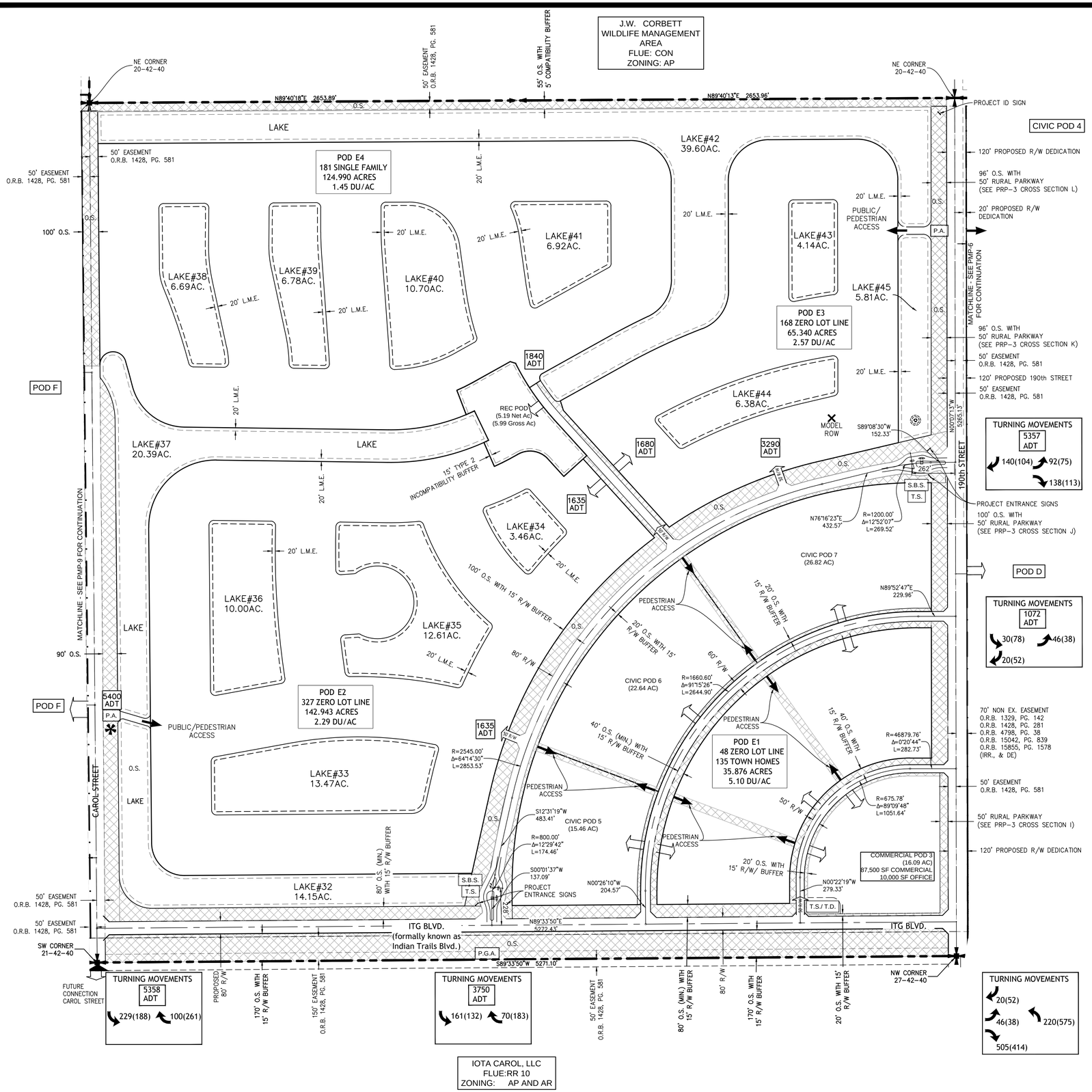

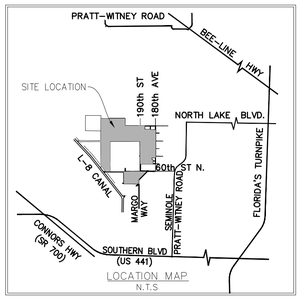

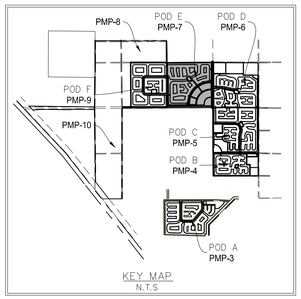

LEGEND

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
× - MODEL ROW
OPEN SPACE
FOCAL POINT

Site Area Breakdown	Acres
Net Development Area	288.24
Recreation Pod (5.19 Acres Net)	5.99
Entrance / Spine Road	14.84
Misc. Open Space	23.09
Perimeter Landscape Buffers	46.91
Lakes	161.10
Residential Development Area	***540.17***
Civic Pod #5	15.46
Civic Pod #6	22.64
Civic Pod #7	26.82
Commercial Pod #3	16.09
Proposed R/W Dedication	15.61
Total Gross Parcel	636.78

R/W Dedication	Acres
ITG Blvd.	9.57
190th Street	6.04
Total	15.61

Lake No.	Internal Lakes	Exterior Lakes
32		14.15
33	13.47	
34	3.46	
35	12.61	
36	10.00	
37		20.39
38	6.69	
39	6.78	
40	10.70	
41	6.92	
42		39.60
43	4.14	
44	6.38	
45		5.81
Total	81.15	79.95

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

Recreation Required (.006 per unit) x 859	Acres
Rec Required - Pod E	5.15
Rec Provided - Pod E (Gross)	5.99
Rec Provided - Pod E (Net)	5.19
Max Building Height	35 Feet
Max No. Stories	2 Stories

Pod E	Acreage	Units	Type	Density
Pod E-1	35.876	48	ZLL	5.10
		135	TH	
Pod E-2	142.943	327	ZLL	2.29
Pod E-3	65.340	168	ZLL	2.57
Pod E-4	124.990	181	SF	1.45
Total		859		

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, 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 E

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
2016-11-28 Resubmittal

0 60 150 300 600
1" = 300'

Sheet number:
PMP-7