

GRIFFEY ENGINEERING, INC.

October 12, 2022

Hillside Groves – Phase 1 Construction Plan

Engineering Review Comments

Page 1

1. Additional comments may be added to these with the reviews of subsequent submittals.
2. This work will require various permits from SJRWMD, Duke Energy, Lake County, FDOT, FDEP, FWC, COE. Provide copies of the applicable permits & approvals before commencing work on the site.
3. Provide hydraulic calculations for the irrigation system.
4. Provide lift station calculations.
5. Add lift stations to the master utility plan.
6. Provide design data for the pumps and wet well on the lift station detail page.
7. The driveway on SR 19 opposite from the project entrance needs to be 24' wide and paved.
8. Provide a plan for improvements to No. 2 Rd. Per Lake County standards, this connection should require turn lanes.
9. Provide details on how the roadside drainage on No 2 Road will be handled at the new road connection.
10. Modifications to the FEMA flood lines due to the proposed grading will need a LOMR submitted to change the flood maps.
11. The No 2 Road utility plan is lacking information and detail. Show the proposed project improvements along with the existing utilities and right-of-way. A cad file of an as-built survey of this corridor will be provided as a follow up to the DRC meeting.
12. ALL legs of ALL intersections need to provide full pedestrian accommodation including ADA curb ramps & crosswalks. Crosswalks are to be per FDOT Design Standards 2017-18 Index 17346 Sheet 12 of 17. The crosswalks at stop conditions should be standard crosswalks. The crosswalks not at a stop condition should be special emphasis. The crosswalks depicted on the plan should accurately reflect the marking widths & spacings shown in the standard.
13. The roadway cross sections refer to a detail for the Pavement Section, but the detail seems to be missing.

GRIFFEY ENGINEERING, INC.

October 12, 2022

Hillside Groves – Phase 1 Construction Plan

Engineering Review Comments

Page 2

14. Identify on the plans the locations where sidewalks are to be constructed with the subdivision construction. Add a note that all curb ramps are to be constructed with the subdivision.
15. Extend the new 12" water mains along SR 19 and No. 2 Rd to a point beyond the project entrances. Terminate with a fire hydrant for flushing and a gate valve for future main extensions.
16. Call out air release valves at the high points of the potable water, irrigation, and sanitary force mains.
17. Adjust the depiction of the valves on the plans to show them outside of curbs and curb ramps.
18. An easement down a lot line is not practical maintenance access for stormwater ponds unless there are enforceable restrictions against placing fences and landscaping within the easements.
19. Provide site improvement details for the lift stations that show driveway access, backup power generator, and security fencing.
20. Provide site improvement details for the irrigation supply well that show driveway access and equipment & controls. This area should be fenced for security.