

Policy 4-5-f.2. In accordance with Policy 4.5-f.2. The project shall provide a minimum of 66.67% of the gross site acreage in open space uses (Required Open Space). A minimum of 50% of the gross site acreage shall be in the form of Exterior Open Space. **Policy 4.5-f.3.** A minimum of 33.33% of the gross site acreage shall be provided in one large contiguous open space land area.

Gross Land Area	Gross Land Area (Less Public R/W Dedication of 82.10 Acres) *	Required O.S. (66.67%)	% of Gross Acreage (Less Public R/W Dedication)	Required Exterior O.S. (50%) (Including Large Contiguous O.S. Parcel)	% of Gross Acreage (Less Public R/W Dedication)	Required Large Contiguous O.S. Parcel (33.33%) (O.S. Pod #1 & O.S. Pod #2)	% of Gross Acreage (Less Public R/W Dedication)
4871.57	4789.47	3193.14	66.67%	2394.74	50.00%	1596.33	33.33%
Provided		3207.50	66.97%	2683.95	56.04%	1707.93	35.66%

* 4789.47 is the Area used to calculate the Required O.S., Required Exterior O.S. and Required Large Contiguous O.S.

Required Open Space	Acres	% of Gross Acreage (Less Public R/W Dedication)
Gross Development Area (Less Public R/W Dedication) x 66.67%	3193.14	66.67%
Total Open Space Required	3207.50	66.97%
Lakes (External)	634.37	
Lakes (Internal)	257.58	
O.S. in Interior Spine Roads	36.45	
Perimeter Buffers	203.28	
Misc. Internal O.S.	171.67	
Recreation Pods	57.84	
Civic Pods	136.89	
Large Open Space Pod	1707.93	
Small O.S. Tract (near MO Canal)	1.49	
Total Provided	3207.50	66.97%

Required Exterior Open Space	Acres	% of Gross Acreage (Less Public R/W Dedication)
Gross Development Area (Less Public R/W Dedication) x 50%	2394.74	50.00%
Total Exterior Open Space Required	2683.95	56.04%
Lakes (External)	634.37	
Perimeter Buffers	203.28	
Civic Pods	136.89	
Required Large Open Space Pod	1707.93	
Small O.S. Tract (near MO Canal)	1.49	
Total Exterior O.S.	2683.95	56.04%

Open Space - Pod A	Total O.S. Acres	Exterior O.S. Acres
Lake Tracts (Exterior)	125.48	125.48
Lake Tracts (Interior)	33.36	
Recreation Pod (4.94 Acres Net)	5.54	
Misc. Open Space	44.79	
Perimeter Landscape Buffers	35.75	35.75
Civic Pod #1	12.20	12.20
O.S. Easement Area	1.49	1.49
O.S. in Interior Spine Road	7.23	
Total Provided	265.84	174.92

Open Space - Pod B	Total O.S. Acres	Exterior O.S. Acres
Lake Tracts (Exterior)	81.35	81.35
Lake Tracts (Interior)	6.09	
Recreation Pod (2.34 Acres Net)	2.54	
Misc. Open Space	10.97	
Perimeter Landscape Buffers	20.65	20.65
Civic Pod #2	10.72	10.72
O.S. in Interior Spine Road	2.70	
Total Provided	135.02	112.72

Open Space - Pod C	Total O.S. Acres	Exterior O.S. Acres
Lake Tracts (Exterior)	127.57	127.57
Lake Tracts (Interior)	42.04	
Recreation Pod (5.22 Acres Net)	6.15	
Private Recreation Pod	26.53	
Misc. Open Space	34.00	
Perimeter Landscape Buffers	34.97	34.97
O.S. in Interior Spine Road	7.06	
Total Provided	278.32	162.54

Open Space - Pod D	Total O.S. Acres	Exterior O.S. Acres
Lake Tracts (Exterior)	104.58	104.58
Lake Tracts (Interior)	42.24	
Recreation Pod (4.22 Acres Net)	4.86	
Misc. Open Space	24.61	
Perimeter Landscape Buffers	24.52	24.52
Civic Pod #3	5.57	5.57
Civic Pod #4	43.48	43.48
O.S. in Interior Spine Road	3.35	
Total Provided	253.21	178.15

Open Space - Pod E	Total O.S. Acres	Exterior O.S. Acres
Lake Tracts (Exterior)	79.95	79.95
Lake Tracts (Interior)	81.15	
Recreation Pod (5.19 Acres Net)	5.99	
Misc. Open Space	23.09	
Perimeter Landscape Buffers	46.91	46.91
Civic Pod #5	15.46	15.46
Civic Pod #6	22.64	22.64
Civic Pod #7	26.82	26.82
O.S. in Interior Spine Roads	7.79	
Total Provided	309.80	191.78

LEGEND
 AC - ACRES
 AG - ABOVE GRADE
 AP - AGRICULTURAL PRODUCTION
 AR - AGRICULTURAL RESIDENTIAL
 BE - BUFFER EASEMENT
 B.S. - PALM TRAIL BUS STOP
 C.B. - COMPATIBILITY BUFFER
 CON - CONSERVATION
 DE - DRAINAGE EASEMENT
 DU - DWELLING UNIT
 I.B. - INCOMPATIBILITY BUFFER
 ITID - INDIAN TRAILS IMPROVEMENT DISTRICT
 L.A.E. - LIMITED ACCESS EASEMENT
 LME - LAKE MAINTENANCE ESMT.
 L.S.E. - LIFT STATION EASEMENT
 O.R.B. - OFFICIAL RECORD BOOK
 O.S. - OPEN SPACE
 P.A. - PEDESTRIAN ACCESS
 P.A.A. - PUBLIC ACCESS AREA
 PDD - PLANNED DEVELOPMENT DISTRICT
 P.G.A. - PEDESTRIAN GATHERING AREA
 ROW OR RW - RIGHT OF WAY
 RR - RURAL RESIDENTIAL
 S.B.S. - SCHOOL BUS SHELTER
 STBK - SETBACK
 TD - TROLLEY DEPOT
 T.S. - TROLLEY STOP
 UE - UTILITY EASEMENT
 => - VEHICULAR ACCESS
 X - MODEL ROW
 X X - OPEN SPACE
 * - FOCAL POINT

LEGEND
 - - - Public connectivity via open spaces and collector & arterial roadways 11.25 miles +/-
 - - - Public horse trails - 17.5 miles +/-
 - - - Schematic pedestrian paths
 - - - Rural Parkway (Width as Noted on Plan)
 - - - Community connectivity
 - - - Roadways and paved multi-purpose paths
 Civic / Institutional use
 Private Recreation
 Open space
 Lakes External
 Lakes Internal
 Water Resources / Agriculture
 Conceptual Impoundment Expansion

Policy 1.12.e. In accordance with Policy 1.12.e.4. The project shall provide a minimum of 11 miles of 8-foot wide pedestrian and bicycle pathways open to the public. In accordance with Policy 1.12.e.5. The project shall provide a minimum of 17.5 miles of equestrian trails open to the public.

Policy 1.12.e	Required	Provided
Pedestrian and Bicycle Pathways	11 Miles	13.56 Miles
Equestrian Trails	17.5 Miles	17.81 Miles

Open Space - Pod F	Total O.S. Acres	Exterior O.S. Acres
Lake Tracts (Exterior)	115.44	115.44
Lake Tracts (Interior)	52.70	
Recreation Pod	6.23	
Misc. Open Space	34.21	
Perimeter Landscape Buffers	40.48	40.48
O.S. in Interior Spine Road	8.32	
Total Provided	257.38	155.92



Note: PAA - Public Access Areas shown on the open space plan provide access to the Exterior Open Space including perimeter horse trails and pedestrian pathways and exterior lakes. They are located within Civic Pod #4 and Commercial Pod #1 which provide an area to park a vehicle with either a horse trailer and or a boat trailer (for non-motorized boats). They are adjacent to ingress, egress, maintenance, irrigation easements shown on the Master Plan which provide public access.
 PA - Pedestrian Access are shown throughout the overall Master Plan which provide access to all Exterior Open Space including Exterior Lakes and Perimeter Trails. They all lie within existing easements for ingress, egress, maintenance & irrigation shown on the Master Plan.

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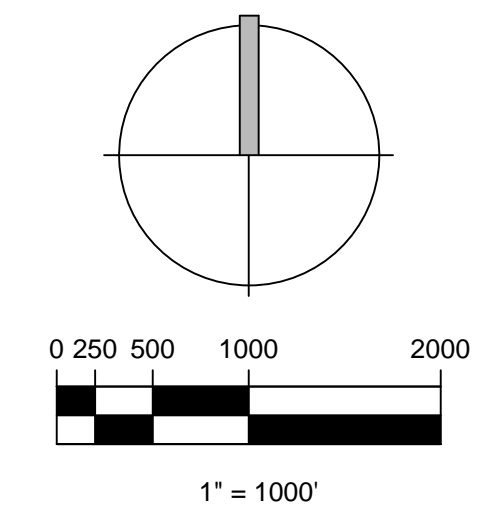
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Project:
INDIAN TRAILS GROVE - PUD

Palm Beach County, Florida
 Sheet title:

Open Space
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 2016-05-23 Resubmittal
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Open Space - All