

June 1, 2016

Pamela Richmond, AICP
MPO Project Manager
1616 South 14th Street
Leesburg, Florida 34748

Project: FMC Dialysis Clinic – Groveland, FL

Subject: ITE Trip Generation and Distribution Statement

Ms. Richmond:

Foresite Group, Inc. was retained by MGB Development Group to perform a trip generation and a trip distribution for the proposed FMC Dialysis Clinic in Groveland, Florida. This new development is proposed on a lot that is currently vacant. The development is to include a 7,104 SF dialysis clinic and has an existing full access driveway and right-in/right-out (RIRO) driveway off of County Road 565A at approximately 600 ft and 375 ft to the north of the intersection between SR 50/Broad Street and CR 565A, respectively. Both the accesses are shared with other developments in the vicinity. The proposed site plan is attached to this memo.

Transportation Facilities

SR 50 is a four-lane divided roadway with a 55 mph speed limit. It is functionally classified as a principal arterial along the site frontage. It primarily runs east-west and connects Lake County to the west with US Hwy 1 to the east. CR 565A is a two-lane collector that has a speed limit of 45 mph. Along the property frontage, CR 565A has two lanes in each direction and is divided by a median. The roadway has an exclusive left turn lane into the driveway to the north of the site location. Sidewalks and crosswalks are present across both sides of CR 565A.

Trip Generation

Estimated trips were calculated using equations contained in the *ITE Trip Generation Manual*, 9th Edition, 2012 using the average trip rates and equations prescribed for Medical/Dental Office land use (720). Land Use 720 (Medical/ Dental Office) was preferred over Land use 630 (Clinic) since the description and the expected operations of the proposed facility are expected to closely match that of the Land Use 720. This facility is not expected to generate any pass-by trips and hence no reduction of trips was applied. Trip generation calculations for the proposed land use are shown in Table 2.

Table 2: Project Trip Generation

Medical/Dental Office - CR 565A, Groveland, FL

Calculation of Anticipated Project Trips

Based upon methodology from ITE's *Trip Generation*, 9th Edition (2012)

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Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used ¹	In/Out Distribution
		Total	Inbound	Outbound				
Medical/Dental Office	7,104 SF				720	1,000 SF		
Daily		76	38	38			T = 40.89(X) - 214.97	
AM Peak Hour		17	13	4			T = 2.39(X)	
PM Peak Hour		27	8	19			Ln(T) = 0.90*Ln(X) + 1.53	
							50% / 50%	
							79% / 21%	
							28% / 72%	

Note:

¹ Where: T = Trips; X = Density by Variable

Based upon the trip generation review of the proposed land use, the proposed project is anticipated to produce a total of 76 daily net new trips (38 entering and 38 exiting) with 17 AM peak hour trips (13 entering and 4 exiting) and 27 PM peak hour trips (8 entering and 19 exiting).

Trip Distribution

The assignment and directional distribution of new project trips was based on the existing traffic counts, the site design and accesses, competition and review of land uses around the study area. The directional distribution for new trips for the proposed development is shown graphically in Figure 1.

Conclusions

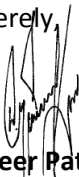
A 7,104 SF Dialysis Clinic is proposed in the northwest quadrant of the intersection of SR 50 and CR 565A. A full access and a right-in/right-out driveway are located along CR565A, to where the site will connect. A trip generation analysis anticipates the development to produce a total of 76 daily trips (38 entering and 38 exiting) with 17 AM peak hour trips (13 entering and 4 exiting) and 27 PM peak hour trips (8 entering and 19 exiting).

Trips generated by the proposed development were distributed along the roadway network and are as follows:

- 45% to/from the west along SR 50
- 35% to/from the east along SR 50
- 20% to/from the north along CR 565A

Please contact me or Maria Vizcarrondo at 770-368-1399 if you have any questions or need additional information.

