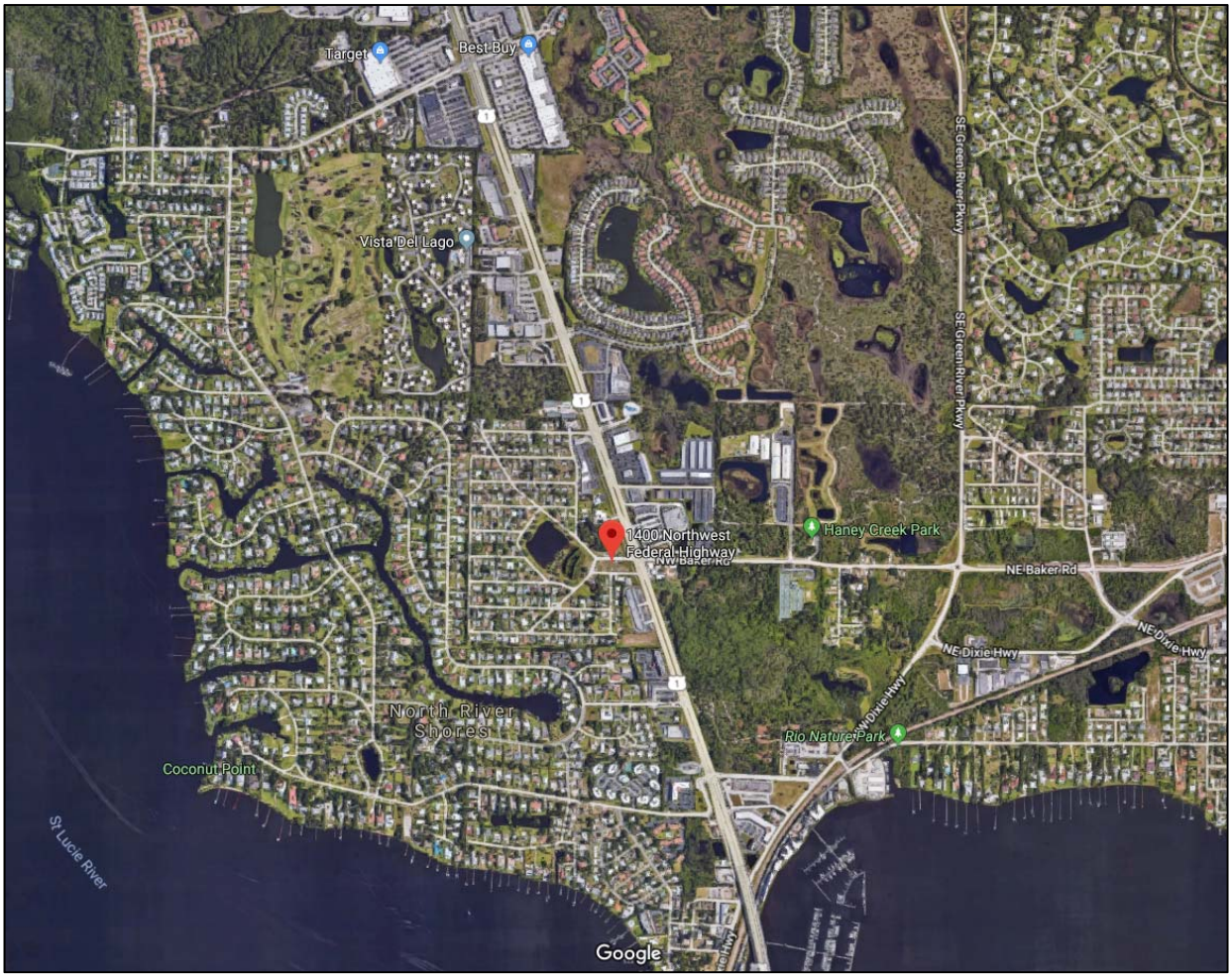


Figure 2. Local Area Map

Proposed Condition

The proposed project includes construction of a 6,800 SF medical office, associated utilities, and the proposed stormwater management system. Access to the development will be provided via two (2) new driveway connections to NW 14th street and NW Palm Lake Dr.

It is important to note that the local roadways adjacent to the property are not evaluated by the City of Stuart or Martin County for level of service impacts. Correspondingly they cannot be evaluated as such. Due to is immediate proximity of the major arterial roadway (US-1) the proposed medical office is not anticipated to generate trips to the adjacent local roads or Palm Lake neighborhood to the west.

Project Trip Generation

AM and PM peak hour trip generation rates were obtained from the Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition. Please see the enclosed calculations for the daily AM and PM peak hour trip generation data for the proposed project.

