

**Planned Development
Minor Adjustment #1
Section 30, Township 35S, Range 40E
City of Fort Pierce, Florida**

Applicant

S.R. Bacher Enterprises, LLC
1821 N. US Hwy 1
Fort Pierce, FL 34946

Civil Engineer

Stephen Cooper, P.E & Assoc., Inc.
1450 S. Federal Highway
Port Saint Lucie, FL 34952
P: 772.336.2933

Surveyor

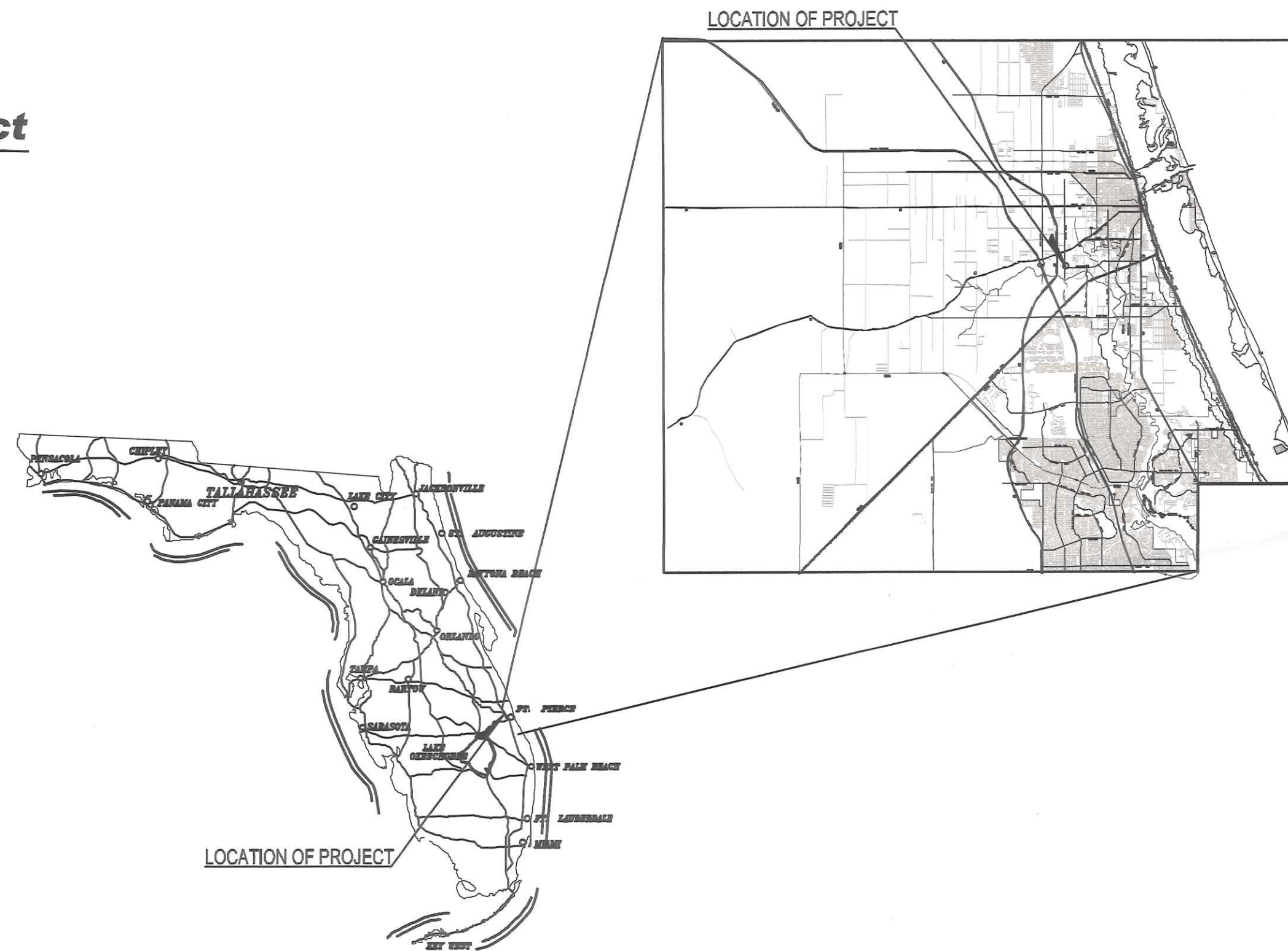
EDC, Inc.
Engineers and Surveyors
10250 SW Village Parkway, Suite 201
Port Saint Lucie, FL 34987
P: 772.462.2455

Land Planner/Landscape Architect

Lucido & Associates, P.A
701 East Ocean Blvd.
Stuart, FL 34994
P: 772.220.2100

Architect

Brent A. Wood, Architect
20 SE Ocean Boulevard
Stuart, FL 34994



Sheet Index

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Building Data

Gross Floor Area:	12,000 sf
Maximum Height:	35'
Proposed Height:	35'
Building Coverage:	40% Max.
Open Space:	20% Min.

Setback Data Table

Primary Structures: (Admin. bldg., Manager's Quarters)

	Minimum	Provided
Front:	25'	120'
Side:	20'	53'
Side to Corner:	20'	20'+
Rear:	15'	141'

Accessory Structures: (Workshop, amenities)

	Minimum	Provided
Front:	25'	129'
Side:	20'	362'
Side to Corner:	20'	20'+
Rear:	15'	1,241'

Site Data:

Existing Zoning:	R-4
Existing FLU:	RM
Proposed Zoning:	PD
Proposed FLU:	BC
Current Use of Land:	Vacant
Proposed Use of Land:	KOA Campground
Pull-thru Stalls:	186
Back-in Stalls:	127
Total:	323
Total Site Area:	2,441,563 sf. (mol) 56.05 Ac. (100%)
Impervious Area:	783,001 sf. 17.97 Ac. (32%)
Building:	12,000 sf. 0.28 Ac.
Amenity:	25,713 sf. 0.59 Ac.
RV Area:	714,753 sf. 16.40 Ac.
Guest Parking & Entry:	30,535 sf. 0.70 Ac.
Pervious Area:	1,658,562 sf. 38.07 Ac. (68%)
Landscape & Open Area:	1,463,255 sf. 33.59 Ac.
Lakes:	195,307 sf. 4.48 Ac.
Total Site Area:	2,441,563 sf. (mol) 56.05 Ac. (100%)
Impervious Area:	848,389 sf. 19.47 Ac. (35%)
Building:	11,000 sf. 0.25 Ac.
Amenity:	28,901 sf. 0.66 Ac.
RV Area:	777,953 sf. 17.86 Ac.
Guest Parking & Entry:	30,535 sf. 0.70 Ac.
Pervious Area:	1,593,174 sf. 36.58 Ac. (65%)
Landscape & Open Area:	1,398,570 sf. 32.11 Ac.
Lakes:	194,604 sf. 4.47 Ac.

Parking Requirements:

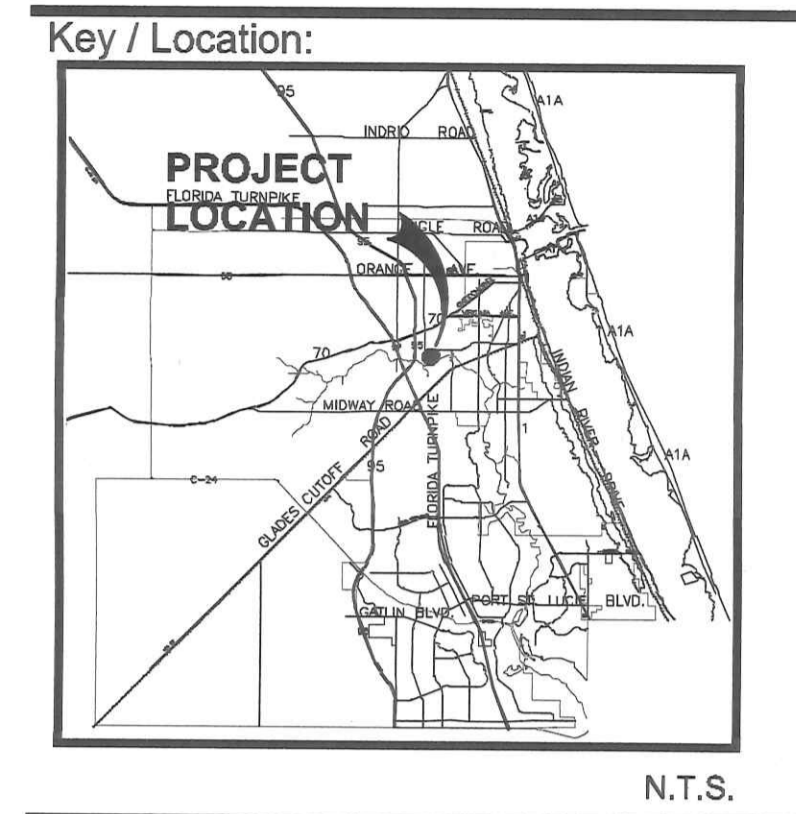
Vehicular Parking Required:	20 Spaces
Commercial RV Park:	1 space per 300 sf @ 6,000 sf. 6 spaces.
Parking Provided:	27 Spaces
Includes (2) Handicap Space	
Bicycle Parking Required:	3 Spaces
Commercial Use (Planned Development):	1 space per 10 Vehicle Stalls @ 27 Stalls: 3 space
Bicycle Parking Provided:	10 Spaces
Loading Zones Required:	0 Spaces
No Loading Spaces required for buildings under 10,000 sf.	
Parking Provided:	27 Spaces
Includes (2) Handicap Space	
Each Pull-Through and Back-In Stall accommodates RV and Car Parking	

General Notes:

- Parking space striping shall conform to Section 22-60(c)(8) of the Fort Pierce City Code.
- A fence shall be placed around all back flow prevention devices in accordance with Section 22-70(d) of the Fort Pierce City Code.
- All interior sidewalks to be 5' wide minimum.
- Parking space bumper rails shall comply with Section 22-60(C)(7) of the Fort Pierce City Code.
- Chapters 17 and 22, as well as Article XII, of the City of Fort Pierce Code shall be adhered to.
- All signage to comply with Chapter 15 of the City of Fort Pierce Code of Ordinances.

Legal Description:

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 33 FEET THEREOF; AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 33 FEET THEREOF; AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 40 FEET THEREOF AND LESS THE SOUTH 33 FEET THEREOF; ALL IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, CONTAINING 56.035 ACRES, MORE OR LESS.



Project Team:

Applicant: S.R. Enterprises, LLC
 1821 N. US1
 Fort Pierce, FL 34946

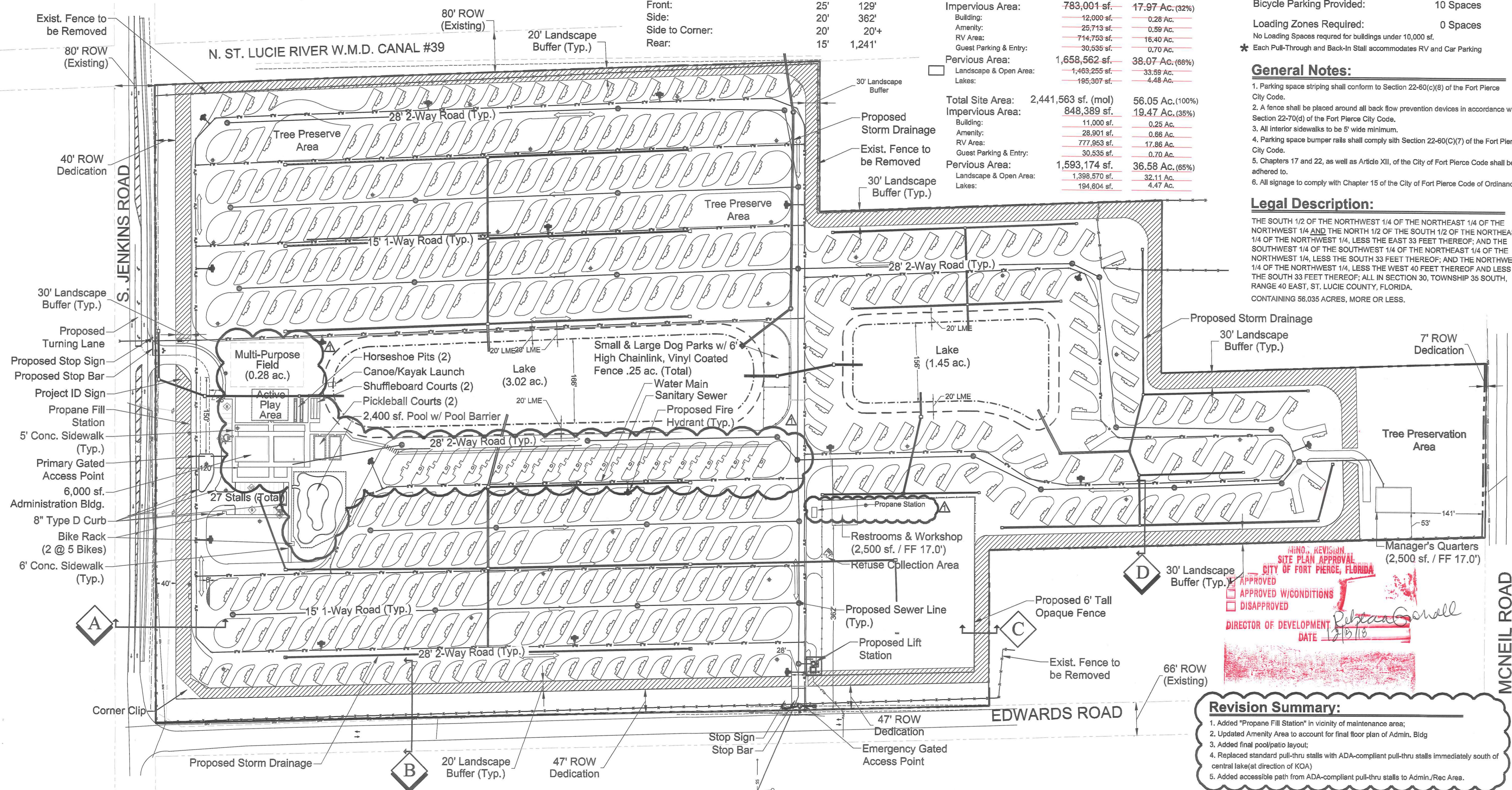
Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Legal Counsel: W. Lee Dobbling, Esq.
 Dean, Mead, Minton & Zwimmer
 1903 S. 25th Street, Suite 200
 Fort Pierce, FL 34947



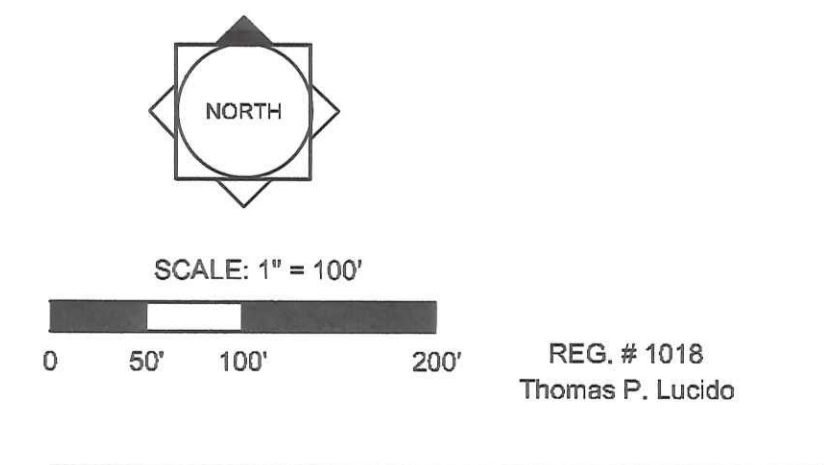
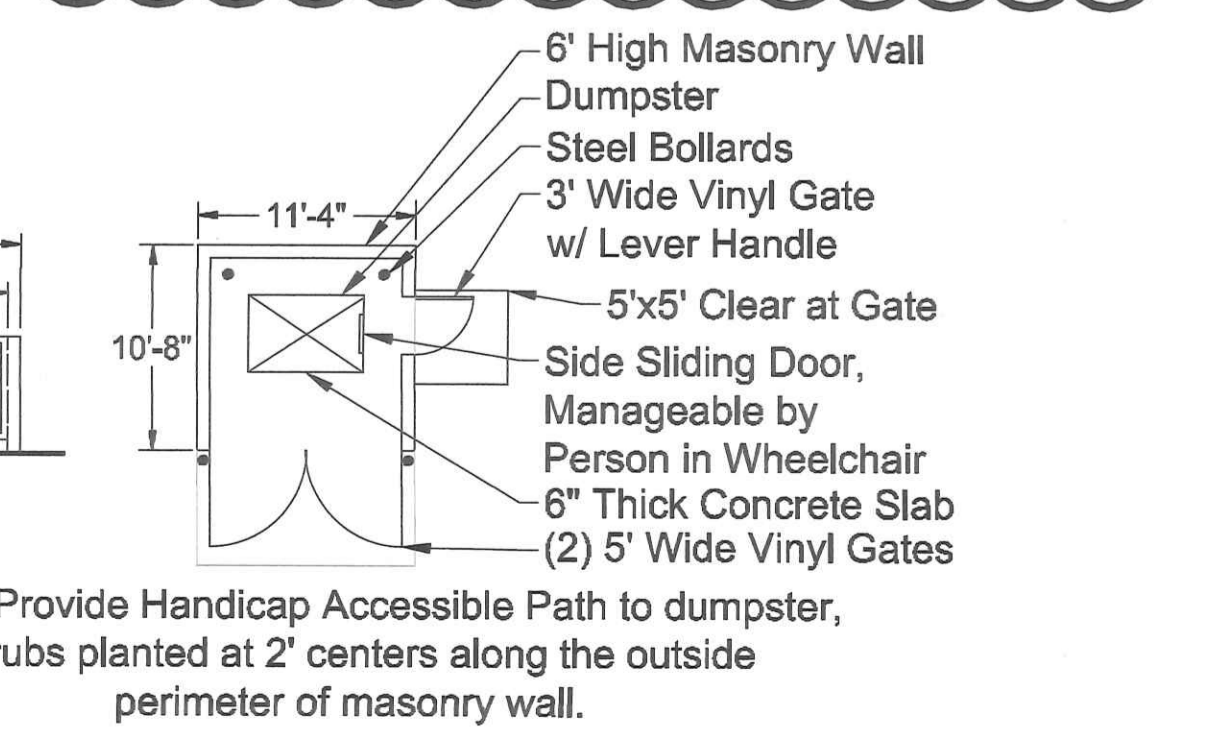
Jenkins Road KOA
 Fort Pierce, Florida
 Planned Development Site Plan
 Minor Adjustment #1

Date	By	Description
9.5.17	JJ	Initial Submittal
10.10.17	DC	Resubmittal
2.20.18	JJ	Resubmittal
3.13.18	DC	Revisions per Client
10.4.18	SAW	Revisions per Client
11.01.18	SAW	Minor Adjustments #1



Revision Summary:

- Added "Propane Fill Station" in vicinity of maintenance area;
- Updated Amenity Area to account for final floor plan of Admin. Bldg
- Added final pool/patio layout;
- Replaced standard pull-thru stalls with ADA-compliant pull-thru stalls immediately south of central lake(at direction of KOA)
- Added accessible path from ADA-compliant pull-thru stalls to Admin/Rec Area.

