

GRAND HIGHWAY TOWNHOMES
Project № 16-058
June 2016

**TRAFFIC IMPACT ANALYSIS
CITY OF CLERMONT
FLORIDA**

Prepared by:



Prepared for:

Julglo Events LLC
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Windermere, Florida 34786

EXECUTIVE SUMMARY

This traffic analysis was conducted to assess the impact of the proposed Grand Highway Townhomes, a residential community that will include 102 townhome units in the City Clermont, Florida. The site is located northwest of the intersection of Vick Road and Lester Road.

The study included a determination of the project trip generation and a review of existing and projected roadway, intersection capacity and a turn lane review at the access driveway. The results of the traffic analysis are summarized as follows:

- The project will generate a total 655 new daily trips of which 61 trips will occur during the PM peak hour.
- An analysis of roadway segment capacity indicates that the study roadway segments currently operate adequately and are projected to continue to do so at project buildout.
- The study intersections operate adequately under existing conditions and will continue to do so at the project build out.
- A review of the project driveway on Pitt Street and the required turn lane treatments reveals that a left turn deceleration lane is not warranted or necessary to serve traffic at the project driveway.

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants, LLC, a corporation authorized to operate as an engineering business, CA-30024, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Grand Highway Townhomes

LOCATION: City of Clermont, Lake County, Florida

CLIENT: Julglo Events LLC

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

NAME: Mohammed Abdallah

P.E. No.: Florida P.E. No. 56169

DATE: June 27, 2016

SIGNATURE: _____

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1.0 INTRODUCTION

This traffic analysis was conducted to assess the impact of the proposed Grand Highway Townhomes located in the southwest quadrant of the intersection of Grand Highway and Pitt Street in the City of Clermont, Florida. The proposed development is a residential community of 102 Townhome units.

Figure 1 depicts the site location and the surrounding transportation network. Access to the site will be provided via a proposed full access driveway on Pitt Street. A conceptual site plan is provided in **Appendix A**.

The analysis was conducted in accordance with Lake-Sumter Metropolitan Planning Organization (MPO). The study facilities considered in the analysis are:

Study Segments:

Citrus Tower Blvd

- US 27 to Oakley Seaver Dr
- Oakley Seaver Dr to SR 50
- SR 50 to Hooks St
- Hooks St to Johns Lake Rd
- Johns Lake Rd to US 27

East Avenue

- CR 461 to SR 5

Grand Hwy

- Citrus Tower Blvd to SR 50
- SR 50 to Hooks St

N Hancock Rd

- CR 50 to N Ridge Blvd
- N Ridge Blvd to SR 50
- SR 50 to Hooks St

SR 50

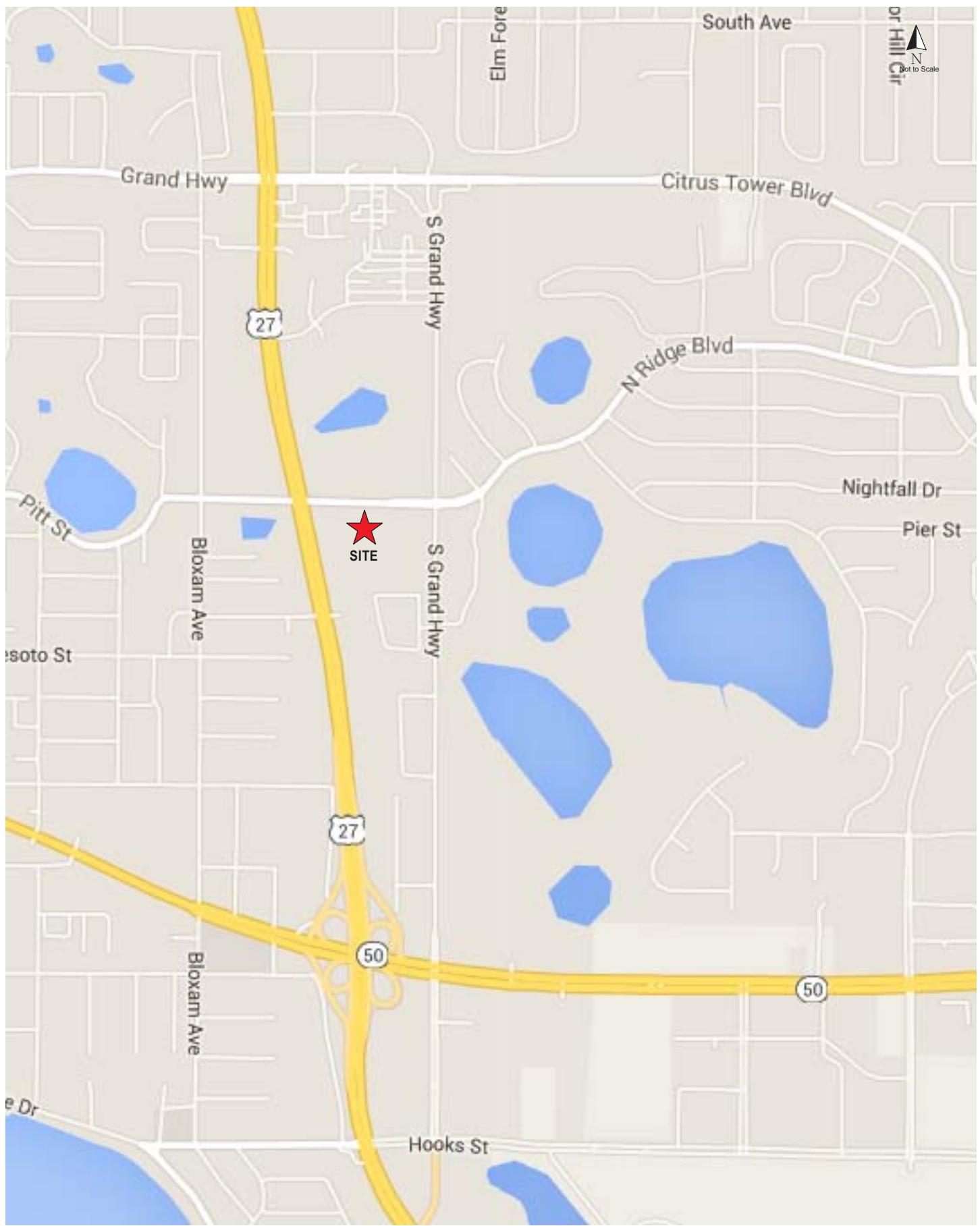
- CR 565A North to CR 561
- CR 561 to East Ave
- East Ave to US 27
- US 27 to Hancock Rd
- Hancock Rd to CR 455

US 27/ SR 25

- CR 50 to Grand Hwy
- Grand Hwy to SR 50
- SR 50 to Johns Lake Rd
- Johns Lake Rd to Hartwood Marsh Rd

Study Intersections:

- Grand Highway & Citrus Tower Boulevard
- Grand Highway & Pitt Street
- Grand Highway & SR 50



2.0 EXISTING CONDITIONS ANALYSIS

2.1 Roadway Segment Capacity

Existing roadway conditions were analyzed by comparing the existing traffic volumes on the adjacent roadway segments to their service volumes at the adopted Level of Service (LOS) as documented in the Lake County TMS Segment Report 2014/15 Level of Service dated January 2015, excerpts of which are included in **Appendix B**.

The daily roadway segment analyses are summarized in **Table 1**. The analysis indicates that the study segments are currently operating within their capacities.

Table 1
Existing Roadway Capacity Analysis

| Roadway | Seg ID | Segment | # Ln | A T | Funct. Class | LOS STD | LOS Cap. | Existing | | | |
|-------------------|--------|------------------------------------|------|-----|-----------------|---------|----------|----------|-----|-------|-----|
| | | | | | | | | NB/EB | LOS | SB/WB | LOS |
| Citrus Tower Blvd | 1670 | US 27 to Oakley Seaver Drive | 2 | U | Major Collector | D | 792 | 409 | C | 563 | C |
| | 1680 | Oakley Seaver Dr to SR 50 | 4 | U | Major Collector | D | 1,800 | 763 | C | 490 | C |
| | 1690 | SR 50 to Hooks St | 4 | U | Major Collector | D | 1,800 | 490 | C | 719 | C |
| | 1692 | Hooks St to Johns Lake Rd | 4 | U | Major Collector | D | 1,800 | 580 | C | 730 | C |
| | 1695 | Johns Lake Rd to US 27 | 4 | U | Major Collector | D | 1,800 | 422 | C | 565 | C |
| East Avenue | 1790 | CR 561 to SR 50 | 2 | U | Collector | D | 675 | 251 | C | 255 | C |
| Grand Hwy | 1910 | Citrus Tower Blvd to SR 50 | 2 | U | Collector | D | 675 | 280 | C | 237 | C |
| | 1915 | SR 50 to Hooks St | 4 | U | Major Collector | D | 1,800 | 233 | C | 272 | C |
| N Hancock Rd | 2060 | CR 50 to N Ridge Blvd | 4 | U | Major Collector | D | 1,800 | 563 | C | 691 | C |
| | 2070 | N Ridge Blvd to SR 50 | 4 | U | Major Collector | D | 1,800 | 634 | C | 629 | C |
| | 2080 | SR 50 to Hooks St | 4 | U | Major Collector | D | 1,800 | 625 | C | 897 | C |
| SR 50 | 3510 | CR 565A North To CR 561 | 4 | U | Arterial 1 | D | 2,000 | 686 | C | 1,012 | C |
| | 3520 | CR 561 to East Ave | 4 | U | Arterial 1 | D | 2,000 | 729 | C | 1,118 | C |
| | 3530 | East Ave to US 27 | 6 | U | Arterial 1 | D | 3,020 | 898 | C | 1,130 | C |
| | 3540 | US 27 to Hancock Rd | 6 | U | Arterial 1 | D | 3,020 | 863 | C | 1,307 | C |
| | 3550 | Hancock Rd to CR 455 | 6 | U | Arterial 1 | D | 3,020 | 863 | C | 1,307 | C |
| US 27/SR 25 | 3870 | CR 50 to Grand Hwy | 6 | U | Arterial 1 | C | 2,940 | 1,147 | C | 954 | C |
| | 3880 | Grand Hwy to SR 50 | 6 | U | Arterial 1 | C | 2,940 | 788 | C | 753 | C |
| | 3890 | SR 50 to Johns Lake Rd | 6 | U | Arterial 1 | C | 2,940 | 1,000 | C | 1,202 | C |
| | 3900 | Johns Lake Rd to Hartwood Marsh Rd | 6 | U | Arterial 1 | C | 2,940 | 1,237 | C | 1,045 | C |

