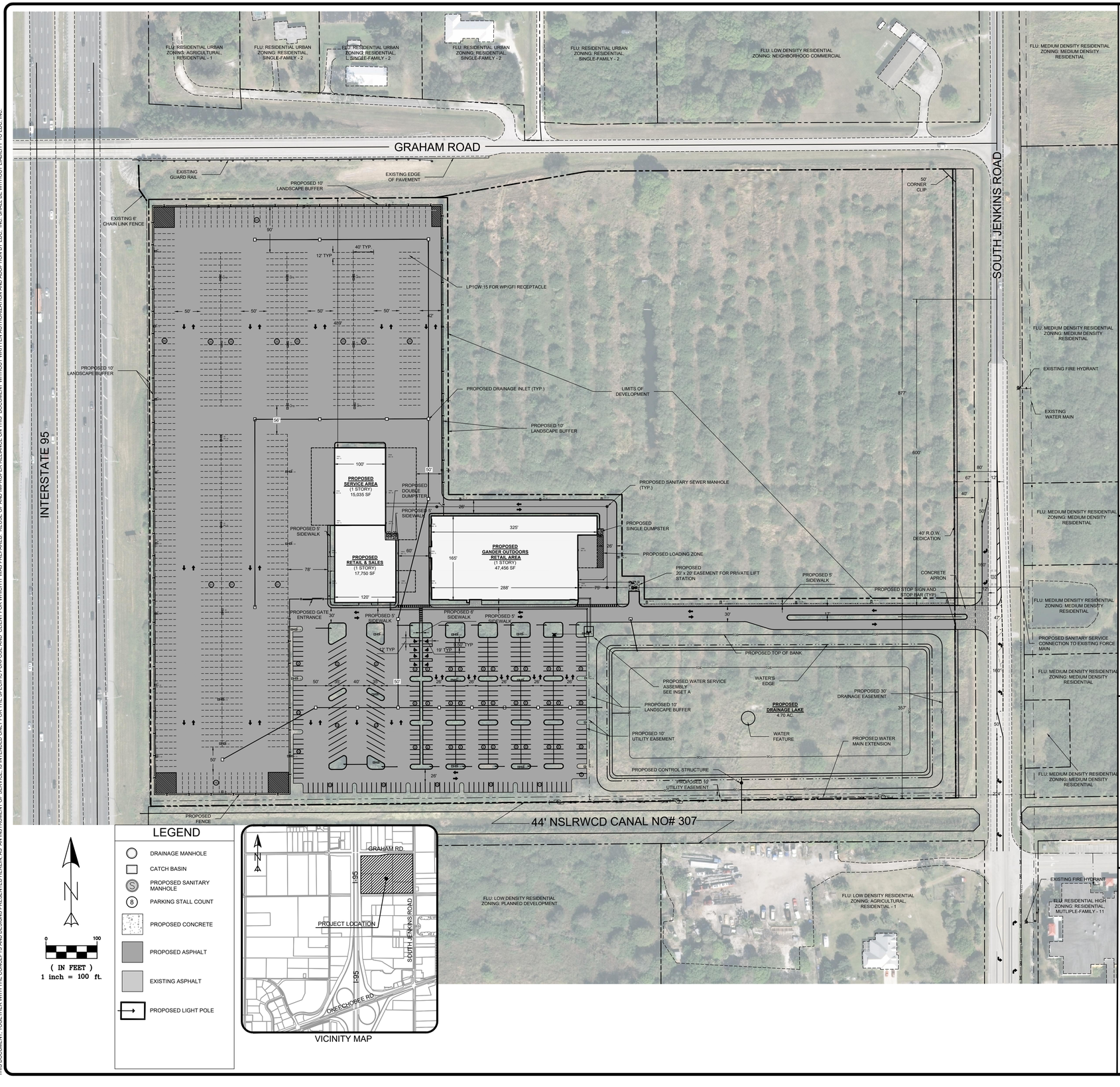

VICINITY MAP

LEGEND

- DRAINAGE MANHOLE
- CATCH BASIN
- PROPOSED SANITARY MANHOLE
- (8) PARKING STALL COUNT
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING ASPHALT
- PROPOSED LIGHT POLE

(IN FEET)
1 inch = 100 ft.

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 SE (1/4) OF 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 PONT 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°05'08" 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 PONT 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 162.00 FEET, THENCE SOUTH 00°16'48" EAST 20 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°34'07" EAST 710.85 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 1-95, 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

	CURRENT	PROPOSED
FUTURE LAND USE:	LOW DENSITY RESIDENTIAL	COMMERCIAL, GENERAL (CG)
ZONING:	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	997,761 S.F.	22.90 AC	85.99%
PROPOSED BUILDING	80,241 S.F.	1.84 AC	6.91%
PROPOSED PAVEMENT	739,977 S.F.	16.99 AC	63.80%
PROPOSED CONCRETE	9,670 S.F.	0.22 AC	0.82%
PROPOSED LAKE	167,873 S.F.	3.85 AC	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

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.)	= 76 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 50,00 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.

ACCESSIBLITY 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

ENGINEERS & SURVEYORS

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	DRAWN BY	FILENAME		SCALE	DATE
RJK	VERAJIL	16-225 Site plan r6.dwg	Site Plan LAYOUT	AS SHOWN	30APRIL18

DATE	REVISION COMMENTS
04-30-2018	REVISED PER TRH COMMENTS (04-18-18)

CAMPING WORLD
SITE PLAN
FORT PIERCE FLORIDA

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

10250 SW VILLAGE PARKWAY - SUITE 201
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772-462-2455

16-225

1 OF 2

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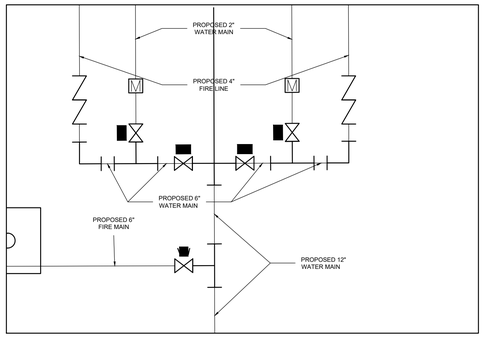
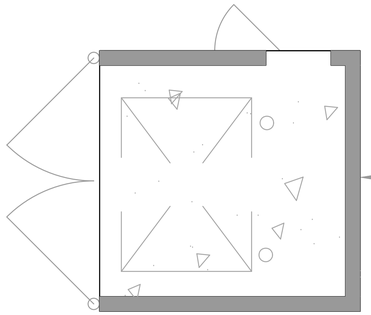


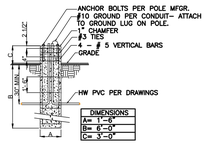
INSET A

(SCALE 1" = 2')

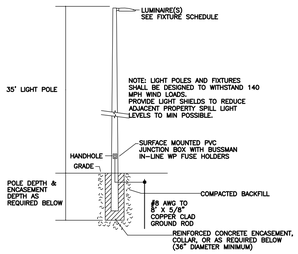


PROPOSED CONCRETE DUMPSTER PAD W/ 5' HIGH MASONRY WALL & 100% OPAQUE GATES (SEE DETAIL)

CITY OF FT. PIERCE DUMPSTER DETIAL

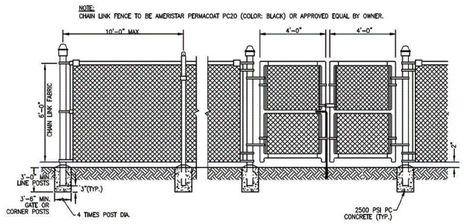


LIGHT POST DETAIL



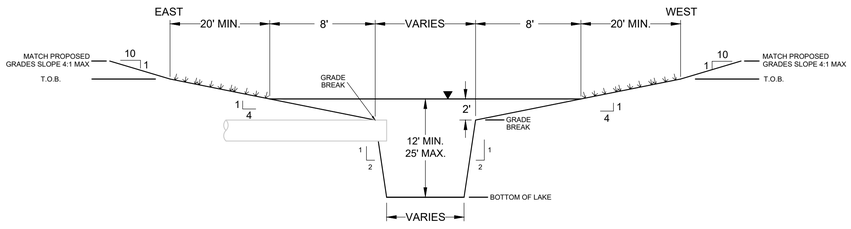
LIGHT POLE DETAIL

DSX-2 LED LIGHT

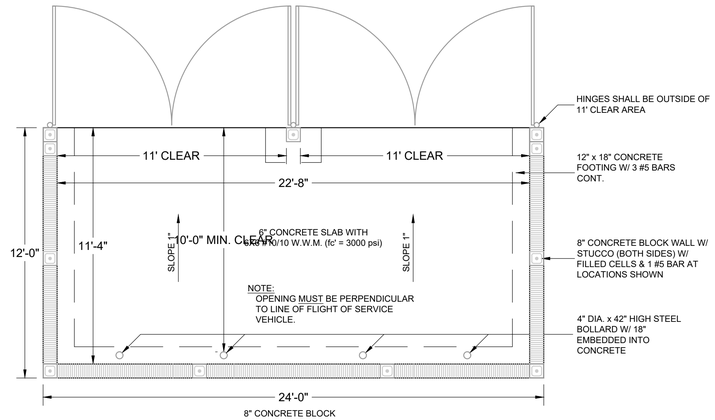


CHAIN LINK FENCE W/4' DOUBLE GATE

N.T.S.



TYPICAL LAKE SECTION A-A



24' x 12' DUMPSTER DETAIL

N.T.S.

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PORT SAINT LUCIE, FL 34987
☏ 772-462-2455

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

DESIGNED BY: RJK
DRAWN BY: VER
FILENAME: 16-225 site plan rfi.dwg
LAYOUT: Site Plan Details
SCALE: AS SHOWN
DATE: 3/4/PEL 18

DATE	REVISION COMMENTS
04-30-2018	REVISED PER TRH COMMENTS (4-18-18)

CAMPING WORLD

SITE PLAN

FORT PIERCE FLORIDA

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

10250 SW VILLAGE PARKWAY - SUITE 201
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☏ 772-462-2455

16-225

2 OF 2

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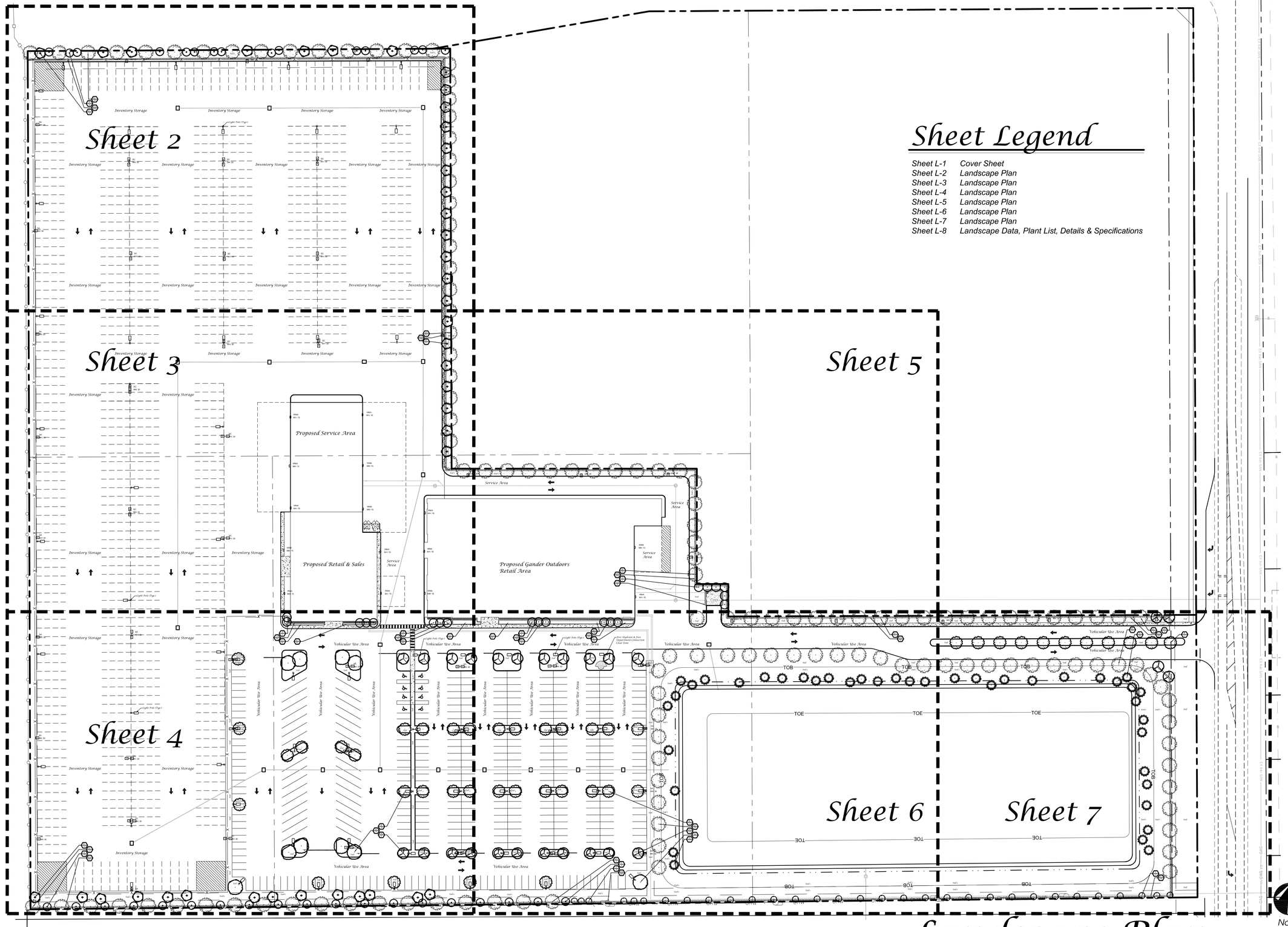

Sheet Legend

Sheet L-1	Cover Sheet
Sheet L-2	Landscape Plan
Sheet L-3	Landscape Plan
Sheet L-4	Landscape Plan
Sheet L-5	Landscape Plan
Sheet L-6	Landscape Plan
Sheet L-7	Landscape Plan
Sheet L-8	Landscape Data, Plant List, Details & Specifications

Landscape Plan

North

Scale: 1" = 60'

0 30' 60' 120'

Conceptual Design Group, Inc.

Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Camping World

South Jenkins Road

City of Fort Pierce, Florida

City Project Number:
18-07000003

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No.	18-0305
Drawn By	JWS
Submittal Dates	3-19-2018
	4-27-2018
Revision Dates	
	4/18 City Comments 4-27-2018

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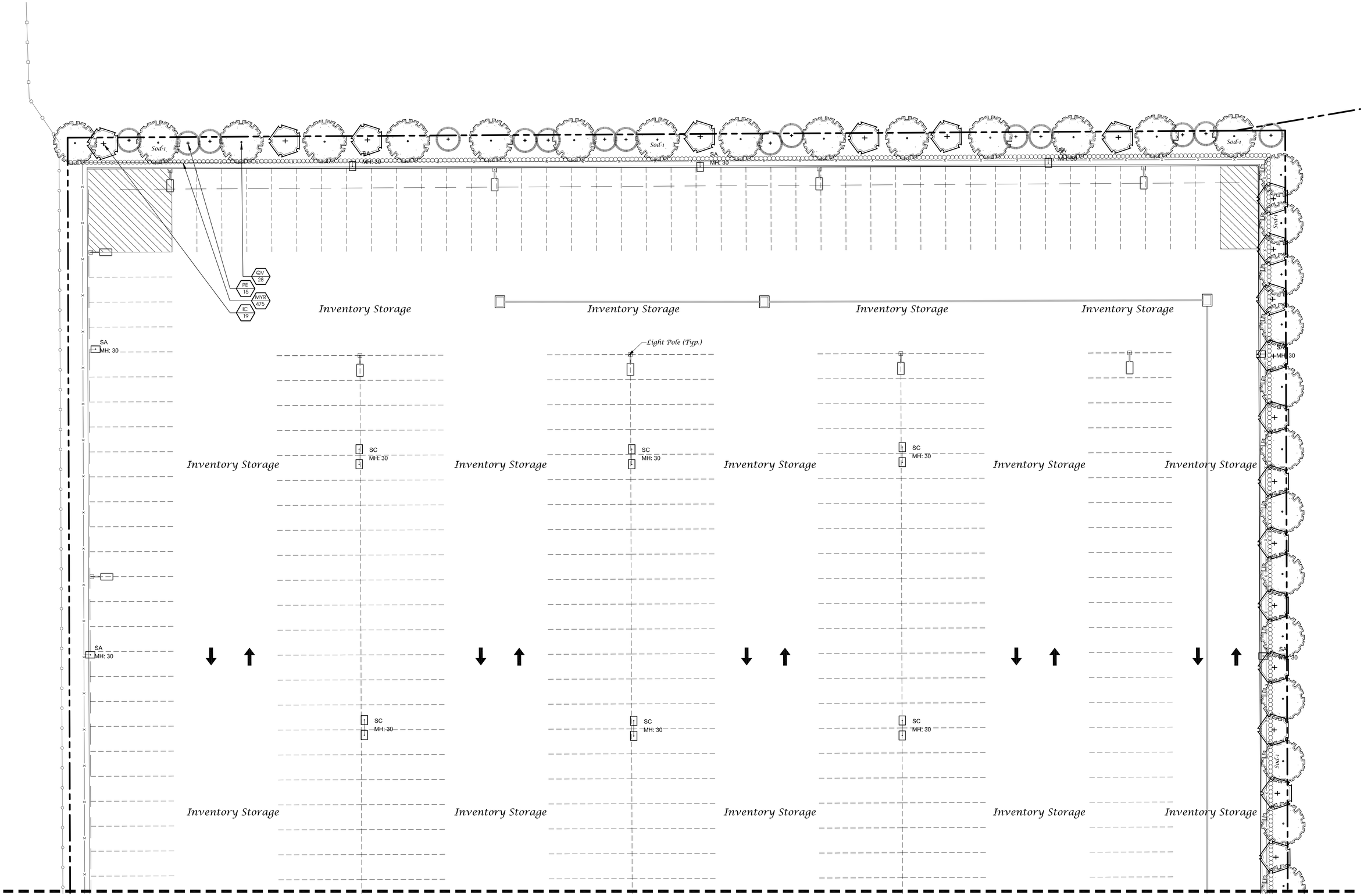

Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

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4/18 City Comments	4-27-2018

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Match Line - See Sheet L-2

SA
MH: 30

SC
MH: 30

Inventory Storage

Inventory Storage

Inventory Storage

Inventory Storage

QV
8

MYR
130

IC
7

SA
MH: 30

Sod-1

SA
MH: 30

SC
MH: 30

Inventory Storage

Inventory Storage

SC
MH: 30

WMA
MH: 15

Proposed Service Area

WMA
MH: 15

SA
MH: 30

Sod-1

WMA
MH: 15

WMA
MH: 15

Sod-1

SC
MH: 30

WMA
MH: 15

WMA
MH: 15

WMA
MH: 15

SA
MH: 30

Inventory Storage

Inventory Storage

Inventory Storage

Light Pole (Typ.)

WMA
MH: 15

WMA
MH: 15

Proposed Retail & Sales

Service Area

WMA
MH: 15

WMA
MH: 15

WMA
MH: 15

Match Line - See Sheet L-5

Match Line - See Sheet L-4

Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

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Camping World

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4/18 City Comments	4-27-2018

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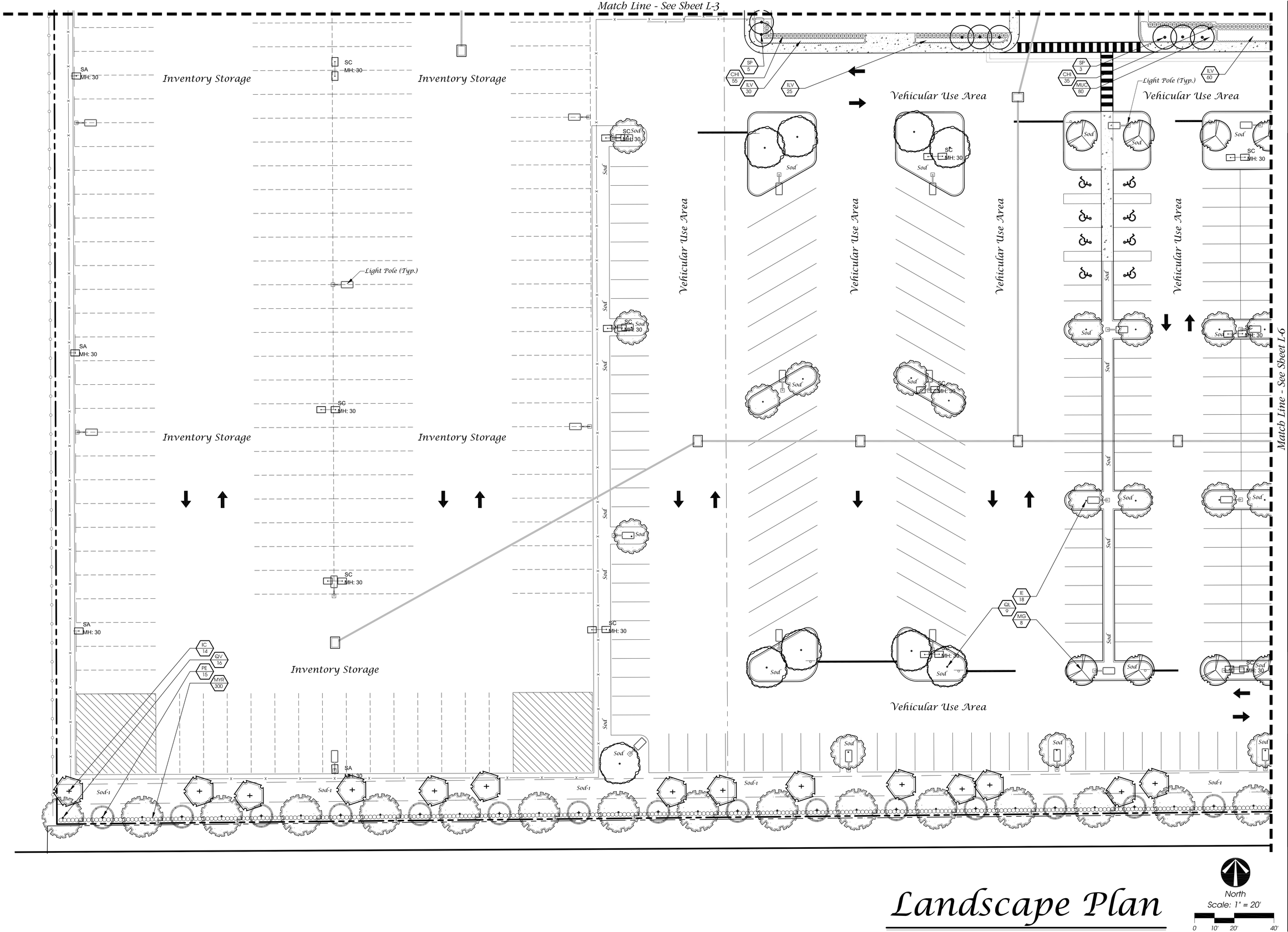
Match Line - See Sheet L-3



Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

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Camping World

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Job No.	18-0305
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Submittal Dates	3-19-2018
	4-27-2018
Revision Dates	
4/18 City Comments	4-27-2018

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Sheet L-4 of 8

Match Line - See Sheet L-3

SB
MH: 30

Sod-1

SB
MH: 30

SB
MH: 30

Service Area

Service Area

WMA
MH: 15

Service Area

Proposed Gander Outdoors Retail Area

QV
16

MYR
270

SP
6

TOS
35

WMA
MH: 15

Sod-1

EA
MH: 30

Sod

Match Line - See Sheet L-6

Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

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Camping World

South Jenkins Road
City of Fort Pierce, Florida

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Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No.	18-0305
Drawn By	JWS
Submittal Dates	3-19-2018
	4-27-2018
Revision Dates	
4/18 City Comments	4-27-2018

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Sheet L-5 of 8

Match Line - See Sheet L-5

Match Line - See Sheet L-4

Match Line - See Sheet L-7

ILV 60
SP 6
CHI 100
MUC 35
ILV 100
MUC 35
ILV 25
Light Pole (Typ.)
Fire Hydrant & Fire Department Connection Clear Zone
QV 11
MYR 150
SA MH: 30
SC MH: 30
Vehicular Use Area
Sod
Sod-1
TOB
TOE
IE 15
QV 22
MG 14
QL 1
TD 21
QV 3
PE 4
LI 19
MYR 320

Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

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LC: 26000198

Camping World

South Jenkins Road
City of Fort Pierce, Florida

City Project Number:
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Jeffrey W. Smith, RLA
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Job No.	18-0305
Drawn By	JWS
Submittal Dates	3-19-2018
	4-27-2018
Revision Dates	
4/18 City Comments	4-27-2018

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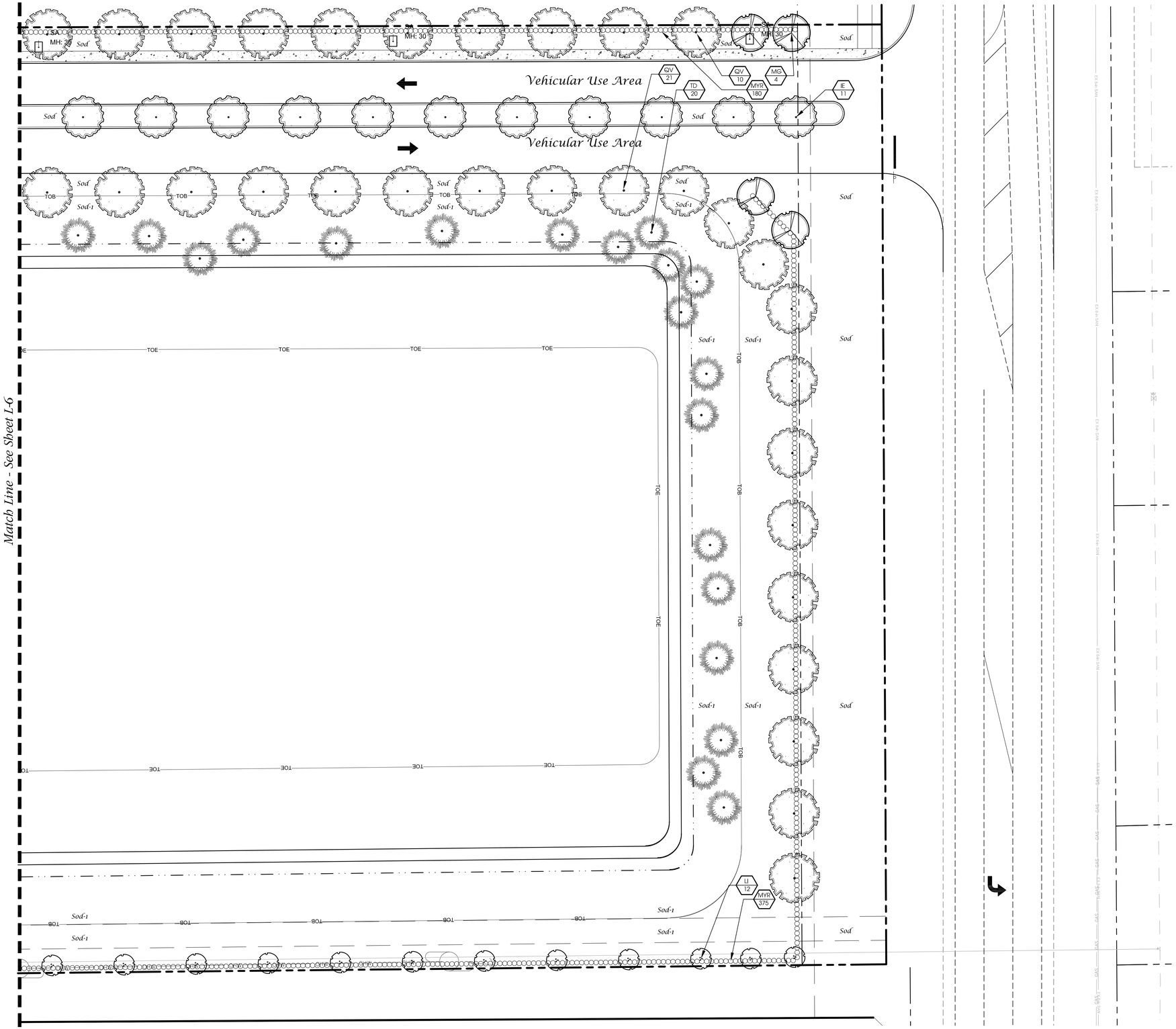

Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

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Camping World

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City of Fort Pierce, Florida

City Project Number:
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Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No.	18-0305
Drawn By	JWS
Submittal Dates	3-19-2018
	4-27-2018
Revision Dates	
4/18 City Comments	4-27-2018

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Sheet L-7 of 8

Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole,

1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" caliper

11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrom secundatus Floritam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.
16. Drainage Testing
    Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
    A) Dig each planting pit to the minimum specified size.
    B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
    C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
    D) Discard all material removed from the drainage channel.
    E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

NOTES:
1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
2. All fertilizers shall meet the City of Port St. Lucie's fertilizer ordinance.

