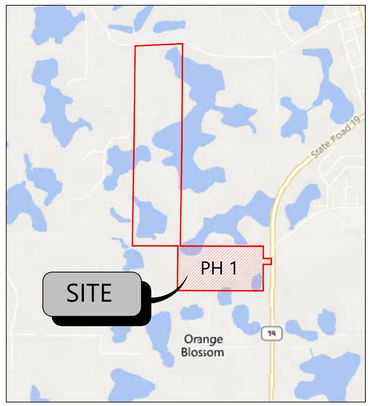
FINAL SUBDIVISION PLANS FOR MISSION RISE

PHASE 1

HOWEY-IN-THE-HILLS, FLORIDA

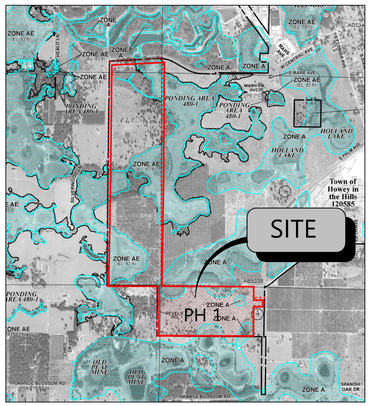
TAX PARCELS: 34-20-25-0004-000-01003, 27-20-25-0004-000-01200, 34-20-25-0001-000-00100, & 02-21-25-0002-000-04800



VICINITY MAP
1" = 2000'

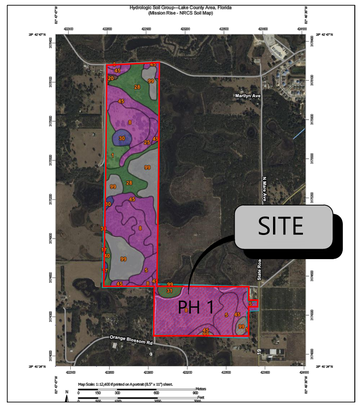


AERIAL MAP
N.T.S.



FEMA MAP
N.T.S.

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.



SOILS MAP
N.T.S.

DEVELOPMENT TEAM

OWNER
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3565 PIEDMONT RD
NE BLDG ONE #200
ATLANTA, GA 30305
PHONE: (630) 816-7002
CONTACT: JASON HUMM
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TRAFFIC & MOBILITY CONSULTANTS
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CONTACT: CHARLOTTE N. DAVIDSON, P.E.
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GOVERNING AGENCIES AND UTILITY PROVIDERS

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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

LEGAL DESCRIPTION

PARCEL1:
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.

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C612	STREET 10 PLAN & PROFILE
C613	STREET 6 PLAN & PROFILE
C614	STREET 6 PLAN & PROFILE
C800	SITE DETAILS
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C802	SITE DETAILS
C803	SITE DETAILS
C804	STORM DETAILS
C805	POTABLE WATER DETAILS
C806	POTABLE WATER DETAILS
C807	POTABLE WATER DETAILS
C808	SANITARY DETAILS
C809	LIFT STATION DETAIL
C810	LIFT STATION DETAIL

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY 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 AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED 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 EXPECTED TO ASSUME ANY RESPONSIBILITY FOR 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

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111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
4C/A# 29091
COA# 29091

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

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
COVER SHEET

DATE 08/29/2025

REVISIONS

KATLYN ASHLEY CROWELL LICENSE No. PE96331 STATE OF FLORIDA PROFESSIONAL ENGINEER

FILE: 01BK-C000 COVER PH1

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

NOT-ISSUED-FOR-CONSTRUCTION

FILE NAME: \\VLGRL\Projects\23000180 Mission Rise 01 Howey\PUP\DWG\Plan Sets\Construction\Phase 1\01BK-C000 COVER PH1.dwg LAST SAVED BY: zorfor.rosado 8/28/2025 3:23 PM PLOTTED BY: Zayuri Ortiz-Rosado 8/28/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB

GENERAL NOTES:

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL FIELD LOCATE, VERIFY, AND FURTHER IDENTIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES (IDENTIFIED ON THE PLANS OR NOT) AFFECTING ANY COMPONENT OF WORK HEREIN PRIOR TO THE START OF ANY CONSTRUCTION. DISCREPANCIES, CONFLICTS, OR POTENTIAL DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF ANY CONSTRUCTION.

2. THE CONTRACTOR SHALL CHECK PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO THE START OF ANY CONSTRUCTION. SPECIAL ATTENTION SHALL BE TAKEN WITH THOSE EXISTING UTILITIES, STRUCTURES OR FEATURES (IDENTIFIED ON THE PLANS OR NOT) THAT MAY POTENTIALLY CONFLICT OR CROSS PROPOSED DESIGN COMPONENTS (I.E., STORM SEWERS, SANITARY SEWERS, WATER MAINS, EXFILTRATION, BUILDING FOUNDATIONS, ETC) AND ANY DISCREPANCIES, CONFLICTS, OR POTENTIAL DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF ANY CONSTRUCTION. ANY COST ASSOCIATED WITH THE LOCATION OF EXISTING UTILITIES AS OUTLINED ABOVE IS THE RESPONSIBILITY OF THE CONTRACTOR.

3. ERRORS OR OMISSIONS - CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION DISCOVERED IN THE CONTRACT DOCUMENTS, BUT IMMEDIATELY NOTIFY THE ENGINEER OF SUCH DISCOVERY. THE ENGINEER WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS NECESSARY TO REFLECT THE ACTUAL SPIRIT AND INTENT OF THE CONTRACT DOCUMENTS.

4. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48-HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES.

5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION, AND ANY DISTURBED MONUMENTATION SHALL BE RESTORED AT CONTRACTOR'S EXPENSE BY A SURVEYOR SELECTED BY THE OWNER.

6. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND PASS ALL TESTING AND INSPECTION REQUIREMENTS PRIOR TO BASE AND SURFACE IMPROVEMENT CONSTRUCTION.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS AND TESTING ACCORDING TO AGENCY REQUIREMENTS.

8. ALL WORK PERFORMED SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS AND REQUIREMENTS OF THE TOWN OF HOWEY-IN-THE-HILLS LAND DEVELOPMENT CODE AND ENGINEERING STANDARDS, PLUS THE CURRENT EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND UTILITY CONSTRUCTION, PLUS THE REGULATIONS AND ORDINANCES OF THE VARIOUS OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.

9. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO THE ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION COULD RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. THE ENGINEER'S REVIEW OF THE SHOP DRAWINGS IS FOR CONFORMITY WITH THE CONTRACT DOCUMENTS AND DOES NOT INCLUDE IN-DEPTH CHECK FOR THE ABILITY OF THE CONTRACTOR TO PERFORM THE WORK IN A SAFE OR EFFICIENT MANNER. THE ENGINEER'S REVIEW OF THE SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR DIMENSIONAL ACCURACY TO ENSURE FIELD FIT AND CONFORMITY OF THE VARIOUS COMPONENTS AND DETAILS. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF SANITARY SEWER COMPONENTS TO THE TOWN OF HOWEY-IN-THE-HILLS FOR WASTEWATER DIVISION REVIEW OF THOSE COMPONENTS.

10. CONTRACTOR SHALL KEEP ENGINEER ADVISED OF CONSTRUCTION SCHEDULE CHANGES SO THAT ENGINEER CAN SCHEDULE PERIODIC SITE VISITS AT APPROPRIATE TIMES IN ORDER TO PROVIDE CONSTRUCTION CERTIFICATIONS TO JURISDICTIONAL AGENCIES.

11. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON OR ADJACENT TO THE SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.

12. SAFETY:
    - A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
    - B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
    - C. THE MAINTENANCE OF TRAFFIC SHALL BE MAINTAINED IN ACCORDANCE WITH THE FDOT AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
    - D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
    - E. CONTACT TOWN OF HOWEY-IN-THE-HILLS (863-534-0100) FOR MANAGEMENT OF TRAFFIC CONTROL REVIEW PRIOR TO AND DURING CONSTRUCTION.

13. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NECESSARY FOR DEWATERING. DISCHARGE WATER FROM DEWATERING SHALL BE CLEAR WITH NO VISIBLE SOIL PARTICLES. DISCHARGE WATER FROM DEWATERING SHALL BE DISPOSED OF IN SUCH A MANNER THAT IT WILL NOT INTERFERE WITH THE NORMAL DRAINAGE OF THE AREA IN WHICH THE WORK IS BEING PERFORMED, OR CREATE PONDING. THE OPERATION SHALL NOT CAUSE ANY DAMAGE TO ANY PORTION OF THE WORK COMPLETED, OR IN PROGRESS. THE DEWATERING OPERATION SHALL COMPLY WITH THE REQUIREMENTS OF APPLICABLE REGULATORY AGENCIES. A PRE-WORK MEETING WILL BE CONDUCTED WITH THE GEOTECHNICAL FIRM, THE OWNER, THE CONTRACTOR, AND THE ENGINEER PRIOR TO BEGINNING ANY SITE EXCAVATION.

14. CONFORMITY WITH WORK - IN THE EVENT THAT THE ENGINEER FINDS THAT THE CONTRACTOR HAS USED MATERIAL OR PRODUCED A FINISH PRODUCT THAT IS NOT REASONABLY CLOSE IN CONFORMITY WITH THE CONTRACT DOCUMENTS, I.E. UNSATISFACTORY PRODUCT, THE CONTRACTOR SHALL REMOVE AND REPLACE OR OTHERWISE CORRECT THE WORK OR MATERIALS AT NO EXPENSE TO THE OWNER.

15. "AS-BUILTS" FOR THE PROPOSED CONSTRUCTION SHALL BE PROVIDED UPON COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION CERTIFIED BY A FLORIDA REGISTERED PROFESSIONAL SURVEYOR. ONCE PROVIDED WITH "AS-BUILTS" AND AFTER OBSERVATION OF THE ENTIRE PROJECT, SHOULD THE ENGINEER DETERMINE THAT THE CONTRACTOR HAS SATISFACTORILY COMPLETED THE WORK, THE ENGINEER WILL GIVE THE CONTRACTOR WRITTEN NOTICE OF FINAL ACCEPTANCE.

16. PIPE LENGTHS SHOWN ON THE PLANS ARE APPROXIMATE AND SHOULD ONLY BE ORDERED FROM FIELD STAKED QUANTITIES. PLAN PIPE LENGTHS ARE MEASURED FROM CONNECTION POINT TO END OF THE LINES FOR WATER LINES.

17. CONTRACTOR MUST REVIEW "MAINTENANCE OF UTILITY SERVICE PLAN" WITH ENGINEER AND UTILITY COMPANY PRIOR TO START OF UTILITY CONSTRUCTION.

18. DIRECTIONAL BORING IS REQUIRED FOR DEVELOPMENT AND INFRASTRUCTURE PLANNED WITHIN ALL CRITICAL ROOT ZONES (CRZs) OF TREES.

GOVERNING SPECIFICATIONS:

A. GRADING, DRAINAGE AND PAVING MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CURRENT PUBLICATION OF THE FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS SUPPLEMENTED BY THE FDOT STANDARD INDEX AND AS SUPPLEMENTED BY DETAILS AND NOTES ON PLANS.

B. CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CURRENT PUBLICATION OF THE TOWN OF HOWEY-IN-THE-HILLS LAND DEVELOPMENT REGULATIONS AND TOWN OF HOWEY-IN-THE-HILLS CONSTRUCTION SPECIFICATIONS FOR WATER AND WASTEWATER EXCEPT AS NOTED ON PLANS.

C. WATER DISTRIBUTION SYSTEM MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF HOWEY-IN-THE-HILLS CONSTRUCTION SPECIFICATIONS FOR WATER AND WASTEWATER, EXCEPT AS NOTED ON PLANS.

D. CONSTRUCTION SHALL BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (FDEP) SOILS DISTURBANCE AND WATER OR SANITARY SYSTEM EXTENSIONS PERMITS.

E. CONSTRUCTION SHALL BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE "ST. JOHNS RIVER WATER MANAGEMENT DISTRICT" (SJRWMD) ENVIRONMENTAL RESOURCES PERMIT (ERP).

CLEARING AND GRUBBING NOTES:

1. PRIOR TO CLEARING AND GRUBBING, ALL SILT FENCE EROSION CONTROL DEVICES AND SEDIMENT CONTROL BASINS SHALL BE INSTALLED AND OPERATIONAL.

2. ALL INDICATED MATERIALS TO BE CLEARED, GRUBBED AND REMOVED FROM THE CONSTRUCTION AREA INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: ALL TREES, STUMPS, ROOTS, BRUSH, TRASH, ORGANIC MATTER WITHIN THE SITE, CURBING, PAVING, MISCELLANEOUS STRUCTURES (IF ANY), AND OTHER DEBRIS.

3. GRUBBING SHALL CONSIST OF COMPLETELY REMOVING ROOTS, STUMPS, TRASH AND OTHER DEBRIS FROM SITE, SO THAT THE TOPSOIL IS FREE OF ROOTS AND DEBRIS. TOPSOIL IS TO BE LEFT SUFFICIENTLY CLEAN SO THAT FURTHER PICKING AND RAKING WILL NOT BE REQUIRED.

4. BURNING OF TREES, ROOTS, OR ANY KIND OF MATERIALS WILL NOT BE ALLOWED ANYWHERE ON THE SITE.

5. THE CONTRACTOR SHALL EXERCISE SPECIAL PRECAUTIONS FOR THE PROTECTION AND PRESERVATION OF TREES, SOD, FENCES, ETC., SITUATED WITHIN THE VICINITY OF THE PROJECT AREA OR TREE SAVE AREAS BUT NOT DIRECTLY WITHIN EXCAVATION AND/OR FILL LIMITS. THE CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE AS A RESULT OF HIS OPERATIONS.

6. TREES WHICH ARE SEVERELY DAMAGED OR DESTROYED BY CLEARING OPERATIONS OUTSIDE THE CLEARING LIMITS WILL BE PAID FOR BY THE CONTRACTOR IN WHOLE. MINOR DAMAGE INFLICTED TO TREE BRANCHES AND TRUNKS WILL BE REPAIRED, AT NO COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TREE PROTECTION FENCING AROUND TREE SAVE AREAS WITHIN THE SITE, AS SHOWN ON PLANS OR DIRECTED BY THE MUNICIPAL AUTHORITY. THE TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND REQUIREMENTS. TREE PROTECTION SHALL BE IN ACCORDANCE WITH ANSI A300, ALL 10 PARTS, AND THE ACCOMPANYING BEST MANAGEMENT PRACTICES.

EXCAVATION, GRADING AND PAVING NOTES:

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE. EXCAVATED AREAS SHALL BE BACKFILLED AND COMPACTED WITH APPROVED MATERIALS AS DIRECTED BY THE GEOTECHNICAL REPORT PREPARED BY UES PROFESSIONAL SOLUTIONS, LLC, DATED NOVEMBER 18, 2024 . CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY.

3. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.

4. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOIL TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.

5. DISPOSAL OF ANY EXCESS EARTHWORK MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

6. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.

7. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH A.D.A. STANDARDS.

8. CONTRACTOR SHALL SAW-CUT EXISTING PAVEMENT TO PROVIDE CLEAN JOINT. REMOVE EXISTING PAVEMENT FOR NEW INSTALLATION AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.

9. REFER TO THE CURRENT EDITION OF THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL FDOT TYPE CURBING CALLED FOR IN THESE PLANS.

10. REFER TO THE CURRENT EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FOR SPECIFICATIONS ON PAVING MATERIALS.

11. CONTRACTOR TO PROVIDE A 1/2-INCH BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER WHERE CONCRETE ABUTS BUILDINGS, OTHER CONCRETE, OR OTHER RIGID MATERIALS.

12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED AT CONTRACTOR'S EXPENSE BY A SURVEYOR SELECTED BY THE OWNER.

13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE SOILS ENGINEER FOR APPLICABLE TESTING UPON COMPLETION OF THE WORK. THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

14. TESTING AND INSPECTION TO BE PERFORMED BY A QUALIFIED INDEPENDENT TESTING LABORATORY, UNDER THE SUPERVISION OF A REGISTERED ENGINEER, SPECIALIZING IN SOILS ENGINEERING. PERFORM ALL TESTING NECESSARY AS REQUIRED BY THESE PLANS AND THE VARIOUS PERMITTING AGENCIES. THE CONTRACTOR WILL PAY THE COSTS OF ALL INITIAL TESTING. SHOULD RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET SPECIFICATIONS, THE CONTRACTOR SHALL BEAR ALL COSTS OF SAID RETESTING.

15. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND PASS ALL TESTING AND INSPECTION REQUIREMENTS PRIOR TO ROAD BASE AND/OR SURFACE IMPROVEMENT CONSTRUCTION.

UTILITY SYSTEM NOTES:

1. CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY OWNERS AND FLORIDA'S "SUNSHINE ONE-CALL" SYSTEM 48-HRS PRIOR TO STARTING CONSTRUCTION. COST OF REPLACEMENT AND REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE CONTRACTOR'S RESPONSIBILITY.

2. WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH GOVERNING AUTHORITIES. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND PAY REQUIRED FEES, AND COMPLY WITH LOCAL, STATE AND FEDERAL REGULATIONS APPLICABLE TO CONSTRUCTION OF THE PROJECT.

3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS FOR PERFORMING WORK INVOLVED IN CONNECTION WITH THE DISCONTINUANCE OR INTERRUPTION OF ALL UTILITIES UNDER THE JURISDICTION OF THE UTILITY COMPANIES.

4. EXISTING OUT-OF-SERVICE BURIED UTILITIES ENCOUNTERED WITHIN THE PROPOSED PROJECT SHALL BE REMOVED WHEN WITHIN THE EXCAVATED AREA AND SLURRY FILLED BY THE CONTRACTOR ALONG OTHER AREAS WITHIN THE WORK ZONE. DISPOSITION TO BE AS DIRECTED BY THE UTILITY'S OWNER. NO ABANDONMENT OF UTILITY LINES ARE ALLOWED UNDER BUILDINGS WITHOUT THE PROJECT ENGINEER'S APPROVAL.

5. CONFLICTS BETWEEN UNDERGROUND UTILITIES (I.E. WATER, ELECTRICAL, COMMUNICATIONS, GAS, AND STORM OR SANITARY SEWERS) SHALL BE RESOLVED BY ADJUSTING THE UNDERGROUND UTILITIES AS NECESSARY, AND IS INCLUSIVE IN CONTRACTOR'S COST. GRAVITY SEWERS SHALL NOT BE ADJUSTED WITHOUT PRIOR APPROVAL OF THE ENGINEER AND THE MUNICIPAL AUTHORITY.

6. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AT ALL INTERSECTIONS OF PROPOSED WORK WITH EXISTING UTILITIES. THE EXPLORATORY EXCAVATIONS SHALL BE MADE A MINIMUM OF 72-HRS IN ADVANCE OF THE PROPOSED WORK, AND PRIOR TO SHOP DRAWING SUBMITTALS, WHEN APPLICABLE. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER IF THERE IS A CONFLICT. INFORMATION TO BE FURNISHED BY THE CONTRACTOR SHALL INCLUDE: LOCATION, ELEVATION, UTILITY TYPE, MATERIAL AND SIZE.

7. UTILITY APPURTENANCES SHALL MEET THE FOLLOWING REQUIREMENTS: A) BE AESTHETICALLY ACCEPTABLE. B) BE IN COMPLIANCE WITH INDUSTRY AND MANUFACTURER'S STANDARDS. C) BE PLACED IN AREA WITH THE MINIMUM INTERFERENCE TO THE OPERATION AND MAINTENANCE OF THE SITE. D) NOT BE IN CONFLICT WITH OTHER FACILITIES AND AS CLOSE TO THE RIGHT-OF-WAY AS POSSIBLE.

8. CONTRACTOR SHALL PROVIDE FOR THE TEMPORARY SUPPORT AND PROTECTION OF EXISTING UTILITIES WITHIN THE WORK ZONE. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE ADEQUACY OF THESE METHODS (I.E. ALL SHEETING, SHORING, AND BRACING SYSTEMS).

9. THE CONTRACTOR SHALL PROVIDE APPLICABLE TEST RESULTS FOR THE PURPOSE OF CERTIFICATIONS REQUIRED BY THE FDEP OR OTHER GOVERNING AGENCIES HAVING JURISDICTION. TESTING AND CERTIFICATION SHALL INCLUDE BUT ARE NOT LIMITED TO WATER LINE, SANITARY SEWERS, TRENCH BACKFILL AND COMPACTION, PAVING MATERIALS.

10. SANITARY SEWERS AND WATER MAINS SHALL NOT BE PLACED INTO SERVICE UNTIL A CLEARANCE LETTER/CERTIFICATION OF COMPLETION IS RECEIVED FROM FDEP FOR THE PROJECT.

STRIPING AND SIGNAGE NOTES:

1. SIGNING AND PAVEMENT MARKINGS TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.

2. COORDINATE AND PROVIDE FOR THE DISPOSITION AND PER PLAN REMOVAL OF EXISTING SIGNS WITH THE MUNICIPAL AUTHORITY.

3. EXISTING SIGNS THAT ARE TO REMAIN SHALL BE PROTECTED AND REMAIN VISIBLE DURING THE COURSE OF CONSTRUCTION. EXISTING SIGNS WHICH ARE TO BE RELOCATED AND ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER/MUNICIPALITY.

4. CAUTION SHALL BE EXERCISED IN THE INSTALLATION OF POST MOUNTED ROAD SIDE SIGNS IN ORDER TO PREVENT DAMAGE TO BURIED UTILITIES. LOCATIONS SHALL CONFORM TO FDOT STANDARD 700-101.

5. ENGINEER TO BE NOTIFIED WHEN SIGN ASSEMBLY LOCATIONS SHOWN ON THE PLANS ARE IN CONFLICT WITH SIGNALS, LIGHTING, UTILITIES, ETC. LOCATION MAY BE SLIGHTLY ADJUSTED AS DIRECTED BY THE ENGINEER.

6. SIGNS SHALL BE CONSTRUCTED WITH TYPE III B HIGH PERFORMANCE PRISMATIC REFLECTIVE SHEETING, EXCEPT FOR "STOP", "WRONG-WAY", AND "DO-NOT-ENTER" WHICH SHALL BE TYPE VII SHEETING.

7. SIGN POST FOR ANY SINGLE COLUMN SIGNS SHALL BE A MINIMUM OF 3" DIA. CONFORMING TO FDOT STANDARD 700-010-1, AND LISTED IN THE FDOT'S QUALIFIED PRODUCTS LIST (QPL). THE CONTRACTOR SHALL FIELD VERIFY THE LENGTH OF SIGN COLUMN SUPPORTS PRIOR TO FABRICATION.

8. ALL SURFACES SHALL BE CLEANED PRIOR TO THE START OF INSTALLATION OF ALL PAVEMENT MARKINGS.

9. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A COMBINATION OF SAND AND WATER BLASTING, OR OTHER APPROVED METHOD THAT WILL NOT MATERIALLY DAMAGE THE SURFACE TEXTURE OF THE PAVEMENT, AND WILL FULLY ELIMINATE ANY TRACE OF THE PREVIOUS MARKINGS. METHOD USED MUST RECEIVE PRE-APPROVAL OF THE MUNICIPAL AUTHORITY.

10. PAINTED PAVEMENT MARKINGS SHALL BE INSTALLED ON THE FINAL ASPHALT SURFACE DURING THE INITIAL 30-DAY CURE PERIOD, AND FINAL THERMOPLASTIC PAVEMENT MARKINGS SHALL BE INSTALLED AFTER THE 30-DAY CURING PERIOD. PAINTED PAVEMENT MARKINGS SHALL CONFORM TO FDOT STANDARD 711-001.

11. PLACEMENT OF TURN ARROWS SHALL CONFORM TO FDOT STANDARD 711-001.

12. CROSSWALKS SHALL BE 10-LF WIDE UNLESS OTHERWISE SHOWN ON THE PLANS, AND SHALL CONFORM TO FDOT STANDARD 711-001.

13. ALL PERMANENT STRIPING SHALL BE INSTALLED PRIOR TO RETRO-REFLECTIVE PAVEMENT MARKERS (RPMS) INSTALLATION. PLACEMENT OF RPMS SHALL CONFORM TO FDOT STANDARD 706-001.

14. CONTRACTOR SHALL COORDINATE WITH THE LOCAL PUBLIC TRANSIT AGENCY FOR BUS STOP OR RESPECTIVE SIGNS TO BE REMOVED OR RELOCATED.

DEMOLITION NOTES:

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND GRAVITY STORM AND SANITARY SEWER LINES TO DETERMINE THE ACCURACY OF SURVEY INFORMATION REFLECTED ON THESE DRAWINGS. ADDITIONALLY, THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL CONNECTIONS RELATIVE TO THOSE SHOWN ON THESE DRAWINGS. IF DISCREPANCIES ARE DETERMINED CONTACT THE ENGINEER.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED UTILITIES SHOWN ON THE PLANS.

48 HOURS BEFORE DIGGING
CALL
TOLL FREE
811
SUNSHINE STATE ONE CALL CENTER
WWW.CALLSUNSHINE.COM

811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY 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 AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED 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 EXPECTED TO ASSUME ANY RESPONSIBILITY FOR 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

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

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
GENERAL NOTES

DATE 08/29/2025

REVISIONS



DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C001

CONSTRUCTION ACTIVITIES AND CONTRACTOR RESPONSIBILITIES:

1. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND ABIDE BY ALL PERMIT CONDITIONS, INSPECTIONS, SCHEDULES, AND OTHER RELEVANT REGULATORY AGENCY RULES AND REGULATIONS.
2. BMPs: SYNTHETIC BALES OR SEDIMENT FILTER LOGS.
3. INLET PROTECTION: PERFORATED PIPE WRAPPED IN FILTER FABRIC (FILTER LOGS).
4. TEMPORARY SLOPE STABILIZATION: CONTRACTOR SHALL PROVIDE FOR THE SAFETY OF TEMPORARY SOIL EMBANKMENT AND SHORING REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER.
5. POTENTIAL POLLUTANTS DURING CONSTRUCTION: DELETERIOUS, TOXIC, OR CONTAMINATED MATERIAL, IF ENCOUNTERED, IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER AND DISPOSED OF IN APPROVED LANDFILL. CONTACT LOCAL EMERGENCY OFFICIALS REPRESENTATIVES IN CASE OF ANY SPILLS OR CONTAMINATION OF A CHEMICAL NATURE (CALL FDEP 407-894-7555) PRIOR TO ANY OTHER ACTION.
6. INSPECTIONS: CONTRACTOR TO INSPECT CONSTRUCTION SITE FOR EROSION PROBLEMS DAILY AND AFTER EACH RAINFALL GREATER THAN 0.5 INCHES WITHIN 24 HRS. CONTRACTOR TO PROVIDE AND MONITOR A RAIN GAUGE ON SITE AND RECORD DAILY RAINFALL AMOUNTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.
7. PERMANENT STORMWATER MANAGEMENT CONTROLS: RETENTION AND DETENTION/EXFILTRATION SYSTEMS, STORMWATER SEWER SYSTEM, PLUS STORMWATER CONTROL STRUCTURE IS TO PREVENT TRASH FROM GOING TO LAKE COUNTY'S DRAINAGE SYSTEM.
8. DEWATERING: IN GENERAL, WATERS FROM CONTAMINATED AREAS ARE TO BE DISCHARGED TO SANITARY SEWER SYSTEM AND WATERS FROM NON-CONTAMINATED AREAS ARE TO BE DISCHARGED INTO STORM SEWER SYSTEM. THE DEWATERING OPERATION SHALL COMPLY WITH THE REQUIREMENTS OF F.D.E.P., THE NPDES PERMIT, AND THE GEOTECHNICAL REPORT.
9. DEWATERING: DEWATERING ACTIVITIES SHALL NOT RESULT IN THE DISCHARGE OF ANY WATER WITH TURBIDITY GREATER THAN 29 NTUS FROM THE SITE PER SECTION 6.14.01 (H) OF THE ESM.
10. CONTRACTOR SHALL MAKE AN EFFORT TO MINIMIZE THE AREA OF DISTURBANCE AND WILL BE RESPONSIBLE FOR ALL DAMAGES. ALL EXISTING SODDED AREAS DISTURBED DURING THE CONSTRUCTION SHALL BE REPLACED WITH THE SAME TYPE OF SOD IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS WITHIN 7 DAYS OF FINAL GRADING.
11. SURFACE DRAINAGE SHALL BE DIVERTED FROM EXCAVATIONS AND STOCKPILE AREAS SUCH THAT PROPER SITE CONDITIONS ARE MAINTAINED AND EROSION DUE TO RAIN RUN-OFF OR SEEPAGE IS PREVENTED OR MINIMIZED.
12. INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS. EROSION CONTROL AT ALL INLET DRAINAGE STRUCTURES DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTORS HANDBOOK.
13. NO FERTILIZERS, HERBICIDES, OR PESTICIDES ARE TO BE USED ON-SITE WITHOUT PRIOR APPROVAL OF CITY OR COUNTY STAFF.
14. AFTER ALL CONSTRUCTION IS COMPLETE, ALL STRUCTURES AND STORM SEWER PIPES IN THE SYSTEM SHALL BE CLEANED AND TEMPORARY PLUGS IN STRUCTURES SHALL BE REMOVED.
15. ADDITIONAL NOTES: IF NECESSARY, CONTRACTOR SHALL INSTALL TURBIDITY BARRIER, AND USE STREET SWEEPER TO CLEAN ANY OFF-SITE TRACKING OF SOIL. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL IF IT BECOMES NECESSARY TO MEET STATE AND LOCAL STANDARDS AND TO COMPLY WITH THIS PLAN.
16. WASTE DISPOSAL: ALL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTE SHALL BE PROPERLY CONTROLLED IN ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL, AND FEDERAL REGULATIONS. THERE SHOULD BE NO DISCHARGE OF SOLID MATERIALS, INCLUDING BUILDING MATERIALS, TO SURFACE WATERS OF THE STATE OR AN MS4.

GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THESE DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL PERFORM A "SUNSHINE ONE-CALL" PRIOR TO EXCAVATIONS.
3. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO CONSTRUCTION AND MAINTAIN COPIES AT THE JOBSITE.
4. THE LOCATION OF ALL EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS IS APPROXIMATE AND HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER/ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES, FIELD DETERMINE THE EXACT LOCATION OF UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY IF CONFLICTS EXIST. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING UNDERGROUND UTILITY AND ALL EXISTING UTILITIES SHALL BE PROTECTED.
5. THE CONTRACTOR SHALL COORDINATE ALL TREE REMOVALS REQUIRED BY CONSTRUCTION WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL STRIVE TO PROTECT AS MANY TREES AS POSSIBLE DURING CONSTRUCTION OPERATIONS. COORDINATE EFFORTS WITH AREA DEVELOPMENT PLANS.
6. THE CONTRACTOR IS ADVISED TO BRING ANY LAYOUT DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
7. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST M.U.T.C.D. AND F.D.O.T. SPECIFICATIONS.
8. COORDINATE WITH LOCAL EMERGENCY SERVICES AND PROVIDE EMERGENCY ACCESS CORRIDOR THROUGHOUT CONSTRUCTION.
9. CONTACT LOCAL ENVIRONMENTAL COMPLIANCE OFFICIAL FOR APPROVAL OF EROSION CONTROL MEASURES 24 HOURS PRIOR TO BEGINNING GRADE WORK.
10. MATERIALS INTERFERING WITH CONSTRUCTION SHALL BE DISPOSED OF AS DIRECTED BY THE OWNER.
11. ALL EXCESS DIRT, CLEARING DEBRIS, UNSUITABLE MATERIALS AND EXISTING ROADWAY MATERIAL RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE HAULED OFF IN A LEGAL MANNER.
12. THE CONTRACTOR SHALL PROVIDE A LEVEL GROUND SURFACE AREA ACCESSIBLE TO THE HAUL ROADS AND CONSTRUCTION ENTRANCE FOR MATERIAL LAY-DOWN AND CONSTRUCTION STAGING. THE AREA SHALL BE DELINEATED WITH SAFETY FENCING AND SILT FENCE SHALL BE INSTALLED ALONG THE DOWNHILL BOUNDARY.
13. EXISTING TOPOGRAPHY AND ROADWAY DATA SHOWN ARE BASED UPON TOPOGRAPHIC SURVEYS BY:

    ATWELL, LLC
    2600 MAITLAND CENTER PKWY,STE 262
    MAITLAND, FL 32751
    PHONE: (407) 775-6500
    CONTACT: DALTON R. CROSS

14. CONTRACTOR SHALL CONFINE HIS OFF-SITE ACTIVITIES TO LIMITS OF CONSTRUCTION AS DEPICTED ON THE DEMOLITION PLAN (PROPOSED BY ATWELL LLC.).
15. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE WITHOUT DELAY.
16. SOILS DATA GEOTECHNICAL REPORT PREPARED BY UES PROFESSIONAL SOLUTIONS, LLC.
17. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL THE REQUIRED CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
18. ALL REFERENCES TO PROPOSED CONSTRUCTION INDICATES CONSTRUCTION INCLUDED IN THIS CONTRACT.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. THE CONTRACTOR MUST IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF THE WATER QUALITY CRITERIA AND STANDARDS IN CHAPTERS 62-4, 62-302, F.A.C. ALL EROSION/SEDIMENT CONTROL PRACTICES MUST BE IN ACCORDANCE WITH THE GUIDELINES AND SPECIFICATIONS IN SECTION 6 OF THE FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION 1988), AS WELL AS THE FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTORS HANDBOOK, UNLESS A PROJECT-SPECIFIC EROSION AND SEDIMENT CONTROL PLAN IS APPROVED BY THE WATER MANAGEMENT DISTRICT IN WHICH CASE THE PRACTICES MUST BE IN ACCORDANCE WITH THE PLAN. IF SITE SPECIFIC CONDITIONS REQUIRE ADDITIONAL MEASURES DURING ANY PHASE OF CONSTRUCTION OR OPERATION TO PREVENT EROSION OR CONTROL SEDIMENT, THE CONTRACTOR MUST IMPLEMENT THE NECESSARY ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES.
2. STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14-DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
3. THE LOCATION AND TYPE OF THE EROSION CONTROL MEASURES SHOWN ON THESE DRAWINGS ARE PROVIDED FOR GENERAL GUIDANCE TO THE CONTRACTOR. THE METHODS AND SEQUENCING OF CONSTRUCTION EMPLOYED BY THE CONTRACTOR MAY REQUIRE MORE OR LESS EROSION CONTROL MEASURES THAN THAT DEPICTED TO MAINTAIN ADEQUATE EROSION AND SEDIMENT CONTROL FOR THE CONSTRUCTION ACTIVITIES.
4. EROSION/TURBIDITY BARRIERS MUST BE INSTALLED AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SEDIMENT OR SUSPENDED SOLIDS TO ADJACENT PROPERTIES, JURISDICTIONAL WETLANDS AND/OR RECEIVING WATERBODIES EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST REMAIN IN PLACE AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED. THEREAFTER THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF THE BARRIERS. THE CONTRACTOR SHALL MAINTAIN THE EROSION/TURBIDITY CONTROL BARRIERS DAILY. THE CONTRACTOR IS TOTALLY RESPONSIBLE FOR PROVIDING THE NECESSARY EROSION/TURBIDITY CONTROL FOR THIS PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY PENALTIES IMPOSED BY THE PERMITTING AGENCIES FOR ANY EROSION, SHOALING, OR WATER QUALITY PROBLEMS RESULTANT TO CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY EROSION, SEDIMENTATION, SHOALING OR WATER QUALITY PROBLEMS THAT RESULT FROM THE CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL USE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL AS DESCRIBED IN THE FLORIDA LAND DEVELOPMENT MANUAL, A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEP, 1988) AND/OR ACCORDING TO FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS FOR EROSION CONTROL APPLICATIONS AND ACCORDING TO THE FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTORS HANDBOOK.
6. MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO INSURE THAT SEDIMENTATION AND/OR TURBIDITY PROBLEMS ARE NOT CREATED IN THE RECEIVING WATER.
7. PRIOR TO BEGINNING THE CLEARING AND GRUBBING OF THE SITE, SYNTHETIC BALES SHALL BE STAKED TO THE GROUND ALONG THE PROPERTY LINE AT LOW AREAS IN ADDITION TO THE PERIMETER SILT FENCE TO PREVENT STORMWATER FROM WASHING ERODED SOIL FROM THE SITE.
8. THE SITE SHALL BE GRADED SUCH THAT ALL STORMWATER WILL BE DIRECTED INTO THE ON-SITE STORMWATER SYSTEM. SYNTHETIC BALES SHALL BE STAKED IN LOCATIONS WHERE WATER ENTERS THE SYSTEM TO FILTER OUT THE ERODED SOILS AND CONSTRUCTION FINES. CONTRACTOR SHALL MAKE PROVISIONS TO AVOID TRACKING DIRT AND CONSTRUCTION DEBRIS TO THE ROADWAY VIA TRUCK AND EQUIPMENT TIRES.
9. SILT FENCE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LAKE COUNTY, AND FDOT STANDARDS AND SPECIFICATIONS, AND THE CONTRACT DRAWINGS.
10. CONTRACTOR SHALL REPLACE CLOGGED SECTIONS OF SILT FENCES AND PERFORATED PIPE WITH FABRIC SOCK AS NECESSARY TO MAINTAIN WATER PASSAGE.
11. CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL DURING INSTALLATION OF NEW CURBING AND DRIVEWAYS AS APPROVED BY THE ENGINEER.
12. CONTRACTOR SHALL TAKE CARE TO KEEP EXPOSED AREAS TO A MINIMUM POSSIBLE TIME DURING CONSTRUCTION.
13. ON-SITE CONTROL MEASURES SHALL BE APPLIED TO REDUCE EROSION AS SHOWN ON THE PLANS, DETAIL SHEETS AND IN ACCORDANCE WITH FDOT, FDEP AND THE LAKE COUNTY REGULATIONS FOR EROSION CONTROL MEASURES. STOCKPILING AND STORAGE OF MATERIALS SHOULD NOT BE LOCATED IN A MANNER TO IMPEDE FLOW OR CAUSE MATERIALS TO BE ERODED BY STORMWATER RUNOFF.
14. ALL TEMPORARY SEDIMENTATION CONTROL STRUCTURES AND MEASURES TO BE USED DURING CONSTRUCTION SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY AND SHALL BE MAINTAINED IN AN EFFECTIVE CONDITION UNTIL SUCH TIME AS THE COMPLETION OF THE PERMANENT SYSTEM OR OTHER EROSION CONTROL MEASURES CAN ASSURE ADEQUATE EROSION AND SEDIMENT CONTROL.
15. CONTRACTOR TO INSPECT EROSION/SEDIMENT CONTROL DEVICES DAILY AND WITHIN 24 HOURS OF EACH 0.5 INCH OR GREATER RAINFALL EVENT FOR EFFECTIVENESS. ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.
16. NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
17. ALL EXCESS FILL MATERIAL WILL BE HAULED OFFSITE.

DEVELOPER CONTACT INFORMATION
TURNSTONE GROUP
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SUITE 1150
ATLANTA, GA 30309
PHONE: (630) 816-7002
CONTACT: JASON HUMM
JHUMM@TURNSTONEGROUP.COM

STORMWATER POLLUTION PREVENTION PLAN NOTES:

LOCATION: THE 243.3± ACRE SITE IS LOCATED WITHIN THE LIMITS OF THE TOWN OF HOWEY-IN-THE-HILLS, IN LAKE COUNTY, FLORIDA.

LIMITS OF CONSTRUCTION: 183.5± ACRES WILL BE DISTURBED DURING CONSTRUCTION. 0.45± ACRES OF THE WETLAND WILL BE IMPACTED, 0.29± ACRES OF SECONDARY IMPACT AND THE REMAINDER 59.29± ACRES TO BE PRESERVED AND NOT DISTURBED.

CONSTRUCTION ACTIVITIES: CLEARING AND GRUBBING OF EXISTING SITE; GRADING OPERATIONS; CONSTRUCTION OF PONDS AND ASSOCIATED SITE WORK.

SOIL TYPES: REFER TO THE GEOTECHNICAL REPORT PREPARED BY UES PROFESSIONAL SOLUTIONS, LLC, DATED NOVEMBER 18, 2024 FOR ON-SITE SOIL CLASSIFICATIONS.

GENERAL CONSTRUCTION SEQUENCE:
1. INSTALL SILT FENCE AROUND PERIMETER OF SITE, EXISTING PONDS, AND WETLANDS. PROVIDE MINIMUM SITE DEMOLITION REQUIRED TO INSTALL SILT FENCE. INSTALL TEMPORARY INLET PROTECTION AS REQUIRED.
2. GENERAL SITE CLEARING AND GRUBBING, AND DEMOLITION.
3. ROUGH GRADE SITE.
4. INSTALL UNDERGROUND UTILITIES.
5. CONSTRUCT PROPOSED ABOVE GROUND INFRASTRUCTURE PER THE SITE PLAN.
6. INSTALL LANDSCAPING.
7. REMOVE TEMPORARY PROTECTION SYSTEMS.

STORMWATER DISCHARGE: STORMWATER WILL DISCHARGE INTO TWELVE (12) PROPOSED PONDS WHICH WILL OUTFALL TO THE PRESERVED WETLANDS ADJACENT TO THE PROPERTY. THE PROJECT SITE DO NOT HAVE EXISTING PONDS OR EXISTING INLETS.

ENGINEER CERTIFICATION

I CERTIFY THAT I PREPARED THE SWPPP FOR THE REFERENCED SITE. TO THE BEST OF MY KNOWLEDGE, THE SWPPP MEETS THE INTENT AND REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. FLR100000, AND IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS WHICH GOVERN THE DISCHARGES FROM CONSTRUCTION SITES.

SIGNATURE _____ DATE _____

NAME AND TITLE _____

ATWELL, LLC.
COMPANY

111 N MAGNOLIA AVE, SUITE 1350, ORLANDO, FL 32801
ADDRESS

CONTRACTOR CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH THE INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS A PART OF THIS CERTIFICATION."

SIGNATURE _____ DATE _____

PROJECT MANAGER _____

NAME AND TITLE _____

COMPANY _____

ADDRESS (CONTRACTING FIRM) _____

ADDRESS (CONSTRUCTION SITE) _____

TELEPHONE: _____
AREA CODE NUMBER

ABBREVIATIONS:

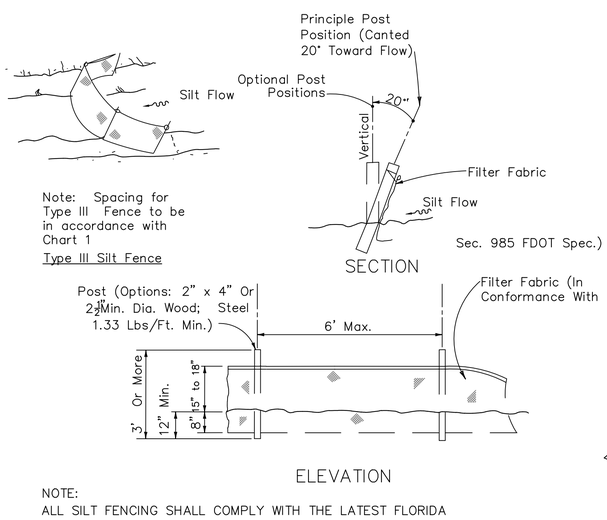
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION

A.D.A. - AMERICAN DISABILITY ACT

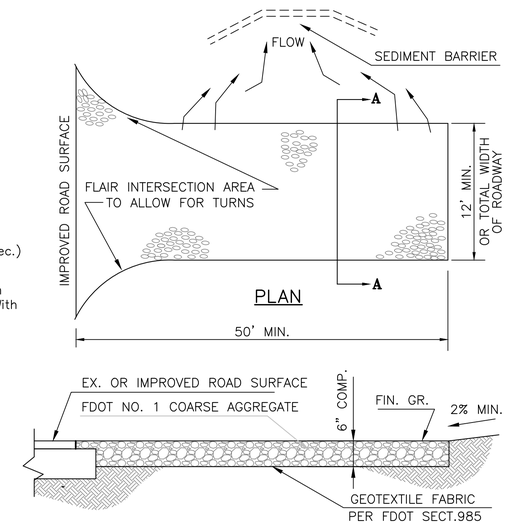
HDPE - HIGH DENSITY POLYETHYLENE PIPE

FDEP - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

FOR STANDARD ABBREVIATIONS REFER TO THE FDOT STANDARD INDEX ABBREV, UNLESS OTHERWISE NOTED ON PLANS.



TYPE III SILT FENCE
SCALE: NTS



ROCK CONSTRUCTION ENTRANCE
SCALE: NTS

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MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
SWPPP NOTES AND DETAILS

DATE 08/29/2025

REVISIONS

KELVIN ASHLEY CROMWELL LICENSED PROFESSIONAL ENGINEER No. PE95331 STATE OF FLORIDA

DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C002

NOT–ISSUED–FOR–CONSTRUCTION

FILE: 0180-C001 GENERAL NOTES PH1

FILE NAME: \\ATLORL\Projects\23000180 Mission Rise 00 and PSP\PWD\Plan Set\Construction\Plans \\ATLORL-C001 GENERAL NOTES PH1.dwg LAST SAVED BY: cpena 8/28/2025 2:04 PM PLOTTED BY: Zophie Ortiz-Rosado 8/28/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB

DEMOLITION AND UTILITY ADJUSTMENT NOTES:

1. DEMO LIMITS REPRESENT EXPECTED AREA OF DEMOLITION. ANY ROADWAYS, GUTTERS, CURBS, DRIVEWAYS, OR SIDEWALKS LOCATED WITHIN THESE LIMITS MAY NEED TO BE REMOVED DURING THE INSTALLATION OF THE STORM SEWER SYSTEM. THE CONTRACTOR SHALL ATTEMPT TO REDUCE THE REQUIRED DEMO AREA AND AVOID REMOVAL OF CURBS, SIDEWALKS, AND DRIVEWAYS WHEN POSSIBLE.
2. ALL EXISTING UTILITIES ARE TO BE PROTECTED AND REMAIN IN SERVICE UNLESS SPECIFICALLY INDICATED IN THE CONSTRUCTION DOCUMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ANY PLAN DISCREPANCIES OR FIELD CONFLICTS AND NOTIFYING THE ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF SUCH DISCREPENCY OR CONFLICT AND PRIOR TO PROCEEDING.
4. SEE COVER SHEET FOR UTILITY PROVIDER CONTACT INFORMATION. CONTRACTOR SHALL COORDINATE ALL UTILITY RELOCATIONS, ADJUSTMENTS, OR REMOVALS WITH UTILITY COMPANY.
5. ALL DISTURBED SURFACE AREAS SHALL BE RESTORED TO EXISTING OR IMPROVED CONDITIONS.
6. THE ACTUAL DEPTH AND LOCATION OF EXISTING UTILITIES ARE SHOWN PER THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE LOCATION AND CROSSINGS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE ADVANCE NOTIFICATION TO RESPECTIVE UTILITY COMPANY AND COORDINATE ACTIVITIES WITHIN THE PROJECT SITE. NO UTILITY ADJUSTMENTS OR RELOCATIONS SHALL OCCUR WITHOUT THE CONTRACTOR RECEIVING APPROVAL FROM THE UTILITY OWNER.
8. NO UTILITY ADJUSTMENTS, RELOCATIONS, OR MODIFICATIONS SHALL BE PERFORMED OUTSIDE THE RIGHT OF WAY WITHOUT WRITTEN APPROVAL FROM THE RESPECTIVE PROPERTY OWNER. ALL INDIVIDUAL SERVICES SHALL BE MAINTAINED AT ALL TIMES.
9. EXISTING UTILITY SERVICES SHALL BE MAINTAINED AT ALL TIMES. CONTRACTOR SHALL EMPLOY TEMPORARY FACILITIES AND CONTROLS AS LONG AS NEEDED FOR THE SAFE AND PROPER COMPLETION OF THE WORK. REMOVE ALL SUCH TEMPORARY FACILITIES AND CONTROLS AS RAPIDLY AS PROGRESS OF THE WORK WILL PERMIT, OR AS DIRECTED BY THE OWNER.
10. REFER TO THE SITE PLAN SHEETS FOR ADDITIONAL INFORMATION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT SURVEY INFORMATION DURING CONSTRUCTION OF ALL UTILITY ADJUSTMENTS, RELOCATIONS, REMOVALS, AND INSTALLATIONS. THE CONTRACTOR SHALL PROVIDE A DETAILED AS-BUILT CERTIFIED BY A PROFESSIONAL SURVEYOR, MEETING ALL CITY, COUNTY, WATER MANAGEMENT DISTRICT, FDEP, AND UTILITY PROVIDER REQUIREMENTS, TO THE ENGINEER OF RECORD.
12. LENGTH OF WATER MAIN TO BE ADJUSTED SHALL BE DETERMINED AFTER HORIZONTAL AND VERTICAL LOCATION OF EXISTING WATER MAIN IS VERIFIED BY CONTRACTOR.
13. INSTALLATION OF SILT FENCE AT FLOOD HAZARD LINE SHALL MEET THE REQUIREMENTS OF THE GOVERNING AGENCIES.

DEFINITIONS:

1. REMOVE: DETACH ITEM FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF OFF-SITE UNLESS INDICATED TO BE SALVAGED OR RECYCLED. COORDINATE WITH THE UTILITY REPRESENTATIVES FOR THE DISPOSITION OF ITEMS OWNED BY THE UTILITY COMPANIES. OFF-SITE DISPOSAL IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. SALVAGE: DETACH ITEM FROM EXISTING CONSTRUCTION, PROTECT FROM DAMAGE AND DELIVER TO OWNER READY FOR REUSE. COORDINATE DELIVERY LOCATION WITH OWNER AND PROVIDE DELIVERY.
3. REMAIN: EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE RAZED AND THAT ARE NOT OTHERWISE INDICATED TO BE REMOVED OR SALVAGED. PROVIDE TEMPORARY PROTECTION DURING THE CONSTRUCTION PERIOD. PROVIDE ADJUSTMENTS AS REQUIRED BY PLANS.
4. REFURBISH: RENOVATE EXISTING STRUCTURE/APPURTENANCE TO CURRENT SPECIFICATIONS. PROTECT DURING CONSTRUCTION.
5. TO BE TAKEN OUT OF SERVICE: ABANDONMENT IN PLACE OF UTILITY LINES ALONG UNEXCAVATED AREAS PER RESPECTIVE UTILITY COMPANY REQUIREMENTS. SEE "CONCRETE GROUT FILLING OF EXISTING LINES DETAIL" ON DETAIL SHEET.
6. REPLACE: STRUCTURE OR PIPE TO BE REMOVED AND SIMILAR PRODUCT TO BE INSTALLED AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
7. ADJUST: EXISTING ITEM OF CONSTRUCTION TO BE MOVED OR REPLACED AS NEEDED TO AVOID CONFLICT WITH PROPOSED CONSTRUCTION. COORDINATE WITH OWNER OF THE UTILITIES.

