

GRIFFEY ENGINEERING, INC.

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Traffic

The intersection on SR 19 created by this shopping center, Lake Hills, and Thompson Grove will most likely require a traffic signal in the future. The need for the signal is fully due to the traffic generated by these developments. Accordingly, the costs for the construction and the ongoing operation and maintenance of the traffic signal should be the responsibility of the developments.

Provide a proportionate share calculation toward the construction of the roundabout at the intersection of SR 19 & CR 48. The town has been working with Lake County Public Works to establish the roundabout as an impact fee project. They have indicated that the cost of designing the roundabout could be part of a proportionate share contribution.

Site Plan

Provide a site assessment for endangered & threatened species. Has the property been evaluated for sand skinks?

The development will need to provide to the town an easement to allow traffic from the water treatment plant to access SR 19. Identify this on the plan (either graphically, with a note, or both).

Provide crosswalks for the pedestrian route sidewalk at the SW side of the building.

Why is the sidewalk discontinued along the frontage of Outparcel C?

Provide a plan & details for the access connections to SR 19 on the north and south ends of the project.

Provide a structural analysis for the retaining wall adjacent to the water storage tank.

Provide an additional sewer lateral at the north corner of Outparcel C for a future connection from the water plant site.

The water main from the system tie-in point to the site is to be 12".

Construct a 12" water main along the SR 19 frontage.

Provide backflow preventers at the site boundary where the on-site water mains connect to the town's system in the right-of-way.

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How is the water to the site going to be metered?

Landscape & Irrigation Plan

The landscaping in the main boulevard right-of-way along the frontage of Outparcel B needs to be adjusted to reflect the sidewalk changes discussed in the Main Boulevard & Mass Grading DRC comments (Dec 12, 2024).

Modify the median landscaping at the location of the raised pedestrian crossing to reflect the pedestrian refuge area in the median. The median landscaping should not obscure the motorist's view of pedestrians in the median.

Do not put irrigation lines under the CR 48 access road.

Clearly identify on the irrigation plan the tie-in point to the supply main.

Will the irrigation water be metered?

Extend the irrigation line at the raised pedestrian crossing to the other side of the main boulevard to provide for a connection to Outparcel A.