

# GRIFFEY ENGINEERING, INC.

September 5, 2023  
Mission Rise PUD  
Engineering Review Comments  
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## Traffic Study

1. The conceptual land use plan states the maximum number of lots is 499. The traffic study and the development agreement states 592 lots. All three need to be the same.
2. The methodology states that Lake Hills & Watermark are to be included in the background traffic projection. The submitted study left these developments out.
3. For the future condition intersection analysis for SR 19 & Revels Rd. include right & left turn lanes on SR 19 and a right turn lane on revels.
4. For the future condition intersection analysis for the Spine Rd. and Number 2 Rd., include right & left turn lanes on Number 2 Rd.
5. Per the MPO TIS Guidelines the study needs to include a section for Mitigation Strategies. This needs to address the road segments and intersections with deficiencies. For unsignalized intersections, side streets with deficient delays need to be evaluated for mitigation. Also, the narrow width of Number 2 Road needs to be addressed in this section. While capacity is not an issue, operational safety is.
6. There is no proposed widening of SR 19 at Central Avenue as stated in the study.
7. Based on Lake County's requirement for turn lane widening on Number 2 Road (all on the south side) the length of tapers will need to be twice the standard length.

## Concept Plan

1. The main N-S spine road and realigned Revels Road should not have driveway connections or on-street parking. They should have full pedestrian accommodation including the multi-use 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 curb & gutter for the neighborhood roads should 2' wide Type F or Drop Curb.

## Development Agreement

1. Section 1. (f) Wetlands: Wetland impacts and buffering shall also be subject to the Town's land development regulations as well as the St Johns River Water Management District.
2. Section 1. (j) Transportation, Streets and Sidewalks: Revels Road and the Spine Road must have a minimum 90-foot right-of-way, 2' curb and gutter, and a minimum 32-foot-wide pavement with 12-foot travel lanes and 4' curb lanes.