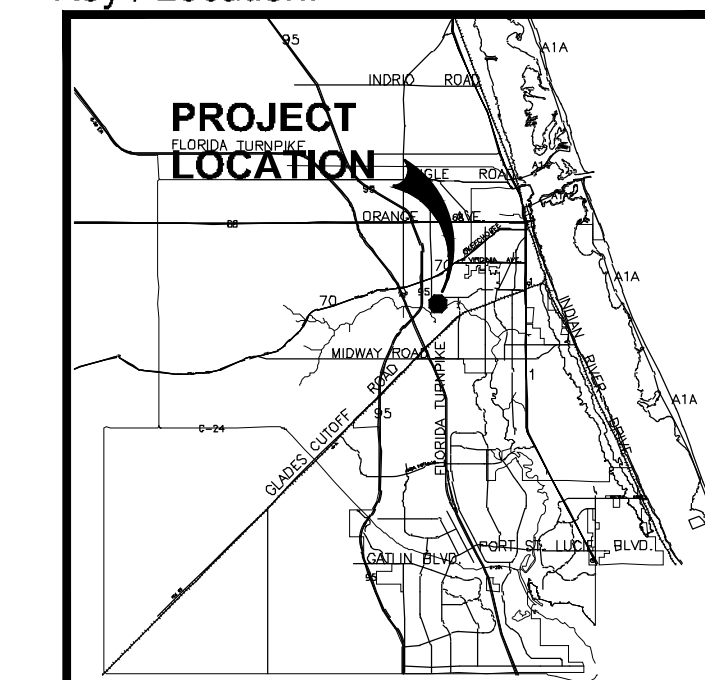


Designer: JJ
 Manager: BN
 Project Number: 17-445
 Municipal Number: ---
 Computer File: 17-446 Jenkins Road KOA - Minor Adjustment - JJ.dwg

Sheet **SP-1**

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Key / Location:



N.T.S.

Project Team:

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 701 East Ocean Boulevard
 Stuart, Florida 34984

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 Dean, Mead, Minton & Zwierner
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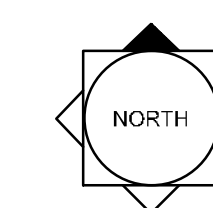
Jenkins Road KOA

Fort Pierce, Florida

Phase Plan

Minor Adjustment #1

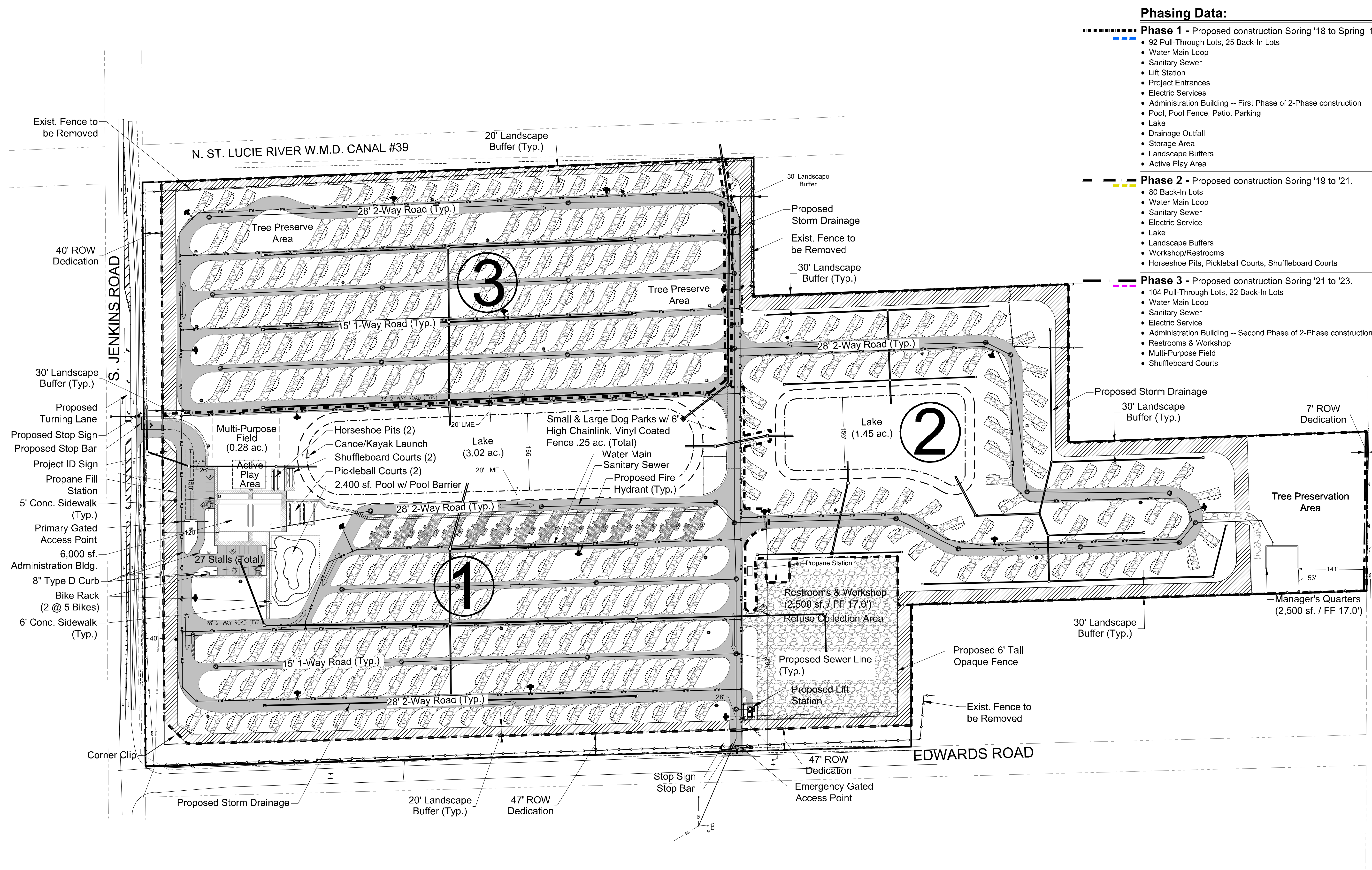
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SCALE: 1" = 100'
 0 50' 100' 200' REG. # 1018
 Thomas P. Lucido

Designer JJ Sheet
 Manager BN
 Project Number 17-445
 Municipal Number ---
 Computer File 17-446 Jenkins Road KOA - Minor Adjustment - JJ.dwg

SP-2



Exist. Fence to be Removed

40' ROW Dedication

S. JENKINS ROAD

30' Landscape Buffer (Typ.)

Proposed Turning Lane

Proposed Stop Sign

Proposed Stop Bar

Project ID Sign

Propane Fill Station

5' Conc. Sidewalk (Typ.)

Primary Gated Access Point

6,000 sf. Administration Bldg.

8" Type D Curb

Bike Rack (2 @ 5 Bikes)

6' Conc. Sidewalk (Typ.)

Corner Clip

MCNEIL ROAD

EDWARDS ROAD

Stop Sign

Stop Bar

47' ROW Dedication

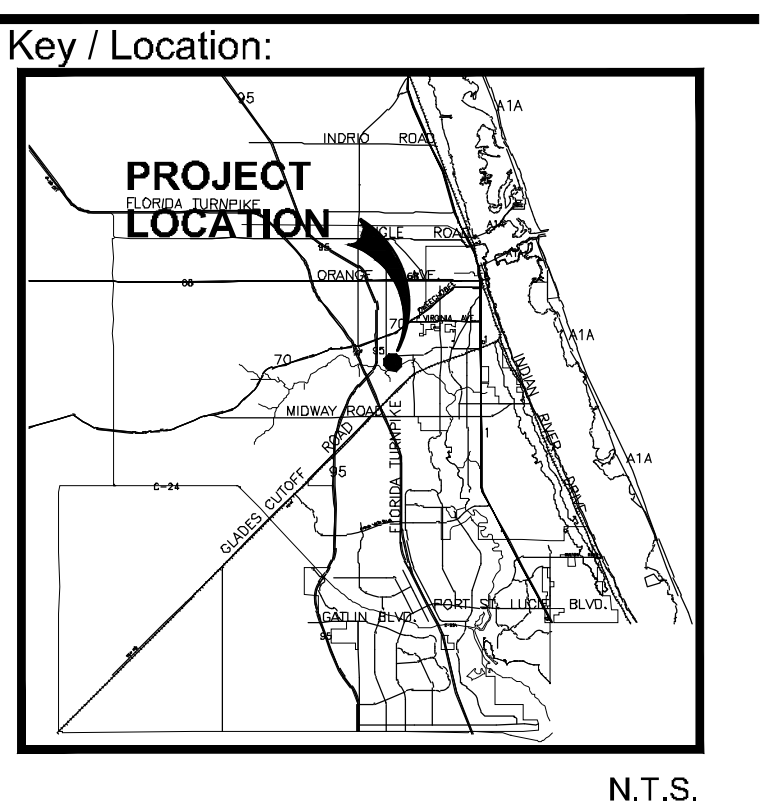
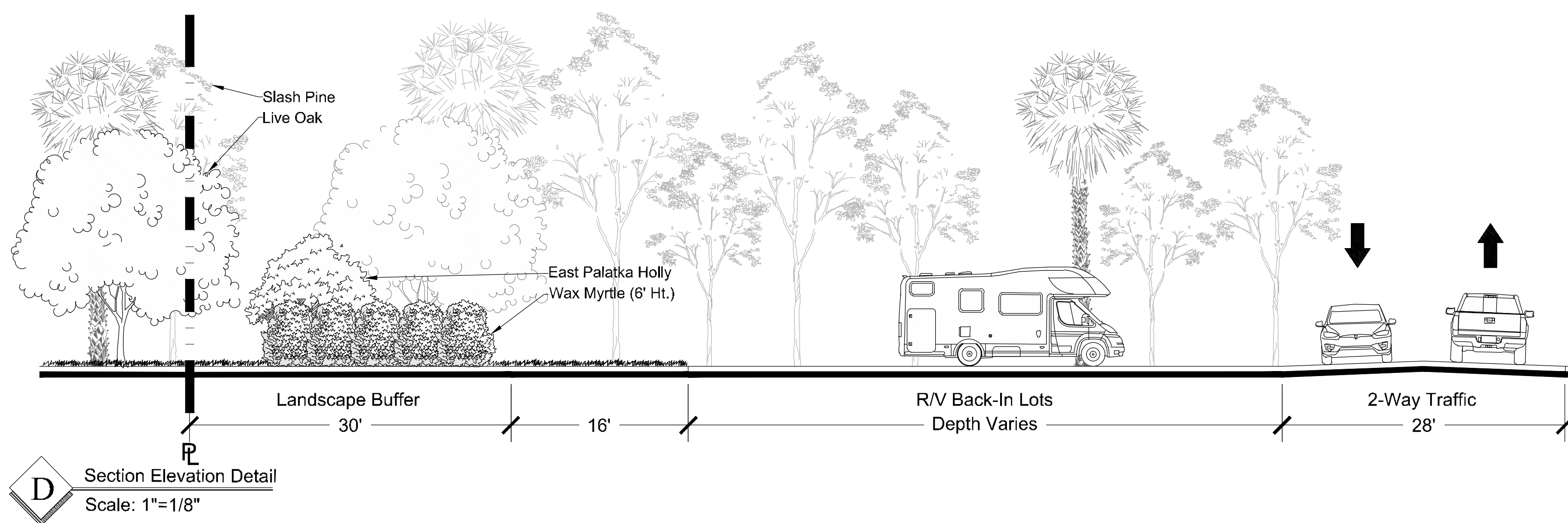
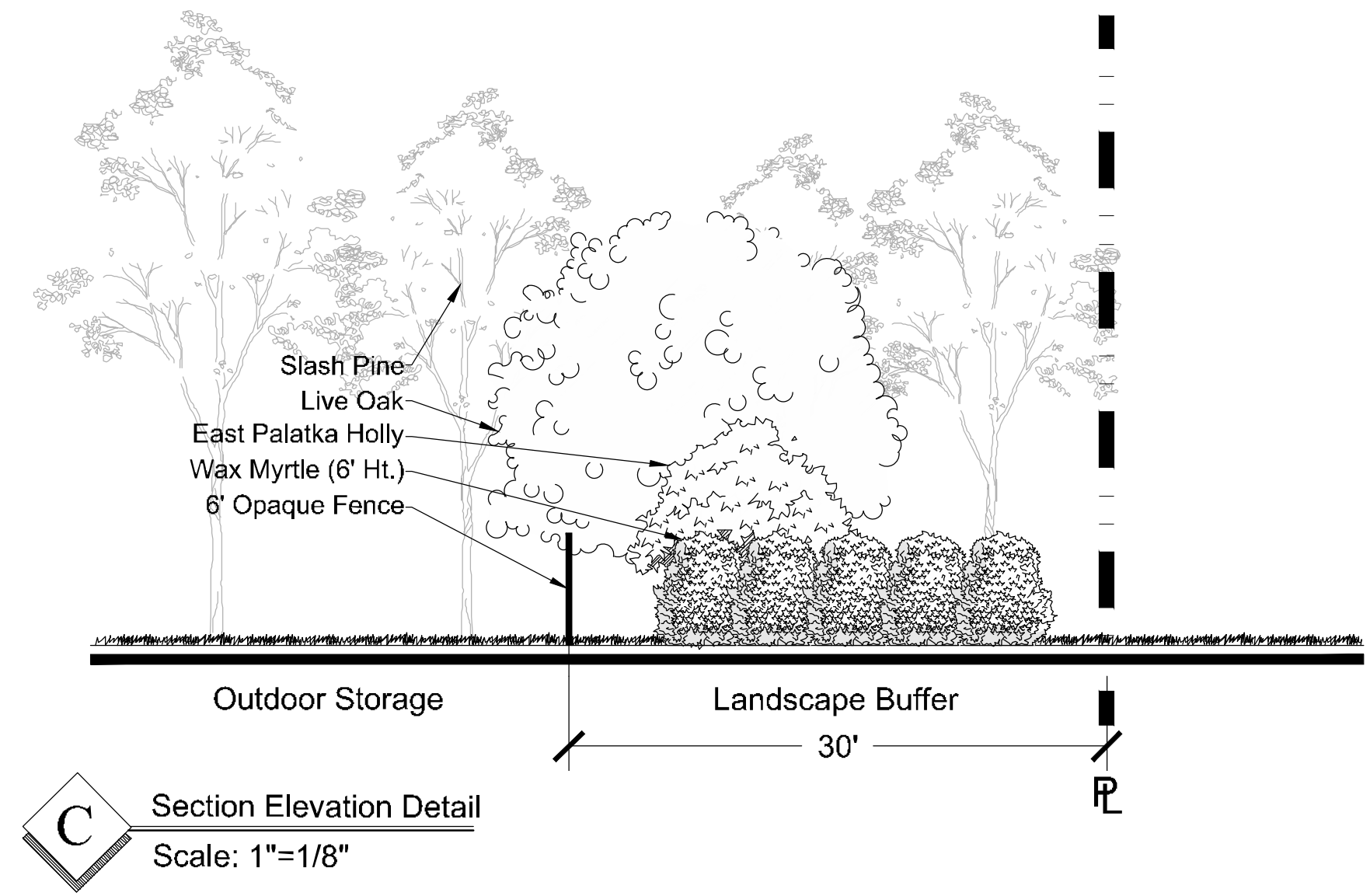
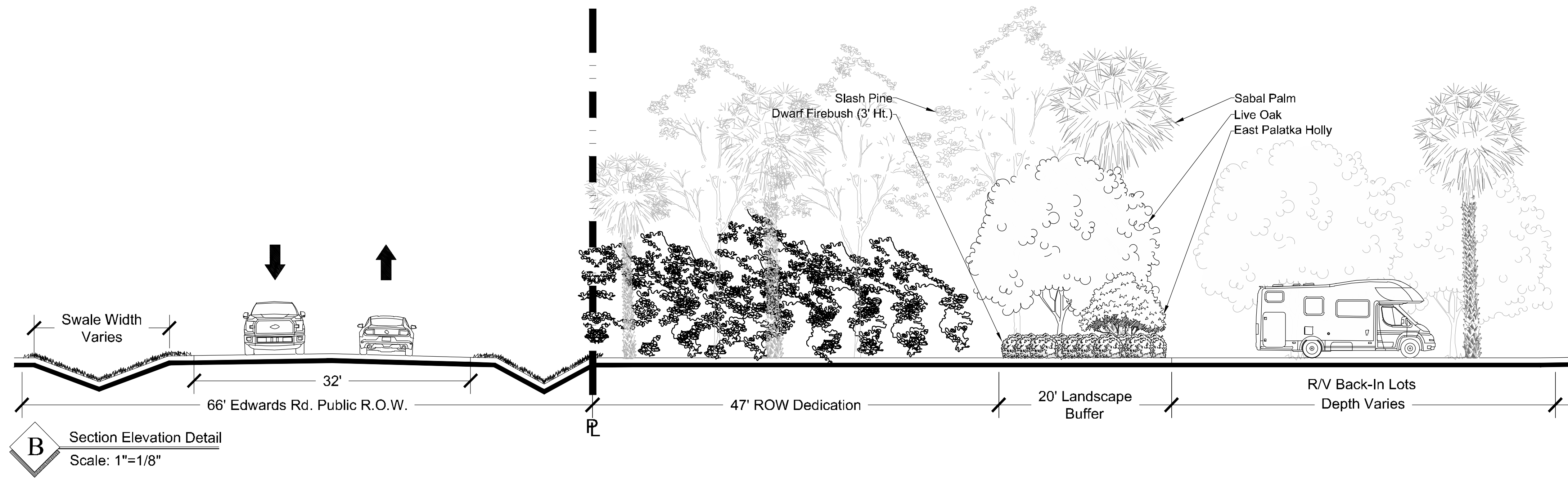
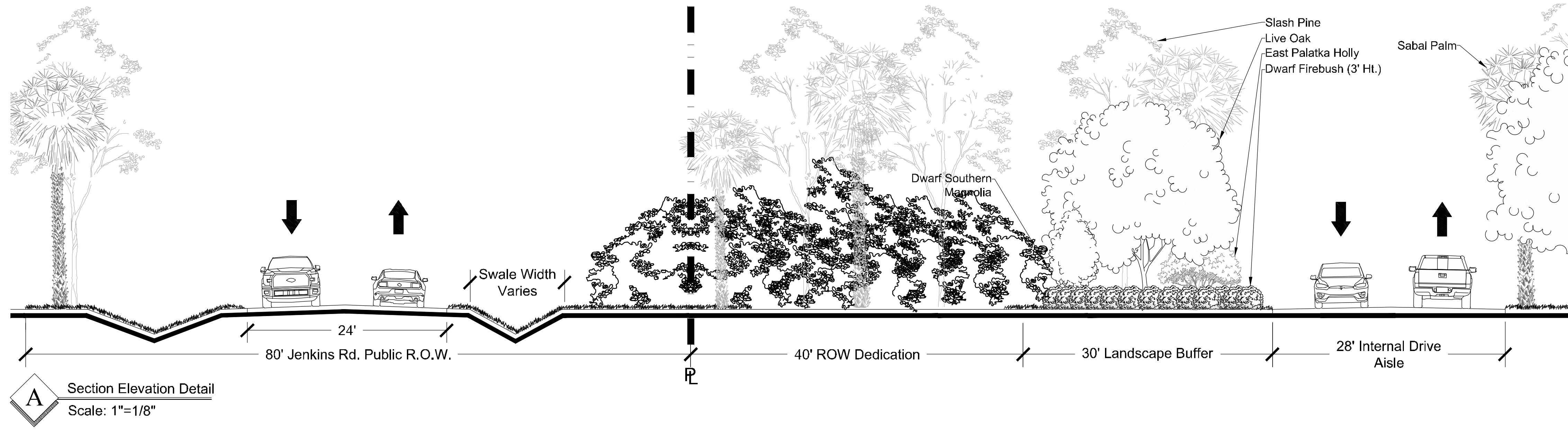
Emergency Gated Access Point

Proposed Storm Drainage

20' Landscape Buffer (Typ.)