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
40	IC*	ILEX CASSINE	DAHOON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
44	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
31	LI	LAGERSTROEMIA INDICA 'NATCHEZ'	CREPE MYRTLE 'WHITE'	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
26	MG*	MAGNOLIA GRANDIFLORA	D D BLANCHARD MAGNOLIA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
34	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
10	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
134	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
41	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
PALMS						
20	SP*	SABAL PALMETTO	SABAL PALM	12' C.T.	A.S.	SLICK TRUNKS
SHRUBS / GROUNDCOVERS						
190	CHI*	CHRYSOBALANUS ICACO	COCOPLUM	#3, 2' x 2'	2' O.C.	FULL & THICK
35	FOS*	FORESTIERA SEGREGATA	FLORIDA PRIVET	#3, 2' x 2'	2' O.C.	FULL & THICK
300	ILV*	ILEX VOMITORIA	DWARF YAUPON HOLLY	#3, 12" x 12"	2' O.C.	FULL & THICK
150	MUC*	MUHLENBERGIA CAPILARIS	MUHLY GRASS	#3, 2' x 2'	2' O.C.	FULL & THICK
2,200	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS
	SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD			SEE SPECS

* = Florida Native

NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE

Landscape Data

Vehicular Use Area Landscaping Adjacent to R.O.W. (East Buffer) 391'
Sec. 22-187(4)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
391 l.f. x 10' = 3,910 s.f. / 300 = 13 Trees
Provided = 13 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
391 l.f. / 2' o.c. = 196 Shrubs
Provided = 196 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (South Buffer) 1,596'
Sec. 22-187(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
850 l.f. x 10' = 8,500 s.f. / 200 = 43 Trees
Provided = 43 Trees

Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
746 l.f. x 10' = 7,460 s.f. / 300 = 25 Trees
Provided = 25 Trees

Total Trees Required = 68
Total Trees Provided = 68

Shrubs Required = Continuous Hedge @ 2' o.c.
1,596 l.f. / 2' o.c. = 798 Shrubs
Provided = 798 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (West Buffer) 1,188'
Sec. 22-187(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
1,188 l.f. x 10' = 11,880 s.f. / 300 = 40 Trees
Provided = 40 Trees Relocate to North, South & East Buffers

Shrubs Required = No shrubs required unless against residential property.
Provided = 0 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (North Buffer) 585'
Sec. 22-187(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
585' l.f. x 10' = 5,850 s.f. / 200 = 30 Trees
Provided = 30 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
585 l.f. / 2' o.c. = 293 Shrubs
Provided = 293 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (North East Buffer) 1,818'
Sec. 22-187(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
1,818' l.f. x 10' = 18,180 s.f. / 300 = 61 Trees
Provided = 61 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
1,818 l.f. / 2' o.c. = 909 Shrubs
Provided = 909 Shrubs

Interior Vehicular Use Area
Sec. 22-187(7)
Required = 1 s.f. of interior landscaping per
15 s.f. of vehicular use area (225,158 s.f./15 = 15,011 s.f.)
Landscape Area Provided = 16,611 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
225,158 s.f./15 = 15,011 s.f. / 100 = 150 Trees
Trees Provided = 150

Maximum Use of Palm Trees
Sec. 22-187(1)(c)
Required = Fifty (50) percent of the required trees shall be species other than palm trees
Total Trees Required = 362 Trees
Maximum Palms Allowed = 191 (326 / 2 = 191)
Total Palms Provided = 20 (06%)

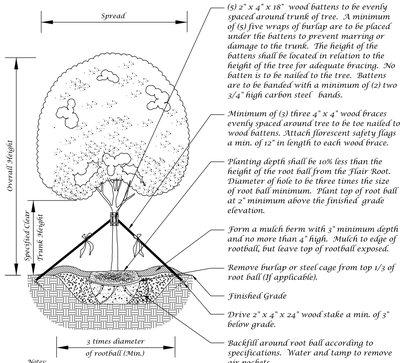
Total Trees Required = 362 Trees
Total Trees Provided = 366 Trees
360 Trees + 20 Palms @ 3:1 = 6 Trees = 366 Trees

Total Trees Required = 362 Trees
Total Native Trees Provided = 329 (91%)

Total Palms Required = 0
Total Native Palms Provided = 20 (100%)

Total Shrubs Required = 2,875
Total Native Shrubs Provided = 2,875 (100%)

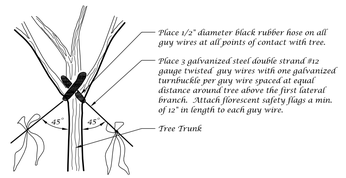
Landscape Details



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

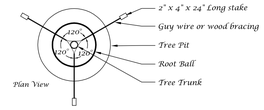
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



Guy Wire Attachment Detail

Not to Scale



Staking Detail

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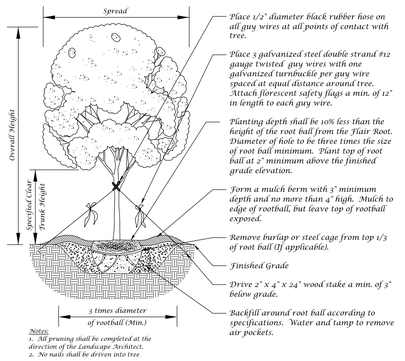

Notes:
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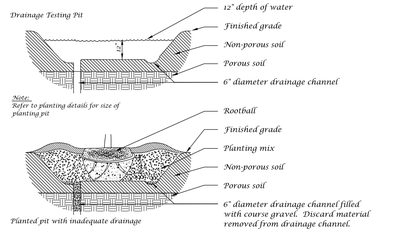
2. No nails shall be driven into tree

Tree Planting Detail

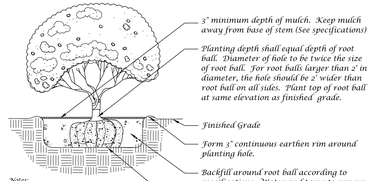
Not to Scale



Note:
Refer to planting details for size of planting pit

Drainage Testing Detail

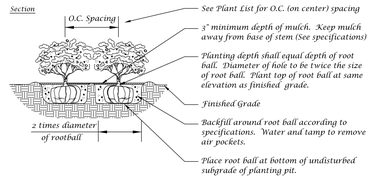
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant as hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

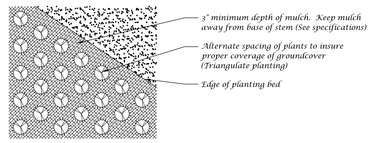
Shrub Detail

Not to Scale



Ground Cover Detail

Not to Scale



Ground Cover Detail

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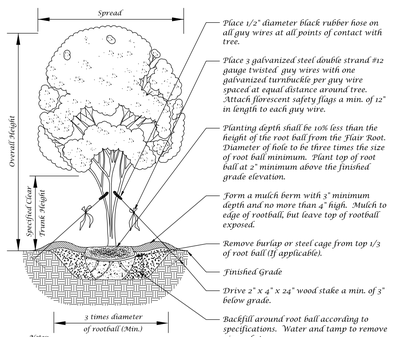
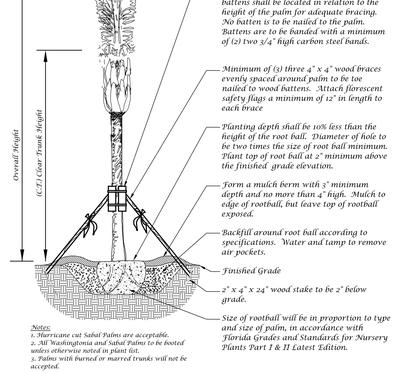


Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Multi-Trunk Tree Planting Detail

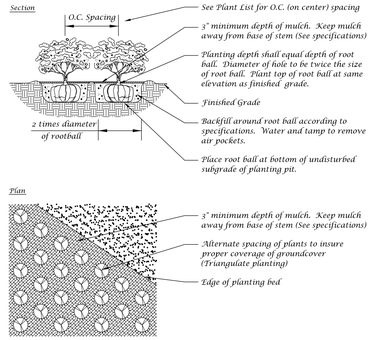
Not to Scale



Notes:
1. Hurricane cut Sabal Palms are acceptable.
2. All Washingtonia and Sabal Palms to be booted unless otherwise noted in plant list.
3. Palms with burned or marred trunks will not be accepted.

Palm Planting Detail

Not to Scale



Ground Cover Detail

Not to Scale

Landscape Plan

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Camping World
South Jenkins Road
City of Fort Pierce, Florida

City Project Number: 18-07000003

Jeffrey W. Smith, RLA
Florida Registration Number: LA 0001635

Job No.	18-0305
Drawn By	JWS
Submittal Dates	3-19-2018
	4-27-2018
Revision Dates	
4/18 City Comments	4-27-2018

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

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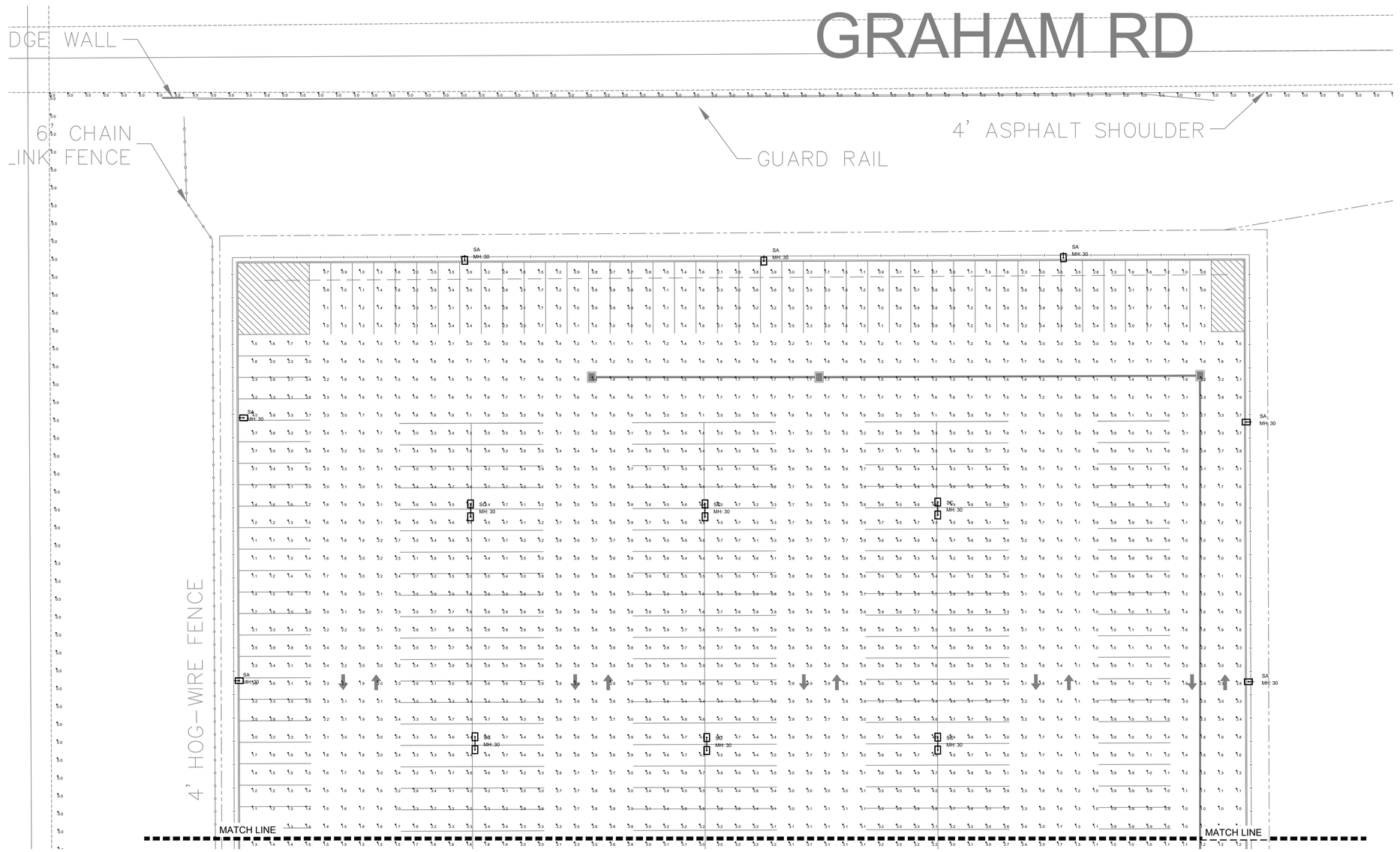
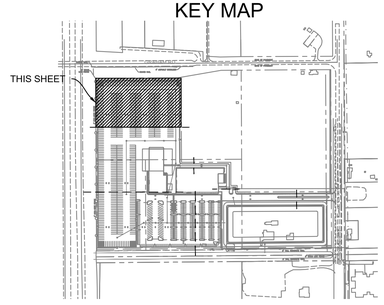


PHOTOMETRIC PLAN. (PARTIAL VIEW)

SCALE 1" = 30'-0"

KEY MAP



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EDUARDO SAMOUR LICENSE No. 41186 STATE OF FLORIDA PROFESSIONAL ENGINEER

Eduardo (Ed) Samour,P.E.
Registered Electrical Engineer
P.E. # 41186
Date: 4.28.2018

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VER — DRAWN BY
18-3143 phm.dwg — FILENAME
PHM-1 — LAYOUT
AS SHOWN — SCALE
26FEB18 — DATE

