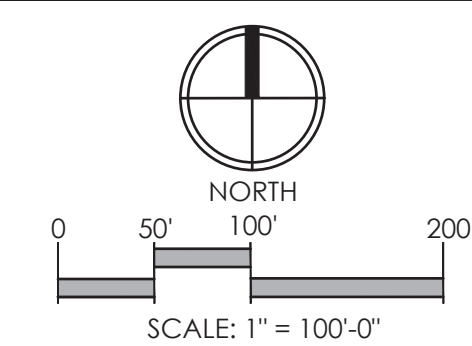


Consultants:

Revisions: 05/16/2023 - Resubmittal 06/28/2023 - Resubmittal 08/02/2023 - Resubmittal 08/25/2023 - Resubmittal 09/21/2023 - Resubmittal



Drawn By: TAC Drawing #: 1076 Date: 04/28/2022

Master Plan

SHEET # MP.1

PETITION NAME LOTIS WELLINGTON 2 PETITION NUMBER 2022-0001-MP LAND USE DESIGNATION MIXED USE ZONING DISTRICT MUPD OVERLAY(S) / NEIGHBORHOOD PLAN(S) N/A PROPERTY CONTROL NUMBER(S) 73-42-43-27-05-018-0072 73-42-43-27-05-018-0071 73-42-43-27-05-018-0040

COMMERICAL FAR 0.01 RESIDENTIAL DENSITY 3.29 DU/AC EXISTING USE(S) VACANT PROPOSED USE(S) MIXED USE GROSS SITE AREA 52.259 AC

LAND USE ALLOCATION TABLE with columns: POD, LAND USE, ACREAGE, % OF SITE, FAR, BLDG. COVERAGE. Includes rows for Commercial, Residential, Public Rec, and Open Space.

NOTE: 1. REFER TO PROJECT STANDARDS MANUAL FOR INDIVIDUAL LOT REQUIREMENTS. 2. SECTION 6.5.4 MULTIPLE USE PLANNED DEVELOPMENT EACH LAND USE IS LIMITED TO 30% GROSS AREA...

DEVELOPMENT TEAM

DEVELOPER LOTIS WELLINGTON 2, LLC. 2300 GLADES RD, SUITE 202E BOCA RATON, FL 33431

PLANNER & LANDSCAPE ARCHITECT

INSITE STUDIO, INC. 3601 PGA BLVD SUITE 220 PALM BEACH GARDENS, FL 33410

CIVIL ENGINEER

SCHNARS ENGINEERING CORP. 947 CLINT MOORE ROAD BOCA RATON, FL 33487

TRAFFIC ENGINEER

JFO GROUP, INC. 6671 W INDIANTOWN RD, SUITE 50-324 JUPITER, FL 33458

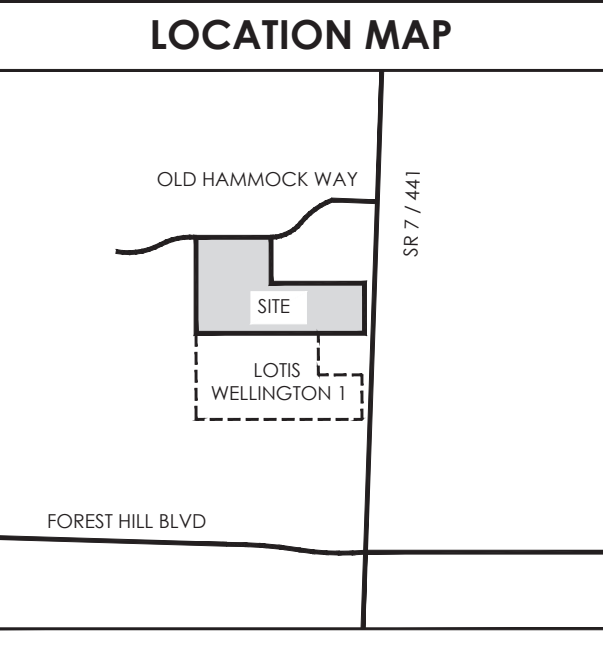
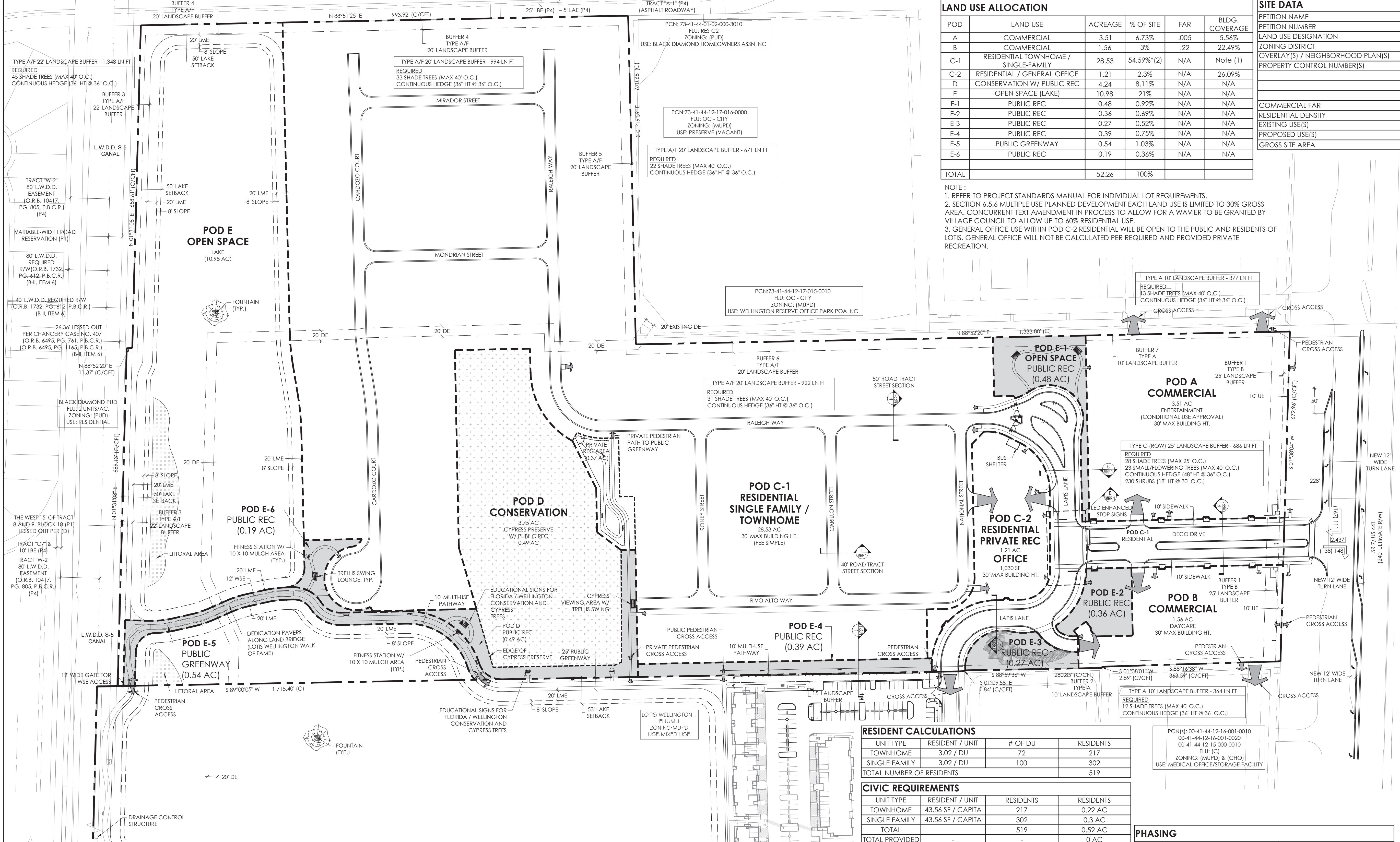
ENVIRONMENTAL

