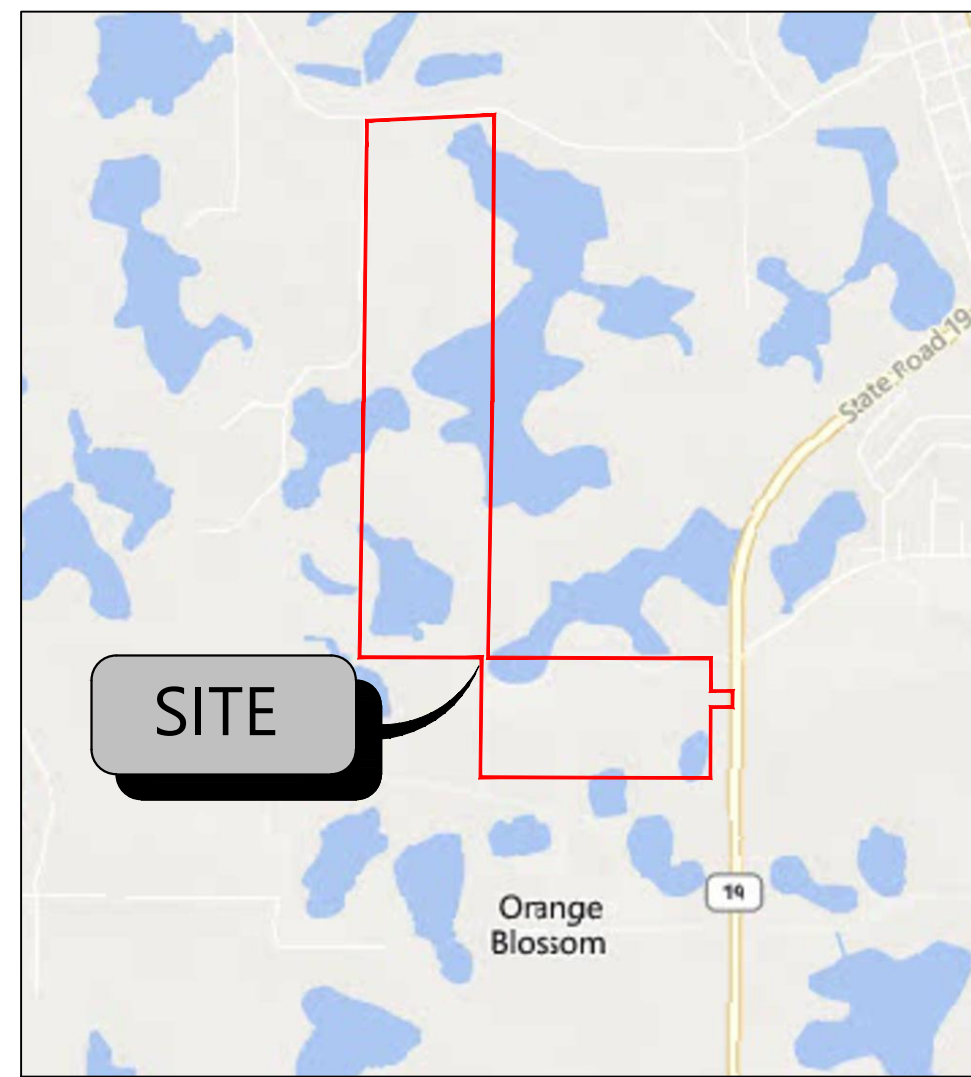


# PRELIMINARY SUBDIVISION PLAN FOR MISSION RISE

## HOWEY-IN-THE-HILLS, FLORIDA

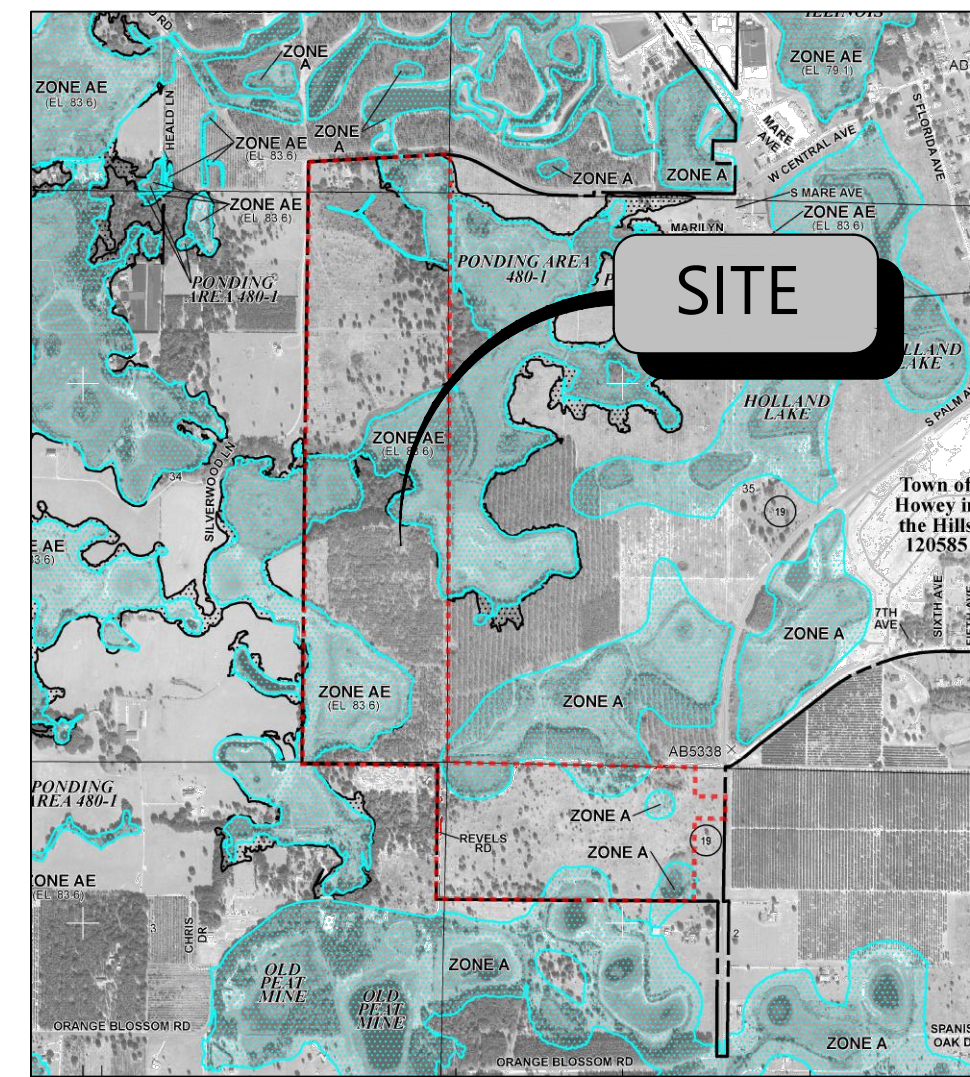
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02-21-25-0002-000-04800



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
C200	OVERALL SITE PLAN
C201	SITE PLAN
C202	SITE PLAN
C203	SITE PLAN
C301	PAVING AND GRADING
C302	PAVING AND GRADING
C303	PAVING AND GRADING
C401	DRAINAGE PLAN
C402	DRAINAGE PLAN
C403	DRAINAGE PLAN
C501	UTILITY PLAN
C502	UTILITY PLAN
C503	UTILITY PLAN



**Know what's Below.  
Call before you dig.**  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY 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 DEEMED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OR PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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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



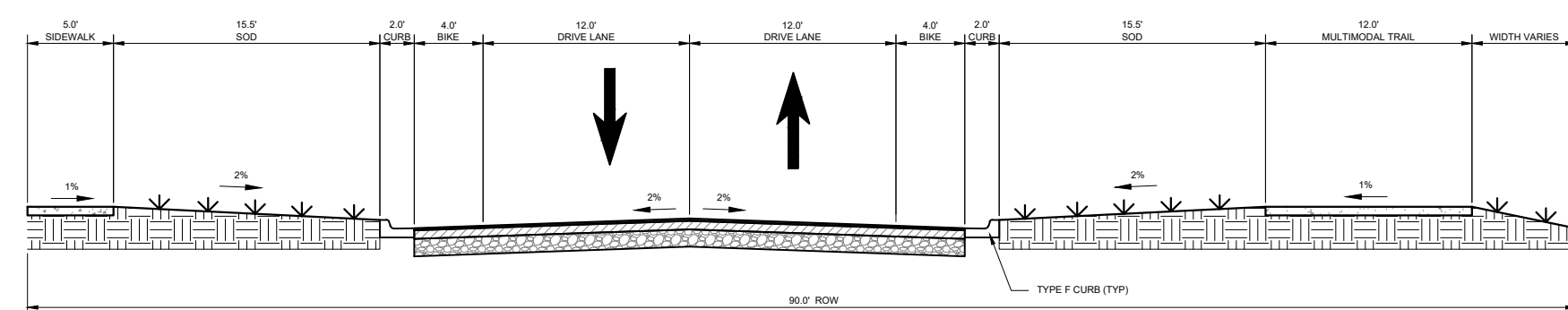
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CHECKED BY: ZOR  
PROJECT MANAGER: KC  
JOB #: 23000180  
FILE CODE: --  
SHEET NO. C000

PSPXX-XXXX

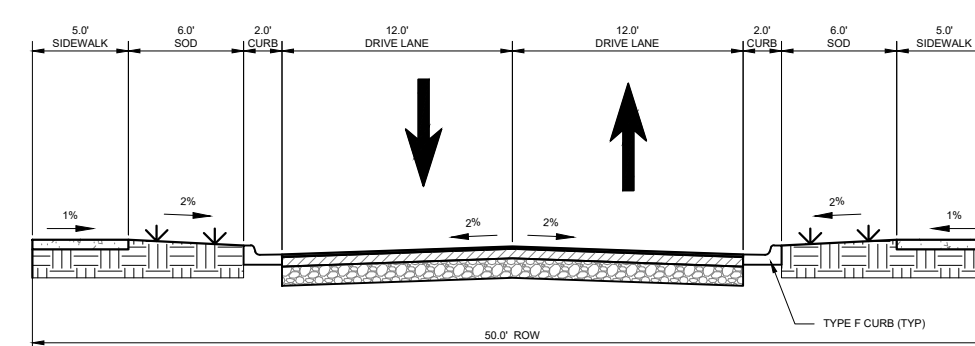
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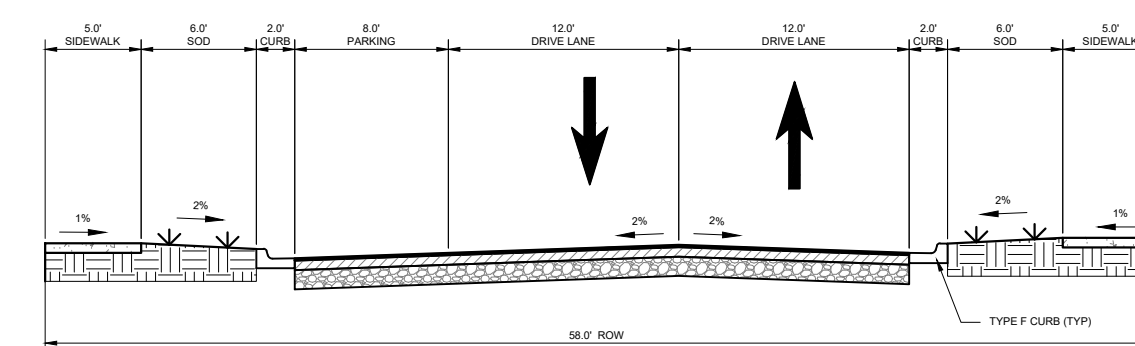
TYPICAL SECTIONS



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



OPT 1 - NEIGHBORHOOD ROAD  
50' ROW



OPT 2 - NEIGHBORHOOD ROAD  
58' ROW

TRACT AREA TABLE			
TRACT NAME	USE DESCRIPTION	AREA	OWNERSHIP
90' ROW	PUBLIC RIGHT-OF-WAY	16.86 Ac.	TOWN OF HOWEY-IN-THE-HILLS
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-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-9	OPEN SPACE	0.29 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	1.01 Ac.	H.O.A. (PRIVATE)
OS-13	OPEN SPACE	2.97 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	1.73 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)
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)
ROW C	PRIVATE RIGHT-OF-WAY	0.41 Ac.	H.O.A. (PRIVATE)

TRACT AREA TABLE			
TRACT NAME	USE DESCRIPTION	AREA	OWNERSHIP
ROW D	PRIVATE RIGHT-OF-WAY	3.61 Ac.	H.O.A. (PRIVATE)
ROW E	PRIVATE RIGHT-OF-WAY	0.83 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	0.62 Ac.	TOWN OF HOWEY-IN-THE-HILLS
TRACT G	NEIGHBORHOOD PARK/OPEN SPACE	1.09 Ac.	TOWN OF HOWEY-IN-THE-HILLS
TRACT H	NEIGHBORHOOD PARK/OPEN SPACE	1.59 Ac.	TOWN OF HOWEY-IN-THE-HILLS
TRACT I	AMENITY	0.93 Ac.	H.O.A. (PRIVATE)
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  
317 UNITS - 8,400 SQ.FT. (77.7%)  
91 UNITS - 9,600 SQ.FT. (22.3%)

