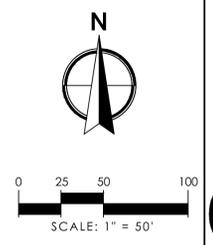
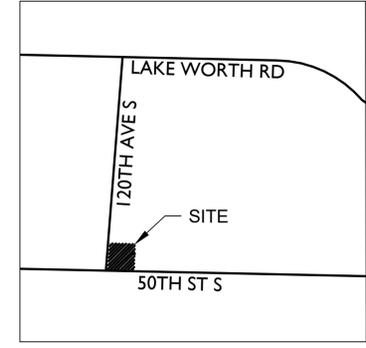


LOCATION MAP



IWGL
 2035 Vista Parkway, West Palm Beach, FL 33411
 Phone No. 866.909.2220 www.iwgl.com
 Cert No. 6091 - LB No. 7055

SITE DATA

| | |
|--|-----------------------------|
| PROJECT NAME | ISLEPOINTE |
| PETITION NUMBER | 2023-0002-SP |
| 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 | RANGE 41 |
| TOWNSHIP 44 | |
| TOTAL ACREAGE | 10.00 AC. |
| EXISTING USE | VACANT |
| PROPOSED USE | SINGLE FAMILY UNITS |
| TOTAL NUMBER OF UNITS | 27 D.U. |
| GROSS DENSITY | 2.7 D.U./AC. |
| TYPE OF OWNERSHIP | FEE SIMPLE |
| BUILDING HEIGHT | 35' MAX HT. (2 STORIES) |
| TOTAL REQUIRED PARKING (2 SP. / UNIT) | 54 SP. |
| TOTAL PROPOSED PARKING | 81 SP. MIN. (SEE NOTE 1) |
| HANDICAP REQUIRED | 1 SP. |
| 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 ACRES/1,000 POP. | 82 | 0.08 AC. | (3) |

