

DEVELOPMENT SUMMARY

Total Property Acreage	+/- 243.3 Ac
Total Wetlands	+/- 60.1 Ac
Impacted Wetlands	+/- 0.3 Ac
Preserved Wetlands	+/- 59.8 Ac
Required Open Space (25%)	+/- 60.8 Ac
Additional Wetlands	+/- 29.4 Ac
Developable (Net Land Area)	+/- 153.1 Ac
Max. Number of Residential Units	499 du
Unit Type:	Single Family - Detached
Unit Sizes:	
55' x 120'	
75' x 120'	

OPEN SPACE ACREAGE¹

Required (Min 25%)	+/- 60.8 Ac
Provided (28.5%)	+/- 69.4 Ac
Stormwater	+/- 26.8 Ac
Misc. Open Space	+/- 12.2 Ac
Wetlands ²	+/- 30.4 Ac
Public Recreation ³	+/- 6.8 Ac

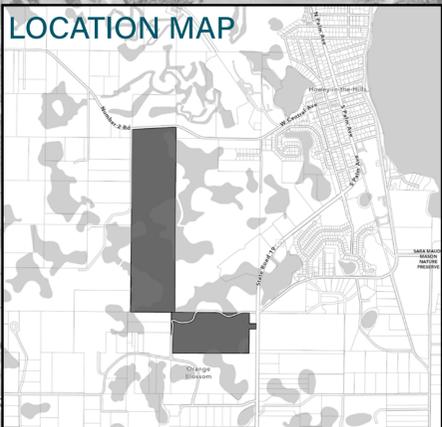
RESIDENTIAL ACREAGE

Required (Max. 85%)	+/- 130.0 Ac
Provided (84.5%)	+/- 129.3 Ac

NOTES:

- Amenities, multimodal trail, and additional open space areas located in Non-Residential tracts are not included in required Open Space calculations.
- Up to 50% of required Open Space can be from Preserved Wetland.
- Min. 10% of usable Open Space has to be designated as Public Recreation.
- The community will feature complimentary architectural styles including craftsman, bungalow, Florida cracker, low country, Florida vernacular, or similar.
- Trees preservation will be in accordance with LDC 711.02 and 711.03

* Future Potential Access Connections will be provided subject to obtaining legal access from adjacent parcels.

