



#### SITE DATA

OWNER:  
DEVELOPER: WATERMARK RESIDENTIAL  
ADDRESS: 111 MONUMENT CIRCLE, SUITE 1500,  
INDIANAPOLIS, IN 46204  
CONTACT: AUSTIN MANN, DEVELOPMENT

PARCEL: A PORTION OF 48320-000-00

PROJECT AREA:  
COMMERCIAL (ENTRY ROAD) = 2.22 ± AC.  
RESIDENTIAL = 24.45 ± AC.  
SITE (TOTAL) = 26.67 ± AC.

LAND USE & ZONING:  
EXISTING LAND USE: COMMERCIAL & MEDIUM DENSITY RESIDENTIAL  
FUTURE LAND USE: EC (EMPLOYMENT CENTER) (16 DU/AC)  
EXISTING ZONING: A-1 (GENERAL AGRICULTURE)  
PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)

DRA AREA:  
PROVIDED: 1.82 ± AC.

OPEN SPACE:  
REQUIRED: 7.85 ± AC. (39.29 X 0.20)  
PROVIDED: 7.85 ± AC. (39.29 X 0.20)

MINIMUM BUILDING SETBACKS:  
AS SHOWN ON PLAN

BUILDING HEIGHT:  
50'

PROPOSED BUFFERS:  
AS SHOWN ON PLAN

DENSITY:  
RESIDENTIAL ALLOWED = 427 UNITS (26.67 X 16)  
RESIDENTIAL AREA = 26.67 AC.  
RESIDENTIAL UNITS REQUESTED = 324 UNITS

PARKING  
REQUIRED: (320 UNITS X 1.81) = 579 SPACES  
PROVIDED: (9' X 18') = 574 SPACES  
H/C SPACES (12' X 18') = 13 SPACES  
TOTAL = 587 SPACES

NOTES:  
LAYOUT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.

**Tillman & Associates**  
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CERTIFICATE OF AUTHORIZATION #26756

K20-0117

## Watermark 2 Story Residential Concept Plan

MARION COUNTY, FLORIDA

