PRELIMINARY PLANS

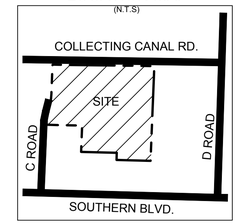
FOR

THE PADDOCK

RURAL RECREATIONAL VEHICLE RESORT

LOXAHATCHEE GROVES, FL

LOCATION MAP
(N.T.S)



SECTION 32 TOWNSHIP 43 SOUTH RANGE 41 EAST
PALM BEACH COUNTY, FL

LEGAL DESCRIPTION:

PARCEL 1
LOT 2, LOXAHATCHEE FARMS WEST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 86, PAGE 182, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2
TRACTS B, C, D AND E (A/K/A WATER MANAGEMENT TRACTS), LOXAHATCHEE FARMS WEST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE 182, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
PCN: 41-41-43-32-05-000-0020 AND 41-41-43-32-05-002-0000

TOGETHER WITH:

LOT 1, LOXAHATCHEE FARMS WEST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86 AT PAGE 182 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
PCN:41-41-43-32-05-000-0010

TOGETHER WITH:

PARCEL 1
LOT 3, LOXAHATCHEE FARMS WEST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 86, PAGE(S) 182, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2
TRACTS B, C, D AND E (A/K/A WATER MANAGEMENT TRACTS), LOXAHATCHEE FARMS WEST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 86, PAGE(S) 182, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PCN: 41-41-43-32-05-000-0030 AND 41-41-43-32-05-002-0000
TOGETHER WITH:(O.R.B. 23977, PG. 386)

PRESERVATION AREA, LOXAHATCHEE FARMS WEST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE 182, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
PCN: 41-41-43-32-05-016-0000

VICINITY MAP
N.T.S

OWNER:
BOVE INVESTMENT
HOLDINGS, LLC

PREPARED BY:
BOVE DC, LLC

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C-00	COVER SHEET
C-03	MASTER SITE PLAN
C-03.1	INDIVIDUAL SITE PLAN
C-03.2	INDIVIDUAL SITE PLAN
C-03.3	INDIVIDUAL SITE PLAN
C-03.4	INDIVIDUAL SITE PLAN
C-04	MASTER UTILITY PLAN
C-04.1	INDIVIDUAL UTILITY PLAN
C-04.2	INDIVIDUAL UTILITY PLAN
C-04.3	INDIVIDUAL UTILITY PLAN
C-04.4	INDIVIDUAL UTILITY PLAN
C-05.1	PRELIMINARY GRADING PLAN
C-05.2	PRELIMINARY GRADING PLAN
C-05.3	PRELIMINARY GRADING PLAN
C-05.4	PRELIMINARY GRADING PLAN
C-05.5	C ROAD - ROAD PROFILE-CROSS SECTION
C-05.6	CROSS SECTIONS
C-06	PHOTOMETRIC PLAN
C-07	DETAIL SHEET
EX-1	EASEMENT REVIEW EXHIBIT
EX-2	AUTOTURN-RV
EX-3	AUTOTURN-5TH WHEEL
EX-4	AUTOTURN-TRASH
EX-5	AUTOTURN-FIRE

Bove
Real Estate Developments • Design • Construction
BOVE DC, LLC

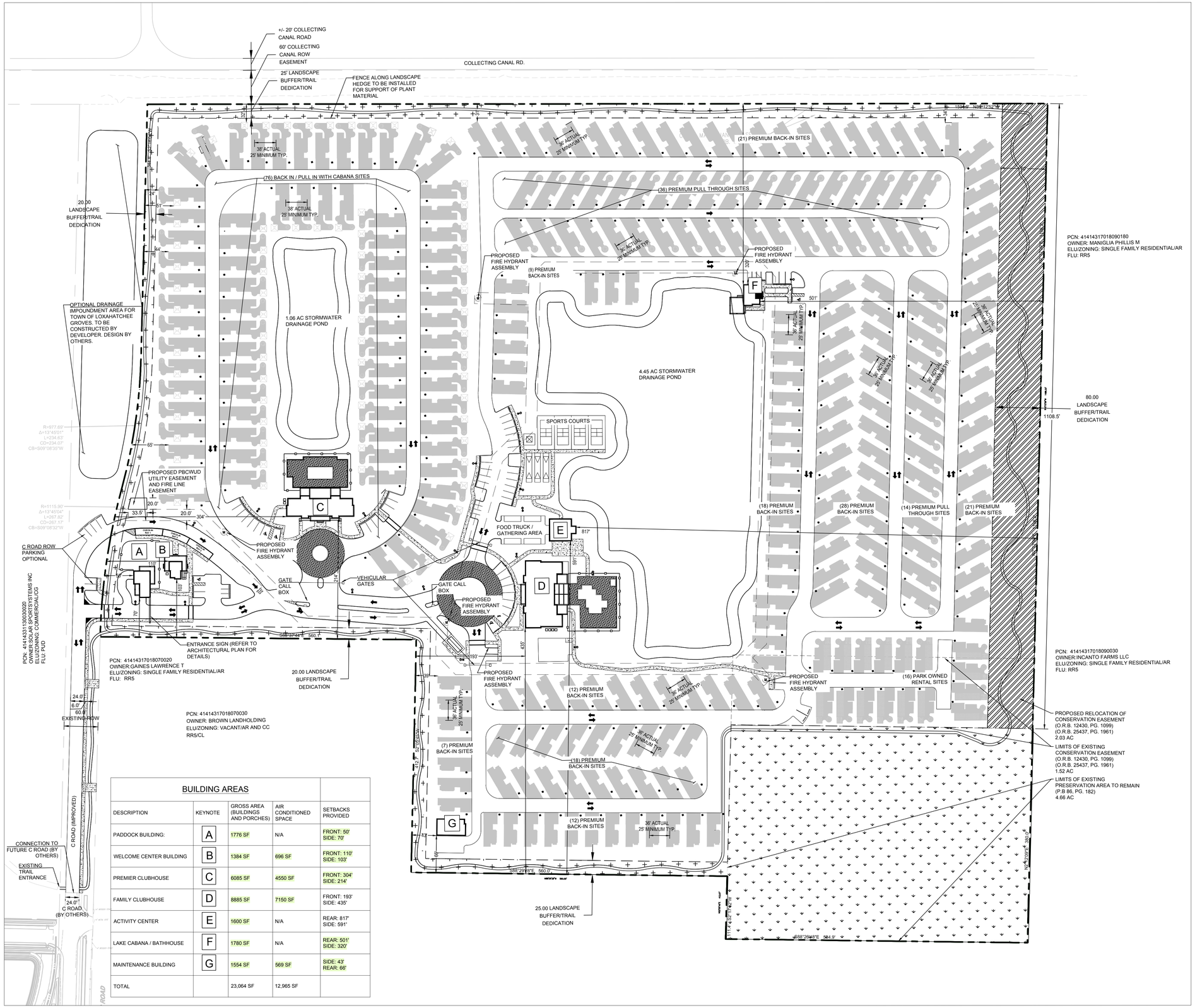
THE PADDOCK
LUXURY RV RESORT
LOXAHATCHEE GROVES, FL

REVISION BLOCK

#	DATE	DESCRIPTION
5	04/07/25	SUPPLEMENTAL SITE PLAN - 5TH SUBMITTAL
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	08/26/24	SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL

COVER SHEET

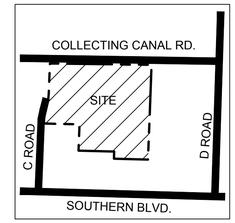
SCALE: AS NOTED	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-00	



BUILDING AREAS

DESCRIPTION	KEYNOTE	GROSS AREA (BUILDINGS AND PORCHES)	AIR CONDITIONED SPACE	SETBACKS PROVIDED
PADDOCK BUILDING:	A	1776 SF	N/A	FRONT: 50' SIDE: 70'
WELCOME CENTER BUILDING	B	1384 SF	696 SF	FRONT: 110' SIDE: 103'
PREMIER CLUBHOUSE	C	6085 SF	4550 SF	FRONT: 304' SIDE: 214'
FAMILY CLUBHOUSE	D	8885 SF	7150 SF	FRONT: 193' SIDE: 435'
ACTIVITY CENTER	E	1600 SF	N/A	REAR: 817' SIDE: 591'
LAKE CABANA / BATHHOUSE	F	1780 SF	N/A	REAR: 501' SIDE: 320'
MAINTENANCE BUILDING	G	1554 SF	569 SF	SIDE: 43' REAR: 66'
TOTAL		23,064 SF	12,965 SF	

LOCATION MAP



SCALE: 1" = 80'

LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- SIDEWALK
- TRAIL DEDICATION / PROPOSED PRESERVE LANDS (8.74 AC)
- PAVEMENT MARKINGS
- VEHICULAR TRAFFIC DIRECTIONAL ARROWS
- EDGE OF PAVEMENT / CURB
- POLE MOUNTED LIGHT (LOW LEVEL LIGHTING SEE PHOTOMETRIC PLAN (C-06)
- BOLLARD LIGHTING

NOTES

1. SURVEY INFORMATION IS BASED ON CAULFIELD AND WHEELER SURVEY DRAWING DATED JUNE 24, 2024
2. STORMWATER AREAS AS DEPICTED ARE PRELIMINARY AND TO BE DETERMINED DURING PERMITTING WITH THE SFWMD AND THE TOWN OF LOXAHATCHEE GROVES
3. WATER AND SEWER UTILITIES TO BE PROVIDED BY PBCWUD PER COMMITMENT LETTER DATED 8/15/2024
4. SITE ELECTRIC TO BE PROVIDED BY FPL PER COMMITMENT LETTER DATED 9/9/2024

SITE DATA TABLE

PROJECT NAME:	THE PADDOCK
PARCEL NUMBERS:	PARCEL CONTROL# 41-41-43-32-05-002-000 (2.65 AC) 41-41-43-32-05-000-0030 (11.95 AC) 41-41-43-32-05-000-0020 (10.18 AC) 41-41-43-32-05-000-0010 (17.58 AC) 41-41-43-32-05-016-0000 (4.66 AC) TOTAL SITE AREA: 47.02 AC
EXISTING PRESERVE AREA	41-41-43-32-05-000-0010 (1.52 AC) 41-41-43-32-05-016-0000 (4.66 AC)
PROPOSED PRESERVE AREAS	RELOCATED CONSERVATION EASEMENT (GREENWAY TRAIL WITHIN THIS AREA): 2.03 AC PRESERVATION AREA: 4.66 AC (GREENWAY TRAIL WITHIN THIS AREA) GREENWAY TRAIL / CANAL MAINTENANCE EASEMENT: 2.05 AC
FAR:	23,064 GSF / (47.02 X 43,560) = 0.011
PLOT COVERAGE:	23,064 GSF / (47.02 X 43,560) = 1.13%
IMPERVIOUS AREA	BUILDINGS: 0.53 AC (23,064 SF) ROADS: 6.93 AC (302,272 SF) RV SITES / SIDEWALKS: 12.80 AC (557,568 SF) LAKES: 5.51 AC **TOTAL IMPERVIOUS: 25.77 AC / 54.8%**
PERVIOUS AREA	**PERVIOUS AREA: 21.25 AC / 45.2%**
EXISTING USE:	AGRICULTURAL / CATTLE GRAZING
PROPOSED USE:	LUXURY RECREATIONAL VEHICLE RESORT
PROPOSED MIX:	PREMIUM BACK IN SITES WITH CABANA: 76 PREMIUM BACK IN SITES: 146 PREMIUM PULL THROUGH SITES: 50 TOTAL RV SITES: 272 PARK OWNED RENTAL SITES: 16
PROPOSED DENSITY:	APPROXIMATELY 6 RV SITES/ACRE
BUILDING HEIGHT MAXIMUM:	2 STORIES / 35'
MINIMUM AMENITY LOT AREA	REQUIRED: 5% PROVIDED: 0.30 AC (WELCOME CENTER) + 0.50 AC (PREMIER CLUBHOUSE) +1.65 AC (FAMILY CLUBHOUSE) + 0.10 AC (LAKE OVERLOOK) = 2.55 AC / 47.02 AC = 5.42%
	ZONING / LAND USE
EXISTING LAND USE:	VACANT
FUTURE LAND USE:	RR5 - RURAL RESIDENTIAL
PROPOSED FUTURE LAND USE:	RURAL RECREATIONAL
EXISTING ZONING:	AR - AGRICULTURAL RESIDENTIAL
PROPOSED ZONING:	RECREATIONAL VEHICLE RESORT
	PARKING
	REQUIRED: 1 PARKING SPACE PER RV SITE = **272 SPACES REQUIRED** 1 PARKING SPACE PER PARK OWNED RENTAL SITE= **16 SPACES REQUIRED** 1 PARKING SPACE PER 300 SF (INCLUDES STAFF PARKING) OF CLUBHOUSE: 14,970 / 300 SF = **50 SPACES REQUIRED** PROVIDED: 2 PARKING SPACES PER RV SITE = **544 SPACES PROVIDED** 1 SPACE PER PARK OWNED RENTAL SITE = **16 SPACES PROVIDED** ADDITIONAL PARKING PROVIDED: **49 STANDARD SPACES (11' X 22.5')**, **6 ADA SPACES (12' X 22.5')** **11 GOLF CART SPACES (8' X 16')** **= 57 SPACES PROVIDED = 11 GOLF CART SPACES PROVIDED** OFFSITE PARKING PROVIDED: **5 (11' X 22.5') TRAIL PARKING SPACES**
	BUFFERS / SETBACKS
LANDSCAPE BUFFERS PROVIDED	NORTH (COLLECTING CANAL ROAD): 25' EAST: 80' WEST: 20' SOUTH: 20' AND 25'
BUILDING SETBACKS REQUIRED	FRONT SETBACK: 50' SIDE SETBACK: 30' SIDE STREET SETBACK: 50' REAR SETBACK: 30'
BUILDING SETBACKS PROVIDED	SEE TABLE (THIS SHEET)
RV VEHICLE SETBACKS REQUIRED	NO RVS TO BE LOCATED WITHIN 30' OF AN ADJACENT RESIDENTIAL LOT
RV VEHICLE SETBACKS PROVIDED	MINIMUM SEPARATION OF 39' PROVIDED. AVERAGE SETBACK TO RESIDENTIAL FAR EXCEEDS THIS AMOUNT

