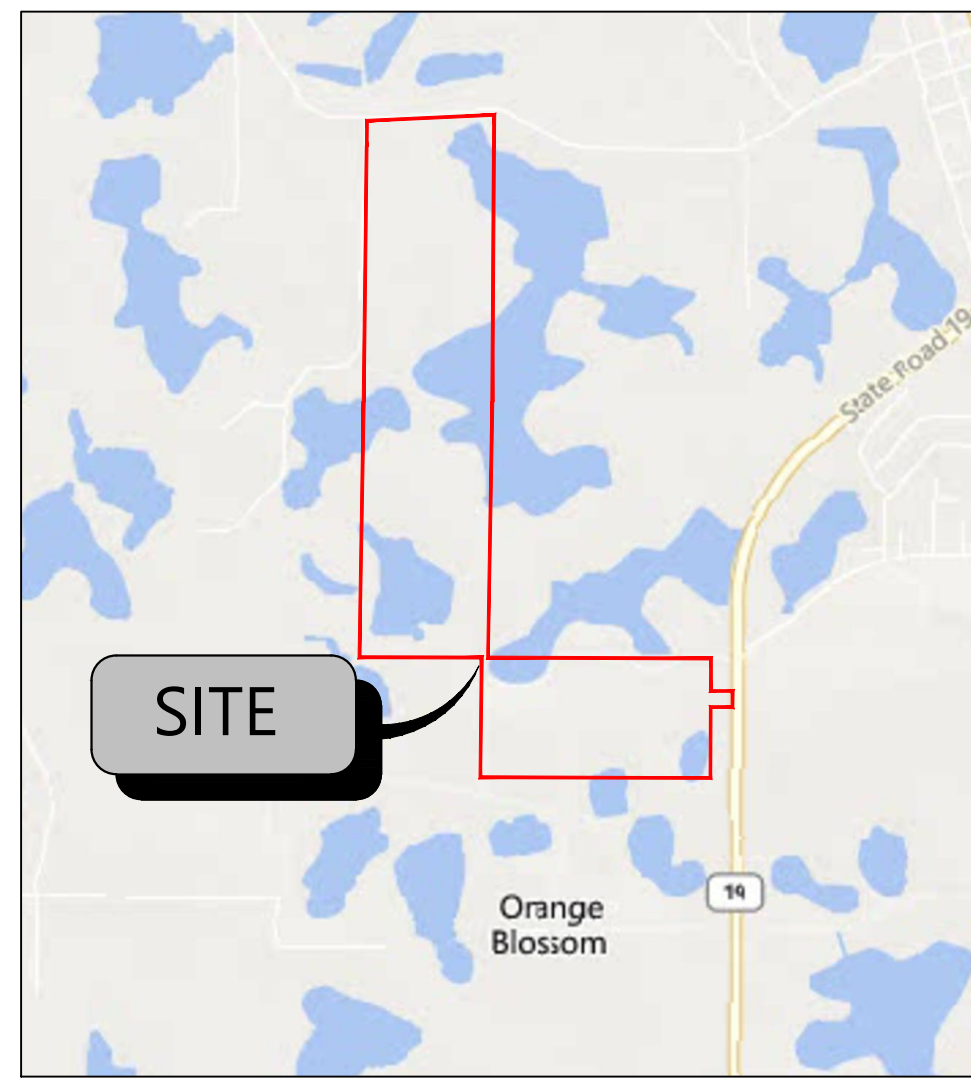


PRELIMINARY SUBDIVISION PLAN FOR MISSION RISE

HOWEY-IN-THE-HILLS, FLORIDA

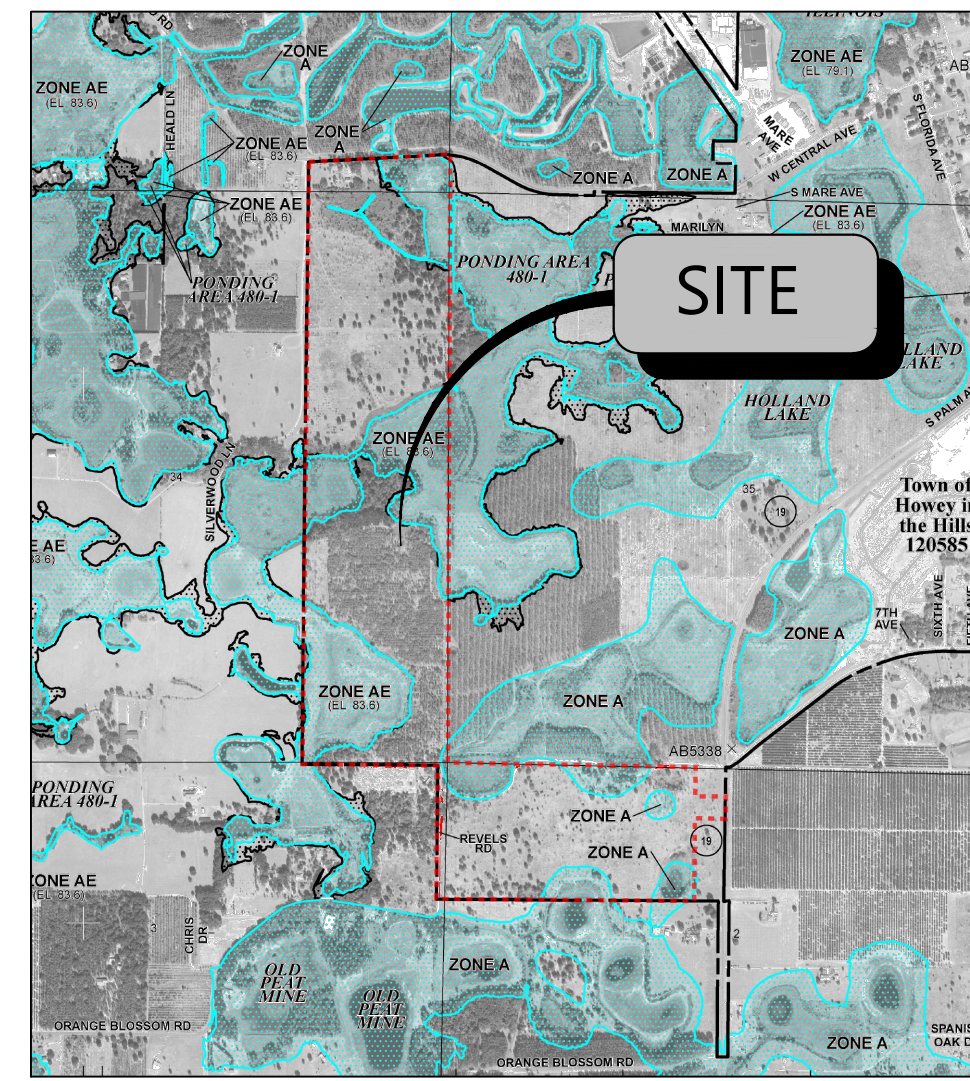
TAX PARCELS: 34-20-25-0004-000-01003, 27-20-25-0004-000-01200, 34-20-25-0001-000-00100, & 02-21-25-0002-000-04800



VICINITY MAP
1" = 2000'



AERIAL MAP
N.T.S.



FEMA MAP
N.T.S.



SOILS MAP
N.T.S.

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY LIES IN A F.E.M.A./F.I.R.M. SPECIAL FLOOD HAZARD AREA (ZONES "A" & "AE") PER COMMUNITY PANEL NO.12069C0485E, DATED 12/18/2012.

DEVELOPMENT TEAM

OWNER

ASF TAP FL, LLC
3565 PIEDMONT RD
NE BLDG ONE #200
ATLANTA, GA 30305
PHONE: (630) 816-7002
CONTACT: JASON HUMM
EMAIL:
JHUMM@TURNSTONEGROUP.COM

DEVELOPER

ASF TAP FL, LLC
3565 PIEDMONT RD
NE BLDG ONE #200
ATLANTA, GA 30305
PHONE: (630) 816-7002
CONTACT: JASON HUMM
EMAIL: JHUMM@TURNSTONEGROUP.COM

CIVIL ENGINEER

ATWELL, LLC
111 N MAGNOLIA AVENUE
SUITE 1350
ORLANDO, FL 32801
PHONE: (407) 425-6623
CONTACT: KATLYN CROWELL
EMAIL: KCROWELL@ATWELL.COM

SURVEYOR

ATWELL, LLC
2600 MAITLAND CENTER PKWY,
SUITE 262
MAITLAND, FL 32751
PHONE: (407) 775-6500
CONTACT: DALTON R. CROSS
EMAIL: DCROSS@ATWELL.COM

LANDSCAPE

RVi PLANNING + LANDSCAPE
ARCHITECTURE
111 N MAGNOLIA AVENUE
SUITE 1350
ORLANDO, FL 32801
PHONE: (407) 680-0650
CONTACT: JACK CALDWELL
EMAIL:
JCALDWELL@RViPLANNING.COM

ENVIRONMENTAL

BIO-TECH CONSULTING INC.
3025 EAST SOUTH STREET
ORLANDO, FL 32803
PHONE: (407) 894-5969
CONTACT: KATE GRONINGRT
EMAIL:
KATE@BIO-TECHCONSULTING.COM

GEOTECH

UES PROFESSIONAL SOLUTIONS,
LLC
3532 MAGGIE BOULEVARD
ORLANDO, FLORIDA 32811
PHONE: (407) 423-0504
CONTACT: RICARDO C. KIRIAKIDIS L.
EMAIL: RKIRIAKIDIS@TEAMUES.COM

TRAFFIC

TRAFFIC & MOBILITY CONSULTANTS
3101 MAGUIRE BOULEVARD
SUITE 265
ORLANDO, FLORIDA 32803
PHONE: (407) 531-5332
CONTACT: CHARLOTTE N. DAVIDSON, P.E.
EMAIL: CHARLOTTED@TRAFFICMOBILITY.COM

GOVERNING AGENCIES AND UTILITY PROVIDERS

ST. JOHNS RIVER WATER
MANAGEMENT DISTRICT
4049 REID STREET
PALATKA, FL 32177
PHONE: (386) 329-4500

TOWN OF HOWEY-IN-THE-HILLS
101 N PALM AVE
HOWEY-IN-THE-HILLS, FL 34737
PHONE: (352) 324-2290

WATER

TOWN OF HOWEY-IN-THE-HILLS
101 N PALM AVE
HOWEY-IN-THE-HILLS, FL 34737
PHONE: (352) 324-2290

SANITARY SEWER

CENTRAL LAKE CDD
219 E LIVINGSTON ST
ORLANDO, FL 32801
PHONE: (407) 841-5524

ELECTRIC

SECO ENERGY
330 US-301
SUMTERVILLE, FL 33585
PHONE: (352) 661-0479

NATURAL GAS

TECO PEOPLES GAS
600 W ROBINSON ST
ORLANDO, FL 32801
PHONE: (407) 425-4662

TELEPHONE/INTERNET

COMCAST
PHONE: (561) 512-9726

PROJECT NARRATIVE

THIS PROJECT REPRESENTS A SIGNIFICANT OPPORTUNITY TO ENHANCE THE TOWN OF HOWEY-IN-THE-HILLS BY THOUGHTFULLY DEVELOPING A 241.48-ACRE PROPERTY AS A SINGLE-FAMILY RESIDENTIAL COMMUNITY WHILE PRESERVING ITS ENVIRONMENTAL ASSETS. MISSION RISE PROJECT FOLLOWS THE APPROVED PUD AND PROPOSES 408 SINGLE FAMILY WITH ASSOCIATED INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO DRAINAGE AND WATER AND SEWER UTILITIES. RUNOFF WILL BE CONNECTED IN A SERIES OF INLETS AND PIPES AND BE CONVEYED TO PROPOSED PONDS WHICH WILL OUTFALL TO WETLANDS ADJACENT TO THE PROPERTY. THE PROJECT IS LOCATED TO THE SOUTHWEST OF STATE ROAD 19 AND NUMBER 2 RD.

LEGAL DESCRIPTION

PARCEL 1: THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 25 EAST, SAID LAND LYING AND BEING IN LAKE COUNTY, FLORIDA.

PARCEL 2: THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTH OF CLAY ROAD (NUMBER TWO ROAD) IN SECTION 27, TOWNSHIP 20 SOUTH, RANGE 25 EAST, SAID LAND LYING AND BEING SITUATE IN LAKE COUNTY, FLORIDA.

PARCEL 3: THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 25 EAST, SAID LAND LYING AND BEING SITUATE IN LAKE COUNTY, FLORIDA.

PARCEL 4: THE NORTH HALF OF GOVERNMENT LOTS 3 AND 4, ALSO KNOWN AS THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, SAID LAND LYING AND BEING SITUATE IN LAKE COUNTY, FLORIDA.

LESS: THE EAST 262 FEET OF THE FOLLOWING DESCRIBED PROPERTY: NORTH HALF OF GOVERNMENT LOT 3, SECTION 2, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, LYING WEST OF ROAD RIGHT-OF-WAY FOR HIGHWAY 19. LESS THE SOUTH 907 FEET THEREOF.

AND

LESS: THE SOUTH 740 FEET OF THE EAST 262 FEET OF THE FOLLOWING DESCRIBED PROPERTY: NORTH HALF OF GOVERNMENT LOT 3, SECTION 2, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, LYING WEST OF ROAD RIGHT-OF-WAY FOR HIGHWAY 19.

| SHEET INDEX | |
|--------------|-----------------------|
| Sheet Number | Sheet Title |
| C000 | COVER |
| C100 | PHASING PLAN |
| C200 | OVERALL SITE PLAN |
| C201 | SITE PLAN |
| C202 | SITE PLAN |
| C203 | SITE PLAN |
| C204 | TREE MITIGATION PLAN |
| C205 | TREE MITIGATION PLAN |
| C206 | TREE MITIGATION PLAN |
| C207 | TREE MITIGATION TABLE |
| C208 | TREE MITIGATION TABLE |
| C209 | TREE MITIGATION TABLE |
| C210 | TREE MITIGATION TABLE |
| C211 | TREE MITIGATION TABLE |
| C301 | PAVING AND GRADING |
| C302 | PAVING AND GRADING |
| C401 | DRAINAGE PLAN |
| C402 | DRAINAGE PLAN |
| C403 | DRAINAGE PLAN |
| C501 | UTILITY PLAN |
| C502 | UTILITY PLAN |
| C503 | UTILITY PLAN |



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Call before you dig.
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24 HOUR EMERGENCY CONTACT