47' ROW Dedication

- Phasing Data:**
- Phase 1 - Proposed construction Spring '18 to Spring '19.**
 - 92 Pull-Through Lots, 25 Back-In Lots
 - Water Main Loop
 - Sanitary Sewer
 - Lift Station
 - Project Entrances
 - Electric Services
 - Administration Building -- First Phase of 2-Phase construction
 - Pool, Pool Fence, Patio, Parking
 - Lake
 - Drainage Outfall
 - Storage Area
 - Landscape Buffers
 - Active Play Area
 - Phase 2 - Proposed construction Spring '19 to '21.**
 - 80 Back-In Lots
 - Water Main Loop
 - Sanitary Sewer
 - Electric Service
 - Lake
 - Landscape Buffers
 - Workshop/Restrooms
 - Horseshoe Pits, Pickleball Courts, Shuffleboard Courts
 - Phase 3 - Proposed construction Spring '21 to '23.**
 - 104 Pull-Through Lots, 22 Back-In Lots
 - Water Main Loop
 - Sanitary Sewer
 - Electric Service
 - Administration Building -- Second Phase of 2-Phase construction
 - Restrooms & Workshop
 - Multi-Purpose Field
 - Shuffleboard Courts



Project Team:

Applicant: S.R. Enterprises, LLC
1821 N. US 1
Fort Pierce, FL 34946

Land Planner / Landscape Architect: Lucido & Associates
701 East Ocean Boulevard
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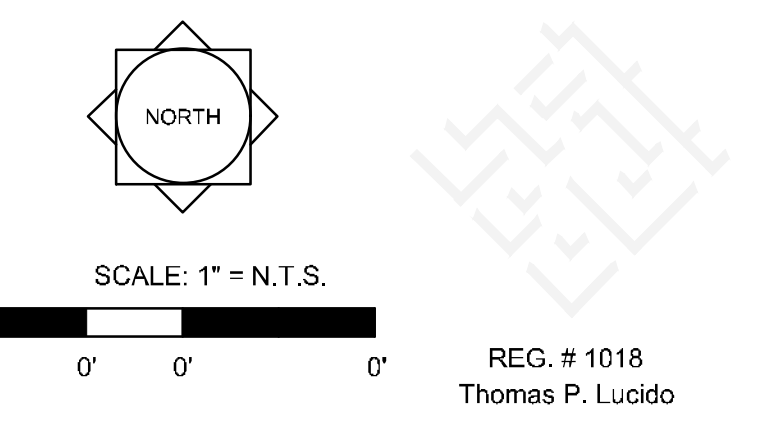
**Jenkins Road
KOA**

Fort Pierce, Florida

Cross Sections

Minor Adjustment #1

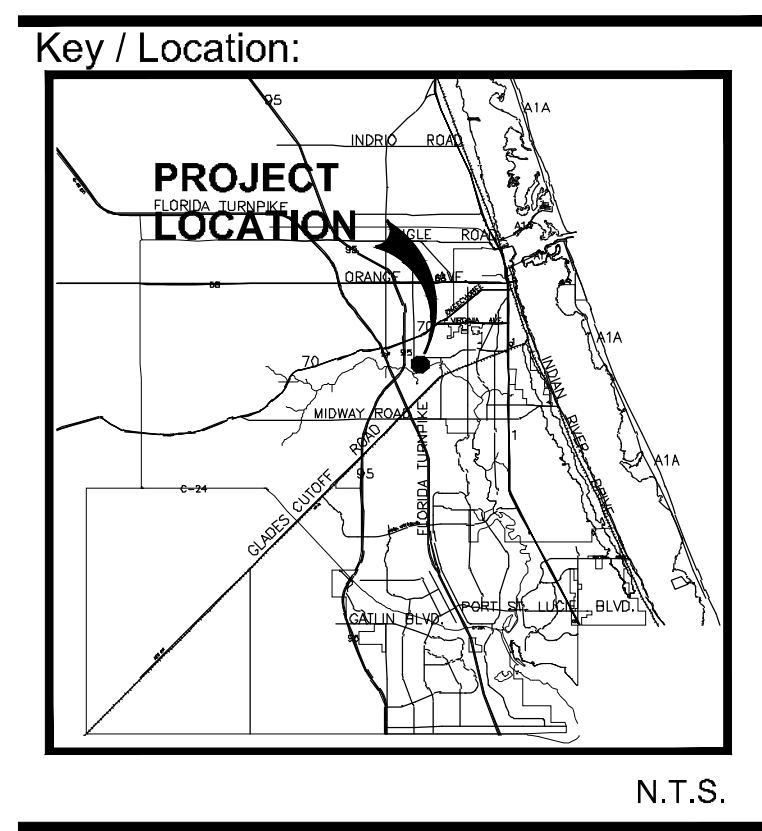
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11.01.18	SAW	Minor Adjustments #1



Designer: JJ
 Manager: BN
 Project Number: 17-445
 Municipal Number: ---
 Computer File: 17-446 Jenkins Road KOA - Minor Adjustment - JJ

Sheet
SP-3

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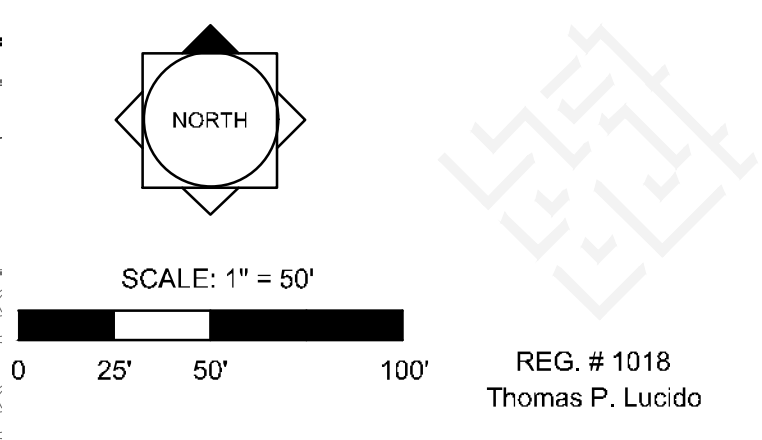
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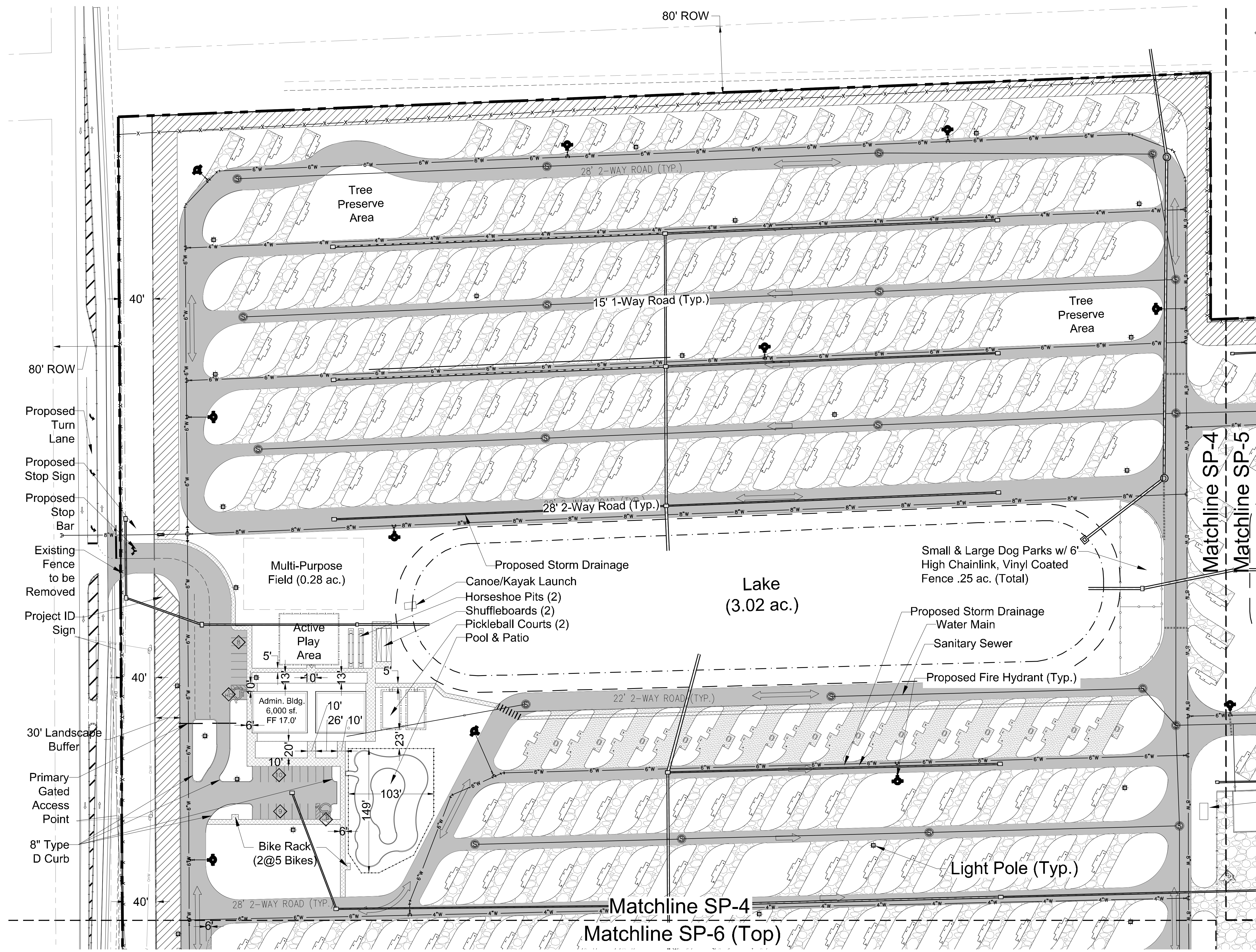
Jenkins Road KOA
 Fort Pierce, Florida
Conceptual Site Plan
 Minor Adjustment #1

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11.01.18	SAW	Minor Adjustments #1



Designer	Manager	Project Number	Municipal Number	Computer File	Sheet
JJ	BN	17-446	---	17-446-Jenkins Road KOA - Minor Adjustment - JJ.dwg	SP-4

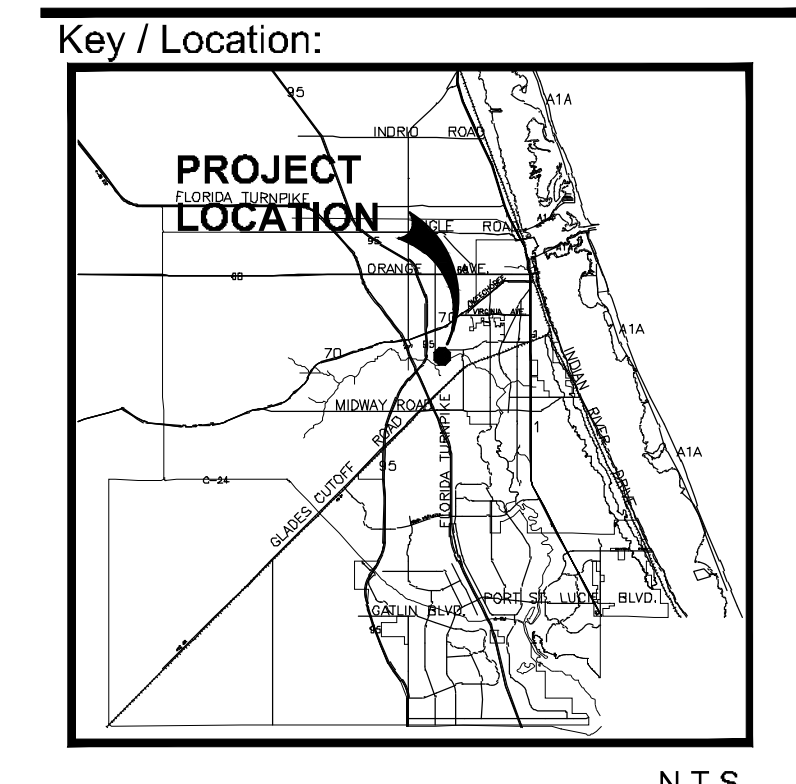
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80' ROW
 Proposed Turn Lane
 Proposed Stop Sign
 Proposed Stop Bar
 Existing Fence to be Removed
 Project ID Sign
 30' Landscape Buffer
 Primary Gated Access Point
 8" Type D Curb

Matchline SP-4
 Matchline SP-5

Matchline SP-4
 Matchline SP-6 (Top)

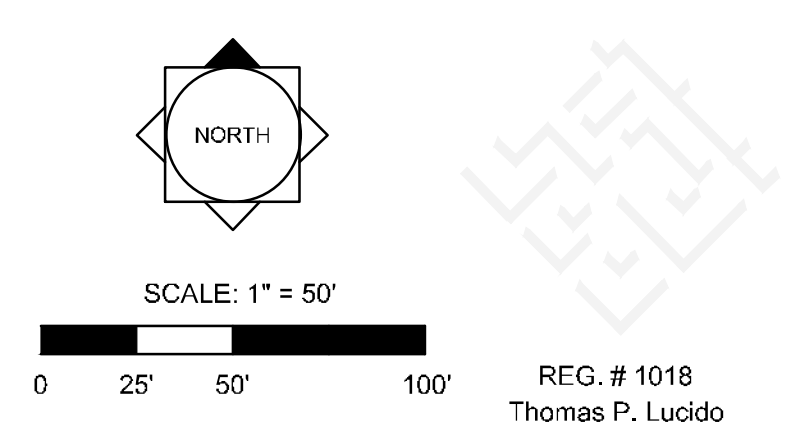


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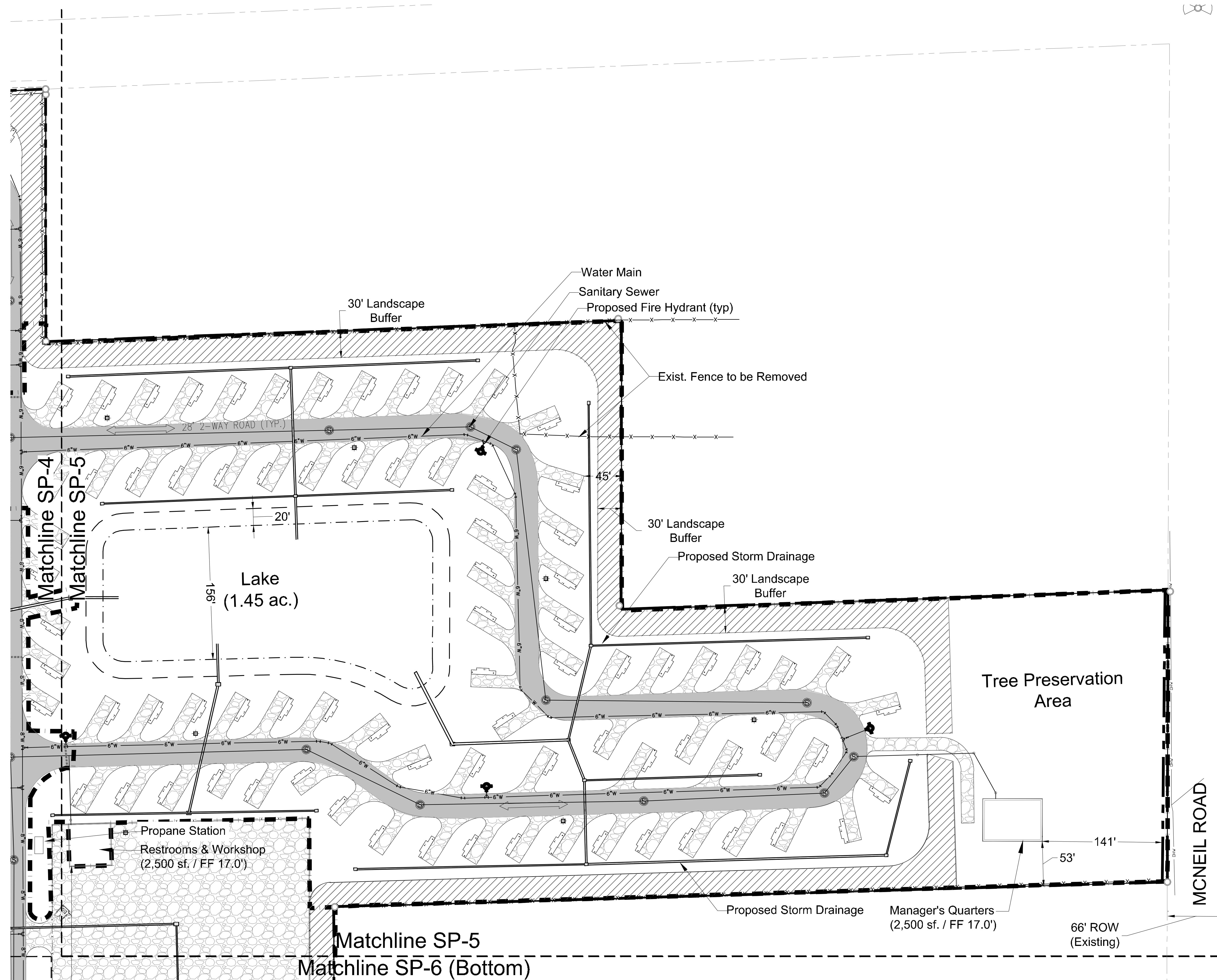