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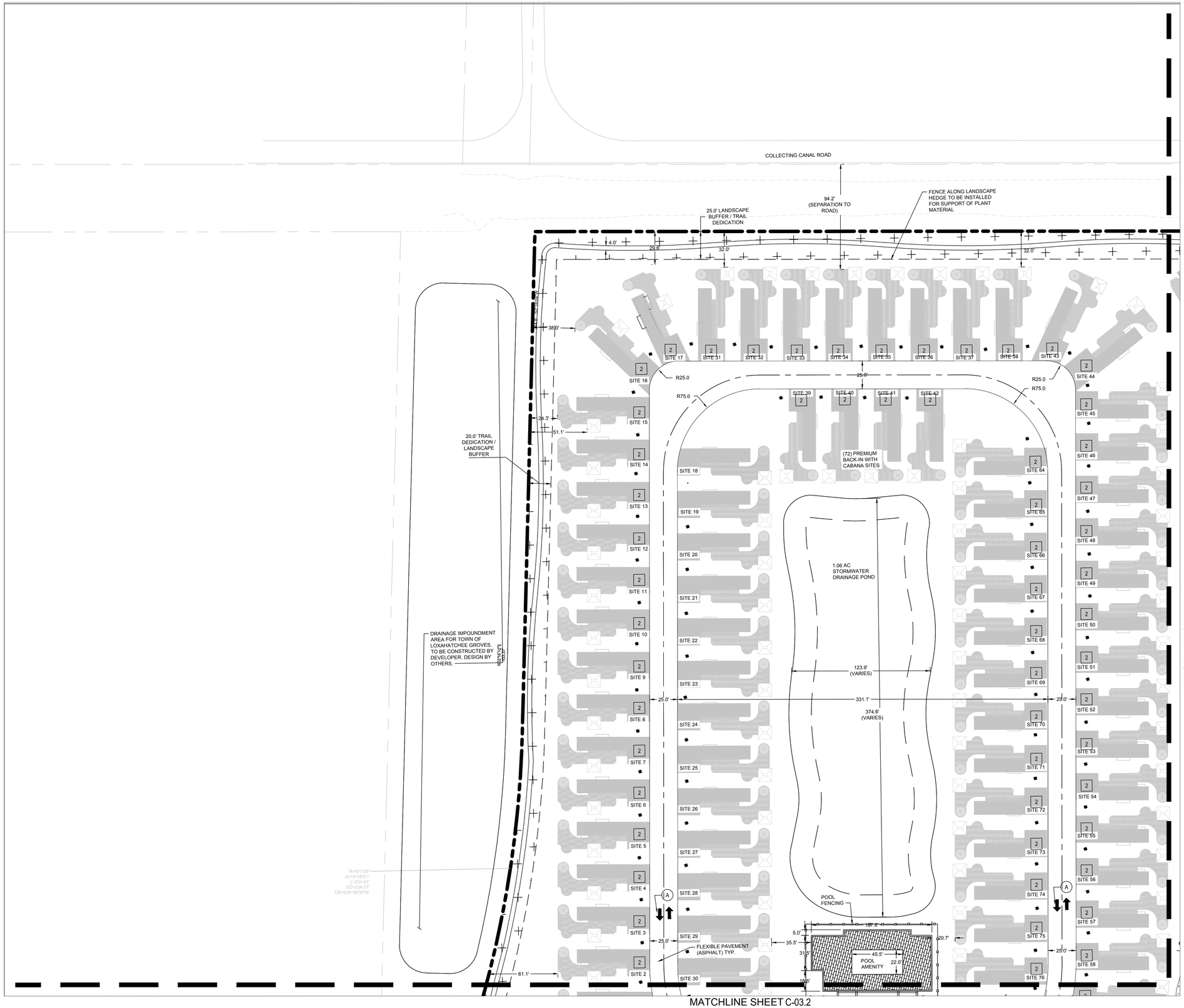
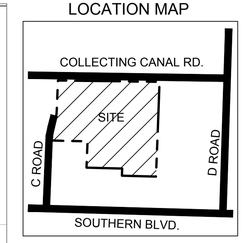
MASTER SITE PLAN

SCALE: AS NOTED	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-03	



LOCATION MAP



0 40 80 Feet

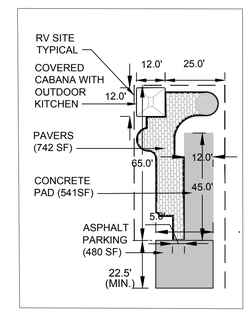
SCALE: 1" = 40'

LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- 3 — PARKING COUNT
- GREENWAY TRAIL / LANDSCAPE BUFFER
- POLE MOUNTED LIGHT (LOW LEVEL LIGHTING SEE PHOTOMETRIC PLAN (C-06)
- BOLLARD LIGHTING

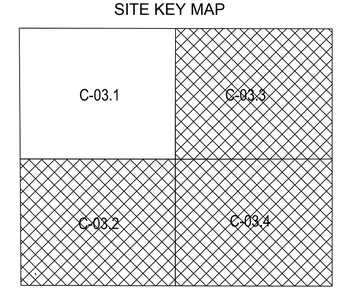
KEYNOTE LEGEND

KEYNOTE	DESCRIPTION
A	PAVEMENT MARKINGS PER FDOT INDEX
B	FDOT TYPE D CURB
C	ADA PARKING STRIPE AND SIGNAGE
D	CROSSWALK PER FDOT STANDARD PLANS INDEX 711-001. PAVER PATTERN TO BE INSIDE WHITE STRIPES AND FLUSH WITH ASPHALT
E	CONCRETE SIDEWALK
F	6' WIDE PARKING WHEEL STOP
G	PROPOSED CONCRETE PAD FOR MECHANICAL EQUIPMENT
H	FDOT TYPE D CURB



PREMIUM BACK-IN WITH CABANA DETAIL

SITE KEY MAP



BOVE DC, LLC

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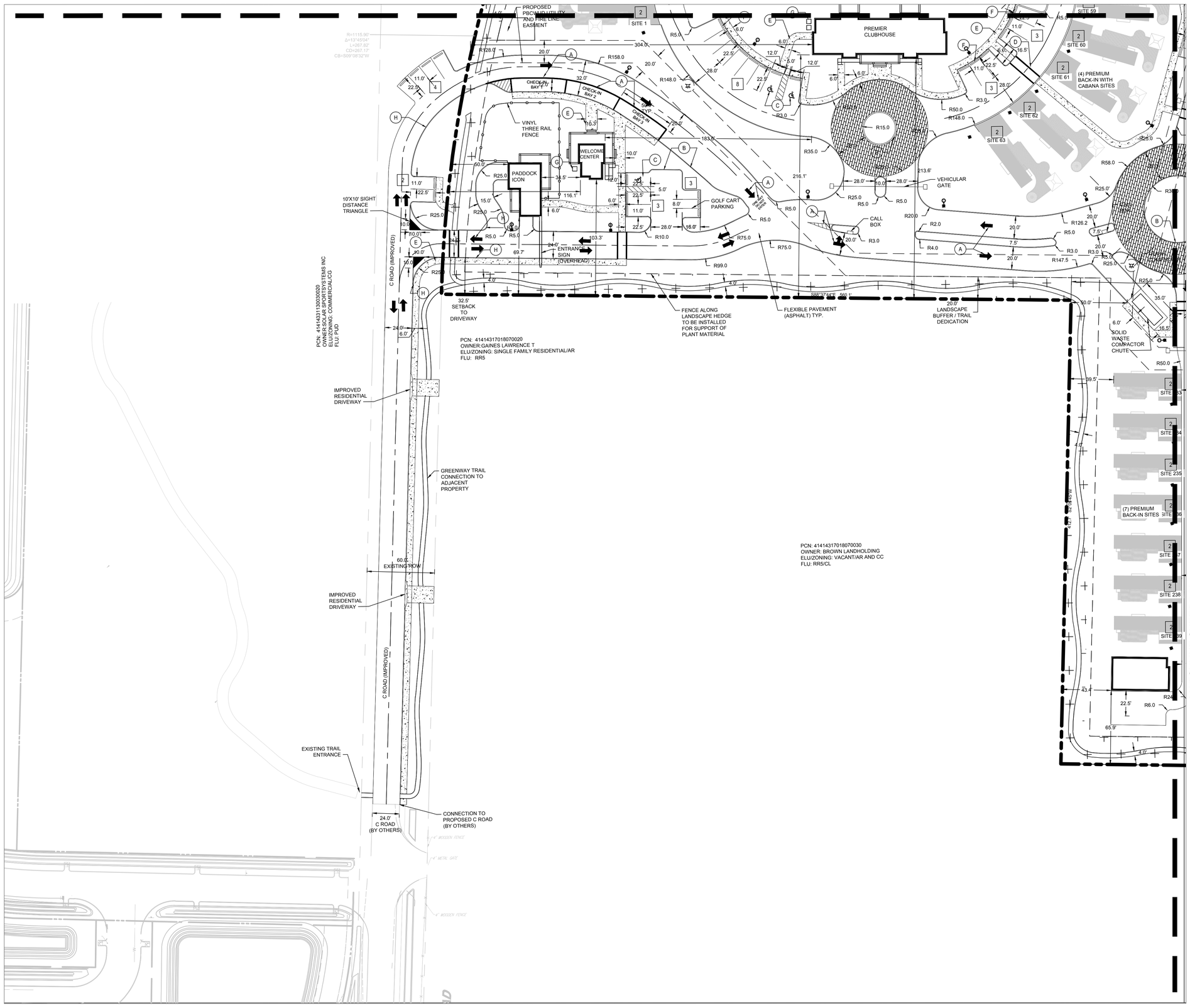
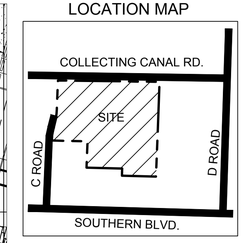
INDIVIDUAL SITE PLAN

SCALE: AS NOTED	DRAWN BY: JAB
DATE: ~~FEBRUARY 2025~~ APRIL 07, 2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-03.1	

MATCHLINE SHEET C-03.1



LOCATION MAP



SCALE: 1" = 40'

LEGEND

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- PARKING COUNT
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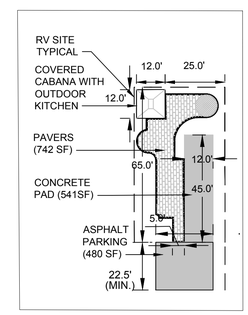
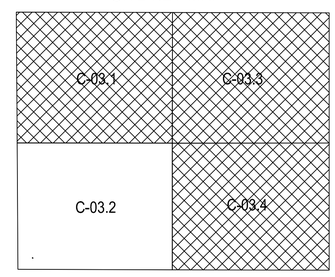


PREMIUM BACK-IN WITH CABANA DETAIL

SITE KEY MAP



BOVE DC, LLC

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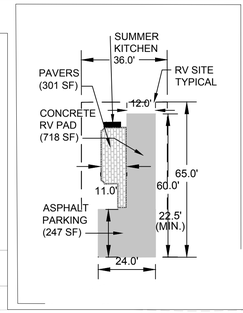
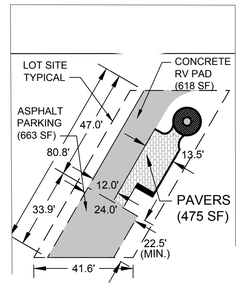
INDIVIDUAL SITE PLAN

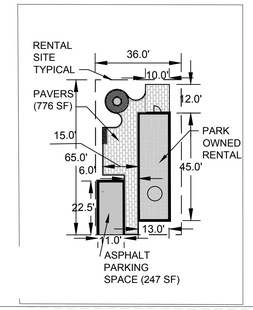
SCALE: AS NOTED	DRAWN BY: JAB
DATE: ~~PERMIT~~ 02/12/2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-03.2	



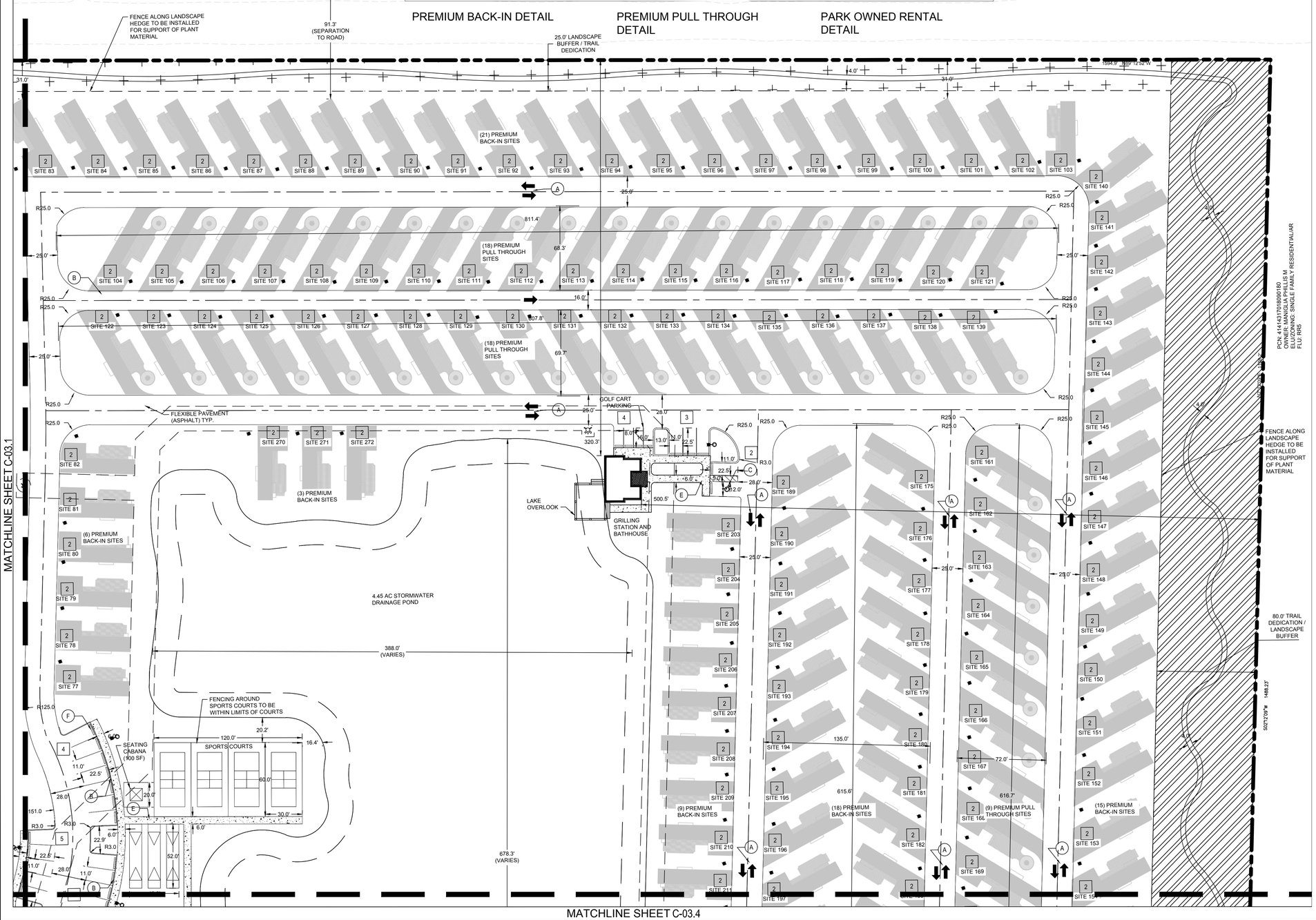
PREMIUM BACK-IN DETAIL



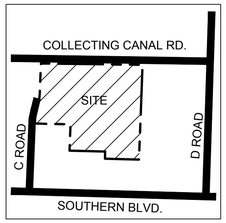
PREMIUM PULL THROUGH DETAIL



PARK OWNED RENTAL DETAIL



LOCATION MAP



SCALE: 1" = 40'

LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- 3 — PARKING COUNT
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KEYNOTE LEGEND

KEYNOTE	DESCRIPTION
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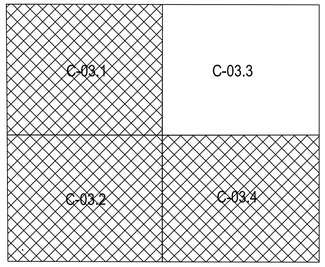
D	CROSSWALK PER FDOT STANDARD PLANS INDEX 711-001. PAVER PATTERN TO BE INSIDE WHITE STRIPES AND FLUSH WITH ASPHALT
E	CONCRETE SIDEWALK
F	6' WIDE PARKING WHEEL STOP
G	PROPOSED CONCRETE PAD FOR MECHANICAL EQUIPMENT
H	FDOT TYPE D CURB