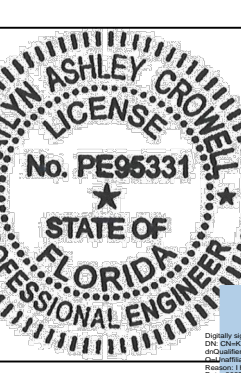


SEC 27,34 TWP 20 S RGE 25 E
HOWEY-IN-THE-HILLS
LAKE COUNTY, FLORIDA

MISSION RISE
TURNSTONE GROUP
PRELIMINARY SUBDIVISION PLAN
COVER

DATE 02/27/2025

REVISIONS

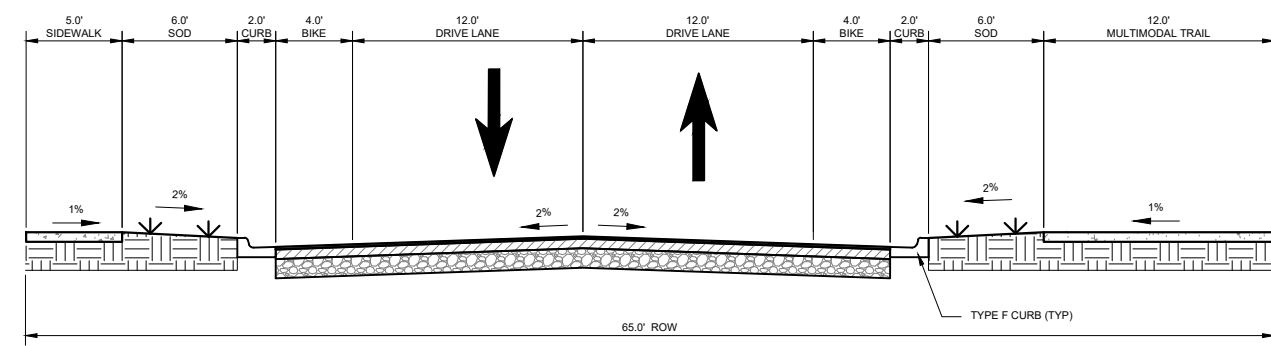


DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
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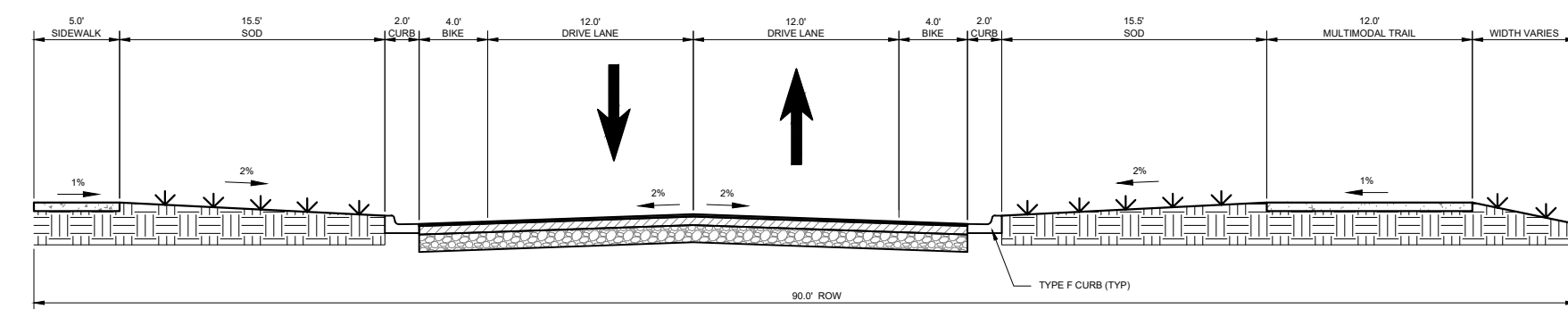
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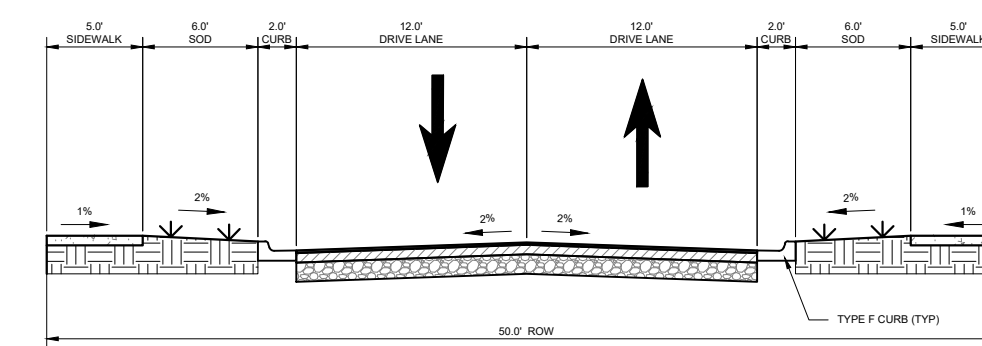
TYPICAL SECTIONS



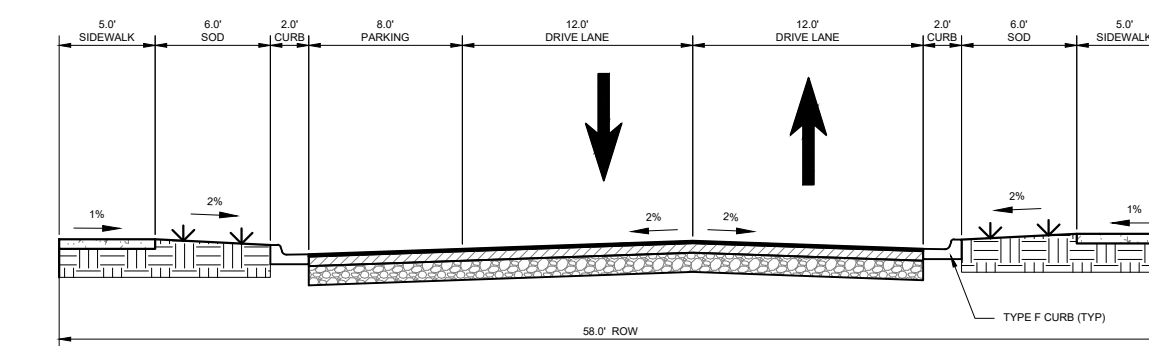
SPINE ROAD
65' ROW WITH BIKE LANE



SPINE ROAD
90' ROW WITH BIKE LANE & 12' MULTIMODAL TRAIL



OPT 1 - NEIGHBORHOOD ROAD
50' ROW



OPT 2 - NEIGHBORHOOD ROAD (PARALLEL PARKING)
58' ROW

| TRACT NAME | USE DESCRIPTION | AREA | OWNERSHIP |
|-----------------|----------------------|-----------|----------------------------|
| LS | PUBLIC LIFT STATION | 0.04 AC. | TOWN OF HOWEY-IN-THE-HILLS |
| OS-1 | OPEN SPACE | 0.95 AC. | H.O.A. (PRIVATE) |
| OS-2 | OPEN SPACE | 0.14 AC. | H.O.A. (PRIVATE) |
| OS-3 | OPEN SPACE | 0.14 AC. | H.O.A. (PRIVATE) |
| OS-4 | OPEN SPACE | 0.22 AC. | H.O.A. (PRIVATE) |
| OS-5 | OPEN SPACE | 1.83 AC. | H.O.A. (PRIVATE) |
| OS-6 | OPEN SPACE | 1.03 AC. | H.O.A. (PRIVATE) |
| OS-7 | OPEN SPACE | 0.88 AC. | H.O.A. (PRIVATE) |
| OS-8 | OPEN SPACE | 0.25 AC. | H.O.A. (PRIVATE) |
| OS-9 | OPEN SPACE | 0.13 AC. | H.O.A. (PRIVATE) |
| OS-10 | OPEN SPACE | 0.43 AC. | H.O.A. (PRIVATE) |
| OS-11 | OPEN SPACE | 0.36 AC. | H.O.A. (PRIVATE) |
| OS-12 | OPEN SPACE | 0.99 AC. | H.O.A. (PRIVATE) |
| OS-13 | OPEN SPACE | 2.97 AC. | H.O.A. (PRIVATE) |
| OS-14 | OPEN SPACE | 0.14 AC. | H.O.A. (PRIVATE) |
| POND 1 | STORMWATER POND | 2.31 AC. | H.O.A. (PRIVATE) |
| POND 2 | STORMWATER POND | 4.23 AC. | H.O.A. (PRIVATE) |
| POND 3 | STORMWATER POND | 1.15 AC. | H.O.A. (PRIVATE) |
| POND 4 | STORMWATER POND | 1.75 AC. | H.O.A. (PRIVATE) |
| POND 5 | STORMWATER POND | 0.87 AC. | H.O.A. (PRIVATE) |
| POND 6 | STORMWATER POND | 1.06 AC. | H.O.A. (PRIVATE) |
| POND 7 | STORMWATER POND | 0.69 AC. | H.O.A. (PRIVATE) |
| POND 8 | STORMWATER POND | 1.46 AC. | H.O.A. (PRIVATE) |
| POND 9 | STORMWATER POND | 1.70 AC. | H.O.A. (PRIVATE) |
| POND 10 | STORMWATER POND | 0.49 AC. | H.O.A. (PRIVATE) |
| POND 11 | STORMWATER POND | 1.79 AC. | H.O.A. (PRIVATE) |
| POND 12 | STORMWATER POND | 0.84 AC. | H.O.A. (PRIVATE) |
| REVELS ROAD ROW | PUBLIC RIGHT-OF-WAY | 16.83 AC. | TOWN OF HOWEY-IN-THE-HILLS |
| ROW A | PRIVATE RIGHT-OF-WAY | 2.30 AC. | H.O.A. (PRIVATE) |
| ROW B | PRIVATE RIGHT-OF-WAY | 6.14 AC. | H.O.A. (PRIVATE) |

| TRACT NAME | USE DESCRIPTION | AREA | OWNERSHIP |
|-----------------------|------------------------------|-----------|----------------------------|
| ROW C | PRIVATE RIGHT-OF-WAY | 0.41 AC. | H.O.A. (PRIVATE) |
| ROW D | PRIVATE RIGHT-OF-WAY | 3.81 AC. | H.O.A. (PRIVATE) |
| ROW E | PRIVATE RIGHT-OF-WAY | 0.84 AC. | H.O.A. (PRIVATE) |
| ROW F | PRIVATE RIGHT-OF-WAY | 9.58 AC. | H.O.A. (PRIVATE) |
| TRACT A | AMENITY | 1.09 AC. | H.O.A. (PRIVATE) |
| TRACT B | NEIGHBORHOOD PARK/OPEN SPACE | 3.24 AC. | TOWN OF HOWEY-IN-THE-HILLS |
| TRACT C | MINI PARK | 0.41 AC. | H.O.A. (PRIVATE) |
| TRACT D | NEIGHBORHOOD PARK/OPEN SPACE | 6.93 AC. | TOWN OF HOWEY-IN-THE-HILLS |
| TRACT E | AMENITY/OPEN SPACE | 6.30 AC. | H.O.A. (PRIVATE) |
| TRACT F | NEIGHBORHOOD PARK/OPEN SPACE | 0.82 AC. | TOWN OF HOWEY-IN-THE-HILLS |
| TRACT G | NEIGHBORHOOD PARK/OPEN SPACE | 1.14 AC. | TOWN OF HOWEY-IN-THE-HILLS |
| TRACT H | NEIGHBORHOOD PARK/OPEN SPACE | 1.30 AC. | TOWN OF HOWEY-IN-THE-HILLS |
| TRACT H (ACCESS ROAD) | TRAIL HEAD SITE ACCESS ROAD | 0.38 AC. | TOWN OF HOWEY-IN-THE-HILLS |
| TRACT I | AMENITY | 0.84 AC. | TOWN OF HOWEY-IN-THE-HILLS |
| TRAIL HEAD SITE | TRAIL HEAD SITE | 1.19 AC. | TOWN OF HOWEY-IN-THE-HILLS |
| WB-1A | WETLAND BUFFER | 1.22 AC. | H.O.A. (PRIVATE) |
| WB-1B | WETLAND BUFFER | 2.00 AC. | H.O.A. (PRIVATE) |
| WB-1C | WETLAND BUFFER | 0.88 AC. | H.O.A. (PRIVATE) |
| WB-2 | WETLAND BUFFER | 1.59 AC. | H.O.A. (PRIVATE) |
| WB-3 | WETLAND BUFFER | 0.54 AC. | H.O.A. (PRIVATE) |
| WB-4 | WETLAND BUFFER | 0.39 AC. | H.O.A. (PRIVATE) |
| WB-5 | WETLAND BUFFER | 0.43 AC. | H.O.A. (PRIVATE) |
| WETLAND 1A | WETLAND CONSERVATION | 6.38 AC. | H.O.A. (PRIVATE) |
| WETLAND 1B | WETLAND CONSERVATION | 16.37 AC. | H.O.A. (PRIVATE) |
| WETLAND 1C | WETLAND CONSERVATION | 5.91 AC. | H.O.A. (PRIVATE) |
| WETLAND 2 | WETLAND CONSERVATION | 23.37 AC. | H.O.A. (PRIVATE) |
| WETLAND 3 | WETLAND CONSERVATION | 2.86 AC. | H.O.A. (PRIVATE) |
| WETLAND 4 | WETLAND CONSERVATION | 1.31 AC. | H.O.A. (PRIVATE) |
| WETLAND 5 | WETLAND CONSERVATION | 3.10 AC. | H.O.A. (PRIVATE) |

| Tract Name | Minimum Features |
|-----------------|--|
| Tract A | Dog park or tot lot, flex lawn, benches, picnic table(s) |
| Tract B | Benches, picnic table(s), flex lawn, pathways, gathering area, pet station(s) |
| Tract C | Benches, picnic table(s), flex lawn, pet station(s), gathering area |
| Tract D | Benches, picnic table(s), flex lawn, pathways, exercise station(s), gathering area, pet station(s) |
| Tract E | Pool & Cabana, Pickleball Court(s), tot lot, flex lawn, pet station(s), pathways |
| Tract F | Benches, picnic table(s), exercise station(s), flex lawn, pet station, gathering |
| Tract G | Benches, picnic table(s), exercise station(s), flex lawn, pet station, gathering |
| Tract H | Benches, pathway(s) |
| Tract I | Dog park or tot lot, flex lawn, benches, picnic table(s) |
| Trail Head Site | Restrooms, benches, picnic tables, bike repair stations, cooling stations, pet |

| | |
|-----------------------------------|-----------|
| TOTAL PROJECT AREA: | 241.48 AC |
| TOTAL WETLANDS: | 60.03 AC |
| IMPACTED: | 0.45 AC |
| SECONDARY IMPACT: | 0.29 AC |
| PRESERVED: | 59.29 AC |
| RESIDENTIAL NET DEVELOPABLE AREA: | 151.09 AC |
| REQUIRED OPEN SPACE (25%): | 60.37 AC |
| PROVIDED OPEN SPACE (25.32%): | 61.15 AC |
| MISC OPEN SPACE: | 20.83 AC |
| WETLANDS (50% AREA) | 30.01 AC |
| STORMWATER: | 10.31 AC |
| NON-RESIDENTIAL ACREAGE (15%): | 22.66 AC |
| PROVIDED (16.57%): | 25.04 AC |
| CIVIC (REQUIRED 5%): | 1.19 AC |
| AMENITIES: | 7.93 AC |
| NEIGHBORHOOD PARK: | 15.92 AC |

SITE INFORMATION

PARCEL ID: 02-21-25-0002-000-04800
34-20-25-0001-000-00100
34-20-25-0004-000-01003
27-20-25-0004-000-01200

TOTAL PROJECT AREA: 241.48 AC

NUMBER OF LOTS: 408 TOTAL
310 UNITS - 8,400 SQ.FT. (76%)
98 UNITS - 9,600 SQ.FT. (24%)

UNIT TYPE: SINGLE FAMILY - DETACHED

LOT COVERAGE: 55% IMPERVIOUS LOT COVERAGE

RESIDENTIAL DENSITY (DUA): 4 DU/ACRE

ZONING CLASSIFICATION

JURISDICTION: HOWEY-IN-THE-HILLS
ZONING: PUD, PLANNED UNIT DEVELOPMENT
FUTURE LAND USE: VNU - VILLAGE MIXED USE
ADJACENT ZONING: PUD (THE RESERVE) - EAST
MDR-1 - EAST
AG - WEST

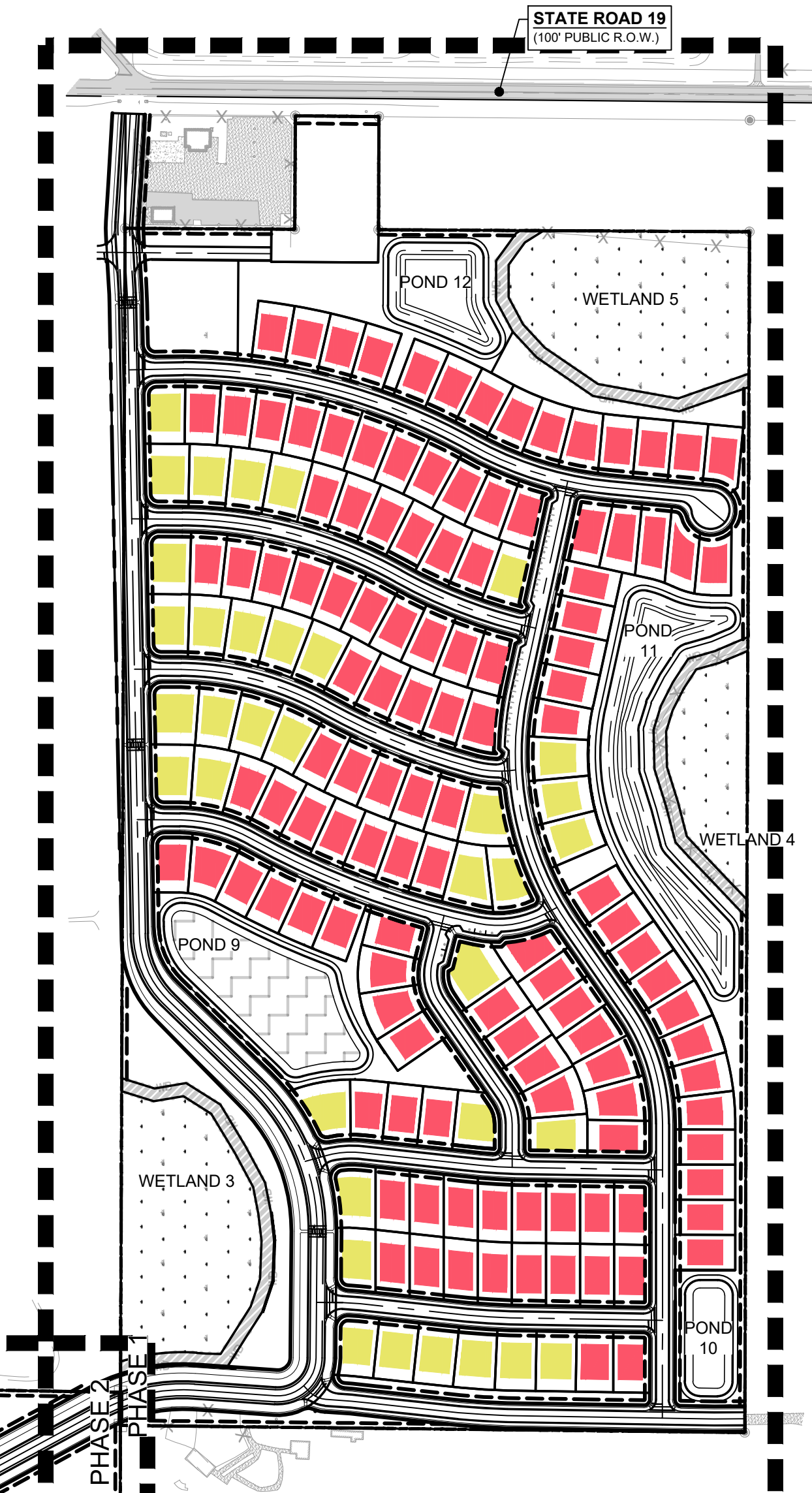
FLOODPLAIN: LOCATED IN FEMA FLOOD ZONE A AND AE PER
MAP NO. 12069C0485E, EFF. DATE 12/18/2012
ZONE AE 100 YR-24 HR FLOOD ELEV = 83.6 (ESTABLISHED)

