



**Response to Comments  
Howey-in-the-Hills Residential Development**

The following is our response to comments regarding the above-referenced project. The comments are listed first in **bold** followed by our response.

Traffic Comments by Thomas Harowski

**Comment – The completion date of 2025 seems wholly unrealistic.**

Response:

The completion date changed to 2028.

**Comment – Why did the traffic study not consider approved projects (listed above) in stead of using a general growth percentage?**

Response:

The analysis was revised using approved project trips instead of a growth percentage as per the comment.

**Comment – Number 2 Road is substandard in lane width and other design factors. Does this affect capacity?**

Response:

Yes, it does and the Lake County CMD Database used takes this into consideration. The capacity used for Number 2 Road is a reduced capacity due to substandard roadway geometry.

**Comment – Why would the study not recommend turn lanes on Number 2 Road when all of the turning movements will occur on a curve with limited sight distance?**

Response:

The study did not recommend turn lanes due to low traffic projections. However, due to sight distance concerns the Developer will consider turn lanes in the design of the access.

**TPD No. 5659  
December 23, 2022**

Traffic Comments by Griffey Engineering, Inc.

**Comment – The traffic study does not accurately address the project impact on Central Ave at SR 19 in the AM Peak Hour condition. The volume of project traffic on Central Ave was omitted from the calculation. This needs to be corrected. Also, the study indicates that in the PM Peak Hour condition the eastbound leg of Central Ave. will go from LOS C to LOS E. The AM condition will probably be worse since there will be more EB project traffic in the AM peak. This intersection will need to be improved and signalized in the future (see attached concept plan).**

Response:

The volume of project traffic omitted on Central Avenue converted and the analysis revised, accordingly. We concur that the intersection will need to be improved and signalized in the near future.

**Comment – The project will need to dedicate right-of-way for Number Two Road along its frontage to bring it up to county standards.**

Response:

The project will dedicate right-of-way for Number 2 Road along its frontage as requested.