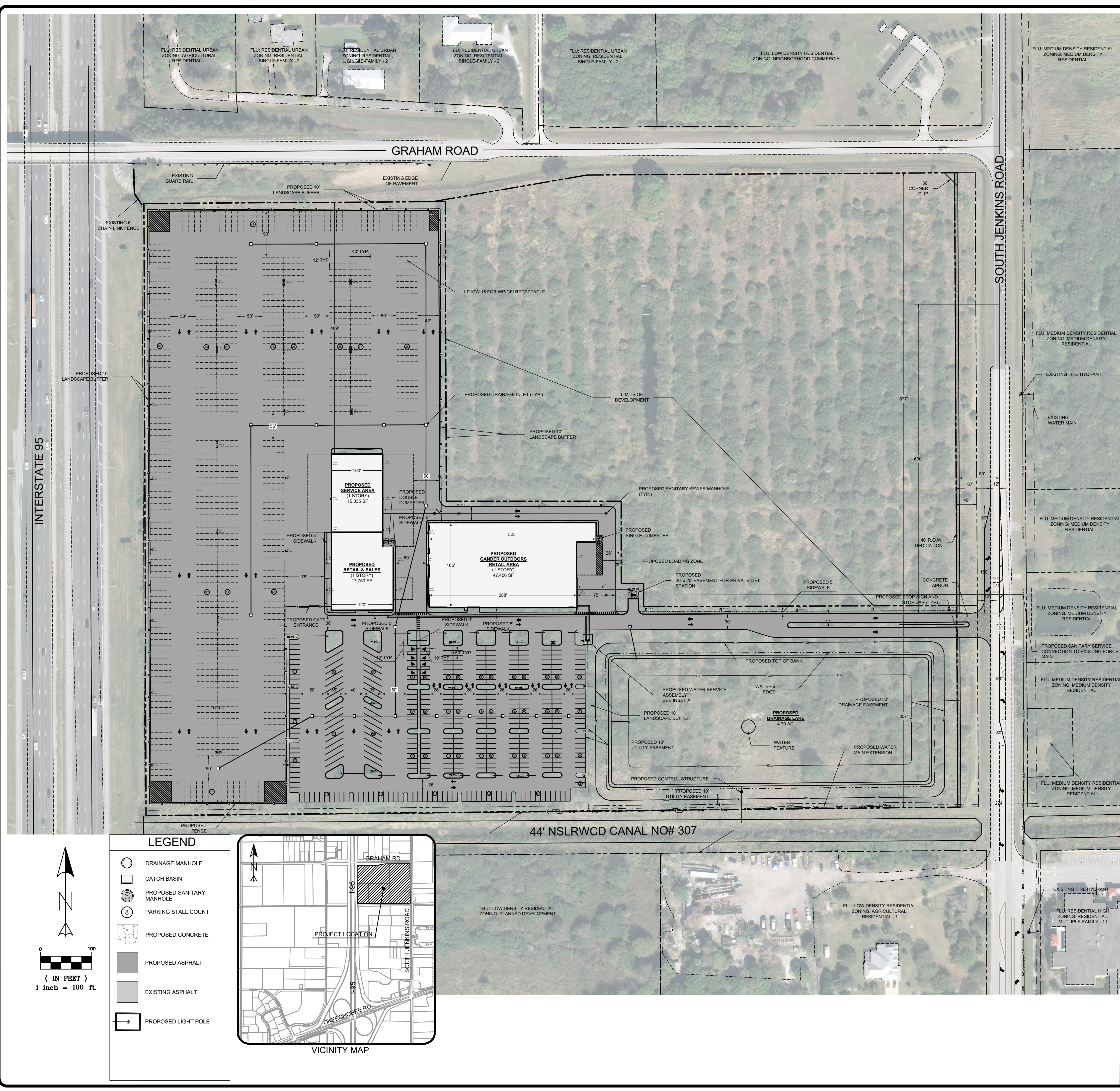


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LEGAL DESCRIPTION
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
 PARCELS 1 AND 2:
 THE E (1/2) OF THE SE (1/4) OF THE SE (1/4) AND THE NE (1/4) OF THE SW (1/4) OF THE SE (1/4) AND THE NW (1/4) OF THE SE (1/4) OF THE SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:
 (A) THAT PART OF:
 THE NE (1/4) OF THE SW (1/4) OF THE SE (1/4) AND THE NW (1/4) OF THE SE (1/4) OF THE SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS:
 LESS & EXCEPT PARCEL 1:
 BEGIN AT A POINT ON THE SOUTH BOUNDARY OF ABOVE SECTION 13 LOCATED SOUTH 89°19'14" WEST 1662.77 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 13, THENCE CONTINUE SOUTH 89°19'14" WEST 324.01 FEET, THENCE NORTH 0°00'00" WEST 1.40 FEET, THENCE NORTH 00°16'48" WEST 1311.22 FEET TO A POINT ON THE SOUTH BOUNDARY OF GRAHAM ROAD, THENCE NORTH 89°34'07" EAST 324.00 FEET, THENCE SOUTH 00°16'48" EAST 1311.22 FEET TO THE POINT OF BEGINNING. (LESS & EXCEPT PARCEL 1 AKA I-95)
 LESS & EXCEPT PARCEL 2:
 COMMENCE AT A POINT ON THE SOUTHERLY BOUNDARY OF ABOVE SECTION 13 LOCATED SOUTH 89°19'14" WEST 1824.77 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 13, THENCE RUN NORTH 00°16'48" WEST 1331.93 FEET, THENCE NORTH 89°34'07" EAST 872.79 FEET, THENCE SOUTH 00°25'53" EAST 55.00 FEET, THENCE SOUTH 80°06'23" WEST 152.07 FEET, THENCE SOUTH 89°34'07" WEST 561.06 FEET, THENCE NORTH 00°16'48" WEST 80 FEET TO THE POINT OF BEGINNING.
 TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR, AND VIEW BETWEEN THE REMAINING PROPERTY OF THE GRANTORS NAMED IN DEED FILED IN OFFICIAL RECORD BOOK 2096 PAGE 908 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.
 THAT PART OF:
 LESS & EXCEPT PARCEL 3:
 THE NW (1/4) OF THE SE (1/4) OF THE SE (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH RANGE 39 EAST, LYING WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS:
 COMMENCE AT A POINT ON THE SOUTH BOUNDARY OF ABOVE SECTION 13 LOCATED SOUTH 89°19'14" WEST 1824.77 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 13, THENCE RUN NORTH 00°16'48" WEST 1331.93 FEET, THENCE NORTH 89°34'07" EAST 872.79 FEET, THENCE SOUTH 00°25'53" EAST 20 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°34'07" EAST 911.97 FEET TO A POINT ON THE WEST BOUNDARY OF JENKINS ROAD, THENCE SOUTH 00°16'37" EAST 30 FEET, THENCE SOUTH 89°34'07" WEST 761.89 FEET, THENCE SOUTH 80°06'23" WEST 152.07 FEET, THENCE NORTH 00°25'23" WEST 55.00 FEET TO THE POINT OF BEGINNING.
