

GRIFFEY ENGINEERING, INC.

August 13, 2025

Watermark Phase 1 & Master Gradin Plans

Engineering Review Comments

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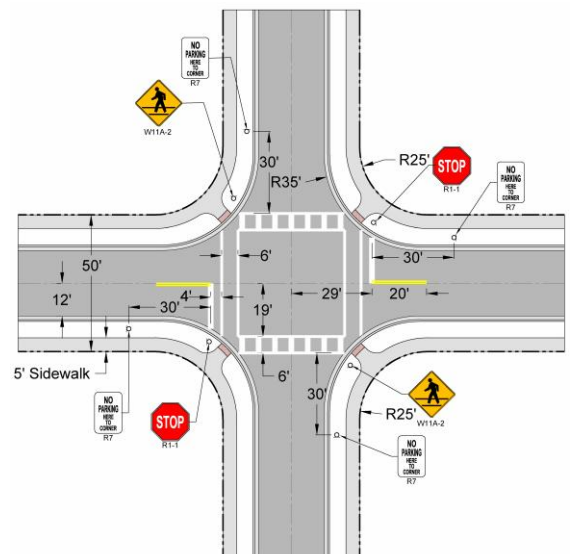
General Comments

1. Additional comments may be added to these with the reviews of subsequent submittals.
2. Provide copies of FFWCC, SJRWMD and FDEP Water & Sewer permits before commencing work.

Roads

3. As discussed in the recent meeting with the developer, the town and FDOT, the intersection of SR 19 and Revels Road will need to have turn lanes installed to manage the increased traffic. This will be an interim condition until a roundabout can be approved, designed, and constructed. Attached are concept plans showing the interim turn lane condition and the final roundabout condition. The project needs to incorporate the interim turn lane improvements into the construction plans.

4. Watermark 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. Provide additional crosswalks at the locations shown on the attached striping markup. Include the signage as shown in R1A.



Potable & Irrigation Water

5. The attached utility markup shows needed adjustments to the water mains and force main.
6. Show on the utility plans the proposed canopy trees from the landscape plan that are within the right-of-way. Call out in the plan that the trenches for the water and irrigation mains need to be lined with a root barrier for 30' adjacent to the proposed tree.
7. Provide a plan for the irrigation water supply system.

Wastewater

8. The town has recently updated its lift station details (attached). Adjust the LS site layout to follow the new details.
9. Adjust the force main route as shown in the utility markup.