

GRIFFEY ENGINEERING, INC.

November 6, 2024

Thompson Grove Subdivision – Pre-Application
Engineering Review Comments

Page 1

1. The centerline of the access connection to SR 19 needs to align with the centerline of the Lake Hills access connection. The concept plan appears to be offset by about 11'.
2. The intersection on SR 19 created by this project and the Lake Hills project will most likely require a traffic signal in the future. The need for the signal is fully due to the traffic generated by these developments. Accordingly, the costs for the construction and the ongoing operation and maintenance of the traffic signal should be the responsibility of the developments.
3. In lieu of a signalized intersection with full right & left turn lanes at SR 19, a roundabout should be considered. The developers of Thompson Grove and Lake Hills, in coordination with each other, the Town, and FDOT, should explore the feasibility of that alternative.
4. This project should provide a proportionate share contribution towards the construction of the roundabout at the intersection of SR 19 & CR 48.
5. The project should include a sidewalk or trail along its SR 19 frontage.
6. The local road right-of-way width in the Land Development Code is 60'. The concept plan is showing a 50' width.