 THE NORTH 353.45 FEET OF THE SOUTH 395.95 FEET OF THE E (1/2) OF THE SE (1/4) OF THE SE (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST.
 THE EAST 46 FEET FOR JENKINS ROAD RIGHT-OF-WAY.
 RIGHT-OF-WAY FOR DRAINAGE CANALS.
 PARCEL 3:
 THE NORTH 353.45 FEET OF THE SOUTH 395.95 FEET OF THE EAST ONE-HALF (1/2) OF THE SOUTHEAST QUARTER (SE (1/4)) OF THE SOUTHEAST QUARTER (SE (1/4)) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 46 FEET FOR JENKINS ROAD RIGHT-OF-WAY.
 PARCEL 4:
 THAT PART OF THE SE (1/4) OF THE SW (1/4) OF THE SE (1/4) LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF I-95, OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.
 PARCEL 7:
 THE SW (1/4) OF THE SE (1/4) OF THE SE (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, EXCEPTING, HOWEVER, RIGHTS OF WAY FOR DRAINAGE CANALS AND PUBLIC ROADS.
 TOTAL SITE AREA: 1,960,200 S.F., 45.00 Ac.
 PARCEL ID: 2313-431-0000-000-1
 2313-441-0000-000-2
 2313-444-0040-000-3
 2313-443-0000-000-7
 2313-434-0001-000-8
 PROJECT NAME: CAMPING WORLD
 OWNER/DEVELOPER: SPEC FORT PIERCE, LLC
 3200 SAINT LUCIE BLVD.
 FORT PIERCE, FL 34946

SITE DATA

FUTURE LAND USE:	CURRENT	PROPOSED
ZONING:	LOW DENSITY RESIDENTIAL	COMMERCIAL GENERAL (CG)
	PLANNED UNIT DEVELOPMENT	COMMERCIAL (C-3)

GROSS SITE AREA: 1,960,200 S.F. (± 45.00 AC)
 PARCEL ID 2313-431-0000-000-1: 13.24 AC
 PARCEL ID 2313-431-0000-000-2: 12.45 AC
 PARCEL ID 2313-431-0000-000-3: 5.00 AC
 PARCEL ID 2313-431-0000-000-7: 4.85 AC
 PARCEL ID 2313-431-0000-000-8: 9.47 AC

GROSS PROPOSED DEVELOPMENT AREA: 1,160,040 S.F. (± 26.63 AC) = 100%

IMPERVIOUS AREA	PROPOSED BUILDING	PROPOSED PAVEMENT	PROPOSED CONCRETE	PROPOSED LAKE
997,761 S.F.	80,241 S.F.	739,977 S.F.	9,670 S.F.	167,873 S.F.
22.90 AC	1.84 AC	16.99 AC	0.22 AC	3.85 AC
85.99%	6.91%	63.80%	0.82%	14.46%

MAX BUILDING COVERAGE: 60%
 PROPOSED BUILDING COVERAGE: 6.94%

BUILDING DATA

GROSS SQUARE FOOTAGE:	80,241 S.F.
GANDER OUTDOORS RETAIL BUILDING (1 STORY):	47,456 S.F.
CAMPING WORLD RETAIL & SALES BUILDING (1 STORY):	17,750 S.F.
CAMPING WORLD SERVICE AREA (1 STORY):	15,035 S.F.

