

GRIFFEY ENGINEERING, INC.

June 9, 2025

Thompson Grove Subdivision – Pre-Application

Engineering Review Comments

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1. The project will need provide a traffic impact study with the PSP submittal.
2. Attached are concept plans for roads, intersections, and trail improvements in the town. The intersection on SR 19 created by this project and the Lake Hills project is to be a roundabout. Plans for this project need to reflect that. The Lake Hills Commercial development is currently working with FDOT regarding the design and construction.
3. The property owner of Thompson Groves should dedicate the right-of-way and easements needed for the roundabout construction.
4. This project should provide a proportionate share contribution towards the construction of the roundabout at the intersection of SR 19 & CR 48.
5. The project should construct the trail along its SR 19 frontage.
6. The local road right-of-way width in the Land Development Code is 60'. The subdivision roads need to comply with the town's standard detail R-1 (attached).
7. Intersection traffic control of the subdivision streets needs to comply with the town's standard detail R-1A (attached).
8. The gated emergency access point needs to be at the Citrus Ave extension (plan attached), not at Mission Lane.
9. Provide a water main extension to the south at the Citrus Ave extension and to the north along the west side of Lot 6.