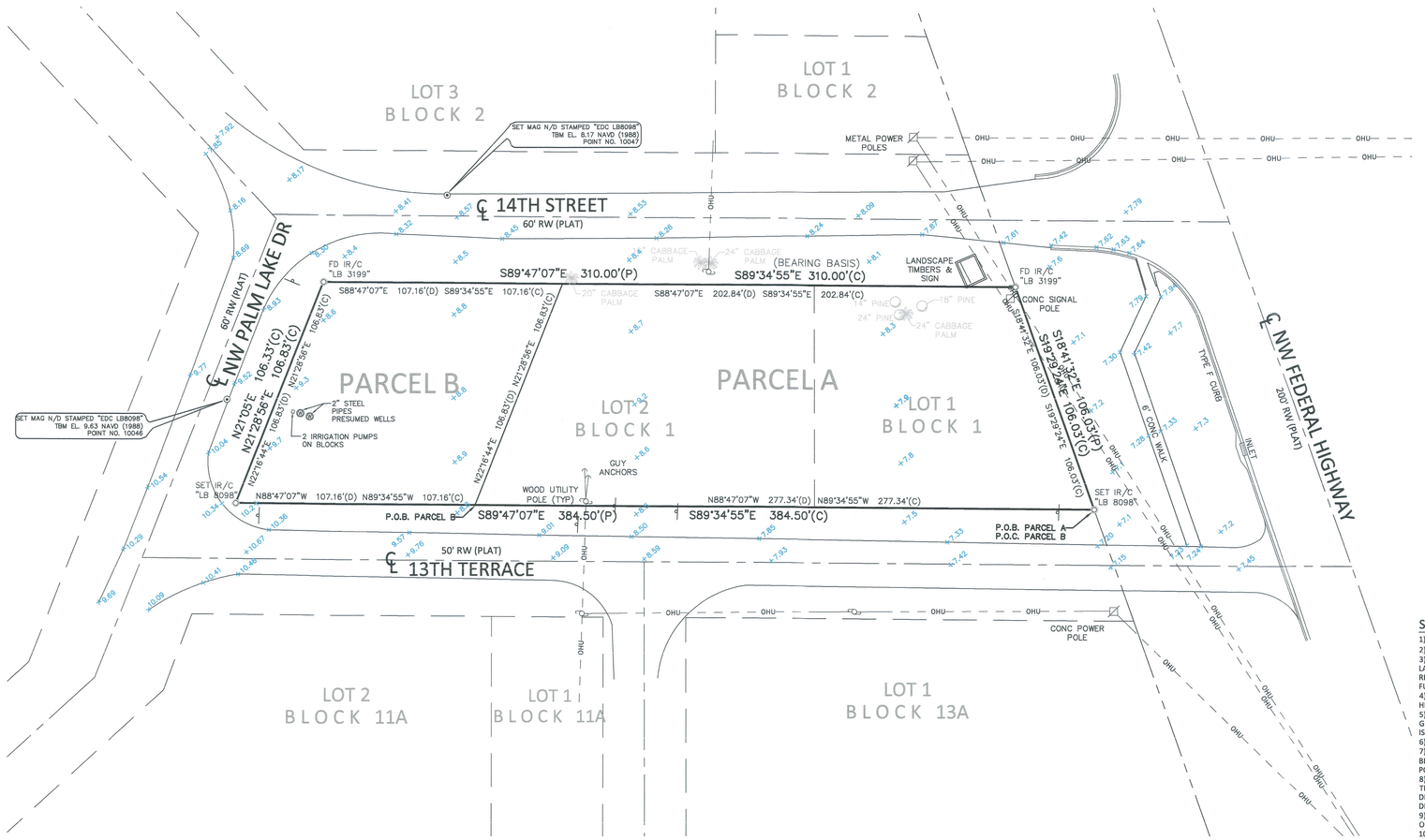
Conclusions

Based on the available design information and the calculations provided in this report the medical office and Hilton Suites will result in a total of 90 additional AM peak hour trips and 91 PM peak hour trips. The proposed development meets the City of Stuart concurrency requirements. The project does not impact greater than 5% of the adopted level of service for build out year 2020 per City of Stuart Land Development Code Section 4.05.02