REVISION COMMENTS — DATE

CAMPING WORLD CONCEPTUAL SITE PLAN

FORT PIERCE FLORIDA

R.J. KENNEDY, P.E. (DATE)
#56218
10250 SW VILLAGE PARKWAY - SUITE 201
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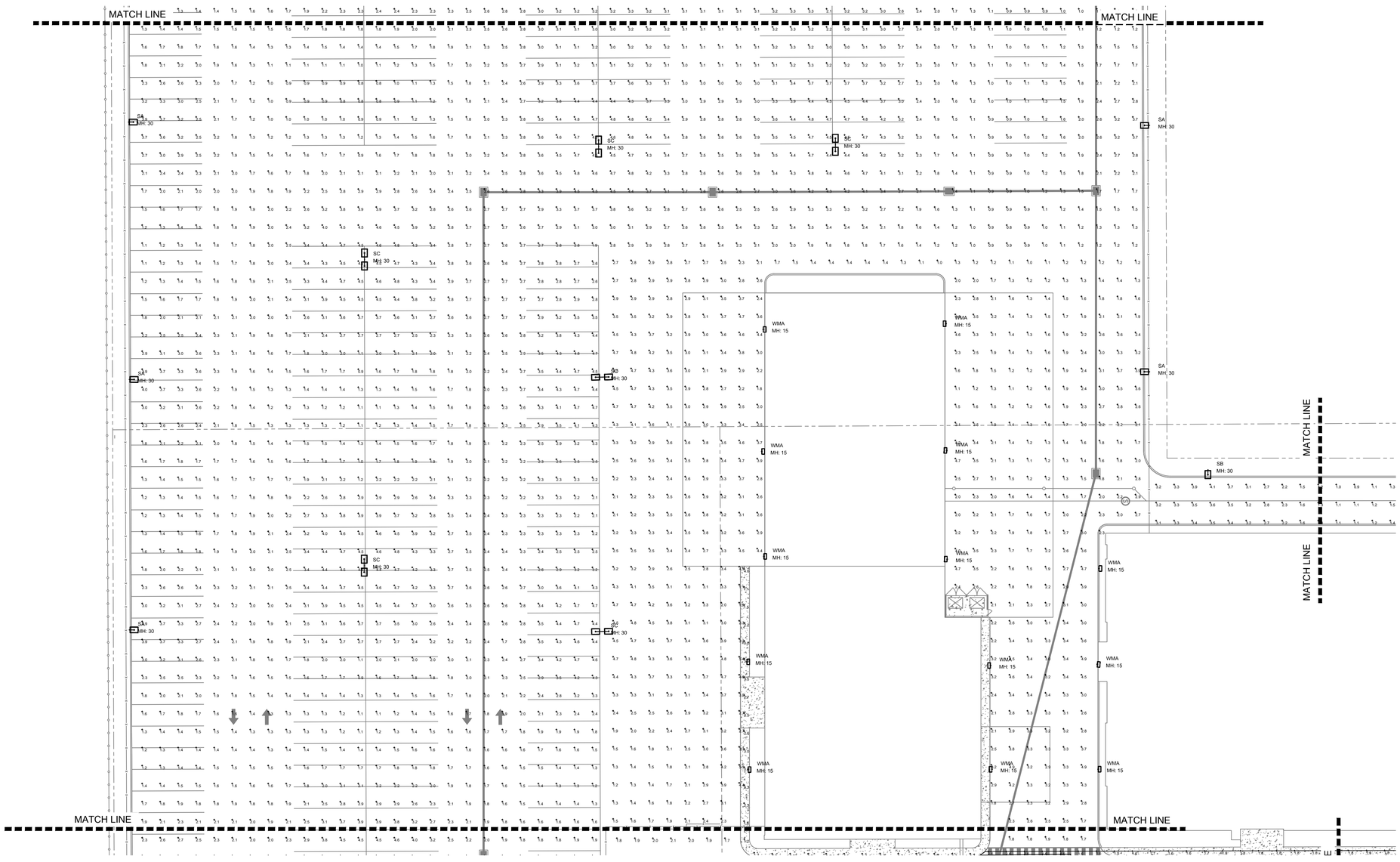
PHM-1



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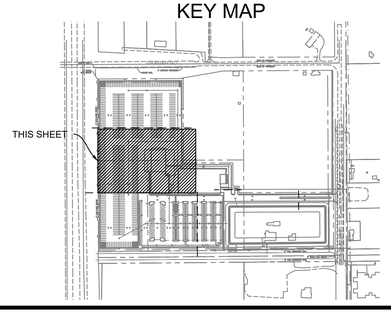
KEY MAP



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Eduardo (Ed) Samour,P.E.
Registered Electrical Engineer
P.E. # 41186
Date: 4.26.2018

E&C JOB# 18-3134

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2 OF 6

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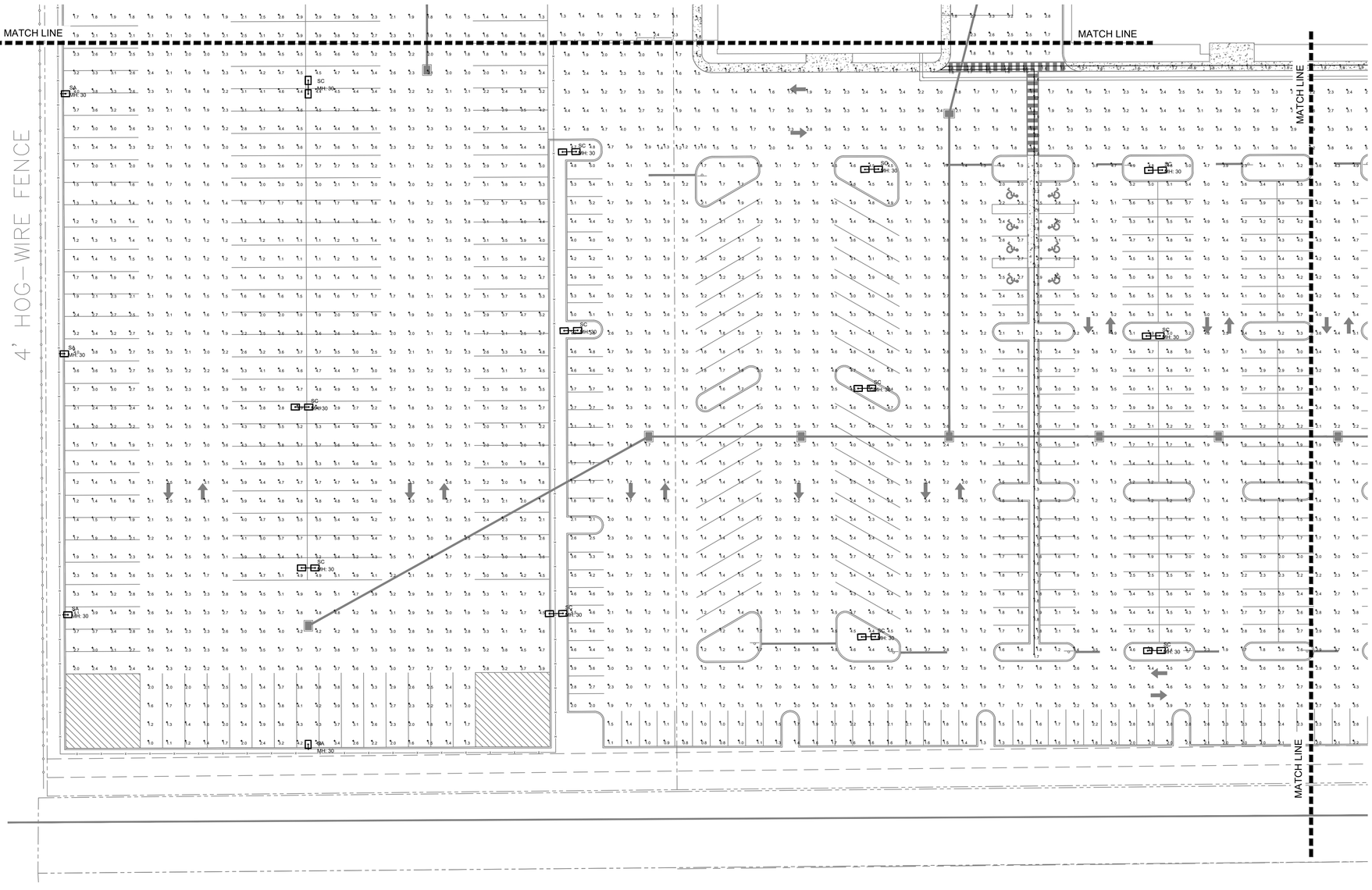

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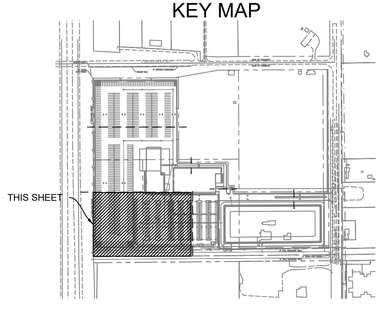
PHOTOMETRIC PLAN. (PARTIAL VIEW)

SCALE 1" = 30'–0"

KEY MAP



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Eduardo (Ed) Samour,P.E.
Registered Electrical Engineer
P.E. # 41186
Date: 4.26.2018

E&C JOB# 18-3134

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DATE

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PHM-3

3 OF 6

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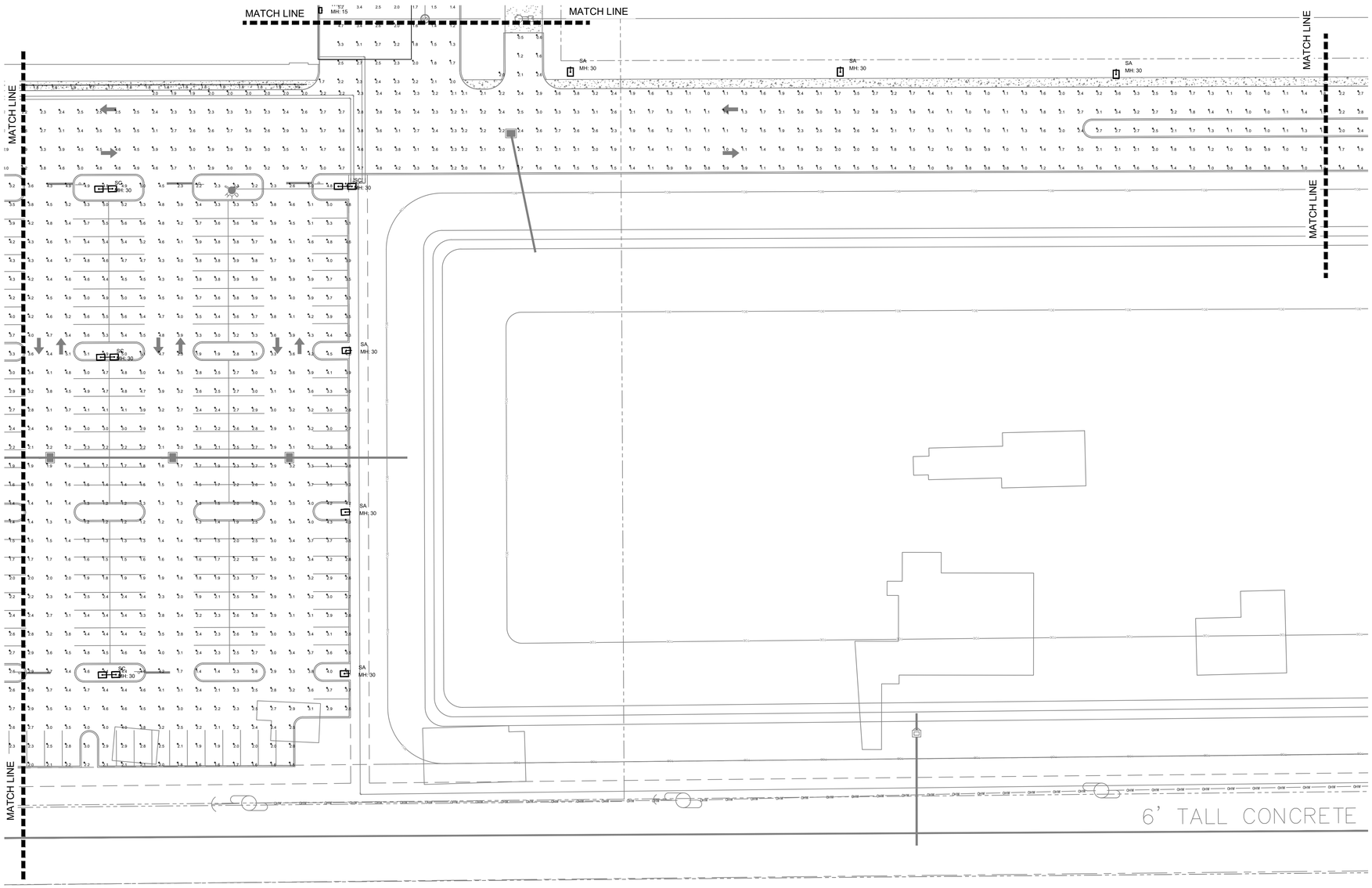
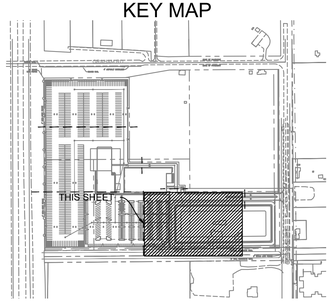


N

PHOTOMETRIC PLAN. (PARTIAL VIEW)

SCALE 1" = 30'-0"

KEY MAP



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Cert. of Auth # 26558
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Tel (561) 712 1149
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EDUARDO SAMOUR LICENSE No. 41186 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Eduardo (Ed) Samour,P.E.
Registered Electrical Engineer
P.E. # 41186
Date: 4.28.2018

E&C JOB# 18-3134

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PHM-4 LAYOUT
AS SHOWN SCALE
26FEB18 DATE

REVISION COMMENTS

DATE

CAMPING WORLD
CONCEPTUAL
SITE PLAN
FORT PIERCE FLORIDA

R.J. KENNEDY, P.E. (DATE)
#56218
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