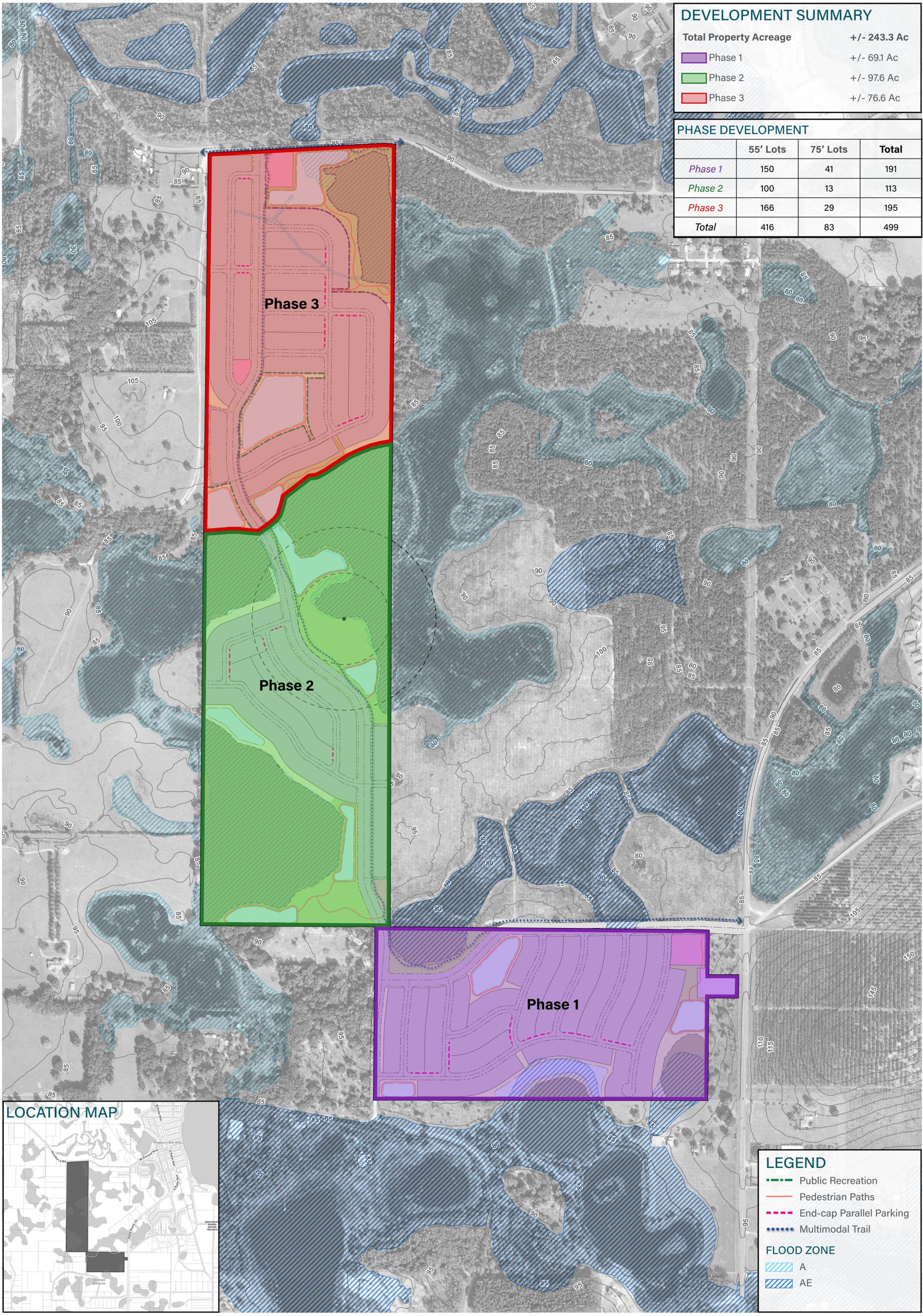


LEGEND

- Public Recreation Area
- Pedestrian Paths
- Multimodal Trail
- End-cap Parallel Parking
- ROW Reservation
- Trail Head Site (Civic)
- Amenity/Mini Parks
- Neighborhood Park
- Stormwater
- Wetlands
- Mis. Open Space

FLOOD ZONE

- A
- AE

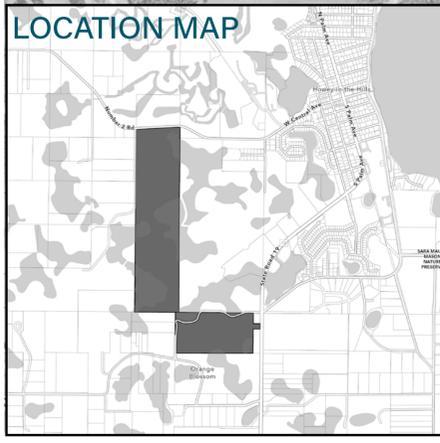


DEVELOPMENT SUMMARY

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	191
Phase 2	100	13	113
Phase 3	166	29	195
Total	416	83	499



