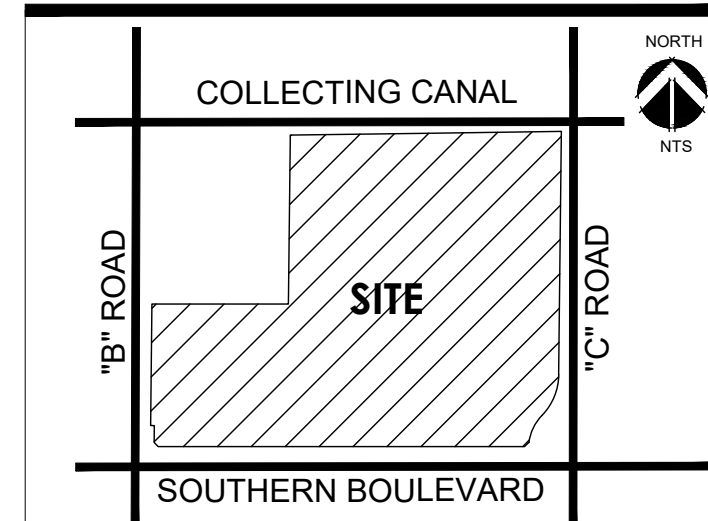
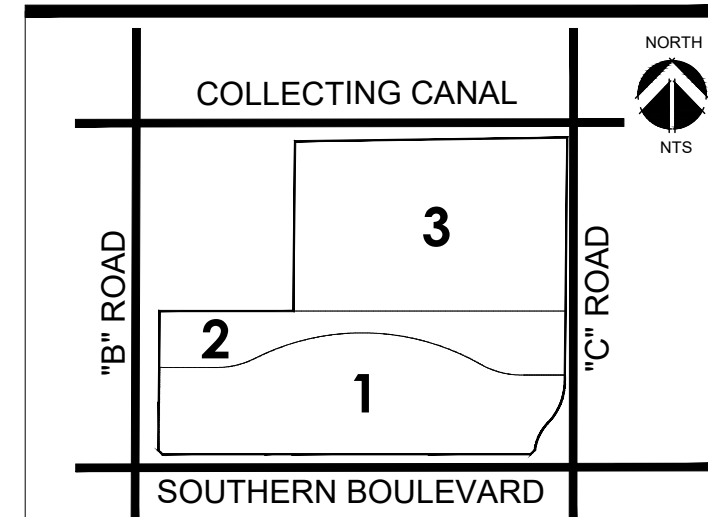




Location Map



Parcel Key Map



NOTES:

- THIS PLAN IS BASED ON SURVEY INFORMATION BY CAULFIELD & WHEELER DATED AUGUST 12 2019.
- THE INTENT OF THIS MASTER PLAN IS TO REFLECT DEVELOPMENT PODS PURSUANT TO THE COMPREHENSIVE PLAN DESIGNATIONS. PRIOR TO ANY DEVELOPMENT, EACH POD WILL REQUIRE SITE PLAN APPROVAL BY THE TOWN OF LOXAHATCHEE GROVES.
- ALL FUTURE DEVELOPMENT WILL BE IN COMPLIANCE WITH THE TOWN OF LOXAHATCHEE GROVES RURAL VISTA GUIDELINES TO BE CONFIRMED AT TIME OF SITE PLAN APPROVAL FOR EACH POD.
- "COMMON AREA" CONSISTS OF ROADWAY, LANDSCAPE BUFFERS, AND CONSERVATION EASEMENT TRACTS.
- PARCEL AREA BOUNDARIES ARE FROM PROPERTY LINES, CENTER LINE OF TANGERINE DRIVE AND THE EXTENSION OF THE NORTHWEST PROPERTY LINE TO THE EAST PROPERTY LINE. POD AREA BOUNDARIES EXCLUDE ROAD EASEMENTS, BUFFERS AND OPEN SPACE COMMON AREA. PARCEL AND POD AREAS ARE APPROXIMATE AND SUBJECT TO FINAL LEGAL DESCRIPTION AND PLATTING. ACCESS LOCATIONS TO PODS AND ROADWAY DESIGN ARE CONCEPTUAL AND SUBJECT TO BEING ADJUSTED AT TIME OF FINAL DESIGN AND PERMITTING.
- BECAUSE THESE USES ARE MEDICAL AND DENTAL OFFICES, THEY COUNT AGAINST THE PARCEL 2 MAXIMUM ALLOWABLE DEVELOPMENT.
- THE TOTALS REFLECT THAT THE DENTAL OFFICE IN POD B4 AND MEDICAL OFFICE IN POD C COUNT AGAINST THE PARCEL 2 MAXIMUM ALLOWABLE DEVELOPMENT.

