



**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 AREA	= 26.67 AC.
RESIDENTIAL ALLOWED	= 426 UNITS
RESIDENTIAL UNITS REQUESTED	= 324 UNITS

PARKING	
REQUIRED:	(324 UNITS x 1.81) = 587 SPACES
PROVIDED:	(9' X 18') = 575 SPACES
	H/C SPACES (12' X 18') = 12 SPACES
TOTAL	= 587 SPACES

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

**Tillman & Associates**  
 ENGINEERING, LLC.  
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
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 CERTIFICATE OF AUTHORIZATION #26756

#20-6117

**Watermark 3 Story Residential Concept Plan**  
 MARION COUNTY, FLORIDA

