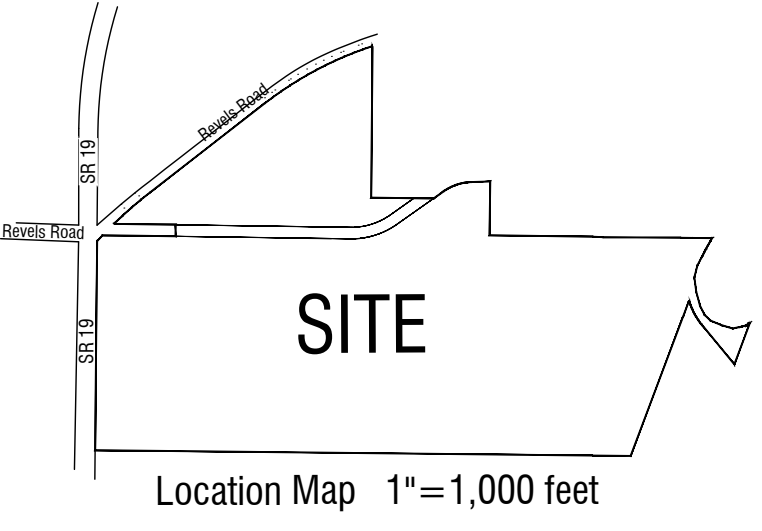
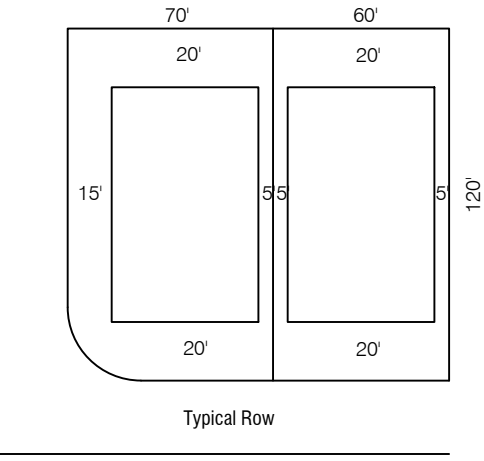
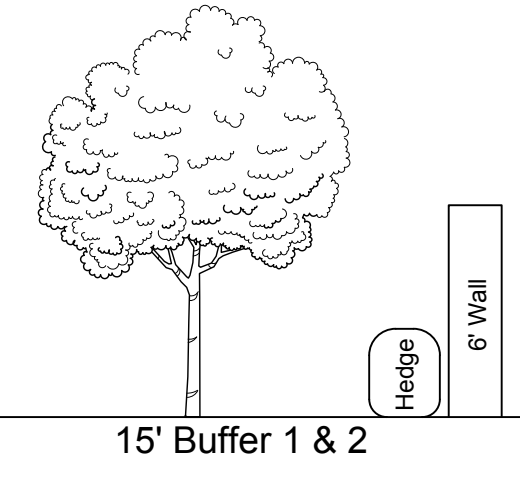


Project Name: Watermark
 Developer Name: CKG Development and Realty, LLC
 1482 Granville Drive
 Winter Park, FL 32789
 407-679-1748
 Owner: Anita K Simpson Trustee, et al
 445 Limit Avenue
 Mount Dora, FL 32757
 Legal Description: See Attached Survey
 Total Acreage: 99.19 ± Acres
 Water Bodies Acreage: 0 Acres
 Wetland Acreage: 0 Acres
 Net Land Area: 74.35 ; Total Acreage (99.19)
 Owned Land: 96.82
 Vacated ROW: 2.37
 Open Space Required: 24.8 (99.19 x 25%)
 Percentage of Uses: 100% Residential
 Proposed Land Uses: Single Family Residential
 Residential:
 - Maximum number of units: 275
 - Proposed Units: 268
 - Type of units: Single Family Residential
 - Minimum Lot Size: 60' x 120'
 - Minimum living area: 1,600 square feet
 - Maximum building height: 35'
 Minimum parking required: 2 spaces per house

Open Space Provided: 31.32 Acres (31.58%)
 - Retention Ponds with Amenities: 9.36 Acres
 - Parks: 2.99 Acres
 - Plazas: None
 - Buffers: 3.04 Acres
 - Other Open Areas: 15.93 Acres
 Water Retention: 13.44 Acres
 Public or Civic Space: None
 Public Access = Not Gated
 Buffers:
 - Buffer 1: 15' Width / 6' Wall / 1 Canopy Tree per 50'
 - Buffer 2: 15' Width / 6' Wall / 1 Canopy Tree per 50'
 - Buffer 3: 10' Width / 2 Canopy per 50' / 2 Understory per 50'
 - Buffer 4: 10' Width / 2 Canopy per 50' / 2 Understory per 50'
 - Buffer 5: 10' Width / 2 Canopy per 50' / 2 Understory per 50'
 - Buffer 6: 10' Width / 2 Canopy per 50' / 2 Understory per 50'
 - Buffer 7: Adjacent to Wetlands (25' Minimum)
 - Buffer 8: 10' Width / 2 Canopy per 50' / 2 Understory per 50'
 - Buffer 9: 10' Width / 2 Canopy per 50' / 2 Understory per 50'
 - Buffer 10: 10' Width / 2 Canopy per 50' / 2 Understory per 50'
 - Buffer 11: 10' Width / 2 Canopy per 50' / 2 Understory per 50'
 Water and service: Town of Howey in the Hills
 All retention proposed as dry ponds
 Park to include Pool / Cabana / Tot Lot



Typical Lot (not to scale)



Green Consulting Group, Inc.
 Landscape Architecture ■ Land Planning ■ Development Assistance
 4070 United Avenue, Mount Dora, Florida 32757
 352-357-9241 ■ Fax 352-357-9278 ■ LC26000288

Drawing Number: 1561-12
 Original From: 1561-11
 Date: May 17, 2022
 Scale: 1"=100'
 Drawn By: JMA
 Layout: 24"x36"

Conceptual Land Use Plan / Preliminary Subdivision Plan
Simpson Property
 Howey in the Hills, Florida