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Kindig Professional Plaza

Dental/Professional Office Complex

NW Baker Road & New Green River Parkway

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Stuart Florida



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TABLE OF CONTENTS

Introduction and Purpose……..……1

Location Map……..……..…..…2

Traffic Generation Rates……..……...…….....3

Percent Traffic Distribution Map……...……...…….....4

Daily Traffic Distribution Map……...……...…….....5

Driveway Peak Hour Traffic Volumes …..……..……....6

Conclusion……..……..……..…….....7

Introduction

Kindig Professional Plaza is a proposed Dental/Professional Office Complex which will be located in the Northeast corner of the intersection of NW Baker Road and New Green River Parkway in Stuart Florida. The property owner is requesting approval to construct a 9381 square foot Dental/Professional Offices. The site plan shows one access onto NW Baker Road and one access onto NW Green River Parkway. Site plan includes 49 parking spaces provide for the office site with pedestrian circulation to the site provided from New Green River Parkway.

General Planning Data:

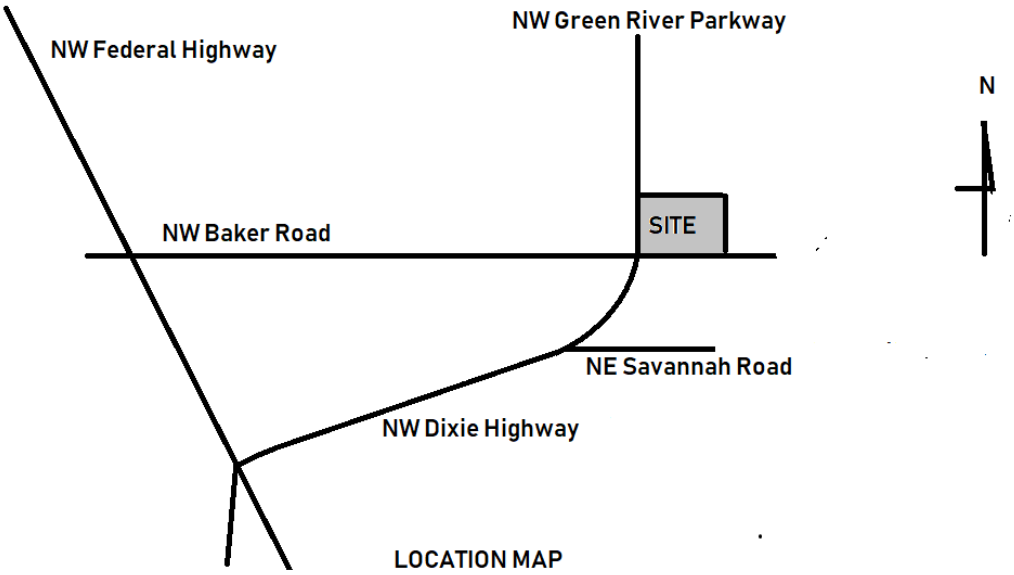
- Property Control Number.....28-37-41-013-000-00010-0

- Lot Coverage 10.4%

- Lot Size..... .....2.07 acres

Purpose

The purpose of this study is to review daily and peak hour traffic for the site. Traffic from the AM peak hour and the PM peak hour will then be reviewed to determine if any turn lanes are warranted..


NW Federal Highway
NW Green River Parkway
N
SITE
NW Baker Road
NE Savannah Road
NW Dixie Highway
LOCATION MAP

Proposed Daily Traffic Generation Rates

Land use	Intensity	Generation Rates	Passby/internal trips	Net External Trips
Medical Office ITE 720	9381 square feet	34.8 t/1000 sf 326 gross t/day	-10%	294 t/d
Totals	9381 sq ft			294 t/d

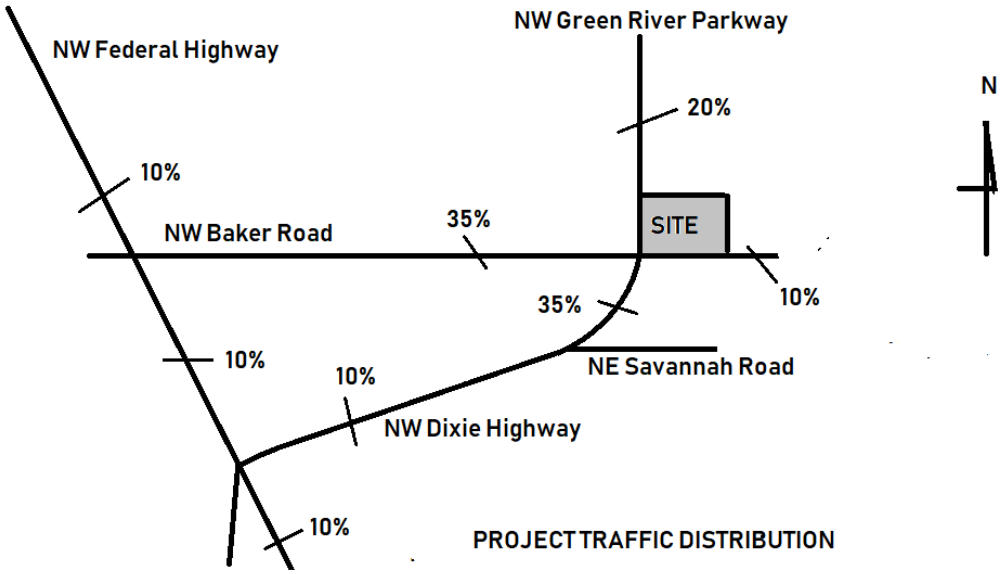
Proposed AM Traffic Generation Rates

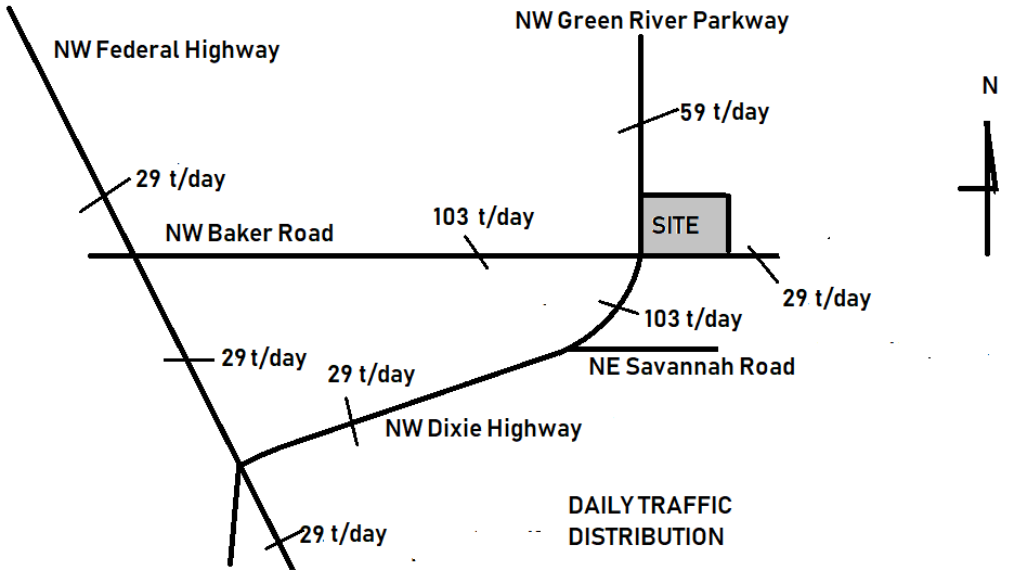
Land use	Intensity	Generation Rates	Passby/internal trips	Net External Trips
Medical Office	9381 square feet	2.78 t/1000 sf 78% in/22% out 20 in/6 out 26 gross trips/hr	-10%	23 net trips/hr 78% in/22% out 18 in/5 out
Totals	9381 sq ft	2.78 t/1000 sf 78% in/22% out 20 in/6 out 26 gross trips/hr		23 net trips/hr 78% in/22% out 18 in/5 out

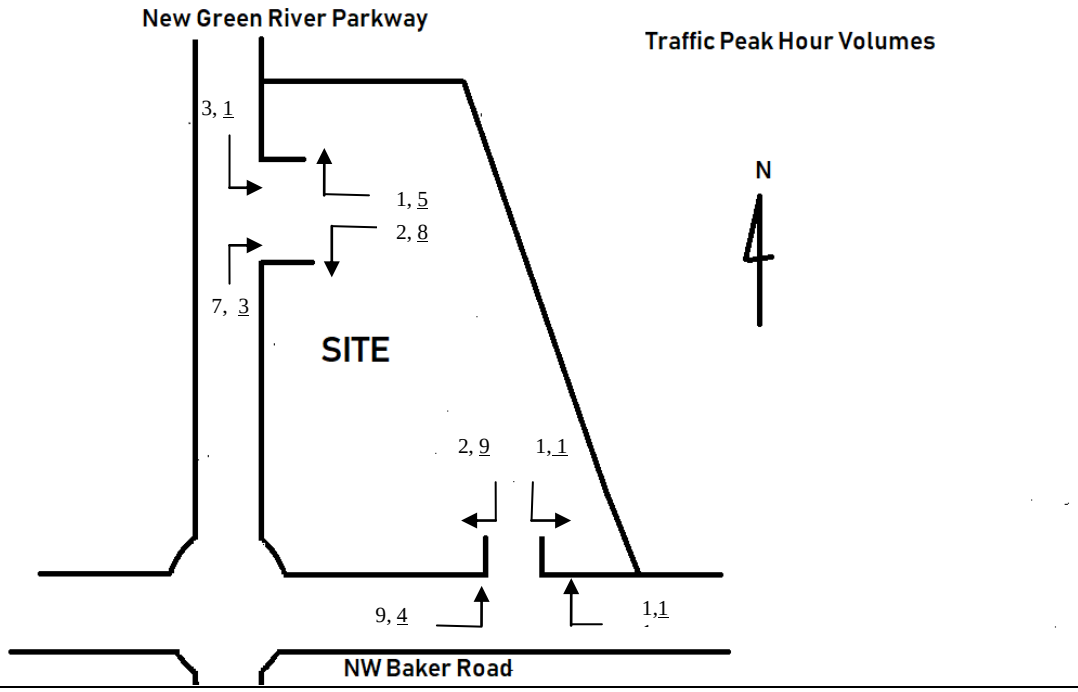
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Proposed PM Peak Hour Traffic Generation Rates

Land use	Intensity	Generation Rates	Passby/internal trips	Net External Trips
Medical Office	9381 square feet	3.46 t/1000 sf 28% in/72% out 32 gross trips/hr 9 in/23 out	-10%	29 net t/hr 28% in/72% out 8 in/21 out
Totals	9381 square feet			


NW Federal Highway
NW Green River Parkway
N
20%
10%
NW Baker Road
35%
SITE
10%
35%
10%
10%
NE Savannah Road
10%
NW Dixie Highway
10%
PROJECT TRAFFIC DISTRIBUTION


NW Federal Highway
NW Green River Parkway
N
59 t/day
29 t/day
NW Baker Road
103 t/day
SITE
29 t/day
103 t/day
29 t/day
29 t/day
NE Savannah Road
NW Dixie Highway
DAILY TRAFFIC
DISTRIBUTION
29 t/day


New Green River Parkway
Traffic Peak Hour Volumes
3, 1
1, 5
2, 8
7, 3
SITE
N
2, 9
1, 1
9, 4
1,1
NW Baker Road

Conclusion

Kindig Professional Plaza is a proposed Dental/Professional Office Complex which will be located in the Northeast corner of the intersection of NW Baker Road and New Green River Parkway in Stuart Florida. Average daily traffic into and out of the site is expected to be 294net trips per day. Page 5 of the traffic study show the daily trips distributed throughout the adjacent roadways.

A review of the peak hour trips on page 8 of the traffic identifies the AM and PM traffic for entering and exiting vehicles.

The roundabout at NW Baker Road and NW Green River Parkway should slow traffic to assist vehicles entering and exiting this site and maintain a smooth traffic flow.

A review of the projected peak hour turn counts has determined that no additional roadway improvements or turn lanes are recommended for the site.