SERVICES / UTILITY PROVIDER

WATER: TOWN OF HOWEY-IN-THE-HILLS
SANITARY SEWER: CENTRAL LAKE CDD
ELECTRIC: SECO
STORMWATER MANAGEMENT: SURWMD

BUILDING SETBACKS AND BUFFERS

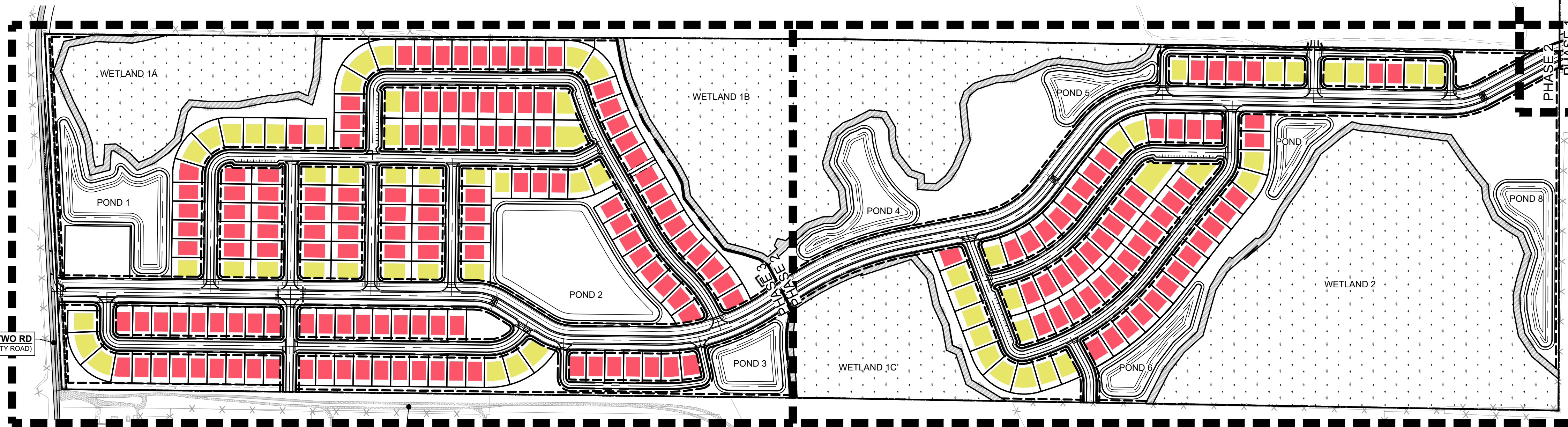
FRONT BUILDING SETBACK: 25'
(EXCLUDING FRONT PORCH, WHICH SHALL BE 19 FEET)
REAR BUILDING SETBACK: 25'
SIDE BUILDING SETBACK: 10'
CORNER SETBACK: 12.5'
POOL / ACCESSORY SETBACK: 10'



SHEETS : C203 - SITE PLAN
C303 - PAVING AND GRADING
C403 - DRAINAGE PLAN
C503 - UTILITY PLAN

LEGEND

- CONSTRUCTION LIMITS LINE
- RIGHT OF WAY LINE
- STREET CENTER LINE
- DRAINAGE EASEMENT LINE
- PLANS MATCH LINE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK



SILVERWOOD LAND (OBSERVED)
(67' INGRESS/EGRESS ESMT)

SHEETS : C201 - SITE PLAN
C301 - PAVING AND GRADING
C401 - DRAINAGE PLAN
C501 - UTILITY PLAN

SHEETS : C202 - SITE PLAN
C302 - PAVING AND GRADING
C402 - DRAINAGE PLAN
C502 - UTILITY PLAN

811
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EMERGENCY CONTACT

ATWELL
866.850.4200 www.atwell-group.com
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
CO#F 23091

SEC 27.34 TWP 20 S RGE 25 E
HOWEY-IN-THE-HILLS
LAKE COUNTY, FLORIDA

MISSION RISE
TURNSTONE GROUP
PRELIMINARY SUBDIVISION PLAN
OVERALL SITE PLAN

DATE 02/27/2025

REVISIONS

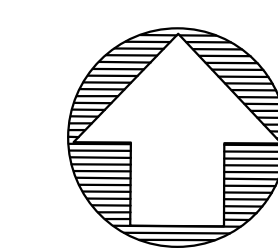
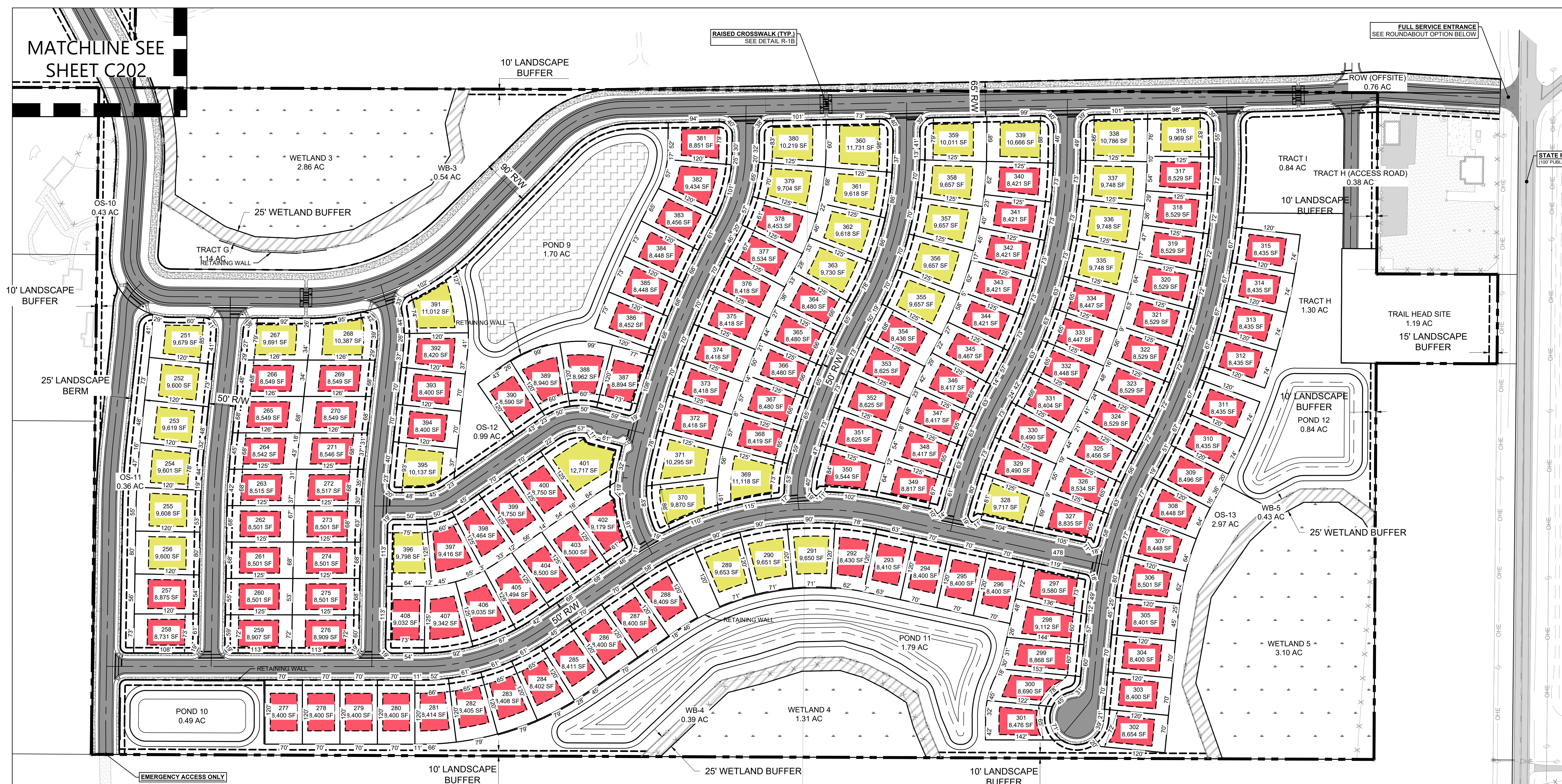
ASHLEY PROFFER
LICENSE
No. PE96331
STATE OF FLORIDA
PROFESSIONAL ENGINEER

0 125' 250'
DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO.

PSPXX-XXXX
C200
NOT-ISSUED-FOR-CONSTRUCTION

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CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C200

MATCHLINE SEE SHEET C202



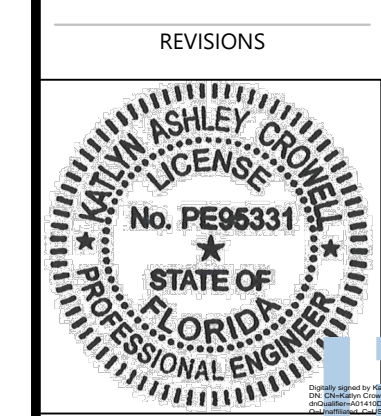
811
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ATWELL
866.850.4200 www.atwell-group.com
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
CO.# 23091

SEC 27.34 TWP 20 S RGE 25 E
HOWEY-IN-THE-HILLS
LAKE COUNTY, FLORIDA

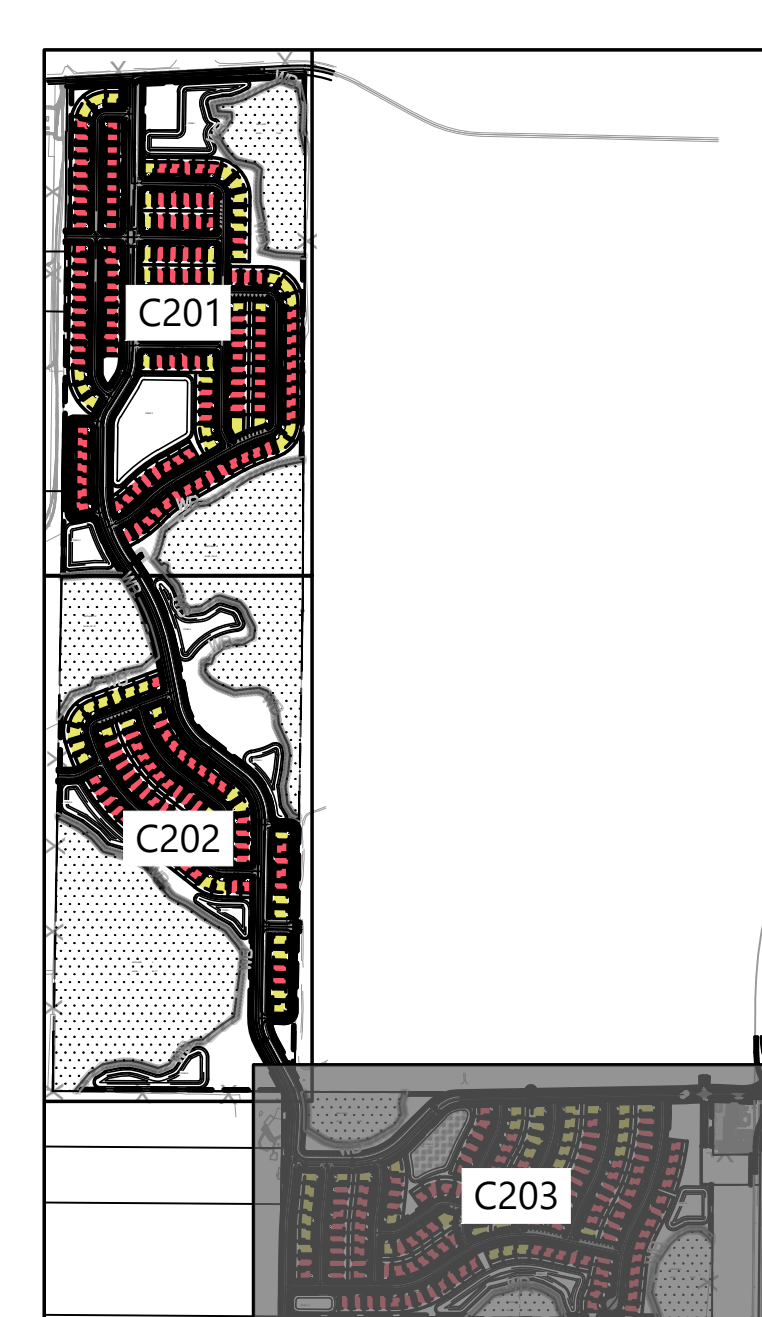
MISSION RISE
TURNSTONE GROUP
PRELIMINARY SUBDIVISION PLAT
SITE PLAN

DATE 02/27/2025

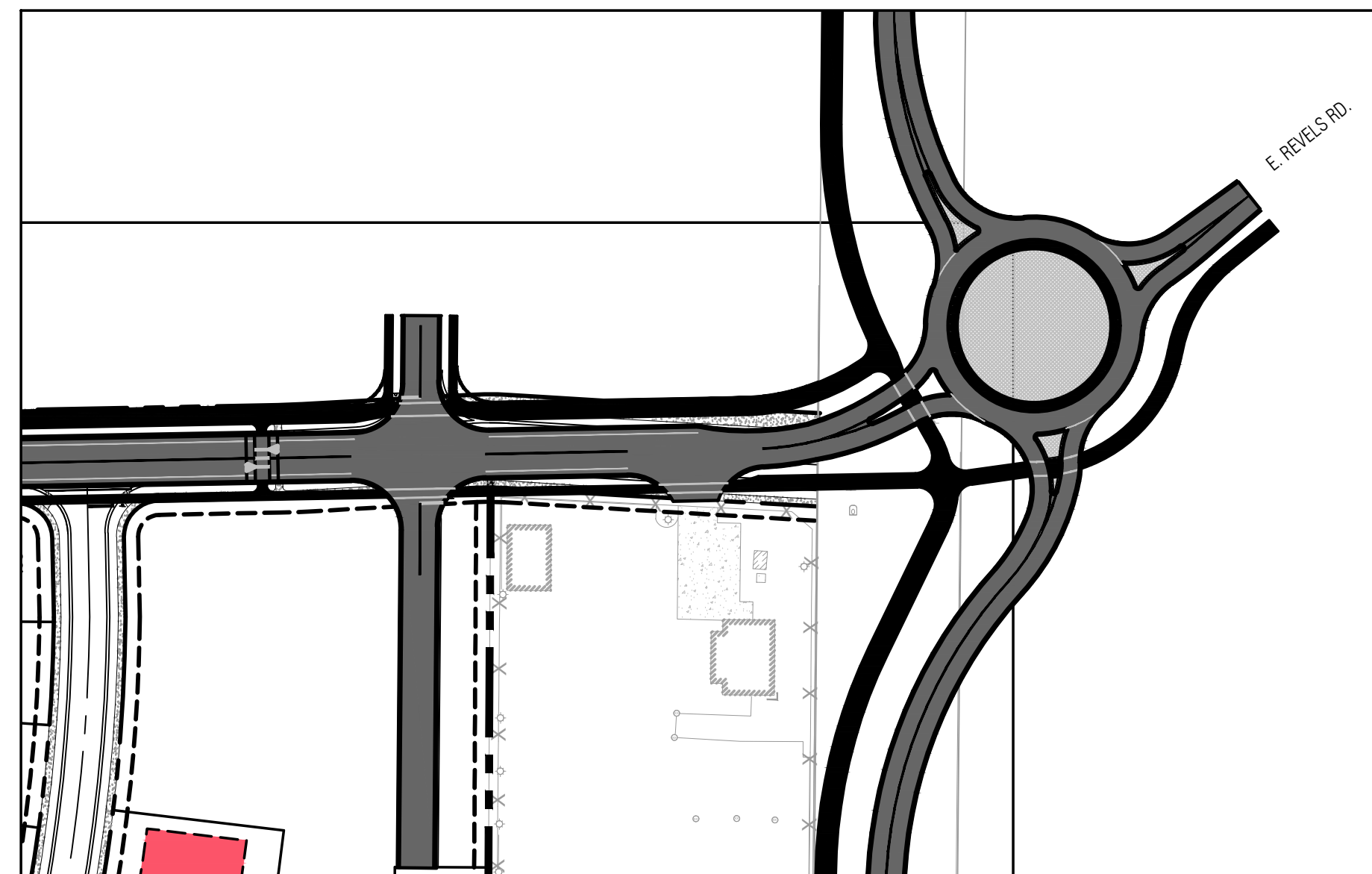


REVISIONS
DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO: C203

FILE NAME: A:\23000180 Mission Rise 20 and 20A\2025\Drawings\2025-02-27\2025 PRELIMINARY SUBDIVISION PLAT SITE PLAN.dwg
PLOT DATE: 2/27/2025 10:52 AM
PLOTTER: HP DesignJet T1200
PLOT SCALE: 1"=100'
PLOT SIZE: 36" x 48" (Landscape)
PLOT ORIGIN: (0,0)
PLOT UNIT: INCHES
PLOT STATUS: SUCCESS