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

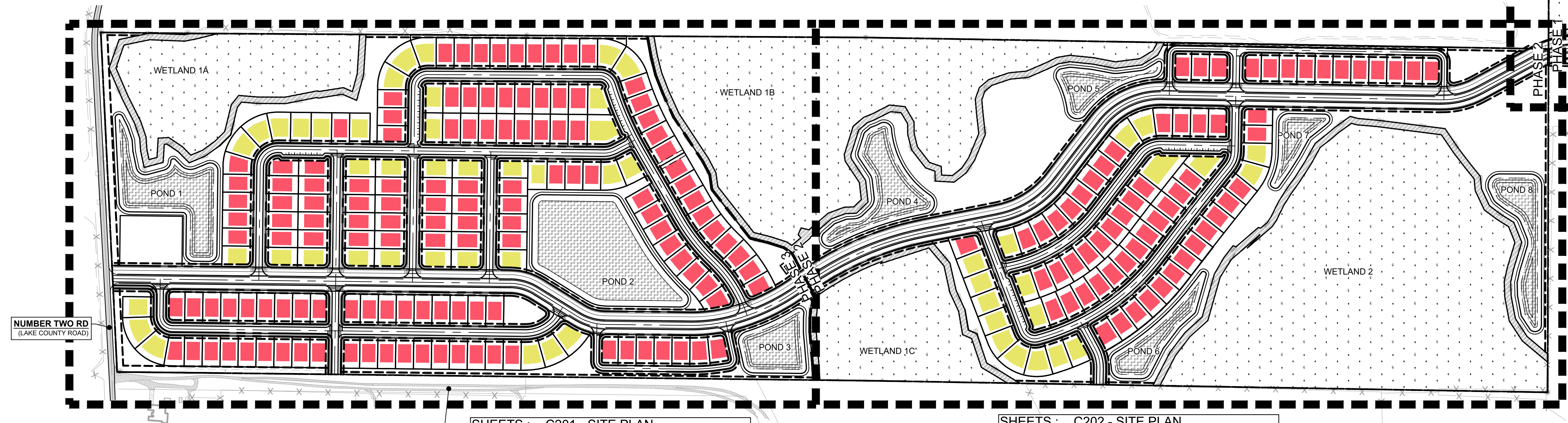
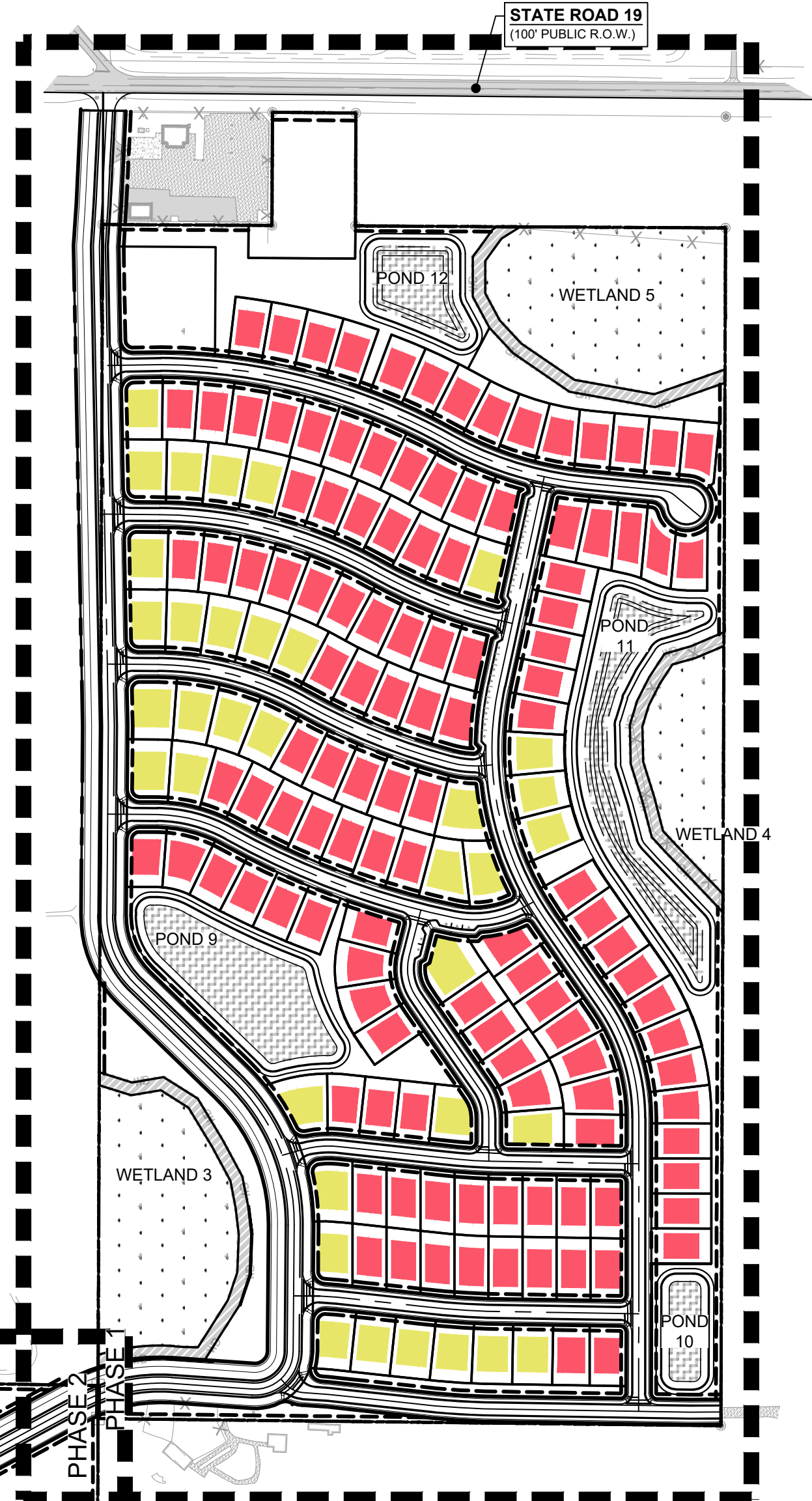
FLOODPLAIN: LOCATED IN FEMA FLOOD ZONE A AND AE PER  
MAP NO. 12069C0485E, EFF. DATE 12/18/2012  
ZONE AE 100 YR-24 HR FLOOD ELEV = 83.6 (ESTABLISHED)

**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'



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

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

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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. PE9633  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

0 125' 250'  
DRAWN BY: AP  
CHECKED BY: ZOR  
PROJECT MANAGER: KC  
JOB #: 23000180  
FILE CODE: --  
SHEET NO. C200

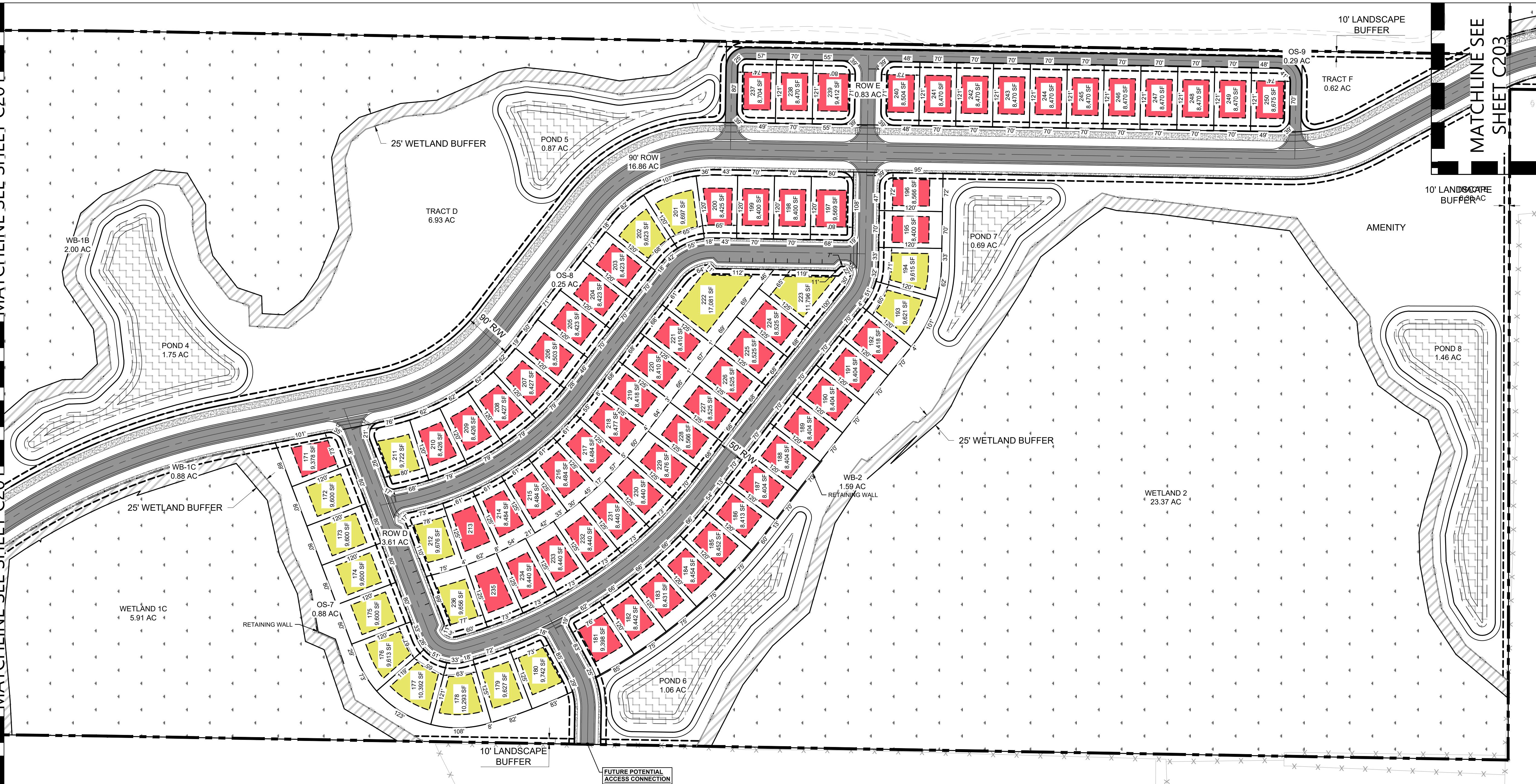
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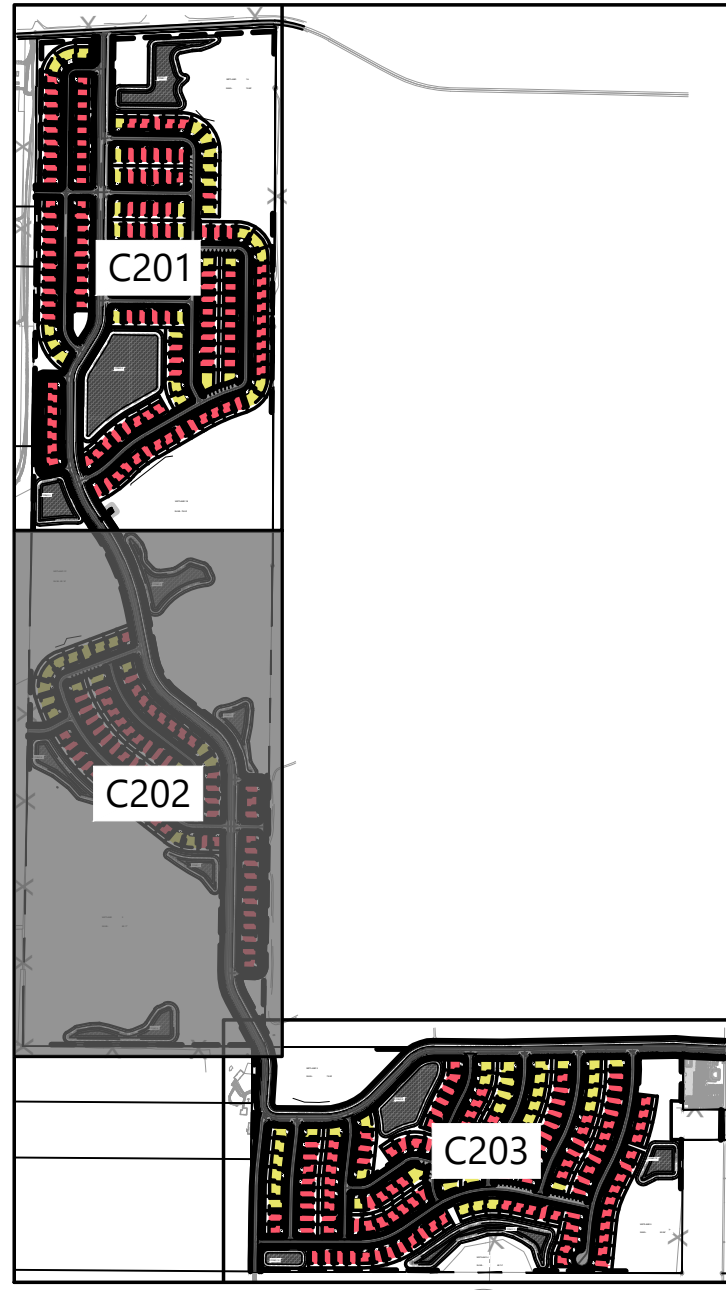
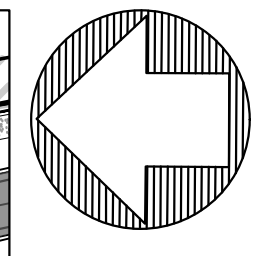
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MATCHLINE SEE SHEET C201

MATCHLINE SEE SHEET C203



MATCHLINE SEE SHEET C203



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

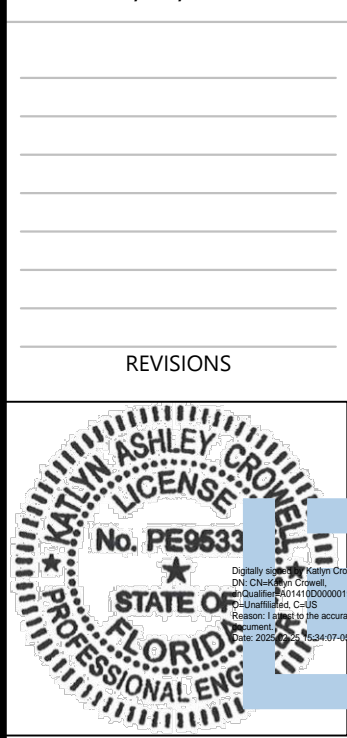
**811**  
 Know what's below. Call before you dig.  
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND HAVE NOT BEEN REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR WHICH RESULT FROM LOCAL AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.  
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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  
 COA# 23091

MISSION RISE  
 TURNSTONE GROUP  
 PRELIMINARY SUBDIVISION PLAT  
 SITE PLAN  
 SEC 27.34 TWP 20 S RGE 25 E  
 HOWEY-IN-THE-HILLS  
 LAKE COUNTY, FLORIDA

