

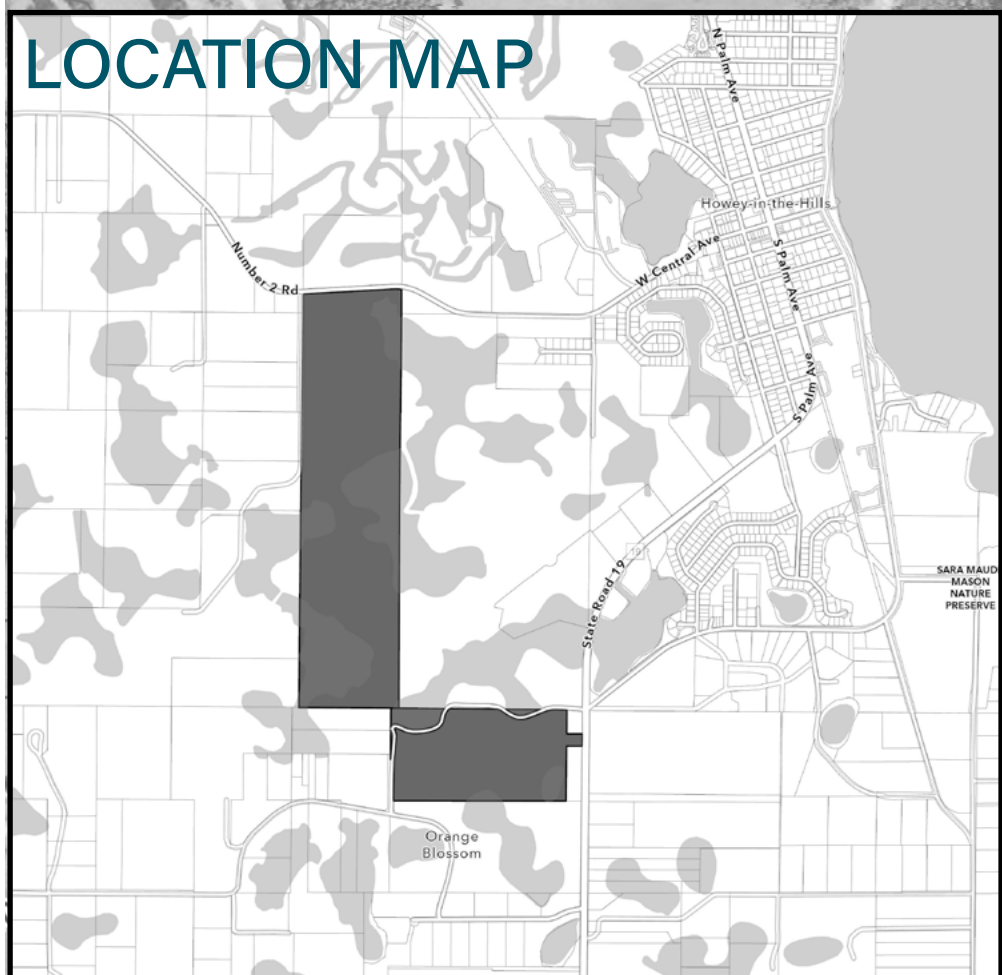
DEVELOPMENT SUMMARY

| | |
|-------------------------------|---------------------|
| Total Property Acreage | +/- 243.3 Ac |
| Phase 1 | +/- 69.1 Ac |
| Phase 2 | +/- 97.6 Ac |
| Phase 3 | +/- 76.6 Ac |

PHASE DEVELOPMENT

| | 55' Lots | 75' Lots | Total |
|--------------|------------|-----------|------------|
| Phase 1 | 150 | 41 | 170 |
| Phase 2 | 100 | 13 | 112 |
| Phase 3 | 166 | 29 | 193 |
| Total | 416 | 83 | 499 |

NOTES:
 1. Specific number of units to be developed in each phase will be determined at Subdivision Plan stage, not to exceed 499 units in total for the project.



LEGEND

- Public Recreation
- Pedestrian Paths
- Non-Residential
- End-cap Parallel Parking
- Multimodal Trail

