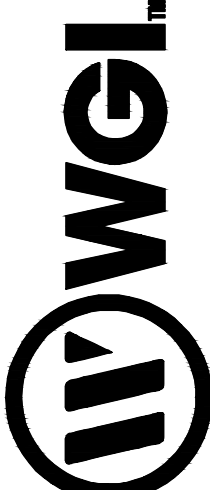
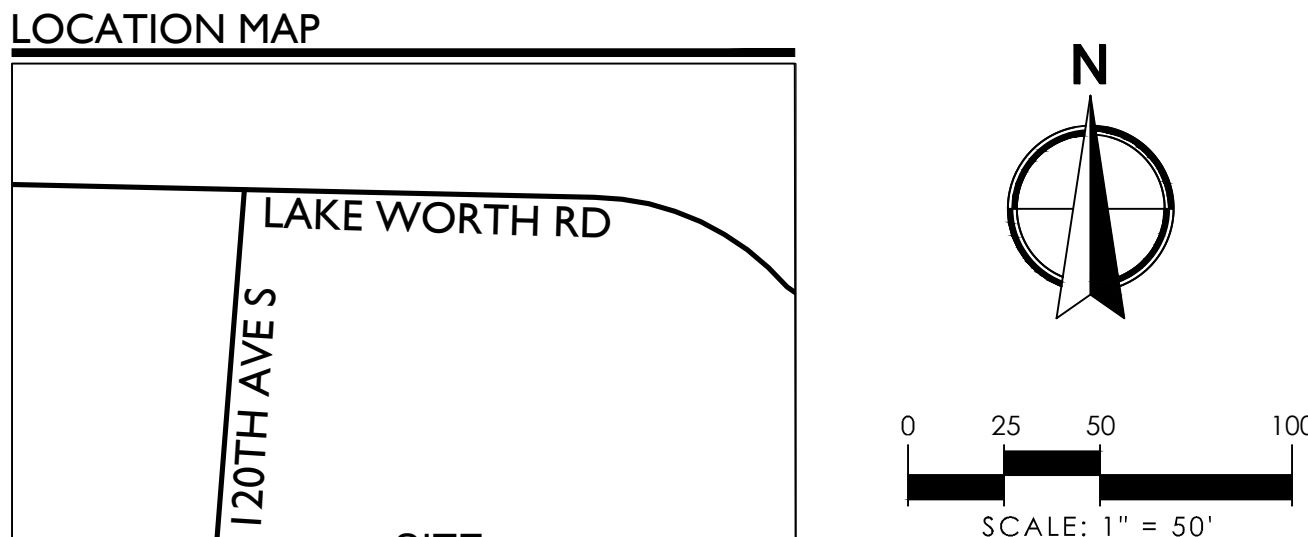
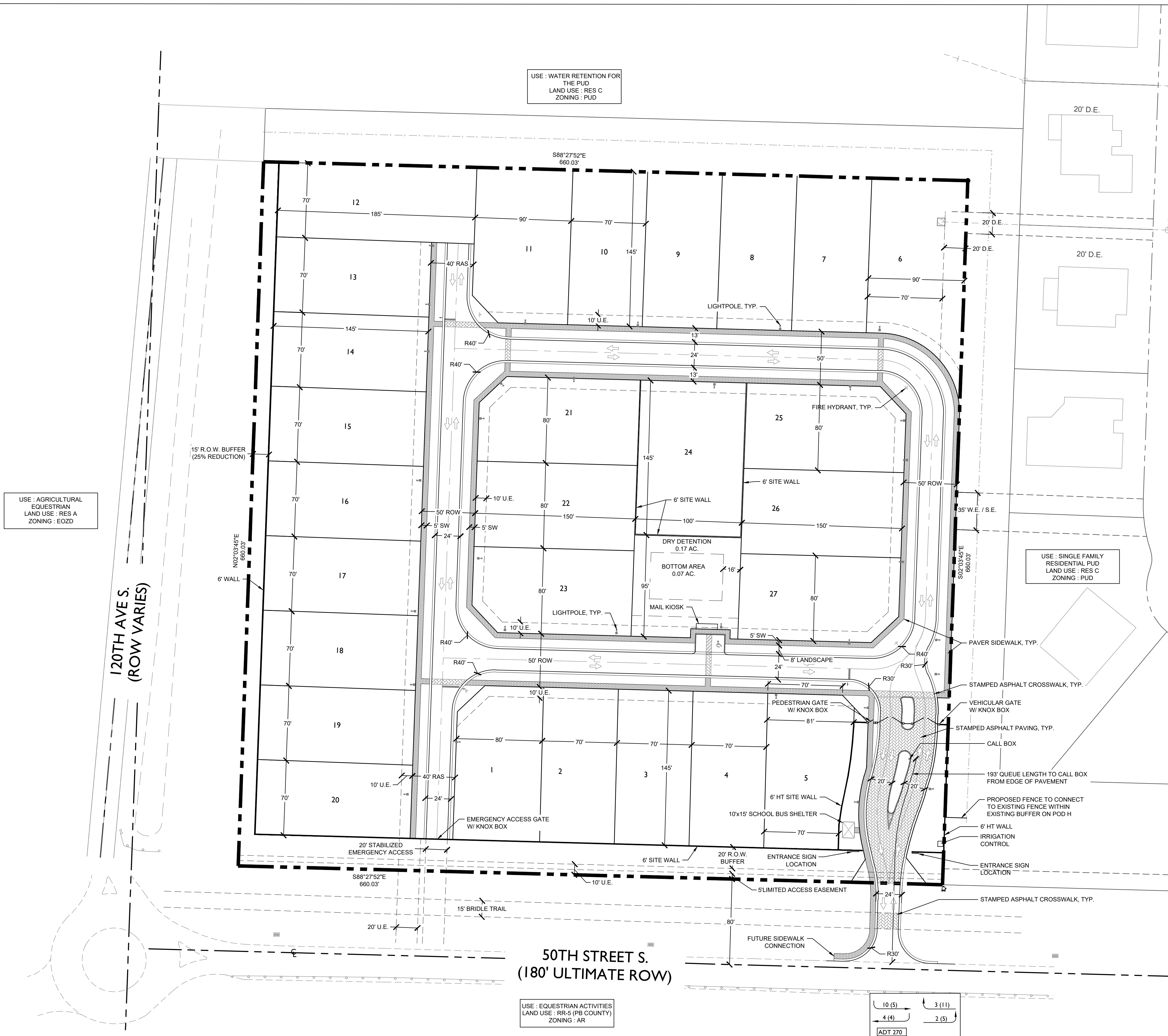


