



Electronic Signature Report

Project Name: 460 Peacock Business Center

Job Number: XR21031.0

<u>460 Peacock Business Center Traffic Statement</u>	<u>6</u>
DOCUMENT NAME	# OF SHEETS

Includes: Report, Attachment 1 – Site Plan, Attachment 2 – Trip Generation, and Attachment 3 – Driveway Volumes

08DD6B9DD841263627EE3CB574911E6EF4608BC8FD4701A7A02A35C430C2A1BC SHA  
CODE

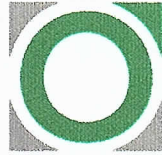
A circular professional engineer seal for the State of Florida is partially visible on the left. Overlaid on the seal is a blue ink signature that reads 'Susan E O'Rourke'. Below the signature is a horizontal line.

SIGNATURE/SEAL

Susan E O'Rourke, PE  
NAME

42684  
LICENSE NUMBER

6/16/2021  
DATE



**O'ROURKE**  
ENGINEERING & PLANNING

June 15, 2021

Mr. George Kelly  
460 Peacock Business Center, LLC  
1935 Commerce Lane, Suite 5  
Jupiter, FL 33458

**RE: 460 Peacock Business Center – Traffic Statement**

Dear Mr. Kelly:

O' Rourke Engineering & Planning has completed the traffic statement and access analysis for the proposed warehouse project for the 3.12 acre parcel located on NW Peacock Boulevard south of NW Stadium Dr within the Saint Lucie West (SLW) services District City of Port St. Lucie, Florida.

All traffic statements for commercial development must be in compliance with Policy #19-01pwd. As such this Traffic Statement addresses each component. In accordance with Policy 160.80, the project meets concurrency as part of a component of an approved DRI. This use generates 184 daily trips which is less than 1000 trips per day and therefore an extensive Traffic Impact Study is not required in accordance with *Policy 155.057*. Therefore, this traffic statement focuses on the trip generation and the driveway analysis. The steps in the analysis are presented herein.

**Project Description**

The proposed project consists of 9,188 square feet of office and 21,436 square feet of warehouse. The proposed location of the site is within the approved St. Lucie West Development of Regional Impact (DRI) along Peacock Boulevard therefore concurrency is addressed in accordance with *Policy 160.80*. **Attachment 1** illustrates the project site plan. In order to estimate the trip generation associated with the project, ITE Trip Generation, 10<sup>th</sup> Edition rates for peak hour of the generator were used. **Attachment 2** summarizes the project trip generation.

As shown there will be an estimated 184 daily trips, 50 AM peak hour trips and 55 PM peak hour trips.

**Driveway Volumes**

The site will contain two driveways. One is full access on NW Peacock Boulevard and one is right-in/ right-out on NW Stadium Drive. The number of driveways along Northwest Peacock Boulevard are in accordance with *Policy 158.22(3)*. **Attachment 3** illustrates the project volumes. The volumes

are so low that turn lanes are not required. The placement of the driveways is in compliance with Section 158.222 of the City of Port St. Lucie Land Development Regulations. These standards regulate the number of driveways permitted for a site, their minimum and maximum widths based on overall function, and spacing and separation between nearby driveways, intersections, and property lines.

### Traffic Stacking/ Management Plan

This proposed project has no uses that will require stacking on site or a management plan. The project complies with *Policy 158.221*

### Traffic Circulation

O'Rourke Engineering & Planning has reviewed the on-site circulation with the site planner such that no parking requires backing into public streets in accordance with *Policy 158.221* and all components of the site can be reached via internal circulation in accord with *Policy 156.095*.

### Conclusion

The proposed project will have a very low impact on the roadway network. The two full access driveways will serve the needs of the project. Policy 19-01 is addressed as summarized below.

### Overall Project Conformity to PSL PWD Policy #19-01 Traffic Related Items

Policy Category	Policy Code Reference/[Code Section Title]	Topic	Notes Regarding Conformance to Policy Requirement
Traffic Study and Traffic Generation	156.057 [Sec 156.057 Required Submission Documents Checklist]	TIA>1,000 TPD Establish Turn lane trip Gen on Site Plan	Turning lanes not required for project based on analysis in this report. Refer to Site Plan for trip generation.
Traffic Study and Traffic Generation	158.222(3) * [Sec 158.222 Access Standards, Sidewalks, and Bikepaths]	Number of Driveways	The number and location of project driveways is in compliance.
Traffic Study and Traffic Generation	160.80 (C) [Transportation Circulation]	Concurrency	Project is part of the Saint Lucie West DRI. Traffic concurrency is addressed as a function of the DRI.
Traffic Stacking and/or Management Plan	158.221 (I) [Sec Off-Street Parking and Lighting; Handicapped Parking Spaces]	Stacking Requirements and Queue Lengths	The project has no uses requiring dedicated stacking areas. Analysis demonstrates no queues at the driveways for vehicle entering the site.

