

MAR 19 2014

APPROVED 

## TRAFFIC IMPACT STATEMENT

### Magnolia Ridge at Mote Ranch

**Application Number: PDR-14-11 (P)/Project Number: 14-S-04 DTS 20140113**

#### Narrative

The proposed Magnolia Ridge at Mote Ranch residential development is located along the south side of Honore Avenue, between Old Farm Road and Lockwood Ridge Road, near Rattlesnake Slough. The residential development is proposed to consist of 14 single-family detached dwelling units. Access to the site is proposed onto Honore Avenue via the existing driveway curb cut. A project location map is provided below.

#### **Project Location Map**



#### Existing Data

In Table 1 below, the link information outlined for the existing data on the first directly accessed, functionally classified (concurrency regulated) roadway segment along Honore Avenue, between Old Farm Road and Lockwood Ridge Road, has been provided. It should be noted that the most recent Manatee County link sheet identifies this segment as a 4-lane divided cross-section. However, the project site is located where Honore Avenue transitions from a 4-lane divided cross-section to a 2-lane undivided cross-section. Therefore, the service volume presented below is based on information from the Florida Department of Transportation's Quality/Level of Service Handbook for a Class II, 2-lane undivided cross-section.

TABLE 1

Link No.	Road Name	From Street	To Street	Cross Section	Peak-Hour two-way LOS Standard Service Volume	5%Peak-Hour two-way LOS Standard Service Volume	LOS Standard	Existing LOS
5097	Honore Ave	Old Farm Rd	Lockwood Ridge Rd	2U	1,197	60	D	C

**Criteria 1**

Criteria 1 requires the trip generation by the proposed site to be equal to or <50 P.M. gross (total) peak-hour trips. Table 2 below indicates the estimated trips using ITE's *Trip Generation Manual*, 9<sup>th</sup> Edition. The trips generated by this project alone will not exceed the 50 P.M. peak-hour trip threshold.

TABLE 2

ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
210	Single-Family Detached	14 dwelling units	9	5	14

**Criteria 2**

Criteria 2 requires the project traffic not to exceed 5% of the P.M. peak-hour, two-way LOS Standard Service Volume for the connecting roadway segment. The proposed site is expected to generate 14 trips. Based upon the information shown in Table 2, this number does not exceed the 5% peak-hour LOS Standard Service Volume of 67 as shown in Table 1.

**Criteria 3**

Criteria 3 requires the project to be located on a roadway segment that does not have an "existing" concurrency issue which pertains to current traffic conditions only. Based upon information in Table 1, Honore Avenue from Old Farm Road to Lockwood Ridge Road (Link Number 5097), *appears to be operating at or above the currently adopted LOS standard according to the most recent Manatee County Link Sheet, during the P.M. peak-hour.*

**Turn-Lane Evaluation**

In addition to the above information, Manatee County requested a turn-lane evaluation to determine the need for exclusive turn lanes into the project site. A P.M. peak-hour turning movement count was conducted at the site driveway on February 26, 2014. Based on the traffic volumes from the turning movement count and the estimated project volumes from Table 2, the turn-lane evaluation was performed based on the NCHRP 279 methodology. To provide a worst-case scenario, each of the turn-lane evaluations (right-turn and left-turn) assumed 100% of the inbound project traffic making either a right-turn or a left-turn. The results of this evaluation indicate that exclusive turn lanes into the site are not warranted at this time. Documentation of the turn-lane evaluation is provided as an attachment to this letter.

If you have any questions or comments regarding the above matter, please contact me as soon as possible.

Very truly yours,

**KIMLEY-HORN AND ASSOCIATES, INC.**



Adam T. Gibson, P.E.  
Project Manager

Cc: Marcus Helmuth, Whiteoak Development

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## **ATTACHMENTS**





Quality Counts

NA

N/S Street: Development Dry

Speed: NA

Site Code: 2430201

Date: 2-26-2014

Weather: clear

City: Bradenton

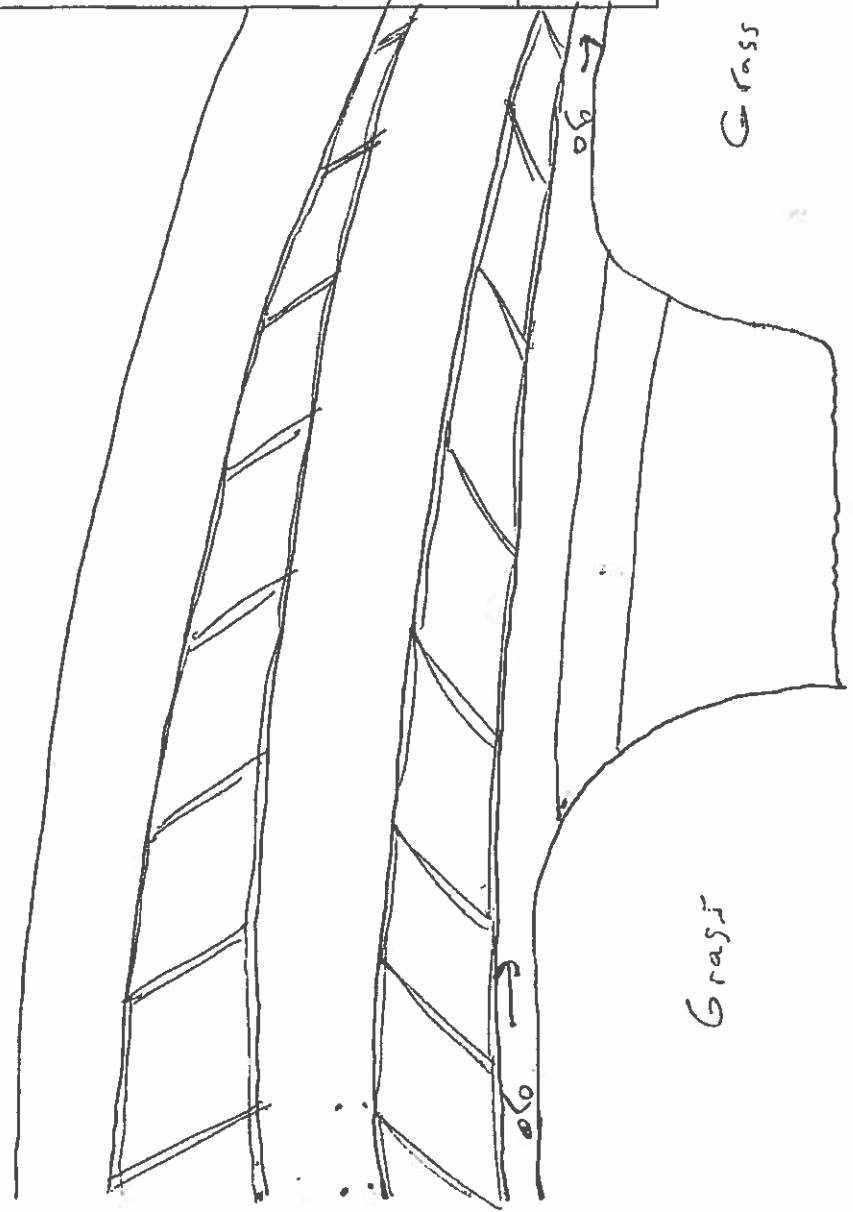
County: Manatee

Count Times: 4:00 PM - 6:00 PM

E/W Street: Honore Ave

Speed: 35

Grass



Grass

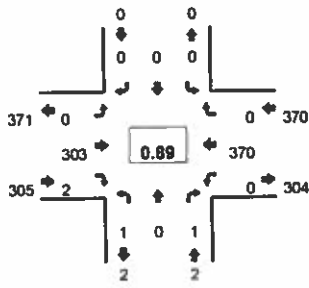
Grass

Type of peak hour being reported: Intersection Peak

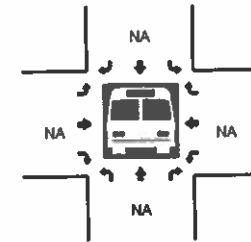
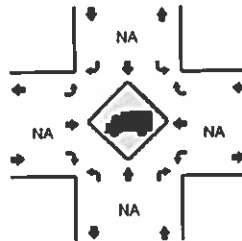
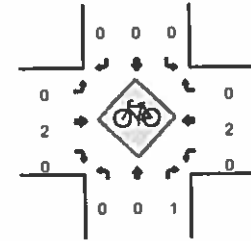
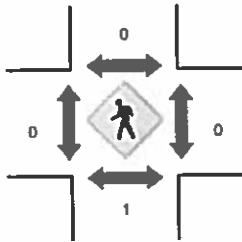
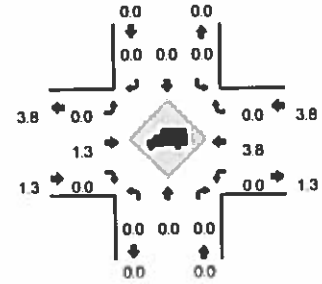
Method for determining peak hour: Total Entering Volume

LOCATION: Development Dwy – Honore Ave  
CITY/STATE: Bradenton, FL

QC JOB #: 12430201  
DATE: Wed, Feb 26 2014



Peak-Hour: 4:45 PM – 5:45 PM  
Peak 15-Min: 5:30 PM – 5:45 PM



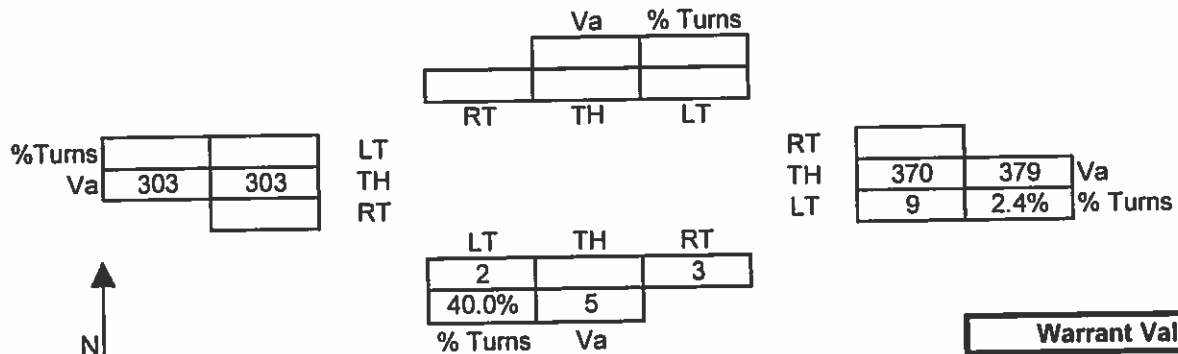
15-Min Count Period	Development Dwy (Northbound)				Development Dwy (Southbound)				Honore Ave (Eastbound)				Honore Ave (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
Beginning At																		
4:00 PM	0	0	0	0	0	0	0	0	0	52	0	0	0	65	0	0	117	
4:15 PM	0	0	0	0	0	0	0	0	0	73	0	0	0	65	0	0	138	
4:30 PM	0	0	0	0	0	0	0	0	0	63	0	0	0	77	0	0	140	
4:45 PM	0	0	0	0	0	0	0	0	0	75	0	0	0	82	0	0	157	552
5:00 PM	0	0	0	0	0	0	0	0	0	81	0	0	0	109	0	0	170	805
5:15 PM	1	0	0	0	0	0	0	0	0	71	1	0	0	87	0	0	160	827
5:30 PM	0	0	1	0	0	0	0	0	0	96	1	0	0	92	0	0	190	877
5:45 PM	0	0	0	0	0	0	0	0	0	58	0	0	0	66	0	0	122	642

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	4	0	0	0	0	0	0	384	4	0	0	368	0	0	760
Heavy Trucks	0	0	0		0	0	0		0	8	0		0	8	0		16
Pedestrians		0				0				0				0			0
Bicycles	0	0	1		0	0	0		0	1	0		0	2	0		4
Railroad																	
Stopped Buses																	

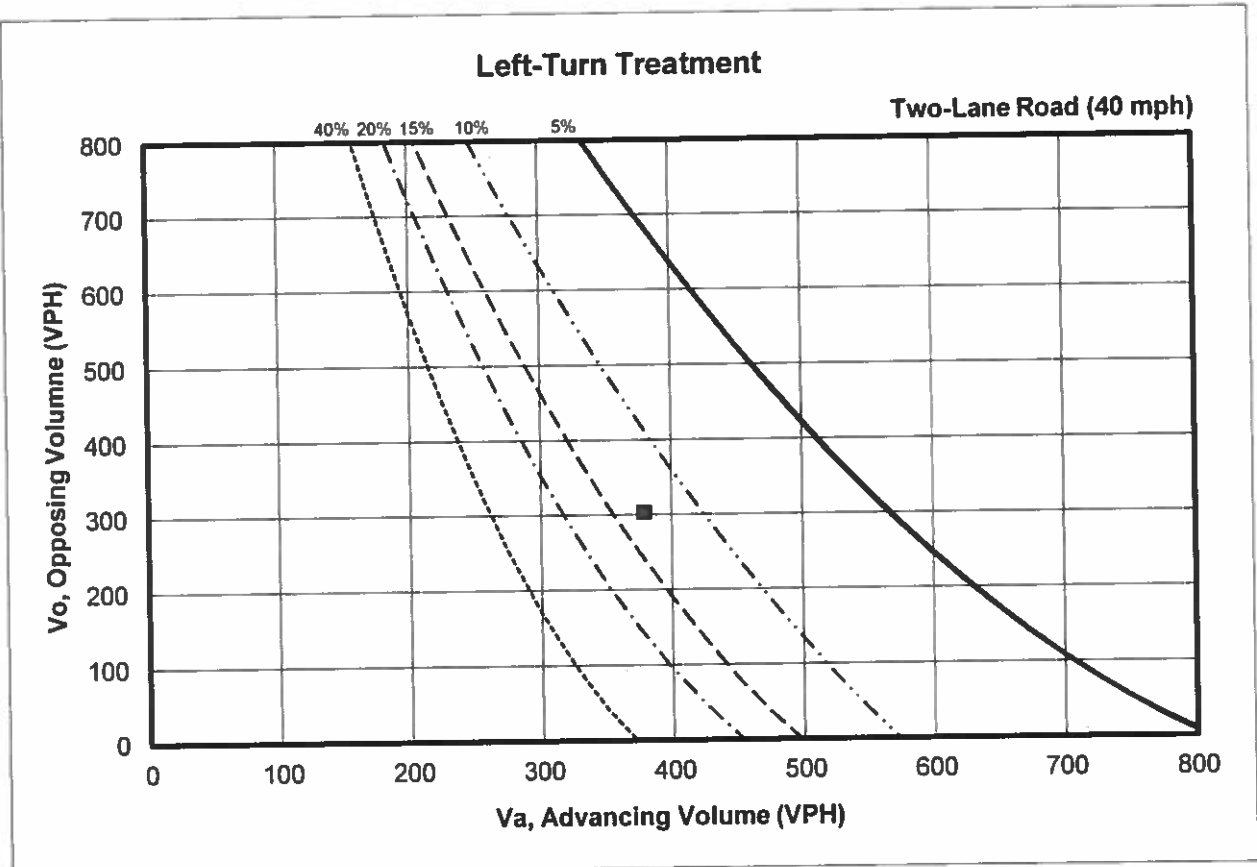
Comments: Driveway may not have traffic.

Intersection: **Honore Ave & Site Driveway**  
 Scenario: **PM Peak Hour**  
 Analyst: **KHA**  
 Date: **2/28/2014**

Direction (NB,SB, EB, WB): **WB**  
 Speed (40, 50, 60 mph): **40**  
 Number of Lanes: **2**  
 (L)eft/(R)ight: **L**



Notes: If VI is greater than 40%, then analysis based upon VI = 40%.  
 If VI is less than 5%, then analysis based upon VI = 5%.

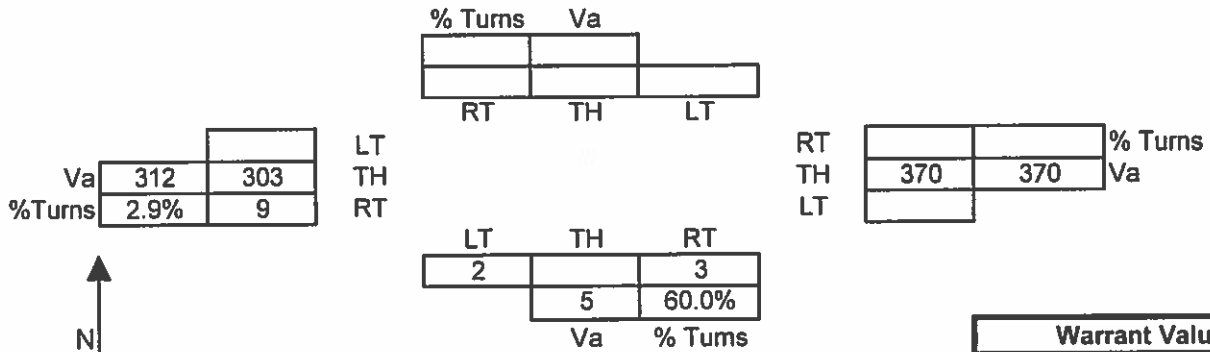


**Warrant Treatment: Left-Turn Lane Not Warranted**



Intersection: **Honore Ave & Site Driveway**  
 Scenario: **PM Peak Hour**  
 Analyst: **KHA**  
 Date: **2/28/2014**

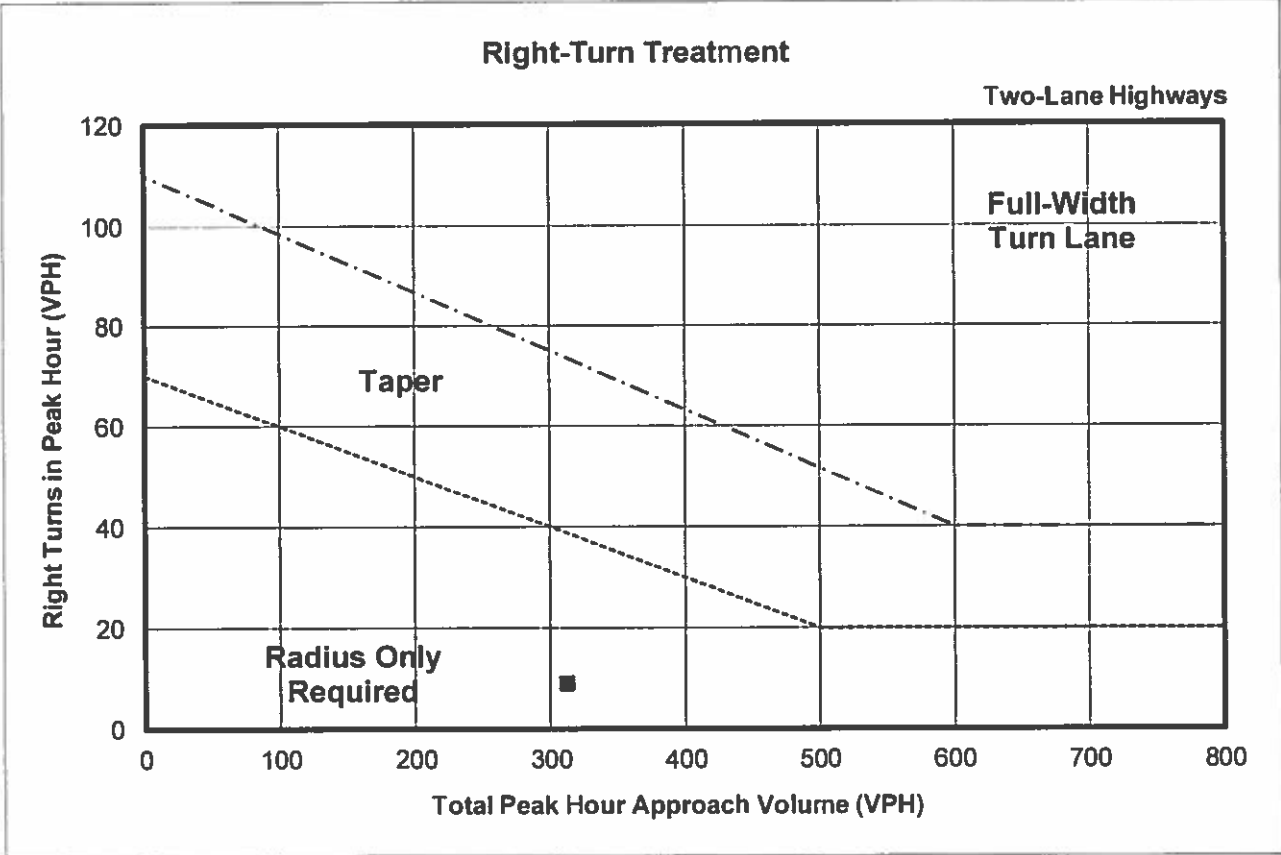
Direction (NB,SB, EB, WB): **EB**  
 Speed (mph): **35**  
 Number of Lanes: **1**  
 (L)eft/(R)ight: **R**



N  
O  
R  
T  
H

Notes: For posted speed limits at or under 45 mph, peak hour right turns greater than 40 vph, and total peak hour approach less than 300 vph, adjust right turn volumes. Adjust peak hour right turns = peak hour right turns - 20.

Warrant Values	
Vr:	9
Va:	312
Vo:	370
% Right Turns:	2.9%



Warrant Treatment: **Radius Only Required**



**Magnolia Ridge at Mote Ranch PDR 14-11 (P) / 14-S-04 DTS 20140113**

**Steve Kollar** to: Adam.Gibson

03/19/2014 12:18 PM

Cc: Jason Utley, Susan Barfield, Clarke Davis, Tim Collins, Mark Mayer,  
Rossina Leider, Paul Villaluz

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RE: Magnolia Ridge at Mote Ranch - Traffic Impact Statement  
Petition # PDR 14-11 (P) / 14-S-04 DTS 20140113  
Consultant: Kimley Horn and Associates.

Manatee County Public Works Department, Transportation Planning Division, has reviewed and approved the Traffic Impact Statement (TIS), dated March 18, 2014, as prepared by Kimley Horn and Associates, Inc. Based on the data provided in this document, the Applicant has addressed the Comprehensive Plan requirements, and provided appropriate traffic-related information to substantiate the findings. In conjunction with this outcome, the Transportation Planning Division recommends transportation concurrency approval.

Please note that the project will directly impact Link # 5097 (Honore Avenue from Old Farm Road to Lockwood Ridge Road.) with 14 pm peak-hour trips.

Please do not hesitate to contact me at the number below if you have any questions or require further assistance.

Sincerely,

Steve Kollar  
Transportation Systems Modeler  
AutoDesk Contract Administrator  
Manatee County Public Works Department  
Transportation Planning Division  
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