ECOTONE SERVICES 13945 89TH STREET FELLSMERE, FL 32948

SURVEY

DENNIS J LEAVY & ASSOCIATES 460 BUSINESS PARK WAY, SUITE B ROYAL PALM BEACH, FL 33411

Exhibit B Master Plan including Phasing, Regulating Plan and Circulation Plan (Sheet 1 of 3)



RESIDENT CALCULATIONS TABLE with columns: UNIT TYPE, RESIDENT / UNIT, # OF DU, RESIDENTS. Totals: 519 Residents.

CIVIC REQUIREMENTS TABLE with columns: UNIT TYPE, RESIDENT / UNIT, RESIDENTS, RESIDENTS. Totals: 519 Residents.

PRIVATE RECREATION REQUIREMENTS TABLE with columns: UNIT TYPE, CALCULATION, RESIDENTS, AREA REQUIRED. Totals: 1.31 AC.

PRIVATE RECREATION PROVIDED TABLE with columns: POD, CALCULATION, RESIDENTS, AREA PROVIDED. Totals: 1.58 AC.

PUBLIC RECREATION REQUIREMENTS TABLE with columns: UNIT TYPE, CALCULATION, RESIDENTS, AREA REQUIRED. Totals: 2.6 AC.

PUBLIC RECREATION PROVIDED TABLE with columns: POD, AREA PROVIDED, % CREDIT, TOTAL AC CREDIT. Totals: 8.05 AC.

PHASING TABLE with columns: POD, LAND USE, PHASE. Includes rows for Commercial, Residential, and Public Rec.

DEVELOPMENT BREAKDOWN TABLE with columns: POD, USE, SF / DU / ACRES (AC). Totals: 13.21 AC.

APPROVALS

LEGAL DESCRIPTION Parcel 1: Tract 4 of Block 18 of PALM BEACH FARMS CO. PLAT NO. 3... Parcel 2: The North 330 feet of Tract 7... AND LESS AND EXCEPT the following: A portion of Tract 7...

LEGAL DESCRIPTION CONT. Parcel 3: Tract 7, excepting therefrom the North 330 feet thereof... Parcel 4: The West 15 feet of the North 330 feet of Tract 7... Parcel 5: That portion of the 25 foot road shown on the plat of THE PALM BEACH FARMS CO. PLAT NO. 3...

