

GRIFFEY ENGINEERING, INC.

February 5, 2024
Lake Hills Commercial Preliminary Site Plan
Engineering Review Comments
Page 1

Traffic

Access connections and offsite improvements need to be coordinated between the residential and commercial portions of Lake Hills PUD. The town is working with Lake County and FDOT to develop an improvement plan for this area. Approval of this preliminary site plan should include a condition that the final construction plans will incorporate those improvements. A copy of the most recent concept plan is included with these comments.

SR 19 & CR 48 Intersection: This intersection will need to be modified to accommodate future traffic. This should be an Impact Fee project through the Lake County road improvement program. Lake Hills PUD (residential and commercial) should provide a proportionate share contribution towards that project.

CR 48 & Commercial Side Entrance: This intersection would work best as a roundabout. It would provide full access and would eliminate the need for an easement through the commercial site to accommodate traffic from the water plant.

SR 19 & Project Entrance: This intersection would work better as a roundabout. It would function as a town & project gateway, it would slow down traffic coming into town, it would provide safer egress for project traffic, and it would eliminate the need of a future traffic signal.

Site Plan

This development will need an easement from the town for the portion of the CR 48 access that goes over town property. A condition of the easement should include a maintenance guarantee of the access road from the commercial property owner. This can be addressed with the final site plan submittal.

Grading of the site needs to be coordinated with the town. The design of the town's water treatment plant has recently started. During the final site plan design process the engineer for the commercial site needs to work with the town's engineers to develop a common grading design that works for both projects.