

A large, stylized graphic in the background featuring a yellow sun with rays and a green leaf, both with white outlines, set against a light blue wave-like shape.

DRC-25-179

(BCC Land Use Meeting 5-26-2026)

Bohler Engineering LLC./ Circle K Flamingo



CHARLOTTE COUNTY
FLORIDA

DRC-25-179

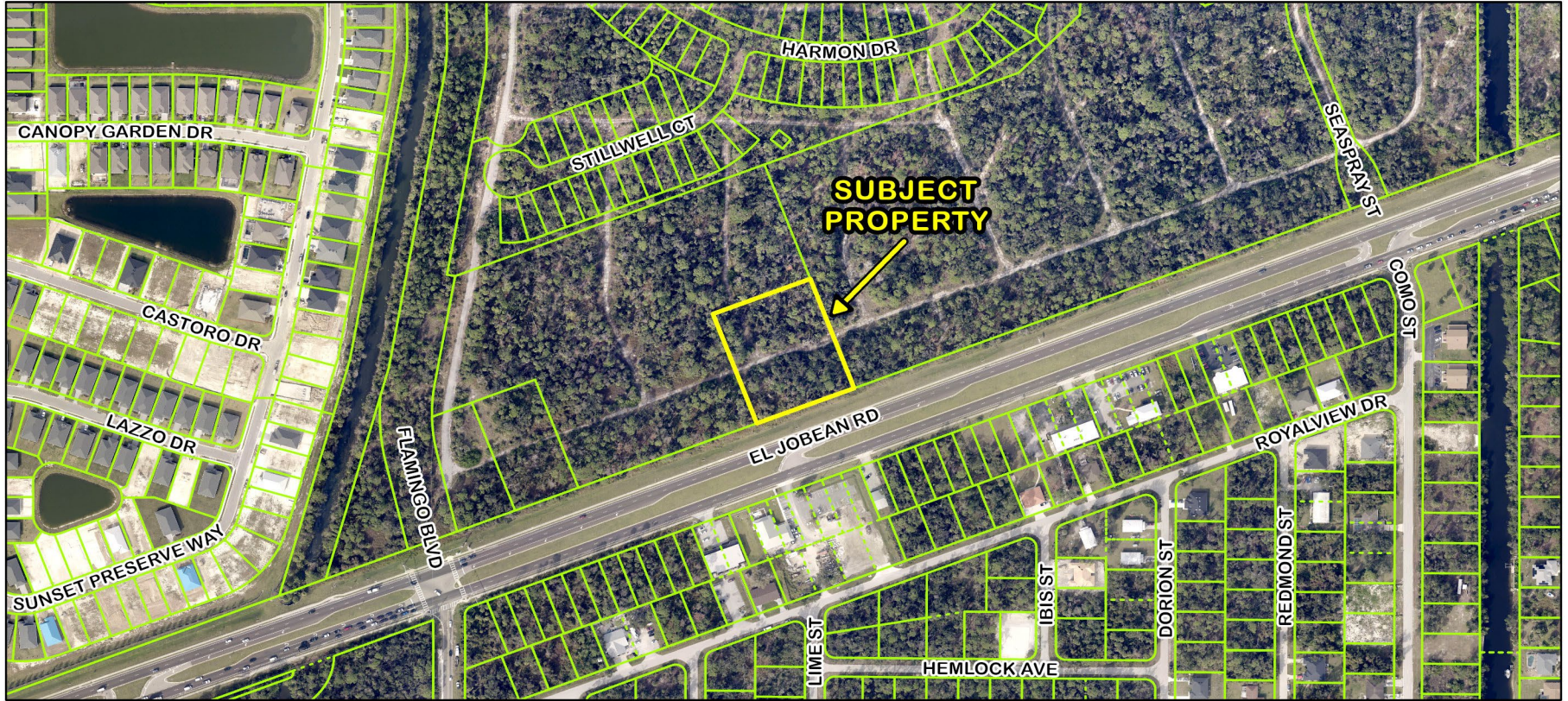
- Bohler Engineering FL., LLC is requesting PD Final Detail Site Plan approval for Circle K Flamingo. The project consists of a 3,956 SF Circle K convenience store with six fuel stations and a 4,316 sq. ft. canopy. The project site is 1.86± acres and is located at 1785 El Jobean Road, Port Charlotte, FL and is located within the West Port Marketplace.
- Located in Commission District IV



