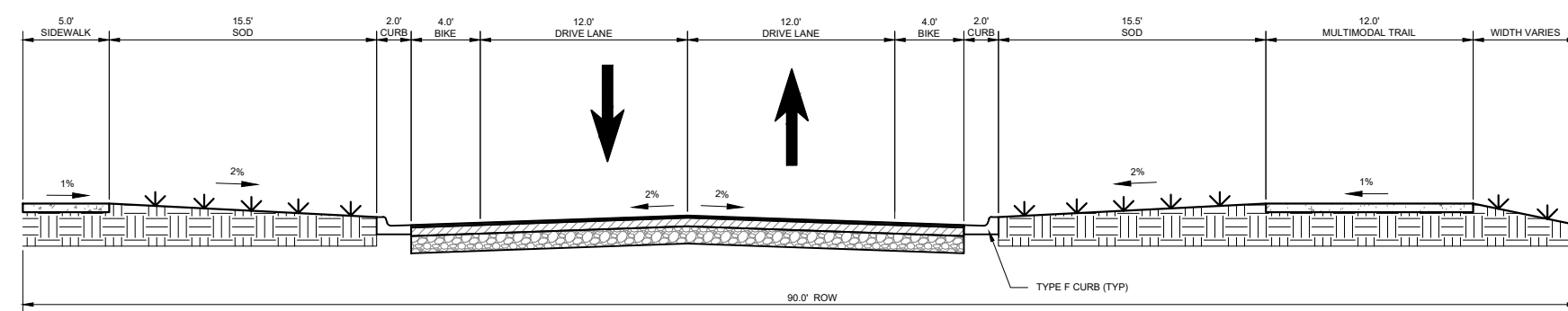
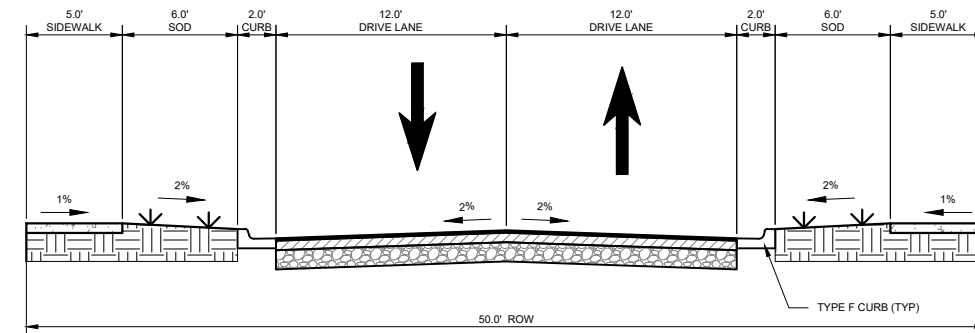


