

- 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
 - CIE - CONCEPTUAL IMPOUNDMENT EXPANSION
 - 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
 - WRA - WATER RESOURCES AGRICULTURE
 - => - 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 RW 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

RW Dedication

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

Open Space - Pod C

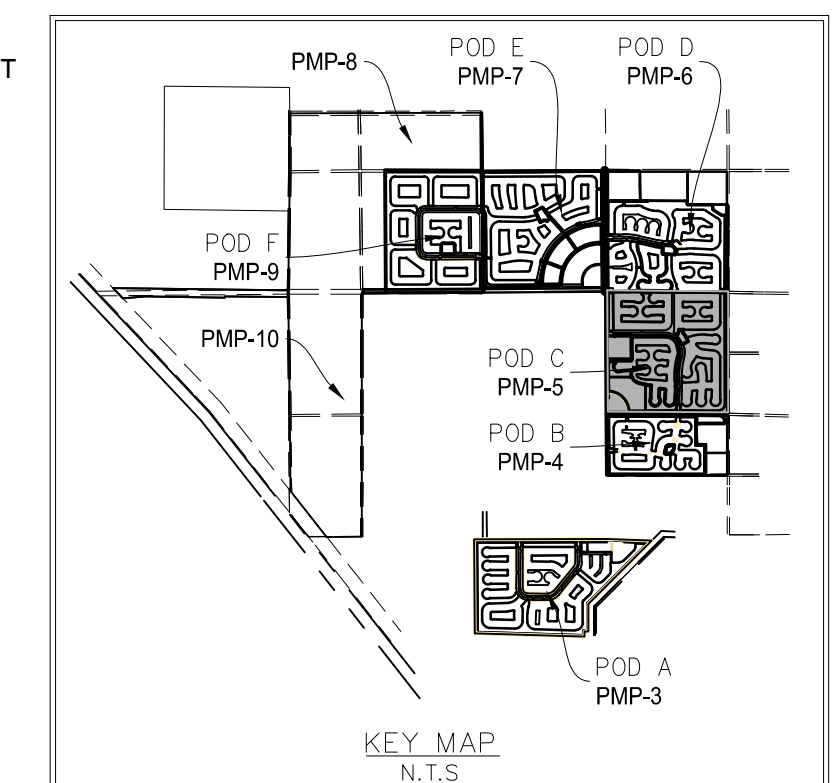
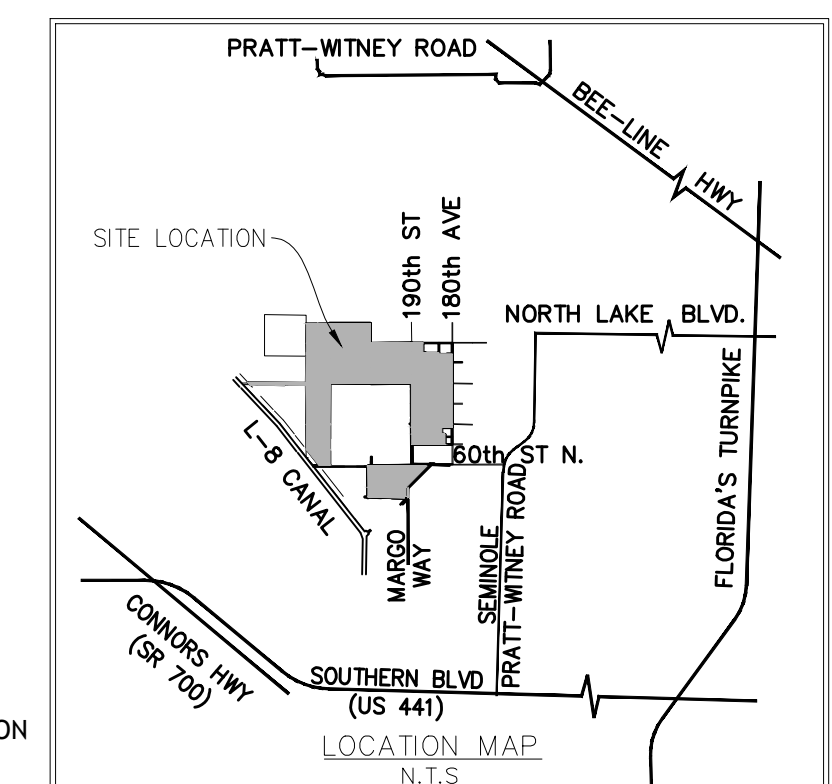
Item	Total O.S. Acres	Exterior O.S. Acres
Lake Tracts (Exterior)	127.57	127.57
Lake Tracts (Interior)	42.04	
Recreation Pod (5.22 Acres Net)	6.15	
Private Recreation Pod	26.53	
Misc. Open Space	34.00	
Perimeter Landscape Buffers	34.97	34.97
O.S. in Interior Spine Road	7.06	
Total Provided	278.32	162.54

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
		130	Townhomes	
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		



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

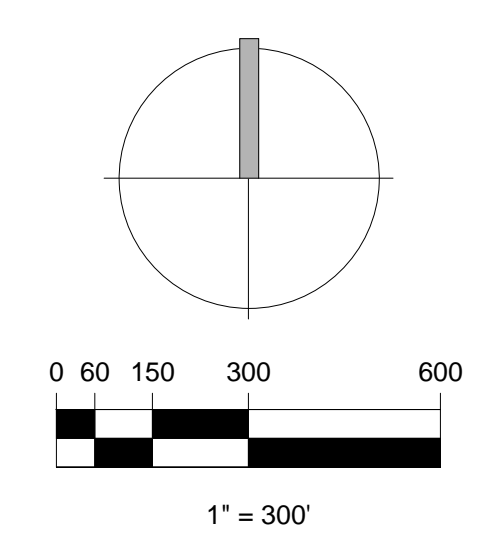
PLANNERS
 Urban Design Kilday Studios
 610 Clematis Steert, Suit CU02
 West Palm Beach, FL 33401
 (561) 366-1100

Project:
INDIAN TRAILS GROVE - PUD

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

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 2015-09-28 Resubmittal
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