DATE: 02/27/2025

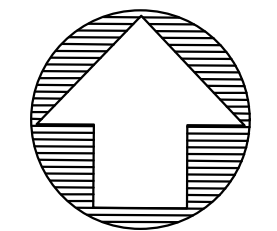
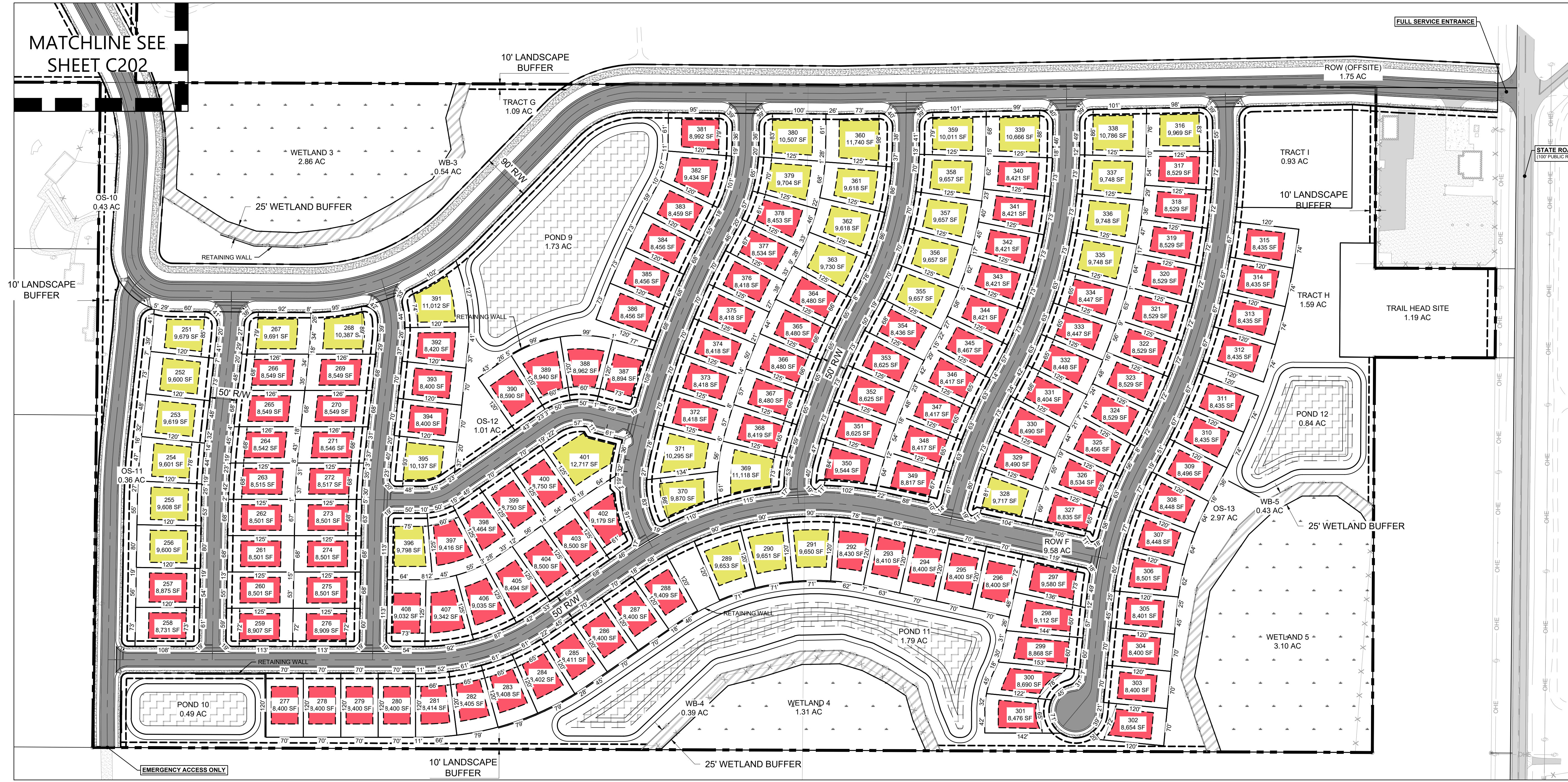
REVISIONS



DRAWN BY: AP  
 CHECKED BY: ZOR  
 PROJECT MANAGER: KC  
 JOB #: 23000180  
 FILE CODE: --  
 SHEET NO. C202

NOT-ISSUED-FOR-CONSTRUCTION

MATCHLINE SEE SHEET C202



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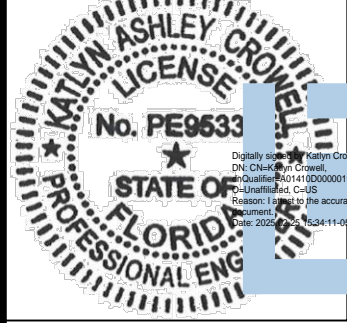
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ORLANDO, FL 32801  
COA# 23091

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

**MISSION RISE**  
TURNSTONE GROUP  
PRELIMINARY SUBDIVISION PLAT  
SITE PLAN

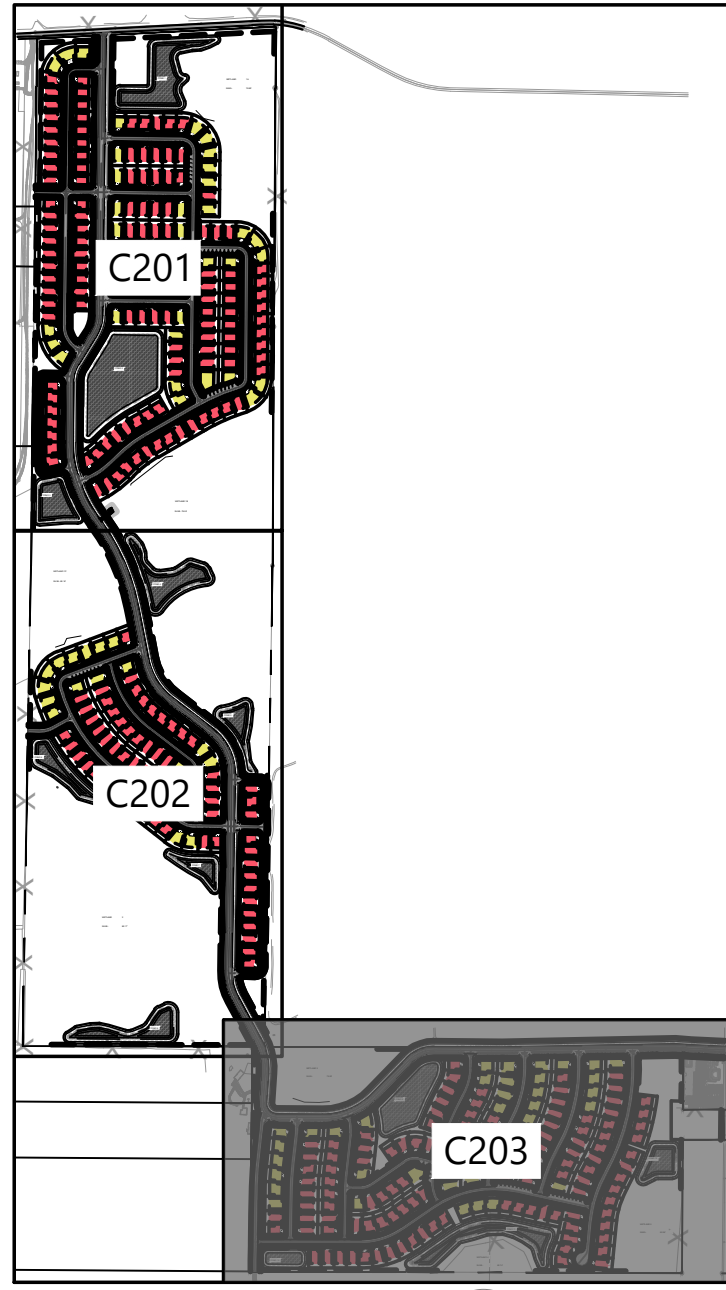
DATE 02/27/2025

REVISIONS



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

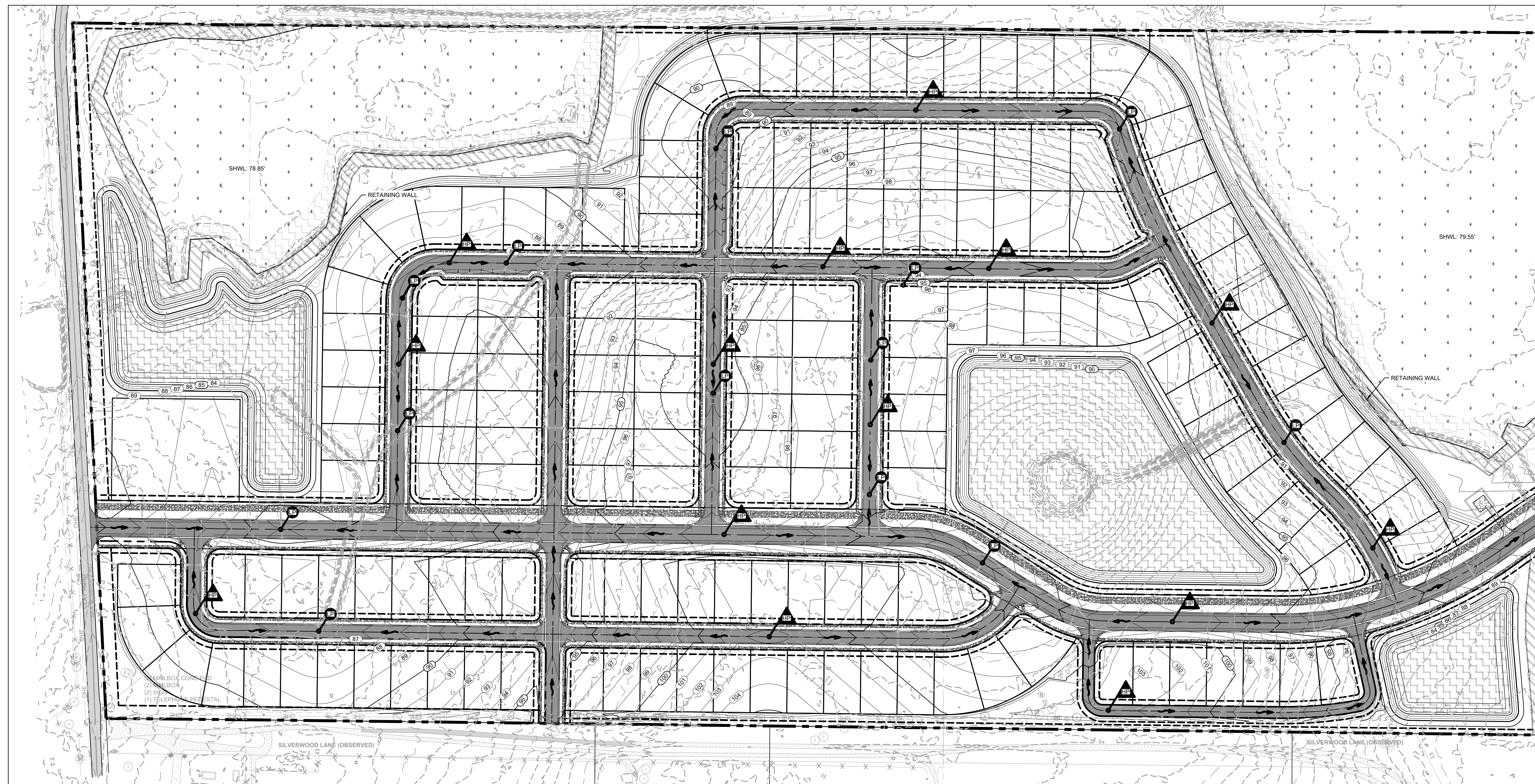
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 PLOT TITLE: PRELIMINARY SUBDIVISION PLAT SITE PLAN  
 PLOT SCALE: 1"=40' (AS SHOWN)  
 PLOT SHEET: 25 OF 25  
 PLOT STATUS: PLOTTED  
 PLOT DEVICE: HP DesignJet T1100e



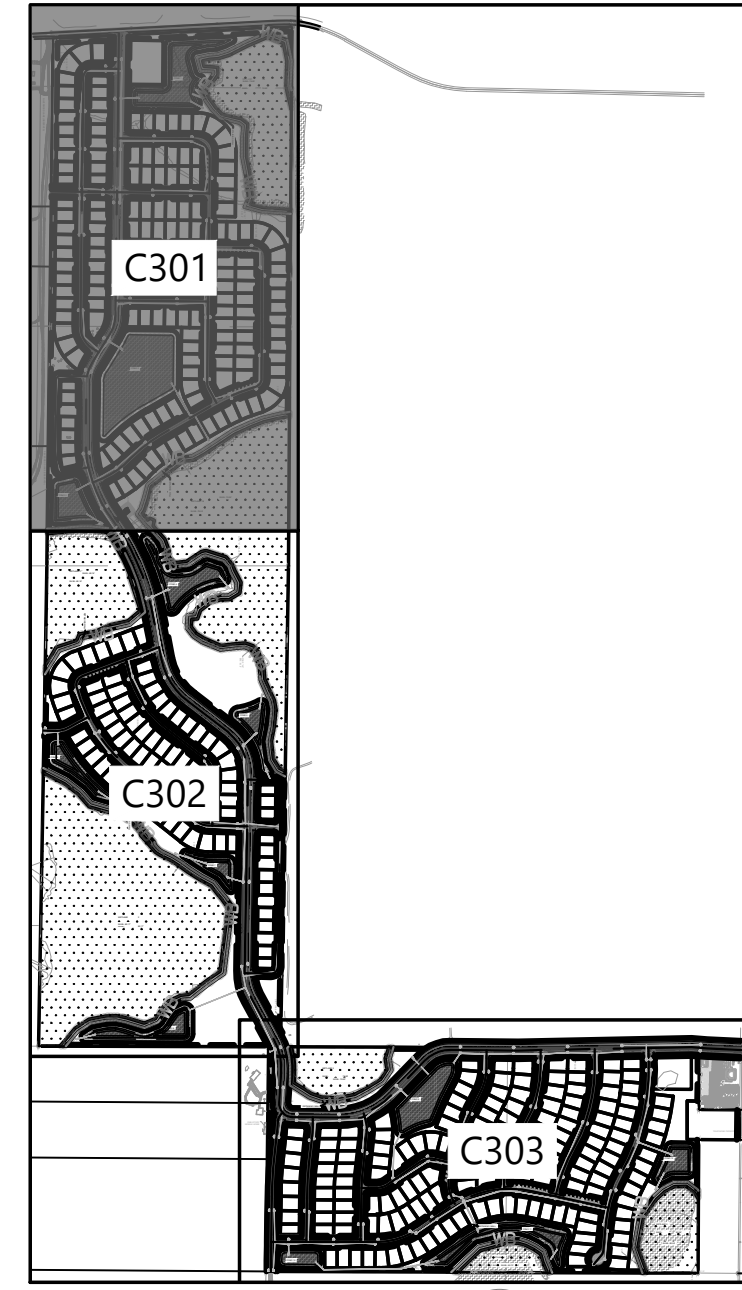
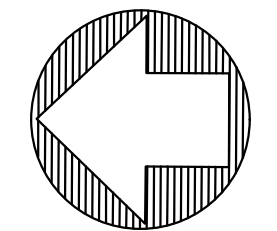
LEGEND	
	CONSTRUCTION LIMITS LINE
	STREET CENTER LINE
	DRAINAGE EASEMENT / BUFFER LINE
	PLANS MATCH LINE
	PROPOSED ASPHALT PAVEMENT
	EXISTING ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	EXISTING WETLAND
	PROPOSED WETLAND BUFFER
	PROPOSED POND AREA