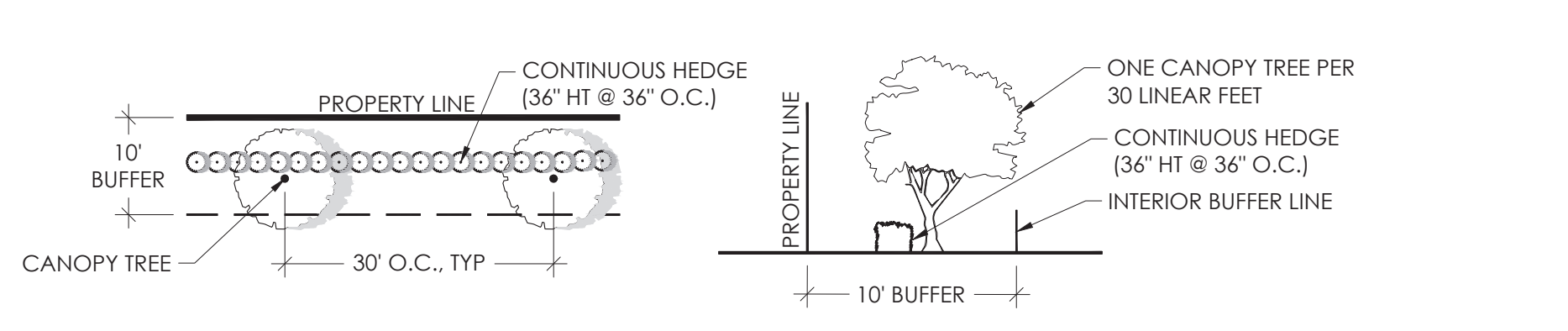
Exhibit B

Master Plan including Phasing, Regulating Plan and Circulation Plan Sheet 1 of 3)



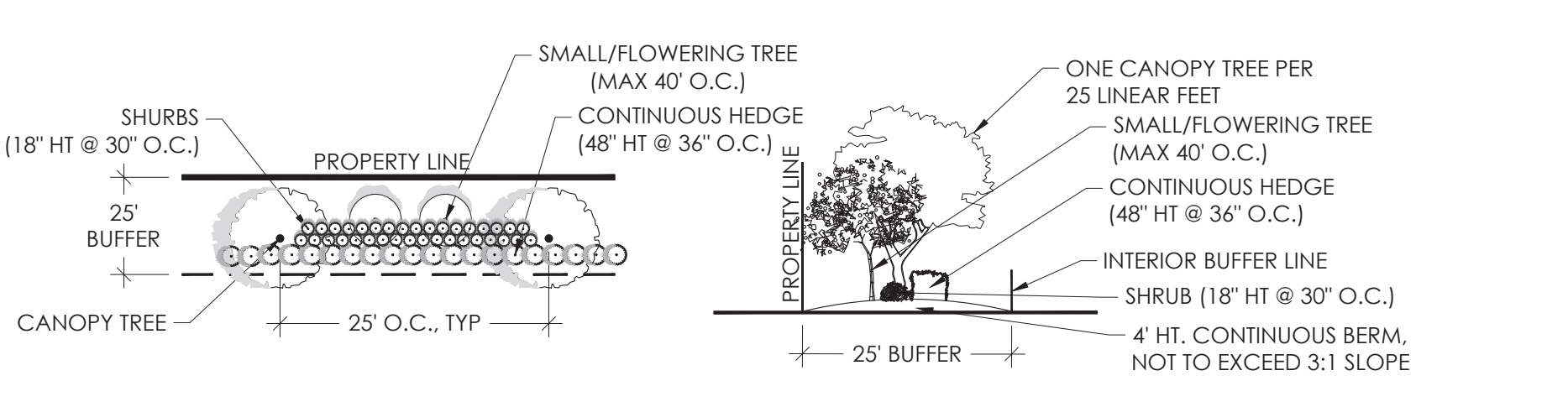
A TYPE A 10' LANDSCAPE BUFFER - 2, 7 NTS.

NOTES: FIELD ADJUSTMENT OF BERMS, WALLS AND PLANT MATERIALS MAY BE PERMITTED TO PROVIDE PEDESTRIAN SIDEWALKS/BIKE PATHS AND TO ACCOMMODATE TRANSVERSE UTILITY OR DRAINAGE EASEMENT CROSSINGS AND EXISTING VEGETATION.



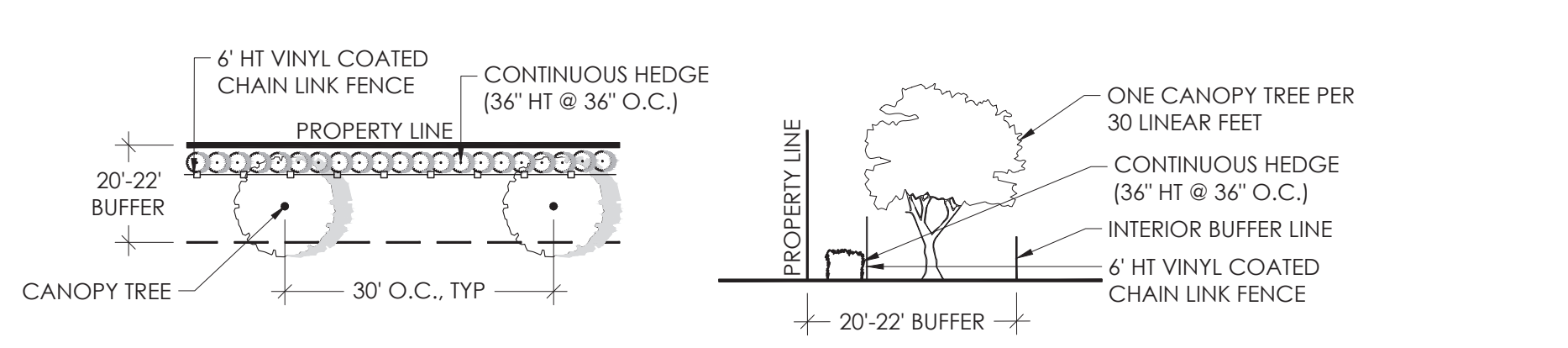
B TYPE B ROW 25' LANDSCAPE BUFFER - 1 NTS.