FLOOD ZONE

- A
- AE

PARKS & TRAILS PROGRAM



TRAIL HEAD SITE



MULTIMODAL TRAIL



WETLAND ENGAGEMENT



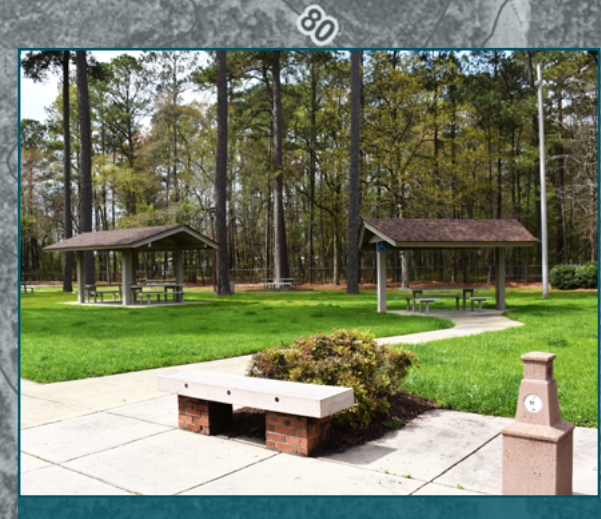
BIKE MAINTENANCE STATION



COOLING STATION



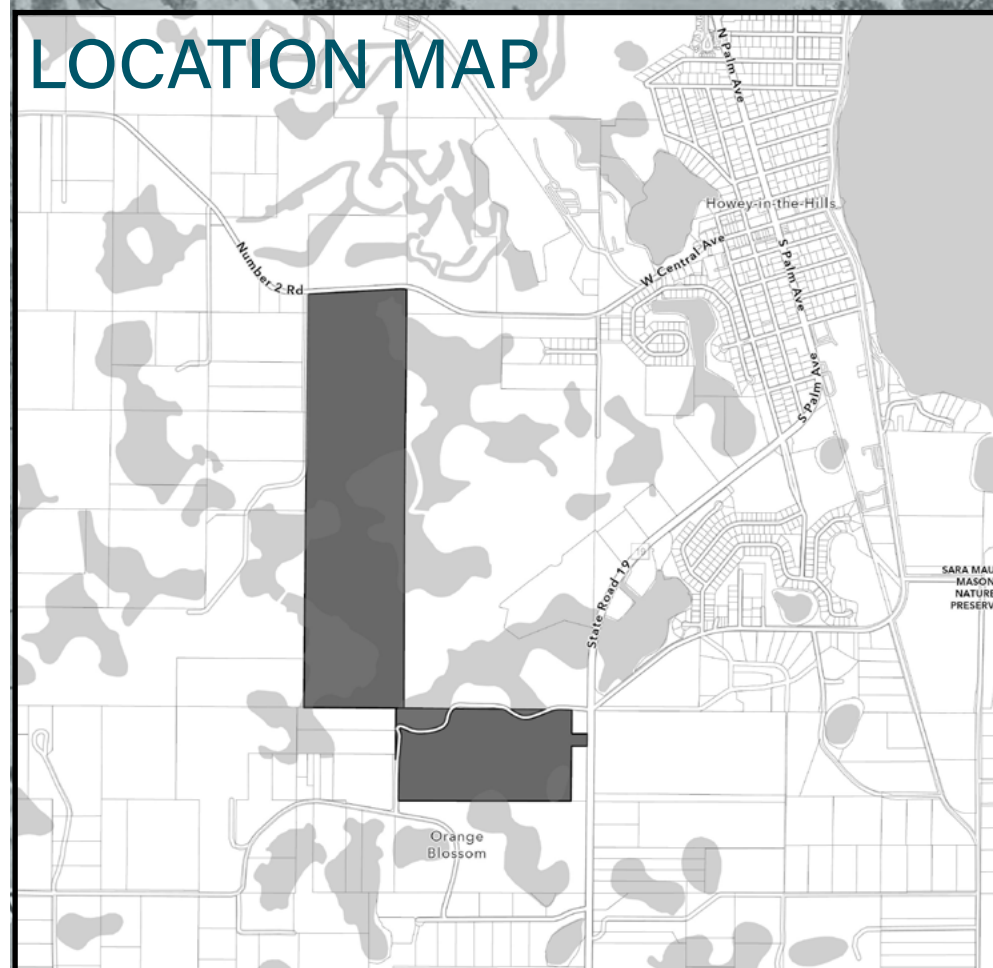
WATER STATION



PICNIC AREA



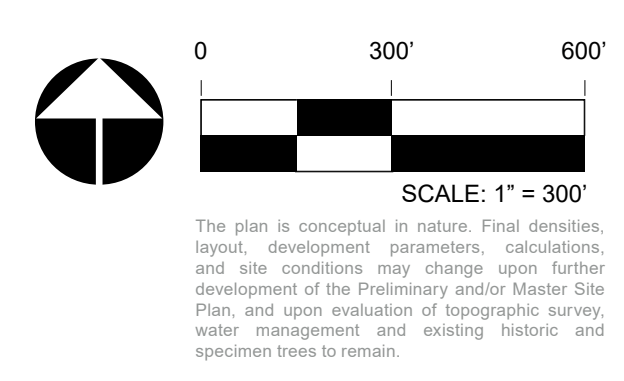
GATHERING AREAS



| LEGEND | |
|--------|-------------------------|
| | Pedestrian Paths |
| | Multimodal Trail |
| | Trail Head Site (Civic) |
| | Amenity/Pocket Parks |
| | Regional Park System |
| | Stormwater |
| | Wetlands |
| | Mis. Open Space |

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MISSION RISE • PARKS, TRAILS & OPEN SPACE PLAN
 Town of Howey Hills, FL
 August 25, 2023
 # 22003786
 Turnstone Group / ASF TAP FL I LLC.

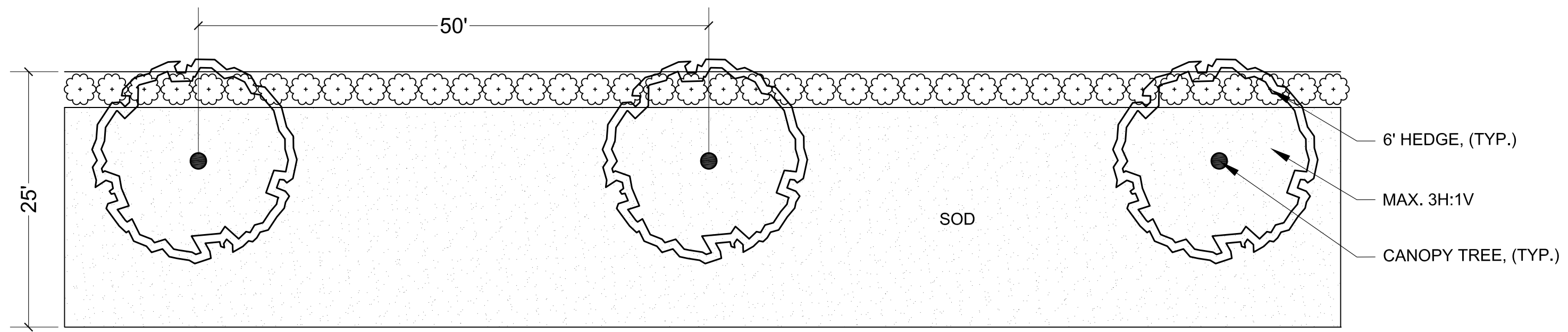


RESIDENTIAL BUFFERS

25' LANDSCAPE BUFFER, TYPICAL

A landscaped berm with a total depth of at least 25 feet and no steeper than 3H:1V. The berm shall be at least three feet (3') in height and the berm together with the landscaping, shall comprise a continuous screen of at least 5 and one half feet (5.5') at time of planting and six feet (6') within one year of planting. Canopy trees shall also be planted every 50 feet along the berm.

For single family subdivisions, these buffers shall be on common property and dedicated to the homeowners' association for ownership and maintenance responsibilities.