LSPXX-XXXX

FILE NAME: A:\330000000\mission\_rise\_00.mxd PLOT DATE: 02/27/2025 1:19 PM PLOTTED BY: jayden.bothwell DATE PLOTTED: 02/27/2025 PLOT SCALE: 1/8" = 1'-0" PLOT SIZE: 36" x 48" PLOT ORIENTATION: LANDSCAPE PLOT TYPE: PLOT SHEET TITLE: PRELIMINARY



MATCHLINE SEE SHEET C302



KEY MAP  
NTS

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

**811**  
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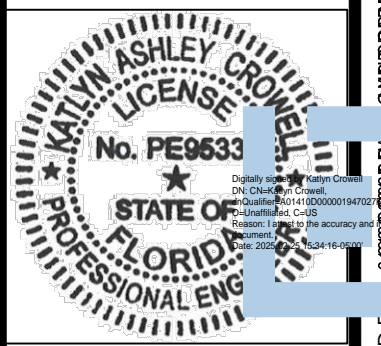
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COA# 23091

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

MISSION RISE  
TURNSTONE GROUP  
PRELIMINARY SUBDIVISION PLAT  
PAVING AND GRADING

DATE: 02/27/2025

REVISIONS



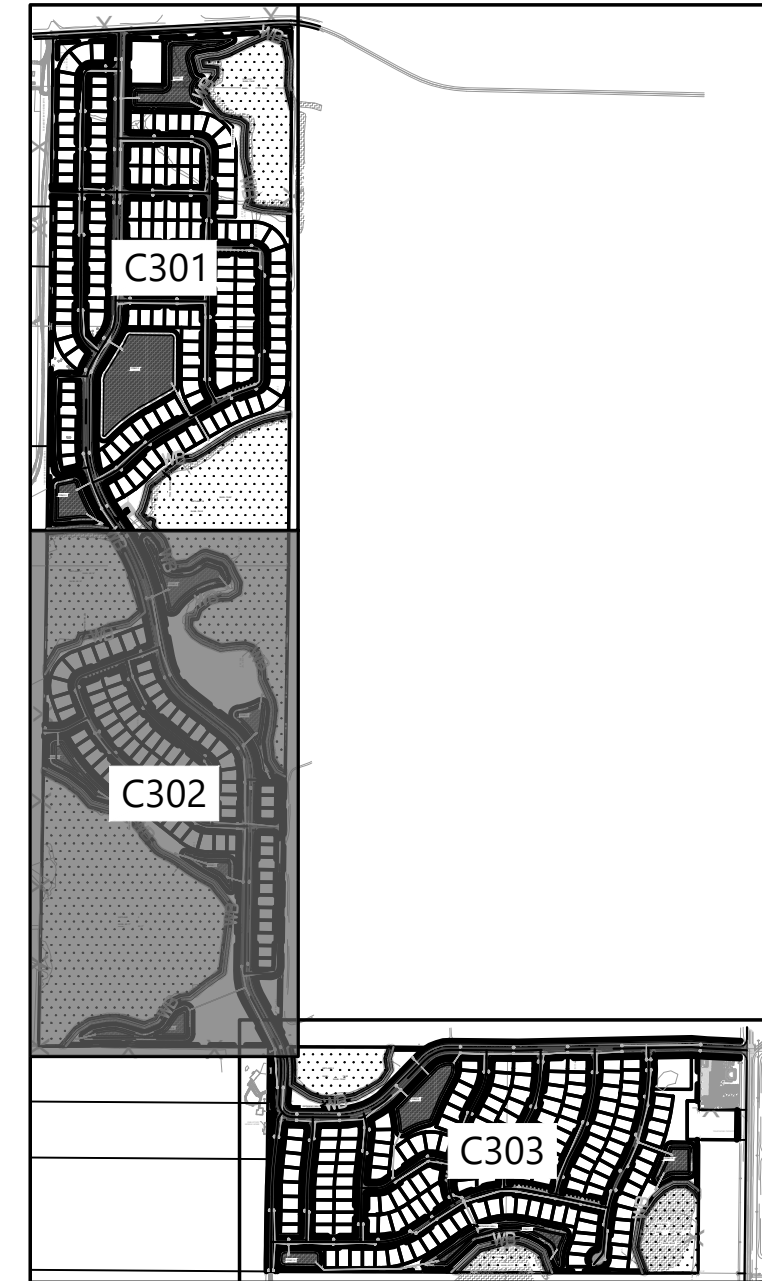
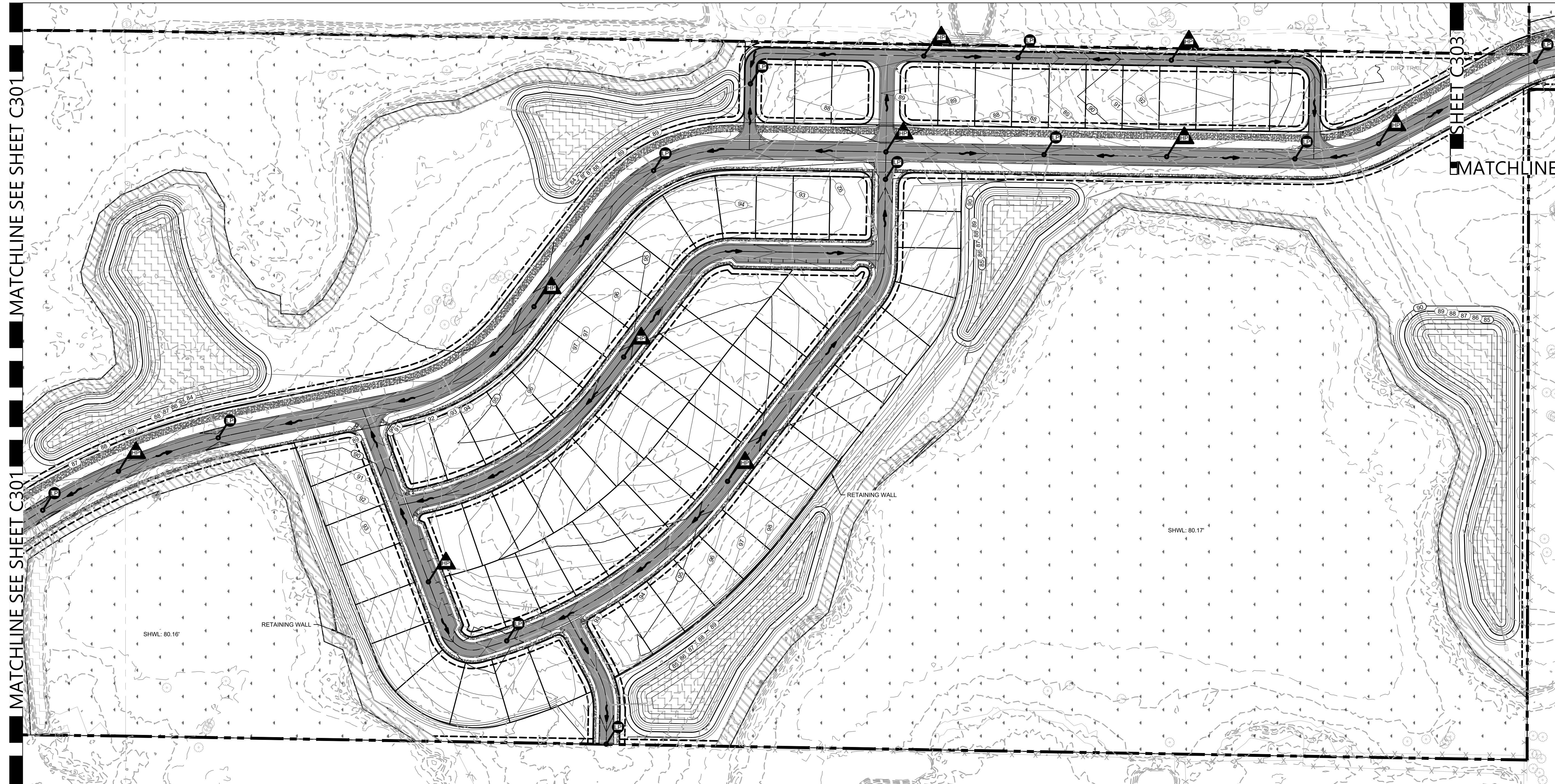
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CHECKED BY: ZOR  
PROJECT MANAGER: KC  
JOB #: 23000180  
FILE CODE: --  
SHEET NO.

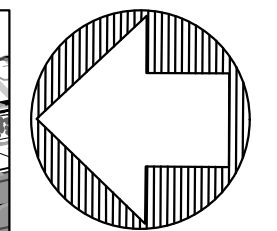
NOT ISSUED FOR CONSTRUCTION

C301

FILE NAME: A:\23000180 Mission Hill 00 - 00\DWG\001.dwg DATE: 02/27/2025 1:18 PM PLOTTED BY: jayden.ortho@atwell.com PLOT DATE: 02/27/2025 1:18 PM PLOTTED BY: jayden.ortho@atwell.com PLOT DATE: 02/27/2025 1:18 PM PLOTTED BY: jayden.ortho@atwell.com



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



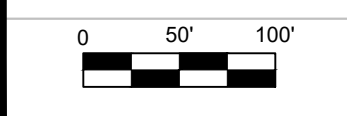
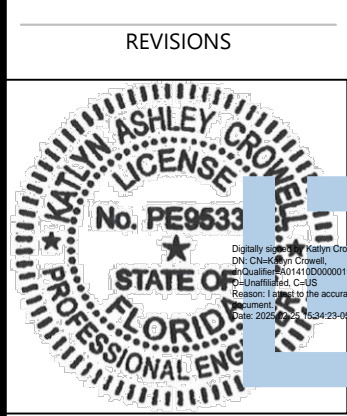
**811**  
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 PAVING AND GRADING

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

DATE 02/27/2025



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

NOT-ISSUED-FOR-CONSTRUCTION  
 CAD F  
 C302

[PSPXX-XXXX]





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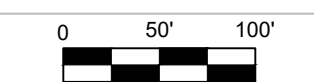
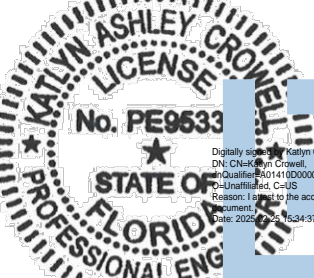
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CCL# 23091