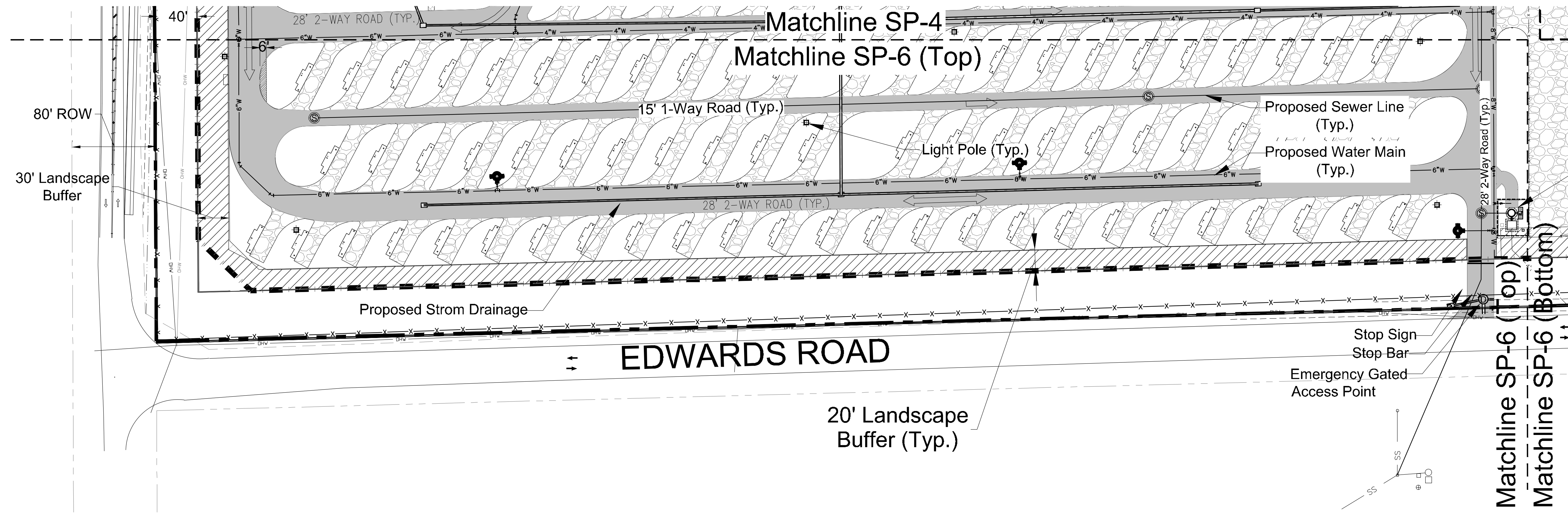
Jenkins Road KOA
 Fort Pierce, Florida
Conceptual Site Plan
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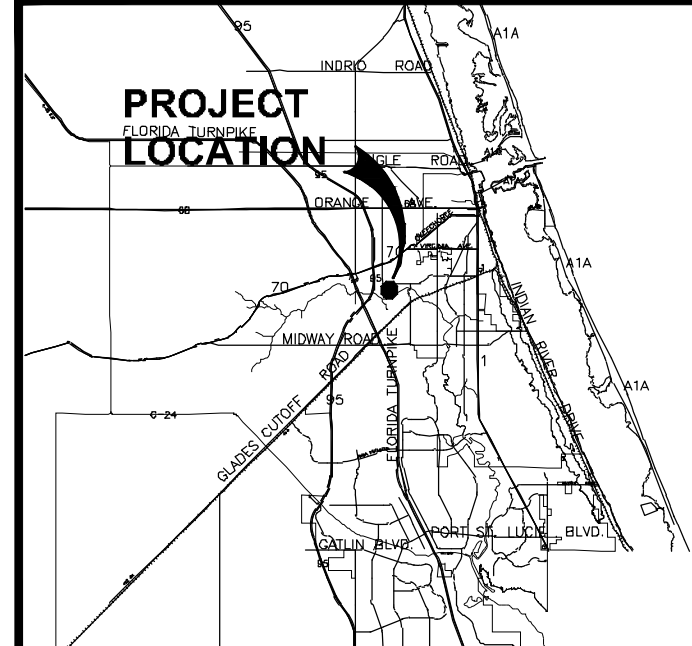


REG. # 1018
 Thomas P. Lucido
 Designer: JJ
 Manager: BN
 Project Number: 17-446
 Municipal Number: —
 Computer File: 17-446 Jenkins Road KOA - Minor Adjustment - JJ.dwg
SP-5





Key / Location:



N.T.S.

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 1821 N. US1
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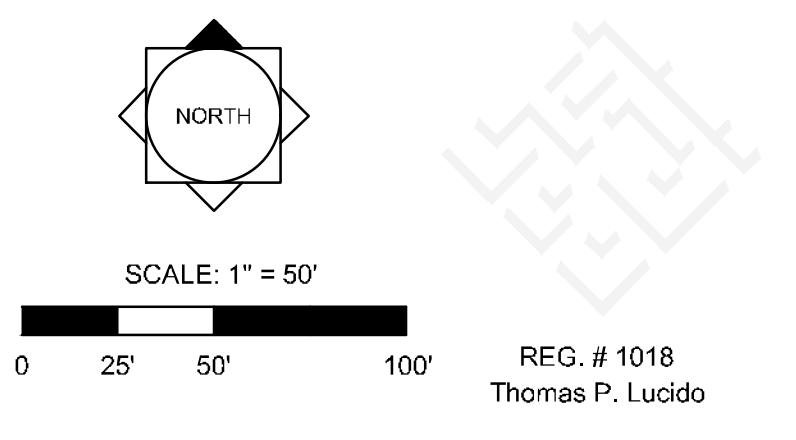
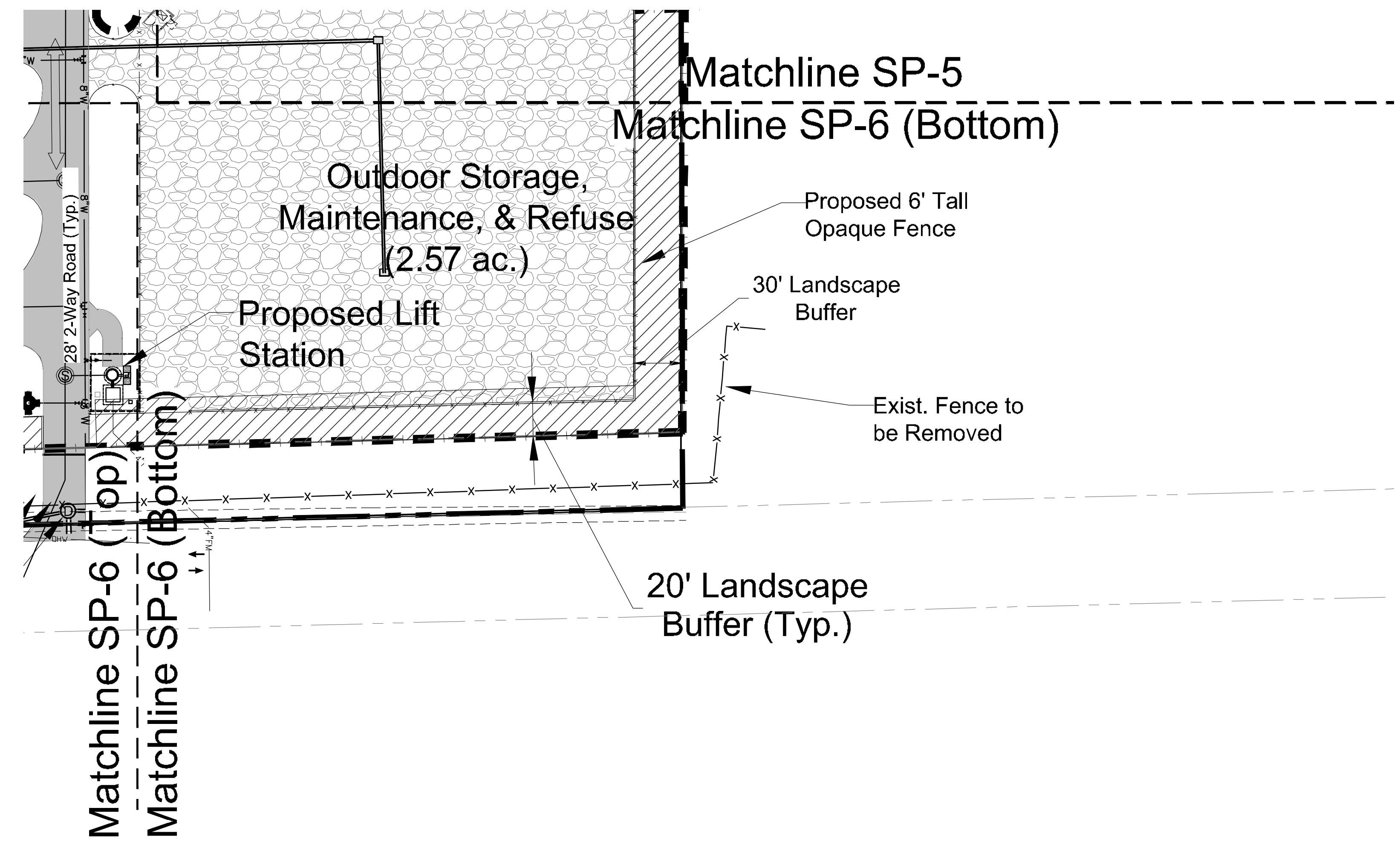
Land Planner /
 Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34984

Legal Counsel: W. Lee Dobbing, Esq.
 Dean, Mead, Minton & Zwimmler
 1903 S. 25th Street, Suite 200
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Jenkins Road
KOA
 Fort Pierce, Florida
 Conceptual Site Plan
 Minor Adjustment #1

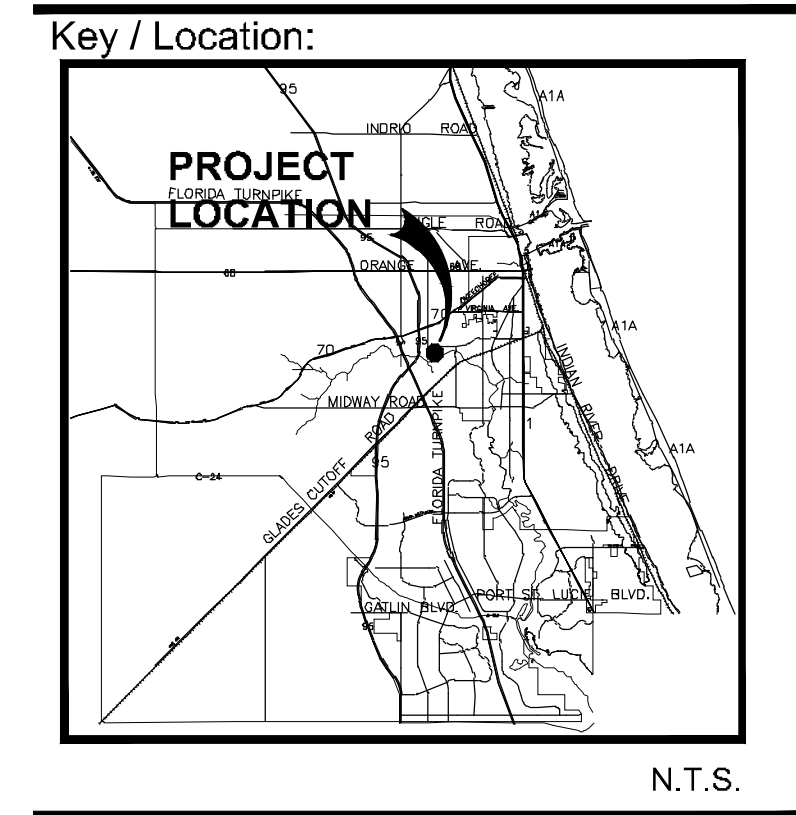
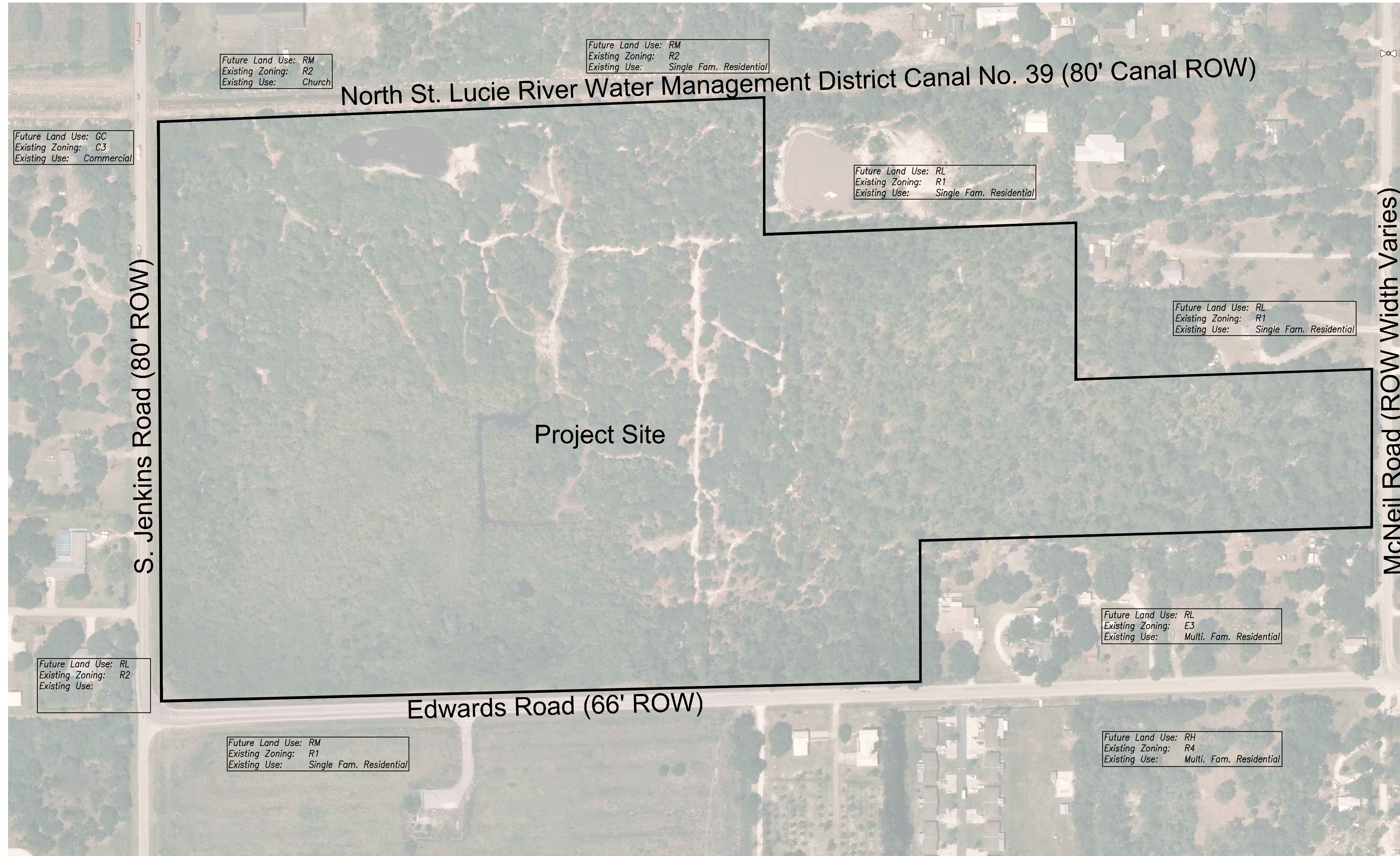
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Designer: JJ
 Manager: BN
 Project Number: 17-446
 Municipal Number: ---
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SP-6

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 Stuart, Florida 34994

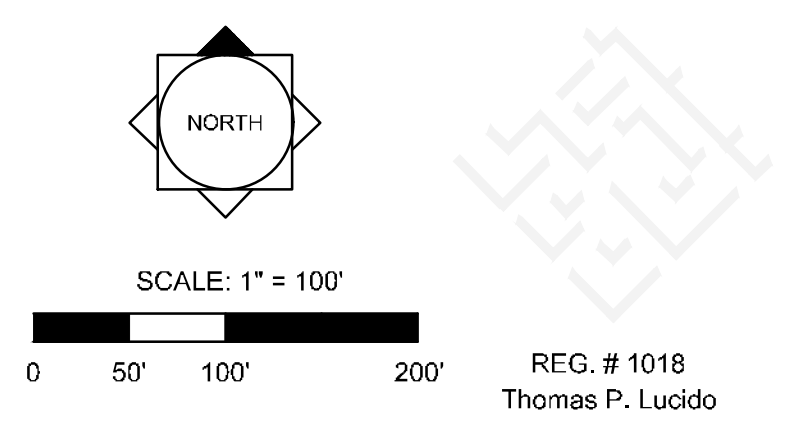
Legal Counsel: W. Les Dobbins, Esq.
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**Jenkins Road
 KOA**

