

GRIFFEY ENGINEERING, INC.

April 7, 2025

Mission Rise – Preliminary Subdivision Plan
Engineering Review Comments

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The survey at the east end along SR 19 conflicts with the surveys of the two outparcels. The survey differences will need to be resolved prior to Final Subdivision Plan approval. If the final determination is in favor of the outparcels, it would result in a reduction of 0.92 acres from the Mission Rise project area. For this PSP provide alternate site data demonstrating that project densities and open space requirements would still be met with the reduced project area.

Mission Rise should 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. Additionally, intersection geometry and crosswalk layout needs to conform to the town standard (see Howey detail R-1A). The configuration of the sidewalks & crosswalks in this PSP do not sufficiently meet the above criteria. This can be addressed in further detail during the Final Subdivision Plan review process.