SITE KEY MAP



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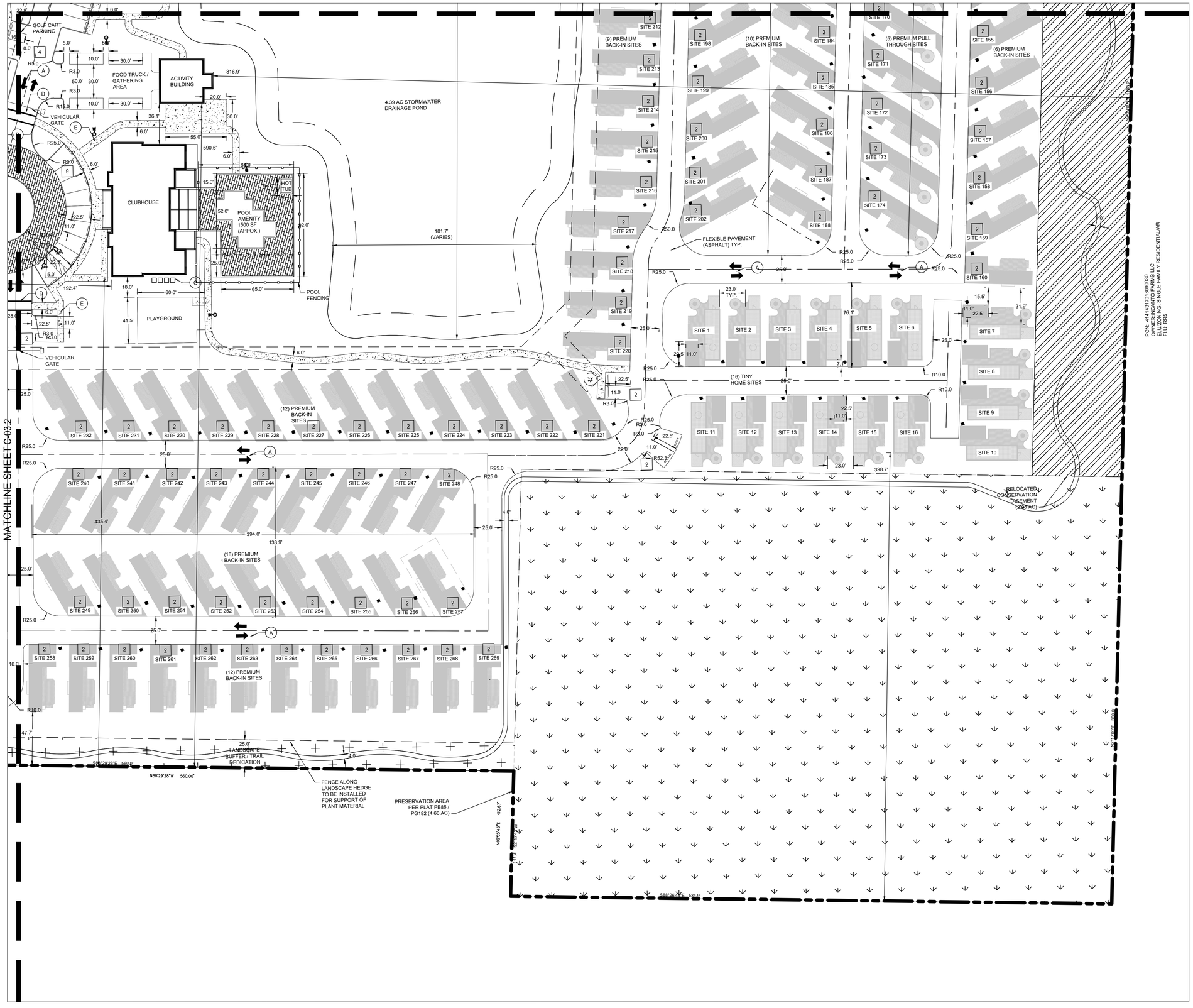
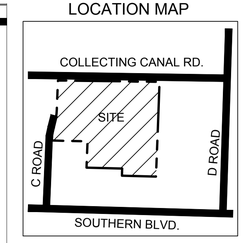
INDIVIDUAL SITE PLAN

SCALE: AS NOTED	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-03.3	

MATCHLINE SHEET C-03.3



LOCATION MAP



0 40 80 Feet

SCALE: 1" = 40'

LEGEND

- PROPERTY LINE
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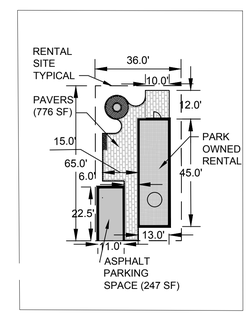
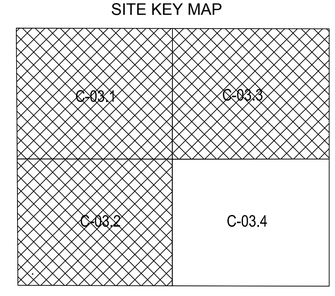


PARK OWNED RENTAL DETAIL

SITE KEY MAP



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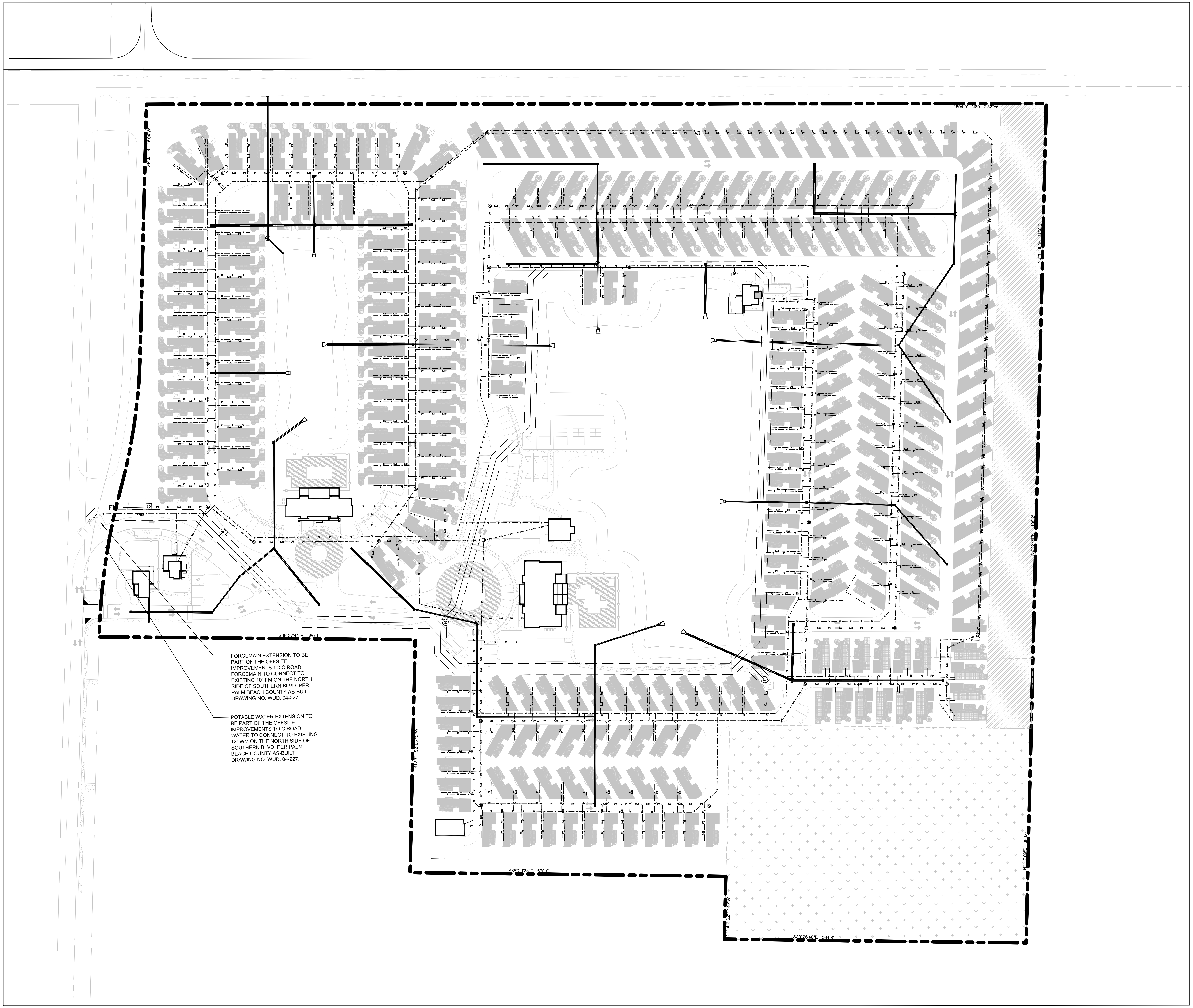
INDIVIDUAL SITE PLAN

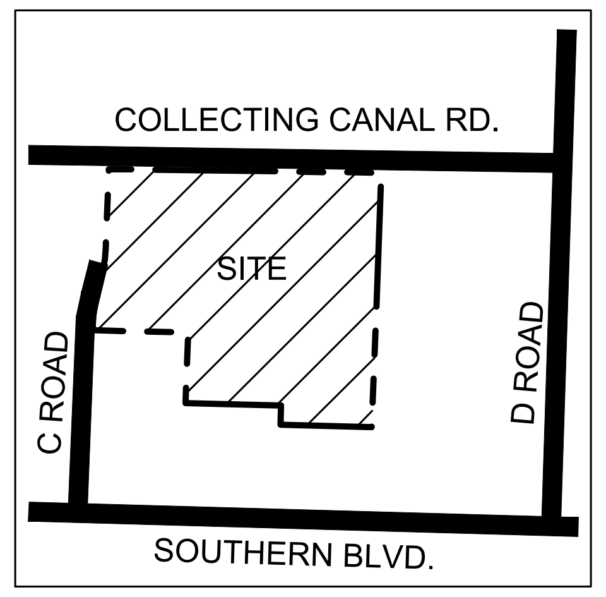
SCALE: AS NOTED	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-03.4	

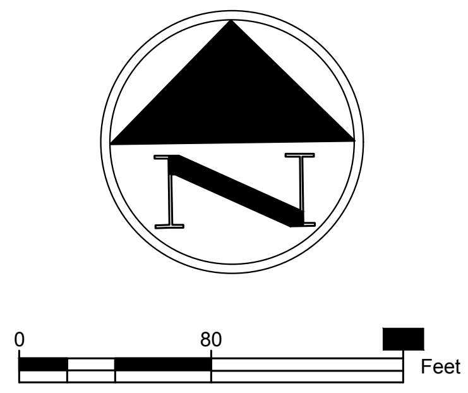


FORCEMAIN EXTENSION TO BE PART OF THE OFFSITE IMPROVEMENTS TO C ROAD. FORCEMAIN TO CONNECT TO EXISTING 10" FM ON THE NORTH SIDE OF SOUTHERN BLVD. PER PALM BEACH COUNTY AS-BUILT DRAWING NO. WUD. 04-227.

POTABLE WATER EXTENSION TO BE PART OF THE OFFSITE IMPROVEMENTS TO C ROAD. WATER TO CONNECT TO EXISTING 12" WM ON THE NORTH SIDE OF SOUTHERN BLVD. PER PALM BEACH COUNTY AS-BUILT DRAWING NO. WUD. 04-227.

LOCATION MAP





SCALE: 1" = 80'

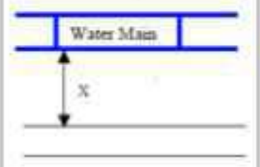
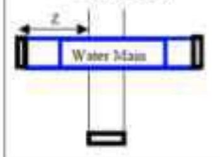
LEGEND

- PROPERTY LINE
- SANITARY SEWER LINE
- WATER LINE
- FIRE LINE
- FORCE MAIN
- FIRE HYDRANT

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH RULE 62-555.314, F.A.C.

The following table summarizes the required separation distances from public water mains to other pipes as provided in Rule 62-62-555.314, F.A.C. Exceptions to these required distances are addressed on the second page.

Separation Requirements for Public Water System Mains:

Other Pipe	Horizontal Separation (X) 	Crossings Vertical Separation (Y) 	Joint Spacing (Z) @ Crossings (Full Joint Centered) 
Storm Sewers **Stormwater Force Mains** **Reclaimed Water Pipelines regulated under Part III of Chapter 62-610, F.A.C.**	3 ft. minimum	For water main installed above other pipe (preferred), 12 inches is the minimum except for storm sewer, then 6 inches is the minimum and 12 inches is preferred 12 inches minimum if water main is below other pipe	Alternate 3 ft. minimum
Vacuum Sanitary Sewer	10 ft. preferred 3 ft. minimum	For water main installed above other pipe, 12 inches preferred and 6 inches minimum 12 inches minimum if water main is below other pipe	Alternate 3 ft. minimum
Gravity or Pressure Sanitary Sewer **Sanitary Sewer Force Main** **Reclaimed Water Pipelines not regulated under Part III of Chapter 62-610, F.A.C.**	10 ft. preferred 6 ft. minimum (note - 3 ft. minimum for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer)	For water main installed above other pipe (preferred), 12 inches is the minimum except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred 12 inches minimum if water main is below other pipe	Alternate 6 ft. minimum
On-Site Sewage Treatment & Disposal System	10 ft. minimum	NA	NA

Refer to the next page for exceptions to the minimum separation requirements provided above.

Disclaimer – This document is provided for your convenience only. Please refer to Rule 62-555.314, F.A.C., for additional construction requirements.

Bove
Real Estate Development ■ Design ■ Construction
BOVE DC, LLC

THE PADDOCK
LUXURY RV RESORT

LOXAHATCHEE GROVES, FL

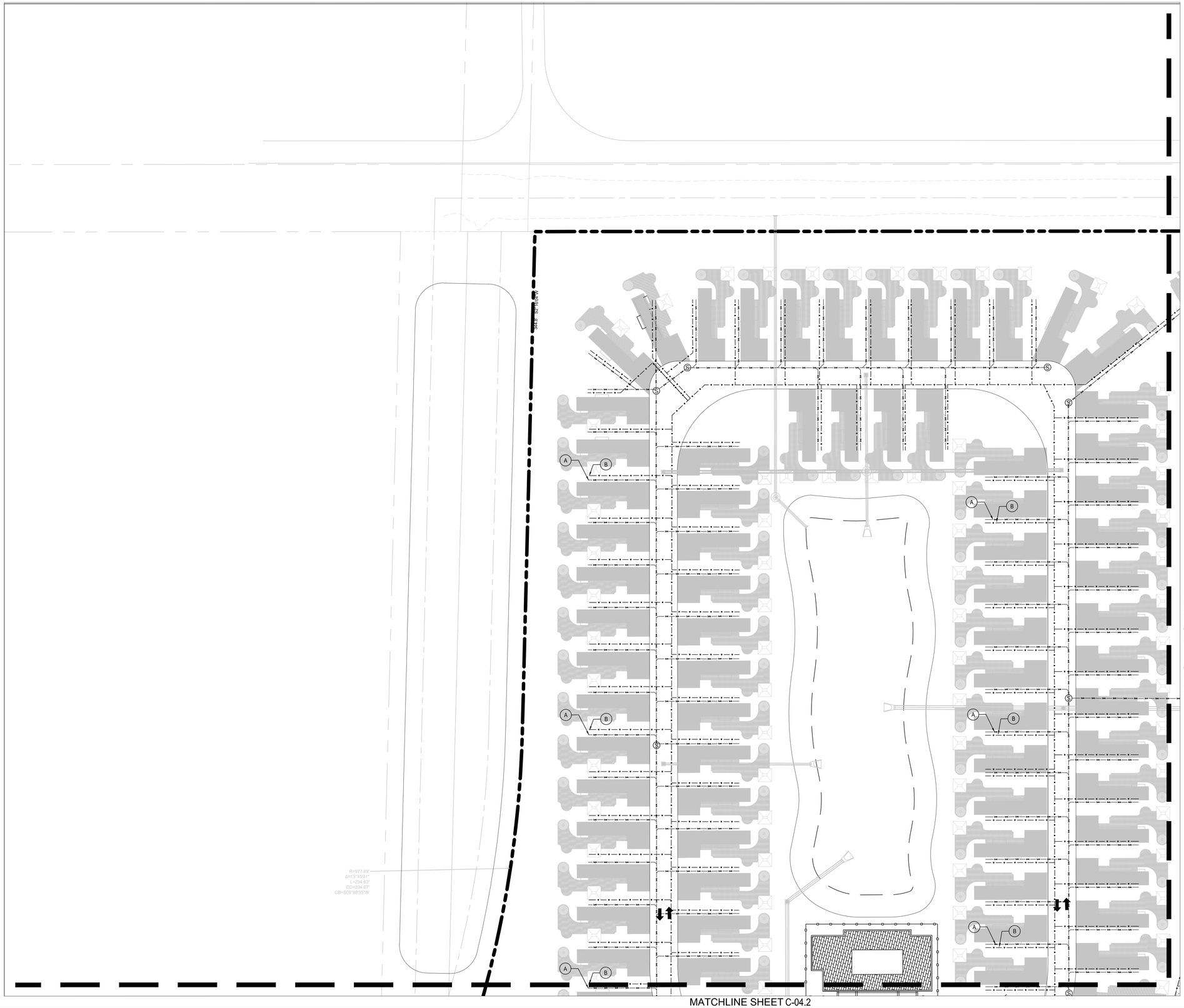
REVISION BLOCK

#	DATE	DESCRIPTION
5	04/07/25	SUPPLEMENTAL SITE PLAN - 5TH SUBMITTAL
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	**08/28/24**	**SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL**

