

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
 5601 Corporate Way, Suite 200
 West Palm Beach, FL 33407
 (561) 478-7848

PLANNERS
 Urban Design Kilday Studios
 477 S. Rosemary, Suite 225
 West Palm Beach, FL 33401
 (561) 366-1100

Project:
INDIAN TRAILS GROVE - PUD

Sheet title:
PRELIMINARY Master Plan - Overall

Date:
 2015-07-15

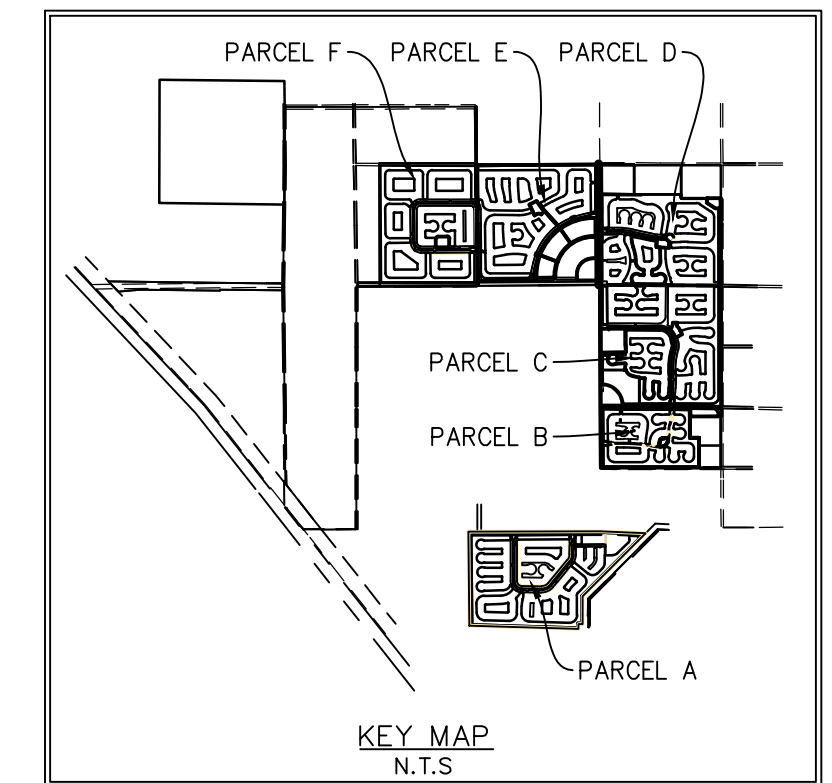
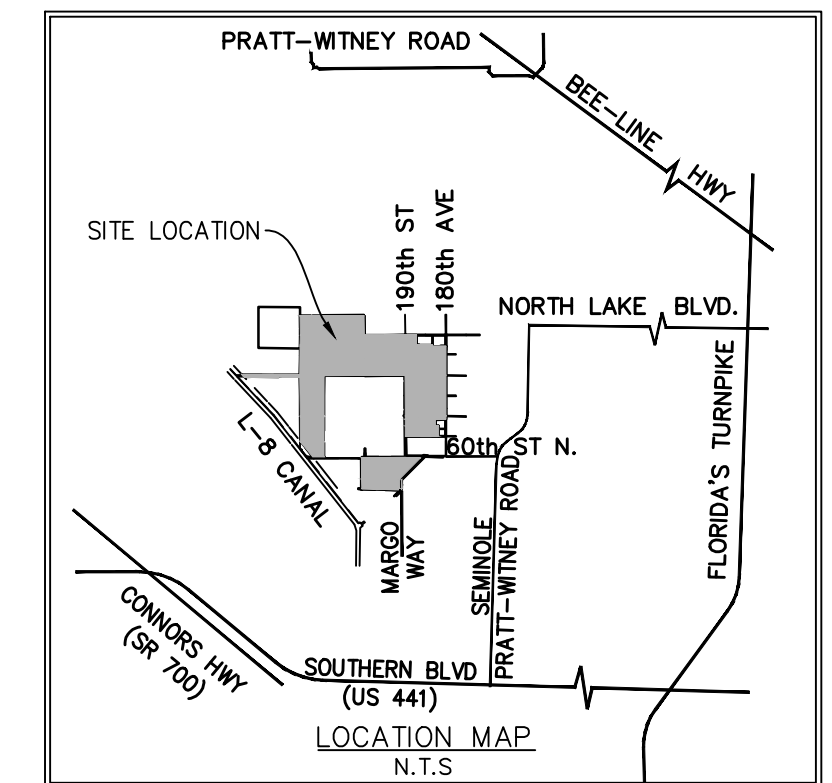
Revisions:
 2015-09-28 Resubmittal
 2016-01-25 Resubmittal
 2016-02-22 Resubmittal

