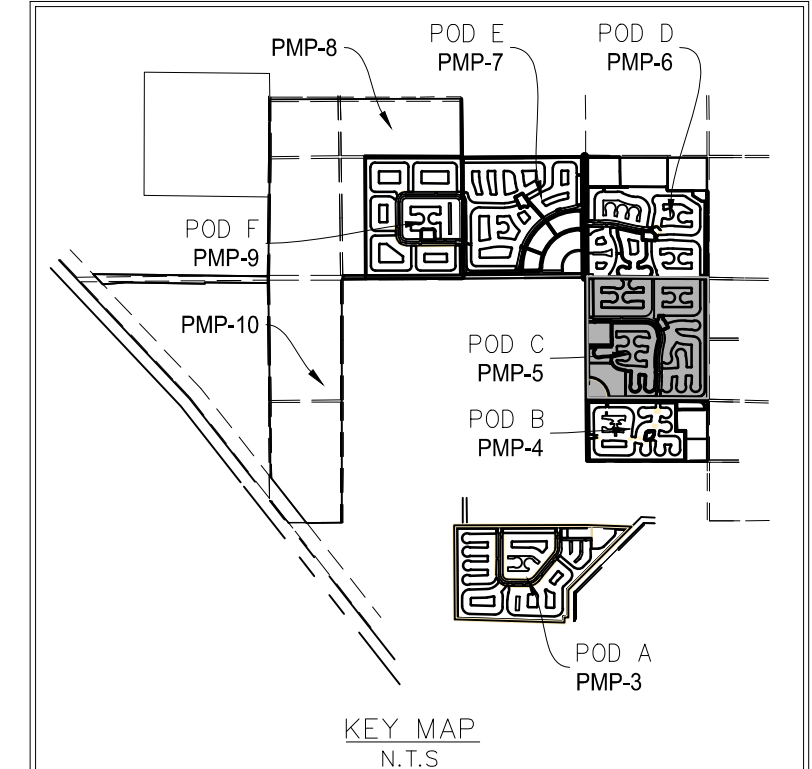
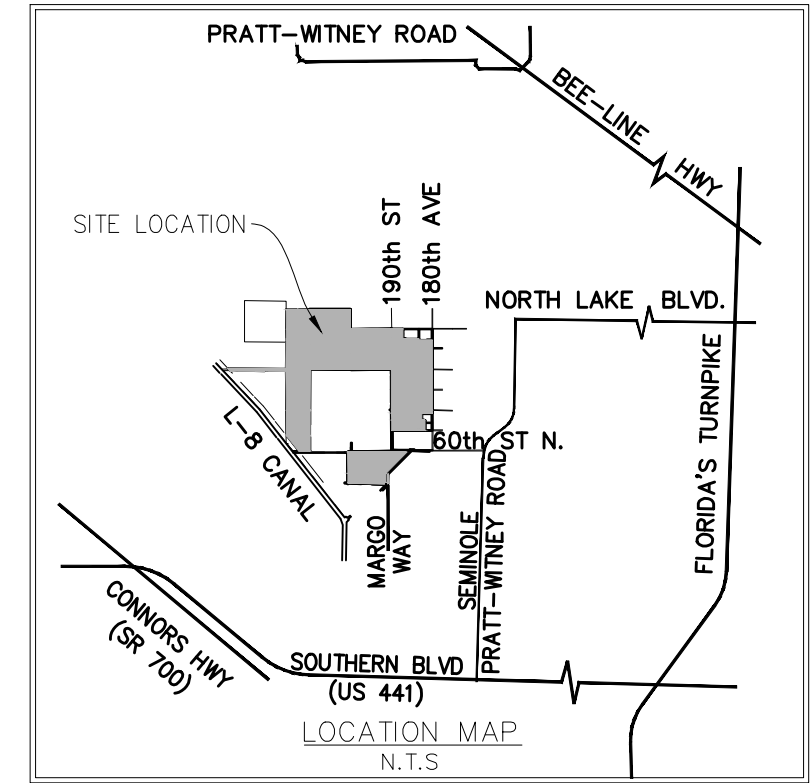


- LEGEND**
- AC - ACRES
 - AG - ABOVE GRADE
 - AP - AGRICULTURAL PRODUCTION
 - AR - AGRICULTURAL RESIDENTIAL
 - BE - BUFFER EASEMENT
 - B.S. - PALM TRAN BUS STOP
 - C.B. - COMPATIBILITY BUFFER
 - CON - CONSERVATION
 - DE - DRAINAGE EASEMENT
 - DU - DWELLING UNIT
 - I.B. - INCOMPATIBILITY BUFFER
 - ITID - INDIAN TRAILS IMPROVEMENT DISTRICT
 - L.A.E. - LIMITED ACCESS EASEMENT
 - 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
 - T.D. - TROLLEY DEPOT
 - T.S. - TROLLEY STOP
 - UE - UTILITY EASEMENT
 - => - VEHICULAR ACCESS
 - X - MODEL ROW
 - - OPEN SPACE
 - * - FOCAL POINT



Site Area Breakdown

Item	Acres
Net Development Area	320.69
Recreation Pod (5.22 Acres Net)	6.15
Entrance / Spine Road	12.55
Misc. Open Space	34.00
Perimeter Landscape Buffers	34.97
Lakes	169.61
Residential Development Area	577.96
Proposed R/W Dedication	20.24
Commercial Pod #2	23.71
Private Recreation	26.53
Total Gross Parcel	648.45

Lake No. Exterior Lakes Interior Lakes

Lake No.	Exterior Lakes	Interior Lakes
13	56.14	
14	15.63	
15	15.54	
16		26.83
17	8.11	
18	7.61	
19	24.54	
20		15.21
Total	127.57	42.04

R/W Dedication

Item	Acres
Orange Blvd.	6.04
180th Avenue North	6.07
190th Street North	8.14
Total	20.24

Open Space - Pod C

Item	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

Recreation Required (.006 per unit) x 865

Item	Gross Acres	Net Acres
Rec Required - Pod C	5.19	5.19
Rec Provided - Pod C	6.15	5.22
Rec Provided - Private	26.53	22.59
Total Rec Provided	32.68	33.00
Max Building Height		35 Feet
Max No. Stories		2 Stories

Pod C

Pod	Acres	Units	Type	Density
Pod C-1	36.587	65	ZLL	5.33
Pod C-2	115.306	265	ZLL	2.30
Pod C-3	83.829	157	SF	1.87
Pod C-4	72.546	113	SF	1.56
Pod C-5	69.619	135	SF	1.94
Total	865			

Amendments:

Zoning Stamps:

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
 5601 Corporate Way, Suite 200
 West Palm Beach, FL 33407
 (561) 478-7848

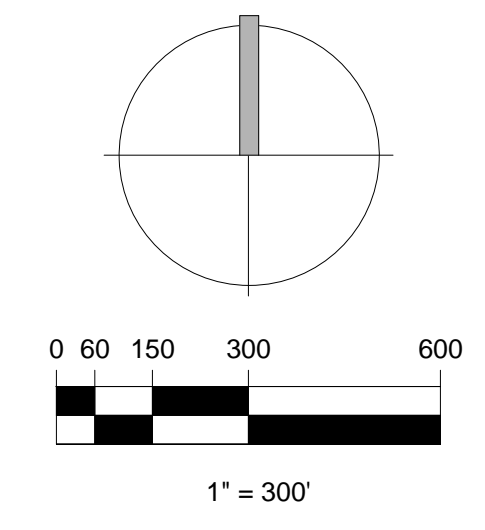
PLANNERS
 Urban Design Kilday Studios
 610 Clematis Steert, Suite CU02
 West Palm Beach, FL 33401
 (561) 366-1100

Project:
 INDIAN TRAILS GROVE - PUD

Palm Beach County, Florida
 Sheet title:
 PRELIMINARY Master Plan - Pod C

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:
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