

# GRIFFEY ENGINEERING, INC.

December 5, 2022

## Mission Rise PUD – Pre-Application Engineering Review Comments Page 1

1. The main N-S spine road and realigned Revels Road should be a 2 lane divided boulevard using the same design section as Hillside Grove (Reserve) shown below. It shouldn't have driveway connections or on-street parking. It should have full pedestrian accommodation including the bike trail and raised crosswalks/speed tables at key points along its length connecting the trail and sidewalks to amenity, open space, and park areas.
2. The Binding Development Concept Plan should include the typical cross section for the N-S spine road and realigned Revels Road.
3. The project will require turn lanes on SR 19 at Revels Road and on Number 2 Road at the entrance.
4. The bike trail stub-out to Hillside Grove is not needed since there is nothing in their plan to connect to.
5. Show the FEMA floodprone line on the conceptual plan.
6. The developer will be responsible for extending water and sewer lines to serve the project.
7. The project should provide an on-site source for irrigation water.
8. The project will need irrigation lines separate from the potable water lines.