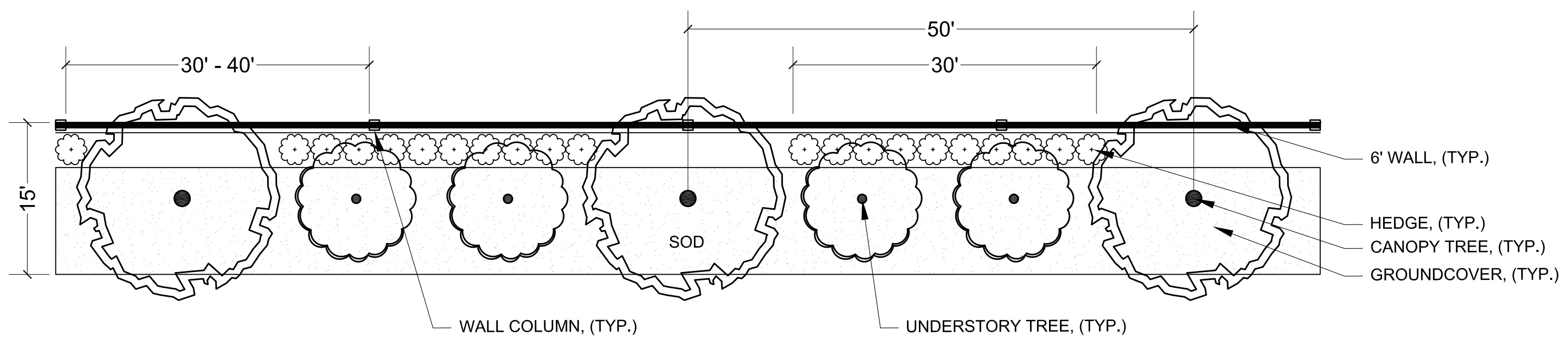


15' LANDSCAPE BUFFER, TYPICAL

A landscaped wall buffer with a minimum depth of 15 feet. The wall shall maintain a height of six feet (6') from grade on highest side and all walls shall have a decorative exterior (no exposed block). Acceptable materials for wall faces are brick, stucco or stone or a combination of those materials. Wall columns shall have a maximum spacing of thirty feet (30') on walls up to two hundred feet (200') in length and forty feet (40') on walls more than two hundred feet (200') in length. Wall columns may extend up to two feet (2') above the height of the wall.

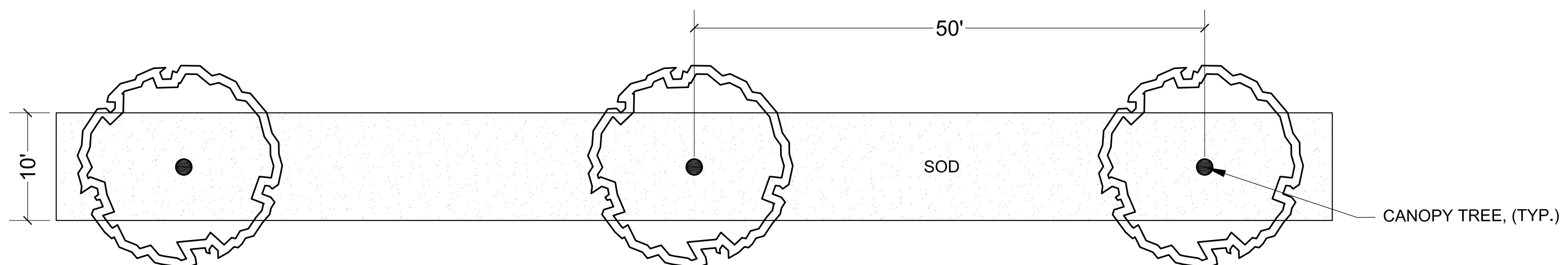
Within each fifty-foot (50') increment along the wall, two (2) canopy trees, two (2) understory trees, and 30 linear feet of shrubs shall be planted. The trees shall not be closer than five feet (5') to a walk or wall. The shrubs shall be at least 30" in height at time of planting.

For single family subdivisions, these buffers shall be on common property and dedicated to the homeowners' association for ownership and maintenance responsibilities.



10' LANDSCAPE BUFFER, TYPICAL

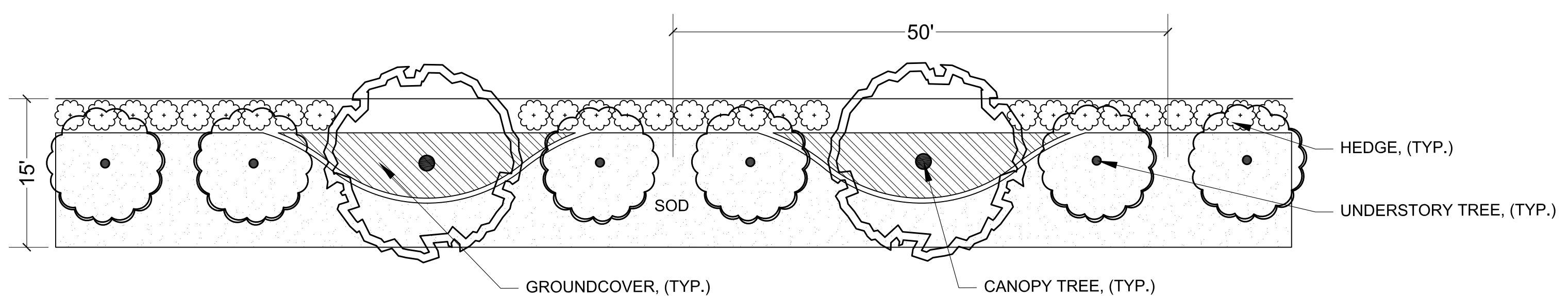
Ten-foot-wide (10') landscaped buffer with trees spaced no more than 50 feet on center.