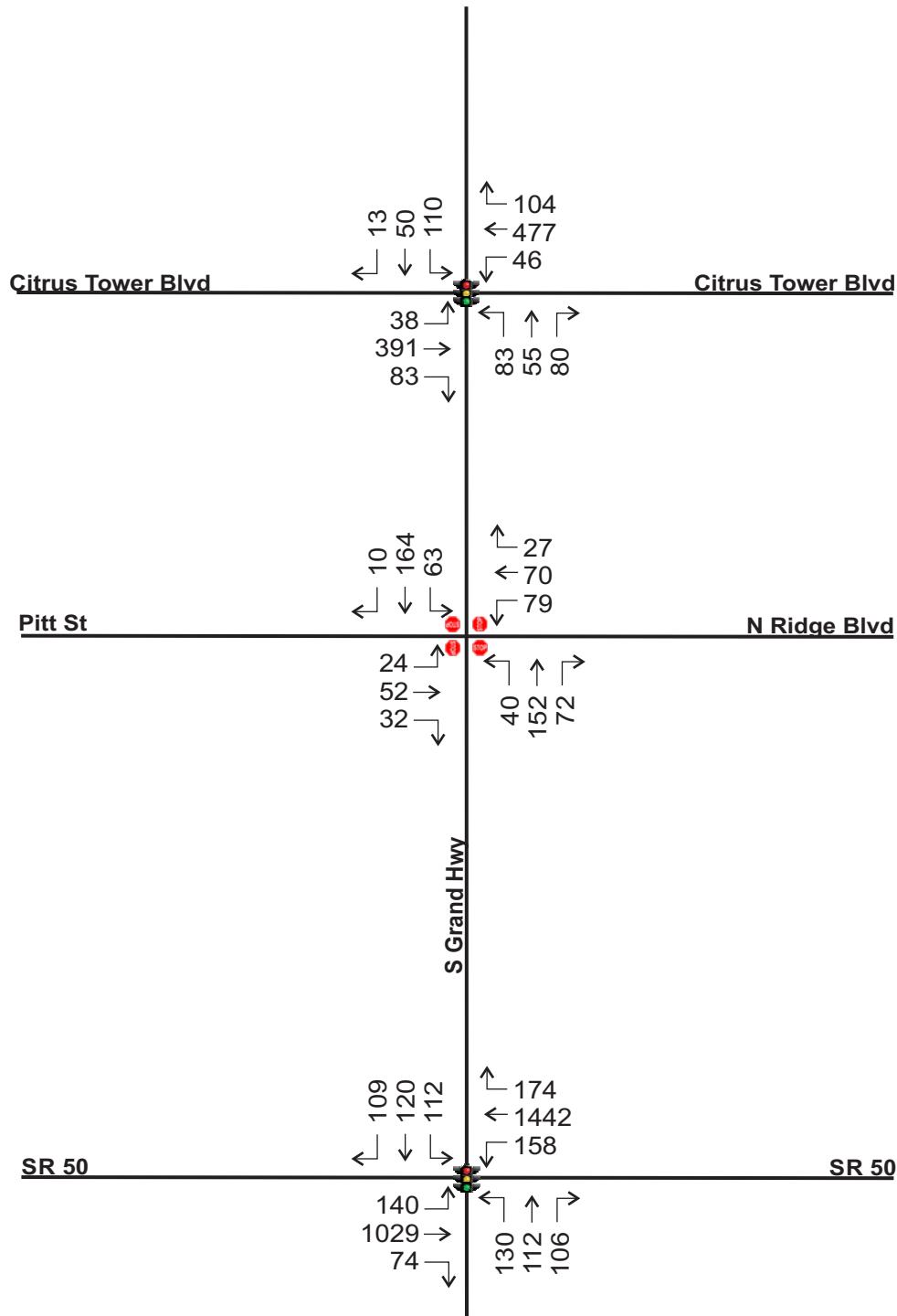
2.2 Intersection Capacity

An intersection analysis was conducted using the *Synchro Software* and the methods of the *Highway Capacity Manual (HCM)*. Turning movement volumes obtained during the PM peak hour are displayed in **Figure 2**. A seasonal factor of 1.08, obtained from the FDOT's Florida Traffic Information (FTI) online, was used to adjust the traffic counts to peak season levels. The turning movement counts and seasonal factor information are included in **Appendix C**.

The results of the intersection analysis presented in **Table 2** indicates that the study intersections are operating adequately. Detailed analysis worksheets are included in **Appendix D**.

Table 2
Existing Intersection Capacity Analysis

| Intersection | Control | EB | | WB | | NB | | SB | | Overall | |
|-------------------------------|---------|-------|-----|-------|-----|-------|-----|-------|-----|---------|-----|
| | | Delay | LOS | Delay | LOS | Delay | LOS | Delay | LOS | Delay | LOS |
| Citrus Tower Blvd & Grand Hwy | Signal | 15.5 | B | 16.9 | B | 32.2 | C | 35.1 | D | 20.6 | C |
| Pitt St & Grand Hwy | AWSC | 9.8 | A | 10.2 | B | 11.2 | B | 10.6 | B | 10.6 | B |
| SR 50 & Grand Hwy | Signal | 47.9 | D | 34.9 | C | 54.3 | D | 54.1 | D | 42.6 | D |



3.0 PROJECT TRAFFIC

3.1 Trip Generation

The trip generation analysis was conducted using information published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 9th Edition*. **Table 3** summarizes the resulting trip generation calculation for the site. The ITE information sheet is included in **Appendix E**.

Table 3
Trip Generation Analysis

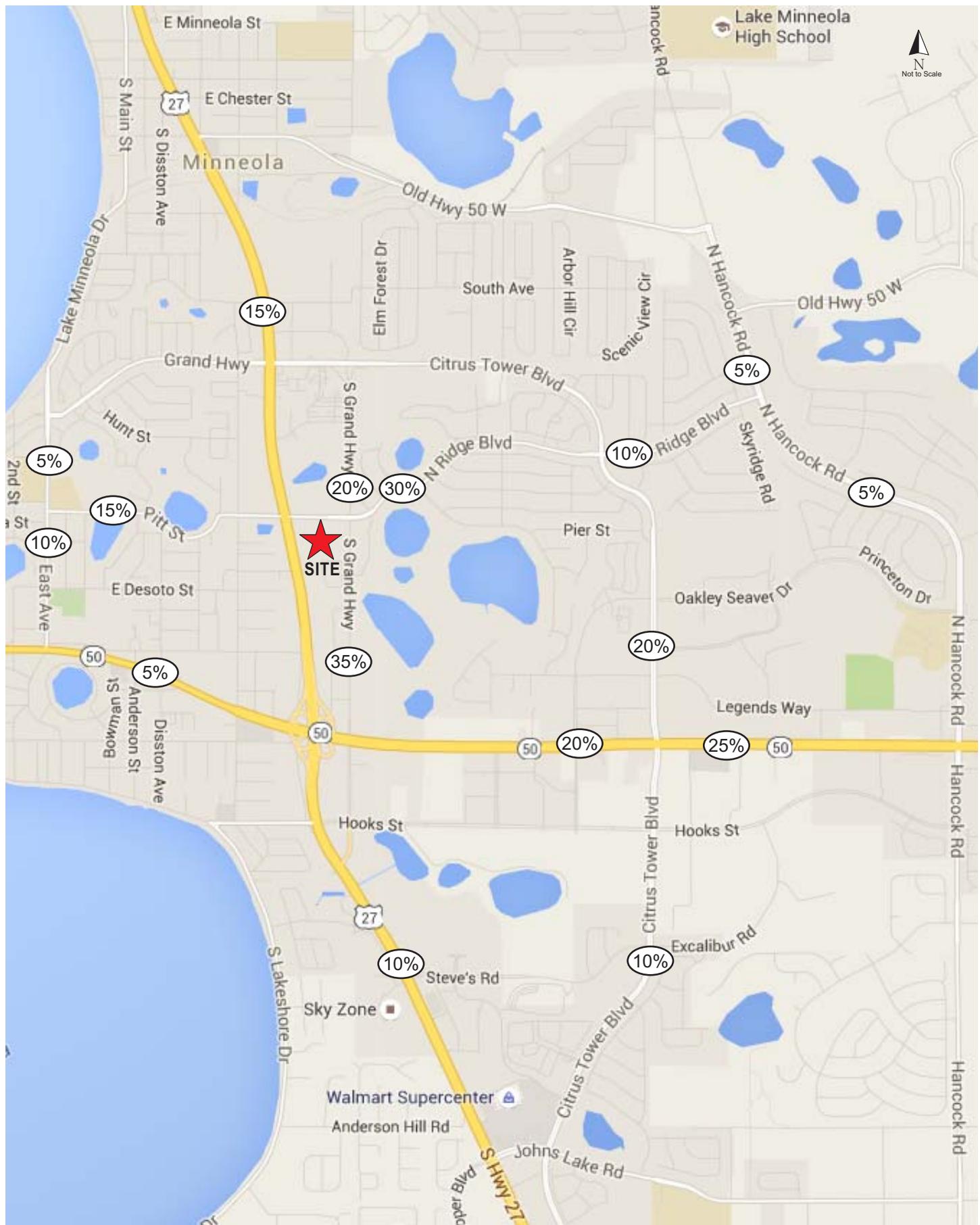
| ITE Code | Land Use | Size | Daily | | PM Peak Hour | | |
|-------------|-----------|--------|-------|-------|--------------|-------|-------|
| | | | Rate | Trips | Rate | Total | Enter |
| 230 | Townhomes | 102 DU | 6.42 | 655 | 0.60 | 61 | 41 |
| | | | | | | | 20 |

Trip generation analysis based on ITE Trip Generation Manual, 9th Edition

The development will generate a total of 655 new daily trips of which 61 trips will occur during the PM peak hour.

3.2 Trip Distribution/Assignment

The proposed project trip distribution was based on the results of the OUATS model and modified to reflect the local network and prevailing traffic flow patterns. A plot of OUATS model is attached in **Appendix F**. The general distribution is presented in **Figure 3**.