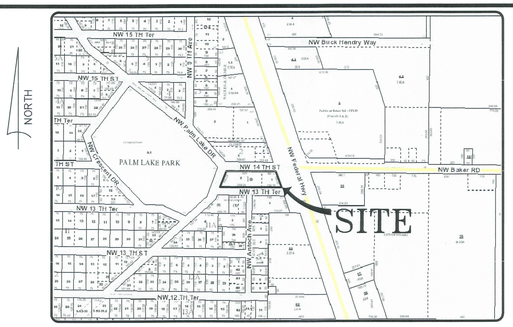
EXISTING CONDITIONS PLAN

ENGINEERING DESIGN & CONSTRUCTION, INC
CIVIL ENGINEERS & SURVEYORS SPECIALIZING IN LAND DEVELOPMENT

10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987
772-462-2455



NORTH



MARTIN COUNTY, FLORIDA

VICINITY MAP

NO SCALE

LEGEND

(P)	PLAT DATA	TWP.	TOWNSHIP
(C)	CALCULATED FROM FIELD MEASUREMENTS	RGE.	RANGE
(D)	DEED OR DESCRIPTION	INFO.	INFORMATION
(M)	MEASURED DIMENSION	TOB	TOP OF BANK
(R)	RECORD DATA	OHU	OVERHEAD UTILITY LINES
P.O.C.	POINT OF COMMENCEMENT	SV	SANITARY VALVE
P.O.B.	POINT OF BEGINNING	GV	GAS VALVE
LB	LICENSED BUSINESS	WV	WATER VALVE
PRM	PERMANENT REFERENCE MONUMENT	DDCV	DOUBLE DETECTOR CHECK VALVE
IR/C	5/8" IRON ROD & CAP	CMP	CORRUGATED METAL PIPE
CM	CONCRETE MONUMENT	RCP	REINFORCED CONC PIPE
CCR	CERTIFIED CORNER RECORD	IRR	IRRIGATION
FD / FND	FOUND	YD	YARD DRAIN
IR	IRON ROD		VALVE
MAG/D	MAG NAIL & DISC		WATER VALVE
ID	IDENTIFICATION		SANITARY VALVE
ORB.	OFFICIAL RECORDS BOOK		GAS VALVE
PB.	PLAT BOOK		IRRIGATION VALVE
PG.	PAGE		REUSE WATER VALVE
Δ	CENTRAL ANGLE		AIR RELEASE VALVE
R	RADIUS		WATER SERVICE
L	ARC LENGTH		SANITARY SERVICE
CB	CATCH BASIN		HAND HOLE
CH	CHORD DIMENSION		FIRE HYDRANT
CUP	CONC UTILITY POLE		FIRE DEPARTMENT CONNECTION (FDC)
WUP	WOOD UTILITY POLE		WELL
LP	LIGHT POLE		MONITOR WELL
MLP	METAL LIGHT POLE		WATER METER
TSB	TRAFFIC SIGNAL BOX		WATER BACK FLOW PREVENTOR
PSP	PEDESTRIAN SIGNAL POLE		DRAINAGE MANHOLE
UGE	UNDERGROUND ELECTRIC		SANITARY MANHOLE
UG	UNDERGROUND		GAS MANHOLE
R/W	RIGHT OF WAY		GAS LINE MARKER
A/C	AIR CONDITIONING		FIBER OPTICS MANHOLE
CBS	CONCRETE BLOCK STRUCTURE		FIBER OPTICS MARKER
WM	WATER METER		ELECTRICAL JUNCTION BOX
WV	WATER VALVE		CABLE UTILITY JUNCTION BOX RISER
SV	SEWER VALVE		WOOD UTILITY POLE
FM	FORCE MAIN		CONCRETE UTILITY POLE
U.E.	UTILITY EASEMENT		METAL UTILITY POLE
P.U.E.	PRIVATE UTILITY EASEMENT		LIGHT POLE
D.E.	DRAINAGE EASEMENT	TSB	TRAFFIC SIGNAL BOX
P.D.E.	PRIVATE DRAINAGE EASEMENT		STREET SIGN
L.S.E.	LANDSCAPE EASEMENT		SANITARY CLEAN OUT
M.B.E.	MAINTENANCE BUFFER EASEMENT		TRANSFORMER
℄	CENTERLINE	N	NORTHING (OR NORTH)
ℙ	PROPERTY LINE	E	EASTING (OR EAST)
𝔹	BASELINE		DRAINAGE STRUCTURE (CURB INLET)
No.	NUMBER		DRAINAGE STRUCTURE (CATCH BASIN)
TYP.	TYPICAL	YD	DRAINAGE STRUCTURE (YARD DRAIN)
STA.	STATION		MAIL BOX
O/S	OFF SET		CANTILEVERED LIGHT POLE
NAVD	NORTH AMERICAN VERTICAL DATUM	+6.83	SPOT ELEVATION
NGVD	NATIONAL GEODETIC VERTICAL DATUM	NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION		
FPL	FLORIDA POWER & LIGHT		
CCR	CERTIFIED CORNER REPORT		
MM	MAINTENANCE MAP		
T.B.M.	TEMPORARY BENCH MARK		
P.ID.	PARCEL IDENTIFICATION NUMBER		
N/R	NOW OR RECENT PARCEL OWNERSHIP		
S.L.W.S.D.	ST. LUCIE WEST SERVICES DISTRICT		
INV	INVERT		
MES	MITERED END SECTION		
HDWALL	HEAD WALL		
EL	ELEVATION		
CLF	CHAIN LINK FENCE		
CONC	CONCRETE		
UA	UTILITY ANCHOR		
CLP	CONCRETE LIGHT POLE		
S.F.	SQUARE		
FT.	FEET		
ALTA	AMERICAN LAND TITLE ASSOCIATION		

LEGAL DESCRIPTION: (Source O.R.B. 2681, PG. 1976, Martin County Public Records)

Parcel "A":
Known as all of Lot 1 and a portion of Lot 2, Block 1, "Palm Lake Park" S/D, as recorded in Plat Book 3, Page 41, Public Records of Martin County, Florida and being more particularly described as follows:

Beginning at the intersection of the West right of way of the U.S. Highway No. 1, and the South line of said Lot 1, thence N88°47'07"W, along said South line a distance of 277.34 feet to a point, thence N22°16'44"E, along a line parallel to and 100 feet East at right angles to the West line of Lot 2 a distance of 106.83 feet to a point of the North line of Lot 2, thence S88°47'07"E, along said North line a distance of 202.84 feet to the West line of U.S. Highway No. 1, thence S18°41'32"E, along said West line a distance of 106.03 feet to the Point and Place of Beginning.

