Kimley»Horn

To: Tom Reetz
Senior Planner
City of Stuart Development Department

From: Nicholas J. Mora, P.E.
Kimley-Horn and Associates, Inc.

Date: July 2, 2018

Re: **Savannah Place Apartments – City of Stuart, Florida**
Review of Traffic Impact Study

Kimley-Horn has reviewed the Traffic Study (dated June 1, 2018) prepared by Captec Engineering, Inc. related to the above-mentioned project. Please find below our review comments pertaining to the development's impacts to adjacent transportation facilities.

1. The PM peak hour volumes displayed in the Traffic Exhibit for the driveway connection along Baker Road are incorrect based on the PM peak hour trip generation and the trip distribution. Please update this and the subsequent HCS analysis and Traffic Exhibit.
2. Intersection Volume Development sheets were not provided within the report. Please provide these sheets so the HCS analysis can be verified for the driveway connection along Baker Road and the intersection of Baker Road & Savannah Road.
3. Please evaluate the all-way stop controlled intersection of Baker Road & Cardinal Avenue to ensure its AM & PM peak hour operations are acceptable with the addition of project traffic. Include volume development calculations as well.
4. Please provide analysis for a possible westbound ingress right-turn lane at the driveway connection along Baker Road.

Thank you for the opportunity to assist the City of Stuart in reviewing the noted project. Please contact us if you have any questions or need additional information.

Kimley»Horn

Memorandum

To: Tom Reetz
Senior Planner
From: Oliver Basse, Environmental Scientist
Date: June 27, 2018
Subject: Savannah Place Apartments, RPUD Master Plan and Rezoning Application

We have reviewed the resubmitted application materials and comment response letter for the referenced site. The following comment was not completely addressed:

Item 34D – Incomplete. There is a vegetative map in the EA and land cover data using the Florida Land Use, Cover and Forms Classification System (FLUCFCS) is described. However, the FLUCFCS map does not match the text descriptions and only shows FLUCFCS as "Forest". The text describes multiple wetland and upland FLUCFCS codes that are not represented on the map. The map also does not include the approximate acreage of land covers based on FLUCFCS.

Applicant RESPONSE:
A revised FLUCCS map is submitted with this response, FLUCCS community types and acreages are shown on the revised map. The revised map shows only those community types found on the project site.

2nd Review comment: The FLUCFCS descriptions and acreages were provided, but the FLUCFCS codes (required for District submittal) were not included on the revised drawings. Please provide.