MAX BUILDING HEIGHT = 65'

PARKING CALCULATIONS

REQUIRED HANDICAP SPACES	8 SPACES
GANDER OUTDOORS RETAIL	= 47,456 S.F. (1 SPACE / 200 G.S.F.) = 238 SPACES
CAMPING WORLD RETAIL & SALES	= 17,750 S.F. (1 SPACE / 200 G.S.F.) = 89 SPACES
CAMPING WORLD SERVICE AREA	= 15,035 S.F. (1 SPACE / 200 G.S.F.) = 75 SPACES
TOTAL BUILDING GROSS SQUARE FOOTAGE	= 80,241 S.F. (1 SPACE / 250 G.S.F.) = 321 SPACES
REQUIRED HANDICAP SPACES	= 8 SPACES

PROPOSED PARKING
 STANDARD PARKING SPACES (INCLUDES 8 HANDICAP SPACES) = 342 SPACES
 RV PARKING STALLS (CUSTOMER) = 36 SPACES
 TOTAL PARKING PROVIDED (INCLUDES 8 HANDICAP SPACES) = 378 SPACES
 RV PARKING SPACES (INVENTORY) = 432 SPACES

TOTAL BUILDING AREA IS GREATER THAN 50,000 S.F. AND PARKING SPACES CAN BE SHARED BETWEEN BUILDINGS, THEREFORE PARKING WILL BE PROVIDED AT A RATIO OF 1 SPACE / 250 G.S.F.

WATER, SEWER AND IRRIGATION:
 WATER SERVICE AND SEWER SERVICE WILL BE PROVIDED BY FPUA TO SERVE THE PROPOSED BUILDINGS. PROPOSED POINTS OF CONNECTION AND POINTS OF SERVICE ARE SHOWN ON THIS PLAN.
 THIS PLAN IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY. ALL FINAL UTILITY DESIGN AND SIZES TO BE INCLUDED ON CONSTRUCTION LEVEL PLANS FOR APPROVAL BY FPUA.

DRAINAGE:
 THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF CATCH BASINS WHICH WILL ROUTE THE RUNOFF TO THE PROPOSED WET DETENTION AREA SIZED TO ACCEPT THE PROPOSED CONNECTION. WATER QUALITY AND ATTENUATION SHALL BE ACHIEVED PER NSLRWCD CRITERIA PRIOR TO DISCHARGING SOUTH INTO EXISTING NSLRWCD CANAL NO. 307.


SOLID WASTE:
 BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A PROPOSED DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:
 ALL HAZARDOUS WASTES DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

FIRE PROTECTION:
 ALL HYDRANTS WITHIN 1000' ARE SHOWN.

ACCESSIBILITY AND ADA COMPLIANCE:
 ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

TRAFFIC STATEMENT
 PLEASE SEE SEPARATE TRAFFIC REPORT STUDY PREPARED BY SUSAN O'ROUKE



PORT SAINT LUCIE OFFICE
 10250 SW VILLAGE PARKWAY - SUITE 201
 PORT SAINT LUCIE, FL 34987
 772-462-2455
 www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
 L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	VERIFIED BY	DRAWN BY	FILE NAME	DATE
			16-225 Site Plan 06-09-2016	06/09/16

