



KITTELSON & ASSOCIATES, INC.

TRANSPORTATION ENGINEERING / PLANNING

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MEMORANDUM

Date: September 2, 2016

Project #:
19323.03

To: Francis Franco

From: William Oliver, Jennifer Musselman

Project: Lake-Sumter MPO Traffic Management System

Subject: Review of Lakeside at Sunrise PUD Traffic Impact Study

At the request of Lake-Sumter MPO, Kittelson & Associates, Inc. (KAI) was retained for a review of a traffic impact analysis for Lakeside at Sunrise PUD in Groveland, Florida submitted by Traffic Planning and Design, Inc. The following comments / questions have arisen from this review.

- General Format:
 - Some sections are missing, including Project Description, Planned and Programmed Improvements, Committed Developments, Future Roadway Conditions, Mitigation Strategies, etc.
- Introduction:
 - Include the tier that this level of development requires.
 - Include the anticipated opening/buildout year of project and the analysis years/periods.
 - Is this analysis only for Phase 2 impacts? Should Phase 1 trips be included as development traffic?
 - Include the site plan and a description of the study area / area of influence in the introduction.
 - The text on the site plan is not legible. Include a site plan with a higher resolution so that all labels can be read.
- Future Roadway Conditions:
 - Future Segment Geometry and future intersection geometry. If future roadway conditions are not substantially different from the existing year then a brief statement to that effect should be provided.

- Future Traffic Conditions:
 - Include background traffic from approved developments in the area.
- Proposed Development and Trip Generation:
 - Clearly label the study intersections on Figure 4.
 - The trip assignment on Figure 4 does not balance between intersections. For example, there are 55 northbound trips assigned to Villa City Toad west of Lake Lucy, but only 48 northbound on Villa City Road north of Lake Arthur. Please revisit the trip assignment at all study intersections.
 - It is unclear how the trip assignment in Figure 4 translates into the assigned trips in Figure 5. For example, there are 71 right-turn vehicles at the site access going northbound on Villa City Road, but only 55 trips are shown going northbound on Villa City Road west of Lake Lucy.
- Site Access
 - Provide worksheets of the site access locations establishing needed turn lane lengths.
- Conclusions:
 - Reiterate the tier that this level of development requires.
 - Future roadway geometry, including the access configuration and new construction on US 27, should be included in the introduction.

The Lake-Sumter MPO reviews traffic studies for the City of Groveland 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.