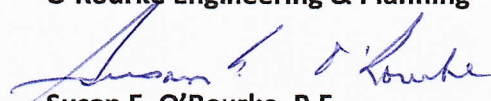


Traffic Circulation	156.095 [Commercial and Industrial Driveways and Internal Circulation]	Accessibility to all portions of site via internal circulation	The site plan has adequate internal circulation. Refer to Site Plan for continuity of access internal to the site.
Traffic Circulation	158.221 (B)(2) [Sec Off-Street Parking and Lighting; Handicapped Parking Spaces	Parking Area No backing and street internal maneuvers	All Parking Circulation occurs on site.

\*158.222(3) as referenced in the policy is not listed in Municode but is taken instead as referencing 158.222(B (3)) for the purposes of this table.

If you have any questions or comments, please give me a call.

Respectfully,  
**O'Rourke Engineering & Planning**

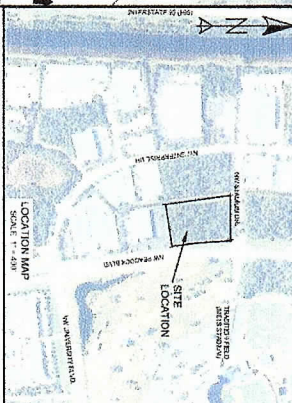
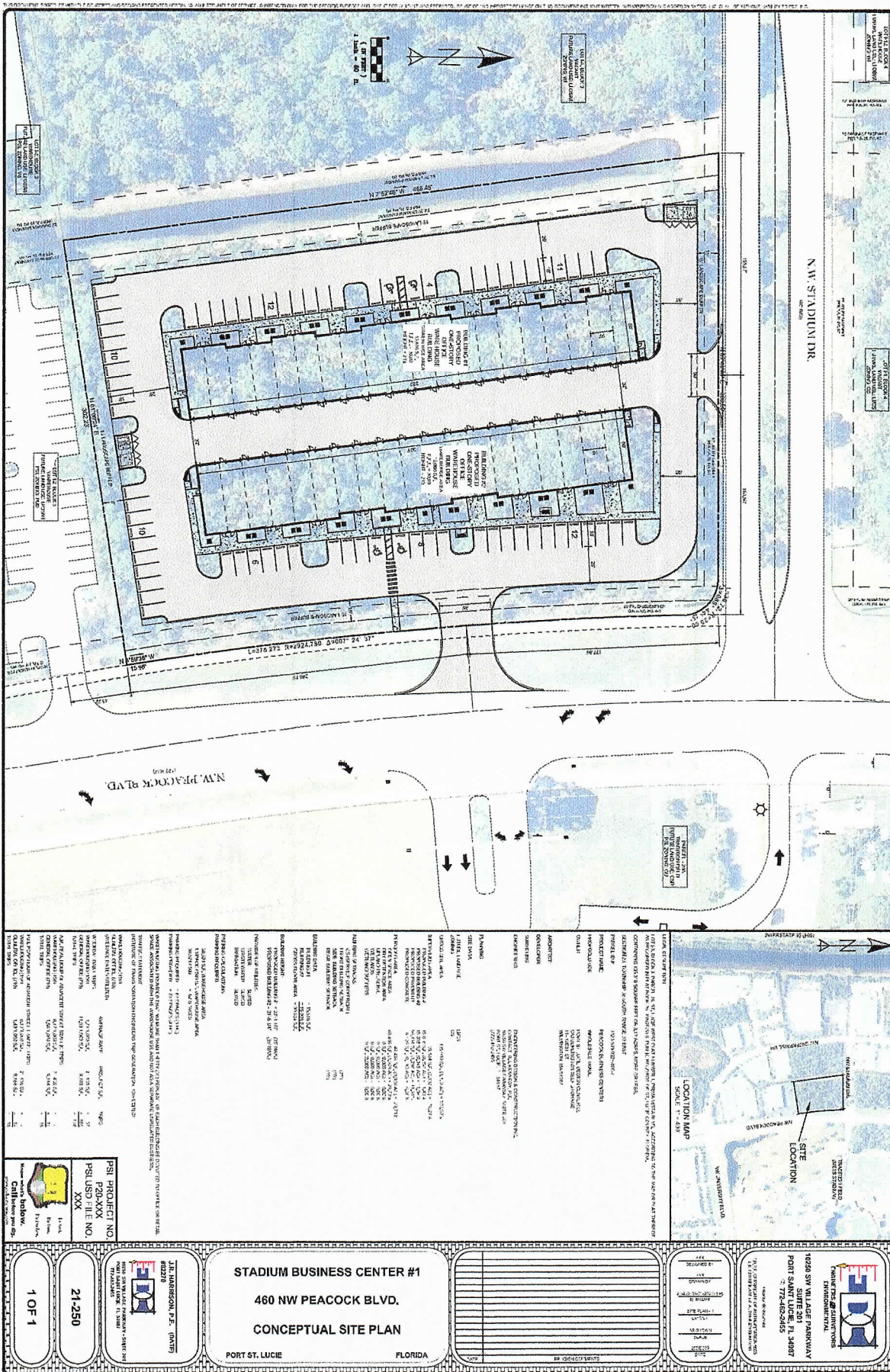


