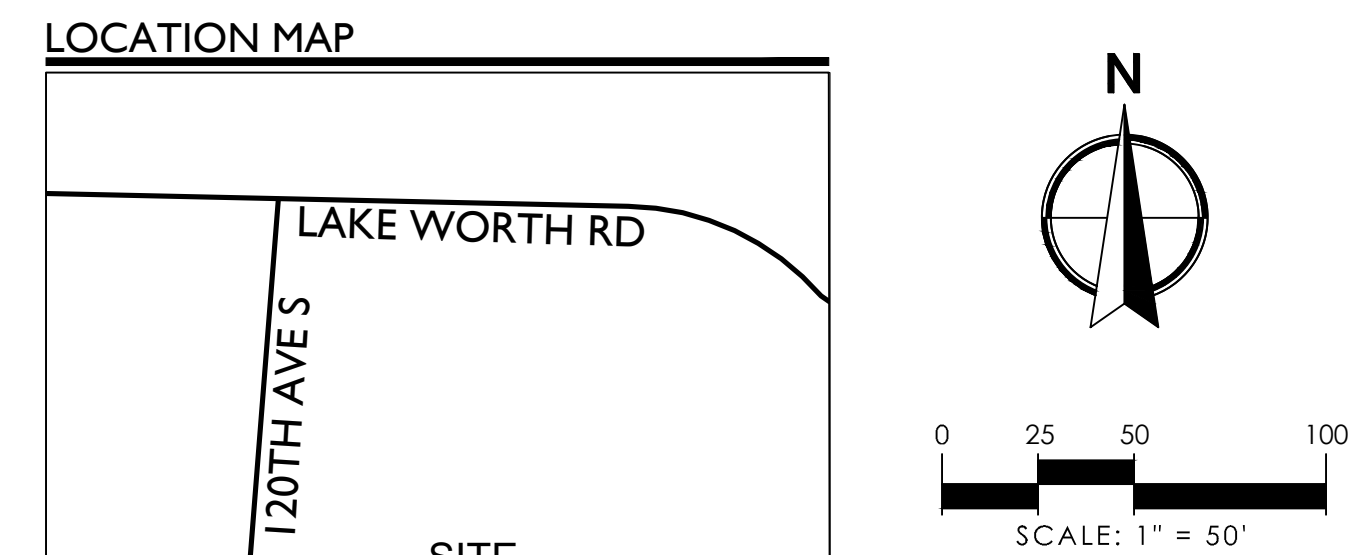
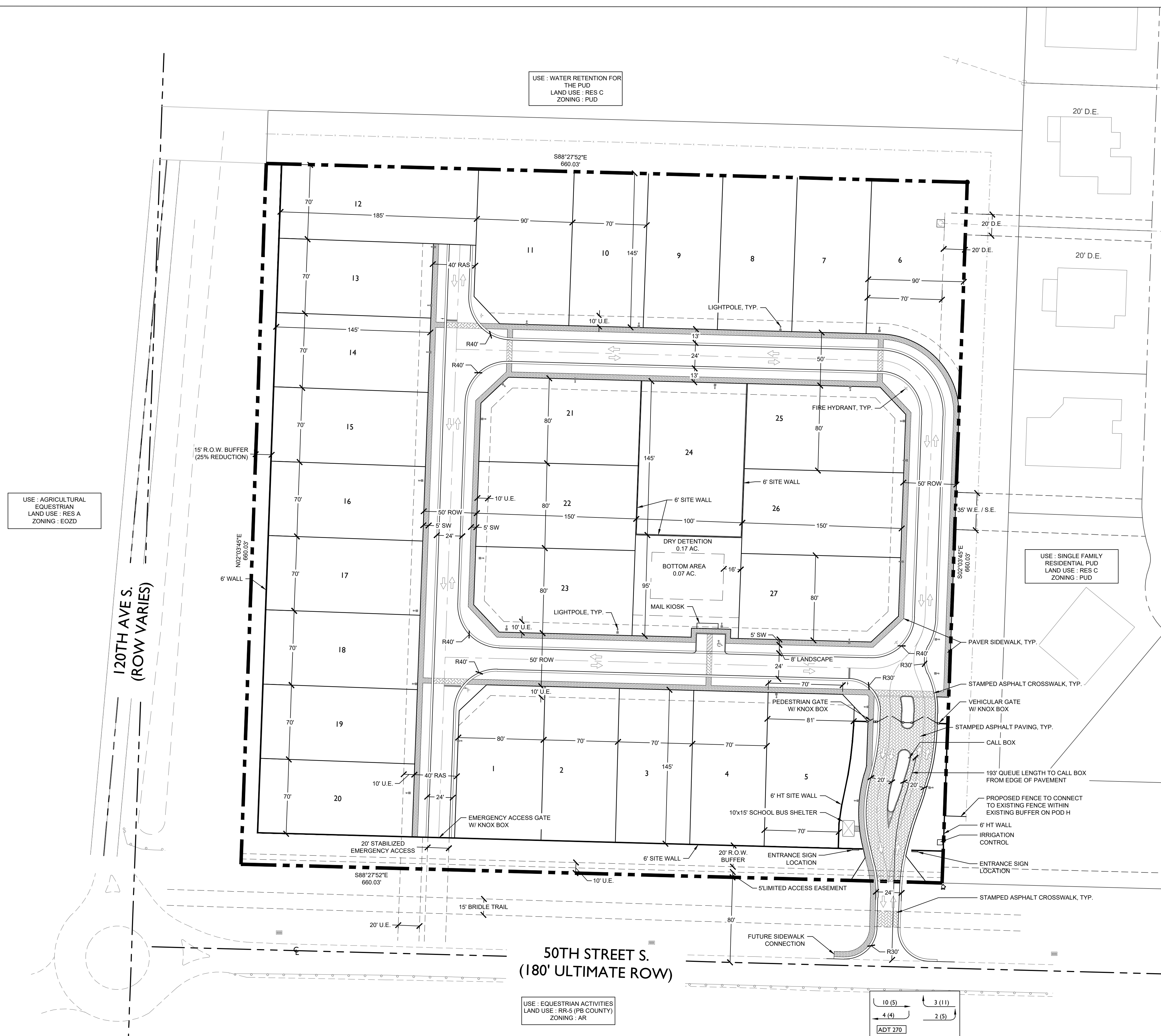




SITE DATA	
PROJECT NAME	ISLEPONTE
PETITION NUMBER	2023-0002-SP
EXISTING LAND USE DESIGNATION	COMMERCIAL
PROPOSED LAND USE DESIGNATION	RESIDENTIAL CATEGORY C
EXISTING ZONING	PUD
PROPERTY CONTROL NUMBER (PCN)	73-41-44-26-08-005-0000
SECTION 26	TOWNSHIP 44
TOTAL ACRES	RANGE 41 10.00 AC.
EXISTING USE	VACANT
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.

		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						