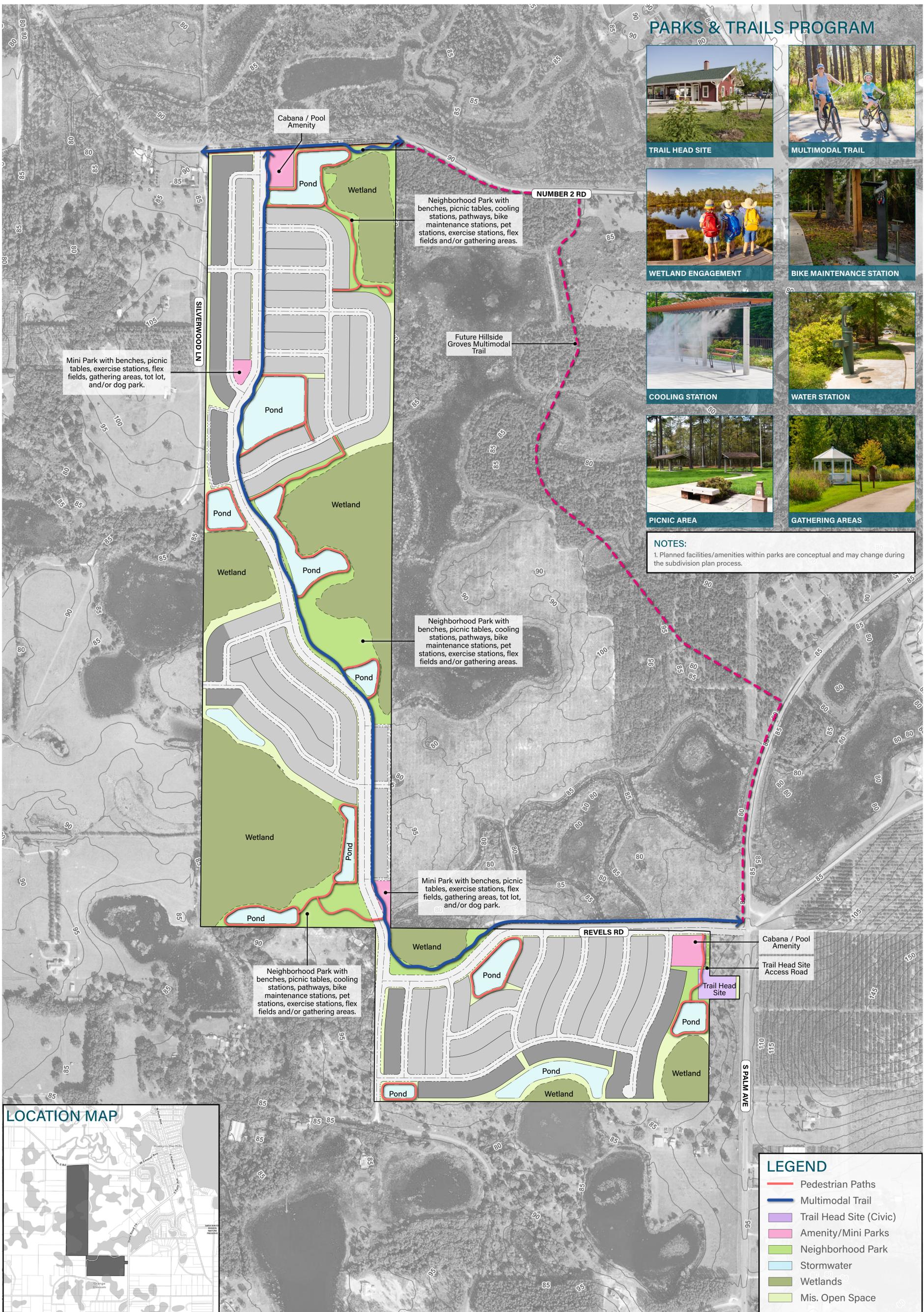
LEGEND

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

FLOOD ZONE

- A
- AE

PARKS & TRAILS PROGRAM



NOTES:
1. Planned facilities/amenities within parks are conceptual and may change during the subdivision plan process.



LEGEND

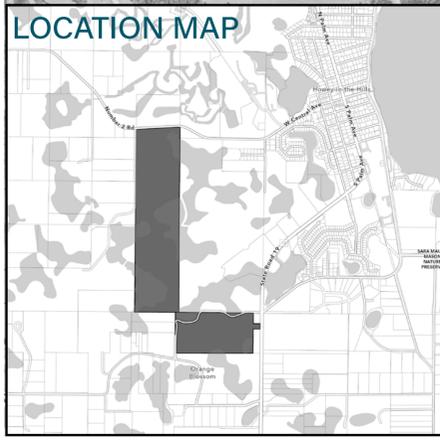
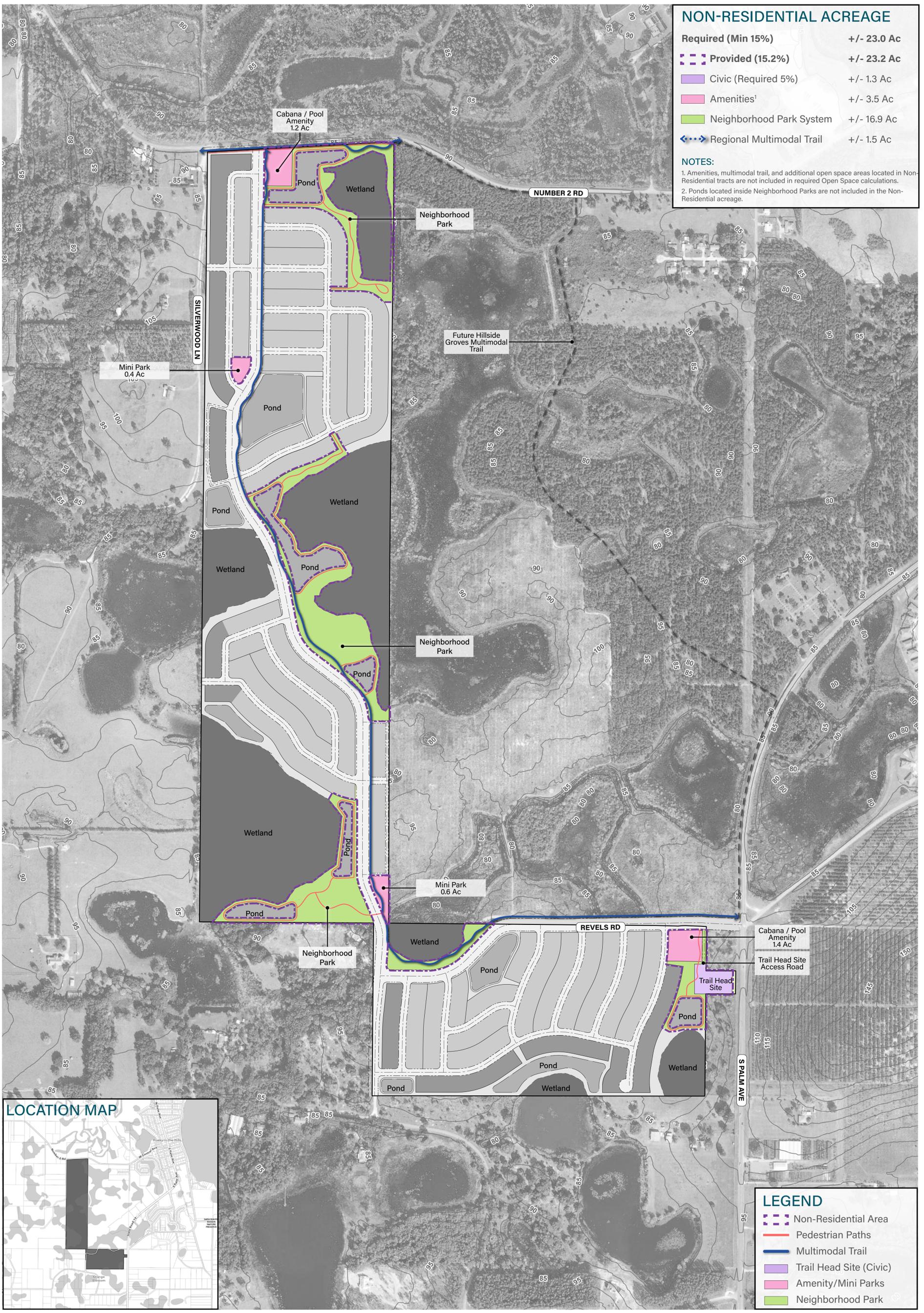
- Pedestrian Paths
- Multimodal Trail
- Trail Head Site (Civic)
- Amenity/Mini Parks
- Neighborhood Park
- Stormwater
- Wetlands
- Mis. Open Space

