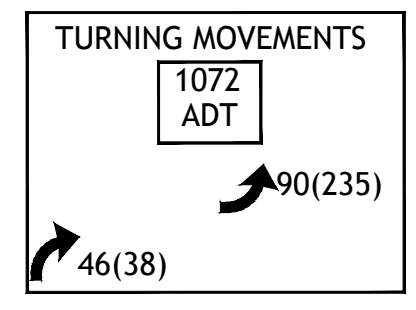
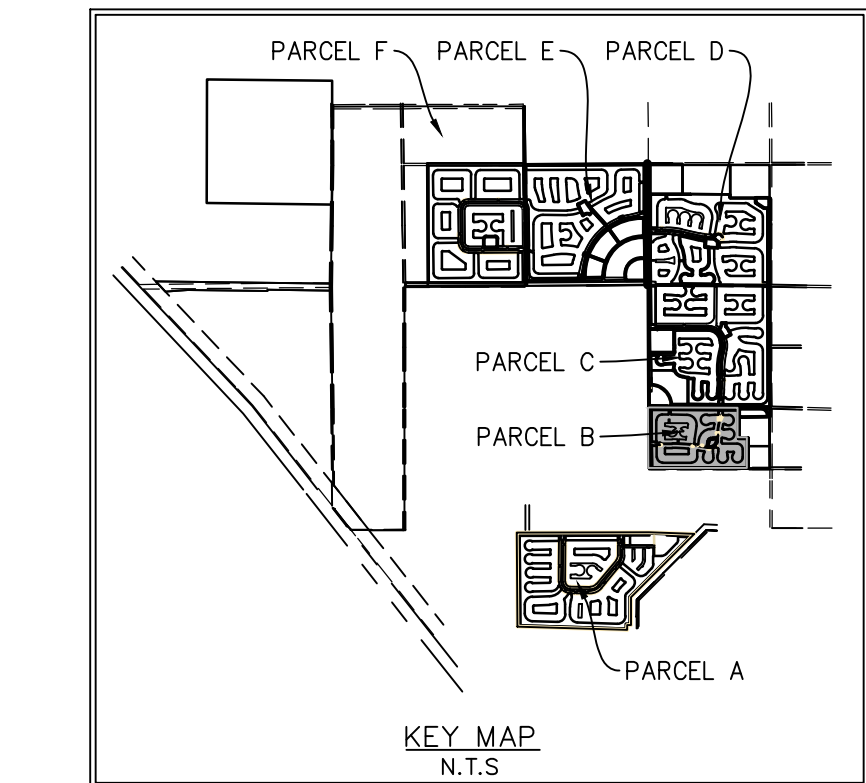
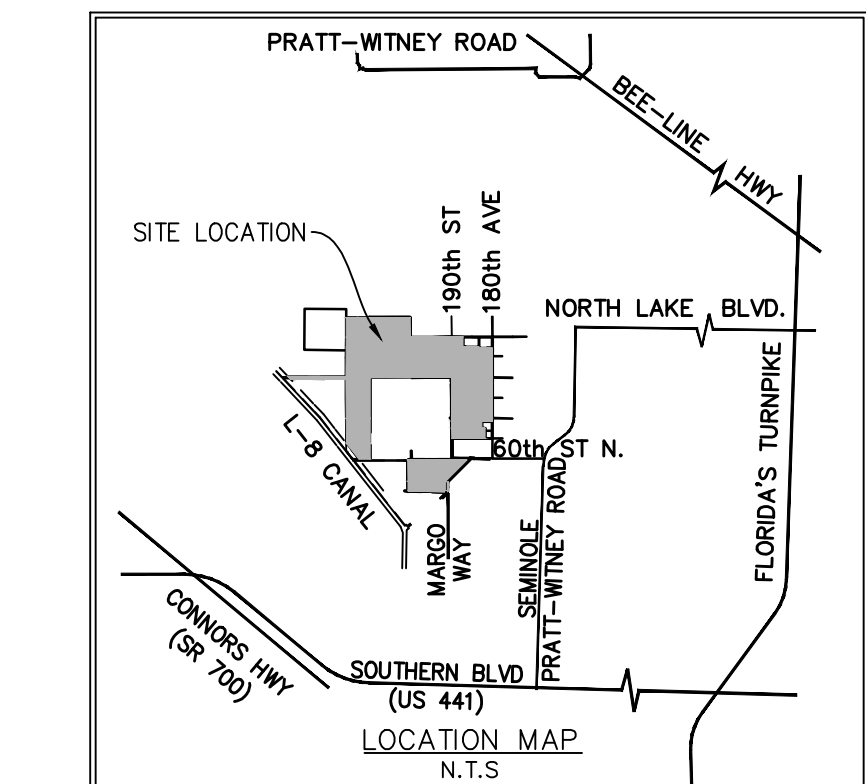