NOTES:

VERTICAL DATUM NAVD 1988

LEGEND

- PROPERTY BOUNDARY
- TO BE DEMOLISHED
- SINGLE ROW SILT FENCE
- DOUBLE ROW SILT FENCE
- FEMA FLOOD LINE
- WETLAND PRESERVATION AREA
- SECONDARY WETLAND IMPACT AREA
- WETLAND IMPACT AREA
- FEMA ZONE "AE" AND ZONE "A"
- FEMA ZONE "X" SHADED

WETLANDS SUMMARY:

IMPACT AREA:	± 0.45 AC
SECONDARY IMPACT AREA:	± 0.29 AC
PRESERVATION AREA:	± 58.90 AC

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MISSION RISE

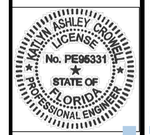
TURNSTONE GROUP

PHASE 1 CONSTRUCTION PLANS

EXISTING CONDITIONS & DEMO PLAN

DATE 08/29/2025

REVISIONS



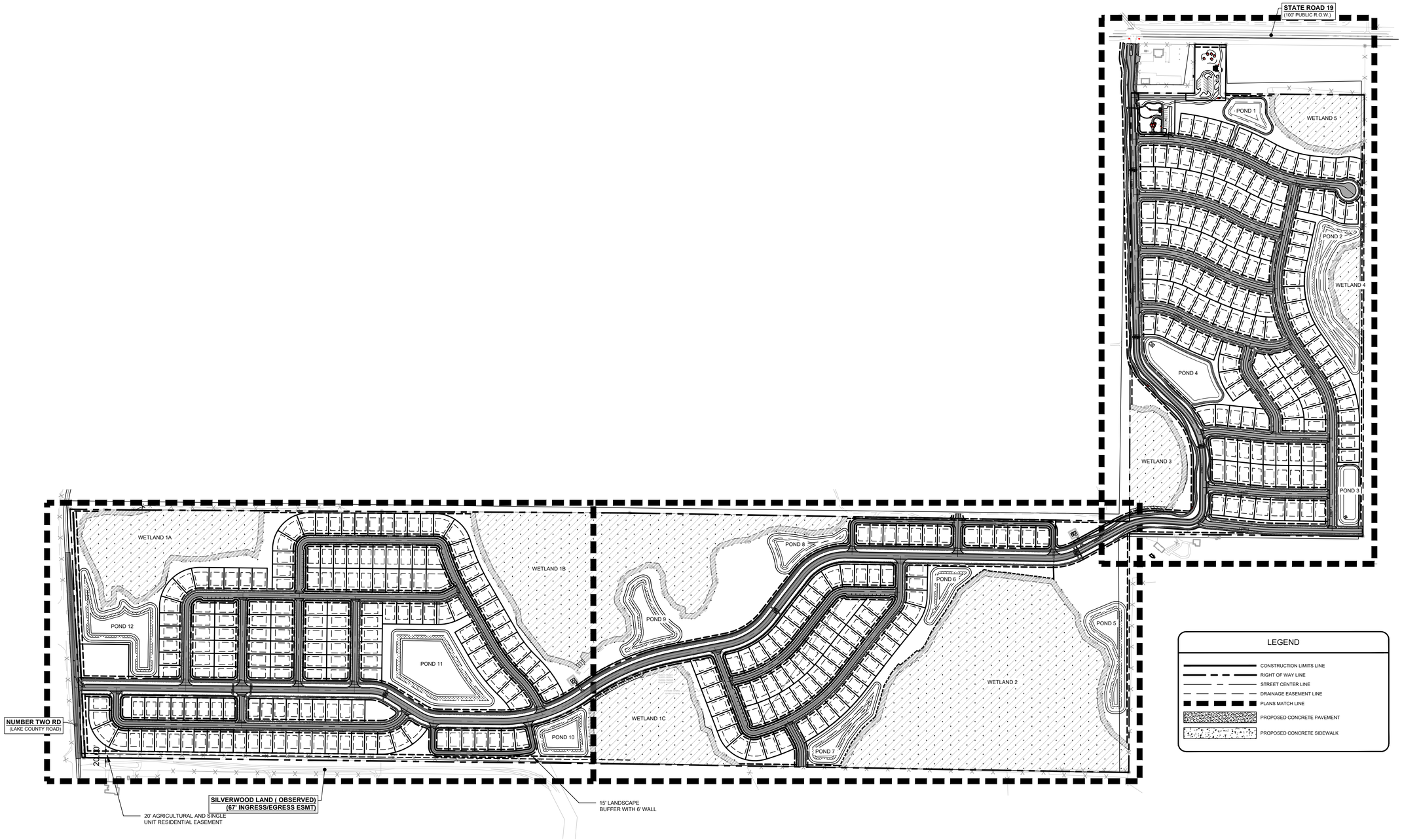
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DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C100

FILE: 0180-C100 EXISTING CONDITIONS PLAN PH1

NOT-ISSUED-FOR-CONSTRUCTION

FILE NAME: \\ATLWIN\Projects\23000180 Mission Rise 00 and PSP\DWG\Plan Set\Construction\Phase 1\0180-C100 EXISTING CONDITIONS PLAN PH1.dwg LAST SAVED BY: zoreilly PLOTTED BY: Jayme Ortiz-Rosado 8/29/2025 11:24 AM PLOTTED BY: Jayme Ortiz-Rosado 8/29/2025 ANSI-D: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB



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HOWEY-IN-THE-HILLS
LAKE COUNTY , FLORIDA

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
OVERALL PUD PLAN

DATE 08/29/2025

REVISIONS

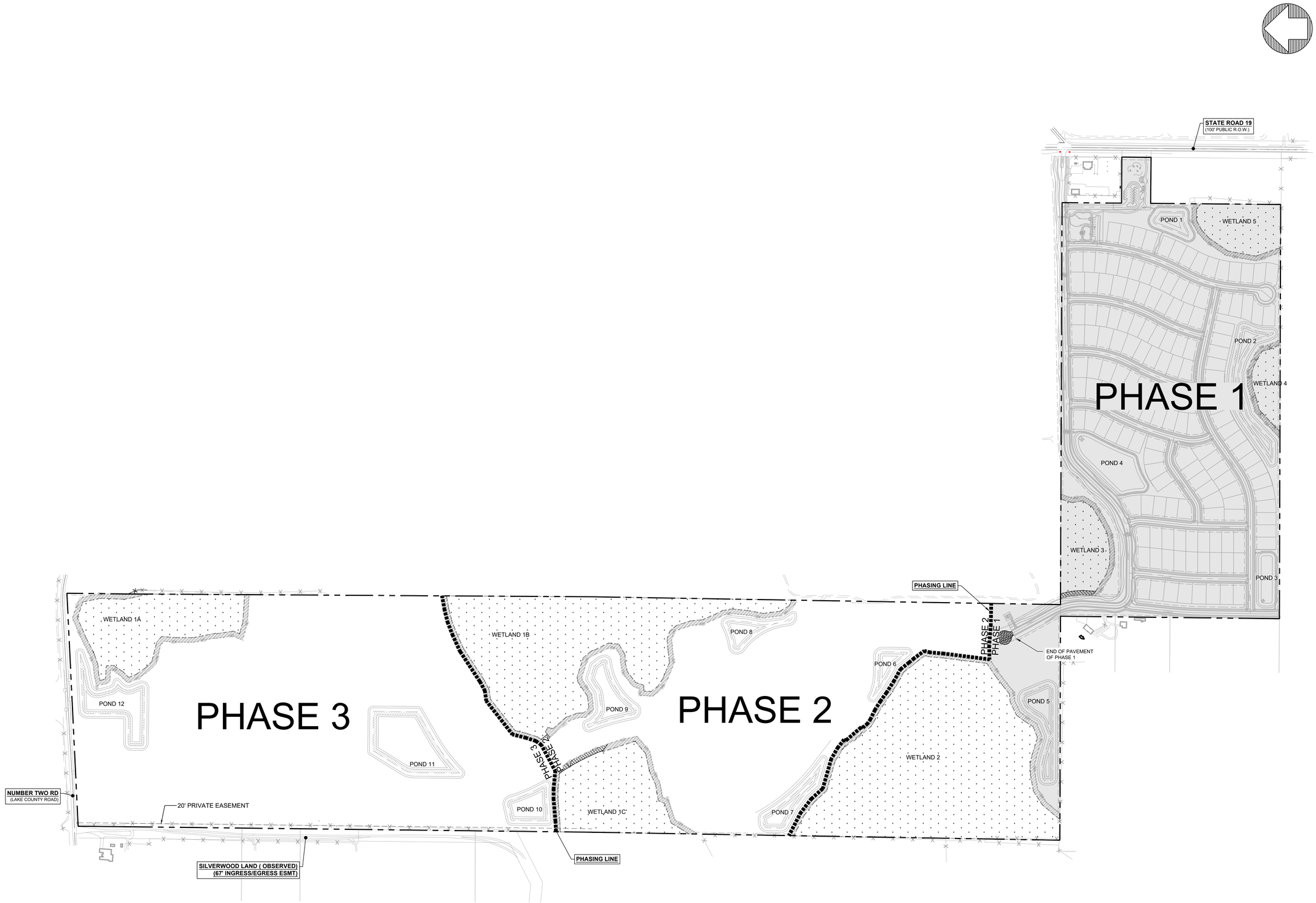
KATLYN ASHLEY CROWELL
LICENSE
No. PE96331
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

0 125' 250'

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CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C101

NOT-ISSUED-FOR-CONSTRUCTION

FILE NAME: \\ATLANTA\Projects\23000180 Mission Rise DD and PUD\DWG\Plan Set\Construction\Phase 1\01-00-C101 OVERALL PD PLAN.dwg LAST SAVED BY: apenas 8/29/2025 2:21 PM PLOTTED BY: Zayda Ortiz-Rosado 8/29/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB



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LAKE COUNTY , FLORIDA

MISSION RISE
TURNSTONE GROUP
PRELIMINARY SUBDIVISION PLAT
PHASING PLAN

DATE 02/27/2025

REVISIONS

KEVIN ASHLEY CROMWELL
LICENSED
No. PE95331
STATE OF FLORIDA
PROFESSIONAL ENGINEER

0 125' 250'

DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C102

NOT-ISSUED-FOR-CONSTRUCTION

FILE NAME: \\VLOWN\Projects\23000180 Mission Rise 09 and PSP\DWG\Plan Set\Construction\Phase 1\10-Blr-C104 PHASING PLAN.dwg LAST SAVED BY: apena 9/25/2025 2:23 PM PLOTTED BY: Zuperio Ortiz-Rosado 9/28/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB

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: 240.56 AC
PHASE 1 PROJECT AREA: 99.84 AC

NUMBER OF LOTS: 157 TOTAL
120 UNITS - 8,400 SQ.FT. (76%)
37 UNITS - 9,600 SQ.FT. (24%)

UNIT TYPE: SINGLE FAMILY - DETACHED

LOT COVERAGE: 55% IMPERVIOUS LOT COVERAGE

RESIDENTIAL DENSITY (DU/A): 4 DU/ACRE

ZONING CLASSIFICATION

JURISDICTION: HOWEY-IN-THE-HILLS
ZONING: PUD, PLANNED UNIT DEVELOPMENT
FUTURE LAND USE: VMU - 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	SJRWMD

BUILDING SETBACKS AND BUFFERS

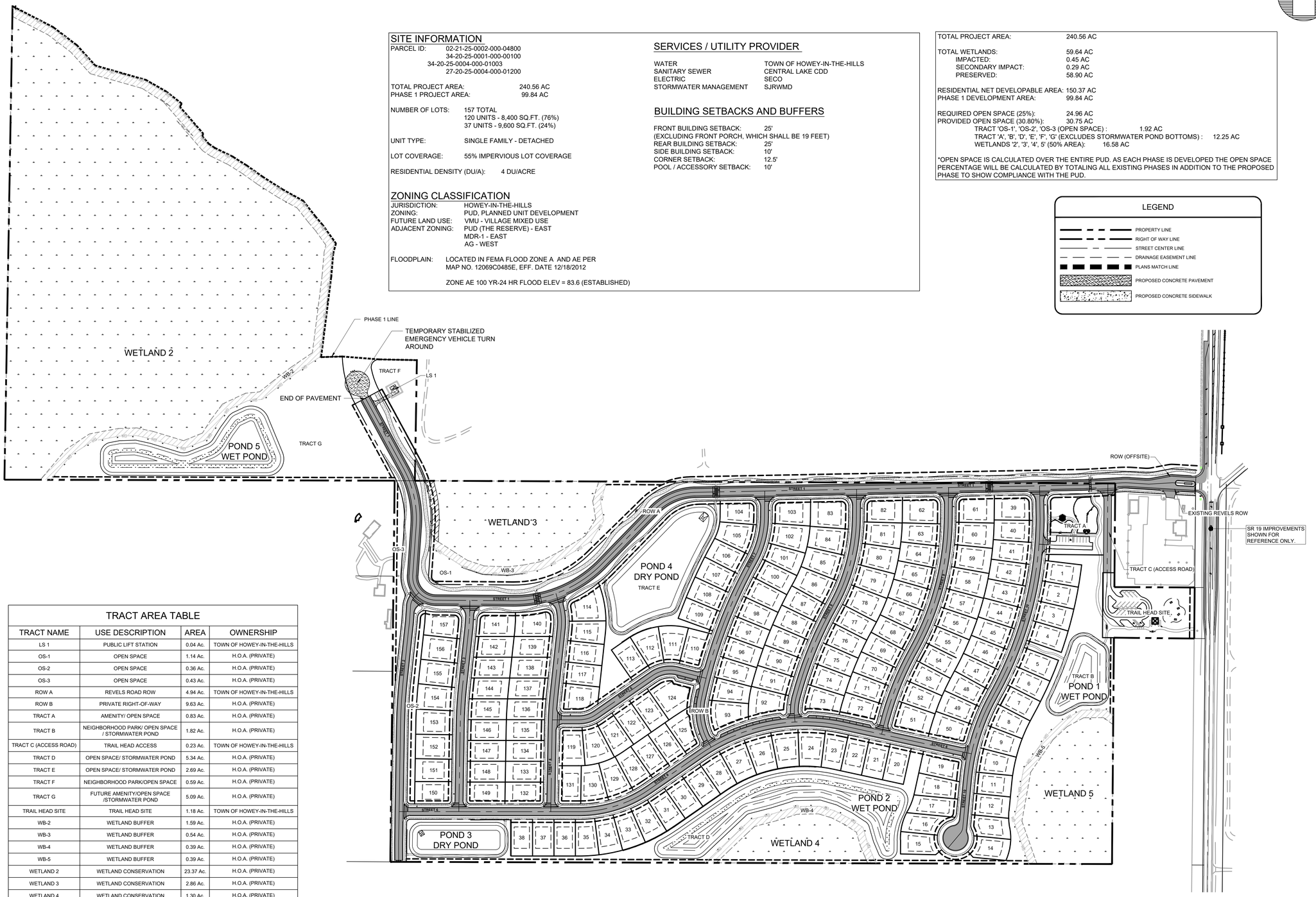
FRONT BUILDING SETBACK: 25'
(EXCLUDING FRONT PORCH, WHICH SHALL BE 19 FEET)
REAR BUILDING SETBACK: 25'
SIDE BUILDING SETBACK: 10'
CORNER SETBACK: 12.5'
POOL / ACCESSORY SETBACK: 10'

TOTAL PROJECT AREA:	240.56 AC
TOTAL WETLANDS:	59.64 AC
IMPACTED:	0.45 AC
SECONDARY IMPACT:	0.29 AC
PRESERVED:	58.90 AC
RESIDENTIAL NET DEVELOPABLE AREA:	150.37 AC
PHASE 1 DEVELOPMENT AREA:	99.84 AC
REQUIRED OPEN SPACE (25%):	24.96 AC
PROVIDED OPEN SPACE (30.80%):	30.75 AC
TRACT 'OS-1', 'OS-2', 'OS-3 (OPEN SPACE) :	1.92 AC
TRACT 'A', 'B', 'D', 'E', 'F', 'G' (EXCLUDES STORMWATER POND BOTTOMS) :	12.25 AC
WETLANDS '2', '3', '4', 5' (50% AREA):	16.58 AC

*OPEN SPACE IS CALCULATED OVER THE ENTIRE PUD. AS EACH PHASE IS DEVELOPED THE OPEN SPACE PERCENTAGE WILL BE CALCULATED BY TOTALING ALL EXISTING PHASES IN ADDITION TO THE PROPOSED PHASE TO SHOW COMPLIANCE WITH THE PUD.

LEGEND

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



TRACT AREA TABLE

TRACT NAME	USE DESCRIPTION	AREA	OWNERSHIP
LS 1	PUBLIC LIFT STATION	0.04 Ac.	TOWN OF HOWEY-IN-THE-HILLS
OS-1	OPEN SPACE	1.14 Ac.	H.O.A. (PRIVATE)
OS-2	OPEN SPACE	0.36 Ac.	H.O.A. (PRIVATE)
OS-3	OPEN SPACE	0.43 Ac.	H.O.A. (PRIVATE)
ROW A	REVELS ROAD ROW	4.94 Ac.	TOWN OF HOWEY-IN-THE-HILLS
ROW B	PRIVATE RIGHT-OF-WAY	9.63 Ac.	H.O.A. (PRIVATE)
TRACT A	AMENITY/ OPEN SPACE	0.83 Ac.	H.O.A. (PRIVATE)
TRACT B	NEIGHBORHOOD PARK/ OPEN SPACE / STORMWATER POND	1.82 Ac.	H.O.A. (PRIVATE)
TRACT C (ACCESS ROAD)	TRAIL HEAD ACCESS	0.23 Ac.	TOWN OF HOWEY-IN-THE-HILLS
TRACT D	OPEN SPACE/ STORMWATER POND	5.34 Ac.	H.O.A. (PRIVATE)
TRACT E	OPEN SPACE/ STORMWATER POND	2.69 Ac.	H.O.A. (PRIVATE)
TRACT F	NEIGHBORHOOD PARK/OPEN SPACE	0.59 Ac.	H.O.A. (PRIVATE)
TRACT G	FUTURE AMENITY/OPEN SPACE /STORMWATER POND	5.09 Ac.	H.O.A. (PRIVATE)
TRAIL HEAD SITE	TRAIL HEAD SITE	1.18 Ac.	TOWN OF HOWEY-IN-THE-HILLS
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	0.39 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	1.30 Ac.	H.O.A. (PRIVATE)
WETLAND 5	WETLAND CONSERVATION	2.71 Ac.	H.O.A. (PRIVATE)

PSPXX-XXXX

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LAKE COUNTY , FLORIDA

MISSION RISE
TURNSTONE GROUP
PRELIMINARY SUBDIVISION PLAT
OVERALL SITE PLAN

DATE 02/27/2025

REVISIONS

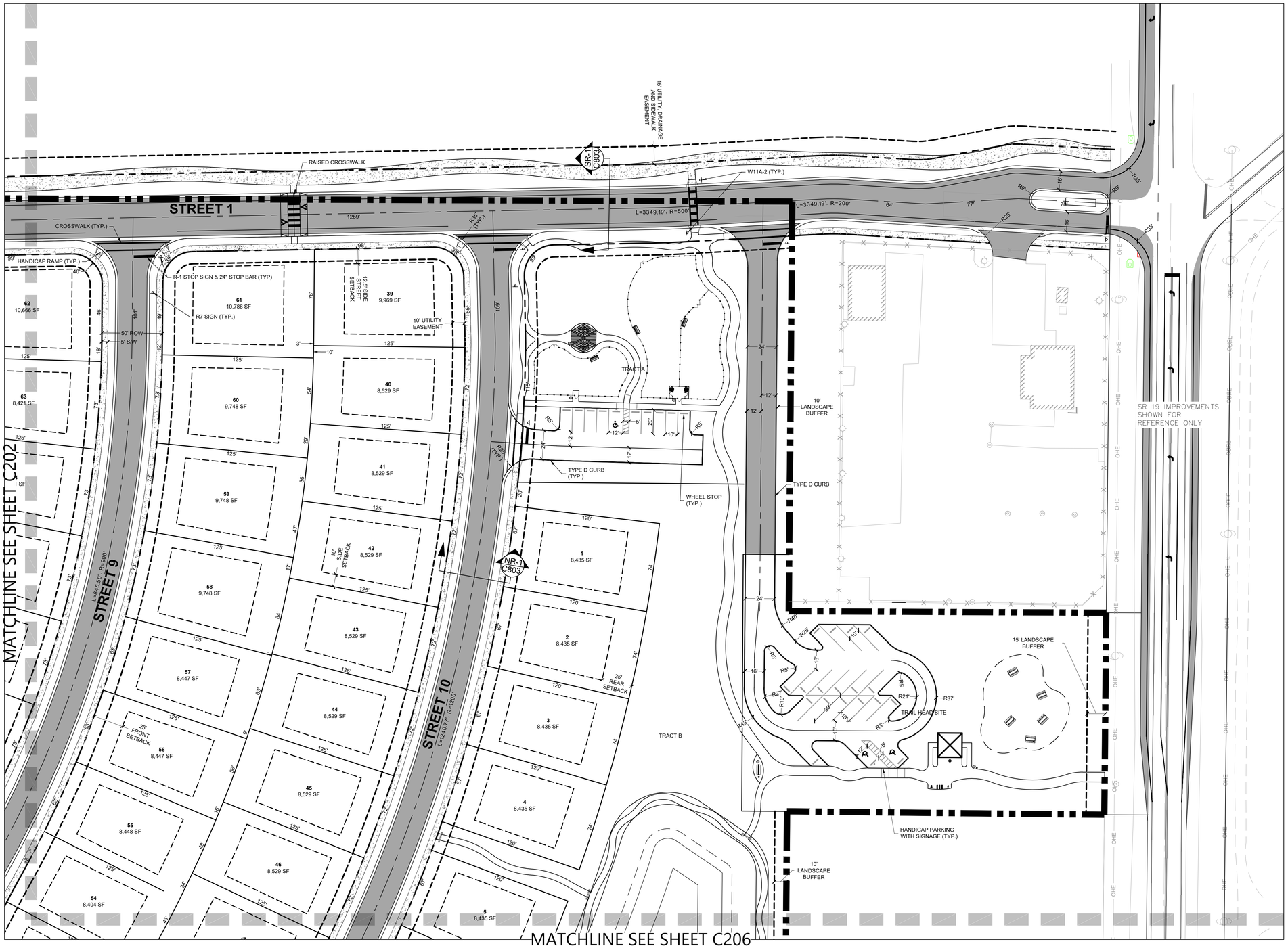
KATLYN ASHLEY CROWELL LICENSE No. PE95331 STATE OF FLORIDA PROFESSIONAL ENGINEER

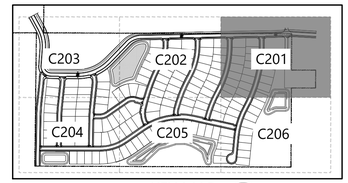
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DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C200

NOT--ISSUED--FOR--CONSTRUCTION

FILE NAME: \\ATLORL\Projects\23000180 Mission Rise 80 and 90\PLNG\Civil Site\Construction\Phase 1\sht\C200 OVERALL SITE PLAN.dwg LAST SAVED BY: dgarcia 8/28/2025 1:47 PM PLOTTED BY: Zayda Ortiz-Rosado 8/28/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DRIVE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB





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

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LAKE COUNTY , FLORIDA

MISSION RISE

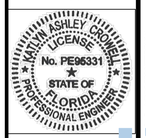
TURNSTONE GROUP

PHASE 1 CONSTRUCTION PLANS

SITE PLAN

DATE 08/29/2025

REVISIONS



0 20' 40

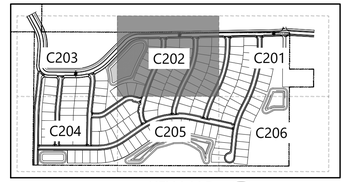
DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C201

NOT–ISSUED–FOR–CONSTRUCTION

FILE: 0180C201SITEPLAN.dwg

FILE NAME: \\ATLORL\Projects\23000180 Mission Rise DD and PSP\DWG\Plan Sets\Construction\Phase 1\0180-C201 SITE PLAN.dwg LAST SAVED BY: zoehrrowsdo 8/28/2025 3:28 PM PLOTTED BY: Zuleyka Ortiz-Rosado 8/28/2025 #ARCH: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG To PDF.PC3 PLOT STYLE: ATWELL.CTB





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.

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GA COA # 29991

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

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
SITE PLAN

DATE 08/29/2025

REVISIONS

KATHLYN ASHLEY CRONEY LICENSE No. PE96331 STATE OF FLORIDA PROFESSIONAL ENGINEER

0 20' 40'

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

NOT–ISSUED–FOR–CONSTRUCTION

FILE NAME: \\ATLORL\Projects\23000180 Mission Rise DO and PSP\SWPPP\Plan Set\Construction\Phase 1\C202-C203 SITE PLAN.dwg LAST SAVED BY: zoryn.rowden 8/28/2025 3:28 PM PLOTTED BY: Zoryn Kelly-Rowden 8/28/2025 PAPER: ARCH FULL BLED D (24.00 X 36.00 INCHES) DEVICE: DWG To PDF.PC3 PLOT STYLE: ATWELL.CTB

END OF ROADWAY MARKERS

12" OF STABILIZED SUBGRADE, MINIMUM LBR EQUAL TO 40, AND COMPACTED TO A MINIMUM DENSITY EQUIVALENT TO 98 PERCENT OF THE SOLID MODIFIED PROCTOR DENSITY VALUE AS DETERMINED BY AASHTO T-180 TEST METHOD

LIFT STATION 1
TRACT LS1

TRACT F

END OF PAVED ROADWAY, BEGIN TEMPORARY STABILIZED EMERGENCY VEHICLE TURN AROUND

STREET 1

TRACT G

10' LANDSCAPE BUFFER

L=3349.19', R=339'

WETLAND 3

OS-1

25' WETLAND BUFFER

RETAINING WALL

SR-2
C802

RETAINING WALL WITH HANDRAIL

RAISED CROSSWALK

L=3349.19', R=402'

MATCHLINE SEE SHEET C202

OS-3

L=890.76', R=50'

L=3349.19', R=777'

CROSSWALK (TYP.)

HANDICAP RAMP (TYP.)

NR-1
C803

R-1 STOP SIGN & 24" STOP BAR (TYP)

R7 SIGN (TYP.)

OS-2

157
9,679 SF

141
9,691 SF

140
10,387 SF

12.5' SIDE STREET SETBACK

25' FRONT SETBACK

50' ROW

5' S/W

L=716.67', R=1,432'

10' UTILITY EASEMENT

114
11,012 SF

10' SIDE SETBACK

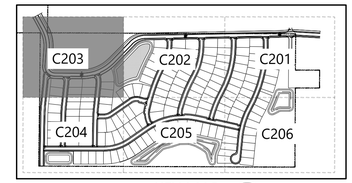
25' REAR SETBACK

TRACT E

115
8,420 SF

RETAINING WALL

MATCHLINE SEE SHEET C204



KEY MAP
NTS

LEGEND

- CONSTRUCTION LIMITS LINE
- STREET CENTER LINE
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- EXISTING ASPHALT PAVEMENT
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- PROPOSED CONCRETE SIDEWALK
- EXISTING WETLAND
- PROPOSED WETLAND BUFFER
- PROPOSED POND AREA

811
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COA # 29091

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HOWEY-IN-THE-HILLS
LAKE COUNTY , FLORIDA

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
SITE PLAN

DATE 08/29/2025

REVISIONS



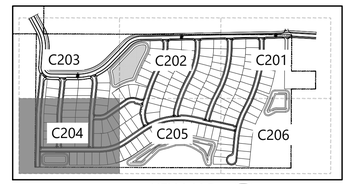
0 20' 40'

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

NOT-ISSUED-FOR-CONSTRUCTION

FILE NAME: \\ATLWIL\Projects\23000180 Mission Rise 80 acre PSP\DWG\Plan Sets\Construction\Phase 1\Utility\C201 SITE PLAN.dwg LAST SAVED BY: mortiz-rosado 8/28/2025 3:28 PM PLOTTED BY: Zayeria Ortiz-Rosado 8/28/2025 3:29 PM PLOT STYLE: ATWELL.ctb





KEY MAP
NTS

LEGEND

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LAKE COUNTY , FLORIDA

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
SITE PLAN

DATE 08/29/2025

REVISIONS



FILE: 0386220558FERNAN

0 20' 40

DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C204

NOT–ISSUED–FOR–CONSTRUCTION

FILE NAME: \\ATLWKL\Projects\23000180 Mission Rise 00 and PSP\DWG\Plan Set\Construction\Plans \\ATLWKL-CIV1 SITE PLAN.dwg LAST SAVED BY: zachr.rosado 8/28/2025 3:28 PM PLOTTED BY: Zachary Ochs-Rosado 8/28/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG To PDF.PC3 PLOT STYLE: ATWELL.CTB

MATCHLINE SEE SHEET C202

MATCHLINE SEE SHEET C204

MATCHLINE SEE SHEET C206

STREET 5

STREET 6

L=552.50', R=100'

L=883.23', R=1600'

L=883.23', R=200'

L=1952.16', R=600'

L=1952.16', R=400'

L=798.38', R=1300'

L=798.38', R=200'

L=845.56', R=600'

50' ROW

5' S/W

R7 SIGN (TYP.)

R-1 STOP SIGN & 24" STOP BAR (TYP)

10' UTILITY EASEMENT

CROSSWALK (TYP.)

HANDICAP RAMP (TYP.)

25' FRONT SETBACK

25' REAR SETBACK

10' SIDE SETBACK

12.5' SIDE STREET SETBACK

25' (TYP.)

MRE C0803

MRE C0804

113 8,590 SF
124 12,717 SF
123 8,750 SF
122 8,750 SF
125 9,179 SF
126 8,500 SF
127 8,500 SF
128 8,494 SF
90 8,480 SF
95 8,418 SF
91 8,419 SF
94 8,506 SF
92 10,240 SF
93 10,779 SF
75 8,625 SF
74 8,625 SF
70 8,417 SF
71 8,417 SF
73 9,544 SF
72 8,817 SF
53 8,490 SF
52 8,490 SF
51 10,581 SF
26 9,653 SF
25 9,653 SF
24 9,653 SF
23 8,430 SF
22 8,400 SF
21 8,400 SF
20 8,400 SF
27 9,653 SF
28 8,409 SF
29 8,400 SF
30 8,400 SF
31 8,411 SF
32 8,402 SF
33 8,408 SF
16 8,452 SF
15 8,487 SF

POND 2

TRACT D

WETLAND 4

25' WETLAND BUFFER

RETAINING WALL WITH HANDRAILS

10' LANDSCAPE BUFFER

KEY MAP
NTS

LEGEND

- CONSTRUCTION LIMITS LINE
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- PROPOSED CONCRETE SIDEWALK
- EXISTING WETLAND
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SEC 27,34 TWP 20 S RGE 25 E

--

HOWEY-IN-THE-HILLS

LAKE COUNTY , FLORIDA

MISSION RISE

TURNSTONE GROUP

PHASE 1 CONSTRUCTION PLANS

SITE PLAN

DATE 08/29/2025

REVISIONS

KATLYN ASHLEY CROWDER
LICENSE
No. PE95331
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

0 20' 40'

DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C205

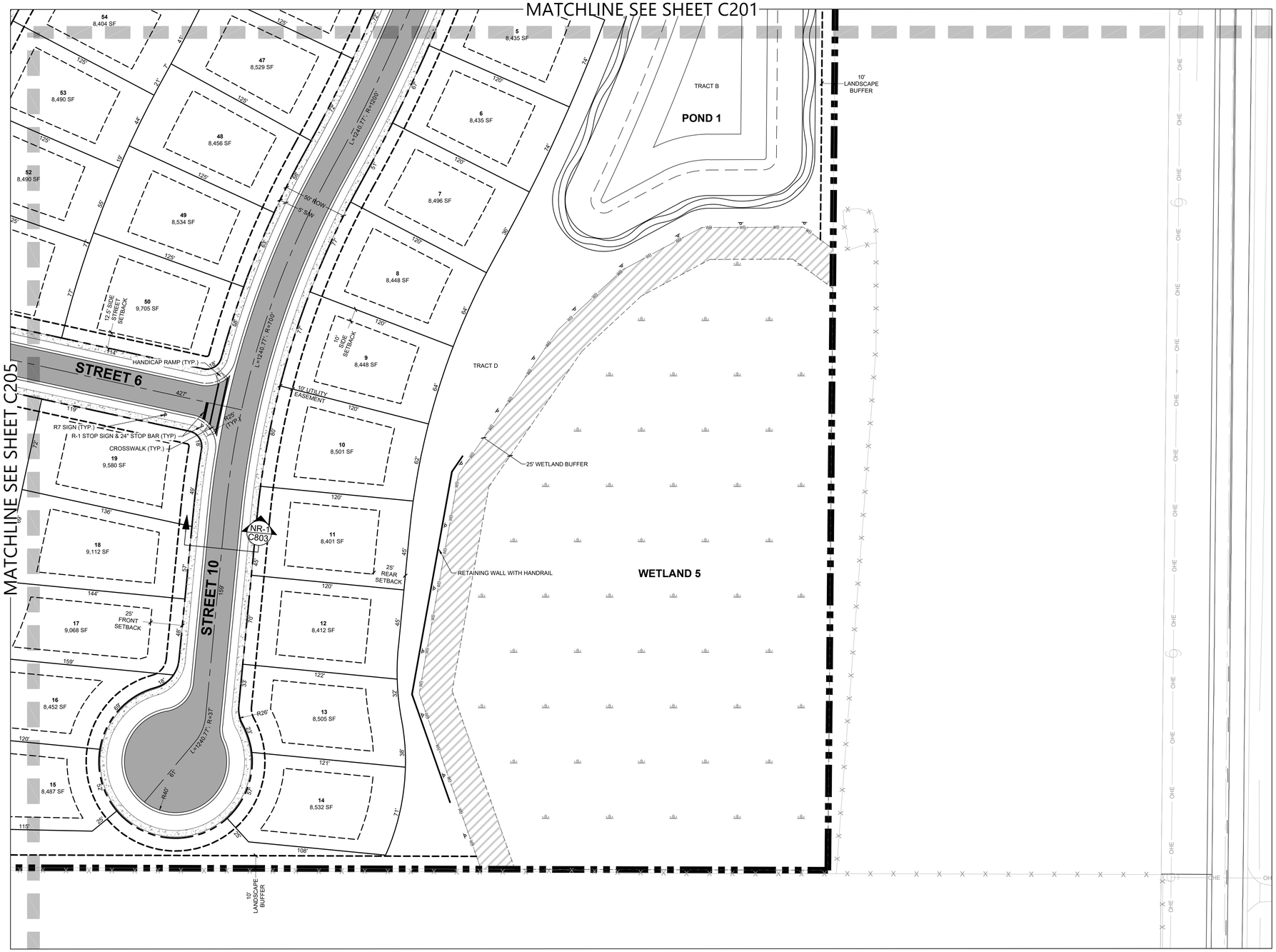
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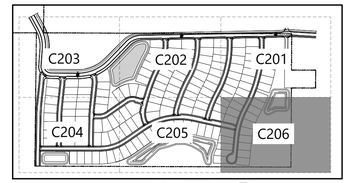
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FILE NAME: \\VLOUKL\Projects\23000180 Mission Rise 60 and 79\PW\DWG\Non Sub\Construction\Fresno (\\VLOUKL-C201 - SITE PLAN.dwg LAST SAVED BY: zorbi.rosado 8/28/2025 3:29 PM PLOTTED BY: Zulayka Ortiz-Rosado 8/29/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG To PDF.PC3 PLOT STYLE: ATWELL.CTB

MATCHLINE SEE SHEET C201

MATCHLINE SEE SHEET C205





KEY MAP
NTS

LEGEND

- CONSTRUCTION LIMITS LINE
- STREET CENTER LINE
- DRAINAGE EASEMENT / BUFFER LINE
- PLANS MATCH LINE
- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
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- PROPOSED CONCRETE SIDEWALK
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COA # 29091

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HOWEY-IN-THE-HILLS
LAKE COUNTY , FLORIDA

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
SITE PLAN

DATE 08/29/2025

REVISIONS

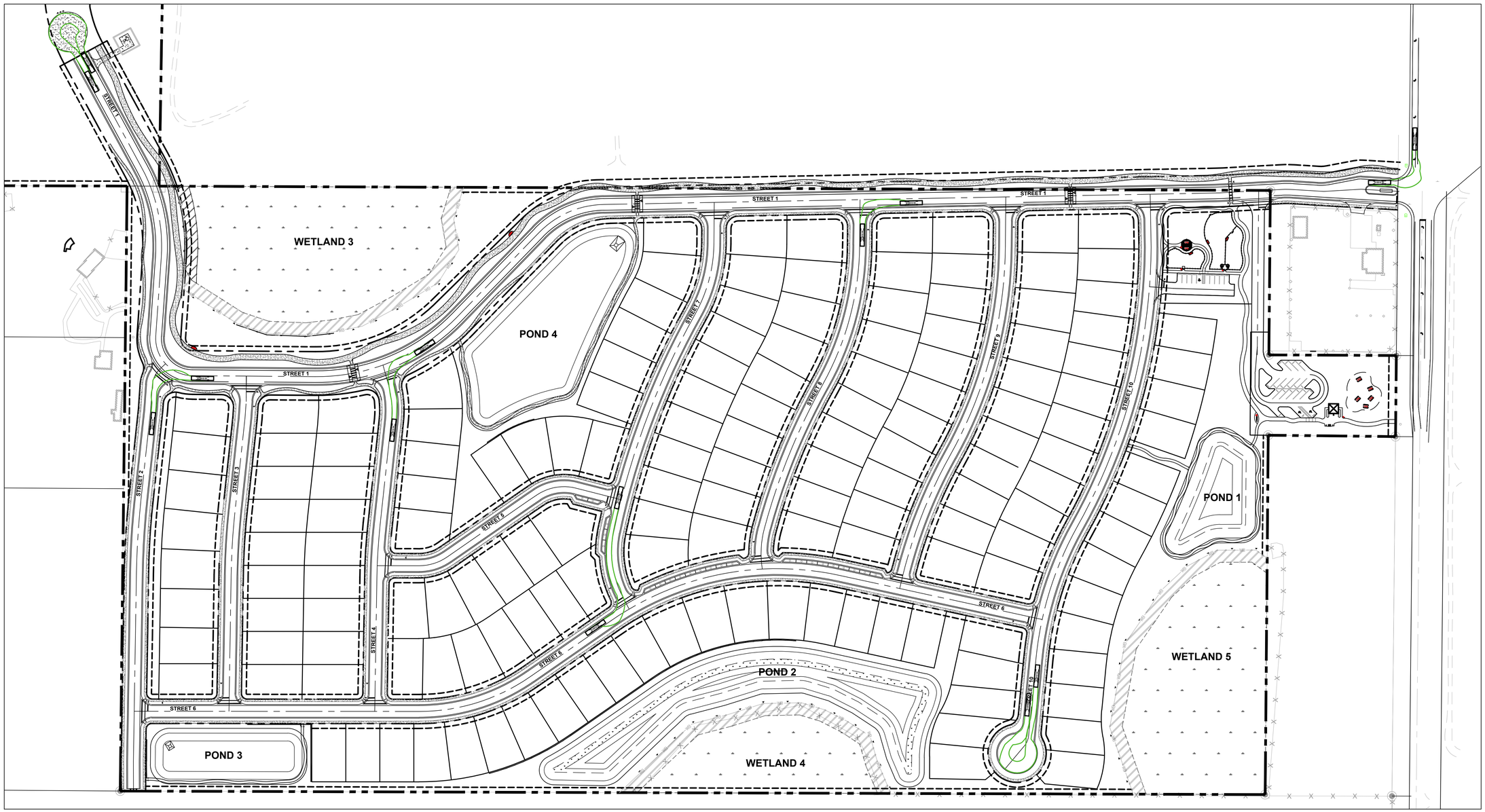
MARVIN ASHLEY CROMER LICENSE No. PE95331 STATE OF FLORIDA PROFESSIONAL ENGINEER

0 20' 40'

DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C206

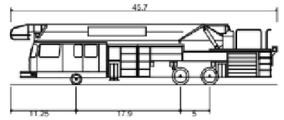
NOT-ISSUED-FOR-CONSTRUCTION

FILE NAME: \\ATLORL\Projects\23000180 Mission Rise 60 and 95\PLOWD\Plan Set\Construction\Phase 1\C100-C201 SITE PLAN.dwg LAST SAVED BY: zoehr-woods 8/29/2025 3:15 PM PLOTTED BY: Zoeyie Ortiz-Rosado 8/29/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DRWG: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB



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
- WB WB PROPOSED WETLAND BUFFER
- PROPOSED POND AREA



LAKE COUNTY FIRE TRUCK	
Overall Length	45.700ft
Overall Width	8.330ft
Overall Body Height	10.316ft
Min Body Ground Clearance	0.746ft
Track Width	8.330ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	44.20°

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COA# 29091

SEC 27,34 TWP 20 S RGE 25 E

--

HOWEY-IN-THE-HILLS

LAKE COUNTY , FLORIDA

MISSION RISE

TURNSTONE GROUP

PHASE 1 CONSTRUCTION PLANS

VEHICULAR CIRCULATION

DATE 08/29/2025

REVISIONS



0 50' 100'

DRAWN BY: AP

CHECKED BY: ZOR

PROJECT MANAGER: KC

JOB #: 23000180

FILE CODE: --

SHEET NO. C207

FILE: 0180 - VEHICULAR CIRCULATION

NOT–ISSUED–FOR–CONSTRUCTION

Expires: 09/30/2026
This item has been digitally signed and sealed by Kalvin Ashley Cromwell, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FILE NAME: S:\FLORIDA\Projects\23000180 Watson Rise 09 and PSP\DWG\Plan Set\Construction\Plans 11x17\01 - VEHICULAR CIRCULATION.dwg LAST SAVED BY: kcrowell 8/29/2025 9:28 AM PLOTTED BY: Zuleyka Ortiz-Rosado 8/29/2025 4:45PM FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB



LEGEND

- CONSTRUCTION LIMITS LINE
- 70 EXISTING CONTOUR
- 74 PROPOSED CONTOUR
- DITCH BOTTOM INLETS
- STORM MANHOLE (MH)
- MITERED END SECTION
- FLOW ARROW

PSPXX-XXXX

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COA# 29091

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--

HOWEY-IN-THE-HILLS

LAKE COUNTY , FLORIDA

MISSION RISE

TURNSTONE GROUP

PRELIMINARY SUBDIVISION PLAT

OVERALL GRADING PLAN

DATE 02/27/2025

REVISIONS

MARVIN ASHLEY CROMER LICENSE No. PE95331 STATE OF FLORIDA PROFESSIONAL ENGINEER

0 50' 100'

DRAWN BY: AP

CHECKED BY: ZOR

PROJECT MANAGER: KC

JOB #: 23000180

FILE CODE: --

SHEET NO. C300

NOT–ISSUED–FOR–CONSTRUCTION

FILE NAME: \\ATLANTA\Projects\23000180 Mission Rise DO and PSP\DWG\Plan Set\Construction\Phase 1\U180-C300 OVERALL GRADING PLAN.dwg LAST SAVED BY: zordi on Monday 5/19/2025 2:41 PM PLOTTED BY: Zayden Ordiz-Rosado 5/19/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB



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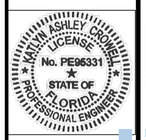
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FIRM # 29324
COA# 29091

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

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
GRADING PLAN

DATE 08/29/2025

REVISIONS



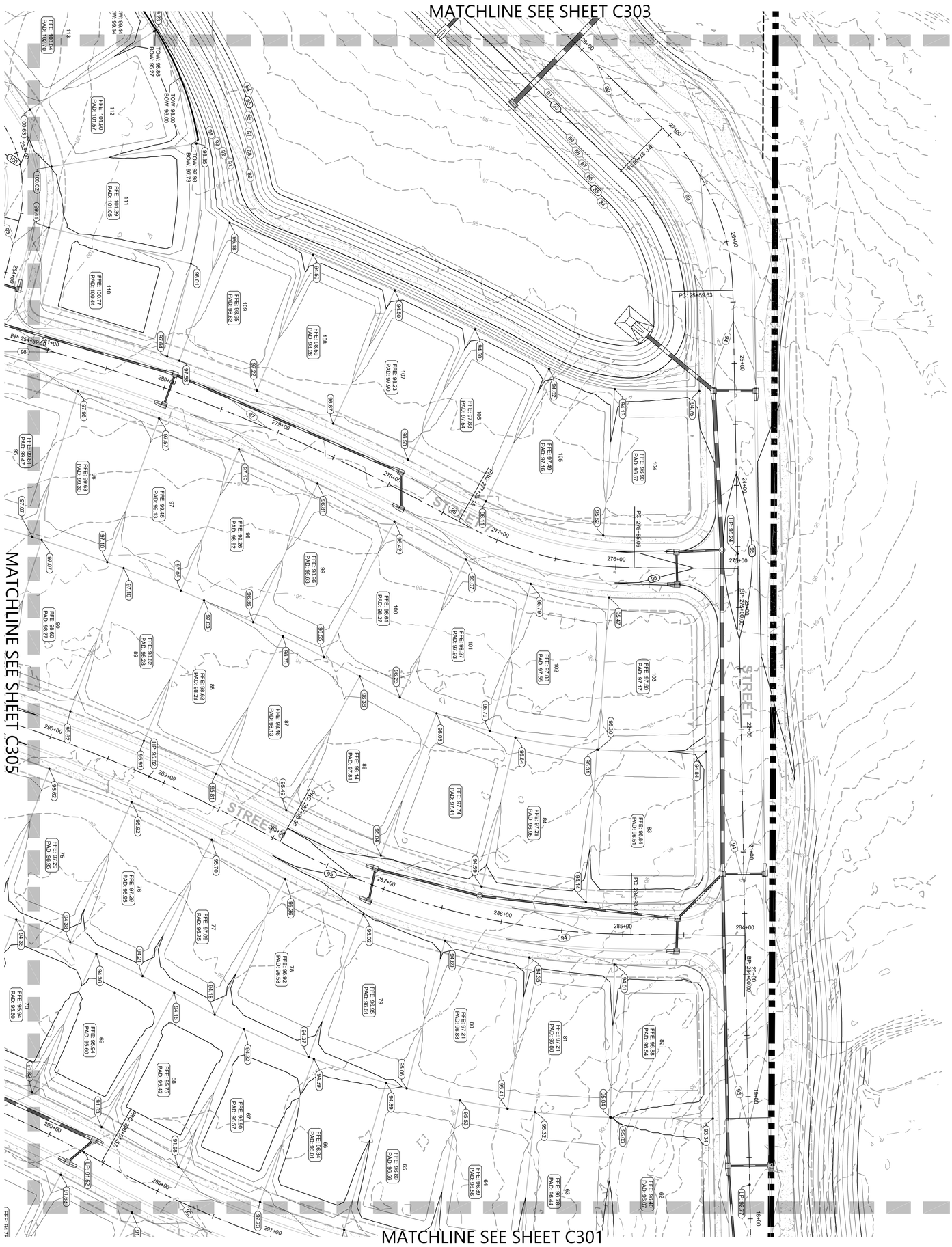
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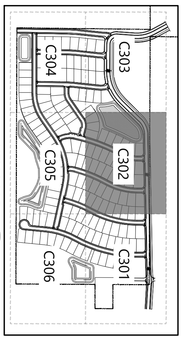
DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C301

NOT-ISSUED-FOR-CONSTRUCTION

FILE NAME: \\ATWELL\Projects\23000180 Mission Rise DO and PSP\DWG\Plan Set\Construction\Phase 1\GrDr-C301 GRADING PLAN.dwg LAST SAVED BY: zorbi-rosado 8/29/2025 1:39 PM PLOTTED BY: Zayleth Ortiz-Rosado 8/29/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) ESTATE.DWG TO PDF.PC3

FILE NAME: \\FLORL\Projects\23000180 Mission Rise DD and PSP\DWG\Plan Sets\Construction\Phase 1\0180-C301 GRADING PLAN.dwg LAST SAVED BY: zortiz-rosado 8/29/2025 2:52 PM PLOTTED BY: Zuljayelle Ortiz-Rosado 8/29/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB





KEY MAP
NTS

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THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD BEFORE COMMENCING WORK. NO PLANS SHALL BE SCALED. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION AND SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. IN NO CASES SHALL THE CONTRACTOR'S RELIEF TO ACCOMPLISH THE CONTRACT REQUIREMENTS BE CONSTRUED AS RELIEVING THE ENGINEER OF RECORD OF HIS RESPONSIBILITIES.

CONSTRUCTION SAFETY: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN A SAFE WORK SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION AND SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. IN NO CASES SHALL THE CONTRACTOR'S RELIEF TO ACCOMPLISH THE CONTRACT REQUIREMENTS BE CONSTRUED AS RELIEVING THE ENGINEER OF RECORD OF HIS RESPONSIBILITIES.

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COA# 29091

MISSION RISE	SEC 27,34 TWP 20 S RGE 25 E
TURNSTONE GROUP	--
PHASE 1 CONSTRUCTION PLANS	HOWEY-IN-THE-HILLS
GRADING PLAN	LAKE COUNTY , FLORIDA

DATE 08/29/2025

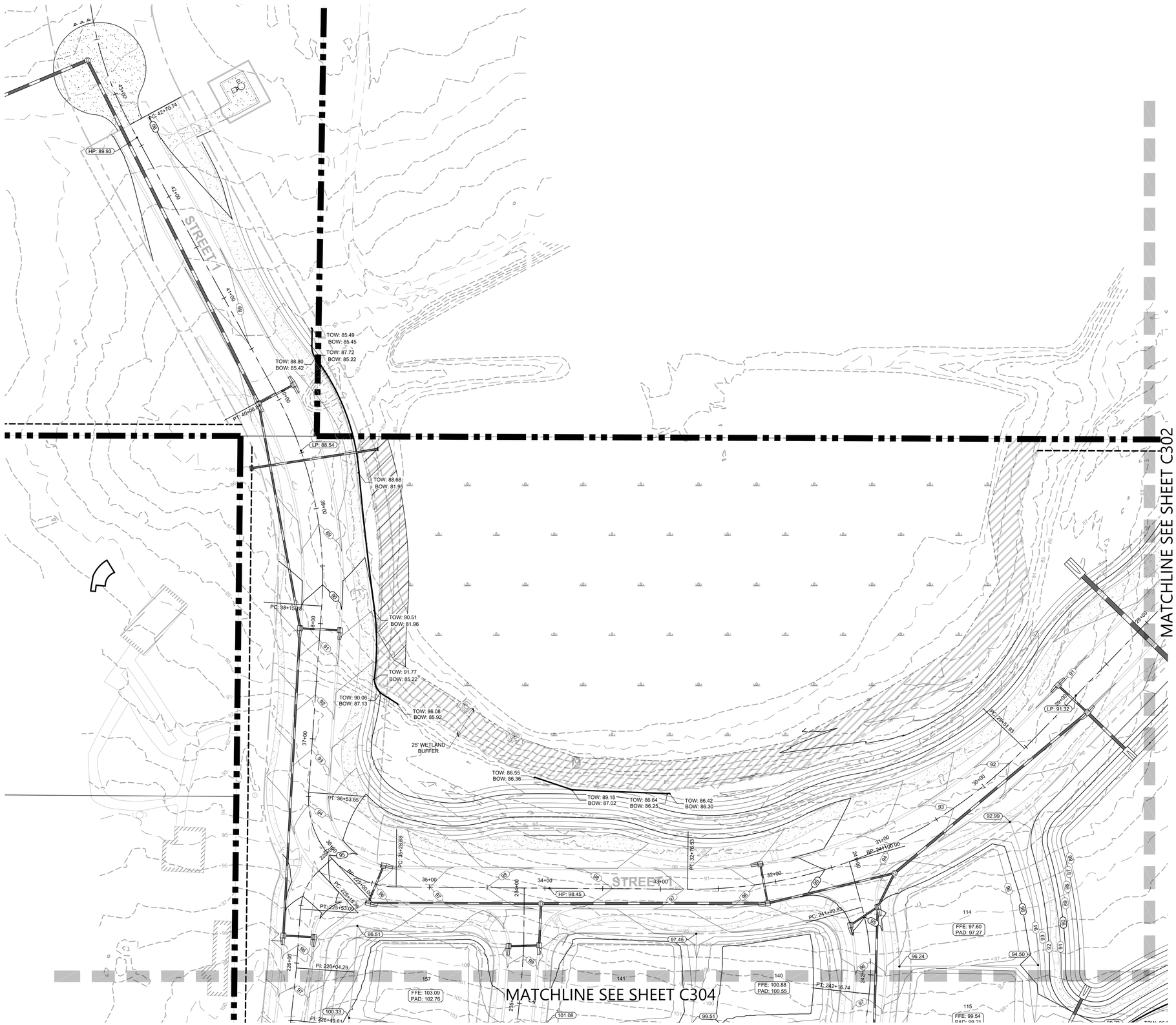
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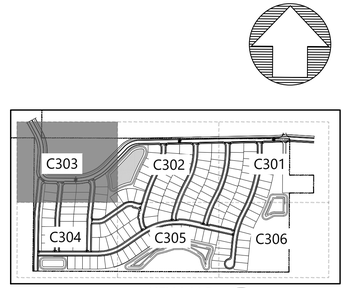
PROFESSIONAL ENGINEER KATHLEEN ASHLEY CHAMBERLAIN No. 88331 STATE OF FLORIDA

DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB # 23000180
FILE CODE: --
SHEET NO. C302

0 20' 40'

NOT-ISSUED-FOR-CONSTRUCTION DATA FILE: 0180-C301 GRADING PLAN





KEY MAP
NTS

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COA# 29091

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HOWEY-IN-THE-HILLS
LAKE COUNTY, FLORIDA

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
GRADING PLAN

DATE 08/29/2025

REVISIONS

0 20' 40'

DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C303

NOT-ISSUED-FOR-CONSTRUCTION

FILE NAME: \\ATLANTA\Projects\23000180 Mission Rise 00 and 01\PLOTS\Plan Sets\Construction\Phase 1\C303-C304 GRADING PLAN.dwg LAST SAVED BY: zordic on date 8/29/2025 1:49 PM PLOTTED BY: Zayda Ortiz-Rosado 8/29/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB

KEY MAP
NTS

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LAKE COUNTY , FLORIDA

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
GRADING PLAN

DATE 08/29/2025

REVISIONS

0 20' 40'

DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C304

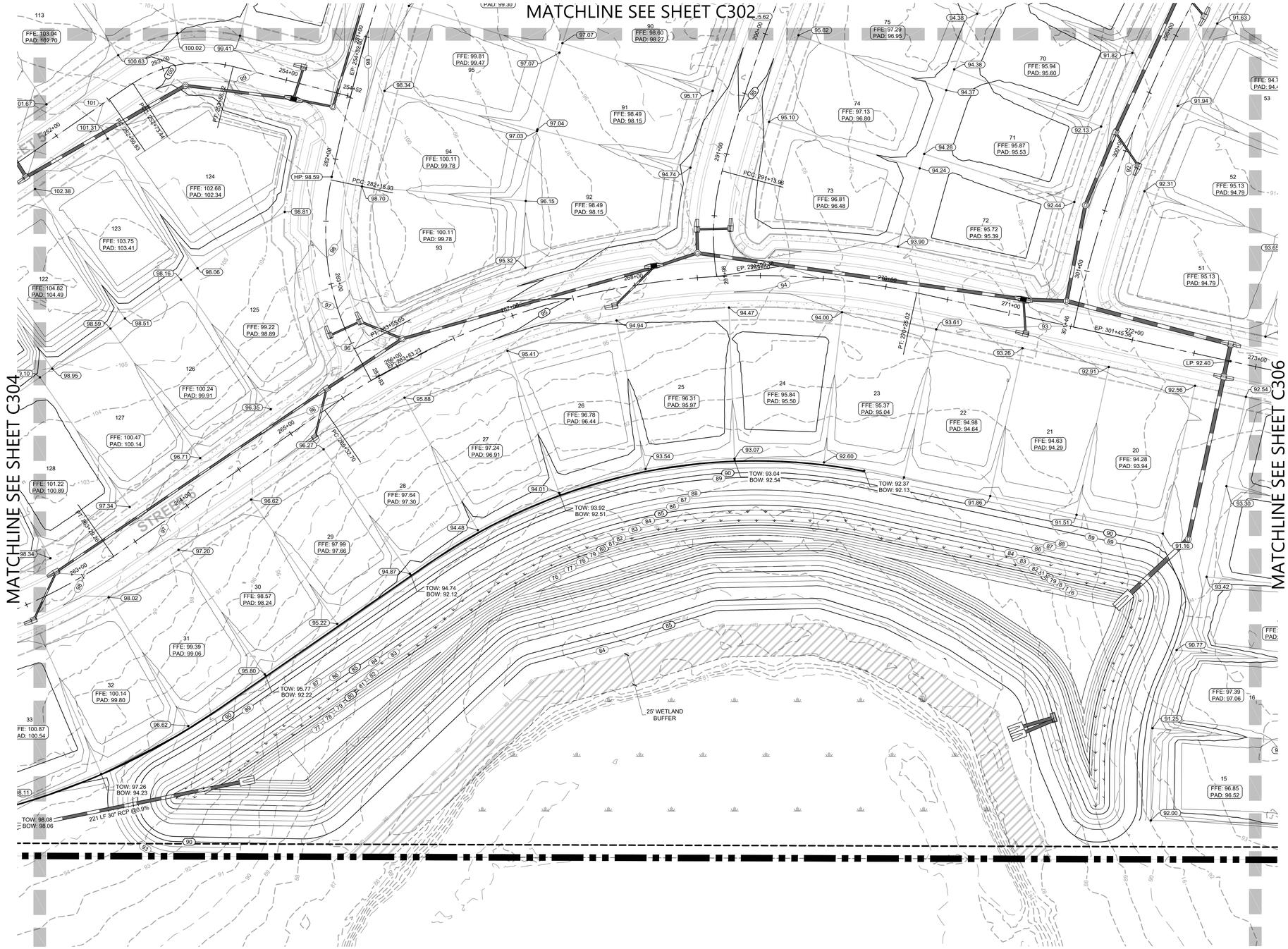
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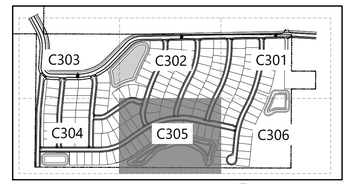
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MATCHLINE SEE SHEET C304

MATCHLINE SEE SHEET C302

MATCHLINE SEE SHEET C306





KEY MAP
NTS

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HOWEY-IN-THE-HILLS

LAKE COUNTY, FLORIDA

MISSION RISE

TURNSTONE GROUP

PHASE 1 CONSTRUCTION PLANS

GRADING PLAN

DATE 08/29/2025

REVISIONS

KALYN ASHLEY CROWELL
LICENSE
No. PE95331
STATE OF FLORIDA
PROFESSIONAL ENGINEER

0 20' 40'

DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C305

NOT-ISSUED-FOR-CONSTRUCTION

FILE: NAME: \\ATWELL\Projects\23000180 Mission Rise 09 and PDP\DWG\Plan Set\Construction\Phase 1\GRADING PLAN.dwg LAST SAVED BY: zorbi-rosado 8/29/2025 3:52 PM PLOTTED BY: Zayleth Ortiz-Rosado 8/29/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) STATUS: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB

MATCHLINE SEE SHEET C301

MATCHLINE SEE SHEET C305

STREET 6

STREET 10

25' WETLAND BUFFER

TOW: 85.28
BOW: 85.24

TOW: 86.83
BOW: 86.06

TOW: 90.71
BOW: 85.89

TOW: 84.69
BOW: 84.64

PRC: 309+10.08

PT: 311+98.41

PC: 313+36.43

PC: 313+58.86

HP: 95.85

PT: 314+59.82

KEY MAP
NTS

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HOWEY-IN-THE-HILLS
LAKE COUNTY , FLORIDA