**Susan E. O'Rourke, P.E.**

**President**

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 (772) 781-7918	Susan E O'Rourke State of Florida, Professional Engineer, License No. 42684  This Document has been electronically signed and sealed by Susan E O'Rourke, PE on 06/15/2021 using a <b>SHA</b> authentication code.  Printed copies of this document are not considered signed and sealed and the <b>SHA</b> authentication code must be verified on any electronic copies.
---	--





**GENERAL NOTES:**

1. THIS SITE PLAN IS A CONCEPTUAL SITE PLAN AND IS NOT TO BE USED FOR PERMITS OR CONTRACTS.
2. THE CLIENT HAS PROVIDED ALL NECESSARY INFORMATION AND DATA FOR THE PREPARATION OF THIS SITE PLAN.
3. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS AND HAS REVIEWED ALL AVAILABLE RECORD DRAWINGS AND SURVEY DATA.
4. THE DESIGNER HAS ASSUMED THAT ALL UTILITIES SHOWN ON RECORD DRAWINGS ARE ACCURATE AND COMPLETE.
5. THE DESIGNER HAS ASSUMED THAT ALL EXISTING CONDITIONS SHOWN ON RECORD DRAWINGS ARE ACCURATE AND COMPLETE.
6. THE DESIGNER HAS ASSUMED THAT ALL EXISTING CONDITIONS SHOWN ON RECORD DRAWINGS ARE ACCURATE AND COMPLETE.
7. THE DESIGNER HAS ASSUMED THAT ALL EXISTING CONDITIONS SHOWN ON RECORD DRAWINGS ARE ACCURATE AND COMPLETE.
8. THE DESIGNER HAS ASSUMED THAT ALL EXISTING CONDITIONS SHOWN ON RECORD DRAWINGS ARE ACCURATE AND COMPLETE.
9. THE DESIGNER HAS ASSUMED THAT ALL EXISTING CONDITIONS SHOWN ON RECORD DRAWINGS ARE ACCURATE AND COMPLETE.
10. THE DESIGNER HAS ASSUMED THAT ALL EXISTING CONDITIONS SHOWN ON RECORD DRAWINGS ARE ACCURATE AND COMPLETE.

**LEGEND:**

- PROPOSED BUILDING
- PROPOSED PARKING
- PROPOSED DRIVEWAYS
- PROPOSED LANDSCAPE
- PROPOSED UTILITIES
- PROPOSED FENCES
- PROPOSED SIGNAGE
- PROPOSED LIGHTING
- PROPOSED SECURITY
- PROPOSED ACCESS
- PROPOSED EGRESS
- PROPOSED VENTILATION
- PROPOSED MECHANICAL
- PROPOSED ELECTRICAL
- PROPOSED TELECOMMUNICATIONS
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED GAS
- PROPOSED CABLE
- PROPOSED FIBER
- PROPOSED RAINWATER
- PROPOSED SWALE
- PROPOSED BIOWALL
- PROPOSED BIOTREATMENT
- PROPOSED BIOPOND
- PROPOSED BIOLAGOON
- PROPOSED BIOPAN
- PROPOSED BIOPOND
- PROPOSED BIOLAGOON
- PROPOSED BIOPAN