Parcel "B":
Known as a portion of Lot 2, Block 1, "Palm Lake Park" S/D, as recorded in Plat Book 3, Page 41, Public Records of Martin County, Florida and being more particularly described as follows:

Commencing at the intersection of the West right of way line of U.S. Highway No. 1 and the South line of Lot 1, thence N88°47'07"W, along said Lot 1 and the extension Lot 2 a distance of 277.34 feet to the Point and Place of Beginning.

Thence N88°47'07"W, continuing along the South line of said Lot 2, a distance of 107.16 feet to a point, thence N22°16'44"E along the West line of said Lot 2 a distance of 106.83 feet to a point, thence S88°47'07"E along the North line of said Lot 2 a distance of 107.16 feet to a point, thence S22°16'44"W, along a line parallel to and 100 feet East at right angles to the West line of said Lot 2 a distance of 106.83 to the Place of Beginning.

PROPERTY ADDRESS:
1400 NW FEDERAL HIGHWAY, STUART, FL.

SURVEYORS NOTES & REPORT:

1) THE LAST DATE OF FIELD WORK WAS APRIL 11. 2018.
2) OVERALL PARCEL CONTAINS 0.795 ACRES, MORE OR LESS.
3) DESCRIPTION SHOWN HEREON PROVIDED BY THE CLIENT AND/OR THEIR AGENT. MATTERS OF RECORD SHOWN WERE TAKEN FROM LOCAL SURVEYS AND PLATS. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S, DEED RESTRICTIONS, OR MURPHY ACT DEEDS. THIS INFORMATION SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION. NO TITLE COMMITMENT WAS FURNISHED TO THE SURVEYOR.
4) COORDINATES AND BEARINGS SHOWN HERON ARE BASED UPON NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANE PROJECTION PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
5) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE ORIGINATING BENCHMARK IS NATIONAL GEODEDETIC SURVEY BENCHMARK DESIGNATION "K 403" WITH A PUBLISHED ELEVATION OF 7.97 FEET. EXPECTED ACCURACY OF THE ELEVATIONS SHOWN HEREON IS 0.02 FEET, FOR THE HARD SURFACE ELEVATIONS AND 0.1 FEET, FOR THE SOFT SURFACE ELEVATIONS.
6) SUB-SURFACE UTILITIES, FOUNDATIONS AND OTHER IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
7) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
8) THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN. SECTION LINES AND MONUMENTATION SHOWN HEREON AND USED TO DETERMINE PROPERTY BOUNDARIES ARE BASED ON PREVIOUS SURVEYS AND HISTORICAL SECTIONAL INFORMATION. SOME MONUMENTATION MAY HAVE BEEN DESTROYED, SINCE THE ORIGINAL DELINEATION OR RESOLUTION, OF THE SECTIONAL SURVEY.
9) AERIAL IMAGES, IF SHOWN, WERE TAKEN FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION PER THE CURRENT FLIGHT YEAR 2016 AVAILABLE AT THE TIME OF SURVEY.
10) BY GRAPHIC PLOTTING ONLY HE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN FLOOD DESIGNATION "X", ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120161, MAP NO. 12085C0132G, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), EFFECTIVE DATE 3/16/2015.
11) THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
12) REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
13) REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.

CERTIFIED TO:
DAN DELROWE

ROGER A. HAGLER, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #4544

4-18-2018
SIGNATURE DATE

ENGINEERS & SURVEYORS
10250 SW VILLAGE PARKWAY. SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

R. HAGLER	CHECKED BY
R. HAGLER	DRAWN BY
18-216 BTT Survey.dwg	FILENAME
SEE SHEET #	LAYOUT
AS SHOWN	SCALE
04/16/2017	DATE

REVISION COMMENTS

	DATE

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

OF

1400 NW FEDERAL HWY, STUART, FL.

MARTIN COUNTY FLORIDA

MAP SCALE
0 15' 30' 45' 60'
1 INCH = 30 FEET
INTENDED DISPLAY SCALE

18-216

1 OF 1

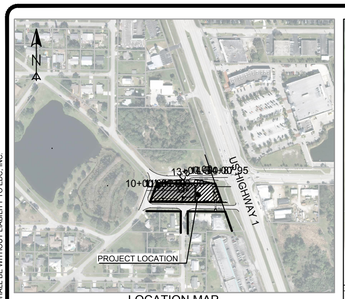
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

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PROPOSED SITE PLAN

ENGINEERING DESIGN & CONSTRUCTION, INC
CIVIL ENGINEERS & SURVEYORS SPECIALIZING IN LAND DEVELOPMENT

10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987
772-462-2455



LOCATION MAP

LEGEND

- +5.00 — EXISTING SPOT ELEVATION
- PROPOSED GRADE FLOW
- ##.## — PROPOSED GRADE
- DRAINAGE MANHOLE
- CATCH BASIN
- PROPOSED SANITARY MANHOLE
- (8) — PARKING STALL COUNT
- PROPOSED CONCRETE
- PROPOSED PAVEMENT
- PROPOSED LIGHT POLE

