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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 The Reserve at Lake Ridge 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 The Reserve at Lake Ridge in Minneola, Florida and submitted by Traffic Planning and Design, Inc. The following comments / questions have arisen from this review.

- General Format:
 - Include section headers consistent with the Lake-Sumter MPO requirements for traffic impact analyses. Some sections are missing, including Planned and Programmed Improvements, Committed Developments, Pertinent Future Roadway Information, etc.
- Introduction:
 - 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.
- 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 22 southbound trips assigned to US 27 north of Lake Minneola Shores, but only 21 trips (3 on westbound Lake Minneola Shores and 18 on US 27 south) depart from the US 27 / Lake Minneola Shores intersection. Likewise, there are 30 northbound trips on US 27 south of Lake Minneola Shores and 8 eastbound trips on Lake Minneola Shores approaching US 27, but only 29 trips on northbound US 27 downstream of Lake Minneola Shores. 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 no project trips assigned to northbound US 27 at the site access. Please revisit the future traffic volume development at all study intersections.
- Address the potential need for auxiliary turn lanes, and the adequacy of the existing turn lanes, on US 27 at Sullivan Rd.
- Conclusions:
 - Reiterate that the level of development requires a Tier 2 study.
 - Future roadway geometry, including the access configuration and new construction on US 27, should be included in the introduction.
- Appendices:
 - Include the TCMS spreadsheet per Lake-Sumter MPO requirements.

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