NO.	DATE	REVISION COMMENTS


CAMPING WORLD

SITE PLAN

FORT PIERCE

FLORIDA

R.J. KENNEDY, P.E. (DATE)
 #56218

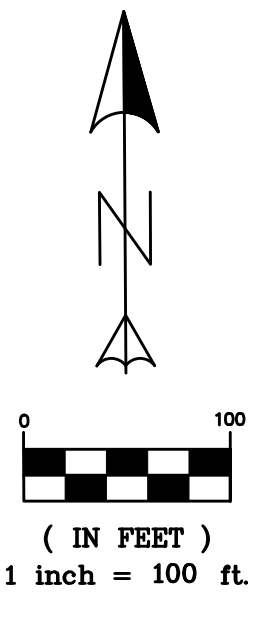
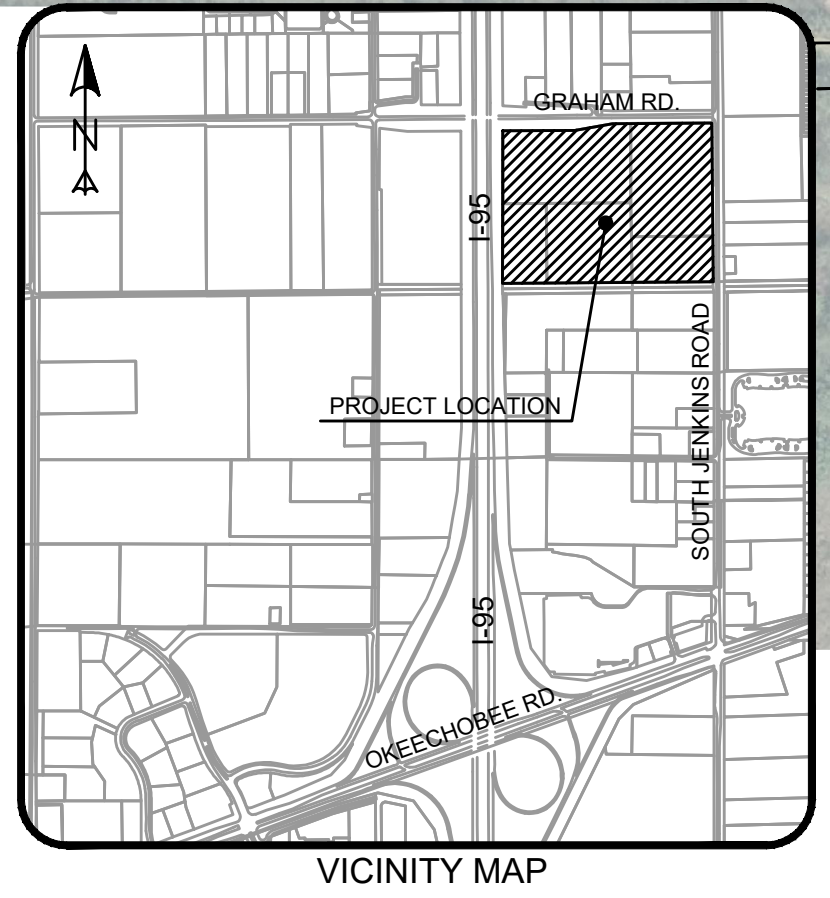


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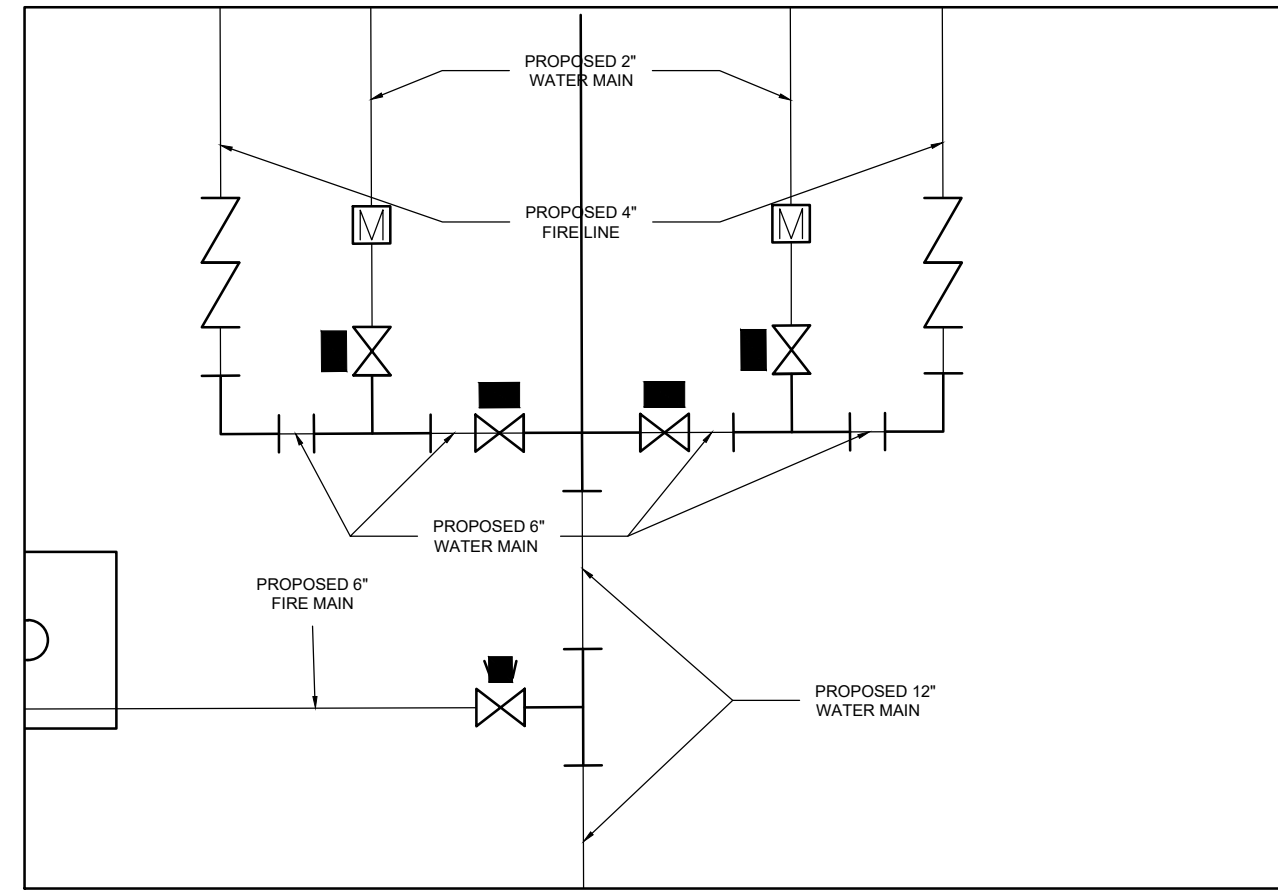
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1 OF 2