4.0 PROJECTED CONDITIONS ANALYSIS

4.1 Roadway Segment Capacity

Roadway segment analyses were conducted for the study roadway segments using the total projected directional peak hour traffic volumes. Projected directional volumes were computed by adding existing directional volumes and reserved trips obtained from Lake County TMS Segment Report to the trips generated by the project. Projected roadway conditions were analyzed by comparing the total projected traffic volumes on the study segments to their respective service volumes at the adopted LOS standard. The projected peak hour directional analyses are summarized in **Table 4**.

Table 4
Projected Roadway Capacity Analysis

| Roadway | Seg ID | Segment | LOS | LOS | Existing | | Reserved | | Project | | | Total | | | |
|-------------------|--------|------------------------------------|-----|-------|----------|-------|----------|-------|---------|-------|-------|-------|-----|-------|-----|
| | | | STD | Cap. | NB/EB | SB/WB | NB/EB | SB/WB | Dist. | NB/EB | SB/WB | NB/EB | LOS | SB/WB | LOS |
| Citrus Tower Blvd | 1670 | US 27 to Oakley Seaver Drive | D | 792 | 409 | 563 | 3 | 6 | 20% | 8 | 4 | 420 | C | 573 | C |
| | 1680 | Oakley Seaver Dr to SR 50 | D | 1,800 | 763 | 490 | 60 | 62 | 20% | 8 | 4 | 831 | C | 556 | C |
| | 1690 | SR 50 to Hooks St | D | 1,800 | 490 | 719 | 85 | 102 | 10% | 4 | 2 | 579 | C | 823 | C |
| | 1692 | Hooks St to Johns Lake Rd | D | 1,800 | 580 | 730 | 88 | 108 | 10% | 4 | 2 | 672 | C | 840 | C |
| | 1965 | Johns Lake Rd to US 27 | D | 1,800 | 422 | 565 | 27 | 50 | 10% | 4 | 2 | 453 | C | 617 | C |
| East Avenue | 1790 | CR 561 to SR 50 | D | 675 | 251 | 255 | 0 | 0 | 10% | 4 | 2 | 255 | C | 257 | C |
| Grand Hwy | 1910 | Citrus Tower Blvd to SR 50 | D | 675 | 280 | 237 | 5 | 5 | 35% | 14 | 7 | 299 | C | 249 | C |
| | 1915 | SR 50 to Hooks St | D | 1,800 | 233 | 272 | 36 | 35 | 10% | 4 | 2 | 273 | C | 309 | C |
| N Hancock Rd | 2060 | CR 50 to N Bridge Blvd | D | 1,800 | 563 | 691 | 514 | 394 | 5% | 1 | 2 | 1,078 | C | 1,087 | C |
| | 2070 | N Ridge Blvd to SR 50 | D | 1,800 | 634 | 629 | 611 | 467 | 5% | 2 | 1 | 1,247 | C | 1,097 | C |
| | 2080 | SR 50 to Hooks St | D | 1,800 | 625 | 897 | 173 | 170 | 0% | 0 | 0 | 798 | C | 1,067 | C |
| SR 50 | 3510 | CR 565A North To CR 561 | D | 2,000 | 686 | 1,012 | 123 | 189 | 15% | 6 | 3 | 815 | C | 1,204 | C |
| | 3520 | CR 561 to East Ave | D | 2,000 | 729 | 1,118 | 121 | 124 | 15% | 6 | 3 | 856 | C | 1,245 | C |
| | 3530 | East Ave to US 27 | D | 3,020 | 898 | 1,130 | 159 | 156 | 5% | 2 | 1 | 1,059 | C | 1,287 | C |
| | 3540 | US 27 to Hancock Rd | D | 3,020 | 863 | 1,307 | 623 | 639 | 20% | 4 | 8 | 1,490 | C | 1,954 | C |
| | 3550 | Hancock Rd to CR 455 | D | 3,020 | 863 | 1,307 | 797 | 854 | 25% | 5 | 10 | 1,665 | C | 2,171 | C |
| US 27/SR 25 | 3870 | CR 50 to Grand Hwy | C | 2,940 | 1,147 | 954 | 173 | 177 | 15% | 3 | 6 | 1,323 | C | 1,137 | C |
| | 3880 | Grand Hwy to SR 50 | C | 2,940 | 788 | 753 | 191 | 224 | 0% | 0 | 0 | 979 | C | 977 | C |
| | 3890 | SR 50 to Johns Lake Rd | C | 2,940 | 1,000 | 1,202 | 277 | 302 | 10% | 4 | 2 | 1,281 | C | 1,506 | C |
| | 3900 | Johns Lake Rd to Hartwood Marsh Rd | C | 2,940 | 1,237 | 1,045 | 141 | 116 | 10% | 4 | 2 | 1,382 | C | 1,163 | C |

The analysis indicates that the study roadway segments are projected to continue to operate within capacity at project build out.

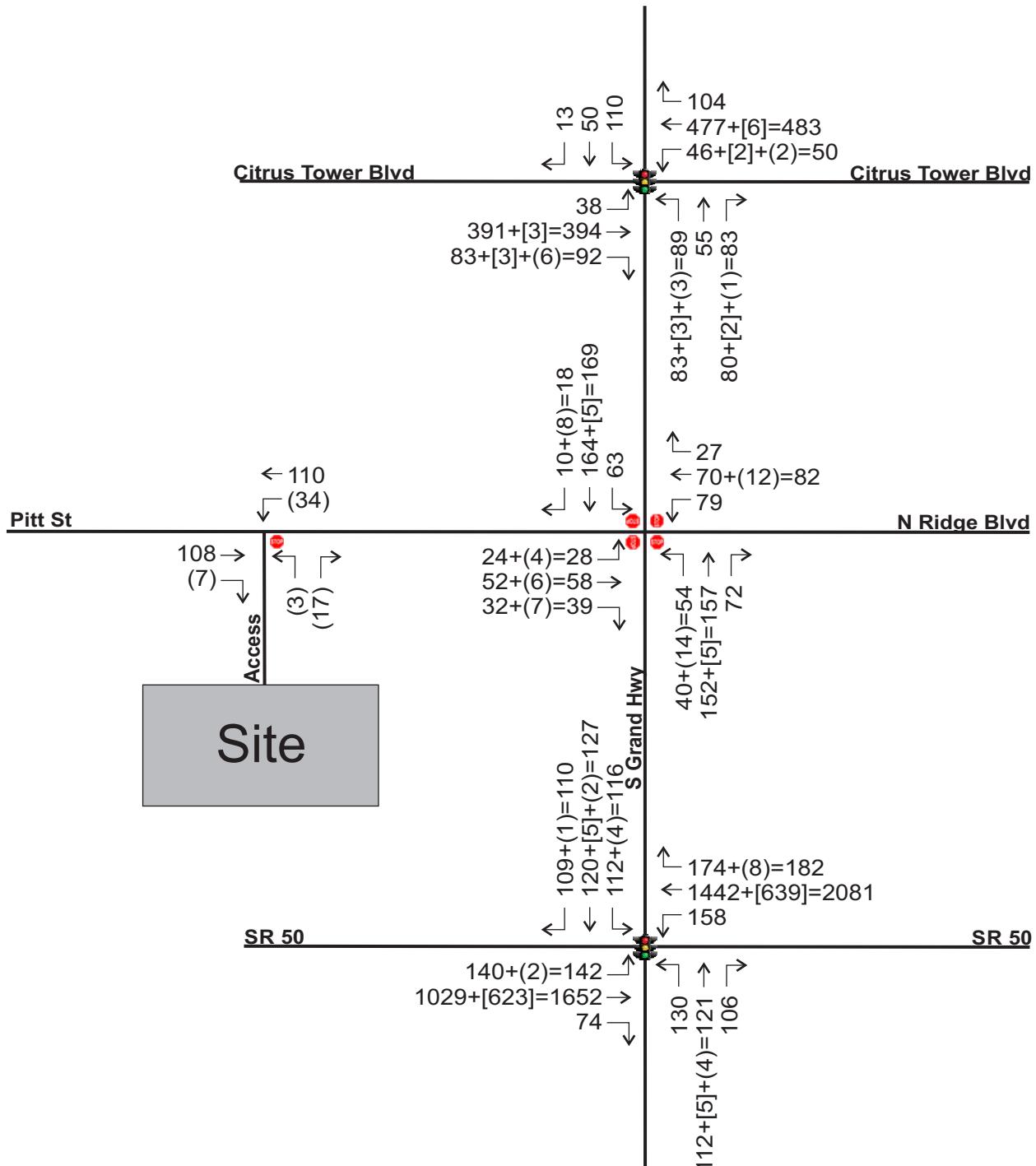
4.2 Intersection Capacity

In order to assess the operations of the study intersections, a capacity analysis was conducted using the projected traffic volumes and the *Synchro Software*. Projected peak hour volumes were determined by adding committed and project trips to existing intersection volumes. The projected turning movement volumes are illustrated in **Figure 4**.

The results of the analysis, summarized in **Table 5**, reveal that the intersections will continue to operate adequately at the project build out. Detailed analysis worksheets are included in **Appendix G**.