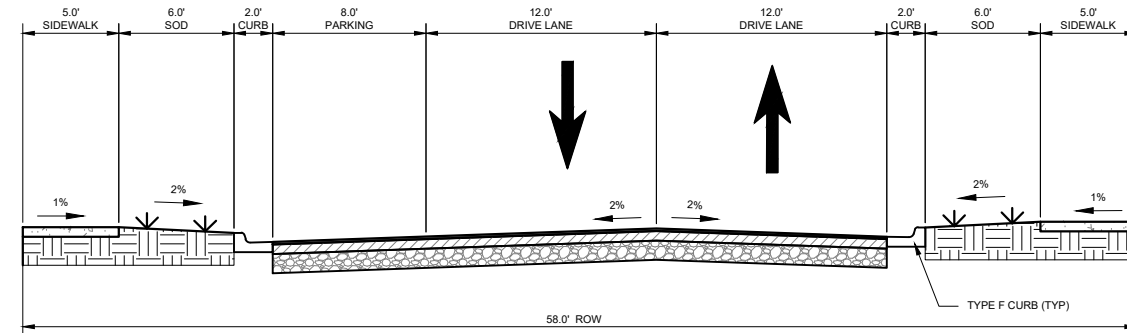
TYPICAL SECTIONS



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



OPT 1 - NEIGHBORHOOD ROAD
50' ROW



OPT 2 - NEIGHBORHOOD ROAD
58' ROW

TRACT AREA TABLE

TRACT NAME	USE DESCRIPTION	AREA	OWNERSHIP
90' ROW	PUBLIC RIGHT-OF-WAY	16.88 Ac.	TOWN OF HOWEY-IN-THE-HILLS (PUBLIC)
ROW (OFFSITE)	PUBLIC RIGHT-OF-WAY	1.75 Ac.	TOWN OF HOWEY-IN-THE-HILLS (PUBLIC)
ROW A	PRIVATE RIGHT-OF-WAY	2.30 Ac.	H.O.A. (PRIVATE)
ROW B	PRIVATE RIGHT-OF-WAY	6.02 Ac.	H.O.A. (PRIVATE)
ROW C	PRIVATE RIGHT-OF-WAY	0.41 Ac.	H.O.A. (PRIVATE)
ROW D	PRIVATE RIGHT-OF-WAY	3.52 Ac.	H.O.A. (PRIVATE)
ROW E	PRIVATE RIGHT-OF-WAY	0.83 Ac.	H.O.A. (PRIVATE)
ROW F	PRIVATE RIGHT-OF-WAY	9.47 Ac.	H.O.A. (PRIVATE)
TRACT A	OPEN SPACE	0.95 Ac.	H.O.A. (PRIVATE)
TRACT B	OPEN SPACE	0.14 Ac.	H.O.A. (PRIVATE)
TRACT C	AMENITY, OPEN SPACE, POND AREAS, & WETLANDS	43.40 Ac.	H.O.A. (PRIVATE)
TRACT D	OPEN SPACE & MINI PARK	0.56 Ac.	H.O.A. (PRIVATE)
TRACT E	POND AREA	5.25 Ac.	H.O.A. (PRIVATE)
TRACT F	POND & WETLAND AREA	10.66 Ac.	H.O.A. (PRIVATE)
TRACT G	OPEN SPACE	0.25 Ac.	H.O.A. (PRIVATE)
TRACT H	AMENITY, OPEN SPACE, POND AREAS, & WETLANDS	34.88 Ac.	H.O.A. (PRIVATE)
TRACT I	OPEN SPACE & WETLANDS	4.49 Ac.	H.O.A. (PRIVATE)
TRACT J	OPEN SPACE	0.36 Ac.	H.O.A. (PRIVATE)
TRACT K	OPEN SPACE & POND AREA	2.73 Ac.	H.O.A. (PRIVATE)
TRACT L	AMENITY, OPEN SPACE, POND AREAS, & WETLANDS	13.83 Ac.	H.O.A. (PRIVATE)
TRACT M	TRAIL HEAD SITE	1.19 Ac.	H.O.A. (PRIVATE)

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: 243.3 AC

NUMBER OF LOTS: 409 TOTAL

UNIT TYPE: SINGLE FAMILY - DETACHED

LOT SIZES: 9,600 SQ.FT. (20% OF TOTAL # OF LOTS)
8,400 SQ.FT.

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

OPEN SPACE:
REQUIRED: 60.8 AC
PROVIDED: 67.4 AC

WETLAND AREA: 60.03 AC (TOTAL)
IMPACTED: 0.45 AC
SECONDARY IMPACT: 0.29 AC
PRESERVED: 59.29 AC

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

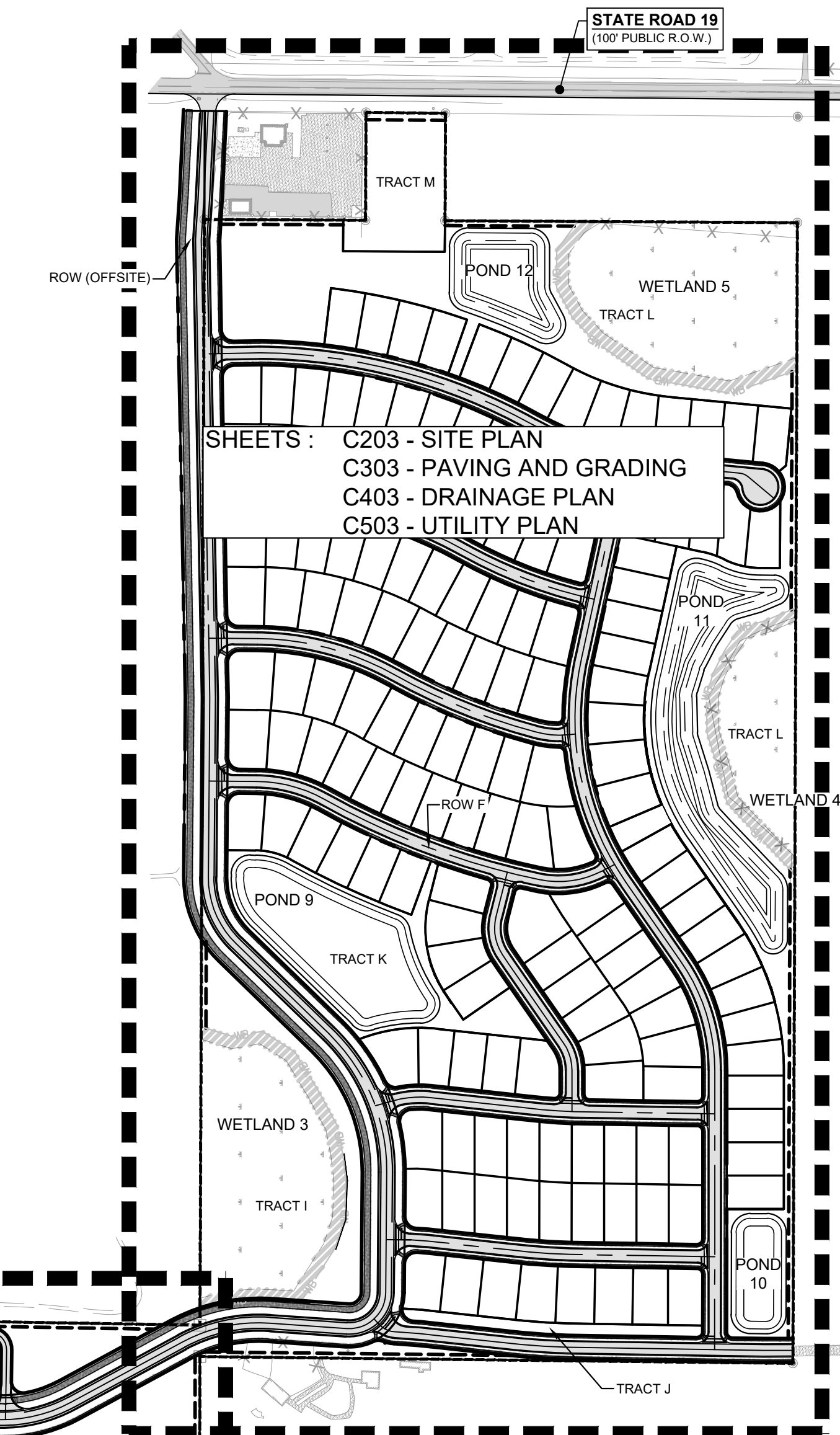
FLOODPLAIN: LOCATED IN FEMA FLOOD ZONE A AND AE PER
MAP NO. 12069C0485E, EFF. DATE 12/18/2012
ZONE AE 100 YR-24 HR FLOOD ELEV = 83.6 (ESTABLISHED)

