

High Density 1 Residential - Required (by Conceptual Plan)				
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 Residential - Required (by Conceptual Plan)				
Unit Type	Land Area		Net Density DU/Acre	
	Min. Acres	Max. Acres	Min.	Max.
High Density 2 (ZLL)	65	98	3.00	5.00

Medium Density Residential - Required (by Conceptual Plan)				
Unit Type	Land Area		Net Density DU/Acre	
	Min. Acres	Max. Acres	Min.	Max.
ZLL & SF	346	519	2.00	4.00

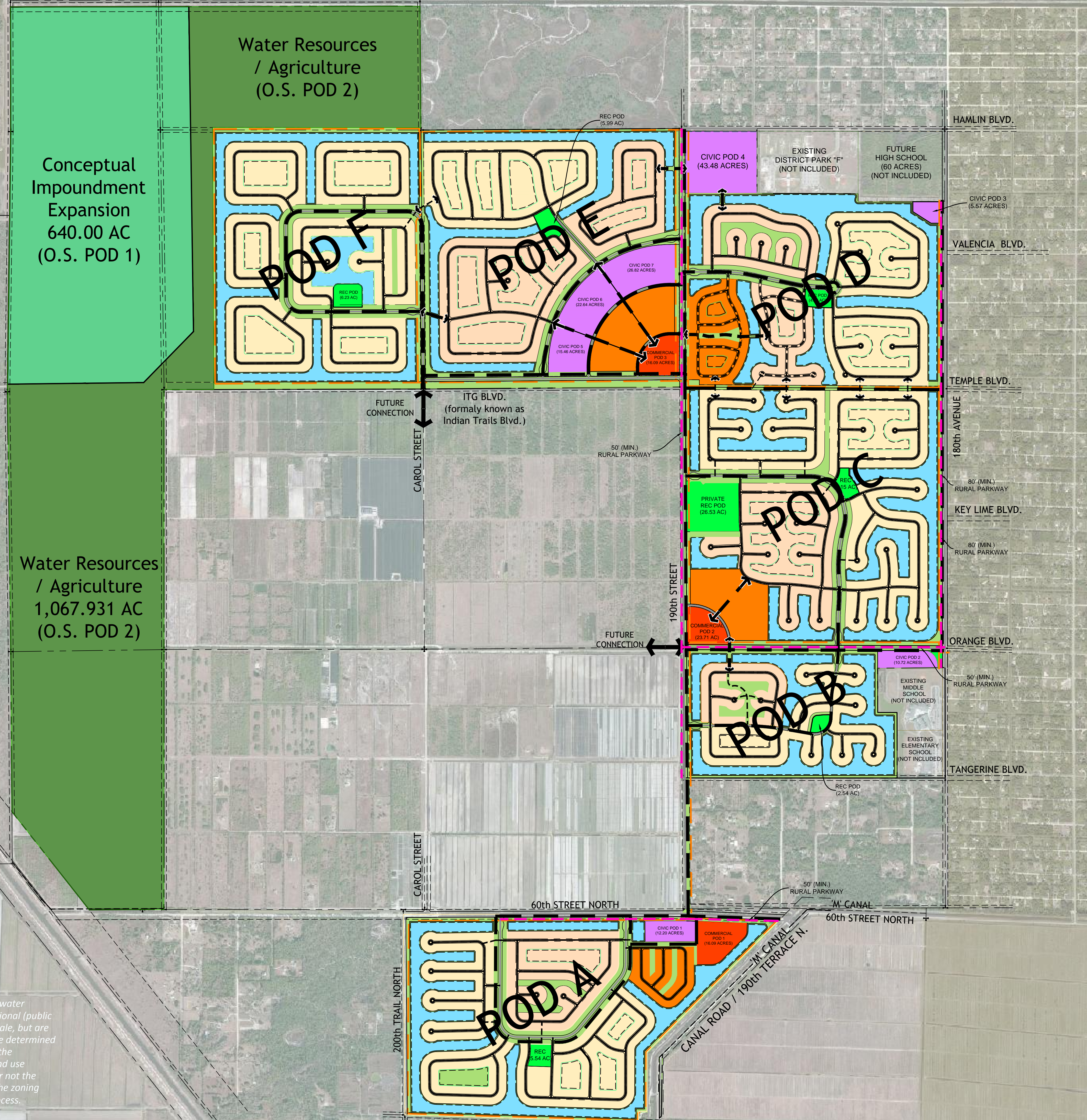
Low Density Residential (by Conceptual Plan)				
Unit Type	Land Area		Net Density DU/Acre	
	Min. Acres	Max. Acres	Min.	Max.
SF	942	1413	1.00	3.00

