



August 21, 2013

MEMORANDUM

TO: Andy Hetzel, Senior Planner
Planning and Development Department

FROM: Lisa King
Traffic Technician Senior

Subject: **Gatlin-Collins Retail Center PUD
PUD R-2013-469 fka R-2008-776**

Upon review of the referenced application, and based on the information provided to date, the Development Services Division has the following comments:

1. A traffic study is to be conducted for all proposed accesses to Collins Road. The study shall include a queue storage analysis of the existing lanes, need for additional lanes and a traffic signal warrant analysis based on the MUTCD warrants. Development Services shall approve the study prior to the final approval of the Civil Engineering Plan set. Plans for any required improvements shall be included with the Civil Engineering plan set. The Developer will be responsible for all cost associated with the design, construction of any required improvements, as well as the study. Turn lanes shall be constructed in accordance with FDOT Index 301 design standards, with a design speed of posted speed plus 5 mph. The study will determine queue length needed. The City of Jacksonville requires a minimum 100' queue.
2. Number, location and design of driveways to Collins Road are subject to the review and approval of the Development Services Division.
3. There shall be no cross access within 150' of Collins Road.
4. Cross access/internal connectivity shall be required between all parcels/out parcels.
5. Identification signage, walls, fences and landscaping shall not obstruct horizontal sight distance as outlined in FDOT Index 546.

Please understand that this does not constitute approval of the design elements. Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.