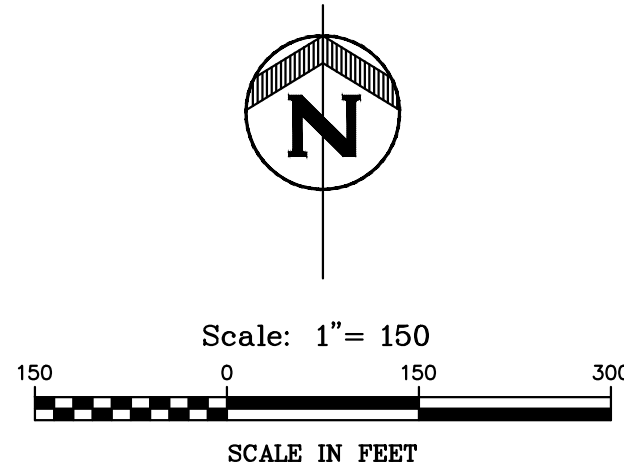
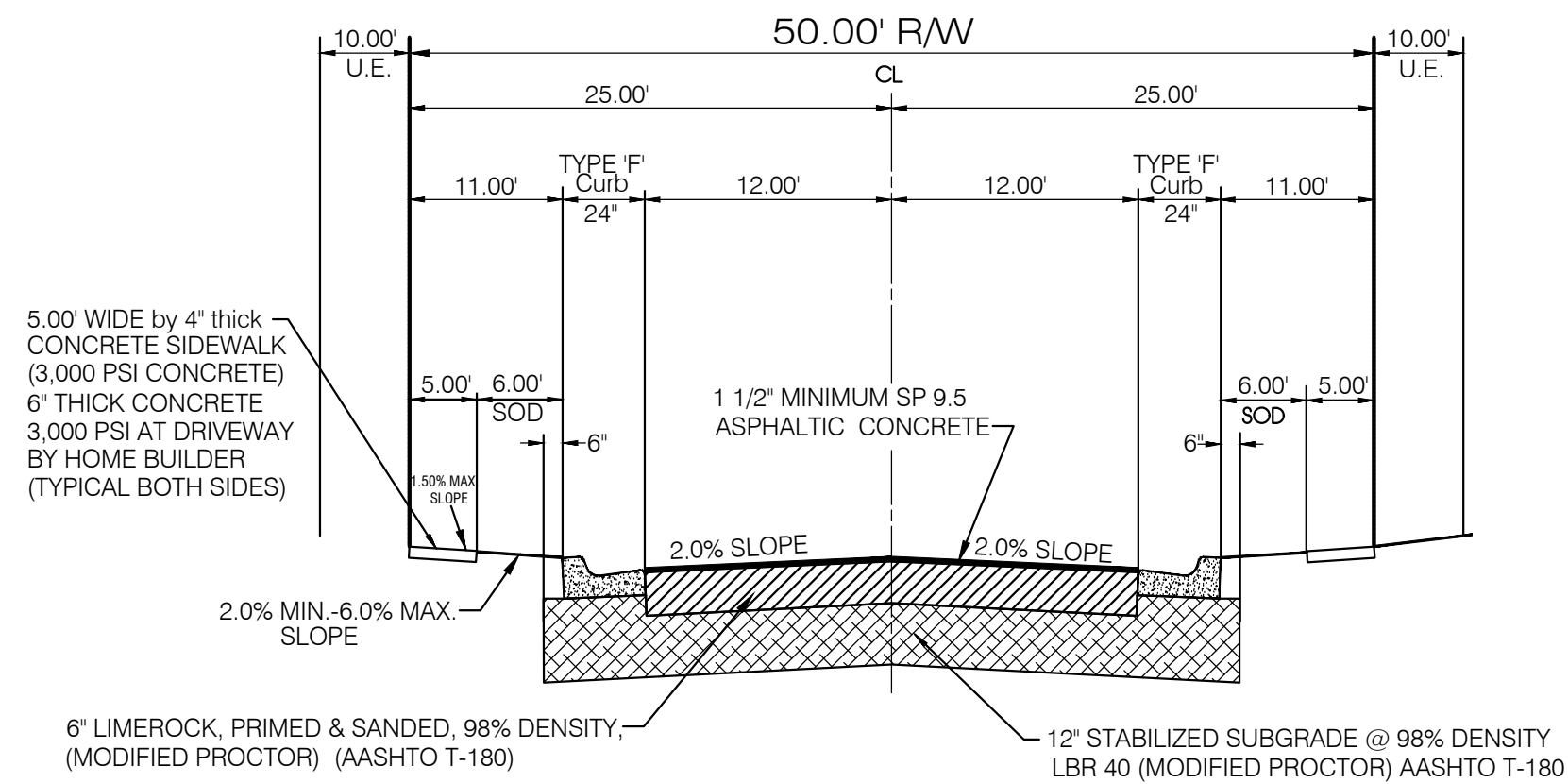
