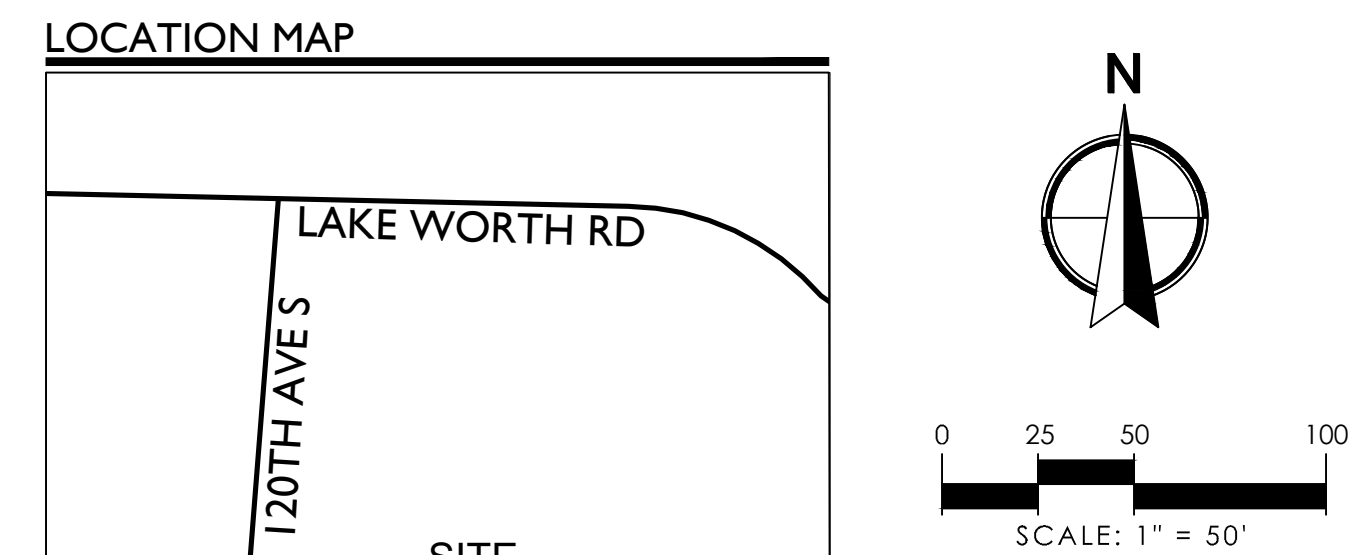
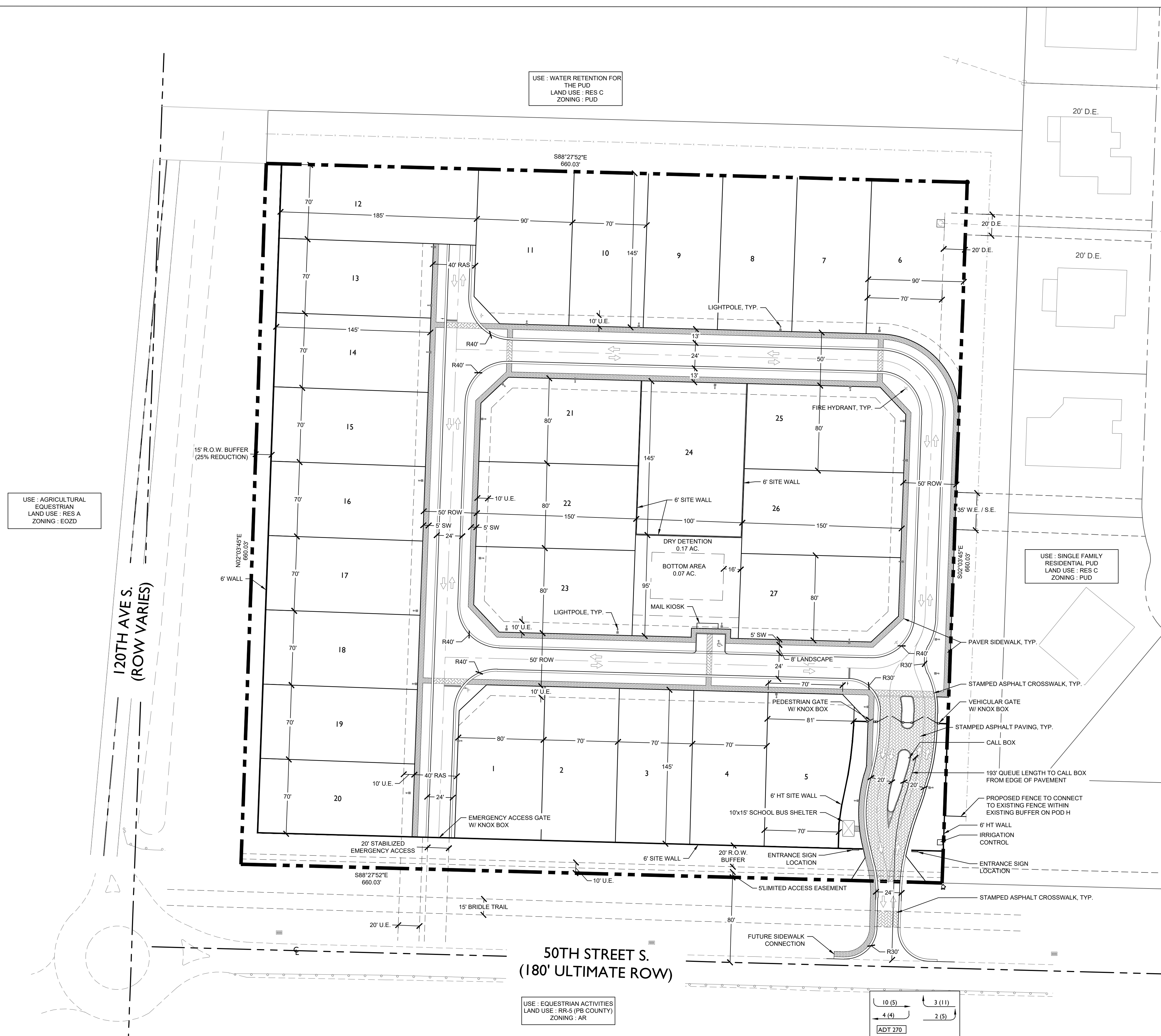




SITE DATA	
PROJECT NAME	ISLEPONTE
PETITION NUMBER	2023-0002-SP
EXISTING LAND USE DESIGNATION	COMMERCIAL
PROPOSED LAND USE DESIGNATION	RESIDENTIAL CATEGORY C
EXISTING ZONING	PUD
PROPERTY CONTROL NUMBER (PCN)	73-41-44-26-08-005-0000
SECTION 26	TOWNSHIP 44
TOTAL ACREAGE	RANGE 41
EXISTING USE	10.00 AC.
PROPOSED USE	VACANT
TOTAL NUMBER OF UNITS	SINGLE FAMILY UNITS
GROSS DENSITY	27 D.U./AC.
TYPE OF OWNERSHIP	2.7 DU/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 1)
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.

		REVISIONS					
	NO.	DATE	DESCRIPTION	BY			
CAD ISLES AT WELLINGTON	1	10-25-2023	RESUBMITTAL	DS			
	2	10-12-23	RESUBMITTAL	DS			
	3	12-21-23	RESUBMITTAL	DS			
DRAWN BY	DS						
CHECK BY	JP						
DATE	2023-06-01						