Amendments:

Zoning Stamps:

0 240 600 1200 2400
 1" = 1,200'

Sheet number:
PMP-1



TABULAR DATA

Name of Project:	Indian Trails Grove PUD
Application Number:	PDD-W/2015-01457
Control/Petition No.:	2002-90045
Existing Tier:	Rural Tier
Existing Service Area:	Rural Service Area (RSA)
Proposed Service Area:	Limited Urban Service Area (LUSA)
Existing Future Land Use Designation:	RR-10 & AP
Proposed Future Land Use Designation:	Western Communities Residential Development (WCR)
Proposed Overlay:	Indian Trails Grove Overlay (ITGO)
Existing Zoning District:	AP & AR
Proposed Zoning District:	PUD
Section Township Range:	
Sections 17 thru 22, 27, 30, 31, & 34 of Township 42, Range 40 East & Sections 24 & 25 of Township 42, Range 39 East & Section 4 of Township 43, Range 40 East	
Property Control Numbers:	See List
Total Gross Area:	4871.54
Proposed Density 3943 units/4929.28 acre	80 units/acre
Proposed Units:	3897
Existing Use:	Ag Production/Farmland
Proposed Use:	Residential, Civic, Commercial
BCC Approvals:	Pending

Development Parcels	Acres	%	Units
Parcel A	517.88	662	662
Parcel B	244.12	269	269
Parcel C	577.96	865	865
Parcel D	462.86	702	702
Parcel E	540.17	859	859
Parcel F	517.75	540	540
Total Development Parcels	2860.74	58.72%	3897

Civic Pods	Acres	%	Units
Civic Pod 1 (Public - Unknown)	12.20	(10.20 Net)	
Civic Pod 2 (Private - Churches)	10.72	(9.57 Net)	
Civic Pod 3 (Public - Fire/Police)	5.57	(4.80 Net)	
Civic Pod 4 (Public - Park)	43.48	(41.44 Net)	
Civic Pod 5 (Public - Elem. School)	15.48	(15.48 Net)	
Civic Pod 6 (Public - Park)	22.64	(22.64 Net)	
Civic Pod 7 (Public - Middle School)	26.82	(26.82 Net)	
Total Civic Pods (Net Acres - 129.14)	136.88	2.81%	

Miscellaneous	Acres	%	Units
Private Recreation Pod (Parcel C)	26.53		
Commercial Pod 1 (Parcel A)	16.09		
Commercial Pod 2 (Parcel C)	23.71		
Commercial Pod 3 (Parcel E)	16.09		
Small O.S. Tract by MO Canal	1.49		
Large Open Space Pod	1707.93		
Total Misc. Pods	1791.85	36.78%	

Right-of-Way Dedication	Acres	%	Units
Carroll Blvd.	12.15		
180th Avenue	10.85		
190th Street	26.54		
60th Street North	10.58		
Indian Trails Blvd.	9.57		
Carroll Street Extension North & South	10.72		
Hamlin Blvd.	1.68		
Total R/W Dedication	82.10	1.69%	
Total Gross Acres	4871.56	100.00%	

Type II Waiver - Cul-de-Sac

ULDC Code Section	Permitted	Proposed	Waiver
Article 3.E.1.C.2.5	a) 40% of local streets may terminate in cul-de-sac or dead end. b) An additional 25% of the local streets may terminate in cul-de-sac pursuant to a Type II Waiver.	65% Requested	25%

- 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
 - P.B.S. - PALM TRAN BUS STOP
 - OPEN SPACE
 - FOCAL POINT

Civic Requirements

	Acres	%
2% of Gross Dev. Area (4871.54 acres)	97.43	
Total Civic Required	136.88	2.81%
Total Civic Provided (129.14 Net Acres)	136.88	2.81%

Recreation Required (0.06 per unit x 3943)

	Acres	%
Rec Required - Overall PUD (3943 x .006)	23.96	
Rec Pod - Parcel A	6.54	
Rec Pod - Parcel B	2.54	
Rec Pod - Parcel C	5.25	
Rec Pod - Parcel D	4.47	
Rec Pod - Parcel E	5.25	
Rec Pod - Parcel F	6.23	
Private Rec Pod #1	26.53	
Total Recreation Provided	55.80	1.15%