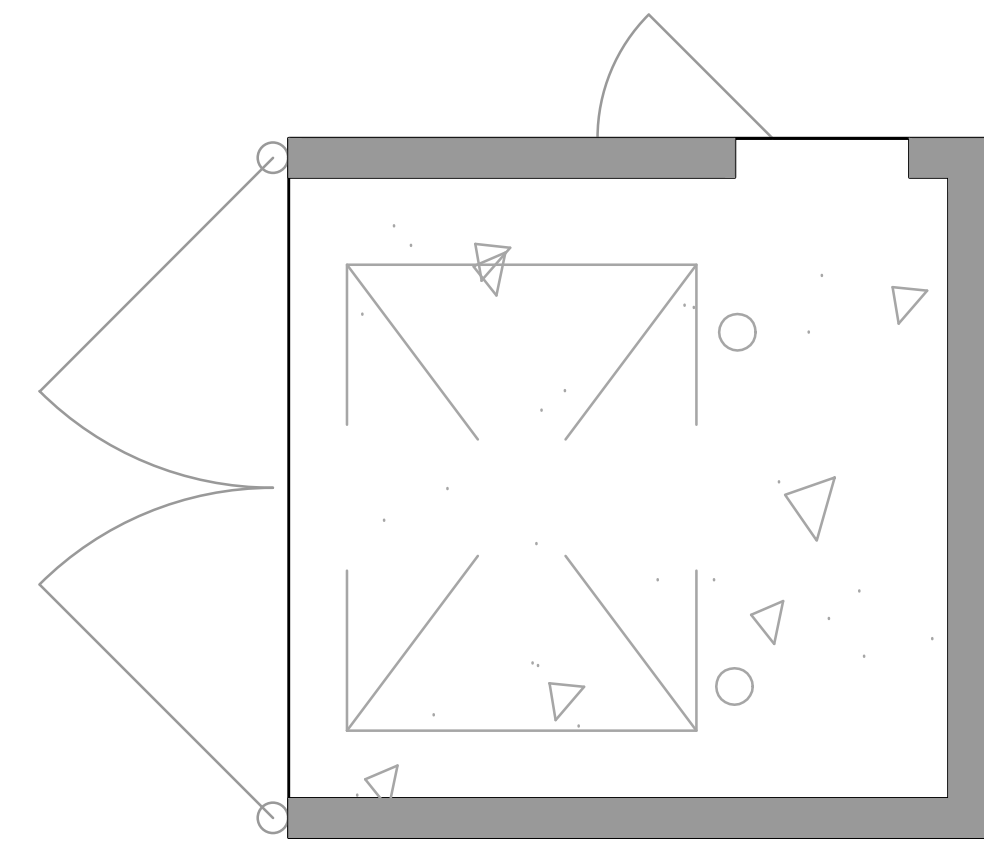
- LEGEND**
- DRAINAGE MANHOLE
 - CATCH BASIN
 - PROPOSED SANITARY MANHOLE
 - PARKING STALL COUNT
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - EXISTING ASPHALT
 - PROPOSED LIGHT POLE



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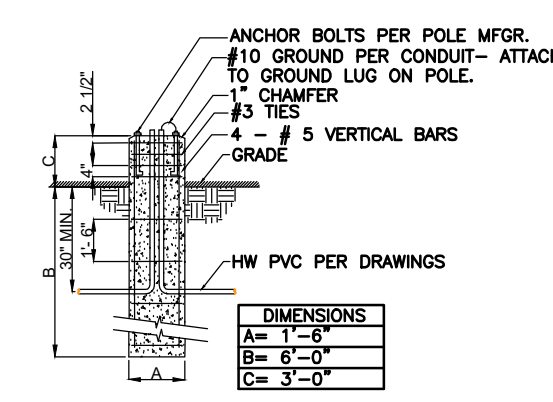


INSET A
(SCALE 1" = 2')