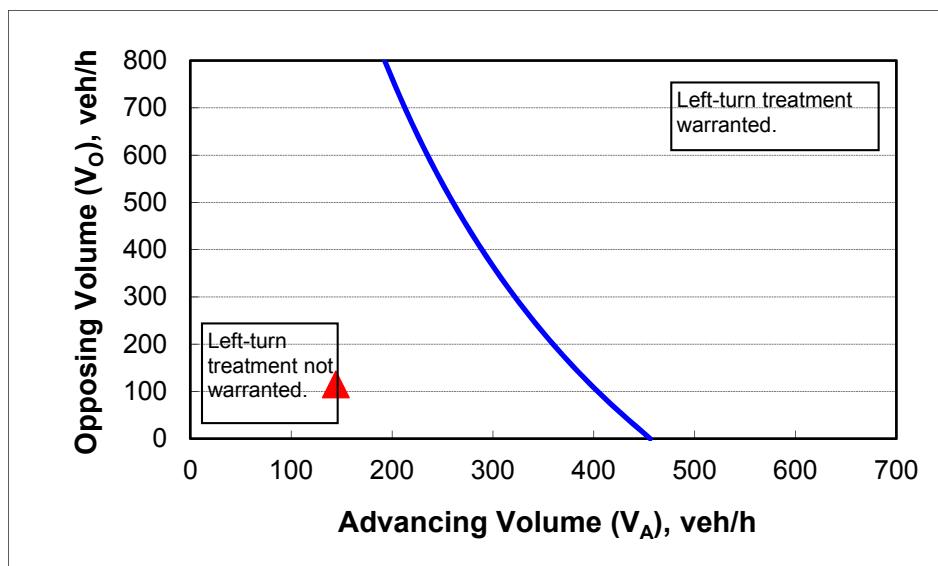
Table 5
Projected Intersection Capacity Analysis

| Intersection | Control | EB | | WB | | NB | | SB | | Overall | |
|-------------------------------|---------|-------|-----|-------|-----|-------|-----|-------|-----|---------|-----|
| | | Delay | LOS | Delay | LOS | Delay | LOS | Delay | LOS | Delay | LOS |
| Citrus Tower Blvd & Grand Hwy | Signal | 15.5 | B | 17.0 | B | 32.4 | C | 35.1 | D | 20.6 | C |
| Pitt St & Grand Hwy | AWSC | 10.2 | B | 10.6 | B | 11.6 | B | 11.1 | B | 11.0 | B |
| SR 50 & Grand Hwy | Signal | 44.6 | D | 45.2 | D | 54.8 | D | 54.6 | D | 46.1 | D |
| Pitt ST & Access | TWSC | - | - | 7.5 | A | 9.2 | A | - | - | - | - |



5.0 TURN LANE ANALYSIS

The need for an exclusive westbound left turn lane at Pitt Street and Site Access Driveway was evaluated using guidance in the *National Cooperative Highway Research Program (NCHRP) Report 457 - Evaluating Engineering Improvements: An Engineering Study Guide*. As shown below, the projected volumes do not exceed the NCHRP 457 left turn warrant thresholds and therefore, a westbound left turn lane at the Access Driveway is not required. The warrant analysis form is provided in **Appendix H**.



6.0 STUDY CONCLUSIONS

This traffic analysis was conducted to assess the impact of the proposed Grand Highway Townhomes, a residential community that will include 102 townhome units in the City Clermont, Florida. The site is located northwest of the intersection of Vick Road and Lester Road.

The study included a determination of the project trip generation and a review of existing and projected roadway, intersection capacity and a turn lane review at the access driveway. The results of the traffic analysis are summarized as follows:

- The project will generate a total 655 new daily trips of which 61 trips will occur during the PM peak hour.
- An analysis of roadway segment capacity indicates that the study roadway segments currently operate adequately and are projected to continue to do so at project buildout.
- The study intersections operate adequately under existing conditions and will continue to do so at the project build out.
- A review of the project driveway on Pitt Street and the required turn lane treatments reveals that a left turn deceleration lane is not warranted or necessary to serve traffic at the project driveway.

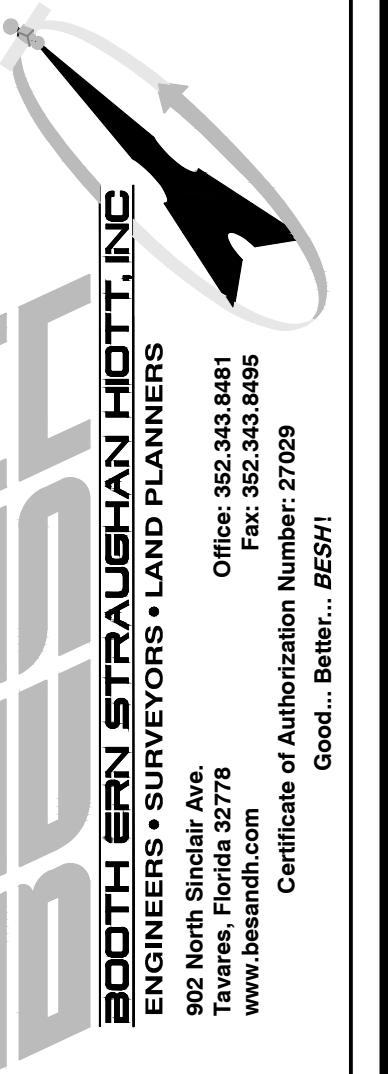
APPENDICES

Appendix A
Conceptual Site Plan

N

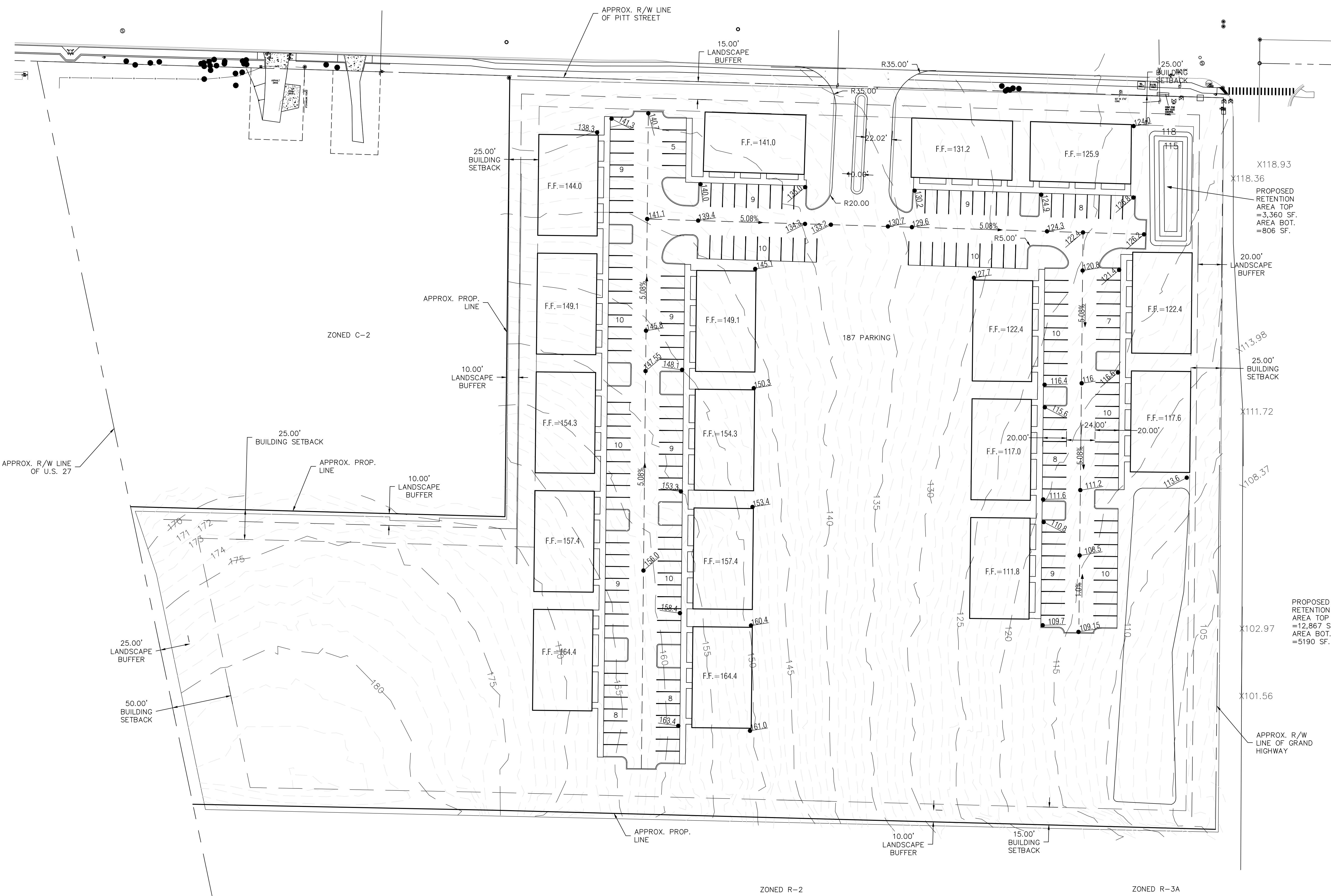
Scale: 1" = 40'
40 0 40 80
SCALE IN FEET

GRAND HIGHWAY TOWNHOMES CONCEPT PLAN



DATE: APRIL 2016
DESIGNED BY: D.K.B.
DRAWN BY: RON
CHECKED BY: D.K.B.
JOB NO.: 141097.0000
FILE NAME: FILE NAME
Sheet 1

DUANE K. BOOTH, P.E.
PROFESSIONAL ENGINEER NO. 44631



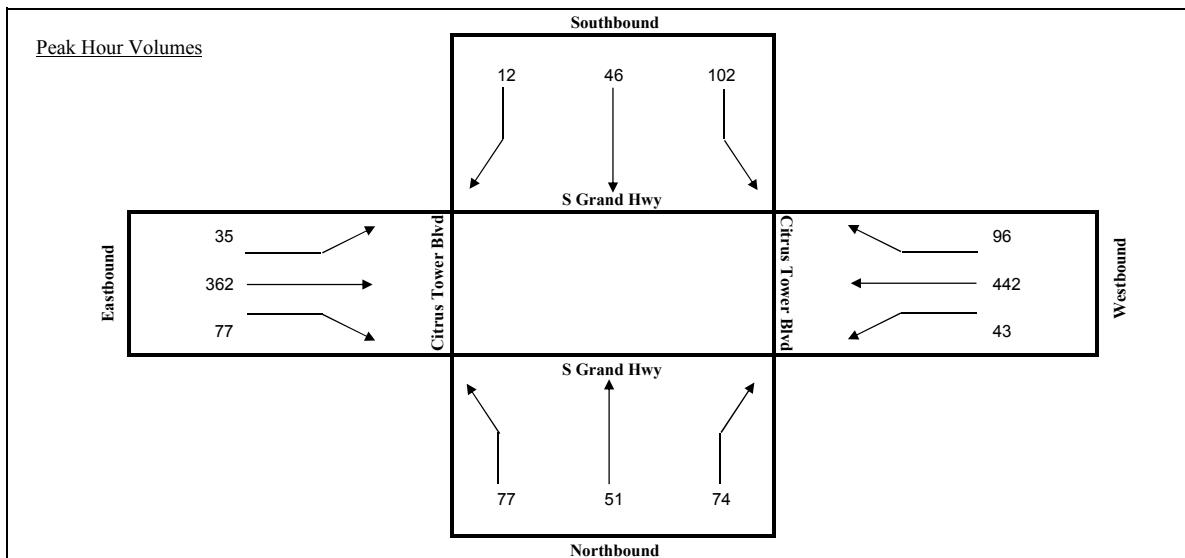
Appendix B
Lake County TMS Segment Report