SERVICES / UTILITY PROVIDER

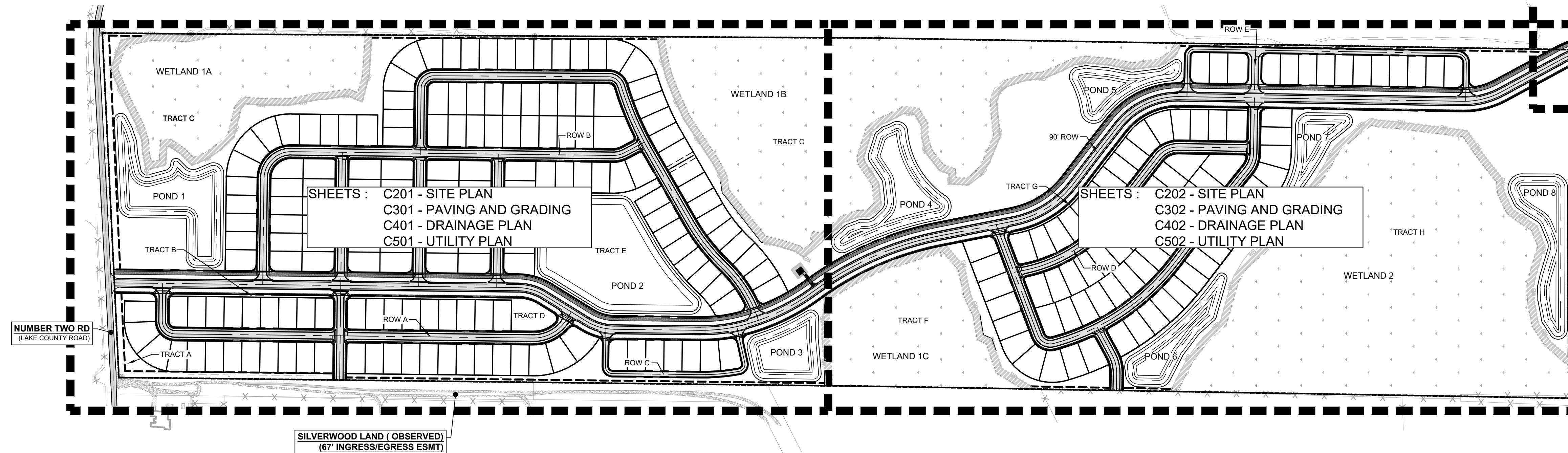
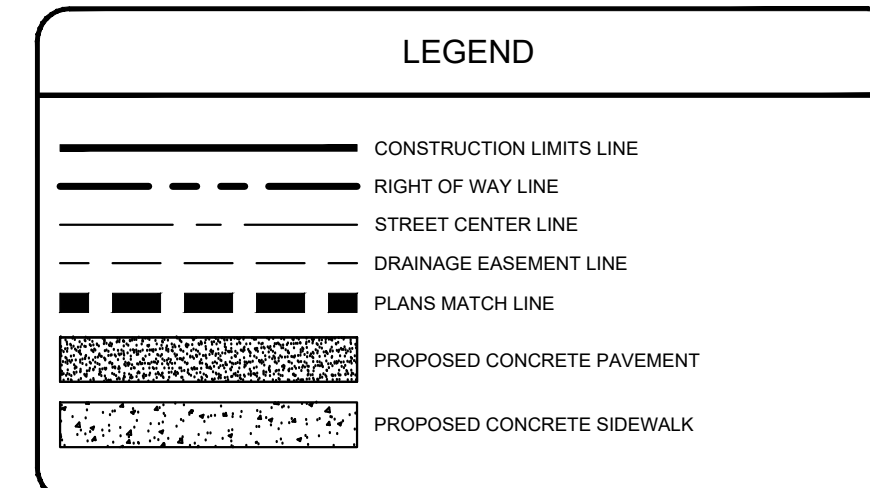
WATER: TOWN OF HOWEY-IN-THE-HILLS
SANITARY SEWER: CENTRAL LAKE CDD
ELECTRIC: SECO
STORMWATER MANAGEMENT: SJRWMD