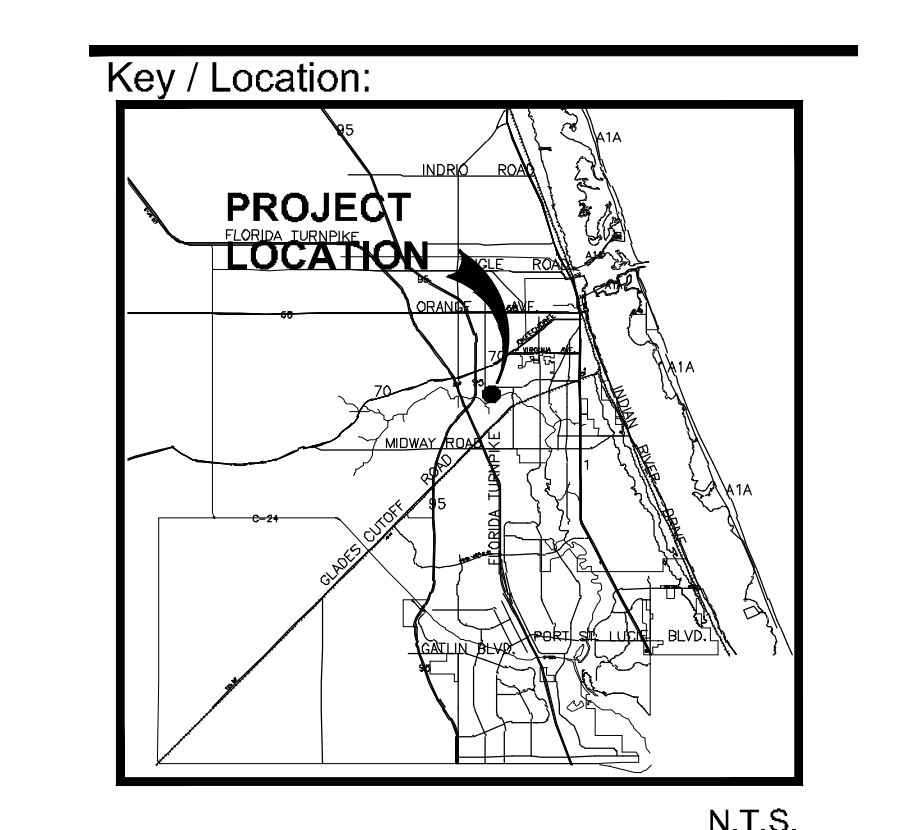
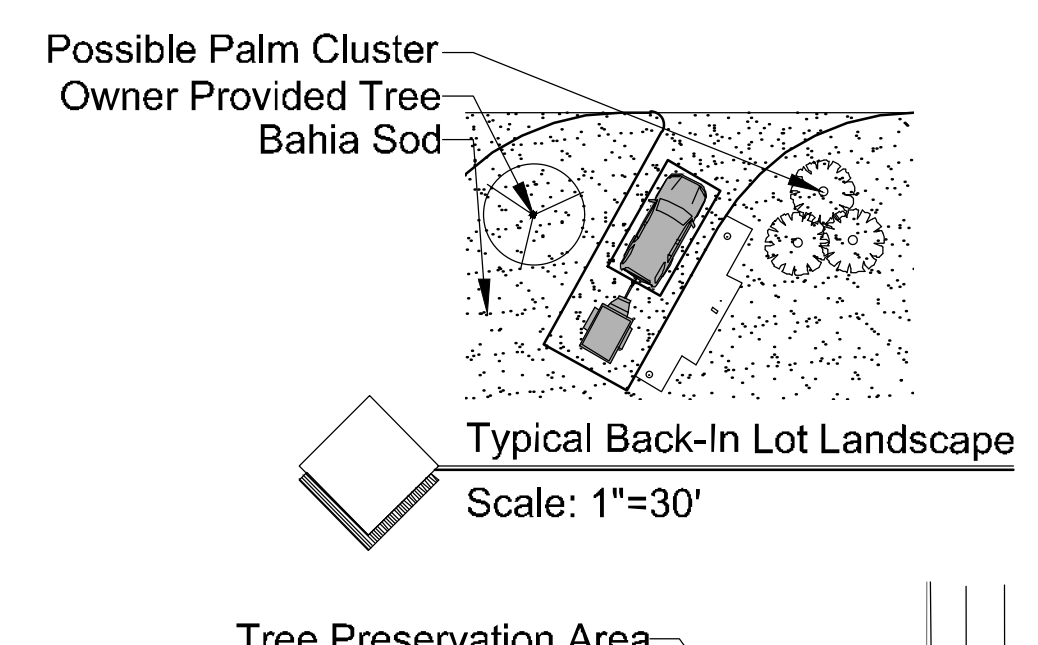
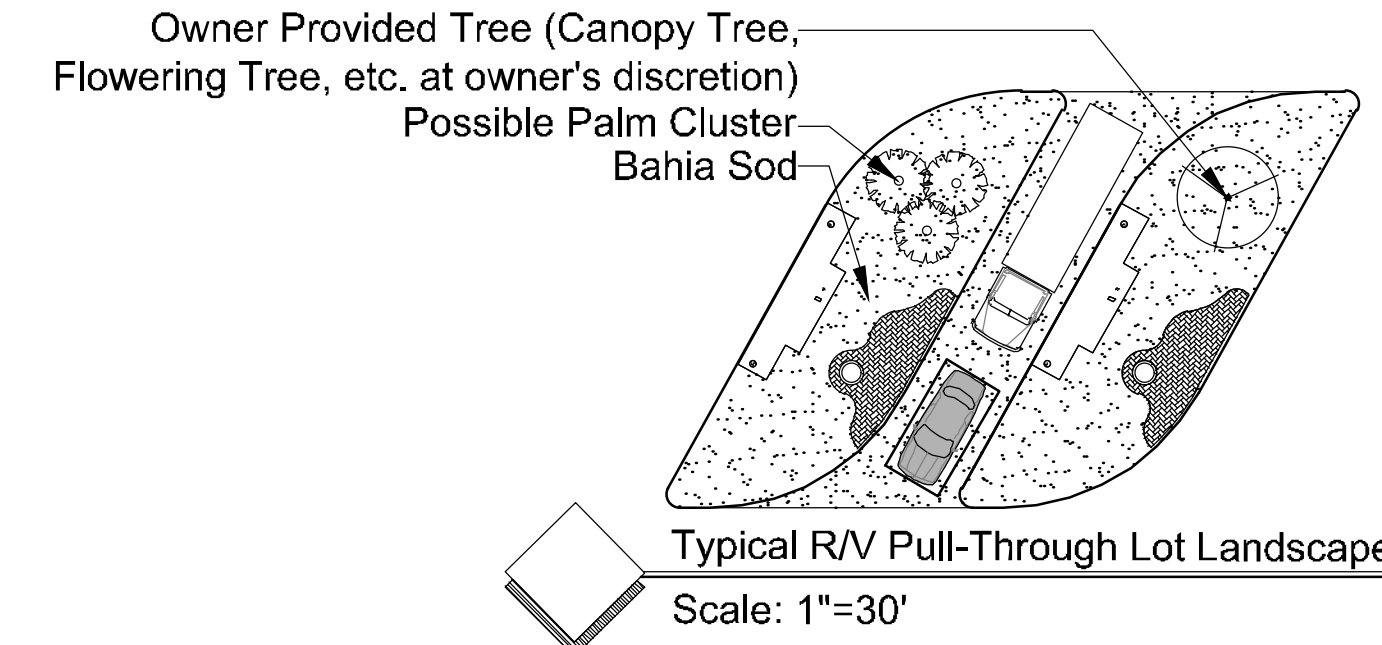
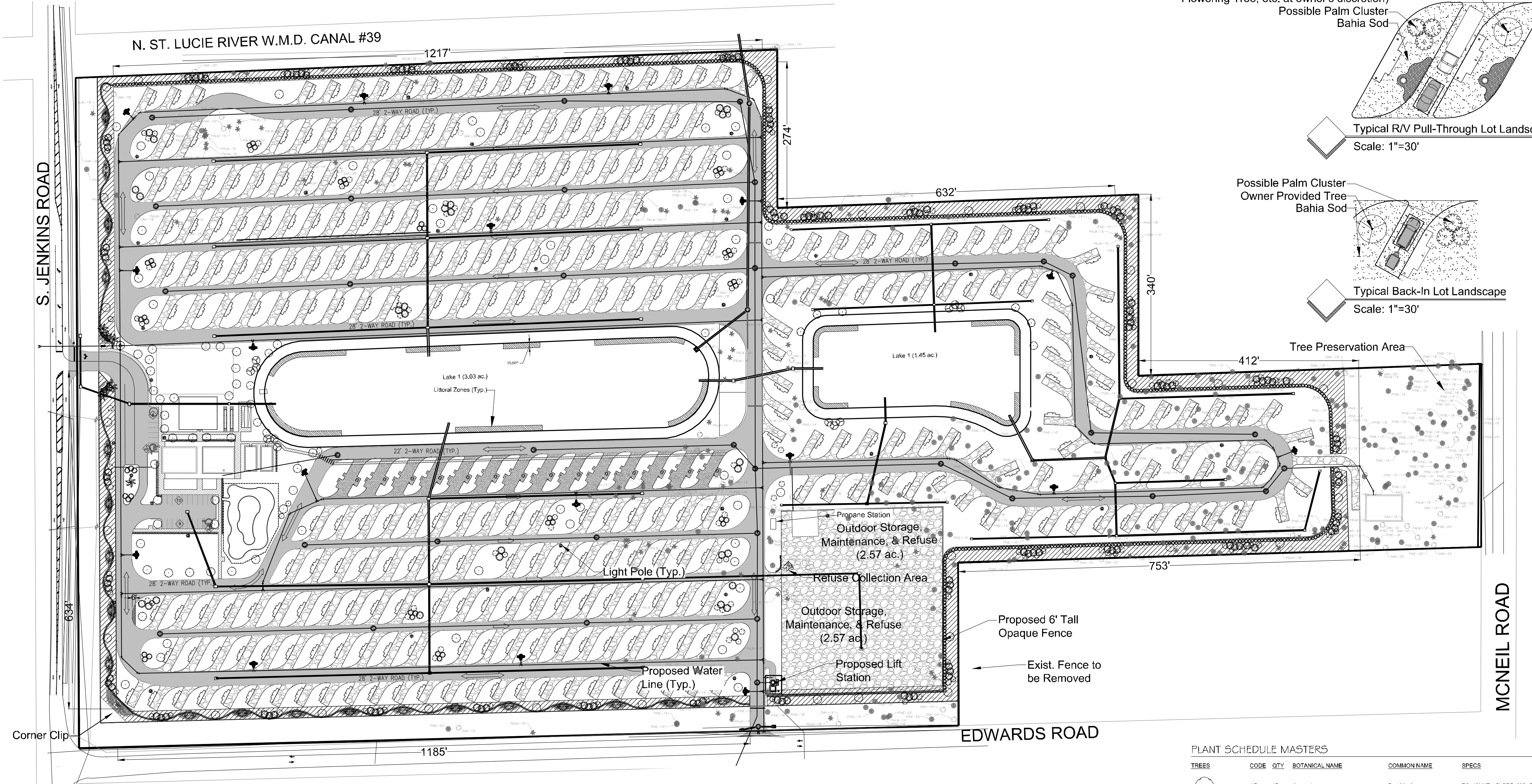
Fort Pierce, Florida
 Aerial Exhibit
 Minor Adjustment #1

Date	By	Description
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2.20.18	JJ	Resubmittal
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Designer: JJ
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Sheet
SP-7



Project Team:

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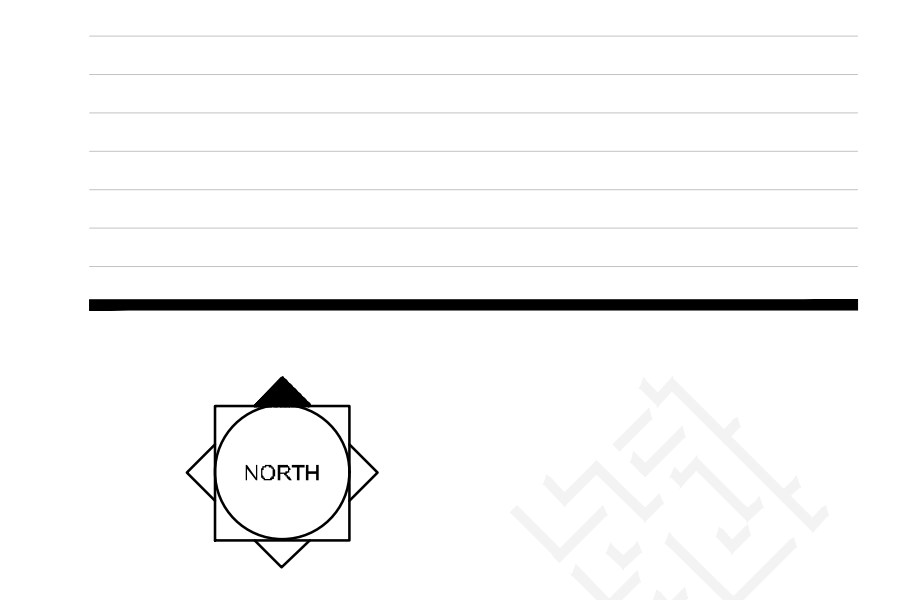
Jenkins Road KOA

Fort Pierce, Florida

Preliminary Landscape Plan

Minor Adjustment #1

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REG. # 1018
Thomas P. Lucido

Designer: JJ Sheet
Manager: BN
Project Number: 17-445
Municipal Number: ---
Computer File: 17-446 Jenkins Road KOA - Minor Adjustment - JJ.C

LA-1

- ### General Landscape Notes:
- All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
 - Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
 - All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
 - All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
 - Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
 - Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
 - Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
 - All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
 - All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.

- ### General Landscape Notes Cont'd:
- No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
 - Existing understory shall be maintained in areas of undisturbed native vegetation.
 - All Category 1 exotic plant species will be eradicated from the site.
 - Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
 - All back flow prevention devices shall be screened in accordance with Section 22-70(d) of the Fort Pierce City Code.
 - Irrigation to conform to all local and State regulations with regard to water consumption.
 - All new landscaping shall be provided with 100% irrigation coverage through the establishment period, not less than 1-year.

Landscape Calculations:

Vehicular Use Area along Property Lines
3,628 Linear Feet along Property Line
3,628 x 10 = 36,280 sq. ft. required Landscape Area
(36,280) / 200 = 182 Trees Required (455")
Total Trees Provided: 201 Trees (503")

Vehicular Use Area along Right of Way
2,305 Linear Feet along Right of Way
2,305 x 10 = 23,050 sq. ft. required Landscape Area
(23,050) / 300 = 77 Trees Required (193")
Total Trees Provided: 97 Trees (243")

Interior Vehicular Use Area
281,656 sq. ft. total Vehicular Use Area
281,656 / 15 = 18,777 sq. ft. required Landscape Area
(18,777) / 100 = 188 Trees Required (470")
Total Trees Provided: 188 Trees (470")

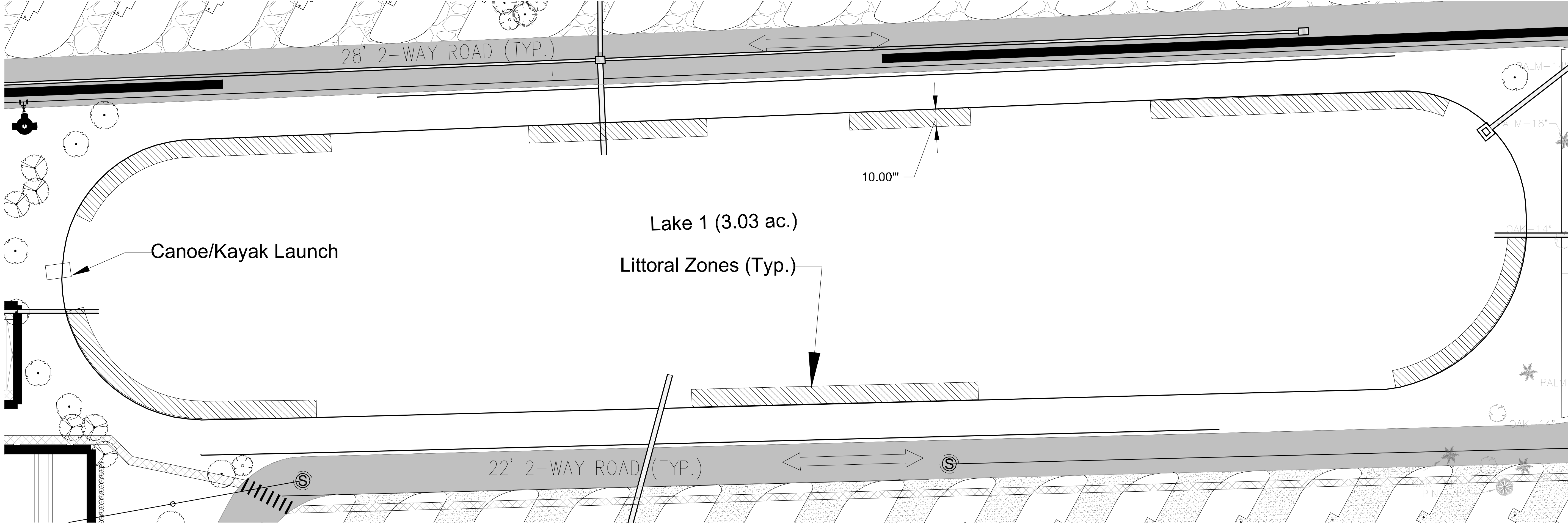
Total Landscape Area Required = 79,141 sq. ft.
Total Trees Required = 447 Trees (2.5" x 447 = 1,118")
Trees Provided = 486 Canopy Trees (1,195")

- ### Preserved Tree Key
- Existing Palm
 - Existing Oak
 - Existing Pine

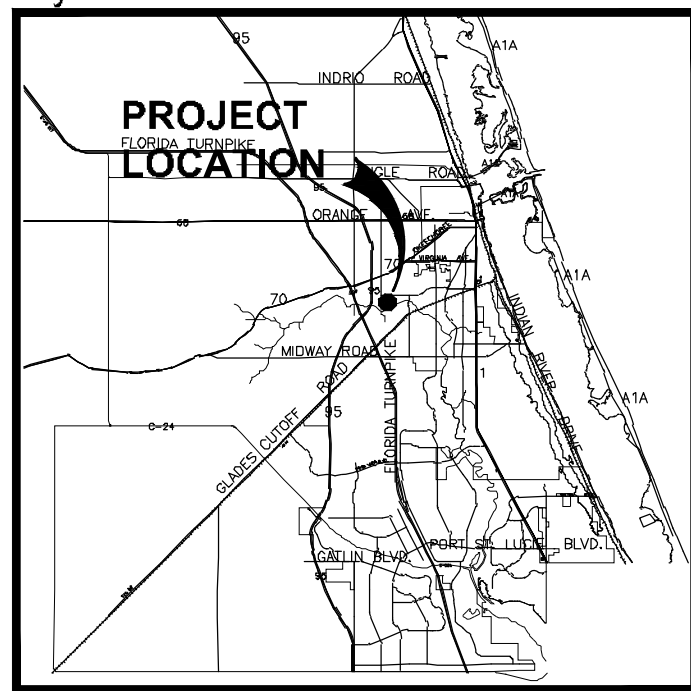
PLANT SCHEDULE MASTERS

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECS	
	AR	17	Acer rubrum	Red Maple	FG, 12 HT x 5' SPR, 3"C, F, SP	
	IE	89	Ilex x atrovirens 'East Palmetto'	East Palmetto Holly	FG, 12 HT x 6' SPR, 3"C, SP	
	ML	79	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	CG, 8' HT x 4' SPR, F, SP	
	PE	155	Pinus edulis	Slash Pine	FG, 14-16 HT x 7' SPR, 3"C, F, SP	
	QV	133	Quercus virginiana	Southern Live Oak	FG, 12 HT x 6' SPR, 3"C, SP, F	
	TD	12	Taxodium distichum	Bald Cypress	FG, 12 HT x 6' SPR, 3.5"C, F, SP,	
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECS	
	RO	7	Roystonea regia	Florida/Cuban Royal Palm	FG, 12' CW, SP, No Scars, Straight	
	SP	45	Sabal palmetto	Sabal Palm	FG, 10'-18' CT HT, HV CAL, SP	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECS	
	CHR	25	Chrysobalanus icaco 'Redtip'	Red Tip Coccolupum	7G, 36" HT x 24" SPR, F	
	CRI	12	Crinum augustum 'Queen Emma'	'Queen Emma' Crinum	3G, 24" OA, SP	
	HAC	1,083	Hamelia patens 'Compacta'	Dwarf Firebush	3G, 48" HT x 24" SPR, FTB, 36" OC	
	JAI	62	Jatropha integerrima	Jatropha	7G, 36" OA, F, SP	
	MC15	685	Myrica cerifera	Wax Myrtle	7G, 36" OA, FTB, SP, AS	
	SER	71	Serenoa repens 'Cinerea'	Silver Saw Palmetto	3G, 18" OA, F	
	VIO	18	Viburnum odoratissimum	Sweet Viburnum	3G, 24" HT x 18" SPR, 24" OC	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECS	SPACING
	GAG	1,229	Galphimia glauca	Thyrallis	3G, 24" OA, SP	18" c.c.
	PLI	1,177	Plumbago auriculata 'Imperial Blue'	Plumbago	3G, 24" OA, FTB, SP	18" c.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECS	SPACING
	JUP	1,351	Juniperus chinensis 'Parsoni'	Parson's Juniper	3G, 10" HT x 18" SPR, F	18" c.c.

