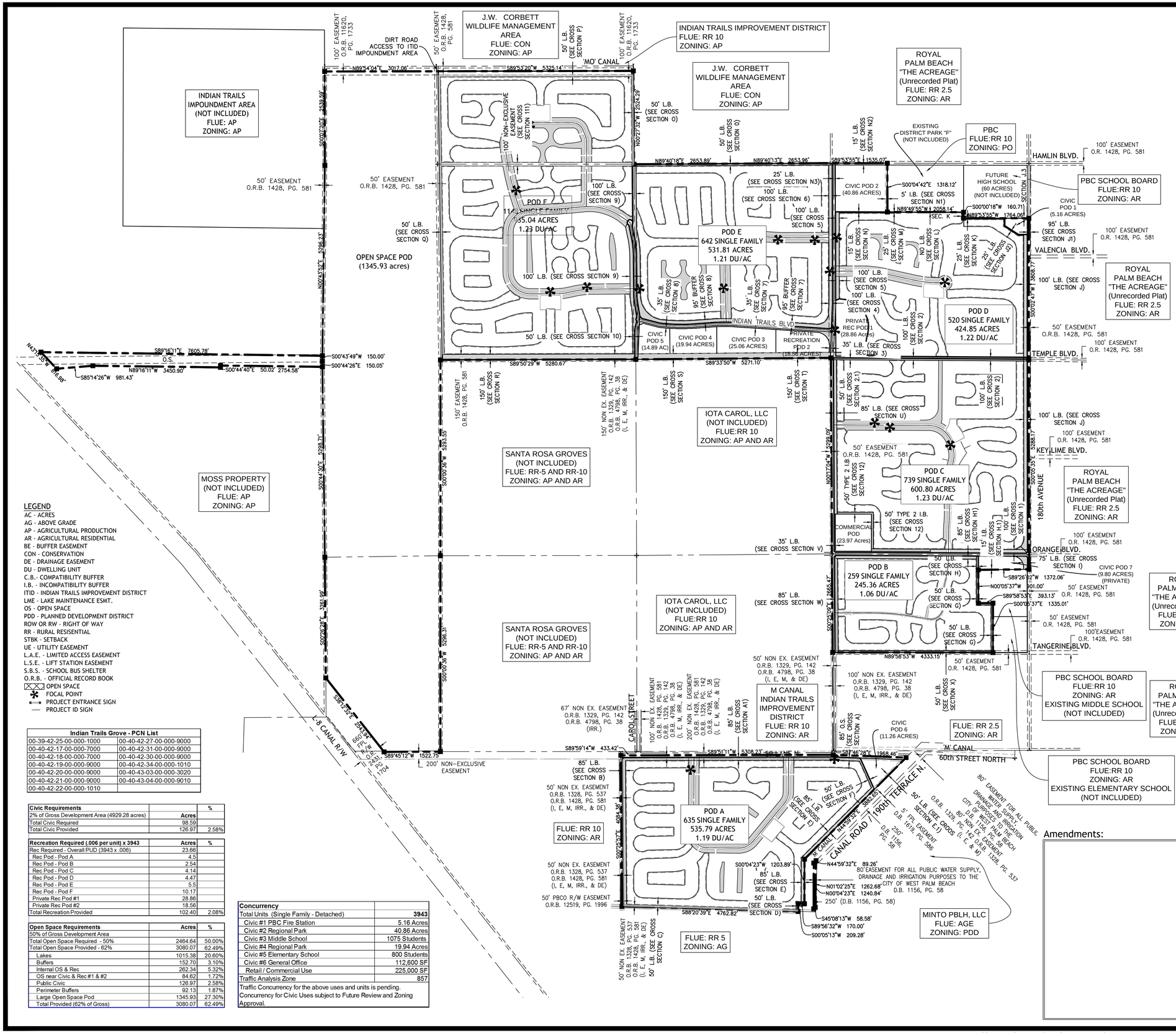

LEGEND

AC - ACRES
AG - ABOVE GRADE
AP - AGRICULTURAL PRODUCTION
AR - AGRICULTURAL RESIDENTIAL
BE - BUFFER EASEMENT
CON - CONSERVATION
DE - DRAINAGE EASEMENT
DU - DWELLING UNIT
C.B. - COMPATIBILITY BUFFER
I.B. - INCOMPATIBILITY BUFFER
ITID - INDIAN TRAILS IMPROVEMENT DISTRICT
LME - LAKE MAINTENANCE ESMT.
OS - OPEN SPACE
PDD - PLANNED DEVELOPMENT DISTRICT
ROW OR RW - RIGHT OF WAY
RR - RURAL RESISENTIAL
STBK - SETBACK
UE - UTILITY EASEMENT
L.A.E. - LIMITED ACCESS EASEMENT
L.S.E. - LIFT STATION EASEMENT
S.B.S. - SCHOOL BUS SHELTER
O.R.B. - OFFICIAL RECORD BOOK
OPEN SPACE
FOCAL POINT
PROJECT ENTRANCE SIGN
PROJECT ID SIGN