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4 OF 6

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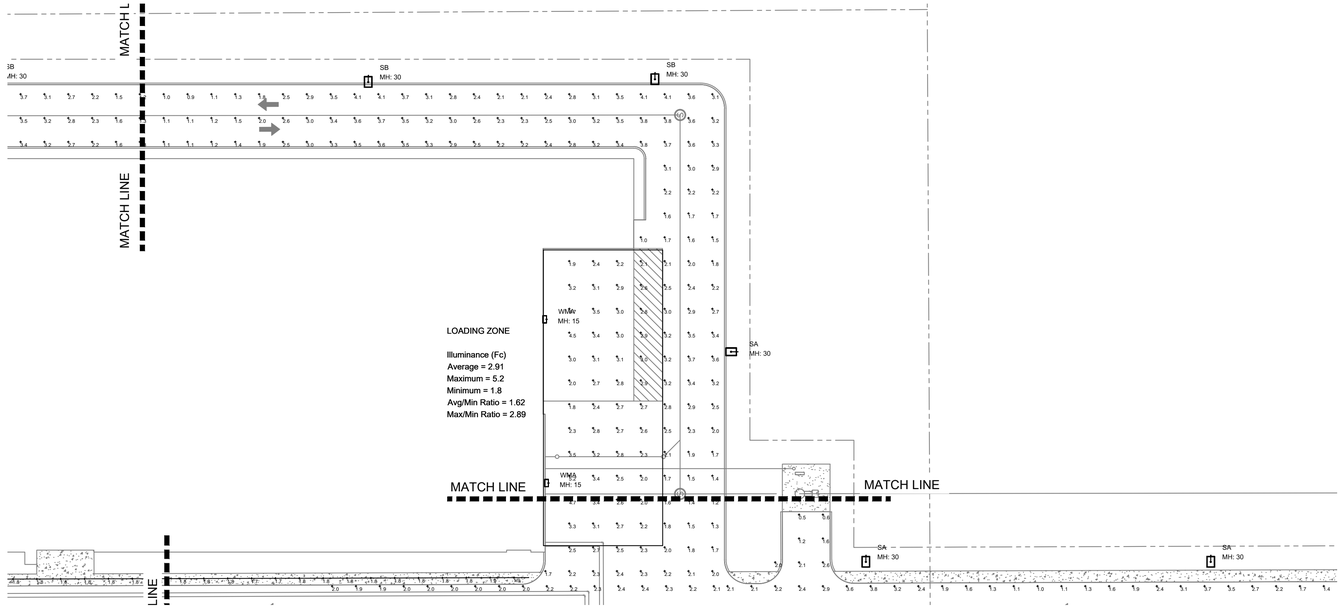

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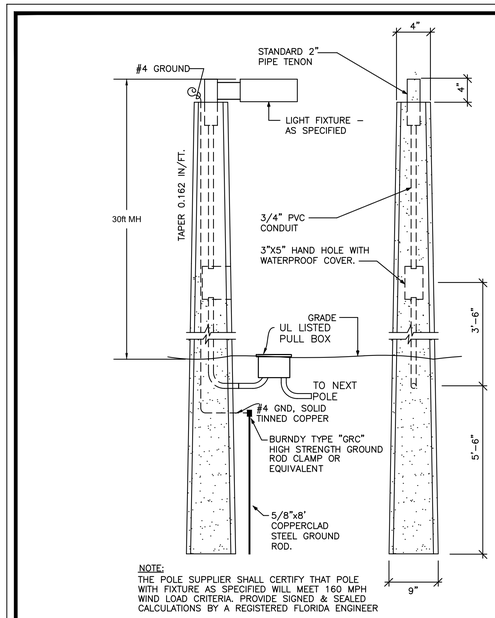
PHOTOMETRIC PLAN. (PARTIAL VIEW)

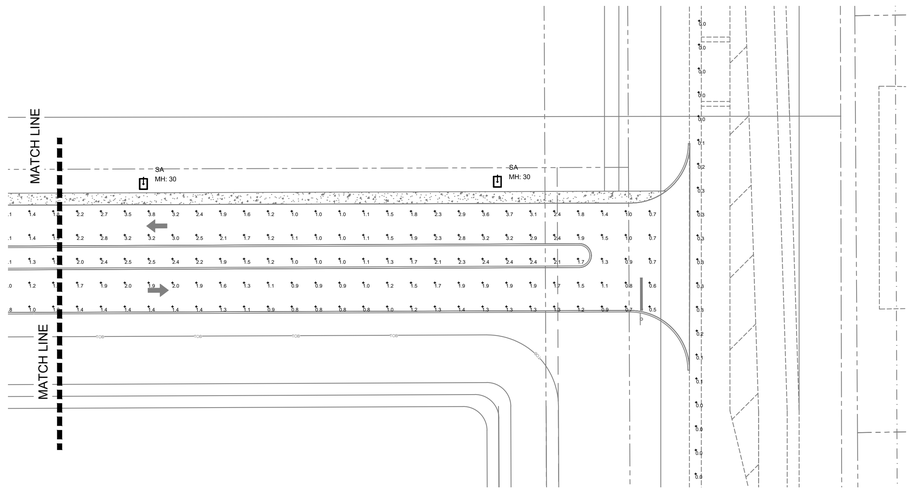
SCALE 1" = 30'-0"



NOTE:
THE POLE SUPPLIER SHALL CERTIFY THAT POLE WITH FIXTURE AS SPECIFIED WILL MEET 160 MPH WIND LOAD CRITERIA. PROVIDE SIGNED & SEALED CALCULATIONS BY A REGISTERED FLORIDA ENGINEER

CONCRETE POLE DETAIL

NOT TO SCALE



N

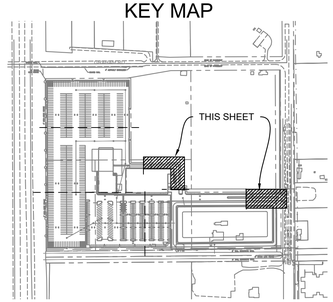
PHOTOMETRIC PLAN. (PARTIAL VIEW)

SCALE 1" = 30'-0"

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts	Arr. Watts
	25	SA	SINGLE	N.A.	0.950	LITHONIA CAT# DSX2 LED P3 40K T4M MVOLT HS	217	217
	3	SB	SINGLE	N.A.	0.950	LITHONIA CAT# DSX2 LED P3 40K T3S MVOLT HS	217	217
	28	SC	BACK-BACK	N.A.	0.950	LITHONIA CAT# DSX2 LED P3 40K T5M MVOLT	217	434
	15	WMA	SINGLE	N.A.	0.950	LITHONIA CAT# DSXW2 LED 30C 700 40K TFTM MVOLT	71	71

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ACCESS ROAD	Illuminance	Fc	1.73	3.8	0.5	3.46	7.60
BACK ACCESS ROAD	Illuminance	Fc	2.65	5.2	0.9	2.94	5.78
IN FRONT OF STORE	Illuminance	Fc	2.84	5.0	1.2	2.37	4.17
LIGHT SPILL ON I-95	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
LIGHT SPILL ON GRAHAM RD	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
LIGHT SPILL ON JENKINS RD	Illuminance	Fc	0.04	0.3	0.0	N.A.	N.A.
LIGHT SPILL ON SOUTH PROP LINE	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	2.89	5.7	0.8	3.61	7.13
SERVICE AREA	Illuminance	Fc	2.68	5.5	1.0	2.68	5.50
SIDEWLAK RETAIL AND PARKING	Illuminance	Fc	1.82	2.9	1.3	1.40	2.23
SIDEWLAK SERVICE BLDG	Illuminance	Fc	2.16	4.6	1.1	1.96	4.18
SITE LIGHTING	Illuminance	Fc	2.48	5.8	0.7	3.54	8.29
LOADING ZONE	Illuminance	Fc	2.91	5.2	1.8	1.62	2.89

KEY MAP



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Eduardo (Ed) Samour,P.E.
Registered Electrical Engineer
P.E. # 41186
Date: 4.28.2018

E&C JOB# 18-3134

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CAMPING WORLD
CONCEPTUAL SITE PLAN

FORT PIERCE FLORIDA

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

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

PHM-5

D-Series Size 2
LED Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over this page to see all interactive elements

Specifications

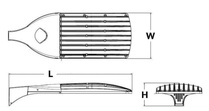
EPA: 1.1 ft² (0.10 m²)

Length: 40" (101.6 cm)

Width: 15" (38.1 cm)

Height: 7-1/4" (18.4 cm)

Weight (max): 36 lbs (16.3 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX2 LED P7 T3M MVOLT SPA DDBXD

DSX2 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 P8 **Rotated optics**[1] P10 P13 P11 P14 P12	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2,3]	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium T5VS Type V Very Short T5S Type V Short T5M Type V Medium T5W Type V Wide BLC Backlight control[4,5] LCCO Left corner cutoff[4,5] RCCO Right corner cutoff[4,5]	MVOLT[6,7] 120 [7] 208 [7,8] 240 [7,8] 277 [7] 347 [7,8,9] 480 [7,8,9]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor [8] RPUMBA Round pole universal mounting adaptor [8] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [8]

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[10,11] PER NEMA twist-lock receptacle only (no controls) [11] PER5 Five-wire receptacle only (no controls) [11,12] PER7 Seven-wire receptacle only (no controls) [11,12] DMG 0-10V dimming extend out back of housing for external control (no controls) DS Dual switching [13,14] PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 1fc [5,15] PIRHN Network, Bi-Level motion/ambient sensor [6,15] PIR1FC3V Bi-level, motion sensor, 15'-30' mounting height, ambient sensor enabled at 1fc [5,15] BL30 Bi-level switched dimming, 30%[5,15,16] BL50 Bi-level switched dimming, 50%[5,15,16] PNMTDD3 Part night, dim till dawn [5,16] PNMTSD3 Part night, dim 5 hrs [5,16] PNMT6D3 Part night, dim 6 hrs [5,16] PNMT7D3 Part night, dim 7 hrs [5,16] FAO Field Adjustable Output [16]	**Shipped installed** HS House-side shield [4] SF Single fuse (120, 277, 347V) [6] DF Double fuse (208, 240, 480V) [6] L90 Left rotated optics [1] R90 Right rotated optics [1] **Shipped separately** BS Bird spikes[17] EGS External glare shield[17]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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D-Series Size 2
LED Wall Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over this page to see all interactive elements

Specifications

Luminaire

Width: 18-1/2" (47.0 cm)

Depth: 10" (25.4 cm)

Height: 7-5/8" (19.4 cm)

Weight: 21 lbs (9.5 kg)

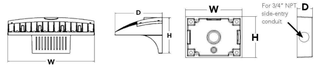
Back Box (BBW)

Width: 5-1/2" (14.0 cm)

Depth: 1-1/2" (3.8 cm)

Height: 4" (10.2 cm)

BBW Weight: 1 lbs (0.5 kg)



A+ Capable Luminaire

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- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA[3] (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT[7] 120 [4] 208 [4] 240 [4] 277 [4] 347 [4,3] 480 [4,3]	**Shipped included** (blank) Surface mounting bracket **Shipped separately**[4] BBW Surface-mounted back box (for conduit entry)	**Shipped installed** PE Photoelectric cell, button type [5] PER NEMA twist-lock receptacle only (control ordered separately)[6] PER5 Five-wire receptacle only (control ordered separately)[6,4] PER7 Seven-wire receptacle only (control ordered separately)[6,4] DMG 0-10V dimming driver (control ordered separate) PIR 180° motion/ambient light sensor, <15' mtg ht [8,9] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [8,9] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [8,9,10] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [8,9,10]

Other Options		Finish (required)			
Shipped installed SF Single fuse (120, 277, 347V) [3] DF Double fuse (208, 240, 480V) [3] HS House-side shield [4] SPD Separate surge protection [11]	**Shipped separately** [11] BSW Bird-deterrent spikes WG Wire guard VG Vandal guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White	DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum	DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum	DWHGXD Textured white DSSTXD Textured sandstone

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FLORIDA

CAMPING WORLD
CONCEPTUAL
SITE PLAN

FORT PIERCE

R.J. KENNEDY, P.E. (DATE)
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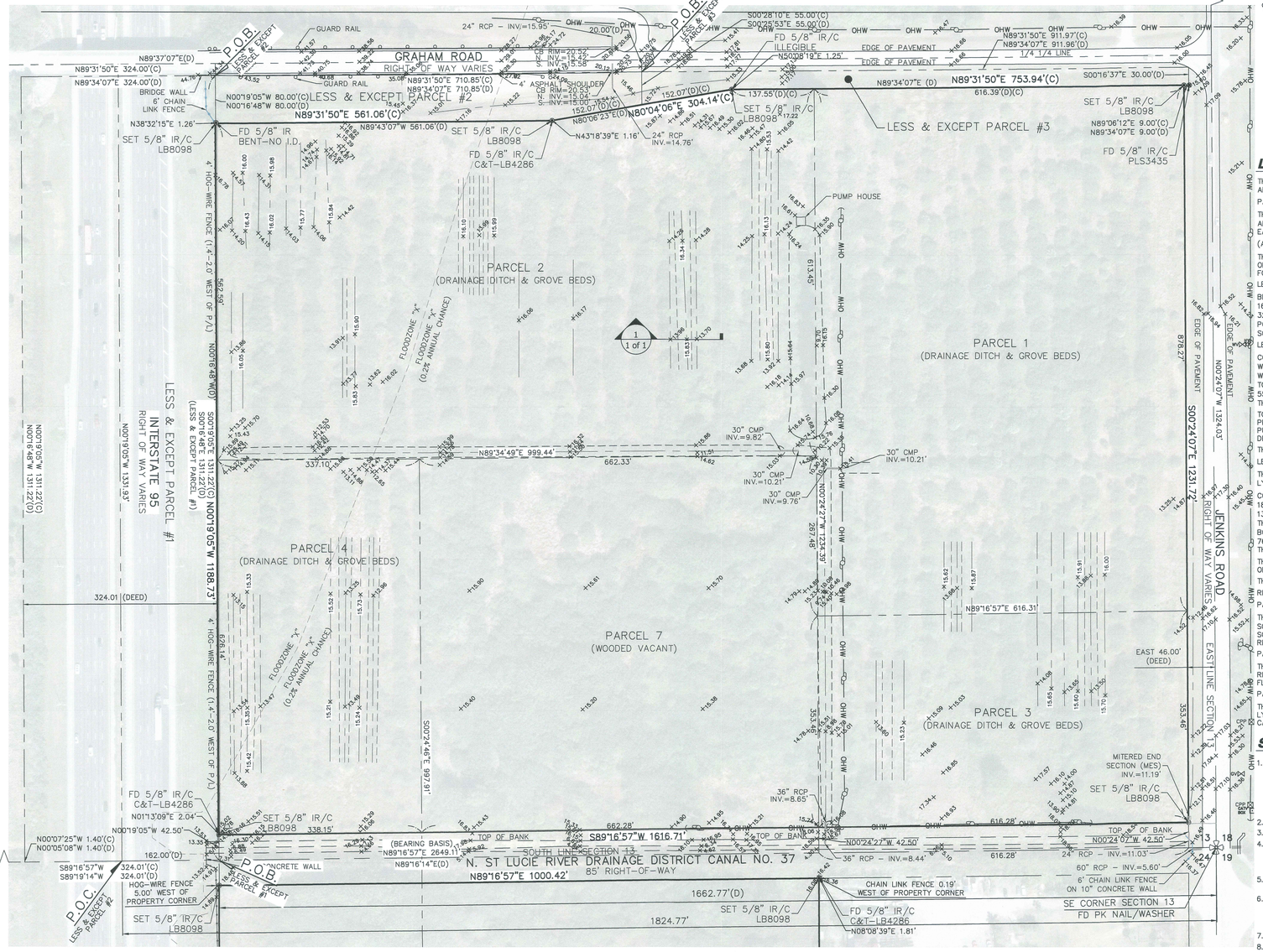
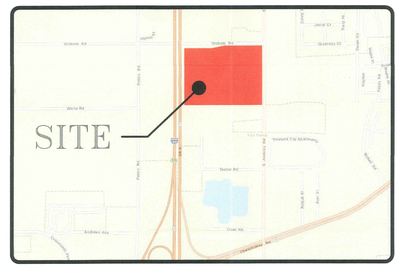
BOUNDARY & TOPOGRAPHIC SURVEY

FOR: CAMPING WORLD





MARTIN COUNTY, FLORIDA

VICINITY MAP

NO SCALE

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 SE (1/4) OF 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 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°05'08" 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 PONT 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 162.00 FEET, THENCE SOUTH 00°16'48" EAST 20 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°34'07" EAST 710.85 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.