Appendix C
Intersection Traffic Counts

TURNING MOVEMENT COUNT ANALYSIS
AUTOS & TRUCKS

Intersection (N/S): S Grand Hwy
 Intersection (E/W): Citrus Tower Blvd
 Date: 6/21/2016

| Start | End | S Grand Hwy | | | S Grand Hwy | | | Citrus Tower Blvd | | | Citrus Tower Blvd | | | TOTAL |
|-------------------------------------------|---------|-------------|----|----|-------------|----|----|-------------------|-----|----|-------------------|-----|-----|-------|
| | | NB | SB | EB | WB | L | T | R | L | T | R | L | T | R |
| 4:00 PM | 4:15 PM | 20 | 7 | 14 | 23 | 4 | 2 | 6 | 79 | 21 | 2 | 118 | 18 | 314 |
| 4:15 PM | 4:30 PM | 16 | 11 | 8 | 27 | 13 | 2 | 6 | 69 | 13 | 3 | 101 | 16 | 285 |
| 4:30 PM | 4:45 PM | 21 | 9 | 12 | 23 | 8 | 1 | 5 | 82 | 18 | 9 | 123 | 20 | 331 |
| 4:45 PM | 5:00 PM | 17 | 15 | 18 | 30 | 12 | 3 | 11 | 104 | 20 | 12 | 95 | 15 | 352 |
| 5:00 PM | 5:15 PM | 22 | 12 | 20 | 25 | 9 | 2 | 9 | 88 | 18 | 8 | 119 | 22 | 354 |
| 5:15 PM | 5:30 PM | 20 | 10 | 15 | 29 | 15 | 5 | 8 | 79 | 22 | 13 | 128 | 31 | 375 |
| 5:30 PM | 5:45 PM | 18 | 14 | 21 | 18 | 10 | 2 | 7 | 91 | 17 | 10 | 100 | 28 | 336 |
| 5:45 PM | 6:00 PM | 21 | 15 | 17 | 21 | 8 | 4 | 10 | 75 | 18 | 10 | 106 | 22 | 327 |
| Total for: 4:00 PM - 5:00 PM | | 74 | 42 | 52 | 103 | 37 | 8 | 28 | 334 | 72 | 26 | 437 | 69 | 1282 |
| Total for: 5:00 PM - 6:00 PM | | 81 | 51 | 73 | 93 | 42 | 13 | 34 | 333 | 75 | 41 | 453 | 103 | 1392 |
| Total Peak Hour: 4:45 PM - 5:45 PM | | 77 | 51 | 74 | 102 | 46 | 12 | 35 | 362 | 77 | 43 | 442 | 96 | 1417 |
| Overall PHF: 0.94 | | | | | | | | | | | | | | |



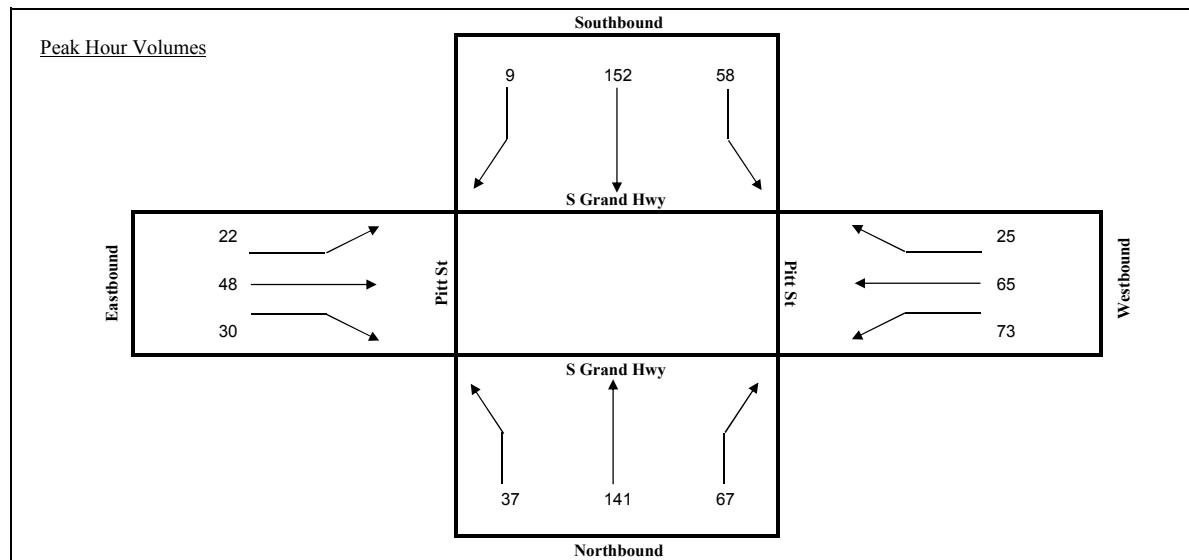
TURNING MOVEMENT COUNT ANALYSIS
AUTOS & TRUCKS

Intersection (N/S): S Grand Hwy

Intersection (E/W): Pitt St

Date: 6/21/2016

| Start | End | S Grand Hwy | | | S Grand Hwy | | | Pitt St | | | Pitt St | | | TOTAL |
|-------------------------------------------|---------|-------------|-----|----|-------------|-----|----|---------|----|----|---------|----|----|-------|
| | | NB | | | SB | | | EB | | | WB | | | |
| L | T | R | L | T | R | L | T | R | L | T | R | L | T | R |
| 4:00 PM | 4:15 PM | 5 | 28 | 11 | 11 | 19 | 3 | 3 | 10 | 5 | 11 | 14 | 3 | 123 |
| 4:15 PM | 4:30 PM | 6 | 27 | 15 | 15 | 24 | 2 | 5 | 9 | 3 | 12 | 14 | 2 | 134 |
| 4:30 PM | 4:45 PM | 9 | 37 | 16 | 21 | 29 | 1 | 4 | 16 | 7 | 19 | 18 | 7 | 184 |
| 4:45 PM | 5:00 PM | 9 | 30 | 13 | 18 | 44 | 3 | 6 | 11 | 8 | 17 | 20 | 5 | 184 |
| 5:00 PM | 5:15 PM | 11 | 35 | 20 | 10 | 39 | 1 | 9 | 13 | 10 | 20 | 15 | 9 | 192 |
| 5:15 PM | 5:30 PM | 8 | 39 | 18 | 9 | 40 | 4 | 3 | 8 | 5 | 17 | 12 | 4 | 167 |
| 5:30 PM | 5:45 PM | 6 | 31 | 13 | 12 | 44 | 2 | 7 | 10 | 7 | 21 | 14 | 7 | 174 |
| 5:45 PM | 6:00 PM | 3 | 29 | 17 | 9 | 35 | 4 | 6 | 7 | 3 | 14 | 10 | 4 | 141 |
| Total for: 4:00 PM - 5:00 PM | | 29 | 122 | 55 | 65 | 116 | 9 | 18 | 46 | 23 | 59 | 66 | 17 | 625 |
| Total for: 5:00 PM - 6:00 PM | | 28 | 134 | 68 | 40 | 158 | 11 | 25 | 38 | 25 | 72 | 51 | 24 | 674 |
| Total Peak Hour: 4:30 PM - 5:30 PM | | 37 | 141 | 67 | 58 | 152 | 9 | 22 | 48 | 30 | 73 | 65 | 25 | 727 |
| Overall PHF: 0.95 | | | | | | | | | | | | | | |



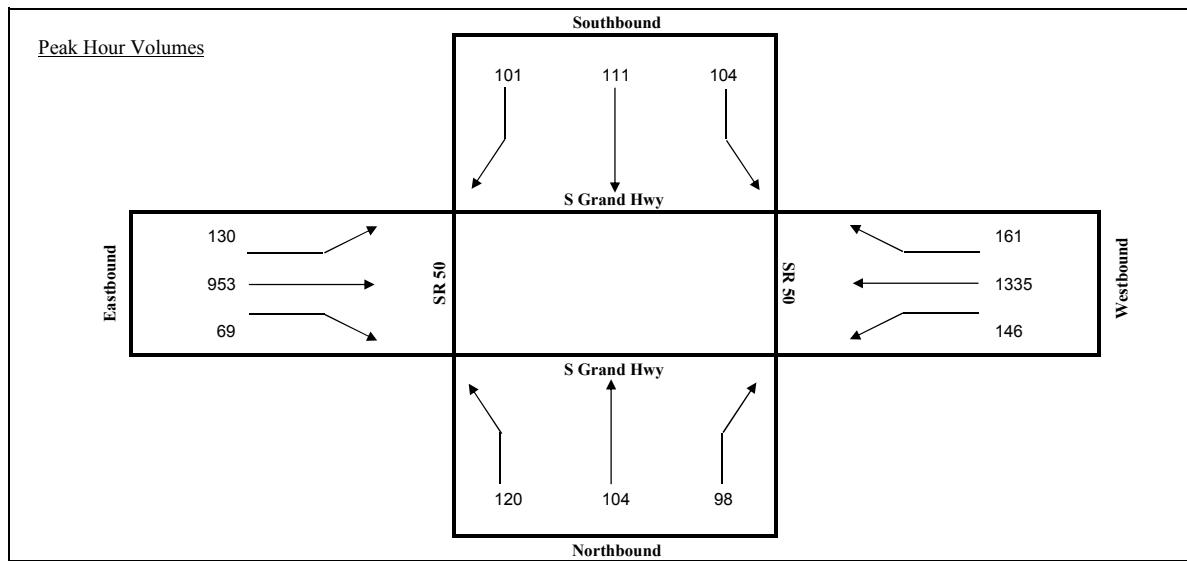
TURNING MOVEMENT COUNT ANALYSIS
AUTOS & TRUCKS

