

GRIFFEY ENGINEERING, INC.

April 11, 2023

Mission Rise PUD

Engineering Review Comments

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1. The submitted traffic analysis is just a comparison between the old PUD (400 DUs) and the proposed PUD (592 DUs). It needs to be a Tier 2 TIA per the requirements of the Lake-Sumter MPO Traffic Impact Study Methodology and Guidelines (2022). Submit a methodology for review and approval prior to proceeding with the TIA.
2. Provide a proposed Developer's Agreement for review
3. 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.
4. The Binding Development Concept Plan should include the typical cross section for the N-S spine road and realigned Revels Road.
5. The project will require turn lanes (or a roundabout) on SR 19 at Revels Road and turn lanes on Number 2 Road at the entrance.
6. The project will need to dedicate additional right-of-way to meet county standards along it's frontage of Number 2 Road.
7. The developer will be responsible for extending water and sewer lines to serve the project.
8. The project should provide an on-site source for irrigation water.
9. The project will need irrigation lines separate from the potable water lines.
10. Show the FEMA floodprone line on the conceptual plan.

