

GRIFFEY ENGINEERING, INC.

July 6, 2025

Lake Hills, Phase 1 – Construction Plans

Engineering Review Comments

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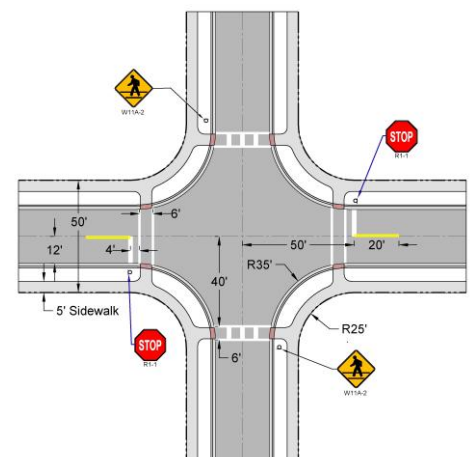
General Comments

1. Additional comments may be added to these with the reviews of subsequent submittals.
2. Provide a copies of SJRWMD and FDEP Water & Sewer permits before commencing work.
3. When will the community park be developed? A site plan will need to be submitted for it.
4. Optional Gate Plan: Change the intersection of CR 48 and the main boulevard to a roundabout and adjust the gate configuration accordingly.
5. The environmental consultant for the project has stated to the SJRWMD that the roads won't be gated and will be publicly maintained. This was pertaining to an access easement to wetland areas. This seems to be in conflict with the Optional Gate Plan
6. Retaining walls need to include safety railings, and will require structural permitting.

Roads

7. Remove soil cement as a road base option.
8. Remove the City of Leesburg reference in the pavement specifications

9. Lake Hills PUD is to be designed as a Complete Streets, pedestrian friendly community. The intersections of the residential streets 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. Intersection design needs to meet that intent and comply as much as possible with the town's road detail R1A. Curb ramps need to be perpendicular to the road and not placed at the center of the corner radius. The distance from the intersection of the nonstop crosswalks can vary to align with lot lines and not conflict with driveways.



10. 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.

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11. Will there be a future extension of the road at Sta 350+00, to the community recreation park? If the road needs Type 6 inlets, then the end of road construction needs to go to the far end of the inlet.

12. Install barricades (Detail R-21) at the ends of all stubbed-out streets.

13. Install a 12" header (ribbon) curb across the ends of all stubbed-out streets (both temporary & permanent).

Potable & Irrigation Water

14. Water mains and irrigation mains should be placed between the back of curb and edge of sidewalk. Valves should be located in grassed areas whenever possible.

15. Add a conspicuous note to the utility plans that valves are not to be placed in curb lines or in curb ramps. Adjust the depiction of the valves on the plans to show them outside of curbs and curb ramps.

16. Per the LDC, minimum water main sizes are 6".

17. Provide plans & details of the irrigation water supply system.

Wastewater

18. The sewer service to Lot 1 is too long, move SS040 to Sta 390+75. The sewer service to Lot 102 is too long, move SS014 to Sta 360+50. The sewer service to Lot 119 is too long, move SS024 to Sta 350+25. . The sewer service to Lots 155 & 156 is too long, move SS045 to Sta 300+75.

19. The town standard is for sanitary sewers to be at the road centerline. Move manholes SS031, SS029, SS061 to the center of the intersection.