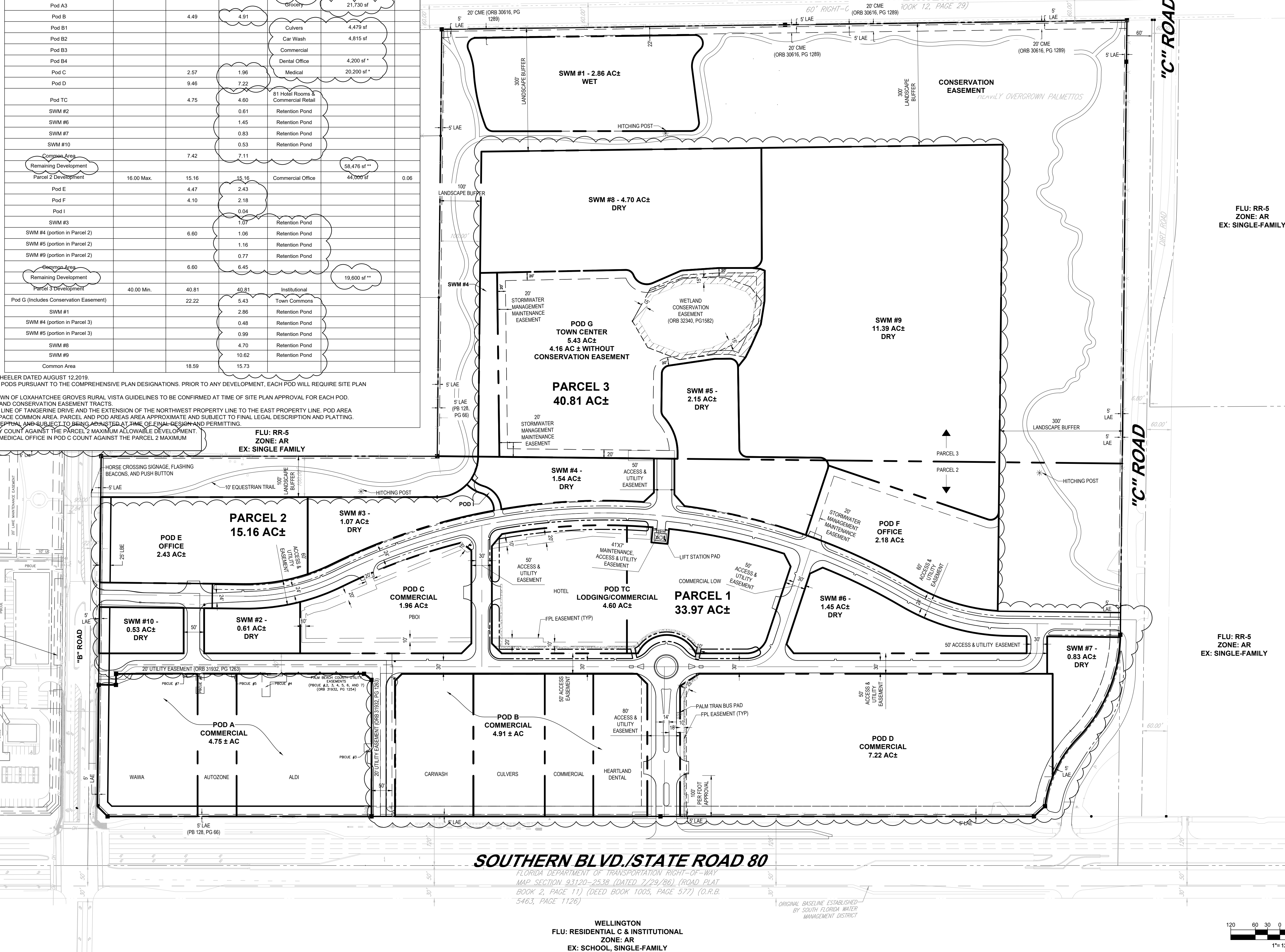
Site Data	SITE AREA (Ac)			DEVELOPMENT		
	Comp Plan Policy 1.15.2(1)	Approved Master Plan	Proposed Master Plan	Use	Max. Development	FAR
Gross Site Area	90.34	89.95	89.95			
ROW Dedication	0	0.383	0			
Net Site Area	90.34	89.95	89.95			
Parcel 1	34.34 Max.	33.97	33.97	Commercial Retail	103,000 sf & 81 Hotel Rooms	0.07
Parcel 2	16.00 Max.	15.17	15.17	Commercial Office	44,000 sf	0.06
Parcel 3		40.81	40.81	Institutional		
Parcel Breakdown						
Parcel 1 Development	34.34 Max.	33.97	33.97	Commercial Retail	103,000 sf	0.07
Pod A		4.75	4.75			
Pod A1				Gas Station	6,119 sf	
Pod A2				AutoZone	7,381 sf	
Pod A3				Grocery	21,730 sf	
Pod B	4.49	4.91	4.91			
Pod B1				Culvers	4,479 sf	
Pod B2				Car Wash	4,815 sf	
Pod B3				Commercial		
Pod B4				Dental Office	4,200 sf *	
Pod C	2.57	1.96	1.96	Medical	20,200 sf *	
Pod D	9.46	7.22	7.22			
Pod TC	4.75	4.60	4.60	81 Hotel Rooms & Commercial Retail		
SWM #2				Retention Pond		
SWM #6				Retention Pond		
SWM #7				Retention Pond		
SWM #10				Retention Pond		
Common Area		7.42	7.11			
Remaining Development					58,476 sf **	
Parcel 2 Development	16.00 Max.	15.16	15.16	Commercial Office	44,000 sf	0.06
Pod E		4.47	2.43			
Pod F		4.10	2.18			
Pod I			0.04			
SWM #3			1.07	Retention Pond		
SWM #4 (portion in Parcel 2)		6.60	1.06	Retention Pond		
SWM #5 (portion in Parcel 2)			1.16	Retention Pond		
SWM #9 (portion in Parcel 2)			0.77	Retention Pond		
Common Area		6.60	6.45			
Remaining Development					19,600 sf **	
Parcel 3 Development	40.00 Min.	40.81	40.81	Institutional		
Pod G (Includes Conservation Easement)		22.22	5.43	Town Commons		
SWM #1			2.86	Retention Pond		
SWM #4 (portion in Parcel 3)			0.48	Retention Pond		
SWM #5 (portion in Parcel 3)			0.99	Retention Pond		
SWM #8			4.70	Retention Pond		
SWM #9			10.62	Retention Pond		
Common Area		18.59	15.73			

