

NORTH PORT 300
Traffic Impact Trip Memo

Narrative:
The North Port 300 Multi-Use Development is located on an approximately 287+/- acre parcel north of I-75 and southeast of N. Yorkshire Street in the City of North Port, FL. The development is proposed to be approximately 107 acres of residential area, 112 acres of retail area and 62 acres of commercial area. These areas are the total pod areas for each landuse type, below writes out the assumptions for each:

Pod A:
112 total acres of retail area
Building coverage assumed at 30%
Building area = 33.6 acres = 1,464,000 sf

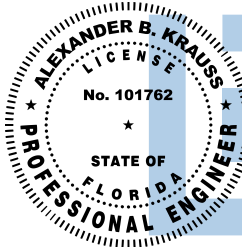
Pod B:
107 acres of residential area
Assumed unit count = 250 single family units

Pod C:
62 acres of commercial area
Building coverage assumed at 30%
Building area = 18.6 acres = 810,000 sf

Trip Generation:
The trip generation for this project was based off the ITE’s Trip Generation Manual, 11th edition.

Landuse	ITE Code	IV Value Residential/SF of Buildings	Weekday Daily Trips	Weekday PM Peak Hour Trips	Weekday PM Peak In	Weekday PM Peak Out
Retail	820	1,464,000 SF	54,183	5,988	2,994	2,994
Residential Units	210	250 Units	2,358	248	158	90
Commercial	750	810,000 SF	8,967	1,053	147	896
Totals			65,508	7,289	3,299	3,980

Based on the ITE Trip Generation for the entire development, the site is anticipated to produce 7,289 PM Peak Hour Trips.



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by Alexander B
Krauss
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