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
GRADING PLAN

DATE 08/29/2025

REVISIONS

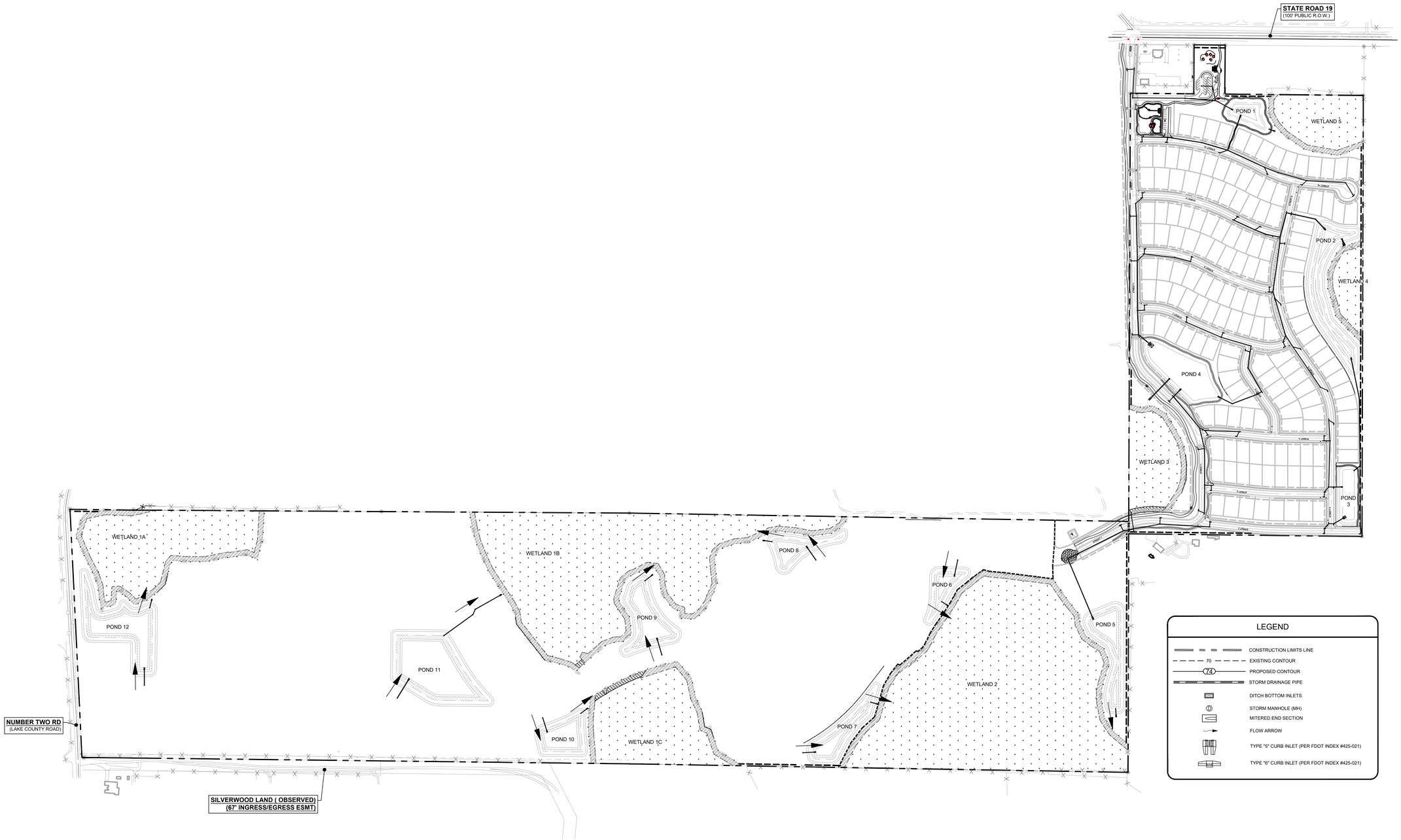
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LICENSE
No. PE95331
STATE OF FLORIDA
PROFESSIONAL ENGINEER

0 20' 40'

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CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C306

NOT-ISSUED-FOR-CONSTRUCTION

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PSPXX-XXXX

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COA# 29091

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HOWEY-IN-THE-HILLS
LAKE COUNTY , FLORIDA

MISSION RISE
TURNSTONE GROUP
PRELIMINARY SUBDIVISION PLAT
OVERALL DRAINAGE PLAN

DATE 02/27/2025

REVISIONS

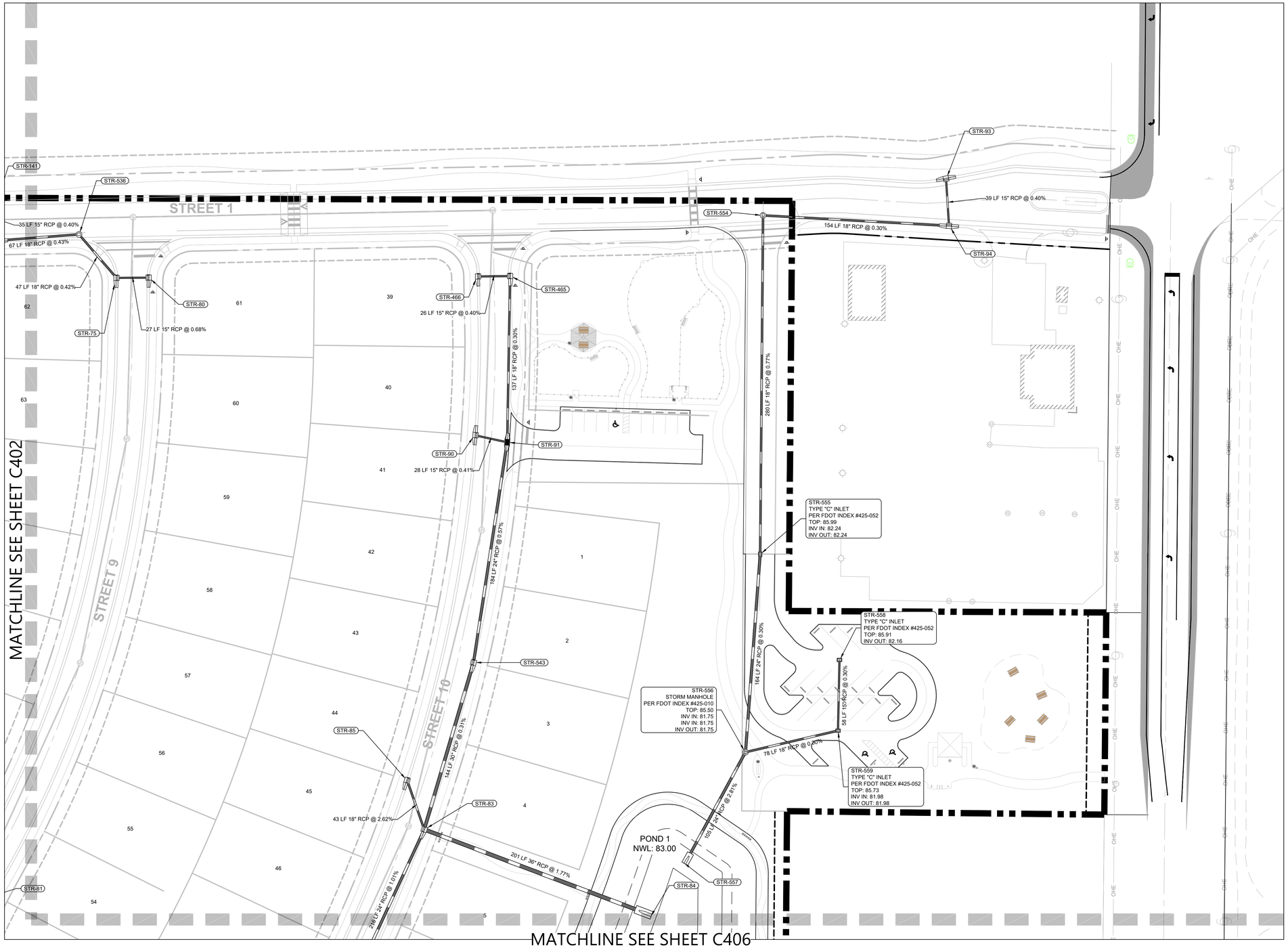
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LICENSE
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STATE OF FLORIDA
PROFESSIONAL ENGINEER

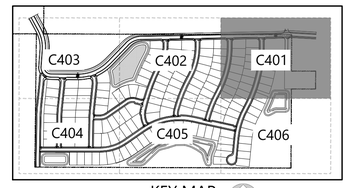
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CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C400

NOT-ISSUED-FOR-CONSTRUCTION

FILE NAME: \\ATLORL\Projects\23000180 Mission Rise 80 and 95\PLANS\Plan Set\Construction\Prose \\ATLBR-0400 OVERALL DRAINAGE PLAN.dwg LAST SAVED BY: dgarcia 8/26/2025 11:58 AM PLOTTED By: Zayde Ortiz-Rosado 8/26/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB





KEY MAP
NTS

LEGEND

- CONSTRUCTION LIMITS LINE
- 70 EXISTING CONTOUR
- 74 PROPOSED CONTOUR
- STORM DRAINAGE PIPE
- DITCH BOTTOM INLETS
- STORM MANHOLE (MH)
- MITERED END SECTION
- FLOW ARROW
- TYPE "S" CURB INLET (PER FDOT INDEX #425-021)
- TYPE "6" CURB INLET (PER FDOT INDEX #425-021)

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COA # 29091

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MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
DRAINAGE PLAN

DATE 08/29/2025

REVISIONS

MELVIN ASHLEY CROMWELL LICENSE No. PE95331 STATE OF FLORIDA PROFESSIONAL ENGINEER

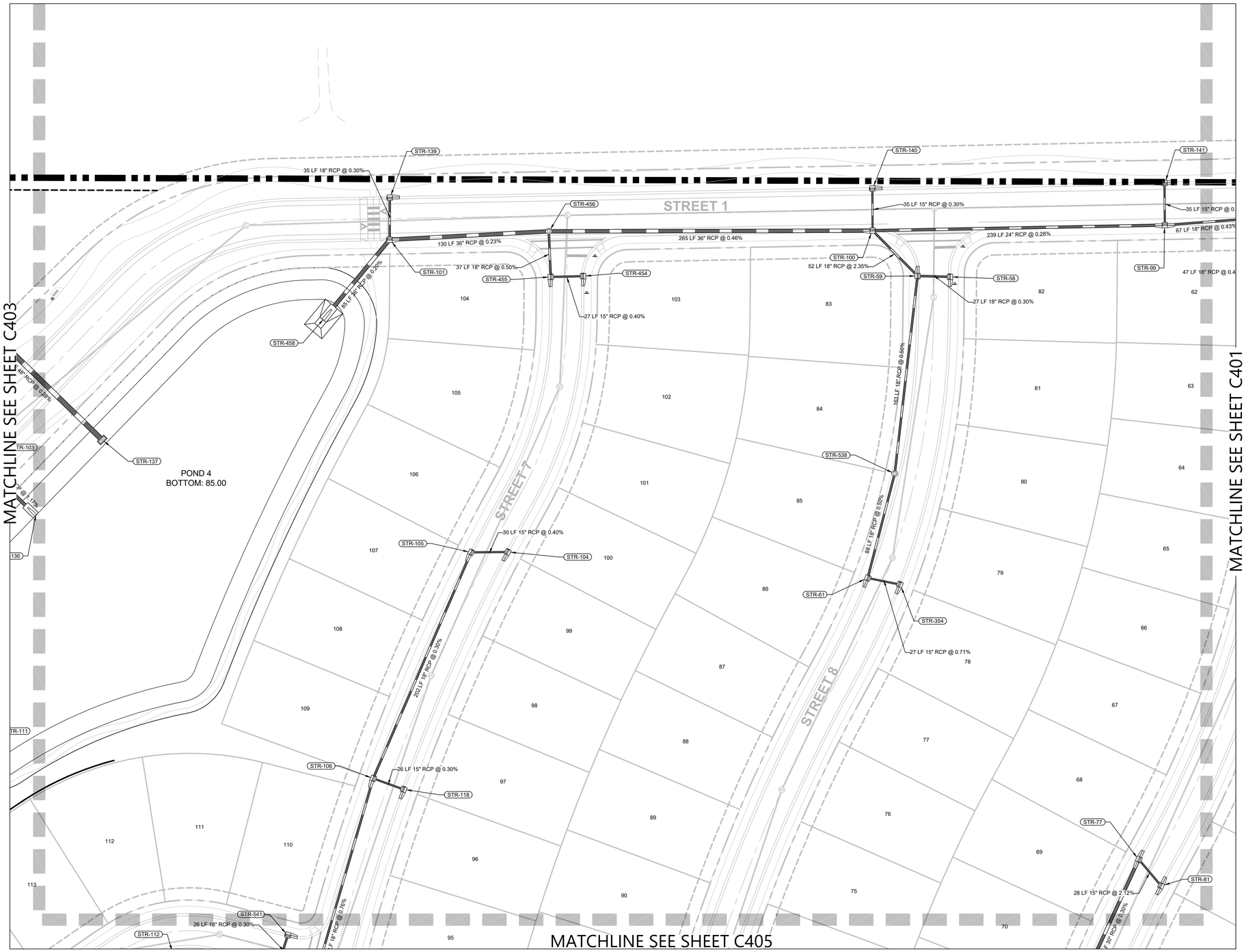
0 20' 40'

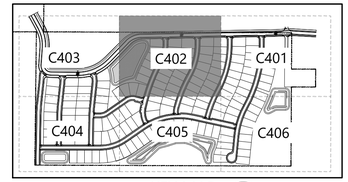
DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C401

NOT-ISSUED-FOR-CONSTRUCTION

FILE: 0180-C401 DRAINAGE PLAN

FILE NAME: \\VLOCAL\Projects\23000180 Watson Rise 09 and PSP\DWG\Plan Set\Construction\Phase 1\0180-C401 DRAINAGE PLAN.dwg LAST SAVED BY: apena 8/27/2025 3:03 PM PLOTTED BY: Zayne Ortiz-Rosado 8/28/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB





KEY MAP
NTS

LEGEND

- CONSTRUCTION LIMITS LINE
- 70 EXISTING CONTOUR
- 74 PROPOSED CONTOUR
- STORM DRAINAGE PIPE
- DITCH BOTTOM INLETS
- STORM MANHOLE (MH)
- MITERED END SECTION
- FLOW ARROW
- TYPE "S" CURB INLET (PER FDOT INDEX #425-021)
- TYPE "6" CURB INLET (PER FDOT INDEX #425-021)

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HOWEY-IN-THE-HILLS

LAKE COUNTY, FLORIDA

MISSION RISE

TURNSTONE GROUP

PHASE 1 CONSTRUCTION PLANS

DRAINAGE PLAN

DATE 08/29/2025

REVISIONS

KALYN ASHLEY CROMER LICENSED No. PE95331 STATE OF FLORIDA PROFESSIONAL ENGINEER

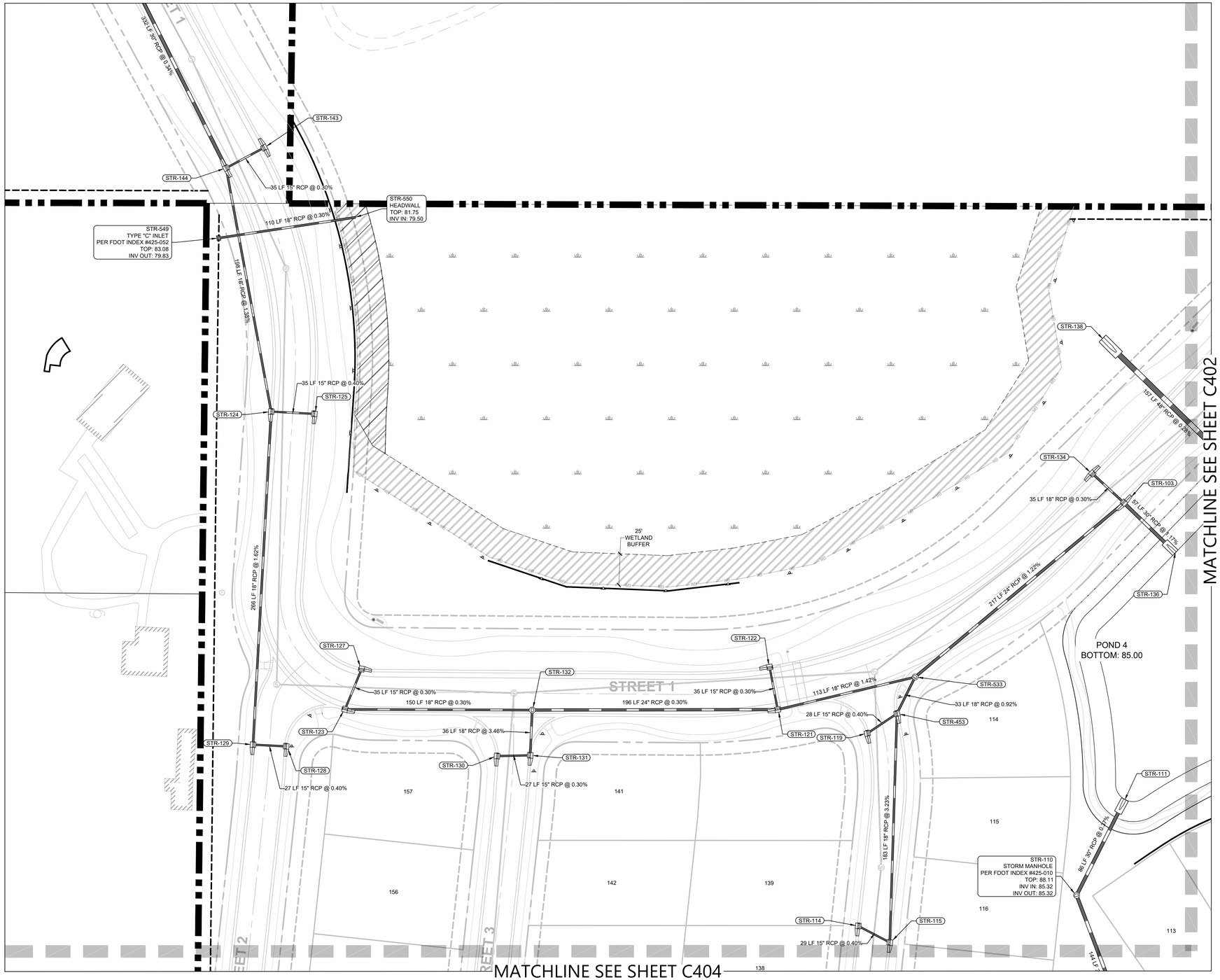
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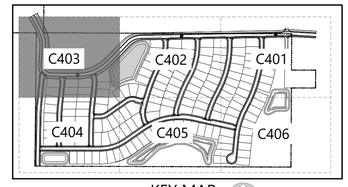
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PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C402

NOT-ISSUED--FOR--CONSTRUCTION

FILE: (23000180)DRAINAGE PLAN

FILE NAME: \\ATLWKS\Projects\23000180 Mission Rise DO and PSP\DWG\Plan Set\Construction\Phase 1\10-BU-C401 DRAINAGE PLAN.dwg LAST SAVED BY: apenna 8/27/2025 5:23 PM PLOTTED BY: Zdpeña Ortiz-Rosado 8/28/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) STATUS: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB





KEY MAP
NTS

LEGEND

- CONSTRUCTION LIMITS LINE
- 70 EXISTING CONTOUR
- 74 PROPOSED CONTOUR
- STORM DRAINAGE PIPE
- DITCH BOTTOM INLETS
- STORM MANHOLE (MH)
- MITERED END SECTION
- FLOW ARROW
- TYPE "S" CURB INLET (PER FDOT INDEX #425-021)
- TYPE "6" CURB INLET (PER FDOT INDEX #425-021)

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COA # 29091

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HOWEY-IN-THE-HILLS
LAKE COUNTY , FLORIDA

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
DRAINAGE PLAN

DATE 08/29/2025

REVISIONS

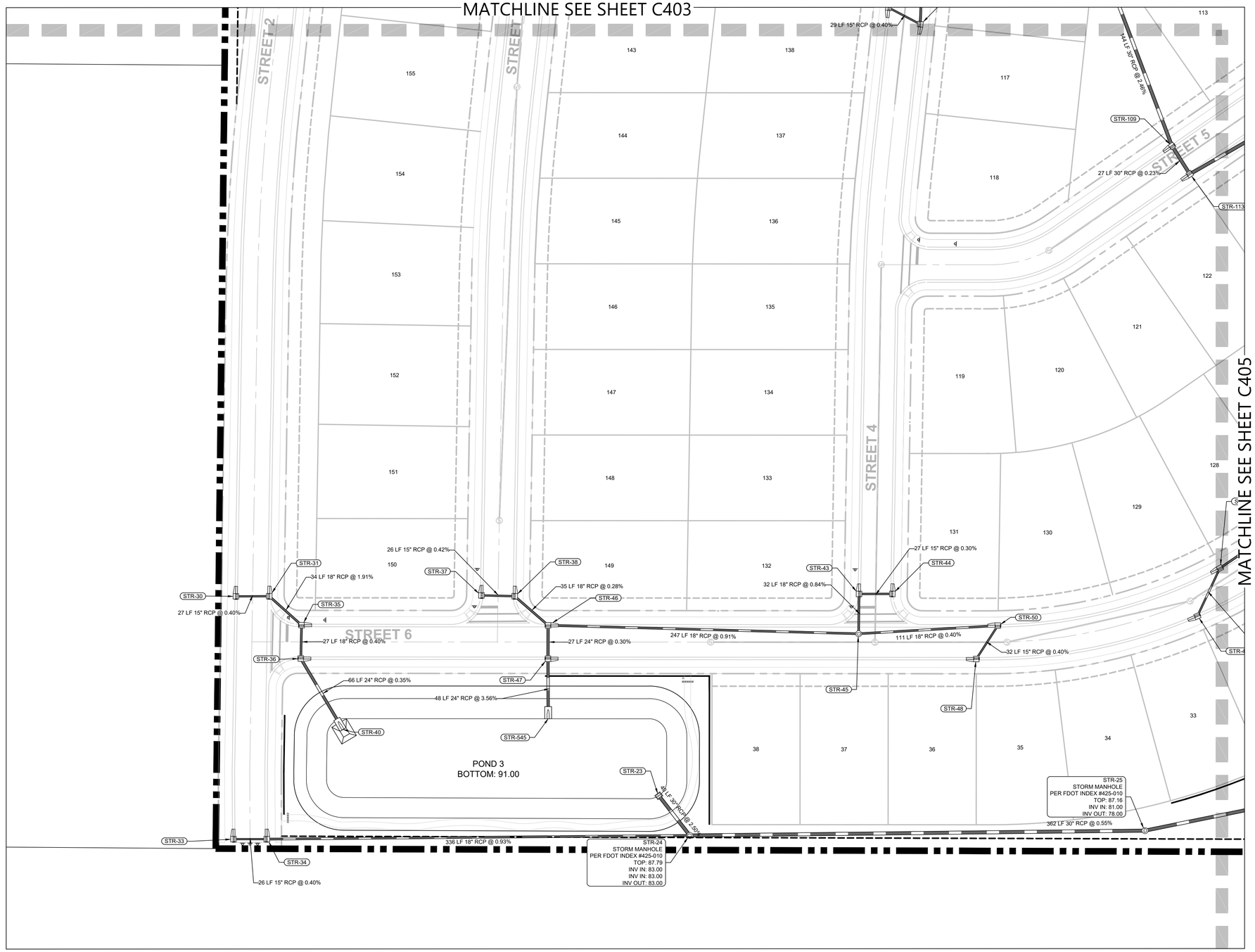
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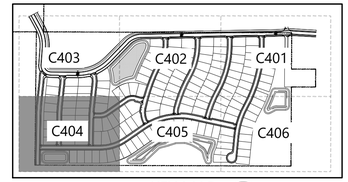
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JOB #: 23000180
FILE CODE: --
SHEET NO. C403

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FILE NAME: \\ATLWKL\Projects\23000180 Mission Rise 80 and PSP\WKL\Plan Set\Construction\Phase 1\10-RD-C401 DRAINAGE PLAN.dwg LAST SAVED BY: apenna 8/27/2025 5:23 PM PLOTTED BY: Zdenka Ortiz-Rosado 8/28/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB





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LAKE COUNTY , FLORIDA

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
DRAINAGE PLAN

DATE 08/29/2025

REVISIONS

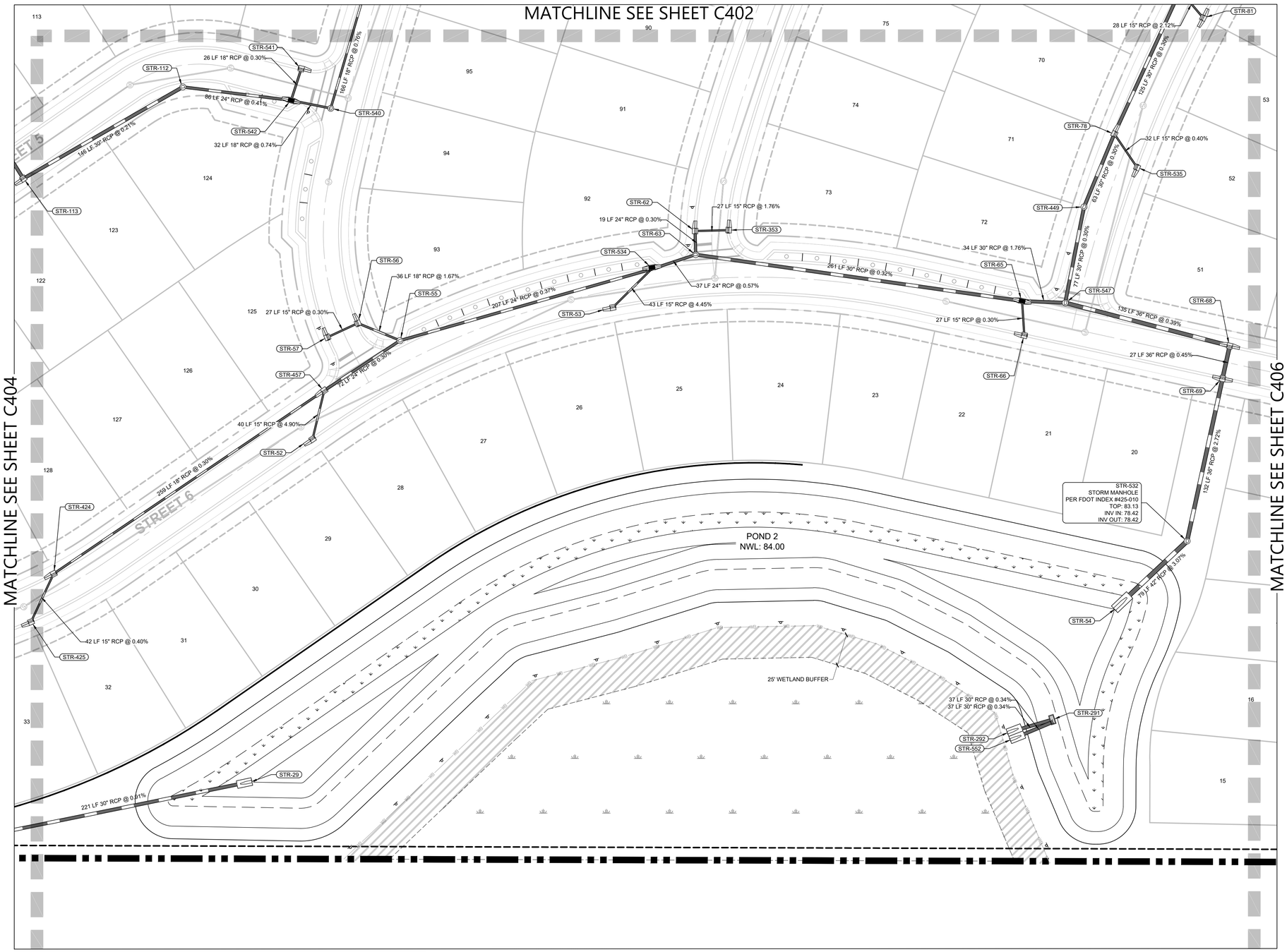
KALYN ASHLEY CROWELL LICENSE No. PE95331 STATE OF FLORIDA PROFESSIONAL ENGINEER

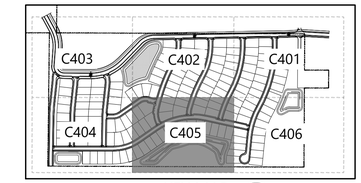
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PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
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KEY MAP
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LAKE COUNTY, FLORIDA

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
DRAINAGE PLAN

DATE 08/29/2025

REVISIONS

KATHLEEN ASHLEY CROWLEY
LICENSE
No. PE95331
STATE OF FLORIDA
PROFESSIONAL ENGINEER

0 20' 40'

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CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
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SHEET NO. C405

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FILE: 0180GRDRAINAGEPLAN01

FILE NAME: \\ATLWPL\Projects\23000180 Mission Rise 80 and P3P\DWG\Con Set\Construction\Phase 1\01-80-C401 DRAINAGE PLAN.dwg LAST SAVED BY: aperez 8/27/2025 3:25 PM PLOTTED BY: Zuleyka Ortiz-Rosado 8/28/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: FINELL.CTB

MATCHLINE SEE SHEET C401

MATCHLINE SEE SHEET C405

STREET 6

STREET 10

POND 1
NWL: 83.00

25'
WETLAND
BUFFER

216 LF 24" RCP

43 LF 15" RCP @ 0.30%

78 LF 18" RCP @ 0.62%

160 LF 18" RCP @ 0.54%

34 LF 15" RCP @ -0.30%

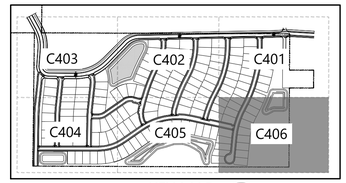
207 LF 18" RCP @ 0.45%

81 LF 18" RCP @ 0.30%

34 LF 24" RCP @ 0.59%

STR-70
STR-71
STR-73
STR-293
STR-294
STR-421
STR-422
STR-451
STR-452

OHE



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NTS

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LAKE COUNTY , FLORIDA

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
DRAINAGE PLAN

DATE 08/29/2025

REVISIONS

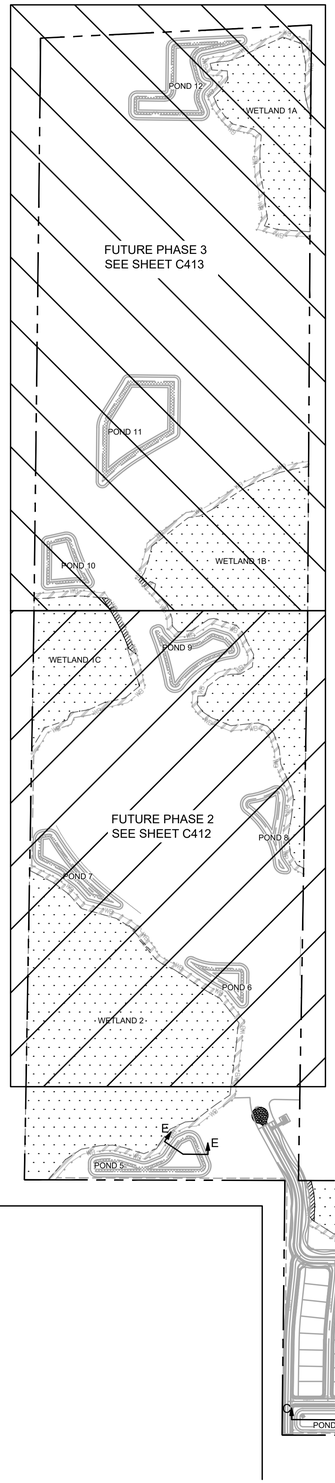
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LICENSE
No. PE95331
STATE OF FLORIDA
PROFESSIONAL ENGINEER

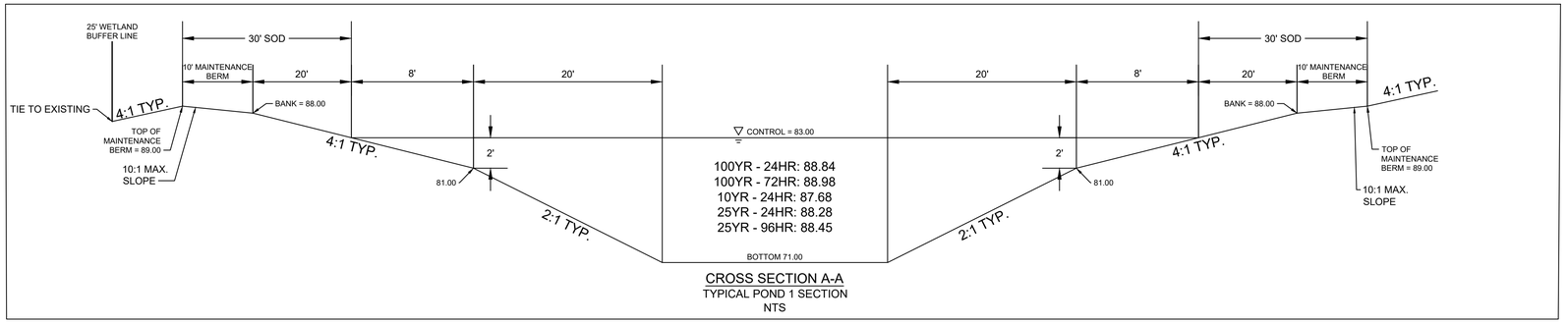
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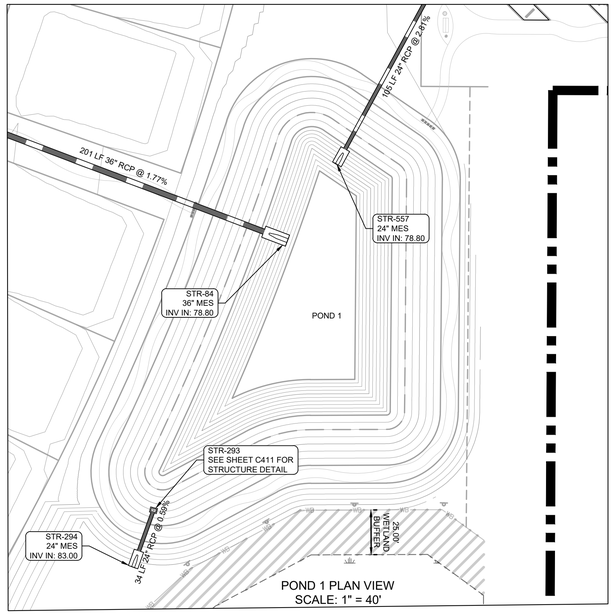
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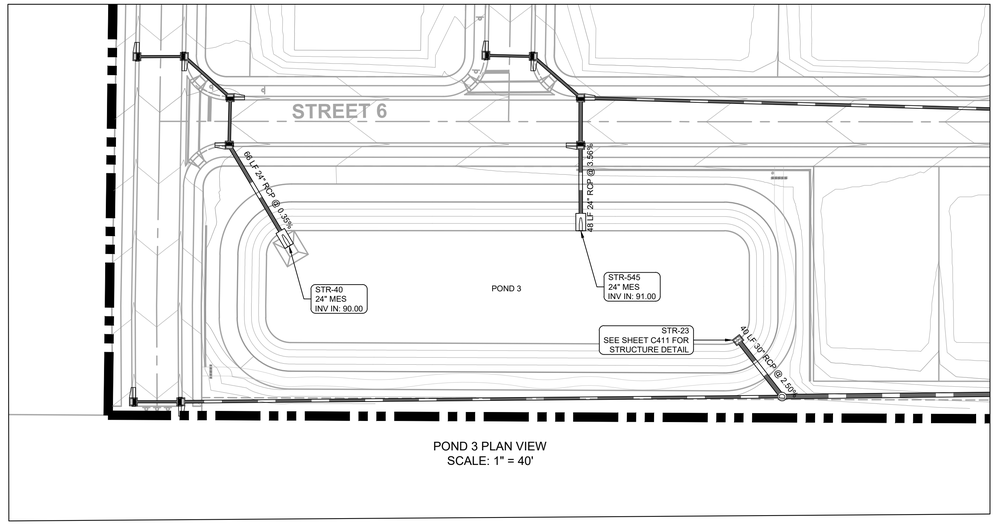




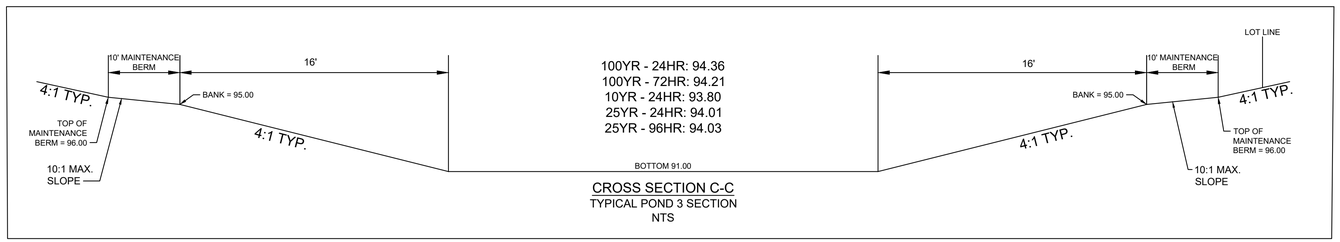
CROSS SECTION A-A
TYPICAL POND 1 SECTION
NTS



POND 1 PLAN VIEW
SCALE: 1" = 40'



POND 3 PLAN VIEW
SCALE: 1" = 40'



CROSS SECTION C-C
TYPICAL POND 3 SECTION
NTS

PSPXX-XXXX

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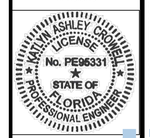
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LAKE COUNTY, FLORIDA

MISSION RISE
TURNSTONE GROUP
PRELIMINARY SUBDIVISION PLAT
POND 1 & 3 DETAIL

DATE 02/27/2025

REVISIONS

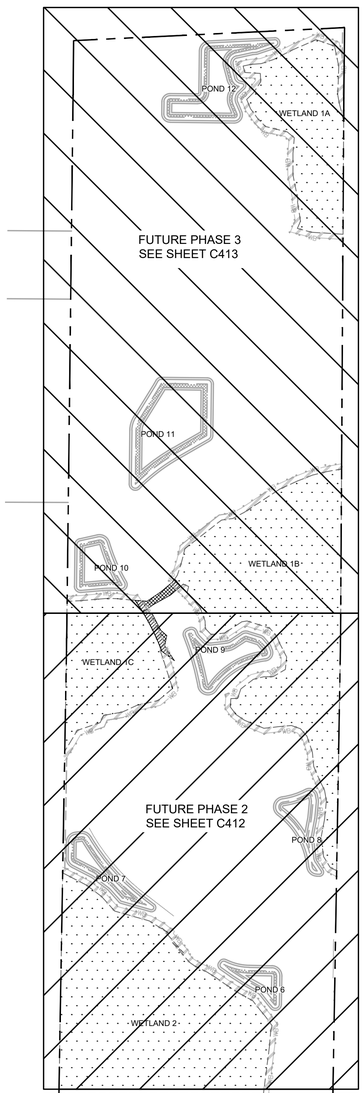


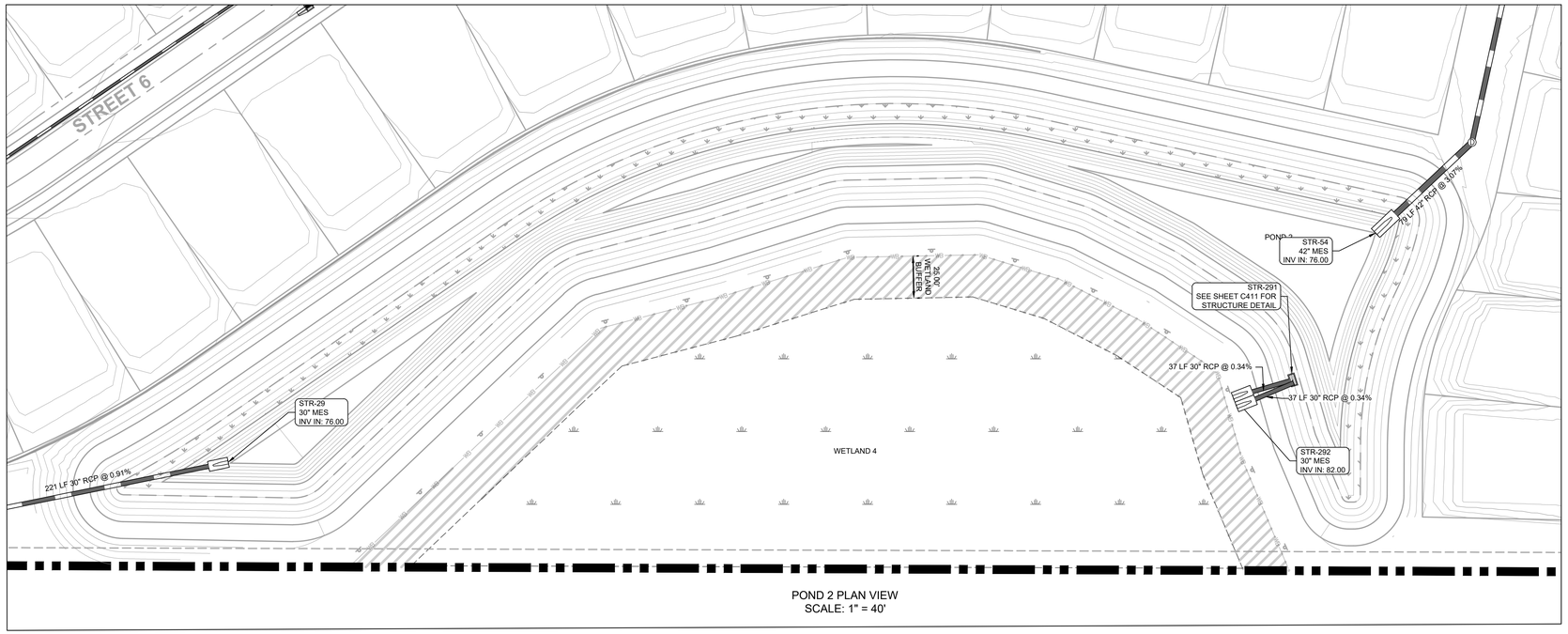
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CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
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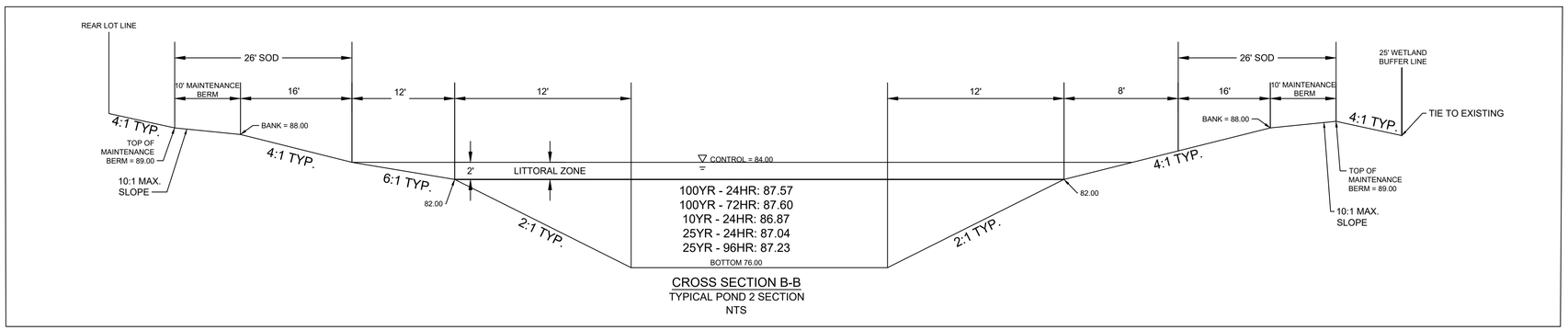
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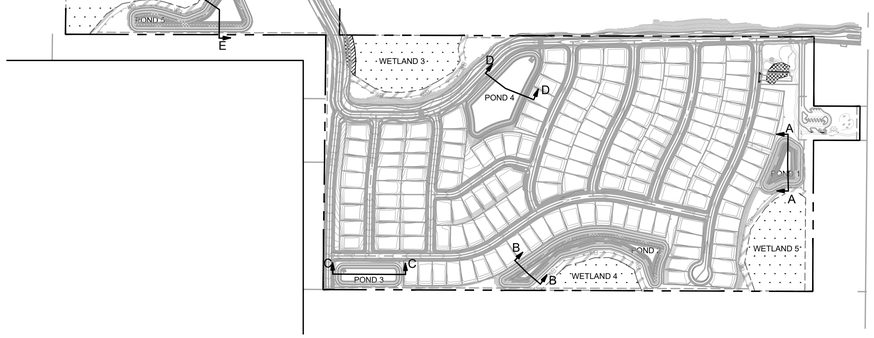




POND 2 PLAN VIEW
SCALE: 1" = 40'



CROSS SECTION B-B
TYPICAL POND 2 SECTION
NTS



PSPXX-XXXX

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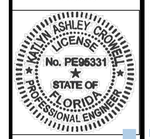
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LAKE COUNTY , FLORIDA

MISSION RISE
TURNSTONE GROUP
PRELIMINARY SUBDIVISION PLAT
POND 2 DETAIL

DATE 02/27/2025

REVISIONS

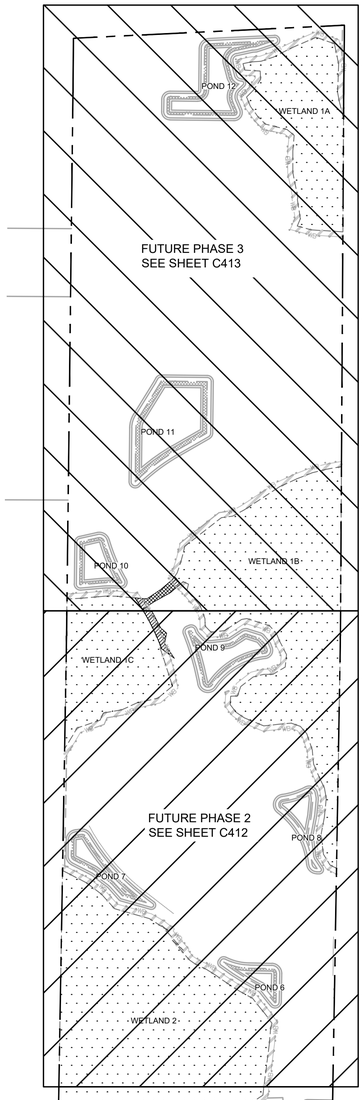


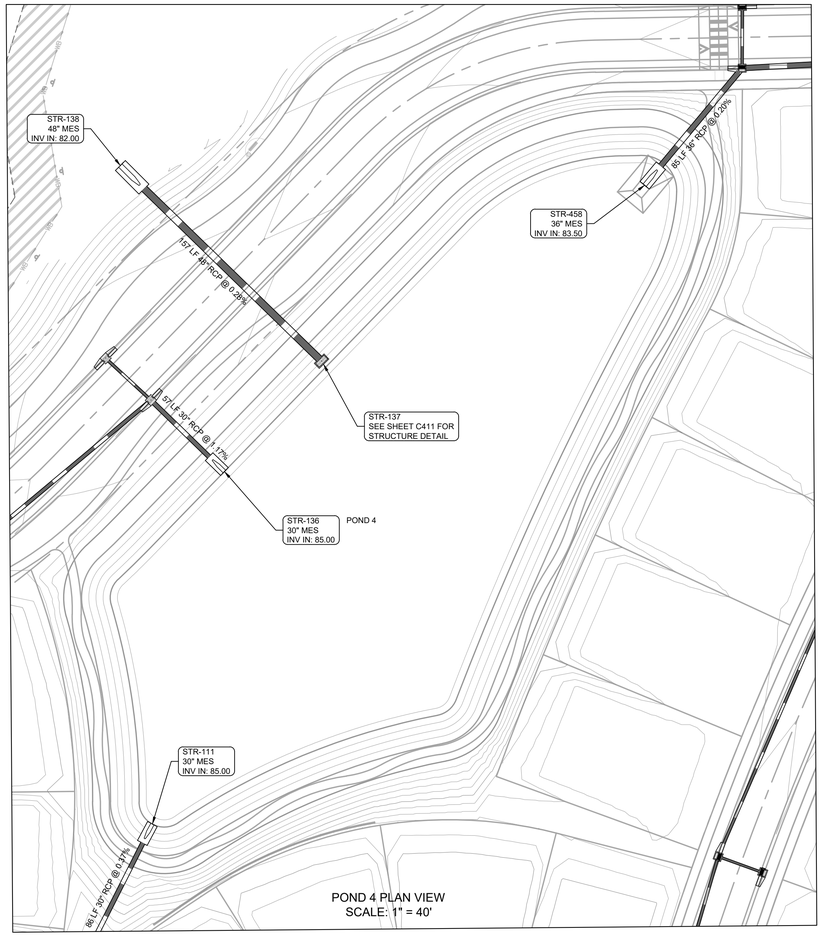
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CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
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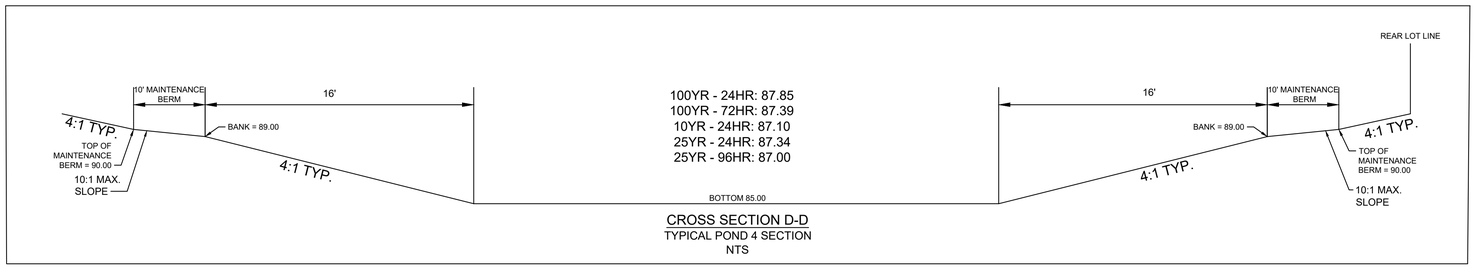
NOT–ISSUED–FOR–CONSTRUCTION

FILE NAME: \\ATLORL\Projects\23000180 Mission Rise DD and PSP\DWG\Plan Set\Construction\Phase 1\01B0-C407 POND SECTIONS-PHASE 1.dwg LAST SAVED BY: apena 6/25/2025 10:39 AM PLOTTED BY: Jaycie Ortiz-Rosado 6/25/2025 AWER: ARCH FULL BLED D (24.00 X 36.00 INCHES) DEVICE: DWG To PDF.PC3 PLOT STYLE: ATWELL.CTB





POND 4 PLAN VIEW
SCALE: 1" = 40'



CROSS SECTION D-D
TYPICAL POND 4 SECTION
NTS

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ORLANDO, FL 32801
FIRM # 31584
COA # 29091

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

MISSION RISE
TURNSTONE GROUP
PRELIMINARY SUBDIVISION PLAT
POND 4 DETAIL

DATE 02/27/2025

REVISIONS

KATHLYN ASHLEY HOWELL
LICENSE
No. PE95331
STATE OF FLORIDA
PROFESSIONAL ENGINEER

0 ### ###

DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C409

PSPXX-XXXX

Know what's below. Call before you dig.
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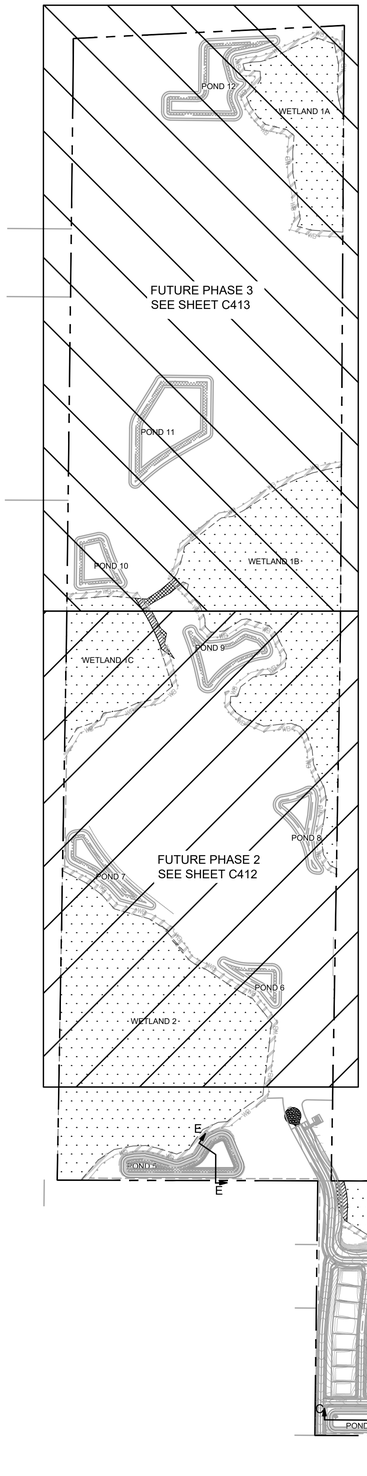
NOTICE:
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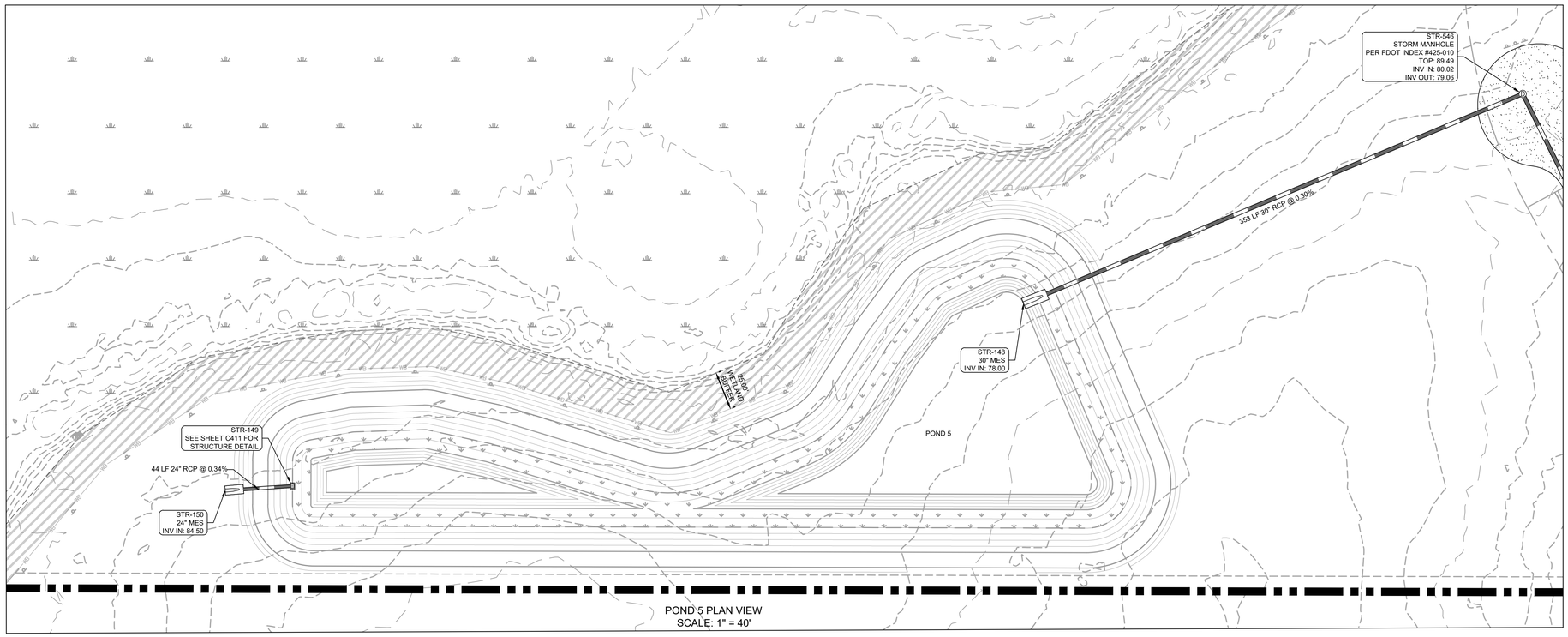
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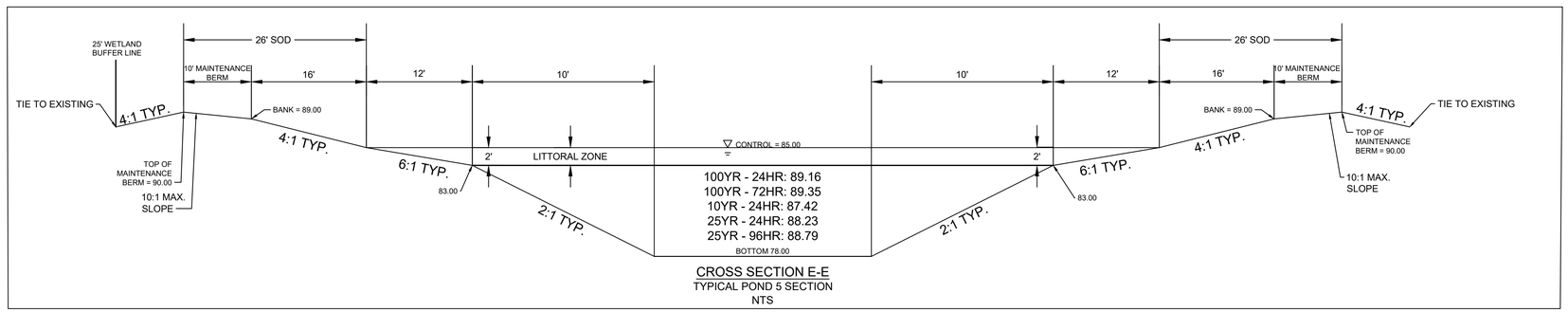
NOT-ISSUED-FOR-CONSTRUCTION

