North Point Development

Project No. 1767

TRAFFIC STATEMENT

PREPARED FOR:

CITY OF STUART

PREPARED BY:

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NORTH POINT DEVELOPMENT
STUART, FLORIDA

TRAFFIC STATEMENT

This Traffic Statement is being submitted as part of an application submittal to the City of Stuart. The site is located on the east side of County Road 707 just north of the old Roosevelt Bridge in the City of Stuart, Martin County, Florida.

The project consists of (2) buildings with office, retail and restaurant, roadway, parking, walkways, and associated stormwater management, drainage, paving, grading, and utility improvements.

PROJECT DESCRIPTION

The proposed development is an Institute of Transportation Engineers (ITE) Land Use Code # 710: Office, # 820: Retail and # 931: Restaurant.

PROJECT TRAFFIC

The ITE Trip Generation Manual 9th Edition was utilized to calculate the proposed trips:

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates								Proposed Units
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out	
General Office 710	KSF^2	9.74	1.47	1.42	10%	88%	12%	18%	82%	27.3
Shopping Center 820 Rate	KSF^2	37.75	3.00	4.21	48%	54%	46%	50%	50%	2.2
Quality Restaurant 931	Seats	2.60	0.15	0.29	44%	80%	20%	61%	39%	221.0

Total Generated Trips			Total Distribution of Generated Trips					
Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
266	40	39	32	4	4	6	29	4
83	7	9	2	2	3	2	2	4
575	33	64	15	4	15	22	14	28
924	80	112				31	45	37

CONCLUSION

Therefore, this analysis reveals that the proposed project will generate:

- 924 Daily trips, 80 AM peak hour trips, 112 PM peak hour trips

The greatest peak hour peak direction is 45 PM exiting trips. Based upon our preliminary review, potential trip distribution analysis would be above the City of Stuart LDR Sec 4.05.02 threshold for de minimus (20 trips) and the project will require a more detailed traffic study as part of development approval, which can be provided during the final design submittals.

Please refer to the site plan and civil design plans for the site location map and adjacent roadway network.

END OF TRAFFIC STATEMENT