KEY MAP
NTS



ROUNDABOUT OPTION (PENDING FDOT APPROVAL)
SCALE: 1"=100'

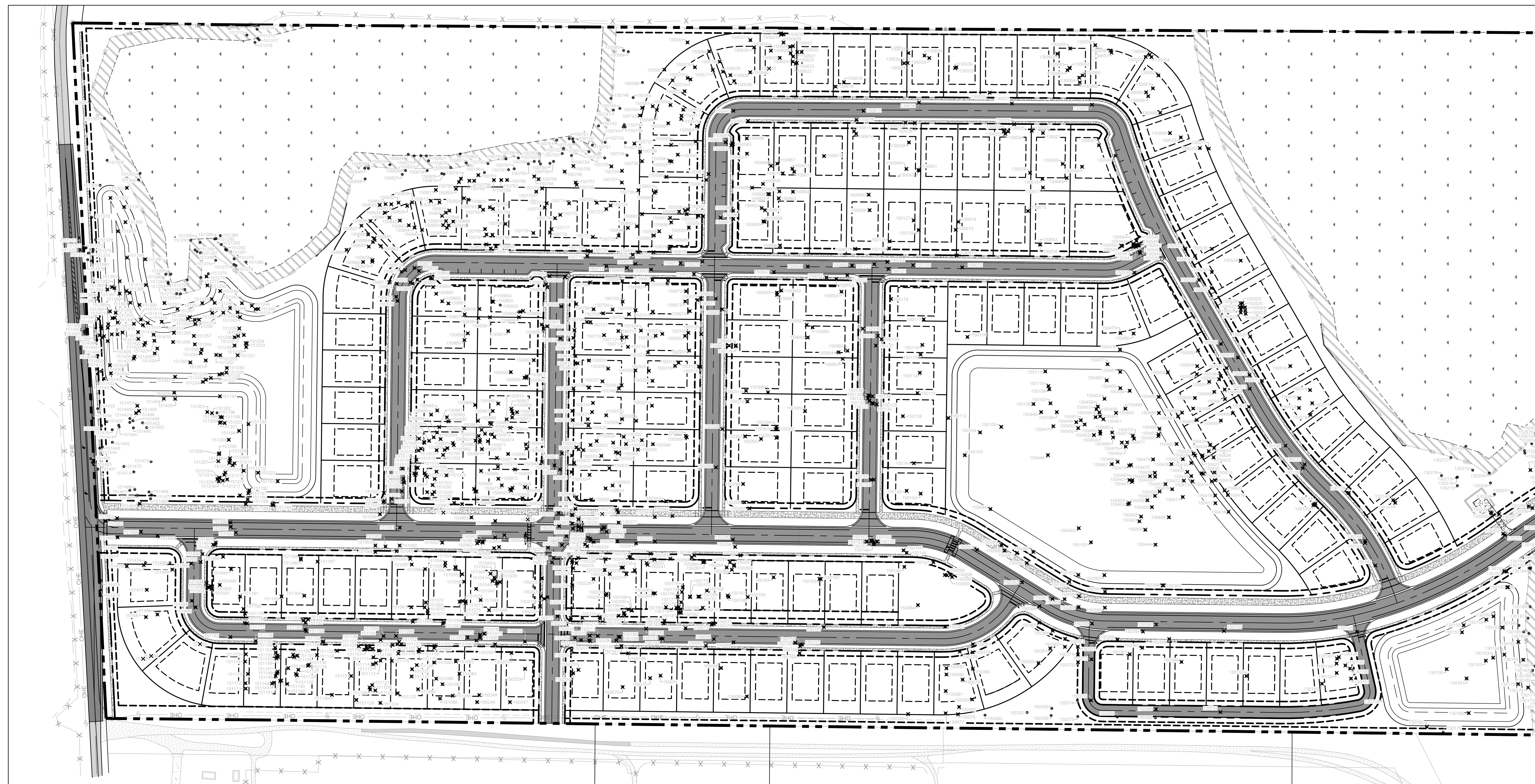
| LEGEND | |
|--------|---------------------------------|
| | CONSTRUCTION LIMITS LINE |
| | STREET CENTER LINE |
| | DRAINAGE EASEMENT / BUFFER LINE |
| | PLANS MATCH LINE |
| | PROPOSED ASPHALT PAVEMENT |
| | EXISTING ASPHALT PAVEMENT |
| | PROPOSED CONCRETE PAVEMENT |
| | PROPOSED CONCRETE SIDEWALK |
| | EXISTING WETLAND |
| | PROPOSED WETLAND BUFFER |
| | PROPOSED POND AREA |

NOTES:
1. THE LOCATIONS OF THE RAISED CROSSWALKS CAN BE SHIFTED AS NEEDED DUE TO GRADING AND PROXIMITY TO INTERSECTIONS.

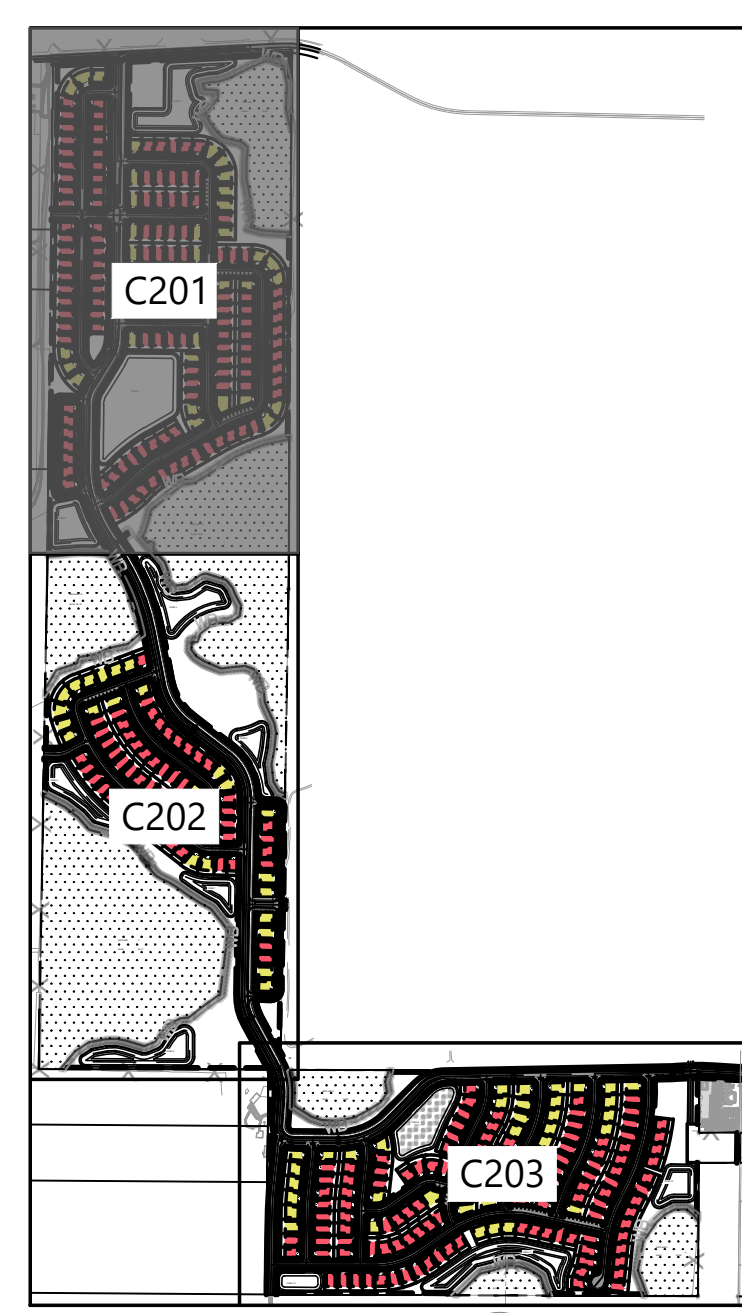
PSPXX-XXXX

NOT-ISSUED-FOR-CONSTRUCTION

FILE NAME: A:\23000180 Mission Rise 00 and P&P\Drawings\Submittal\1818-C201 SITE PLAN.dwg LAST DATE: 3/29/2025 10:52 AM PLOTTED BY: Jeffrey Greenfield 3/29/2025 10:52 AM PLOTTER: HP DesignJet 2400 Plotter (44) PLOT SIZE: 36x48 INCHES SCALE: 1/8"=1'-0" SHEET: 1818-C201



MATCHLINE SEE SHEET C202



KEY MAP
NTS

| LEGEND | |
|--------|---------------------------------|
| | CONSTRUCTION LIMITS LINE |
| | STREET CENTER LINE |
| | DRAINAGE EASEMENT / BUFFER LINE |
| | PLANS MATCH LINE |
| | PROPOSED ASPHALT PAVEMENT |
| | EXISTING ASPHALT PAVEMENT |
| | PROPOSED CONCRETE PAVEMENT |
| | PROPOSED CONCRETE SIDEWALK |
| | EXISTING WETLAND |
| | PROPOSED WETLAND BUFFER |
| | PROPOSED POND AREA |

NOTES:
1. THE SAVE/REMOVE TREES CAN CHANGE DUE TO FINAL GRADING AND AMENITIES LAYOUT.

811
Know what's Below.
Call before you dig.
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NOTICE:
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COA# 23091

| | | |
|-----------------------------|--------------------|----------------------|
| SEC 27.34 TWP 20 S RGE 25 E | HOWEY-IN-THE-HILLS | LAKE COUNTY, FLORIDA |
|-----------------------------|--------------------|----------------------|

| | | | |
|--------------|-----------------|------------------------------|----------------------|
| MISSION RISE | TURNSTONE GROUP | PRELIMINARY SUBDIVISION PLAN | TREE MITIGATION PLAN |
|--------------|-----------------|------------------------------|----------------------|

DATE: 02/27/2025

| |
|-----------|
| REVISIONS |
|-----------|

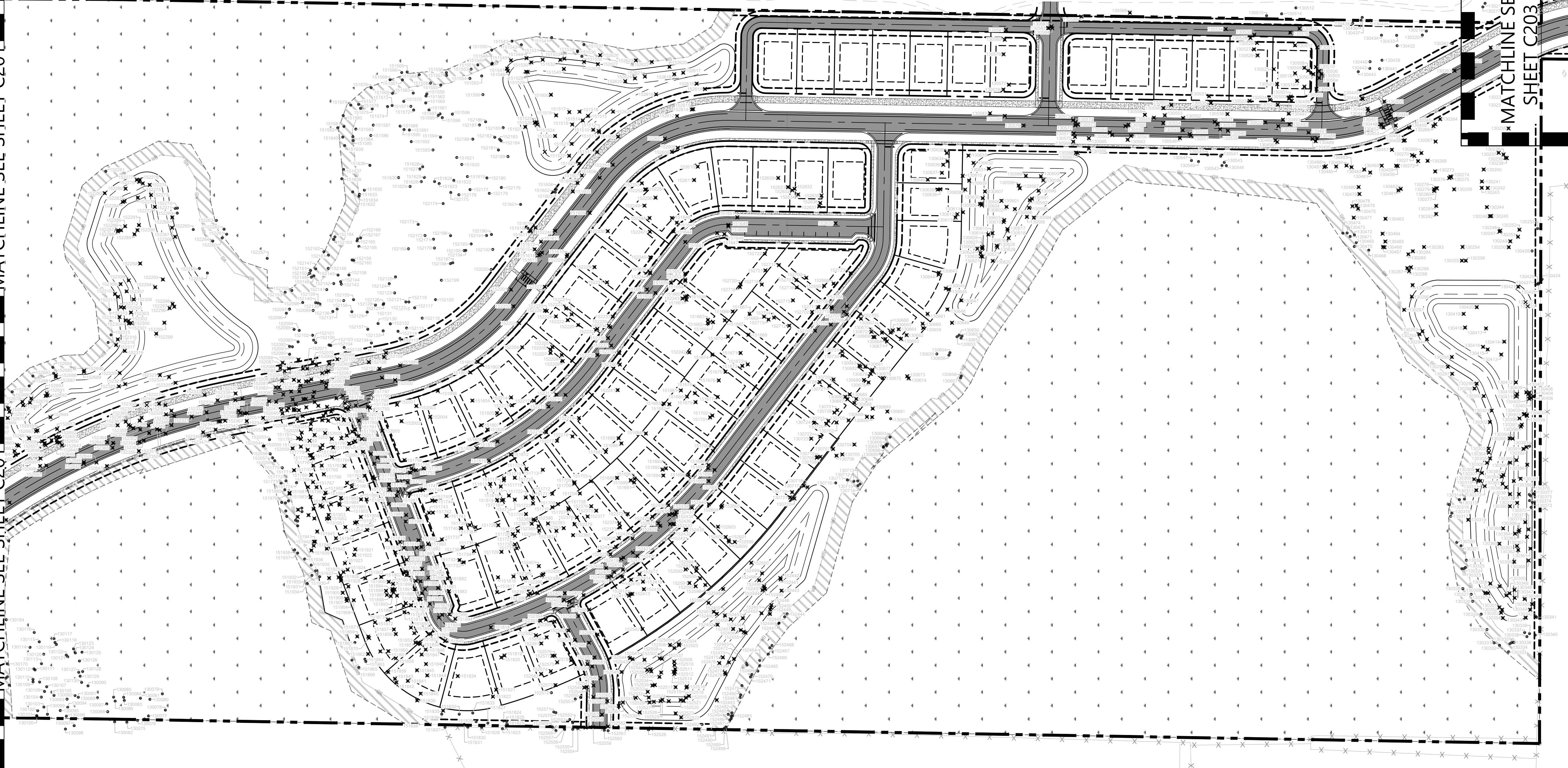
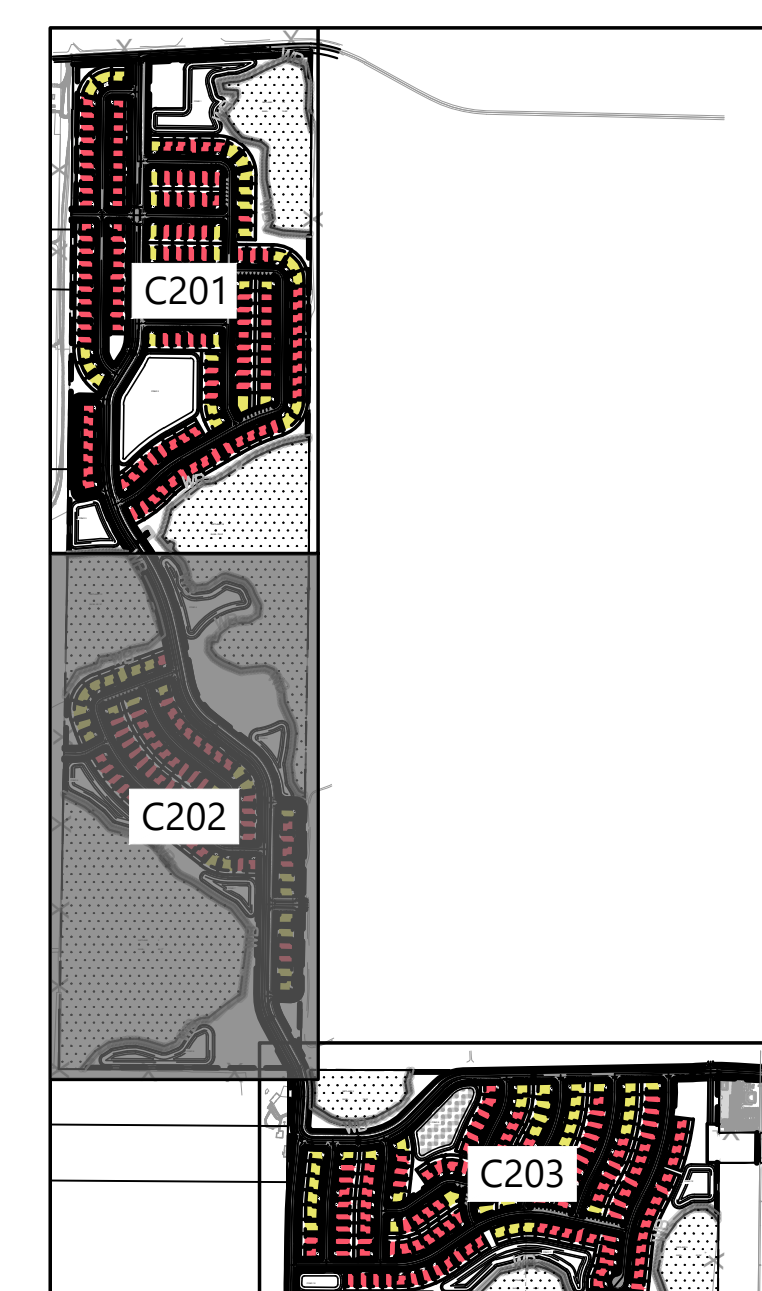
ASHLEY PROFFER
LICENSE
No. PE96331
STATE OF FLORIDA
PROFESSIONAL ENGINEER

0 50' 100'
DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO.