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

MISSION RISE  
TURNSTONE GROUP  
PRELIMINARY SUBDIVISION PLAN  
DRAINAGE PLAN

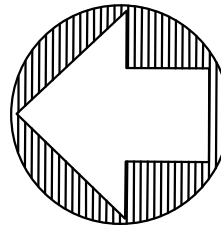
DATE 02/27/2025

REVISIONS

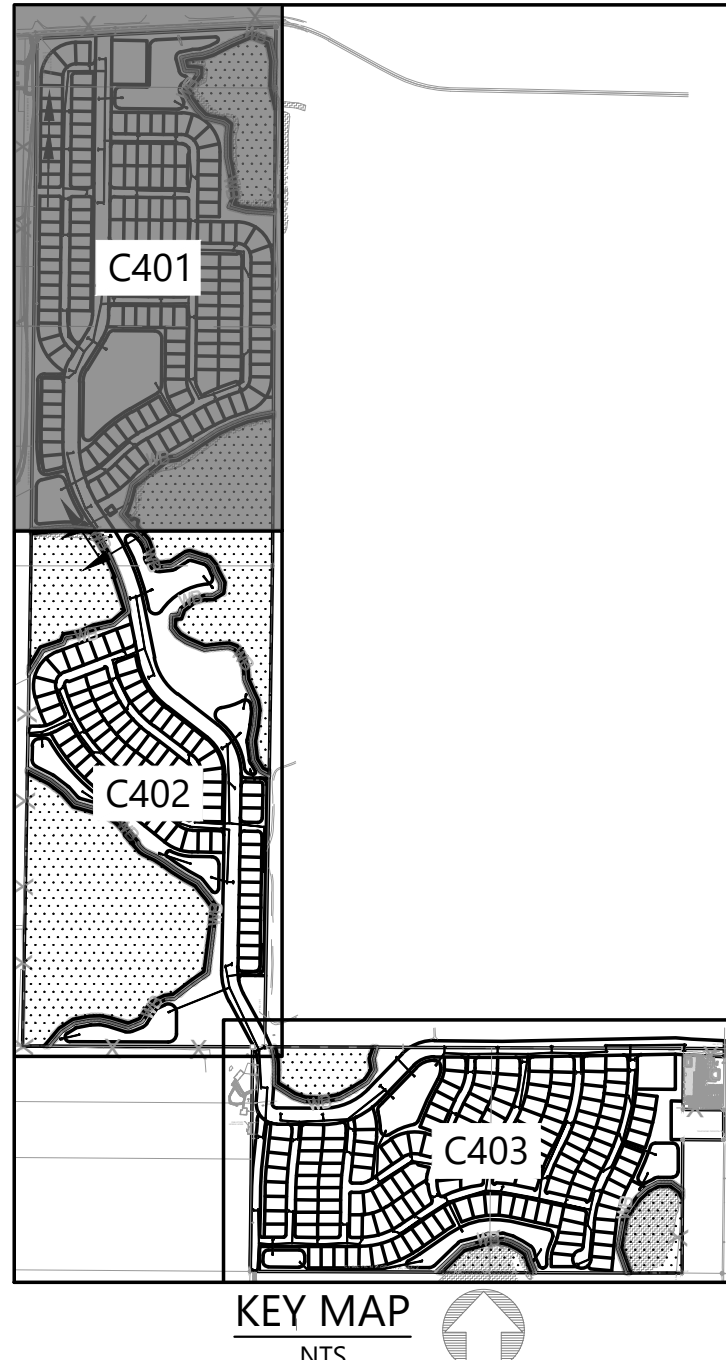
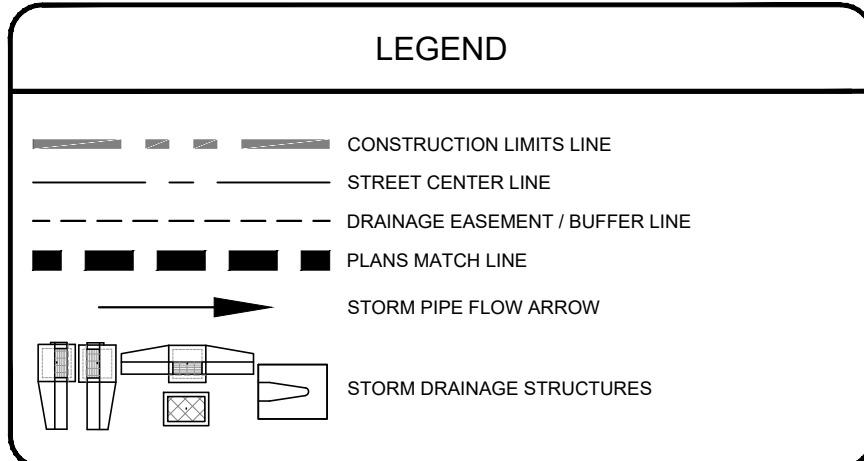
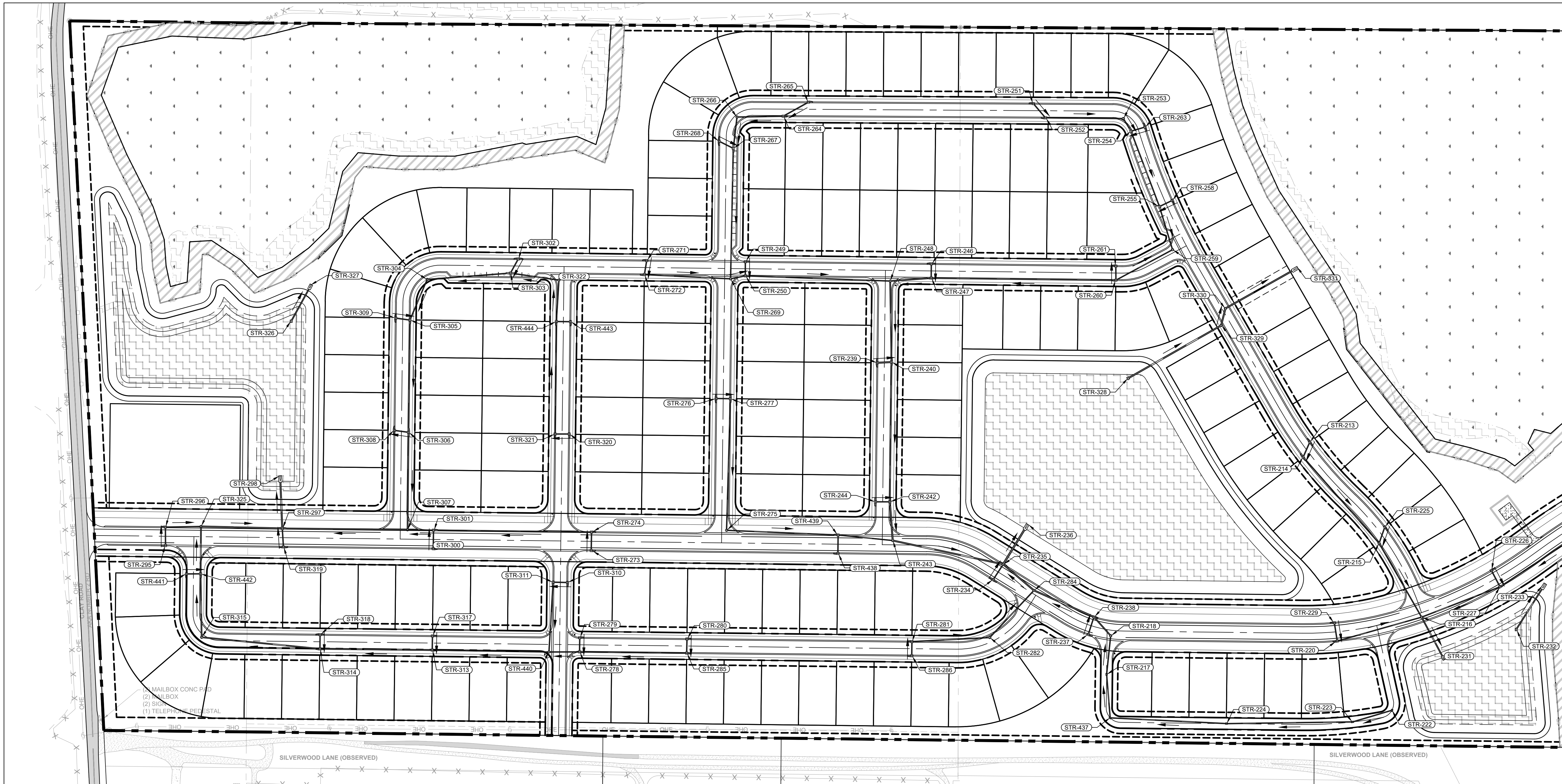


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CHECKED BY: ZOR  
PROJECT MANAGER: KC  
JOB #: 23000180  
FILE CODE: --  
SHEET NO.

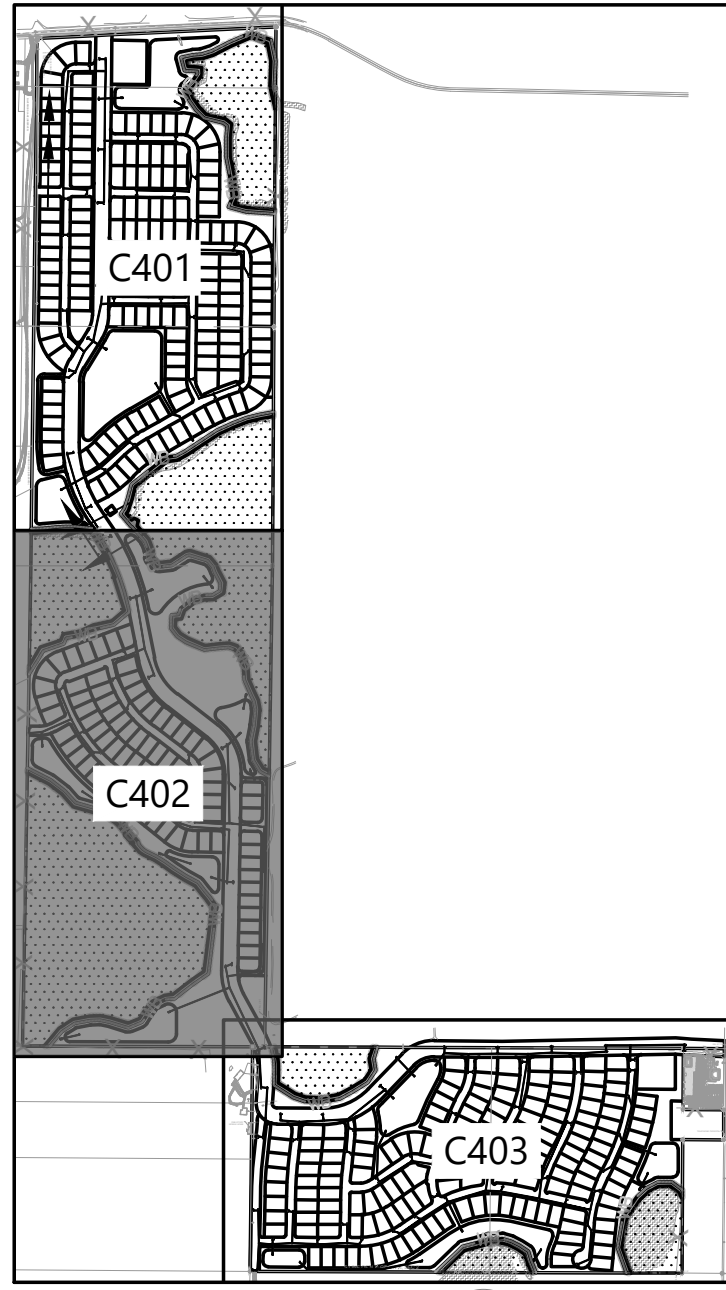
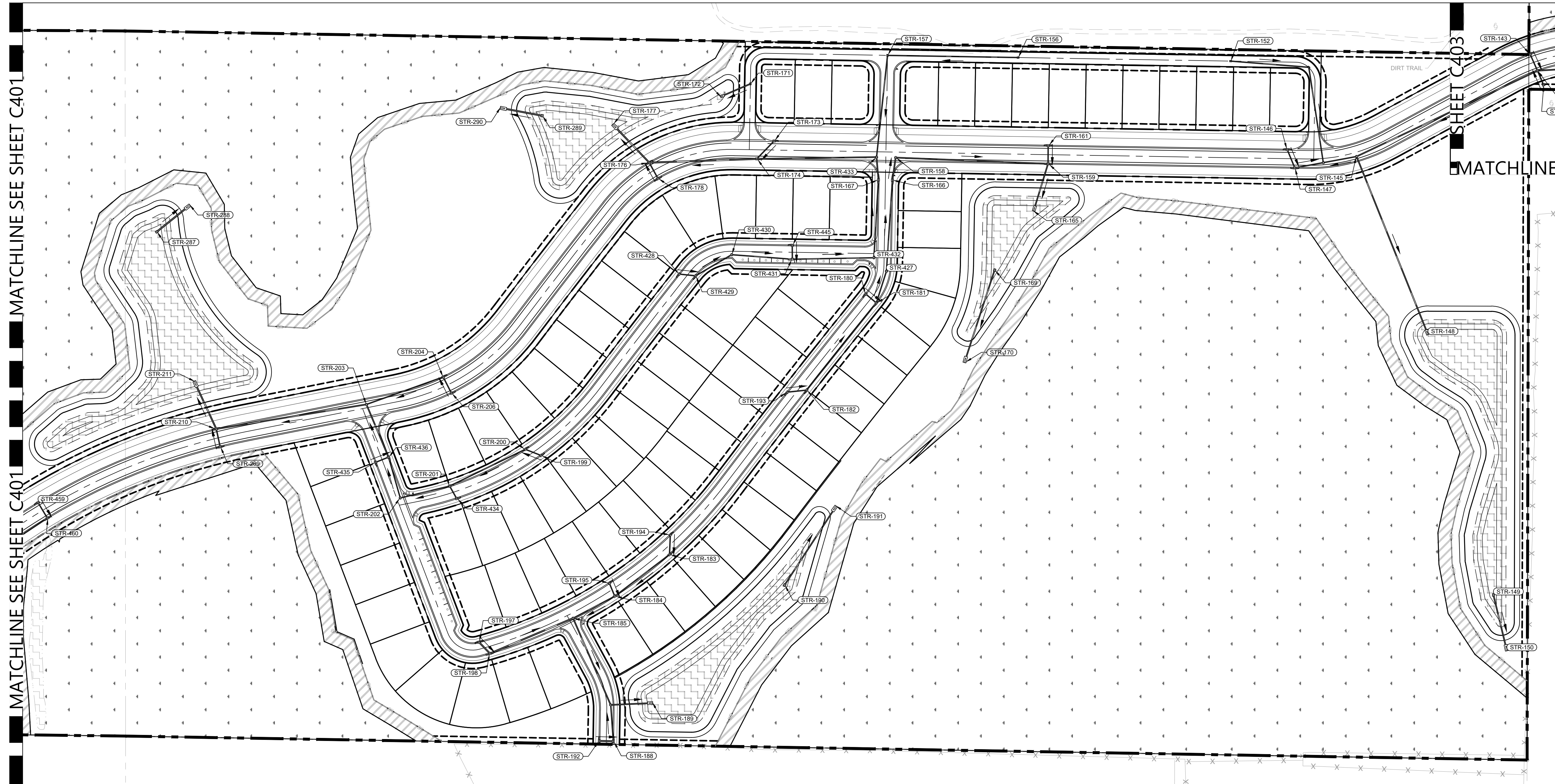
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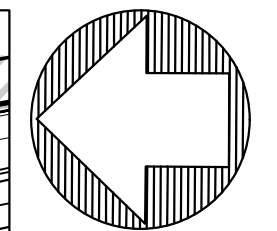
MATCHLINE SEE SHEET C402



FILE NAME: A:\23000180 Mission Plan 00.mxd PLOT DATE: 02/27/2025 11:45:30 AM PLOTED BY: jay@atwell.com DATE PLOTTED: 02/27/2025 11:45:30 AM PLOTED BY: jay@atwell.com



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



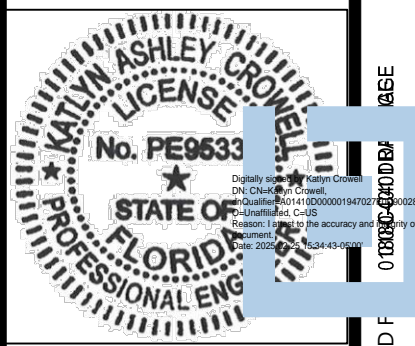
**811**  
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 HOWEY-IN-THE-HILLS  
 LAKE COUNTY, FLORIDA