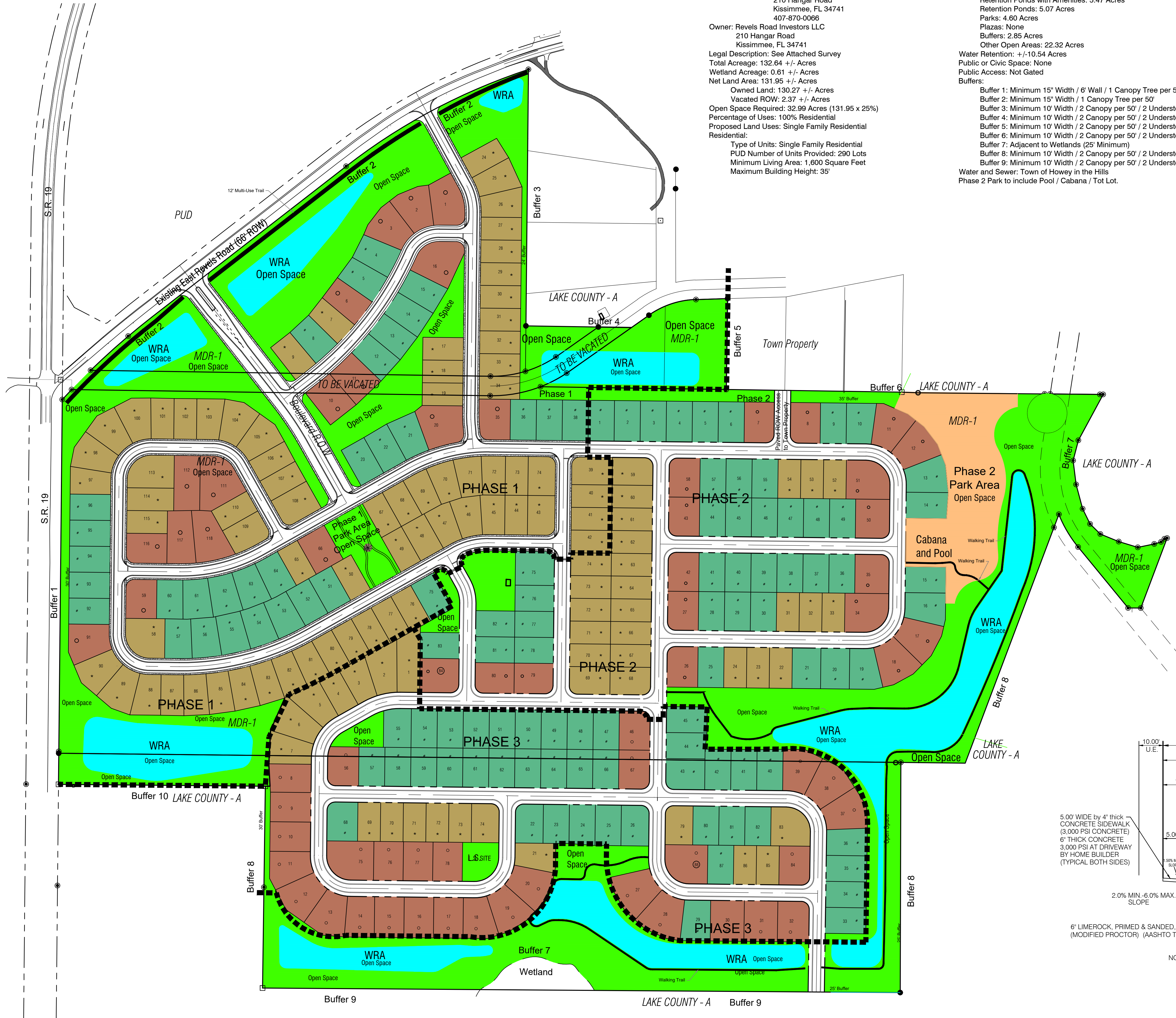




