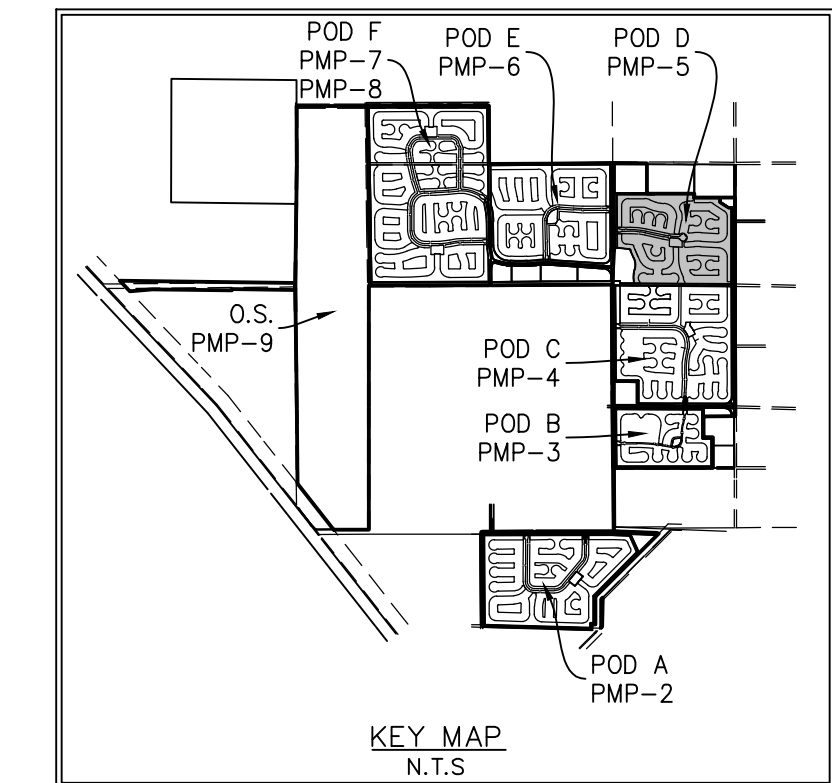
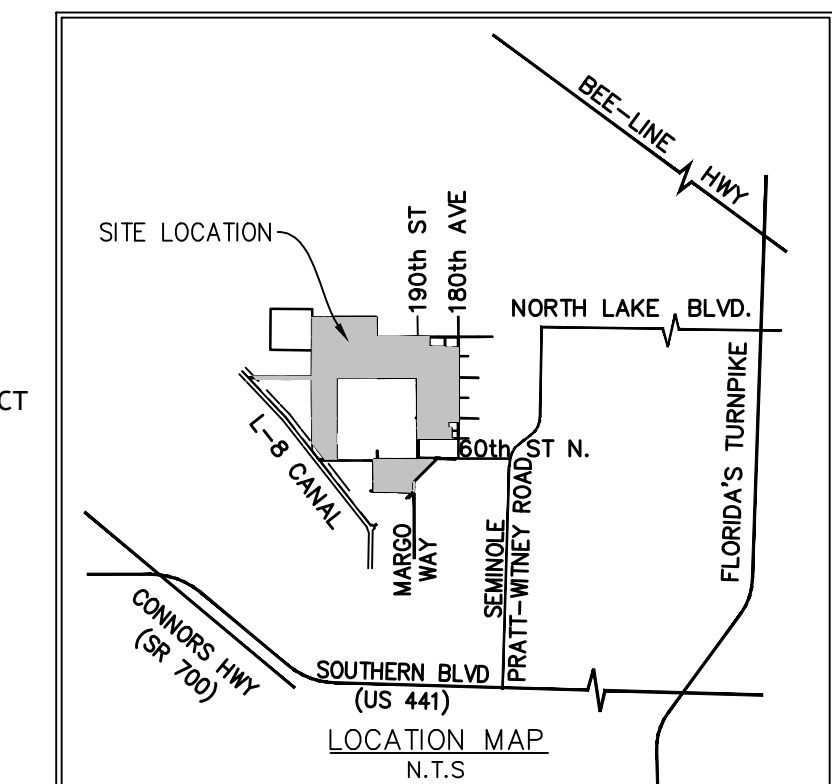


- LEGEND**
- AC - ACRES
 - AG - ABOVE GRADE
 - AP - AGRICULTURAL PRODUCTION
 - AR - AGRICULTURAL RESIDENTIAL
 - BE - BUFFER EASEMENT
 - CON - CONSERVATION
 - DE - DRAINAGE EASEMENT
 - DU - DWELLING UNIT
 - C.B. - COMPATIBILITY BUFFER
 - I.B. - INCOMPATIBILITY BUFFER
 - ITID - INDIAN TRAILS IMPROVEMENT 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



Pod D

Site Area Breakdown	Acres
Net Development Area	228.86
Recreation Pod	4.47
Entrance / Spine Road	7.49
Misc. Open Space	22.24
Perimeter Landscape Buffers	18.70
Lakes	143.09
Total Gross Development Area	424.84

Miscellaneous Pods	Acres
Civic Pod #2 (Public)	40.86
Private Recreation Pod #1	28.86

Open Space Tabular - Pod D	Acres	%
Lake Tracts	143.09	33.68%
Recreation Pod	4.47	1.05%
Misc. Open Space	22.24	5.23%
Perimeter Landscape Buffers	18.70	4.40%
Total Provided	188.49	44.37%

Recreation Required (.006 per unit) x 520	Acres
Rec Required - Pod D	2.83
Rec Provided - Pod D (Gross)	4.47

Max Building Height	35 Feet
Max No. Stories	2 Stories

Pod D	Units	Density
15	16.88	
16	8.43	
17	12.68	
18	15.81	
19	34.35	
20	17.18	
21	37.76	
	143.09	

Pod D	Units	Density
Single Family	520	1.22

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

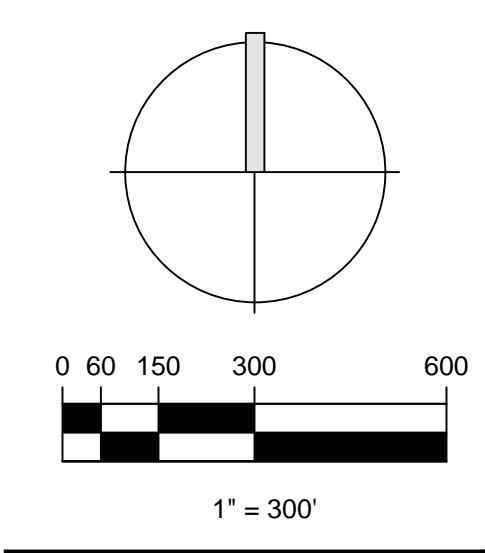
PLANNERS
 Urban Design Kilday Studios
 610 Clematis Street, Suite CU02
 West Palm Beach, FL 33401
 (561) 366-1100

Project:
INDIAN TRAILS GROVE - PUD

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

Date:
2015-07-15

Revisions:
 2015-09-28 Resubmittal



Sheet number:
PMP-5

Amendments:

Zoning Stamps:

NOTE:
 PROPOSED 180th AVENUE IS AN EXISTING ROAD WITHIN EASEMENTS. 50' SHALL BE DEDICATED AS ROAD R/W INCLUSIVE OF 10' U.E. AND 5' L.A.E. WITHIN LIMITS OF PROPERTY.