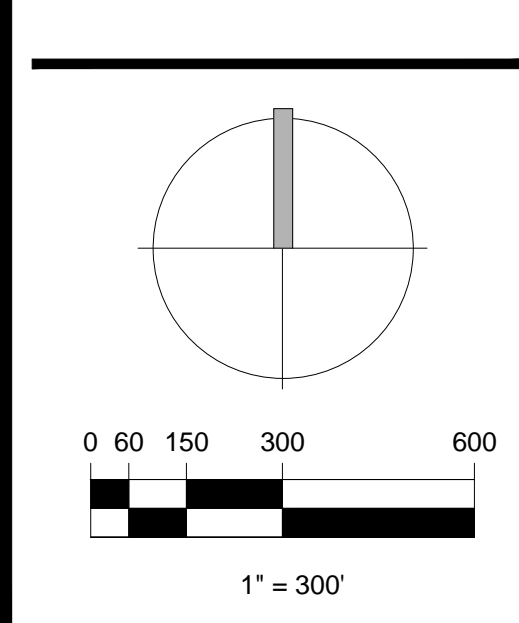


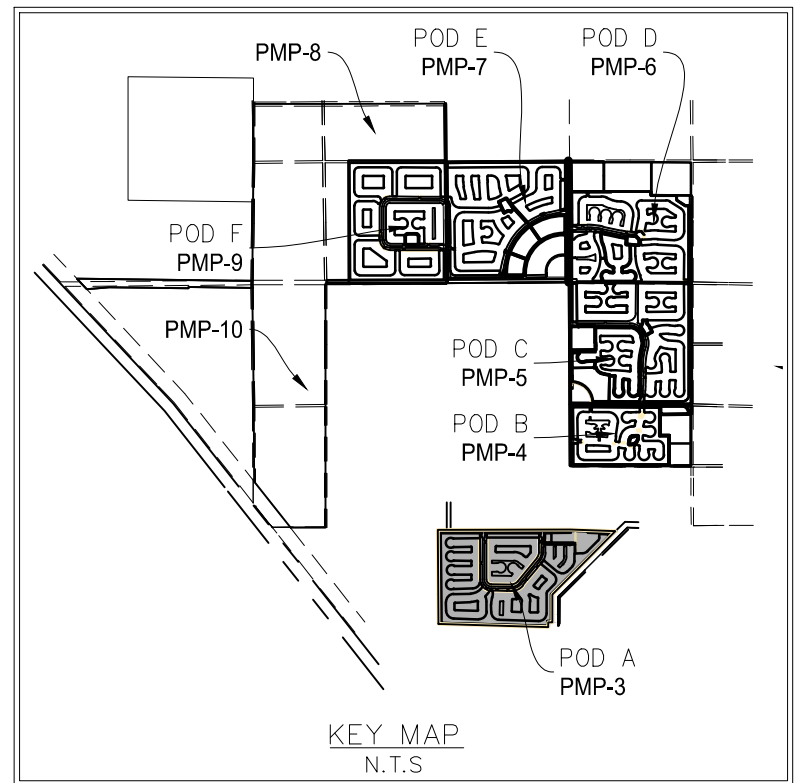
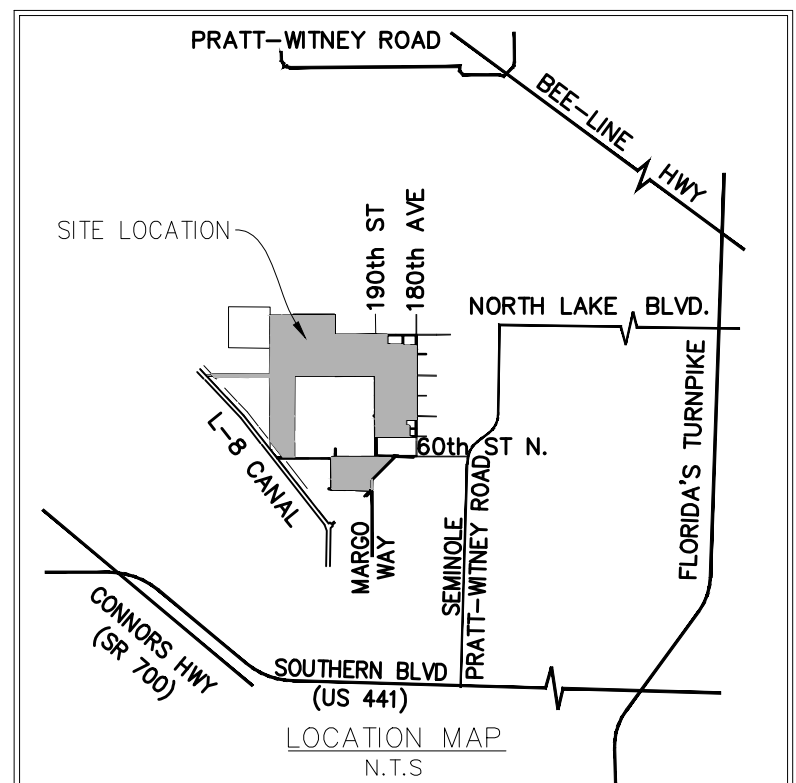
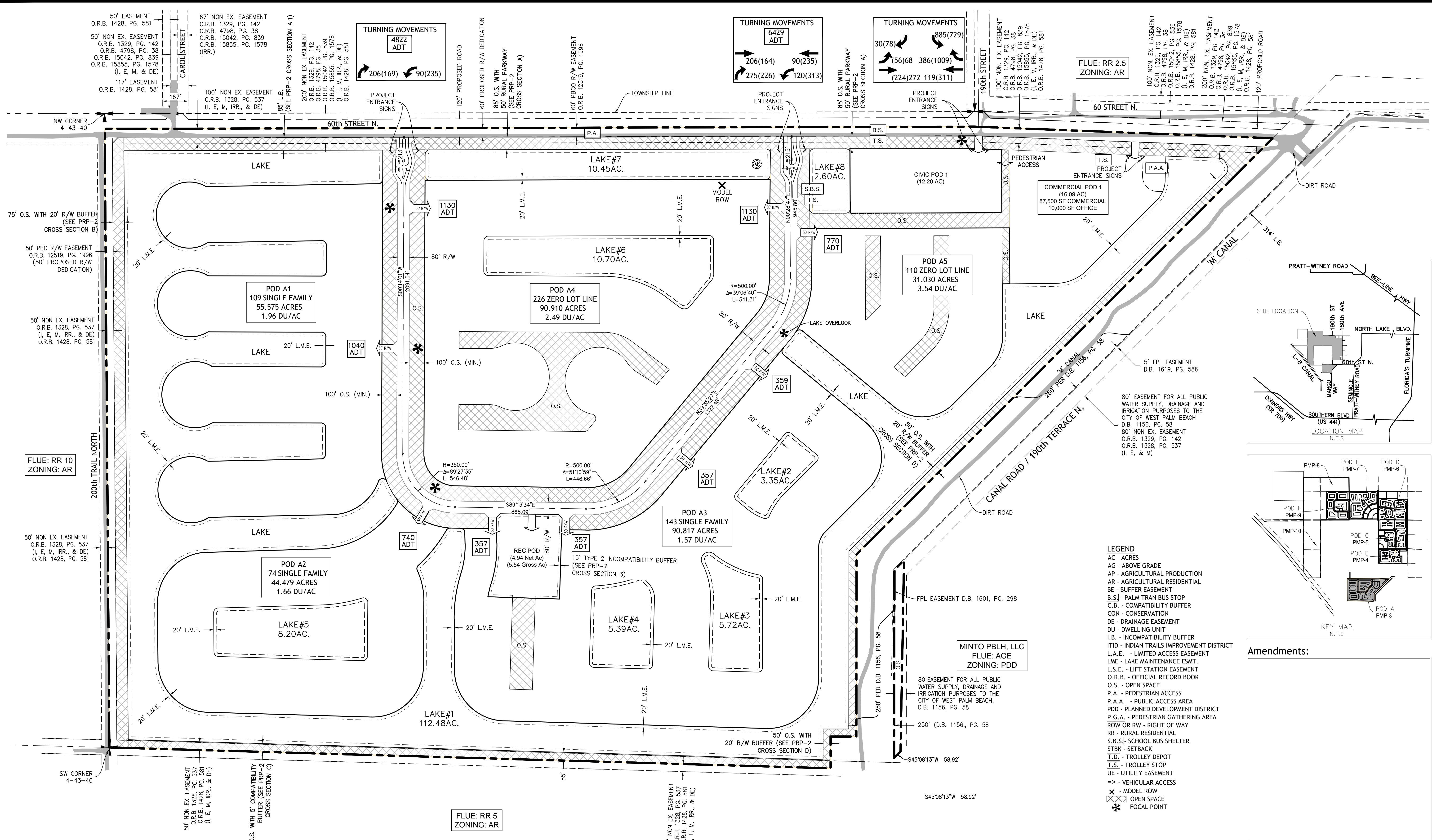
Consultants:
CIVIL ENGINEER
 GLH Engineering, LLC
 1600 Sawgrass Corporate Pkwy
 Suite 400
 Sunrise, FL 33323
 954-753-1730
SURVEYOR
 Sand and Hills Survey, Inc.
 8461 Lake Worth Road, Suite 410
 Lake Worth, FL 33467
 (561) 209-6048
TRAFFIC ENGINEER
 Simmons and White
 5601 Corporate Way, Suite 200
 West Palm Beach, FL 33407
 (561) 478-7848
PLANNERS
 Urban Design Kilday Studios
 610 Clematis Steert, Suit CU02
 West Palm Beach, FL 33401
 (561) 366-1100

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

Date:
2015-07-15
Revisions:
 2015-09-28 Resubmittal
 2016-01-25 Resubmittal
 2016-02-22 Resubmittal
 2016-05-23 Resubmittal
 2016-08-29 Resubmittal
 2016-09-26 Resubmittal
 2016-10-24 Resubmittal



Sheet number:
PMP-3



- LEGEND**
- AC - ACRES
 - AG - ABOVE GRADE
 - AP - AGRICULTURAL PRODUCTION
 - AR - AGRICULTURAL RESIDENTIAL
 - BE - BUFFER EASEMENT
 - B.S. - PALM TRAN 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
 - L.M.E. - 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
 - T.D. - TROLLEY DEPOT
 - T.S. - TROLLEY STOP
 - UE - UTILITY EASEMENT
 - => - VEHICULAR ACCESS
 - X - MODEL ROW
 - ⊗ - OPEN SPACE
 - * - FOCAL POINT

Site Area Breakdown	Acres
Net Development Area	259.99
Recreation Pod (4.94 Acres Net)	5.54
Entrance / Spine Road	12.97
Misc. Open Space	44.79
Perimeter Landscape Buffers	35.75
Lakes	158.84
Residential Development Area	517.88
O.S. Adjacent to Canal	1.49
R/W Dedication	15.20
Civic Pod #1	12.20
Commercial Pod #1	16.09
Total Gross Parcel	562.86

R/W Dedication	Acres
200th Trail North	4.62
60th Street North	10.58
Total	15.20

Open Space - Pod A	Total O.S.	Exterior O.S.
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

Recreation Required (.006 per unit) x 662	Acres
Rec Required - Pod A	3.97
Rec Provided - Pod A (Gross)	5.54
Rec Provided - Pod A (Net)	4.94
Max Building Height	35 Feet
Max No. Stories	2 Stories

Pod A	Acres	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		

Lake No.	Internal Lakes	Exterior Lakes
1		112.48
2	3.35	
3	5.72	
4	5.39	
5	8.20	
6	10.70	
7		10.45
8		2.60
Total	33.36	125.53

Zoning Stamps:

