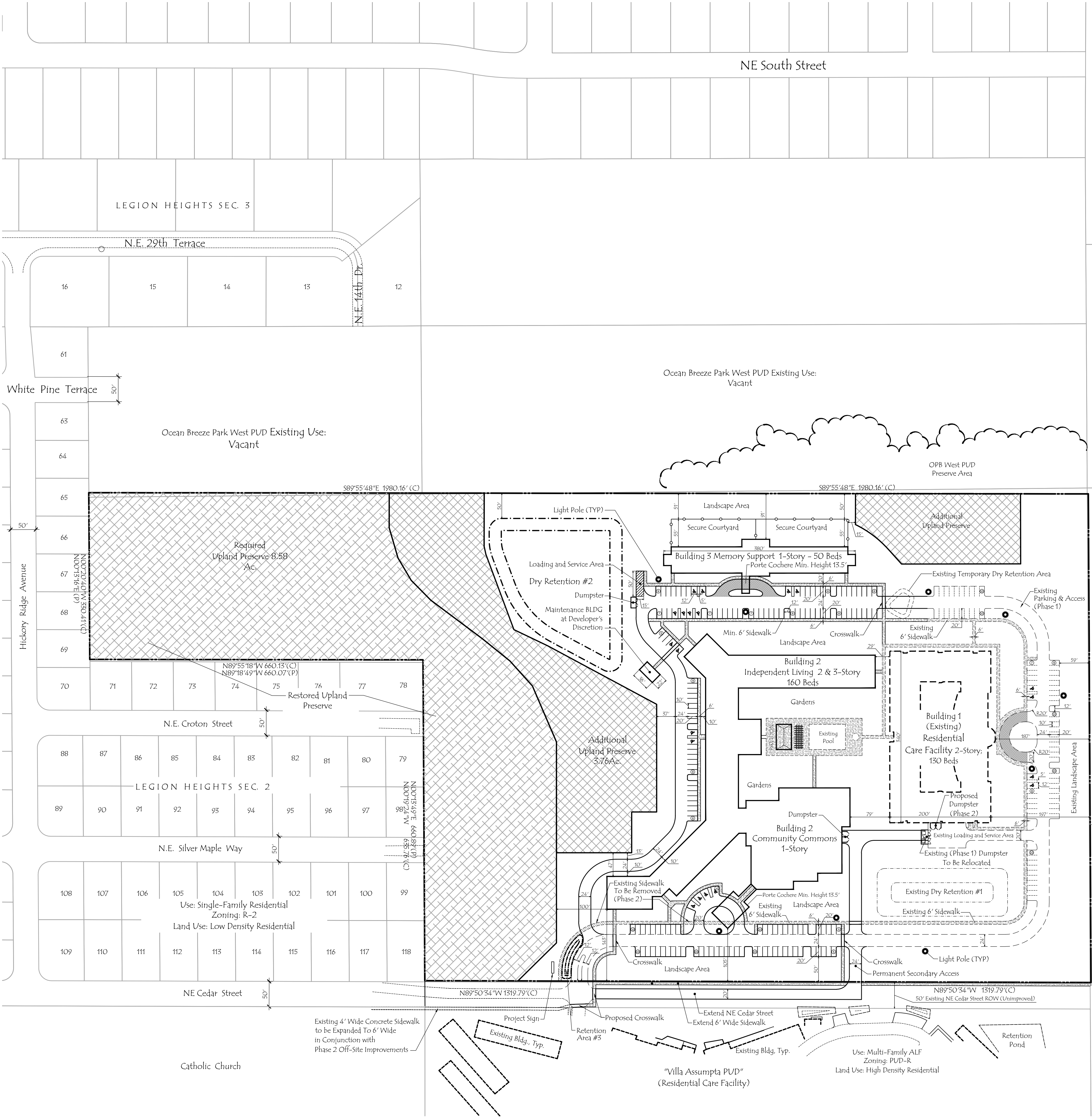


Drawing Name: J:\Projects Active\15-141 Jensen Dunes Revised Master Plan\Site Plan\ Aug 04, 2016 - 1:44pm Jensen Dunes PUD Revised Master Site Plan.dwg



Site Data:

Total Site Area:	1,494,724 sf. (34.30 Ac.)
Upland Preserve Required:	373,744 sf. (8.58 Ac.)
Upland Preserve Provided:	537,562 sf. (12.34 Ac.)
Developable Area:	968,519 sf. (21.96 Ac.)
Impervious Area:	408,157 sf. (9.37 Ac.) (27%)
Building Footprints:	190,357 sf. (4.37 Ac.)
Vehicular Use Area:	165,528 sf. (3.80 Ac.)
Sidewalks and Pedestrian Areas:	52,272 sf. (1.20 Ac.)
Pervious Area:	1,086,567 sf. (24.93 Ac.) (73%)
Preserve Area:	537,562 sf. (12.34 Ac.)
Landscape Area:	462,155 sf. (10.59 Ac.)
Dry Retention Area:	86,850 sf. (2.00 Ac.)

Existing Zoning: PUD
Future Land Use Designation: Low Density Res
Existing Use: Residential Care Facility (Phase 1)

Building Data

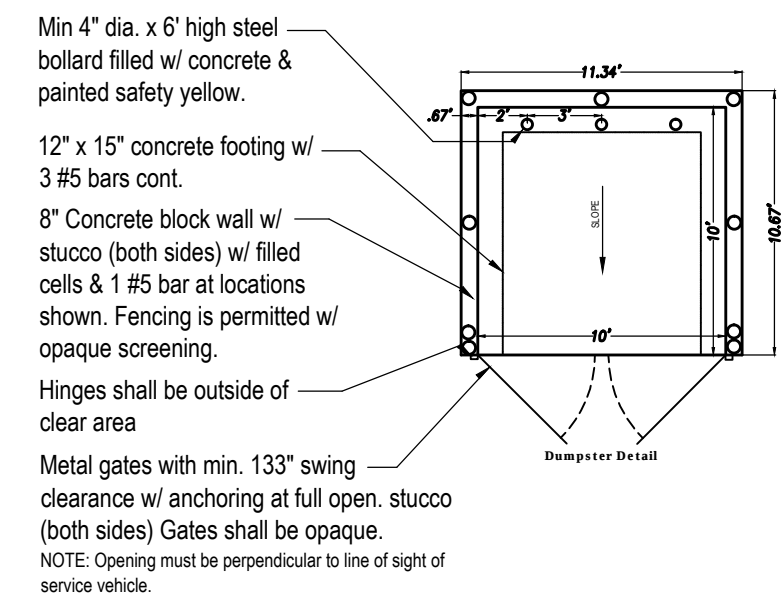
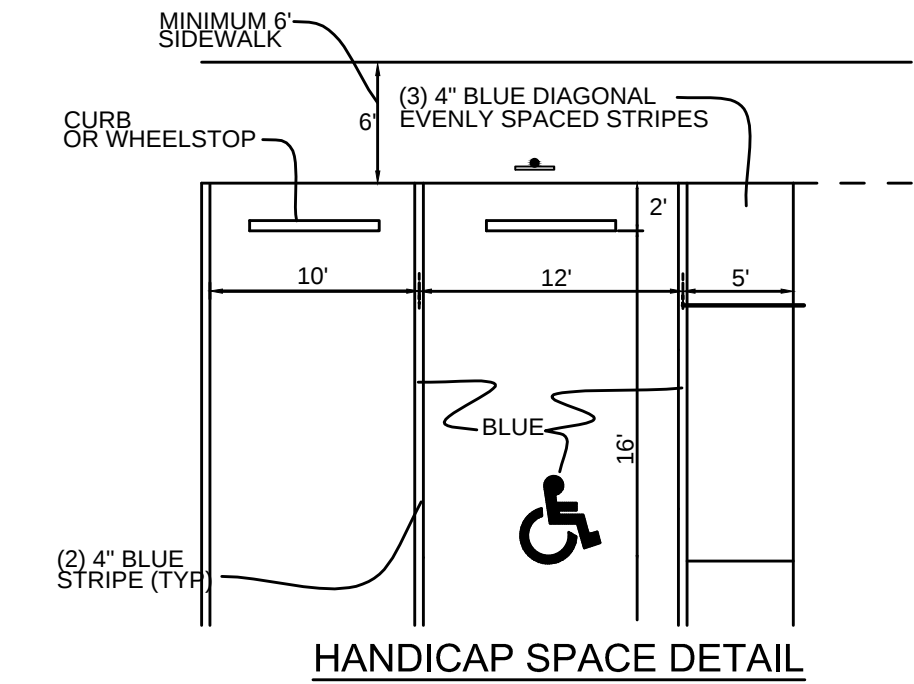
Gross Floor Area (Building Footprints):	190,357 s.f.
Maximum Height:	35 Feet (3 story)
Building Coverage (Building Footprints):	12.7%
Open Space:	73%
Maximum Residential Units:	171 units
Proposed Residential Units:	0 units
Maximum Beds w/in Res. Care Facility:	391 beds
Proposed Beds w/in Res. Care Facility:	340 beds