LEGAL DESCRIPTION: (SOURCE O.R.B. 2681, PG. 1976, MARTIN COUNTY PUBLIC RECORDS)

PARCEL "A":
KNOWN AS ALL OF LOT 1 AND A PORTION OF LOT 2, BLOCK 1, "PALM LAKE PARK" S/D, AS RECORDED IN PLAT BOOK 3, PAGE 41, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF THE U.S. HIGHWAY NO. 1, AND THE SOUTH LINE OF SAID LOT 1, THENCE N88°47'07"W, ALONG SAID SOUTH LINE A DISTANCE OF 277.34 FEET TO A POINT, THENCE N22°16'44"E, ALONG A LINE PARALLEL TO AND 100 FEET EAST AT RIGHT ANGLES TO THE WEST LINE OF LOT 2 A DISTANCE OF 106.83 FEET TO A POINT OF THE NORTH LINE OF LOT 2, THENCE S88°47'07"E, ALONG SAID NORTH LINE A DISTANCE OF 202.84 FEET TO THE WEST LINE OF U.S. HIGHWAY NO. 1, THENCE S18°41'32"E, ALONG SAID WEST LINE A DISTANCE OF 106.03 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL "B":
KNOWN AS A PORTION OF LOT 2, BLOCK 1, "PALM LAKE PARK" S/D, AS RECORDED IN PLAT BOOK 3, PAGE 41, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 AND THE SOUTH LINE OF LOT 1, THENCE N88°47'07"W, ALONG SAID LOT 1 AND THE EXTENSION LOT 2 A DISTANCE OF 277.34 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE N88°47'07"W, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 107.16 FEET TO A POINT, THENCE N22°16'44"E ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 106.83 FEET TO A POINT, THENCE S88°47'07"E ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 107.16 FEET TO A POINT, THENCE S22°16'44"W, ALONG A LINE PARALLEL TO AND 100 FEET EAST AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 2 A DISTANCE OF 106.83 TO THE PLACE OF BEGINNING.

N

(IN FEET)
1 inch = 30 ft.

18' PARKING STALL DETAIL

SITE DATA

PARCEL ID:	29-37-41-001-001-00010-0
PARCEL SIZE:	.80 AC
SECTION:	--
TOWNSHIP:	-- SOUTH
RANGE:	-- EAST
CURRENT LAND USE:	COMMERCIAL
FUTURE LAND USE:	COMMERCIAL
CURRENT ZONING:	C-2
FUTURE ZONING:	CPUD
DEVELOPER:	ROBERT NUNEZ

LAND USE

TOTAL AREA:	34,871 SQ.FT.	.80 AC.	100.00%
IMPERVIOUS AREA:	21,386 SQ.FT.	.49 AC.	61%
PROP. BUILDING AREA:	6,800 SQ.FT.	.16 AC.	20%
PROP. PAVEMENT AREA:	14,148 SQ.FT	.32 AC.	40%
PROP. CONC AREA	438 SQ. FT.	.01 AC	1%
PERVIOUS AREA:	13,485 SQ.FT.	.31 AC.	39%
PROP. DRY DET. AREA:	1,578 SQ.FT.	.04 AC.	5%
PROP. OPEN SPACE AREA:	11,907 SQ.FT.	.27 AC.	34%

BUILDING DATA

TOTAL BUILDING COVERAGE: 20%
MAX BUILDING HEIGHT: 45'
PROPOSED BUILDING: 6,800 SQ. FT.

BUILDING SETBACKS
FRONT: 20' MINIMUM (AS NOTED IN LDC 6.05.02)
REAR: 25'
SIDE: 15'

PARKING CALCULATIONS

1 SPACE PER 200 SQ. FT. MEDICAL SERVICES
6,800 SQ. FT./ 200 SQ. FT. = 34 SPACES
PARKING REQUIRED = 34 SPACES (2 HC)
PARKING PROVIDED = 34 SPACES (3 HC)

PROVIDER OF UTILITIES

WATER: MARTIN COUNTY UTILITIES
WASTEWATER: MARTIN COUNTY UTILITIES
IRRIGATION: WELL (NOT PROPOSED)

DRAINAGE

THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL ROUTE THE RUNOFF TO THE PROPOSED DRY DETENTION AREAS WHICH ARE SIZED TO ACCEPT THE PROPOSED CONNECTION. THE PROPOSED DRAINAGE SYSTEM WILL COMPLY WITH THE SFWMD DESIGN CRITERIA AS WELL AS THE CITY OF STUART LDC.

SOLID WASTE

BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE PROPOSED DUMPSTER AREAS FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE

ALL HAZARDOUS WASTE DISPOSALS SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

FIRE PROTECTION

ALL FIRE HYDRANTS WITHIN 1000' ARE SHOWN. EXISTING BUILDING UTILIZES A FIRE SPRINKLER SYSTEM AND PROJECT PROPOSES A FIRE SERVICE LINE TO SERVE THE NEW BUILDING.

