

200' NON EX. EASEMENT  
O.R.B. 1428, PG. 581  
(I, E, M, IRR., & DE)

50' EASEMENT  
O.R.B. 1428, PG. 581

75' L.B. (SEE CROSS SECTION B)

50' PBCO R/W EASEMENT  
O.R.B. 12519, PG. 1996

FLUE: RR 10  
ZONING: AR

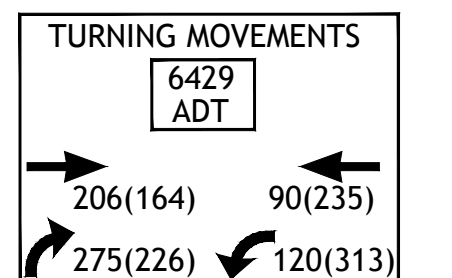
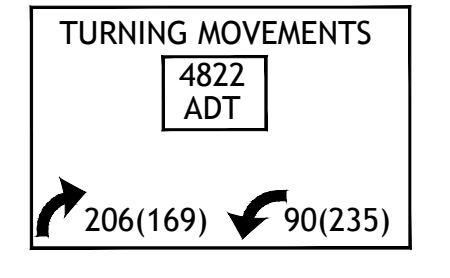
50' NON EX. EASEMENT  
O.R.B. 1328, PG. 537  
O.R.B. 1428, PG. 581  
(I, E, M, IRR., & DE)

50' NON EX. EASEMENT  
O.R.B. 1328, PG. 537  
O.R.B. 1428, PG. 581  
(I, E, M, IRR., & DE)

50' NON EX. EASEMENT  
O.R.B. 1328, PG. 537  
O.R.B. 1428, PG. 581  
(I, E, M, IRR., & DE)

50' NON EX. EASEMENT  
O.R.B. 1328, PG. 537  
O.R.B. 1428, PG. 581  
(I, E, M, IRR., & DE)

50' NON EX. EASEMENT  
O.R.B. 1328, PG. 537  
O.R.B. 1428, PG. 581  
(I, E, M, IRR., & DE)



FLUE: RR 2.5  
ZONING: AR

FLUE: RR 5  
ZONING: AG

- LEGEND**
- AC - ACRES
  - AG - ABOVE GRADE
  - AP - AGRICULTURAL PRODUCTION
  - AR - AGRICULTURAL RESIDENTIAL
  - BE - BUFFER EASEMENT
  - 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
  - X - MODEL ROW
  - O.R.B. - OFFICIAL RECORD BOOK
  - O.S. - OPEN SPACE
  - P.A. - PEDESTRIAN ACCESS
  - <=> - PEDESTRIAN ACCESS
  - PDD - PLANNED DEVELOPMENT DISTRICT
  - P.G.A. - PEDESTRIAN GATHERING AREA
  - Q - 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
  - [B.S.] - PALM TRAN BUS STOP
  - [X] - OPEN SPACE
  - \* - FOCAL POINT

Parcel A	Acres
Lake No. 1 (Exterior)	112.96
2 (Interior)	3.35
3 (Interior)	5.72
4 (Interior)	5.39
5 (Interior)	8.20
6 (Interior)	10.70
7 (Exterior)	10.45
8 (Exterior)	2.60
<b>Total</b>	<b>159.37</b>