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Key / Location:



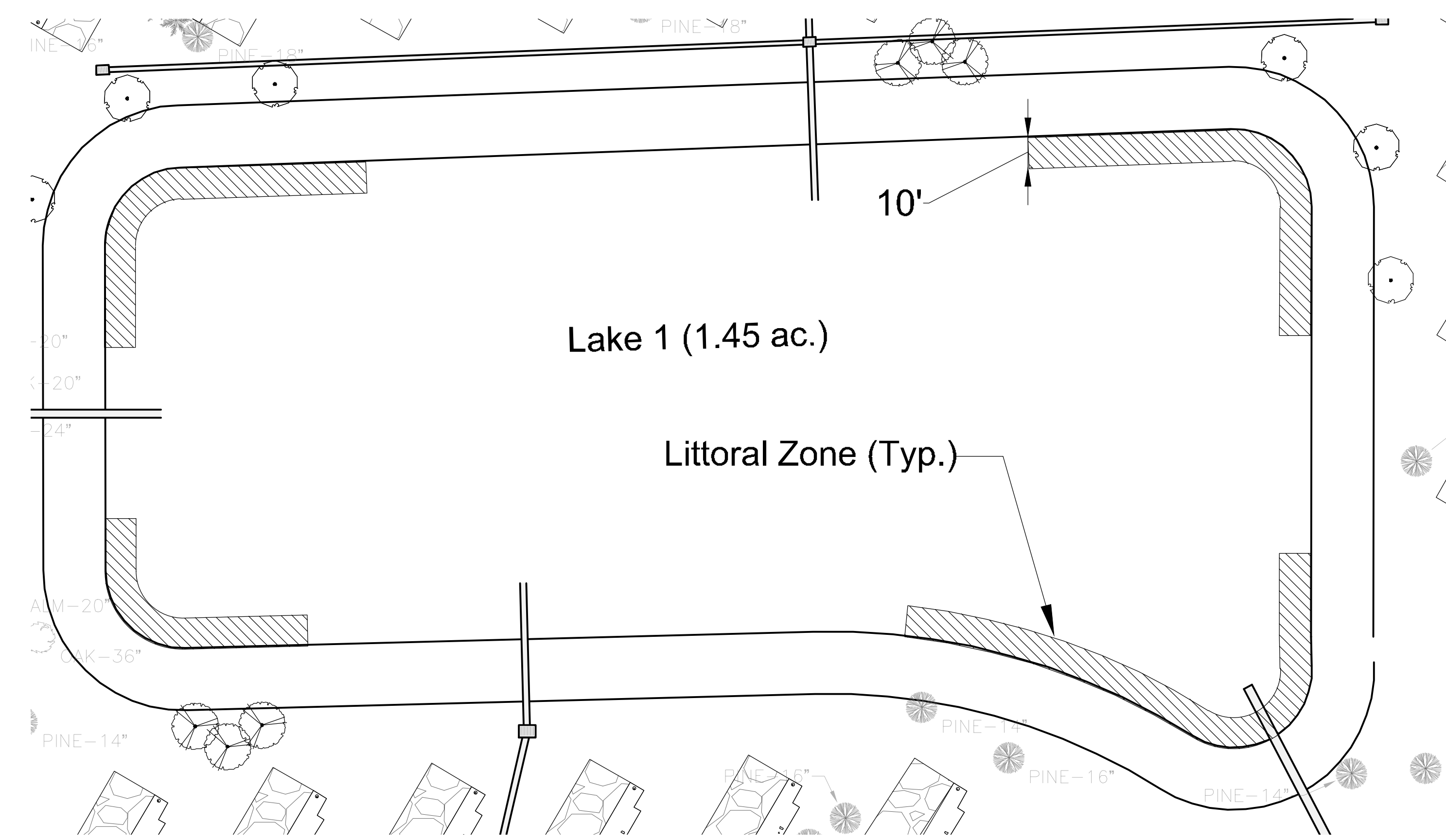
N.T.S.

Project Team:

Applicant: S.R. Enterprises, LLC
 1821 N. US1
 Fort Pierce, FL 34945

Land Planner / Landscape Architect: Lucido & Associates
 701 Southeast Ocean Boulevard
 Stuart, Florida 34994

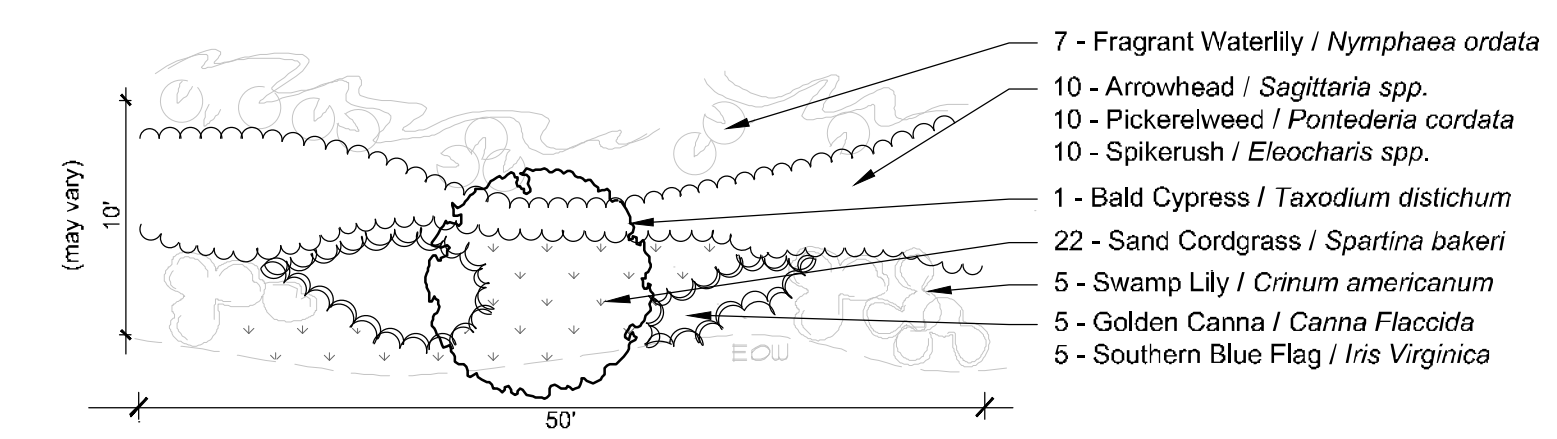
Legal Counsel: W. Lew Dobbing, Esq.
 Dean, Merritt, Minton & Zwimmer
 1903 S. 25th Street, Suite 202
 Fort Pierce, FL 34947



Lake 1 - Littoral Buffer Planting

Littoral Zone Plant Schedule:
 928 lf. shoreline / 50' typ. section = 19 (x material in typical plant schedule below)

Common Name / Botanical Name	Specifications
133 Fragrant Waterlily / <i>Nymphaea odorata</i>	24" root, BR, clean, free of weeds, 7' o.c., 2'-3' depth
190 Arrowhead / <i>Sagittaria spp.</i>	24" ht., BR, clean, free of weeds, 3' o.c., 6"-2' depth
190 Pickerelweed / <i>Pontederia cordata</i>	24" ht., BR, clean, free of weeds, 3' o.c., 6"-2' depth
190 Spikerush / <i>Eleocharis interstincta</i>	BR, clean, free of weeds, 3' o.c., 6"-18" depth
418 Sand Cordgrass / <i>Spartina bakeri</i>	4" liner, 2' o.c., shoreline-6" depth
95 Swamp Lily / <i>Crinum americanum</i>	BR, 3' o.c., shoreline-3" depth
95 Golden Canna / <i>Canna flaccida</i>	BR, 3' o.c., shoreline-3" depth
95 Southern Blue Flag Iris / <i>Iris virginica</i>	BR, 3' o.c., shoreline-3" depth
19 Bald Cypress / <i>Taxodium distichum</i>	10' ht. X 5' sprd., 2" cal., FG



Typical 50' Section-Littoral Plan

N.T.S.

QTY	Common Name	Botanical Name
7	Fragrant Waterlily	<i>Nymphaea odorata</i>
10	Arrowhead	<i>Sagittaria spp.</i>
10	Pickerelweed	<i>Pontederia cordata</i>
10	Spikerush	<i>Eleocharis interstincta</i>
22	Sand Cordgrass	<i>Spartina bakeri</i>
5	Swamp Lily	<i>Crinum americanum</i>
5	Golden Canna	<i>Canna flaccida</i>
5	Southern Blue Flag Iris	<i>Iris virginica</i>
1	Bald Cypress	<i>Taxodium distichum</i>

Typical 50' Littoral Plant Schedule

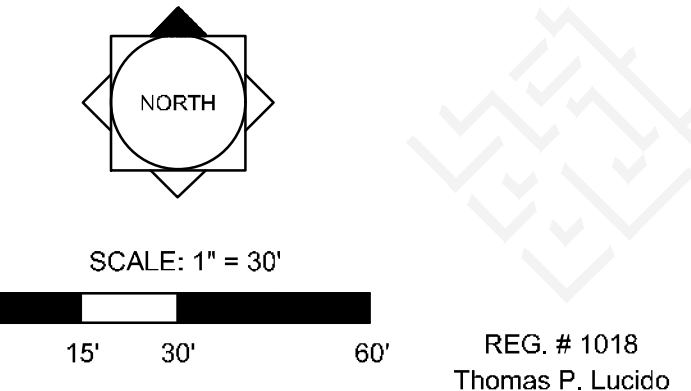
Lake 2 - Littoral Buffer Planting

Littoral Zone Plant Schedule:
 547 lf. shoreline / 50' typ. section = 11 (x material in typical plant schedule above)

COMMON NAME / Botanical Name	Specifications
77 Fragrant Waterlily / <i>Nymphaea odorata</i>	24"root, BR, clean, free of weeds, 7' o.c., 2'-3' depth
110 Arrowhead / <i>Sagittaria spp.</i>	24"ht., BR, clean, free of weeds, 3' o.c., 6"-2' depth
110 Pickerelweed / <i>Pontederia cordata</i>	24"ht., BR, clean, free of weeds, 3' o.c., 6"-2' depth
110 Spikerush / <i>Eleocharis interstincta</i>	BR, clean, free of weeds, 3' o.c., 6"-18" depth
242 Sand Cordgrass / <i>Spartina bakeri</i>	4" liner, 2' o.c., shoreline-6" depth
55 Swamp Lily / <i>Crinum americanum</i>	BR, 3' o.c., shoreline-3" depth
55 Golden Canna / <i>Canna flaccida</i>	BR, 3' o.c., shoreline-3" depth
55 Southern Blue Flag Iris / <i>Iris virginica</i>	BR, 3' o.c., shoreline-3" depth
11 Bald Cypress / <i>Taxodium distichum</i>	10' ht. X 5' sprd., 2" cal., FG

Jenkins Road KOA
 Fort Pierce, Florida
 Lake Littoral Plan
 Minor Adjustment #1

Date	By	Description
9.5.17	JJ	Initial Submittal
10.10.17	DC	Resubmittal
2.20.18	JJ	Resubmittal
11.01.18	SAW	Minor Adjustments #1



SCALE: 1" = 30'

REG. # 1018
 Thomas P. Lucido

Designer: JJ Sheet
 Manager: BN
 Project Number: 17-445
 Municipal Number: ---
 Computer File: 17-446 Jenkins Road KOA - Minor Adjustment - JJC

LA-2

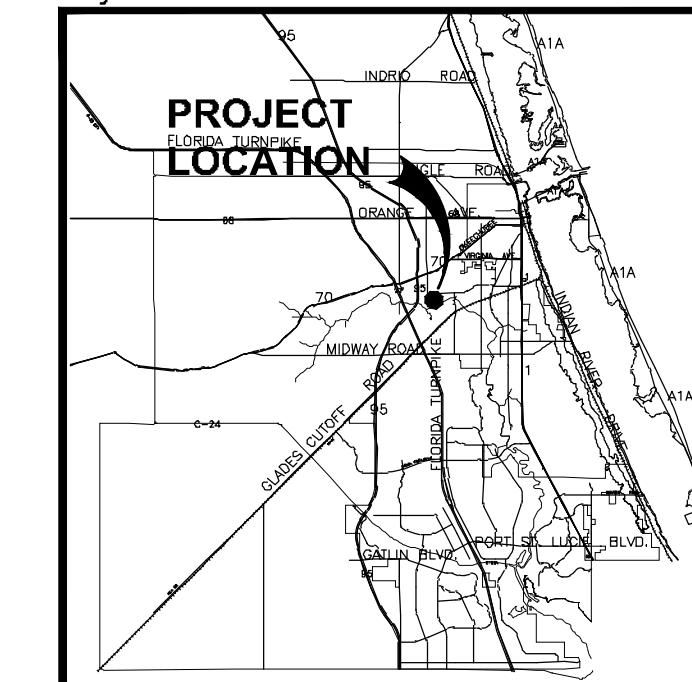
Mitigation Data:

Total Inches (DBH) Removed:	3,228"
Total Inches (DBH) Preserved:	6,377"
Total Mitigation Required:	0"
Total Palms Removed:	132
Total Palms Preserved:	115
Total Palm Mitigation Required:	17

Mitigation Notes:

1. Tree Mitigation shall be provided for the removal of existing native trees with a DBH equal to or greater than 14".
2. Palm Tree Mitigation shall be provided for the removal of existing native palm trees equal to or greater than the 10' Clear Trunk (CT) height.
3. Existing native understorey not in direct conflict with proposed construction activity shall remain in place.
4. All Category 1 invasive exotic species shall be eradicated from site.
5. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around all vegetation, including trees and palms, to be preserved.

Key / Location:



N.T.S.

Project Team:

Applicant: S.R. Enterprises, LLC
 1621 N. US 1
 Fort Pierce, FL 34946

Land Planner /
 Landscape Architect: Lucido & Associates
 701 Southeast Ocean Boulevard
 Stuart, Florida 34994

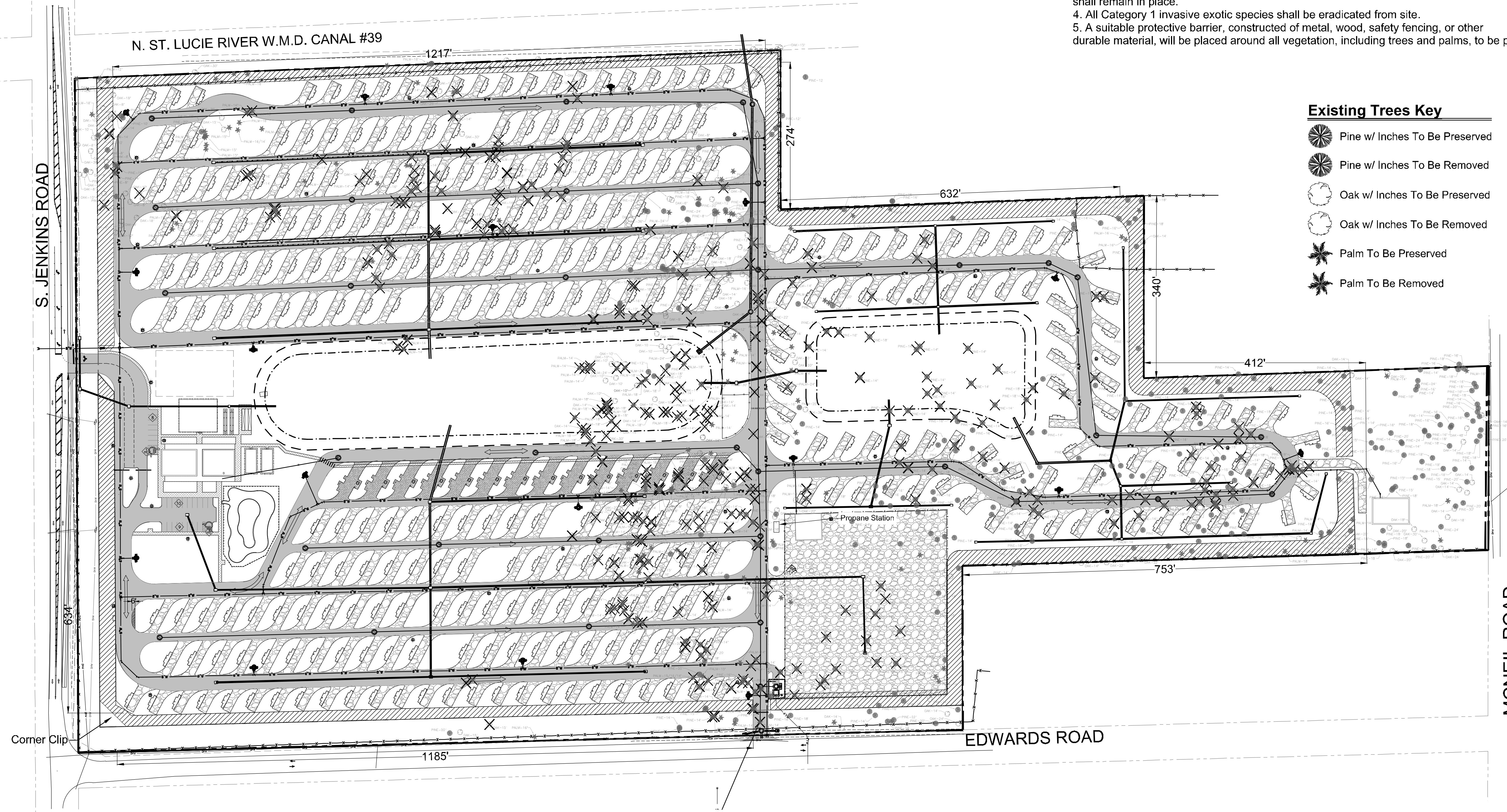
Legal Counsel: W. Lee Dotting, Esq.
 Dean, Mend, Minton & Zimmerman
 1903 S. 25th Street, Suite 200
 Fort Pierce, FL 34947