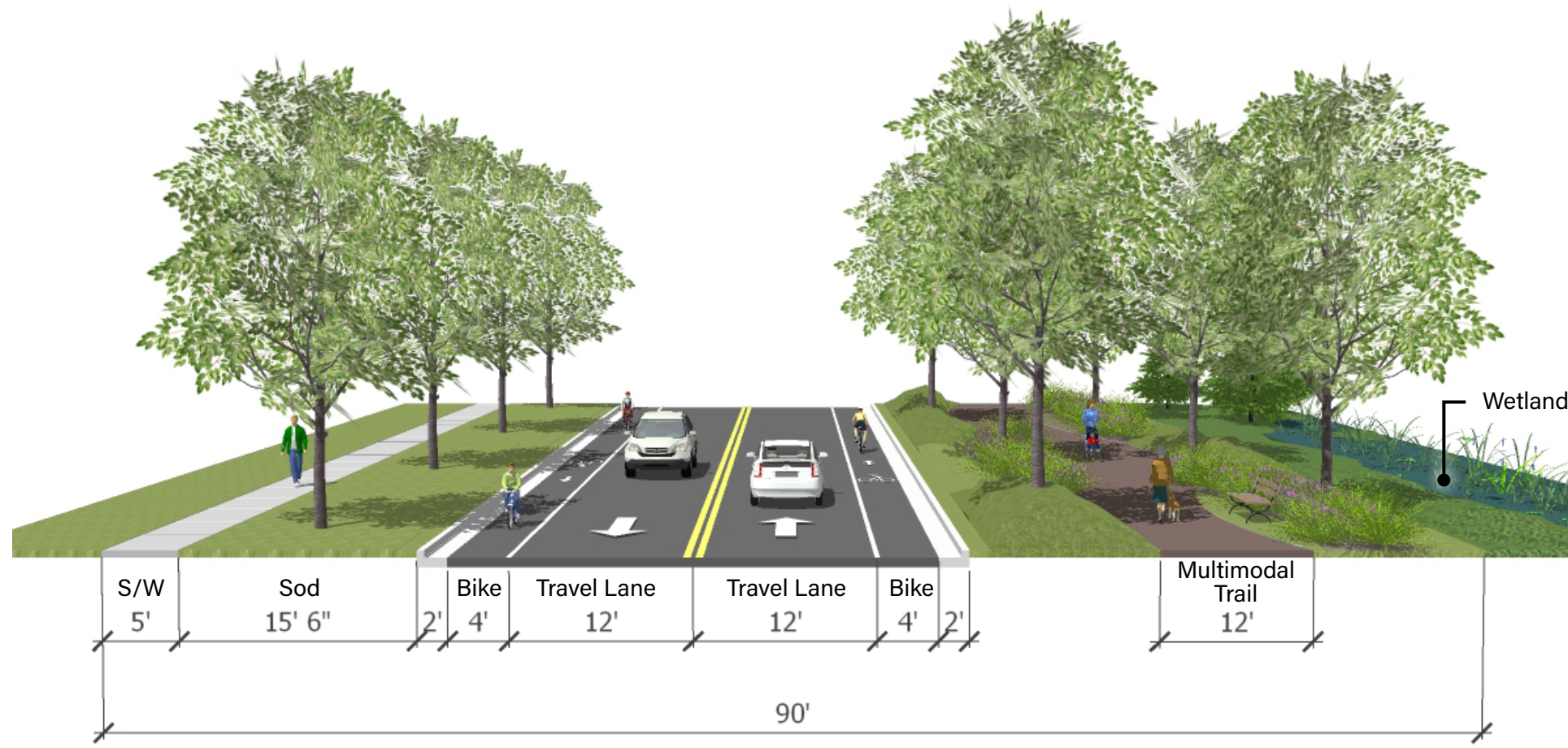
NON-RESIDENTIAL BUFFERS

15' LANDSCAPE BUFFER, TYPICAL

The landscaped buffer shall contain at least one (1) canopy tree, two understory trees and 30 linear feet of shrubs and ground cover for each 50 linear feet of buffer. Canopy trees shall be located no less than five feet (5') and no more than eight feet (8') from sidewalks and other walkways in order to provide shade while minimizing conflicts between tree roots and sidewalks. Similarly, canopy trees shall be used to shade parking areas that adjoin buffers. Understory trees may be planted in groupings and palms may be planted in place of understory trees when clustered in groupings of three or more trees.



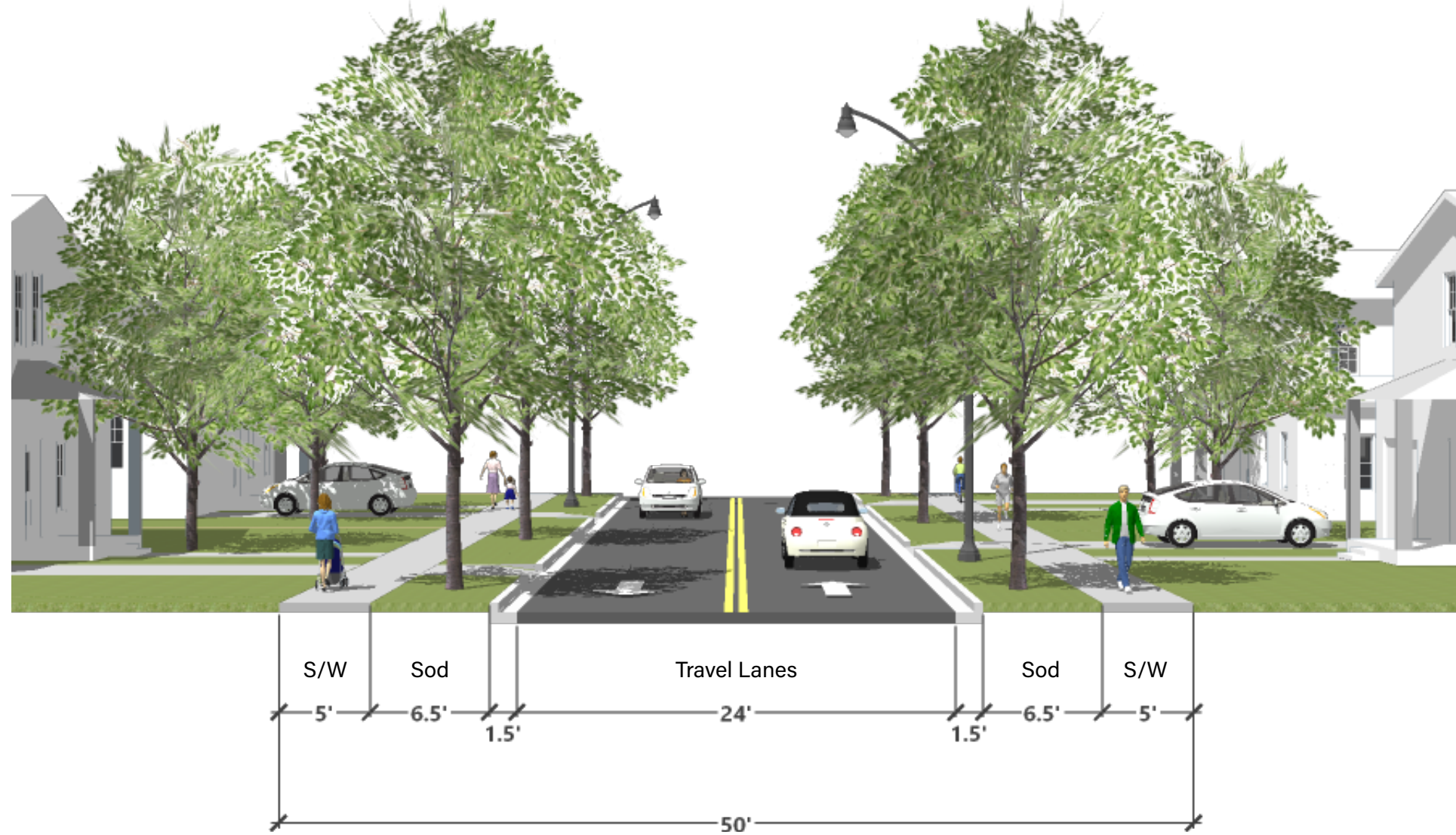
SPINE ROAD
90' ROW WITH BIKE LANE & 12' MULTIMODAL TRAIL