Intersection (N/S): S Grand Hwy

Intersection (E/W): SR 50

Date: 6/21/2016

| Start | End | S Grand Hwy | | | S Grand Hwy | | | SR 50 | | | SR 50 | | | TOTAL |
|-------------------------------------------|---------|-------------|-----|----|-------------|-----|-----|-------|-----|----|-------|------|-----|--------------|
| | | NB | SB | EB | WB | L | T | R | L | T | R | L | T | R |
| 4:00 PM | 4:15 PM | 31 | 20 | 18 | 10 | 15 | 10 | 11 | 177 | 20 | 20 | 210 | 12 | 554 |
| 4:15 PM | 4:30 PM | 25 | 19 | 26 | 18 | 18 | 8 | 20 | 194 | 18 | 26 | 235 | 20 | 627 |
| 4:30 PM | 4:45 PM | 33 | 18 | 30 | 20 | 21 | 12 | 22 | 201 | 20 | 31 | 261 | 26 | 695 |
| 4:45 PM | 5:00 PM | 35 | 22 | 24 | 22 | 26 | 19 | 30 | 224 | 23 | 35 | 300 | 35 | 795 |
| 5:00 PM | 5:15 PM | 30 | 30 | 20 | 30 | 29 | 28 | 35 | 240 | 11 | 40 | 343 | 33 | 869 |
| 5:15 PM | 5:30 PM | 22 | 26 | 25 | 22 | 25 | 28 | 36 | 266 | 17 | 38 | 372 | 54 | 931 |
| 5:30 PM | 5:45 PM | 33 | 26 | 29 | 30 | 31 | 26 | 29 | 223 | 18 | 33 | 320 | 39 | 837 |
| 5:45 PM | 6:00 PM | 29 | 25 | 20 | 26 | 26 | 19 | 31 | 190 | 13 | 30 | 284 | 31 | 724 |
| Total for: 4:00 PM - 5:00 PM | | 124 | 79 | 98 | 70 | 80 | 49 | 83 | 796 | 81 | 112 | 1006 | 93 | 2671 |
| Total for: 5:00 PM - 6:00 PM | | 114 | 107 | 94 | 108 | 111 | 101 | 131 | 919 | 59 | 141 | 1319 | 157 | 3361 |
| Total Peak Hour: 4:45 PM - 5:45 PM | | 120 | 104 | 98 | 104 | 111 | 101 | 130 | 953 | 69 | 146 | 1335 | 161 | 3432 |
| Overall PHF: 0.92 | | | | | | | | | | | | | | |



2015 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 1100 LAKE COUNTYWIDE

MOCF: 0.96
 PSCF

| WEEK | DATES | SF | |
|------|-------------------------|------|------|
| 1 | 01/01/2015 - 01/03/2015 | 0.98 | 1.02 |
| 2 | 01/04/2015 - 01/10/2015 | 1.00 | 1.04 |
| 3 | 01/11/2015 - 01/17/2015 | 1.03 | 1.07 |
| 4 | 01/18/2015 - 01/24/2015 | 1.01 | 1.05 |
| * 5 | 01/25/2015 - 01/31/2015 | 0.99 | 1.03 |
| * 6 | 02/01/2015 - 02/07/2015 | 0.97 | 1.01 |
| * 7 | 02/08/2015 - 02/14/2015 | 0.95 | 0.99 |
| * 8 | 02/15/2015 - 02/21/2015 | 0.95 | 0.99 |
| * 9 | 02/22/2015 - 02/28/2015 | 0.94 | 0.98 |
| *10 | 03/01/2015 - 03/07/2015 | 0.94 | 0.98 |
| *11 | 03/08/2015 - 03/14/2015 | 0.93 | 0.97 |
| *12 | 03/15/2015 - 03/21/2015 | 0.94 | 0.98 |
| *13 | 03/22/2015 - 03/28/2015 | 0.95 | 0.99 |
| *14 | 03/29/2015 - 04/04/2015 | 0.96 | 1.00 |
| *15 | 04/05/2015 - 04/11/2015 | 0.97 | 1.01 |
| *16 | 04/12/2015 - 04/18/2015 | 0.98 | 1.02 |
| *17 | 04/19/2015 - 04/25/2015 | 0.99 | 1.03 |
| 18 | 04/26/2015 - 05/02/2015 | 1.00 | 1.04 |
| 19 | 05/03/2015 - 05/09/2015 | 1.01 | 1.05 |
| 20 | 05/10/2015 - 05/16/2015 | 1.02 | 1.06 |
| 21 | 05/17/2015 - 05/23/2015 | 1.03 | 1.07 |
| 22 | 05/24/2015 - 05/30/2015 | 1.04 | 1.08 |
| 23 | 05/31/2015 - 06/06/2015 | 1.05 | 1.09 |
| 24 | 06/07/2015 - 06/13/2015 | 1.06 | 1.10 |
| 25 | 06/14/2015 - 06/20/2015 | 1.07 | 1.11 |
| 26 | 06/21/2015 - 06/27/2015 | 1.08 | 1.13 |
| 27 | 06/28/2015 - 07/04/2015 | 1.08 | 1.13 |
| 28 | 07/05/2015 - 07/11/2015 | 1.09 | 1.14 |
| 29 | 07/12/2015 - 07/18/2015 | 1.09 | 1.14 |
| 30 | 07/19/2015 - 07/25/2015 | 1.08 | 1.13 |
| 31 | 07/26/2015 - 08/01/2015 | 1.07 | 1.11 |
| 32 | 08/02/2015 - 08/08/2015 | 1.06 | 1.10 |
| 33 | 08/09/2015 - 08/15/2015 | 1.06 | 1.10 |
| 34 | 08/16/2015 - 08/22/2015 | 1.05 | 1.09 |
| 35 | 08/23/2015 - 08/29/2015 | 1.05 | 1.09 |
| 36 | 08/30/2015 - 09/05/2015 | 1.04 | 1.08 |
| 37 | 09/06/2015 - 09/12/2015 | 1.04 | 1.08 |
| 38 | 09/13/2015 - 09/19/2015 | 1.02 | 1.06 |
| 39 | 09/20/2015 - 09/26/2015 | 1.01 | 1.05 |
| 40 | 09/27/2015 - 10/03/2015 | 1.00 | 1.04 |
| 41 | 10/04/2015 - 10/10/2015 | 0.99 | 1.03 |
| 42 | 10/11/2015 - 10/17/2015 | 0.98 | 1.02 |
| 43 | 10/18/2015 - 10/24/2015 | 0.98 | 1.02 |
| 44 | 10/25/2015 - 10/31/2015 | 0.99 | 1.03 |
| 45 | 11/01/2015 - 11/07/2015 | 0.99 | 1.03 |
| 46 | 11/08/2015 - 11/14/2015 | 0.99 | 1.03 |
| 47 | 11/15/2015 - 11/21/2015 | 0.99 | 1.03 |
| 48 | 11/22/2015 - 11/28/2015 | 0.99 | 1.03 |
| 49 | 11/29/2015 - 12/05/2015 | 0.98 | 1.02 |
| 50 | 12/06/2015 - 12/12/2015 | 0.98 | 1.02 |
| 51 | 12/13/2015 - 12/19/2015 | 0.99 | 1.03 |
| 52 | 12/20/2015 - 12/26/2015 | 1.01 | 1.05 |
| 53 | 12/27/2015 - 12/31/2015 | 1.03 | 1.07 |

* PEAK SEASON

03-MAR-2016 11:19:21

830UPD

5_1100_PKSEASON.TXT

Appendix D
Existing Conditions Analysis Worksheets

Intersection

Intersection Delay, s/veh 10.6

Intersection LOS B

| Movement | EBU | EBL | EBT | EBR | WBU | WBL | WBT | WBR | NBU | NBL | NBT | NBR |
|--------------------|------|------|------|------|------|------|------|------|------|------|------|------|
| Traffic Vol, veh/h | 0 | 24 | 52 | 32 | 0 | 79 | 70 | 27 | 0 | 40 | 152 | 72 |
| Future Vol, veh/h | 0 | 24 | 52 | 32 | 0 | 79 | 70 | 27 | 0 | 40 | 152 | 72 |
| Peak Hour Factor | 0.92 | 0.95 | 0.95 | 0.95 | 0.92 | 0.95 | 0.95 | 0.95 | 0.92 | 0.95 | 0.95 | 0.95 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 0 | 25 | 55 | 34 | 0 | 83 | 74 | 28 | 0 | 42 | 160 | 76 |
| Number of Lanes | 0 | 1 | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 1 | 1 | 0 |

Approach

EB WB NB

Opposing Approach WB

EB SB

Opposing Lanes 2

2

Conflicting Approach Left SB

NB EB

Conflicting Lanes Left 2

2

Conflicting Approach Right NB

SB WB

Conflicting Lanes Right 2

2

HCM Control Delay 9.8

10.2

11.2

HCM LOS A

B

B

Lane

NBLn1 NBLn2 EBLn1 EBLn2 WBLn1 WBLn2 SBLn1 SBLn2

Vol Left, % 100% 0% 100% 0% 100% 0% 100% 0%

Vol Thru, % 0% 68% 0% 62% 0% 72% 0% 94%

Vol Right, % 0% 32% 0% 38% 0% 28% 0% 6%

Sign Control Stop Stop Stop Stop Stop Stop Stop Stop

Traffic Vol by Lane 40 224 24 84 79 97 63 174

LT Vol 40 0 24 0 79 0 63 0

Through Vol 0 152 0 52 0 70 0 164

RT Vol 0 72 0 32 0 27 0 10

Lane Flow Rate 42 236 25 88 83 102 66 183

Geometry Grp 7 7 7 7 7 7 7 7

Degree of Util (X) 0.074 0.364 0.048 0.148 0.154 0.169 0.116 0.294

Departure Headway (Hd) 6.297 5.564 6.811 6.033 6.679 5.975 6.321 5.775

Convergence, Y/N Yes Yes Yes Yes Yes Yes Yes Yes

Cap 570 648 526 594 537 600 568 623

Service Time 4.024 3.292 4.546 3.768 4.413 3.708 4.05 3.504

HCM Lane V/C Ratio 0.074 0.364 0.048 0.148 0.155 0.17 0.116 0.294

HCM Control Delay 9.5 11.5 9.9 9.8 10.6 9.9 9.9 10.9

HCM Lane LOS A B A A B A A B

HCM 95th-tile Q 0.2 1.7 0.2 0.5 0.5 0.6 0.4 1.2

Intersection

Intersection Delay, s/veh

Intersection LOS

| Movement | SBU | SBL | SBT | SBR |
|--------------------|------|------|------|------|
| Traffic Vol, veh/h | 0 | 63 | 164 | 10 |
| Future Vol, veh/h | 0 | 63 | 164 | 10 |
| Peak Hour Factor | 0.92 | 0.95 | 0.95 | 0.95 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 |
| Mvmt Flow | 0 | 66 | 173 | 11 |
| Number of Lanes | 0 | 1 | 1 | 0 |