Staff Report Exhibit E Islepointe Conceptual Site Plan



3035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6004 LP No. 7055



SITE DATA

PROJECT NAME	ISLEPOINT
PETITION NUMBER	2023-0002-SR
EXISTING LAND USE DESIGNATION	COMMERCIAL
PROPOSED LAND USE DESIGNATION	RESIDENTIAL CATEGORY C
EXISTING ZONING	PUD
PROPERTY CONTROL NUMBER (PCN)	73-41-44-26-08-005-0000
SECTION 26	TOWNSHIP 44
TOTAL ACREAGE	RANGE 41
EXISTING USE	10.00 AC
PROPOSED USE	VACANT
TOTAL NUMBER OF UNITS	SINGLE FAMILY UNITS
GROSS DENSITY	27 D.U./AC
TYPE OF OWNERSHIP	2.7 D.U./AC
BUILDING HEIGHT	FEE SIMPLE
TOTAL REQUIRED PARKING (2 SP. / UNIT)	35' MAX HT. (2 STORIES)
TOTAL PROPOSED PARKING	54 SP.
HANDICAP REQUIRED	81 SP. MIN. (SEE NOTE 4)
HANDICAP PROVIDED	1 SP.
PERVIOUS AREA	(47%) 4.70 AC. (SEE NOTE 4)
IMPERVIOUS AREA	(53%) 5.30 AC. (SEE NOTE 4)
OPEN SPACE/(NOT INCL. BUFFERS/DRY DETENTION)	0.36 AC.

RESIDENTIAL CALCULATIONS				
UNIT TYPE	RESIDENTIAL/UNIT	# OF DU	RESIDENTS	
SINGLE FAMILY	3.02 PERSONS PER UNIT	27	82	
TOTAL NUMBER OF RESIDENTS			82	
PRIVATE RECREATION REQUIREMENT				
UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED	AREA PROVIDED
SINGLE FAMILY	110 SF/CAPITA	82	0.21 AC	(2)
PUBLIC RECREATION REQUIREMENT				
UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED	AREA PROVIDED
SINGLE FAMILY	5 ACRES/1,000 POP.	82	0.41 AC	(3)
PUBLIC CIVIC REQUIREMENT				
UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED	AREA PROVIDED
SINGLE FAMILY	1.4 ACRES/1,000 POP.	82	0.11 AC	(4)

NOTES:

1. PARKING BASED ON THREE CAR GARAGE.
2. PAYMENT IN LIEU FEE REQUIRED FOR RECREATION AREA.
3. PAYMENT IN LIEU FEE REQUIRED FOR CIVIC AREA.
4. DATA PROVIDED BASED ON MOST RESTRICTIVE UNIT TYPE. FINAL CALCULATION WILL BE BASED ON ACTUAL UNIT LAYOUT DURING CONSTRUCTION.
5. SEE PSM FOR THE DEVELOPMENT STANDARDS

LEGEND

AC. = ACRES
BBL. = BASE BUILDING LINE
CL. = CENTERLINE
D.E. = DRAINAGE EASEMENT
D.U. = DWELLING UNITS
E.MT. = EASEMENT
EX. = EXISTING
FT. = FEET
FLU. = FUTURE LAND USE
L.A.E. = LIMITED ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PG. = PAGE
R. = RADIUS
R.O.W. = RIGHT-OF-WAY
S. = CAR SHARE STATION PARKING
S.B. = SETBACK
S.E. = SEWER EASEMENT
S.F. = SQUARE FEET
S/W. = SIDEWALK
T.B.D. = TO BE DETERMINED
TYP. = TYPICAL
U.T. = UTILITY EASEMENT
W.F. = WYATTF EASEMENT

ZONING STAM

**ISLEPOINTE
VILLAGE OF WELLINGTON, FLORIDA**

SHEET
SP-1