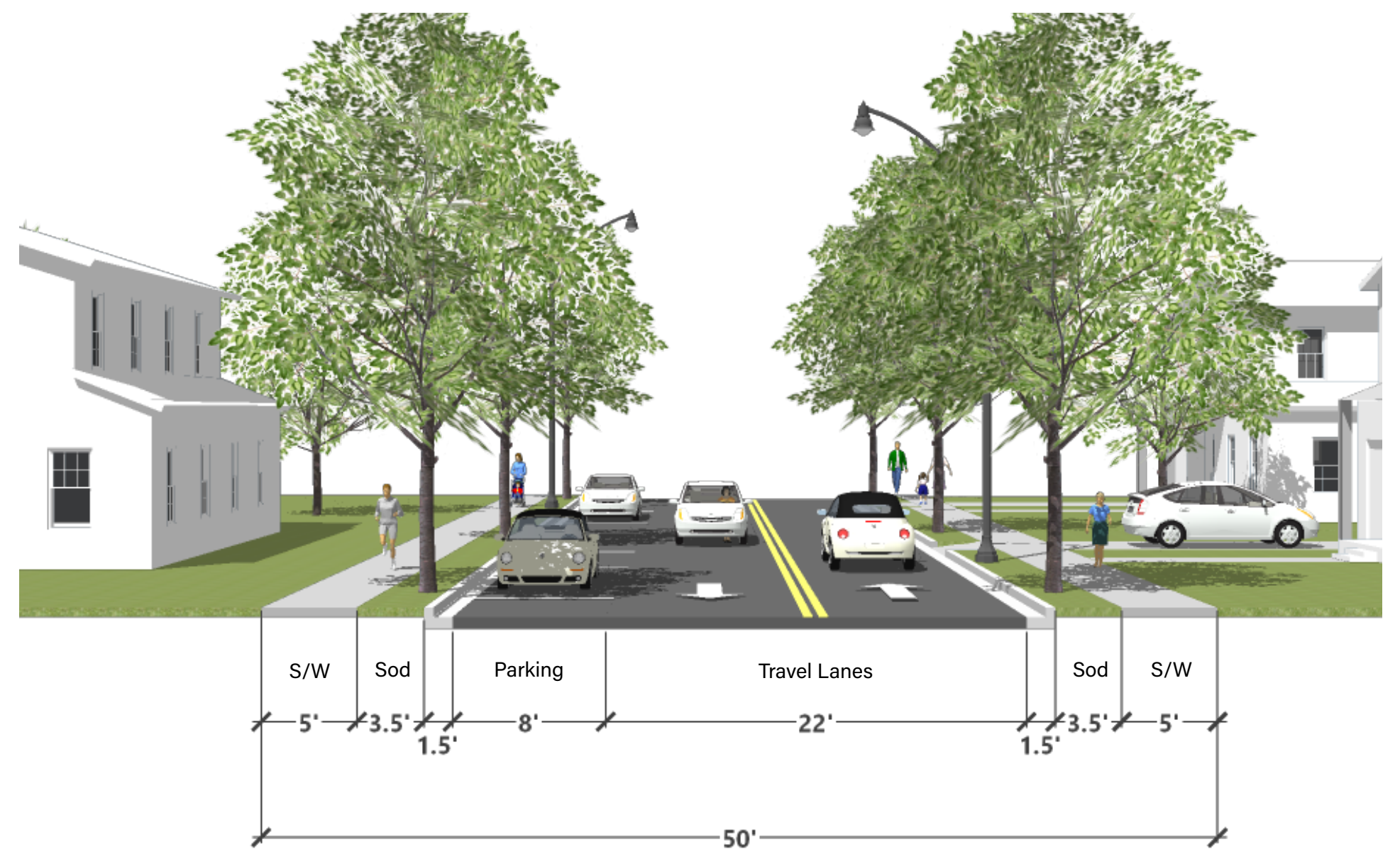
NOTE:

Multimodal Trail is intended to meander in and out of the proposed ROW. Final location may vary based on grading, utilities & final engineering.

