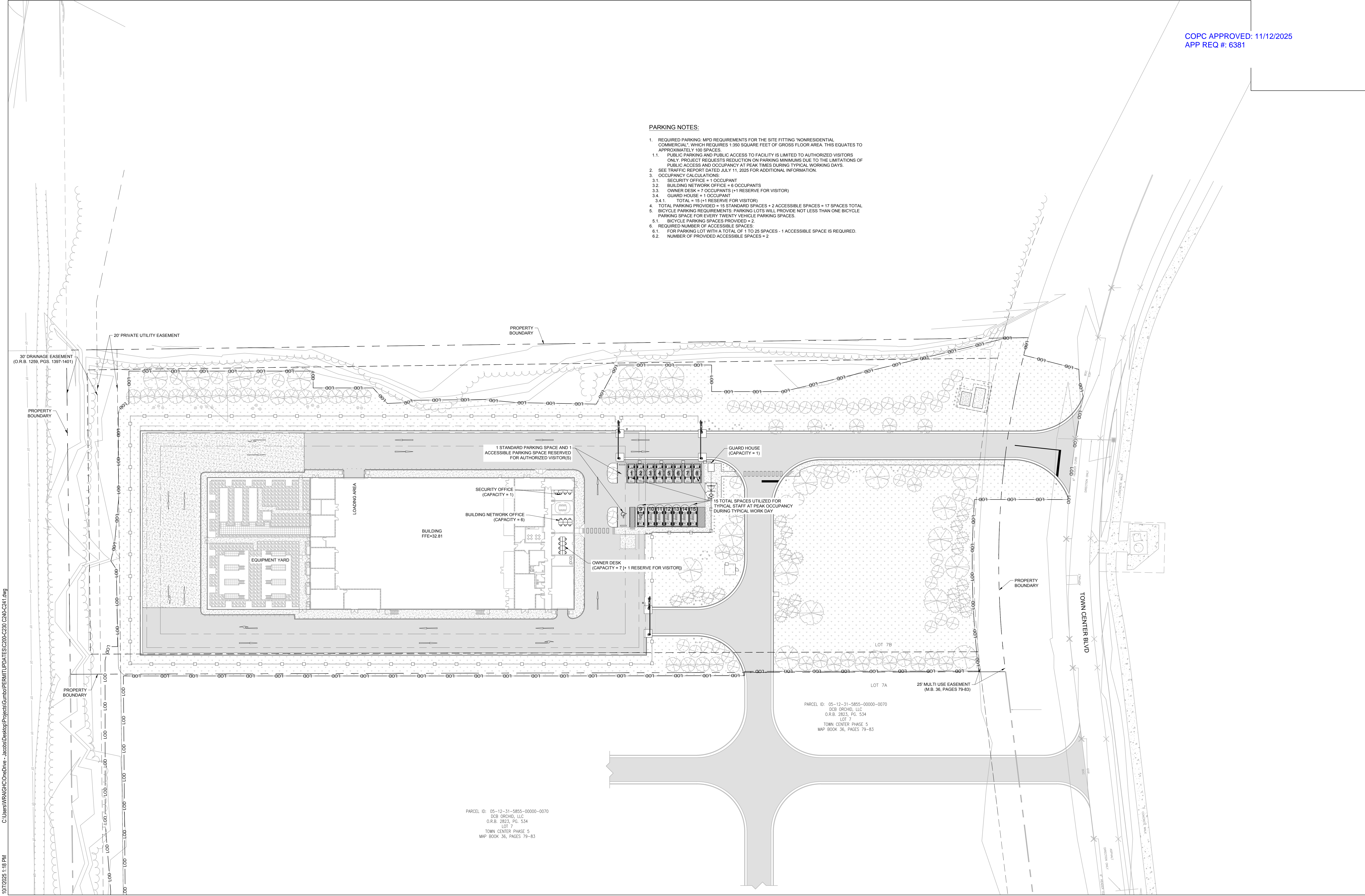


PARKING NOTES:

1. REQUIRED PARKING: MPD REQUIREMENTS FOR THE SITE FITTING 'NONRESIDENTIAL COMMERCIAL', WHICH REQUIRES 1,350 SQUARE FEET OF GROSS FLOOR AREA. THIS EQUATES TO APPROXIMATELY 100 SPACES.
- 1.1. PUBLIC PARKING AND PUBLIC ACCESS TO FACILITY IS LIMITED TO AUTHORIZED VISITORS ONLY. PROJECT REQUESTS REDUCTION ON PARKING MINIMUMS DUE TO THE LIMITATIONS OF PUBLIC ACCESS AND OCCUPANCY AT PEAK TIMES DURING TYPICAL WORKING DAYS.
2. SEE TRAFFIC REPORT DATED JULY 11, 2025 FOR ADDITIONAL INFORMATION.
3. OCCUPANCY CALCULATIONS:
 - 3.1. SECURITY OFFICE = 1 OCCUPANT
 - 3.2. BUILDING NETWORK OFFICE = 6 OCCUPANTS
 - 3.3. OWNER DESK = 7 OCCUPANTS (+1 RESERVE FOR VISITOR)
 - 3.4. GUARD HOUSE = 1 OCCUPANT
 - 3.4.1. TOTAL = 15 (+1 RESERVE FOR VISITOR)
4. TOTAL PARKING PROVIDED = 15 STANDARD SPACES + 2 ACCESSIBLE SPACES = 17 SPACES TOTAL
5. BICYCLE PARKING REQUIREMENTS: PARKING LOTS WILL PROVIDE NOT LESS THAN ONE BICYCLE PARKING SPACE FOR EVERY TWENTY VEHICLE PARKING SPACES.
- 5.1. BICYCLE PARKING SPACES PROVIDED = 2
6. REQUIRED NUMBER OF ACCESSIBLE SPACES:
 - 6.1. FOR PARKING LOT WITH A TOTAL OF 1 TO 25 SPACES - 1 ACCESSIBLE SPACE IS REQUIRED.
 - 6.2. NUMBER OF PROVIDED ACCESSIBLE SPACES = 2



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REVISIONS		
NO.	DATE	DESCRIPTION
1.0	2025-06-20	TECHNICAL SITE PLAN APPLICATION
2.0	2025-09-19	TECHNICAL SITE PLAN - 2ND SUBMISSION
3.0	2025-10-07	TECHNICAL SITE PLAN - 3RD SUBMISSION

