General Comments

1. Additional comments may be added to these with the reviews of subsequent submittals.

2. Provide copies of FFWCC, SJRWMD, FDEP Water & Sewer, and FDOT Accesss & Utility permits before commencing work.

3. The submitted environmental report is about to turn 3 years old. Provide a more recent environmental study.

4. Modifications to the FEMA flood lines due to the proposed grading will need a LOMR submitted post-construction to update the flood maps.

Survey

5. On Sheet 1 of 14 in the Line Table, the distances for L3 & L5 do not appear to be correct.

Grading

6. Will site grading of Phases 2 & 3 be included with the Phase 1 construction? If so, add a note on the grading plan pages that all exposed areas will be seeded & mulched upon the completion of the grading of that area, and that the seeded areas will be watered and maintained until a viable ground cover is established.

7. Provide an erosion control plan showing the extent of silt fencing to be installed.

8. Provide a detail of the retaining wall & safety rail.

Roads

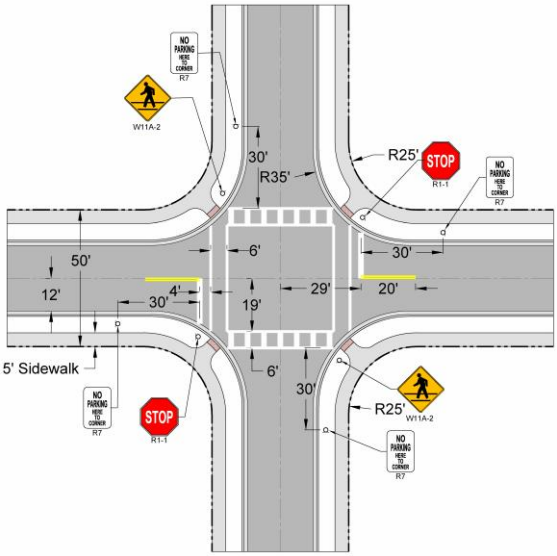
9. The intersection of SR 19 and Revels Road will need to have turn lanes installed to manage the increased traffic as an interim condition until a roundabout can be approved, designed, and constructed. Attached is a concept plan showing the interim condition. The project needs to incorporate the interim turn lane improvements into the construction plans. The interim improvements should also include a trail connection between the trailhead to the intersection of SR 19 & Revels Rd. Per the Development Agreement, the roundabout will be addressed with the Phase 2 submittal.

10. The configuration of Revels Road (Street 1) at SR 19 needs to follow the layout in the interim plan. Eliminate the divided median.

11. The alignment of Street 1 (Revels Road) encroaches onto the Hillside Groves

development. This road design needs to be coordinated with the design plans for that development. The proposed road grading will impact two of their stormwater ponds and involves extensive filling within a jurisdictional wetland. Hillside Groves will also need to dedicate additional right-of-way for the trail and realigned road. The project engineers for Mission Rise and Hillside Groves will need to work together with the town to develop a road design that works for both developments. The attached exhibit shows the two plans together.

12. 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. Intersection design needs to meet that intent and comply as much as possible with the town's road detail R1A (shown). Provide additional crosswalks at the locations shown on the attached striping markup. Include the signage as shown in R1A.




13. The road detail on Sheet C800 is the current town road standard: 60' r/w, 11' travel lanes & 8' on-street parking (38' pavement width). The PUD was approved with the old road standard (50' r/w, 12' travel lanes). The current detail is not applicable and should be removed to avoid confusion. Add a Standard Asphalt Pavement Section to Sheet C803. Also, identify on the plans which road sections are to be Heavy Duty Asphalt.

14. The LDC calls for a minimum EOP corner radius of 35'.

15. The P&P pages for Street 1 need to show the raised crosswalks in both the plan and profile views.

16. P&P Sheet C614 is missing.

17. Identify on the plans the sections of sidewalk that don't front along lots. These and all curb ramps are to be constructed with the roads.

18. Provide a paving detail (or reference the pavement section) for the park & trailhead sites.

Potable & Irrigation Water

19. Identify on the plans that all pressure mains under pavement are to be DIP.

20. Add a prominent note to the utility & road plans that valves are not to be placed in curb lines or in curb ramps. Adjust the depiction of the valves on the plans to show them outside of curbs

and curb ramps.

21. Show on the utility plans the proposed canopy trees from the landscape plan that are within the right-of-way. Call out in the plan that the trenches for the water and irrigation mains need to be lined with a root barrier for at least 30' either side of the proposed tree.

22. Provide a plan for the irrigation water supply system.

23. Show on the plans the irrigation water services.

24. Identify on the plans water & irrigation main gate valves spaced no greater than 500 feet apart.

25. For all pressure pipes (WM, Irrig, & FM) call out air release valves at high points.

26. Include plans for the offsite utility (WM & FM) connections in the SR 19 R/W.

27. Provide water and sewer to the trailhead. Both should include stub-outs to the south to serve the adjoining property owner. The water line should include a fire hydrant at the site.

Wastewater

28. The lift station calcs should address Phase 1 alone and full build-out. Phase 3 should flow to this station. The Phase 3 lift station FM can just discharge into the nearest Phase 2 manhole and then gravity flow to the Phase 1 LS.

29. Per Note #1 in the town's lift station detail, pumps shall be Hydromatic Submersible Solids Handling pumps.

30. Identify on the plans force main plug valves spaced no greater than 1,000 feet apart.

31. Sanitary services are to connect to a gravity main, not directly into a manhole.