



WATER & WASTEWATER DEMAND ANALYSIS

ISLEPOINTE

VILLAGE OF WELLINGTON, FLORIDA

April 26, 2023

I. INTRODUCTION

SIWBG2, LLC is proposing to construct a residential project, to be known as Islepointe, in Tract "E" of the Isles of Wellington Plat VII as recorded in Plat Book 95, Pages 82 to 88, Public Records of Palm Beach County. The site is located in the northeast corner of the intersection of 50th Street South and 120th Avenue South in the Village of Wellington, Florida. The subject parcel (Property Control Number 73-41-44-26-08-005-0000) contains 10.00 acres in area and is currently undeveloped pasture land. Based on the data provided by the Planning Consultant, the current Land Use and Zoning would allow for the construction of 152,460 sf of commercial building on the site.

II. PROJECT DEVELOPMENT DEMAND

The conceptual site plan for the subject project, prepared by WGI, dated 2023-4-26, shows the proposed subdivision of the parcel into 27 single family residential lots. This plan also provides for access roads and utility easements throughout the project site.

The water and wastewater demand generated by this project can be served through connections to existing facilities. A 12" water main connection was provided from the water distribution system constructed with the Isles of Wellington Plat VII Project. With the development of the proposed site layout new water mains will be constructed to serve the individual lots and provide fire protection for this site. These new lines will be constructed within the access roads and utility easements noted above. A water main connection to the existing water line on 50th Street South will also be provided to loop the water service to this project.

A gravity sewer connection (Manhole) to the Isles of Wellington Project noted above was installed on the subject Parcel as part of that sewer system. A gravity sewer

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system will be constructed within the new access roads that will connect to the existing manhole and provide sewer service to the individual lots.

The proposed site layout provides a total of 27 Single Family lots on this site. No specific building design has been developed for the individual units. Based on general discussions related to building types we have assumed all units will have 4 bedrooms. Utilizing the projected demand tables for water and wastewater for the Village of Wellington Utility system the projected demands are as follows:

Water - 520 gpd/unit

$$27 \text{ units} \times 520 \text{ gpd/unit} = 14,040 \text{ gpd}$$

Wastewater - 400 gpd/unit

$$27 \text{ units} \times 400 \text{ gpd/unit} = 10,800 \text{ gpd}$$

Existing facilities will be evaluated to determine if any systems are impacted by the additional flow generated by this project. Note also that the values identified in this statement are subject to change based on the final site and building configurations.