Workforce Housing

Required - 10%	Provided - 10%
390	390

Indian Trails Grove - PCN List

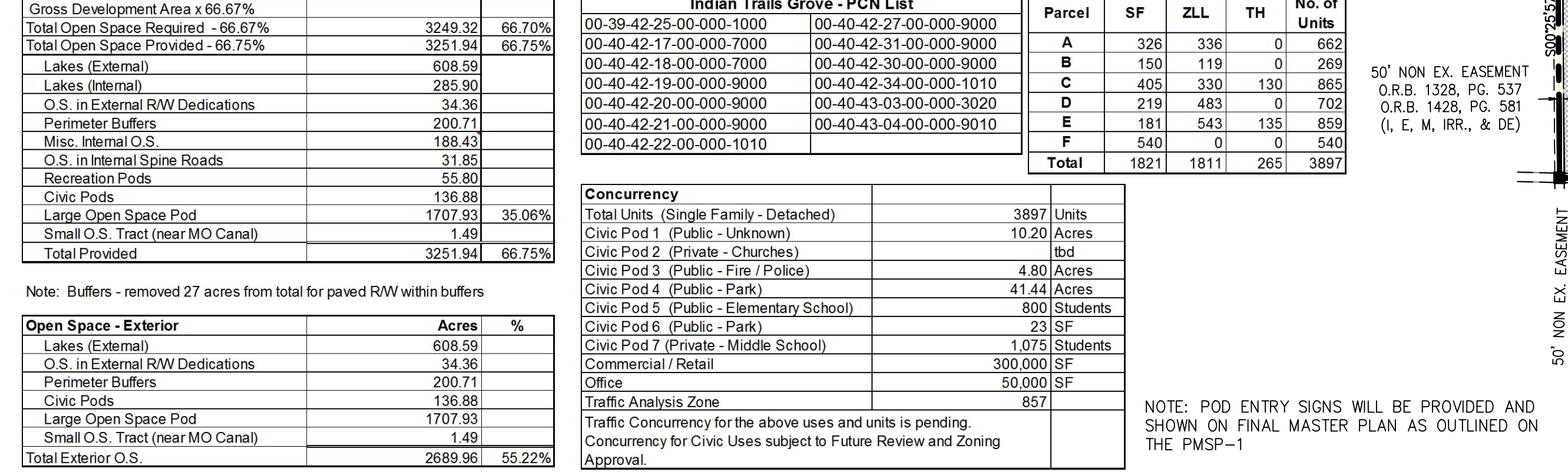
Parcel	SF	ZLL	TH	No. of Units
A	326	336	0	662
B	150	119	0	269
C	405	330	130	865
D	219	483	0	702
E	181	543	135	859
F	540	0	0	540
Total	1821	1811	265	3897

Concurrency

	Units
Total Units (Single Family - Detached)	3897
Civic Pod 1 (Public - Unknown)	10.20
Civic Pod 2 (Private - Churches)	4.80
Civic Pod 3 (Public - Fire / Police)	41.44
Civic Pod 4 (Public - Park)	800
Civic Pod 5 (Public - Elementary School)	23
Civic Pod 6 (Public - Park)	1,075
Civic Pod 7 (Private - Middle School)	300,000
Commercial / Retail	50,000
Office	857
Traffic Analysis Zone	

PLANNED DEVELOPMENT CHART

Development Parcel	Acres	Lakes	Perimeter Buffers	Internal O.S.	Internal Spine Road	Internal Rec Pods	Net Developments	SF	ZLL	TH	No. of Units	Net Density / Parcel
Parcel A	517.88	159.37	35.22	44.79	12.97	4.56	260.97	326	336	0	662	2.54
Parcel B	244.12	87.91	20.18	10.97	6.73	2.54	115.79	150	119	0	269	2.32
Parcel C	577.96	169.61	34.97	30.00	12.55	4.14	326.69	405	330	130	865	2.65
Parcel D	462.86	146.82	24.52	24.61	7.60	4.47	254.85	219	483	0	702	2.75
Parcel E	540.17	161.67	46.32	23.09	14.84	4.97	289.28	181	543	135	859	2.97
Parcel F	517.75	169.11	39.51	34.21	14.32	6.23	254.36	540	0	0	540	2.12
Total	2860.74	894.49	200.71	167.67	69.01	26.905	1501.95	1821	1811	265	3897	2.59



CONCURRENCY

	Units
Total Units (Single Family - Detached)	3897
Civic Pod 1 (Public - Unknown)	10.20
Civic Pod 2 (Private - Churches)	4.80
Civic Pod 3 (Public - Fire / Police)	41.44
Civic Pod 4 (Public - Park)	800
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