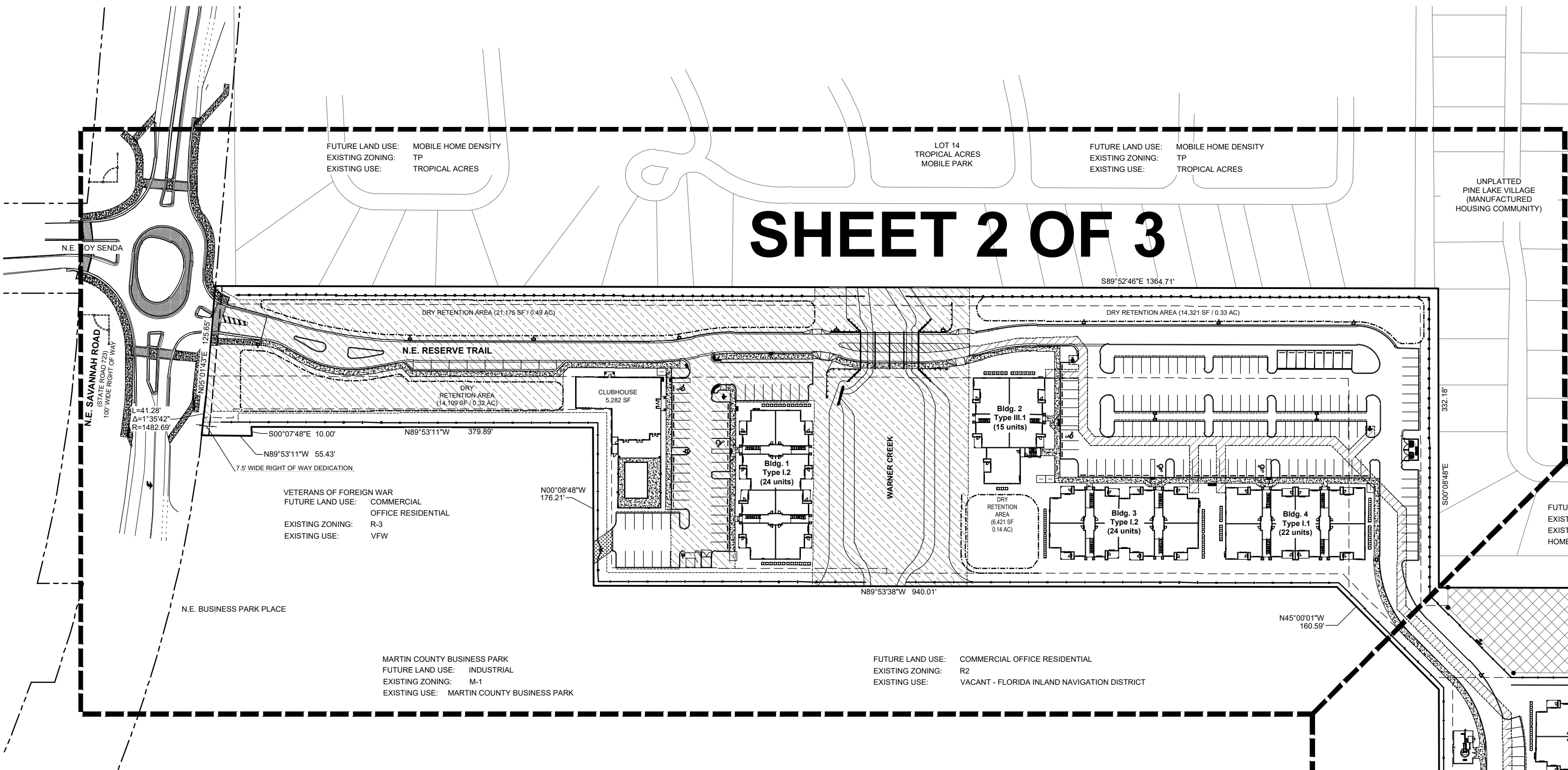


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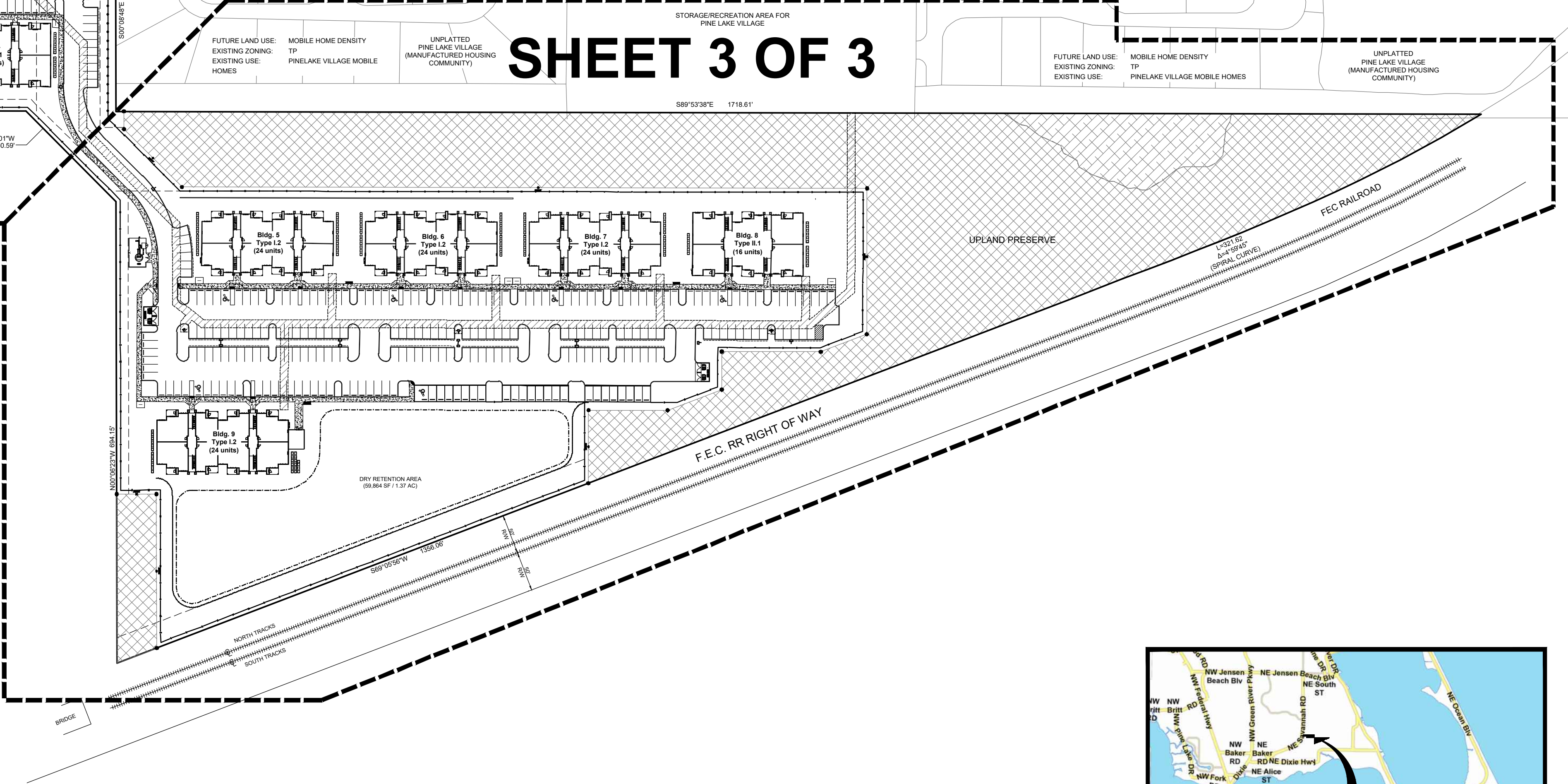
Land Planning / Landscape Architecture

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SHEET 2 OF 3



SHEET 3 OF 3



COR-2 SITE DATA

Future Land Use:	Commercial Office Residential	
Total Site Area:	379,383 sf	8.71 ac
Total Units:	85 units	
Product Type:	Multi-family	
	<b>Required</b>	<b>Proposed</b>
Gross Density:	10 upa	9.8 upa
Max. Building Coverage:	40%	13.1%
Max. Building Height		
Garage:	30'	9'
Clubhouse:	30'	20'
Apartment:	30'	30'
Min. Structure Setback:		
front	35'	407.88'
rear (one story)	20'	22.63'
side (one story)	10'	20.21'
side (three story)	30'	30'
Minimum Building Separation:	15'	30'
Firewise Defensible Space:	30'	30'

RM-8 SITE DATA

Future Land Use:	Medium Density Residential	
Total Site Area:	622,908 sf	14.30 ac
Total Units:	112 units	
Product Type:	Multi-family	
	<b>Required</b>	<b>Proposed</b>
Gross Density:	8 upa	7.8 upa
Building Coverage:	40%	9.7%
Building Height		
Garage:	40'	9'
Apartment:	40'	30'
Min. Structure Setbacks:		
front (Three-Story)	25'	69.24'
rear (Three-Story)	30'	125'
side (Three-Story)	20'	34.24'
Minimum Building Separation:	15'	30'
Firewise Defensible Space:	30'	30'

OPEN SPACE SITE DATA

Total Site Area:	23.01 ac.	(100%)
Required Open Space:	11.5 ac.	(50%)
<b>Provided Open Space:</b>	<b>14.55 ac.</b>	<b>(63.2%)</b>
Landscape Areas:	5.97 ac.	
Retention Areas:	2.66 ac.	
Upland Preserve:	5.50 ac.	
Excess Upland Restoration:	0.42 ac.	

PARKING DATA

Total Units:	197 units	
Required Parking @ 2 spaces per unit:	394 spaces	
<b>Provided Parking:</b>	<b>430*</b>	
-Standard:	388	
-Garage:	32 (Includes 1 Handicap)	
-Handicap:	10	
* Parking provided is within 10% of the parking required per Section 4.623A.2		

OVERALL SITE DATA

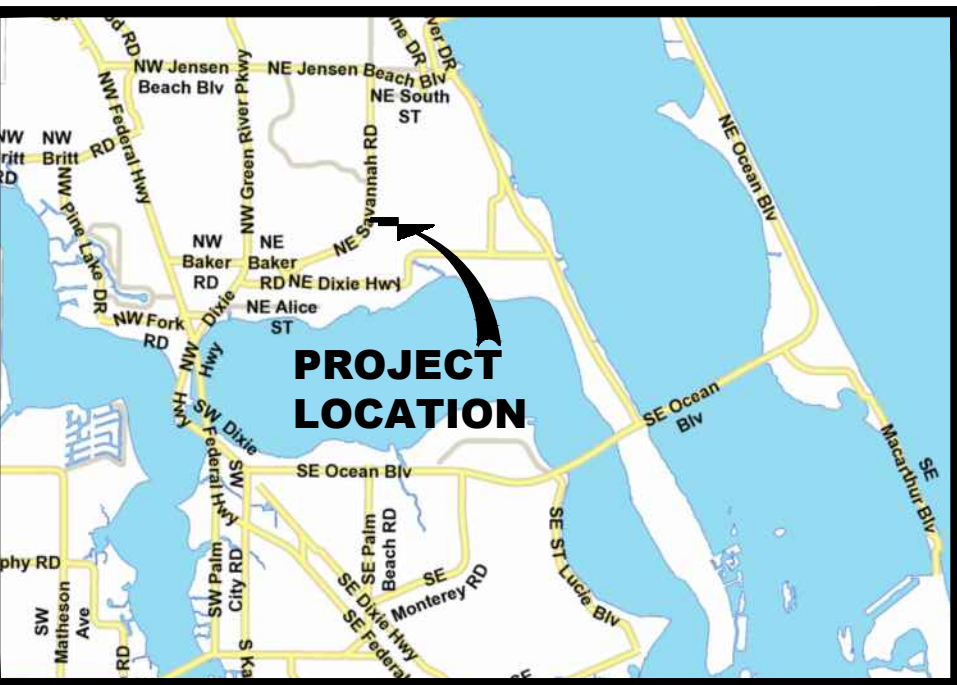
<b>Total Site Area:</b>	<b>1,002,291 sf</b>	<b>23.01 ac.</b>	
<b>Impervious Area:</b>	<b>368,579 sf</b>	<b>8.46 ac.</b>	<b>(36.8%)</b>
Parking and Drive Aisles (Includes Garages):	188,914 sf	4.34 ac.	
Buildings (Includes Clubhouse):	102,287 sf	2.35 ac.	
Warner Creek:	32,234 sf	0.74 ac.	
Pool:	1,000 sf	0.02 ac.	
Sidewalks, Decks, Common Areas:	44,144 sf	1.01 ac.	
<b>Pervious Area:</b>	<b>633,712 sf</b>	<b>14.55 ac.</b>	<b>(63.2%)</b>
Landscape Areas:	259,878 sf	5.97 ac.	
Retention Areas:	115,890 sf	2.66 ac.	
Upland Preserve:	239,718 sf	5.50 ac.	
Excess Upland Restoration:	18,226 sf	0.42 ac.	

BUILDING MATRIX

	# Units	# Units	# Units	# Units			Max Height	Proposed Height per Section 3.14 LDR
<b>Building</b>	<b>1st Floor</b>	<b>2nd Floor</b>	<b>3rd Floor</b>	<b>Total</b>	<b>Type</b>	<b>Consists of:</b>		
Building 1	8	8	8	24	I.2	1 & 2 Bedroom Units	30'	30'
Building 2	5	5	5	15	III.1	1 & 3 Bedroom Units	30'	30'
Building 3	8	8	8	24	I.2	1 & 2 Bedroom Units	30'	30'
Building 4	8	8	6	22	I.1	1 & 3 Bedroom Units	30'	30'
Building 5	8	8	8	24	I.2	1 & 2 Bedroom Units	40'	30'
Building 6	8	8	8	24	I.2	1 & 2 Bedroom Units	40'	30'
Building 7	8	8	8	24	I.2	1 & 2 Bedroom Units	40'	30'
Building 8	6	6	4	16	II.1	2 & 3 Bedroom Units	40'	30'
Building 9	8	8	8	24	I.2	1 & 2 Bedroom Units & Shop	40'	30'
<b>197</b>								
Clubhouse							30'	17' - 2"
Garage 1	8 Car						30'	11'
Garage 2	8 Car including Handicap						30'	11'
Garage 3	8 Car						30'	11'
Garage 4	8 Car						30'	11'
<b>Floor Plan Information</b>	<b>Square Feet (GROSS)</b>							
1 Bedroom Plan	939							
2 Bedroom Plan	1,303							
3 Bedroom Plan	1,471							
Clubhouse	5,221							

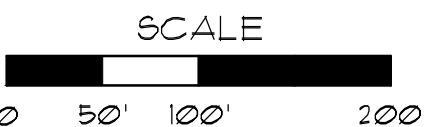
LEGEND

- Upland Preserve
- Excess Upland Restoration Area
- Blanket Easement to Martin County for Drainage, Access and Utilities
- Martin County Utility Easement



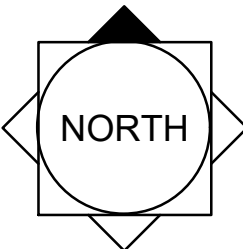
Location Map

Parcel Identification Numbers  
27-37-41-005-000-00020-0  
27-37-41-007-000-00150-0  
27-37-41-007-000-00161-0



General Notes

- Stormwater Management areas shall be maintained with planted native vegetation in perpetuity.
- Preserve areas may not be altered except in compliance with the preserve area management plan approved by Martin County.
- All exotic plant species shall be removed and all required landscaping for an affected phase shall be installed prior to the issuance of a Certificate of Occupancy. (Refer to CO Phasing Plan).
- Upland preserves shall be protected from encroachment, construction and other activities by providing a minimum 10' setback from all proposed structures. Excavation and fill activities must maintain a minimum five (5) feet setback from preserve areas. The maximum slope of fill adjacent to the setback shall not exceed one (1) foot vertical to four (4) feet horizontal.
- All sidewalks to be a minimum of 6' in width.
- All buildings to have fire sprinklers.
- No primary structure or attached secondary structure shall be constructed within the 30' defensible space.
- Preserve Area Signs and Boundary Markers as shown on this plan shall be installed per the approved PAMP.
- Stormwater Management areas to be maintained with planted native vegetation, in perpetuity.



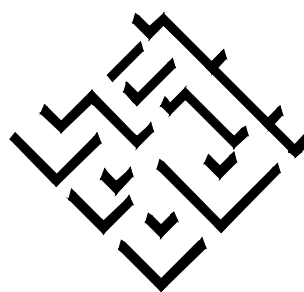
The Reserve at Jensen Beach

Revised Master / Final Site Plan

Jensen Beach, Martin County, Florida

Scale	1" = 100'	Revisions	6/13/13	12/5/13	3/13/20
Drawn by	S.L.S.				
Checked By	M.C.				
Computer File	--	Sheet			
Computer Station	--				
Project Number	18-020				
Date	08.30.2018				