NOTES: FIELD ADJUSTMENT OF BERMS, WALLS AND PLANT MATERIALS MAY BE PERMITTED TO PROVIDE PEDESTRIAN SIDEWALKS/BIKE PATHS AND TO ACCOMMODATE TRANSVERSE UTILITY OR DRAINAGE EASEMENT CROSSINGS AND EXISTING VEGETATION.

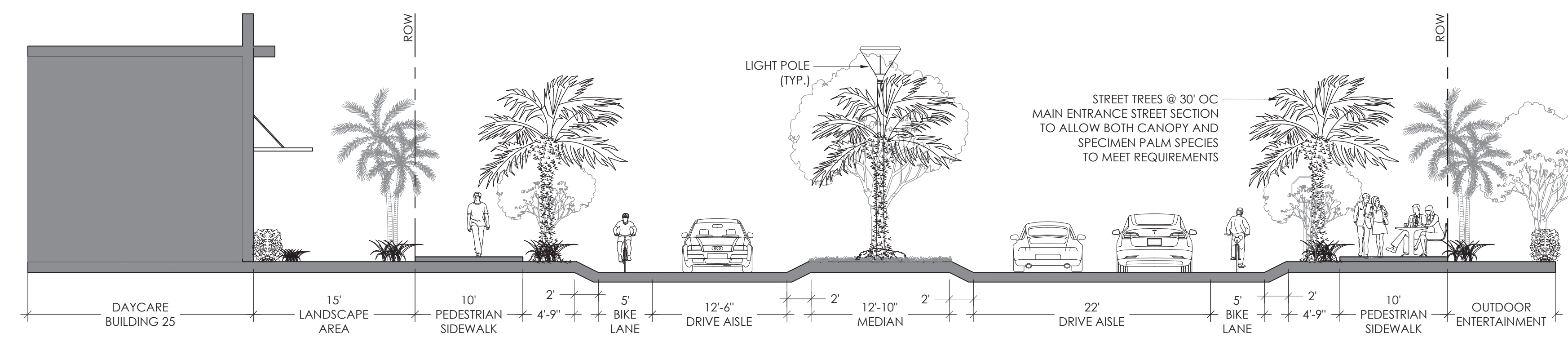
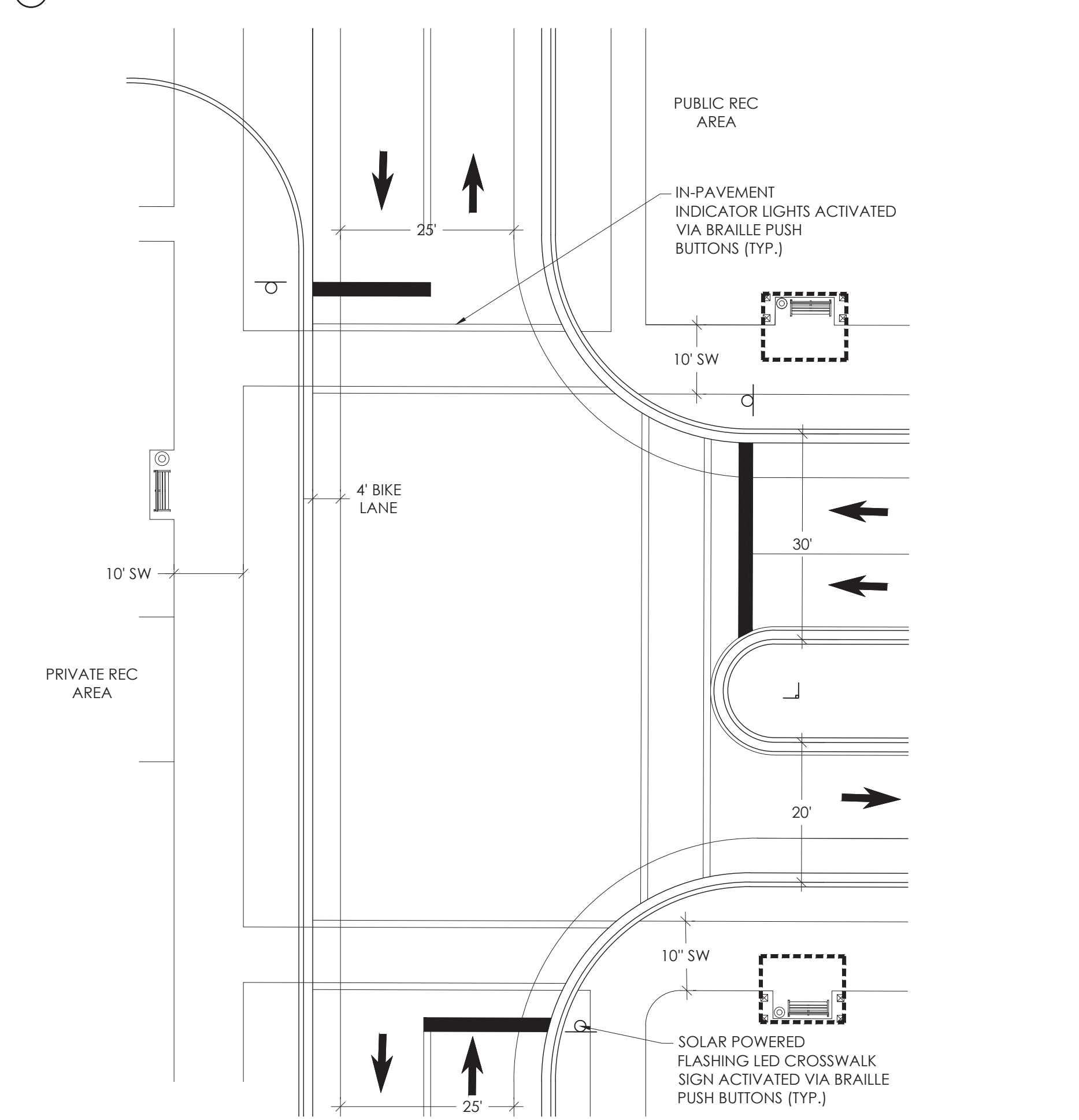