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'

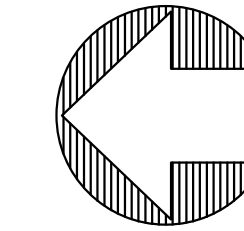


SHEETS: C203 - SITE PLAN
C303 - PAVING AND GRADING
C403 - DRAINAGE PLAN
C503 - UTILITY PLAN



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

NUMBER TWO RD
(LAKE COUNTY ROAD)



Know what's below.
Call before you dig.
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NOTICE:
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CO # 23091

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

MISSION RISE
TURNSTONE GROUP
PRELIMINARY SUBDIVISION PLAN
OVERALL SITE PLAN

DATE 11/25/2024

REVISIONS

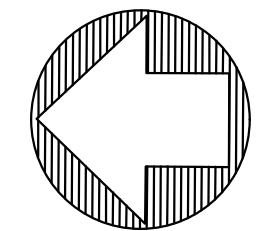
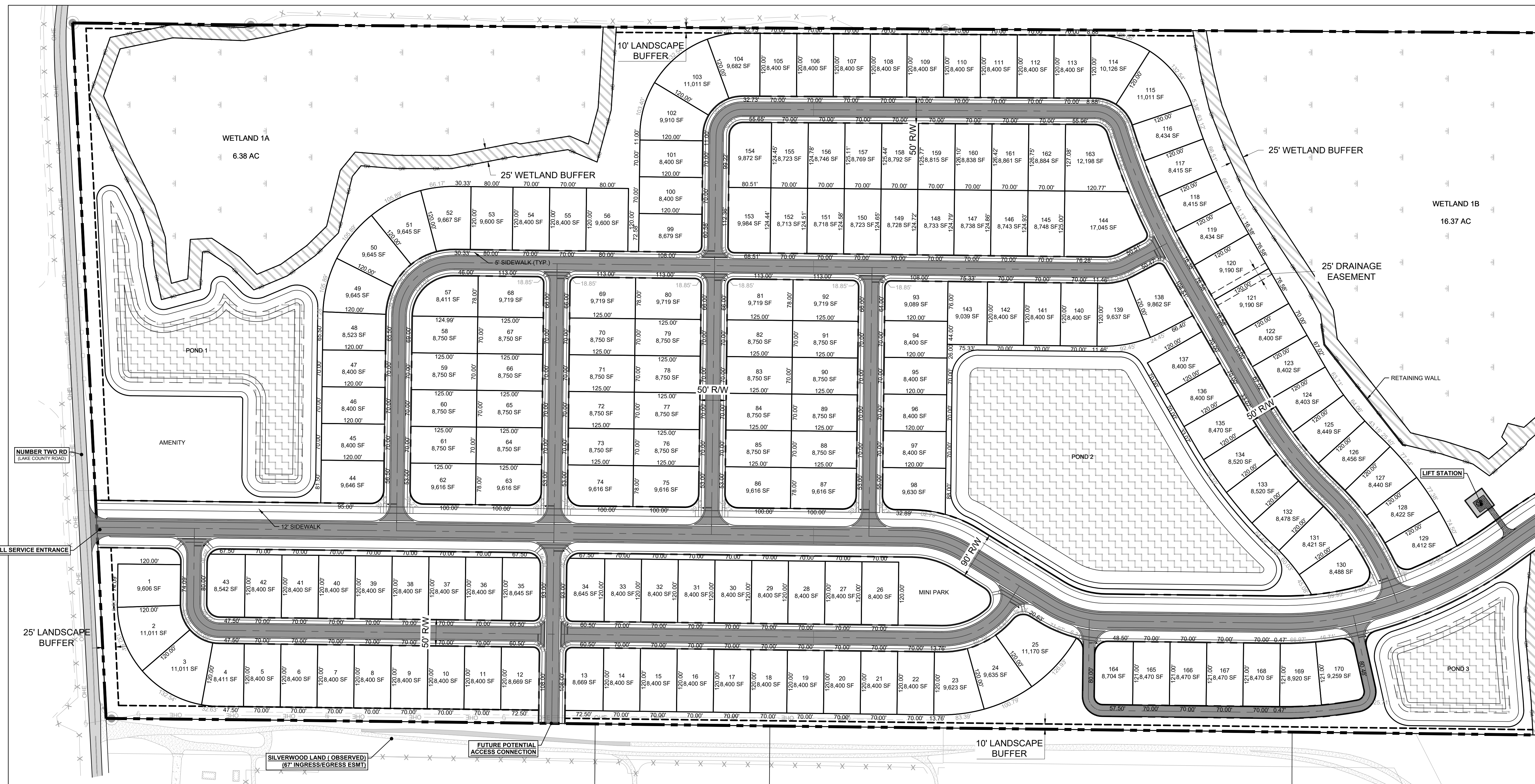


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CHECKED BY: ZOR
PROJECT MANAGER: KC
JOB #: 23000180
FILE CODE: --
SHEET NO.