Approach

| | |
|----------------------------|------|
| Opposing Approach | NB |
| Opposing Lanes | 2 |
| Conflicting Approach Left | WB |
| Conflicting Lanes Left | 2 |
| Conflicting Approach Right | EB |
| Conflicting Lanes Right | 2 |
| HCM Control Delay | 10.6 |
| HCM LOS | B |

Lane

Appendix E
ITE Information Sheets

Residential Condominium/Townhouse (230)

Average Vehicle Trip Ends vs: Dwelling Units On a: Weekday

Land Use & Transportation

Residential Condominium/Townhouse

Independent Variable: One Observation

Number of Studies: 56

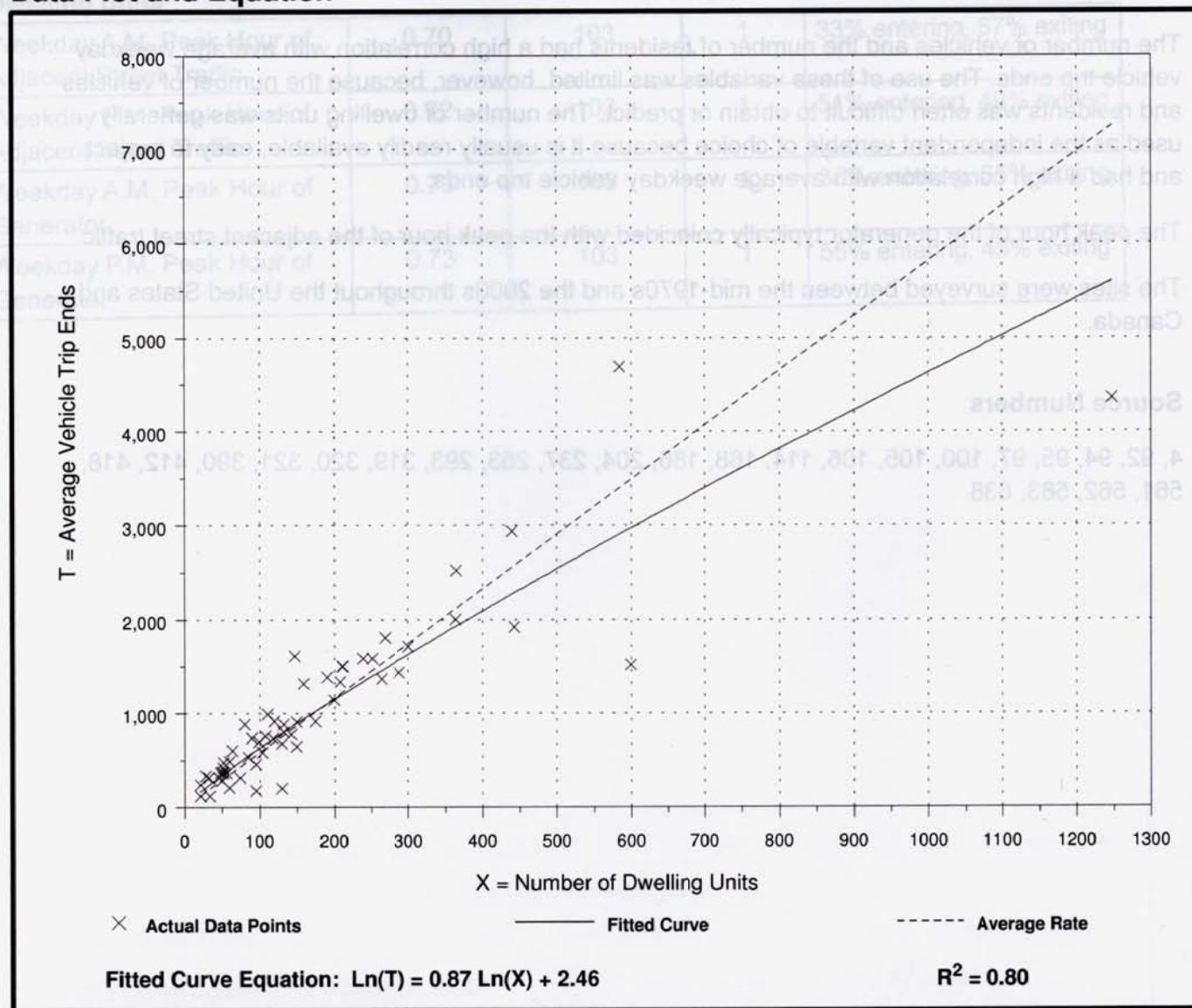
Avg. Number of Dwelling Units: 179

Directional Distribution: 50% entering, 50% exiting

Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 5.81 | 1.53 - 11.79 | 3.11 |

Data Plot and Equation



Residential Condominium/Townhouse (230)

Average Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Number of Studies: 62

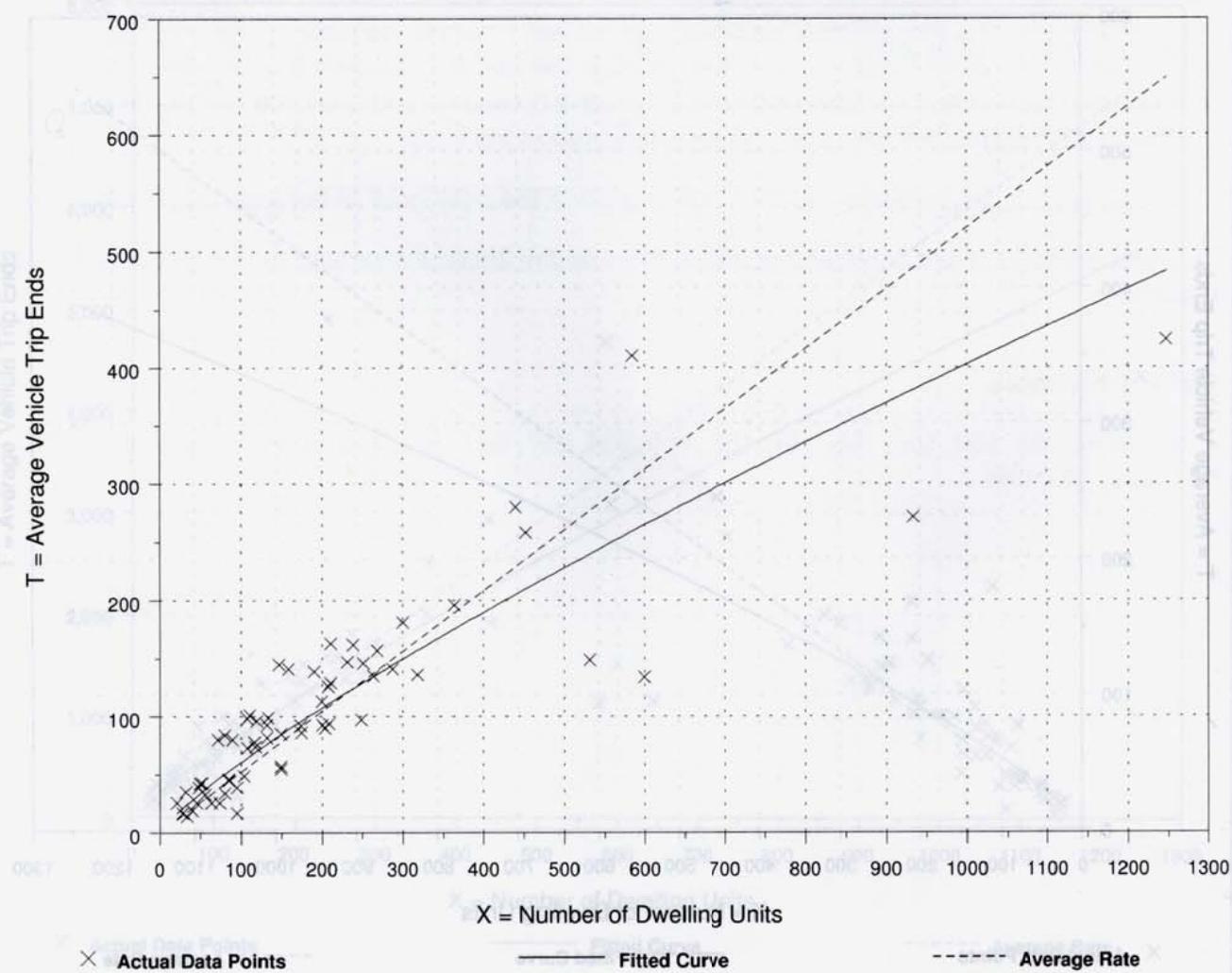
Avg. Number of Dwelling Units: 205

Directional Distribution: 67% entering, 33% exiting

Trip Generation per Dwelling Unit

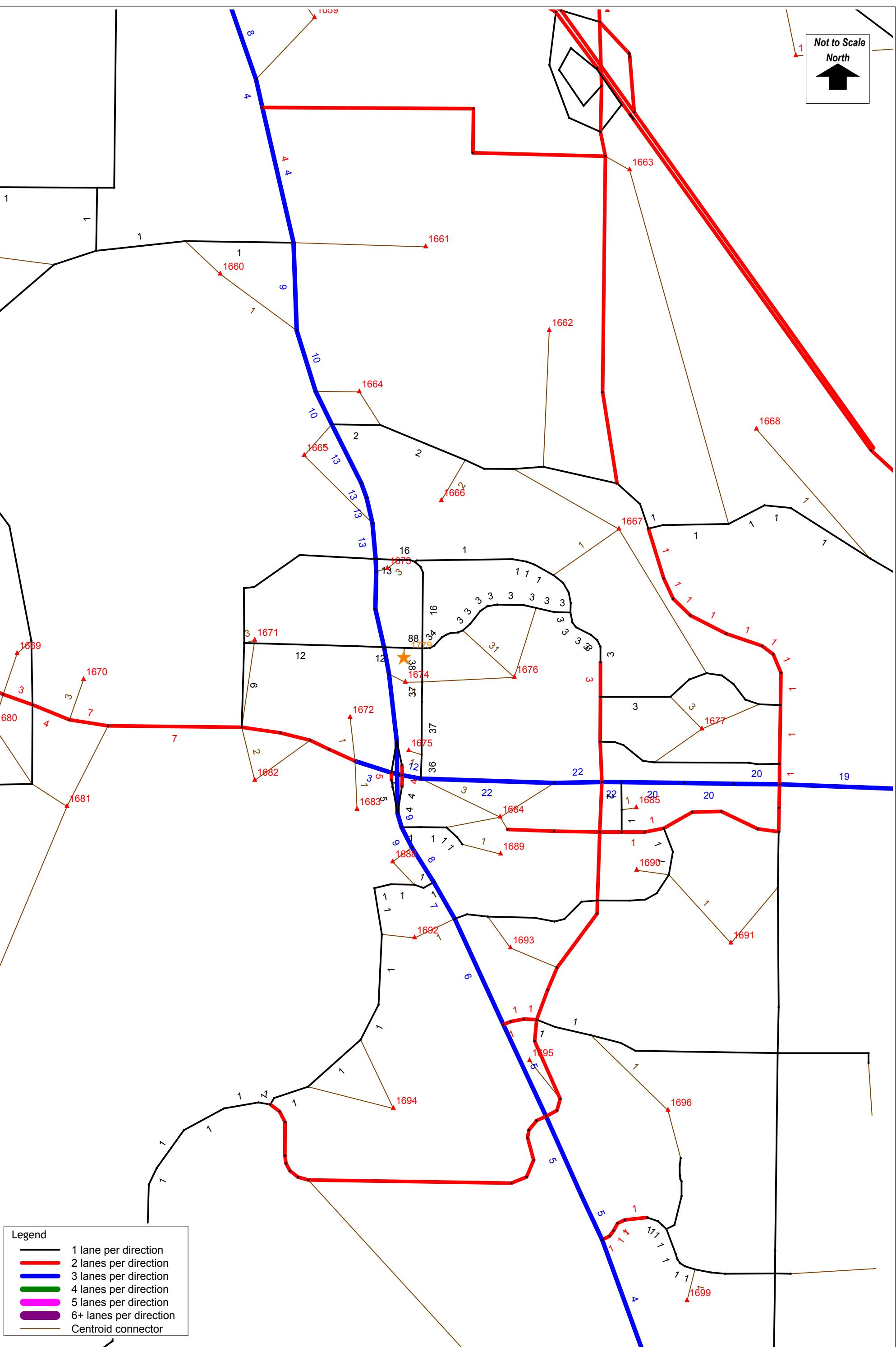
| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.52 | 0.18 - 1.24 | 0.75 |

Data Plot and Equation



Appendix F
OUATS Model

Not to Scale
North



FSUTMS 2040 LRTP - YEAR 2020 COST FEASIBLE NETWORK
Grand Hwy Townhomes (16-058) Project Distribution Percentages (TAZ 1779)
C:\FSUTMS\SD5\OUATS.2040\Base\CF2020\P16058\Output\HRLDXY_C20.NET Wed 22 Jun 2016

(Licensed to Traffic and Mobility Consultants LLC)

Appendix G
Projected Conditions Analysis Worksheets

Intersection

Intersection Delay, s/veh

11

Intersection LOS

B

| Movement | EBU | EBL | EBT | EBR | WBU | WBL | WBT | WBR | NBU | NBL | NBT | NBR |
|--------------------|------|------|------|------|------|------|------|------|------|------|------|------|
| Traffic Vol, veh/h | 0 | 28 | 58 | 39 | 0 | 79 | 82 | 27 | 0 | 54 | 157 | 72 |
| Future Vol, veh/h | 0 | 28 | 58 | 39 | 0 | 79 | 82 | 27 | 0 | 54 | 157 | 72 |
| Peak Hour Factor | 0.92 | 0.95 | 0.95 | 0.95 | 0.92 | 0.95 | 0.95 | 0.95 | 0.92 | 0.95 | 0.95 | 0.95 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 0 | 29 | 61 | 41 | 0 | 83 | 86 | 28 | 0 | 57 | 165 | 76 |
| Number of Lanes | 0 | 1 | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 1 | 1 | 0 |

Approach

EB WB NB

Opposing Approach

WB EB SB

Opposing Lanes

2 2 2

Conflicting Approach Left

SB NB EB

Conflicting Lanes Left

2 2 2

Conflicting Approach Right

NB SB WB

Conflicting Lanes Right

2 2 2

HCM Control Delay

10.2 10.6 11.6

HCM LOS

B B B

Lane

NBLn1 NBLn2 EBLn1 EBLn2 WBLn1 WBLn2 SBLn1 SBLn2

Vol Left, % 100% 0% 100% 0% 100% 0% 100% 0%

Vol Thru, % 0% 69% 0% 60% 0% 75% 0% 90%

Vol Right, % 0% 31% 0% 40% 0% 25% 0% 10%

Sign Control Stop Stop Stop Stop Stop Stop Stop Stop

Traffic Vol by Lane 54 229 28 97 79 109 63 187

LT Vol 54 0 28 0 79 0 63 0

Through Vol 0 157 0 58 0 82 0 169

RT Vol 0 72 0 39 0 27 0 18

Lane Flow Rate 57 241 29 102 83 115 66 197

Geometry Grp 7 7 7 7 7 7 7 7

Degree of Util (X) 0.102 0.383 0.057 0.175 0.158 0.196 0.119 0.323

Departure Headway (Hd) 6.441 5.713 6.958 6.164 6.831 6.148 6.479 5.904

Convergence, Y/N Yes Yes Yes Yes Yes Yes Yes Yes

Cap 556 629 514 581 525 583 553 608

Service Time 4.178 3.449 4.706 3.912 4.575 3.892 4.219 3.644

HCM Lane V/C Ratio 0.103 0.383 0.056 0.176 0.158 0.197 0.119 0.324

HCM Control Delay 9.9 12 10.1 10.2 10.9 10.4 10.1 11.5

HCM Lane LOS A B B B B B B B

HCM 95th-tile Q 0.3 1.8 0.2 0.6 0.6 0.7 0.4 1.4

Intersection

Intersection Delay, s/veh

Intersection LOS

| Movement | SBU | SBL | SBT | SBR |
|--------------------|------|------|------|------|
| Traffic Vol, veh/h | 0 | 63 | 169 | 18 |
| Future Vol, veh/h | 0 | 63 | 169 | 18 |
| Peak Hour Factor | 0.92 | 0.95 | 0.95 | 0.95 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 |
| Mvmt Flow | 0 | 66 | 178 | 19 |
| Number of Lanes | 0 | 1 | 1 | 0 |

Approach SB

Opposing Approach NB

Opposing Lanes 2

Conflicting Approach Left WB

Conflicting Lanes Left 2

Conflicting Approach Right EB

Conflicting Lanes Right 2

HCM Control Delay 11.1

HCM LOS B

Lane

Intersection

Int Delay, s/veh 1.6

| Movement | EBT | EBR | WBL | WBT | NBL | NBR |
|--------------------------|------|------|------|------|------|------|
| Traffic Vol, veh/h | 108 | 7 | 34 | 110 | 3 | 17 |
| Future Vol, veh/h | 108 | 7 | 34 | 110 | 3 | 17 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | - | - | - | 0 | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 117 | 8 | 37 | 120 | 3 | 18 |

| Major/Minor | Major1 | Major2 | | Minor1 | |
|----------------------|--------|--------|-------|--------|-------|
| Conflicting Flow All | 0 | 0 | 125 | 0 | 314 |
| Stage 1 | - | - | - | - | 121 |
| Stage 2 | - | - | - | - | 193 |
| Critical Hdwy | - | - | 4.12 | - | 6.42 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.42 |
| Critical Hdwy Stg 2 | - | - | - | - | 5.42 |
| Follow-up Hdwy | - | - | 2.218 | - | 3.518 |
| Pot Cap-1 Maneuver | - | - | 1462 | - | 679 |
| Stage 1 | - | - | - | - | 904 |
| Stage 2 | - | - | - | - | 840 |
| Platoon blocked, % | - | - | - | - | - |
| Mov Cap-1 Maneuver | - | - | 1462 | - | 661 |
| Mov Cap-2 Maneuver | - | - | - | - | 661 |
| Stage 1 | - | - | - | - | 904 |
| Stage 2 | - | - | - | - | 817 |

| Approach | EB | WB | NB |
|----------------------|----|-----|-----|
| HCM Control Delay, s | 0 | 1.8 | 9.2 |
| HCM LOS | | | A |

| Minor Lane/Major Mvmt | NBLn1 | EBT | EBR | WBL | WBT |
|-----------------------|-------|-----|-----|-------|-----|
| Capacity (veh/h) | 876 | - | - | 1462 | - |
| HCM Lane V/C Ratio | 0.025 | - | - | 0.025 | - |
| HCM Control Delay (s) | 9.2 | - | - | 7.5 | 0 |
| HCM Lane LOS | A | - | - | A | A |
| HCM 95th %tile Q(veh) | 0.1 | - | - | 0.1 | - |

Appendix H
Turn Lane Warrant

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

2-lane roadway (English)

INPUT

| Variable | Value |
|---------------------------------------------------------|-------|
| 85 th percentile speed, mph: | 30 |
| Percent of left-turns in advancing volume (V_A), %: | 24% |
| Advancing volume (V_A), veh/h: | 144 |
| Opposing volume (V_O), veh/h: | 115 |

OUTPUT

| Variable | Value |
|--------------------------------------------------------------------------|-------|
| Limiting advancing volume (V_A), veh/h: | 396 |
| Guidance for determining the need for a major-road left-turn bay: | |
| Left-turn treatment NOT warranted. | |

CALIBRATION CONSTANTS

| Variable | Value |
|--------------------------------------------------------------------|-------|
| Average time for making left-turn, s: | 3.0 |
| Critical headway, s: | 5.0 |
| Average time for left-turn vehicle to clear the advancing lane, s: | 1.9 |