C TYPE A/F 20'-22' LANDSCAPE BUFFER - 3, 4, 5, 6 NTS.

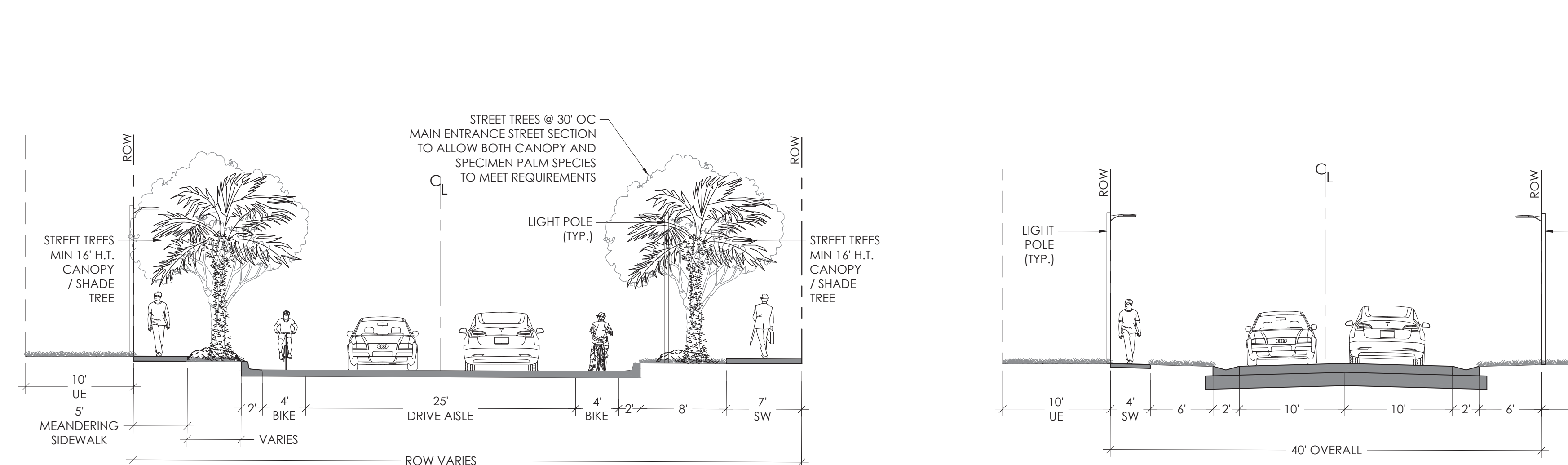
NOTES: FIELD ADJUSTMENT OF BERMS, WALLS AND PLANT MATERIALS MAY BE PERMITTED TO PROVIDE PEDESTRIAN SIDEWALKS/BIKE PATHS AND TO ACCOMMODATE TRANSVERSE UTILITY OR DRAINAGE EASEMENT CROSSINGS AND EXISTING VEGETATION.



D ENHANCED CROSSWALK SYSTEM SCALE: 1/16" = 1' - 0"

