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PLANNING & DESIGN

## Comment Response for No.2 Road

Staff Comments from 01.10.23 & DRC discussion 01.12.23

1. Number 2 Road is a Lake County facility, and their rules will govern the intersection design. However, the staff supports the recommendation that right and left turn lanes be provided at the entrance as the location for the entrance is on a curve with limited sight distance and the likelihood of high-speed traffic in the area.

**Response:** Noted.

2. The project will need to contribute a fair share payment for signalization of the intersection of Central Avenue and SR 19 and the revised signals at CR 48 and SR 19. The Town code sets a maximum length for a cul-de-sac of 660 feet. It appears that two of the proposed cul-de-sacs exceed this limit. Unless the Town Council waives the requirement, some adjustment in the concept plan is needed. A future emergency accessway from the eastern cul-de-sac to the property to the southeast could be provided to offer an opportunity for future access, and some design of the road network near the western cul-de-sac could result in a shortened road.

**Response:** Updates to the plan have been made. See updated concept plan for your review.

3. The proposed entrance area design should meet the requirements for the alternative access design as specified in Section 8.03.05 A. The Town Council adoption should note the application of the alternative rule.

**Response:** Noted.

4. Staff requested a modified Land Use Map depicting the extent of MDR, Conservation and Public.

**Response:** Noted and attached.

Thank you for your comments and we appreciate your reviewing our submittal,

Sincerely,

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