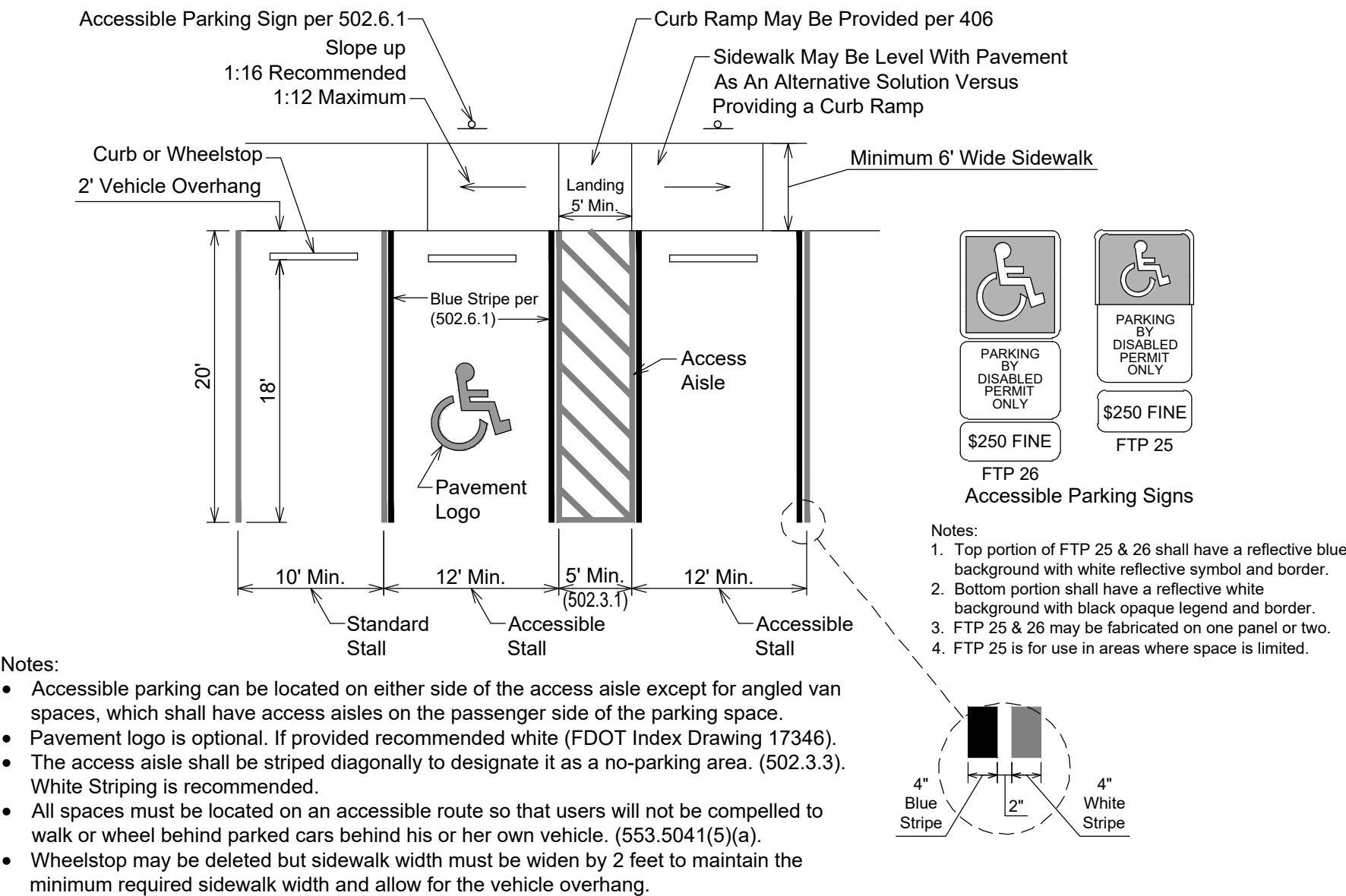
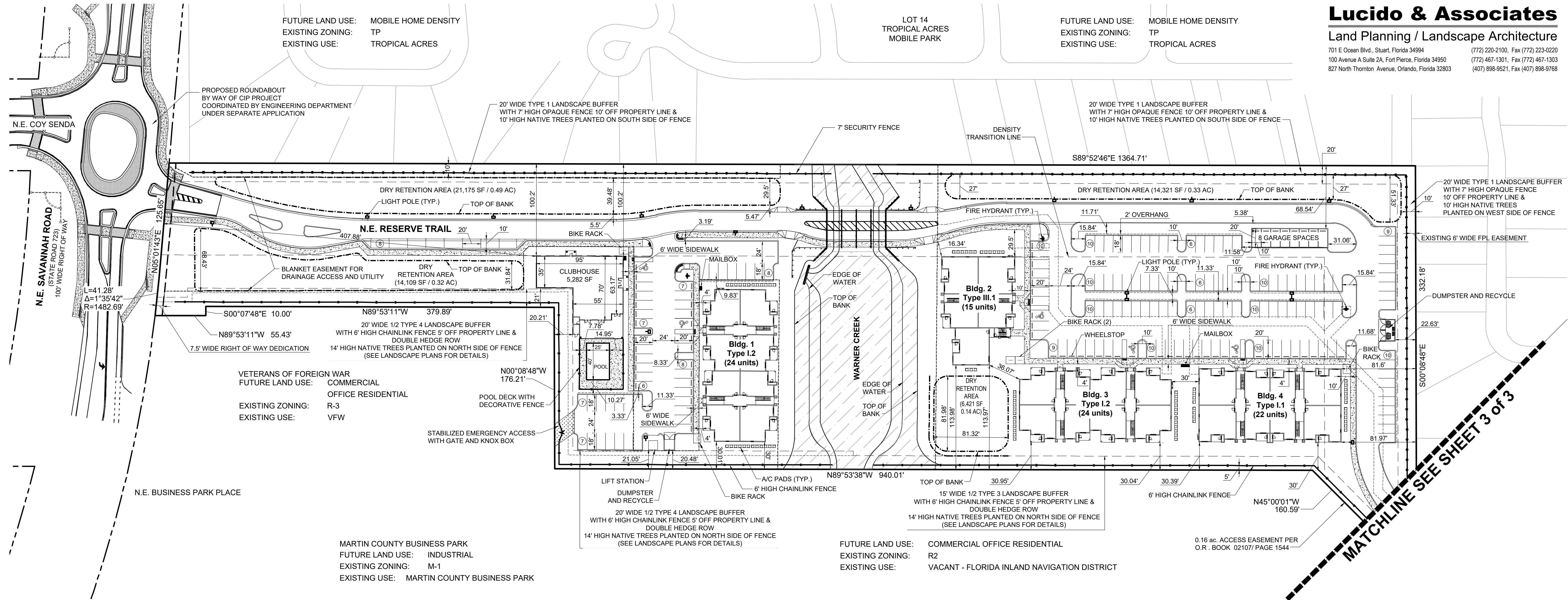




