



To: Jim Caruso

Date: March 18, 2016

Memorandum

Project #: 62485.00

From: Brent Lacy, AICP

Re: Black East Traffic Analysis

Jim,

We have completed a preliminary traffic analysis for the potential development of the Black East property as a single-family residential community. For purposes of this initial analysis, we have used an estimated 280 units for trip generation (ITE Trip Generation Manual, 9th Edition), produced the projected traffic distribution based on the adopted regional transportation model (this is the standard for that type of an assignment) and completed the evaluation of the roadways immediately surrounding the site to determine what the level of new trips would be from the project and the overall estimated level of service with Existing+Reserved(other approved traffic)+Project traffic on the network segments.

The following provided a summary of the findings. The attachments show the supporting documentation for these results.

- The total traffic that is estimated for the project would be 202 trips (inbound and outbound) during the AM Peak Hour and 261 trips during the PM Peak Hour.
- The traffic assignment onto the area roadways indicates that over 88% of the new project trips would be oriented to the south of the site onto Blackstill Lake Road, with a destination to/from Clermont or the future Turnpike Interchange with Hancock Road now under construction.
- The remaining 11.6% of project traffic would travel to/from the north of the site with about 7.5% toward Tavares on Fosgate Road and about 4% toward Montverde on Ridgewood Avenue.
- Traffic into/through Montverde would equal a total of 1.1 trips in the peak hour, (7 in one direction and 4 in the other); this is about one trip every 5 minutes and would almost be unnoticeable.
- Review of the predevelopment verses post development conditions shows no change in level of service on any of the studied roadway segments (CR 455, Blackstill Lake Road, Fosgate Road or Ridgewood Avenue).
- All roadway segments will operate at or better than the adopted standards with most at LOS B or C.

In summary, the project will add a measurable amount of traffic onto Blackstill Lake Road between the project entrances and CR 50 (Old SR 50) but the level of service will remain the same as the preconstruction condition. The traffic from the project will have a very minor impact on conditions in Montverde and on Ridgewood Avenue, with almost no impact at all in the "downtown" area along CR 455.

Please advise if you need any additional information regarding this preliminary analysis.

BAL/

Black East Traffic Analysis

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PMC April 28, 2016

Existing + Reserved Conditions

Station ID	Road Name	From	To	No of Lanes	Area Type	Functional Classification	FDOT LOS Standard	LOS Capacity	AADT	PM Peak Hour Total	PK-Hr/PK-Dir	EB/NB Directional Info			WB/SB Directional Info			LOS	
												EB/NB Reserved	Total (EB/NB + Reserved)	v/c Ratio	WB/SB Reserved	Total (WB/SB + Reserved)	v/c Ratio		
65	CR 455	CR 561A	Ridgewood Ave	2	T	Collector	D	1,200	2,601	264	145	145	99	244	0.20	87	206	0.17	B
67	CR 455	Ridgewood Ave	CR 455/CR 50	2	T	Collector	D	1,200	6,298	596	308	288	373	661	0.55	308	565	0.47	C
196	Blackstill Lake Road	Fosgate Road	CR 50	2	T	Collector	D	612	3,106	253	156	97	40	137	0.22	156	224	0.37	C
N/A	Fosgate Road	Blackstill Lake Rd	Ridgewood Ave	2	T	Collector	D	612	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	Fosgate Road	Ridgewood Ave	CR 455	2	T	Collector	D	612	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	Ridgewood Ave	Fosgate Road	CR 455	2	T	Collector	D	612	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Source: 2014/2015 Lake County Transportation Management System - April 3, 2015

Existing + Reserved + Project Conditions

Project Volume (PM Peak Hour)

Inbound: 164 veh/hr

Outbound: 97 veh/hr

Station ID	Road Name	From	To	No of Lanes	Area Type	Functional Classification	FDOT LOS Standard	LOS Capacity	Existing + Reserved		Project Traffic			Existing + Reserved + Project					
									EB/NB	WB/SB	Project Distributio n	Peak Direction	EB/NB	WB/SB	PM Pk-Hr Volume	v/c Ratio	LOS		
65	CR 455	CR 561A	Ridgewood Ave	2	T	Collector	D	1,200	244	206	7.4%	EB	12	7	256	213	0.21	0.18	B
67	CR 455	Ridgewood Ave	CR 455/CR 50	2	T	Collector	D	1,200	661	565	0.8%	NB	1	1	662	566	0.55	0.47	C
196	Blackstill Lake Road	Fosgate Road	CR 50	2	T	Collector	D	612	137	224	88.4%	NB	145	86	282	310	0.46	0.51	C
N/A	Fosgate Road	Blackstill Lake Rd	Ridgewood Ave	2	T	Collector	D	612	N/A	N/A	11.6%	WB	11	19	11	19	0.02	0.03	C
N/A	Fosgate Road	Ridgewood Ave	CR 455	2	T	Collector	D	612	N/A	N/A	7.4%	SB	7	12	7	12	0.01	0.02	C
N/A	Ridgewood Ave	Fosgate Road	CR 455	2	T	Collector	D	612	N/A	N/A	4.2%	WB	4	7	4	7	0.01	0.01	C