Project Name: Watermark  
Developer Name: Revels Road Investors LLC  
210 Hangar Road  
Kissimmee, FL 34741  
407-870-0066  
Owner: Revels Road Investors LLC  
210 Hangar Road  
Kissimmee, FL 34741  
Legal Description: See Attached Survey  
Total Acreage: 132.64 +/- Acres  
Wetland Acreage: 0.61 +/- Acres  
Net Land Area: 131.95 +/- Acres  
Owned Land: 130.27 +/- Acres  
Vacated ROW: 2.37 +/- Acres  
Open Space Required: 32.99 Acres (131.95 x 25%)  
Percentage of Uses: 100% Residential  
Proposed Land Uses: Single Family Residential  
Residential:  
Type of Units: Single Family Residential  
PUD Number of Units Provided: 290 Lots  
Minimum Living Area: 1,600 Square Feet  
Maximum Building Height: 35'

Minimum Parking Required: 2 spaces per house  
Open Space Provided: 40.31 Acres (30.50%)  
Retention Ponds with Amenities: 5.47 Acres  
Parks: 4.60 Acres  
Plazas: None  
Buffers: 2.85 Acres  
Other Open Areas: 22.32 Acres  
Water Retention: +/-10.54 Acres  
Public or Civic Space: None  
Public Access: Not Gated  
Buffers:  
Buffer 1: Minimum 15' Width / 6' Wall / 1 Canopy Tree per 50'  
Buffer 2: Minimum 15' Width / 1 Canopy Tree per 50'  
Buffer 3: Minimum 10' Width / 2 Canopy per 50' / 2 Understory per 50'.  
Buffer 4: Minimum 10' Width / 2 Canopy per 50' / 2 Understory per 50'.  
Buffer 5: Minimum 10' Width / 2 Canopy per 50' / 2 Understory per 50'.  
Buffer 6: Minimum 10' Width / 2 Canopy per 50' / 2 Understory per 50'.  
Buffer 7: Adjacent to Wetlands (25' Minimum)  
Buffer 8: Minimum 10' Width / 2 Canopy per 50' / 2 Understory per 50'.  
Buffer 9: Minimum 10' Width / 2 Canopy per 50' / 2 Understory per 50'.  
Water and Sewer: Town of Howey in the Hills  
Phase 2 Park to include Pool / Cabana / Tot Lot.

LEGEND  
\*70' x 120' LOTS = 112 LOTS  
#80' X 120' LOTS = 113 LOTS  
o MIN. 80' (1/4 AC.) LOTS = 65 LOTS  
TOTAL NUMBER OF LOTS = 290 LOTS



TYPICAL ROAD SECTION  
N.T.S.

WATERMARK  
CONCEPTUAL LAND USE PLAN



DATE: 09/17/2024  
DESIGNED BY: SPH  
DRAWN BY: SPH  
CHECKED BY: BT  
JOB NO.: 45548.002  
FILE NAME: WATERMARK.MAS  
Sheet 1

BRETT TOBIAS, PE  
Registered Eng #69017