

GRIFFEY ENGINEERING, INC.

September 9, 2025

Esch Veterinary - Final Site Plan

Engineering Review Comments

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1. Provide copies of FFWCC, SJRWMD, and FDOT Access permits before commencing work.
2. Provide an environmental report addressing potential endangered/threatened species and wetland areas.
3. The town prohibits land disturbance within 25' of a wetland. However, the portion of the on-site flood prone area above the buffer line can be utilized for stormwater management. You might want to look into a wet detention pond in this area as opposed to dry retention further up the site. The primary requirement for using this area is that there be no net loss in on-site flood storage. This is what Mission Rise is proposing on the other side of the property line (see attached exhibit). This could possibly reduce the need for some of the proposed retaining walls.
4. Due to the proposed configuration of the trailhead to the north (see attached exhibit) the cross-access stub out is not needed.
5. Per the town's Comp Plan and the Sidewalk and Bicycle Trail Master Plan, the site should include bicycle/pedestrian facilities across its frontage. The site improvements should include the segment of trail going from just south of the proposed driveway northward to the proposed trailhead.
6. The site should be designed with an ADA accessible route to the trail segment.
7. Mission Rise will be extending water and sewer service to the adjoining northern property (trailhead). This site will need to connect to those services when they are available. To minimize future disruption, it would be best to install piping for that future connection with this construction.