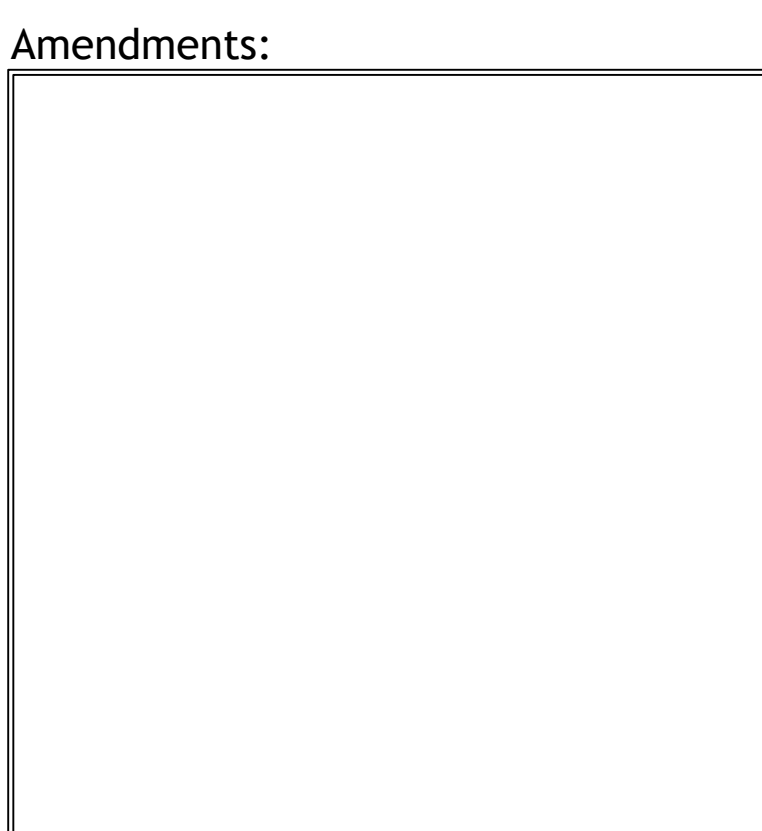
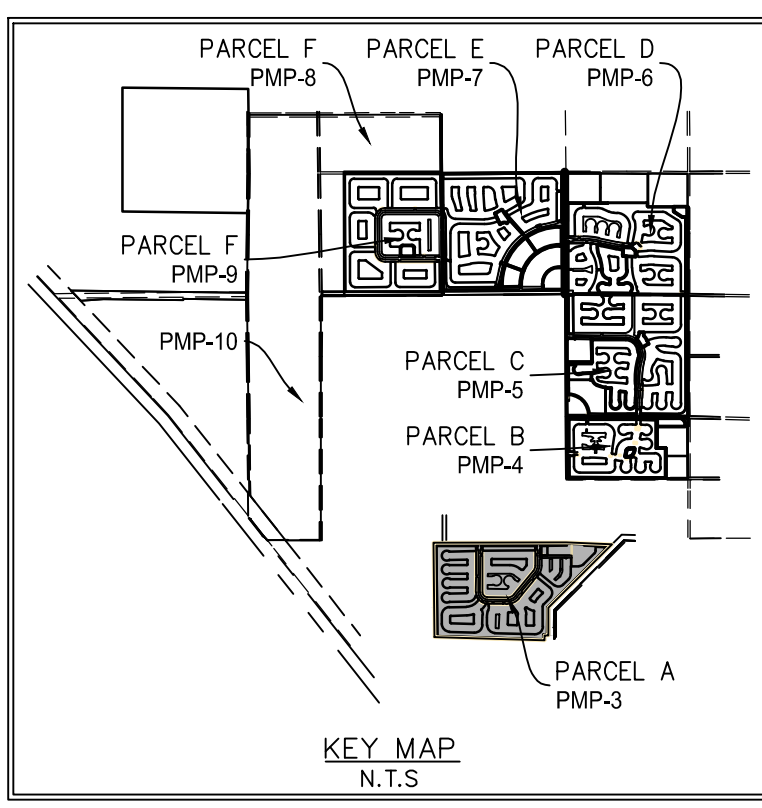
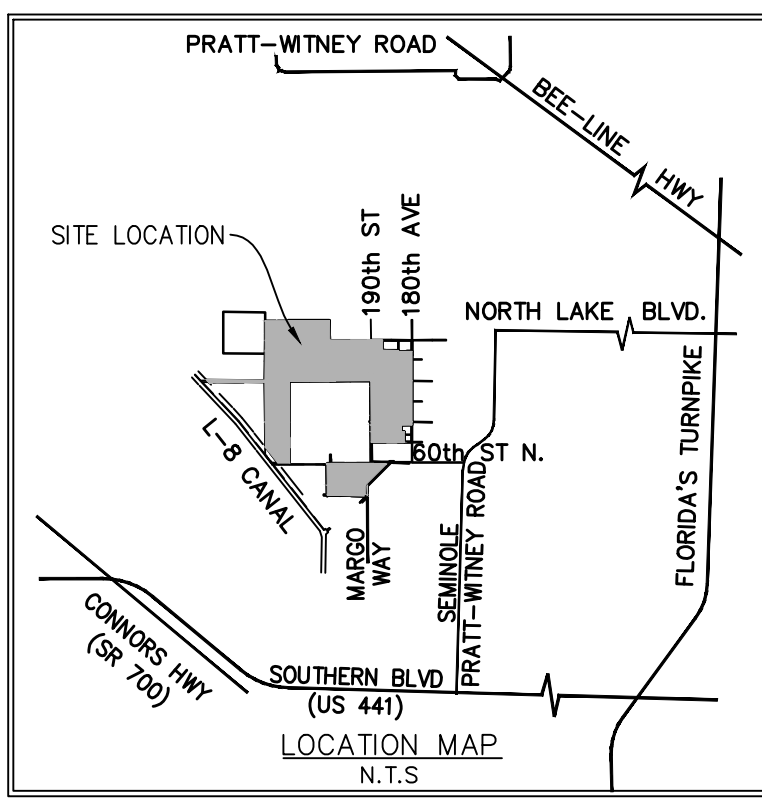
Parcel A	Acres
Site Area Breakdown	
Net Development Area	259.99
Recreation Pod	5.54
Entrance / Spine Road	12.97
Misc. Open Space	44.79
O.S. Adjacent to Canal	1.49
Perimeter Landscape Buffers	35.22
Lakes	159.37
R/W Dedication	15.20
Civic Pod #1	12.200
Commercial Pod #1	16.093
<b>Total Gross Development Area</b>	<b>562.86</b>

