

**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
- CON - CONSERVATION
- DE - DRAINAGE EASEMENT
- DU - DWELLING UNIT
- I.B. - INCOMPATIBILITY BUFFER
- ITID - INDIAN TRAILS IMPROVEMENT DISTRICT
- L.A.E. - LIMITED ACCESS EASEMENT
- LME - 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
- POD - 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
- => - VEHICULAR ACCESS
- x - MODEL ROW
- - OPEN SPACE
- ★ - FOCAL POINT

**Site Area Breakdown**

	Acres
Net Development Area	254.46
Recreation Pod (4.22 Acres Net)	4.86
Entrance / Spine Road	7.60
Misc. Open Space	24.61
Perimeter Landscape Buffers	24.52
Lakes	146.82
<b>Residential Development Area</b>	<b>462.86</b>
Civic Pod #3	5.57
Civic Pod #4	43.48
Proposed R/W Dedication	14.21
<b>Total Gross Parcel</b>	<b>526.13</b>

**R/W Dedication**

	Acres
Hamlin Blvd.	1.68
180th Avenue	4.37
190th Street	8.16
<b>Total</b>	<b>14.21</b>

**Open Space - Pod D**

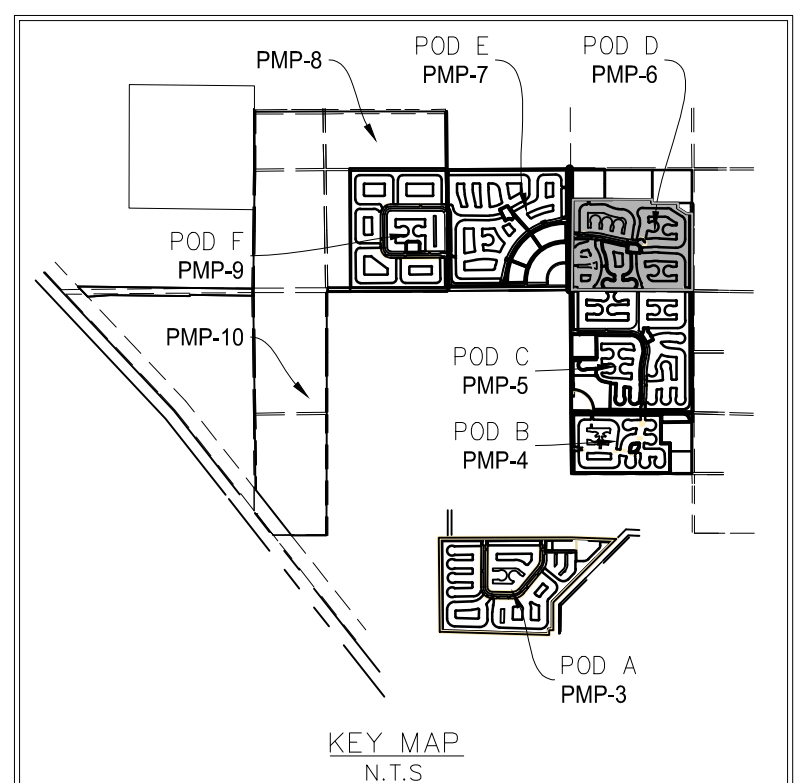
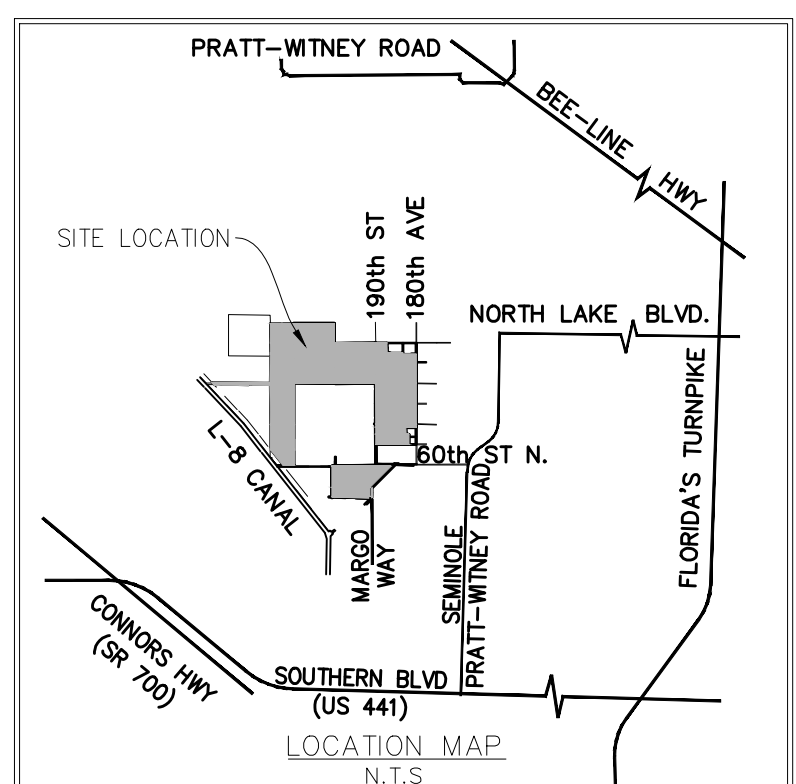
	Total O.S. Acres	Exterior O.S. Acres
Lake Tracts (Exterior)	104.58	104.58
Lake Tracts (Interior)	42.24	
Recreation Pod (4.22 Acres Net)	4.86	
Misc. Open Space	24.61	
Perimeter Landscape Buffers	24.52	24.52
Civic Pod #3	5.57	5.57
Civic Pod #4	43.48	43.48
O.S. in Interior Spine Road	3.35	
<b>Total Provided</b>	<b>253.21</b>	<b>178.15</b>