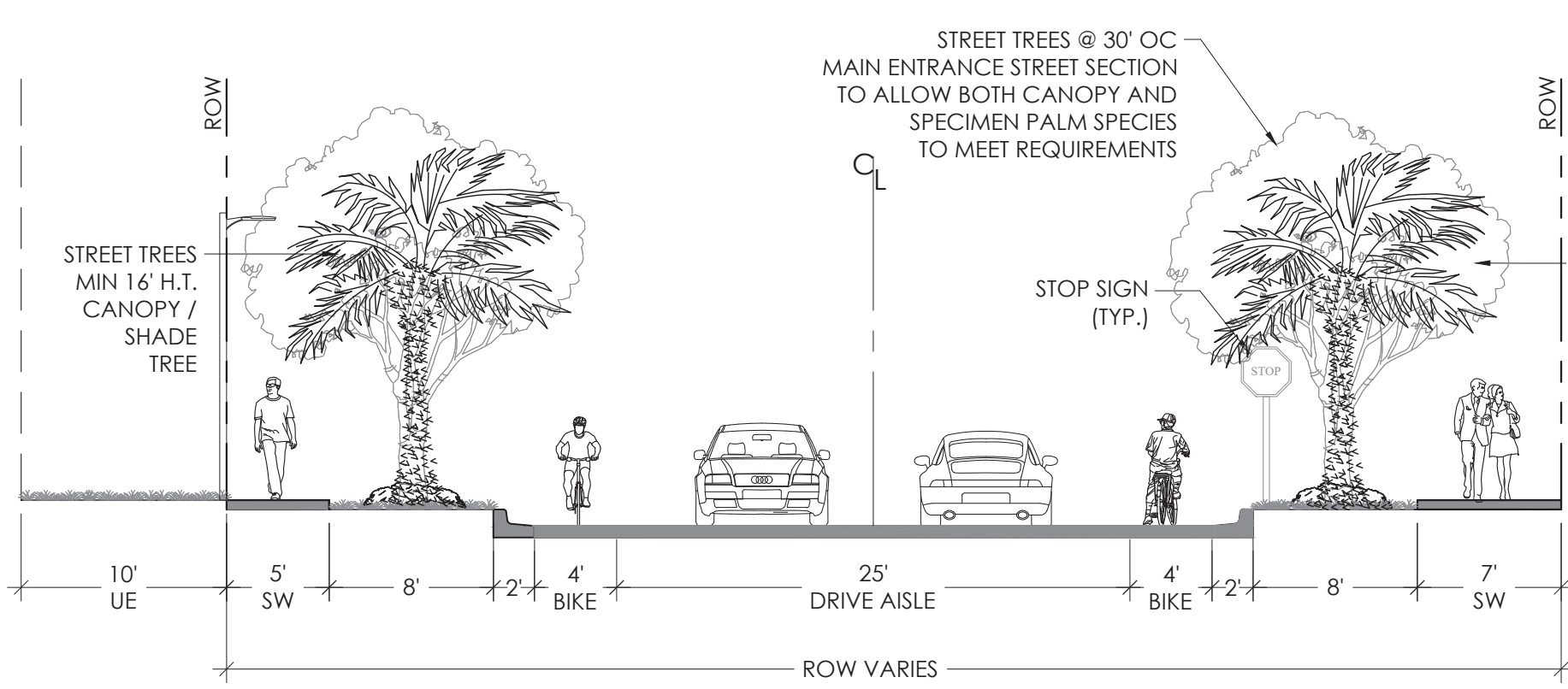


E MAIN ENTRANCE STREET SECTION - DECO DRIVE (POD A & B) SCALE: 1/8" = 1' - 0"

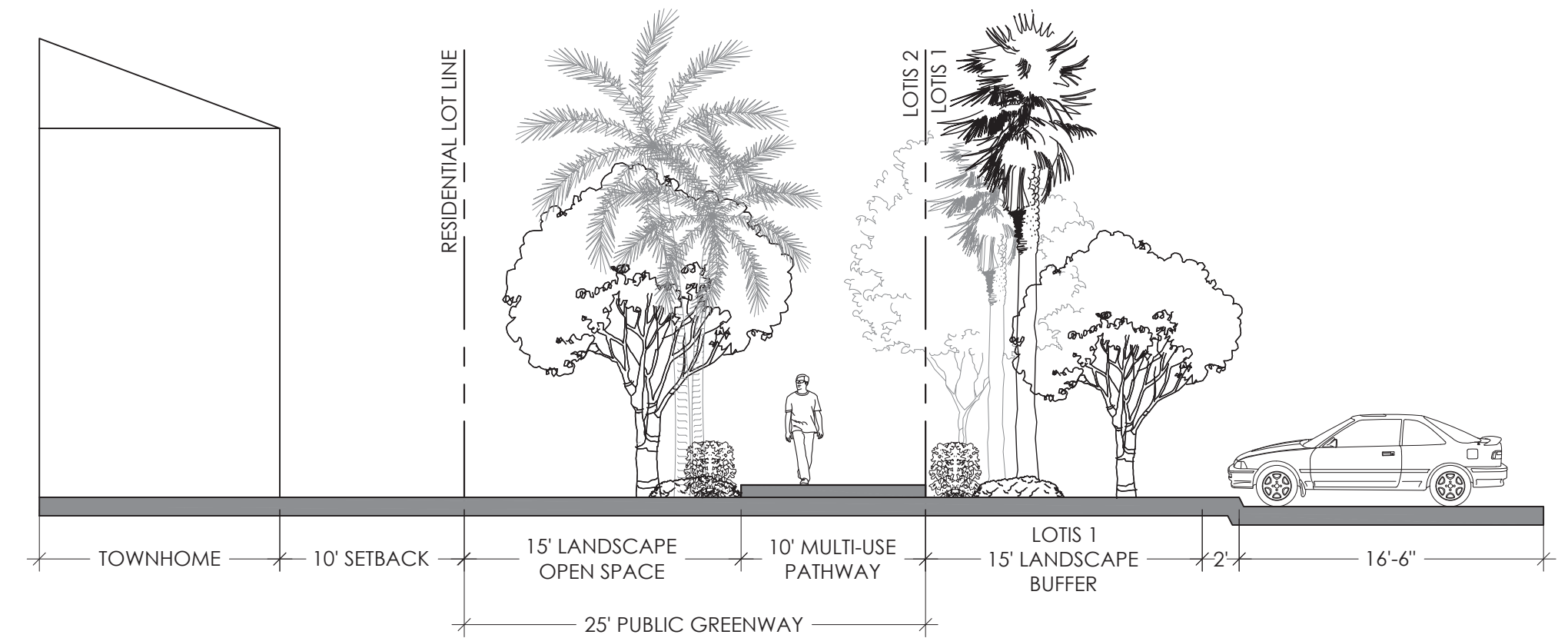


F SOUTH LAPIS LANE STREET SECTION (POD C-2) SCALE: 1/8" = 1' - 0"