Sincerely,



Sameer Patharkar, PE
Transportation Division Director
Foresite Group, Inc

PROJECT:
FMC DIALYSIS CLINIC
 LOCATION:
 N.W.Q. OF S.R. 50 & C.R. 565A
 GROVELAND
 LAKE COUNTY, FL

DEVELOPER:
DOUGLAS C. McNAB, ARCHITECT
 8148 OLD FEDERAL ROAD
 MONTGOMERY, AL 36117
 TEL (334) 271-3015

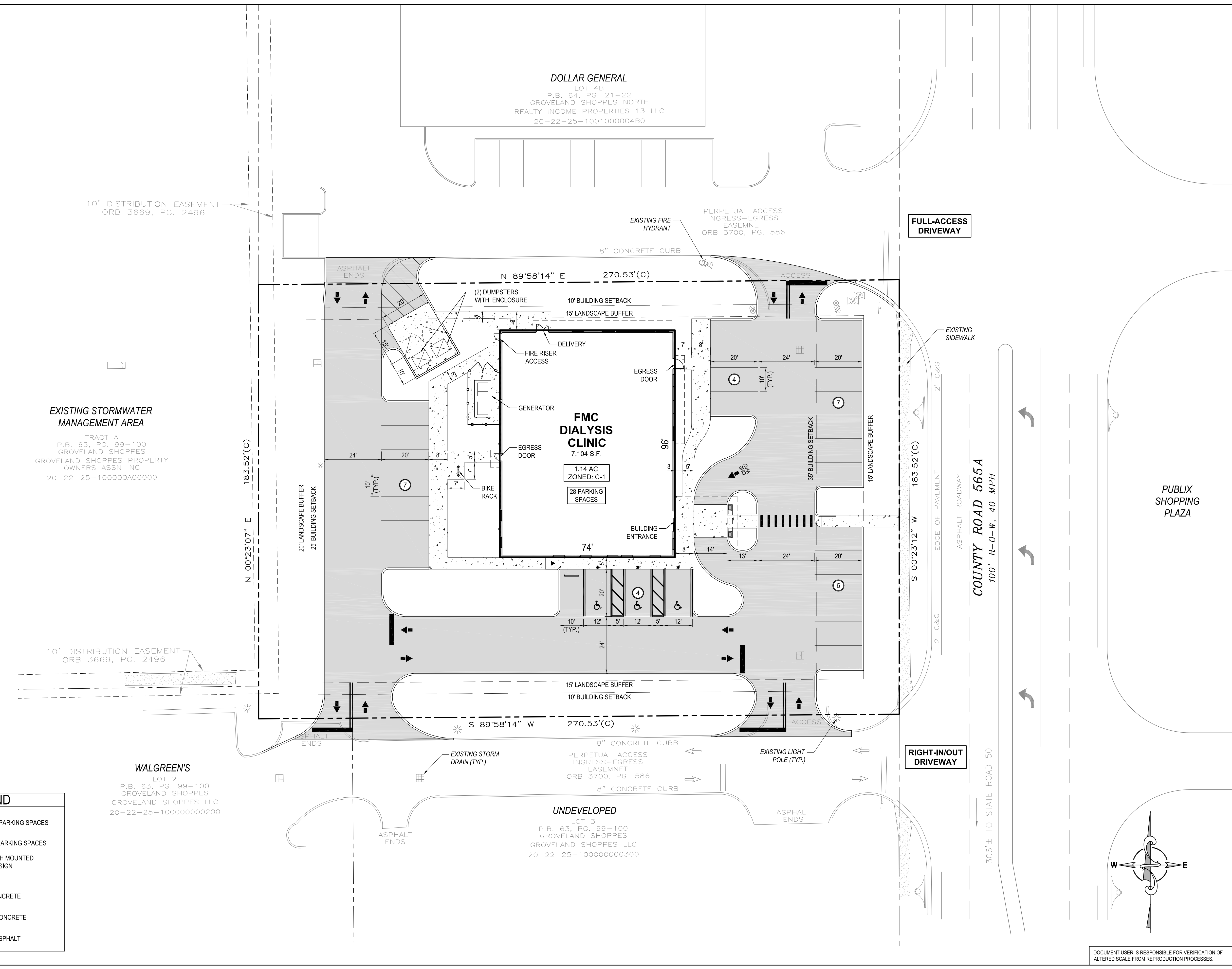
ENGINEER:
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SEAL:

REVISIONS	DATE

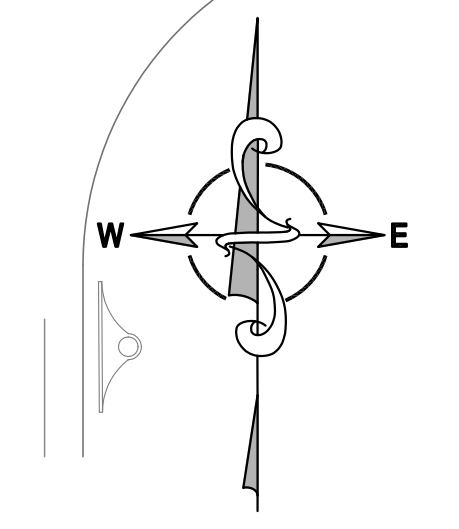
PROJECT MANAGER: BK
 DRAWING BY: JEC
 JURISDICTION: CITY OF GROVELAND, FL
 DATE: 19 MAY 2016
 TITLE:

PRELIMINARY SITE PLAN
 SHEET NUMBER: 1 OF 1
 SCALE: 1" = 20'
 20 10 0 20 40
 SCALE IN FEET
 JOB/FILE NUMBER: 865.001



LEGEND

- ♿ ACCESSIBLE PARKING SPACES
- # NUMBER OF PARKING SPACES
- BOLLARD WITH MOUNTED ACCESSIBLE SIGN
- WHEELSTOP
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED ASPHALT



DOCUMENT USER IS RESPONSIBLE FOR VERIFICATION OF ALTERED SCALE FROM REPRODUCTION PROCESSES.

EXISTING STORMWATER MANAGEMENT AREA
 TRACT A
 P.B. 63, PG. 99-100
 GROVELAND SHOPPES
 GROVELAND SHOPPES PROPERTY OWNERS ASSN INC
 20-22-25-100000A00000

WALGREEN'S
 LOT 2
 P.B. 63, PG. 99-100
 GROVELAND SHOPPES
 GROVELAND SHOPPES LLC
 20-22-25-100000000200

DOLLAR GENERAL
 LOT 4B
 P.B. 64, PG. 21-22
 GROVELAND SHOPPES NORTH
 REALTY INCOME PROPERTIES 13 LLC
 20-22-25-1001000004B0

UNDEVELOPED
 LOT 3
 P.B. 63, PG. 99-100
 GROVELAND SHOPPES
 GROVELAND SHOPPES LLC
 20-22-25-100000000300

Figure 1: Trip Distribution

