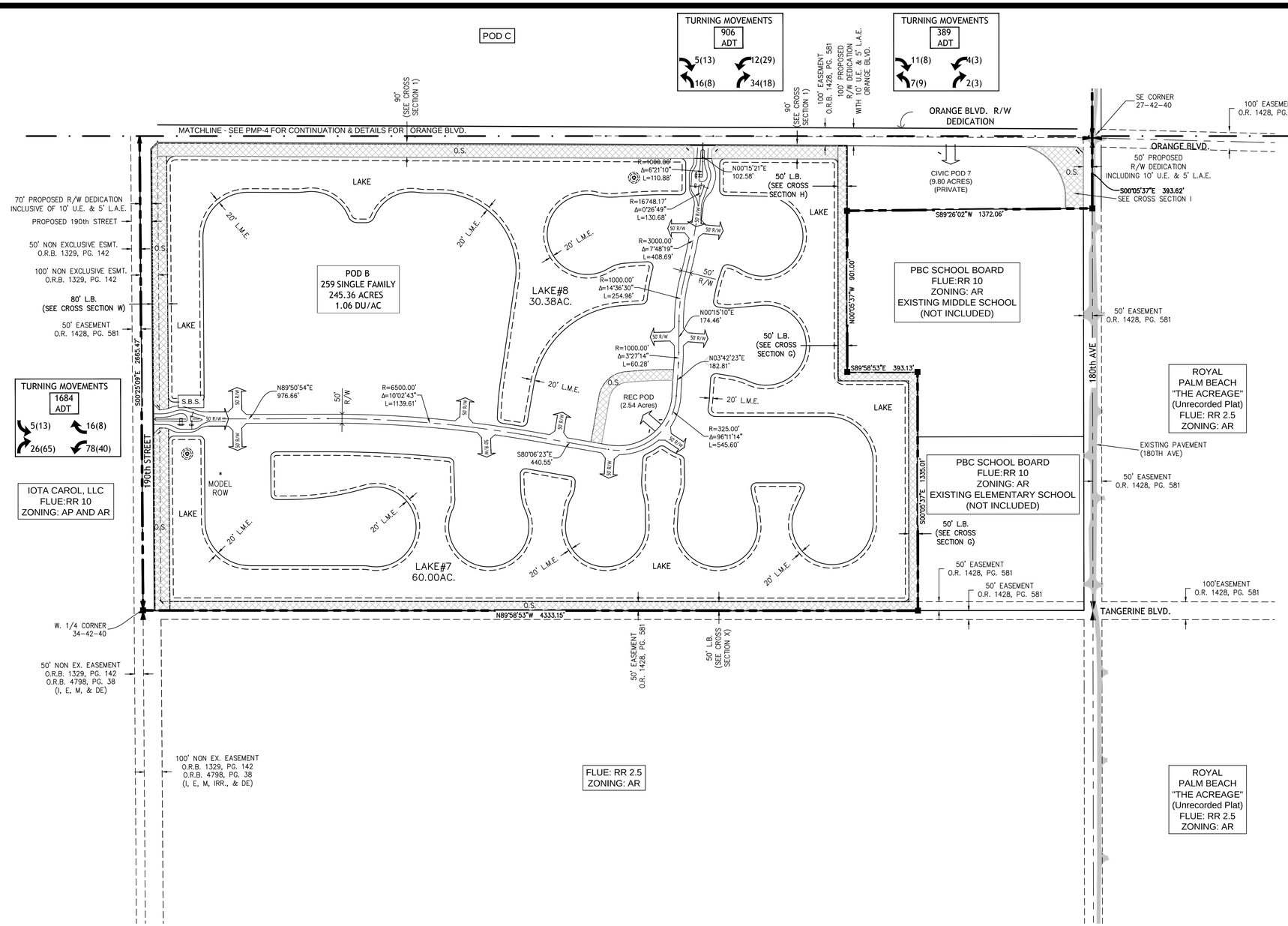
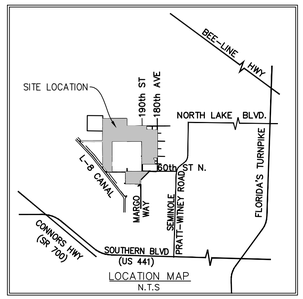
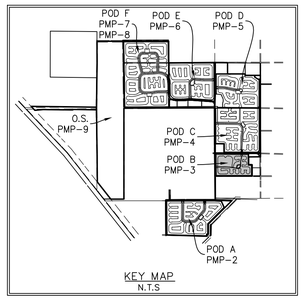


NOTE:
PROPOSED 190th STREET ALIGNMENT
TO BE DETERMINED. SEE CROSS SECTION W
FOR DETAILS (PRP-5)



LOCATION MAP
N.T.S



KEY MAP
N.T.S

Entrance / Spine Road

Site Area Breakdown	Acres
Net Development Area	114.42
Recreation Pod	2.54
Entrance / Spine Road	6.79
Misc. Open Space	10.60
Perimeter Landscape Buffers	20.63
Lakes	90.38
Total Gross Development Area	245.36

Miscellaneous Pods	Acres
Civic Pod #7 (Private)	9.80
Open Space - outside Civic Pod #7	1.32

Open Space Tabular - Pod B	Acres	%
Lake Tracts	90.38	36.84%
Recreation Pod	2.54	1.03%
Misc. Open Space	10.60	4.32%
Perimeter Landscape Buffers	20.63	8.41%
Total Provided	124.15	50.60%

Recreation Required (.006 per unit) x 259	Acres
Rec Required - Pod B	1.55
Rec Provided - Pod B (Gross)	2.54

Max Building Height	35 Feet
Max No. Stories	2 Stories

Pod B

Lake No.	Acres
7	60.00
8	30.38
	90.38

Pod B	Units	Density
Single Family	259	1.06

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
L.B. - LANDSCAPE BUFFER
LME - LAKE MAINTENANCE ESMT.
OS - OPEN SPACE
PDD - PLANNED DEVELOPMENT DISTRICT
ROW, R/W or RW - RIGHT OF WAY
RR - RURAL RESIDENTIAL
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

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 - Pod B

Date:
2015-07-15

Revisions:
2015-09-28 Resubmittal

0 60 150 300 600
1" = 300'

Sheet number:
PMP-3