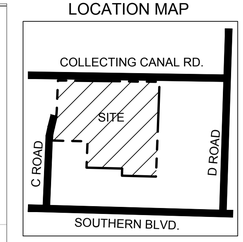
MASTER UTILITY PLAN

SCALE: AS NOTED	DRAWN BY: JAB
DATE: FEBRUARY 2025 AUGUST 2024	JOB NUMBER: 1001-24

SHEET NUMBER:
C-04



LOCATION MAP



0 40 80 Feet

SCALE: 1" = 40'

LEGEND

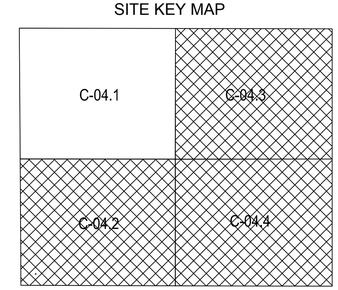
- PROPERTY LINE
- SANITARY SEWER LINE
- WATER LINE
- FIRE LINE
- FORCE MAIN
- FIRE HYDRANT

KEYNOTE LEGEND

KEYNOTE	DESCRIPTION
A	3" PVC CLEANOUT WITH PLUG PIPE SEWER CAP FOR SEWER DISCHARGE
B	POWER PEDESTAL WITH 2" WATER SERVICE, ELECTRICAL SERVICE (BY OTHERS), AND COMMUNICATIONS CONNECTIONS (BY OTHERS)

POTENTIAL POWER PEDESTAL DETAIL

SITE KEY MAP



BOVE DC, LLC

THE PADDOCK
LUXURY RV RESORT

LOXAHATCHEE GROVES, FL

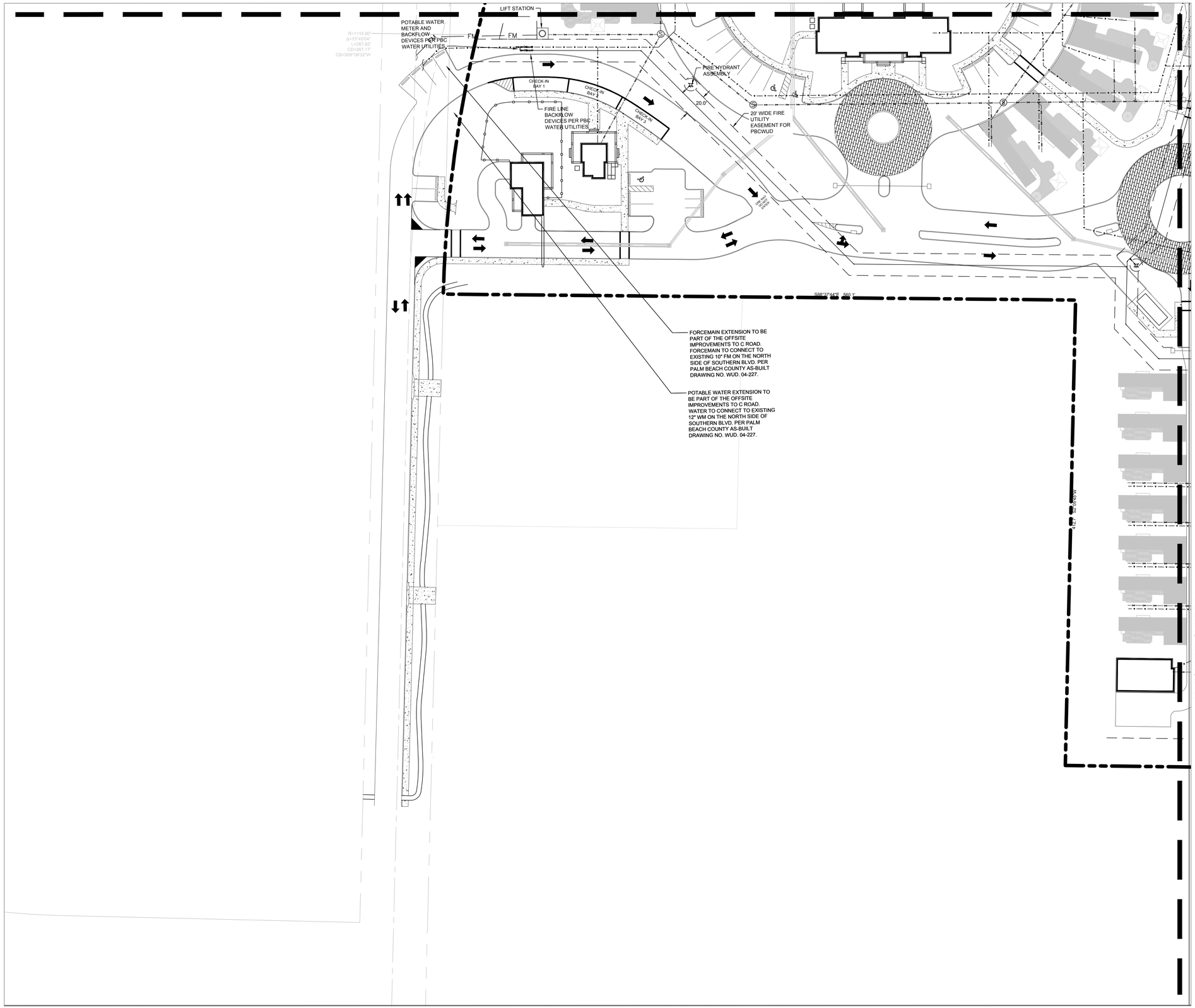
REVISION BLOCK

#	DATE	DESCRIPTION
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	08/28/24	SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL

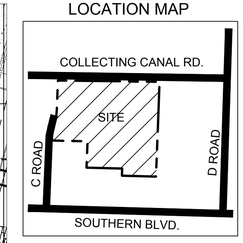
INDIVIDUAL UTILITY PLAN

SCALE: AS NOTED	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-04.1	

MATCHLINE SHEET C-04.1



LOCATION MAP



0 40 80 Feet

SCALE: 1" = 40'

LEGEND

- PROPERTY LINE
- SANITARY SEWER LINE
- WATER LINE
- FIRE LINE
- FORCE MAIN
- FIRE HYDRANT

KEYNOTE LEGEND

KEYNOTE	DESCRIPTION
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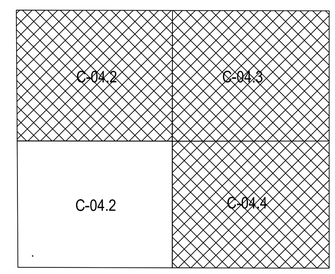
POTENTIAL POWER PEDESTAL DETAIL

SITE KEY MAP



BOVE DC, LLC

THE PADDOCK
LUXURY RV RESORT

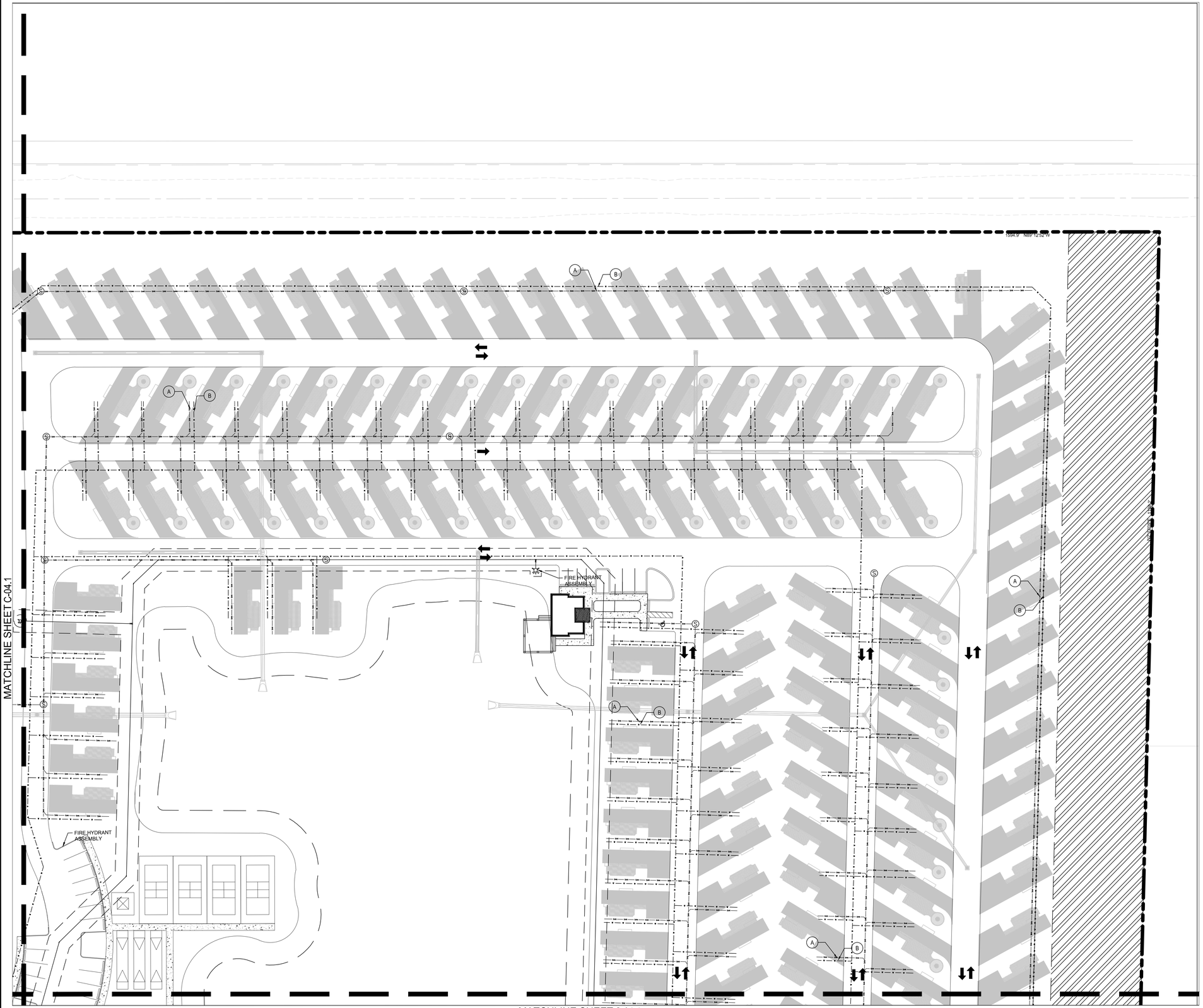
LOXAHATCHEE GROVES, FL

REVISION BLOCK

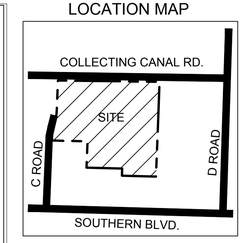
#	DATE	DESCRIPTION
4	02/13/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	08/28/24	SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL

INDIVIDUAL UTILITY PLAN

SCALE: AS NOTED	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-04.2	



LOCATION MAP



0 40 80 Feet

SCALE: 1" = 40'

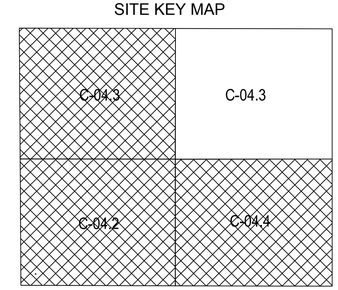
LEGEND

- PROPERTY LINE
- SANITARY SEWER LINE
- WATER LINE
- FIRE LINE
- FORCE MAIN
- FIRE HYDRANT

KEYNOTE LEGEND	
KEYNOTE	DESCRIPTION
A	3" PVC CLEANOUT WITH PLUG PIPE SEWER CAP FOR SEWER DISCHARGE
B	POWER PEDESTAL WITH 3/4" WATER SERVICE, ELECTRICAL SERVICE (BY OTHERS), AND COMMUNICATIONS CONNECTIONS (BY OTHERS)

POTENTIAL POWER PEDESTAL DETAIL

SITE KEY MAP



BOVE DC, LLC

THE PADDOCK
LUXURY RV RESORT

LOXAHATCHEE GROVES, FL

REVISION BLOCK

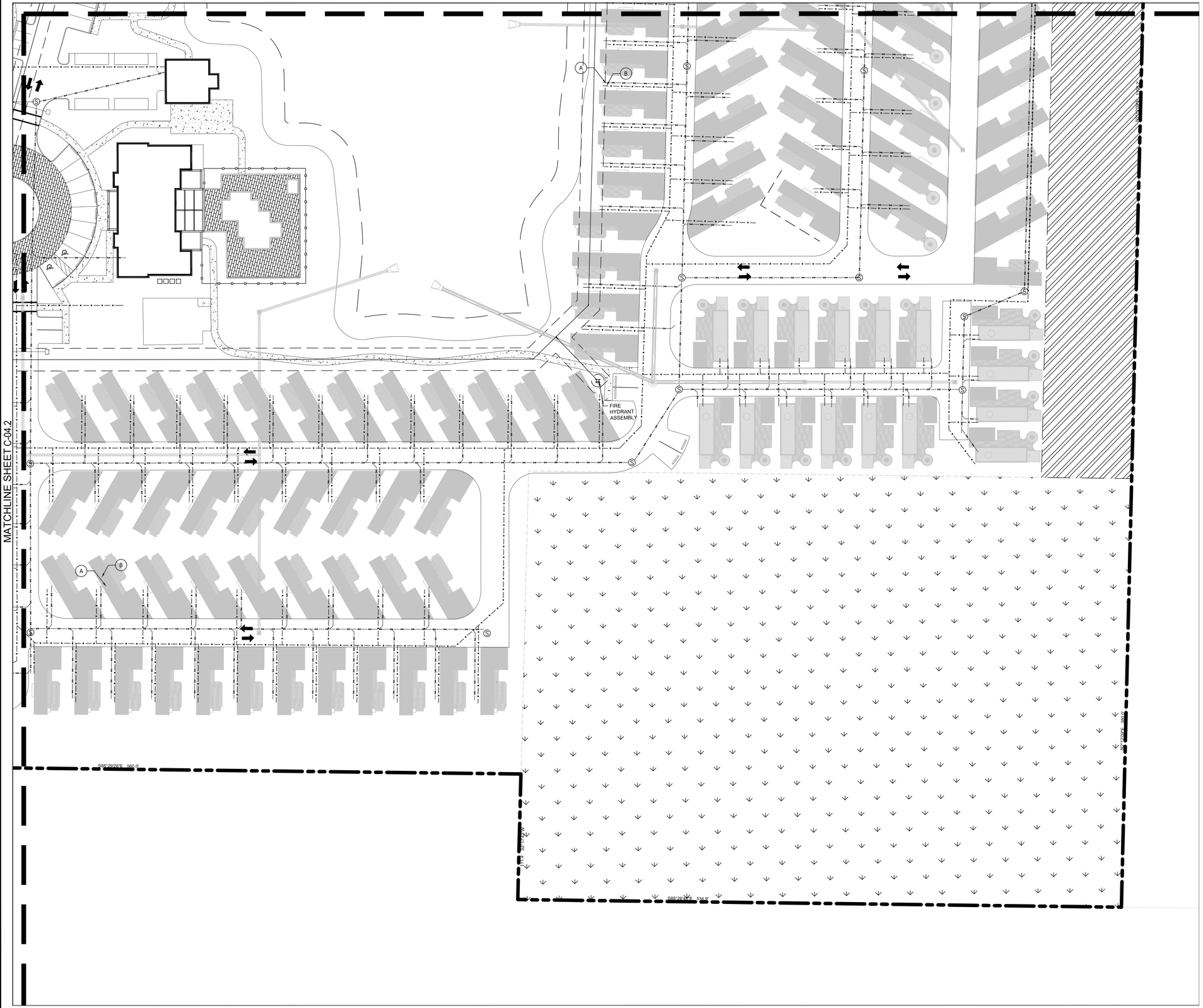
#	DATE	DESCRIPTION
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	08/28/24	SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL

INDIVIDUAL UTILITY PLAN

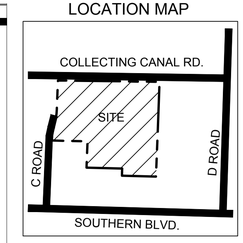
SCALE: AS NOTED	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-04.3	

MATCHLINE SHEET C-04.3

MATCHLINE SHEET C-04.2



LOCATION MAP



0 40 80 Feet

SCALE: 1" = 40'

LEGEND

- PROPERTY LINE
- SANITARY SEWER LINE
- WATER LINE
- FIRE LINE
- FORCE MAIN
- FIRE HYDRANT

KEYNOTE LEGEND

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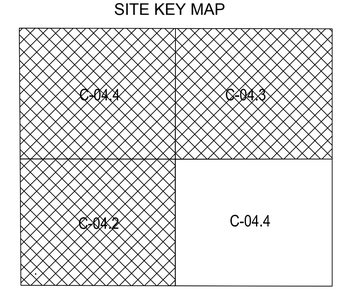
POTENTIAL POWER PEDESTAL DETAIL

SITE KEY MAP



BOVE DC, LLC

THE PADDOCK
LUXURY RV RESORT

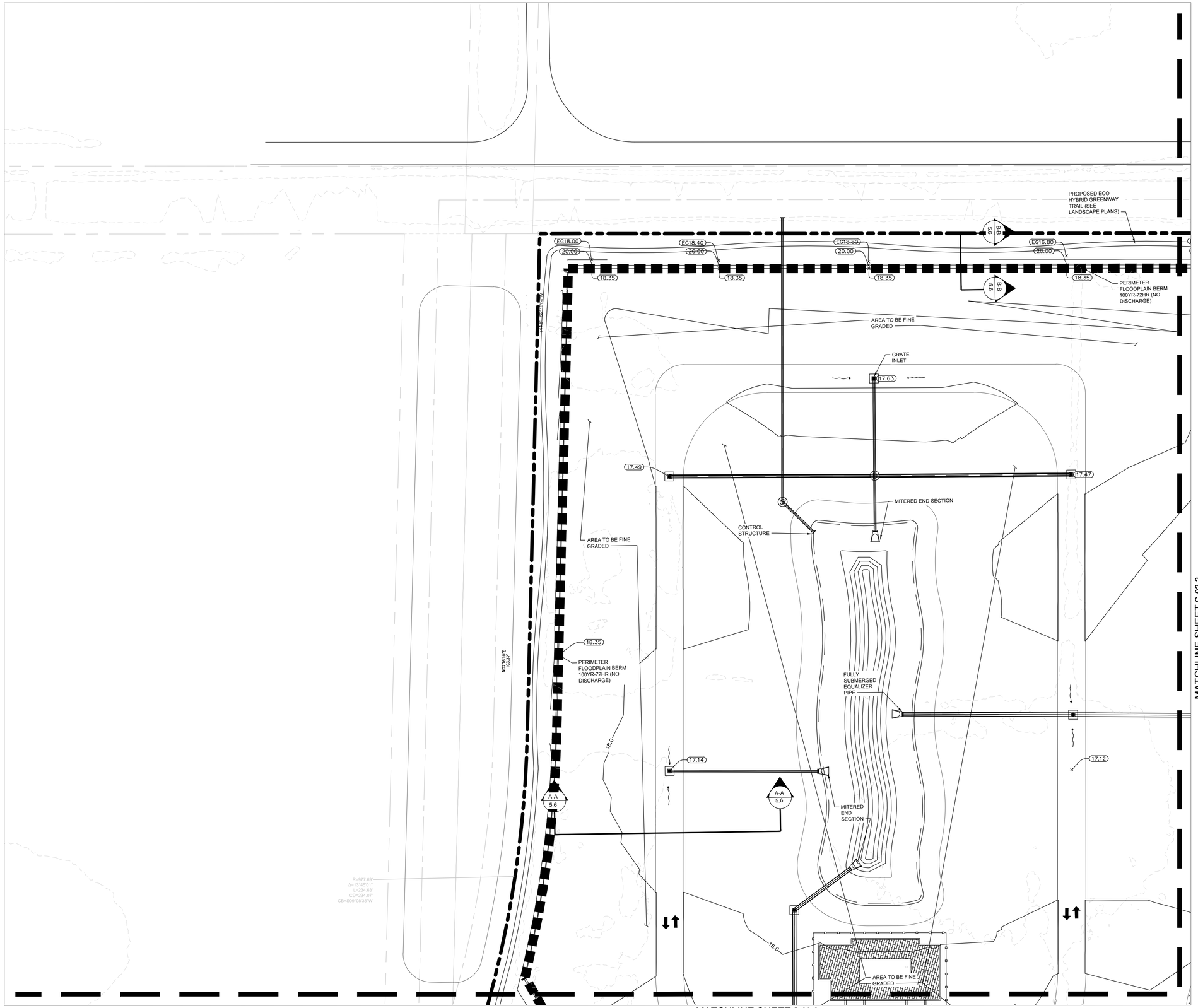
LOXAHATCHEE GROVES, FL

REVISION BLOCK

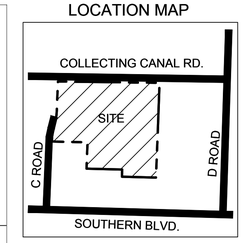
#	DATE	DESCRIPTION
5	04/07/25	SUPPLEMENTAL SITE PLAN - 5TH SUBMITTAL
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	08/28/24	SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL

INDIVIDUAL UTILITY PLAN

SCALE: AS NOTED	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-04.4	



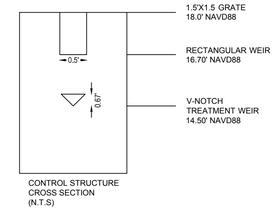
LOCATION MAP



SCALE: 1" = 40'

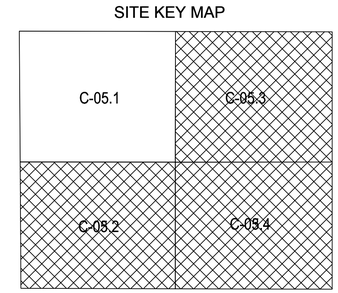
LEGEND

- PROPERTY LINE
- EXISTING GRADE CONTOUR
- PROPOSED GRADE CONTOUR
- FFE ×19.00 — FINISHED FLOOR SPOT GRADE
- DIRECTIONAL DRAINAGE FLOW ARROW
- PERIMETER FLOODPLAIN BERM



CONTROL STRUCTURE
CROSS SECTION
(N.T.S)

SITE KEY MAP



BOVE DC, LLC

THE PADDOCK
LUXURY RV RESORT

LOXAHATCHEE GROVES, FL

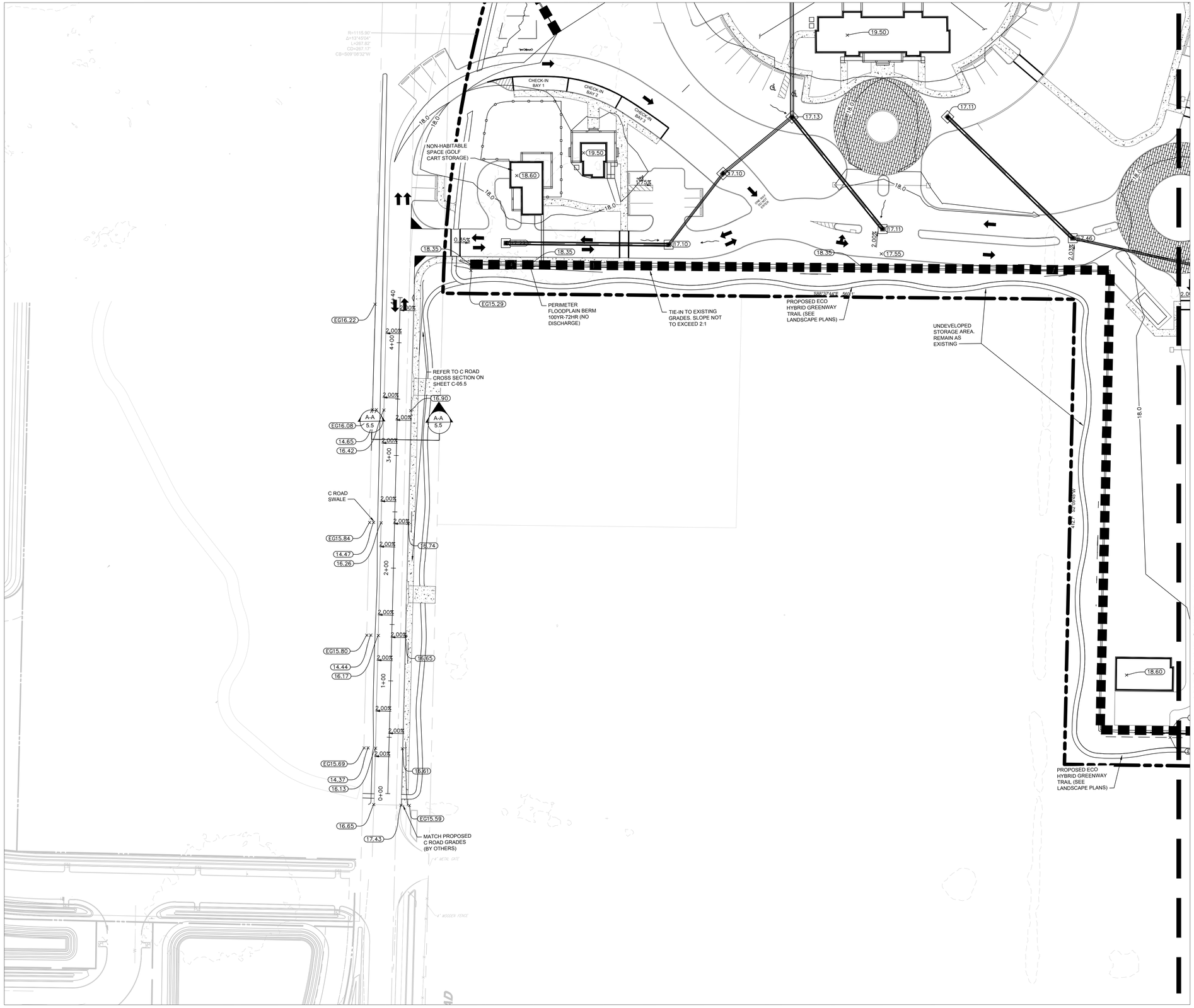
REVISION BLOCK

#	DATE	DESCRIPTION
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	08/28/24	SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL

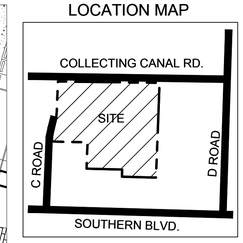
PRELIMINARY GRADING PLAN

SCALE: AS NOTED	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-05.1	

MATCHLINE SHEET C-03.1



LOCATION MAP

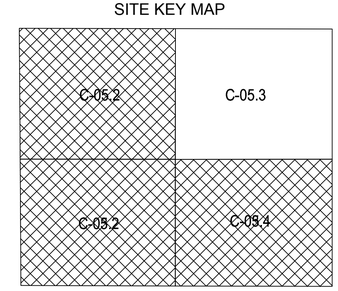


SCALE: 1" = 40'

LEGEND

- PROPERTY LINE
- EXISTING GRADE CONTOUR
- PROPOSED GRADE CONTOUR
- FFE ×19.00 — FINISHED FLOOR SPOT GRADE
- DIRECTIONAL DRAINAGE FLOW ARROW
- PERIMETER FLOODPLAIN BERM

SITE KEY MAP



BOVE DC, LLC

THE PADDOCK LUXURY RV RESORT

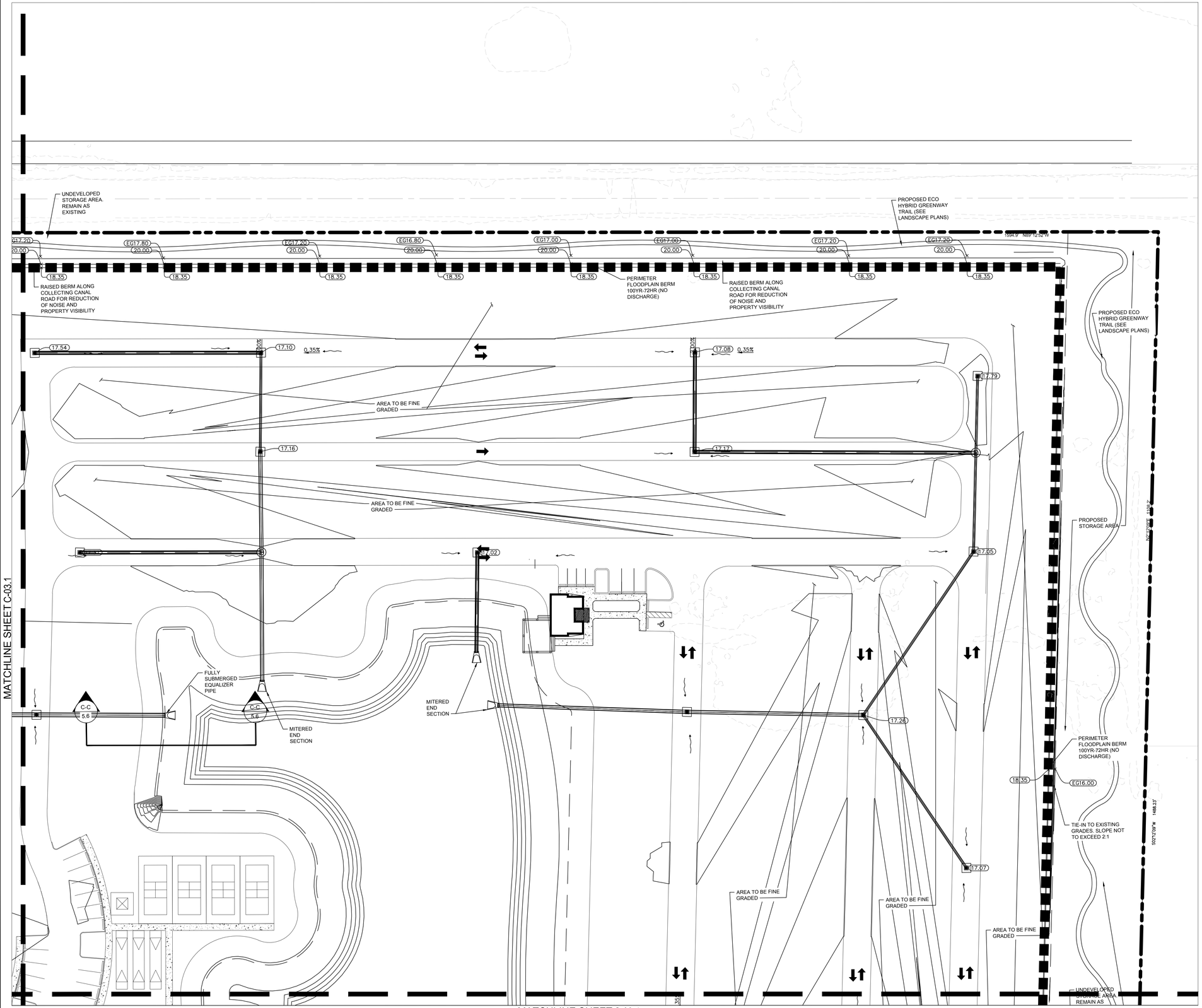
LOXAHATCHEE GROVES, FL

REVISION BLOCK

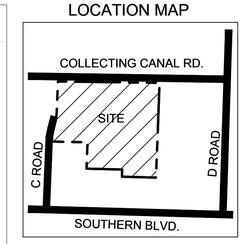
#	DATE	DESCRIPTION
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	06/28/24	SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL

PRELIMINARY GRADING PLAN

SCALE: AS NOTED	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-05.2	



LOCATION MAP

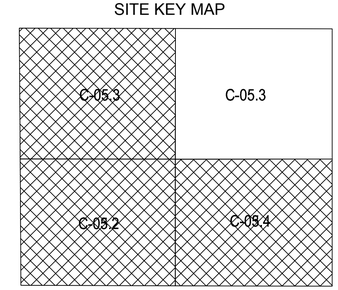


SCALE: 1" = 40'

LEGEND

- PROPERTY LINE
- EXISTING GRADE CONTOUR
- PROPOSED GRADE CONTOUR
- FFE ×19.00 — FINISHED FLOOR SPOT GRADE
- DIRECTIONAL DRAINAGE FLOW ARROW

SITE KEY MAP



BOVE DC, LLC

THE PADDOCK
LUXURY RV RESORT

LOXAHATCHEE GROVES, FL

REVISION BLOCK

#	DATE	DESCRIPTION
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	09/28/24	SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL

PRELIMINARY GRADING PLAN

SCALE: AS NOTED	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-05.3	

MATCHLINE SHEET C-03.3

MATCHLINE SHEET C-03.2

MITERED END SECTION

MITERED END SECTION

ADA ACCESSIBLE ROUTE TO CLUBHOUSE

PARK OWNED RENTALS FFE: 19.5' NAVD88

AREA TO BE FINE GRADED

AREA TO BE FINE GRADED

GRATE INLET TYP.