**MISSION RISE**  
 TURNSTONE GROUP  
 PRELIMINARY SUBDIVISION PLAN  
 DRAINAGE PLAN

DATE: 02/27/2025

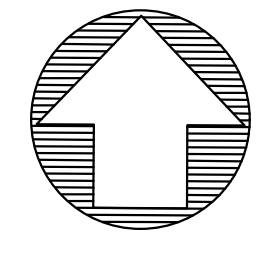
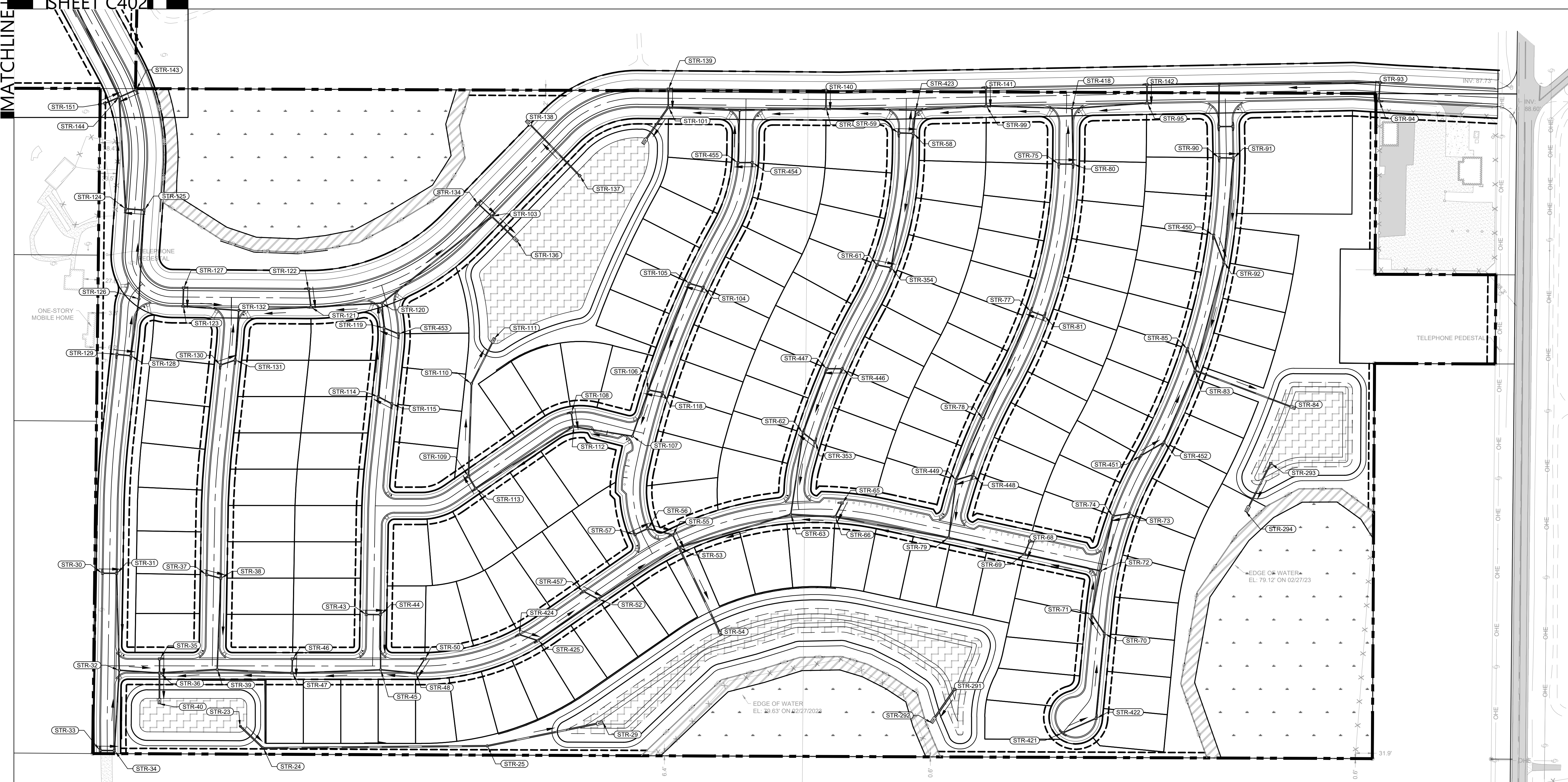


0 50' 100'  
 DRAWN BY: AP  
 CHECKED BY: ZOR  
 PROJECT MANAGER: KC  
 JOB #: 23000180  
 FILE CODE: --  
 SHEET NO. C402

LPSPXX-XXXX

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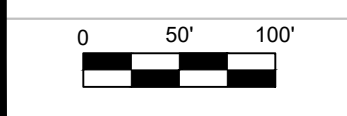
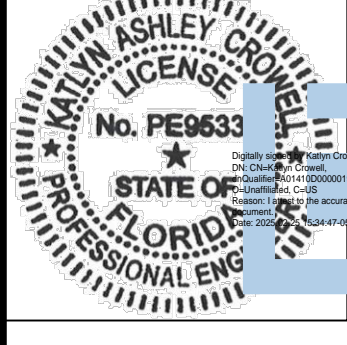
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ORLANDO, FL 32801  
CO # F 23091

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

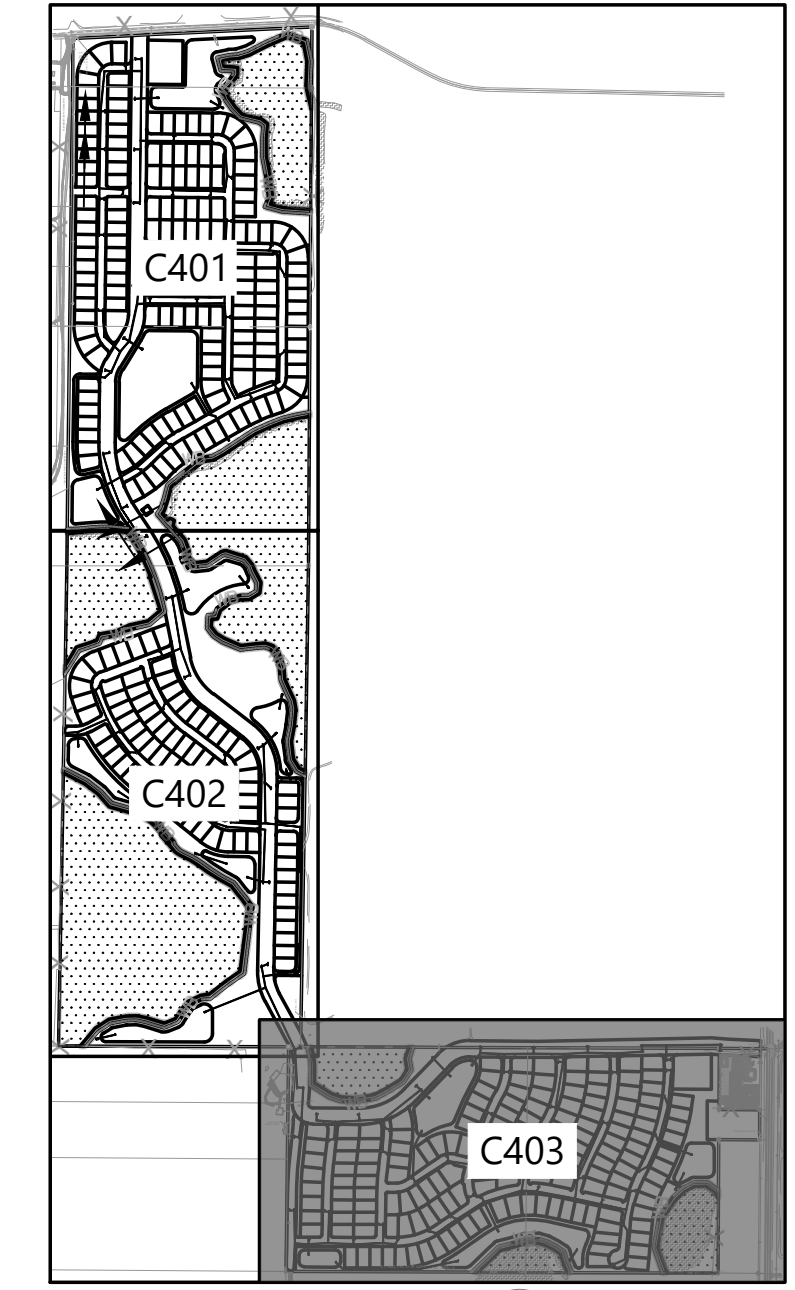
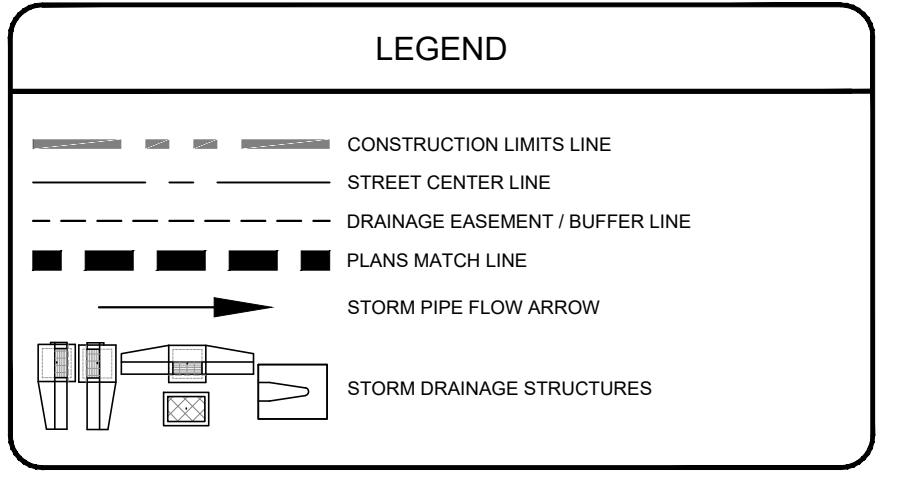
**MISSION RISE**  
TURNSTONE GROUP  
PRELIMINARY SUBDIVISION PLAN  
DRAINAGE PLAN

DATE: 02/27/2025

REVISIONS



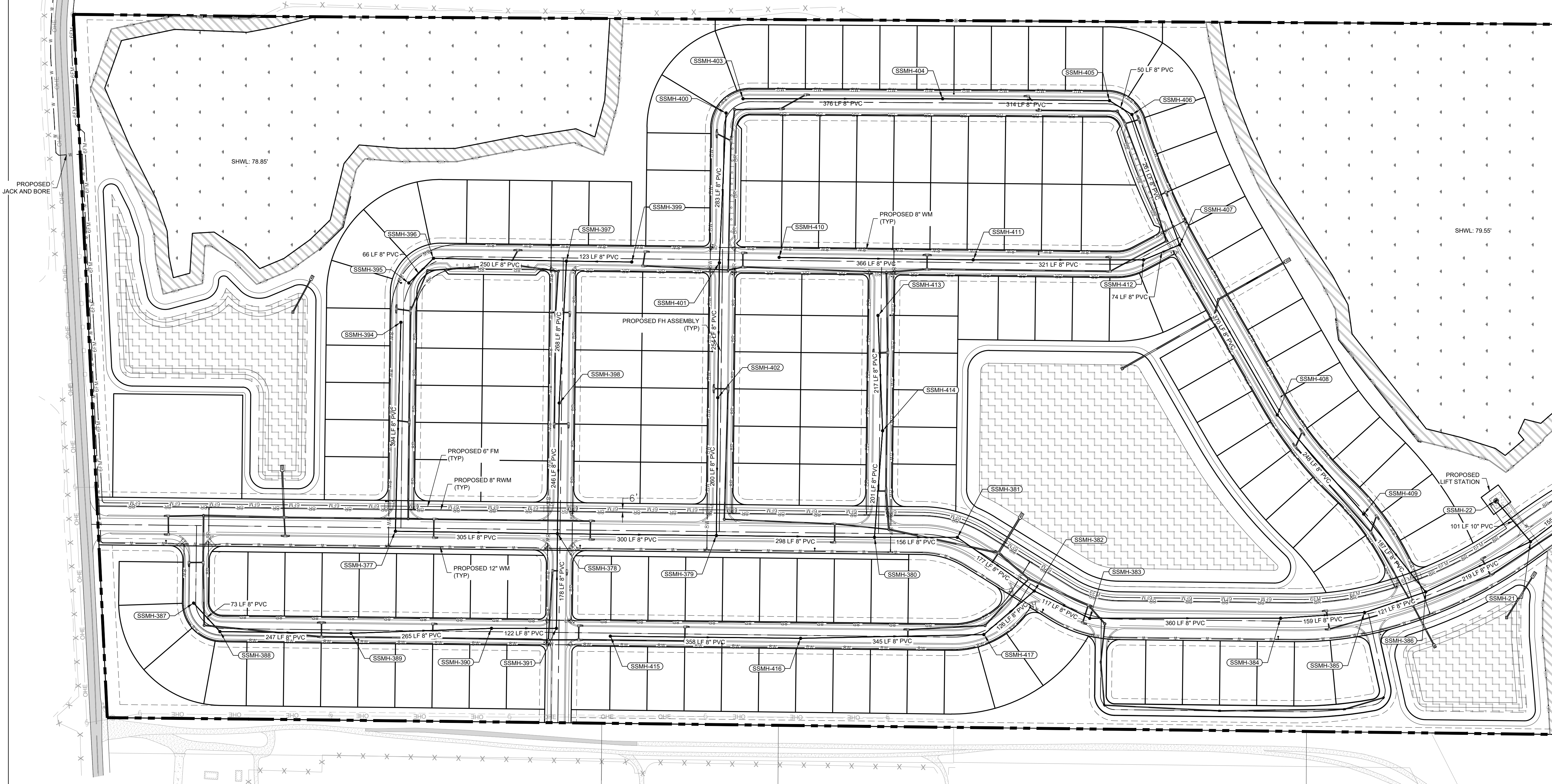
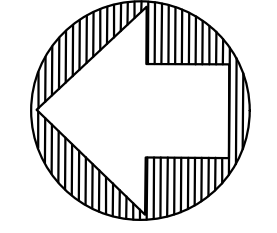
DRAWN BY: AP  
CHECKED BY: ZOR  
PROJECT MANAGER: KC  
JOB #: 23000180  
FILE CODE: --  
SHEET NO. C403



FILE NAME: A:\33000180 Mission Rise 20 and 20A\Drawings\Site\DWG\DRN\250225\_Prelim\250225\_Prelim.dwg DATE: 02/27/2025 14:27 PM PLOTTED BY: Japheth Ochoa-Resendiz 2/27/2025 2:55:46 PM PLOT FILE: BLDG 2 (C402) 3 (3x36) (Metric) SOURCE: IFC TO PDF (PLOT FILE STYLE: ATWELL.DWG)

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MATCHLINE SEE BELOW



MATCHLINE SEE SHEET C502

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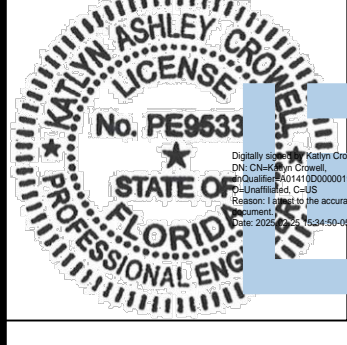
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MISSION RISE TURNSTONE GROUP PRELIMINARY SUBDIVISION PLAT UTILITY PLAN