LANDSCAPE

ALL LANDSCAPING BY OTHERS AND SHALL BE IN CONFORMANCE WITH THE CITY OF STUART LAND DEVELOPMENT CODE OF ORDINANCES SEC. 6.04.00.

ACCESSIBILITY AND ADA COMPLIANCE

ALL SIDEWALKS AND RAMPS SHALL MEET FDOT AND ADA REQUIREMENTS.

LIGHTING

ALL LIGHTING BY OTHERS IS TO INCLUDE POLE HEIGHTS AND SHALL BE IN CONFORMANCE WITH THE CITY OF STUART LAND DEVELOPMENT CODE OF ORDINANCES SEC. 6.07.00.

WATER, SEWER, AND IRRIGATION

THE PROPOSED BUILDING WILL HAVE WATER SERVICE CONNECTED TO EXISTING MARTIN COUNTY WATER MAIN AND WILL HAVE SEWER SERVICE CONNECTED TO THE EXISTING MARTIN COUNTY FORCEMAIN. A PRIVATE GRINDER STATION IS PROPOSED ON-SITE FOR CONNECTION TO THE FORCE MAIN

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

JJL — DESIGNED BY
JJL — DRAWN BY
18-216 baker & us1 eng.dwg — FILENAME
CONCEPTUAL SITE PLAN — LAYOUT
AS SHOWN — SCALE
08APR18 — DATE

REVISION COMMENTS

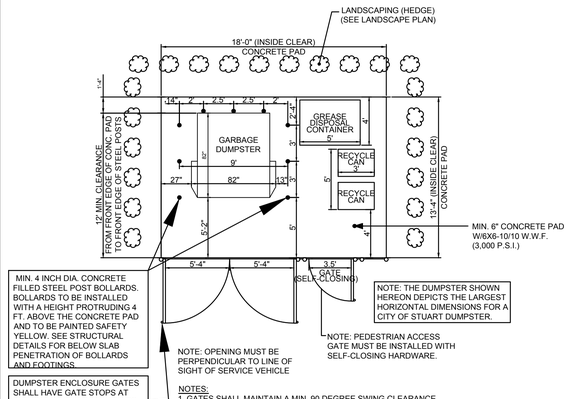
DATE

BAKER & US 1
SITE PLAN
FLORIDA
STUART

[illegible] E. (DATE)
#[illegible]5556
10250 SW VILLAGE PARKWAY - UNIT 201
PORT SAINT LUCIE, FL 34987
772-462-2455

18-216

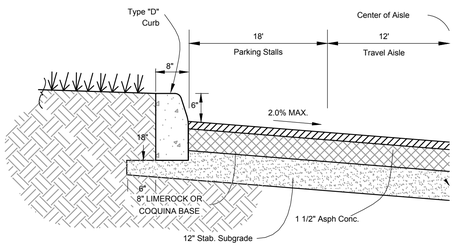
1 OF 1



NOTES:
1. GATES SHALL MAINTAIN A MIN. 90 DEGREE SWING CLEARANCE WHEN ANCHORED AND IN FULL OPEN POSITION.
2. GATES SHALL BE OPAQUE

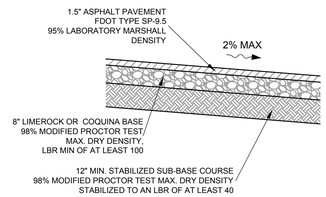
CITY OF STUART DUMPSTER ENCLOSURE - SITE DETAIL
SINGLE DUMPSTER w/ RECYCLING & GREASE DISPOSAL CONTAINER

N.T.S.

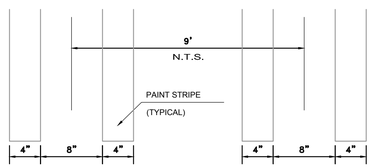


NOTES:
1. TYPICAL PAVEMENT TO BE APPLIED TO ENTIRE PARKING LOT AND ENTRANCE DRIVEWAY.
2. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
3. SUBGRADE TO EXTEND BEYOND THE TYPE "D" CURB AS SHOWN ON DETAIL.
4. TYPE "D" CURB TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX #300.
5. TYPE "D" CURB SHOWN OVERSIZED IN DETAIL FOR CLEARITY.

TYPICAL PARKING LOT SECTION W/ TYPE "D" CURB (A-A)



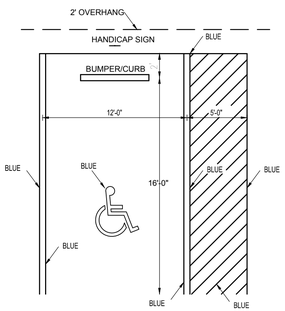
TYPICAL ON-SITE PAVEMENT SECTION



DOUBLE STRIPING DETAIL



NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.