PERIMETER FLOODPLAIN BERM 100YR-72HR (NO DISCHARGE)

TIE-IN TO EXISTING GRADES. SLOPE NOT TO EXCEED 2:1

S88°29'28"E 560.0'

N88°29'28"W 560.00'

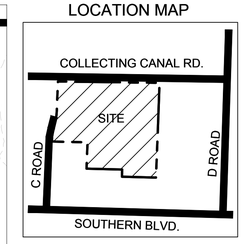
N01°30'32"E 479.07'

S88°29'28"E 634.6'

N01°30'32"W 479.07'

EXISTING

LOCATION MAP



SCALE: 1" = 40'

LEGEND

	PROPERTY LINE
	EXISTING GRADE CONTOUR
	PROPOSED GRADE CONTOUR
FFE ×19.00	FINISHED FLOOR SPOT GRADE
	DIRECTIONAL DRAINAGE FLOW ARROW

SITE KEY MAP

C-05.4	C-05.3
C-05.2	C-05.4

BOVE DC, LLC

THE PADDOCK
LUXURY RV RESORT

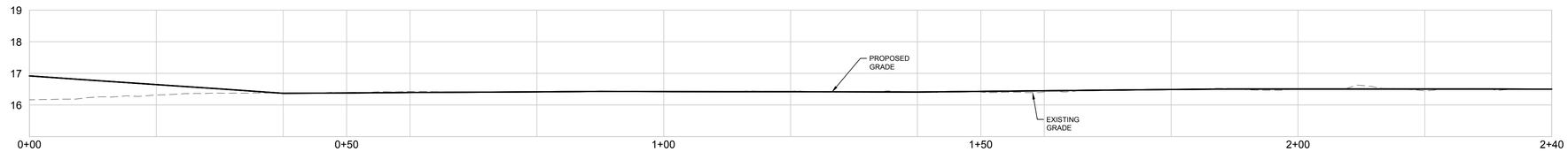
LOXAHATCHEE GROVES, FL

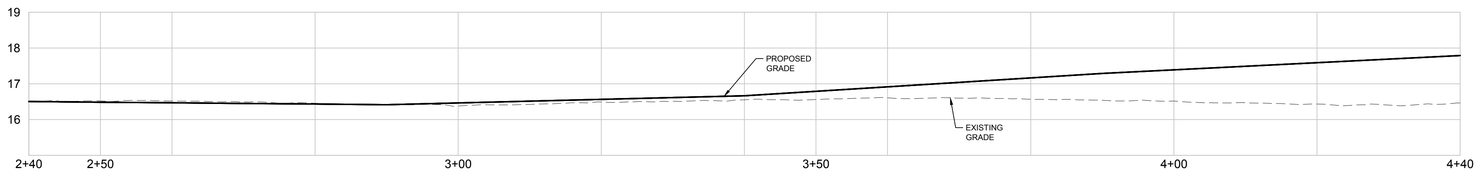
REVISION BLOCK

#	DATE	DESCRIPTION
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	08/28/24	SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL

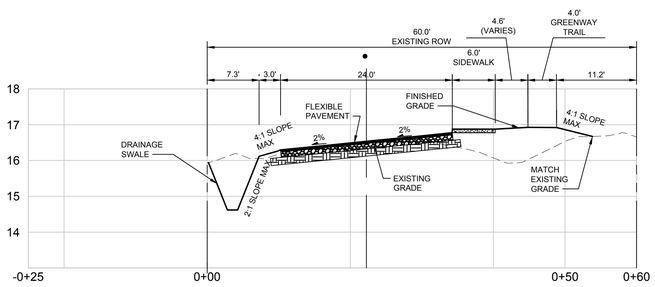
PRELIMINARY GRADING PLAN

SCALE: AS NOTED	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-05.4	

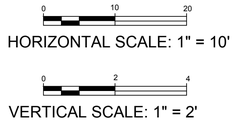




SEE ROADWAY ALIGNMENT ON SHEET C-05.2



C ROAD CROSS SECTION



BOVE DC, LLC

THE PADDOCK
LUXURY RV RESORT

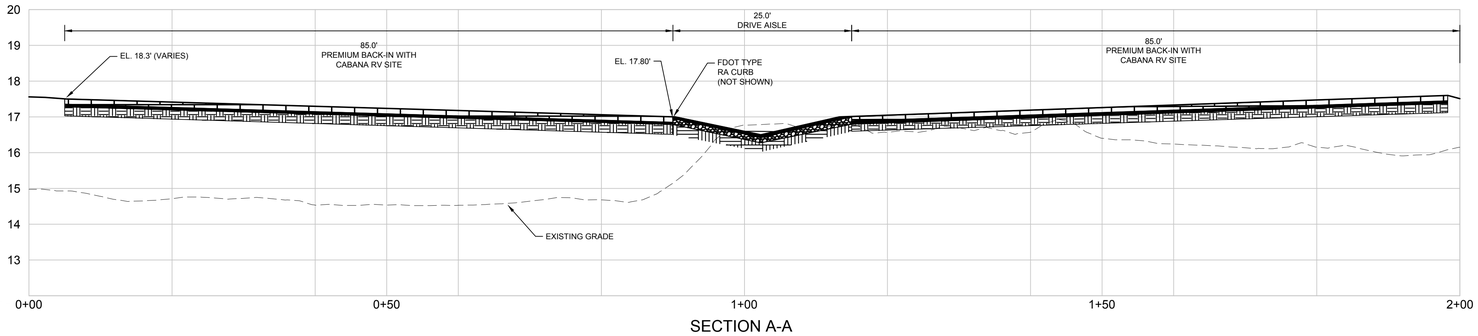
LOXAHATCHEE GROVES, FL

REVISION BLOCK

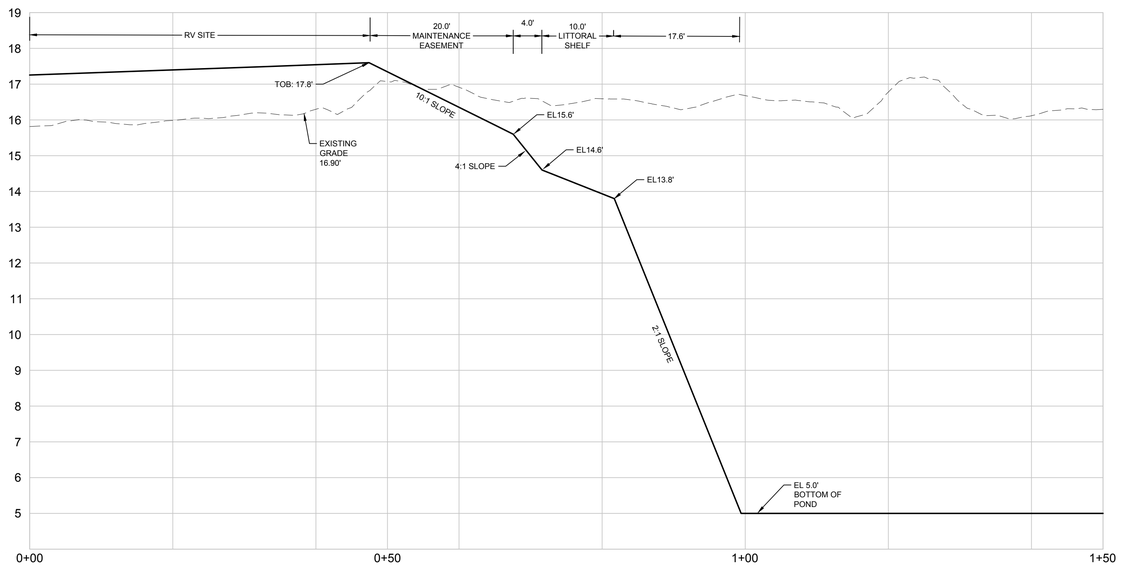
#	DATE	DESCRIPTION
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	08/28/24	SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL

C ROAD - ROAD PROFILE-CROSS SECTION

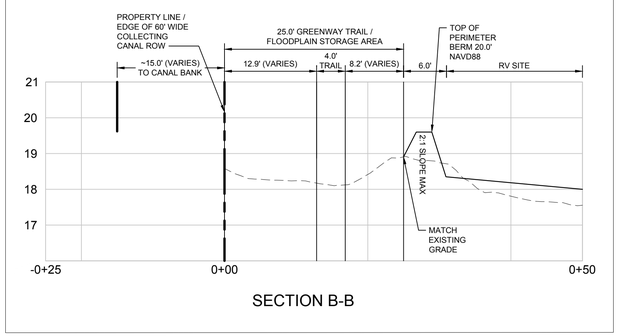
SCALE: AS NOTED	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-05.5	



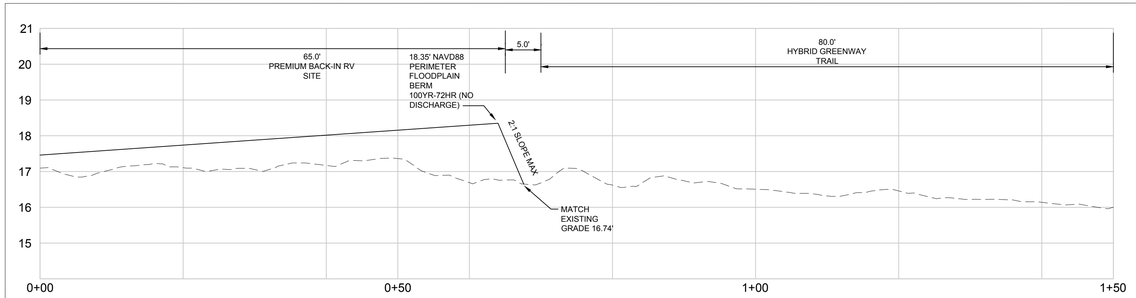
SECTION A-A



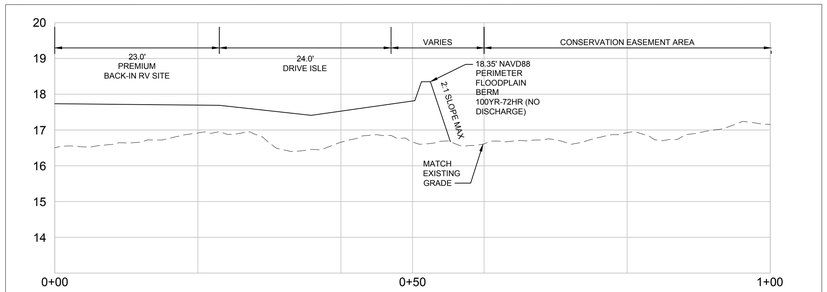
SECTION C-C
TYPICAL POND SECTION



SECTION B-B



SECTION D-D



SECTION E-E

HORIZONTAL SCALE: 1" = 10'

VERTICAL SCALE: 1" = 2'

BOVE DC, LLC

THE PADDOCK
LUXURY RV RESORT

LOXAHATCHEE GROVES, FL

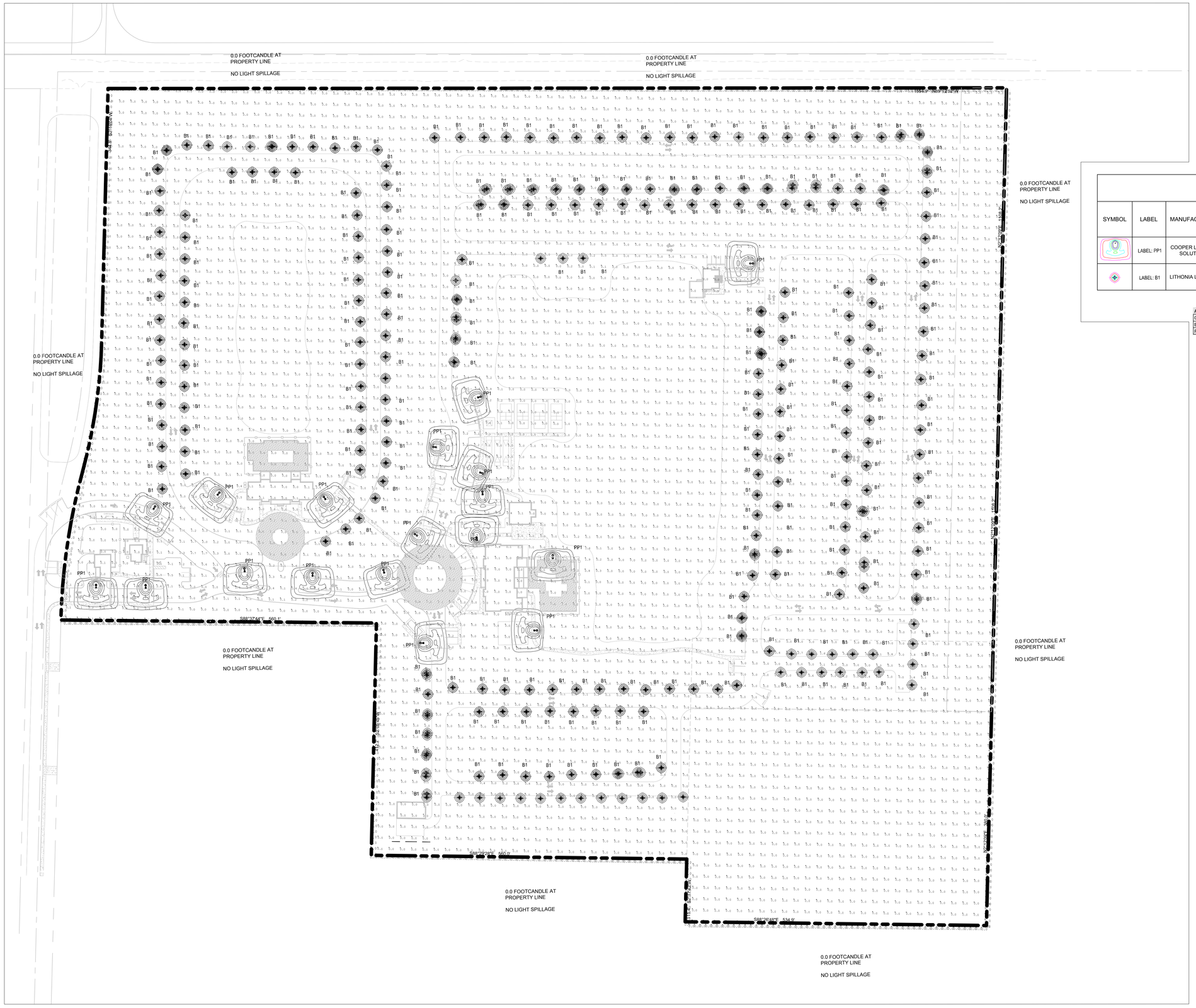
REVISION BLOCK

#	DATE	DESCRIPTION
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	**08/26/24**	**SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL**

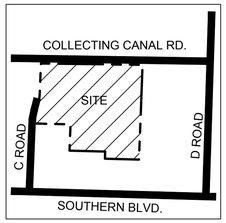
CROSS
SECTIONS

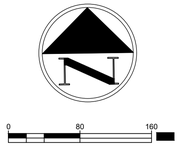
SCALE: AS NOTED	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24

SHEET NUMBER:
C-05.6



LOCATION MAP





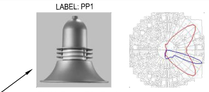
LIGHTING SCHEDULE

SYMBOL	LABEL	MANUFACTURER	IES FILE NAME	DISTRIBUTION TYPE	MOUNTING HEIGHT	LLF	LUMENS PER LAMP / WATTAGE
	LABEL: PP1	COOPER LIGHTING SOLUTIONS	EMM-E03-LED-E1-SL4	TYPE IV	15 FT	1.0	8691 / 75.2
	LABEL: B1	LITHONIA LIGHTING	RADB_LED_PE_27K_SYM_DWHXD	TYPE VS	3.5 FT	1.0	465 / 5.21

Area	Min. (FC)	Max. (FC)	Average (FC)	Min./Max. (FC)	Property Line (FC)
Clubhouse Parking Lot	0.1	2.7	1.17	27:1	0
Entrance Road	0	5.7	1	57:1	0
RV Sites (Single Bollard Light at Driveway Only)	0	4.8	0.5	48:1	0

TYPICAL PEDESTRIAN STYLE DECORATIVE LIGHT, 15 FEET IN HEIGHT. LOCATED ONLY NEAR ENTRANCE ROAD AND AMENITY SPACES

LABEL: PP1



EMM-E03-LED-E1-SL4-7060

TYPICAL BOLLARD LIGHT, 3.5 FEET IN HEIGHT AT EACH RV SITE WITH CAMP SITE NUMBER FIXED ON BOLLARD

LABEL: B1

RADB_LED_P1_27K_SYM_DWHXD

ALL LIGHTS SHALL BE FULL CUT-OFF.

