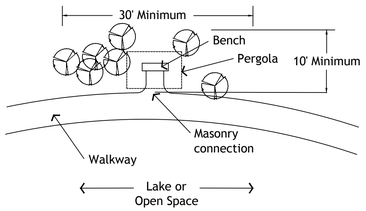
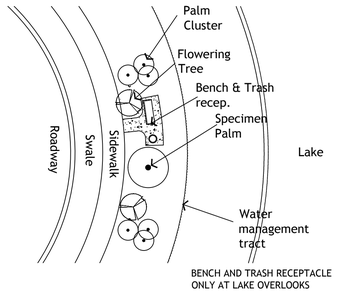
- Limit of each area may vary but shall not be less than 10' in depth as measured from edge of walkway nor less than 30' as measured along the walkway.

- 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.)

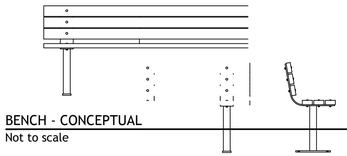


PEDESTRIAN AMENITY - CONCEPTUAL
Not to scale

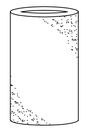


SPINE ROAD FOCAL POINT / LAKE OVERLOOK
Not to scale

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

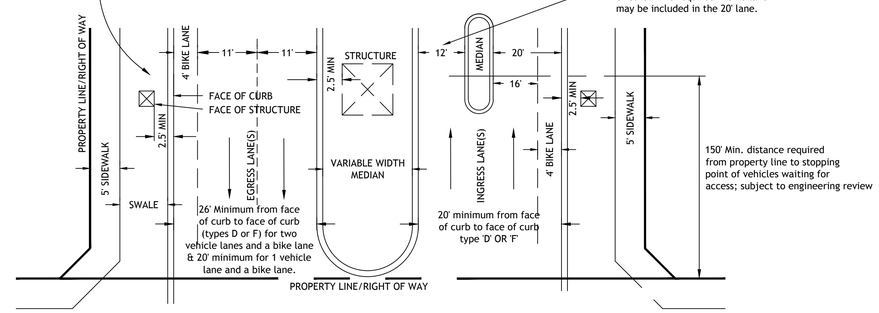


General Trash Receptacle criteria:
- shall have a removable liner
- may be constructed of steel, wood, compoPOD materials or any other durable material
- style and materials shall be the choice of the owner
- design shall be coordinated with other common area elements

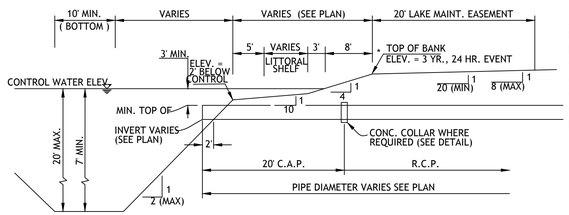
TRASH RECEPTACLE - CONCEPTUAL
Not to scale

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.

when a lane divider is used, one lane shall be 12' minimum, measured face to face of curb, and one lane shall be 20' minimum measured face to face of curb. The required 4' bike lane may be included in the 20' lane.



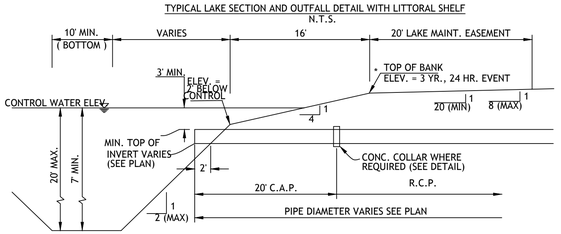
Project Entry Intersecting Roadway - Typical
N.T.S.



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.

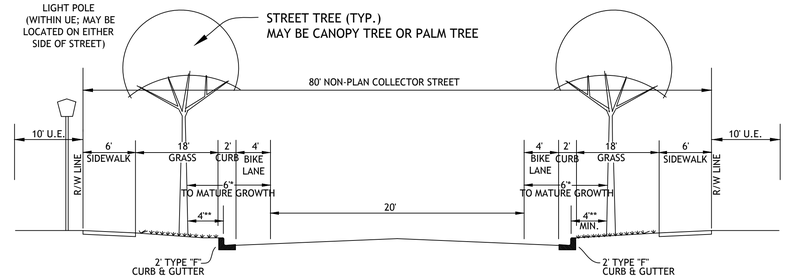
TYPICAL LAKE SECTION AND OUTFALL DETAIL WITH LITTORAL SHELF
N.T.S.



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.

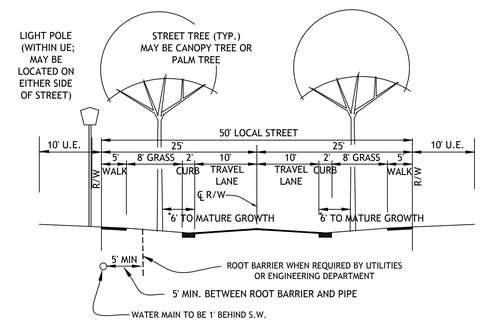
TYPICAL LAKE SECTION AND OUTFALL DETAIL WITHOUT LITTORAL SHELF
N.T.S.

TYPICAL LAKE SECTIONS
Not to scale



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.
- 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 RR 1.25 PUD	Minimum Lot Dimensions				Building Coverage	Setbacks/Separations			
	Size	Width	Depth	Height		Front	Side	Street	Rear
PUD - RR 1.25	8,450	65'	130	35'	40%	25' - front loading garage 15' - side loading garage or unit	7.5'	15'	15' non open space lot 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'

General Notes

Lake Fountains:
- Fountain locations are conceptual and may be positioned anywhere within the same lake.

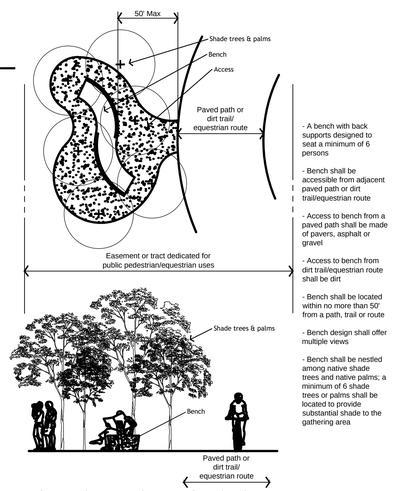
FPL Conflicts:
- If overhead power lines exist within an easement the Landscape Plan shall employ FPL's design criteria within the Landscape Buffer adjacent thereto.

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

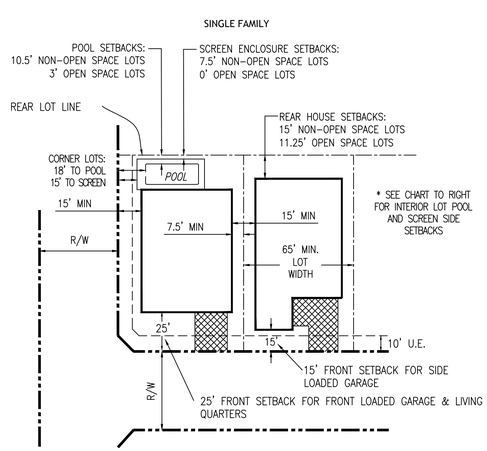
Compatibility and Incompatibility buffers:
- Hedges may be used in place of required shrubs in compatibility and incompatibility buffers.
- Hedges, in combination with a berm, shall be installed in a manner that provides the minimum height required for continuous solid screen at time of planting.
- A hedge may 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.



- A bench with back supports designed to seat a minimum of 6 persons
- Bench shall be accessible from adjacent paved path or dirt trail/equestrian route
- Access to bench from a paved path shall be made of pavers, asphalt or gravel
- Access to bench from dirt trail/equestrian route shall be dirt
- Bench shall be located within no more than 50' from a path, trail or route
- Bench design shall offer multiple views
- Bench shall be nestled among native shade trees and native palms; a minimum of 6 shade trees or palms shall be located to provide substantial shade to the gathering area

PEDESTRIAN GATHERING AREA (See Plan for Locations)
Not to scale



PROPERTY DEVELOPMENT REGULATIONS Not to Scale

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)*	65' x 130'
POOLS & SPAS	
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.**

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Project:
INDIAN TRAILS GROVE - PUD

Palm Beach County, Florida

Sheet title:
PRELIMINARY Regulating Plan

Date:
2015-07-15

Revisions:
2015-09-28 Resubmittal
2016-02-22 Resubmittal
2016-05-23 Resubmittal

Amendments:

Zoning Stamps:

Sheet number:
PRP-10