

Site Area Breakdown

Category	Acres
Net Development Area	115.79
Recreation Pod (2.34 Acres Net)	2.54
Entrance / Spine Road	6.73
Misc. Open Space	10.97
Perimeter Landscape Buffers	20.65
Lakes	87.44
Residential Development Area	244.12
R/W Dedication	10.73
Civic Pod #2	10.72
Total Gross Parcel	265.57

Lake No. Exterior Lakes Interior Lakes

Lake No.	Exterior Lakes	Interior Lakes
9	52.21	
10		6.09
11	9.09	
12	20.05	
Total	81.35	6.09

R/W Dedication

Category	Acres
190th Street North	4.20
180th Ave. North	0.41
Orange Blvd.	6.12
Total	10.73

Open Space - Pod B

Category	Total O.S. Acres	Exterior O.S. Acres
Lake Tracts (Exterior)	81.35	81.35
Lake Tracts (Interior)	6.09	
Recreation Pod (2.34 Acres Net)	2.54	
Misc. Open Space	10.97	
Perimeter Landscape Buffers	20.65	20.65
Civic Pod #2	10.72	10.72
O.S. in Interior Spine Road	2.70	
Total Provided	270.04	225.44

Recreation Required (.006 per unit) x 269

Category	Acres
Rec Required - Pod B	1.61
Rec Provided - Pod B (Gross)	2.54
Rec Provided - Pod B (Net)	2.34
Max Building Height	35 Feet
Max No. Stories	2 Stories

Pod B Breakdown

Pod	Acres	Units	Type	Density
Pod B-1	47.725	119	ZL	2.49
Pod B-2	37.552	64	SF	1.70
Pod B-3	16.113	32	SF	1.99
Pod B-4	29.909	54	SF	1.81
Total		269		

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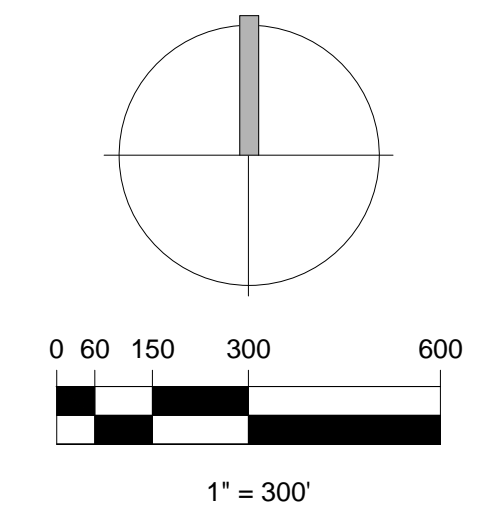
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Project:
INDIAN TRAILS GROVE - PUD

Sheet title:
PRELIMINARY Master Plan - Pod B

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2015-09-28 Resubmittal
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