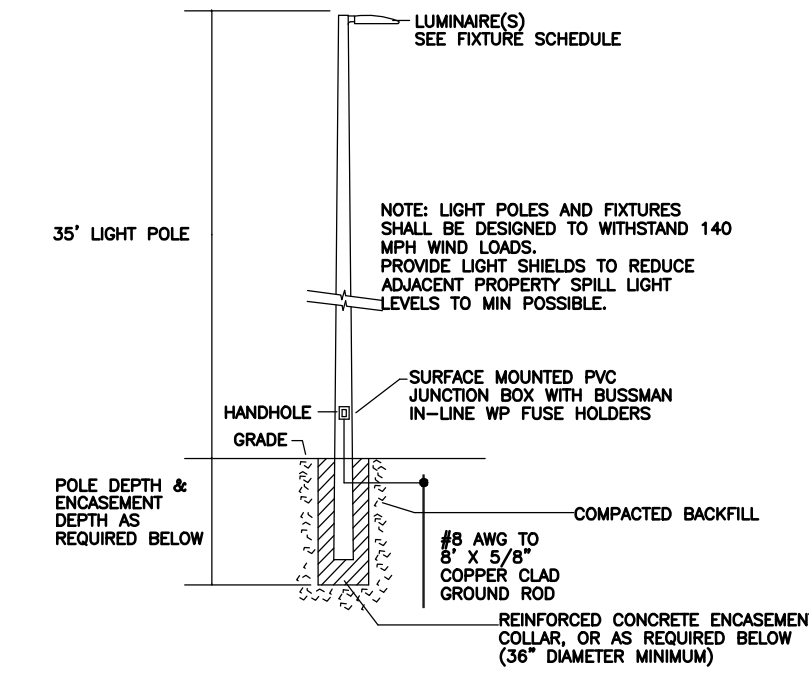


**CITY OF FT. PIERCE
DUMPSTER DETAIL**

PROPOSED CONCRETE
DUMPSTER PAD W/ 5'
HIGH MASONRY WALL
& 100% OPAQUE GATES
(SEE DETAIL)