High Density 1 Residential - Provided (by Master Plan)				
Pod	Acres	Units	Type	Net Density DU/Acre
Pod C-1	36.59	65	ZLL	5.33
		130	TH	
Pod E-1	35.88	48	ZLL	5.10
		135	TH	
Total	72.47	378		

High Density 2 Residential - Provided (by Master Plan)				
Pod	Acres	Units	Type	Net Density DU/Acre
Pod A-5	31.03	110	ZLL	3.54
Pod D-1	50.54	182	ZLL	3.60
Total	81.57	292		

Medium Density Residential - Provided (by Master Plan)				
Pod	Acres	Units	Type	Net Density DU/Acre
Pod A-4	90.91	226	ZLL	2.49
Pod B-1	47.73	119	ZLL	2.49
Pod C-2	115.31	265	ZLL	2.30
Pod D-2	48.60	125	ZLL	2.57
Pod D-5	66.21	176	ZLL	2.66
Pod E-2	142.94	327	ZLL	2.29
Pod E-3	65.34	168	ZLL	2.57
Total	577.03	1406		

Low Density Residential (by Master Plan)				
Pod	Acres	Units	Type	Net Density DU/Acre
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 B-2	37.55	64	SF	1.70
Pod B-3	16.11	32	SF	1.99
Pod B-4	29.91	54	SF	1.81
Pod C-3	83.83	157	SF	1.87
Pod C-4	72.55	113	SF	1.56
Pod C-5	69.82	135	SF	1.94
Pod D-3	73.90	112	SF	1.52
Pod D-4	72.37	107	SF	1.48
Pod E-4	124.99	181	SF	1.45
Pod F-1	42.48	69	SF	1.62
Pod F-2	55.32	77	SF	1.39
Pod F-3	36.81	60	SF	1.64
Pod F-4	47.85	71	SF	1.48
Pod F-5	54.74	80	SF	1.46
Pod F-6	95.11	183	SF	1.92
Total	1103.80	1821		



LEGEND

- Public connectivity via open spaces and collector & arterial roadways 11 miles +/-
- Public horse trails - 17.5 miles +/-
- Schematic pedestrian paths
- Rural Parkway (Width as Noted on Plan)
- Community connectivity
- Roadways and paved multi-purpose paths
- Commercial / Retail, Office & Light Industrial
- 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
- Open space
- Lakes External
- Water Resources / Agriculture
- Conceptual Impoundment Expansion

Note: Locations and configurations of proposed land uses, roads, open space, water management areas, water resources / agriculture, impoundment expansion, recreation (both public and private), civic/institutional (public and private), rural parkway(s), and buffers are illustrated for conceptual purposes and are not to scale, but are required to remain in the general locations shown on the conceptual plan. Final delineation shall be determined during the site plan approval(s). Modifications to the Conceptual Plan shall be permitted provided the modification is consistent with the representations regarding the approval and the conditions of land use approval. The Planning Director and Zoning Director shall make the determination as to whether or not the proposed modification is required to be approved by the Board of County Commissioners through the zoning Development Order/Development Order Amendment process or the Final Master Plan approval process.

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

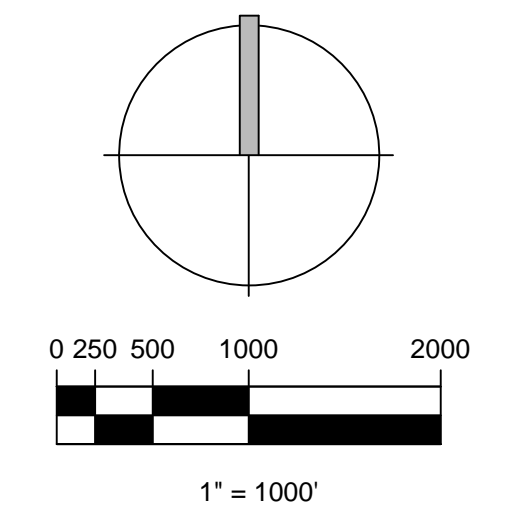
Consultants:
CIVIL ENGINEER
 GLH Engineering, LLC
 1600 Sawgrass Corporate Pkwy Suite 400
 Sunrise, FL 33323
 954-753-1730
SURVEYOR
 Sand and Hills Survey, Inc.
 8461 Lake Worth Road, Suite 410
 Lake Worth, FL 33467
 (561) 209-6048
TRAFFIC ENGINEER
 Simmons and White
 2581 Metrocentre Blvd, Suite 3
 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

Palm Beach County, Florida
Sheet title:
Conceptual Land Use Density Plan

Date:
2016-05-23

Revisions:
 2016-05-23 Resubmittal
 2016-08-29 Resubmittal
 2016-09-26 Resubmittal
 2016-10-24 Resubmittal
 2016-11-28 Resubmittal
 2016-12-15 Resubmittal



Sheet number:
Conceptual Land Use Density Plan