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

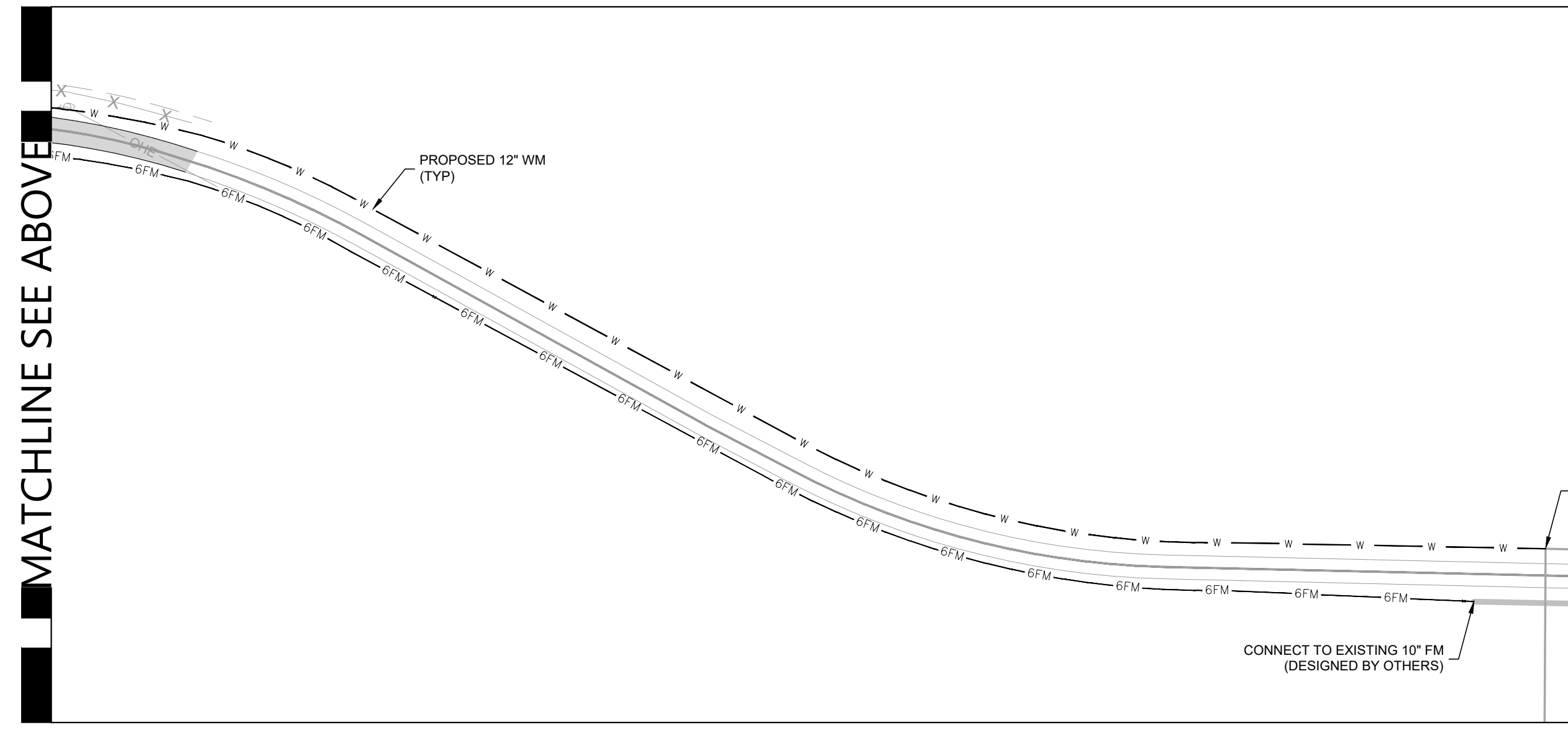
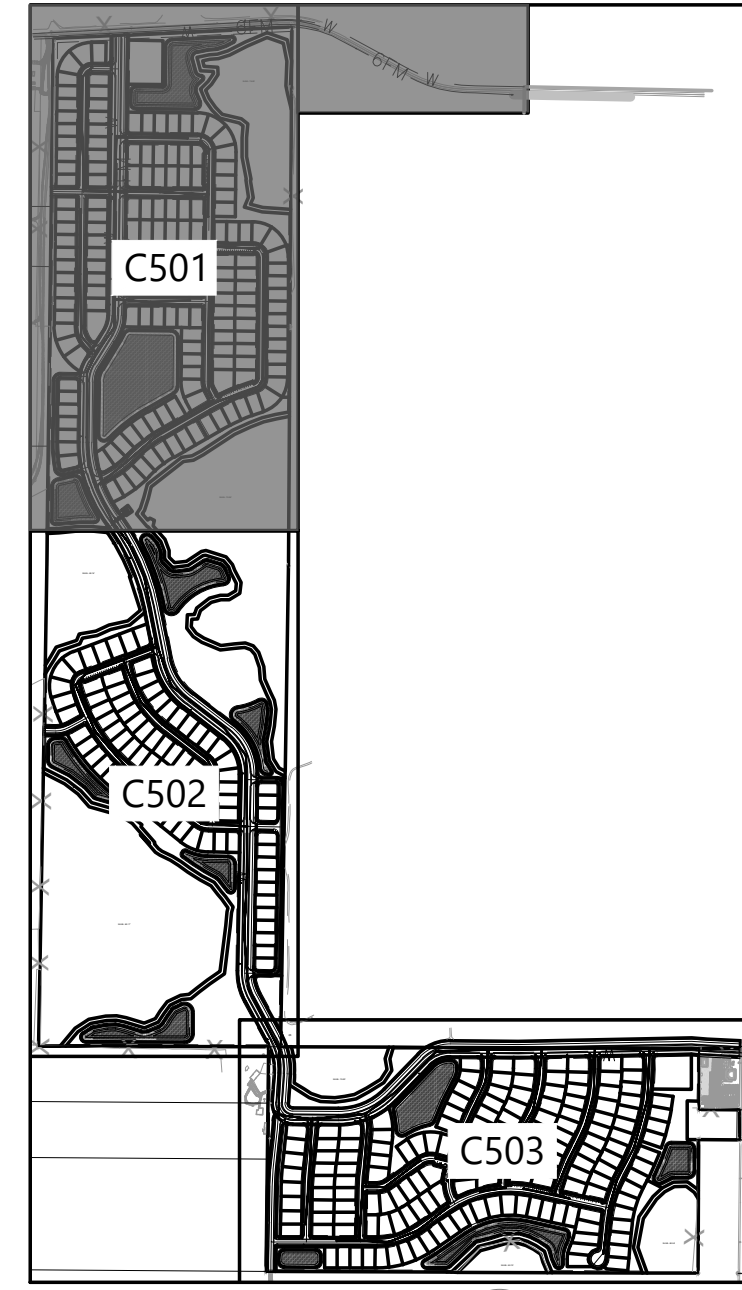
DATE 02/27/2025

REVISIONS



DRAWN BY: AP CHECKED BY: ZOR PROJECT MANAGER: KC JOB #: 23000180 FILE CODE: -- SHEET NO. C501

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OFFSITE CONNECTION EXHIBIT

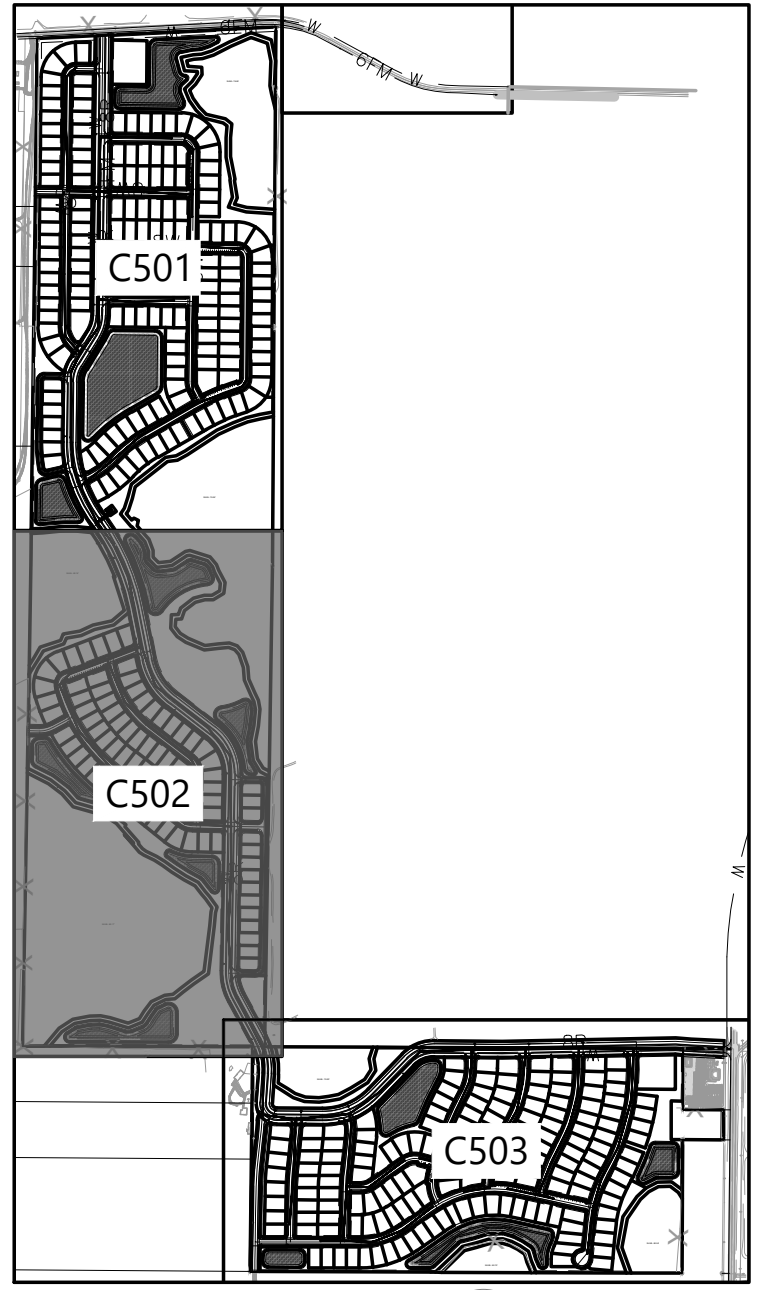
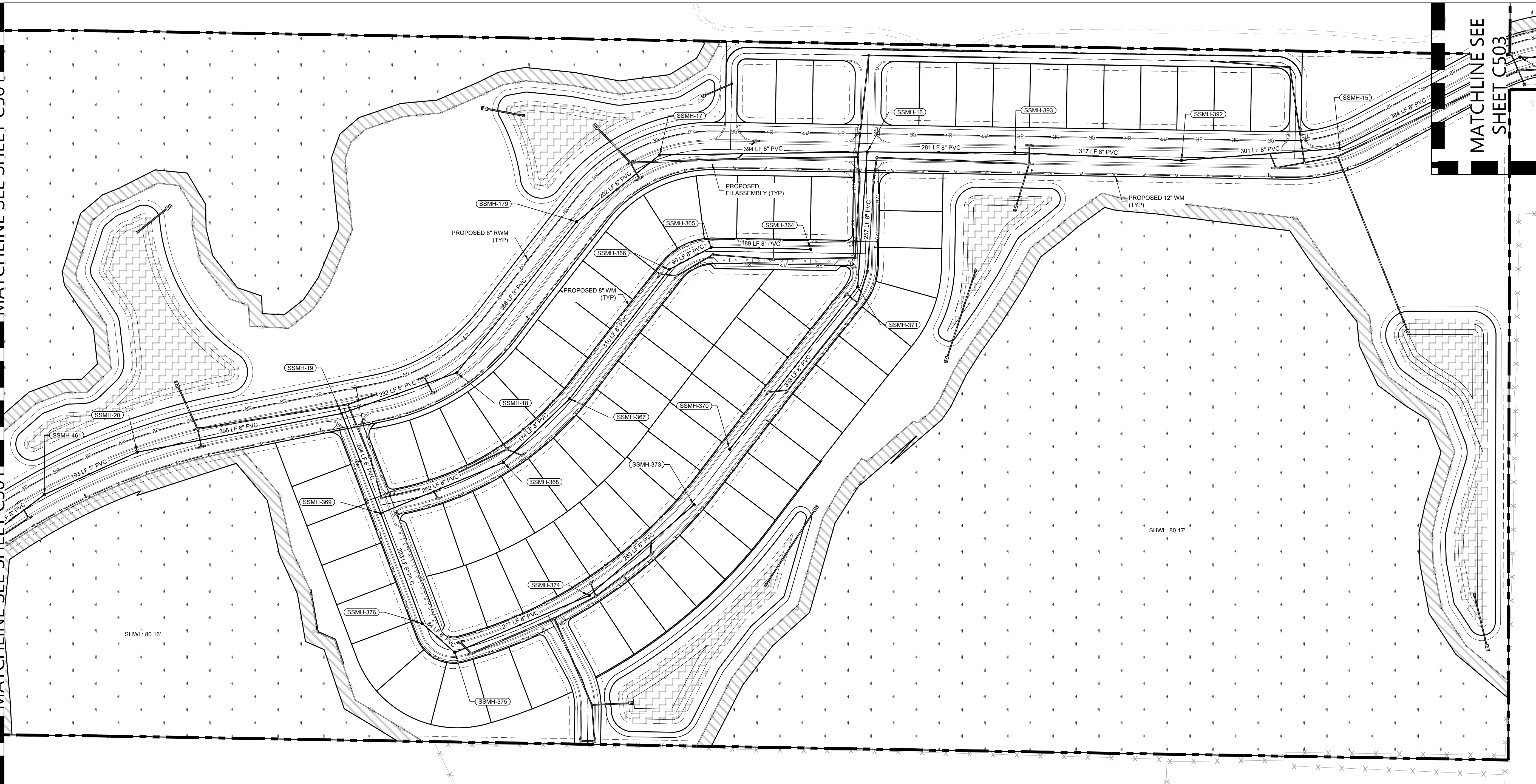
LEGEND table with symbols for property boundary, street center line, drainage easement, match lines, proposed sanitary pipe, sanitary clean out, sanitary manhole, fire hydrant assembly, potable water pipe, reclaim water pipe, forcemain pipe, and gate valve.