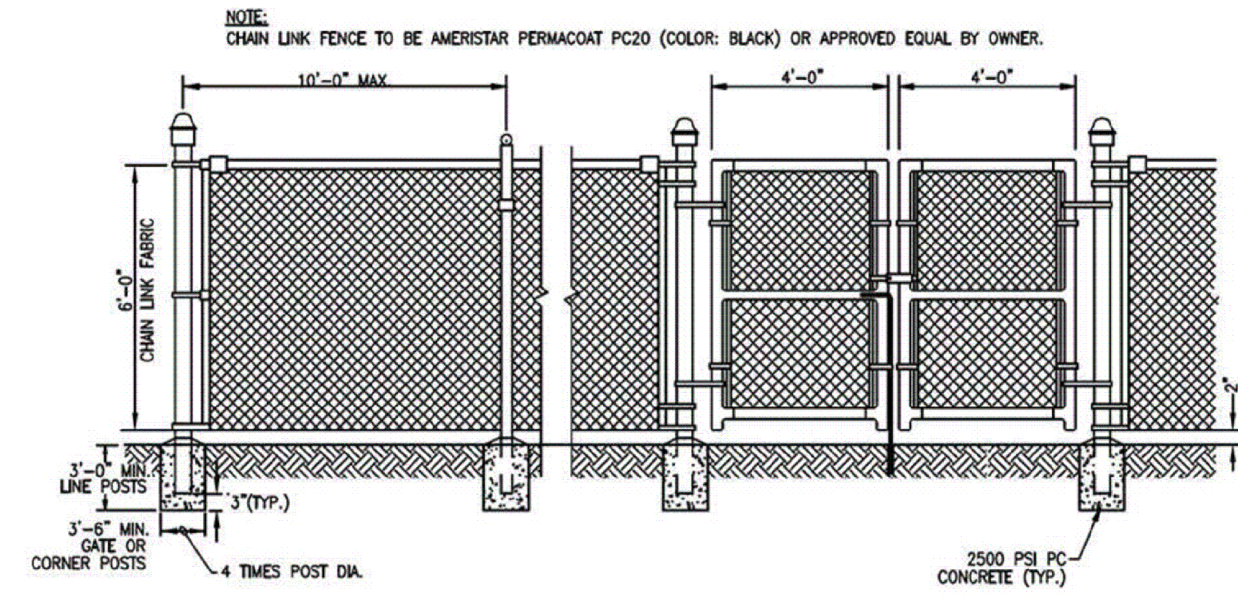
LIGHT POST DETAIL



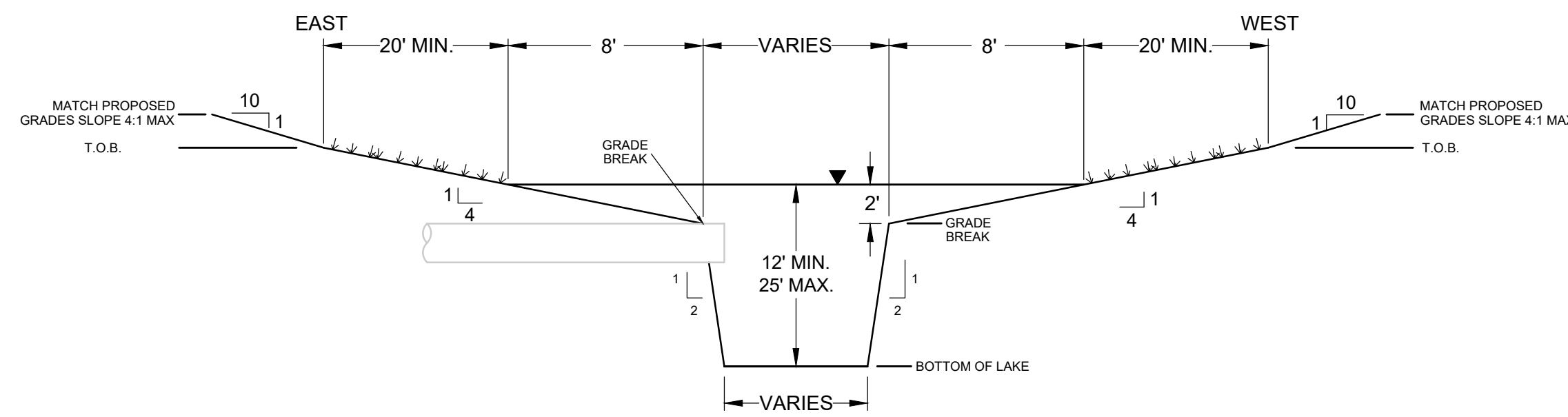
LIGHT POLE DETAIL



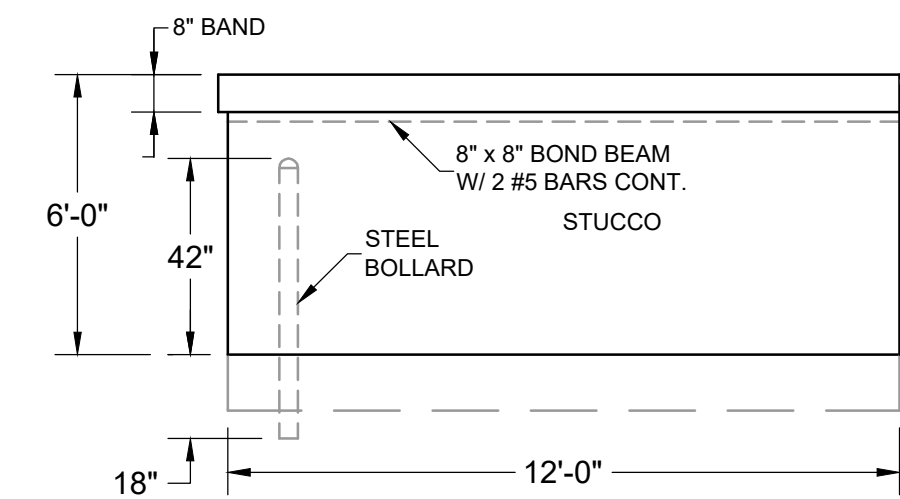
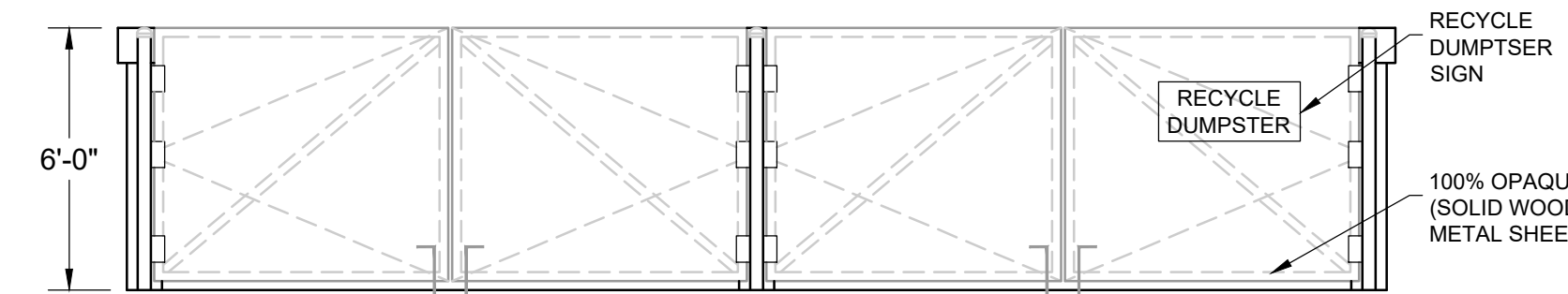
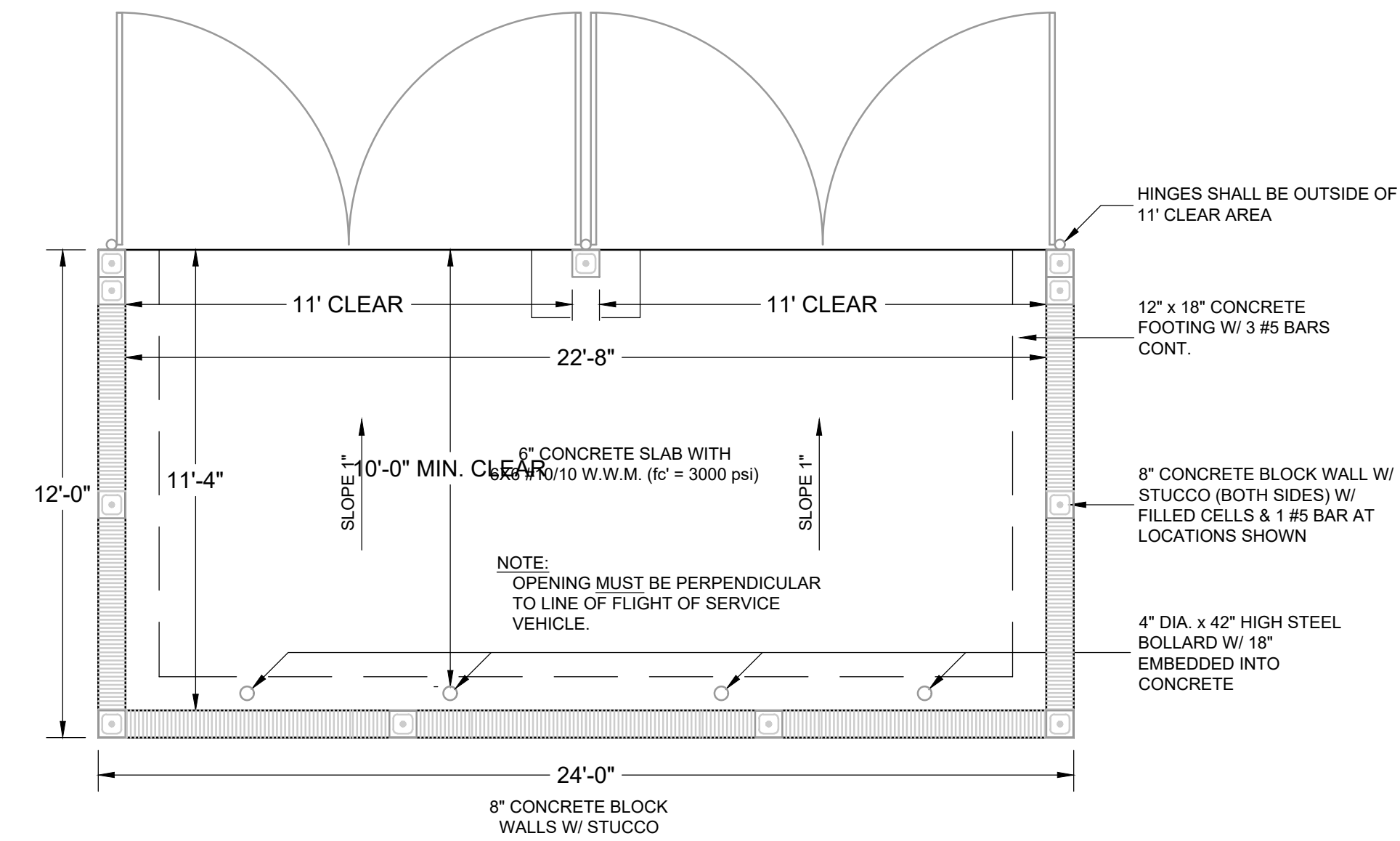
DSX-2 LED LIGHT



CHAIN LINK FENCE W/ 4' DOUBLE GATE

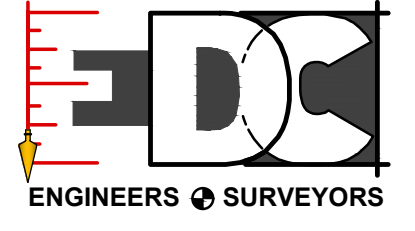


TYPICAL LAKE SECTION A-A



24' x 12' DUMPSTER DETAIL

N.T.S.



ENGINEERS & SURVEYORS

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DESIGNED BY: _____
DRAWN BY: _____
FILE NAME: 16-225-16-000-01.dwg
SHEET NO.: 2 OF 2
LAYOUT: _____
SCALE: AS SHOWN
DATE: 04/18/18

DATE: 04/18/2018
REVISION COMMENTS: (A) (L) (R) (B)


CAMPING WORLD

SITE PLAN

FLORIDA

FORT PIERCE

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2 OF 2