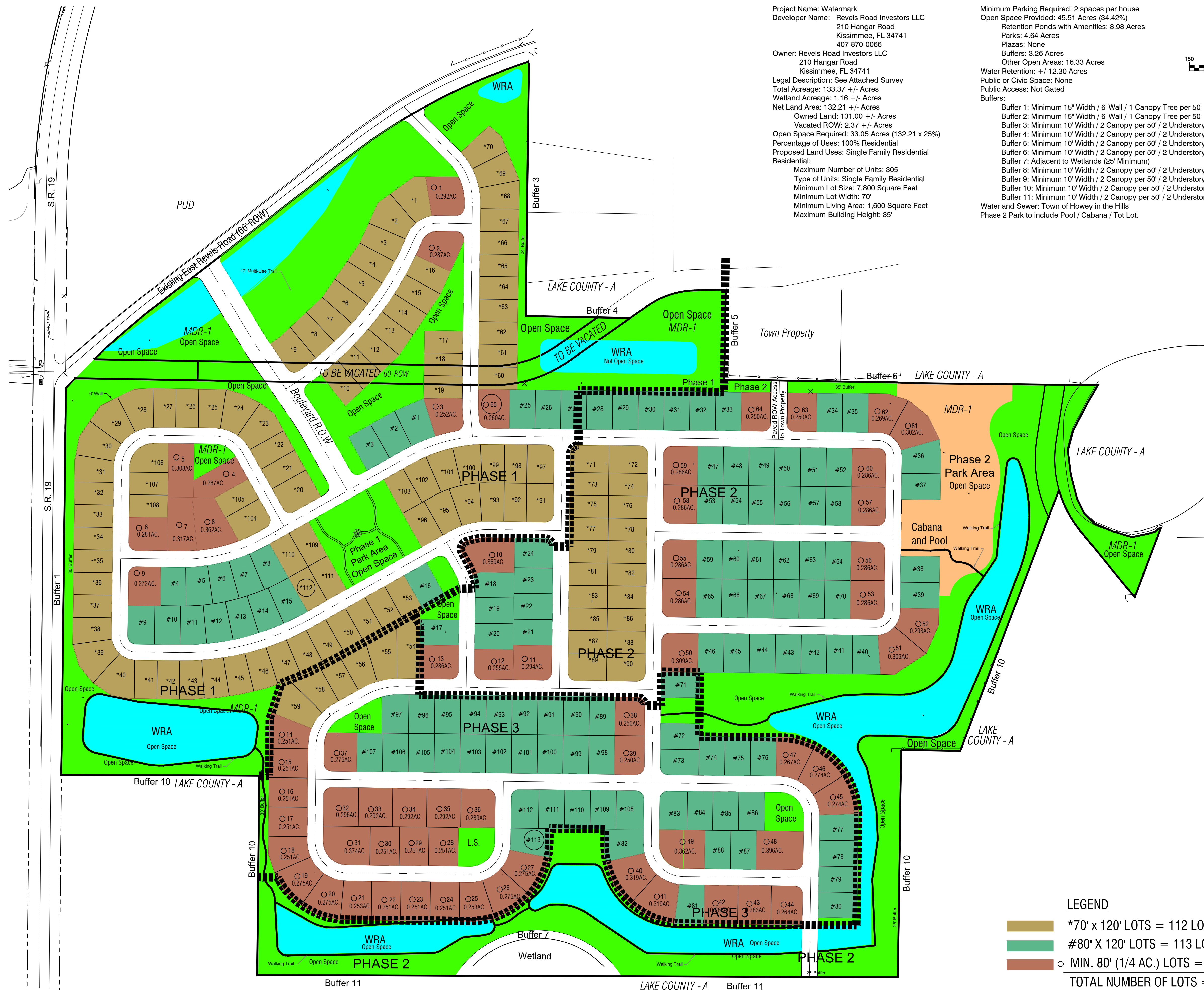


Project Name: Watermark
 Developer Name: Revels Road Investors LLC
 210 Hangar Road
 Kissimmee, FL 34741
 407-870-0066
 Owner: Revels Road Investors LLC
 210 Hangar Road
 Kissimmee, FL 34741
 Legal Description: See Attached Survey
 Total Acreage: 133.37 +/- Acres
 Wetland Acreage: 1.16 +/- Acres
 Net Land Area: 132.21 +/- Acres
 Owned Land: 131.00 +/- Acres
 Vacated ROW: 2.37 +/- Acres
 Open Space Required: 33.05 Acres (132.21 x 25%)
 Percentage of Uses: 100% Residential
 Proposed Land Uses: Single Family Residential
 Residential:
 Maximum Number of Units: 305
 Type of Units: Single Family Residential
 Minimum Lot Size: 7,800 Square Feet
 Minimum Lot Width: 70'
 Minimum Living Area: 1,600 Square Feet
 Maximum Building Height: 35'

Minimum Parking Required: 2 spaces per house
 Open Space Provided: 45.51 Acres (34.42%)
 Retention Ponds with Amenities: 8.98 Acres
 Parks: 4.64 Acres
 Plazas: None
 Buffers: 3.26 Acres
 Other Open Areas: 16.33 Acres
 Water Retention: +/-12.30 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 / 6' Wall / 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'.
 Buffer 10: Minimum 10' Width / 2 Canopy per 50' / 2 Understory per 50'.
 Buffer 11: 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.



REVISION	DATE
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WATERMARK
 CONCEPTUAL LAND USE PLAN

902 North Sinclair Ave.
 Tavares, Florida 32778
 Office: 352.343.8481
 Fax: 352.343.8495
 Certificate of Authorization Number: 33380

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

LEGEND
 *70' x 120' LOTS = 112 LOTS
 #80' X 120' LOTS = 113 LOTS
 ○ MIN. 80' (1/4 AC.) LOTS = 65 LOTS
 TOTAL NUMBER OF LOTS = 290 LOTS
 TOTAL NUMBER LOTS ALLOWED PUD = 305 LOTS