IOTA CAROL, LLC
FLUE:RR 10
ZONING: AP AND AR



- 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

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



Parcel B Site Area Breakdown

Site Area Breakdown	Acres
Net Development Area	115.79
Recreation Pod	2.54
Entrance / Spine Road	6.73
Misc. Open Space	10.97
Perimeter Landscape Buffers	20.18
Lakes	87.91
R/W Dedication	10.73
Civic Pod #2	10.72
Total Gross Development Area	265.57

R/W Dedication

R/W Dedication	Acres
190th Street North	4.20
180th Ave. North	0.409
Orange Blvd.	6.115
Total	10.73

Open Space - Parcel B

Open Space - Parcel B	Acres
Lake Tracts (Interior)	6.09
Lake Tracts (Exterior)	81.82
Recreation Pod	2.54
Misc. Open Space	10.97
Perimeter Landscape Buffers	20.18
Civic Pod #2	10.72
Total Provided	132.32

Recreation Required (.006 per unit) x 269

Recreation Required (.006 per unit) x 269	Acres
Rec Required - Pod B	1.61
Rec Provided - Pod B (Gross)	2.54

Max Building Height

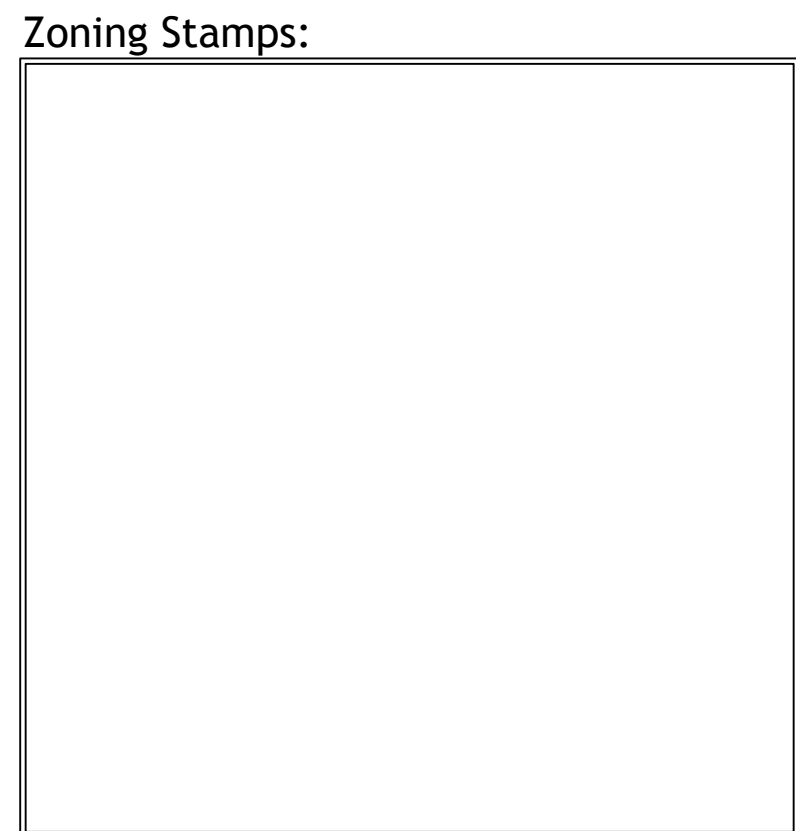
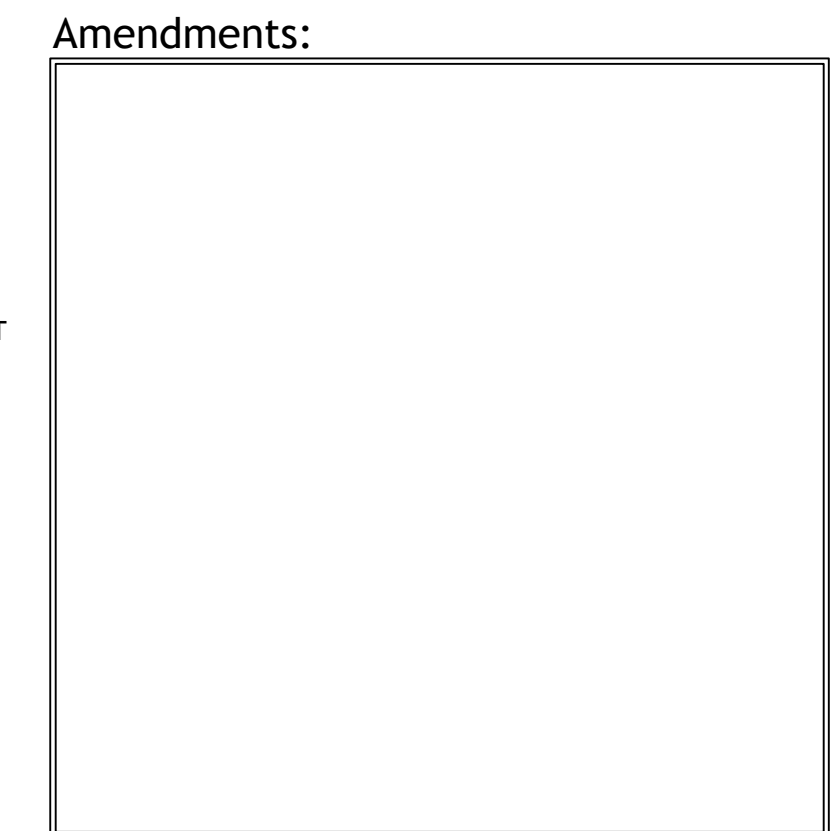
Max Building Height	35 Feet
Max No. Stories	2 Stories

Parcel B Lake No. and Acres

Lake No.	Acres
9	52.68
10	6.09
11	9.09
12	20.05
Total	87.91

Parcel B Acrage, Units, Type, Density

Parcel B	Acreage	Units	Type	Density
Pod B-1	47.725	119	ZLL	2.49
Pod B-2	37.552	64	SF	1.70
Pod B-3	11.862	32	SF	2.70
Pod B-4	29.909	54	SF	1.81
Total		269		



PALM BEACH WEST ASSOCIATES I, LLLP
1600 SAWGRASS CORPORATE PKWY
SUITE 400
SUNRISE, FLORIDA 33323
954-753-1730

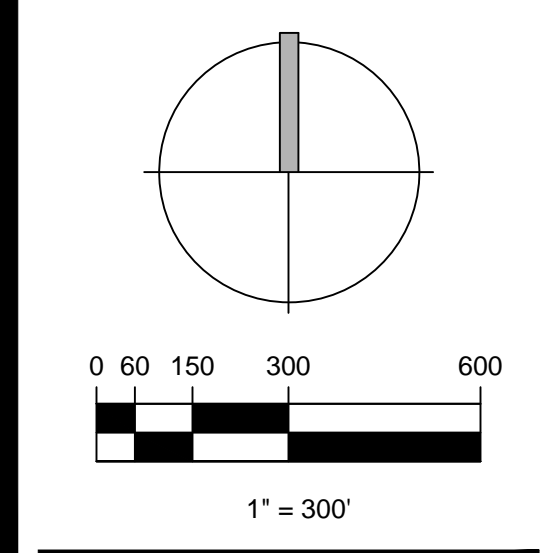
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954-753-1730
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(561) 366-1100

Project:
INDIAN TRAILS GROVE - PUD

Palm Beach County, Florida
Sheet title:
PRELIMINARY Master Plan - Parcel B

Date:
2015-07-15

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



Sheet number:
PMP-3