PSPXX-XXXX

C200

CAD FILE: 018-C200-OVERALL SITE PLAN



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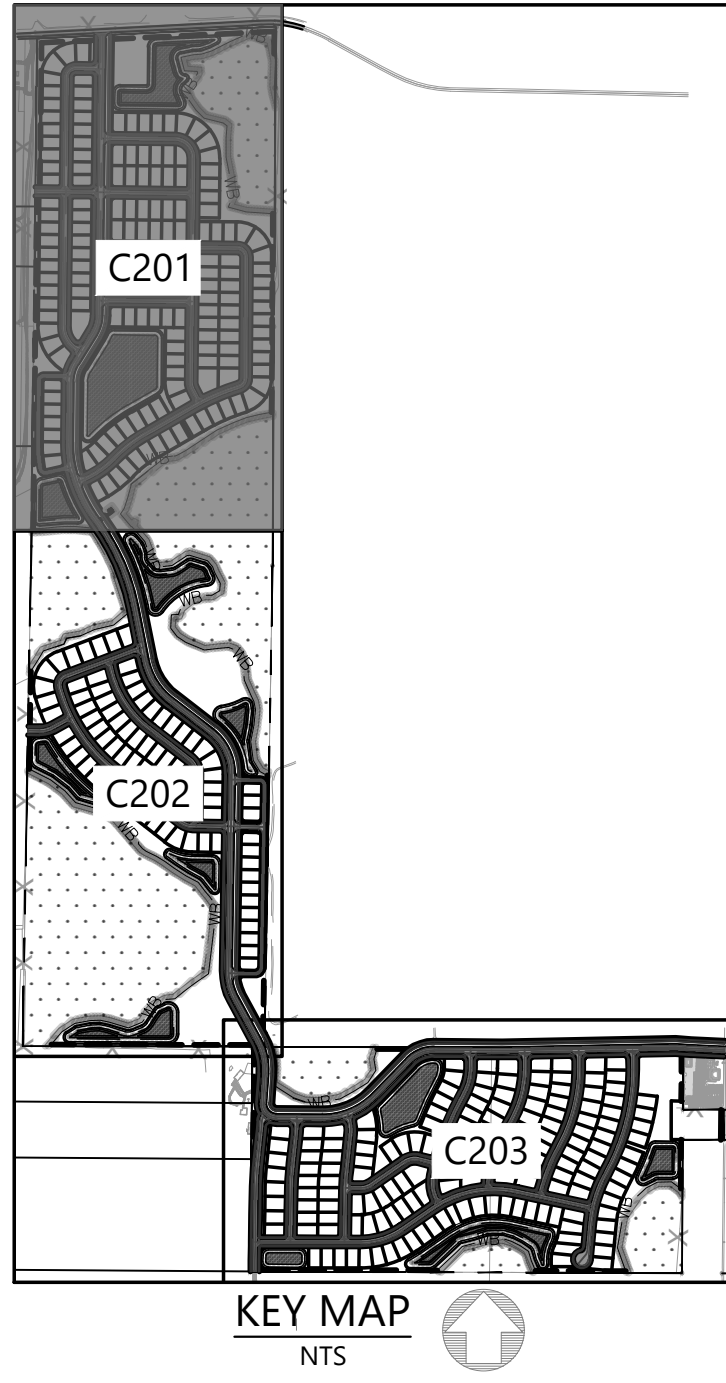
SEC 27.34 TWP 20 S RGE 25 E
 HOWEY-IN-THE-HILLS
 LAKE COUNTY, FLORIDA