NON-RESIDENTIAL ACREAGE

Required (Min 15%)	+/- 23.0 Ac
Provided (15.2%)	+/- 23.2 Ac
Civic (Required 5%)	+/- 1.3 Ac
Amenities ¹	+/- 3.5 Ac
Neighborhood Park System	+/- 16.9 Ac
Regional Multimodal Trail	+/- 1.5 Ac

NOTES:

- Amenities, multimodal trail, and additional open space areas located in Non-Residential tracts are not included in required Open Space calculations.
- Ponds located inside Neighborhood Parks are not included in the Non-Residential acreage.



LEGEND

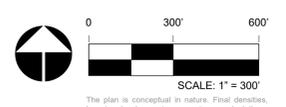
- Non-Residential Area
- Pedestrian Paths
- Multimodal Trail
- Trail Head Site (Civic)
- Amenity/Mini Parks
- Neighborhood Park

Copyright RVI



MISSION RISE • NON-RESIDENTIAL AREAS

Town of Howey Hills, FL
 September 22, 2023
 22003786
 Turnstone Group / ASF TAP FL I LLC.



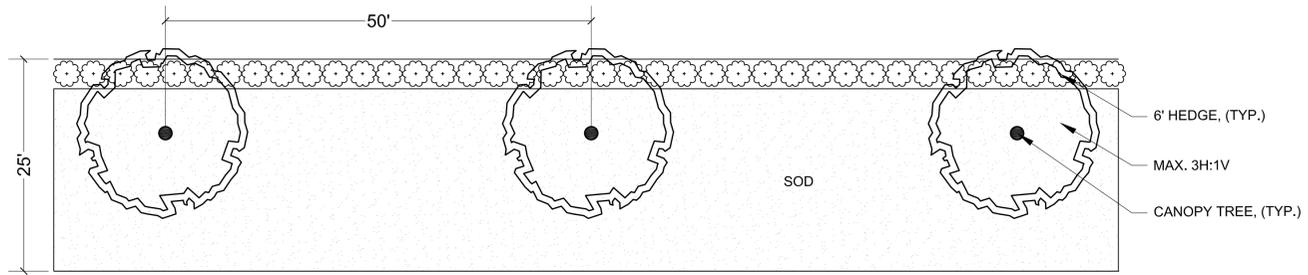
The plan is conceptual in nature. Final contours, layout, development parameters, calculations, and site conditions may change upon further development of the Preliminary and/or Master Site Plans, and upon evaluation of topographic survey, water management and existing historic and specimen trees to remain.

