

INDIAN TRAILS GROVE
CONCEPTUAL PLAN

JANUARY xx, 2016



LAND USE MIX

High Density Residential

Unit Type	Land Area		Net Density DU/Acre	
	Min. Acres	Max. Acres	Min.	Max.
High Density 1 (ZLL & TH)	62	94	5.00	7.00
High Density 2 (ZLL)	65	98	3.00	5.00

Medium Density Residential

Unit Type	Land Area		Net Density DU/Acre	
	Min. Acres	Max. Acres	Min.	Max.
ZLL & SF	346	519	2.00	4.00

Low Density Residential

Unit Type	Land Area		Net Density DU/Acre	
	Min. Acres	Max. Acres	Min.	Max.
SF	942	1413	1.00	3.00

MAXIMUM NUMBER OF RESIDENTIAL UNITS - 3,897 (0.80 du/ac.)
(High Density, Medium Density and Low Density Residential)

Open Space

	Min. %	Max. %
Total Required Open Space	66.67%	80.00%
Exterior Open Space	50.00%	70.00%

Note: Exterior Open Space is included in Total Open Space.

Civic Requirement

	Min. %	Max. %
Total Civic	2.00%	4.00%

Commercial Requirement

	Min. Acres	Max. Acres
Total Commercial	47	56

Note: Commercial includes: 300,000 SF Retail and 50,000 SF Office. 47 acres being 2% of the developable area (total acreage less EXTERIOR open space).

Recreation Requirement

(3,897 Residential Units)	Min. Acres	Max. Acres
.006 acres per unit	24	65

LEGEND

- Pedestrian Pathways Public connectivity 11 miles +/-
- Public horse trails - 17.5 miles +/-
- Sidewalk connectivity
- Rural Parkway (Width as Noted on Plan)
- Community connectivity
- Setback to ITG Perimeter Property Line
- Commercial / Retail & Office
- High Density Development Multi family and ZLL lots
- Medium Density Housing 50' ZLL to 65' SF lots
- Low Density Housing 65' SF to 100'+ SF lots
- Civic / Institutional use
- Private Recreation
- Exterior Open space
- Exterior Open Space Water Management Areas
- Water Resources / Agriculture
- Conceptual Impoundment Expansion