R/W Dedication	Acres
60th Street North	4.62
Carol Street (South Extension)	10.58
<b>Total</b>	<b>15.20</b>

Recreation Required (.006 per unit) x 662	Acres
Rec Required - Parcel A	3.97
Rec Provided - Parcel A (Gross)	5.54
<b>Max Building Height</b>	<b>35 Feet</b>
<b>Max No. Stories</b>	<b>2 Stories</b>

Parcel A	Acreeage	Units	Type	Density
Pod A-1	55.58	109	SF	1.96
Pod A-2	44.48	74	SF	1.66
Pod A-3	90.82	143	SF	1.57
Pod A-4	90.91	226	ZLL	2.49
Pod A-5	31.03	110	ZLL	3.54
<b>Total</b>		<b>662</b>		

Open Space - Parcel A	Acres	%
Lake Tracts (Internal)	33.36	28.31%
Lake Tracts (External)	126.01	
Recreation Pod	5.54	0.98%
Misc. Open Space	44.79	7.96%
Perimeter Landscape Buffers	35.22	6.26%
Civic Pod #1	12.20	2.17%
<b>Total Provided</b>	<b>244.92</b>	<b>45.68%</b>

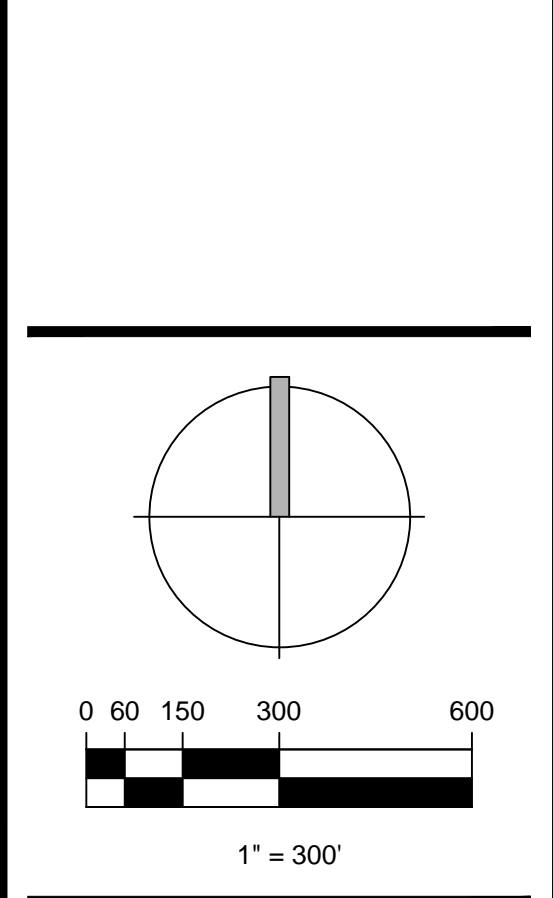


**PALM BEACH WEST ASSOCIATES I, LLLP**  
1600 SAWGRASS CORPORATE PKWY  
SUITE 400  
SUNRISE, FLORIDA 33323  
954-753-1730

**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  
5601 Corporate Way, Suite 200  
West Palm Beach, FL 33407  
(561) 478-7848  
**PLANNERS**  
Urban Design Kilday Studio S.  
477 S. RO.S.emary, Suite 225  
West Palm Beach, FL 33401  
(561) 366-1100

**Project:**  
**INDIAN TRAILS GROVE - PUD**  
**Amendments:**  
**PRELIMINARY Master Plan - Parcel A**

**Date:**  
**2015-07-15**  
**Revisions:**  
2015-09-28 Resubmittal  
2016-01-25 Resubmittal  
2016-02-22 Resubmittal  
2016-05-23 Resubmittal



**Sheet number:**  
**PMP-3**