MISSION RISE
 TURNSTONE GROUP
 PRELIMINARY SUBDIVISION PLAT
 SITE PLAN

DATE 11/25/2024

REVISIONS

0 50' 100'
 DRAWN BY: AP
 CHECKED BY: ZOR
 PROJECT MANAGER: KC
 JOB #: 23000180
 FILE CODE: --
 SHEET NO. C201

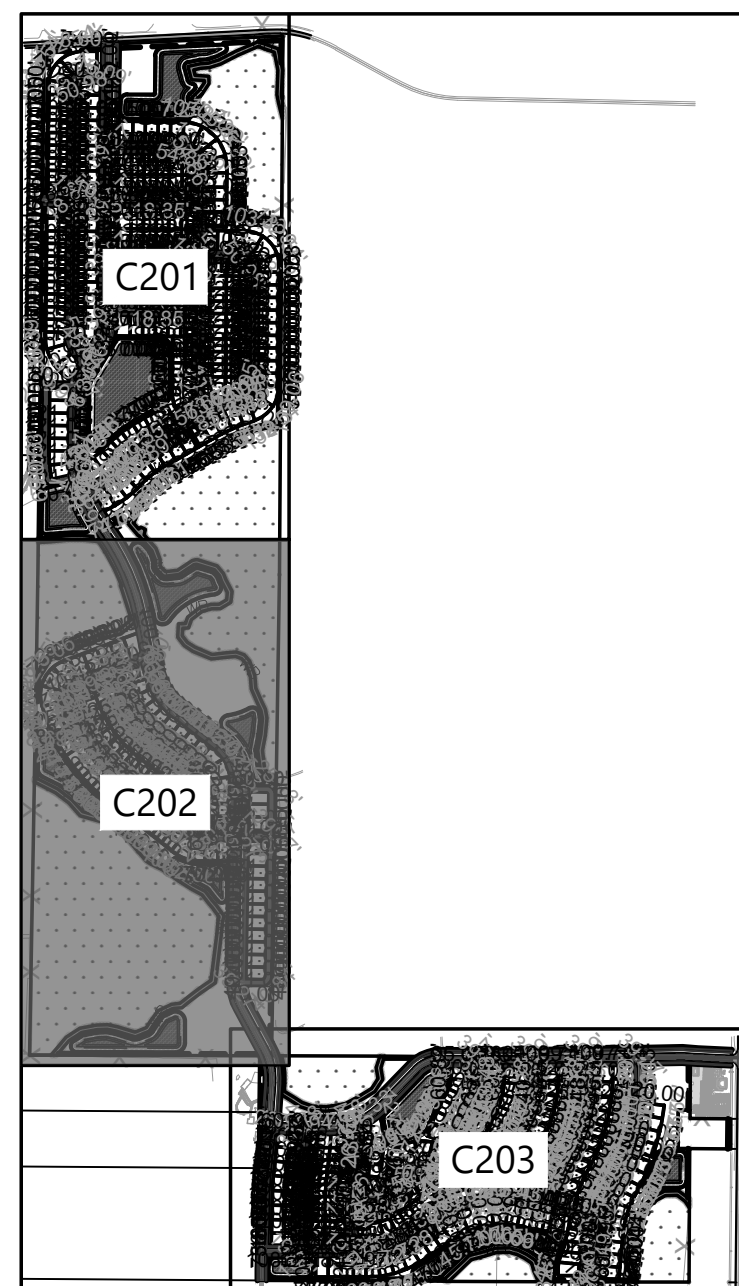
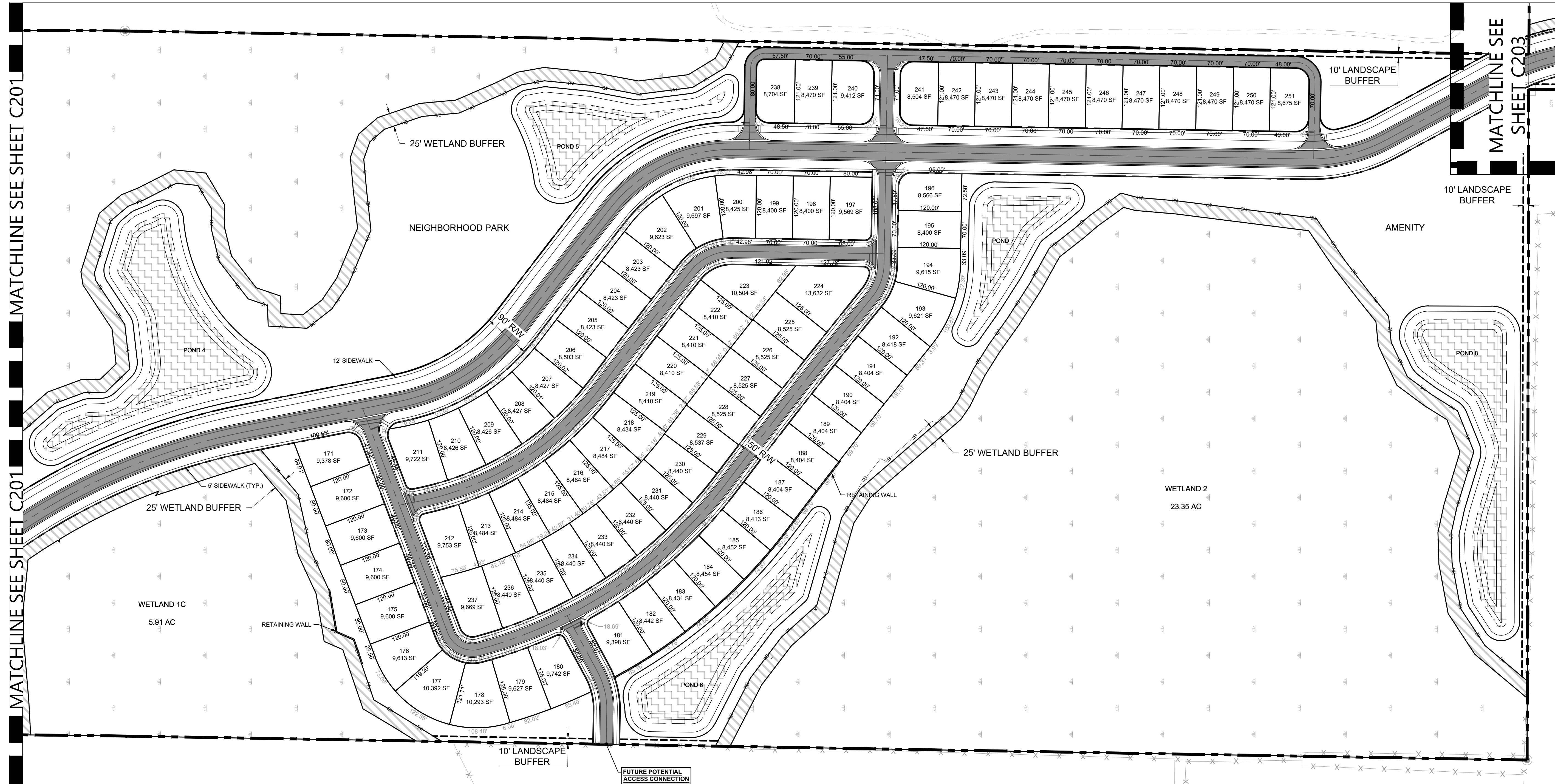