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LUXURY RV RESORT

LOXAHATCHEE GROVES, FL

REVISION BLOCK

#	DATE	DESCRIPTION
5	04/07/25	SUPPLEMENTAL SITE PLAN - 5TH SUBMITTAL
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	08/26/24	SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL

PHOTOMETRIC PLAN

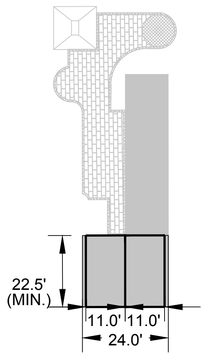
SCALE: AS NOTED

DRAWN BY: JAB

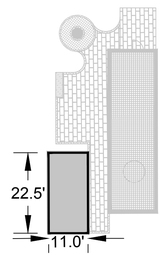
DATE: ~~FEBRUARY 2025~~ 04/07/2025

JOB NUMBER: 1001-24

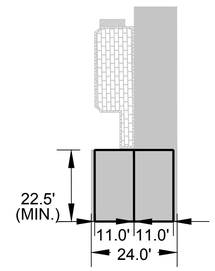
SHEET NUMBER: C-06



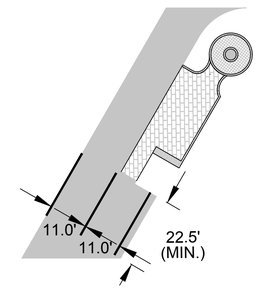
PREMIUM BACK-IN
WITH CABANA
PARKING DETAIL



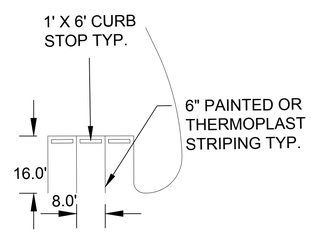
PARK OWNED
RENTAL PARKING
DETAIL



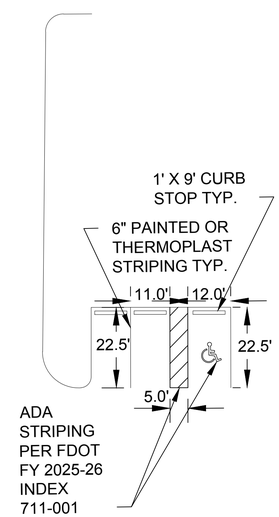
PREMIUM BACK-IN
PARKING DETAIL



PREMIUM
PULL-THROUGH
PARKING DETAIL



GOLF CART
PARKING DETAIL



STANDARD
PARKING DETAIL

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THE PADDOCK
LUXURY RV RESORT
LOXAHATCHEE GROVES, FL

REVISION BLOCK

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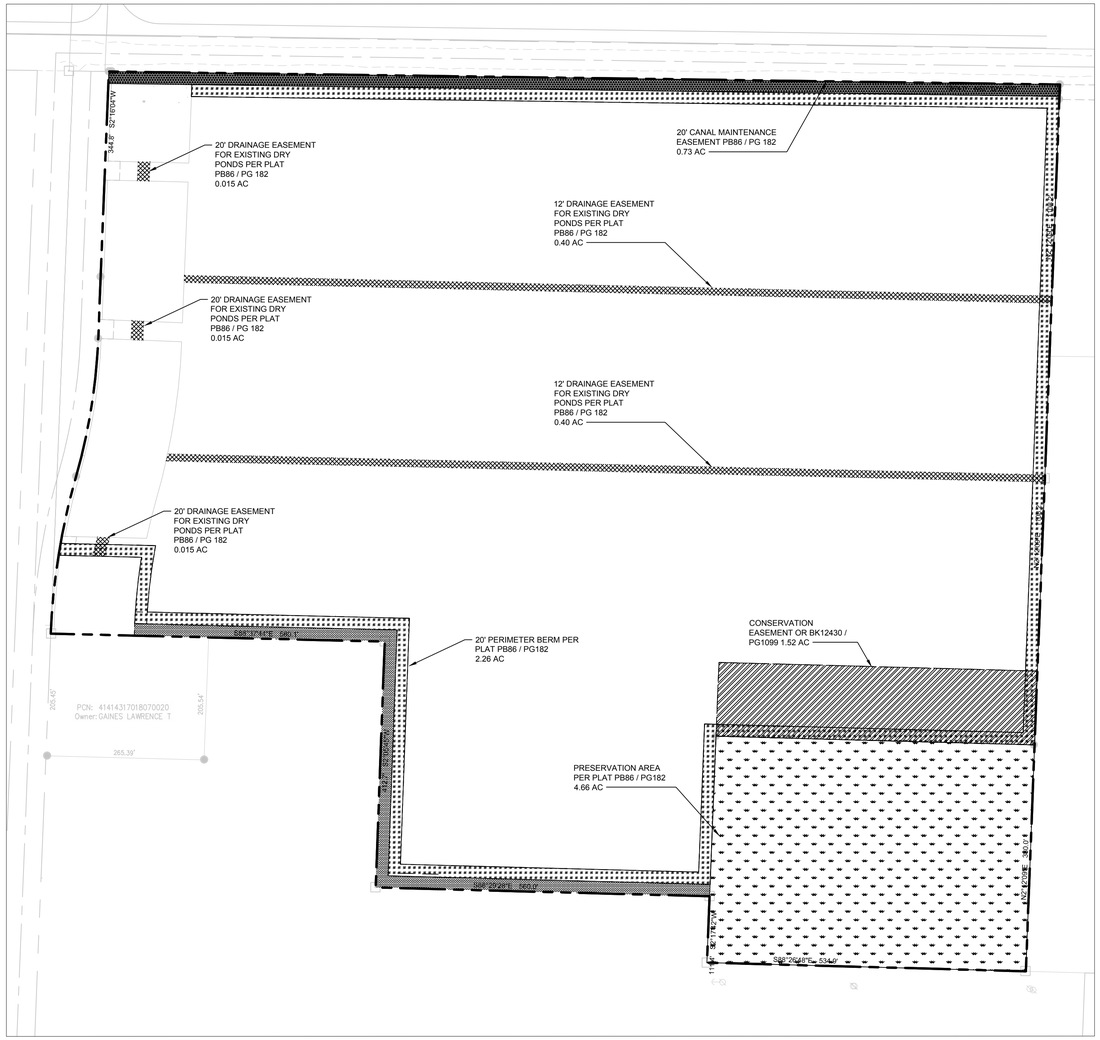
1	08/28/24	SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL

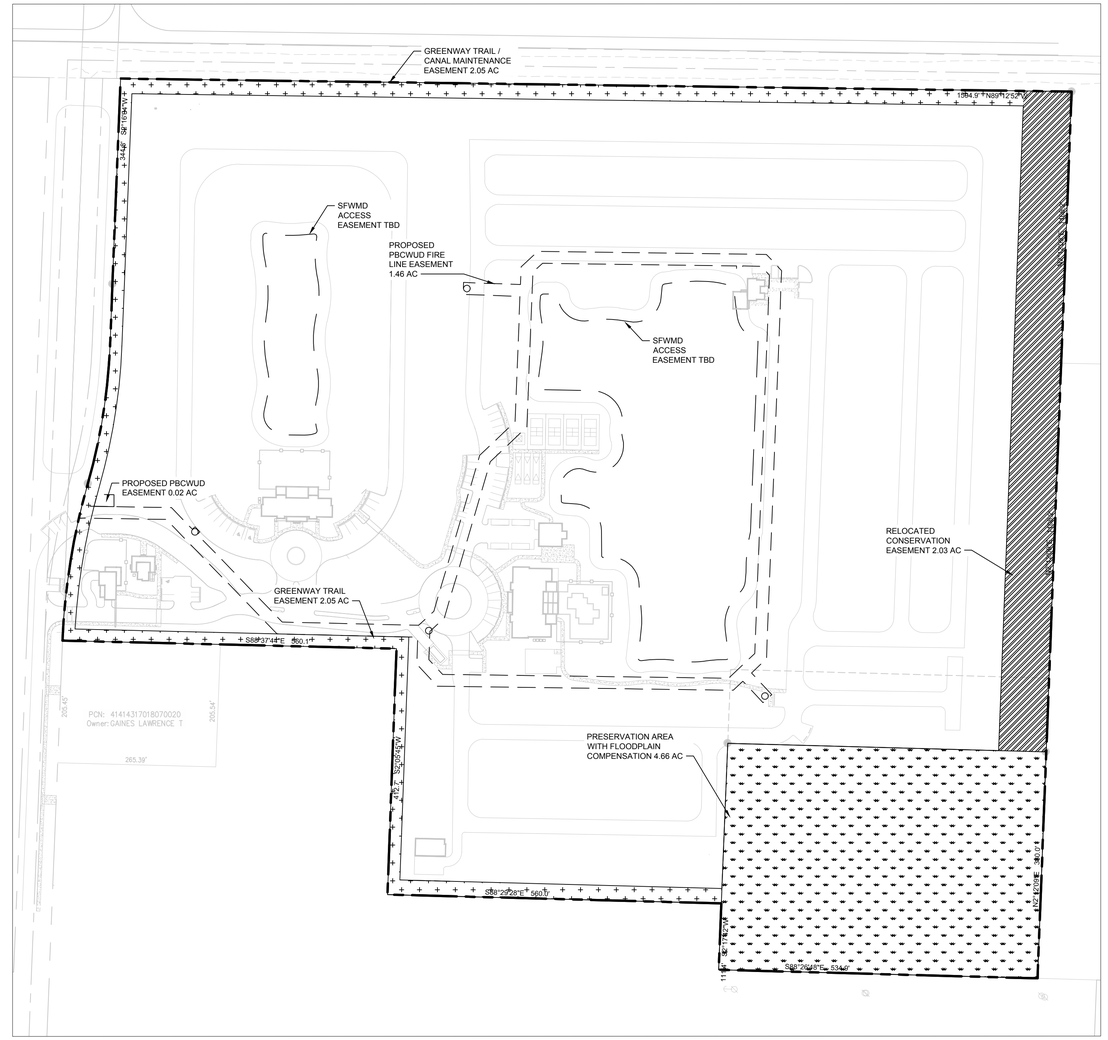
DETAIL SHEET

SCALE: AS NOTED	DRAWN BY: JAB
DATE: ~~PERMIT SET 2025~~	JOB NUMBER: 1001-24
SHEET NUMBER: C-07	

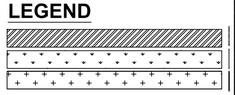
EXISTING CONDITION



PROPOSED CONDITION



LEGEND



The Paddock Easements

Parcel Number	Description	Existing Book/Page	Proposed Action	Existing AC	Proposed AC	Net
Conservation / Preservation Easements						
Parcel 1 Lot 1	Conservation Easement	OR BK12430 / PG1099	Relocate to eastern 80' of property	1.52	2.03	0.51
Preservation Area	Loxahatchee Farms West Homeowners Association	PB 86 / PG 182	Remain in existing location and add floodplain storage within this area	4.66	4.66	0.00
Parcel 1 Lot 1,2,3	Preservation Access Easement	PB 86 / PG 182	To be accessed by greenway trail	0.64	2.05	1.41
				6.82	8.75	1.93
Water Management Related Easements						
Parcel 1 Lot 1,2,3	Permimeter Berm Easement	PB 86 / PG 182	TBD per water management district	2.26	TBD	
Parcel 1 Lot 1,2,3	Water Management, Drainage, and Water Management Easement	PB 86 / PG 182	TBD per water management district	0.85	TBD	
Parcel 1 Lot 1,2,3	Canal Maintenance Easement	PB 86 / PG 182	Part of northern greenway trail	0.64	2.05	
				3.75	2.05	

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THE PADDOCK
LUXURY RV RESORT

LOXAHATCHEE GROVES, FL

REVISION BLOCK

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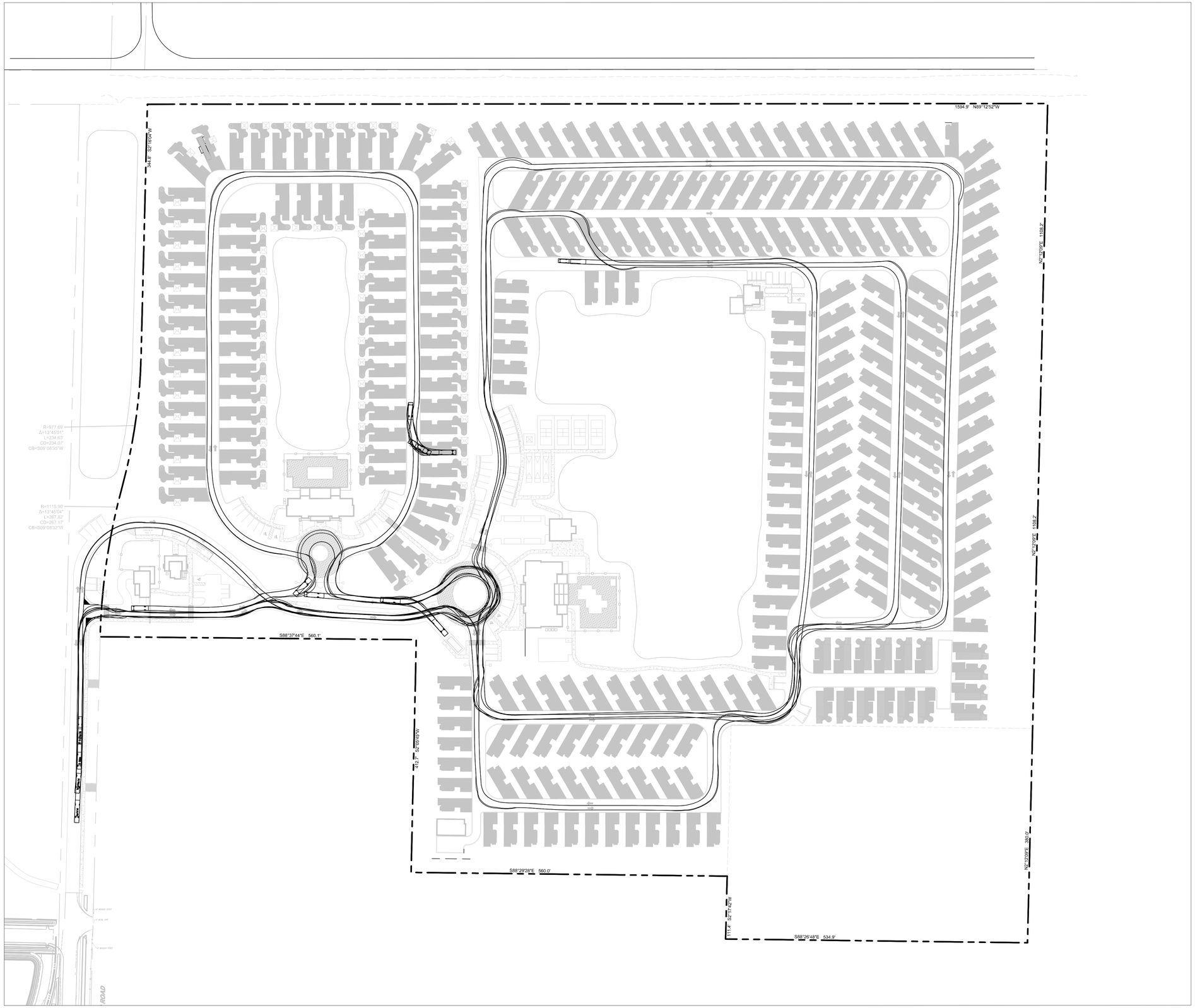
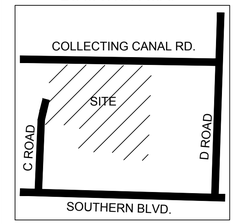
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	09/28/24	SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL

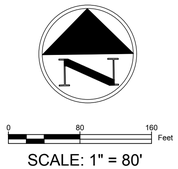
EASEMENT
EXHIBIT

SCALE: AS NOTED
DRAWN BY: JAB
DATE: FEBRUARY 2025
JOB NUMBER: 1001-24
SHEET NUMBER:
EX. 1

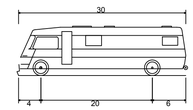


LOCATION MAP





SCALE: 1" = 80'



MH - Motorhome	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	8.876ft
Min Body Ground Clearance	1.236ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	40.000ft

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THE PADDOCK
LUXURY RV RESORT
LOXAHATCHEE GROVES, FL

REVISION BLOCK

#	DATE	DESCRIPTION
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
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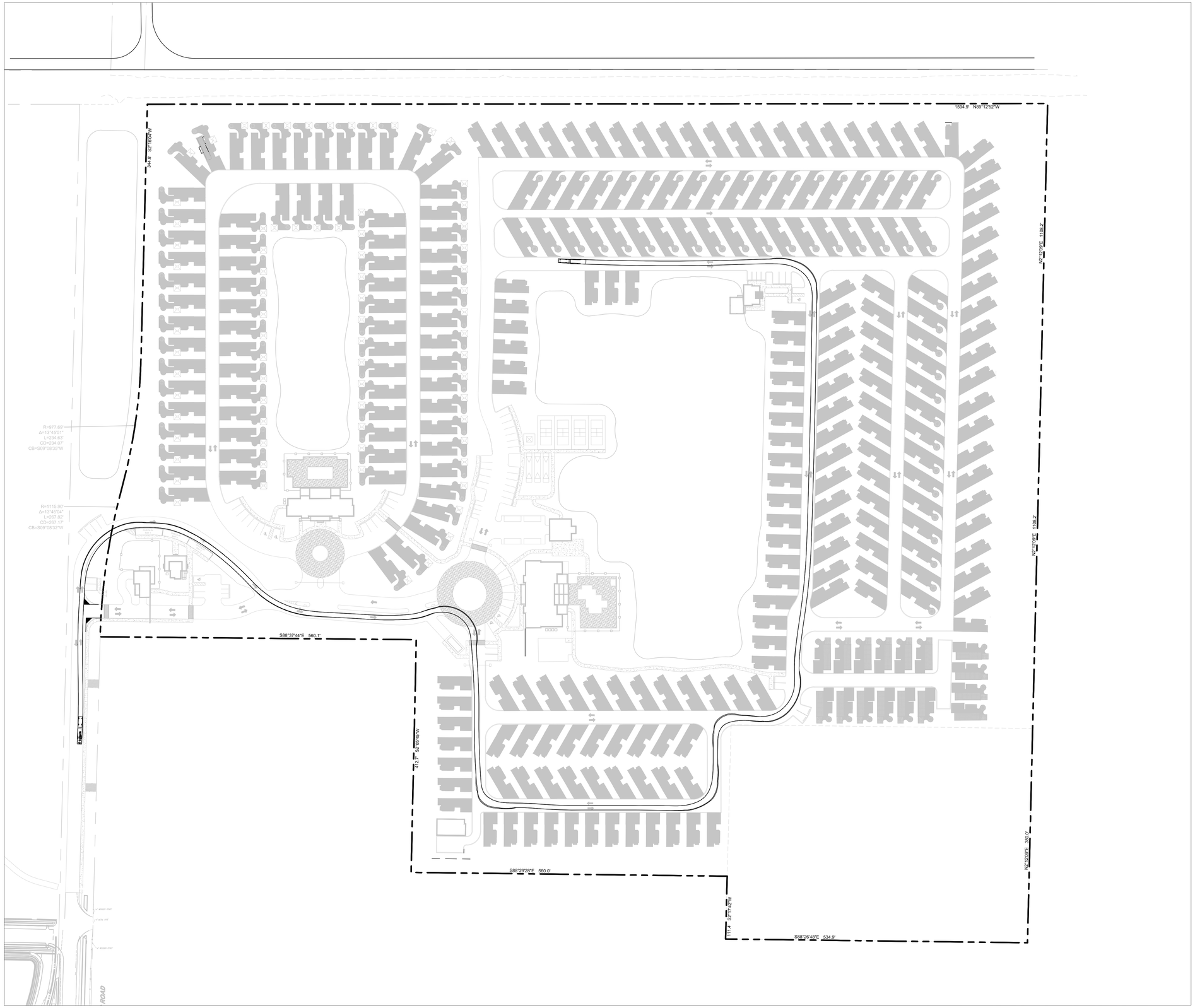
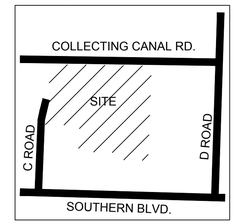
1	08/28/24	SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL

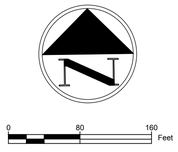
AUTOTURN-RV

SCALE: AS NOTED	DRAWN BY: JAB
DATE: OCTOBER 2024	JOB NUMBER: 1001-24
SHEET NUMBER: EX-2	

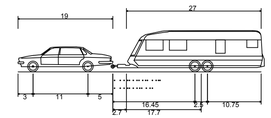


LOCATION MAP





SCALE: 1" = 80'



P/T - Car and Camper Trailer

Overall Length	48.700ft
Overall Width	8.000ft
Overall Body Height	8.250ft
Min Body Ground Clearance	0.795ft
Max Track Width	8.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	33.000ft

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THE PADDOCK
LUXURY RV RESORT

LOXAHATCHEE GROVES, FL

REVISION BLOCK

#	DATE	DESCRIPTION
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
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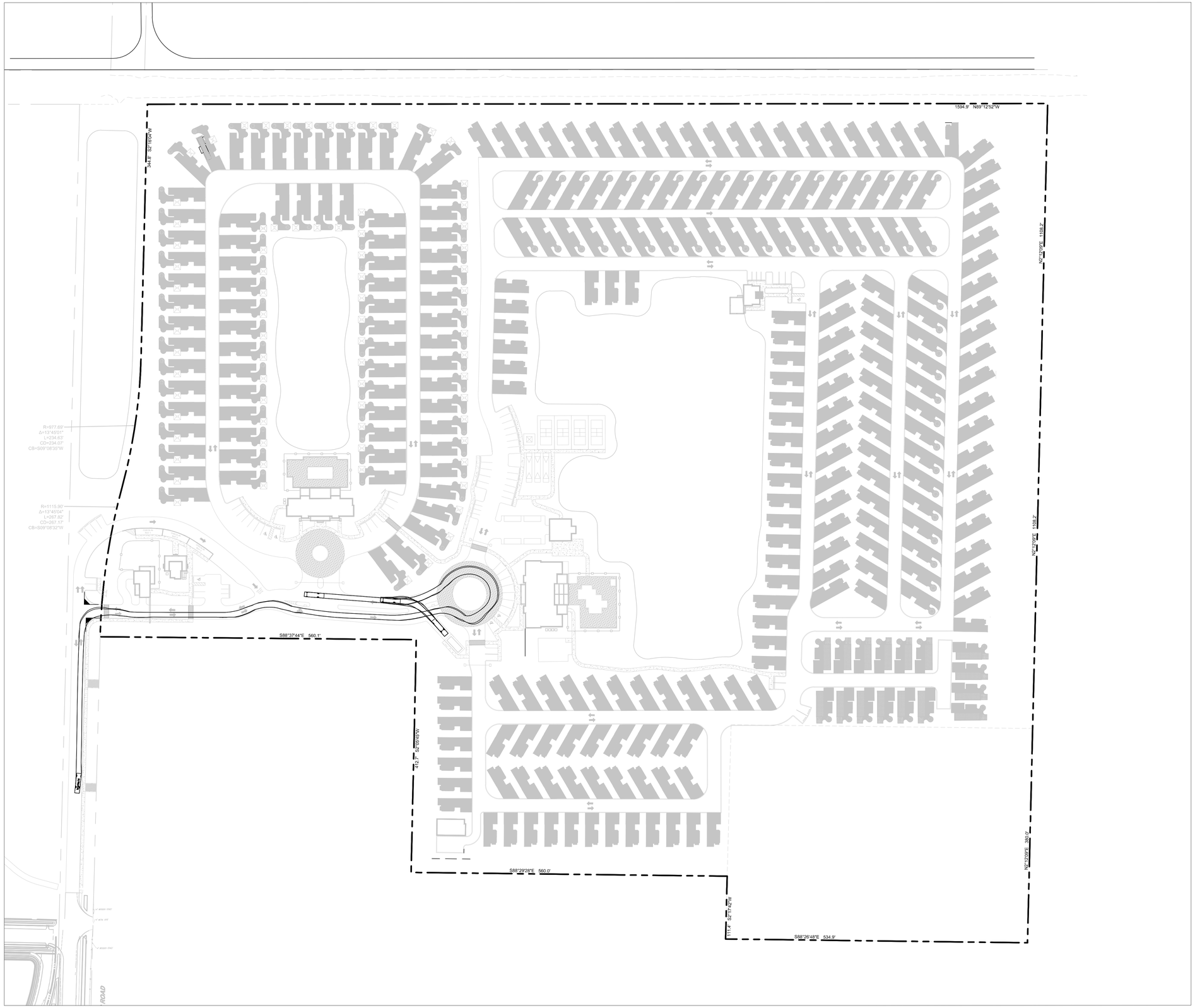
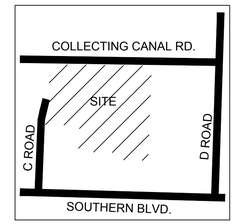
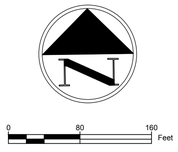
AUTOTURN-5TH WHEEL

SCALE: AS NOTED	DRAWN BY: JAB
DATE: OCTOBER 2024	JOB NUMBER: 1001-24
SHEET NUMBER: EX-3	

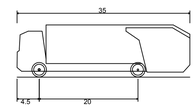


LOCATION MAP





SCALE: 1" = 80'



Rear-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

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THE PADDOCK
LUXURY RV RESORT

LOXAHATCHEE GROVES, FL

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#	DATE	DESCRIPTION
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
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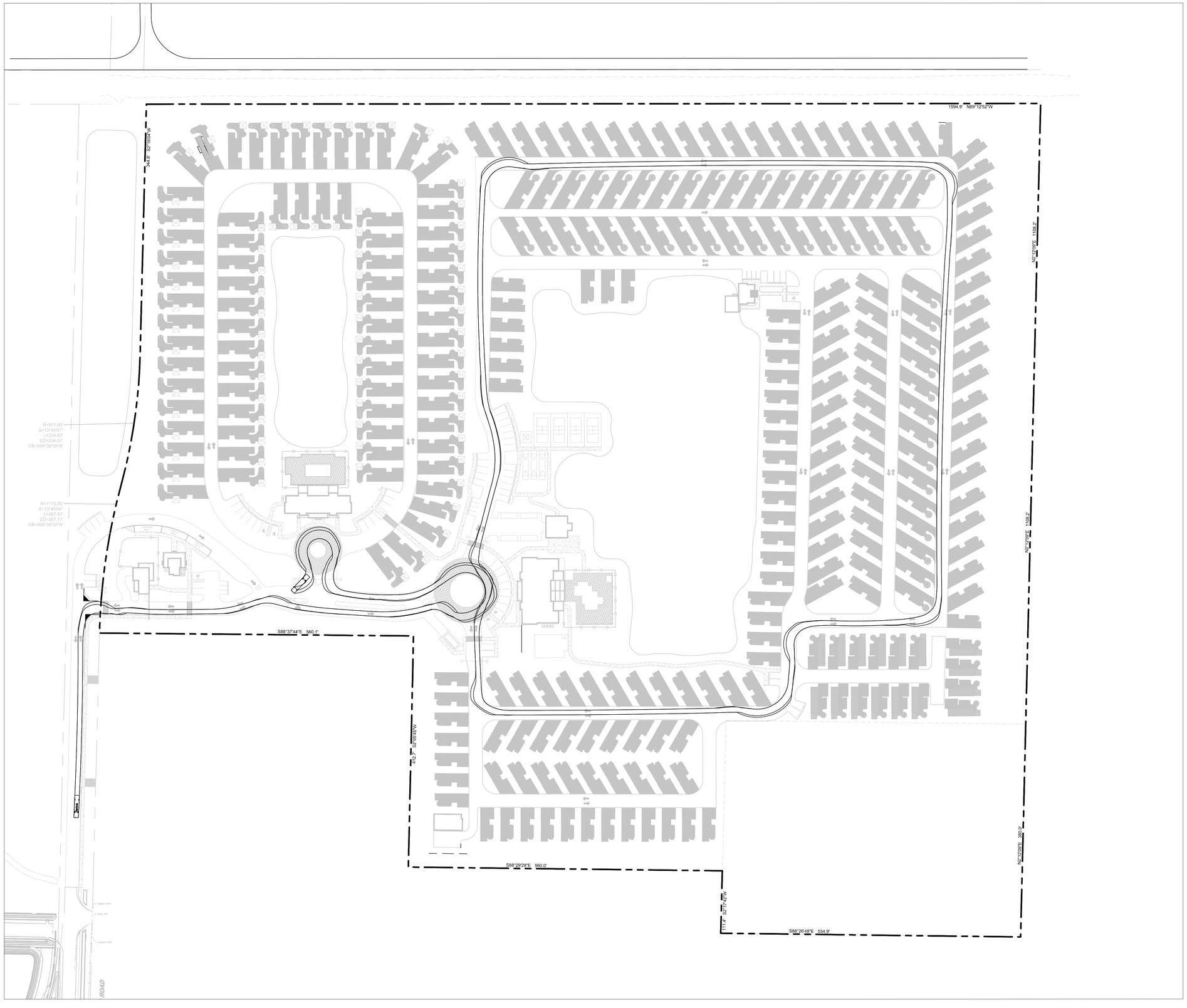
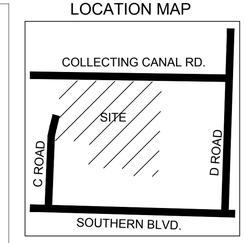
1	08/28/24	SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL

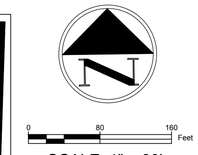
AUTOTURN-TRASH

SCALE: AS NOTED	DRAWN BY: JAB
DATE: OCTOBER 2024	JOB NUMBER: 1001-24
SHEET NUMBER: EX-4	

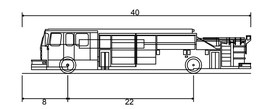


LOCATION MAP





SCALE: 1" = 80'



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	• • • • •

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THE PADDOCK
LUXURY RV RESORT

LOXAHATCHEE GROVES, FL

REVISION BLOCK

#	DATE	DESCRIPTION
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
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AUTOTURN-FIRE

SCALE: AS NOTED	DRAWN BY: JAB
DATE: OCTOBER 2024	JOB NUMBER: 1001-24
SHEET NUMBER: EX-5	