FILE NAME: A:\23000180 Mission Rise 00 and P&P\Drawings\23000180-0205 SITE PLAN.dwg LAST DATE: 3/29/2025 10:52 AM PLOTTED BY: Jeffrey Greenwell 3/29/2025 10:52 AM PLOTTER: HP DesignJet 2400 Plotter (PCL6) DRIVER: HP DesignJet 2400 Plotter (PCL6) PLOT SCALE: 1"=40'-0" PLOT SHEET: 23000180-0205 SITE PLAN.dwg

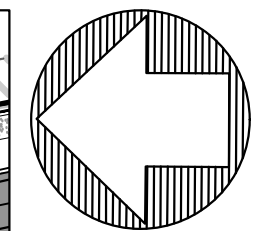
MATCHLINE SEE SHEET C201

MATCHLINE SEE SHEET C203



| LEGEND | |
|--------|---------------------------------|
| | CONSTRUCTION LIMITS LINE |
| | STREET CENTER LINE |
| | DRAINAGE EASEMENT / BUFFER LINE |
| | PLANS MATCH LINE |
| | PROPOSED ASPHALT PAVEMENT |
| | EXISTING ASPHALT PAVEMENT |
| | PROPOSED CONCRETE PAVEMENT |
| | PROPOSED CONCRETE SIDEWALK |
| | EXISTING WETLAND |
| | PROPOSED WETLAND BUFFER |
| | PROPOSED POND AREA |

NOTES:
1. THE SAVE/REMOVE TREES CAN CHANGE DUE TO FINAL GRADING AND AMENITIES LAYOUT.



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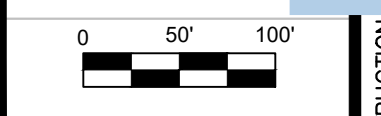
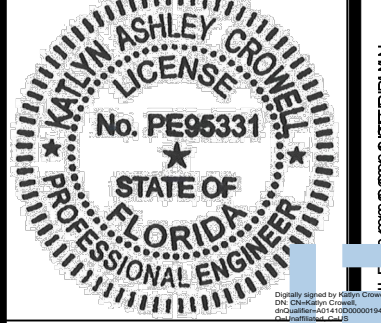
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ORLANDO, FL 32801
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SEC 27.34 TWP 20 S RGE 25 E
HOWEY-IN-THE-HILLS
LAKE COUNTY, FLORIDA

MISSION RISE
TURNSTONE GROUP
PRELIMINARY SUBDIVISION PLAN
TREE MITIGATION PLAN

DATE 02/27/2025

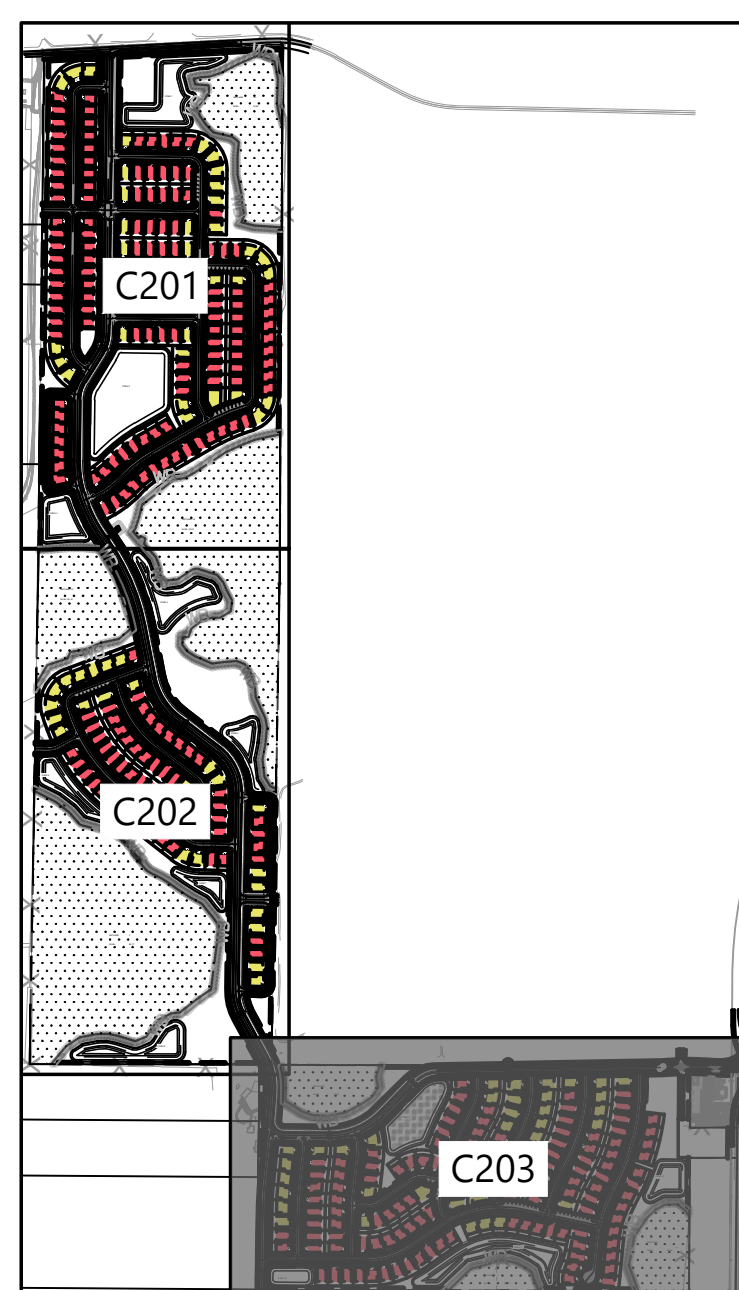
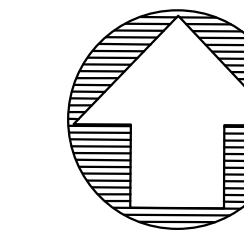
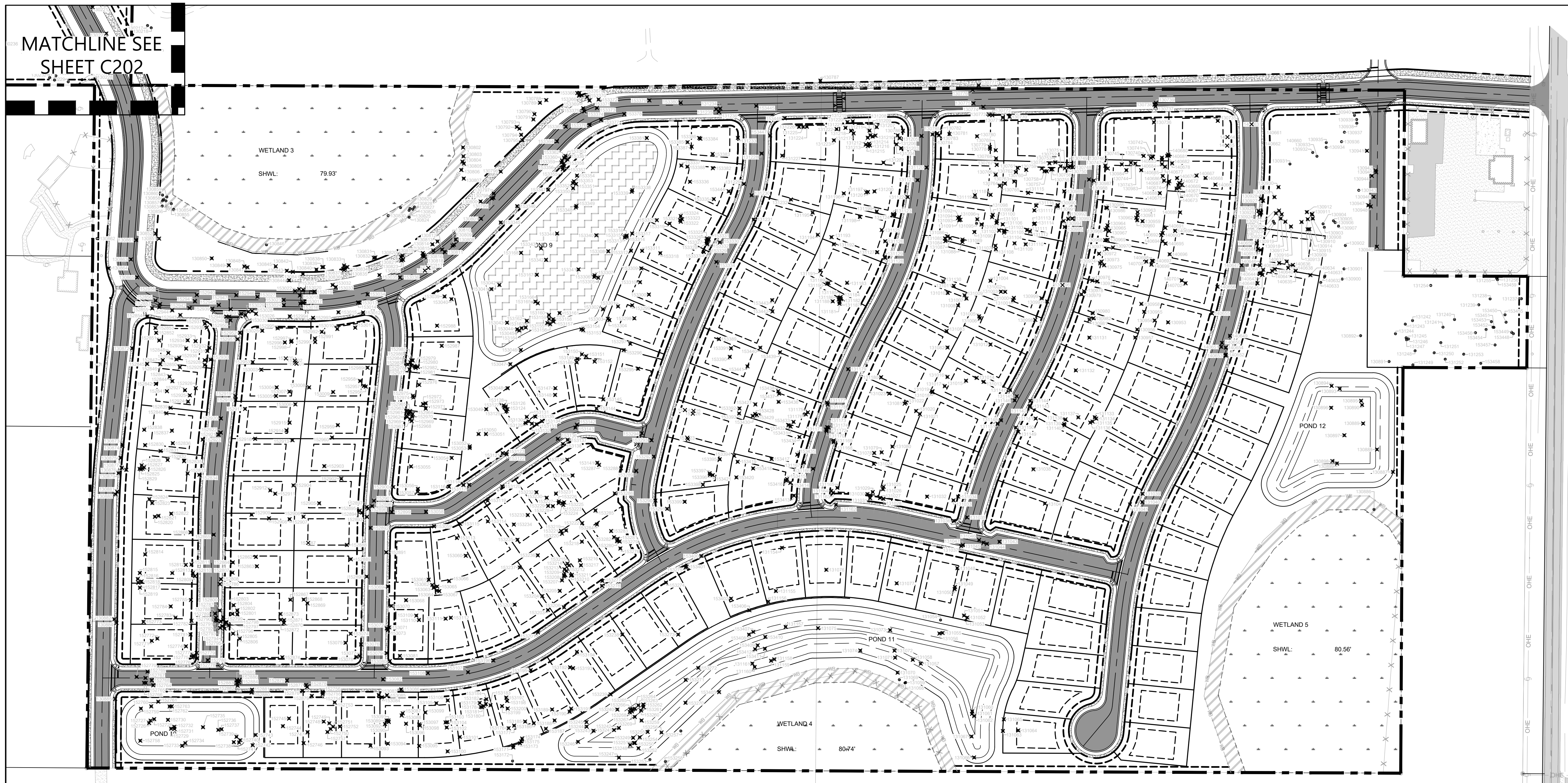
REVISIONS



DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO.

NOT ISSUED FOR CONSTRUCTION
C205

MATCHLINE SEE SHEET C202



KEY MAP
NTS

| LEGEND | |
|--------|---------------------------------|
| | CONSTRUCTION LIMITS LINE |
| | STREET CENTER LINE |
| | DRAINAGE EASEMENT / BUFFER LINE |
| | PLANS MATCH LINE |
| | PROPOSED ASPHALT PAVEMENT |
| | EXISTING ASPHALT PAVEMENT |
| | PROPOSED CONCRETE PAVEMENT |
| | PROPOSED CONCRETE SIDEWALK |
| | EXISTING WETLAND |
| | PROPOSED WETLAND BUFFER |
| | PROPOSED POND AREA |

NOTES:
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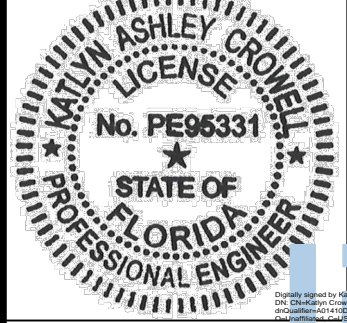
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ORLANDO, FL 32801
COAF 23091

SEC 27.34 TWP 20 S RGE 25 E
HOWEY-IN-THE-HILLS
LAKE COUNTY, FLORIDA

MISSION RISE
TURNSTONE GROUP
PRELIMINARY SUBDIVISION PLAN
TREE MITIGATION PLAN

DATE 02/27/2025

REVISIONS



0 100' 200'
DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO.

NOT ISSUED FOR CONSTRUCTION
C206

FILE NAME: A:\23000180 Mission Rise 20 and 20A\Drawings\Site\23000180-0205 PRELIMINARY TREE MITIGATION PLAN.dwg PLOTTED BY: Ashley Brown 2/27/2025 10:52 AM PLOTTED BY: Ashley Brown 2/27/2025 10:52 AM PLOT SIZE: 11.00 x 17.00 INCHES SCALE: 1/8" = 1'-0" (AS SHOWN) SHEET: 20 OF 20 SHEETS

FILE NAME: A:\20250526 Mission Rise 03 and Park Way\Drawings\250526 Mission Rise 03 and Park Way.dwg PLOTTED BY: JACOB HENNINGER DATE: 05/27/2025 10:58 AM PLOT SIZE: 36.00 X 60.00 INCHES SCALE: 1/8" = 1'-0" SHEET NO: 01 OF 01

Table with 3 columns: Point #, Raw Description, TREE TO BE SAVED OR REMOVED. Contains tree inventory data for the first section of the site.

Table with 3 columns: Point #, Raw Description, TREE TO BE SAVED OR REMOVED. Contains tree inventory data for the second section of the site.

Table with 3 columns: Point #, Raw Description, TREE TO BE SAVED OR REMOVED. Contains tree inventory data for the third section of the site.

Table with 3 columns: Point #, Raw Description, TREE TO BE SAVED OR REMOVED. Contains tree inventory data for the fourth section of the site.

Table with 3 columns: Point #, Raw Description, TREE TO BE SAVED OR REMOVED. Contains tree inventory data for the fifth section of the site.

Table with 3 columns: Point #, Raw Description, TREE TO BE SAVED OR REMOVED. Contains tree inventory data for the sixth section of the site.

Table with 3 columns: Point #, Raw Description, TREE TO BE SAVED OR REMOVED. Contains tree inventory data for the seventh section of the site.

Table with 3 columns: Point #, Raw Description, TREE TO BE SAVED OR REMOVED. Contains tree inventory data for the eighth section of the site.

Table with 3 columns: Point #, Raw Description, TREE TO BE SAVED OR REMOVED. Contains tree inventory data for the ninth section of the site.

Table with 3 columns: Point #, Raw Description, TREE TO BE SAVED OR REMOVED. Contains tree inventory data for the tenth section of the site.

Project information including: 24 HOUR EMERGENCY CONTACT, ATWELL logo, PROJECT MANAGER: KC, SHEET NO. 01 OF 01, and various legal notices.

