

GRIFFEY ENGINEERING, INC.

August 12, 2025

Lake Hills, Phase 1 – Construction Plans

Engineering Review Comments

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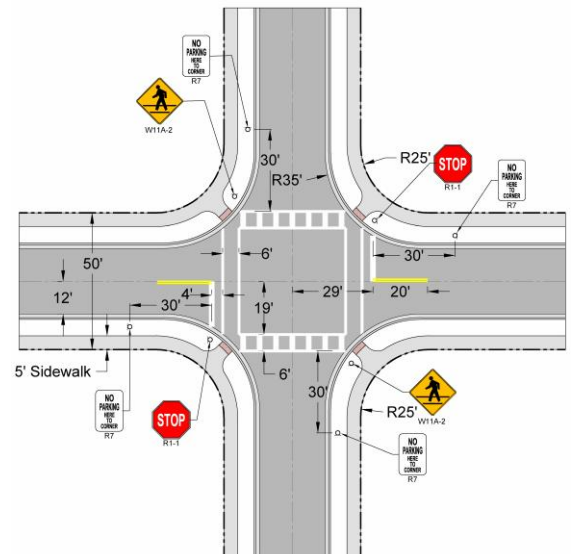
General Comments

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

Roads

3. The road detail on Sheet C901 is the current town road standard: 60' r/w, 11' travel lanes & 8' on-street parking (38' pavement width). The plans show a 50' r/w, 11' travel lanes and no on-street parking. The detail in the plan is the current LDC requirement for local roads. That standard went into effect 8/26/2024. The PSP was approved on 04/22/2024 with the old road standard (50' r/w, 12' travel lanes). Revise the plans to comply with the old road standard. Also, the LDC requires a minimum EOP corner radius of 35'.

4. 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. The detail has been updated to comply with the recommendations from FHWA-SA-17-072 (Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations). Provide additional crosswalks at the locations shown on the attached markup. Include the signage as shown in R1A.



5. The Lake Hills Development Agreement states: "The sidewalk and buffer along CR 48 shall be completed on or before the date that construction of subdivision improvements is completed for the first pod to be located adjacent to CR 48". Also, the approved PSP shows a sidewalk along CR 48. The county has stated that the portion of the trail along the boulevard can be considered as part of the Central Lake Trail route. That means that a trail segment between the project's CR 48 entrance and SR 19 does not need to be constructed. However, it does not necessarily follow that a sidewalk is not needed along that section of CR 48. Waiving the requirement for the construction of that portion of sidewalk requires approval of town council.

6. For the side street sidewalks connecting to the boulevard trail/sidewalk provide a 5' inside corner radius.

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7. The stop sign and stop bar on Starside at the Boulevard is on the wrong side of the street.

Potable & Irrigation Water

8. 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. Based on the landscaping proposed for the Boulevard, those pressure mains (water, irrigation & force main) will need to have their trenches lined along their full length.

9. The irrigation water supply system is subject to further review & comment.

Wastewater

10. Move SS31 out of the crosswalk. Move SS029 out of the valley gutter.