FILE NAME: \\ATLORL\Projects\23000180 Mission Rise DD and PSP\DWG\Pur Set\Construction\Phase 1\D180-C407 POND SECTIONS-PHASE 1.dwg LAST SAVED BY: apena 6/26/2025 10:39 AM PLOTTED BY: Jayvie Ortiz-Rosado 6/26/2025 AWER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG To PDF.PC3 PLOT STYLE: ATWELL.CTB
FILE: 0180C407 POND SECTIONS-PHASE 1





POND 5 PLAN VIEW
SCALE: 1" = 40'



CROSS SECTION E-E
TYPICAL POND 5 SECTION
NTS

811
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COA# 29091

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HOWEY-IN-THE-HILLS
LAKE COUNTY , FLORIDA

MISSION RISE
TURNSTONE GROUP
PRELIMINARY SUBDIVISION PLAT
POND 5 DETAIL

DATE 02/27/2025

REVISIONS

KAITLIN ASHLEY CROWELL
LICENSE
No. PE95331
STATE OF FLORIDA
PROFESSIONAL ENGINEER

0 ### ###

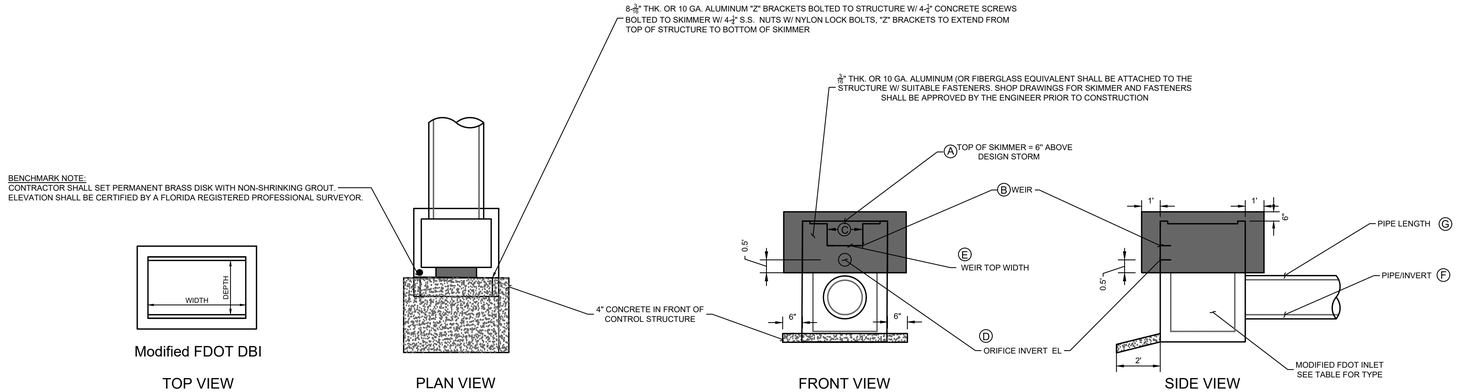
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CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C410

PSPXX-XXXX

NOT-ISSUED-FOR-CONSTRUCTION

FILE: 0180440\PRO\BIDSECTIONS\PHASE 1

FILE NAME: \\ATWELL\Projects\23000180 Mission Rise DD and PSP\Dwg\Pond Sizes\Construction\Phase 1\23180-Cx07 POND SECTIONS-PHASE 1.dwg LAST SAVED BY: zcarlo PLOTTED BY: Zayden Ortiz-Rosado 8/29/2025 3:55 PM PLOTTED ON: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB



CONTROL STRUCTURE DETAIL

STRUCTURE TO BE CONSTRUCTED UNDER THIS PLAN SET	STRUCTURE NAME	STRUCTURE TYPE	STRUCTURE WIDTH	STRUCTURE DEPTH	GRATE ELEV.	WEIR ELEV.	WEIR WIDTH	ORIFICE INVERT EL.	ORIFICE WIDTH	PIPE / START INVERT	END INVERT	LENGTH OF PIPE	25/YR- 96 HR DESIGN STORM
YES	STR 293	MOD. FDOT DBI	3.00'	2.33'	88.15	-	-	83.00	3.25"	24" / 83.20	83.00	34.0'	88.45
YES	STR 291	MOD. FDOT DBI	8.44'	3.38'	86.80	84.60	165"	84.00	3.5"	2-30" / 82.125	82.00	41.0'	87.23
YES	STR 23	MOD. FDOT DBI	4.42'	3.01'	93.70	93.00	96"	-	-	30" / 84.00	76.00	700.0'	94.03
YES	STR 137	MOD. FDOT DBI	8.44'	3.38'	88.00	86.25	180"	-	-	48" / 82.44	82.00	157.0'	87.00
YES	STR 149	MOD. FDOT DBI	3.00'	2.33'	89.00	-	-	85.00	3.5"	24" / 84.65	84.50	44.0'	88.79

PSPXX-XXXX

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LAKE COUNTY , FLORIDA

MISSION RISE
TURNSTONE GROUP
PRELIMINARY SUBDIVISION PLAT
STRUCTURE DETAILS

DATE 02/27/2025

REVISIONS

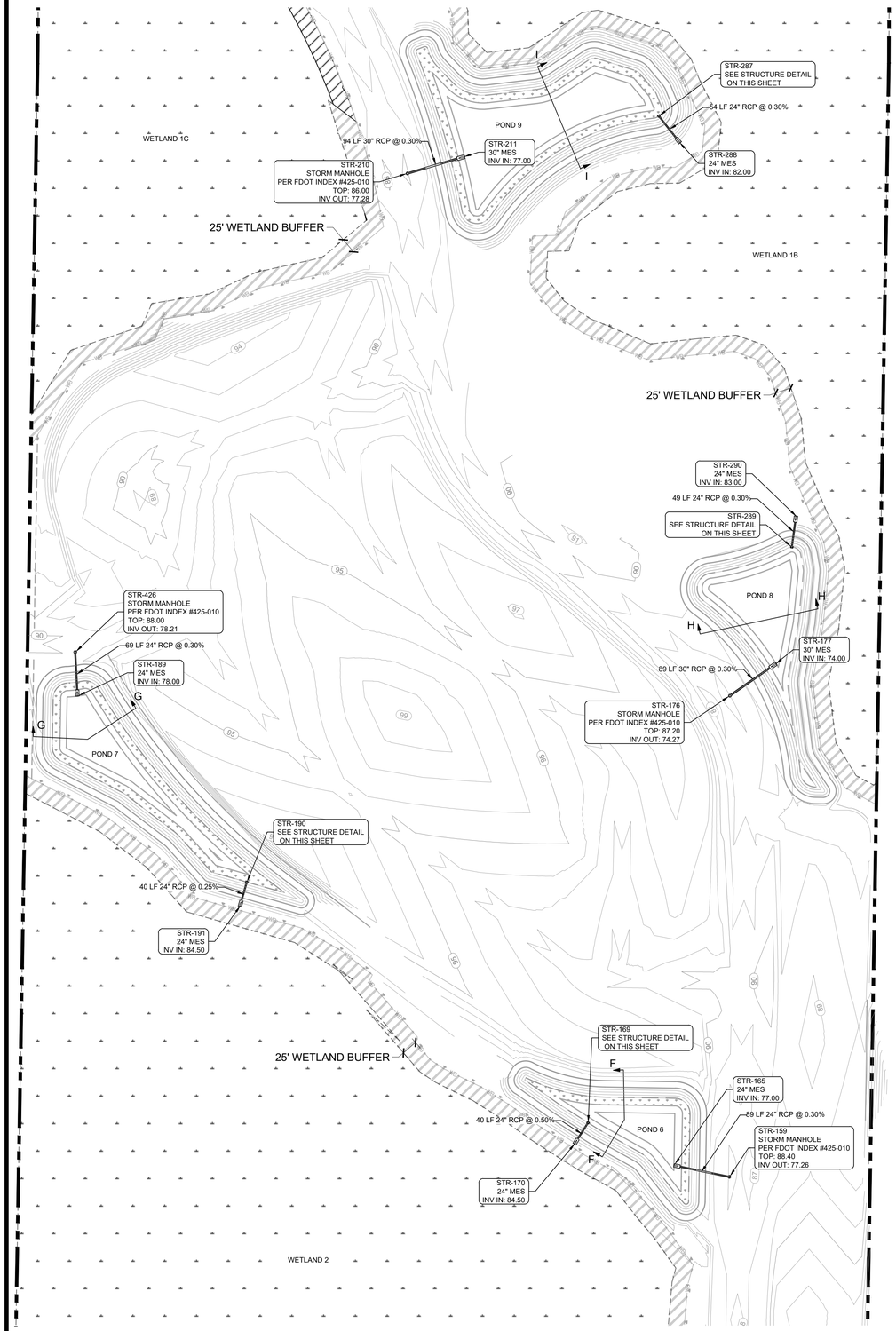
KAITLYN ASHLEY CROWELL LICENSE No. PE95331 STATE OF FLORIDA PROFESSIONAL ENGINEER

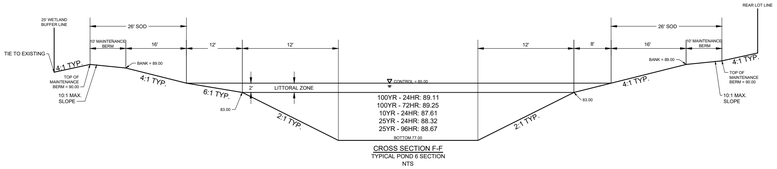
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DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C411

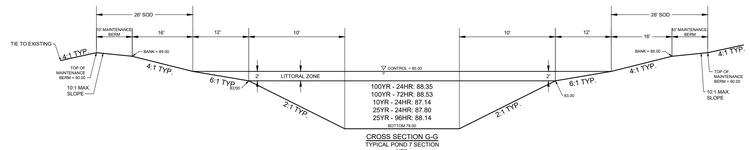
NOT-ISSUED--FOR--CONSTRUCTION

FILE NAME: \\ATLORL\Projects\23000180 Mission Rise DD and PUD\DWG\Turn Sub\Construction\Phase 1\0180-C407 POND SECTIONS-PHASE 1.dwg LAST SAVED BY: cpeters 8/28/2025 2:10 PM PLOTTED BY: Zayleh Ortiz-Rosado 8/28/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG To PDF.PC3 PLOT STYLE: ATWELL.CTB

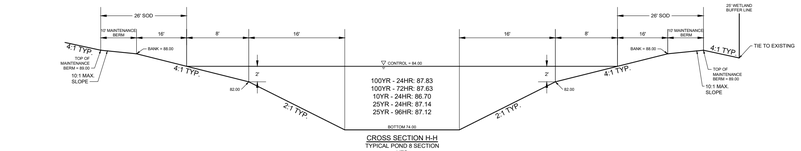




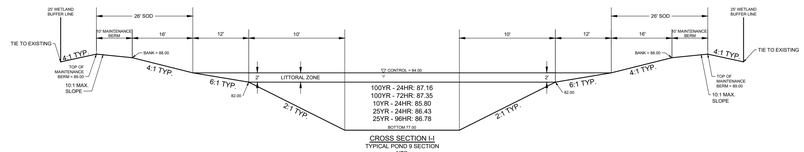
CROSS SECTION F-F
TYPICAL POND 6 SECTION
NTS



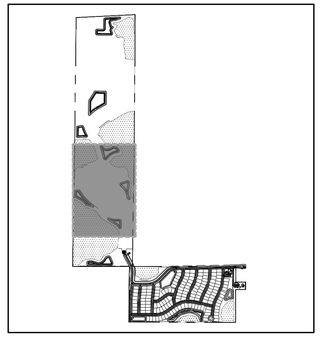
CROSS SECTION G-G
TYPICAL POND 7 SECTION
NTS



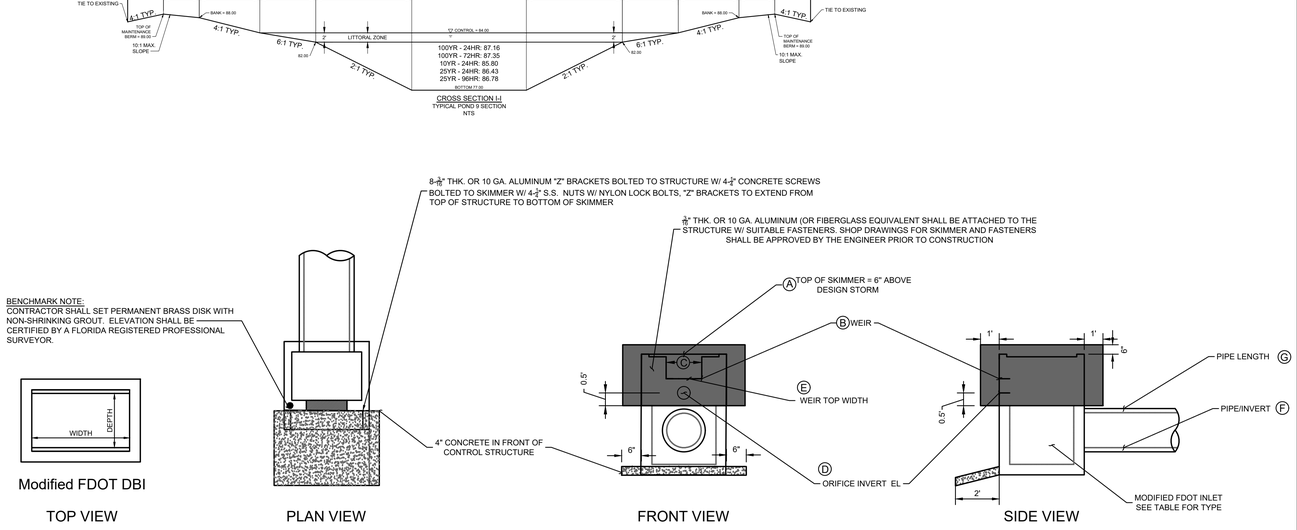
CROSS SECTION H-H
TYPICAL POND 8 SECTION
NTS



CROSS SECTION I-I
TYPICAL POND 9 SECTION
NTS



NTS



NOTE: ALL STRUCTURES SHALL HAVE STEEL GRATES

CONTROL STRUCTURE DETAIL

STRUCTURE TO BE CONSTRUCTED UNDER THIS PLAN SET	**STRUCTURE NAME**	**STRUCTURE TYPE**	STRUCTURE WIDTH	STRUCTURE DEPTH	**GRATE ELEV.**	**WEIR ELEV.**	**WEIR WIDTH**	**ORIFICE INVERT EL.**	**ORIFICE WIDTH**	**PIPE / START INVERT**	END INVERT	**LENGTH OF PIPE**	**25/YR- 96 HR DESIGN STORM**
NO	STR 169	MOD. FDOT DBI	3.00'	2.33'	89.00	-	-	85.00	2.75"	24" / 84.70	84.50	40.0'	88.67
NO	STR 190	MOD. FDOT DBI	3.00'	2.33'	88.20	-	-	85.00	3"	24" / 84.66	84.50	52.0'	88.14
NO	STR 289	MOD. FDOT DBI	3.00'	2.33'	87.10	86.00	36"	84.00	3.25"	24" / 83.15	83.00	50.0'	87.12
NO	STR 287	MOD. FDOT DBI	3.00'	2.33'	87.00	-	-	84.00	4"	24" / 82.16	82.00	54.0'	86.78

PSPXX-XXXX

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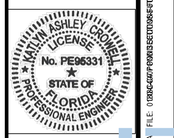
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LAKE COUNTY , FLORIDA

MISSION RISE
TURNSTONE GROUP
PRELIMINARY SUBDIVISION PLAT
FUTURE PH 2 - POND DETAILS

DATE 02/27/2025

REVISIONS

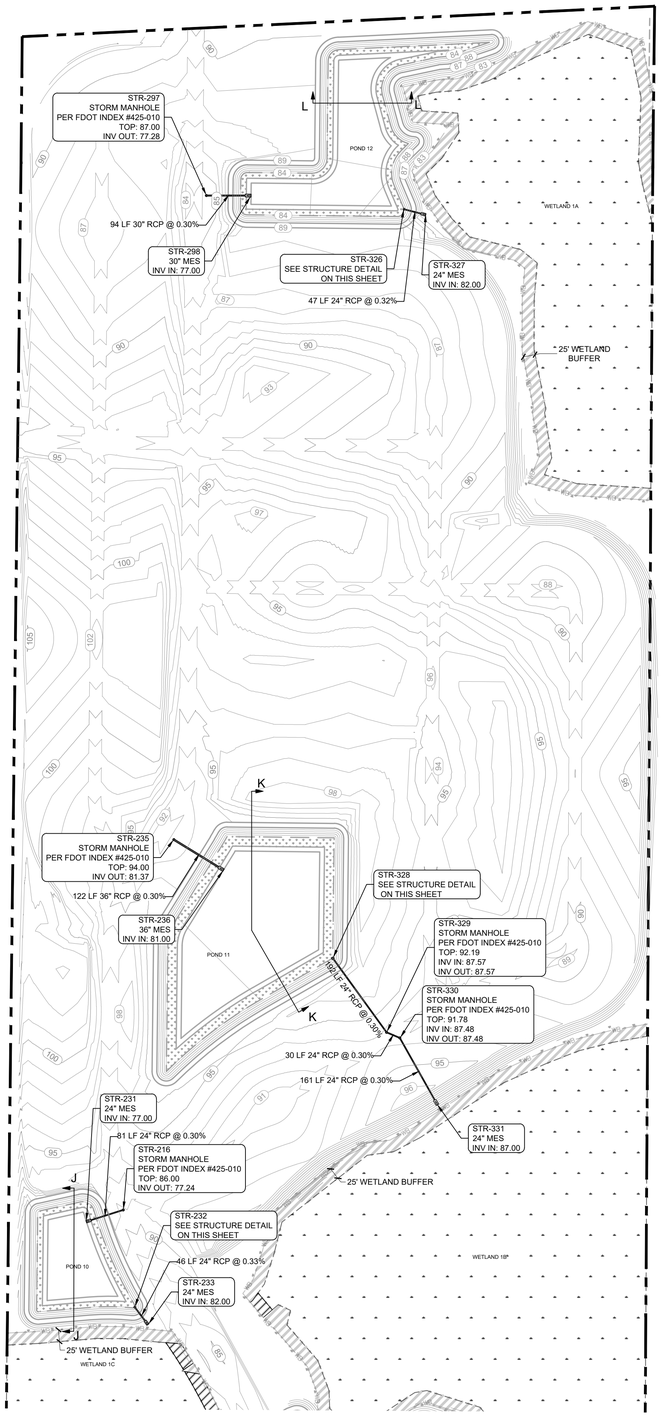


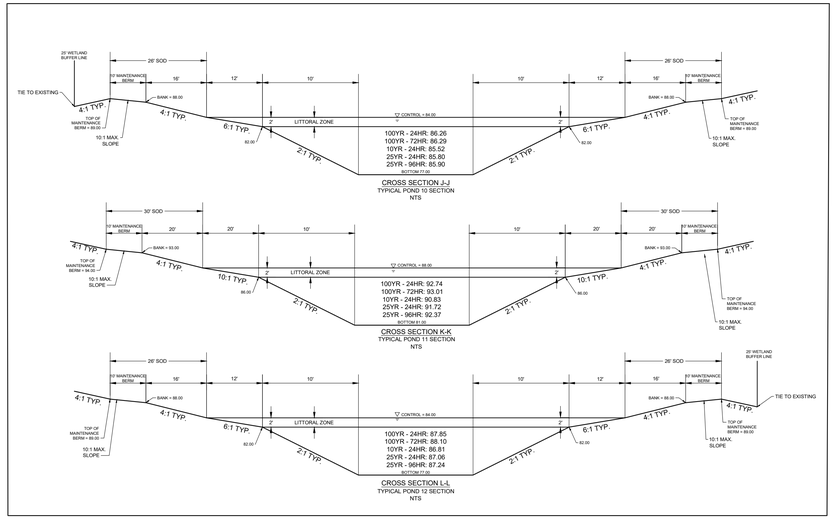
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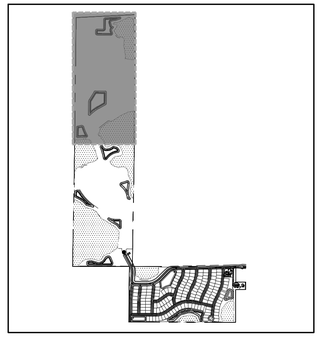
DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C412

NOT-ISSUED-FOR-CONSTRUCTION

FILE NAME: \\ATLWIL\Projects\23000180 Mission Rise DO and PSP\DWG\Plan Set\Construction\Phase 1\U100\C407 POND SECTIONS-FUTURE PH.dwg LAST SAVED BY: aparra 8/28/2025 1:47 PM PLOTTED BY: Zaphyr Orbe-Rosado 8/28/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB

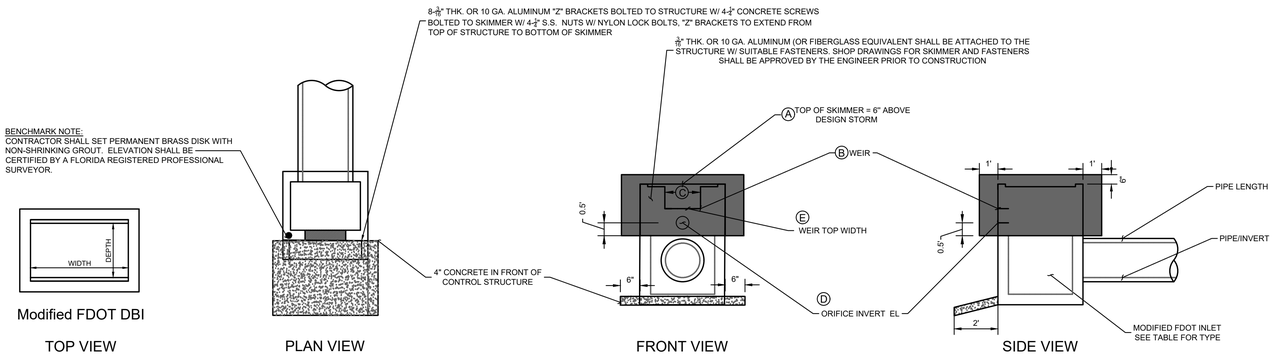






KEY MAP
NTS

BENCHMARK NOTE:
CONTRACTOR SHALL SET PERMANENT BRASS DISK WITH NON-SHRINKING GROUT. ELEVATION SHALL BE CERTIFIED BY A FLORIDA REGISTERED PROFESSIONAL SURVEYOR.



NOTE: ALL STRUCTURES
SHALL HAVE STEEL GRATES

CONTROL STRUCTURE DETAIL

STRUCTURE TO BE CONSTRUCTED UNDER THIS PLAN SET	STRUCTURE NAME	STRUCTURE TYPE	STRUCTURE WIDTH	STRUCTURE DEPTH	GRATE ELEV.	WEIR ELEV.	WEIR WIDTH	ORIFICE INVERT EL.	ORIFICE WIDTH	PIPE / START INVERT	END INVERT	LENGTH OF PIPE	25/YR- 96 HR DESIGN STORM
NO	STR 232	MOD. FDOT DBI	3.00'	2.33'	85.95	85.30	36"	84.00	3.50"	24" / 82.15	82.00	46.0'	85.90
NO	STR 328	MOD. FDOT DBI	4.42'	3.01'	92.50	-	-	88.00	5.50"	24" / 88.15	87.00	405.0'	92.37
NO	STR 326	MOD. FDOT DBI	3.00'	2.33'	86.70	-	-	84.00	5.00"	24" / 82.20	82.00	74.0'	87.24

PSPXX-XXXX

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LAKE COUNTY , FLORIDA

MISSION RISE
TURNSTONE GROUP
PRELIMINARY SUBDIVISION PLAT
FUTURE PH 3- POND DETAILS

DATE 02/27/2025

REVISIONS

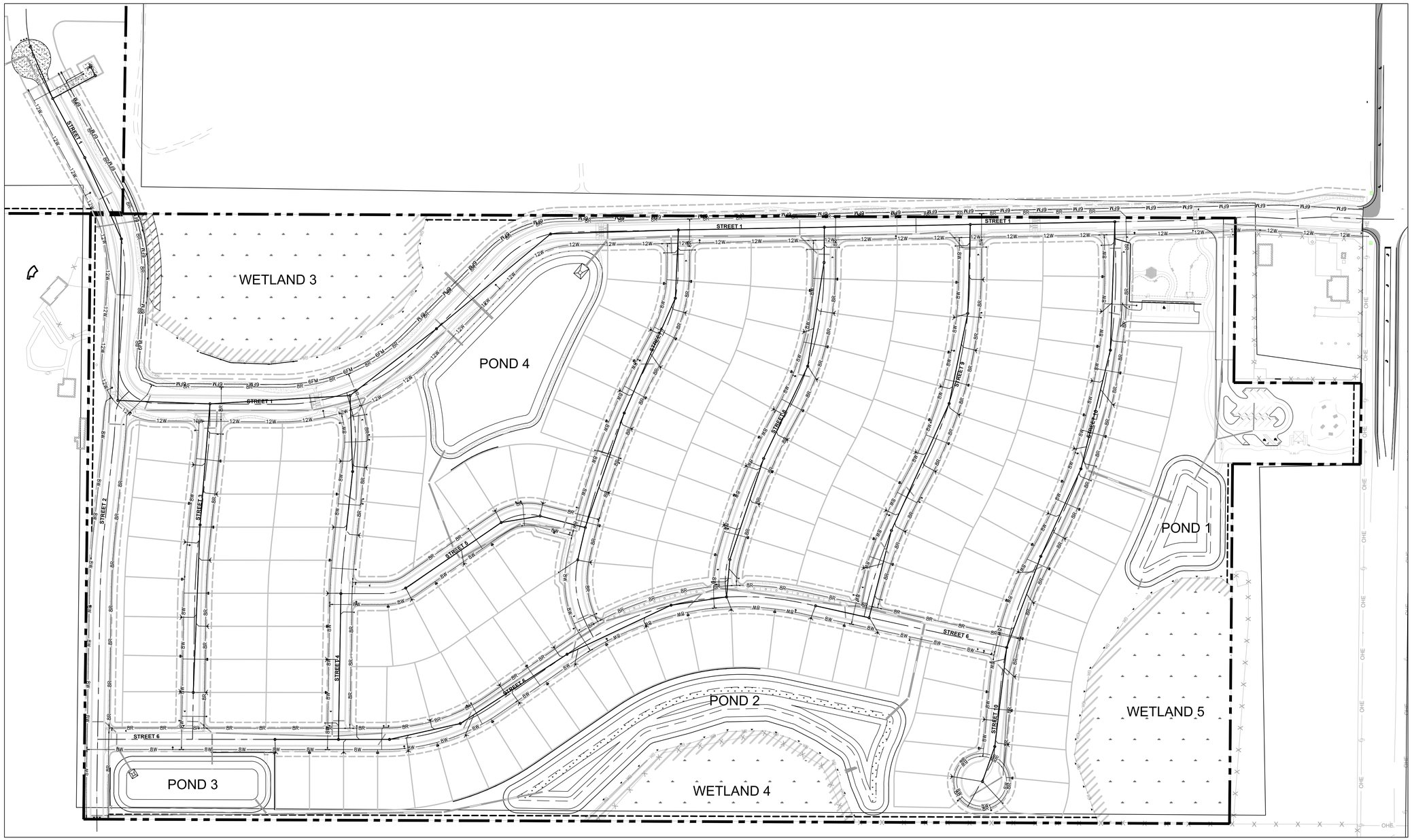
MELVIN ASHLEY CROMEL LICENSED No. PE95331 STATE OF FLORIDA PROFESSIONAL ENGINEER

0 75' 150'

DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C413

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FILE NAME: \\VLOWVL\Projects\23000180 Mission Rise DO and PSP\DWG\Pond Sets\Construction\Phase 1\C10-DC-C407 POND SECTIONS-FUTURE PH.dwg LAST SAVED BY: apenni 5/28/2025 1:47 PM PLOTTED BY: Jujeyne Ortiz-Rosado 5/28/2025 ANSI-D: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB



LEGEND

- EX. WATER MAIN
- PROP. 8" REUSE WATER MAIN
- PROP. 6" WATER MAIN
- PROP. 8" WATER MAIN
- PROP. SINGLE WATER SERVICE
- PROP. DOUBLE WATER SERVICE
- PROP. SANITARY SEWER MAIN
- PROP. SINGLE SANITARY SERVICE
- PROP. DOUBLE SANITARY SERVICE
- PROP. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- PROP. TEE
- PROP. REDUCER
- PROP. GATE VALVE (TO MATCH SIZE OF CONNECTING PIPE)

PSPXX-XXXX

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MISSION RISE
TURNSTONE GROUP
PRELIMINARY SUBDIVISION PLAT
OVERALL UTILITY PLAN

DATE 02/27/2025

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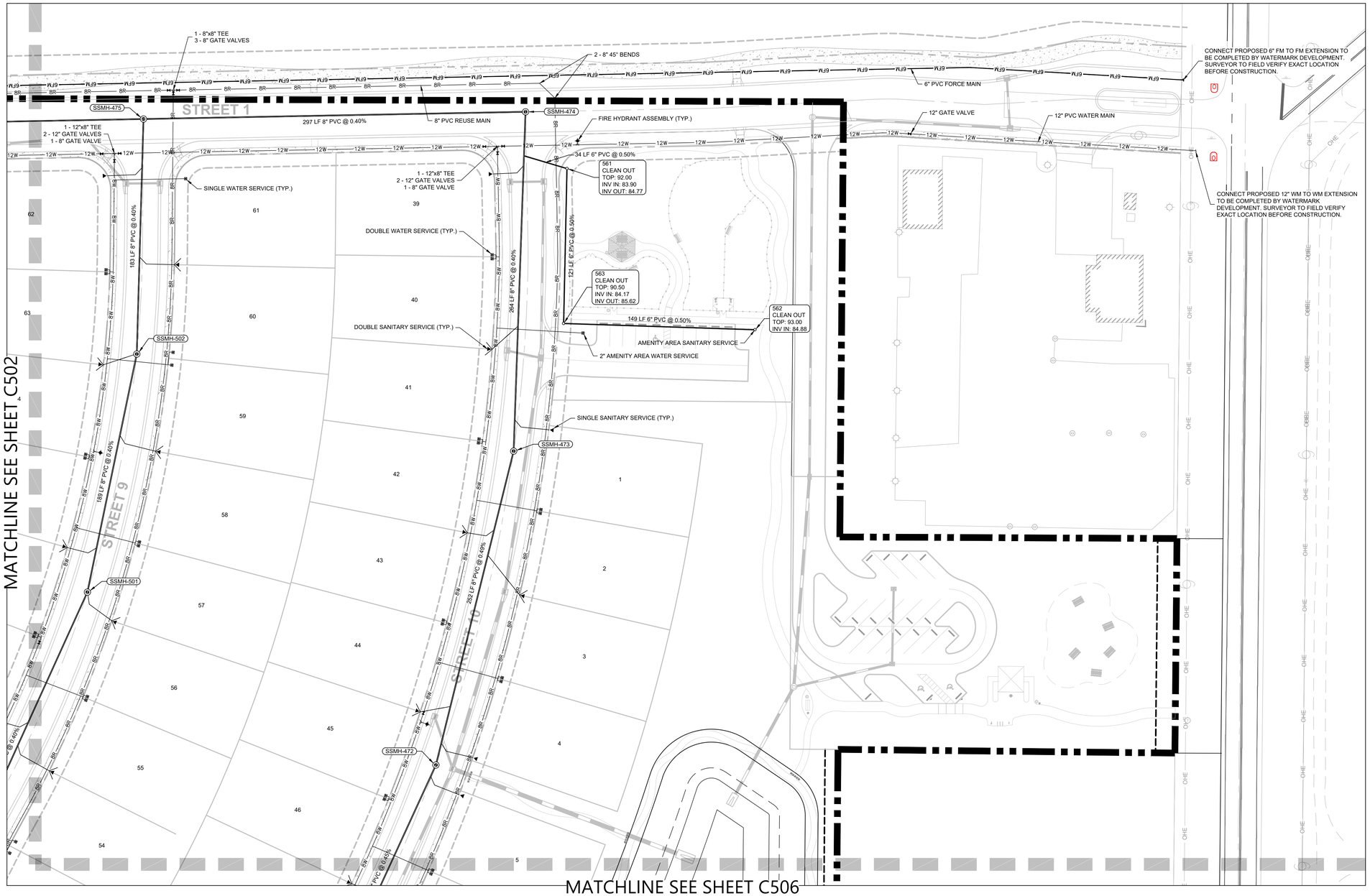
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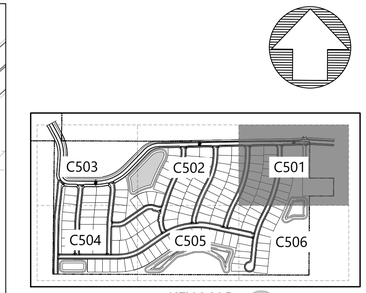
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CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C500

NOT-ISSUED-FOR-CONSTRUCTION

FILE NAME: \\VLOBCL\Projects\23000180 Mission Rise 01 and PUP\DWG\Plan Set\Construction\Prose 1\C500-C509 OVERALL UTILITY PLAN.dwg LAST SAVED BY: apena 8/29/2025 3:47 PM PLOTTED BY: Zuleyma Ortiz-Rosado 8/29/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB





KEY MAP
NTS

LEGEND

- EX. WATER MAIN
- PROP. 8" REUSE WATER MAIN
- PROP. 6" WATER MAIN
- PROP. 8" WATER MAIN
- PROP. SINGLE WATER SERVICE
- PROP. DOUBLE WATER SERVICE
- PROP. SANITARY SEWER MAIN
- PROP. SINGLE SANITARY SERVICE
- PROP. DOUBLE SANITARY SERVICE
- PROP. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- PROP. TEE
- PROP. REDUCER
- PROP. GATE VALVE (TO MATCH SIZE OF CONNECTING PIPE)

NOTES:

811
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SEC 27,34 TWP 20 S RGE 25 E
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HOWEY-IN-THE-HILLS
LAKE COUNTY , FLORIDA

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
UTILITY PLAN

DATE 08/29/2025

REVISIONS

KALYN ASHLEY CROWELL
LICENSE
No. PE95331
STATE OF FLORIDA
PROFESSIONAL ENGINEER

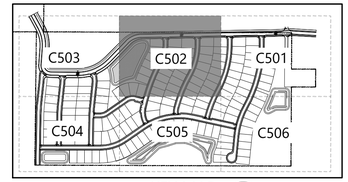
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DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C501

NOT-ISSUED-FOR-CONSTRUCTION

FILE NAME: K:\23000180 Watson Rise CD and PSP\DWG\Pro Set\Construction\Phase 1\01Mk-C501 UTILITY PLAN.dwg LAST SAVED BY: sparez 8/27/2025 11:28 AM PLOTTED BY: Kalyn Crowell 8/29/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB





KEY MAP
NTS

LEGEND

- EX. WATER MAIN
- PROP. 8" REUSE WATER MAIN
- PROP. 6" WATER MAIN
- PROP. 8" WATER MAIN
- PROP. SINGLE WATER SERVICE
- PROP. DOUBLE WATER SERVICE
- PROP. SANITARY SEWER MAIN
- PROP. SINGLE SANITARY SERVICE
- PROP. DOUBLE SANITARY SERVICE
- PROP. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- PROP. TEE
- PROP. REDUCER
- PROP. GATE VALVE (TO MATCH SIZE OF CONNECTING PIPE)

NOTES:

811
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MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
UTILITY PLAN

DATE 08/29/2025

REVISIONS

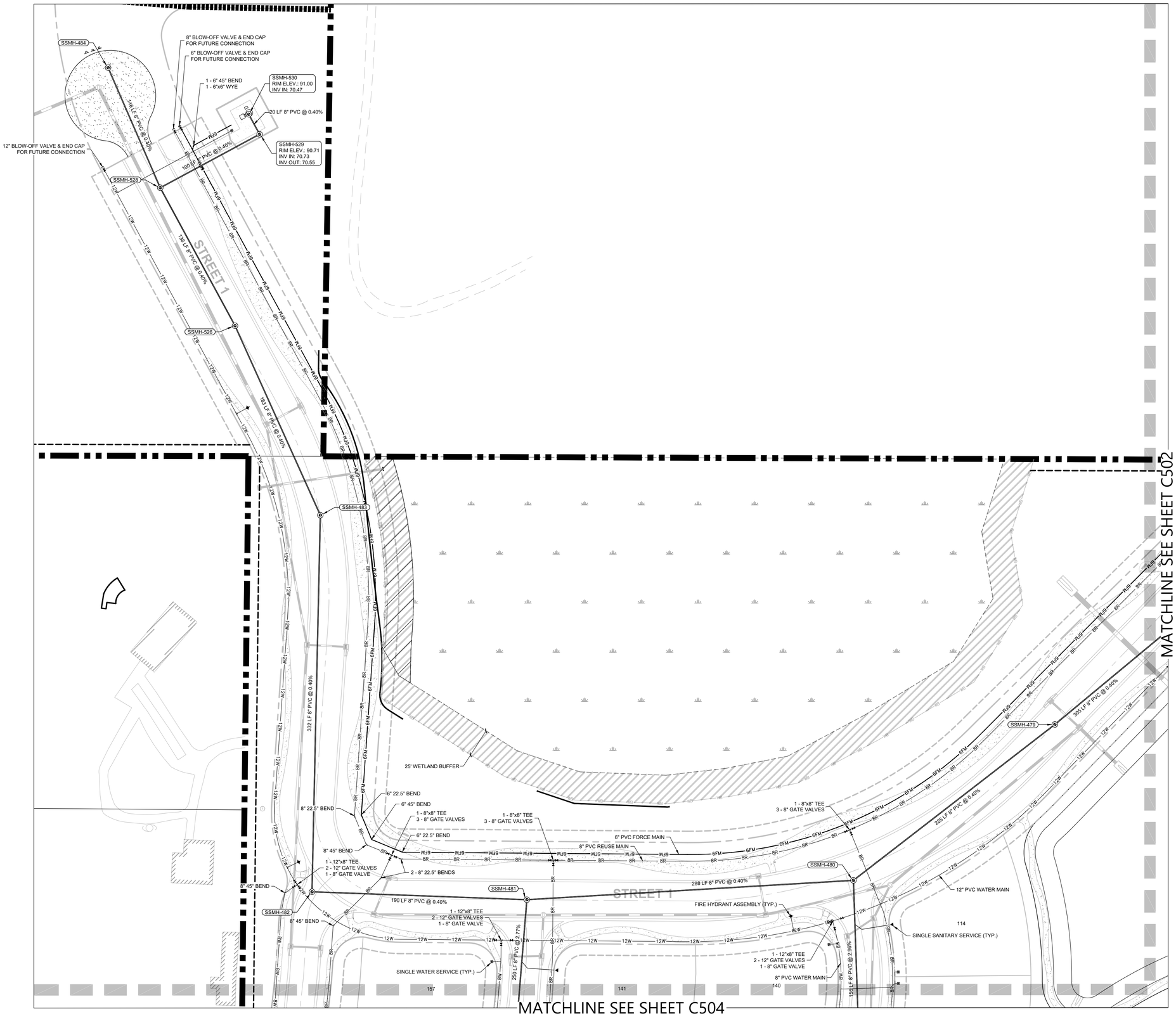
MALVIN ASHLEY CROMWELL LICENSE No. PE95331 STATE OF FLORIDA PROFESSIONAL ENGINEER

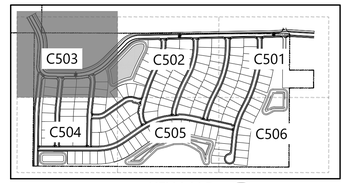
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CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C502

NOT-ISSUED-FOR-CONSTRUCTION

FILE NAME: \\VOWA\Projects\23000180 Watson Rise 09 and PSP\DWG\Plan Set\Construction\Phase 1\UTILITY PLAN.dwg LAST SAVED BY: aperez 8/27/2025 11:28 AM PLOTTED BY: Zayeria Ortiz-Rosado 8/28/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB





KEY MAP
NTS

LEGEND

- EX. WATER MAIN
- PROP. 8" REUSE WATER MAIN
- PROP. 6" WATER MAIN
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LAKE COUNTY , FLORIDA

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
UTILITY PLAN

DATE 08/29/2025

REVISIONS

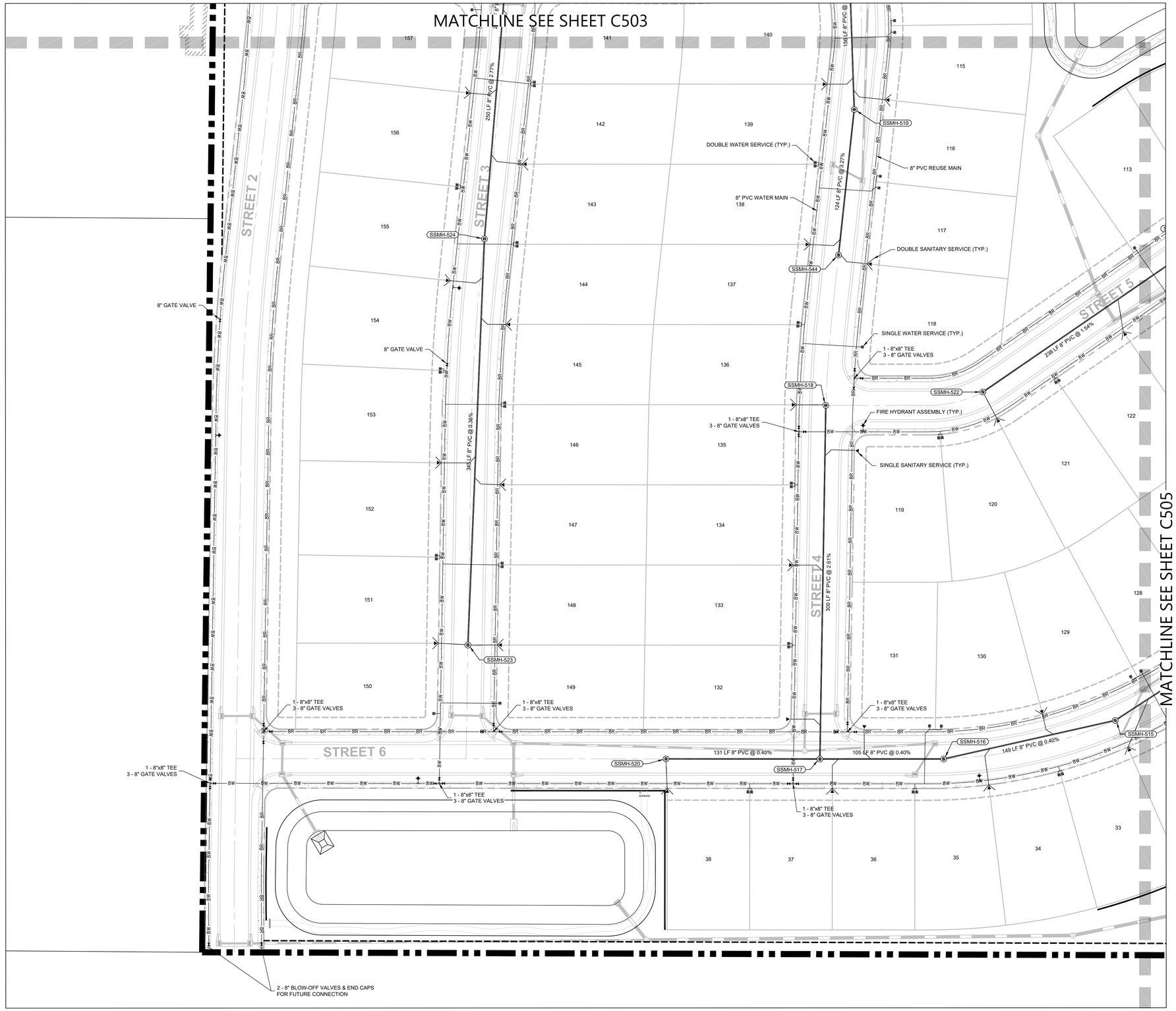


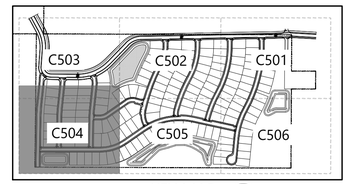
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CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C503

NOT-ISSUED-FOR-CONSTRUCTION

FILE NAME: K:\23000180 Mission Rise DD and PSP\DWG\Port Set\Construction\Phase 1\0180-C501 UTILITY PLAN.dwg LAST SAVED BY: kcrowell 8/27/2025 11:28 AM PLOTTED BY: Kaitlyn Crowell 8/29/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB





KEY MAP
NTS

LEGEND

- EX. WATER MAIN
- PROP. 8" REUSE WATER MAIN
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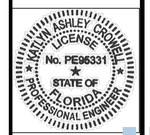
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LAKE COUNTY , FLORIDA

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
UTILITY PLAN

DATE 08/29/2025

REVISIONS



0 20' 40

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PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C504

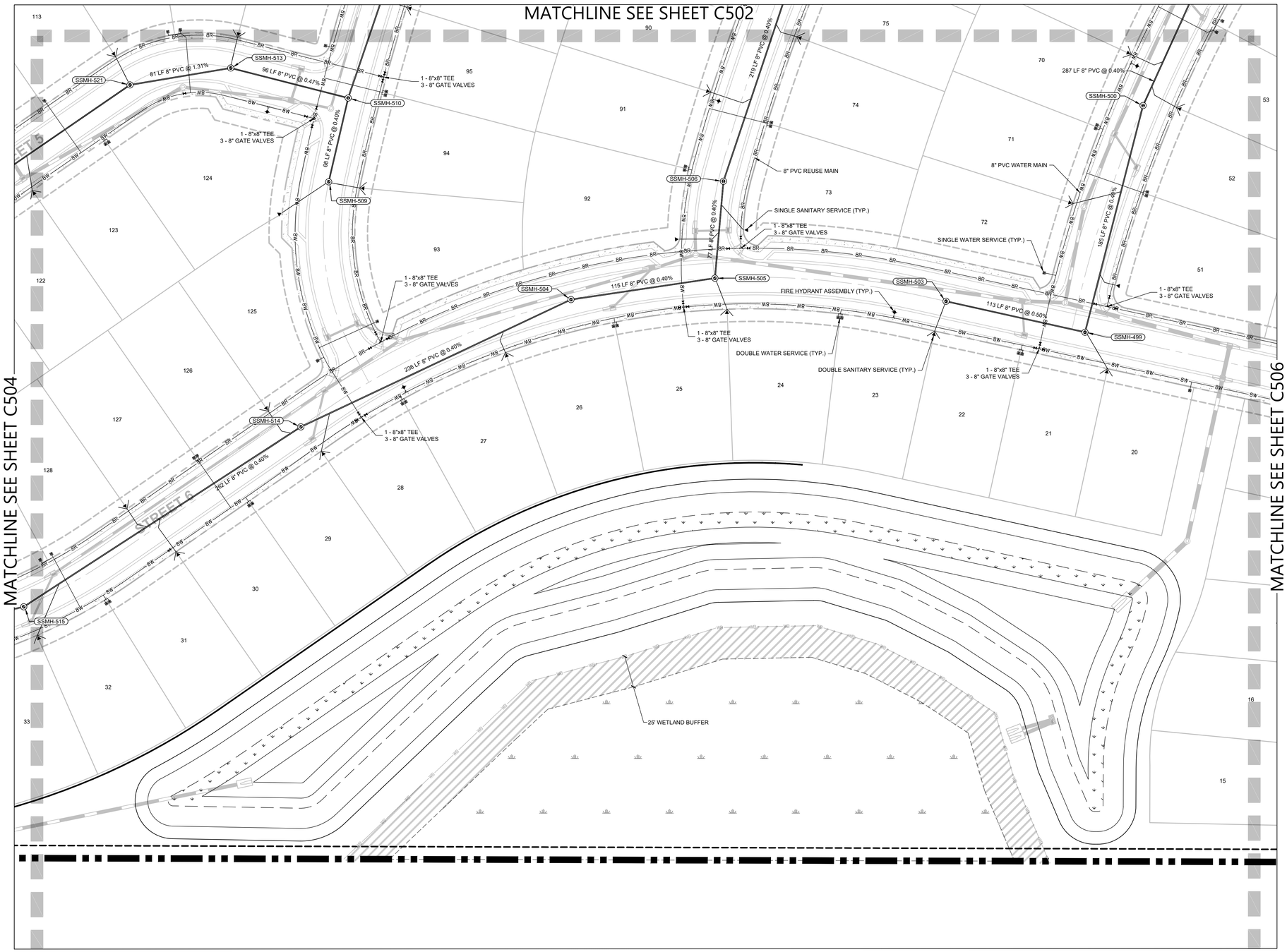
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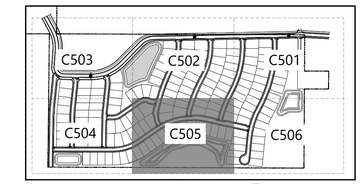
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MATCHLINE SEE SHEET C502

MATCHLINE SEE SHEET C504

MATCHLINE SEE SHEET C506





KEY MAP
NTS

LEGEND

- EX. WATER MAIN
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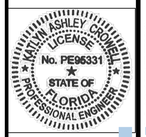
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HOWEY-IN-THE-HILLS
LAKE COUNTY, FLORIDA

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
UTILITY PLAN

DATE 08/29/2025

REVISIONS



0 20' 40'

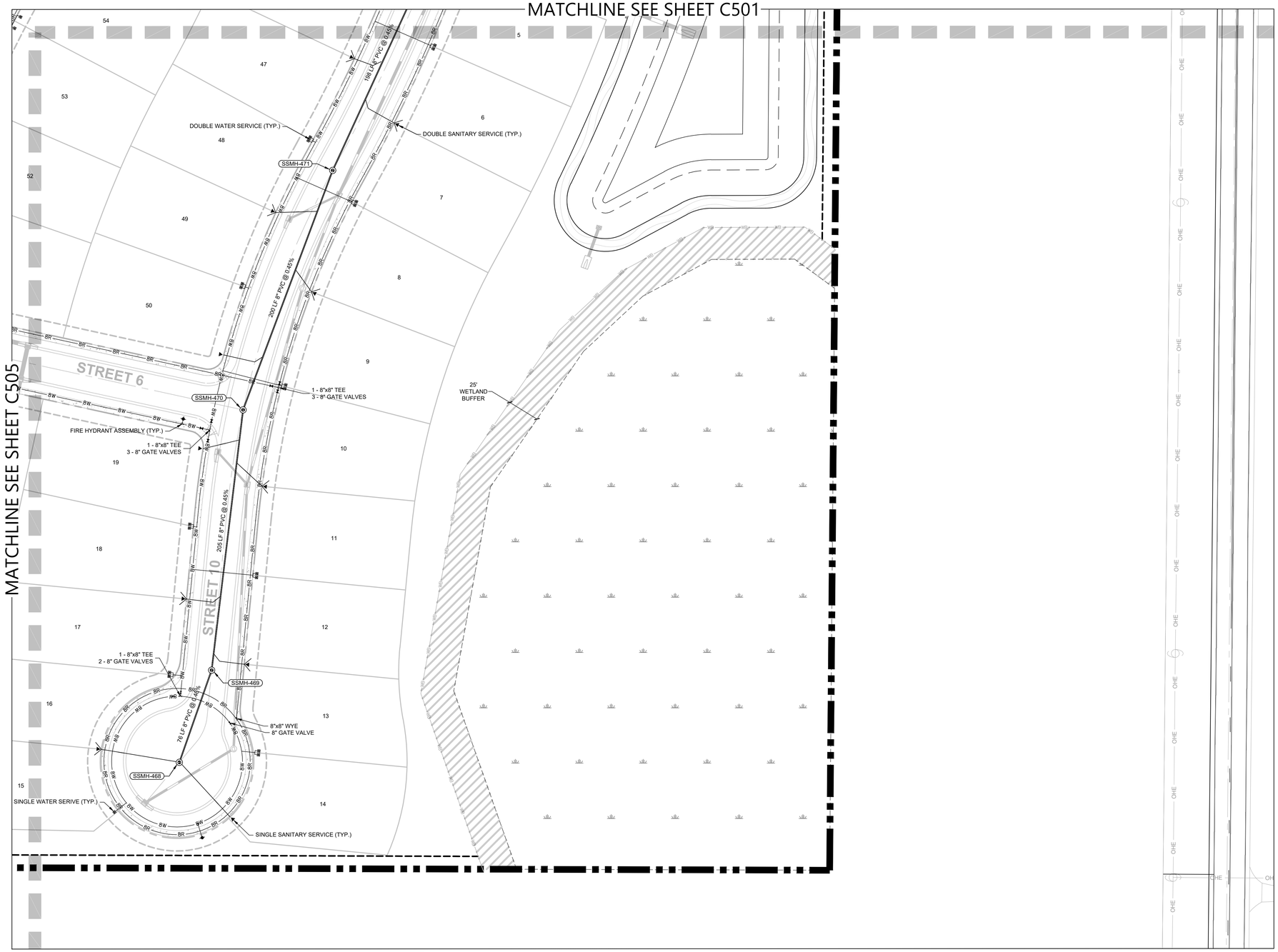
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JOB #: 23000180
FILE CODE: --
SHEET NO. C505

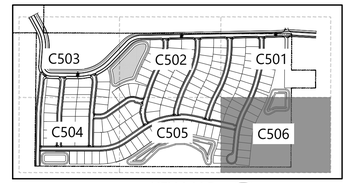
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MATCHLINE SEE SHEET C501

MATCHLINE SEE SHEET C505





KEY MAP
NTS

LEGEND

- EX. WATER MAIN
- PROP. 8" REUSE WATER MAIN
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HOWEY-IN-THE-HILLS

LAKE COUNTY, FLORIDA

MISSION RISE

TURNSTONE GROUP

PHASE 1 CONSTRUCTION PLANS

UTILITY PLAN

DATE 08/29/2025

REVISIONS

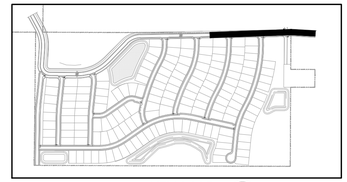
KATHLYN ASHLEY CROMER
LICENSE
No. PE96331
STATE OF FLORIDA
PROFESSIONAL ENGINEER

0 20' 40'

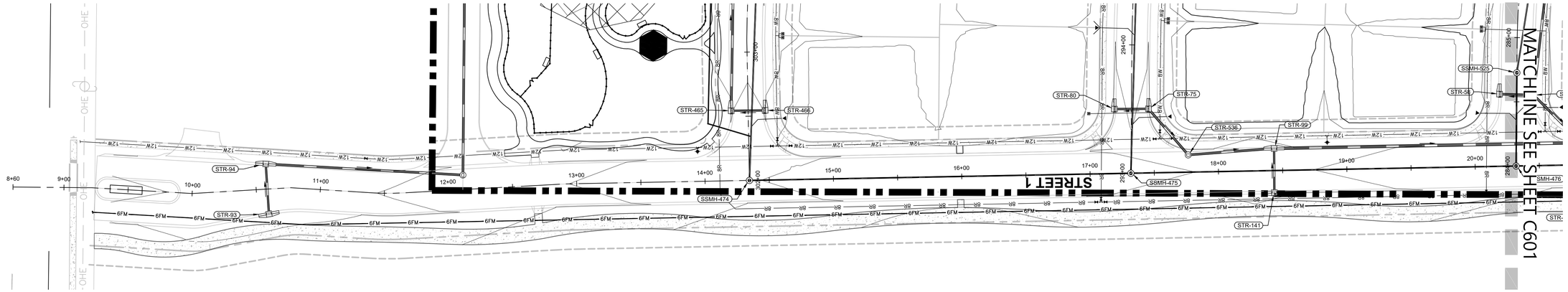
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CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C506