NEIGHBORHOOD ROAD
OPTION 1 - 50' ROW



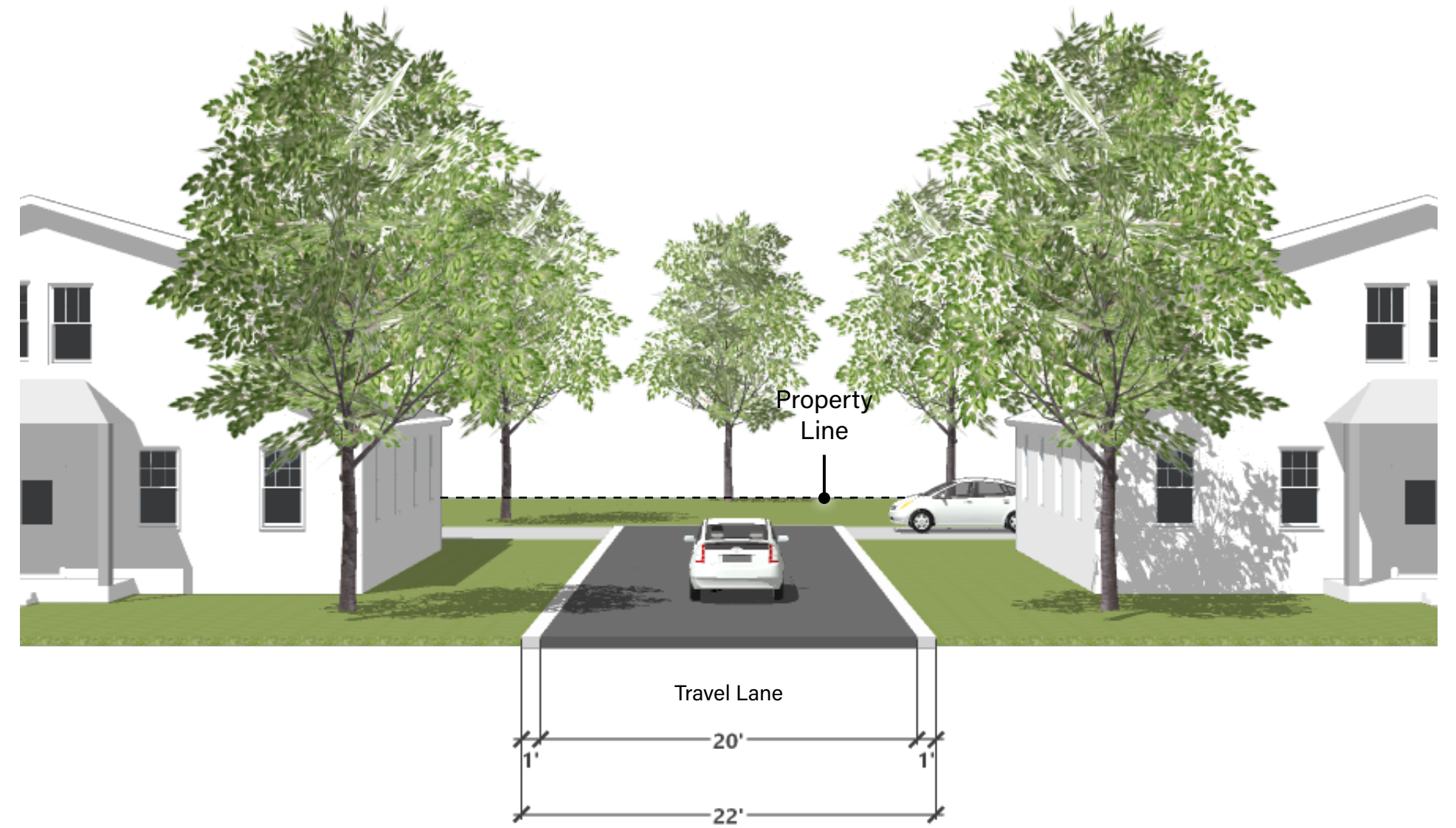
OPTION 2 - 50' ROW WITH PARKING ON ONE SIDE