FILE NO. A23000000 Revision 00 and P&P/MS/PLANS Date: 03/29/2025 09:52:45 AM PLOTTED BY: Kaitlyn Green 3/29/2025 09:52:45 AM PLOT AREA: 12.00 x 34.00 INCHES SCALE: 1/4" = 1'-0" DATE: 02/27/2025

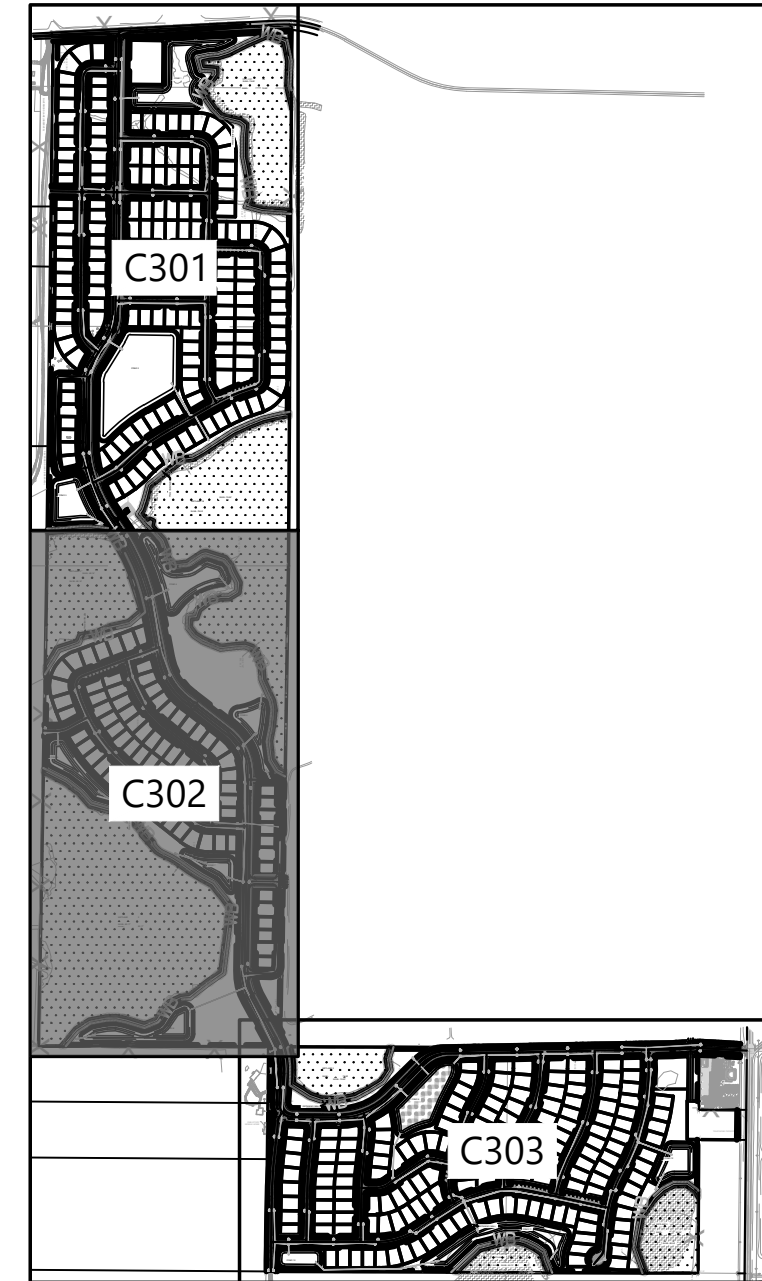
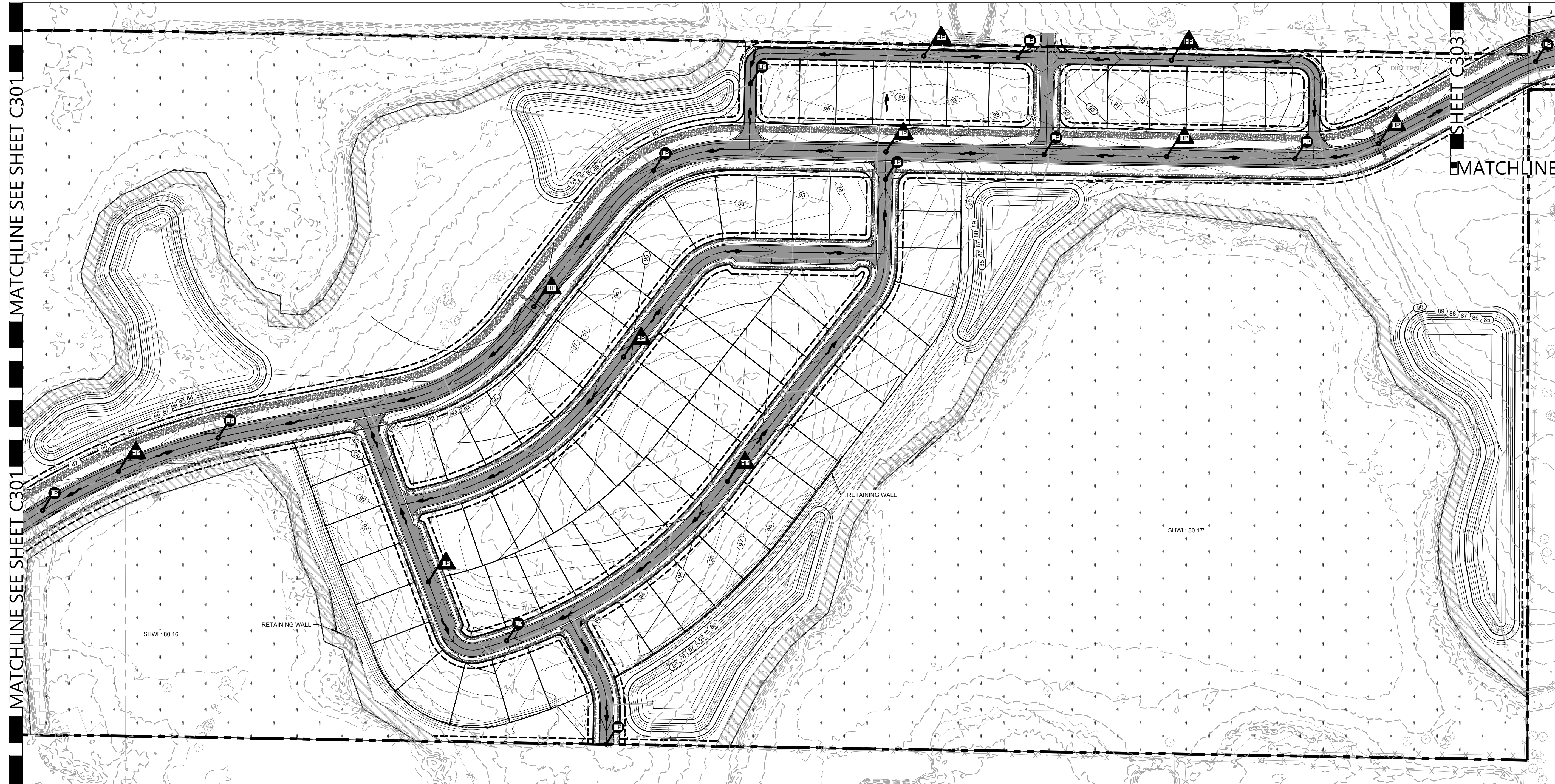
Main table containing tree inventory data with columns: Point #, Raw Description, TREE TO BE SAVED OR REMOVED. The table is organized into 15 vertical columns, each representing a different tree inventory area.

TOTAL REMOVE: 4652.8 FT
SAVE: 925.1 FT

Vertical sidebar containing: 8mi logo, 'Know what's Below. Call before you dig.' text, ATWELL logo with address '866.850.4200 www.atwell-group.com', 'MISSION RISE TURNSTONE GROUP PRELIMINARY SUBDIVISION PLAN TREE MITIGATION TABLE', 'DATE 02/27/2025', 'REVISIONS' section with a circular stamp, and 'DRAWN BY: AP CHECKED BY: ZOR PROJECT MANAGER: KC JOB #: 2300180 FILE CODE: -- SHEET NO. C211'.

SEC 27-34 TWP 20 S RGE 25 E HOWEY-IN-THE-HILLS LAKE COUNTY, FLORIDA

FILE NAME: A:\2300000000\mission_rise_00.mxd PLOT DATE: 02/27/2025 12:28 PM PLOTTED BY: KATIE SAVID 01. SOURCE: J:\P\2025\MISSION_RISE\MISSION_RISE.dwg LAYOUT: C302 DATE PLOTTED: 02/27/2025 12:28 PM PLOTTER: HP DesignJet 5000 PS



| LEGEND | |
|--------|---------------------------|
| | CONSTRUCTION LIMITS LINE |
| | PROPOSED ELEVATION |
| | FLOW ARROW |
| | LOW POINT |
| | HIGH POINT |
| | PROPOSED ASPHALT PAVEMENT |

811
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 24 HOUR EMERGENCY CONTACT

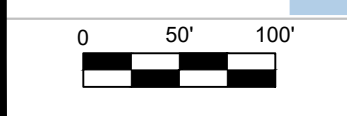
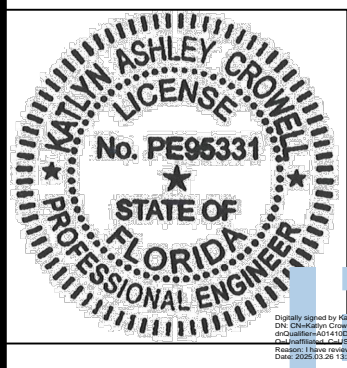
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 ORLANDO, FL 32801
 COA# 23091

SEC 27.34 TWP 20 S RGE 25 E
 HOWEY-IN-THE-HILLS
 LAKE COUNTY, FLORIDA

MISSION RISE
 TURNSTONE GROUP
 PRELIMINARY SUBDIVISION PLAT
 PAVING AND GRADING

DATE: 02/27/2025

REVISIONS



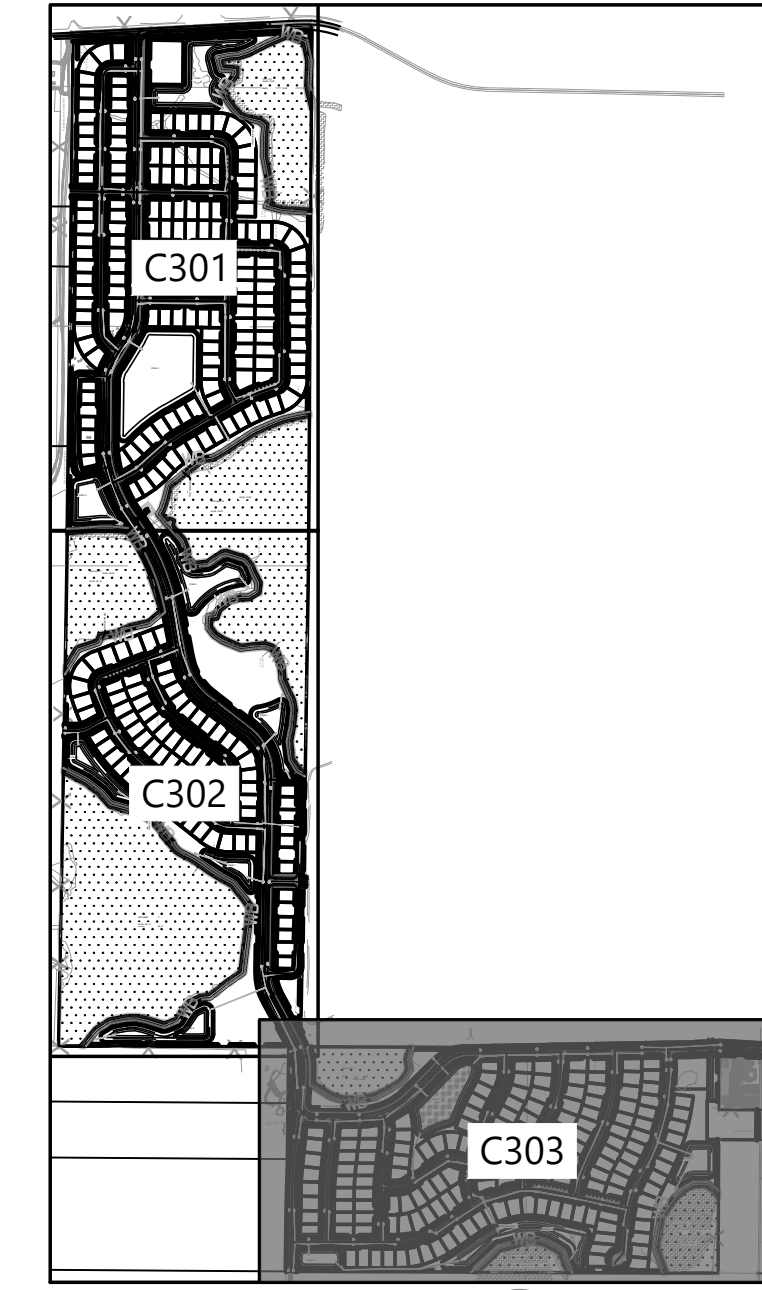
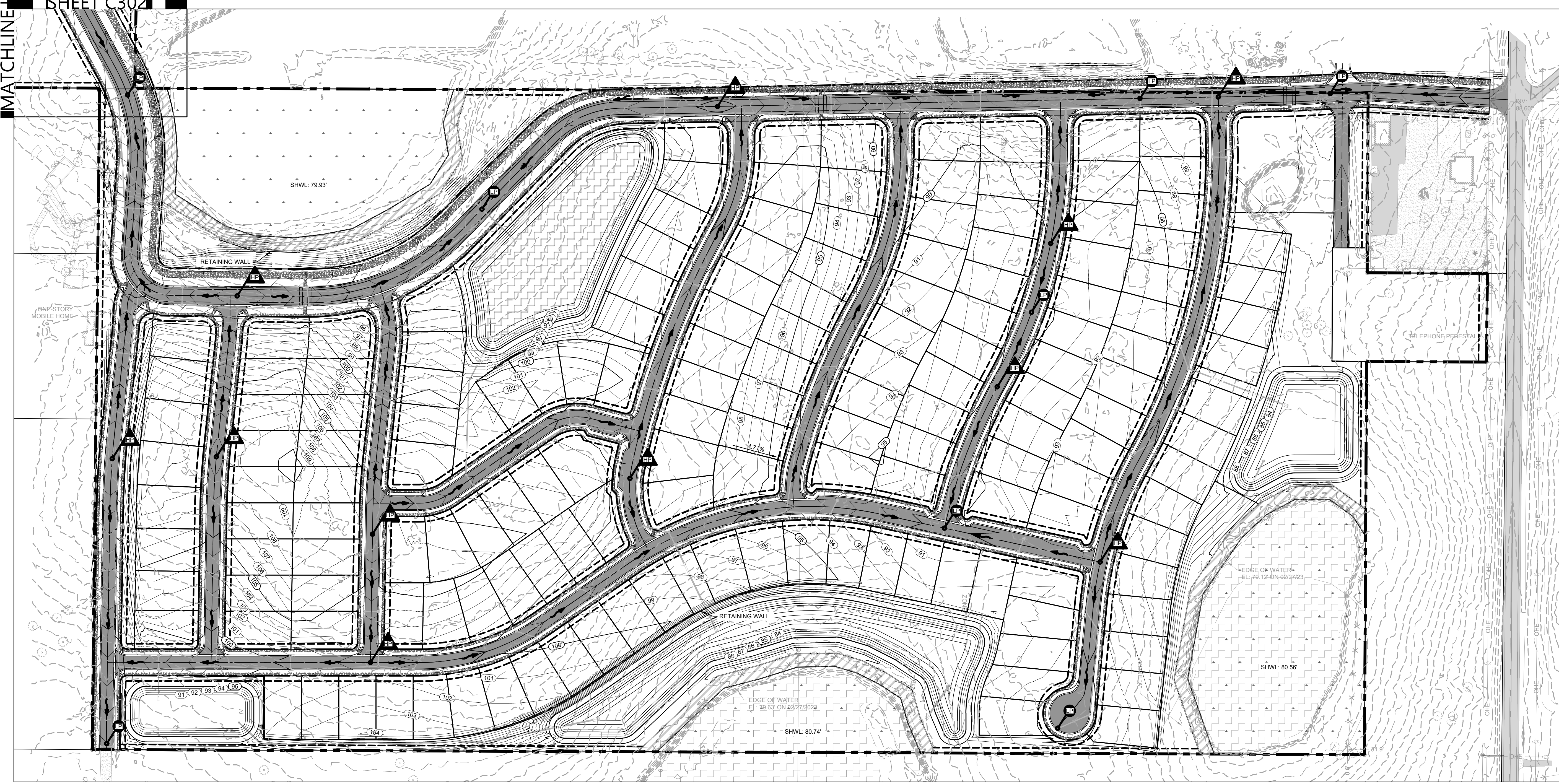
DRAWN BY: AP
 CHECKED BY: ZOR
 PROJECT MANAGER: KC
 JOB #: 23000180
 FILE CODE: --
 SHEET NO.