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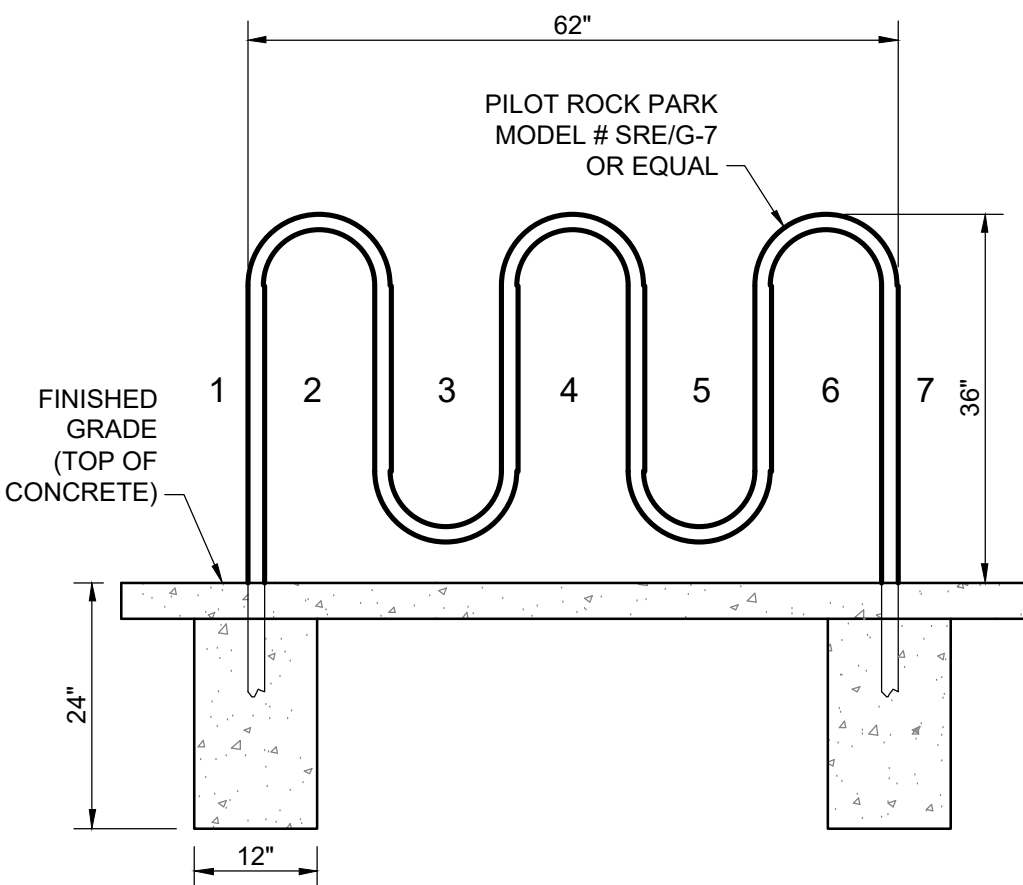
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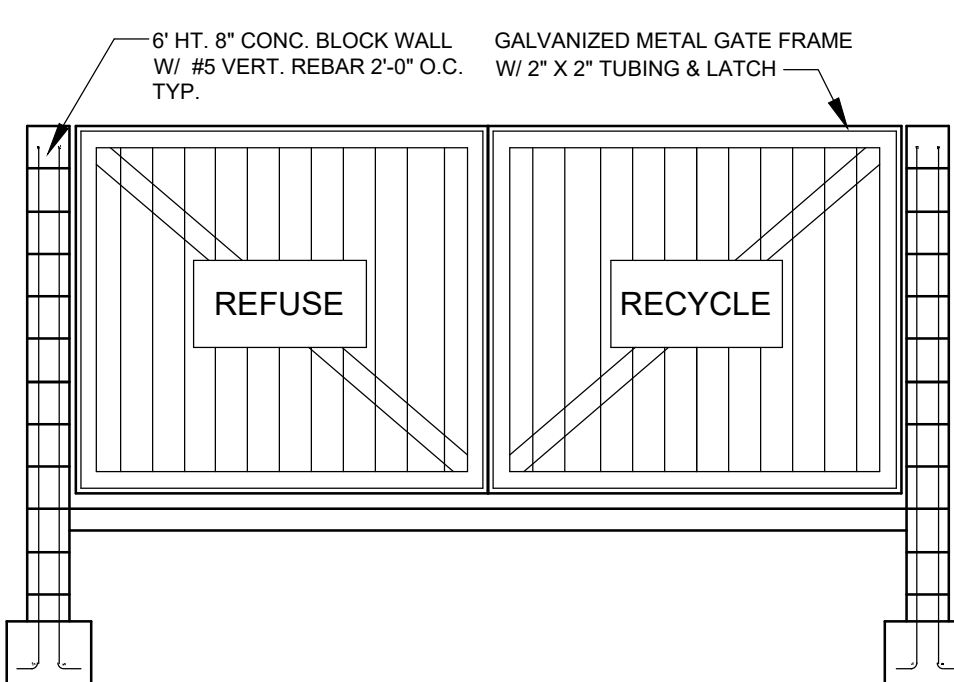
## Standard & Accessible Parking Space Detail