HANDICAP SPACE DETAIL

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC-2018\18-216 - Baker & US 1\ENGINEERING\AutoCAD\DWGs\18-216 BAKER & US1 ENG.dwg, CONCEPTUAL SITE PLAN, 8/27/2018 11:56:52 AM, Rachel C, EDC, Inc.

TRAFFIC CALCULATIONS

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CIVIL ENGINEERS & SURVEYORS SPECIALIZING IN LAND DEVELOPMENT

10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987
772-462-2455

Traffic Analysis - Existing Trip Generation

Project: Baker & US-1
Project #: 18-216

Engineer: DCB
Date: 8/31/18
Revised:

Table 1. AM Trip Generation - Existing Condition

Land Use	ITE Code	Intensity		Trip Generation Rate (ITE Manual, 10th Edition)	AM Total Trips	Directional Split In	Directional Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Pass-by Trips		AM Net New Trips In	AM Net New Trips Out	AM Net New Trips Total
Undeveloped	-	0	SF	-	0	50%	50%	0	0	0	0	0%	0	0	0
TOTAL		**0**	**SF**		**0**			**0**	**0**	**0**	**0**		**0**	**0**	**0**

Table 2. PM Trip Generation - Existing Condition

Land Use	ITE Code	Intensity		Trip Generation Rate (ITE Manual, 10th Edition)	PM Total Trips	Directional Split In	Directional Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Pass-by Trips		PM Net New Trips In	PM Net New Trips Out	PM Net New Trips Total
Undeveloped	-	0	SF	-	0	50%	50%	0	0	0	0	0	0	0	0
TOTAL		**0**	**SF**		**0**			**0**	**0**	**0**	**0**		**0**	**0**	**0**

Table 3. Average Daily Trip (ADT) Generation Trip Generation - Existing Condit

Land Use	ITE Code	Intensity		Trip Generation Rate (ITE Manual, 10th Edition)	ADT Total Trips	Directional Split In	Directional Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Pass-by Trips		ADT Net New Trips In	ADT Net New Trips Out	ADT Net New Trips Total
Undeveloped	-	0	SF	-	0	50%	50%	0	0	0	0	0	0	0	0
TOTAL		**0**	**SF**		**0**			**0**	**0**	**0**	**0**		**0**	**0**	**0**

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Traffic Analysis - Proposed Trip Generation

Project: Baker & US-1
Project #: 18-216

Engineer: DCB
Date: 8/31/18
Revised:

Table 4. AM Trip Generation - Proposed Condition

Land Use	ITE Code	Intensity		Trip Generation Rate (ITE Manual, 10th Edition)	AM Total Trips	Directional Split		Gross Trips			Pass-by Trips		AM Net New Trips		
						In	Out	In	Out	Total			In	Out	Total
Baker & US-1: Office	720	6.8	1000 SF	T = 3.43(X) + 2.57	26	62%	38%	16	10	26	0	0%	16	10	26
Hilton Suites: Hotel	310	106	Rooms	Ln(T) = 0.84 Ln(X) + 0.25	65	54%	46%	35	30	65	0	0%	35	30	65
TOTAL					**90**			**51**	**40**	**90**	**0**		**51**	**40**	**90**

Table 5. PM Trip Generation - Proposed Condition

Land Use	ITE Code	Intensity		Trip Generation Rate (ITE Manual, 10th Edition)	PM Total Trips	Directional Split		Gross Trips			Pass-by Trips		PM Net New Trips		
						In	Out	In	Out	Total			In	Out	Total
Baker & US-1: Office	720	6.8	1000 SF	T = 4.27(X) - 4.63	24	39%	61%	10	15	24	0	0%	10	15	24
Hilton Suites: Hotel	310	106	Rooms	Ln(T) = 0.93 Ln(X) - 0.14	66	39%	61%	26	41	66	0	0%	26	41	66
TOTAL					**91**			**35**	**55**	**91**	**0**		**35**	**55**	**91**

Table 6. Average Daily Trip (ADT) Generation - Proposed Condition

Land Use	ITE Code	Intensity		Trip Generation Rate (ITE Manual, 10th Edition)	ADT Total Trips	Directional Split		Gross Trips			Pass-by Trips		ADT Net New Trips		
						In	Out	In	Out	Total			In	Out	Total
Baker & US-1: Office	720	6.8	1000 SF	T = 38.42(X) - 87.62	174	50%	50%	87	87	174	0	0%	87	87	174
Hilton Suites: Hotel	310	106	Rooms	T = 11.29(X) - 426.97	770	50%	50%	385	385	770	0	0%	385	385	770
TOTAL					**943**			**472**	**472**	**943**	**0**		**472**	**472**	**943**

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Traffic Analysis - Trip Generation Comparison

Project: Baker & US-1
Project #: 18-216

Engineer: DCB
Date: 8/31/18
Revised:

Table 7. Total Trips Comparison

Land Use	AM Trips			PM Trips			ADT		
	In	Out	Total	In	Out	Total	In	Out	Total
Existing	0	0	0	0	0	0	0	0	0
Proposed	51	40	90	35	55	91	472	472	943
Change in Trips	**51**	**40**	**90**	**35**	**55**	**91**	**472**	**472**	**943**