WETLAND W-KAA-1B

WETLAND AREA: 0.82 ACRES = 35,869 SF
 WETLAND PERIMETER: 718 FT
 PROPOSED BUFFER AREA: 19,755 SF
 BUFFER AVERAGE: 19,755 SF / 718 FT = 27.51 FT

FLU: RR-5
 ZONE: AR
 EX: EQUESTRIAN, SINGLE FAMILY

**COLLECTING CANAL
 LOXAHATCHEE GROVES**



FLU: COMMERCIAL LOW
 ZONE: CL/PUD
 EX: COMMERCIAL

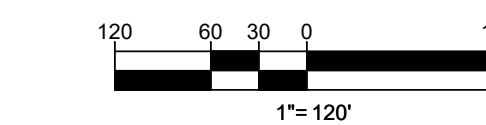
FLU: RR-5
 ZONE: AR
 EX: SINGLE FAMILY

FLU: RR-5
 ZONE: AR
 EX: SINGLE-FAMILY

SOUTHERN BLVD./STATE ROAD 80

FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY
 MAP SECTION 93120-2538 (DATED 7/29/86) (ROAD PLAT
 BOOK 2, PAGE 11) (DEED BOOK 1005, PAGE 577) (O.R.B.
 5463, PAGE 1126)

WELLINGTON
 FLU: RESIDENTIAL C & INSTITUTIONAL
 ZONE: AR
 EX: SCHOOL, SINGLE-FAMILY



BOHLER
 CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	BY

Sunshine811
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

SITE PLAN AMENDMENT
 PROJECT No.: FLD200011
 DRAWN BY: AH
 CHECKED BY: SHM
 DATE: 09/29/23
 CAD ID: FLD200011-SPP-NEW-0

**GROVES TOWN
 CENTER MASTER
 INFRASTRUCTURE**
 FOR
 SOLAR
 SPORTSYSTEM, INC.
 LOCATION OF SITE:
 N.E. CORNER OF SOUTHERN BLVD.
 AND B ROAD
 TOWN OF LOXAHATCHEE GROVES
 PALM BEACH COUNTY, FL
 SEC 31, TWP 43S, RGE 41E

BOHLER
 1 SE 3rd AVENUE
 SUITE 2700
 MIAMI, FLORIDA 33131
 Phone: (786) 681-0800

SHEET TITLE:
**MASTER SITE
 PLAN**
 SHEET NUMBER:
EX-1
 ORG. DATE - 10/12/2023