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.

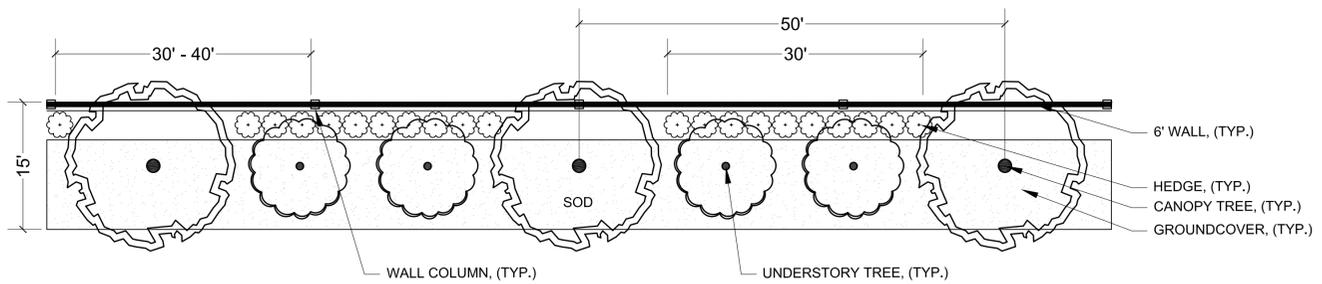


15' LANDSCAPE BUFFER, TYPICAL

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.

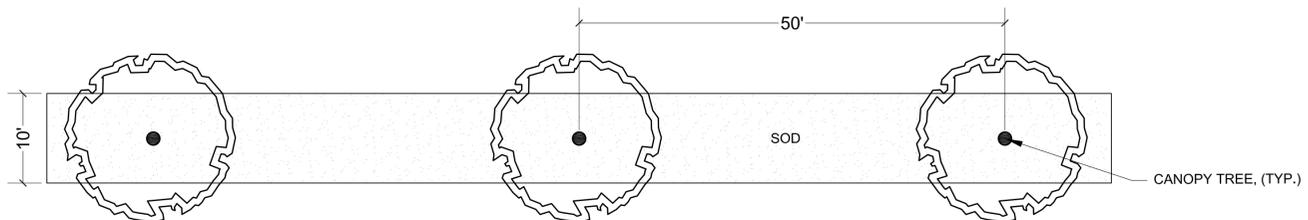
Within each fifty-foot (50') increment along the wall, two (2) canopy trees, two (2) understory trees, and 30 linear feet of shrubs shall be planted. The trees shall not be closer than five feet (5') to a walk or wall. The shrubs shall be at least 30" in height at time of planting.

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

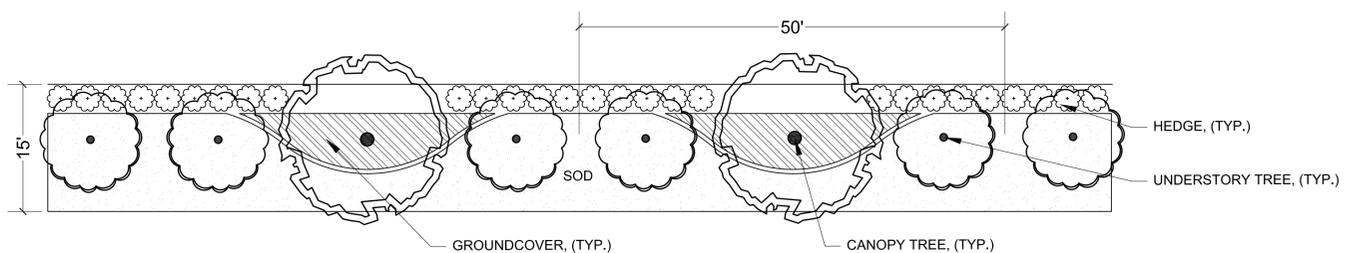
Ten-foot-wide (10') landscaped buffer with trees spaced no more than 50 feet on center.