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING SURVEYOR, AND WILL MAKE THIS SURVEY INVALID.
2. PARCEL CONTAINS 45.00 ACRES, MORE OR LESS.
3. THE EXPECTED USE OF THIS SURVEY AND MAP IS COMMERCIAL.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY THE CLIENTS AND/OR THEIR AGENTS. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S, DEED RESTRICTIONS, OR MURPHY ACT DEEDS. A FORMAL TITLE COMMITMENT HAS NOT BEEN PROVIDED.
5. NOT ALL IMPROVEMENTS WERE LOCATED, INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, AS PART OF THIS SURVEY.
6. THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE DESIGNATION "X" (WITH A 0.2% ANNUAL CHANCE FOR FLOOD) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12111C0167J, SAINT LUCIE COUNTY, FLORIDA, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), EFFECTIVE DATE FEBRUARY 16, 2012.
7. THE LAST DATE OF FIELD WORK WAS MARCH 18, 2018.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS, IF SHOWN HEREON, ARE BASED UPON NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANE PROJECTION PER THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
11. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
12. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
13. FOR CLARITY PURPOSES, THERE IS ADDITIONAL TOPOGRAPHIC INFORMATION NOT SHOWN AS A PART OF THIS SURVEY. REFER TO CAD FILE FOR THE ADDITIONAL TOPOGRAPHIC INFORMATION

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE: 4-30-18

STATE OF FLORIDA — No. 5556 — PROFESSIONAL SURVEYOR AND MAPPER

LEGEND

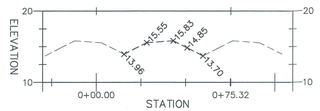
(P)	PLAT DATA	INFO.	INFORMATION
(C)	CALCULATED FROM FIELD MEASUREMENTS	TOB	TOP OF BANK
(D)	DEED OR DESCRIPTION	OHW	OVERHEAD UTILITY WIRES
(M)	MEASURED DIMENSION		WOOD UTILITY POLE
(R)	RECORD DATA	N	NORTHING (OR NORTH)
P.O.C.	POINT OF COMMENCEMENT	E	EASTING (OR EAST)
P.O.B.	POINT OF BEGINNING		DRAINAGE STRUCTURE (CURB INLET)
LB	LICENSED BUSINESS		DRAINAGE STRUCTURE (CATCH BASIN)
PRM	PERMANENT REFERENCE MONUMENT		
IR/C	5/8" IRON ROD & CAP	+6.93	SPOT ELEVATION
CM	CONCRETE MONUMENT		BENCHMARK
CCR	CERTIFIED CORNER RECORD		GUY ANCHOR
FD / FND	FOUND		PROPERTY LINE
IR	IRON ROD		BASELINE
MAG/D	MAG NAIL & DISC	No.	NUMBER
ID	IDENTIFICATION	TYP	TYPICAL
ORB.	OFFICIAL RECORDS BOOK	NAVD	NORTH AMERICAN VERTICAL DATUM
PB.	PLAT BOOK	NGVD	NATIONAL GEODETIC VERTICAL DATUM
PG.	PAGE	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
Δ	CENTRAL ANGLE		
R	RADIUS		
L	ARC LENGTH		

N.S.L.R.W.C.D.	NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
EL	ELEVATION
	SECTION CORNER
	SECTION 1/4 CORNER
⊗	(PCP) PERMANENT CONTROL POINT
o	PROPERTY CORNER (AS DESCRIBED)
P/K	PARKER KALON
CB	CATCH BASIN
R/W	RIGHT OF WAY
U.E.	UTILITY EASEMENT
P.U.E.	PRIVATE UTILITY EASEMENT
P.G.E.	DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT
L.S.E.	LANDSCAPE EASEMENT
	CENTERLINE

FURROW LINE LEGEND

- CENTER OF SWALE
- FURROW GRADE BREAK
- CENTER TOP OF FURROW
- FURROW GRADE BREAK
- CENTER OF SWALE

FURROW SECTION – SECTION 1



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

ENGINEERS ⊗ SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	SPT
CHECKED BY	MTO
FILENAME	16-342 BNDY_2018
SHEET	1 LAYOUT
SCALE	AS SHOWN
DATE	FEBRUARY 27, 2018

DATE	REVISION COMMENTS
4/30/18	REVISED PER COUNTY COMMENTS - SPT
3/13/18	ADDED TOPO - SPT
3/13/18	ADDED PARCEL ACREAGE - SPT

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: CAMPING WORLD
LANDS LYING IN SECTION 13,
TOWNSHIP 35 SOUTH, RANGE 39 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

S-16-342

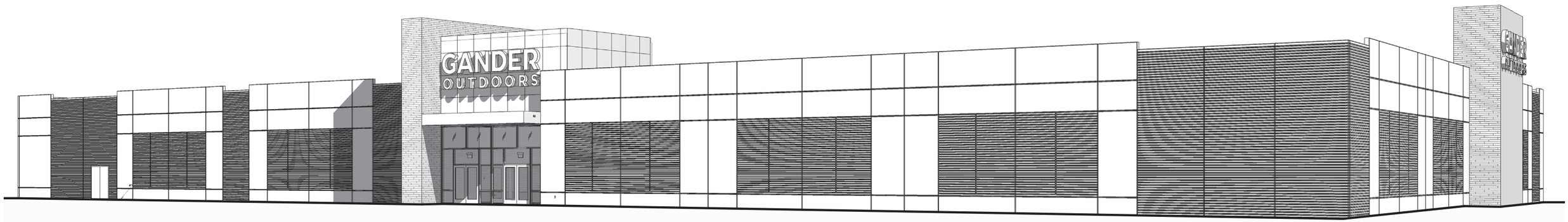
1 OF 1

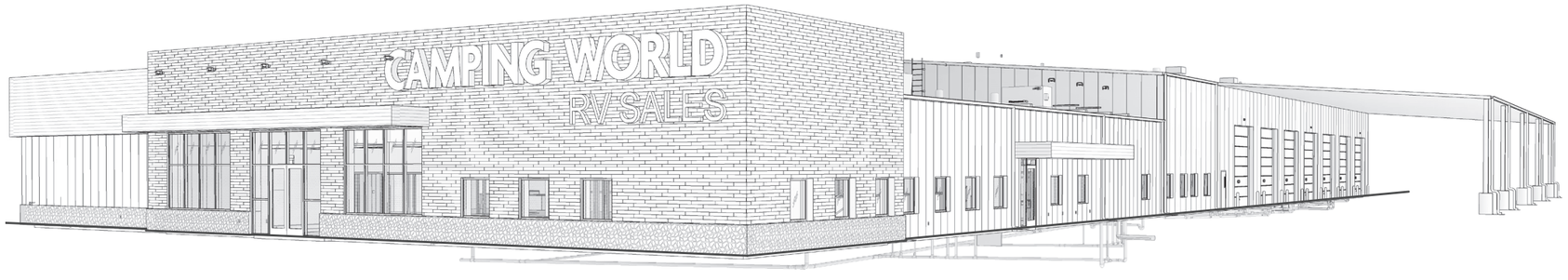
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC Survey\Project Files\16-P-projects\16-342 Jenkins and Graham - Camping World\Dwg\Survey\16-342 BNDY_new1.dwg, 4/30/2018 11:29:32 AM, DWG To PDF.pc3

Gander Mountain + Camping World

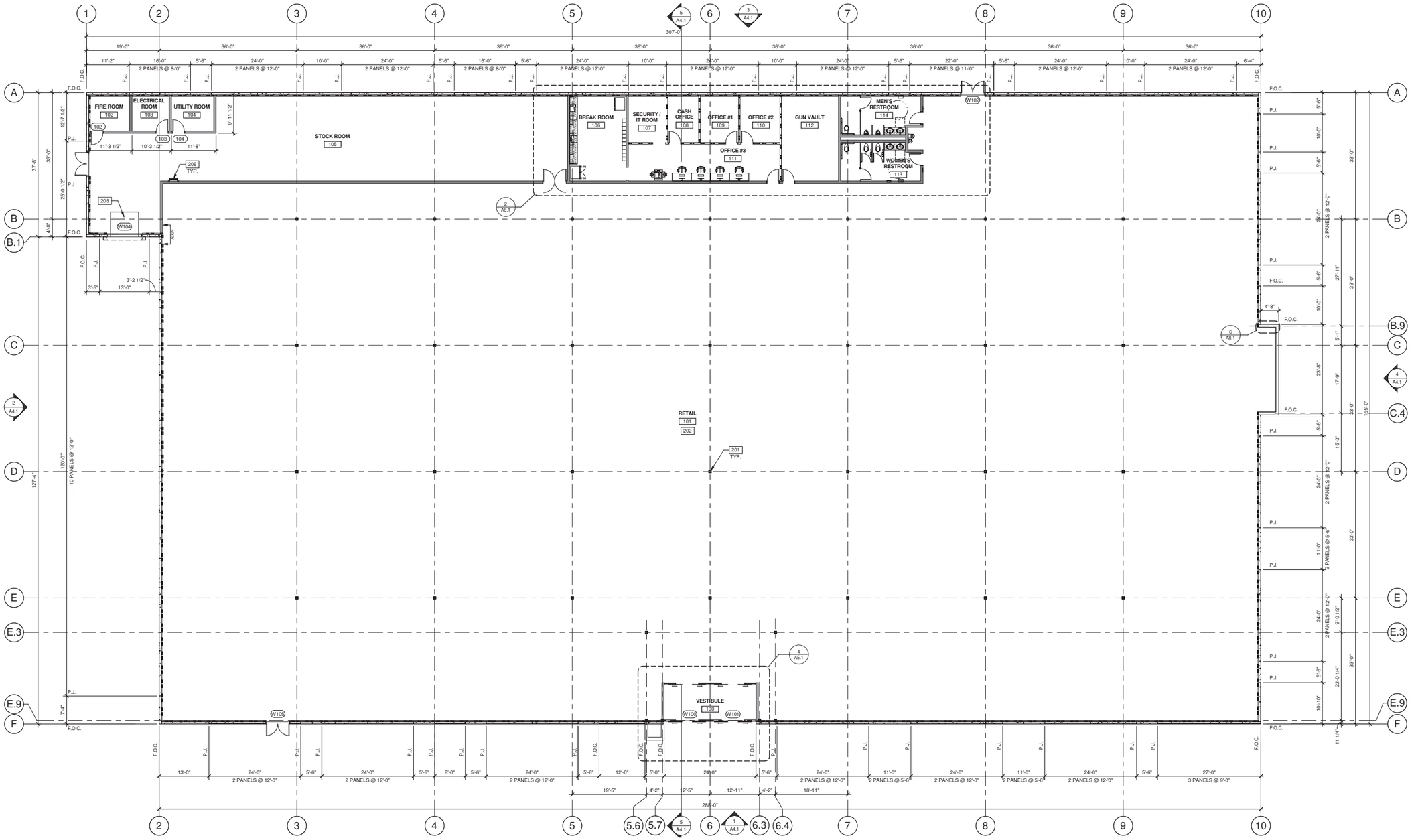
Fort Pierce, FL





Gander Mountain + Camping World

Fort Pierce, FL



Gander Mountain Floor Plan

Gander Mountain + Camping World

Fort Pierce, FL

NOTES

SEE SHEET A0.2 FOR GENERAL NOTES

208 OUTLINE OF CANOPY ABOVE.
401 TILT-UP CONCRETE WALL (TYP).
404 CONCRETE WALL JOINT.
406 ALUMINUM CURTAIN WALL SYSTEM WITH 1" INSULATED GLASS.
408 SIGNAGE, UNDER SEPARATE PERMIT.