PSPPXX-XXXX

FILE NAME: A:\33000180 Mission Plan 00.mxd PLOT DATE: 02/27/2025 11:44 AM PLOTTER: HP DesignJet 2550c Plotter PLOT SCALE: 1/8"=1'-0" PLOT SIZE: 36" x 48" PLOT ORIENTATION: Landscape PLOT STATUS: Success PLOT TIME: 02/27/2025 11:44 AM PLOTTER IN: C:\Program Files\HP\DesignJet\bin\hpdesignjet2550c.exe PLOTTER DRIVER: hpdesignjet2550c.dwt PLOTTER MODEL: HP DesignJet 2550c PLOTTER SERIAL: 1234567890 PLOTTER FIRMWARE: 1.00

MATCHLINE SEE SHEET C501

MATCHLINE SEE SHEET C503



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)

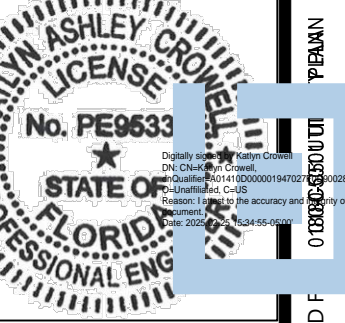
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SEC 27.34 TWP 20 S RGE 25 E  
 HOWEY-IN-THE-HILLS  
 LAKE COUNTY, FLORIDA

**MISSION RISE**  
 TURNSTONE GROUP  
 PRELIMINARY SUBDIVISION PLAT  
 UTILITY PLAN

DATE 02/27/2025  
 REVISIONS



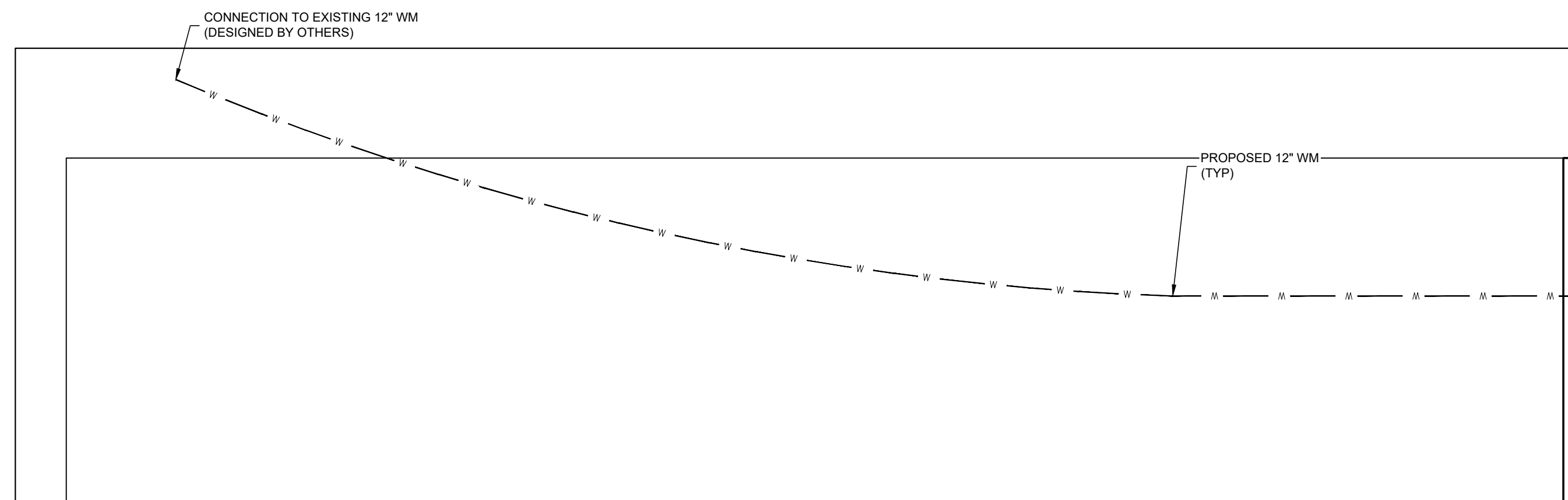
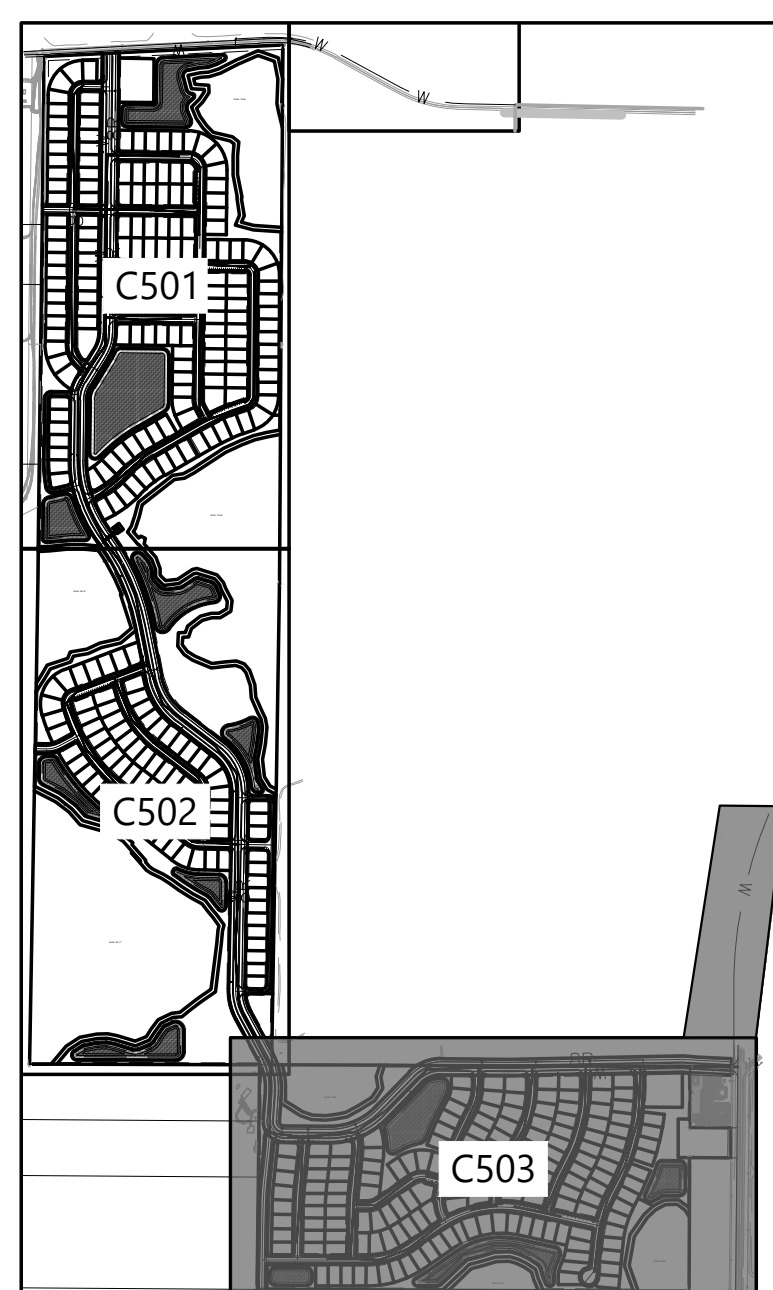
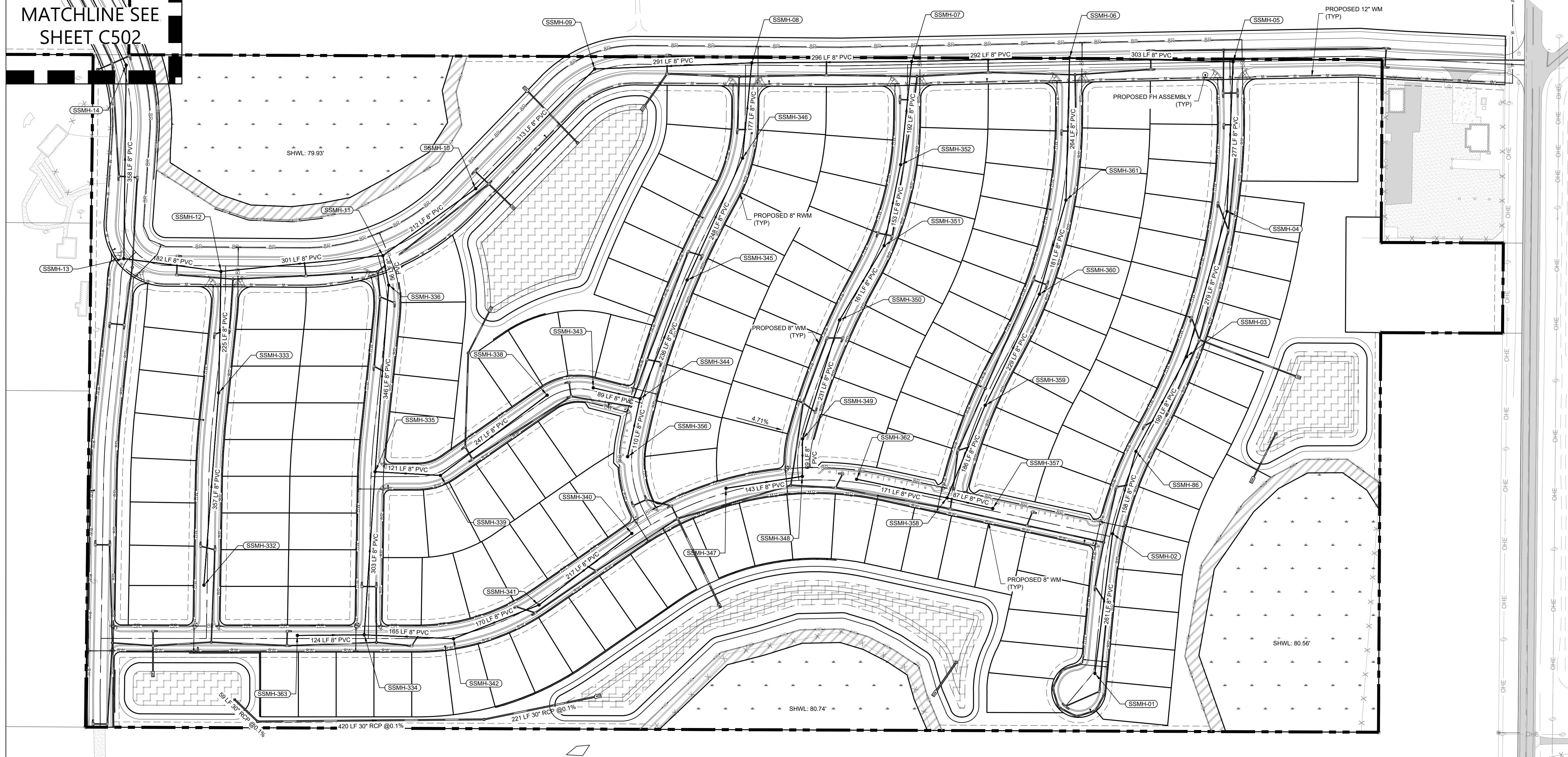
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 CHECKED BY: ZOR  
 PROJECT MANAGER: KC  
 JOB #: 23000180  
 FILE CODE: --  
 SHEET NO. C502

LPSPXX-XXXX

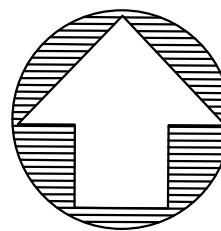
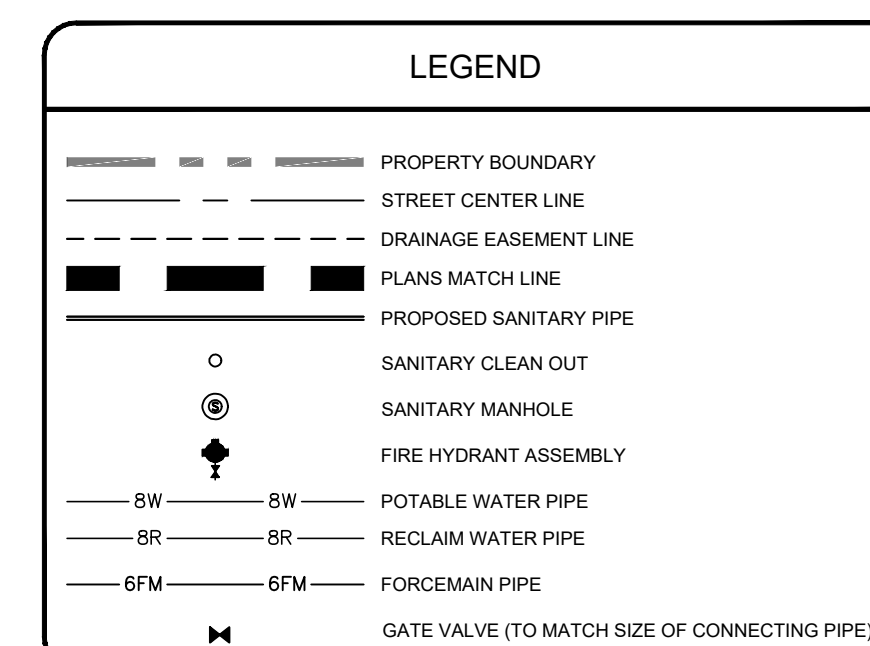
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MATCHLINE SEE SHEET C502

MATCHLINE SEE BELOW



MATCHLINE SEE ABOVE



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 ACCEPTS FULL RESPONSIBILITY FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY 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 RESPONSIBLE TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT

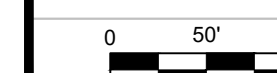
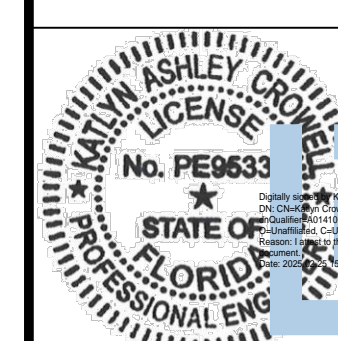
**ATWELL**  
 866.850.4200 www.atwell-group.com  
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 ORLANDO, FL 32801  
 COA# 23091

SEC. 27.34 TWP. 20 S. RGE. 25 E.

**MISSION RISE**  
 TURNSTONE GROUP  
 PRELIMINARY SUBDIVISION PLAN  
 UTILITY PLAN  
 HOWEY-IN-THE-HILLS  
 LAKE COUNTY, FLORIDA

DATE 02/27/2025

REVISIONS



DRAWN BY: AP  
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 PROJECT MANAGER: KC  
 JOB #: 23000180  
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 SHEET NO.

[PSPXX-XXXX]

C503

NOT ISSUED FOR CONSTRUCTION

FILE NAME: A:\33000180 Mission Rise 20 and 20A\Drawings\25-02-2025\01001 Utility Plan.dwg PLOT DATE: 2/27/2025 PLOT TIME: 10:14 AM PLOT BY: jcarroll