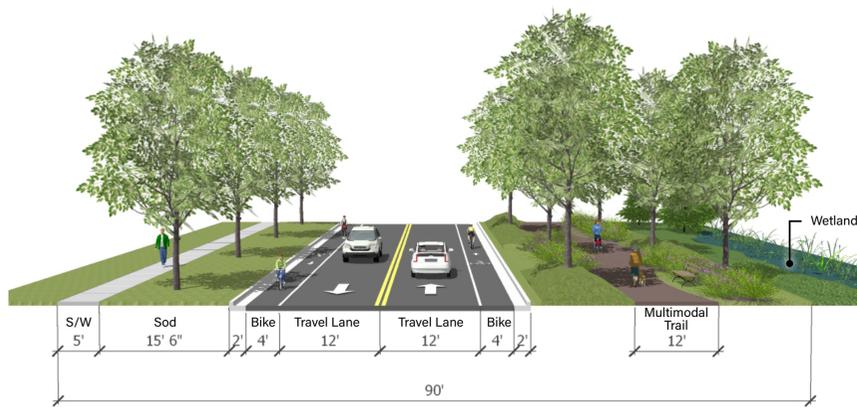
NON-RESIDENTIAL BUFFERS

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.



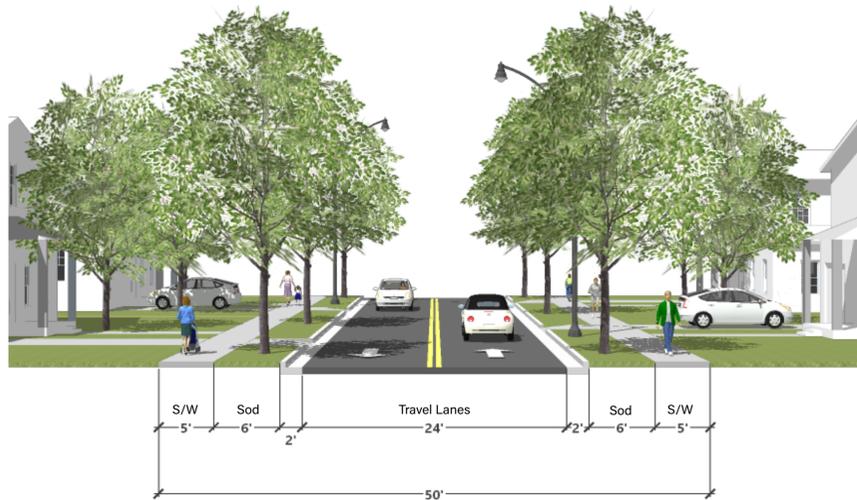
SPINE ROAD
90' ROW WITH BIKE LANE & 12' MULTIMODAL TRAIL



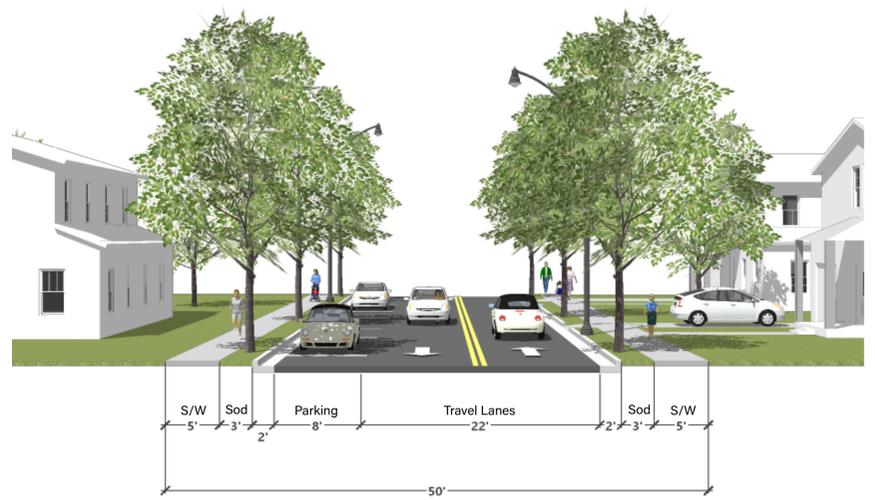
NOTE:

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

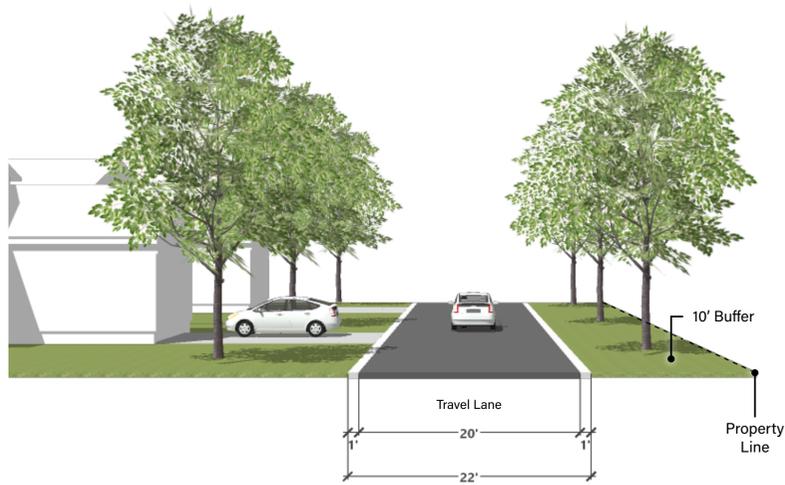
NEIGHBORHOOD ROAD
OPTION 1 - 50' ROW



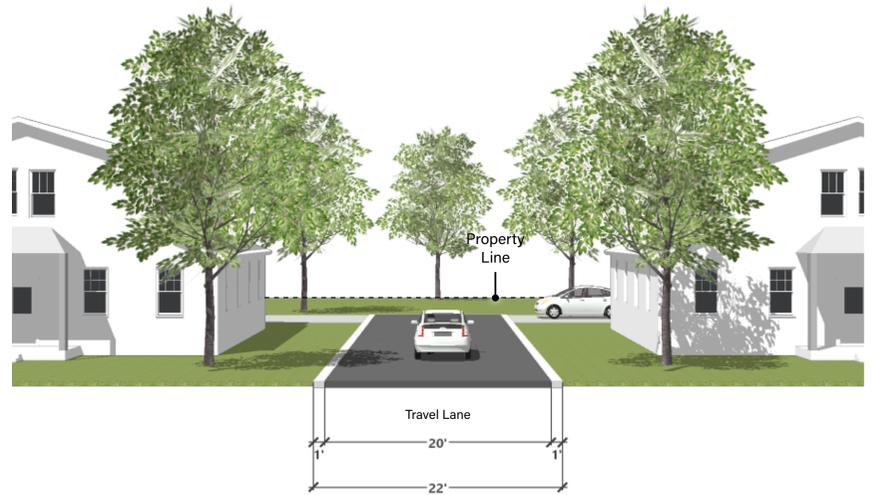
OPTION 2 - 50' ROW WITH PARKING ON ONE SIDE



