

September 15, 2023

Tom Harowski
Representing the Town of Howey in the Hills
97 N. Saint Andrews Dr.
Ormond Beach, FL 32174

RE: Hillside Groves Subdivision: Comment Response Letter

Dear Mr. Harowski:

This letter is written to address the comments found in your September 11, 2023 email where you tabulated comments from recent public meetings. Below are the listed comment, follow by our response in **bold**.

1) Need to address improvements to Number Two Road to the west of the entrance to road A.

The turn lane on Number 2 Road is show on the civil engineering plan set by our firm.

2) The road A collector road is over 8/10 of a mile long and plans have only 16 streetlights (8 on each side of the road). Councilor Miles would like to see this doubled to 32 streetlights.

The final street light locations will be designed at a later date and be in accordance with photometric standards and other jurisdictional standards related to light levels and other factors.

3) There is no entrance sign to the development off of Number Two Road.

The location and type of an entrance sign from Number 2 Road is at the discretion of the developer and may be installed in future phases.

4) Along much of Road A there is no irrigation provided, with Bahia grass being used. Councilor Miles thinks it needs to be irrigated.

Please reference the 500 series landscape sheets that shows full irrigation of the green space on Road A.

5) The L403 tract P had a pump station buffered only with landscaping. Councilor Miles stated that he wants it to have a 6-foot-high chain link fence (black or green coated) surrounding it.

Sheet 16 of the civil engineering set shows a standard detail with a 6' chain link fence in compliance with town code.

6) Unnamed amenity on tract R, Councilor Miles would like to know what this is.

The layout for the amenity has not yet been designed. The amenity plan will be submitted to the town at a later date.

7) On the Property's northwest corner is a townhouse tract, with more than 50 units. Councilor Miles would like a second ingress/egress point that is not an emergency entrance.

This access is shown on sheet 3 of the civil plan set. The councilor likely was referring to the landscape drawing set that did not show this connection. The landscape drawing base will be updated prior to construction. Note that the townhomes are in phase two and not part of these engineering approvals. Landscape drawings will be refined with the construction of phase two. The master site plan shown on sheet 3 were recently updated to show all requested connections in the approved preliminary site plan approved by the town.

8) At the south junction of Road A the commercial area is only showing 3 lanes and it should have two north and two south bound lanes (as shown the last time this item came before the Town Council).

FDOT staffers commented that the four-lane configuration would not be allowed. The consultant team held meetings with agency staffers to settle on the design shown today. The current design allows for one lane into the site via "ROAD A". Leaving the site is a through/left turn lane and an exclusive right turn lane. This is now a three-lane roadway where the site accesses S. Palm Avenue. FDOT has approved the construction drawings as an adequate access width.

For traffic coming from S. Palm Avenue, the commercial parcel is served by a four-lane section at the four-way intersection. An exclusive right lane and exclusive left lane are used for the patrons of the commercial area for access. This allows unrestricted through movements for vehicles entering and exiting the subdivision. For vehicles traveling toward S. Palm Avenue, they have access to a three-lane configuration. This offers through movements into the subdivision, exclusive left turns into the commercial site from the subdivision, and a through/right turn lane for vehicles leaving the subdivision and/or accessing the commercial site

Thank you for the opportunity to offer these responses, Please let me know if you have any questions. I can be reached at 904.265.3030 or at eevans@cwienq.com.

Sincerely,

Eric D. Evans, PE
Senior Project Manager