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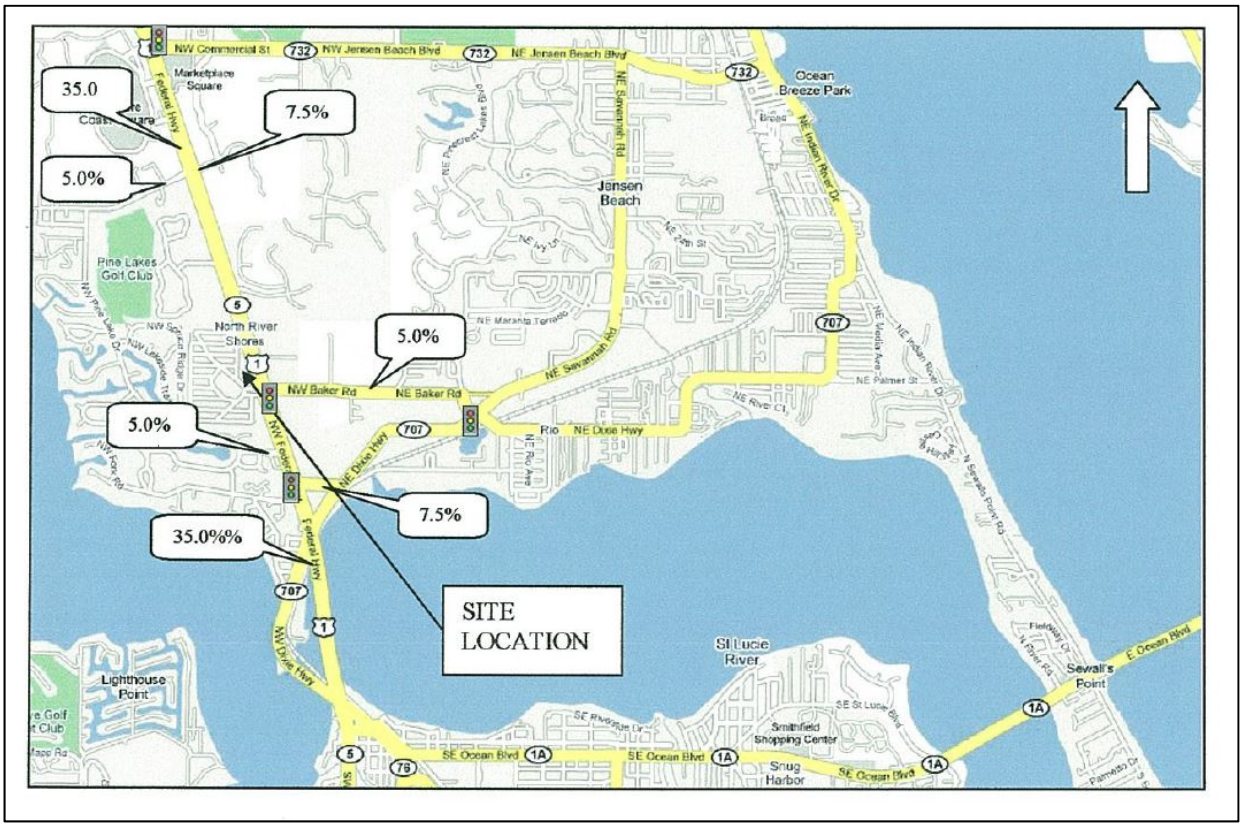


Figure 3. Trip Distribution Map (from previously approved Hilton Suites Traffic Impact Analysis, AECOM USA, Inc.)

Traffic Analysis - Level of Service Evaluation

Project: Baker & US-1
Project #: 18-216
Source: Martin County 2017 Roadway Level of Service Inventory Report

Engineer: DCB
Date: 8/31/18
Revised:

Road Name	From:	To:	PH Directional Volume 2017	Annual Build Out %	AADT PH Volume 2020	Project Trips	PH Service Volume	Total Volume	Volume Capacity Ratio	Pct of Service Volume	Concurrency Test (5%)
SR-5 (US-1)	Wright Blvd	Baker Rd	2174	0.50%	2207	32	3020	2238	74.12%	1.05%	OK
SR-5 (US-1)	Baker Rd	Britt Rd	2309	0.50%	2344	43	3020	2387	79.03%	1.43%	OK
SR-5 (US-1)	Britt Road	SR-732	2681	0.50%	2721	32	3020	2753	91.16%	1.05%	OK
Britt Rd	Pine Lake Drive	SR-5 (US-1)	189	0.50%	192	7	750	199	26.49%	0.91%	OK
Baker Rd	SR-5 (US-1)	CR-723	234	2.20%	249	5	750	254	33.87%	0.61%	OK
Wright Blvd	SR-5 (US-1)	SR-707	401	1.80%	423	5	750	427	56.96%	0.61%	OK

Conclusion: The proposed development meets the City of Stuart concurrency requirements. Project does not impact greater than 5% of the adopted level of service for build out year 2020 per City of Stuart Land Development Code Section 4.05.02

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