Indian Trails Grove - PCN List	
00-39-42-25-00-000-1000	00-40-42-27-00-000-9000
00-40-42-17-00-000-7000	00-40-42-31-00-000-9000
00-40-42-18-00-000-7000	00-40-42-30-00-000-9000
00-40-42-19-00-000-9000	00-40-42-34-00-000-1010
00-40-42-20-00-000-9000	00-40-43-03-00-000-3020
00-40-42-21-00-000-9000	00-40-43-04-00-000-9010
00-40-42-22-00-000-1010	

Civic Requirements		%
2% of Gross Development Area (4929.28 acres)	Acres	
Total Civic Required	98.59	
Total Civic Provided	126.97	2.58%

Recreation Required (.006 per unit) x 3943	Acres	%
Rec Required - Overall PUD (3943 x .006)	23.66	
Rec Pod - Pod A	4.5	
Rec Pod - Pod B	2.54	
Rec Pod - Pod C	4.14	
Rec Pod - Pod D	4.47	
Rec Pod - Pod E	5.5	
Rec Pod - Pod F	10.17	
Private Rec Pod #1	28.86	
Private Rec Pod #2	18.56	
Total Recreation Provided	102.40	2.08%

Open Space Requirements	Acres	%
50% of Gross Development Area		
Total Open Space Required - 50%	2464.64	50.00%
Total Open Space Provided - 62%	3080.07	62.49%
Lakes	1015.38	20.60%
Buffers	152.70	3.10%
Internal OS & Rec	262.34	5.32%
OS near Civic & Rec #1 & #2	84.82	1.72%
Public Civic	126.97	2.58%
Perimeter Buffers	92.13	1.87%
Large Open Space Pod	1345.93	27.30%
Total Provided (62% of Gross)	3080.07	62.49%

Concurrency	
Total Units (Single Family - Detached)	3943
Civic #1 PBC Fire Station	5.16 Acres
Civic #2 Regional Park	40.86 Acres
Civic #3 Middle School	1075 Students
Civic #4 Regional Park	19.94 Acres
Civic #5 Elementary School	800 Students
Civic #6 General Office	112,600 SF
Retail / Commercial Use	225,000 SF
Traffic Analysis Zone	857
Traffic Concurrency for the above uses and units is pending. Concurrency for Civic Uses subject to Future Review and Zoning Approval.	

TABULAR DATA	
Name of Project:	Indian Trails Grove PUD
Application Number:	Z-2015-
Control/Petition No.:	tbd
Existing Tier:	Rural Tier
Existing Service Area:	Rural Service Area (RSA)
Proposed Service Area:	Limited Urban Service Area (LUSA)
Existing Future Land Use Designation:	RR-10 & AP
Proposed Future Land Use Designation	RR 1.25
Proposed Overlay:	Indian Trails Grove Overlay (ITGO)
Existing Zoning District	AP & AR
Proposed Zoning District	PUD
Section Township Range	Sections 17 thru 22, 27, 30, 31, & 34 of Township 42, Range 40 East & Sections 24 & 25 of Township 42, Range 39 East & Section 4 of Township 43, Range 40 East
Property Control Numbers:	See List
Total Gross Area	4929.28
Proposed Density 3943 units /4929.28 acre	.80 units/acre
Proposed Units	3943
Existing Use:	Ag Production/ Farmland
Proposed Use:	Residential (Single Family), Civic, Commercial
BCC Approvals	Pending

Development Pods	Acres	%
Pod A	535.79	
Pod B	245.36	
Pod C	600.80	
Pod D	424.85	
Pod E	531.81	
Pod F	935.04	
Total Development Pods	3273.65	66.41%
Civic Pods	**Acres**	
Civic Pod 1 (Public)	5.16	
Civic Pod 2 (Public)	40.86	
Civic Pod 3 (Public)	25.06	
Civic Pod 4 (Public)	19.94	
Civic Pod 5 (Public)	14.89	
Civic Pod 6 (Public)	11.26	
Civic Pod 7 (Private)	9.80	
Total Civic Pods	126.97	2.58%
Miscellaneous Pods	**Acres**	
Private Recreation Pod 1	28.86	0.59%
Private Recreation Pod 2	18.56	0.38%
Commercial Pod	23.97	0.49%
R/W Easements - Roadways/Trails/Pedestrian	72.65	1.47%
Small Pod by MO canal	1.49	
Large Open Space Pod	1345.93	27.30%
OS/Buffer INTERIOR - 1 (by Civic 7)	1.32	
OS/Buffer INTERIOR - 2 (EW path bet. C & D)	12.67	
Open Space & buffer - 3 (north of prop. Schools)	5.27	
Open Space & buffer - 4 (south of prop. Schools)	17.94	
Total Misc. Pods	1528.66	
Total Gross Acres	**4929.28**	100.00%

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
2581 Metrocentre Blvd. Suite 3
West Palm Beach, FL 33407
(561) 478-7848

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

Project:
INDIAN TRAILS GROVE - PUD

Palm Beach County, Florida

Sheet title:
PRELIMINARY
Master Plan - Overall

Date:
2015-07-15

Revisions:

0 240 600 1200 2400
1" = 1,200'

Sheet number:
PMP-1