Not to Scale



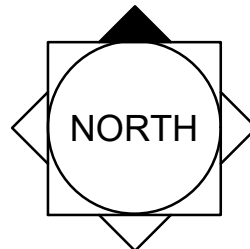
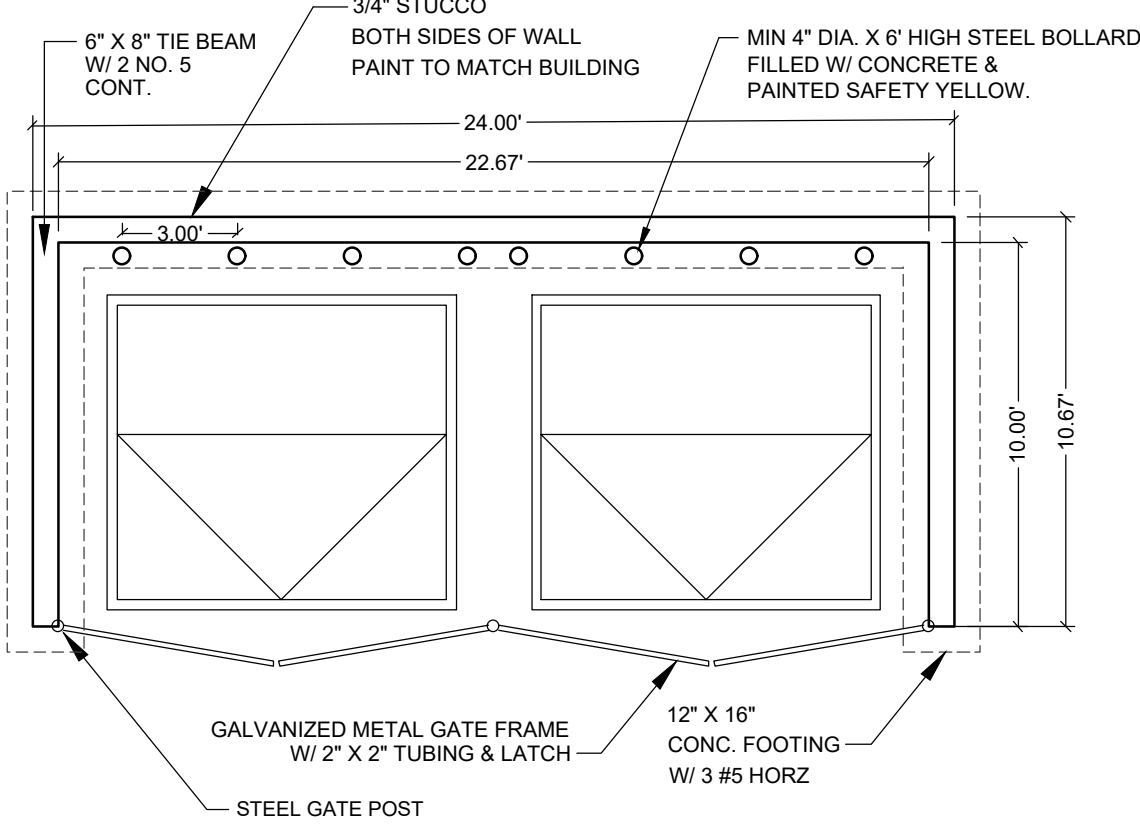
## Bike Rack Detail

Not to Scale



## Dumpster & Recycling Enclosure

Not to Scale

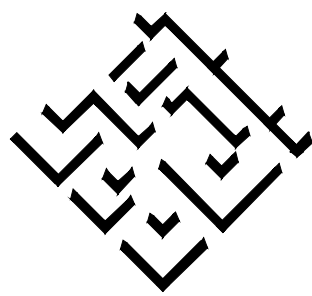


## The Reserve at Jensen Beach

### Revised Master / Final Site Plan

Jensen Beach, Martin County, Florida

Scale	1"=50'	Revisions	6/13/13	12/13/13	3/13/20
Drawn by	S.L.S.				
Checked By	M.C.				
Computer File	--				
Computer Station	--				
Project Number	18-0210				
Date	08.30.2018				



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Land Planning / Landscape Architecture

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FUTURE LAND USE: MOBILE HOME DENSITY  
EXISTING ZONING: TP  
EXISTING USE: PINELAKE VILLAGE MOBILE HOMES

FUTURE LAND USE: MOBILE HOME DENSITY  
EXISTING ZONING: TP  
EXISTING USE: PINELAKE VILLAGE MOBILE HOMES

UNPLATTED  
PINE LAKE VILLAGE  
(MANUFACTURED HOUSING  
COMMUNITY)

STORAGE/RECREATION AREA FOR  
PINE LAKE VILLAGE

UPLAND PRESERVE

EXCESS UPLAND  
RESTORATION AREA

UPLAND PRESERVE

UNPLATTED  
PINE LAKE VILLAGE  
(MANUFACTURED HOUSING  
COMMUNITY)

