

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
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 West Palm Beach, FL 33407
 (561) 478-7848
PLANNERS
 Urban Design Kilday Studios
 610 Clematis Street, Suite CU02
 West Palm Beach, FL 33401
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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

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

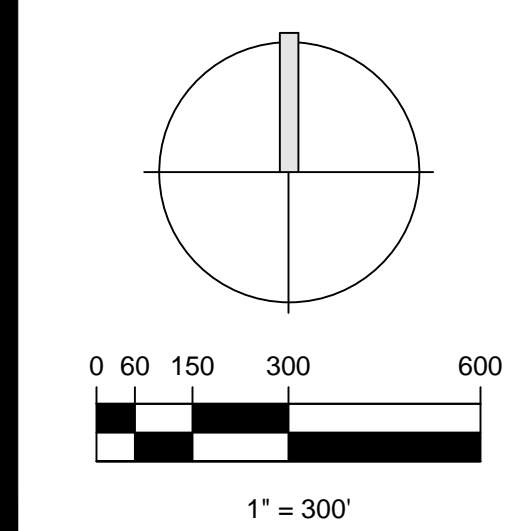
Units	Density
Single Family	1.06

Project:
INDIAN TRAILS GROVE - PUD

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

Date:
2015-07-15

Revisions:



Sheet number:
PMP-3

- 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 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:

