

## MEMORANDUM

TO: Bethany Grubbs – Planner III, Planning & Zoning

FROM: Diana Spriggs, P.E. – Assistant Director, Public Works

DATE: August 6, 2024

SUBJECT: P22-156 Western Grove Seville Phase 6B – Preliminary Plat  
Traffic Generation & Circulation Approval

---

This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated April 29, 2024 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

This plat includes 342 lots under the preliminary plat reviewed. This amount of lots estimates 326 PM Peak Hour trips per Institute of Transportation Engineers (ITE) Manual, 11th Edition. This phase 6B plat approval is included in the previously approved dwelling units for the Western Grove DRI.

A 285 LF left turn lane along Tradition Parkway west and eastbound at the western entrance is provided as part of this application.

As part of the construction with this application, Tradition Parkway will be connecting to Range Line Road. The initial buildout of the intersection will be stop controlled.

The next roadway obligation within the Western Grove DRI is for the 2 lane construction of North-South A from Tradition Parkway to ½ Mile South of that intersection. This is triggered at 2,122 Net External DRI PM Peak trips or 2,050 dwelling units, whichever comes later.