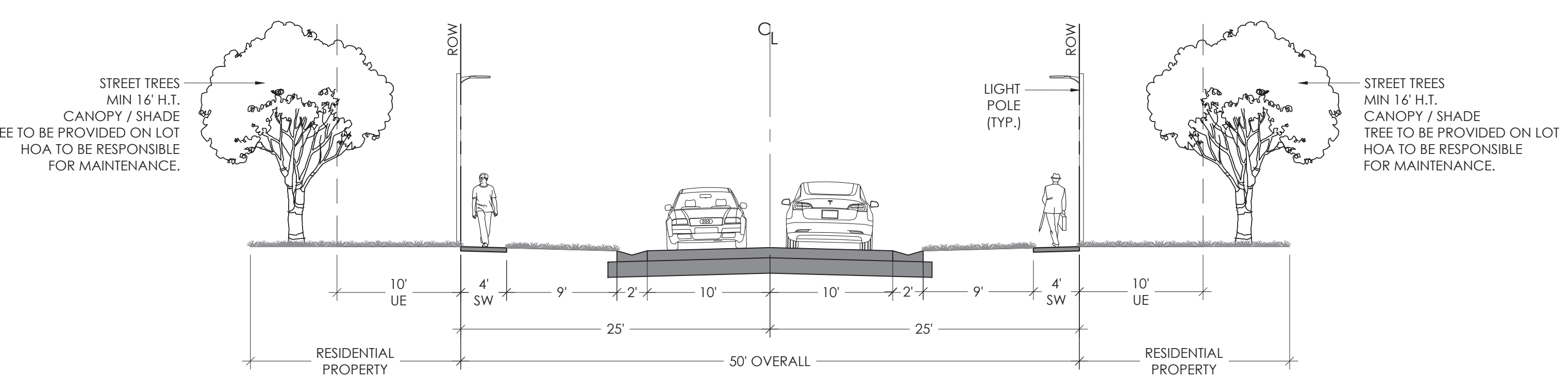
I 40' ROAD TRACT TOWNHOME STREET SECTION - RONEY STREET / CARILON STREET / NATIONAL STREET / RIVO ALTO WAY (POD C-1) SCALE: 1/8" = 1' - 0"



G NORTH LAPIS LANE STREET SECTION (POD C-2) SCALE: 1/8" = 1' - 0"



J LOT 1 & 2 PUBLIC GREENWAY SECTION (POD C-1 & E-1) SCALE: 1/8" = 1' - 0"



H 50' ROAD TRACT STREET SECTION - RALEIGH WAY / MONDRIAN STREET / MIRADOR STREET/ CARDOZO COURT (POD C-1) SCALE: 1/8" = 1' - 0"

Consultants:

Revisions: 08/02/2023 - Resubmittal 09/21/2023 - Resubmittal

LOTIS WELLINGTON II Wellington, Florida

APPROVALS

Empty box for approvals.

Drawn By: TAC Drawing #: 1076 Date: 05/04/2023

Master Regulating Plan

SHEET # MRP.1

Exhibit B
Master Plan including Phasing,
Regulating Plan and Circulation Plan
Sheet 1 of 3)

SITE DATA	
PETITION NAME	LOTIS WELLINGTON 2
PETITION NUMBER	2023-0001-SP
LAND USE DESIGNATION	MIXED USE
ZONING DISTRICT	MUPD
OVERLAY(S) / NEIGHBORHOOD PLAN(S)	N/A
PROPERTY CONTROL NUMBER(S)	73-42-43-27-05-018-0072 73-42-43-27-05-018-0071 73-42-43-27-05-018-0040
COMMERCIAL FAR	0.01
RESIDENTIAL DENSITY	3.29 DU/AC
EXISTING USE(S)	VACANT
PROPOSED USE(S)	MIXED USE
GROSS SITE AREA	52.259 AC