NOT-ISSUED-FOR-CONSTRUCTION

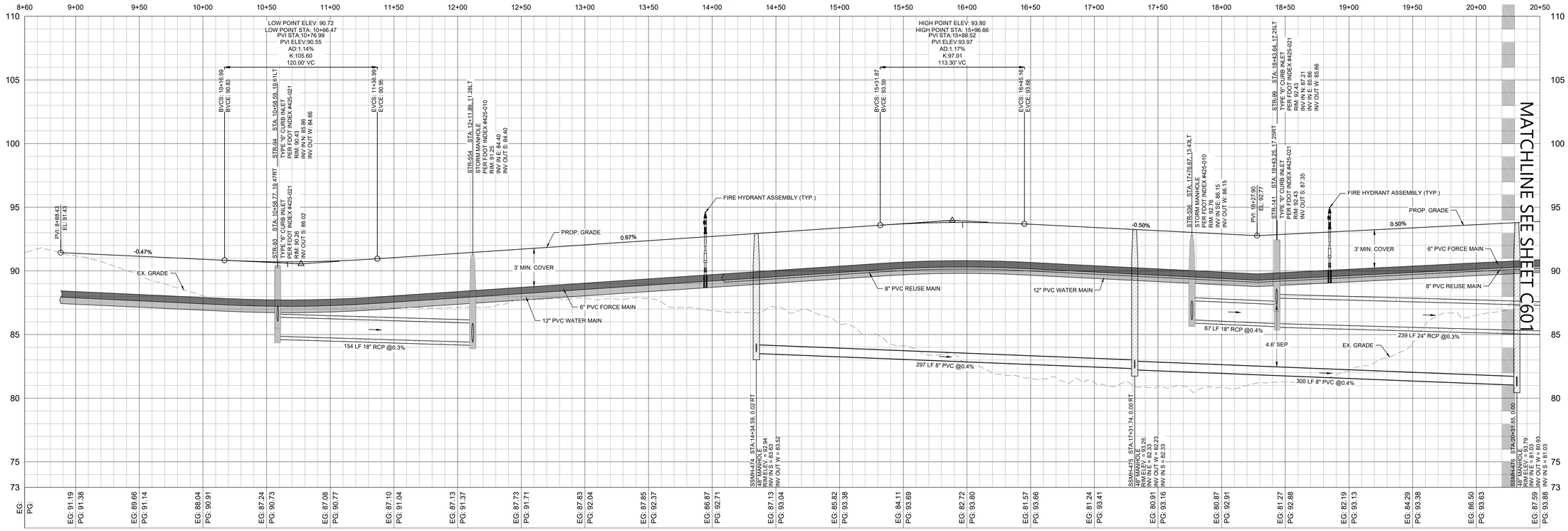
FILE NAME: \\ATLORL\Projects\23000180 Mission Rise DD and PSP\Dwg\Plan Set\Construction\Phase 1\C506-C507 UTILITY PLAN.dwg LAST SAVED BY: aperes 8/27/2025 11:28 AM PLOTTED BY: Zuyeth Ortiz-Rosado 8/28/2025 PAPER: ANSI FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG To PDF.pc3 PLOT STYLE: ATWELL.ctb



KEY MAP
NTS



PROFILE - STREET 1 PH 1
From Station: 8+60.00 to Station 20+50.00
SCALE: 1" = 40' H & 1" = 4' V



811
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COA # 29091

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HOWEY-IN-THE-HILLS
LAKE COUNTY , FLORIDA

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
STREET 1 PLAN & PROFILE

DATE 08/29/2025

REVISIONS

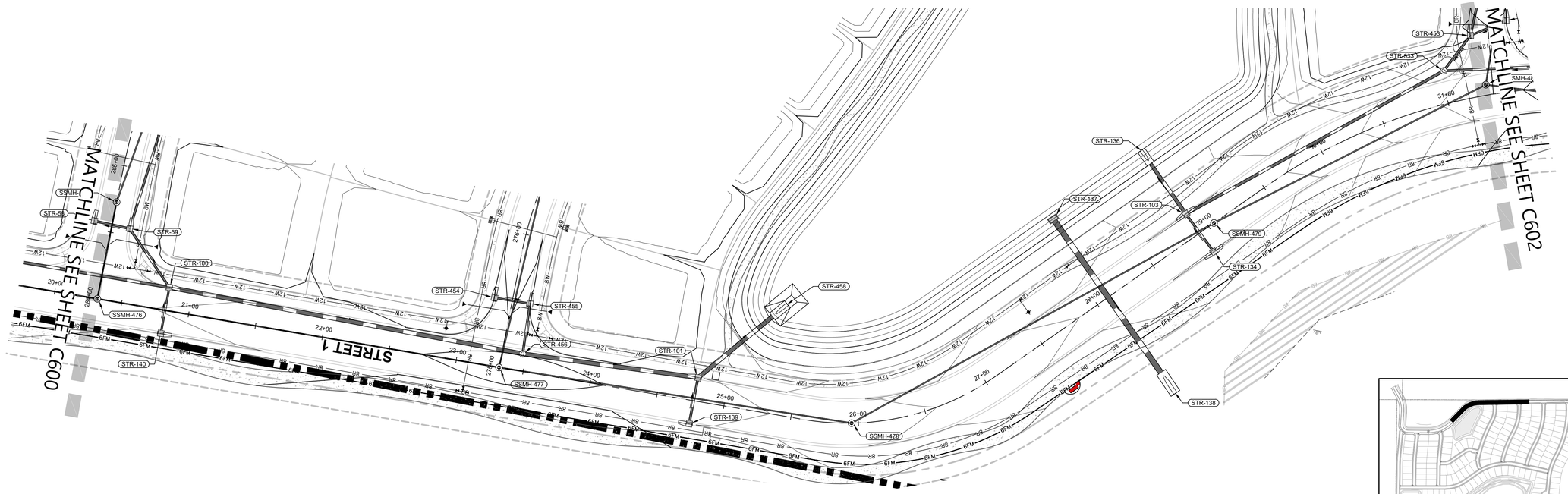
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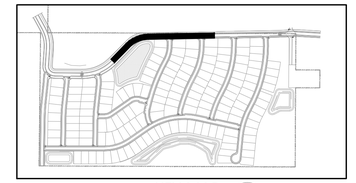
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CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C600

NOT-ISSUED-FOR-CONSTRUCTION

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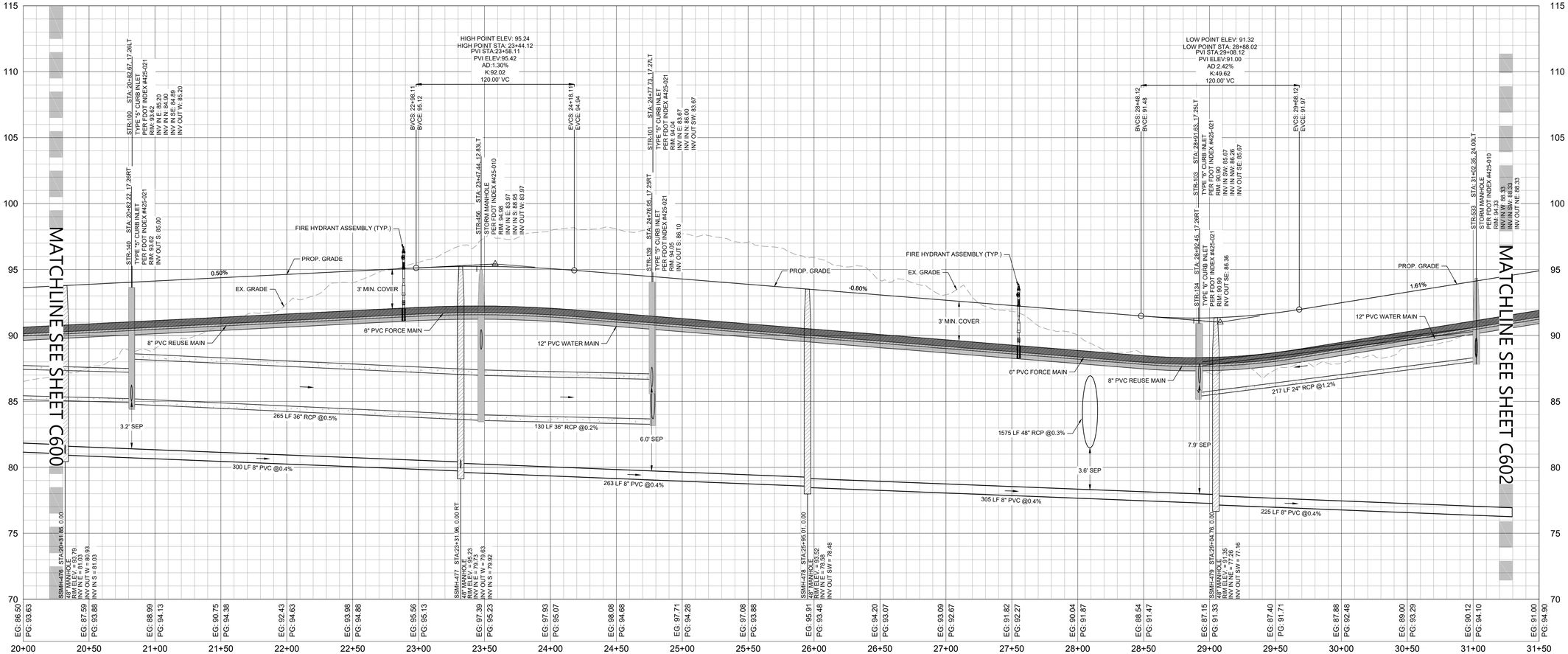
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KEY MAP
NTS

PROFILE - STREET 1 PH 1
From Station: 20+00.00 to Station 31+50.00
SCALE: 1" = 40' H & 1" = 4' V



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COA# 29091

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LAKE COUNTY , FLORIDA

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
STREET 1 PLAN & PROFILE

DATE 08/29/2025

REVISIONS

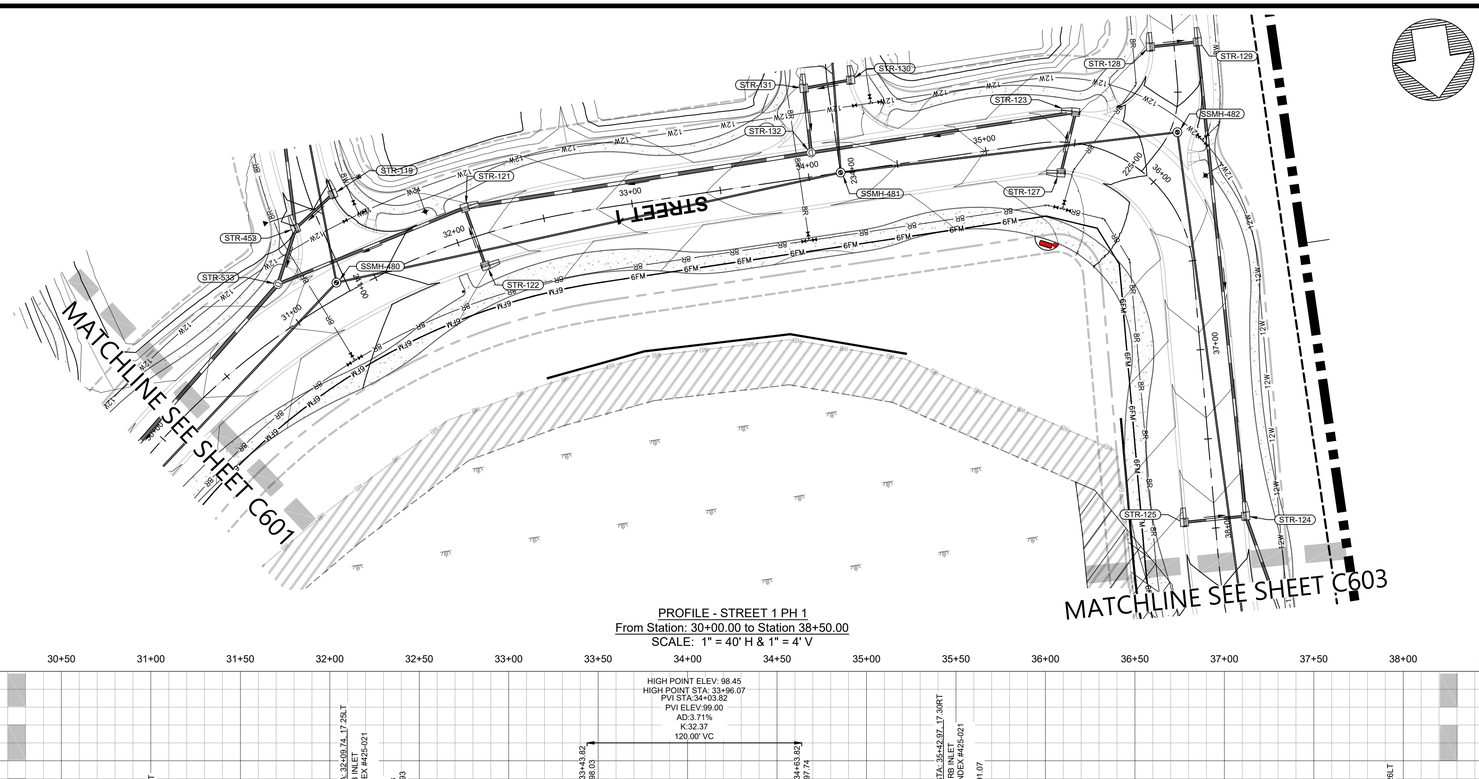
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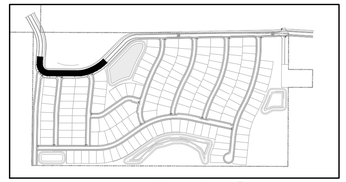
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CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
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NOT-ISSUED-FOR-CONSTRUCTION

FILE: 0180-C600 STREET 1 P&P

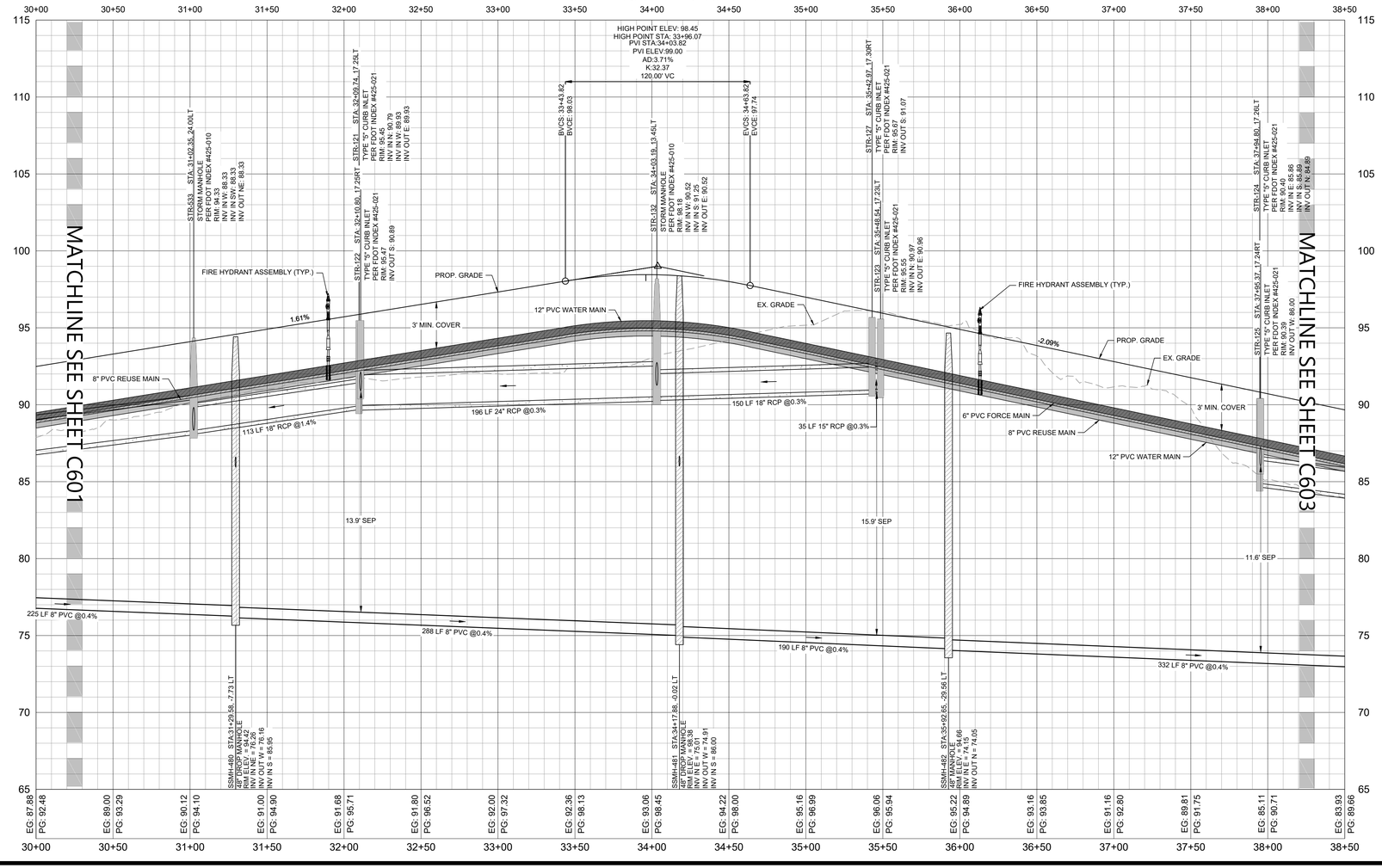
FILE NAME: \\ATLWIL1\Projects\23000180 Mission Rise 80 and P&P\DWG\For Sale\Construction\Phase 1\0180-C600 STREET 1 P&P.dwg LAST SAVED BY: cgreen 8/28/2025 3:07 PM PLOTTED BY: Zagayle Ortiz-Rosado 8/29/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) STYLES: DWG TO PDF.PCS PLOT STYLE: ATWELL.CTB





KEY MAP
NTS

PROFILE - STREET 1 PH 1
From Station: 30+00.00 to Station 38+50.00
SCALE: 1" = 40' H & 1" = 4' V



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STREET 1 PLAN & PROFILE

DATE 08/29/2025

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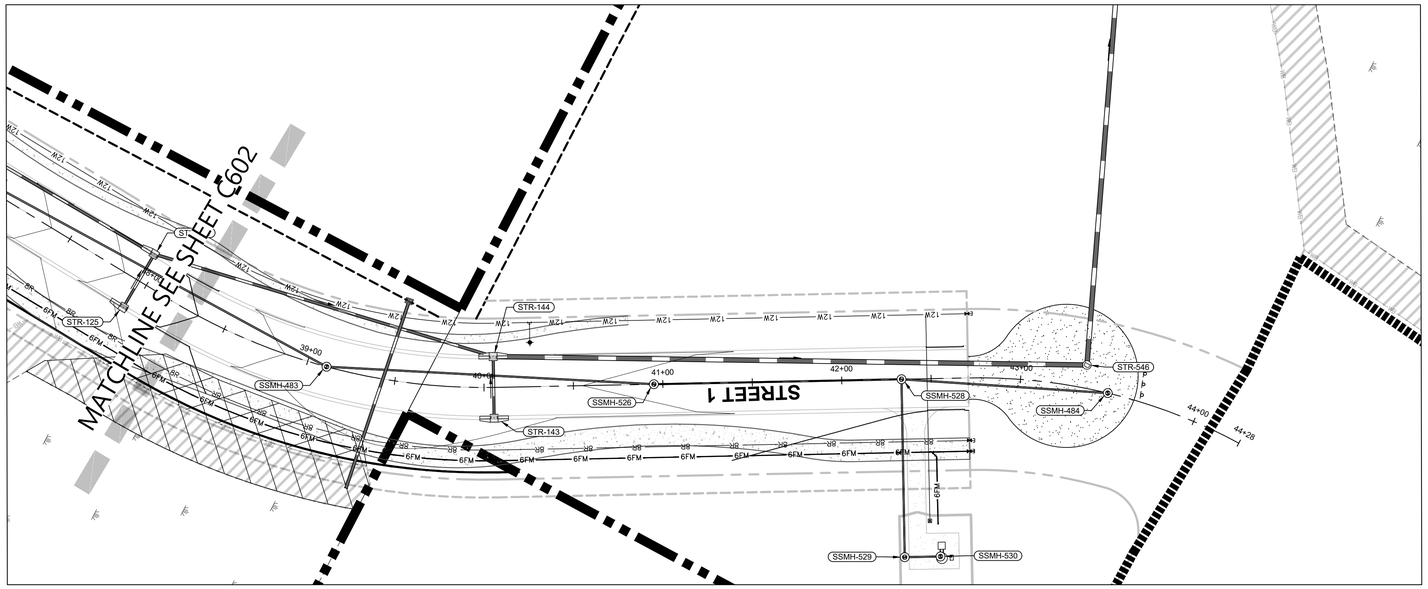
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PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
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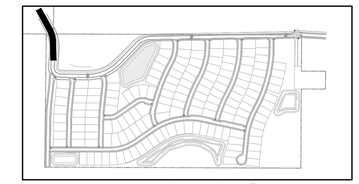
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FILE: 0180-C600 STREET 1 P&P

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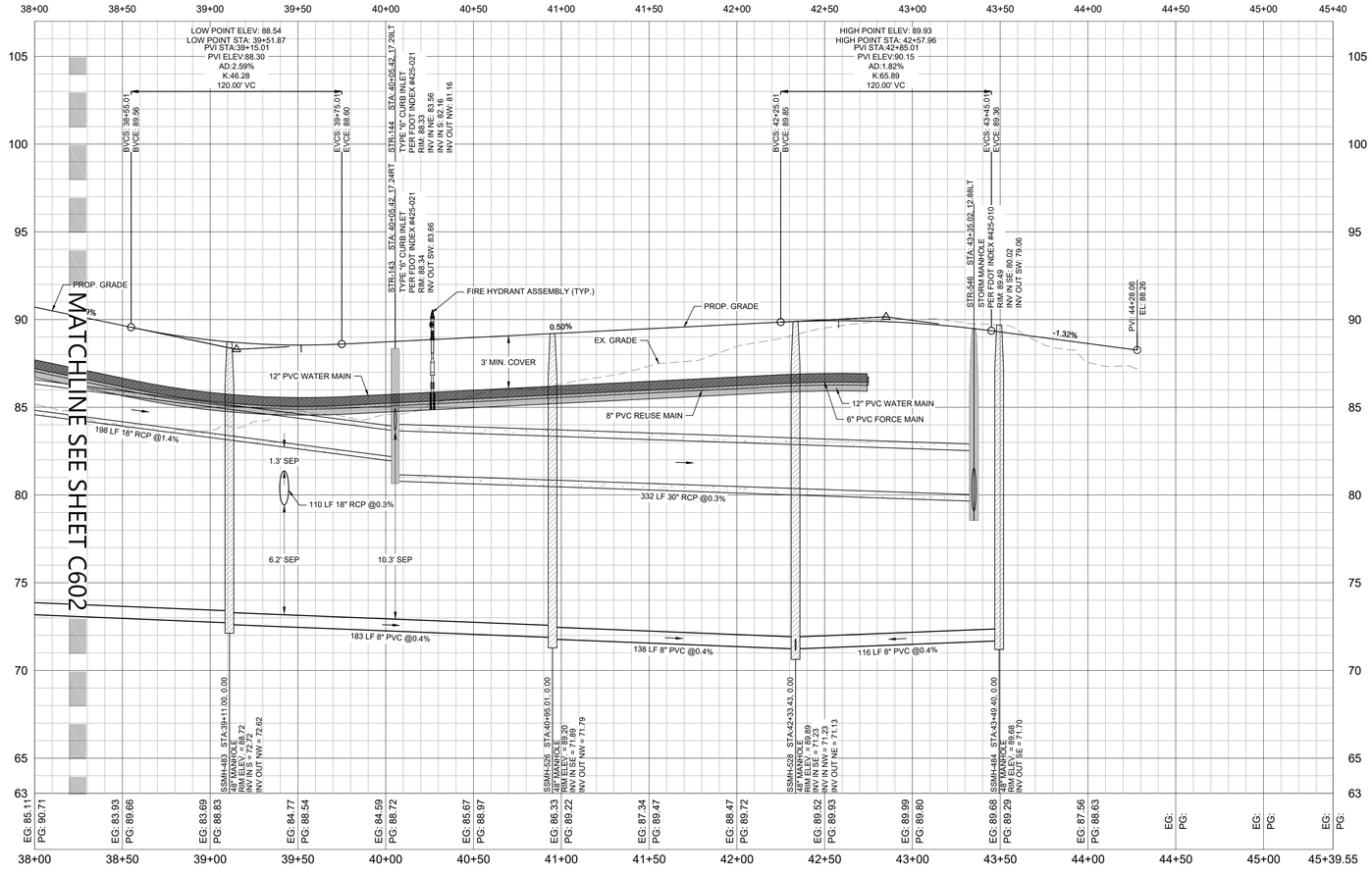






KEY MAP
NTS

PROFILE - STREET 1 PH 1
From Station: 38+00.00 to Station 45+39.55
SCALE: 1" = 40' H & 1" = 4' V



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TURNSTONE GROUP
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STREET 1 PLAN & PROFILE

DATE 08/29/2025

REVISIONS



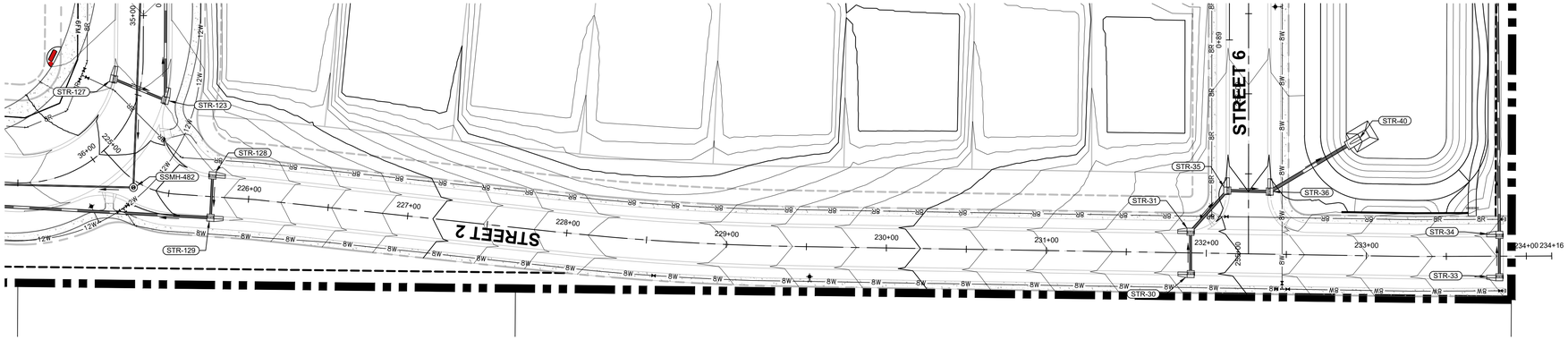
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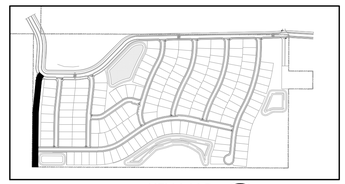
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CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
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SHEET NO. C603

FILE: 0180-C600 STREET 1 P&P

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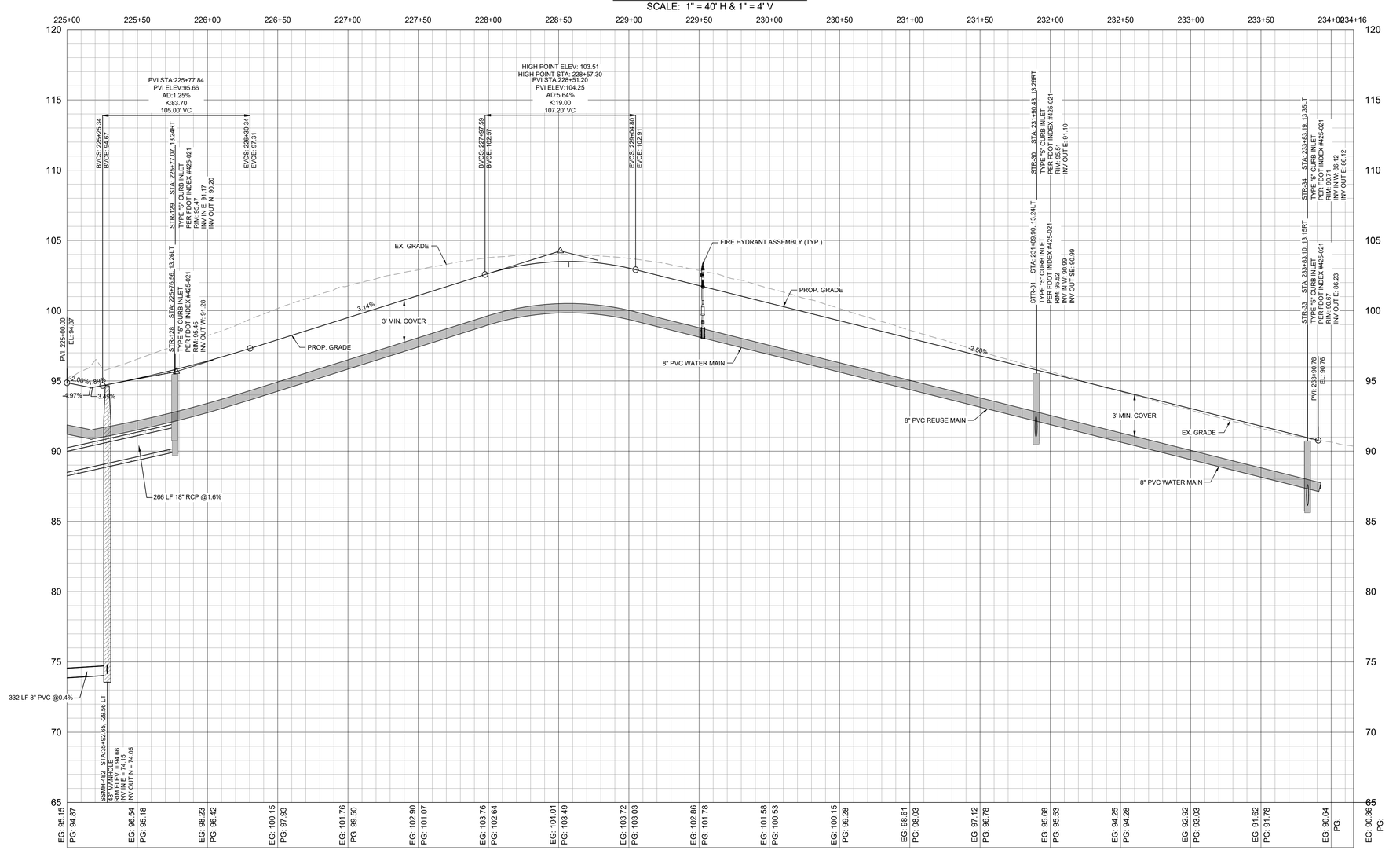
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KEY MAP
NTS

PROFILE - STREET 2
From Station: 225+00.00 to Station 234+15.87
SCALE: 1" = 40' H & 1" = 4' V



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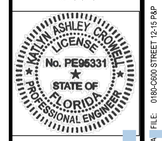
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STREET 2 PLAN & PROFILE

DATE 08/29/2025

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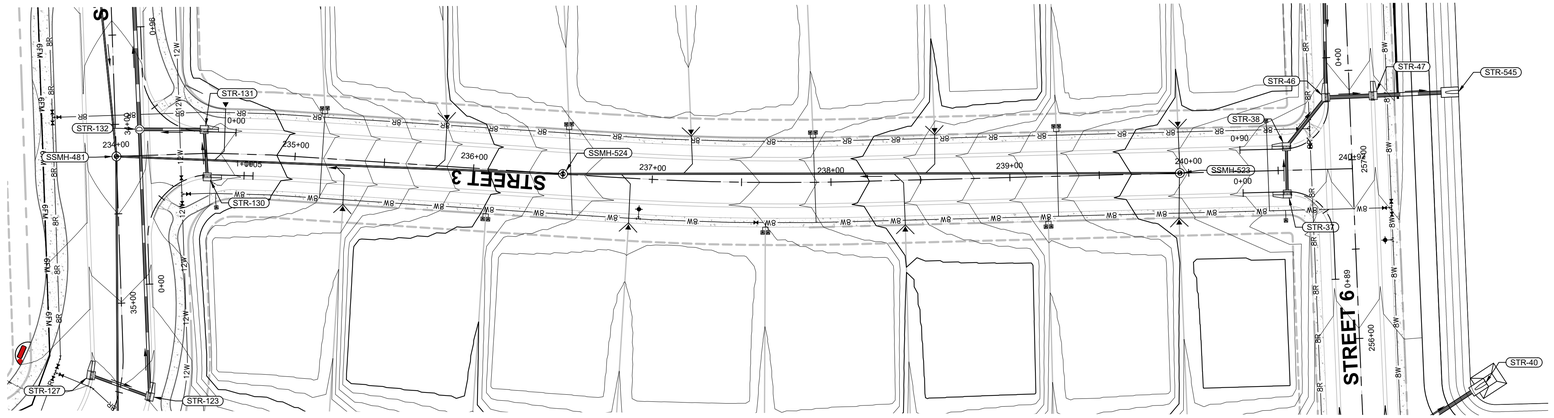
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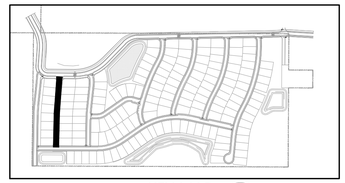
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CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
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SHEET NO. C604

NOT–ISSUED–FOR–CONSTRUC

FILE: 0180-D00 STREET 12-15 P&P

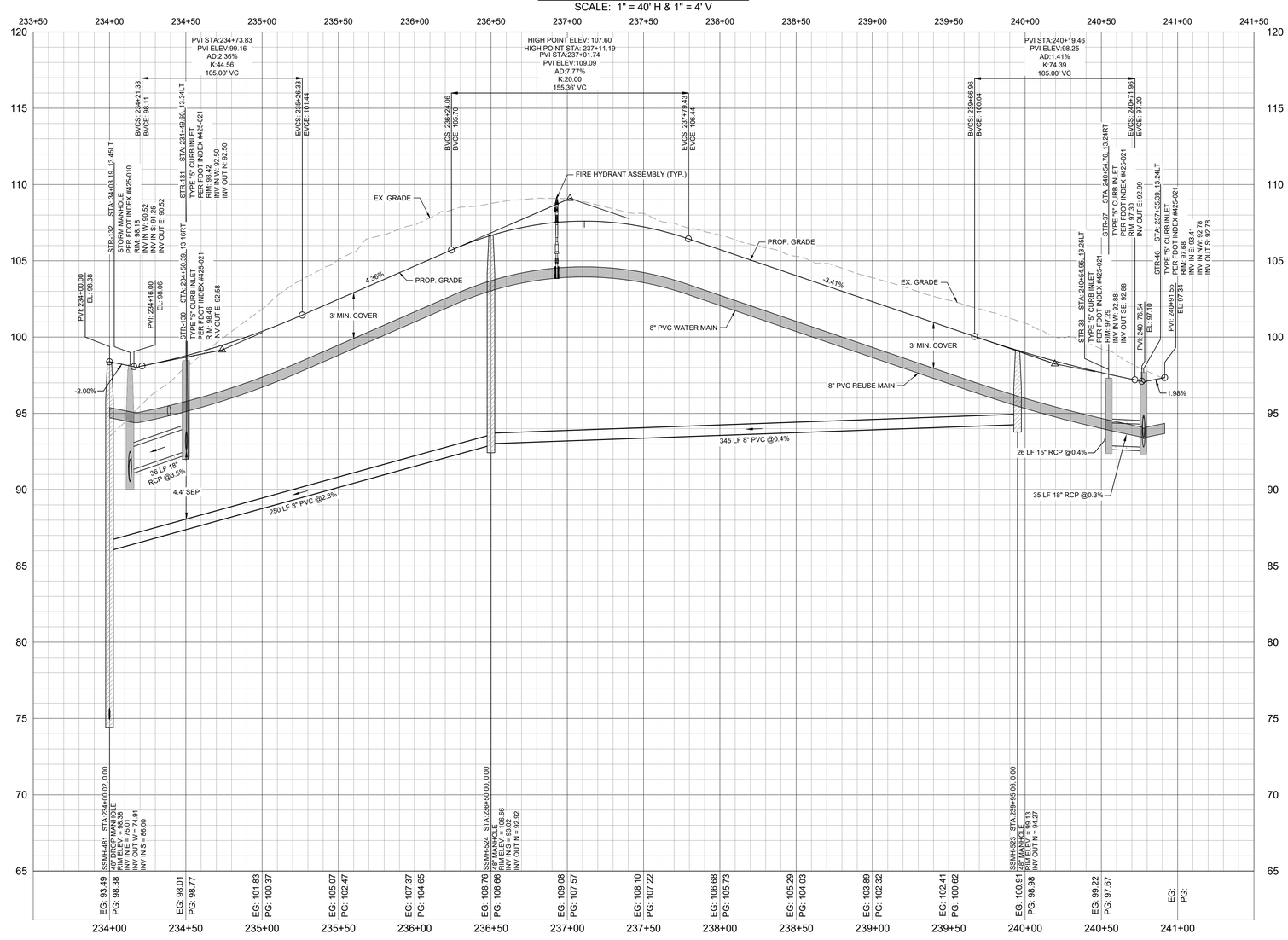
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KEY MAP
NTS

PROFILE - STREET 3
From Station: 233+50.00 to Station 241+50.00
SCALE: 1" = 40' H & 1" = 4' V



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STREET 3 PLAN & PROFILE

DATE 08/29/2025

REVISIONS

KATELYN ASHLEY CROWDER
LICENSE
No. PE95331
STATE OF FLORIDA
PROFESSIONAL ENGINEER

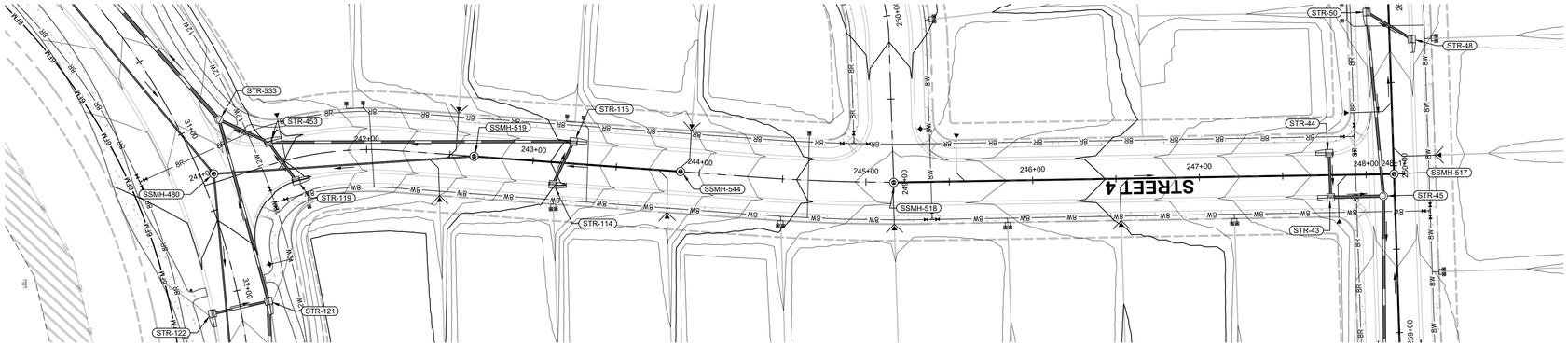
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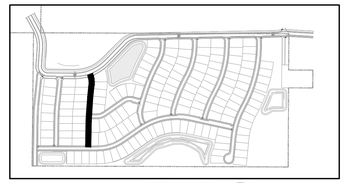
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PROJECT MANAGER: KC
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FILE: 0180-C600 STREET 12-15 P&P

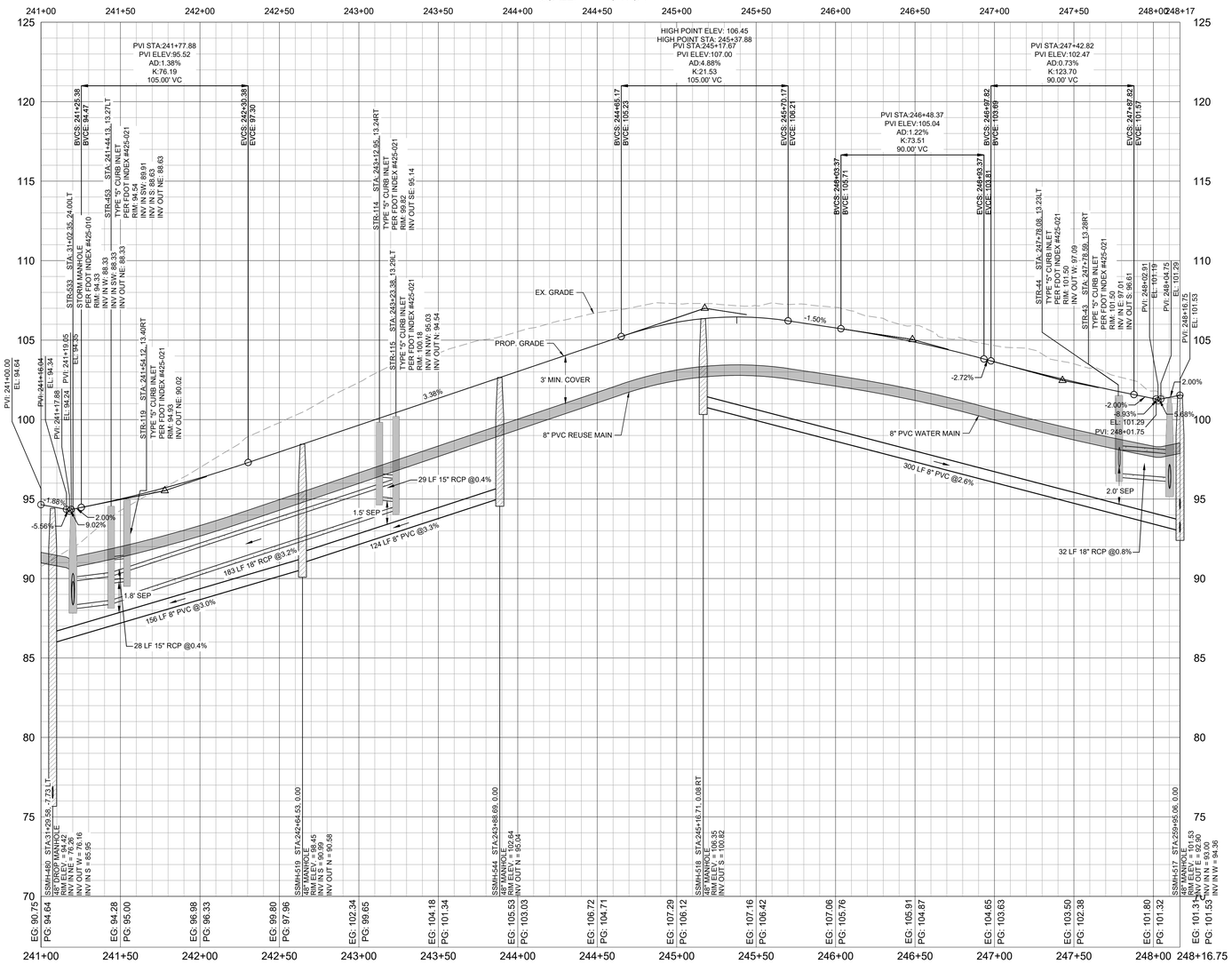
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KEY MAP
NTS

PROFILE - STREET 4
From Station: 241+00.00 to Station 248+16.75
SCALE: 1" = 40' H & 1" = 4' V



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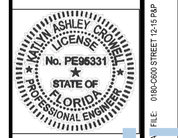
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TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
STREET 4 PLAN & PROFILE

DATE 08/29/2025

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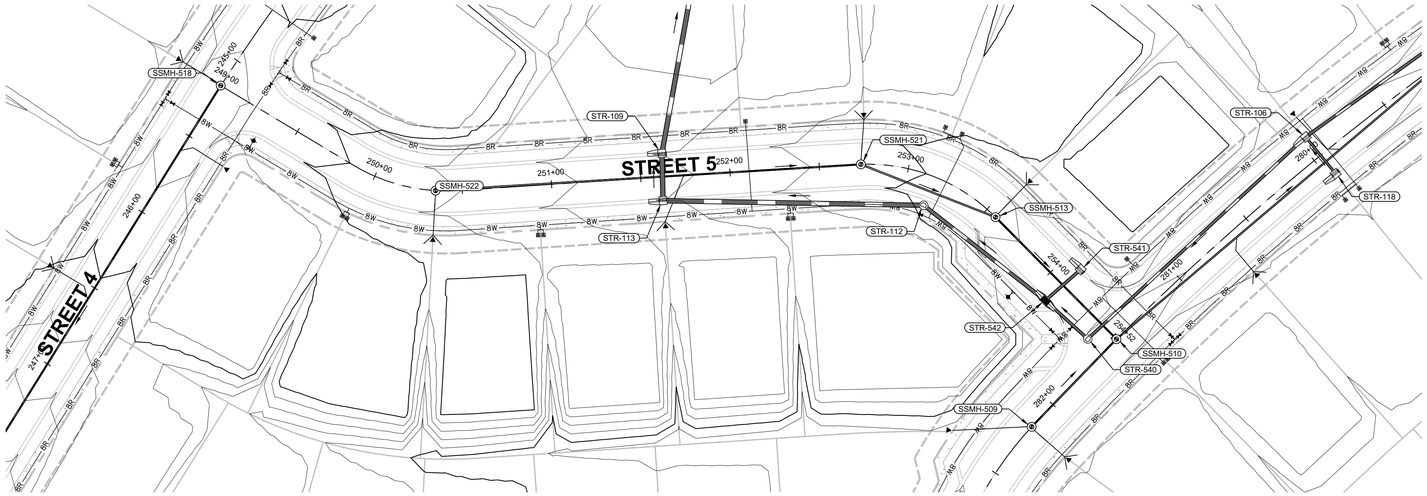


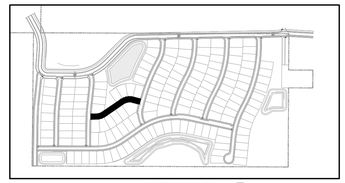
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DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C606

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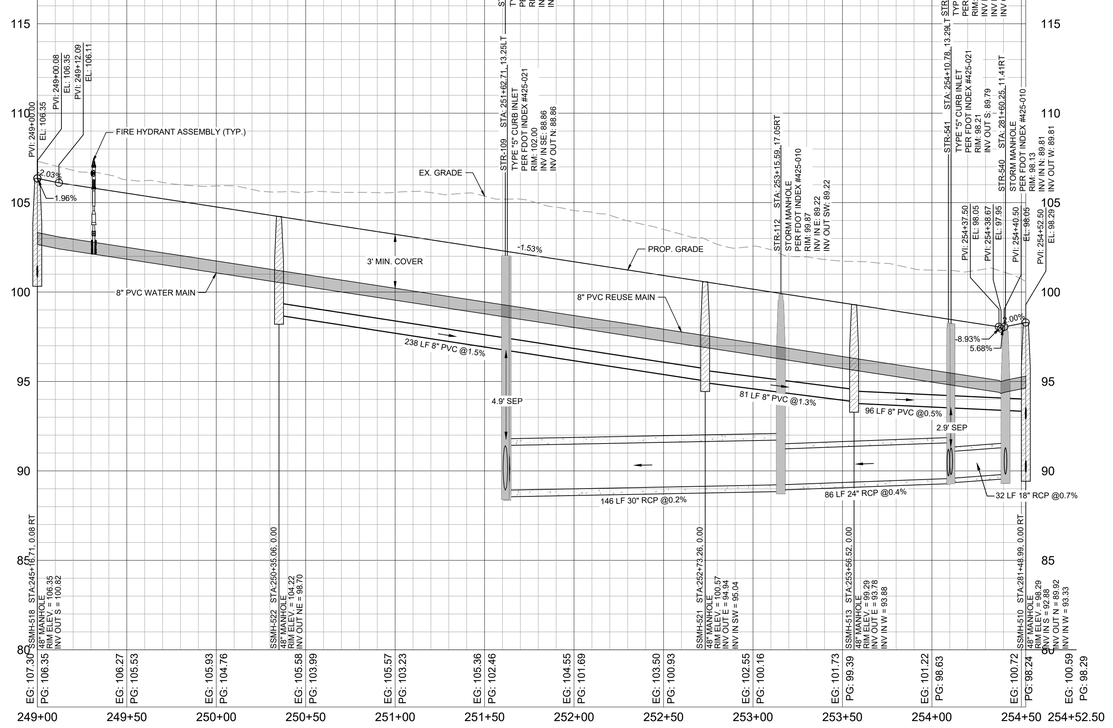
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KEY MAP
NTS

PROFILE - STREET 5
From Station: 249+00.00 to Station 254+52.50
SCALE: 1" = 40' H & 1" = 4' V



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TURNSTONE GROUP
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STREET 5 PLAN & PROFILE

DATE 08/29/2025

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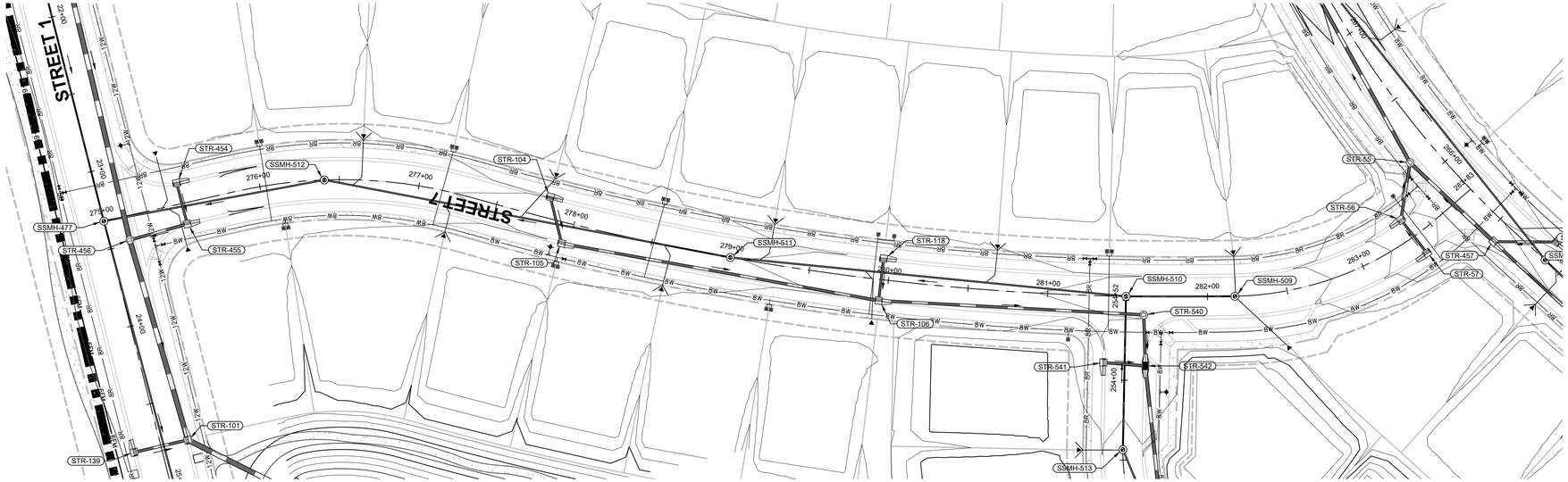
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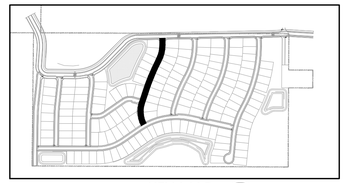
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CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C607

NOT–ISSUED–FOR–CONSTRUCTION

FILE: 0180-C600 STREET 12-15 P&P

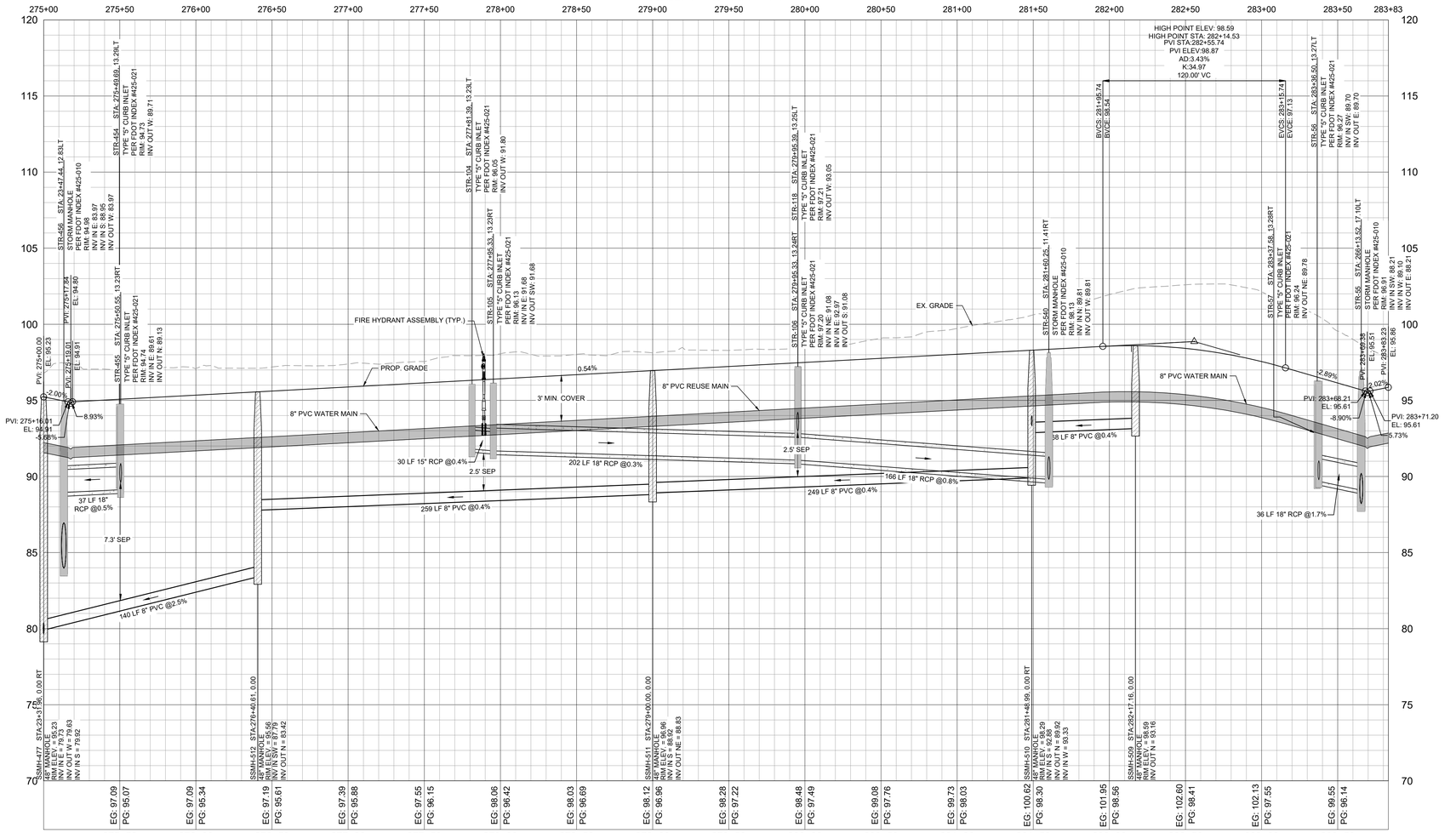
FILE NAME: \\ATLORL\Projects\23000180 Mission Rise 00 and PSP\DWG\Plan Sets\Construction\Phase 1\0180-C600 STREET 12-15 P&P.dwg LAST SAVED BY: apeters 8/28/2025 4:08 PM PLOTTED BY: Edwin Ortiz-Rosado 8/29/2025 MAPID: ARCH FULL BLEED D (24.00 X 36.00 INCHES) STYCFG: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB





KEY MAP
NTS

PROFILE - STREET 7
From Station: 275+00.00 to Station 283+83.23
SCALE: 1" = 40' H & 1" = 4' V



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COA# 29091

SEC 27,34 TWP 20 S RGE 25 E

--

HOWEY-IN-THE-HILLS

LAKE COUNTY , FLORIDA

MISSION RISE

TURNSTONE GROUP

PHASE 1 CONSTRUCTION PLANS

STREET 7 PLAN & PROFILE

DATE 08/29/2025

REVISIONS

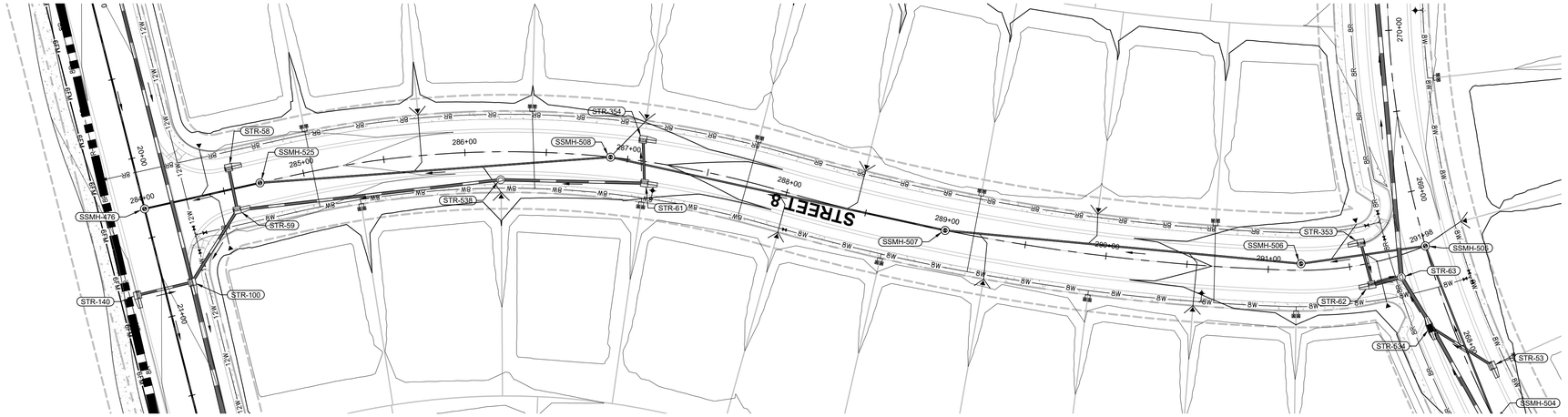
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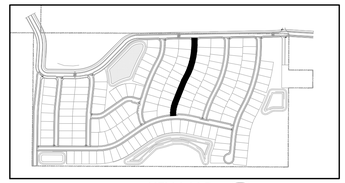
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CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C608

NOT-ISSUED-FOR-CONSTRUCTION

FILE: 0180-0500 STREET 17-20 P&P

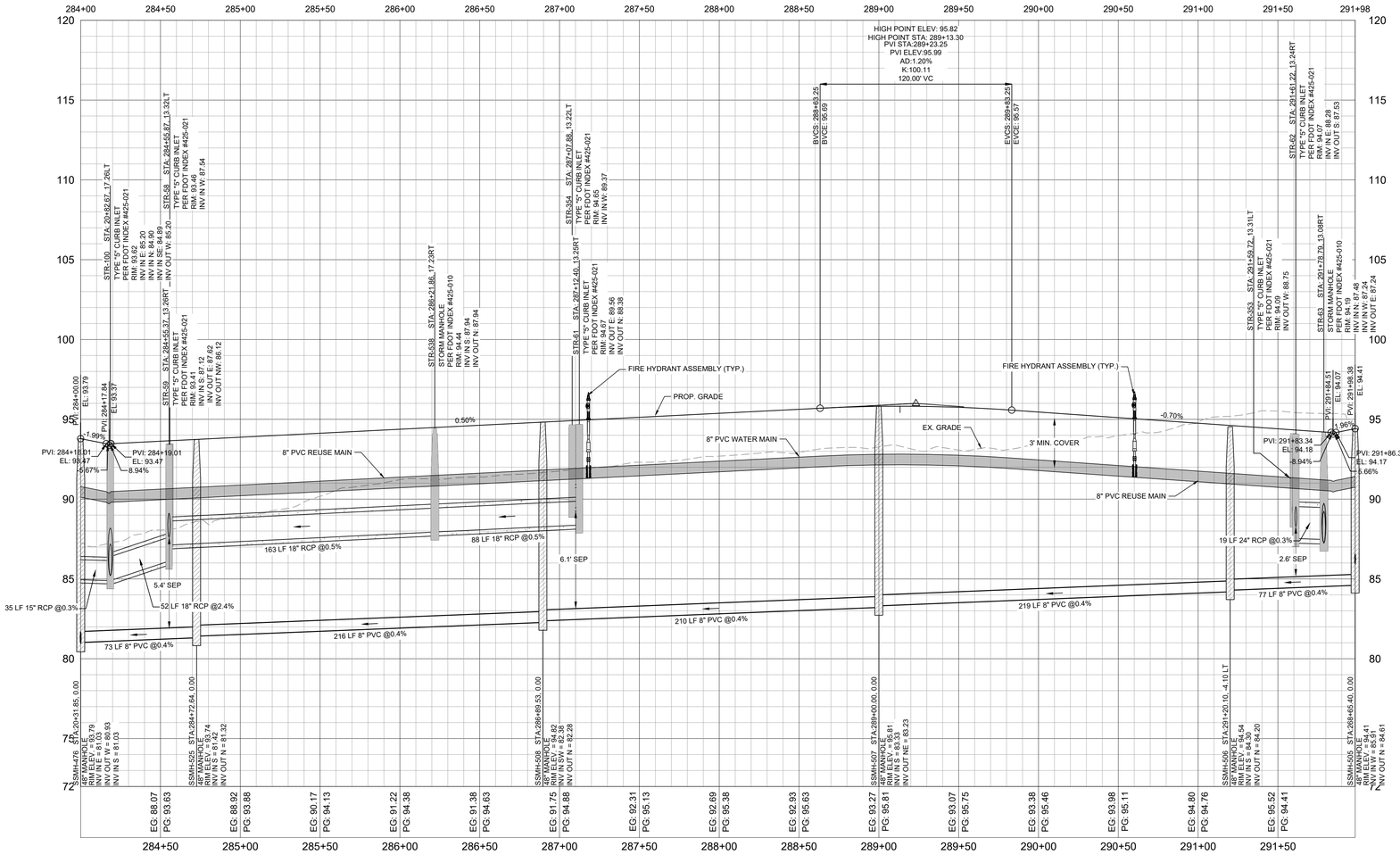
FILE NAME: \\VOIA\Projects\23000180 Mission Rise 09 and PSP\DWG\Plan Set\Construction\Phase 1\0180-0500 STREET 17-20 P&P.dwg LAST SAVED BY: apeters 8/28/2025 2:40 PM PLOTTED BY: Zaynie Ortiz-Rosado 8/29/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE:





KEY MAP
NTS

PROFILE - STREET 8
From Station: 284+00.00 to Station 291+98.38
SCALE: 1" = 40' H & 1" = 4' V



811
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COA# 29091

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

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
STREET 8 PLAN & PROFILE

DATE 08/29/2025

REVISIONS



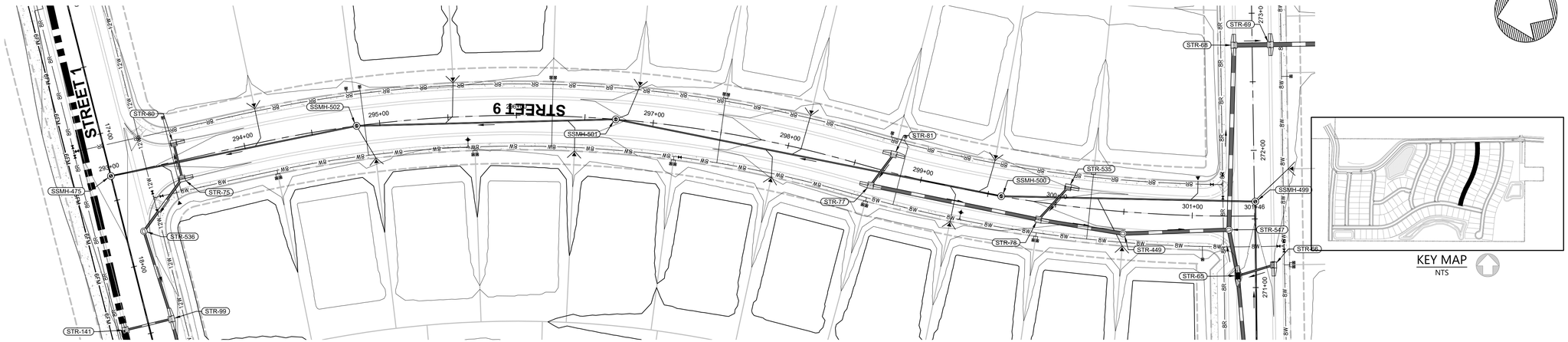
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DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C609

NOT-ISSUED-FOR-CONSTRUCTION

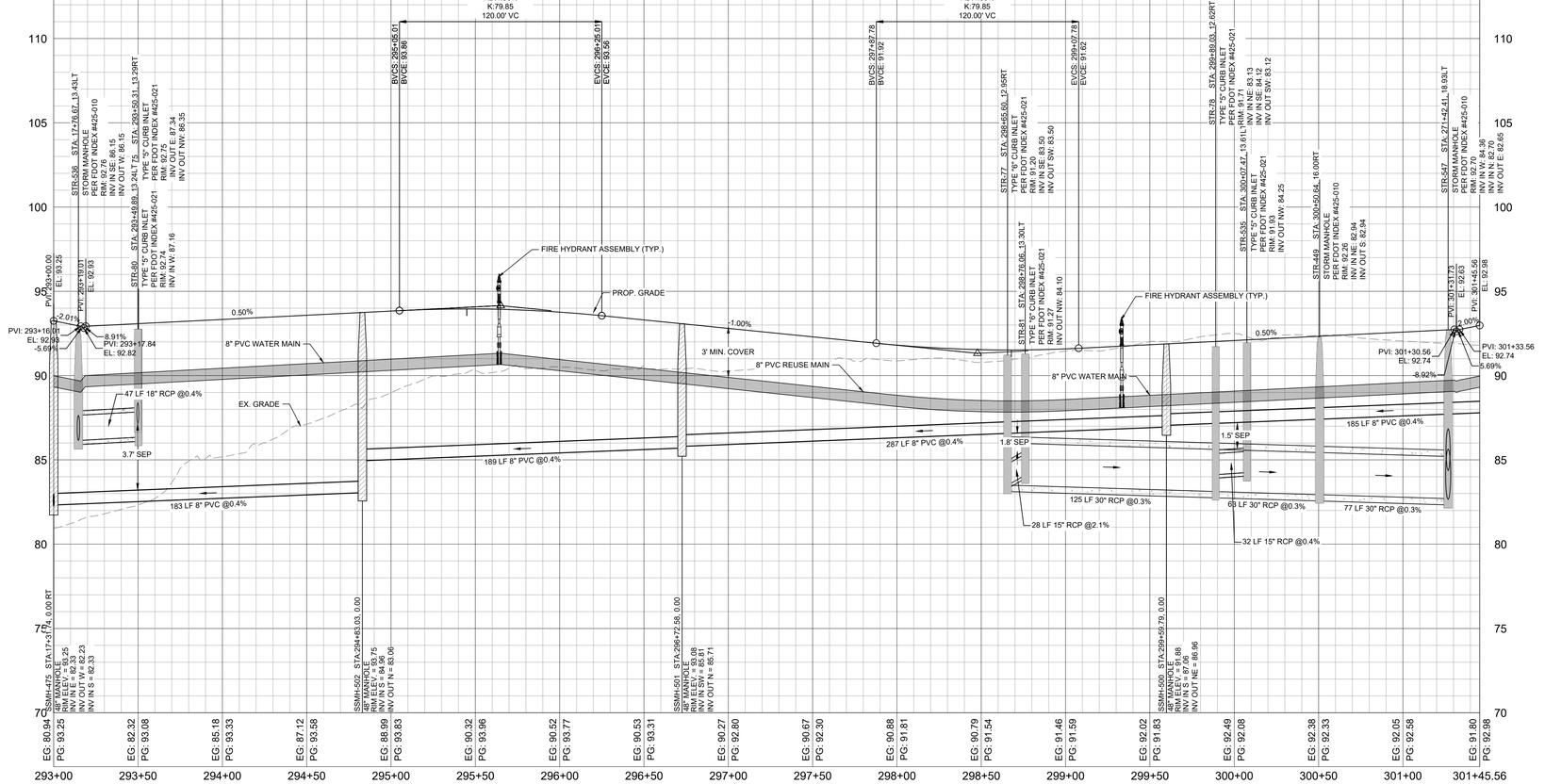
FILE: 0180-C600 STREET 17-20 P&P

FILE NAME: \\VOWA\Projects\23000180 Mission Rise 00 and PSP\DWG\Plan Set\Construction\Phase 1\0180-C600 STREET 17-20 P&P.dwg LAST SAVED BY: aperez 8/28/2025 2:40 PM PLOTTED BY: Adrian Perez 8/29/2025 9:47:03 AM EDT
XREF: ARCH FULL BLEED D (24.00 X 36.00 INCHES) SERVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB



KEY MAP
NTS

PROFILE - STREET 9
From Station: 293+00.00 to Station 301+45.56
SCALE: 1" = 40' H & 1" = 4' V



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COA# 29091

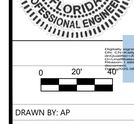
MISSION RISE

TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
STREET 9 PLAN & PROFILE

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

DATE 08/29/2025

REVISIONS



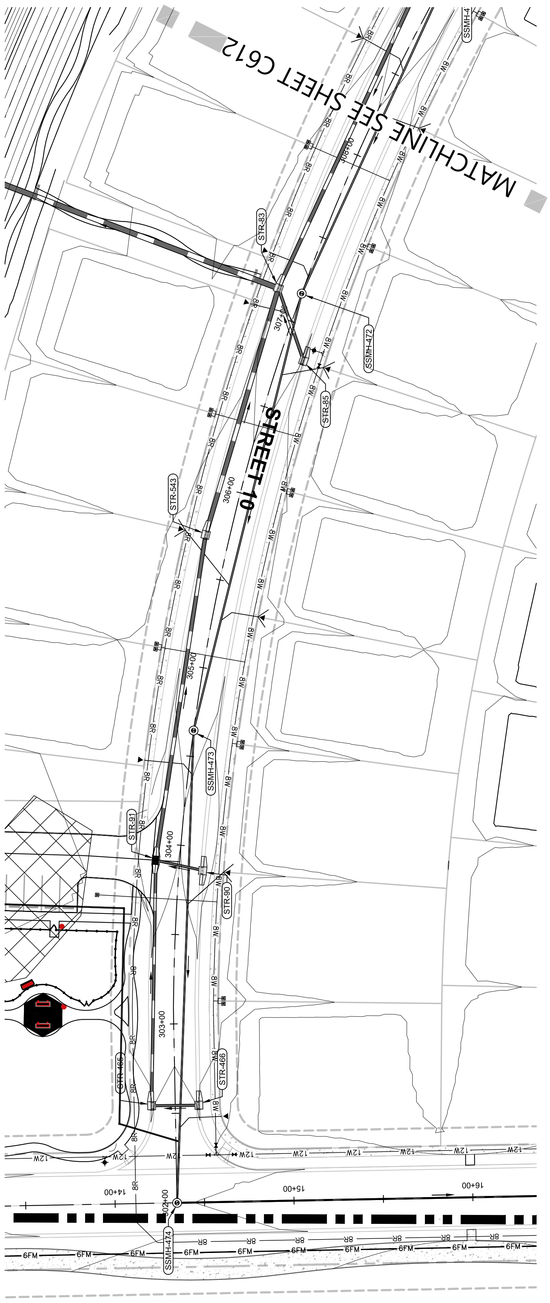
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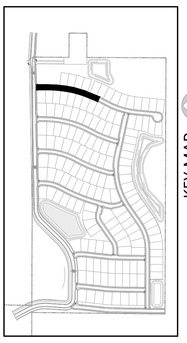
DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C610

NOT–ISSUED–FOR–CONSTRUCTION

FILE: 0180-C600 STREET 17-20 P&P

FILE NAME: \\ATLWIN\Projects\230001801 Mission Rise 00 and P3P\DWG\Plan Sets\Construction\Phase 1\0180-C600 STREET 17-20 P&P.dwg LAST SAVED BY: apenta 8/28/2025 2:40 PM PLOTTED BY: Juliette Ortiz-Rosado 8/29/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG To PDF.PC3 PLOT STYLE: ATWELL.CTB





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811

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE AND HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR THE ACCURACY AND SUFFICIENCY OF ANY SUCH INFORMATION, INCLUDING ANY OMISSIONS OR ITS INTERPRETATION. THE CONTRACTOR SHALL CONTACT ALL UTILITIES AT LEAST 48 HOURS BEFORE BEGINNING EXCAVATION AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO UTILITIES RESULTING FROM THE WORK. NO CLAIMS SHALL BE MADE AGAINST THE ENGINEER FOR ANY DAMAGES OR DELAYS OCCASIONED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS PARAGRAPH.

NOTICE

CONSTRUCTION BY CONTRACTOR SHALL BE IN ACCORDANCE WITH THE ORDER NOR THE ENGINEER SHALL BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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COA # 29091

SEC 27,34 TWP 20 S RGE 25 E

LAKE COUNTY, FLORIDA

HOWEY-IN-THE-HILLS

--

MISSION RISE

TURNSTONE GROUP

PHASE 1 CONSTRUCTION PLANS

STREET 10 PLAN & PROFILE

DATE 08/29/2025

REVISIONS

ASHLEY CROWELL
LICENSE
No. 76833
STATE OF FLORIDA
PROFESSIONAL ENGINEER

0 20' 40'

DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23009180
FILE CODE: --
SHEET NO. C611

NOT-ISSUED-FOR-CONSTRUCTION.DWG 0180-C600 STREET 17-20.PAP

FILE NAME: \\TUDEL\Projects\23009180 Mission Rise 00 and PSR\CWD\Plan Sets\Construction\Sheets\0180-C600 STREET 17-20 PAP.dwg LAST SAVED BY: agarcia 8/28/2025 2:40 PM PLOTTED BY: Zachary Orso-Hasson 8/29/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB

KEY MAP
NTS

PROFILE - STREET 10
From Station: 308+00.00 to Station 314+50.00
SCALE: 1" = 40' H & 1" = 4' V

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HOWEY-IN-THE-HILLS
LAKE COUNTY , FLORIDA

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
STREET 10 PLAN & PROFILE

DATE 08/29/2025

REVISIONS

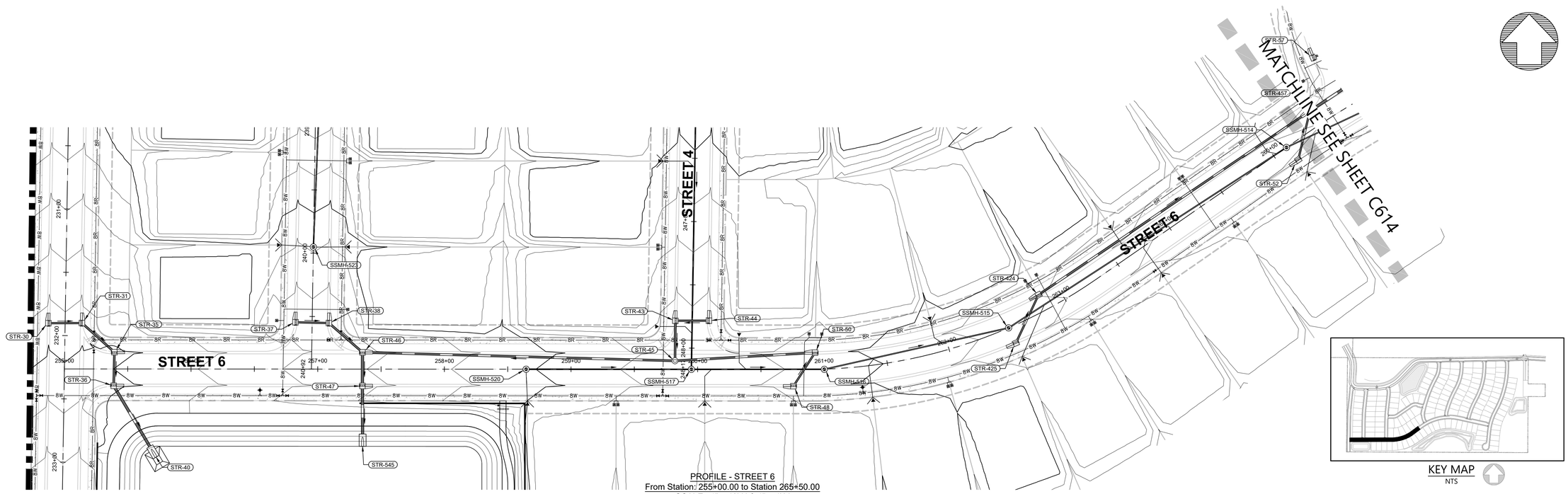
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CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C612

NOT-ISSUED-FOR-CONSTRUCTION

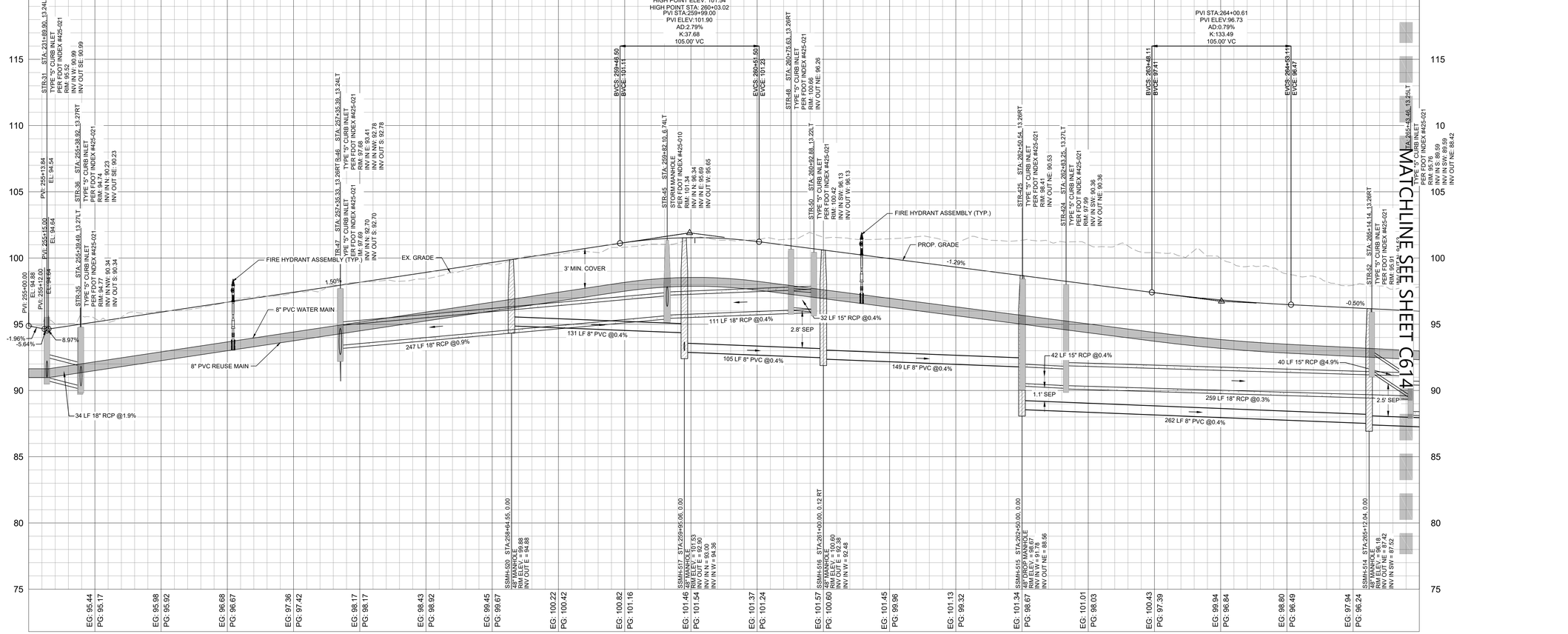
FILE: 0180-0500 STREET 17-20 P&P

FILE NAME: \\VLOANL\Projects\23000180 Mission Rise 00 and PSP\DWG\Plan Set\Construction\Phase 1\0180-0500 STREET 17-20 P&P.dwg LAST SAVED BY: apenna 8/28/2025 2:45 PM PLOTTED BY: Zuleyka Ortiz-Rosado 8/29/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB



PROFILE - STREET 6
From Station: 255+00.00 to Station 265+50.00
SCALE: 1" = 40' H & 1" = 4' V

KEY MAP
NTS



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MISSION RISE

TURNSTONE GROUP

PHASE 1 CONSTRUCTION PLANS

STREET 6 PLAN & PROFILE

SEC 27,34 TWP 20 S RGE 25 E

--

HOWEY-IN-THE-HILLS

LAKE COUNTY , FLORIDA

DATE 08/29/2025

REVISIONS

KALYN ASHLEY CROWELL LICENSE No. PE95331 STATE OF FLORIDA PROFESSIONAL ENGINEER

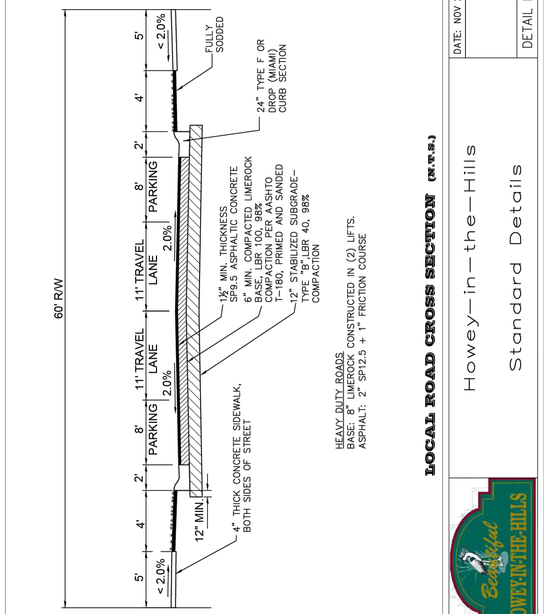
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DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C613

NOT-ISSUED-FOR-CONSTRUCTION

FILE: 0180-0000 STREET 16 P&P

FILE NAME: \\ATWELL\Projects\23000180 Mission Rise 09 and PSP\Civil\Plan Set\Construction\Phase 1\0180-0000 STREET 16 P&P.dwg LAST SAVED BY: aperez 8/28/2025 3:40 PM PLOTTED BY: Zuljeta Ortiz-Hasuse 8/29/2025 AVER. MEM FULL BLEED D (24.00 X 36.00 INCHES) STYLE: ONE TO PSP.PC3 PLOT

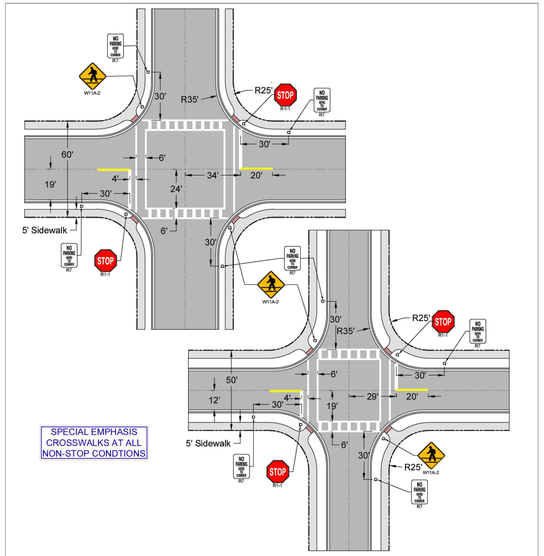


HEAVY DUTY ROADS
BASE: 8" LIMEROCK CONSTRUCTED IN (2) LIFTS.
ASPHALT: 2" SP12.5 + 1" FRICTION COURSE

LOCAL ROAD CROSS SECTION (N.T.S.)

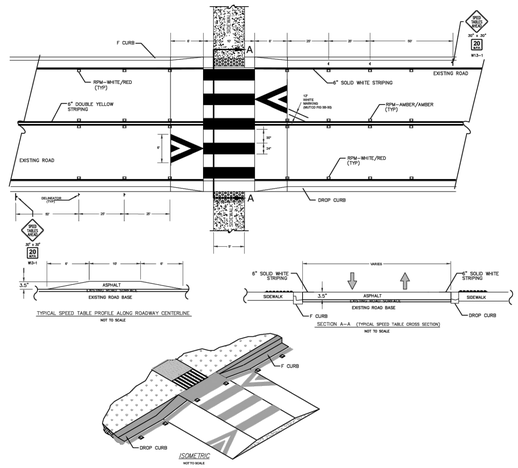
DATE: NOV 2024
DETAIL R-1

Howey-in-the-Hills
Standard Details



LOCAL ROAD INTERSECTION PEDESTRIAN & TRAFFIC CONTROL

Howey-in-the-Hills
Standard Details
DATE: AUG 2025
DETAIL R-1A

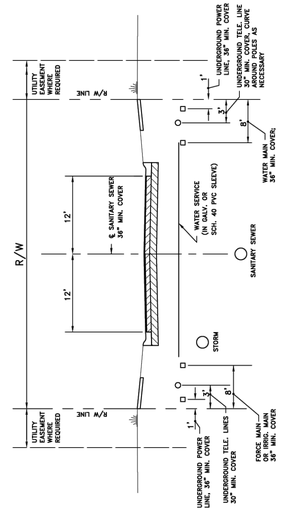


TYPICAL SPEED TABLE PROFILE ALONG ROADWAY CENTERLINE
NOT TO SCALE

SECTION A–A (TYPICAL SPEED TABLE CROSS SECTION)
NOT TO SCALE

RAISED CROSSWALK

Howey-in-the-Hills
Standard Details
DATE: NOV 2024
DETAIL R-1B

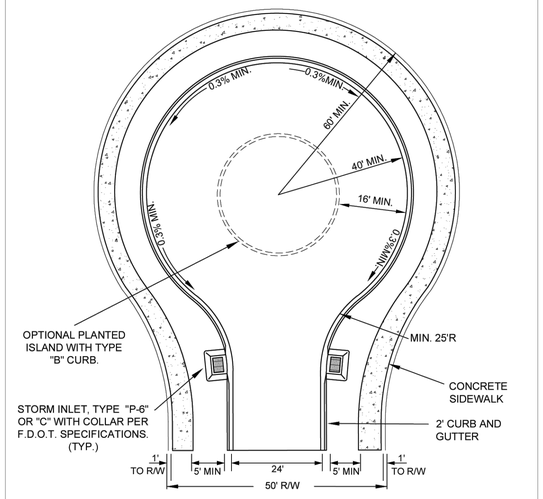


N O T E S:
1. REFER TO THE TOWN CONSTRUCTION SPECIFICATION MANUAL FOR DETAILS OF UTILITY DESIGN AND CONSTRUCTION.
2. FIRE HYDRANTS SHALL BE INSTALLED SUCH TO MINIMIZE THEIR VULNERABILITY TO TRAFFIC.

TYPICAL UTILITY LOCATIONS (N.T.S.)

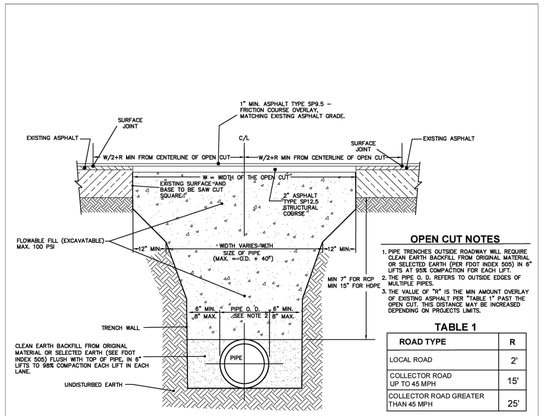
DATE: JAN 2024
DETAIL R-2

Howey-in-the-Hills
Standard Details



CUL-DE-SAC WITH TWO STORM INLETS (N.T.S.)

Howey-in-the-Hills
Standard Details
DATE: FEB 2022
DETAIL R-4



OPEN CUT NOTES

1. PIPE TRENCHES OUTSIDE ROADWAY WILL REQUIRE CLEAN EARTH BACKFILL FROM ORIGINAL MATERIAL OR SELECTED EARTH (PER FDOT INDEX 500) IN 6" LIFTS AT 95% COMPACTION FOR EACH LIFT.
2. THE PIPE O. D. REFERS TO OUTSIDE EDGES OF MULTIPLE PIPES.
3. THE VALUE OF "R" IS THE MIN AMOUNT OVERLAY OF EXISTING ASPHALT PER "TABLE 1" PAST THE OPEN CUT. THIS DISTANCE MAY BE INCREASED DEPENDING ON PROJECTS LIMITS.

TABLE 1

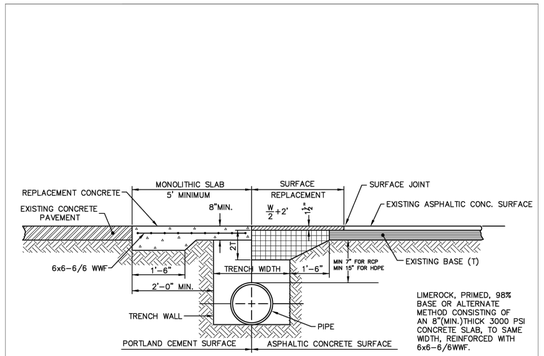
ROAD TYPE	R
LOCAL ROAD	2'
COLLECTOR ROAD UP TO 45 MPH	15'
COLLECTOR ROAD GREATER THAN 45 MPH	25'

*NOTES:
OPEN CUTS WILL NOT BE ALLOWED UNLESS SPECIFICALLY AUTHORIZED BY THE TOWN.

THIS DETAIL REPRESENTS THE STANDARD INSTALLATION OF CROSS PIPES FOR APPROVED OPEN CUTS OF TOWN ROADWAYS DURING CONSTRUCTION.

OPEN CUT & REPAIR (N.T.S.)

Howey-in-the-Hills
Standard Details
DATE: FEB 2022
DETAIL R-5



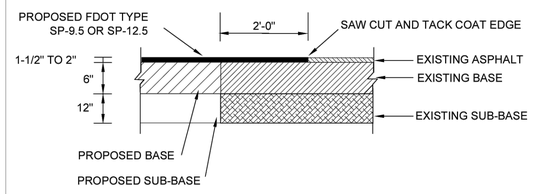
LIMEROCK, PRIMED, 98% BASE OR ALTERNATE METHOD CONSISTING OF AN 8"(MIN.)THICK 3000 PSI CONCRETE SLAB, TO SAME WIDTH, REINFORCED WITH 6x6–6/6WWF.

*NOTES:
OPEN CUTS WILL NOT BE ALLOWED UNLESS SPECIFICALLY AUTHORIZED BY THE TOWN.

THIS DETAIL REPRESENTS AN EXCEPTION TO THE STANDARD INSTALLATION OF CROSS PIPES FOR APPROVED OPEN CUTS OF ROADWAYS DURING CONSTRUCTION AND SHALL ONLY BE USED WITH THE PRIOR APPROVAL OF THE TOWN.

OPEN CUT & REPAIR ALTERNATE (N.T.S.)

Howey-in-the-Hills
Standard Details
DATE: FEB 2022
DETAIL R-6



PAVEMENT BUTT JOINT (N.T.S.)

Howey-in-the-Hills
Standard Details
DATE: FEB 2022
DETAIL R-7

811
Know what's below. Call before you dig.
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NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ORLANDO, FL 32801
FL COA # 29301

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

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
SITE DETAILS

DATE 08/29/2025

REVISIONS

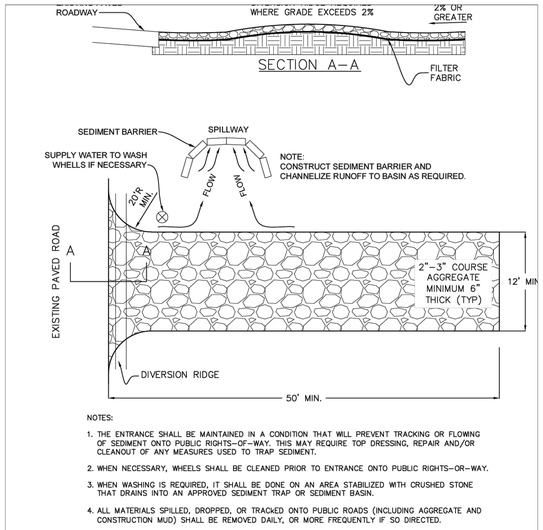


FILE: 0180-C700 DETAILS

DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C800

NOT-ISSUED-FOR-CONSTRUCTION

FILE NAME: \\ATWELL\Projects\23000180 Mission Rise DD and PSP\DWG\Plan Sets\Construction\Phase 1\0180-C700 DETAILS.dwg LAST SAVED BY: cpeet 8/26/2025 1:13 PM PLOTTED BY: Edgardo Ortiz-Rosado 8/28/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) SERVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB

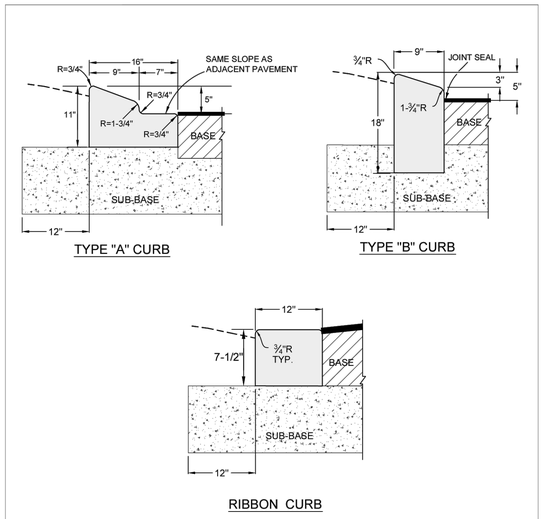


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OR–WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING AGGREGATE AND CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED.

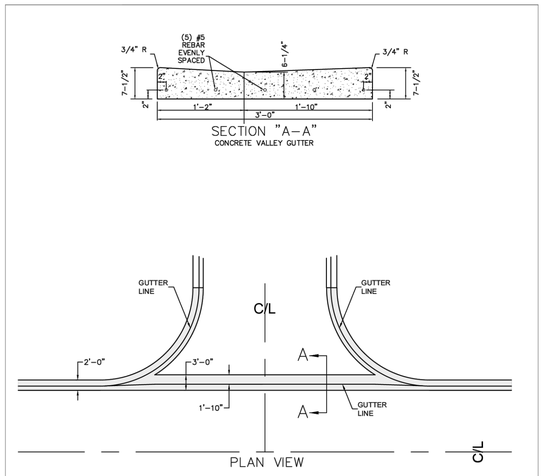
TEMPORARY CONSTRUCTION ENTRANCE (N.T.S.)

Howey–in–the–Hills Standard Details	DATE: FEB 2022
	DETAIL R–23



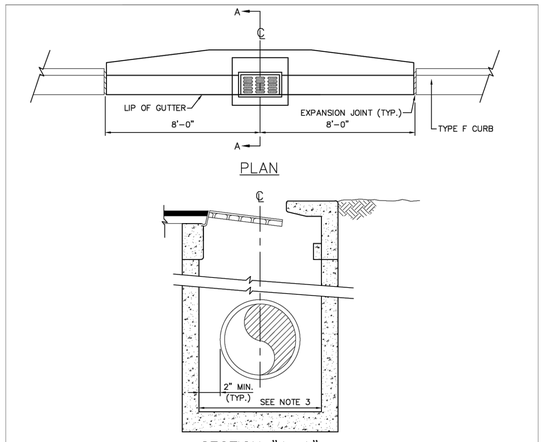
CONCRETE CURB (2) (N.T.S.)

Howey–in–the–Hills Standard Details	DATE: FEB 2022
	DETAIL R–11A



CONCRETE VALLEY GUTTER (N.T.S.)

Howey–in–the–Hills Standard Details	DATE: FEB 2022
	DETAIL R–13

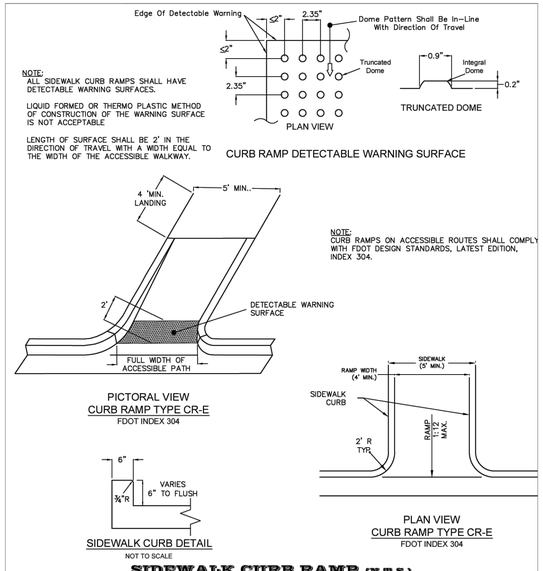


NOTES:

1. CURB INLET TOPS SHALL BE FDOT TYPE 5 OR TYPE 6, (TYPE 6 SHOWN). FRAME AND COVER SHALL BE STEEL MEETING ASTM A–36 OR CAST IRON, CLASS No. 30 IN ACCORDANCE WITH ASTM A–48.
2. PRECAST STRUCTURES SHALL BE FDOT TYPE P OR J AND MAY BE CIRCULAR, SQUARE OR RECTANGULAR. WALL THICKNESS AND REINFORCEMENT SHALL BE IN ACCORDANCE WITH ASTM C–478.
3. MINIMUM INSIDE DIMENSIONS SHALL BE 4' DIAMETER FOR CIRCULAR AND 3'–6" FOR SQUARE OR RECTANGULAR.
4. ALTERNATE DRAINAGE INLET DESIGNS MAY BE PROPOSED BY ENGINEER.

CURB INLET (N.T.S.)

Howey–in–the–Hills Standard Details	DATE: FEB 2022
	DETAIL R–14



NOTE:
ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES.

LIQUID FORMED OR THERMO PLASTIC METHOD OF CONSTRUCTION OF THE WARNING SURFACE IS NOT ACCEPTABLE

LENGTH OF SURFACE SHALL BE 2' IN THE DIRECTION OF TRAVEL WITH A WIDTH EQUAL TO THE WIDTH OF THE ACCESSIBLE WALKWAY.

NOTE:
CURB RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH FDOT DESIGN STANDARDS, LATEST EDITION, INDEX 304.

SIDEWALK CURB RAMP (N.T.S.)

Howey–in–the–Hills Standard Details	DATE: FEB 2022
	DETAIL R–15

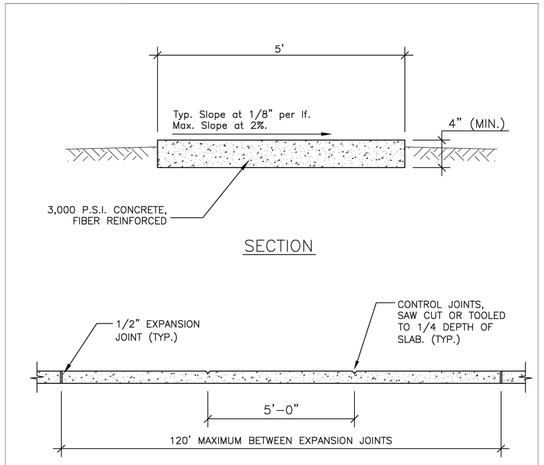
CURB RAMP – GENERAL NOTES

ALL REFERENCES TO FDOT AND ADA STANDARDS SHALL MEAN THE LATEST EDITION

1. Public sidewalk curb ramps shall be constructed in the public right of way at locations that will provide continuous unobstructed pedestrian circulation paths to pedestrian areas, elements and facilities in the public right of way and to accessible pedestrian routes on adjacent sites. Curbed facilities with sidewalks and those without sidewalks are to have curb ramps constructed at all street intersections and at turnouts that have curbed returns. Partial curb returns shall extend to the limit prescribed by FDOT Index No. 515 to accommodate curb ramps. Ramps constructed at locations without sidewalks shall have a 5' x 5' landing constructed at the top of each ramp.
2. The location of curb ramps shall be as shown in the plans, but shall conform to F.D.O.T. standard details. All ramps, landings and curbs shall be constructed with minimum 3000 psi, Class A concrete and shall have minimum thickness of 6 inches. All concrete for pedestrian areas shall have a medium broom finish and standard color, unless specifically required by the plans.
3. Curb ramp running slopes at unrestrained sites shall not be steeper than 1 : 12 and cross slope shall not be steeper than 2%. Transition slopes shall not be steeper than 1 : 12. When altering existing pedestrian facilities where existing site development precludes the accommodation of a ramp slope of 1 : 12, a running slope between 1 : 12 and 1 : 10 is permitted for a rise of 6" maximum and a running slope of between 1 : 10 and 1 : 8 is permitted for a rise of 3" maximum.
4. If a curb ramp is located where pedestrians must walk across the ramp, then the walk shall have transitions with a maximum longitudinal slope of 1 : 12. and a 2% cross–slope. Ramps with curb returns may be used to provide guidance, avoid an obstacle, or when R/W limitations prohibit flares. Improvements for directional guidance are required whenever necessary to guide or re–direct the pedestrian towards the receiving ramp.
5. All curb ramps shall have detectable warning surfaces that extend the full width of the ramp and 24" from the back of curb in the direction of travel. Detectable warning surfaces shall be constructed in conformance with A.D.A. Standards For Accessible Design, A.D.A. Accessibility Guidelines, Section 4.29.2, Transition slopes are not to have detectable warnings. Dome pattern shall be in–line with direction of travel.
6. The color requirement for detectable warnings is to provide a dark–on–light visual contrast between the detectable warning surface and the adjacent walking surface. Where adjacent walking surfaces are dark colored and/or constructed with materials other than standard Class I Portland Cement Concrete in accordance with the Standard Specifications, the Contractor must provide a detectable warning surface color that provides the necessary contrast, with the adjacent concrete. The standard color is dark red brick or yellow colored detectable warning tile with standard concrete unless otherwise noted.
7. Where a curb ramp is constructed within existing curb, curb and gutter or sidewalk, the existing concrete shall be removed to the nearest joint beyond the transition slope so that no remaining section of concrete is less than 5' long. The existing sidewalk shall be removed to the nearest joint beyond the transition slope, if the ramp must extend into the sidewalk.
8. Expansion joints shall be placed at all perimeter edges abutting concrete, but no joints shall be made in the ramp itself.

SIDEWALK CURB RAMP GENERAL NOTES

Howey–in–the–Hills Standard Details	DATE: FEB 2022
	DETAIL R–15A



SIDEWALK (N.T.S.)

Howey–in–the–Hills Standard Details	DATE: FEB 2022
	DETAIL R–16

SIDEWALK CONSTRUCTION- GENERAL NOTES

1. SIDEWALKS, BIKE PATHS, RAMPS, AND DRIVEWAY APRONS SHALL BE CONSTRUCTED OF PLAIN PORTLAND CEMENT CONCRETE WITH A MAXIMUM SLUMP OF 3 INCHES, A MINIMUM DEVELOPED COMPRESSIVE STRENGTH OF 3,000 P.S.I. IN 28 DAYS, AND A MINIMUM UNIFORM THICKNESS OF 4 INCHES WHERE INTENDED SOLELY FOR PEDESTRIAN TRAFFIC, AND 6 INCHES THICK WHERE MOTOR VEHICLES ARE LIKELY TO CROSS.
2. SIDEWALKS AND BIKE PATHS SHALL BE PLACED PARALLEL TO, AND ONE FOOT WITHIN THE RIGHT–OF–WAY LINE EXCEPT THAT THE CITY MAY APPROVE DEVIATIONS TO SAVE SPECIMEN TREES PROVIDED THAT THE PAVEMENT REMAINS WITHIN THE RIGHT–OF–WAY, OR ADJACENT EASEMENT DEDICATED FOR SIDEWALK USE, IS NOT DIMINISHED IN WIDTH, AND REMAINS AT LEAST 3 FEET FROM THE EDGE OF THE STREET PAVEMENT, UNLESS OTHERWISE APPROVED BY THE CITY.
3. THE TOP OF THE CONCRETE SHALL BE AT AN ELEVATION NO LOWER THAN THE CROWN OF THE ADJACENT ROADWAY, AND NO HIGHER THAN 6 INCHES ABOVE THE CROWN UNLESS APPROVED BY THE CITY TO MAKE A MORE NATURAL TRANSITION WITH THE ADJACENT LAND. UNDER NO CIRCUMSTANCES WILL THE SIDEWALK EXCEED ADA MAXIMUM GRADES.
4. ISOLATION JOINTS (TYPE A JOINTS) SHALL BE PROVIDED BETWEEN EXISTING SLABS OR STRUCTURES AND FRESH CONCRETE, TO SEPARATE PEDESTRIAN SECTIONS FROM SECTIONS WHICH WILL ENCOUNTER VEHICLE TRAFFIC, TO SEPARATE FRESH PLACEMENT FROM CONCRETE WHICH HAS SET FOR MORE THAN 60 MINUTES, AND NO FARTHER APART THAN 120 FEET IN SIDEWALKS AND BIKE PATHS. JOINT MATERIAL SHALL BE AS SPECIFIED IN FDOT STANDARDS AND SPECIFICATIONS AND SHALL BE RUBBER, PLASTIC OR OTHER APPROVED NON–BIODEGRADABLE ELASTOMERIC MATERIAL. WOOD IS PROHIBITED.
5. CONTROL JOINTS (TYPE B JOINTS) SHALL BE TOOLED INTO THE FRESH CONCRETE, OR SAW–CUT WITHIN 24 HOURS OF PLACEMENT, TO A DEPTH EQUAL TO 1/4 THE SLAB THICKNESS AND SPACED APART A DISTANCE EQUAL TO THE WIDTH OF THE SLAB OR 5 FEET, WHICHEVER IS GREATEST.
6. THE SLAB SURFACE SHALL BE BROOM FINISHED TO BE SLIP RESISTANT, AND SHALL MATCH AS CLOSELY AS POSSIBLE THE FINISH OF EXISTING ADJACENT SLABS AND ALL EDGES SHALL BE TOOLED TO ELIMINATE SHARP CORNERS.
7. THE BEARING SUBSURFACE SHALL HAVE ALL ORGANIC, LOOSE, AND DELETERIOUS MATTER REMOVED, AND THE REMAINING CLEAN SOIL SHALL BE SMOOTH, SOUND, AND SOLID. ANY FILL MATERIAL SHALL BE COMPACTED WITH A VIBRATORY OR IMPACT COMPACTION MACHINE IN MAXIMUM 12 INCH LIFTS OR COMPACTED WITH A HAND TAMPER IN MAXIMUM 4 INCH LIFTS. THE CITY SHALL REQUIRE A COMPACTION TEST FOR EACH LIFT IF THE TOTAL FILLED SECTION IS MORE THEN 12 INCHES DEEP OR IF THE SUBSURFACE HAS BEEN DISTURBED MORE THAN 12 INCHES DEEP. WHERE SUCH TEST IS REQUIRED, THE RESULTS SHALL SHOW A MINIMUM PROCTOR FIELD DENSITY OF 95 PERCENT.
8. ALL CONCRETE WORK IN THE RIGHT–OF–WAY SHALL BE INSPECTED BY THE CITY AFTER THE SUBSOIL IS PREPARED AND THE FORMS ARE SET, BUT BEFORE THE CONCRETE PLACEMENT BEGINS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE FINISHED SLAB FROM ALL DAMAGE AND VANDALISM UNTIL THE CITY ACCEPTS OR APPROVES THE SLAB.
10. SIDEWALKS LOCATED WITHIN THE RIGHT–OF–WAY SHALL NOT BE TINTED, STAINED, COLORED, OR COATED, UNLESS APPROVED BY THE CITY ENGINEER.
11. ALL FORMS SHALL BE REMOVED PRIOR TO ACCEPTANCE OR APPROVAL AND THE DISTURBED GROUND SHALL BE BACK–FILLED, RE–GRADED, AND SODDED SO THAT THE WEAR SURFACE OF THE CONCRETE IS REASONABLY FLUSH WITH THE ADJACENT GRADE.
12. THE CITY MAY REQUIRE ADDITIONAL JOINTS AROUND UTILITY STRUCTURES LOCATED WITHIN THE SIDEWALK.

SIDEWALK - GENERAL NOTES

Howey–in–the–Hills Standard Details	DATE: FEB 2022
	DETAIL R–16A

811
Know what's **below.** **Call** before you dig.

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ORLANDO, FL 32801
FL COA # 28994
GA COA # 29091

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

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
SITE DETAILS

DATE 08/29/2025

REVISIONS

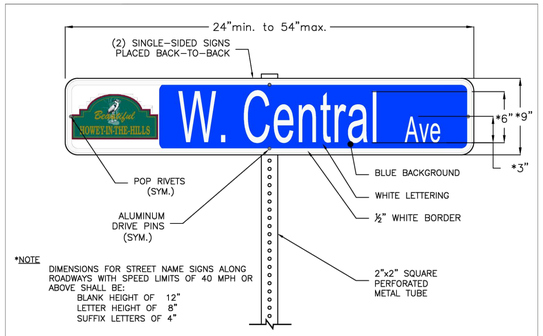


FILE: 0180-C700 DETAILS

DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C801

NOT–ISSUED–FOR–CONSTRUCTION

FILE NAME: \\FLORH\Projects\23000180 Mission Rise DD and PSP\DWG\Plan Set\Construction\Phase 1\0180-C700 DETAILS.dwg LAST SAVED BY: cpeck 8/28/2025 1:13 PM PLOTTED BY: Edwin Ortiz-Rosado 8/28/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB



*NOTE
DIMENSIONS FOR STREET NAME SIGNS ALONG ROADWAYS WITH SPEED LIMITS OF 40 MPH OR ABOVE SHALL BE:
BLANK HEIGHT OF 12"
LETTER HEIGHT OF 8"
SUFFIX LETTERS OF 4"

SIGN BLANKS:
- .063" ALUMINUM
- ALUMINUM CHEMICALLY TREATED TO MEET ATSM B449 STANDARD (PRE-TREATMENT FOR PAINT OR REFLECTIVE SHEETING)
- DIMENSIONS ARE TO BE 9" or 12" HEIGHT X 24" MINIMUM TO 54" MAXIMUM LENGTH. BLANK LENGTH TO BE DETERMINED BY ROAD NAME LENGTH AND BE ESTABLISHED IN 6" INCREMENTS, I.E. (24",30",36",42",48" OR 54")

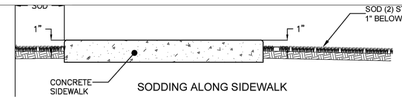
COLOR:
- THE BACKGROUND SHALL BE HIGH INTENSITY PRISMATIC GREATER WHITE SHEETING WITH BLUE TRANSPARENT FILM OVERLAY.

LEGEND/LETTERING:
- ONE-HALF INCH (1/2") WHITE BORDER, 1/2" FROM THE EDGE.
- STREET NAMES SHALL BE 6" or 8" SERIES B LETTERS.
- THE ABBREVIATED SUFFIX "Rd", "Ave", "Dr", ETC., SHALL BE 3" or 4" SERIES B.