NOT ISSUED FOR CONSTRUCTION
 C302

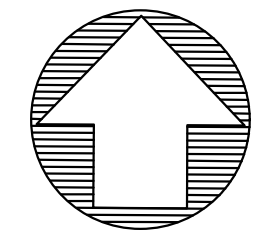
FILE NAME: A:\23000180 Mission Plan 00.mxd PLOT DATE: 02/27/2025 12:28 PM PLOTTED BY: KATIE DAVIS
 DRAWN: JAV/2025 PAVED: WMS/2025 RETAINING WALL: JAV/2025 SHWLS: JAV/2025
 SHEET: C302 TOTAL SHEETS: 3
 ATWELL GROUP, INC. 111 N. MAGNOLIA AVENUE, SUITE 1350 ORLANDO, FL 32801
 TEL: 866.850.4200 FAX: 407.228.2801
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SHEET C302

MATCHLINE



KEY MAP
NTS



LEGEND

- CONSTRUCTION LIMITS LINE
- PROPOSED ELEVATION
- FLOW ARROW
- LOW POINT
- HIGH POINT
- PROPOSED ASPHALT PAVEMENT

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SEC 27.34 TWP 20 S RGE 25 E
 HOWEY-IN-THE-HILLS
 LAKE COUNTY, FLORIDA

MISSION RISE
 TURNSTONE GROUP
 PRELIMINARY SUBDIVISION PLAN
 PAVING AND GRADING

DATE: 02/27/2025

REVISIONS



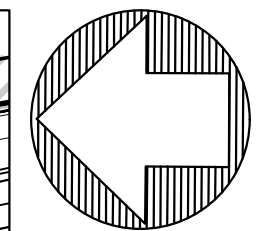
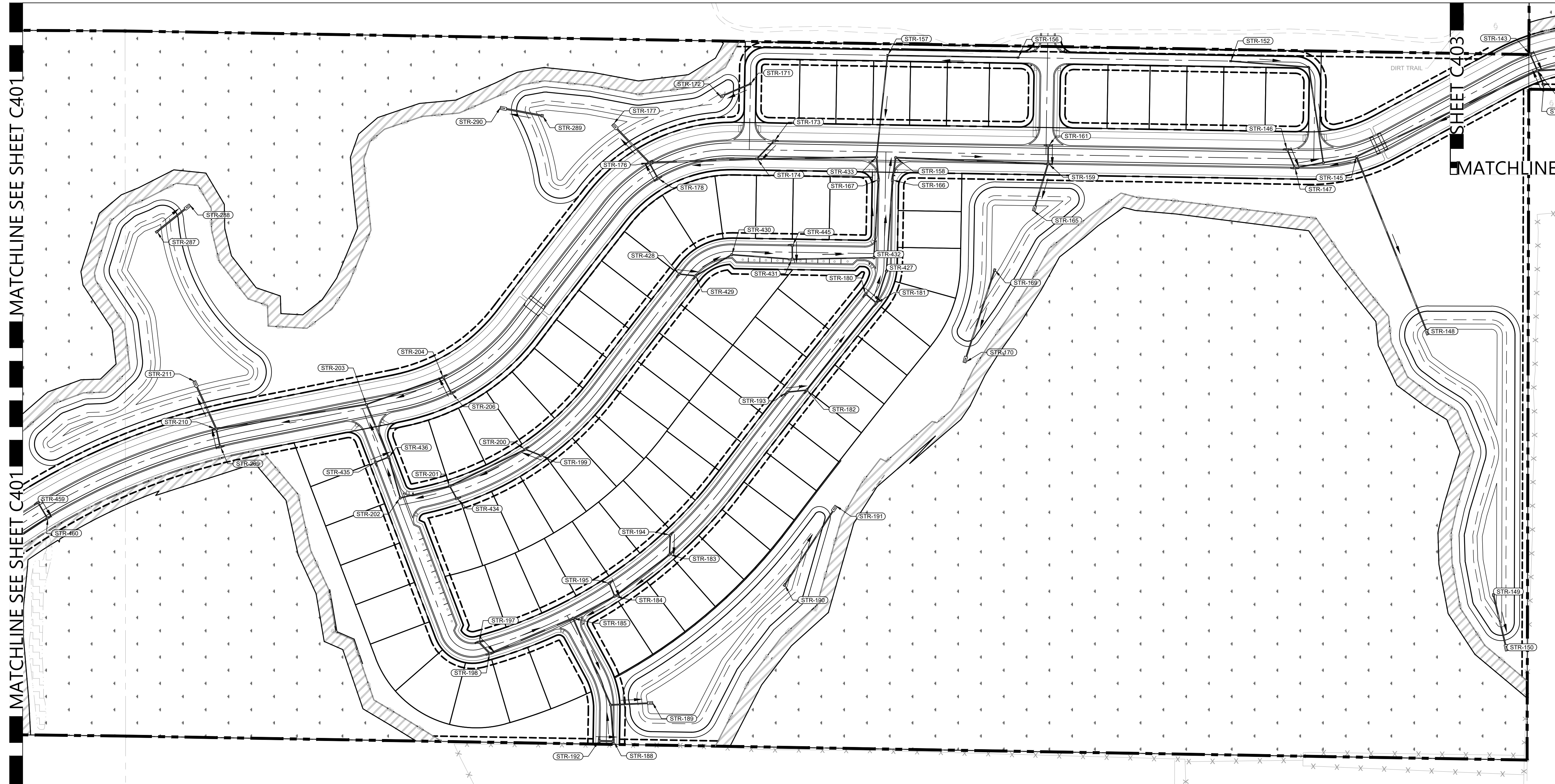
0 50' 100'

DRAWN BY: AP
 CHECKED BY: ZOR
 PROJECT MANAGER: KC
 JOB #: 23000180
 FILE CODE: --
 SHEET NO.

C303

NOT ISSUED FOR CONSTRUCTION

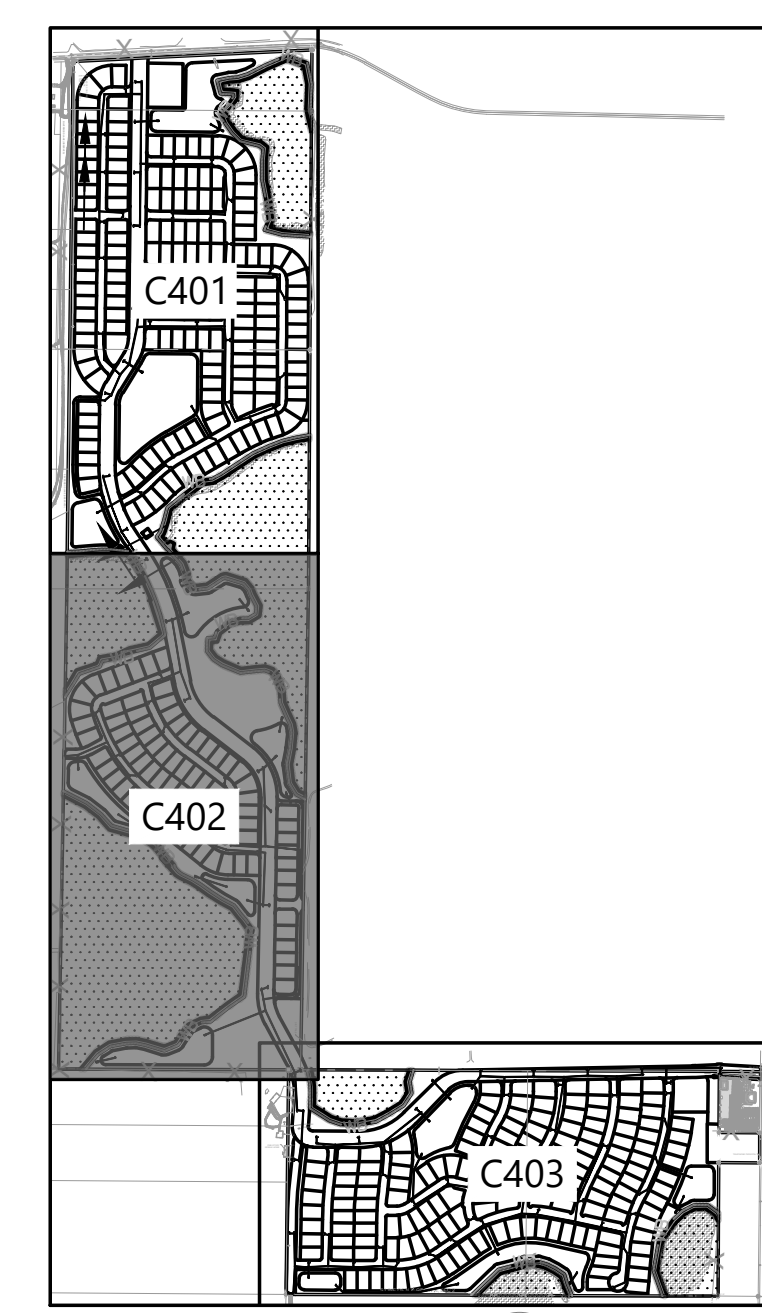
FILE NAME: A:\23000180 Mission Plan 00.mxd PLOT DATE: 02/27/2025 11:45:53 AM PLOTED BY: ashley@atwell.com DATE PLOTTED: 02/27/2025 11:45:53 AM PLOTED BY: ashley@atwell.com DATE PLOTTED: 02/27/2025 11:45:53 AM PLOTED BY: ashley@atwell.com



MATCHLINE SEE SHEET C401

MATCHLINE SEE SHEET C403

MATCHLINE



| LEGEND | |
|--------|---------------------------------|
| | CONSTRUCTION LIMITS LINE |
| | STREET CENTER LINE |
| | DRAINAGE EASEMENT / BUFFER LINE |
| | PLANS MATCH LINE |
| | STORM PIPE FLOW ARROW |
| | STORM DRAINAGE STRUCTURES |

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24 HOUR EMERGENCY CONTACT

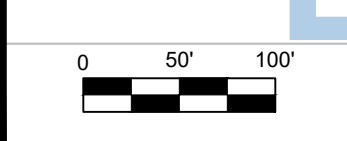
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 COA# 23091

MISSION RISE
 TURNSTONE GROUP
 PRELIMINARY SUBDIVISION PLAN
 DRAINAGE PLAN

SEC 27.34 TWP 20 S RGE 25 E
 HOWEY-IN-THE-HILLS
 LAKE COUNTY, FLORIDA

DATE 02/27/2025

REVISIONS

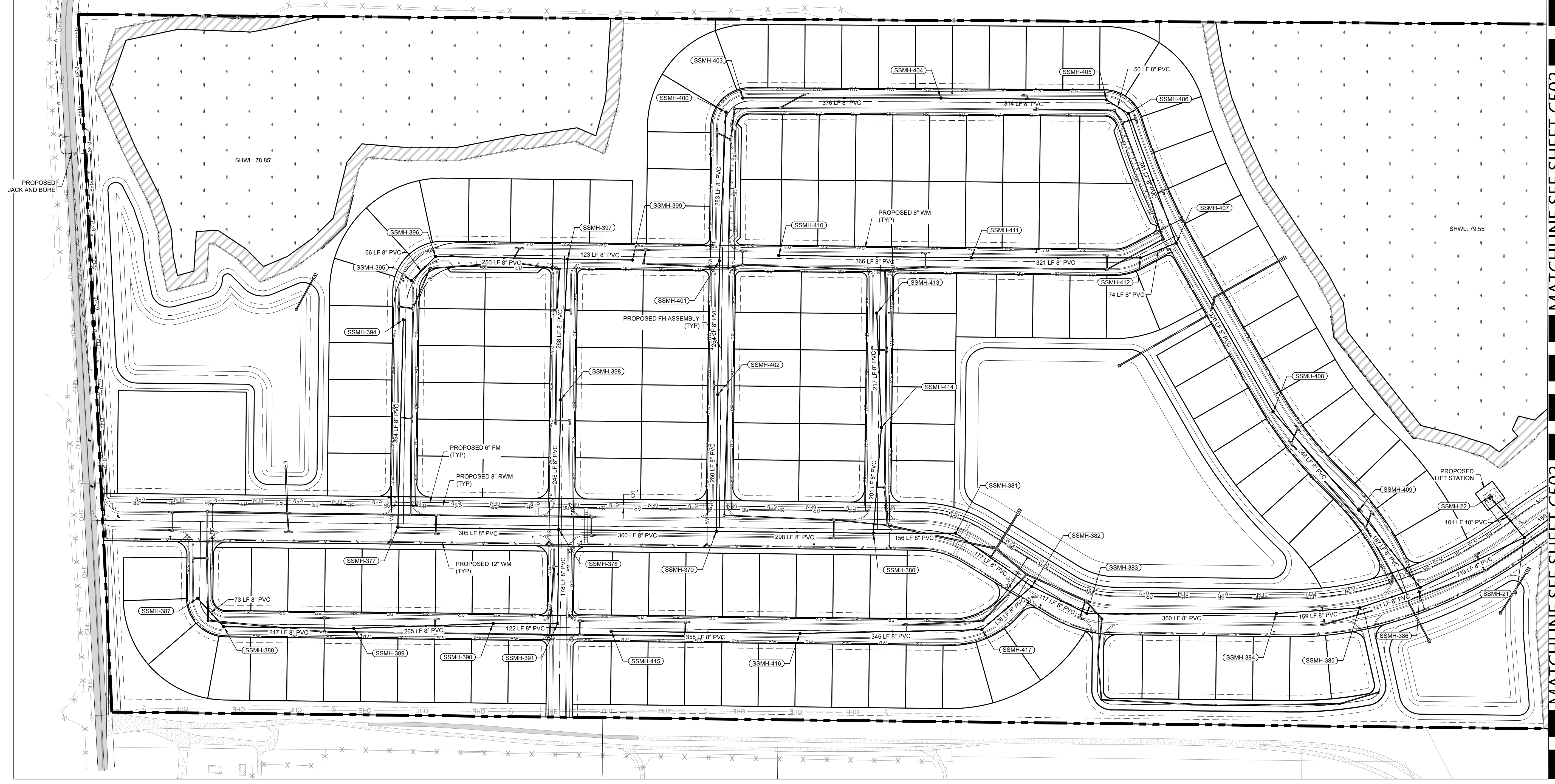


DRAWN BY: AP
 CHECKED BY: ZOR
 PROJECT MANAGER: KC
 JOB #: 23000180
 FILE CODE: --
 SHEET NO.

