

GRIFFEY ENGINEERING, INC.

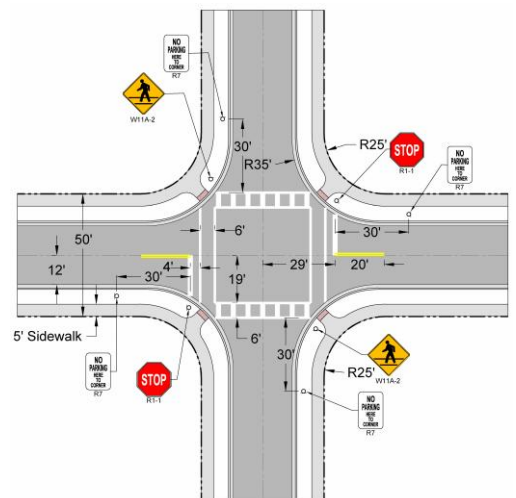
October 7, 2025
Hillside Grove Phase 2-4
Engineering Review Comments
Page 1

General Comments

1. Additional comments may be added to these with the reviews of subsequent submittals.
2. Provide copies of FFWCC, SJRWMD and FDEP Water & Sewer permits before commencing work.
3. Portions of the project in Phases 4A & 4B are on property that is not within the project boundary. How will this be addressed?

Roads

4. Provide greater detail for the western connection to No. 2 Road. If it is to be an emergency access connection, then there needs to be a cul-de-sac at the end of Road O.
5. The portion of the Howey Loop Trail along the No. 2 Road frontage of the development should be constructed with Phase 2. The portion of the Green Mountain Scenic Trail along the SR 19 frontage of the development should be constructed with Phase 3.
6. The design of the intersection improvements at SR 19 & Revels road is a coordinated effort between the Town, FDOT, Watermark, Mission Rise, and Hillside Groves. The final configuration of the intersection may require adjustments to the improvements shown on this plan.
7. The LDC calls for a minimum EOP corner radius of 35'. This was missed during the construction plan review of Phase 1. If the project wants to continue with the 26' corner radius, it will need a variance from the Town Council.
8. Add a crosswalk on Road B at Sta 24+50. Move the crosswalk at Road J Sta 17+65 to 16+60 and make it a raised crosswalk. Move the crosswalk at Road J Sta 32+00 to 33+00 and make it a raised crosswalk. Add a crosswalk at Road J Sta 40+80. Add a crosswalk on Road C at Sta 51+75. Add a crosswalk on Road DD at Sta 14+00. Add a crosswalk on Road X at Sta 10+30. Add a crosswalk on Road X at Sta 19+13. The raised crosswalks should be shown in the profile views.
9. The town recently updated its standard detail (R-1A) for intersection pedestrian & traffic control (shown). Add the indicated signage for all of the crosswalks in the plan.



GRIFFEY ENGINEERING, INC.

October 7, 2025
Hillside Grove Phase 2-4
Engineering Review Comments
Page 2

10. 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.

Potable & Irrigation Water

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

12. 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.

13. Water mains and irrigation mains should be placed between the back of curb and edge of sidewalk. Valves should be located in grassed areas whenever possible.

14. Provide plans and details for the irrigation supply systems.

15. Show on the utility plans any 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.

16. Per the town's LDC, the minimum water main size is 6".

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

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

19. Sheet 10V – background information is called out, but not shown on the plan.

20. Show the 8" WM stub along Road W connecting to the 12" WM being constructed by Mission Rise.

Wastewater

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

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