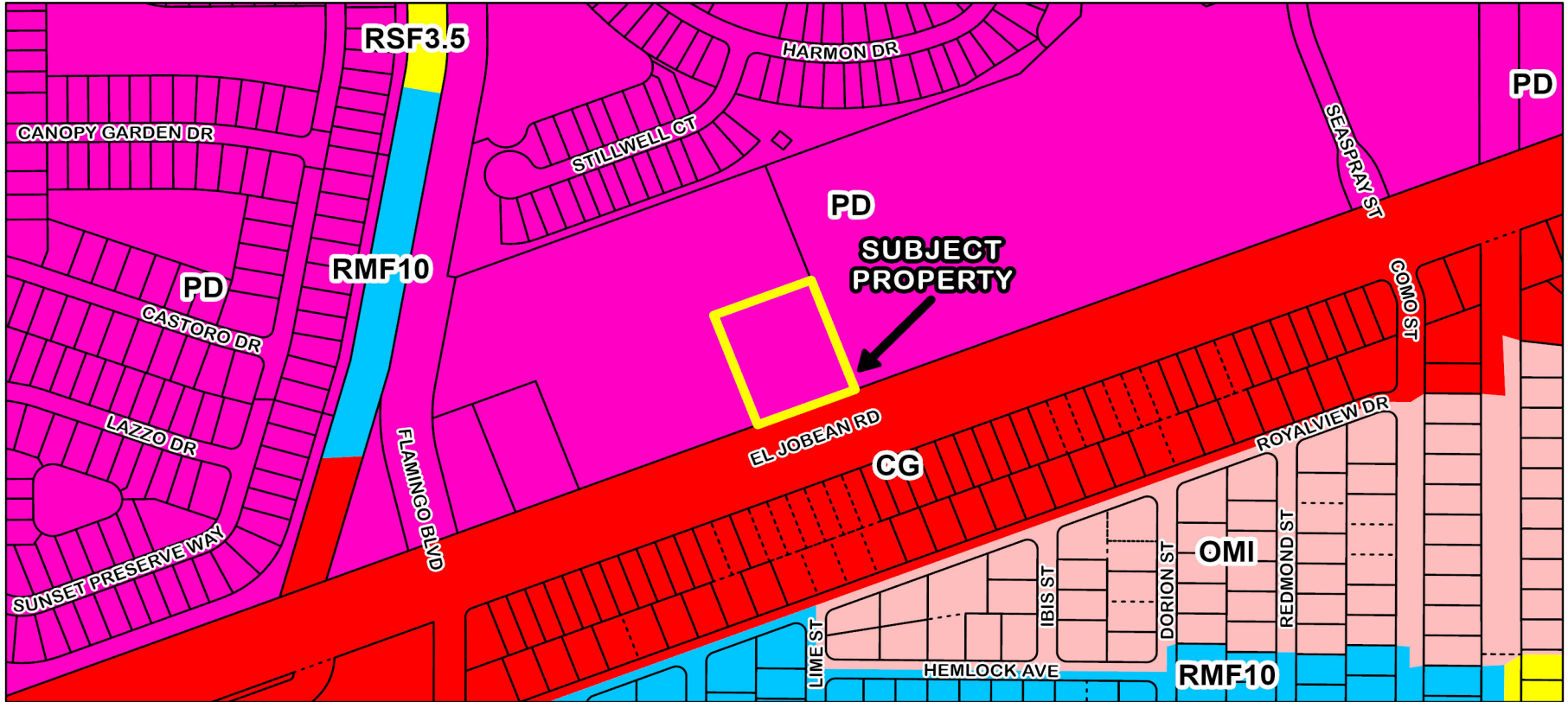
DRC-25-179 Location Map