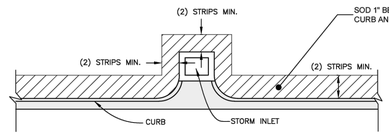
MOUNTING:
- MOUNTING SHALL BE TWO SINGLE-SIDED SIGNS WITH ATTRIBUTES ABOVE, MOUNTED BACK TO BACK, WITH ENDS POP RIVETED TOGETHER ON 2"x2" METAL POST, ATTACHED WITH ALUMINUM DRIVE PINS. NO EDGE-CLAMPING STYLE MOUNTING BLOCKS ARE TO BE USED.

STREET SIGN (N.T.S.)

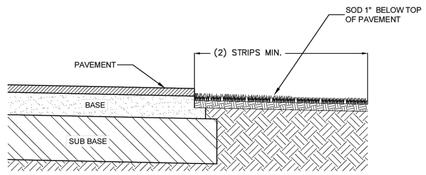
Howey-in-the-Hills Standard Details	DATE: FEB 2022
	DETAIL R-20



SODDING ALONG SIDEWALK



SODDING ALONG INLET AND CURB

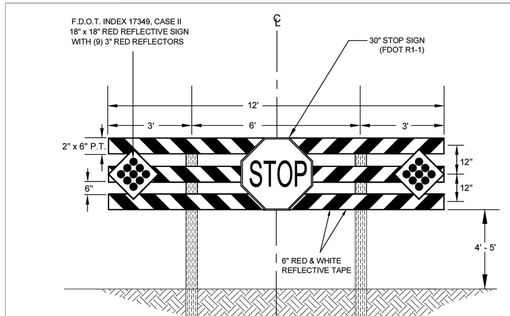


SODDING ALONG PAVED STREET

NOTE:
ANY EXISTING SODDED AREAS THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESODDED WITH LIKE SOD AND RESTORED TO ITS ORIGINAL STATE.

SOD PLANTING (N.T.S.)

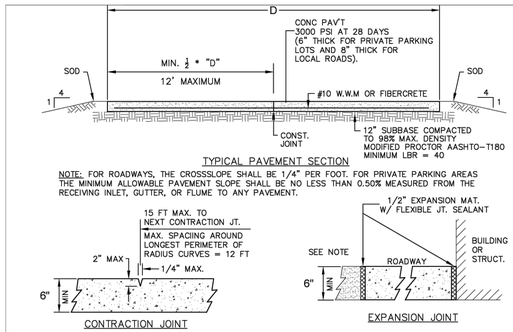
Howey-in-the-Hills Standard Details	DATE: FEB 2022
	DETAIL R-22



NOTES:
* BARRICADE TO BE USED FOR CITY AND PRIVATE STREETS, NOT APPLICABLE FOR MAJOR STREETS.
* A DEAD END SIGN (F.D.O.T. W14-1) SHALL BE POSTED AT A SUFFICIENT ADVANCE DISTANCE TO PERMIT VEHICLE OPERATOR TO TURN OFF. IF POSSIBLE AT THE NEAREST INTERSECTING STREET.
* BARRICADE SIGNS AND MARKERS SHALL BE IN ACCORDANCE WITH F.D.O.T. DESIGN STANDARDS, LATEST EDITION, INDEX #17349.

ROAD BARRICADE (N.T.S.)

Howey-in-the-Hills Standard Details	DATE: FEB 2022
	DETAIL R-21

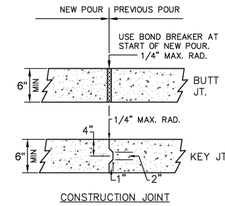


TYPICAL PAVEMENT SECTION

NOTE: FOR ROADWAYS, THE CROSSSLOPE SHALL BE 1/4" PER FOOT. FOR PRIVATE PARKING AREAS THE MINIMUM ALLOWABLE PAVEMENT SLOPE SHALL BE NO LESS THAN 0.50% MEASURED FROM THE RECEIVING INLET, GUTTER, OR FLUME TO ANY PAVEMENT.

CONTRACTION JOINT

EXPANSION JOINT

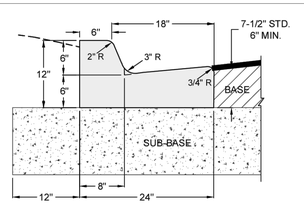


CONSTRUCTION JOINT

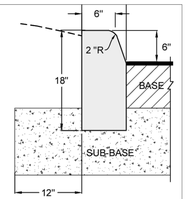
NOTES:
1. CONTRACTION JTS. MAY BE HAND FORMED, SAWED OR CONSTRUCTED W/ A 1/4" PREMOLDED FILLER JT. JOINTS MUST BE SAW CUT THE SAME DAY AS THE POUR.
2. EXPANSION JOINTS TO BE PLACED BETWEEN ROADWAY AND CURB. ALSO AT ANY PERMANENT STRUCTURE ABUTTING OR WITHIN THE PAVED AREA INCLUDING SIDEWALKS.
3. USE OF WOOD IS NOT AN ACCEPTABLE ALTERNATIVE TO FLEXIBLE JOINT SEALANTS.
4. FINAL DETERMINATION OF CONSTRUCTION JOINT SELECTION AND APPLICATION SHALL BE MADE BY THE ENGINEER OF RECORD BASED ON PROJECT REQUIREMENTS AND LOCATION.
5. CONSTRUCTION JOINTS WITHIN THE SLAB AREA SHOULD NOT CONTAIN PREMOLDED EXPANSION JOINT FILLER.

CONCRETE PAVEMENT (N.T.S.)

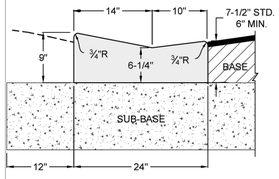
Howey-in-the-Hills Standard Details	DATE: FEB 2022
	DETAIL R-10



TYPE "F" CURB



TYPE "D" CURB

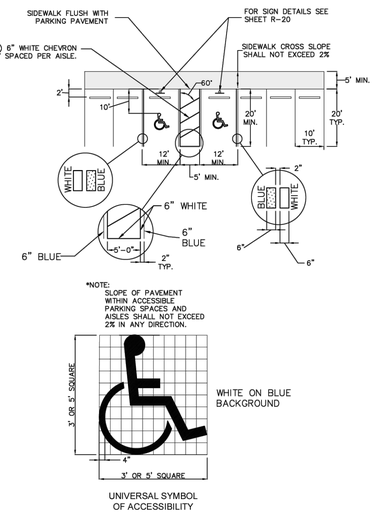


DROP CURB (MIAMI TYPE)

NOTES:
1. ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 3,000 P.S.I. CONCRETE.
2. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED EVERY 500', CONSTRUCTION JOINT REQUIRED EVERY 10' MAXIMUM (4' MINIMUM).
3. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED AT EACH SIDE OF ALL STORM INLET STRUCTURES AND AT ALL RADIUS POINTS.
4. SUB-BASE TO BE COMPACTED AND TESTED TO 98% MINIMUM DENSITY WITH MINIMUM L.B.R. 40 BASED ON AASHTO T-180 MODIFIED PROCTOR TEST.
5. EXPANSION JOINT MATERIAL MUST COVER THE ENTIRE CROSS SECTION OF CURB.

CONCRETE CURB (1) (N.T.S.)

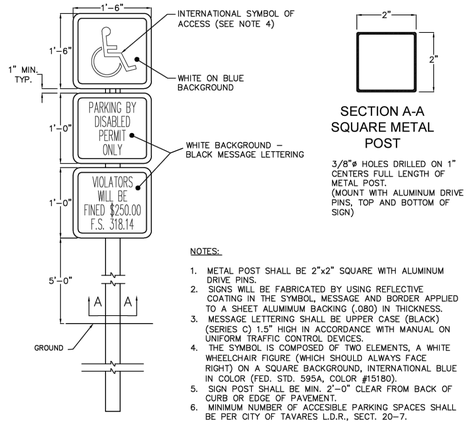
Howey-in-the-Hills Standard Details	DATE: FEB 2022
	DETAIL R-11



UNIVERSAL SYMBOL OF ACCESSIBILITY

ACCESSIBLE PARKING (N.T.S.)

Howey-in-the-Hills Standard Details	DATE: FEB 2022
	DETAIL R-18



3/8"ø HOLES DRILLED ON 1" CENTERS FULL LENGTH OF METAL POST. (MOUNT WITH ALUMINUM DRIVE PINS, TOP AND BOTTOM OF SIGN)

NOTES:
1. METAL POST SHALL BE 2"x2" SQUARE WITH ALUMINUM DRIVE PINS.
2. SIGNS WILL BE FABRICATED BY USING REFLECTIVE COATING IN THE SYMBOL, MESSAGE AND BORDER APPLIED TO A SHEET ALUMIMUM BACKING (.080) IN THICKNESS.
3. MESSAGE LETTERING SHALL BE UPPER CASE (BLACK) (SERIES C) 1.5" HIGH IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. THE SYMBOL IS COMPOSED OF TWO ELEMENTS, A WHITE WHEELCHAIR FIGURE (WHICH SHOULD ALWAYS FACE RIGHT) ON A SQUARE BACKGROUND, INTERNATIONAL BLUE IN COLOR (FED. STD. 595A, COLOR #15180).
5. SIGN POST SHALL BE MIN. 2'-0" CLEAR FROM BACK OF CURB OR EDGE OF PAVEMENT.
6. MINIMUM NUMBER OF ACCESIBLE PARKING SPACES SHALL BE PER CITY OF TAVARES L.D.R., SECT. 20-7.

SIGN DETAIL

ACCESSIBLE PARKING SIGN (N.T.S.)

Howey-in-the-Hills Standard Details	DATE: FEB 2022
	DETAIL R-19

Know what's below. Call before you dig.

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NOTICE:
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ORLANDO, FL 32801
407.843.1570
COA# 29091

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

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
SITE DETAILS

DATE 08/29/2025

REVISIONS



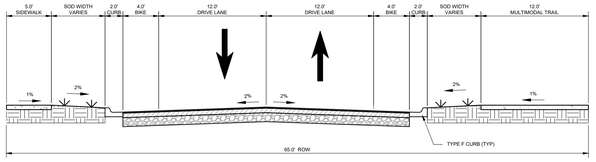
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CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C802

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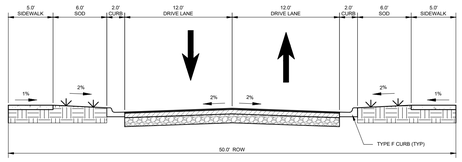
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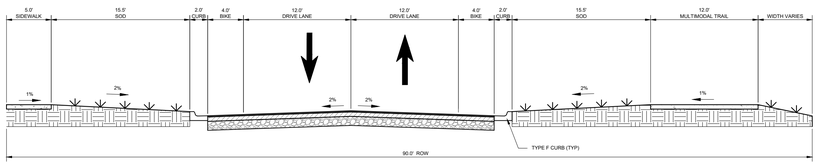
TYPICAL SECTIONS



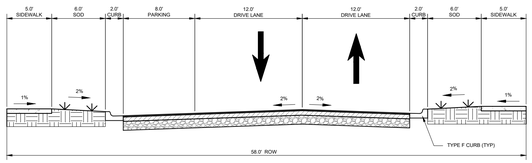
SR-1 C803 **SPINE ROAD - ROW WIDTH VARIES (65' MIN.)**



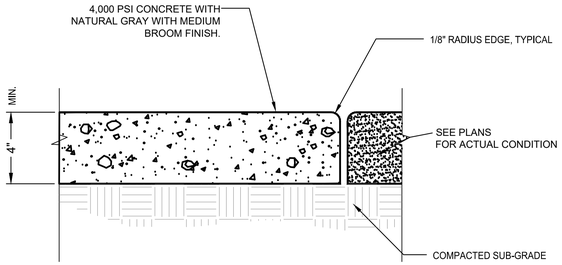
NR-1 C803 **NEIGHBORHOOD ROAD - 50' ROW**



SR-2 C803 **SPINE ROAD - 90' ROW WITH BIKE LANE & 12' MULTIMODAL TRAIL**

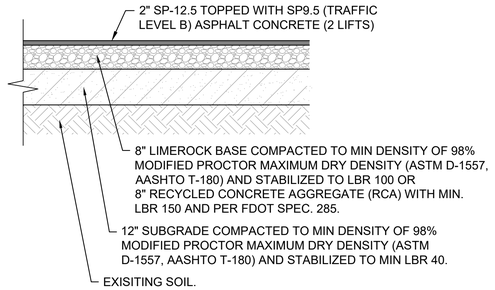


NR-2 C803 **NEIGHBORHOOD ROAD - 58' ROW WITH PARKING**



CONCRETE SIDEWALK DETAIL

NTS



HEAVY DUTY ASPHALT PAVEMENT SECTION

NTS

811
Know what's **below.** **Call** before you dig.
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MISSION RISE

TURNSTONE GROUP

PHASE 1 CONSTRUCTION PLANS

SITE DETAILS

DATE 08/29/2025

REVISIONS



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CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C803

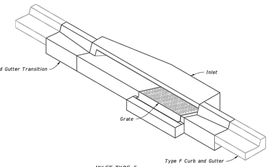
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FILE: 0180-C700 DETAILS

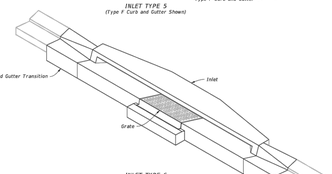
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GENERAL NOTES:

1. Work this Index with Index 425-001 and Index 425-010.
2. Conform the finished grade and slope of the inlet tops with the finished cross slope and grade of the proposed sidewalk and/or border.
3. For inlets constructed on a curve, refer to the plans to determine the radius. Bend steel when necessary.
4. Use Grade 60 reinforcing bars with 1½" minimum cover unless otherwise shown, see Sheet 6 for equivalent area Welded Wire Reinforcement details.
5. Inlet tops may be either cast-in-place or precast concrete. Conform precast units to the dimensions shown or in accordance with approved shop drawings.
6. Corner fillets are required at inlet opening for precast units or C-I-P units used in conjunction with circular inlet bottoms or skewed rectangular inlet bases. Finish top of fillets flush with drain throat bottom and match slope.
7. For Type E curb and gutter, transition the shape of the curb over the gutter transition length to match the face of the inlet (Type F).
8. Meet the requirements of ASTM A36/A36M with steel used for frames and grates.
9. Use either cast iron grates or steel grates.



INLET TYPE 5
(Type F Curb and Gutter Shown)



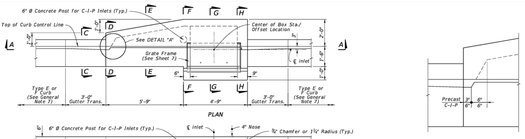
INLET TYPE 6
(Type E Curb and Gutter Shown)

TABLE OF CONTENTS:

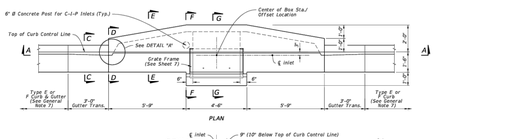
Sheet	Description
1	General Notes and Contents
2	Type 5 and 6 Dimensional Details
3	Type 5 and 6 Reinforcing and Bar Bending Details
4	Precast Dimensional and Reinforcing Details
5	Cast-In-Place Dimensional and Reinforcing Details
6	Alternate Welded Wire Reinforcing (WWR) Details
7	Grate, Anchor, and Grouting Details

CURB INLETS TOPS

LAST REVISION 11/01/20	DESCRIPTION:	FY 2025-26 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX 425-021	SHEET 1 of 7

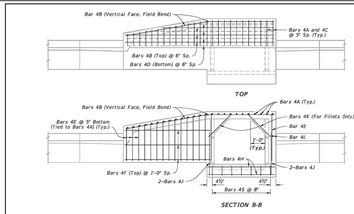


TYPE 5 DIMENSIONAL DETAILS

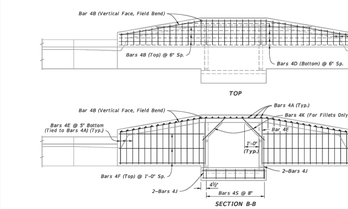


TYPE 6 DIMENSIONAL DETAILS

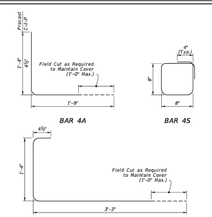
LAST REVISION 11/01/20	DESCRIPTION:	FY 2025-26 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX 425-021	SHEET 2 of 7



TYPE 5 REINFORCING DETAILS



TYPE 6 REINFORCING DETAILS



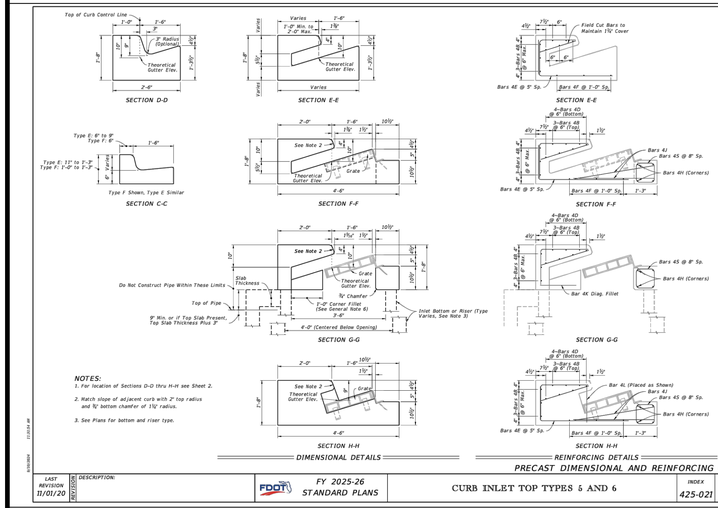
BILL OF REINFORCING STEEL

MARK	SIZE	TYPE 5 INLET NO.	TYPE 5 INLET LENGTH	TYPE 6 INLET NO.	TYPE 6 INLET LENGTH
A (Precast)	4	25	3'-1"	38	3'-1"
A (C-I-P)	4	25	2'-11½"	38	2'-11½"
B	4	6	10'-3"	6	15'-9"
C	4	25	11" to 1'-11"	38	11" to 1'-11"
D	4	4	10'-3"	4	15'-9"
E	4	16	4'-11½"	30	4'-11½"
F	4	3	6'-0"	4	6'-0"
H	4	4	4'-6"	4	4'-6"
J	4	4	3'-0"	4	3'-0"
K (Fillet)	4	2	2'-3"	2	2'-3"
L (Precast)	4	1	1'-4"	0	----
L (C-I-P)	4	10	1'-4"	9	1'-4"
S	4	7	3'-2"	7	3'-2"

NOTES:
1. All bar dimensions in the bending diagrams are out to out.
2. Bars 4A and 4E may be combined into a single bar.
3. Welded Wire Reinforcement consists of smooth or deformed wire meeting the requirements of Specification 931.

TYPE 5 AND 6 REINFORCING AND BAR BENDING DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FY 2025-26 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX 425-021	SHEET 3 of 7



DIMENSIONAL DETAILS

NOTES:
1. For location of Sections D-D thru H-H see Sheet 2.
2. Match slope of adjacent curb with 2" top radius and ½" bottom chamfer of 1½" radius.
3. See Plans for bottom and riser type.

REINFORCING DETAILS

PRECAST DIMENSIONAL AND REINFORCING DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FY 2025-26 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX 425-021	SHEET 4 of 7

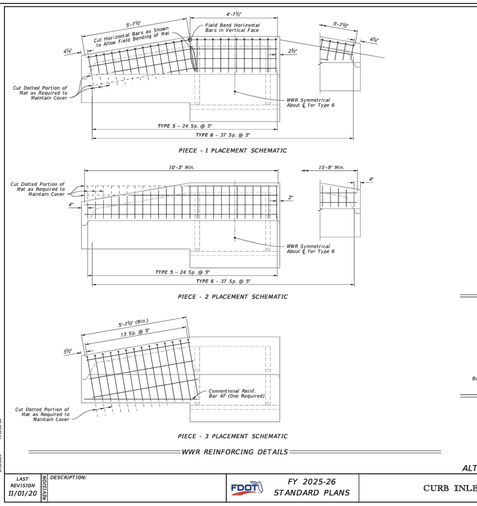
DIMENSIONAL DETAILS

NOTES:
1. For location of Sections D-D thru H-H see Sheet 2.
2. Match slope of adjacent curb with 2" top radius and ½" bottom chamfer of 1½" radius.
3. See Plans for bottom and riser type.

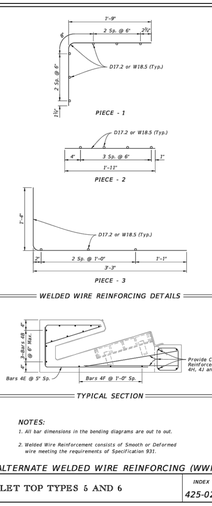
REINFORCING DETAILS

CAST-IN-PLACE DIMENSIONAL AND REINFORCING DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FY 2025-26 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX 425-021	SHEET 5 of 7



WWR REINFORCING DETAILS

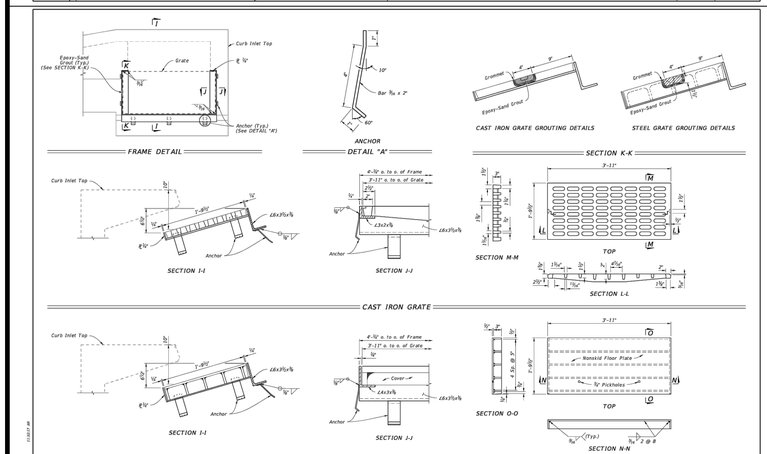


WELDED WIRE REINFORCING DETAILS

NOTES:
1. All bar dimensions in the bending diagrams are out to out.
2. Welded Wire Reinforcement consists of Smooth or Deformed wire meeting the requirements of Specification 931.

ALTERNATE WELDED WIRE REINFORCING (WWR) DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FY 2025-26 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX 425-021	SHEET 6 of 7



GRATE, ANCHOR, AND GROUTING DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FY 2025-26 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX 425-021	SHEET 7 of 7

811 Know what's below. Call before you dig.
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ORLANDO, FL 32801
4000 SF 3574
COA # 29091

SEC 27;34 TWP 20 S RGE 25 E

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HOWEY-IN-THE-HILLS

LAKE COUNTY, FLORIDA

MISSION RISE

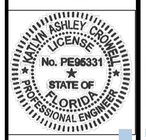
TURNSTONE GROUP

PHASE 1 CONSTRUCTION PLANS

STORM DETAILS

DATE 08/29/2025

REVISIONS



DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C804

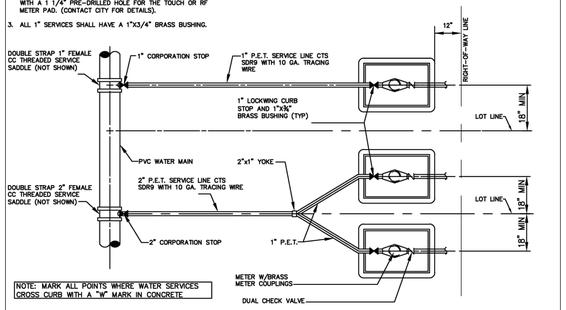
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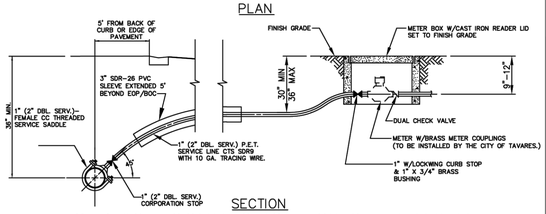
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NOTES:

1. METERS TO BE INSTALLED BY THE CITY OF TAVARES.
2. ALL METER BOXES SHALL BE STANDARD PLASTIC RECTANGLE WITH A 1 1/4" PRE-DRILLED HOLE FOR THE TOUCH OR RF METER PAD. (CONTACT CITY FOR DETAILS).
3. ALL 1" SERVICES SHALL HAVE A 1"X3/4" BRASS BUSHING.



PLAN



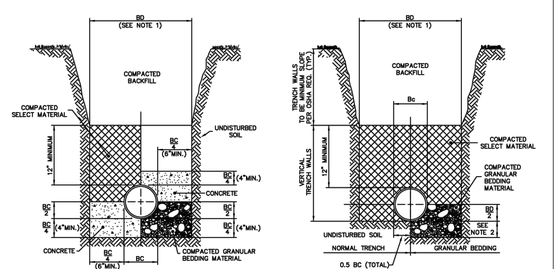
SECTION

SERVICE CONNECTION–SINGLE FAMILY

NOT TO SCALE

(NOTE: METERS TO BE INSTALLED BY CITY OF TAVARES.)

Howey–in–the–Hills	DATE: FEB 2022	
Standard Details		DETAIL PW–1



CLASS "A" BEDDING SPECIAL CONDITIONS

CLASS "B" BEDDING NORMAL CONDITIONS

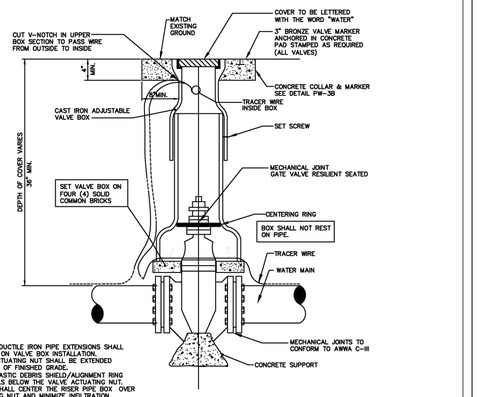
NOTES: FOR BEDDING AND TRENCHING

1. DIMENSION BC = PIPE O.D.
   DIMENSION BD = TRENCH WIDTH AT TOP OF PIPE
   MAXIMUM BD = BC + 30"
   MINIMUM BD = MAXIMUM DIMENSION OF BELL + 8" (UNSHEETED TRENCH)
2. DEPTH FOR REMOVAL FOR UNSUITABLE MATERIAL SHALL BE AS REQUIRED TO REACH SUITABLE FOUNDATION. FOR ROCK OR OTHER NON-CUSHIONING MATERIAL, DEPTH SHALL BE 6" BELOW BOTTOM OF UTILITY.
3. ALL BACKFILL AND SELECT MATERIAL UNDER ALL ROADWAYS, DRIVES (INCLUDING DIRT DRIVES), AND PARKING AREAS SHALL BE COMPACTED TO 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. (AASHTO T-180). BACKFILL AND SELECT MATERIAL UNDER ALL OTHER AREAS SHALL BE COMPACTED AS FOLLOWS: FROM BOTTOM OF TRENCH TO 12" ABOVE TOP OF PIPE – 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180). FROM 12" ABOVE TOP OF PIPE TO TOP OF BACKFILL – 90% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180)

TRENCHING AND BEDDING

NOT TO SCALE

Howey–in–the–Hills	DATE: FEB 2022	
Standard Details		DETAIL PW–2



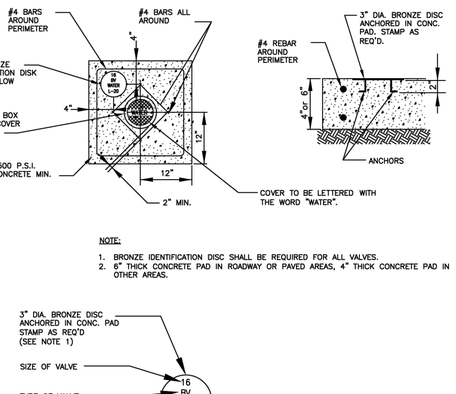
NOTES

1. PVC PIPE OR DUCTILE IRON PIPE EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED WITHIN 2 FEET OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD/ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE ACTUATING NUT AND MINIMIZE INFILTRATION. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
4. VALVE BOX SHALL BE A TWO PIECE SCREW TYPE.

GATE VALVE AND BOX

NOT TO SCALE

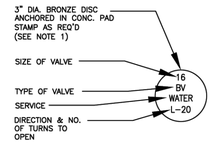
Howey–in–the–Hills	DATE: FEB 2022	
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NOTE:

1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.
2. 6" THICK CONCRETE PAD IN ROADWAY OR PAVED AREAS, 4" THICK CONCRETE PAD IN OTHER AREAS.

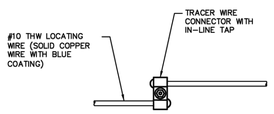
BRONZE IDENTIFICATION DISC DETAIL



VALVE COLLAR

NOT TO SCALE

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Standard Details		DETAIL PW–3B



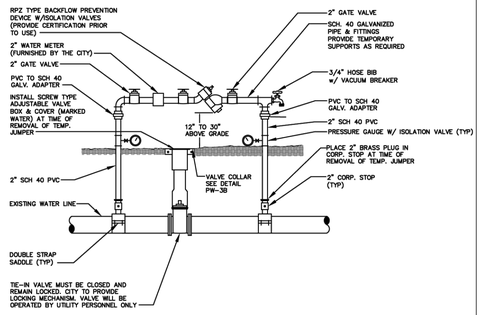
NOTES:

1. TRACER WIRE CONNECTOR SHALL BE DIRECT BURY, SELF-STRIPPING, LOCKING.
2. AFTER INSTALLATION OF THE LOCATING WIRE THE SYSTEM SHALL BE SUBJECTED TO TESTING, IN THE PRESENCE OF CITY UTILITY DIRECTOR OR HIS DESIGNEE PRIOR TO BACKFILL, IN ORDER TO CONFIRM THAT THE SYSTEM IS FUNCTIONAL.

LOCATING WIRE SPLICING

NOT TO SCALE

Howey–in–the–Hills	DATE: FEB 2022	
Standard Details		DETAIL PW–5



TEMPORARY JUMPER CONNECTION

NOT TO SCALE

NOTE: LOCATION TO BE DETERMINED AT TIME OF PRECONSTRUCTION CONFERENCE W/ CITY.

Howey–in–the–Hills	DATE: FEB 2022	
Standard Details		DETAIL PW–6A

TEMPORARY JUMPER CONNECTION NOTES

1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS.
2. THE DETAILS TO BE USED FOR FILLING ANY WATER MAIN OF ANY SIZE FROM EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS UP TO 8" DIAMETER (2.5 FPS MINIMUM VELOCITY) AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND OTHER PERTINENT AGENCIES HAS BEEN RECEIVED. THE JUMPER CONNECTION SHALL ALSO BE USED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI IN THE NEW MAINS ALL THE TIME AFTER DISINFECTION AND UNTIL THE FDEP CLEARANCE LETTER IS OBTAINED. ADEQUATE RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED. PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C651, LATEST EDITION. THIS TAPPING SLEEVE AND THE EXTERIOR OF THE MAIN TO BE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION II OF AWWA C561, LATEST EDITION.
3. FLUSHING OF 10" DIAMETER AND LARGE WATER MAINS MAY BE DONE THROUGH THE TIE-IN VALVE, IN THE PRESENCE OF THE UTILITY DIRECTOR OR HIS DESIGNEE. THE UTILITY DEPARTMENT WILL NOTIFIED IN WRITING 48 HOURS PRIOR TO THE FLUSHING OF SAID MAINS.

   THE FOLLOWING PROCEDURES SHALL BE FOLLOWED:

   A. THE TIE-IN VALVES SHALL BE OPERATED AND PRESSURE TESTED IN THE PRESENCE OF THE UTILITY COMPANY AND ENGINEER TO VERIFY WATER TIGHTNESS PRIOR TO THE TIE-IN. VALVES WHICH ARE NOT WATERTIGHT SHALL BE REPLACED OR A NEW VALVE INSTALLED IMMEDIATELY ADJACENT TO THE LEAKING VALVE.

   B. THE TEMPORARY JUMPER CONNECTION SHALL BE CONSTRUCTED AS DETAILED. THE JUMPER CONNECTION SHALL BE USED TO FILL THE NEW WATER MAIN AND FOR PROVIDING WATER FOR BACTERIOLOGICAL SAMPLING OF THE NEW MAIN AS REQUIRED BY THE FDEP PERMIT.
      - FLUSHING SHALL NOT BE ATTEMPTED DURING PEAK DEMAND HOURS OF THE EXISTING WATER MAIN.
      - ALL DOWNSTREAM VALVES IN THE NEW SYSTEM MUST BE OPEN PRIOR TO OPENING THE TIE-IN VALVE.
      - PROVIDE FOR AND MONITOR THE PRESSURE AT THE TIE-IN POINT, THE PRESSURE IN THE EXISTING MAIN MUST NOT DROP BELOW 35 psi.
      - TIE-IN VALVE SHALL BE OPENED A FEW TURNS ONLY, ENSURING A PRESSURE DROP ACROSS THE VALE IS ALWAYS GRATER THAN 10 psi.

   C. THE TIE-IN VALVE SHALL BE LOCKED CLOSED BY THE CITY UNTIL FLUSHING BEGINS.

   D. THE TIE-IN VALVE SHALL BE OPENED ONLY A FEW TURNS FOR FLUSHING OF THE NEW MAIN. THE PROCEDURE SHALL BE DIRECTED BY THE CITY AND OBSERVED BY THE ENGINEER.

   E. AFTER FLUSHING, THE TIE-IN VALVE SHALL BE CLOSED AND LOCKED IN THE CLOSED POSITION BY THE CITY.
4. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION DEMONSTRATING THAT THE RPZ BACKFLOW PREVENTION DEVICE HAS BEEN TESTED WITHIN ONE YEAR AT THE TIME OF INSTALLATION AND IS IN GOOD WORKING ORDER AT THE TIME OF INSTALLATION. THE TEST SHALL BE PERFORMED BY A QUALIFIED BACKFLOW PREVENTION TECHNICIAN.
5. EXCEPT AS REQUIRED TO FLUSH LINES OF GREATER THAN 8" IN DIAMETER, THE TIE-IN VALVE SHALL REMAIN CLOSED AND SHALL BE LOCKED IN THE CLOSED POSITION BY THE CITY. THE TIE-IN VALVE SHALL REMAIN LOCKED CLOSED UNTIL THE NEW SYSTEM HAS BEEN CLEARED FOR USE BY FDEP AND ALL OTHER PERTINENT AGENCIES.
6. UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND ALL OTHER PERTINENT AGENCIES, THE CONTRACTOR SHALL REMOVE THE JUMPER CONNECTION. THE CORPORATION STOPS ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS.
7. ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION AND ASSOCIATED BACKFLOW PREVENTION DEVICE FITTINGS, VALVE, ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

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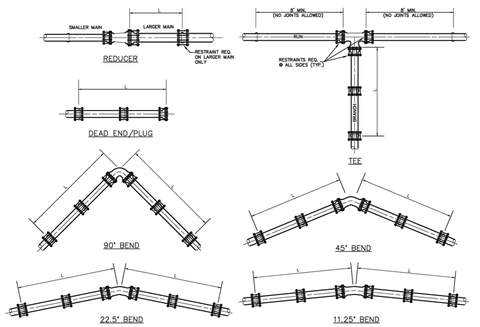


TABLE OF THRUST RESTRAINT LENGTHS

PIPE SIZE (inches)	90° BEND		45° BEND		22 1/2° BEND		11 1/4° BEND		TEES		DEAD END & CAP		REDUCER		
	P.V.C. DJ	DUCTILE IRON DJ	P.V.C. DJ	DUCTILE IRON DJ	P.V.C. DJ	DUCTILE IRON DJ	P.V.C. DJ	DUCTILE IRON DJ	P.V.C. DJ	DUCTILE IRON DJ	P.V.C. DJ	DUCTILE IRON DJ	PIPE SIZES	P.V.C. DJ	DUCTILE IRON DJ
4	20'	16'	8'	7'	4'	3'	2'	2'	15'	10'	45'	29'	6"x4"	33'	21'
6	28'	23'	12'	9'	6'	4'	3'	2'	33'	21'	63'	40'	8"x6"	34'	22'
8	36'	29'	15'	12'	7'	6'	4'	3'	52'	33'	82'	52'	10"x8"	33'	21'
10	43'	34'	18'	14'	9'	7'	4'	3'	68'	43'	98'	63'	12"x10"	34'	22'
12	50'	40'	21'	17'	10'	8'	5'	4'	84'	54'	116'	74'	16"x12"	63'	40'
16	63'	51'	26'	21'	13'	10'	6'	5'	116'	74'	148'	94'	18"x16"	33'	21'
18	70'	56'	29'	23'	14'	11'	7'	6'	131'	83'	163'	103'	20"x18"	33'	21'
20	75'	61'	31'	25'	15'	12'	7'	6'	145'	92'	178'	113'	20"x20"	62'	39'
24	86'	70'	36'	29'	17'	14'	9'	7'	173'	110'	207'	132'			

THRUST RESTRAINT DESIGN NOTES

1. RESTRAINT JOINTS, FITTINGS, & VALVE REQUIREMENTS CALCULATED BY THE THRUST RESTRAINT DESIGN PROGRAM PROVIDED BY EBBA IRON SALES, INC.
2. DATA BASED ON MAX. PRESSURE OF 150 p.s.i., THE UNIFIED SOILS CLASSIFICATION SYSTEM (SOIL TYPE SP), THE PIPE BEDDED IN NATIVE SOIL w/ A MINIMUM OF 2.5' COMPACTED FILL OVER THE PIPE, AND USING A SAFETY FACTOR OF 1.5 FOR THE DATA.
3. ALL FITTINGS & VALVES SHALL HAVE RESTRAINED WITH "MEGA-LUG" RESTRAINTS, & ALL BELL & SPIGOT JOINTS TO BE RESTRAINED WITH A RESTRAINING HARNESS WITHIN THE REQUIRED LENGTH OF RESTRAINED PIPE (L).

THRUST RESTRAINT

NOT TO SCALE

Howey–in–the–Hills	DATE: FEB 2022	
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811 Know what's below. Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY 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 AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED 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 EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ORLANDO, FL 32801
407.843.1754
COA# 29901

SEC 27,34 TWP 20 S RGE 25 E

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HOWEY-IN-THE-HILLS

LAKE COUNTY , FLORIDA

MISSION RISE

TURNSTONE GROUP

PHASE 1 CONSTRUCTION PLANS

POTABLE WATER DETAILS

DATE 08/29/2025

REVISIONS



FILE: 0180-0700 DETAILS

NOT-ISSUED-FOR-CONSTRUCTION

DRAWN BY: AP

CHECKED BY: ZOR

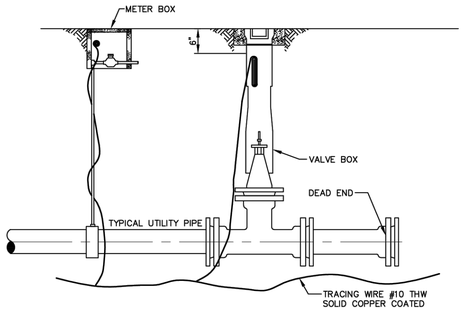
PROJECT MANAGER: KC

JOB #: 23000180

FILE CODE: --

SHEET NO. C805

FILE NAME: \\ATLORL\Projects\23000180 Mission Rise DD and PDP\DWG\Plan Set\Construction\Phase 1\0180-0700 DETAILS.dwg LAST SAVED BY: cpena 8/26/2025 1:13 PM PLOTTED BY: Zophie Ortiz-Rosado 8/28/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB



ALL PIPE INSTALLED VIA OPEN CUT SHALL BE INSTALLED WITH #10 THW SOLID COPPER COATED TRACING WIRE. ALL PIPE INSTALLED VIA HDD SHALL BE INSTALLED WITH TWO #10 COPPER CLAD STEEL WIRES.

THE TRACING WIRE MUST BE INSTALLED DIRECTLY BELOW THE PIPE AND BROUGHT TO THE SURFACE AT 500' MINIMUM INTERVALS. WIRE SHALL EXTEND A MINIMUM OF 12" ABOVE GRADE AT EACH INTERVAL AND BE COILED AND PLACED IN A VALVE BOX, METER BOX, MANHOLE, CLEANOUT, LOCATE WIRE BOX, OR OTHER APPLICABLE STRUCTURE.

COLOR CODING:

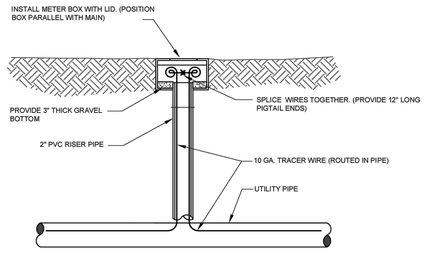
POTABLE WATER SYSTEM: BLUE
REUSE WATER SYSTEM: PANTONE PURPLE
SANITARY SEWER, FORCE MAINS AND LOW PRESSURE SEWER SYSTEMS: GREEN

1. FOR LOW PRESSURE SEWER, POTABLE WATER AND REUSE WATER SYSTEMS: WIRE SHALL BE INSTALLED BELOW ALL MAINS AND SERVICE LINES AND ATTACHED TO VALVES, HYDRANTS AND FITTINGS. WIRE INSTALLED WITH SERVICE LINES SHALL CONNECT TO THE WIRE INSTALLED BELOW THE MAIN AND EXTEND TO THE CURB STOP.
2. FIRE SPRINKLER LINES: WIRE SHALL CONNECT TO THE WIRE INSTALLED BELOW THE MAIN AND EXTEND TO THE RISER CONNECTION.
3. SANITARY SEWER FORCE MAINS: WIRE SHALL BE INSTALLED BELOW THE FORCE MAIN AND ATTACHED TO ALL VALVES AND FITTINGS AND BROUGHT TO THE SURFACE AND PLACED IN A METAL, CITY OF TAVARES APPROVED, VALVE BOX.
4. DEAD END MAINS: WIRE SHALL BE PLACED IN A PROPERLY IDENTIFIED METAL VALVE BOX AT THE END OF THE RUN.
5. WIRE SHALL NOT BE FASTENED OR COILED TO VALVE OPERATING NUT.
6. UTILITY TRACING WIRE SHALL BE IN ACCORDANCE WITH CITY CSM AND PER CITY'S APPROVED MANUFACTURER LIST.

UTILITY PIPE LOCATION MATERIAL – WIRE

NOT TO SCALE

Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL PW-8



TRACER WIRE BOX UTILIZING METER BOX

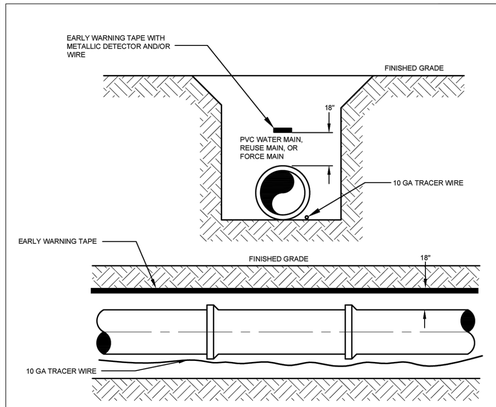
NOTES:

1. TRACER WIRE STATION BOX TO BE INSTALLED WHERE THE WIRE CANNOT BE BROUGHT TO GRADE IN A VALVE BOX WITHIN THE MANDATORY 600 FOOT INTERVAL OR WHERE A SPLICE MUST BE MADE ON THE TRACER WIRING. NO UNDERGROUND SPLICES.
2. BOXES SHALL NOT BE LOCATED IN ROADWAYS OR DRIVEWAYS.
3. BOX AND LID PER DETAIL PW-19.
4. TRAFFIC RATED LID (STANDARD-NON BOLT DOWN)
5. LID COLOR SHALL BE PRE-MANUFACTURED OR PAINTED TO MATCH SERVICE (BLUE= POTABLE WATER, GREEN=WASTEWATER, PANTONE PURPLE=RECLAIMED WATER)

TRACER WIRE BOX

NOT TO SCALE

Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL PW-9



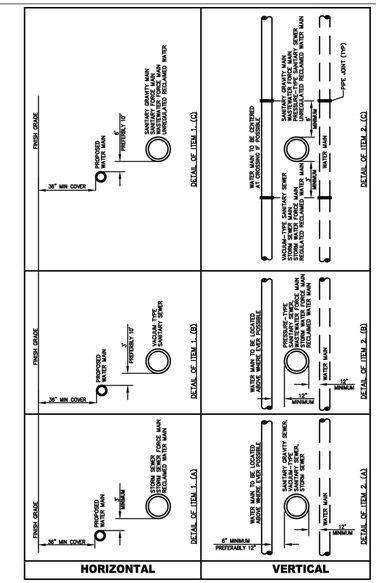
NOTES:

1. ALL MAINS INSTALLED BY OPEN CUT SHALL HAVE AN "EARLY WARNING" PROTECTION TAPE AND WIRE INSTALLED CONTINUOUSLY ALONG THE ALIGNMENT. THE PROTECTION TAPE SHALL BE PER THE CITY'S APPROVED MANUFACTURER LIST. TAPE SHALL BE INSTALLED DURING BACKFILLING 18" ABOVE THE PIPE AND SHALL BE CONTINUOUSLY MARKED FOR THE TYPE OF PIPE (EXAMPLE: CAUTION, WATER MAIN BURIED BELOW"). THE TAPE SHALL HAVE A METALLIC DETECTABLE STRIP INCLUDED AND COLOR CODED AS FOLLOWS:
   BLUE - POTABLE WATER
   GREEN - SANITARY FORCE MAIN, GRAVITY SEWER, LOW PRESSURE MAIN
   PANTONE PURPLE - RECLAIMED WATER
   RED - DEDICATED FIRE LINE
2. ALL PVC MAINS SHALL BE A SOLID COLOR AS DESCRIBED ABOVE.
   ALL DUCTILE IRON MAINS SHALL BE WRAPPED WITH COLOR CODED BAGS.
   ALL POTABLE WATER PIPE SHALL BEAR THE NATIONAL SANITATION FOUNDATION (NSL) SEAL OF APPROVAL.

UTILITY PIPE LOCATION MATERIAL – TAPE

NOT TO SCALE

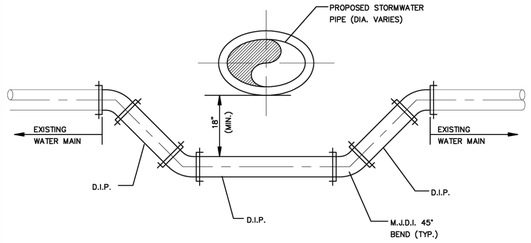
Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL PW-10



UTILITY SEPARATION

NOT TO SCALE

Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL PW-11A



NOTES:

1. ALL PROPOSED JOINTS SHALL BE RESTRAINED.
2. ALL EXISTING JOINTS WITHIN SHALL BE RESTRAINED IN ACCORDANCE WITH GR-6.
3. ALL PIPING CLEARANCES SHALL BE IN ACCORDANCE WITH CHAPTER 62-555.314 F.A.C.

WATER LINE CROSSING

NOT TO SCALE

Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL PW-11B

GENERAL WATER NOTES

1. WATER SYSTEM COMPONENTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS, CLEANED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND CHAPTER 62-555 FLORIDA ADMINISTRATIVE CODE.
2. ALL PIPING SHALL BEAR THE "NSF" SEAL FOR POTABLE WATER.
3. WATER MAINS SHALL BE PVC CONFORMING TO AWWA C-900, DR 18 FOR PIPE SIZES 4"-12". PIPES 14" OR LARGER SHALL BE AWWA C-905, DR 18. ALL COUPLINGS, CLEANING COMPOUNDS, SOLVENTS, LUBRICANTS, AND PIPE PREPARATION, FOR LAYING, SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S LATEST RECOMMENDATIONS.
4. DEPTH OF WATER LINES TO BE 36" MINIMUM COVER FROM FINISH GRADE.
5. WATER MAINS TO BE LOCATED 5' FROM BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
6. ALL WATER MAINS UNDER PAVEMENT SHALL BE DUCTILE IRON.
7. ALL CASINGS UNDER PAVEMENT SHALL EXTEND 5' BEYOND THE BACK OF CURB.
8. DISINFECTING: FOLLOWING THE PRESSURE TESTING, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE NEW WATER DISTRIBUTION SYSTEM. DISINFECTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF AWWA STANDARD C651 "DISINFECTING WATER MAINS", AND ALL APPROPRIATE AGENCY APPROVAL.
9. ALL HYDROSTATIC TESTS SHALL BE IN ACCORDANCE WITH AWWA C600 FOR DUCTILE IRON PIPE AND C605/M23 FOR PVC PIPE.
10. ALL WATER MAINS SHALL BE INSTALLED, PRESSURE AND LEAK TESTED IN ACCORDANCE WITH AWWA C600, (62-555.320(21)(B)1 AND 62-555.330, F.A.C. ALL INSTALLATION, TESTING AND FIELD PROCEDURES MUST BE PROVIDED AND MUST CONFORM TO THE APPLICABLE AWWA STANDARDS.
11. ALL PIPING MATERIALS AND SPECIFICATIONS COVERING PIPES, JOINTS AND PACKING MATERIALS, INTERNAL COATING AND LININGS, FITTINGS, SPECIALS AND APPURTENANCES SHALL ALL BE IN ACCORDANCE WITH THE CORRESPONDING AWWA STANDARDS AND BE CONFORMING TO NSF REQUIREMENTS, AS MAY BE APPLICABLE, WITH EXCEPTIONS ALLOWED ONLY IF DOCUMENTATION AND ASSURANCES ARE PROVIDED IN COMPLIANCE WITH PARAGRAPHS 62-555.320(3) (D), 622-555.320 (3) (B), AND 62-555.320 (21) (C), F.A.C. THE LEAD USE PROHIBITION IN RULE 62-555.322, F.A.C. SHALL ALSO APPLY. POLYETHYLENE TUBING SHALL BE PER AWWA C901. UNDERGROUND SERVICE LINES AND VALVES SHALL BE PER AWWA C800.

COLOR CODING

ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(19)(B)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.) [FAC 62ICELL 555.320(21)(B)3]

UNLESS DESCRIBED IN THE CITY CSM ELSEWHERE, ALL WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH **CHAPTER 62-555.314, F.A.C.,** AND ANY UPDATES TO THE F.A.C., AND IN CONFORMANCE WITH ALL SEPARATION REQUIREMENTS AS FOUND THEREIN.

62-555.314 LOCATION OF PUBLIC WATER SYSTEM MAINS.

FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER, FIRE HYDRANT LEADS, AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL PW-11C

GENERAL WATER NOTES

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES:

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.

(B) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE. WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THIS REQUIREMENT (I.E., WHERE THERE IS A CONFLICT IN THE ROUTING OF A WATER MAIN AND A STORM SEWER AND WHERE ALTERNATIVE ROUTING OF THE WATER MAIN OR THE STORM SEWER IS NOT TECHNICALLY FEASIBLE OR IS NOT ECONOMICALLY SENSIBLE), THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THIS REQUIREMENT (I.E., THE DEPARTMENT SHALL ALLOW CONSTRUCTION OF CONFLICT MANHOLES), BUT SUPPLIERS OF WATER OR PERSONS PROPOSING TO CONSTRUCT CONFLICT MANHOLES MUST FIRST OBTAIN A SPECIFIC PERMIT FROM THE DEPARTMENT AND MUST PROVIDE IN THE PRELIMINARY DESIGN REPORT OR DRAWINGS, SPECIFICATIONS, AND DESIGN DATA ACCOMPANYING THEIR PERMIT APPLICATION THE FOLLOWING INFORMATION:

1. TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH CONFLICT MANHOLE.
2. A STATEMENT IDENTIFYING THE PARTY RESPONSIBLE FOR MAINTAINING EACH CONFLICT MANHOLE.
3. ASSURANCE OF COMPLIANCE WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS IN SUB-PARAGRAPHS A. THROUGH D. BELOW. - 361
   A. EACH WATER MAIN PASSING THROUGH A CONFLICT MANHOLE SHALL HAVE A FLEXIBLE, WATERTIGHT JOINT ON EACH SIDE OF THE MANHOLE TO ACCOMMODATE DIFFERENTIAL SETTLING BETWEEN THE MAIN AND THE MANHOLE.
   B. WITHIN EACH CONFLICT MANHOLE, THE WATER MAIN PASSING THROUGH THE MANHOLE SHALL BE INSTALLED IN A WATERTIGHT CASING PIPE HAVING HIGH IMPACT STRENGTH (I.E., HAVING IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE).
   C. EACH CONFLICT MANHOLE SHALL HAVE AN ACCESS OPENING, AND SHALL BE SIZED, TO ALLOW FOR EASY CLEANING OF THE MANHOLE.
   D. GRATINGS SHALL BE INSTALLED AT ALL STORM SEWER INLETS UPSTREAM OF EACH CONFLICT MANHOLE TO PREVENT LARGE OBJECTS FROM ENTERING THE MANHOLE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL PW-11D

GENERAL WATER NOTES

(5) EXCEPTIONS. WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THE REQUIREMENTS IN SUBSECTION (1) OR (2) ABOVE, THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THESE REQUIREMENTS IF SUPPLIERS OF WATER OR CONSTRUCTION PERMIT APPLICANTS PROVIDE TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH EXCEPTION AND PROVIDE ALTERNATIVE CONSTRUCTION FEATURES THAT AFFORD A SIMILAR LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION. ACCEPTABLE ALTERNATIVE CONSTRUCTION FEATURES INCLUDE THE FOLLOWING:

(A) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE:
1. USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62-555.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS A GRAVITY- OR VACUUM-TYPE PIPELINE;
2. USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE; OR
3. USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

(B) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:
1. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN; AND
2. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL PW-11E

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY 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 AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED 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 EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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FIRM # 29134
COA # 29091

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

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
POTABLE WATER DETAILS

DATE 08/29/2025

REVISIONS

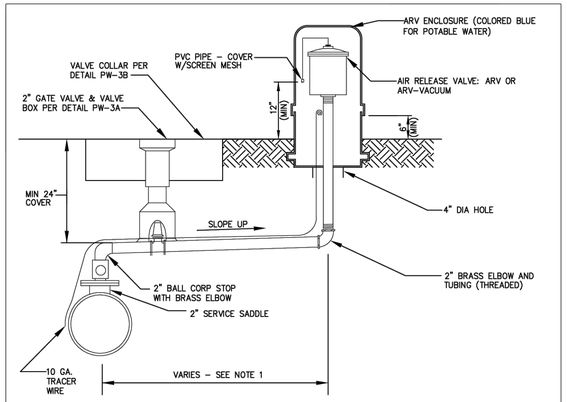


DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C806

NOT-ISSUED-FOR-CONSTRUCTION

FILE: 0180-C700 DETAILS

FILE NAME: \\FLORL\Projects\23000180 Mission Rise DD and PSP\DWG\Plan Set\Construction\Phase 1\0180-C700 DETAILS.dwg LAST SAVED BY: cpeel 8/26/2025 1:13 PM PLOTTED BY: Edwin Ortiz-Rosado 8/26/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB



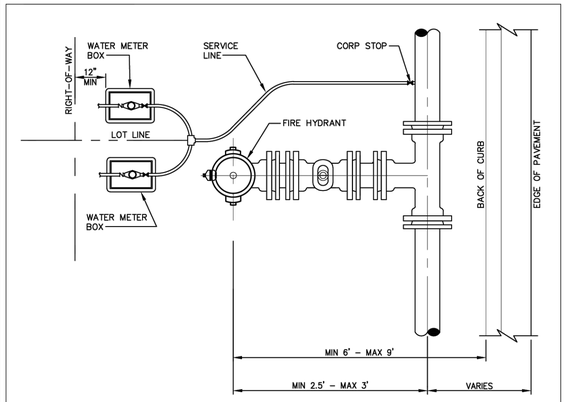
NOTES:

1. OFFSET DISTANCE SHOWN ON DRAWINGS.
2. ADJUST HORIZONTAL LOCATION OF ARV ENCLOSURE, AS REQUIRED TO AVOID SIDEWALK. LOCATE ARV ENCLOSURE WITHIN 1' OF R/W OR AS OTHERWISE DETERMINED BY THE CITY.