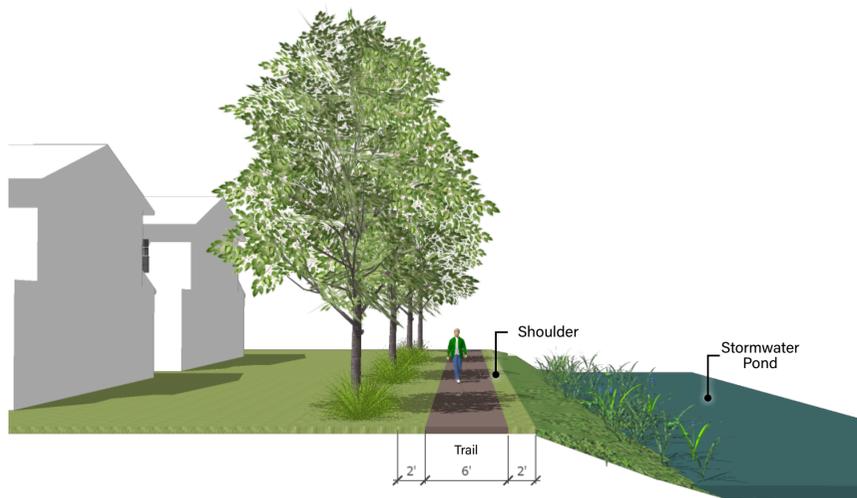
ALLEY ROAD
OPTION 1 - PARALLEL 22' ROW



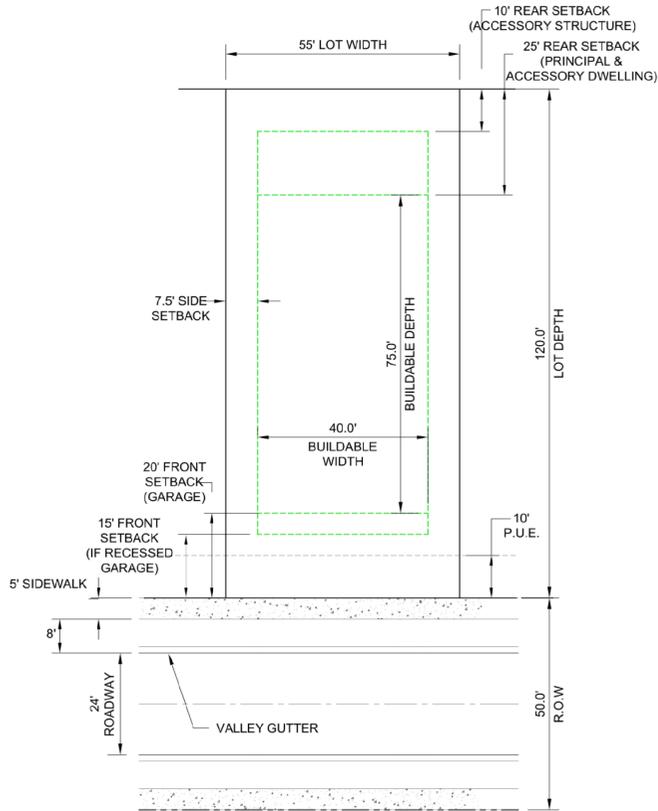
OPTION 2 - PAIRED 22' ROW



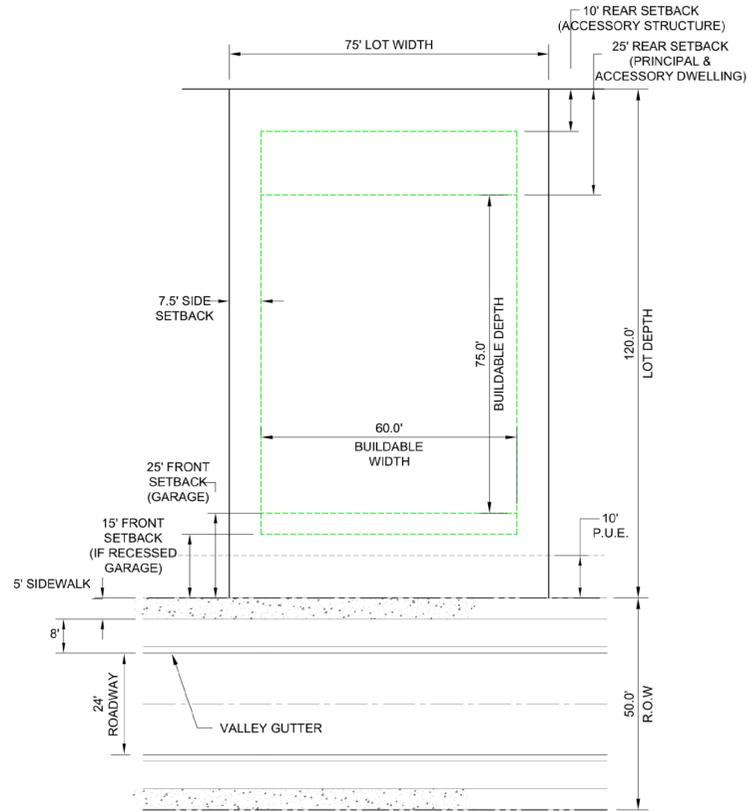
PEDESTRIAN PATH
6' TRAIL



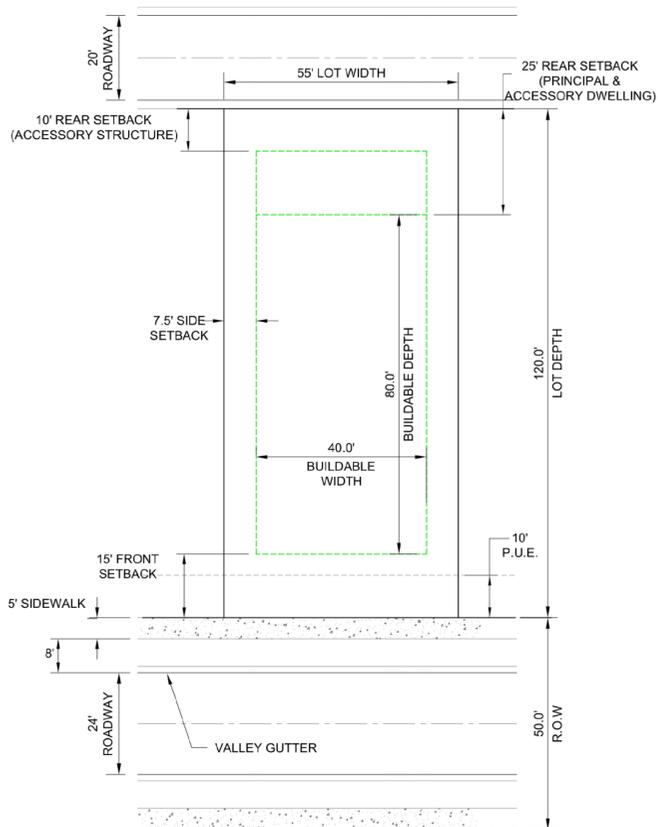
55' LOT FRONT LOAD GARAGE



75' LOT FRONT LOAD GARAGE



55' LOT REAR LOAD GARAGE



75' LOT REAR LOAD GARAGE