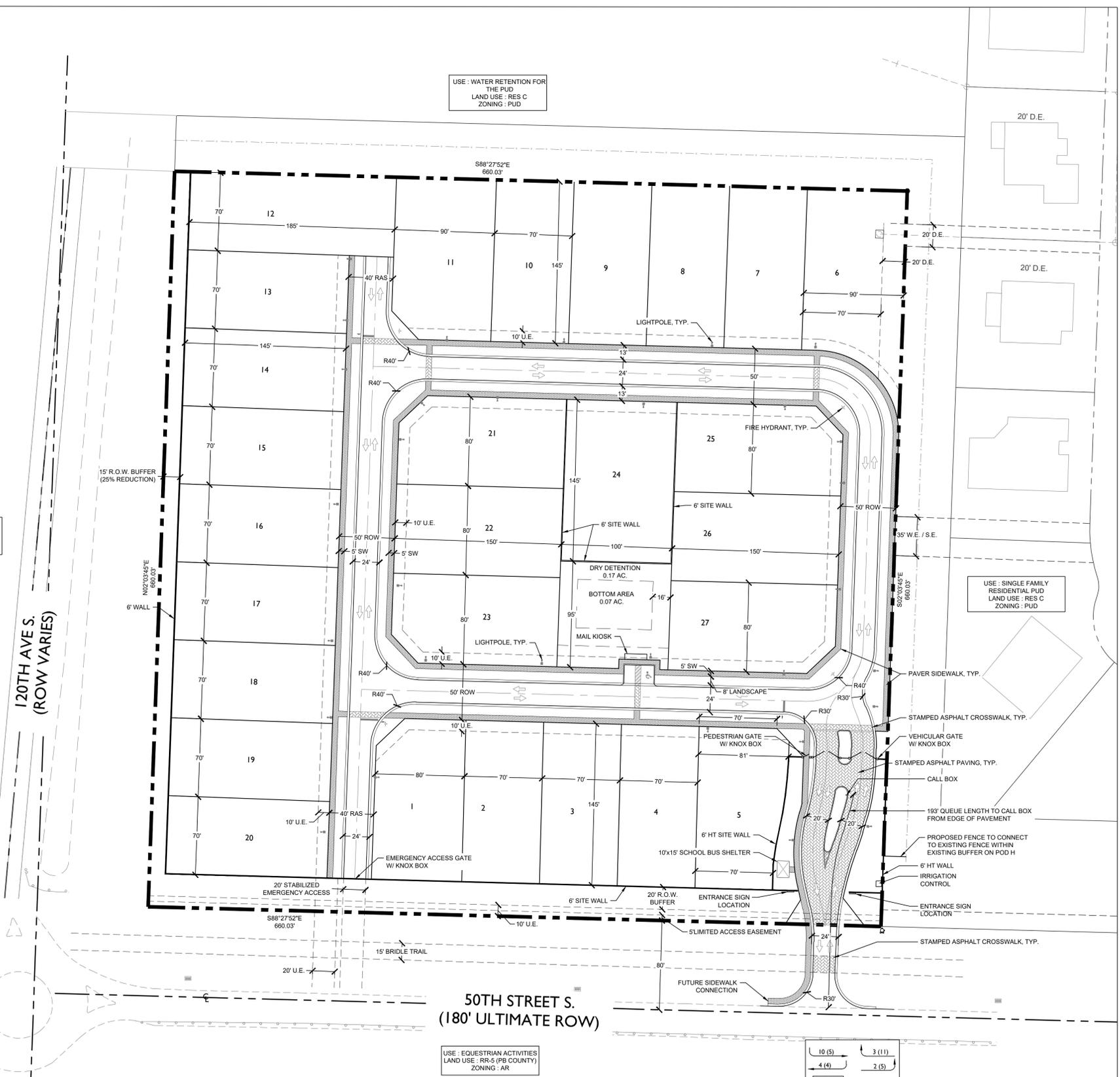
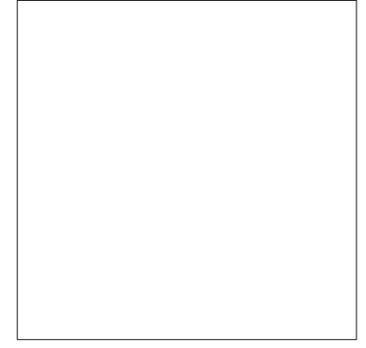
NOTES:

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
- ESMT. = 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
- SW = SIDEWALK
- T.B.D. = TO BE DETERMINED
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT
- W.E. = WATER EASEMENT

ZONING STAMP



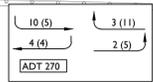
USE: WATER RETENTION FOR THE PUD
 LAND USE: RES C
 ZONING: PUD

USE: AGRICULTURAL EQUESTRIAN
 LAND USE: RES A
 ZONING: EOZD

USE: SINGLE FAMILY RESIDENTIAL PUD
 LAND USE: RES C
 ZONING: PUD

50TH STREET S.
 (180' ULTIMATE ROW)

USE: EQUESTRIAN ACTIVITIES
 LAND USE: RR-5 (PB COUNTY)
 ZONING: AR



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 I:\Projects\2023\2023-0002-SP\2023-0002-SP_Site_Plan.dwg - Plotter: 2023/06/01 11:42:01 AM - 2023/06/01 11:42:01 AM

| NO. | DATE | DESCRIPTION | BY |
|-----|------------|-------------|----|
| 1 | 10-25-2023 | RESUBMITTAL | DS |
| 2 | 10-12-23 | RESUBMITTAL | DS |
| 3 | 12-21-23 | RESUBMITTAL | DS |

| CAD | DATE | DESCRIPTION | BY |
|-----------------|---------|-------------|----|
| RESATWELLINGTON | 2580.00 | DS | JP |

ISLEPOINTE
 VILLAGE OF WELLINGTON, FLORIDA
 SITE PLAN

SHEET:
 SP-1