F.E.C. RR RIGHT OF WAY

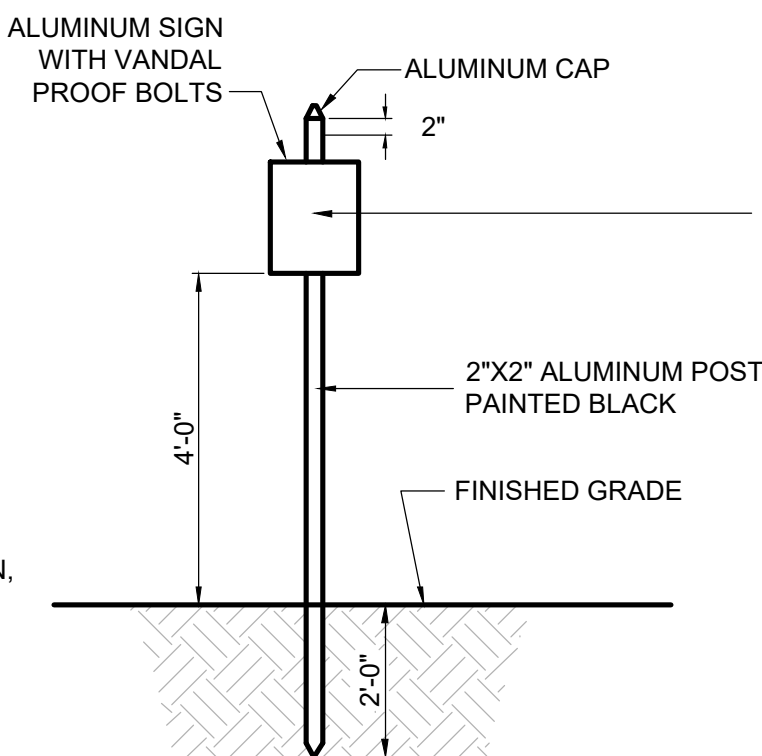
FEC RAILROAD

NORTH TRACKS  
SOUTH TRACKS

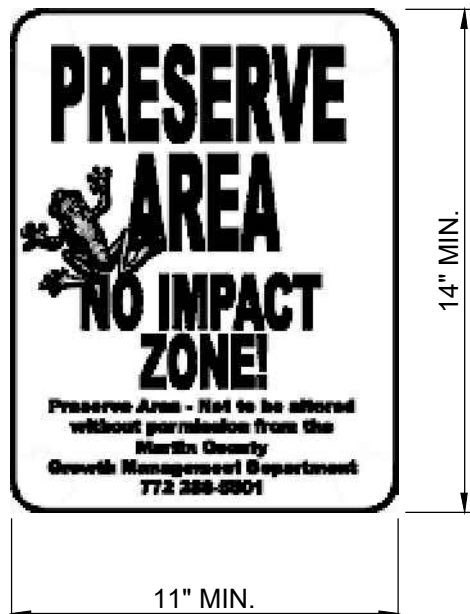
- NOTES:
1. THE STRUCTURAL INTEGRITY OF THE SIGNS SHALL BE THE RESPONSIBILITY OF THE SIGN MANUFACTURER.
  2. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR FABRICATION.
  3. FASTENERS AND ATTACHMENTS SHALL BE NON-CORROSIVE AND NON-CONDUCTIVE AND INSULATED WHEN JOINING NON-COMPATIBLE MATERIALS.
  4. COLORS SHALL BE SELECTED BY THE OWNER.
  5. ALL SIGNS AND COMPONENTS SHALL BE OF TOP QUALITY WORKMANSHIP AND MATERIALS, AND BE FREE OF DEFECTS. DEFECTIVE IS DEFINED TO INCLUDE DELAMINATION, ABNORMAL DETERIORATION, FADING AND DISCOLORATION, WEATHERING, FAILURE OF SECURING TO SUBSTRATES, CRACKING, CORROSION, OR COATING DAMAGE, OR VISIBLE SCRATCHES ON THE SURFACE.
  6. SIGNAGE SHALL NOT BEAR MANUFACTURER'S CODE OR OTHER IDENTIFYING MARKS ON ANY AREA OR PART WHICH MAY BE VISIBLE TO THE NORMAL POSITION, ATTITUDE, OR USE OF THE SIGN ITEM.
  7. PROVIDE SCALED DRAWINGS OF ALL ELEMENTS AND ACTUAL PAINTED SAMPLES OF ALL MATERIALS FOR APPROVAL.
  8. ALL SIGNS SHALL BE CONSTRUCTED OF VANDAL-RESISTANT CONSTRUCTION MATERIALS, METHODS, AND ATTACHMENTS.

Preserve Area Sign

Not to Scale



NOTE:  
SIGNS TO BE INSTALLED AT A FREQUENCY OF  
ONE EVERY 500 FEET ON CENTER AT MINIMUM;  
HOWEVER  
ONE SIGN EVERY 200 FOOT ON CENTER IS RECOMMENDED.



MATCHLINE SEE ABOVE

MATCHLINE SEE BELOW



The Reserve at Jensen Beach  
Revised Master / Final Site Plan  
Jensen Beach, Martin County, Florida

Scale 1"=50'  
Drawn by S.L.S.  
Checked By M.C.  
Computer File --  
Computer Station --  
Project Number 18-010  
Date 08.30.2018

Revisions 6/13/18 12/5/18 3/13/20  
Sheet 3 of 3