LEGEND	
	CONSTRUCTION LIMITS LINE
	STREET CENTER LINE
	DRAINAGE EASEMENT / BUFFER LINE
	PLANS MATCH LINE
	PROPOSED ASPHALT PAVEMENT
	EXISTING ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	EXISTING WETLAND
	PROPOSED WETLAND BUFFER
	PROPOSED POND AREA

PSPXX-XXXX

MATCHLINE SEE SHEET C201

MATCHLINE SEE SHEET C203



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

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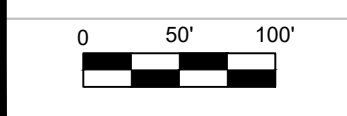
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 LAKE COUNTY, FLORIDA

MISSION RISE
 TURNSTONE GROUP
 PRELIMINARY SUBDIVISION PLAT
 SITE PLAN

DATE 11/25/2024

REVISIONS

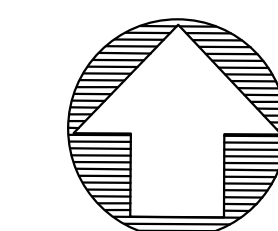
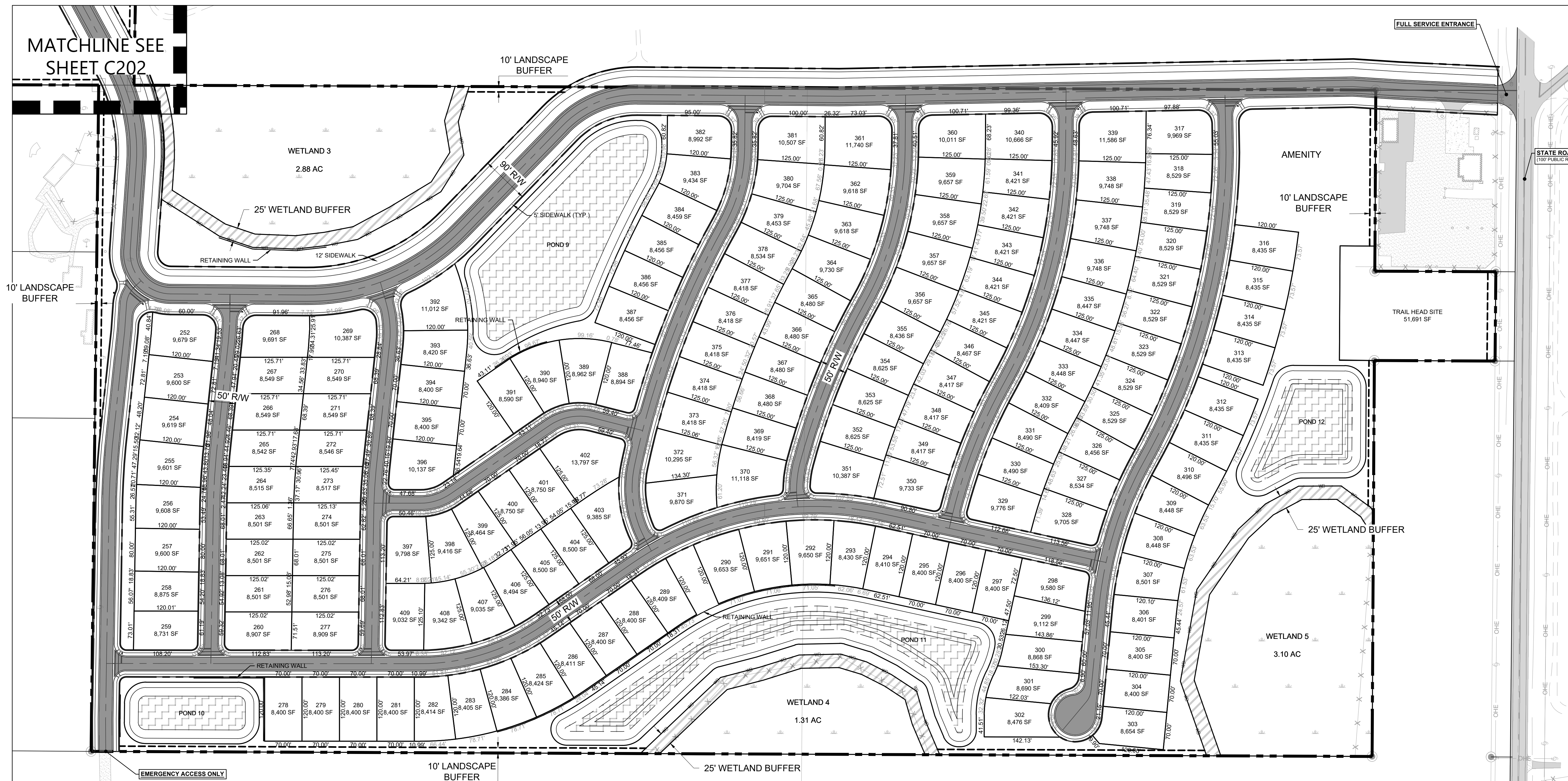