**Recreation Required (.006 per unit) x 702**

	Acres
Rec Required - Pod D	4.21
Rec Provided - Pod D (Gross)	4.86
Rec Provided - Pod D (Net)	4.22
Max Building Height	35 Feet
Max No. Stories	2 Stories

**Pod D**

Pod D	Acres	Units	Type	Density
Pod D-1	50.535	182	ZLL	3.60
Pod D-2	48.604	125	ZLL	2.57
Pod D-3	73.895	112	SF	1.52
Pod D-4	72.374	107	SF	1.48
Pod D-5	66.205	176	ZLL	2.66
<b>Total</b>		<b>702</b>		



**PALM BEACH WEST ASSOCIATES I, LLLP**  
 1600 SAWGRASS CORPORATE PKWY  
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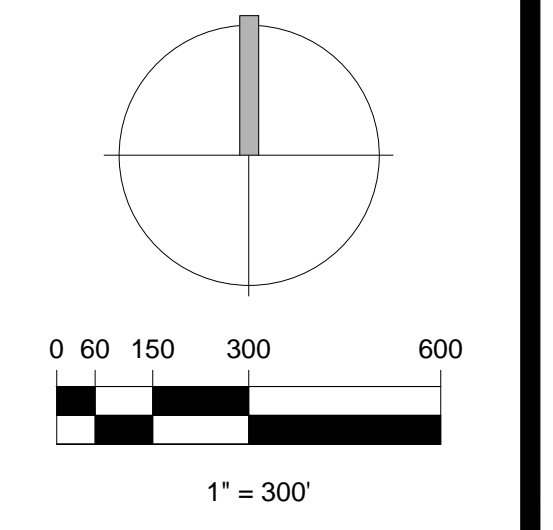
**Consultants:**  
**CIVIL ENGINEER**  
 GLH Engineering, LLC  
 1600 Sawgrass Corporate Pkwy  
 Suite 400  
 Sunrise, FL 33323  
 954-753-1730  
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**TRAFFIC ENGINEER**  
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**PLANNERS**  
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 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  
 2016-01-25 Resubmittal  
 2016-02-22 Resubmittal  
 2016-05-23 Resubmittal  
 2016-08-29 Resubmittal  
 2016-09-26 Resubmittal  
 2016-10-24 Resubmittal  
 2016-11-28 Resubmittal



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