

GRIFFEY ENGINEERING, INC.

March 10, 2025
Lake Hills – Main Boulevard & Mass Grading
Engineering Review Comments
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Traffic & Transportation

The intersection on SR 19 created by this project, Lake Hills Commercial, and Thompson Grove will most likely require a traffic signal in the future. The need for the signal is fully due to the traffic generated by these developments. Accordingly, the costs for the construction and the ongoing operation and maintenance of the traffic signal should be the responsibility of the developments.

This project should provide a proportionate share contribution towards the construction of the roundabout at the intersection of SR 19 & CR 48.

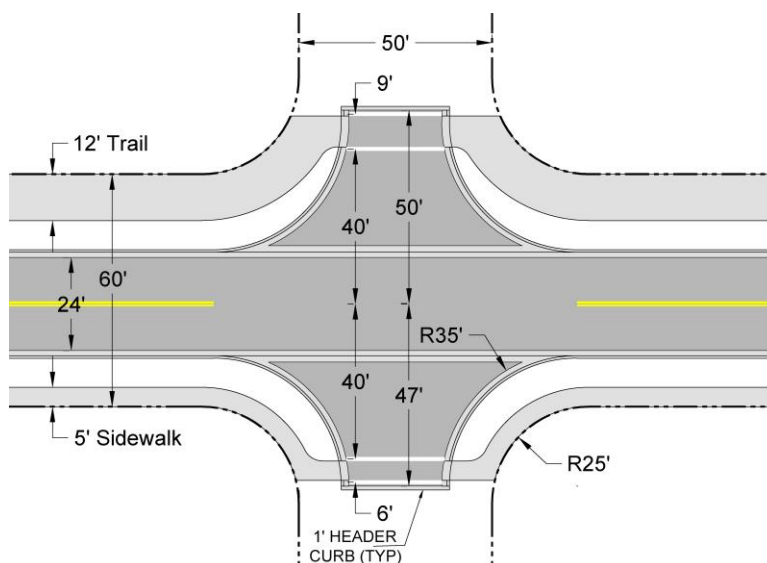
Lake Hills PUD should be designed as a Complete Streets, pedestrian friendly community. The intersections of the residential streets in subsequent phases need to provide full pedestrian accommodation. Pedestrians need to have clearly designated means (crosswalks & signage) to safely traverse an intersection from any corner to any other corner or side.

Mass Grading Plan

Provide a copy of the latest edition of the Y.E.S. report referenced in the construction plans.

Main Boulevard

The construction of the side streets along the boulevard should be built with a full turnout as depicted below. Adjust the plans to reflect that configuration.



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The outbound left turn arrow at CR 48 is not needed.

The pedestrian advance warning and location signs for the crosswalk at Sta 114+00 are shown on the signage plan for a crossing at Sta 119+25. Recheck the signage along the boulevard for accuracy.

Provide an eastbound pedestrian advance warning sign at Sta 125+00.

Provide greater detail for the construction of the raised crosswalk at Sta 147+00, particularly at the curb line and the median refuge island.

Stripe storage lanes and left turn arrows for the commercial connections between 148+00 and 150+00.

Potable & Irrigation Water

Provide plans & details of the irrigation water supply system.

The town's water master plan calls for a 12" water main along CR 48. The offsite utility plan needs to show a 12" main.

Wastewater

Lift stations pumps need to be Hydromatic.

Adjust the configuration of the Yard Plan on sheet C920 to show an emergency bypass pump consistent with town detail WW-10.

All valves along the force main are to be plug valves. The plan calls out gate valves in some locations.

Drop manholes are to be 5' diameter and lined per town detail WW-5. Adjust the table on C205 accordingly.