WALL LEGEND

CONCRETE WALL WITH FURRING (FURRING TO THE UNDERSIDE OF ROOF STRUCTURE)

FULL HEIGHT NON-RATED PARTITION TO STRUCTURE

PARTITION TO 6" ABOVE CEILING

LEGEND

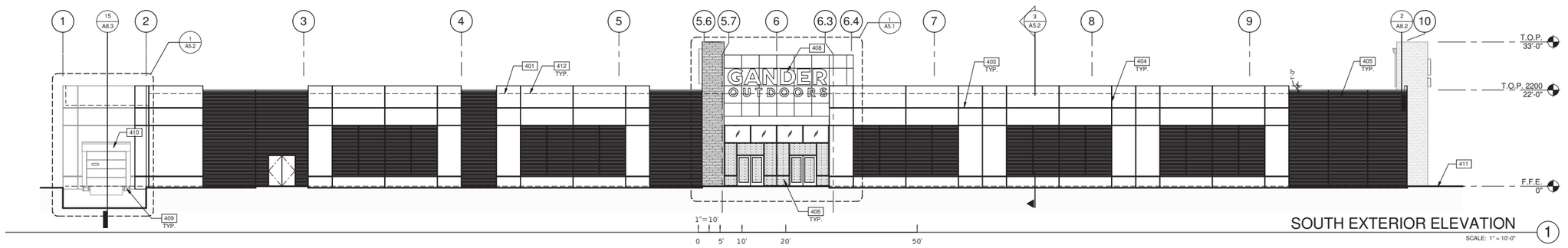
GLASS:

VISION GLASS

SPANDREL GLASS

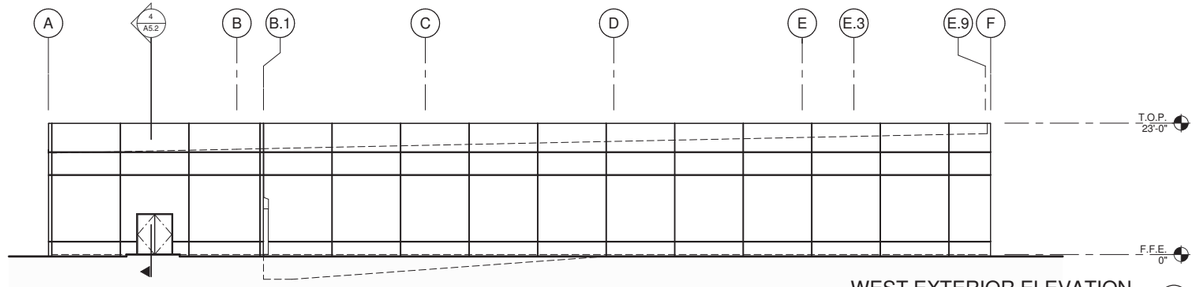
TEMPERED GLASS

STONE VENDER



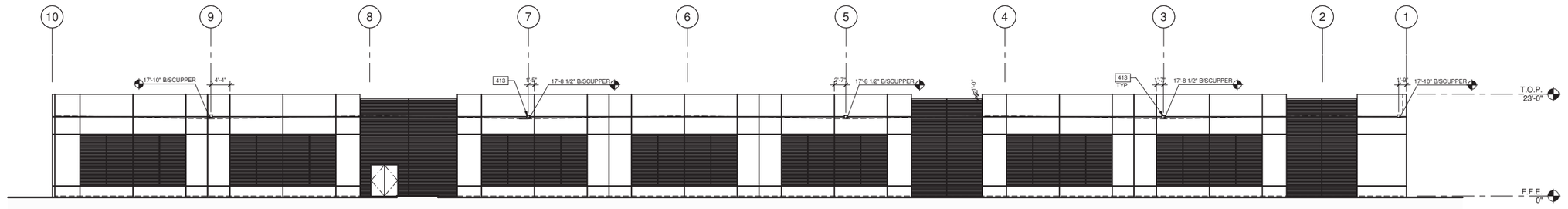
SOUTH EXTERIOR ELEVATION 1

SCALE: 1" = 10'-0"



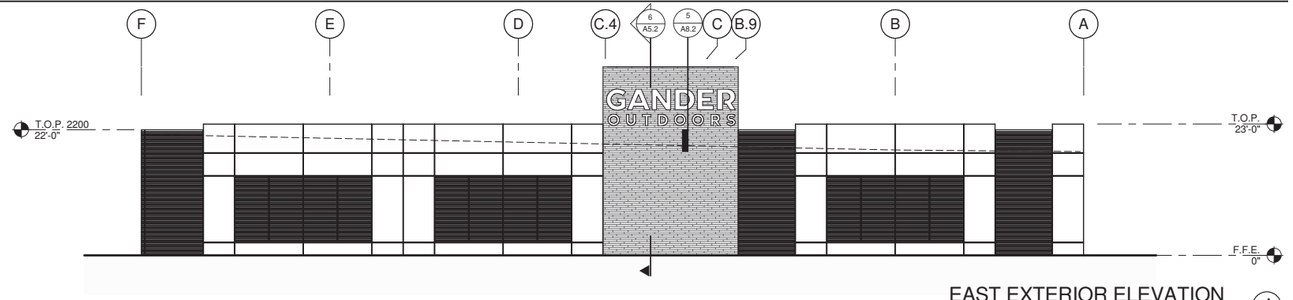
WEST EXTERIOR ELEVATION 2

SCALE: 1" = 10'-0"



NORTH EXTERIOR ELEVATION 3

SCALE: 1" = 10'-0"



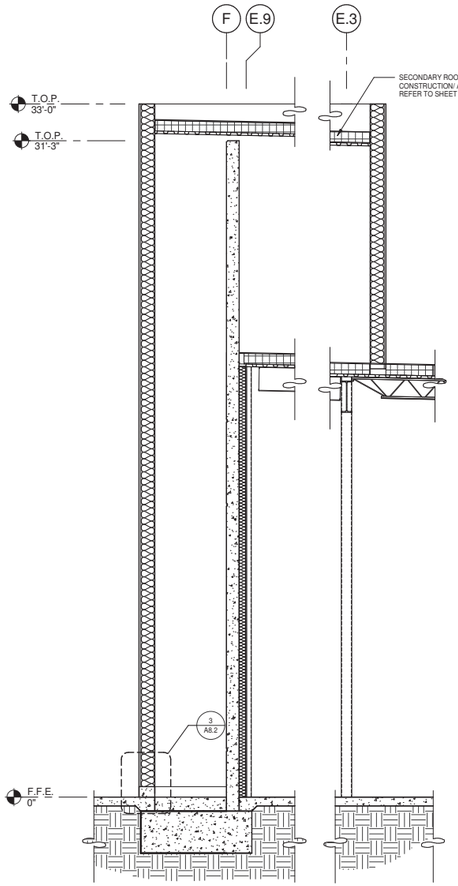
EAST EXTERIOR ELEVATION 4

SCALE: 1" = 10'-0"

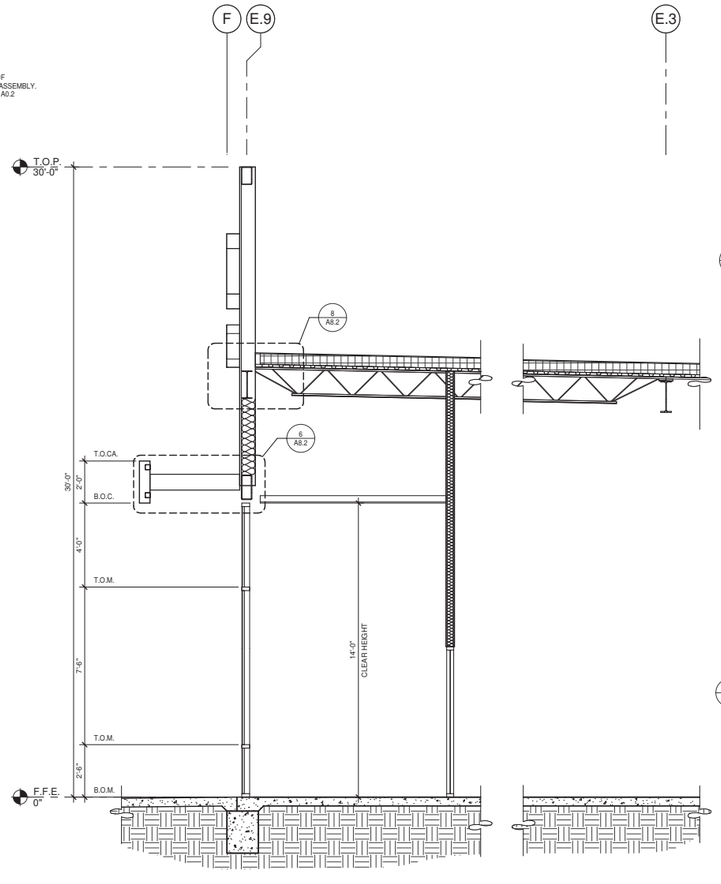
Gander Mountain Elevations

Gander Mountain + Camping World

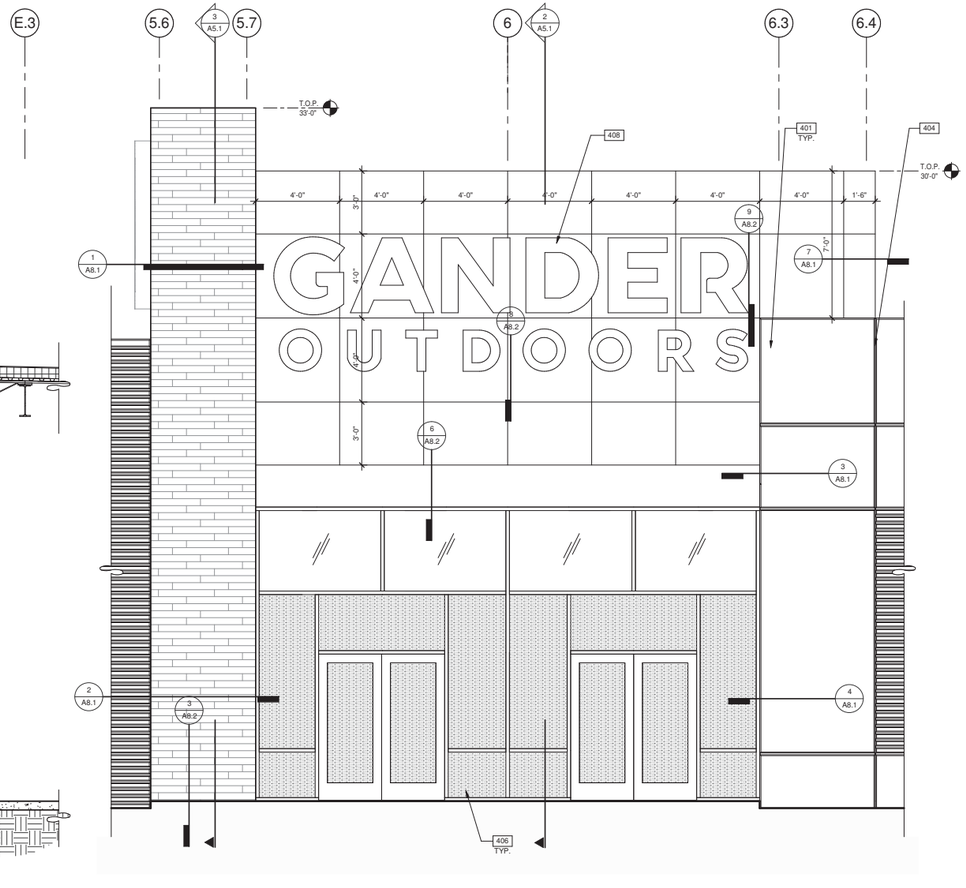
Fort Pierce, FL



WALL SECTION 3
SCALE: 3/8" = 1'-0"



WALL SECTION 2
SCALE: 3/8" = 1'-0"



ENLARGED EXTERIOR ELEVATION 1
SCALE: 3/8" = 1'-0"

NOTES

SEE SHEET A0.2 FOR GENERAL NOTES

208 OUTLINE OF CANOPY ABOVE.
401 TILT-UP CONCRETE WALL (TYP).
404 CONCRETE WALL JOINT.
406 ALUMINUM CURTAIN WALL SYSTEM WITH 1" INSULATED GLASS.
408 SIGNAGE, UNDER SEPARATE PERMIT.

WALL LEGEND

CONCRETE WALL WITH FURRING (FURRING TO THE UNDERSIDE OF ROOF STRUCTURE)
FULL HEIGHT NON-RATED PARTITION TO STRUCTURE
PARTITION TO 6" ABOVE CEILING

LEGEND

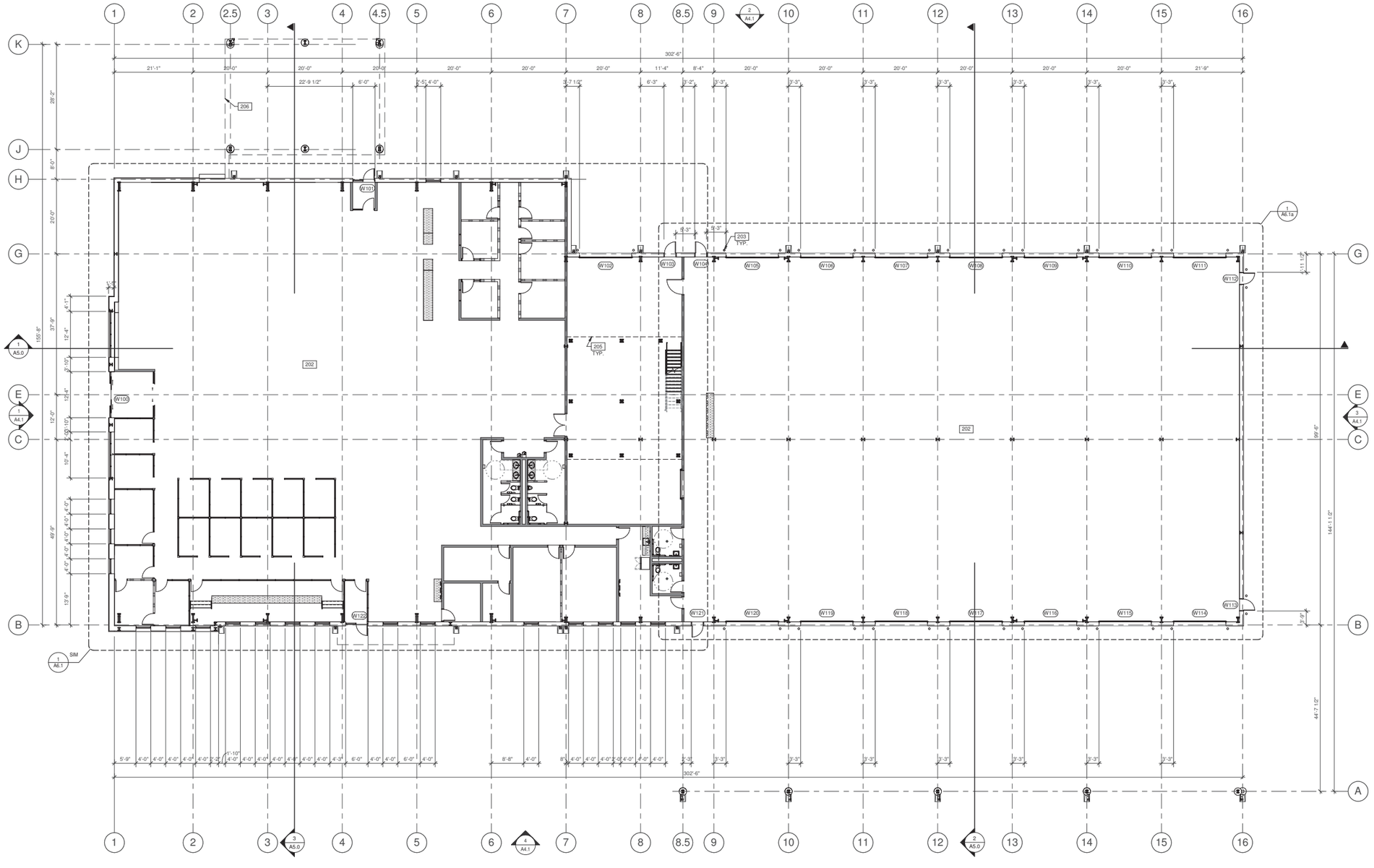
GLASS:

VISION GLASS
SPANDREL GLASS
TEMPERED GLASS
STONE VENDER

Gander Mountain Enlarged Drawings

Gander Mountain + Camping World

Fort Pierce, FL



Camping World Floor Plan

1"=10'

0 5' 10' 20' 50'

Gander Mountain + Camping World

Fort Pierce, FL

LEGEND

GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

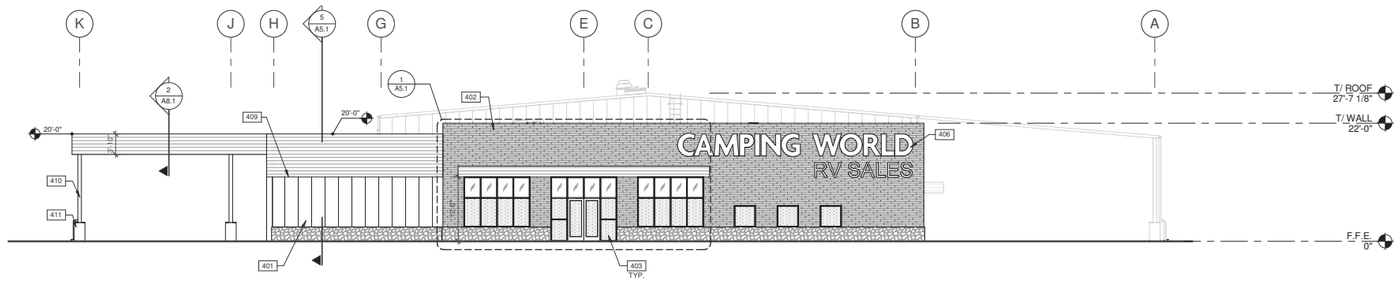
FINISHES:

- LONGBOARD
- STONE VENEER
- HORIZONTAL CORRUGATED METAL PANEL
- VERTICAL METAL PANEL

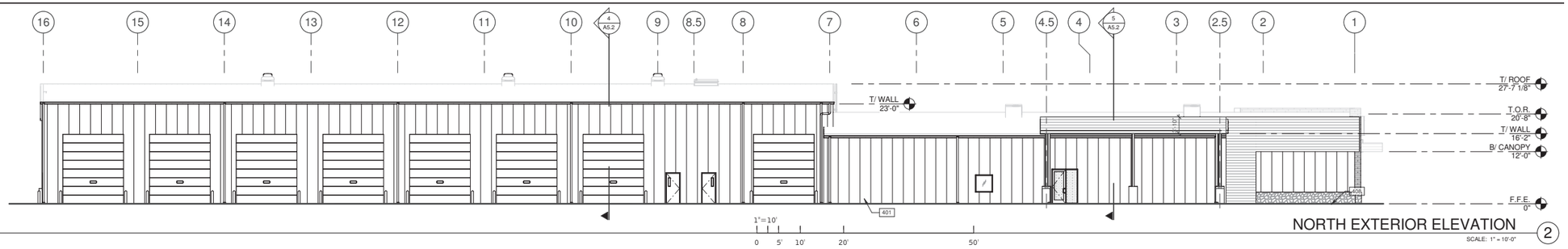
NOTES

SEE SHEET A0.2 FOR GENERAL NOTES

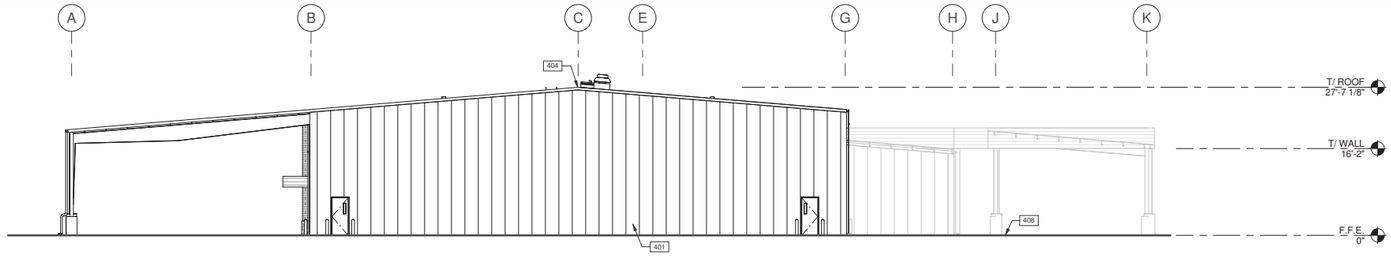
401 PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD FRAMING.
402 ROOF EQUIPMENT SCREEN WALL.
403 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
404 CONTINUOUS PRE-FINISHED METAL CAP TO MATCH ALUMINUM PANEL.
406 SIGNAGE, UNDER SEPARATE PERMIT. PROVIDE POWER THIS LOCATION.
408 FINISH GRADE VARIES.
409 FINISH JOINT BETWEEN VARYING METAL PANEL DIRECTIONS.
410 PAINTED STEEL COLUMN.
411 PAINTED CONCRETE BASE.
412 EXTERIOR GUTTER.



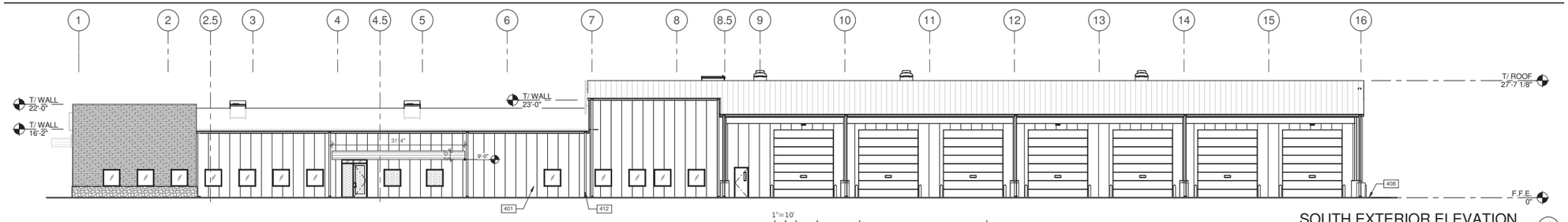
WEST EXTERIOR ELEVATION 1
SCALE: 1" = 10'-0"



NORTH EXTERIOR ELEVATION 2
SCALE: 1" = 10'-0"



EAST EXTERIOR ELEVATION 3
SCALE: 1" = 10'-0"



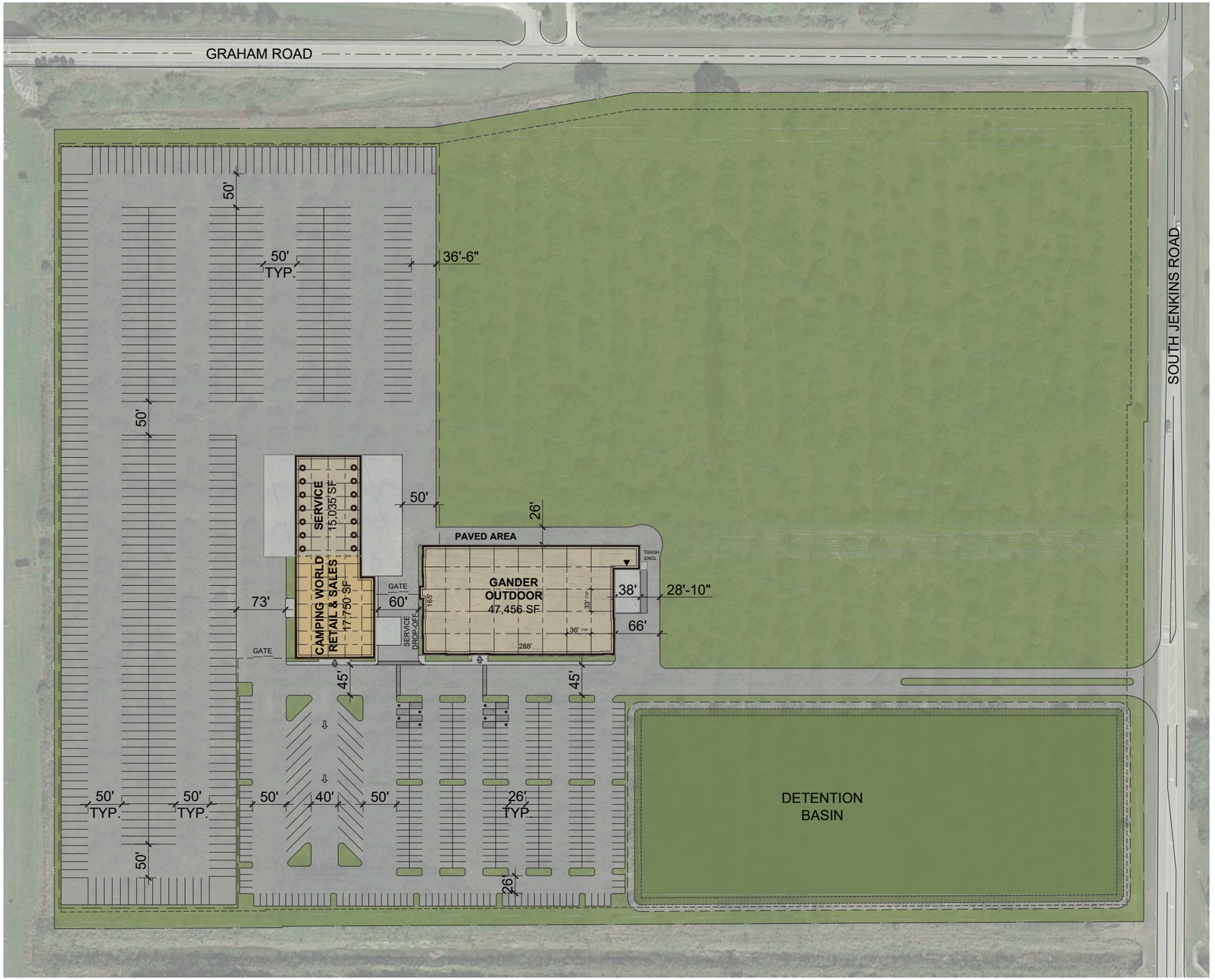
SOUTH EXTERIOR ELEVATION 4
SCALE: 1" = 10'-0"

Camping World Elevations

Camping World

FORT PIERCE, FL
MIA17-0017-00
CONCEPT DESIGN PROGRESS
03.09.2018

WARE MALCOMB
architecture | planning | interiors | branding | civil



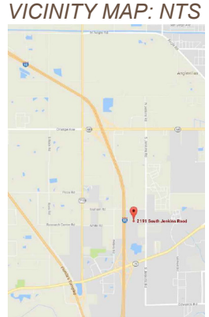
PROJECT DATA:		
SITE AREA:		
GROSS:		45.07 AC
		1,963,194 SF
DETENTION:	@ 12%	229,774 SF
NET:		45.07 AC
DEVELOPED AREA:		18.93 AC
DEVELOPED AREA (w/ DETENTION):		24.48 AC
		1,963,193 SF
BUILDING FOOTPRINT:		81,652 SF
BUILDING USE:		
GANDER OUTDOORS		48,867 SF
CW RETAIL & SALES		17,750 SF
SERVICE		15,035 SF
COVERAGE:		
GROSS:		4%
NET:		4%
PARKING REQUIRED:		
RETAIL	1/200 SF	244 STALLS
TOTAL		244 STALLS
PARKING PROVIDED:		
AUTO:		351 STALLS
		@4.3/1000 SF
REQ. ACCESSIBLE		*8 STALLS*
RV PARKING - INVENTORY:		465 STALLS
RV PARKING - CUSTOMERS:		24 STALLS
RV PARKING -TOTAL:		489 STALLS
TRUCK DOCKS:		
▲ DOCK-HIGH DOORS		1
O GRADE-LEVEL DOORS		14

DEVELOPMENT STANDARDS:	
ZONING:	PD
BUILDING SETBACKS: [1]	
FRONT:	25 FT
SIDE:	25 FT
REAR:	10 FT
LANDSCAPED SETBACKS:	
FRONT:	10 FT
SIDE:	10 FT
REAR:	10 FT
LANDSCAPE REQ.:	30%
OFF-STREET PARKING:	
STANDARD:	9.5 X 19
DRIVE AISLE:	26 FT
MODULE:	64 FT
REQ. PARKING RATIO BY USE:	
RETAIL:	1/200 SF
REPAIR:	1/200 SF

NOTES:

1 Setbacks at the perimeter of the development shall be equal to those of the abutting zoning district(s), except where city commission finds that alternate perimeter setbacks would be appropriate. Conditions under which alternate perimeter setbacks may be considered include, but are not limited to, the following: (a) Property in the abutting zoning district is located across a major roadway from the PD, and therefore, a reduced setback would have little or no impact on the character of the adjacent property; ... (d) The perimeter setback may be reduced from the required distance by no more than one half (½) if the abutting property is similar in use, and intensity or density.

VICINITY MAP: NTS



0 30 60 150 300 NORTH

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Structured REAL ESTATE

CAMPING WORLD

SCHEME 05

Conceptual Site Plan

CAMPING WORLD / GANDER OUTDOOR
FORT PIERCE, FL

WARE MALCOMB

MIA17-0017-00
03.09.2018

SHEET
1

Aerial_North-East

KEY NOTES

1. STORE FRONT SYSTEM WITH HIGH PERFORMANCE GLASS
2. BRANDING WALL WITH ARCHITECTURAL WOOD SIDING
3. METAL FRAME CANOPY AT RV ENTRY
4. STONE BASE VENEER

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Structured REAL ESTATE

CAMPING WORLD

SCHEME 05

Conceptual Design

CAMPING WORLD / GANDER OUTDOOR
FORT PIERCE, FL

WARE MALCOMB

MIA17-0017-00
03.09.2018

SHEET
2

Aerial_North-West

KEY NOTES

1. PAINTED PRECAST CONCRETE PANEL WITH REVEALS TYPICAL
2. PRECAST CONCRETE FORMLINER
3. STORE FRONT SYSTEM WITH HIGH PERFORMANCE GLASS
4. BRANDING WALL WITH ARCHITECTURAL WOOD SIDING
5. FIN WALL WITH ARCHITECTURAL SIDING
6. METAL FRAME CANOPY AT ENTRY
7. ALUMINUM COMPOSITE METAL PANEL WITH BRANDING COLOR

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Structured REAL ESTATE

CAMPING WORLD

Conceptual Design

CAMPING WORLD / GANDER OUTDOOR
FORT PIERCE, FL

WARE MALCOMB

MIA17-0017-00
03.09.2018

SHEET
3