

Project Name: Johns Lake Landing

Jurisdiction: Unincorporated Lake County (Clermont JPA)

CONCURRENCY LEVEL OF SERVICE (LOS) INQUIRY																				
Roadway	Segment		Adopted LOS	Pk Hr/Pk Dir Volume Capacities					Existing + Committed PM Peak Hour/Peak Direction						V/C Ratio	Available Capacity	Project Trip Distr (%)	Project Impact (%)		
	From	To		A	B	C	D	E	NB/EB	Project	Total	LOS	SB/WB	Project					Total	LOS
C.R. 455	CR 455 / CR 50	SR 50	D	100	310	690	1,000	1,290	588	1	589	C	529	2	531	C	0.59	411	3%	0.20%
N. HANCOCK ROAD	N RIDGE BOULEVARD	SR 50	D	0	1,404	1,701	1,764	1,764	1,168	0	1,168	B	1,105	1	1,106	B	0.66	596	1%	0.06%
S. HANCOCK ROAD	SR 50	HOOKS STREET	D	0	1,404	1,701	1,764	1,764	889	3	892	B	773	2	775	B	0.51	872	5%	0.17%
S. HANCOCK ROAD	HOOKS STREET	JOHNS LAKE ROAD	D	0	459	738	792	792	889	3	892	F	773	2	775	D	1.13	-100	5%	0.38%
S. HANCOCK ROAD	JOHNS LAKE ROAD	HARTWOOD MARSH ROAD	D	0	459	738	792	792	617	3	620	C	375	2	377	B	0.78	172	5%	0.38%
SR 50	US 27	HANCOCK ROAD	D	0	1,560	1,890	1,960	1,960	1,785	13	1,798	C	1,980	7	1,987	F	1.01	-27	22%	0.66%
SR 50	HANCOCK ROAD	CR 455	D	1,550	3,060	3,200	3,200	3,200	1,995	17	2,012	B	2,216	10	2,226	B	0.70	974	30%	0.53%
SR 50	CR 455	ORANGE COUNTY LINE	D	1,550	3,060	3,200	3,200	3,200	2,140	18	2,158	B	3,072	31	3,103	C	0.97	97	54%	0.97%

Note: Existing + Committed Volumes are based on the Lake County TMS Report dated October 11, 2011

Trip Generation based on Rezoning Application dated 10/31/11 and 7th Edition ITE rates

Total Project Density is 460 Senior Detached Housing, 328 Senior Attached Housing and 71 Assisted Living

Total Capacity Reservation shows 488 paid units for a balance of 300 residential units and 71 assisted living not reserved

***Assumption made: Capacity paid at 50% senior attached and detached housing. (90 PM Peak - 58 in/32 out)