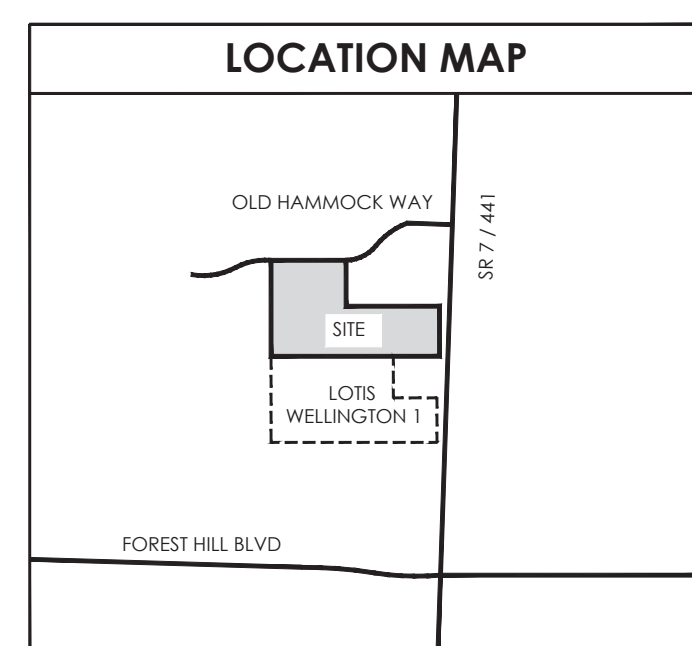
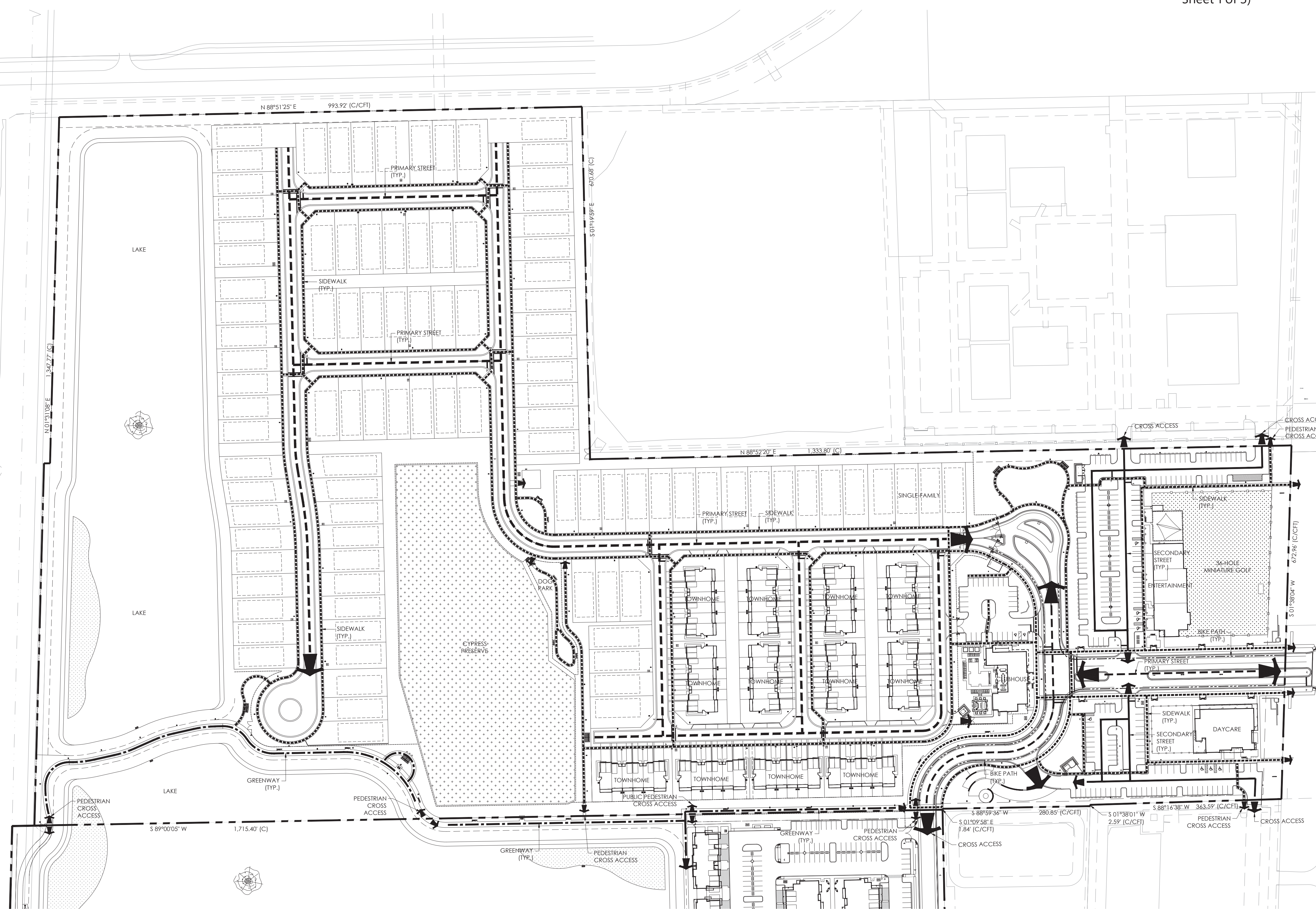
DEVELOPMENT TEAM	
DEVELOPER	
LOTIS WELLINGTON 2, LLC. 2300 GLADES RD, SUITE 202E BOCA RATON, FL 33431 561.866.6684	
PLANNER & LANDSCAPE ARCHITECT	
INSITE STUDIO, INC. 3601 PGA BLVD SUITE 220 PALM BEACH GARDENS, FL 33410 561.249.0940	
CIVIL ENGINEER	
SCHNARS ENGINEERING CORP. 947 CLINT MOORE ROAD BOCA RATON, FL 33487 561.241.6455	
TRAFFIC ENGINEER	
JFO GROUP, INC. 6671 W INDIANTOWN RD, SUITE 50-324 JUPITER, FL 33458 561.462.5344	
ENVIRONMENTAL	
ECOTONE SERVICES 13945 89TH STREET FELLSMERE, FL 32948 772.459.3339	
SURVEY	
DENNIS J LEAVY & ASSOCIATES 440 BUSINESS PARK WAY, SUITE B ROYAL PALM BEACH, FL 33411 561.753.0650	



Consultants:

Revisions:

05/16/2023	- Resubmittal
06/28/2023	- Resubmittal
08/02/2023	- Resubmittal
08/25/2023	- Resubmittal
09/21/2023	- Resubmittal



APPROVALS

Drawn By: TAC
Drawing #: 1076
Date: 04/28/2022

Circulation Plan

SHEET # CP.1

LEGEND

- PRIMARY STREET - - - - -
- SECONDARY STREET - - - - -
- SIDEWALK - ·········
- GREENWAY - - - - -
- BIKE PATH - ·········

LOTIS WELLINGTON II
Wellington, Florida