**Jenkins Road
 KOA**

Fort Pierce, Florida
 Tree Mitigation
 Plan
 Minor Adjustment #1

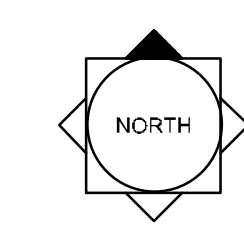
Date	By	Description
9.5.17	JJ	Initial Submittal
10.10.17	DC	Resubmittal
2.20.18	JJ	Resubmittal
3.13.18	DC	Revisions per Client
11.01.18	SAW	Minor Adjustments #1



Existing Trees Key

- Pine w/ Inches To Be Preserved
- Pine w/ Inches To Be Removed
- Oak w/ Inches To Be Preserved
- Oak w/ Inches To Be Removed
- Palm To Be Preserved
- Palm To Be Removed

MCNEIL ROAD

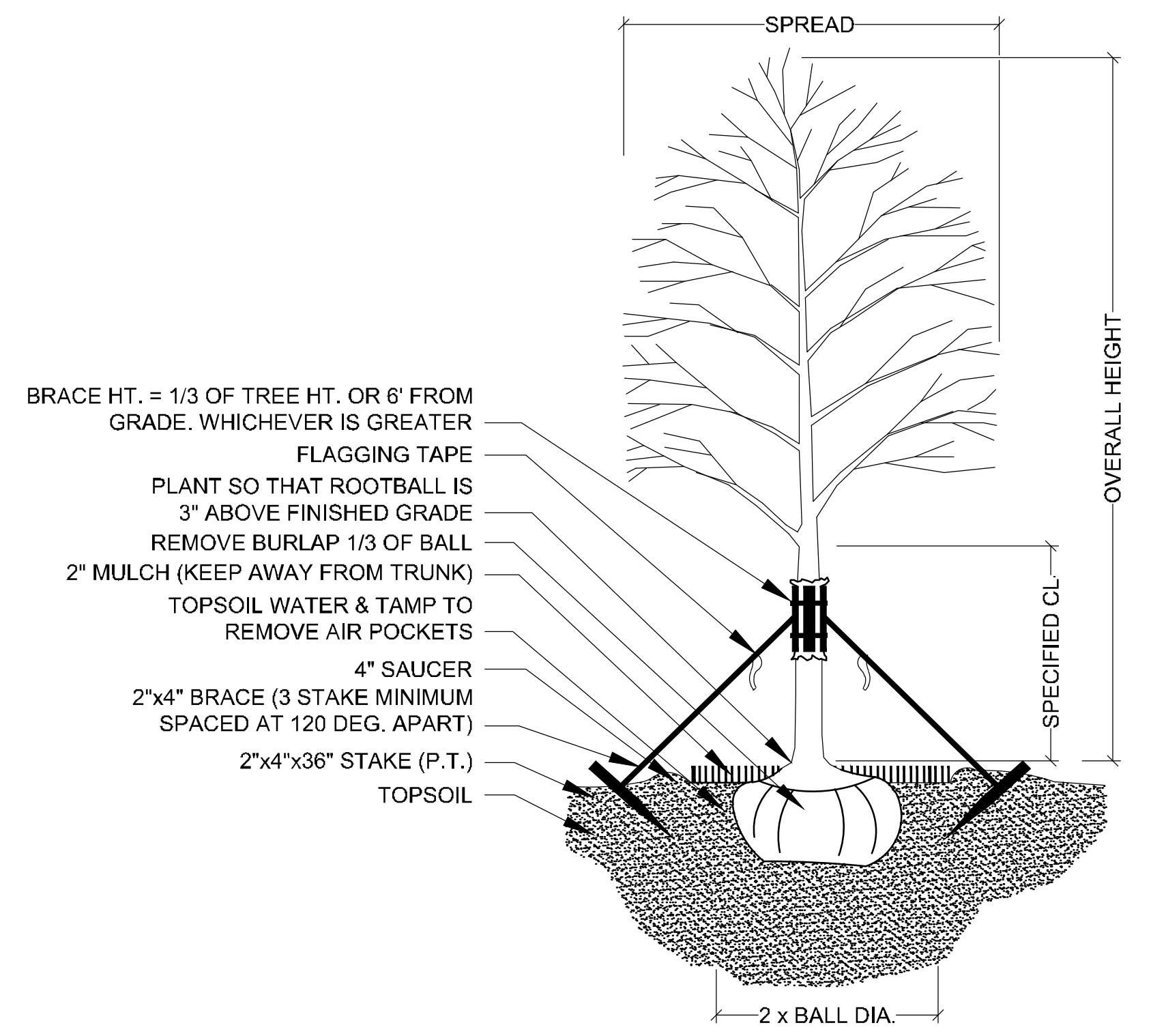


SCALE: 1" = 100'
 0 50' 100' 200'

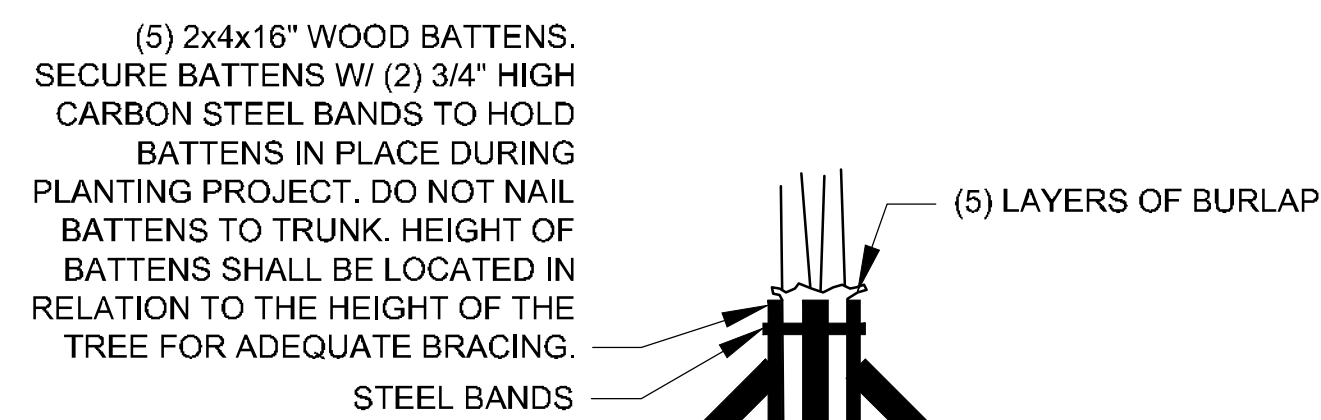
REG. # 1018
 Thomas P. Lucido

Designer	JJ	Sheet
Manager	BN	
Project Number	17-445	
Municipal Number	---	
Computer File	17-446 Jenkins Road KOA - Minor Adjustment - JJ.dwg	

LA-3



TREE PLANTING & STAKING
 NOT TO SCALE

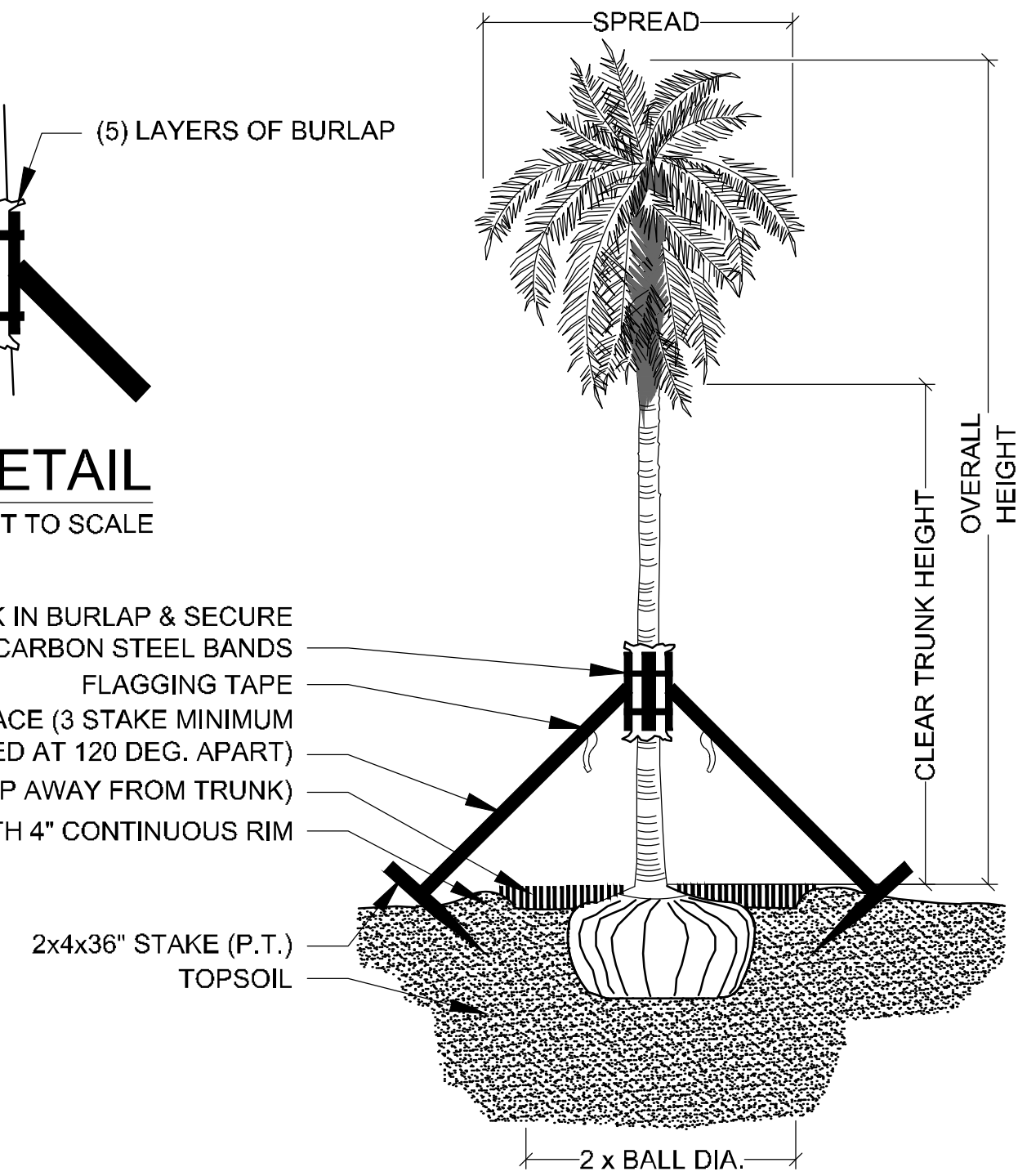


BRACING DETAIL
 NOT TO SCALE

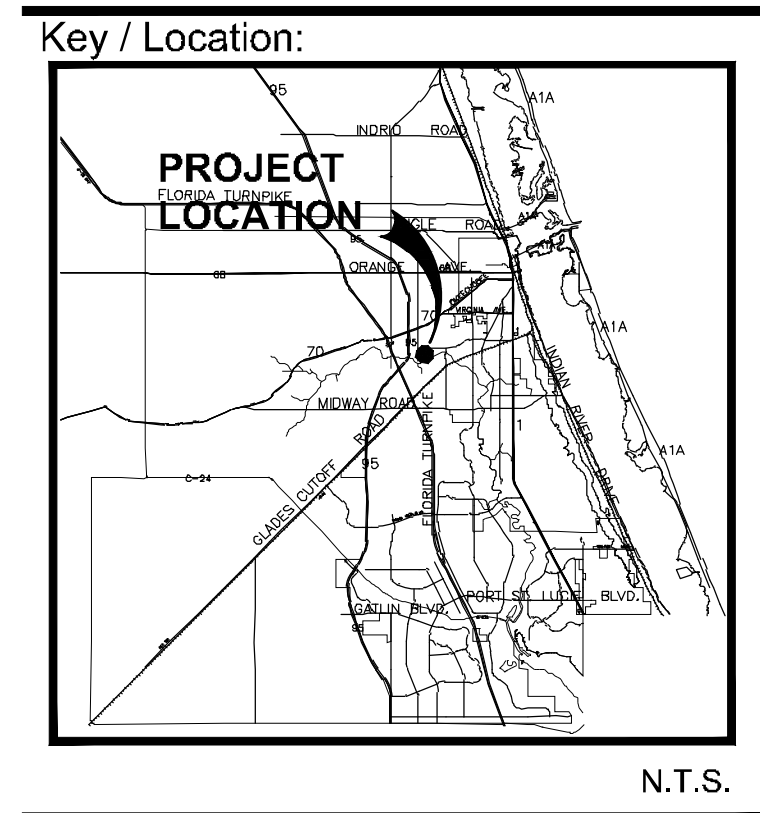
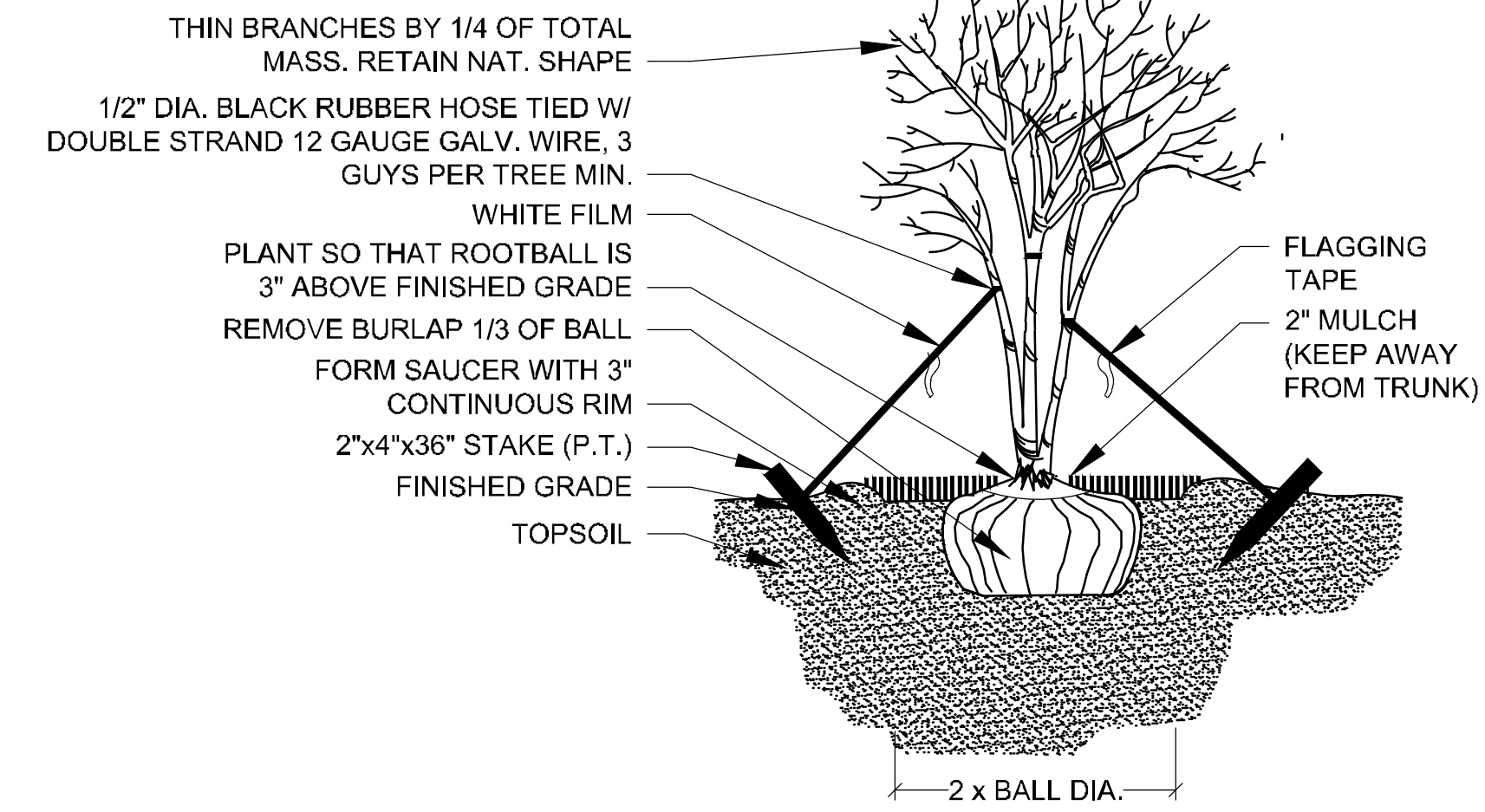
WRAP TRUNK IN BURLAP & SECURE BATTENS W/ 3/4" HIGH CARBON STEEL BANDS
 FLAGGING TAPE
 2"x4" BRACE (3 STAKE MINIMUM SPACED AT 120 DEG. APART)
 2" MULCH (KEEP AWAY FROM TRUNK)
 FORM SAUCER WITH 4" CONTINUOUS RIM