Parking Requirements

Parking Required: 170 Spaces
340 beds: (@ .50 spaces per bed)

Parking Provided: 230 Spaces*
340 beds: (@ .68 spaces per bed) Includes 20 Handicap Spaces

* Parking Rate Adjustment authorized per section 4.625, LDRs

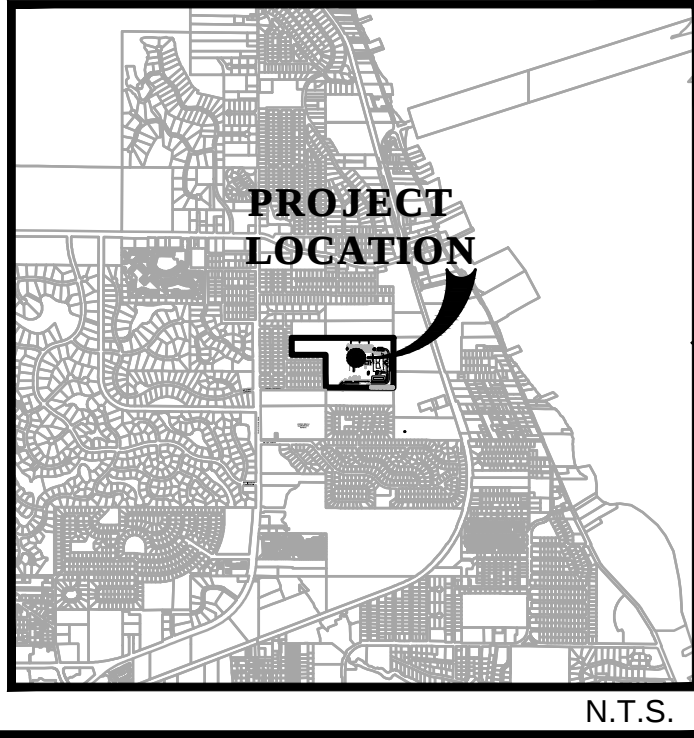


	Required Upland Preserve
	Additional Upland Preserve

lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220
100 Avenue A Suite 2A, Fort Pierce, Florida 34950 (772) 467-1301, Fax (772) 467-1303
827 North Thornton Avenue, Orlando, Florida 32803 (407) 898-9521, Fax (407) 898-9768

Key / Location:



Project Team:

Applicant:	Jensen Dunes, LLC 3071 N. Dixie Highway Pompano Beach, FL 33064
Land Planner / Landscape Architect:	Lucido & Associates 701 SE Ocean Boulevard Stuart, FL 34994
Engineer:	The MilCor Group 6526 S. Kanner Highway, #236 Stuart, FL 34997
Traffic Engineer:	Susan O'Rourke, PE, Inc. 969 SE Federal Highway, Suite 402 Stuart, FL 34994
Surveyor:	Caulfield & Wheeler 7900 Glades Road, Suite 1000 Boca Raton, FL 33434
Environmental Planner:	Crossroads Environmental Consultants, Inc. 3500 SW Corporate Parkway Suite 206 Palm City, FL 34990 United States of America

Jensen Dunes PUD
Residential Care
Facility

Jensen Beach, Florida
Revised
Master Site Plan

Date	By	Description
08.01.15	S.L.S.	Remove Skyline Drive Access
03.09.16	S.L.S.	Revise Buildings (1st Resubmittal)
08.03.16	S.L.S.	Added Loop Road (2nd Resubmittal)

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	JRC	Sheet
Manager	MC	1 of 1
Project Number	15-141	
Municipal Number		
Computer File	Jensen Dunes PUD Revised Master Site Plan.dwg	

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