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 CHECKED BY: ZOR
 PROJECT MANAGER: KC
 JOB #: 23000180
 FILE CODE: --
 SHEET NO.

PSPPXX-XXXX
 C202

CAD FILE: 0180-C201 SITE PLAN

MATCHLINE SEE SHEET C202



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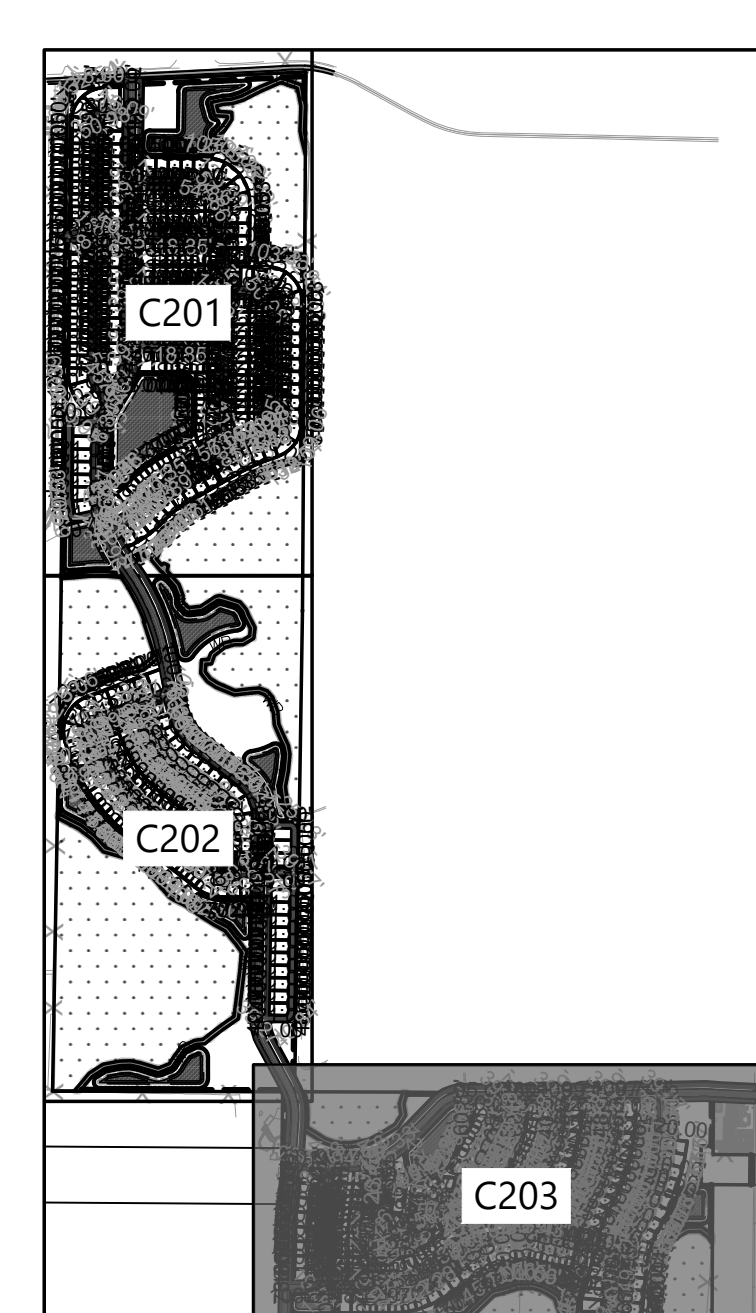
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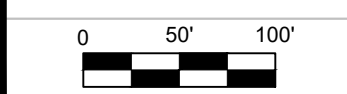
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 PROJECT MANAGER: KC
 JOB #: 23000180
 FILE CODE: --
 SHEET NO.

CAD FILE: 086-C201 SITE PLAN



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



PSPPXX-XXXX

C203