**PROPOSED BUILDING DATA:**

PROPOSED BUILDING AREA	1,234,567 sq. ft.
PROPOSED PARKING AREA	123,456 sq. ft.
PROPOSED DRIVEWAY AREA	12,345 sq. ft.
PROPOSED LANDSCAPE AREA	123,456 sq. ft.
PROPOSED UTILITIES AREA	12,345 sq. ft.
PROPOSED FENCES AREA	12,345 sq. ft.
PROPOSED SIGNAGE AREA	12,345 sq. ft.
PROPOSED LIGHTING AREA	12,345 sq. ft.
PROPOSED SECURITY AREA	12,345 sq. ft.
PROPOSED ACCESS AREA	12,345 sq. ft.
PROPOSED EGRESS AREA	12,345 sq. ft.
PROPOSED VENTILATION AREA	12,345 sq. ft.
PROPOSED MECHANICAL AREA	12,345 sq. ft.
PROPOSED ELECTRICAL AREA	12,345 sq. ft.
PROPOSED TELECOMMUNICATIONS AREA	12,345 sq. ft.
PROPOSED WATER AREA	12,345 sq. ft.
PROPOSED SEWER AREA	12,345 sq. ft.
PROPOSED GAS AREA	12,345 sq. ft.
PROPOSED CABLE AREA	12,345 sq. ft.
PROPOSED FIBER AREA	12,345 sq. ft.
PROPOSED RAINWATER AREA	12,345 sq. ft.
PROPOSED SWALE AREA	12,345 sq. ft.
PROPOSED BIOWALL AREA	12,345 sq. ft.
PROPOSED BIOTREATMENT AREA	12,345 sq. ft.
PROPOSED BIOPOND AREA	12,345 sq. ft.
PROPOSED BIOLAGOON AREA	12,345 sq. ft.
PROPOSED BIOPAN AREA	12,345 sq. ft.

<p>PSI PROJECT NO. PS1-250</p> <p>PSI USD FILE NO. XXX</p> <p>Scale: 1" = 100'</p> <p>North Arrow</p>	<p><b>J.E. HANCOCK, P.E. (OWNER)</b></p> <p>460 NW PEACOCK BLVD.</p> <p><b>CONCEPTUAL SITE PLAN</b></p> <p>PORT ST. LUCIE FLORIDA</p>	<p><b>THE STADIUM ENVIRONMENTAL</b></p> <p>1020 SW WILAGE PARKWAY</p> <p>SUITE 201</p> <p>PORT ST. LUCIE, FL 34987</p> <p>TEL: 386-329-2222</p> <p>FAX: 386-329-2223</p> <p>WWW.THESTADIUM.COM</p>
---	---	--

## Attachment 2

**Table 1 - Trip Generation**

**Table 1a: Daily**

	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
						In	Out	In	Out	Total
Office	General Office	712	9,188	Sft	$\text{Ln}(T) = 0.97\text{Ln}(X) + 2.50$	50%	50%	53	52	105
Industrial	Warehousing	150	21,436	Sft	$T = 1.58(X) + 45.54$	50%	50%	40	39	79
<b>TOTALS</b>								<b>93</b>	<b>91</b>	<b>184</b>

Source: ITE 10th Edition Trip Generation Rates

**Table 1b: AM Peak Hour**

	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
						In	Out	In	Out	Total
Office	General Office	712	9,188	Sft	$\text{Ln}(T) = 0.88 \text{Ln}(X) + 1.06$	86%	14%	17	3	20
Industrial	Warehousing	150	21,436	Sft	$T = 0.12(X) + 27.82$	77%	23%	23	7	30
<b>TOTALS</b>								<b>40</b>	<b>10</b>	<b>50</b>

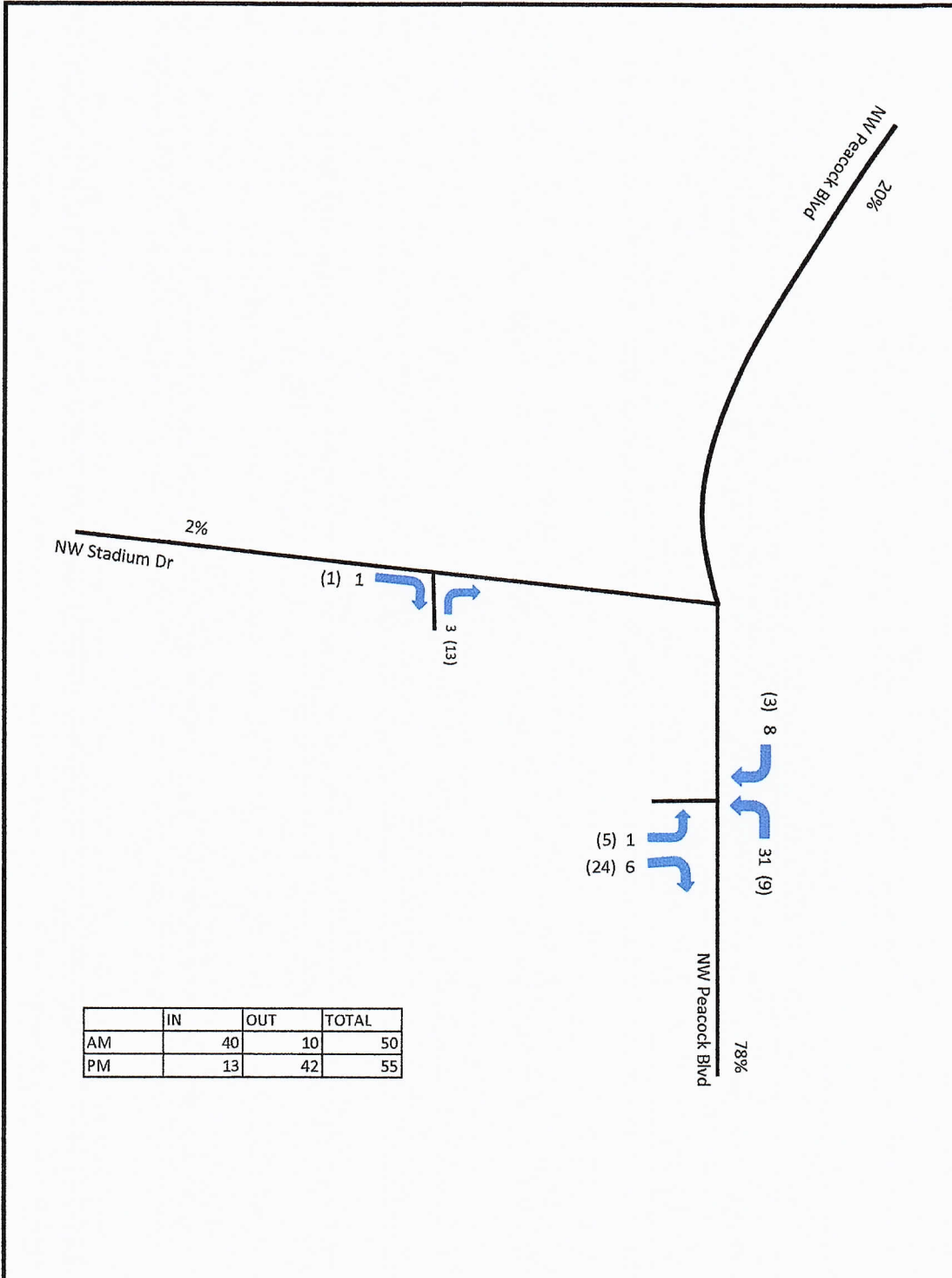
Source: ITE 10th Edition Trip Generation Rates

**Table 1c: PM Peak Hour**

	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
						In	Out	In	Out	Total
Office	General Office	712	9,188	Sft	$T = 2.45(X)$	16%	84%	4	19	23
Industrial	Warehousing	150	21,436	Sft	$T = 0.11(X) + 30.07$	27%	73%	9	23	32
<b>TOTALS</b>								<b>13</b>	<b>42</b>	<b>55</b>

Source: ITE 10th Edition Trip Generation Rates





	IN	OUT	TOTAL
AM	40	10	50
PM	13	42	55




NTS 22 SE Seminole Street  
 Stuart, Fl, 34994

Job #: SR 21061.0      Date: 6-4-21

### Legend

XX (XX) = AM (PM)  
 XX % = Project assignment

### Attachment 3

#### Driveway Volumes

460 Peacock Business Center