Drawn By: CEW
Approved By: MG
Design Team: Civil

Traffic Report

Document no: #1
Revision: 1.0

Vandalay
Parakeet Gumbo

Parakeet Gumbo
July 11, 2025





Traffic Report

Client name: Vandalay

Project name: Parakeet Gumbo

Client reference: Parakeet Gumbo

Document no: #1

Revision: 1.0

Date: July 11, 2025

Project no: K40181368

Project manager: Ajit Abraham/Pedro Diaz

Prepared by: Ajit Abraham / Mitch Griffin

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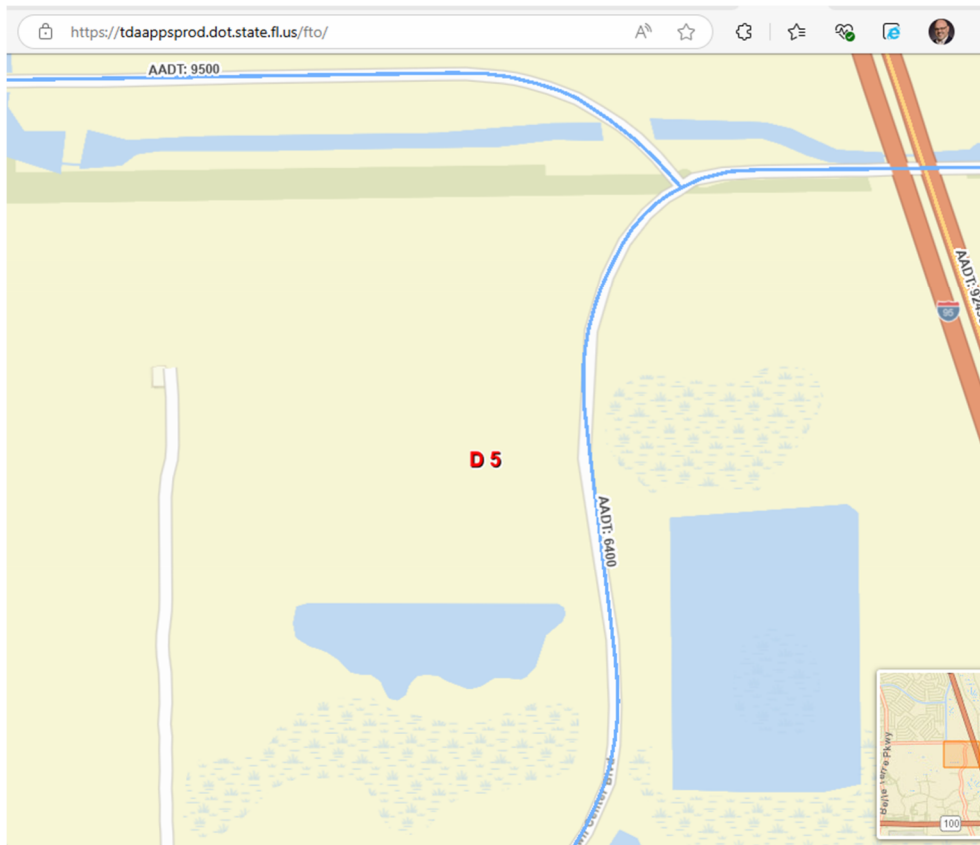
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Report Summary


During operations there will be around 12 to 15 people per day staffing the facility. This would create approximately 15 people at 2 trips each for 30 (or less) trips per day (24/7 operations). Town Center Blvd by the facility has a 2024 traffic count of 6400 average annual daily traffic (AADT). The change in traffic will be a 0.47% increase in traffic, which is *de minimus*.

Similarly, during construction, peak traffic volume will occur while the site is being raised (dump trucks). About 33,000 cyd of soil is required. Assuming that it will take at quickest a month (30 d) to bring in the soil (sand) in 15-yd trucks, about $2000/30 \times 2 = \sim 133$ trips per day. Add another 100 trips per day for the rest of the workers yields up to 233 trips. So, the peak use is up to, approximately, 250 trips per day during construction that will last 1 to 2 months (longer duration yields lower trip counts). A 250 to 6400 AADT increase is a 4% increase.

The highway capacity of a 2-lane, urban road depends on the amount of signalization. For a 50% signalization, the capacity LOS of B or less must exceed about 15,700 AADT (ref: FHA 2017, Simplified Highway Capacity Calculation Method for the Highway Performance Monitoring System, PL-18-003. [Simplified Highway Capacity Calculation Method for the Highway Performance Monitoring System](#)). This project will not increase the AADT during peak construction periods beyond 6,700 AADT, and operations will cause negligible increases because this is a low-use office building.



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Simplified Highway Capacity Calculation Method for the Highway Performance Monitoring System

2017-10-15

By Margiotta, Richard A. ; Washburn, Scott S.

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Simplified Highway Capacity Calculation Method for the Highway Performance Monitoring System

Table 15. Signalized highway generalized service volume table.

Number Lanes	% Green Time	Speed Limit	Level of Service			
			B Service Volume	C Service Volume	D Service Volume	E Service Volume
2	40	35	12,800	14,900	16,400	18,700
		40	12,600	14,400	15,900	17,700
		45	12,000	14,200	15,500	17,400
		50	11,800	13,800	15,200	16,700
		55	12,300	14,100	15,400	16,900
		60	12,700	14,300	15,500	17,100
	45	35	14,600	16,900	18,500	21,100
		40	14,400	16,300	18,000	20,000
		45	13,900	16,100	17,600	19,700
		50	13,600	15,700	17,200	18,900
		55	14,200	16,000	17,400	19,100
		60	14,600	16,200	17,600	19,300
	50	35	16,500	18,900	20,700	23,600
		40	16,300	18,300	20,100	22,300
		45	15,700	18,100	19,600	22,000
		50	15,500	17,700	19,200	21,100