



KITTELSON & ASSOCIATES, INC.

TRANSPORTATION ENGINEERING / PLANNING

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MEMORANDUM

Date: August 26, 2016

Project #:
19323.03

To: Francis Franco

From: William Oliver, Jennifer Musselman

Project: Lake-Sumter MPO Traffic Management System

Subject: Review of Grand Highway Townhomes Traffic Impact Analysis

At the request of Lake-Sumter MPO, Kittelson & Associates, Inc. (KAI) has reviewed the June 2016 traffic study for the Grand Highway Townhomes. The 102 unit residential complex is expected to generate 61 peak hour trips that access Pitt Street west of Grand Highway. The following comments / questions have arisen from this review.

- The professional Engineering Certification is not signed.
- Please state in the introduction that this is a Tier II Traffic Study.
- Please provide a description of how the segments and intersections for analysis were selected and the area of influence that was assumed. The conservative influence area would cover a driving distance of 9.1 / 2 (4.6) miles.
- The trip distribution shown on Figure 3 and that indicated in the model plot in Appendix F do not correspond. The analysis was based on the distribution in Figure 3. Please explain the method used to modify the model output.
- Please explain the method for distributing the reserve trips at intersections.
- Figure 4 needs a legend describing the various components of the traffic volumes used.
- The PM trip generation rate shown in Table 2 appears to apply the fitted equation for land use 230, which is the preference of the MPO, but is incorrectly labeled with a linear rate of 0.60 trips per unit. Please adjust the table to specify the rate calculation that was used.
- Peak hour factor was not applied to intersection analysis.

The Lake-Sumter MPO reviews traffic studies for the City of Clermont and reports the findings of the review and if appropriate, makes recommendations related to the traffic study. Approval of the traffic study and the overall project is the sole responsibility of the City.