NOT ISSUED FOR CONSTRUCTION
 C402

MATCHLINE SEE BELOW

MATCHLINE SEE SHEET C502

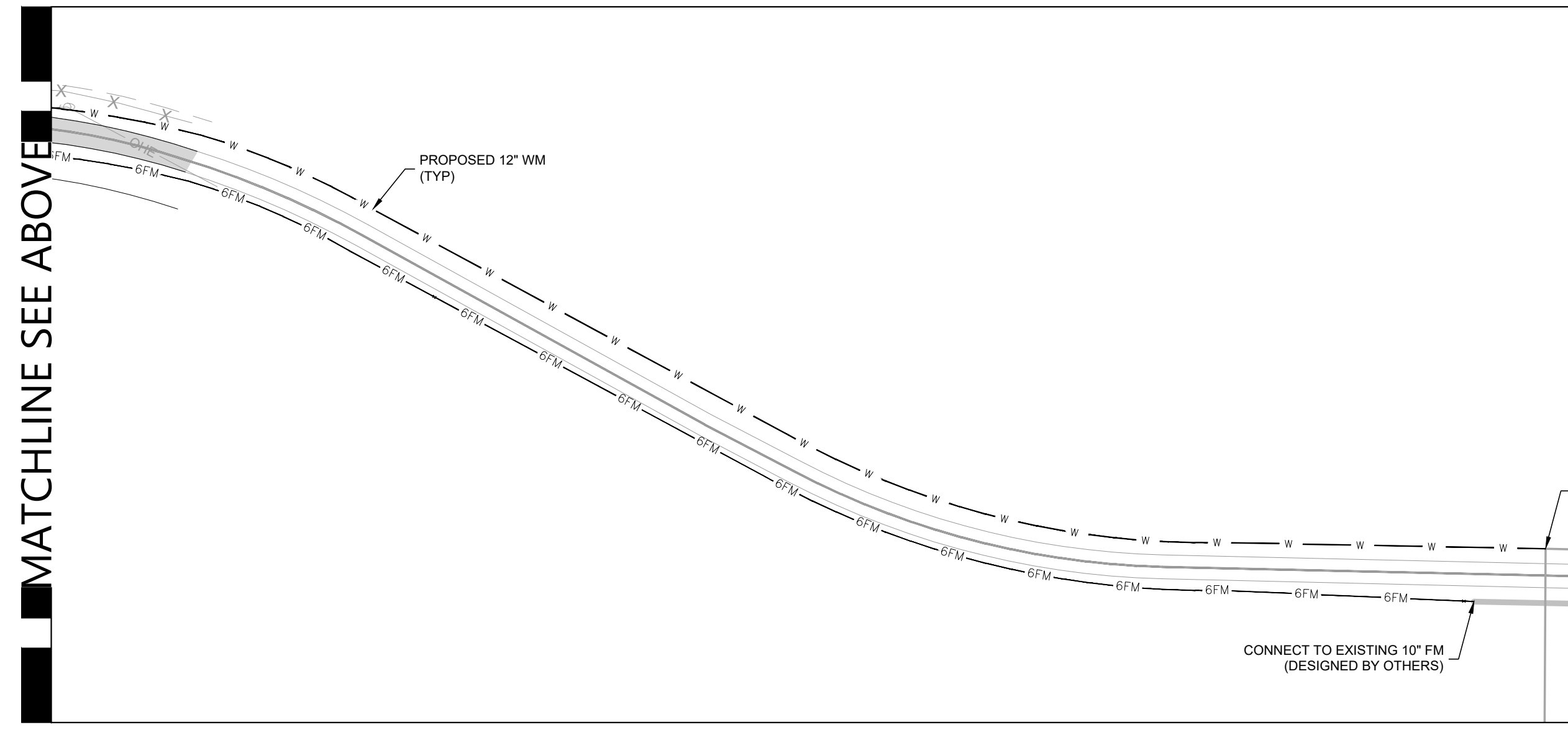
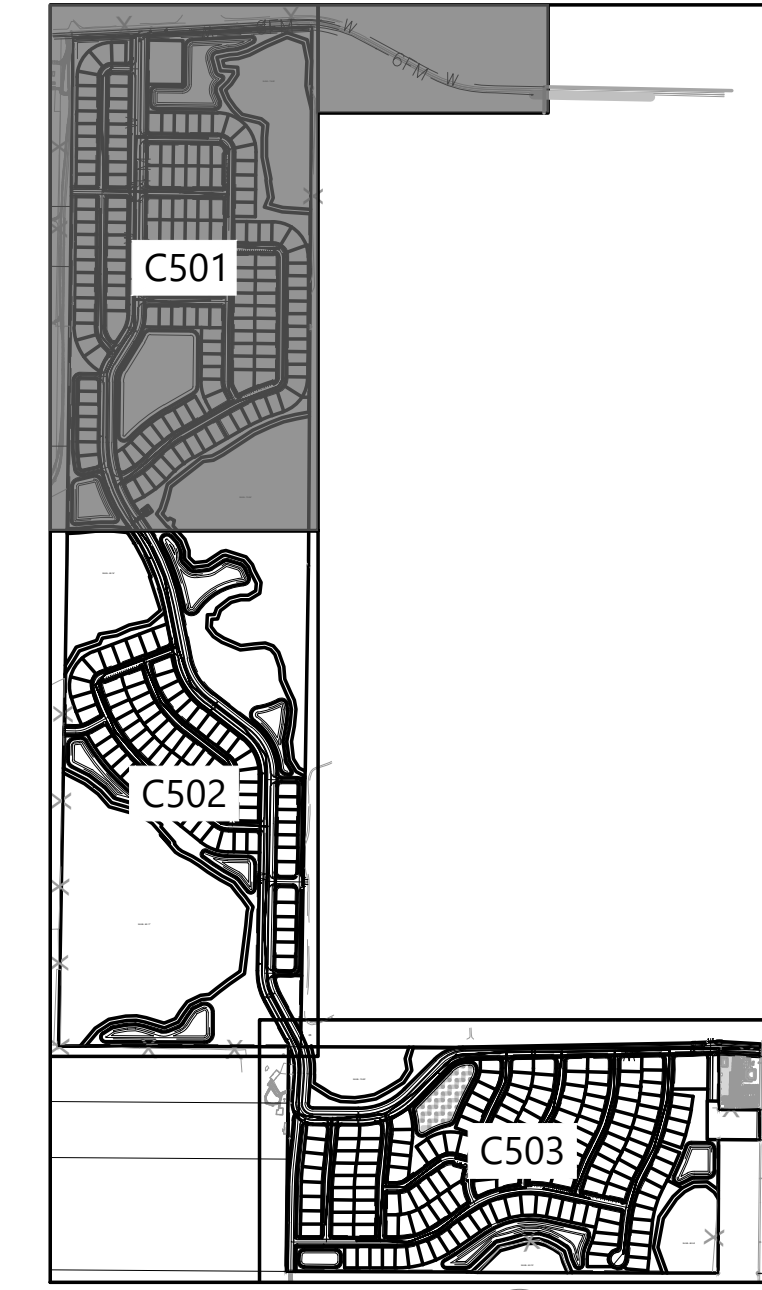


SHWL: 78.85'

SHWL: 79.55'

PROPOSED JACK AND BORE

PROPOSED LIFT STATION



OFFSITE CONNECTION EXHIBIT

| LEGEND | |
|--------|---|
| | PROPERTY BOUNDARY |
| | STREET CENTER LINE |
| | DRAINAGE EASEMENT / BUFFER LINE |
| | PLANS MATCH LINE |
| | PROPOSED SANITARY PIPE |
| | SANITARY CLEAN OUT |
| | SANITARY MANHOLE |
| | FIRE HYDRANT ASSEMBLY |
| | POTABLE WATER PIPE |
| | RECLAIM WATER PIPE |
| | FORCEMAIN PIPE |
| | GATE VALVE (TO MATCH SIZE OF CONNECTING PIPE) |

811
 Know what's below.
 Call before you dig.
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND HAVE NOT BEEN REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR. CONTRACTOR SHALL LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR ANY INJURY OR DAMAGE TO PERSONS OR PROPERTY OF ANY KIND ARISING FROM THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT

ATWELL
 866.850.4200 www.atwell-group.com
 111 N. MAGNOLIA AVENUE, SUITE 1350
 ORLANDO, FL 32801
 CO.# 23091

MISSION RISE
 TURNSTONE GROUP
 PRELIMINARY SUBDIVISION PLAT
 UTILITY PLAN

SEC 27.34 TWP 20 S RGE 25 E
 HOWEY-IN-THE-HILLS
 LAKE COUNTY, FLORIDA

DATE 02/27/2025

REVISIONS

FLORIDA PROFESSIONAL ENGINEER
 No. PE96331
 STATE OF FLORIDA

0 50' 100'

DRAWN BY: AP
 CHECKED BY: ZOR
 PROJECT MANAGER: KC
 JOB #: 23000180
 FILE CODE: --
 SHEET NO.

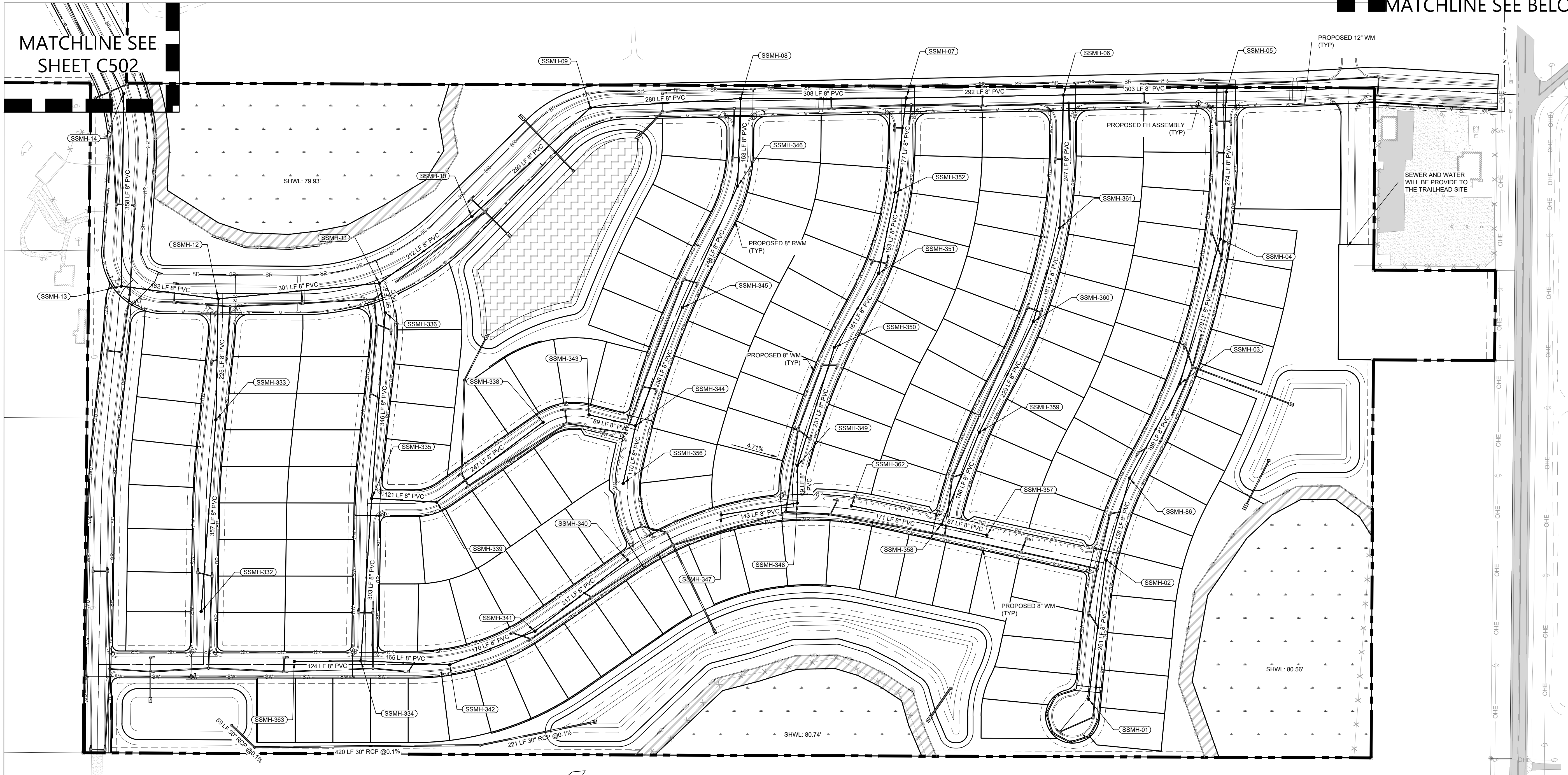
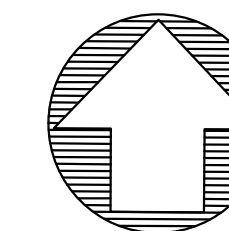
NOT ISSUED FOR CONSTRUCTION

C501

FILE NAME: A:\33000180 Mission Rise 20 and 20A\DWG\Plan_Sanitary\Utility\Utility_Preliminary\1818-C501_Utility_Preliminary.dwg
 PLOT DATE: 02/27/2025 10:15 AM
 PLOT BY: JORGE PEREZ
 PLOT SCALE: 1/8"=1'-0"

MATCHLINE SEE SHEET C502

MATCHLINE SEE BELOW



SEWER AND WATER WILL BE PROVIDED TO THE TRAILHEAD SITE

PROPOSED 12\"/>

PROPOSED FH ASSEMBLY (TYP)

PROPOSED 8\"/>

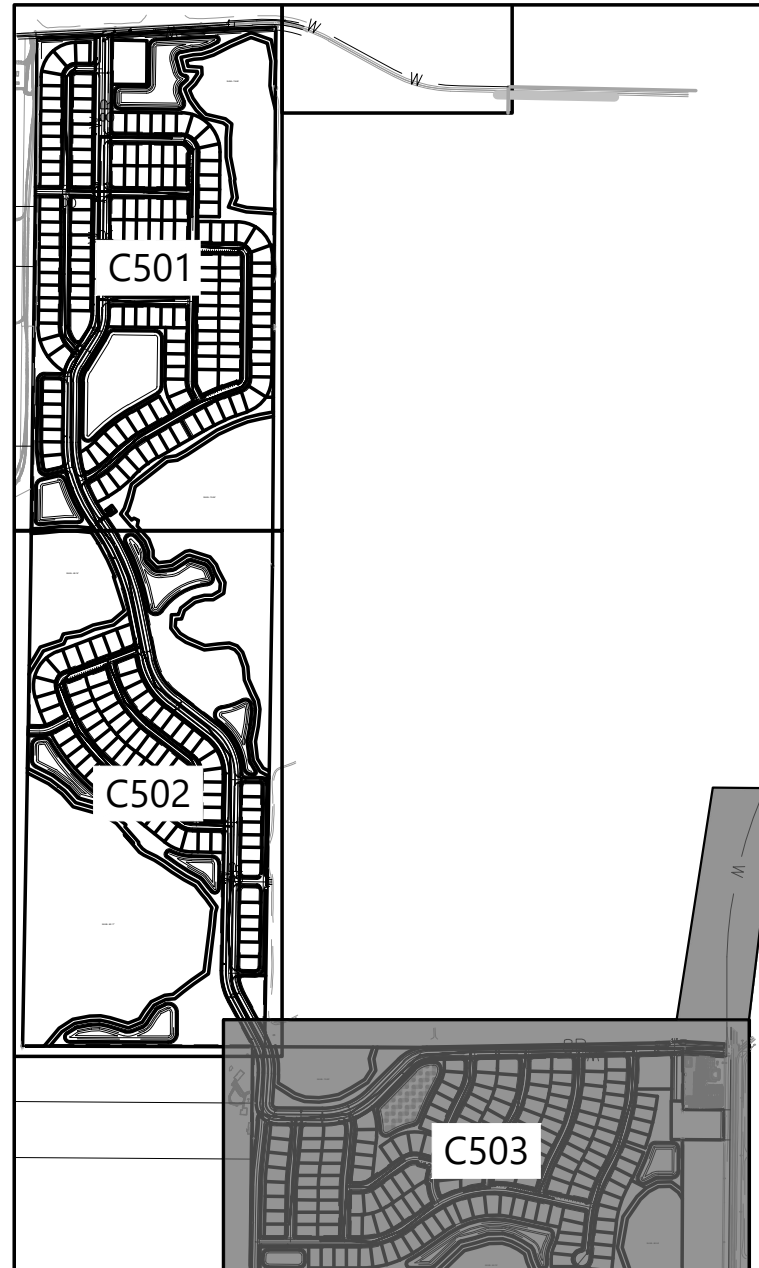
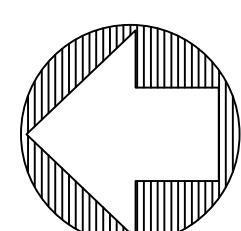
PROPOSED 8\"/>

PROPOSED 8\"/>

CONNECTION TO EXISTING 12\"/>

PROPOSED 12\"/>

MATCHLINE SEE ABOVE



KEY MAP NTS

| LEGEND | |
|--------|---|
| | PROPERTY BOUNDARY |
| | STREET CENTER LINE |
| | DRAINAGE EASEMENT LINE |
| | PLANS MATCH LINE |
| | PROPOSED SANITARY PIPE |
| | SANITARY CLEAN OUT |
| | SANITARY MANHOLE |
| | FIRE HYDRANT ASSEMBLY |
| | POTABLE WATER PIPE |
| | RECLAIM WATER PIPE |
| | FORCEMAIN PIPE |
| | GATE VALVE (TO MATCH SIZE OF CONNECTING PIPE) |

811
Know what's below. Call before you dig.
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24 HOUR EMERGENCY CONTACT

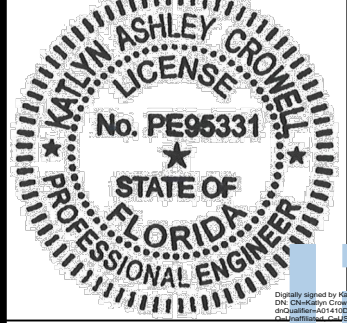
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SEC 27.34 TWP 20 S RGE 25 E
 HOWEY-IN-THE-HILLS
 LAKE COUNTY, FLORIDA

MISSION RISE
 TURNSTONE GROUP
 PRELIMINARY SUBDIVISION PLAT
 UTILITY PLAN

DATE 02/27/2025

REVISIONS



0 50' 100'

DRAWN BY: AP
 CHECKED BY: ZOR
 PROJECT MANAGER: KC
 JOB #: 23000180
 FILE CODE: --
 SHEET NO.

PSPPXX-XXXX

C503

FILE NAME: A:\33000180 Mission Rise 00 and 00A\000180 Mission Rise 00 and 00A\000180 Preliminary\000180-0001 UTILITY Preliminary.dwg
 DATE: 02/27/2025 15:15
 USER: ashleyt
 PLOT DATE: 02/27/2025 15:15
 PLOT SCALE: 1"=50'
 PLOT SHEET: 1 OF 1
 PLOT TITLE: ATWELL-018

NOT ISSUED FOR CONSTRUCTION