

- LEGEND**
- AC - ACRES
 - AG - ABOVE GRADE
 - AP - AGRICULTURAL PRODUCTION
 - AR - AGRICULTURAL RESIDENTIAL
 - BE - BUFFER EASEMENT
 - CON - CONSERVATION
 - DE - DRAINAGE EASEMENT
 - DU - DWELLING UNIT
 - C.B. - COMPATIBILITY BUFFER
 - I.B. - INCOMPATIBILITY BUFFER
 - ITID - INDIAN TRAILS IMPROVEMENT DISTRICT
 - LME - LAKE MAINTENANCE ESMT.
 - OS - OPEN SPACE
 - PDD - PLANNED DEVELOPMENT DISTRICT
 - ROW OR RW - RIGHT OF WAY
 - RR - RURAL RESIDENTIAL
 - STBK - SETBACK
 - UE - UTILITY EASEMENT
 - L.A.E. - LIMITED ACCESS EASEMENT
 - L.S.E. - LIFT STATION EASEMENT
 - S.B.S. - SCHOOL BUS SHELTER
 - O.R.B. - OFFICIAL RECORD BOOK
 - ☐ - PALM TRAN BUS STOP
 - ☐ - OPEN SPACE
 - ★ - FOCAL POINT

Parcel A

Lake No.	Acres
1 (Exterior)	112.96
2 (Interior)	3.35
3 (Interior)	5.72
4 (Interior)	5.39
5 (Interior)	8.20
6 (Interior)	10.70
7 (Exterior)	10.45
8 (Exterior)	2.60
Total	159.37

Parcel A Site Area Breakdown

Category	Acres
Net Development Area	259.99
Recreation Pod	5.54
Entrance / Spine Road	12.97
Misc. Open Space	44.79
O.S. Adjacent to Canal	1.49
Perimeter Landscape Buffers	35.22
Lakes	159.37
R/W Dedication	15.20
Civic Pod #1	12.200
Commercial Pod #1	16.093
Total Gross Development Area	562.86

R/W Dedication

Category	Acres
60th Street North	4.62
Carol Street (South Extension)	10.58
Total	15.20

NOTE: POD ENTRY SIGNS WILL BE PROVIDED AND SHOWN ON FINAL MASTER PLAN AS OUTLINED ON THE PMSP-1

Recreation Required (0.066 per unit) x 662

Category	Acres
Rec Required - Parcel A	3.97
Rec Provided - Parcel A (Gross)	5.54

Max Building Height	35 Feet
Max No. Stories	2 Stories

Parcel A	Acreeage	Units	Type	Density
Pod A-1	55.58	109	SF	1.96
Pod A-2	44.48	74	SF	1.66
Pod A-3	90.82	143	SF	1.57
Pod A-4	90.91	226	ZLL	2.49
Pod A-5	31.03	110	ZLL	3.54
Total		662		

Open Space - Parcel A

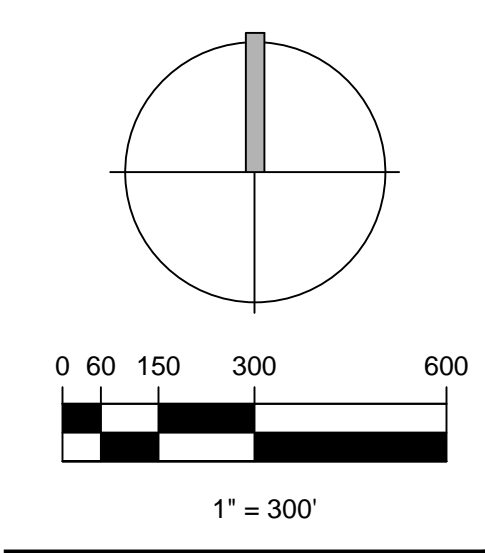
Category	Acres	%
Lake Tracts (Internal)	33.36	28.31%
Lake Tracts (External)	126.01	
Recreation Pod	5.54	0.98%
Misc. Open Space	44.79	7.96%
Perimeter Landscape Buffers	35.22	6.26%
Civic Pod #1	12.20	2.17%
Total Provided	244.92	45.68%

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Project:
INDIAN TRAILS GROVE - PUD
 Palm Beach County, Florida
 Sheet title:
PRELIMINARY Master Plan - Parcel A

Date:
2015-07-15
Revisions:
 2015-09-28 Resubmittal
 2016-01-25 Resubmittal
 2016-02-22 Resubmittal



Sheet number:
PMP-2

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