OFFSET AIR RELEASE VALVE VAULT

NOT TO SCALE

Howey–in–the–Hills Standard Details — DETAIL PW–13 — DATE: FEB 2022



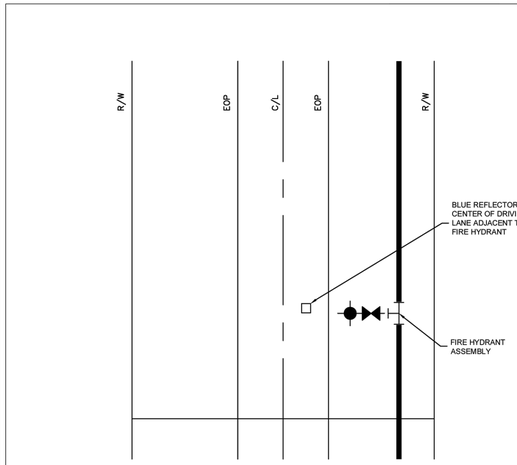
NOTES:

1. ALL METER BOXES TO BE LOCATED INSIDE ROAD R/W LINE
2. DETAIL TO BE USED WHERE FIRE HYDRANTS AND WATER SERVICES ARE LOCATED ON PLANS AND CONFLICT APPEARS APPARENT.

TYPICAL WATER SERVICE AND HYDRANT LOCATION

NOT TO SCALE

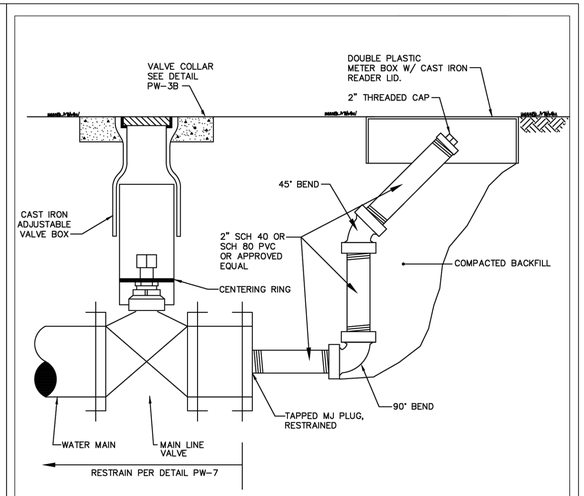
Howey–in–the–Hills Standard Details — DETAIL PW–14 — DATE: FEB 2022



FIRE HYDRANT REFLECTOR

NOT TO SCALE

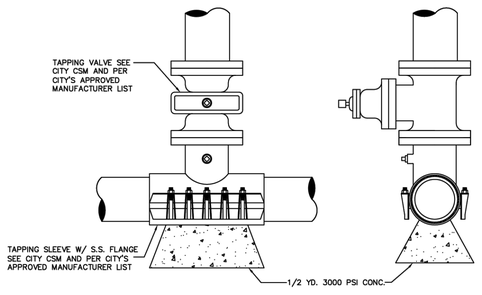
Howey–in–the–Hills Standard Details — DETAIL PW–15 — DATE: FEB 2022



BLOWOFF VALVE

NOT TO SCALE

Howey–in–the–Hills Standard Details — DETAIL PW–16 — DATE: FEB 2022



WET TAP SLEEVE AND TAPPING VALVE

NOT TO SCALE

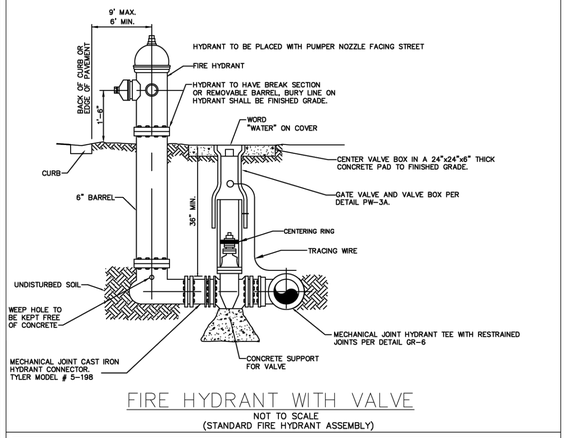
Howey–in–the–Hills Standard Details — DETAIL PW–17 — DATE: FEB 2022

PAINTING

1. APPLY TWO COATS OF OSHA SAFETY INDUSTRIAL RED PAINT TO HYDRANT BARREL.
2. APPLY TWO COATS OF OSHA SAFETY INDUSTRIAL ENAMEL PAINT TO THE BONNET AND NOZZLE CAPS. THE UTILITY DEPARTMENT INSPECTOR WILL DETERMINE THE COLOR TO PAINT THE HYDRANT BONNET AND NOZZLE CAPS BY FLOW TESTING HYDRANT.
   - BLUE 1500 GPM OR MORE (SHERWIN WILLIAMS #SW4086)
   - GREEN 1000 GPM TO 1499 GPM (SHERWIN WILLIAMS #B54614)
   - ORANGE 500 GPM TO 999 GPM (SHERWIN WILLIAMS #B54E39)
   - RED 499 GPM OR LESS (SHERWIN WILLIAMS #B54R38)
   - RED HYDRANT BARREL (SHERWIN WILLIAMS #B54R38)

SPECIFICATIONS

1. AWWA SPECIFICATIONS C–502
2. TWO 2–1/2" HOSE NOZZLE DISCHARGE
3. ONE 4–1/2" PUMPER NOZZLE DISCHARGE
4. ONE 1–1/2" OPERATING NUT, LEFT
5. ALL HYDRANTS SHALL BE EQUIPPED WITH FITTINGS TO ALLOW FOR ELEVATION ADJUSTMENTS.
6. 5¼" MAIN VALVE OPENING
7. RESTRAINED JOINTS OR ALL THREADED ROD REQUIRED TO SECURE PIPE, RISER AND VALVE IN THE FIRE HYDRANT ASSEMBLY TO THE MAIN



FIRE HYDRANT WITH VALVE

NOT TO SCALE

(STANDARD FIRE HYDRANT ASSEMBLY)

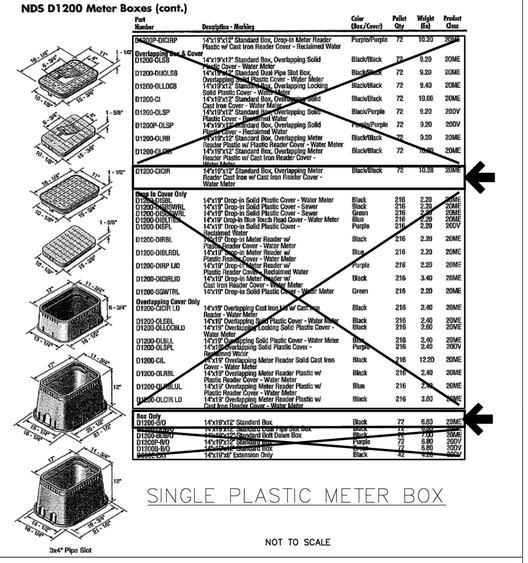
Howey–in–the–Hills Standard Details — DETAIL PW–18 — DATE: FEB 2022

NDS METER BOXES

STANDARD COMMERCIAL GRADE

NDS D1200 Meter Boxes (cont.)

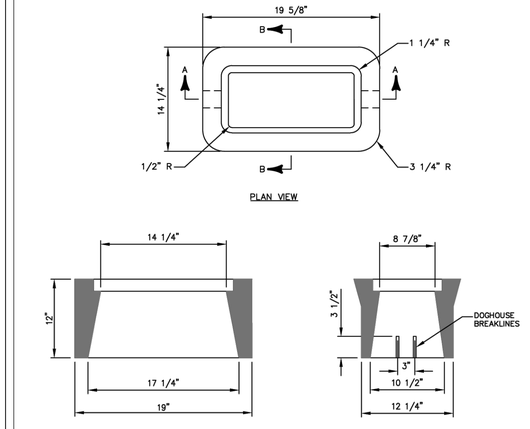
Part Number	Description - Marking	Color (Box/Cover)	Pallet Qty	Weight (lbs)	Product Class
D1200P-DICRP	14"x19"x12" Standard Box, Drop-in Meter Reader Plastic w/ Cast Iron Reader Cover - Reclaimed Water	Purple/Purple	72	10.20	20OM
Overlapping Box & Cover					
D1200-OLDB	14"x19"x12" Standard Box, Overlapping Solid Plastic Cover - Water Meter	Black/Black	72	9.20	20ME
D1200-DUOLSB	14"x19"x12" Standard Dual Pipe Slot Box, Overlapping Solid Plastic Cover - Water Meter	Black/Black	72	9.20	20ME
D1200-OLLOCB	14"x19"x12" Standard Box, Overlapping Locking Solid Plastic Cover - Water Meter	Black/Black	72	9.40	20ME
D1200-CI	14"x19"x12" Standard Box, Overlapping Solid Cast Iron Cover - Water Meter	Black/Black	72	10.00	20ME
D1200-OLSP	14"x19"x12" Standard Box, Overlapping Solid Plastic Cover - Reclaimed Water	Black/Purple	72	9.20	20OV
D1200P-OLSP	14"x19"x12" Standard Box, Overlapping Solid Plastic Cover - Reclaimed Water	Purple/Purple	72	9.20	20OV
D1200-OLRB	14"x19"x12" Standard Box, Overlapping Meter Reader Plastic w/ Plastic Reader Cover - Water Meter	Black/Black	72	9.20	20ME
D1200-CLRB	14"x19"x12" Standard Box, Overlapping Meter Reader Plastic w/ Cast Iron Reader Cover - Water Meter	Black/Black	72	10.60	20ME
D1220-CIRR	14"x19"x12" Standard Box, Overlapping Meter Reader Cast Iron w/ Cast Iron Reader Cover - Water Meter	Black/Black	72	10.28	20ME
Drop In Cover Only					
D1200-DICRR	14"x19" Drop-in Solid Plastic Cover - Water Meter	Black	216	2.20	20ME
D1200-DICRSWRL	14"x19" Drop-in Solid Plastic Cover - Sewer	Black	216	2.20	20ME
D1200-DICRSWGRL	14"x19" Drop-in Solid Plastic Cover - Sewer	Green	216	2.20	20ME
D1200-DIBLTRR	14"x19" Drop-in Blue Touch Read Cover - Water Meter	Blue	216	2.20	20ME
D1200-DISPL	14"x19" Drop-in Solid Plastic Cover - Reclaimed Water	Purple	216	2.20	20OV
D120C-DIRBL	14"x19" Drop-in Meter Reader w/ Plastic Reader Cover - Water Meter	Black	216	2.30	20ME
D1200-DIBLRDL	14"x19" Drop-in Meter Reader w/ Plastic Reader Cover - Water Meter	Blue	216	2.20	20ME
D1200-DIRP LID	14"x19" Drop-in Meter Reader w/ Plastic Reader Cover - Reclaimed Water	Purple	216	2.20	20ME
D1200-DICIRLID	14"x19" Drop-in Meter Reader w/ Cast Iron Reader Cover - Water Meter	Black	216	3.40	20ME
D1200-DSWTRL	14"x19" Drop-in Solid Plastic Cover - Water Meter	Green	216	2.20	20ME
Overlapping Cover Only					
D1200-OICR LID	14"x19" Overlapping Cast Iron Lid w/ Cast Iron Reader - Water Meter	Black	216	2.40	20ME
D1200-OLSBL	14"x19" Overlapping Solid Plastic Cover - Water Meter	Black	216	2.40	20ME
D1200-OLLOCSLD	14"x19" Overlapping Locking Solid Plastic Cover - Water Meter	Black	216	2.60	20ME
D1200-OLBLL	14"x19" Overlapping Solid Plastic Cover - Water Meter	Blue	216	2.40	20ME
D1200-OLSPL	14"x19" Overlapping Solid Plastic Cover - Reclaimed Water	Purple	216	2.40	20OV
D1200-CIL	14"x19" Overlapping Meter Reader Solid Cast Iron Cover - Water Meter	Black	216	12.20	20ME
D1200-OLRBL	14"x19" Overlapping Meter Reader Plastic w/ Plastic Reader Cover - Water Meter	Black	216	2.40	20ME
D1200-OLBRLDL	14"x19" Overlapping Meter Reader Plastic w/ Plastic Reader Cover - Water Meter	Blue	216	2.40	20ME
D1200-OLCR LD	14"x19" Overlapping Meter Reader Plastic w/ Cast Iron Reader Cover - Water Meter	Black	216	3.80	20ME
Box Only					
D1200-SO	14"x19"x12" Standard Box	Black	72	6.80	20ME
D1200-DUOSB	14"x19"x12" Standard Dual Pipe Slot Box	Black	72	7.00	20ME
D1200-DSBV	14"x19"x12" Standard Soft Drives Box	Purple	72	6.80	20OV
D1200B-SO	14"x19"x12" Standard Box	Purple	72	6.80	20OV
D1200E-CVO	14"x19"x6" Extension Only	Black	42	4.50	20ME



SINGLE PLASTIC METER BOX

NOT TO SCALE

Howey–in–the–Hills Standard Details — DETAIL PW–19 — DATE: FEB 2022



NOTE:
METER BOX SHALL BE COMPLETE WITH POLYMER COVER LID

SINGLE POLYMER METER BOX

NOT TO SCALE

Howey–in–the–Hills Standard Details — DETAIL PW–21 — DATE: FEB 2022

Know what's below. Call before you dig.

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NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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407.774.7778
COA# 29091

SEC 27,34 TWP 20 S RGE 25 E

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HOWEY-IN-THE-HILLS

LAKE COUNTY , FLORIDA

MISSION RISE

TURNSTONE GROUP

PHASE 1 CONSTRUCTION PLANS

POTABLE WATER DETAILS

DATE 08/29/2025

REVISIONS



FILE: 0180-C700 DETAILS

DRAWN BY: AP

CHECKED BY: ZOR

PROJECT MANAGER: KC

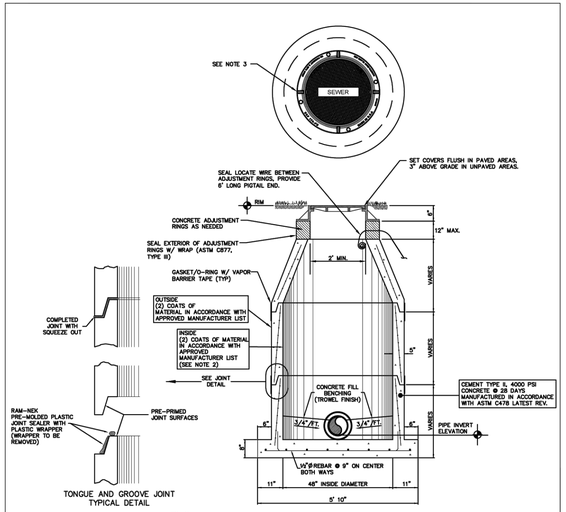
JOB #: 23000180

FILE CODE: --

SHEET NO. C807

NOT–ISSUED–FOR–CONSTRUCTION

FILE NAME: \\ATWELL\Projects\23000180 Mission Rise 80 acre PSP\DWG\Plan Sets\Construction\Phase 1\0180-C700 DETAILS.dwg LAST SAVED BY: cpeel 8/28/2025 1:13 PM PLOTTED BY: Edwin Ortiz-Rosado 8/28/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB



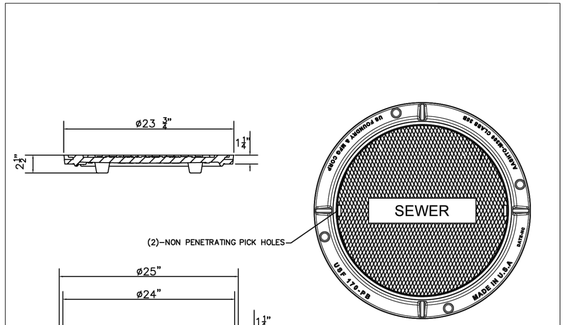
NOTES:

1. ALTERNATE-PRECAST MANHOLE TOPS MUST BE APPROVED IN ADVANCE.
2. LINER (150 MILS DFT) SHALL BE USED WHERE SHOWN ON DRAWINGS AND/OR REQUIRED BY THE CITY.
3. MANHOLE TO BE CENTERED OVER STUB-OUT PIPE.
4. APPLY RAM-NEK GASKET CONTINUOUSLY IN RAM-NEK AROUND ENTIRE MATING SURFACE BETWEEN ADJUSTMENT RINGS AND MANHOLE FRAME.

SANITARY PRECAST MANHOLE

NOT TO SCALE

Howey-in-the-Hills Standard Details	DATE: FEB 2022
	DETAIL WW-1

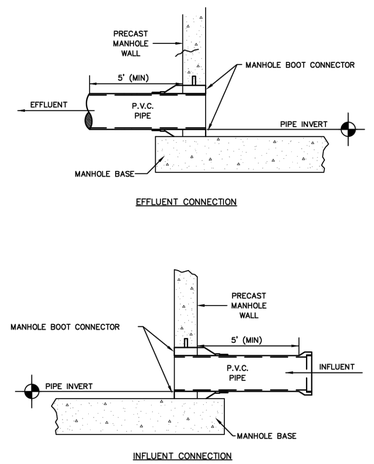


*MODEL USF 170-PB RING AND CE-PB COVER
RING NO. 8021468
COVER NO. 8017774
MATERIAL AASHTO M306 GRAY CAST IRON CLASS 35B

SANITARY MANHOLE COVER

NOT TO SCALE

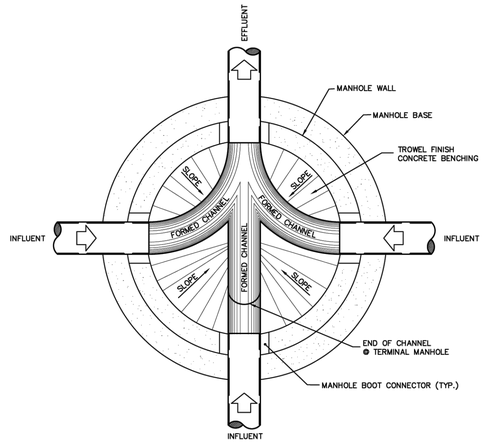
Howey-in-the-Hills Standard Details	DATE: FEB 2022
	DETAIL WW-2



PIPE CONNECTION TO PRECAST SANITARY MANHOLE

NOT TO SCALE

Howey-in-the-Hills Standard Details	DATE: FEB 2022
	DETAIL WW-3



FLOW PATTERNS FOR INVERT CHANNELS

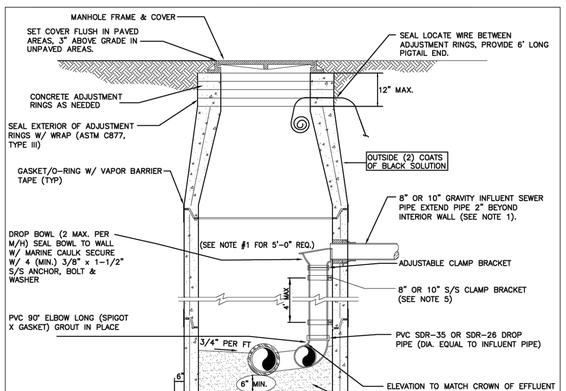
NOTES:

1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS, HALF PIPE INVERT CHANNELS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOWS.
3. CHANNELS FOR FUTURE CONNECTIONS (STUBS) SHALL BE CONSTRUCTED, FILLED WITH SAND AND COVERED WITH 1" OF MORTAR.

TYPICAL MANHOLE PLAN

NOT TO SCALE

Howey-in-the-Hills Standard Details	DATE: FEB 2022
	DETAIL WW-4



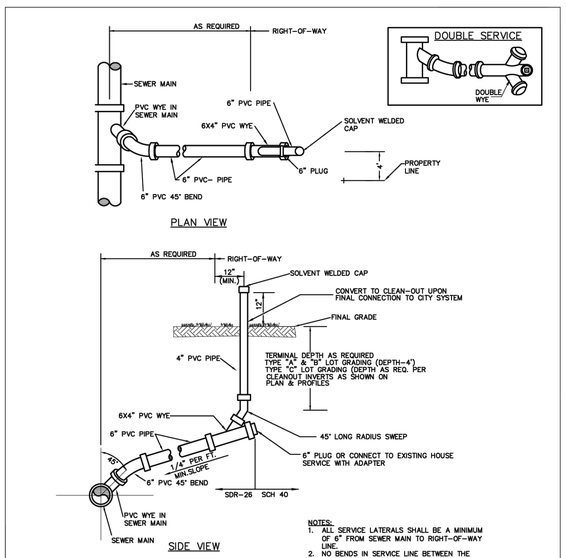
NOTES:

1. THIS ASSEMBLY IS FOR 8" OR 10" GRAVITY INFLUENT LINES ONLY. NO DROPS ALLOWED FOR FORCE MAINS. MAXIMUM OF 2 INSIDE DROP BOWLS PER MANHOLE. A 5'-0" DIA. MANHOLE (6" THICK WALLS) IS REQUIRED. THE INSIDE DROP FOR 8" HIGH-LINE SHALL BE CONSTRUCTED SIMILAR TO ABOVE.
2. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478 WITH 4000 LB. CONC., TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT AND COATED WITH BITUMINOUS WATERPROOFING MATERIAL.
3. THE INTERIOR OF MANHOLE AND THE INTERIOR OF ADJUSTMENT RINGS SHALL BE LINED (150 MILS DFT) AS INDICATED ON THE DRAWINGS AND/OR REQUIRED BY THE CITY.
4. THE DROP BOWL ASSEMBLY SHALL BE INSTALLED PRIOR TO APPLICATION OF SPECIALTY LINING MATERIAL.
5. ADJUSTABLE CLAMPING BRACKET (MIN. 2 PER DROP BOWL ASSY). 1-1/2" WIDE, 11 GA. W/ 3/8" DIA. 18-8 PINCH BOLTS AND NUTS. SECURE TO M/H WALL WITH (2) 3/8" X 1" BOLT, ANCHOR & WASHER PER BRACKET ASSY. ALL 316 STAINLESS STEEL MATERIALS.
6. INSTALL ONE CONTINUOUS PIECE OF RAM-NEK AROUND ENTIRE MATING SURFACE BETWEEN ADJUSTMENT RINGS AND MANHOLE FRAME.
7. MANHOLE LID SHALL BE CENTERED OVER DROP BOWL.

INSIDE DROP STANDARD PRECAST MANHOLE

NOT TO SCALE

Howey-in-the-Hills Standard Details	DATE: FEB 2022
	DETAIL WW-5



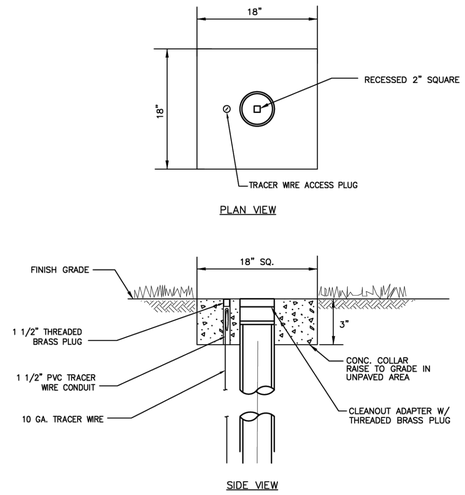
NOTES:

1. ALL SERVICE LATERALS SHALL BE A MINIMUM OF 6' FROM SEWER MAIN TO RIGHT-OF-WAY LINE.
2. NO BENDS IN SERVICE LINE BETWEEN THE PROPERTY LINE AND THE WYE CONNECTOR.

SANITARY SEWER SERVICE

PVC SEWER SERVICE - NOT TO SCALE

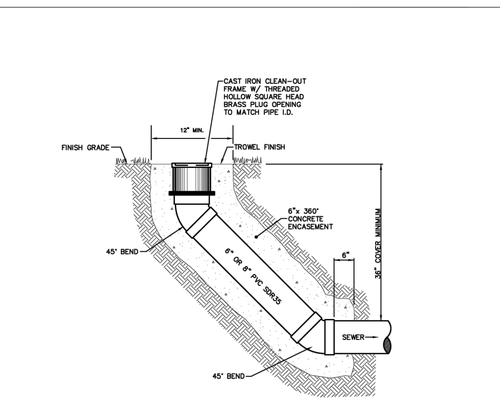
Howey-in-the-Hills Standard Details	DATE: FEB 2022
	DETAIL WW-6



SERVICE CLEANOUT

NOT TO SCALE

Howey-in-the-Hills Standard Details	DATE: FEB 2022
	DETAIL WW-7



TRUNK LINE CLEAN-OUT

NOT TO SCALE

Howey-in-the-Hills Standard Details	DATE: FEB 2022
	DETAIL WW-8

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NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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HOWEY-IN-THE-HILLS

LAKE COUNTY , FLORIDA

MISSION RISE

TURNSTONE GROUP

PHASE 1 CONSTRUCTION PLANS

SANITARY DETAILS

DATE 08/29/2025

REVISIONS

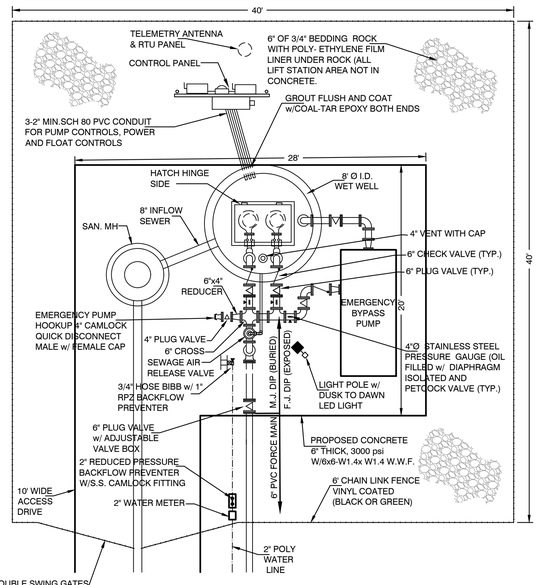


FILE: 0180-C700 DETAILS

DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C808

NOT-ISSUED-FOR-CONSTRUCTION

FILE NAME: \\ATWELL\Projects\23000180 Mission Rise DD and PSP\DWG\Plan Sets\Construction\Phase 1\0180-C700 DETAILS.dwg LAST SAVED BY: cpeet 8/28/2025 1:13 PM PLOTTED BY: Edwin Ortiz-Rosado 8/28/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB



LIFT STATION SITE LAYOUT

NOT TO SCALE

1. ALL PUMP STATIONS SHALL BE PROVIDED WITH A SUITABLY-SIZED, ENGINE-DRIVEN STANDBY EMERGENCY BYPASS PUMP ASSEMBLY, TO BE SIZED BY THE PROJECT ENGINEER. THE BYPASS PUMP SHALL BE A HORIZONTAL END SUCTION SOLIDS HANDLING CENTRIFUGAL PUMP CAPABLE OF HANDLING THE DESIGN FLOW OF THE PUMP STATION AND BE SELF-PRIMING FROM DRY CONDITIONS.
2. THE BYPASS PUMP SHALL BE FULLY AUTOMATIC, UTILIZING AUTO-START CONTROLS INTEGRATED INTO THE MAIN CONTROL PANEL THAT RESPOND TO VARYING LIQUID LEVELS VIA FLOAT SWITCHES. AUTOMATION SHALL ALLOW FOR PUMP STATION OPERATION IN THE EVENT OF A POWER OUTAGE OR SUBMERSIBLE PUMP FAILURE. THE CONTROLLER SHALL BE EQUIPPED WITH AUTOMATIC AND MANUAL OPERATION MODES.
3. THE SUB-BASE DUAL WALL FUEL TANK SHALL BE THE MANUFACTURER'S STANDARD UNIT, SIZED TO PROVIDE A MINIMUM OF 24-HOURS OF FUEL TO OPERATE THE BYPASS PUMP. HOWEVER, THE FUEL TANK SHALL BE LESS THAN 500 GALLONS IN SIZE.
4. THE MAXIMUM SOUND LEVEL WITH THE COMPLETE BYPASS PUMP ASSEMBLY OPERATING SHALL NOT EXCEED 72 DBA AT 23 FEET. EXHAUST SYSTEM SHALL BE IN COMPLIANCE WITH EPA TIER 2 EXHAUST EMISSION REQUIREMENTS.
5. THE UNIT SHALL BE PROVIDED WITH AN APPROPRIATE BLOCK HEATER FOR COLD STARTS. THE TRANSFORMER FOR PROVIDING POWER TO THE BLOCK HEATER SHALL BE PLACED SEPARATELY FROM THE CONTROL PANEL AND THE BYPASS PUMP UNIT.
6. BYPASS PUMP ASSEMBLY INCLUDING BASE AND VIBRATION ISOLATORS SHALL BE ANCHORED TO A SUITABLY-SIZED CONCRETE PAD IN NEARBY PROXIMITY TO THE PUMP STATION.
7. THE BYPASS PUMP UNIT SHALL BE A GODWIN DRI-PRIME CD SERIES OR APPROVED EQUAL.
8. THE BYPASS PUMP SET SHALL BE SHOP PRIMED AND FINISH COATED IN ACCORDANCE WITH THE MANUFACTURER'S STANDARD PRACTICE. AN ADEQUATE SUPPLY OF TOUCH-UP PAINT SHALL BE PROVIDED.
9. A REPRESENTATIVE OF HOWEY-IN-THE-HILLS SHALL BE PRESENT FOR THE INITIAL START-UP OF THE BYPASS PUMP ASSEMBLY. SPECIAL TOOLS AND SPARE PARTS AS REQUIRED SHALL BE PROVIDED TO THE TOWN.
10. THE FOLLOWING TABLE SHALL BE COMPLETED AND SHOWN ON THE PLANS.

XYLEM / GODWIN PUMP MODEL NO.: _____

MUFFLERS RESIDENTIAL GRADE, BATTERY CHARGER

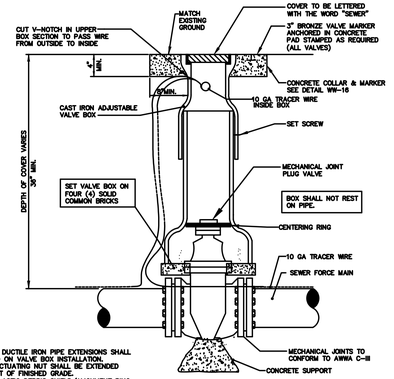
DUAL WALL SUBBASE FUEL STORAGE TANK _____ GALLONS

SOUND ATTENUATED OUTDOOR ENCLOSURE

RAINHOODS: _____ YES _____ NO

DISTRIBUTION PANEL: _____ FACTORY MOUNTED _____ ADJACENT TO GENERATOR ASSEMBLY

LS BYPASS PUMP NOTES

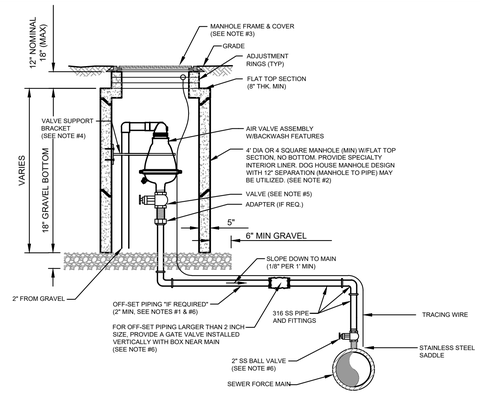


NOTES

1. PVC PIPE OR DUCTILE IRON PIPE EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED WITHIN 2 FEET OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD/ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE ACTUATING NUT AND MINIMIZE INFILTRATION. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
4. VALVE BOX SHALL BE A TWO PIECE SCREW TYPE.

PLUG VALVE AND BOX

NOT TO SCALE

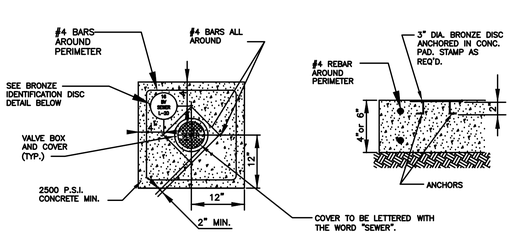


NOTES:

1. THE AIR ASSEMBLY MANHOLE SHALL BE LOCATED OUTSIDE OF THE ROADWAY PAVEMENT AREA. IF OFF-SET PIPING IS REQUIRED, THE PIPING SHALL BE 2 INCH MINIMUM, (SAME SIZE AS AIR VALVE INLET). FOR PIPE SIZES 3 INCH AND SMALLER: PIPING SHALL BE 316 STAINLESS STEEL SCH.40, STD GRADE, THREADED. FOR PIPE SIZES 4 INCH AND LARGER: PIPING SHALL BE 316 STAINLESS STEEL SCH. 10 (MIN), WELDED.
2. THE CONCRETE MANHOLE SHALL INCLUDE A LINER TO BE INSTALLED ON THE INTERIOR SURFACES INCLUDING THE RISER SECTION TOP AND THE ADJUSTMENT RINGS. A BITUMINOUS WATERPROOFING MATERIAL SHALL BE PROVIDED ON THE OUTSIDE SURFACES OF THE MANHOLE.
3. FRAME AND COVER SHALL BE CITY STANDARD. THE COVER SHALL HAVE NO GASKET TO ALLOW AIR TO EXIT VAULT (REMOVE GASKET IF NECESSARY FROM THE UNDERSIDE OF STANDARD COVER). THE COVER (WHEN FLIPPED OPEN) MUST CLEAR THE AIR VALVE ASSEMBLY AT ALL TIMES OR A SQUARE TOP WITH ALUMINUM DOOR SHALL BE PROVIDED (NON-TRAFFIC LOCATIONS ONLY).
4. A VALVE SUPPORT BRACKET IS ONLY REQUIRED FOR ASSEMBLIES WHICH INCLUDE OFF-SET PIPING. THE BRACKET SHALL BE WELDED AND FABRICATED FROM ALL 316 STAINLESS STEEL MATERIALS AND INCLUDE 4" x 6" x 3/" THICK END PLATES (CONTOURED TO MATCH ATTACHING SURFACES), 3" ANGLE IRON FOR SUPPORT ARM AND TWO U-BOLTS 3/" DIA TO ATTACH AROUND AIR VALVE. SECURE TO CONCRETE MANHOLE WITH FOUR 3/" DIA X 2" LONG S/S ANCHOR (MIN). MODIFY THE ABOVE AS REQUIRED TO FIT SPECIFIC AIR VALVE AND TO ASSURE A SOLID SUPPORT BRACKET.
5. FOR PIPE SIZES 3 INCH AND SMALLER, PROVIDE A STAINLESS STEEL BALL VALVE (2" MIN). FOR PIPE SIZES 4 INCH AND LARGER, PROVIDE A FLANGED PLUG VALVE. (LEVER ARM OPERATOR) SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
6. FOR A 2" AIR VALVE, PROVIDE 2" STAINLESS STEEL BALL VALVE AT THE MAIN. FOR AIR VALVES LARGER THAN 2" SIZE, PROVIDE A TAPPING SLEEVE OR DUCTILE IRON TEE FITTING. ALSO, FOR OFF-SET PIPING LARGER THAN 2 INCH SIZE, PROVIDE A GATE VALVE (INSTALLED VERTICALLY NEAR MAIN WITH A GEAR ACTUATOR). SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

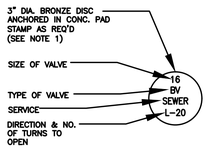
AIR VALVE ASSEMBLY INSIDE MANHOLE

NOT TO SCALE



NOTE:

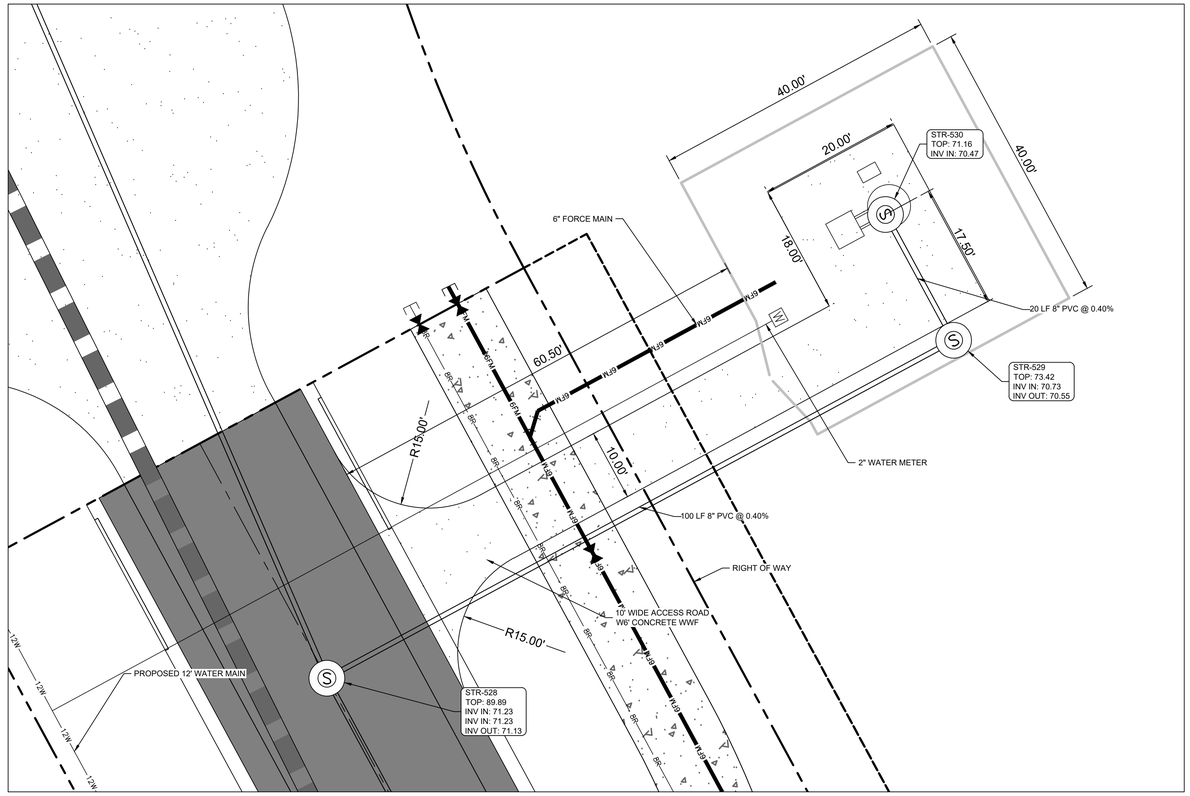
1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.
2. 6" THICK CONCRETE PAD IN ROADWAY OR PAVED AREAS.



BRONZE IDENTIFICATION DISC DETAIL

VALVE COLLAR

NOT TO SCALE



Howey-in-the-Hills Standard Details	DETAIL WW-10	DATE: AUG 2025
Howey-in-the-Hills Standard Details	DETAIL WW-11	DATE: AUG 2025
Howey-in-the-Hills Standard Details	DETAIL WW-13	DATE: FEB 2022
Howey-in-the-Hills Standard Details	DETAIL WW-14	DATE: FEB 2022
Howey-in-the-Hills Standard Details	DETAIL WW-15	DATE: FEB 2022

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HOWEY-IN-THE-HILLS

LAKE COUNTY , FLORIDA

MISSION RISE

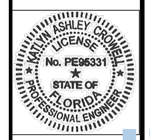
TURNSTONE GROUP

PHASE 1 CONSTRUCTION PLANS

LIFT STATION DETAIL

DATE 08/29/2025

REVISIONS

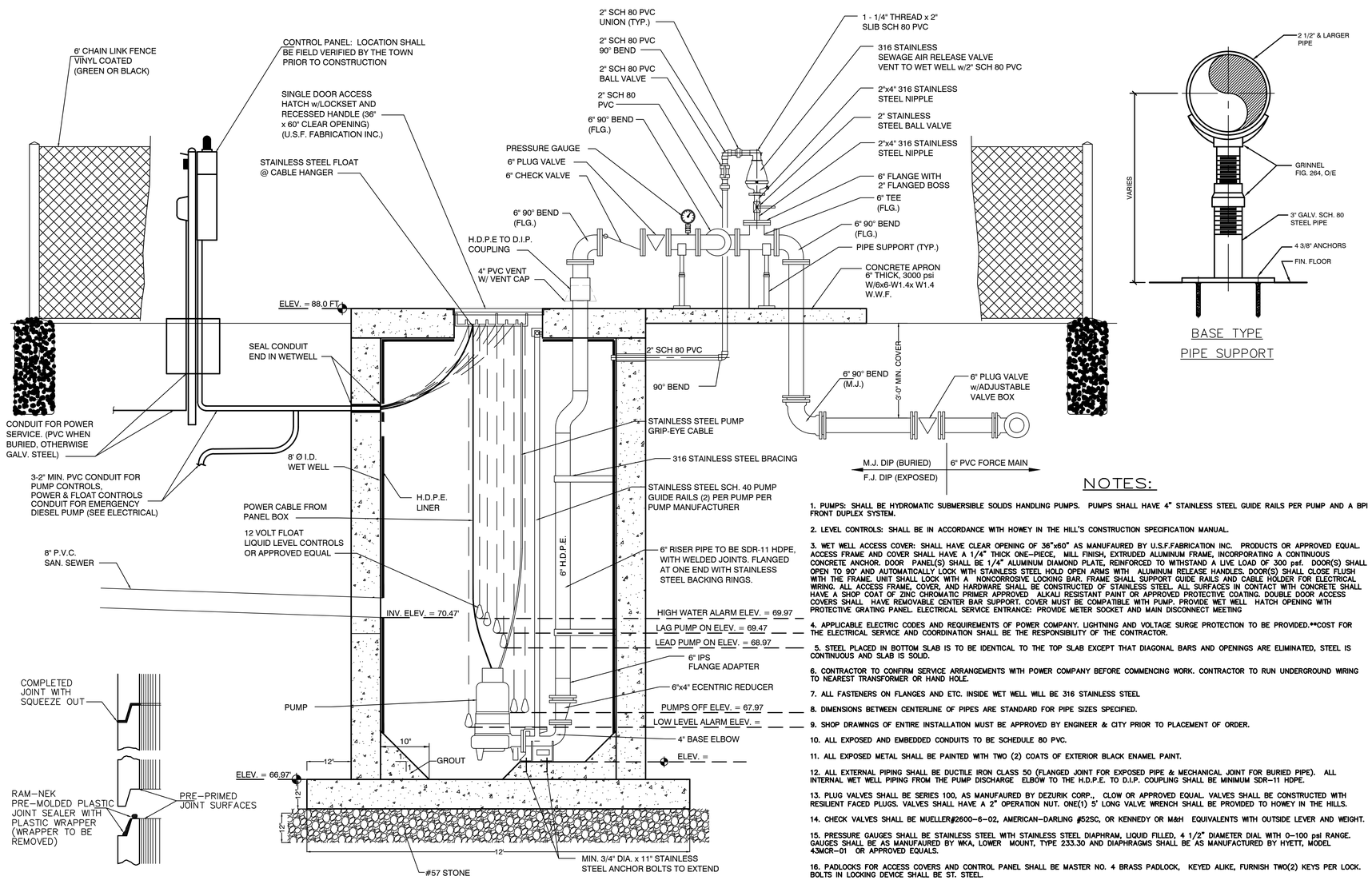


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PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C809

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FILE: 018-C700 LIFT STATION DETAILS

FILE NAME: \\ATLORL\Projects\23000180 Mission Rise 00 and PSP\DWG\Plan Set\Construction\Phase 1\018-C700 LIFT STATION DETAILS.dwg LAST SAVED BY: kcrowell 8/29/2025 12:42 PM PLOTTED BY: Zulphie Orlin-Rosado 8/29/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG To PDF.PC3 PLOT STYLE: ATWELL.CTB

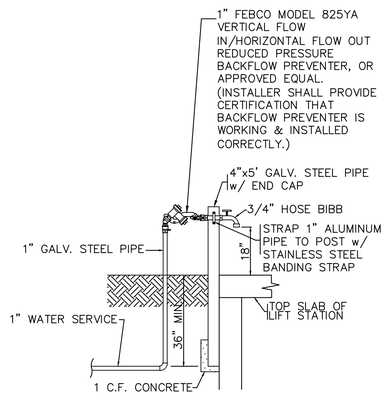


BASE TYPE
PIPE SUPPORT

TONGUE AND GROOVE JOINT
TYPICAL DETAIL

PUMP DATA

WETWELL INSIDE DIA.	8 FT		
1	SUBMERSIBLE PUMPS		
MODEL NUMBER	NP 3102 SH 3 ADAPTIVE 357		
IMPELLER	125 mm	R.P.M.	3,515 RPM
PUMP SIZE	100 mm	HORSE POWER	6.5 HP
G.P.M.	52.7	T.D.H.	172.74
ELECTRICAL VOLTAGE	460 V		
ELECTRICAL PHASE	3 PHASES		



HOSE BIBB

NOTES:

1. PUMPS: SHALL BE HYDROMATIC SUBMERSIBLE SOLIDS HANDLING PUMPS. PUMPS SHALL HAVE 4" STAINLESS STEEL GUIDE RAILS PER PUMP AND A BPI FRONT DUPLEX SYSTEM.
2. LEVEL CONTROLS: SHALL BE IN ACCORDANCE WITH HOWEY IN THE HILL'S CONSTRUCTION SPECIFICATION MANUAL.
3. WET WELL ACCESS COVER: SHALL HAVE CLEAR OPENING OF 36"x60" AS MANUFAURED BY U.S.F.FABRICATION INC. PRODUCTS OR APPROVED EQUAL. ACCESS FRAME AND COVER SHALL HAVE A 1/4" THICK ONE-PIECE, MILL FINISH, EXTRUDED ALUMINUM FRAME, INCORPORATING A CONTINUOUS CONCRETE ANCHOR. DOOR PANEL(S) SHALL BE 1/4" ALUMINUM DIAMOND PLATE, REINFORCED TO WITHSTAND A LIVE LOAD OF 300 psf. DOOR(S) SHALL OPEN TO 90° AND AUTOMATICALLY LOCK WITH STAINLESS STEEL HOLD OPEN ARMS WITH ALUMINUM RELEASE HANDLES. DOOR(S) SHALL CLOSE FLUSH WITH THE FRAME. UNIT SHALL LOCK WITH A NONCORROSIVE LOCKING BAR. FRAME SHALL SUPPORT GUIDE RAILS AND CABLE HOLDER FOR ELECTRICAL WIRING. ALL ACCESS FRAME, COVER, AND HARDWARE SHALL BE CONSTRUCTED OF STAINLESS STEEL. ALL SURFACES IN CONTACT WITH CONCRETE SHALL HAVE A SHOP COAT OF ZINC CHROMATIC PRIMER APPROVED ALKALI RESISTANT PAINT OR APPROVED PROTECTIVE COATING. DOUBLE DOOR ACCESS COVERS SHALL HAVE REMOVABLE CENTER BAR SUPPORT. COVER MUST BE COMPATIBLE WITH PUMP. PROVIDE WET WELL HATCH OPENING WITH PROTECTIVE GRATING PANEL. ELECTRICAL SERVICE ENTRANCE: PROVIDE METER SOCKET AND MAIN DISCONNECT MEETING
4. APPLICABLE ELECTRIC CODES AND REQUIREMENTS OF POWER COMPANY. LIGHTNING AND VOLTAGE SURGE PROTECTION TO BE PROVIDED.**COST FOR THE ELECTRICAL SERVICE AND COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. STEEL PLACED IN BOTTOM SLAB IS TO BE IDENTICAL TO THE TOP SLAB EXCEPT THAT DIAGONAL BARS AND OPENINGS ARE ELIMINATED, STEEL IS CONTINUOUS AND SLAB IS SOLID.
6. CONTRACTOR TO CONFIRM SERVICE ARRANGEMENTS WITH POWER COMPANY BEFORE COMMENCING WORK. CONTRACTOR TO RUN UNDERGROUND WIRING TO NEAREST TRANSFORMER OR HAND HOLE.
7. ALL FASTENERS ON FLANGES AND ETC. INSIDE WET WELL WILL BE 316 STAINLESS STEEL
8. DIMENSIONS BETWEEN CENTERLINE OF PIPES ARE STANDARD FOR PIPE SIZES SPECIFIED.
9. SHOP DRAWINGS OF ENTIRE INSTALLATION MUST BE APPROVED BY ENGINEER & CITY PRIOR TO PLACEMENT OF ORDER.
10. ALL EXPOSED AND EMBEDDED CONDUITS TO BE SCHEDULE 80 PVC.
11. ALL EXPOSED METAL SHALL BE PAINTED WITH TWO (2) COATS OF EXTERIOR BLACK ENAMEL PAINT.
12. ALL EXTERNAL PIPING SHALL BE DUCTILE IRON CLASS 50 (FLANGED JOINT FOR EXPOSED PIPE & MECHANICAL JOINT FOR BURIED PIPE). ALL INTERNAL WET WELL PIPING FROM THE PUMP DISCHARGE ELBOW TO THE H.D.P.E. TO D.I.P. COUPLING SHALL BE MINIMUM SDR-11 HDPE.
13. PLUG VALVES SHALL BE SERIES 100, AS MANUFAURED BY DEZURIK CORP., CLOW OR APPROVED EQUAL. VALVES SHALL BE CONSTRUCTED WITH RESILIENT FACED PLUGS. VALVES SHALL HAVE A 2" OPERATION NUT. ONE(1) 5' LONG VALVE WRENCH SHALL BE PROVIDED TO HOWEY IN THE HILLS.
14. CHECK VALVES SHALL BE MUELLER#2600-6-02, AMERICAN-DARLING #52SC, OR KENNEDY OR M&H EQUIVALENTS WITH OUTSIDE LEVER AND WEIGHT.
15. PRESSURE GAUGES SHALL BE STAINLESS STEEL WITH STAINLESS STEEL DIAPHRAM, LIQUID FILLED, 4 1/2" DIAMETER DIAL WITH 0-100 psi RANGE. GAUGES SHALL BE AS MANUFAURED BY WKA, LOWER MOUNT, TYPE 233.30 AND DIAPHRAGMS SHALL BE AS MANUFACTURED BY HYETT, MODEL 43MCR-01 OR APPROVED EQUALS.
16. PADLOCKS FOR ACCESS COVERS AND CONTROL PANEL SHALL BE MASTER NO. 4 BRASS PADLOCK, KEYED ALIKE, FURNISH TWO(2) KEYS PER LOCK. BOLTS IN LOCKING DEVICE SHALL BE ST. STEEL.
17. WET WELL TO BE H.D.P.E. LINED WITH AN AGRU SURE GRIP LINER OR APPROVED EQUAL, WITH A MINIMUM THICKNESS OF 2 MM, MECHANICALLY ANCHORED TO THE CONCRETE.ALL JOINTS SHALL BE EXTRUSION WELDED BY CERTIFIED WELDERS.
18. SOD ALL AREAS DISTURBED BY CONSTRUCTION.
19. BACKFILL AROUND WETWELL IN 12?LIFTS COMPACTING TO A MINIMUM OF 95%%%.
20. ALL LOCATIONS WHERE PIPES ENTER OF LEAVE THE WETWELL SHALL BE MADE WATERTIGHT WITH LINK SEAL CLOSURES SEALED FOR THE PROPER SEALING RANGE.
21. INSTALL PUMP BASE ELBOWS, GUIDE RAILS AND DISCHARGE PIPING PLUMB, LEVEL AND SQUARE.
22. INSTALL BENCH FOR PUMP BASE ELL IF NECESSARY, PER MANUFACTURER'S APPROVED SHOP DRAWINGS.
23. COAT ALL METALS THAT ARE NOT STAINLESS STEEL AND ARE LOCATED IN THE WETWELL WITH 10 MILS (DRY FILM THICKNESS) OF BLACK, HIGH GLOSS EPOXY, (TNEMEC SERIES 69 HI-BUILD EPOXYLINE II OR AN EQUIVALENT PRODUCT). COATING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION AND SHALL NOT BE IMMERSED UNTIL FULL CURE IS ACHIEVED.
24. COAT ALL ALUMINUM SURFACE IN CONTACT WITH CONCRETE WITH BITUMINOUS COATING PRIOR TO INSTALLATION.
25. PUMP BASE ELBOWS, PUMP ANCHOR BOLTS, UPPER AND INTERMEDIATE GUIDE RAIL BRACKETS, GUIDE RAILS, CABLE HANGER, PUMP LIFING CABLES, CONTROL PANEL AND FLOAT SWITCHES TO BE APPROVED BY PUMP SUPPLIER.
26. INSTALL INTERMEDIATE GUIDE RAIL BRACKETS AS REQUIRED BY PUMP MANUFACTURER OR, AT MINIMUM, WHEN GUIDE RAIL RAILS EXCEED 20'-0?IN LENGTH.
27. DUCTILE IRON PIPE SHALL COMPLY WITH AWWA C115 AND SHALL HAVE A PROTEO 401 INTERIOR LINING.
28. DUCTILE IRON FITTINGS SHALL COMPLY WITH AWWA C110 OR C153 WITH AN AWWA C116 OR PROTEO 401 INTERIOR LINING.
29. ORIENTATION OF PUMPS AND ACCESS HATCH SHALL BE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS FOR PUMPS FURNISHED.
30. BASE AND FIRST RISER UNIT OF WETWELL TO BE CAST MONOLITHIC.
31. PAINT EXTERIOR PIPE, VALVES AND FITTINGS WITH AN ALIPHATIC, ACRYLIC POLYURETHANE SYSTEM, COLOR SAFETY GREEN, TNEMEC SERIES 74 OR AN EQUIVALENT PRODUCT. COMPLY WITH ALL MANUFACTURER'S RECOMMENDATIONS.
32. PROVIDE 1-INCH WATER SERVICE, REDUCED PRESSURE BACKFLOW PREVENTER AND HOSE BIBB. FIELD TESTING: THE CONTRACTOR SHALL FURNISH THE SERVICES OF THE SYSTEM SUPPLIER'S
33. SERVICEMAN, ALL SPECIAL TOOLS, CALIBRATION EQUIPMENT, AND LABOR TO PERFORM THE TESTS. CERTIFIED COPIES OF THE TESTS SHALL BE FURNISHED IN DUPLICATE TO THE TOWN PRIOR TO FINAL APPROVAL.
34. CONTRACTOR AND/OR MANUFACTURER TO PROVIDE ELECTRICAL SCHEMATIC AND SHOP DRAWINGS TO THE TOWN FOR APPROVAL PRIOR TO PLACEMENT OF ORDER.
35. CONTROL PANEL WITH AUTO TRANSFER SWITCH, SCADA SYSTEM, BYPASS PUMP, & LIFT STATION SHOP DRAWINGS TO BE SUBMITTED TO TOWN FOR APPROVAL PRIOR TO PLACEMENT OF ORDER.
36. CONTRACTOR TO COORDINATE BYPASS PUMP SIZE & TYPE AND SUBMIT TO THE TOWN PRIOR TO PLACEMENT OF ORDER.

DATE: AUG 2025

DETAIL WW-12

Howey-in-the-Hills

Standard Details



811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY 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 AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED 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 EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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

MISSION RISE
TURNSTONE GROUP
PHASE 1 CONSTRUCTION PLANS
LIFT STATION DETAIL

DATE 08/29/2025

REVISIONS

KAITLIN ASHLEY CROWELL LICENSE No. PE95331 STATE OF FLORIDA PROFESSIONAL ENGINEER

DRAWN BY: AP
CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO. C810

NOT-ISSUED-FOR-CONSTRUCTION

FILE: 0180-C700 LIFT STATION DETAILS

FILE NAME: \\ATLORL\Projects\23000180 Mission Rise DD and PSP\DWG\Plan Sets\Construction\Phase 1\0180-C700 LIFT STATION DETAILS.dwg LAST SAVED BY: kcrowell 8/22/2025 12:41 PM PLOTTED BY: Zophie Ortiz-Rosado 8/28/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB