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February 28, 2020

Mr. Tom Reetz
Senior Planner
City of Stuart Development Department

Re: **Springtree – City of Stuart, Florida**
Review of Traffic Impact Analysis

Dear Mr. Reetz:

We offer the following responses to comments regarding the IRC review of the Traffic Impact Study (TIS)

Response to Comments (2/18/2020)

1. How will project traffic impact operations along Alden Avenue? What are the existing volumes along Alden Avenue during AM and PM peak hours?
   Response: The development is projected to add 42 and 28 northbound AM and PM peak hour trips, respectively, the existing Alden Avenue traffic. Peak hour peak direction traffic is projected to be about 1 vehicle per minute and Alden Avenue ADT is projected to be less than 1,000 vehicles per day. Therefore Alden is projected to function acceptably as a local road with the proposed project. See Page 9 of the revised study.

2. Please count the intersection of US-1 & Monroe Street during the AM and PM peak hours and evaluate its operations with project traffic. Also, please evaluate the queuing on the eastbound approach.
   Response: **Acknowledged. See Page 6 of the revised study.**

If you have any questions, please do not hesitate to contact Shaun Mackenzie at (772) 834-8909.

Sincerely,

Shaun MacKenzie

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