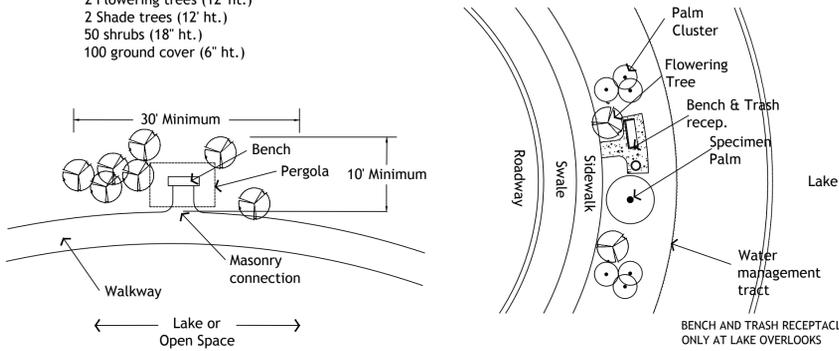


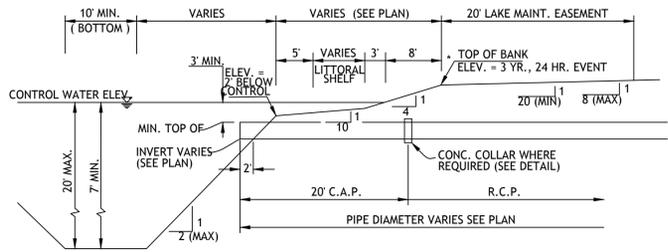
- Limit of each area may vary but shall not be less than 10' in depth as measured from edge of walkway nor less than 30' as measured along the walkway.

- Each area shall contain a minimum planting palette as such:
 3 Palm Trees (12' ht.)
 2 Flowering trees (12' ht.)
 2 Shade trees (12' ht.)
 50 shrubs (18" ht.)
 100 ground cover (6" ht.)



PEDESTRIAN AMENITY - CONCEPTUAL
 Not to scale

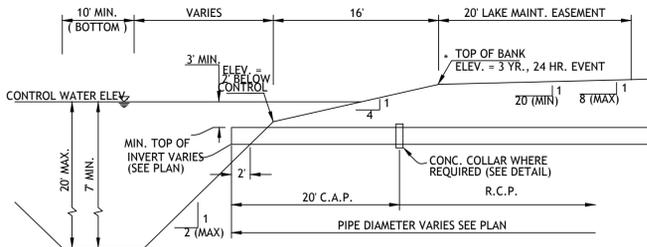
SPINE ROAD FOCAL POINT / LAKE OVERLOOK
 Not to scale



Note:
 Lake cross sections are for illustrative purposes only; the PRELIMINARY design shall be determined by the project engineer.

NOTES:
 1. LAKE BANKS TO BE REGRADED TO THE ABOVE TYPICAL SECTION AND PLANTED LITTORAL SHELVES TO BE REPLANTED WHERE FINISHED LAKE AREAS ARE DISTURBED BY OUTFALL INSTALLATION OR CONSTRUCTION.
 2. * 3 YEAR, 24 HOUR STORM EVENT ELEVATION.

TYPICAL LAKE SECTION AND OUTFALL DETAIL WITH LITTORAL SHELF
 N.T.S.



NOTES:
 1. LAKE BANKS TO BE REGRADED TO THE ABOVE TYPICAL SECTION WHERE FINISHED LAKE AREAS ARE DISTURBED BY OUTFALL INSTALLATION OR CONSTRUCTION.
 2. * 3 YEAR, 24 HOUR STORM EVENT ELEVATION.

TYPICAL LAKE SECTION AND OUTFALL DETAIL WITHOUT LITTORAL SHELF
 N.T.S.

TYPICAL LAKE SECTIONS
 Not to scale

General Notes

- Lake Fountains:**
 - Fountain locations are conceptual and may be positioned anywhere within the same lake.
- FPL Conflicts:**
 - If overhead power lines exist within an easement the Landscape Plan shall employ FPL's design criteria within the Landscape Buffer adjacent thereto.
- Pines and Palms:**
 - Pines and or palms, planted in groups of three may be substituted for one required canopy tree. Pines and or palms may not be used in excess of 25 percent of the total number of required canopy trees. When using pines or palms in a perimeter buffer Article 7.F.2.A.3 Pines. [Ord. 2014-025] shall be referred to.
- Plant and Tree Specifications:**
 - Canopy Trees: 12' min. ht. x 8' min. spread x 2.5" min. caliper
 - Shade Trees: 12' min. ht. x 8' min. spread x 2.5" min. caliper
 - Palm Clusters: staggered heights of 12', 14' & 16' minimum overall heights with 8' min. gray wood or clear trunk.
 - Single Palms: 12' min. w/ 6' min. gray wood
 - Pines: 12' min. ht. x 8' min. spread
 - Accent / Under-story Trees: 6' min. ht. x 4' min. spread

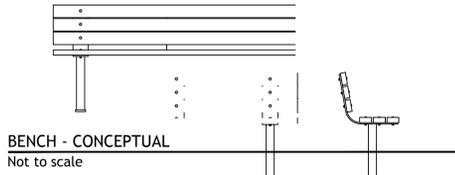
Compatibility and Incompatibility buffers:

- Hedges may be used in place of required shrubs in compatibility and incompatibility buffers.
- Hedges, in combination with a berm, shall be installed in a manner that provides the minimum height required for continuous solid screen at time of planting.
- A hedge may be used in place of required shrubs if it provides a continuous solid opaque screen at the time of planting - see ULDC 7.f.2.c.

Perimeter buffers:

- Perimeter buffer planting may be installed in phases; buffers within or adjacent to pods will be installed prior to the first CO for a unit within the same pod.

General Bench criteria:
 - 6' minimum length
 - material may be steel, wood or plastic
 - design shall be coordinated with other common area elements
 - may provide back support
 - shall be installed in accordance with manufacturers and/or local codes and standards as conditions warrant
 - style and materials shall be the choice of the owner

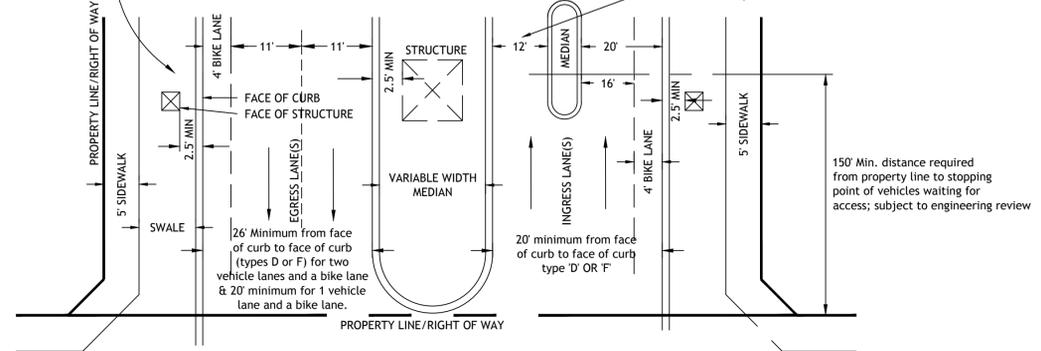


BENCH - CONCEPTUAL
 Not to scale

General Trash Receptacle criteria:
 - shall have a removable liner
 - may be constructed of steel, wood, compoPOD materials or any other durable material
 - style and materials shall be the choice of the owner
 - design shall be coordinated with other common area elements

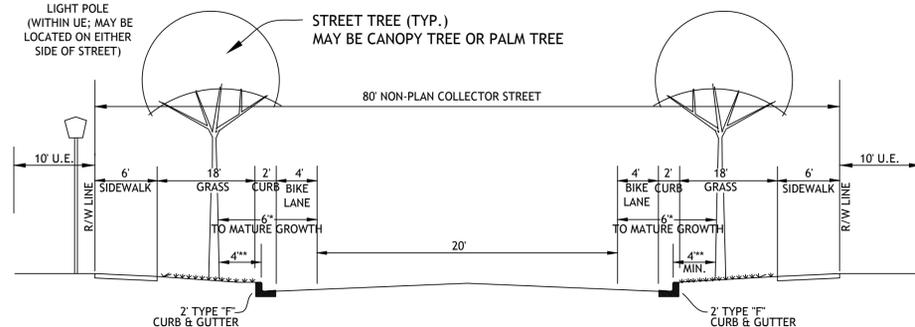
TRASH RECEPTACLE - CONCEPTUAL
 Not to scale

2.5' minimum setback from face of curb to any structure or obstruction (ie; guardhouse, card reader, gate column, telephone, etc.). This measurement is for vertical (non-mountable - type 'D' and 'F') curbs; the use of mountable curbs or valley gutters requires a 6' minimum setback from edge of pavement to any structure. Exceptions are break-away bases for card readers and telephones and are subject to approval by the palm beach county fire marshal and engineering department. Structures above 13'-6", measured vertically from the edge of pavement, may encroach the minimum setback.



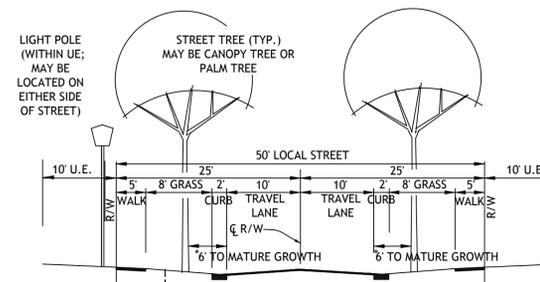
Project Entry Intersecting Roadway - Typical

N.T.S.



Notes:
 - Trees shall be planted so that the mature trunk is 6' minimum from edge of travel lane.
 - The 2 (two) 6' sidewalks may be substituted with 1 (one) 8' asphalt or concrete path on 1 (one) side of the right of way line.
 - Sidewalks and/or paths may meander within the area between the curb and right of way line.
 - Landscaping, including street trees, may occur anywhere between 6' from edge of travel lane (to mature trunk) and the right of way line.

80' RIGHT OF WAY - TYPICAL WITHIN PODS
 Not to scale



50' RIGHT OF WAY - TYPICAL
 Not to scale

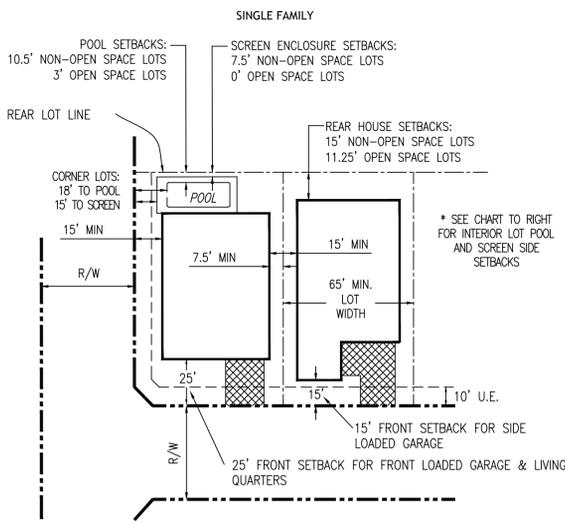
PROPERTY DEVELOPMENT REGULATIONS - Required / Proposed										
Proposed Zoning District	Size	Minimum Lot Dimensions				Building Coverage	Setbacks/Separations			Rear
		Width	Depth	Height	Front		Side	Street		
RR 1.25 PUD							25' - front loading garage			15' non open space lot
PUD - RR 1.25	8,450	65'	130'	35'	40%		15' - side loading garage or unit	7.5'	15'	11.25' adjacent to open space
Recreation Pod	N/A	65'	75'	N/A	30%		25'	15'	25'	15'
Civic - Public	0.5 Acre	100'	100'	N/A	30%		25'	20'	25'	20'
Civic - Private	1.5 Acres	100'	200'	N/A	30%		25'	20'	25'	20'
Commercial	1 Acre	100'	200'	N/A	25%		30'	30'	Equal to Width of R/W	30'

BUILDING SETBACKS (MINIMUM)	All Units
Front setback from Right of Way to garage - front loaded garage	25'
Front setback from Right of Way to house - front loaded garage	25'
Front setback from Right of Way to garage - side loaded garage	15'
Side setback - between house and property line	7.5'
Distance between houses	15'
Side setback on corner lots (street side)	15'
Rear setback - back of house to property line - non open space lots	15'
Rear setback - back of house to property line (excludes LME) - open space lots	11.25'
BUILDING COVERAGE (Maximum)	40%
MINIMUM LOT SIZE (in square feet)	8,450

MINIMUM LOT DIMENSION (in linear feet, width x length). Note: Cul-de-sac lots subject to the provisions of Article 3, Chapter D, Section 1.C. (frontage reduction)

POOLS & SPAS	All Units
Rear yard setback from edge of pool water to property line - non open space lots	10.5'
Rear yard setback from edge of pool water to property line - open space lots (excludes LME)	3'
Side yard setback from property line to edge of pool water (corner lots)	18'
Side yard setback from property line to edge of pool water (interior lots)	10.5'
SCREEN ENCLOSURES	
Rear yard setback from property line to screen - non open space lots	7.5'
Rear yard setback from property line to screen - open space lots (excludes LME)	0'
Side yard setback from property line to screen - Interior lots	7.5'
Side yard setback from property line to screen - corner lots	15'

Open Space is defined by the ULDC as "unbuilt land reserved for, or shown on the approved site plan or PDP, as one or more of the following uses: preservation, conservation, wetlands, well site dedicated to PBCWUD, passive recreation, greenway, landscaping, landscape buffer, and water management tracts." By ULDC standard, the minimum width of the open space must be 50' in width to qualify for the reduction noted herein. Therefore, in order for a lot to qualify as an "open space lot", the lot line seeking the reduction must abut an open space tract (as defined above) a minimum of 50' in width or greater.



PROPERTY DEVELOPMENT REGULATIONS Not to Scale

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

Consultants:
CIVIL ENGINEER
 GLH Engineering, LLC
 1600 Sawgrass Corporate Pkwy
 Suite 400
 Sunrise, FL 33323
 954-753-1730

SURVEYOR
 Sand and Hills Survey, Inc.
 8461 Lake Worth Road, Suite 410
 Lake Worth, FL 33467
 (561) 209-6048

TRAFFIC ENGINEER
 Simmons and White
 2581 Metrocentre Blvd. Suite 3
 West Palm Beach, FL 33407
 (561) 478-7848

PLANNERS
 Urban Design Kilday Studios
 610 Clematis Street, Suite CU02
 West Palm Beach, FL 33401
 (561) 366-1100

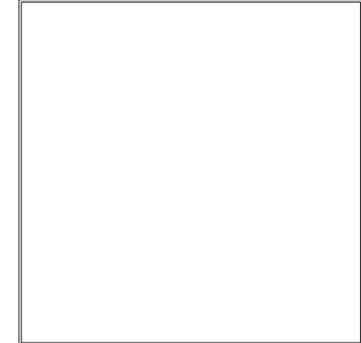
Project:
INDIAN TRAILS GROVE - PUD

Palm Beach County, Florida
 Sheet title:
PRELIMINARY Regulating Plan

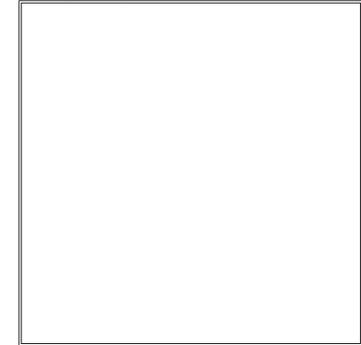
Date:
2015-07-15

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

Amendments:



Zoning Stamps:



Sheet number:
PRP-11