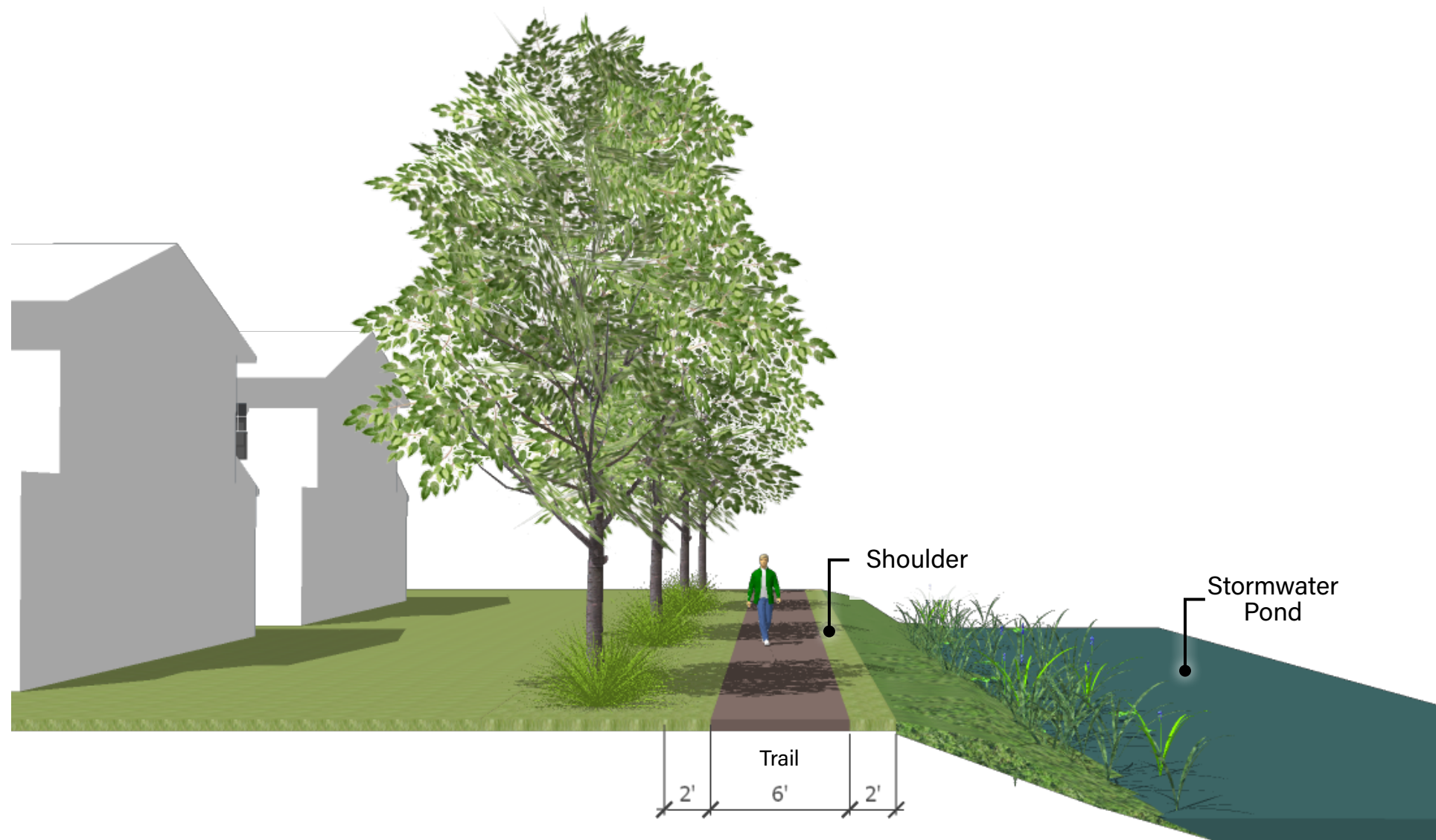
ALLEY ROAD
OPTION 1 - PARALLEL 22' ROW



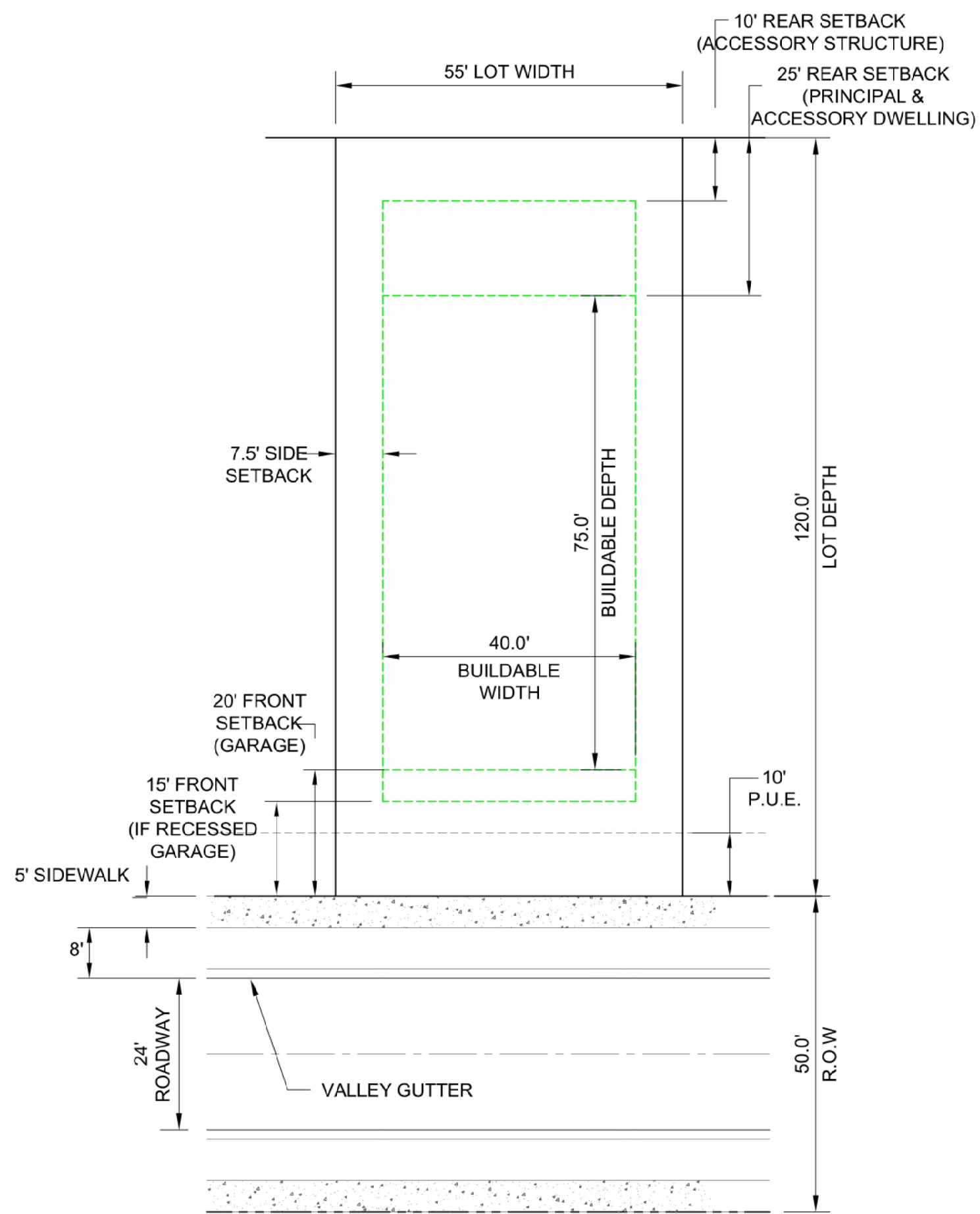
OPTION 2 - PAIRED 22' ROW



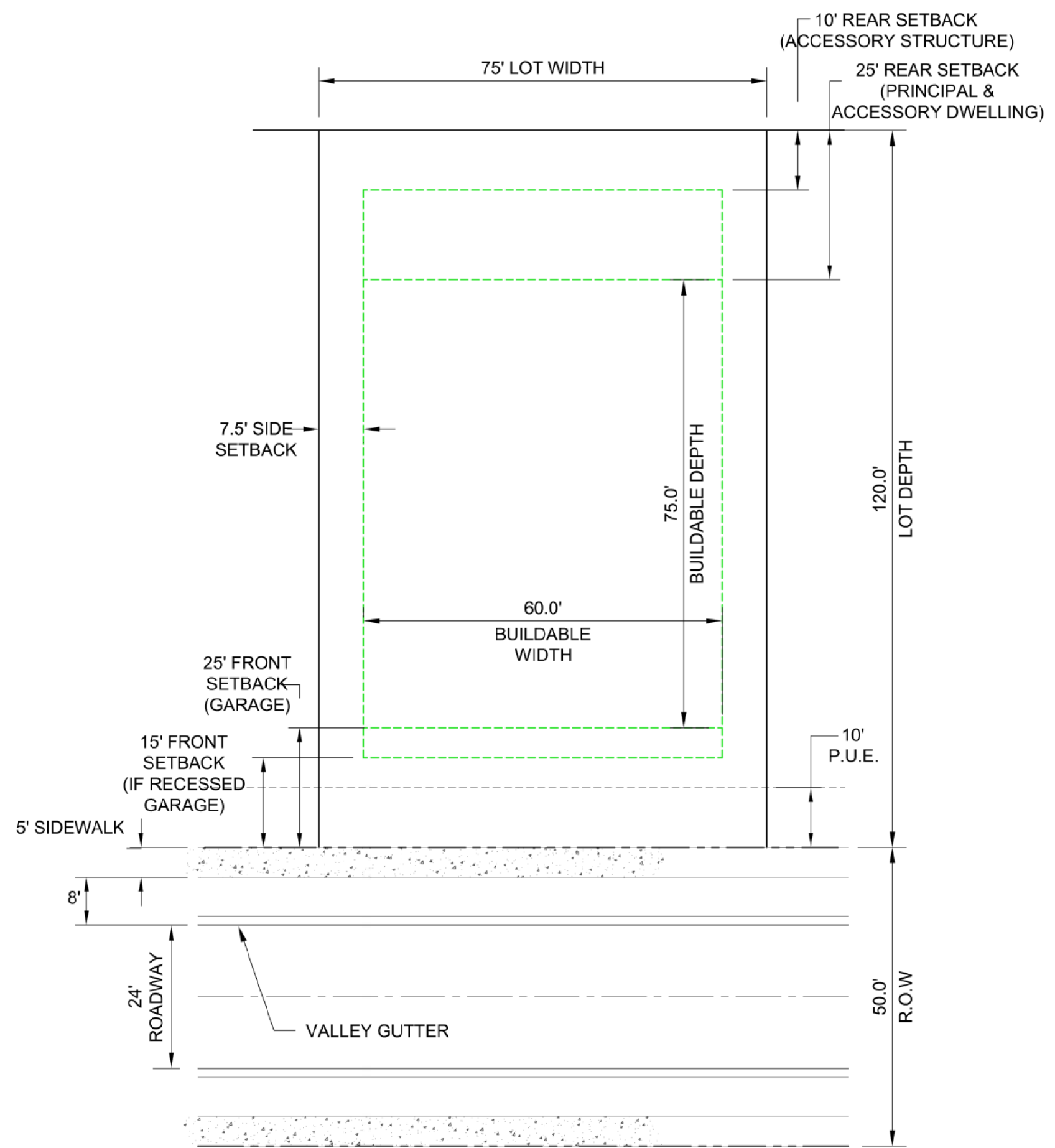
PEDESTRIAN PATH
6' TRAIL



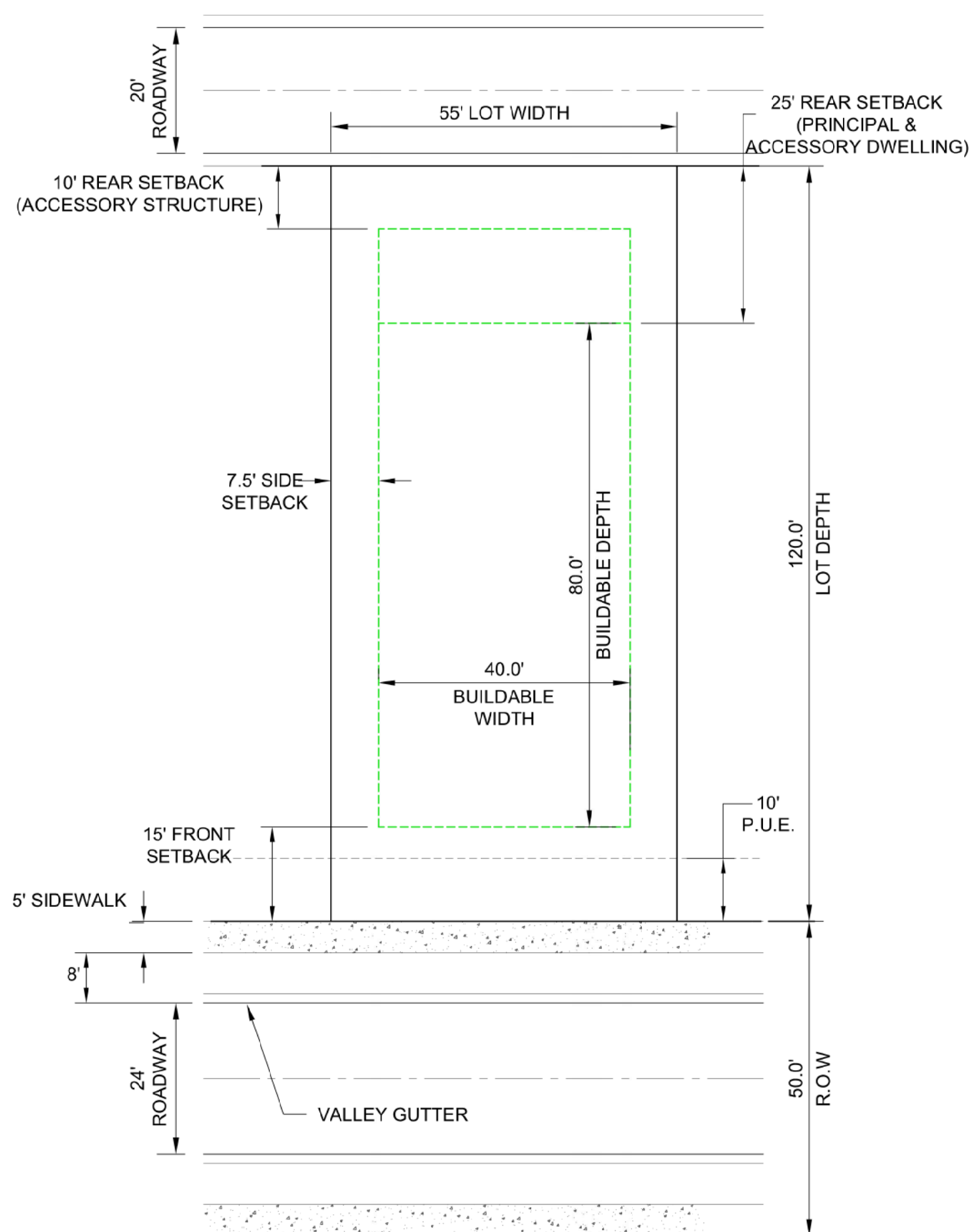
55' LOT FRONT LOAD GARAGE



75' LOT FRONT LOAD GARAGE



55' LOT REAR LOAD GARAGE



75' LOT REAR LOAD GARAGE

