

GRIFFEY ENGINEERING, INC.

December 11, 2023
Lake Hills Preliminary Subdivision Plan
Engineering Review Comments
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Traffic

The project needs to submit a Traffic Impact Study for review.

The developments at this location (Lake Hills, Lake Hills Commercial, and Thompson Groves) will necessitate roadway improvements on SR 19 and CR 48. A copy of my recommended improvement plan for this area is attached.

The turn lanes along SR 19 and CR 48 at the access points are the responsibility of the developers.

The improvement to the SR 19 / CR 48 intersection (conversion to a roundabout) will require the cooperative efforts of the Town, Lake County and FDOT. This project should also receive proportionate share funding from the impacting projects.

The intersection of SR 19 and the main entrances to Lake Hills Residential & Commercial, and Thompson groves will most likely require a traffic signal at some point in the future. The cost of that signal should be borne fully by the impacting projects.

Plan

Revise the plan to incorporate the modifications to the SR 19 entrance road shown in the SR 19 & CR 48 Improvement Plan including turn lanes, sidewalks, trails, and traffic control. Widen the proposed right-of-way as needed to accommodate the improvements.

Include a road stub out at the south end of the Public Park to provide access to the neighboring property to the east. This should also be the park's access drive.

Some of the lots adjacent to the CR 48 commercial/WTP access road have an access easement over them (refer to the submitted survey). This will need to be resolved as the project goes forward.

Call out the depth of asphalt in the roadway details. The town standard is 1½" SP 9.5.

Stormwater ponds need to have practical access for maintenance. A drainage easement along lot lines is not acceptable as the sole access route. If access is to be between lots, it needs to be in a dedicated tract, not an easement.

Show on the plan proposed lift station tracts.