

- 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**

	Acres
Net Development Area	115.79
Recreation Pod (2.34 Acres Net)	2.54
Entrance / Spine Road	6.73
Misc. Open Space	10.97
Perimeter Landscape Buffers	20.65
Lakes	87.44
<b>Residential Development Area</b>	<b>244.12</b>
R/W Dedication	10.73
Civic Pod #2	10.72
Total Gross Parcel	265.57

**R/W Dedication**

	Acres
190th Street North	4.20
180th Ave. North	0.41
Orange Blvd.	6.12
<b>Total</b>	<b>10.73</b>

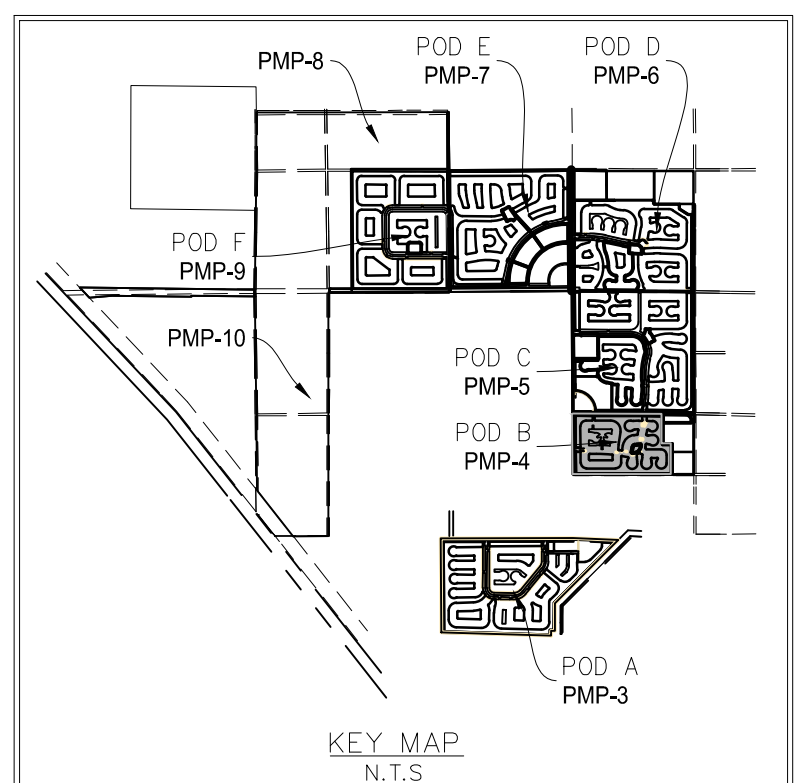
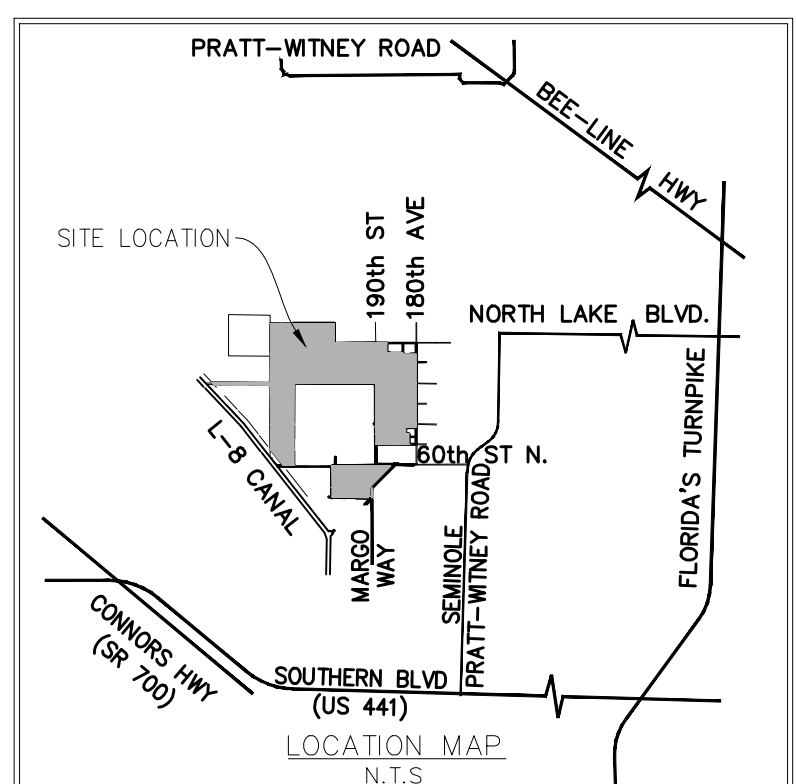
**Open Space - Pod B**

	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	
<b>Total Provided</b>	<b>270.04</b>	<b>225.44</b>

**Recreation Required (.006 per unit) x 269**

	Acres
Rec Required - Pod B	1.61
Rec Provided - Pod B (Gross)	2.54
Rec Provided - Pod B (Net)	2.34
Max Building Height	35 Feet
Max No. Stories	2 Stories

Pod B	Acres	Units	Type	Density
Pod B-1	47.725	119	ZL	2.49
Pod B-2	37.552	64	SF	1.70
Pod B-3	16.113	32	SF	1.99
Pod B-4	29.909	54	SF	1.81
<b>Total</b>		<b>269</b>		



**PALM BEACH WEST ASSOCIATES I, LLLP**  
 1600 SAWGRASS CORPORATE PKWY  
 SUITE 400  
 SUNRISE, FLORIDA 33323  
 954-753-1730

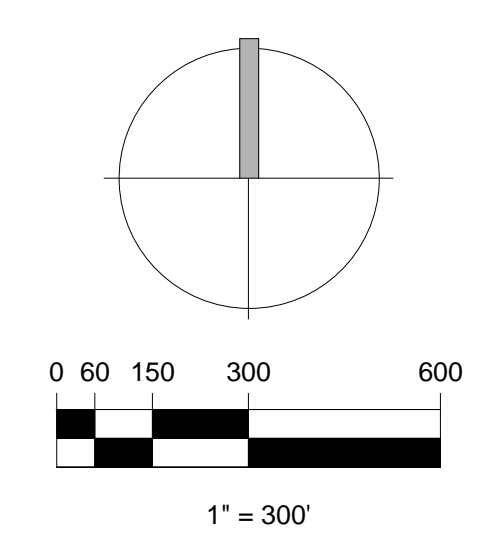
**Consultants:**  
**CIVIL ENGINEER**  
 GLH Engineering, LLC  
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 Suite 400  
 Sunrise, FL 33323  
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 West Palm Beach, FL 33407  
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**PLANNERS**  
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 610 Clematis Steert, Suit CU02  
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 (561) 366-1100

**Project:**  
**INDIAN TRAILS GROVE - PUD**

**Sheet title:**  
**PRELIMINARY Master Plan - Pod B**

**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  
 2016-12-15 Resubmittal



**Sheet number:**  
**PMP-4**

**Amendments:** [Empty box]  
**Zoning Stamps:** [Empty box]