2x4x36" STAKE (P.T.)
 TOPSOIL

PALM PLANTING - ANGLE STAKE
 NOT TO SCALE



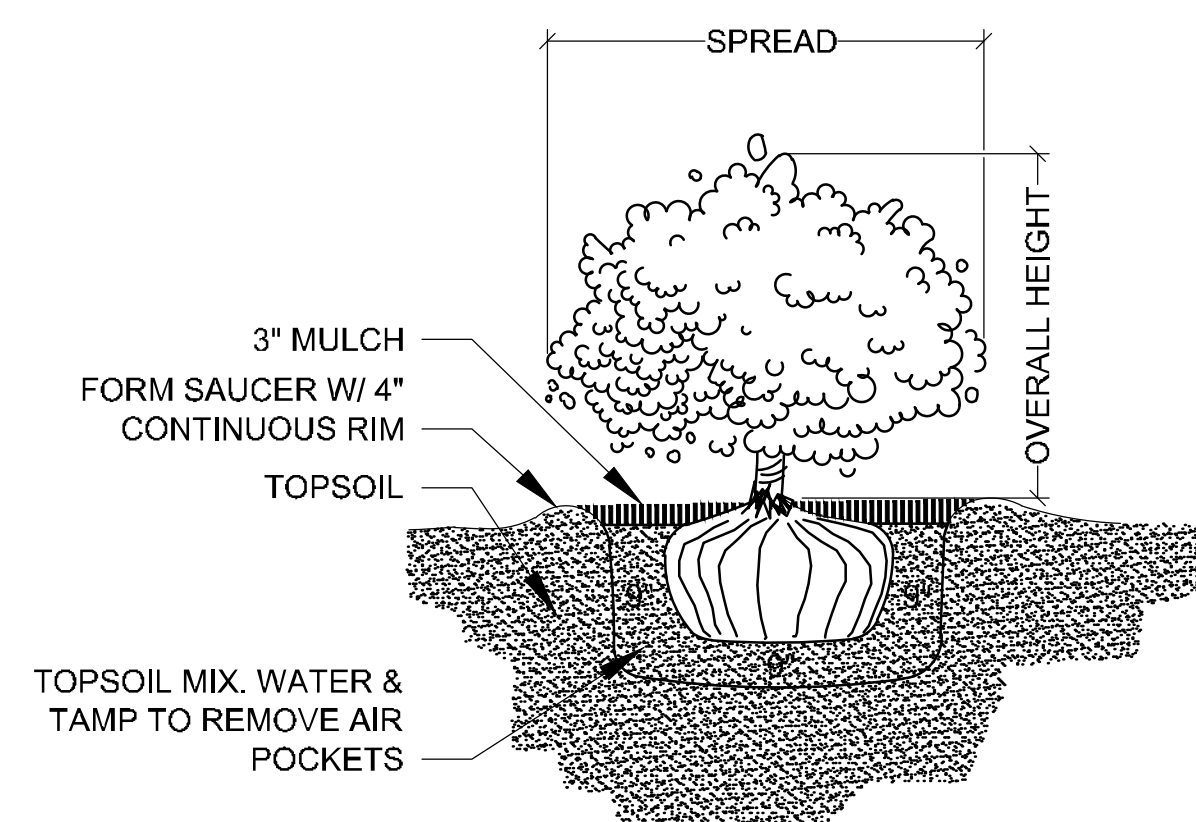
MULTI-TRUNK PLANTING & GUYING
 NOT TO SCALE



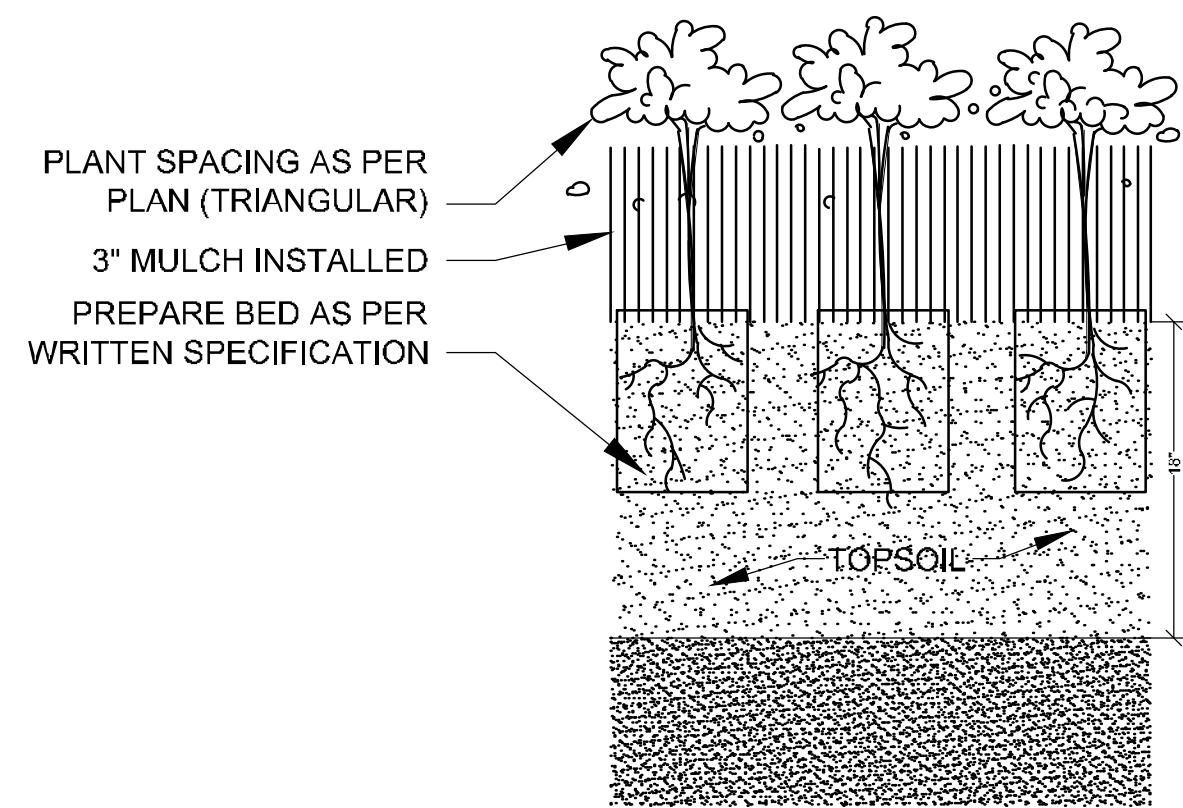
Project Team:
Applicant: S.R. Enterprises, LLC
 1821 N. US 1
 Fort Pierce, FL 34946
Land Planner / Landscape Architect: Lucido & Associates
 701 Southeast Ocean Boulevard
 Stuart, Florida 34994
Legal Counsel: W. Lee Dobbins, Esq.
 Dean, Mincer, Minton & Zwimmer
 1903 S. 25th Street, Suite 200
 Fort Pierce, FL 34947



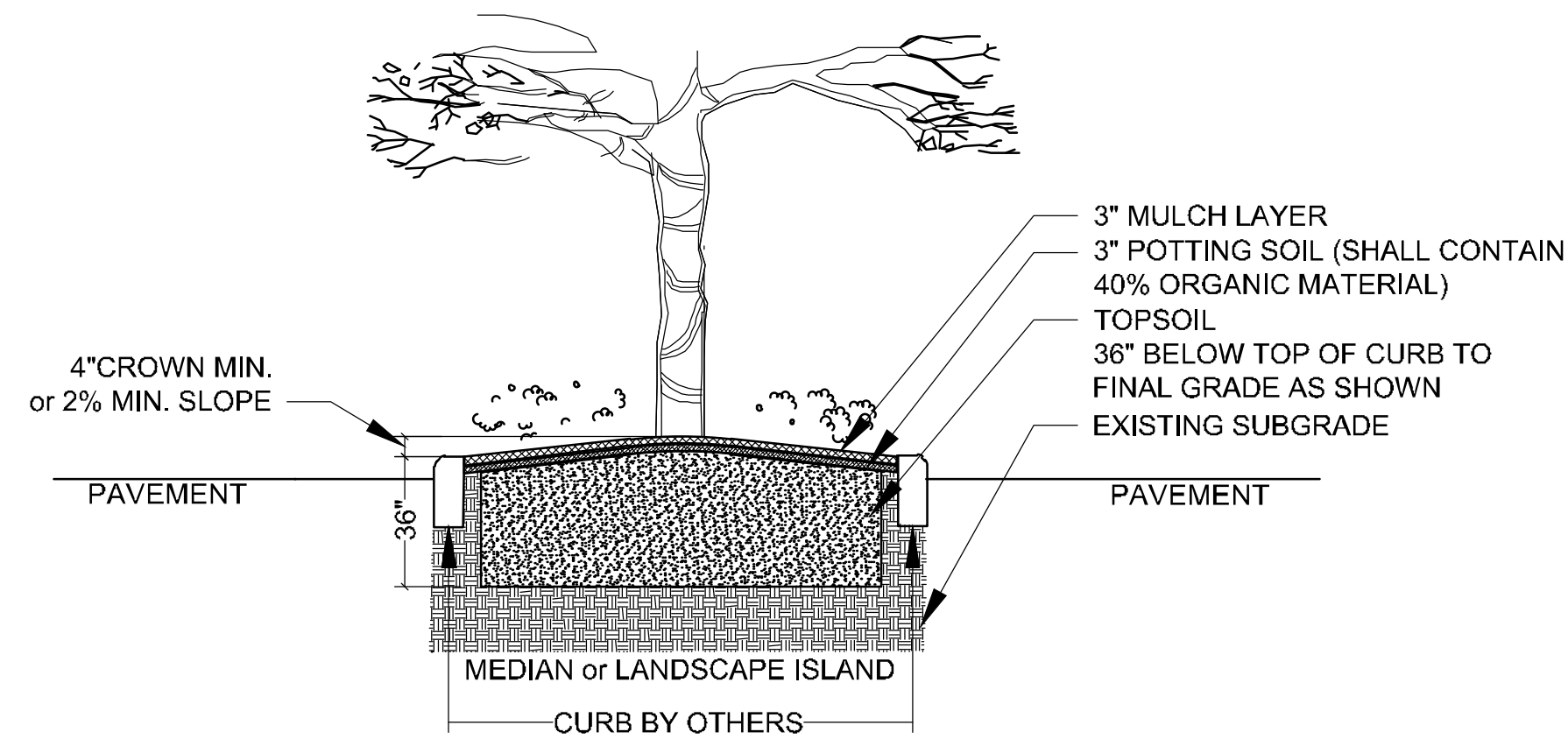
Jenkins Road KOA
 Fort Pierce, Florida
 Details
 Minor Adjustment #1



SHRUB PLANTING
 NOT TO SCALE



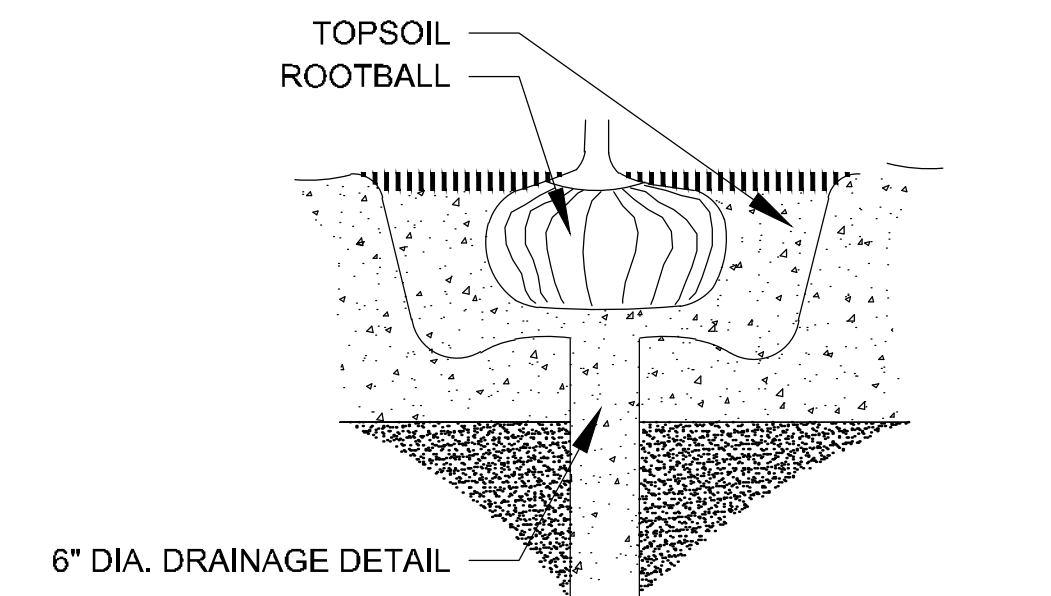
GROUNDCOVER PLANTING DETAIL
 NOT TO SCALE



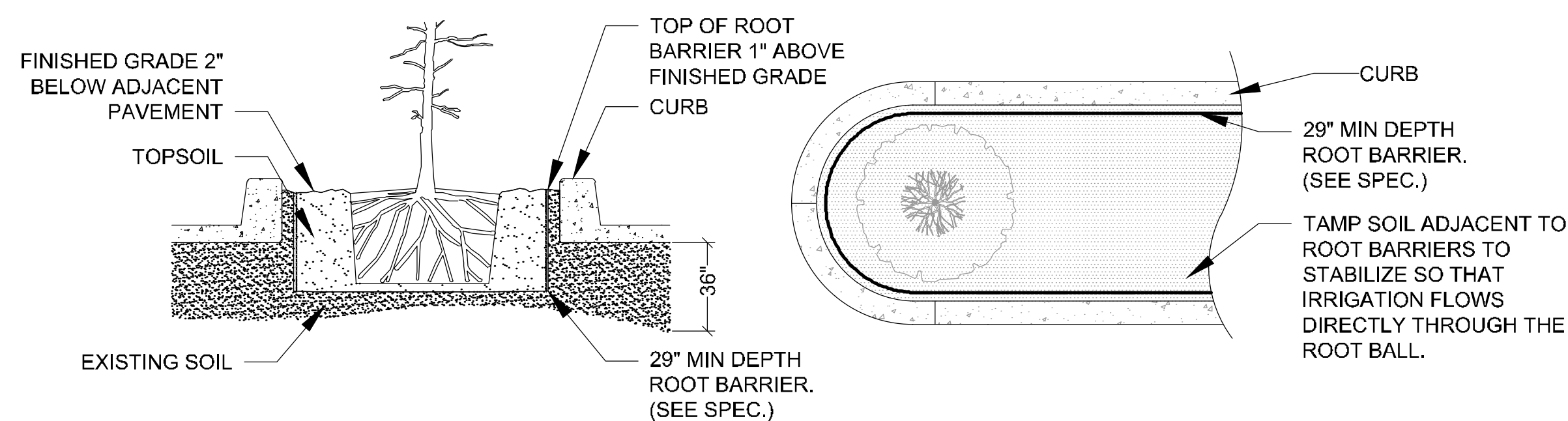
LANDSCAPE AREA PREPARATION DETAIL
 NOT TO SCALE

THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

- * TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING

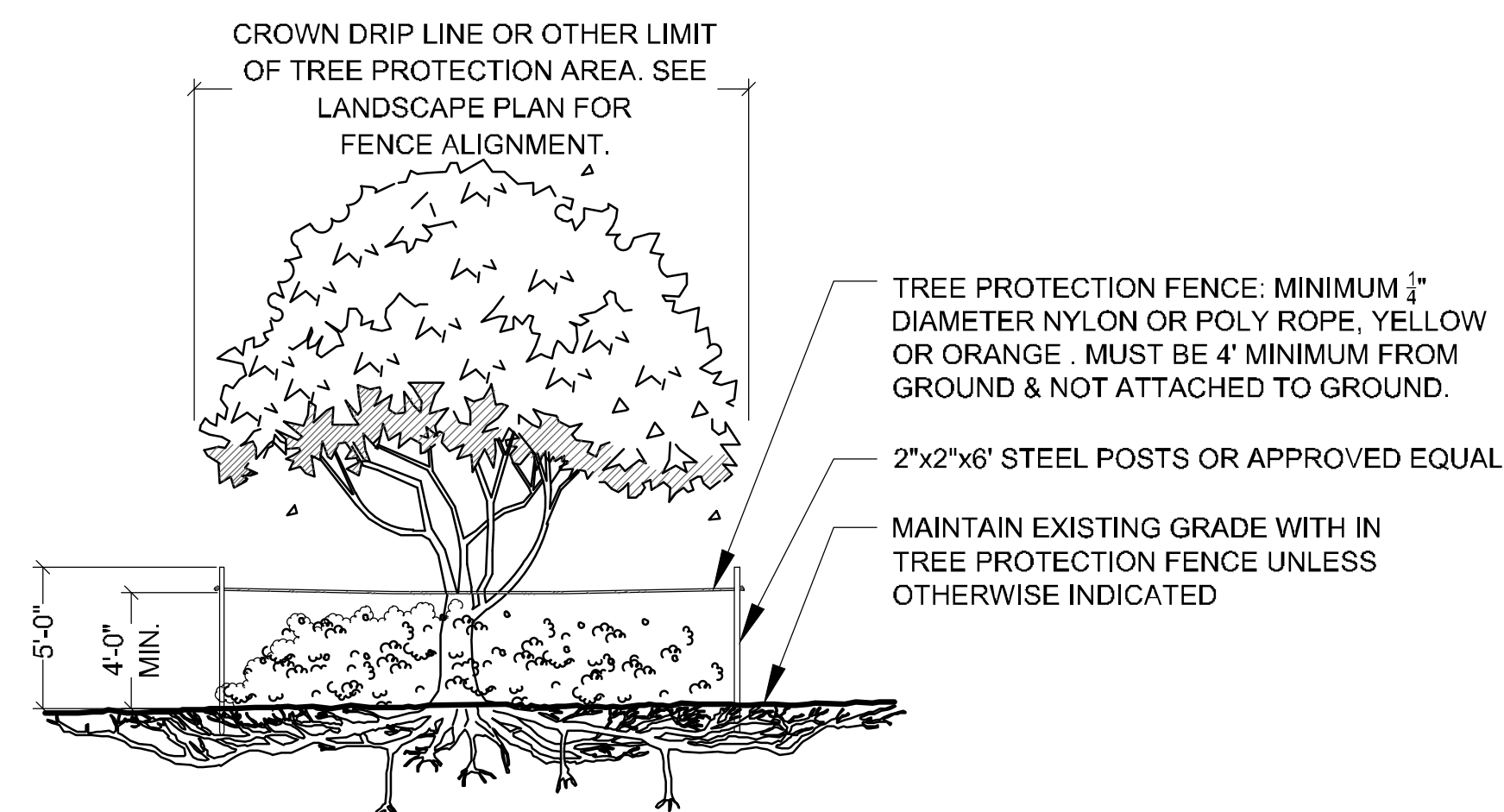


DRAINAGE TESTING DETAIL
 NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
 NOT TO SCALE

NOTES:
 1- ROOT BARRIER SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8" OF PAVEMENT AND OR CURB.
 2- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
 3- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



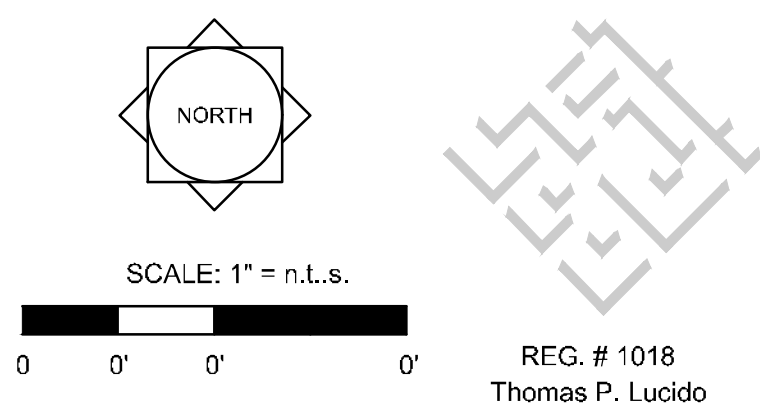
TREE PROTECTION BARRICADE
 NOT TO SCALE

NOTES:
 1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
 2- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 3- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

- DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
- WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
- ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



Designer JJ Sheet
 Manager BN
 Project Number 17-445
 Municipal Number ---
 Computer File 17-446 Jenkins Road KOA - Minor Adjustment -
LA-4