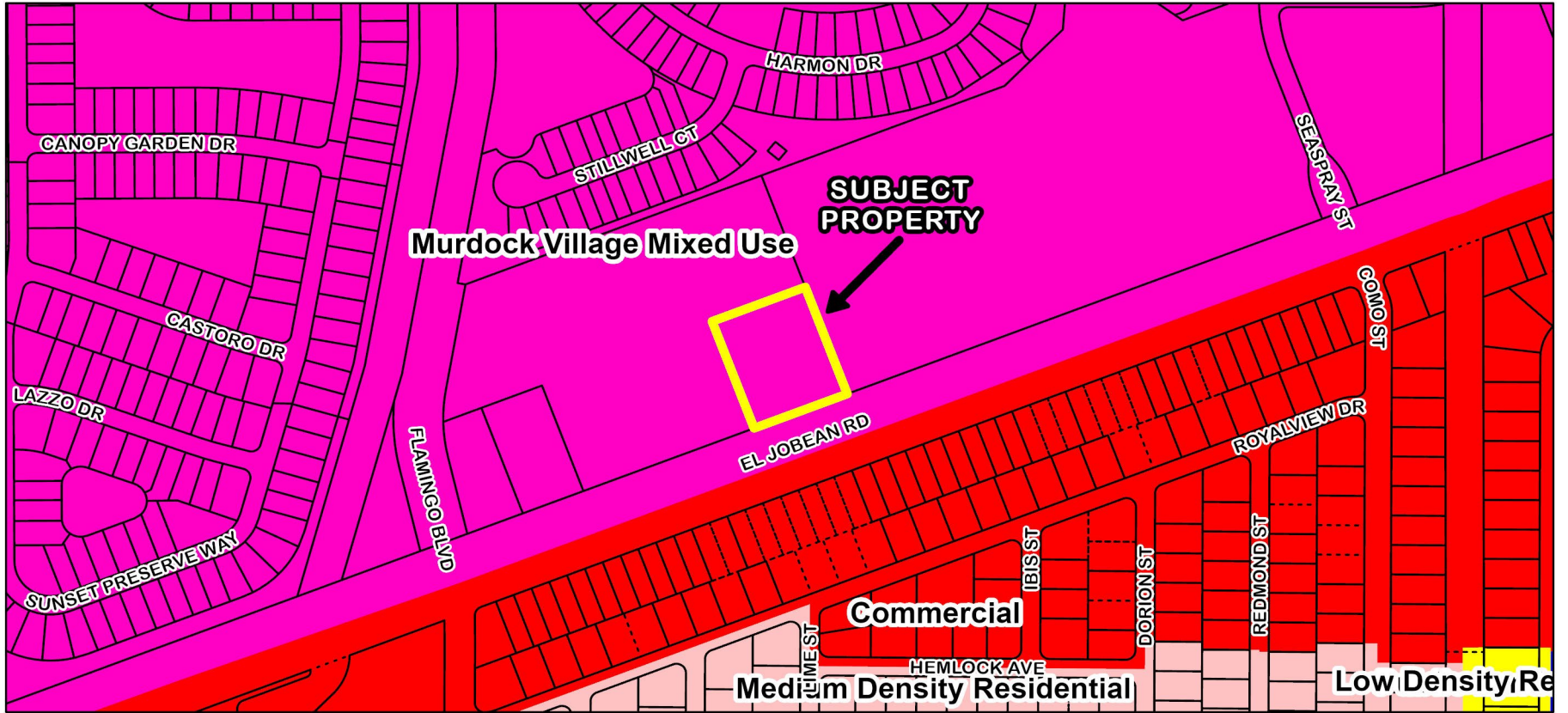
DRC-25-179 2025 Eagle View Image



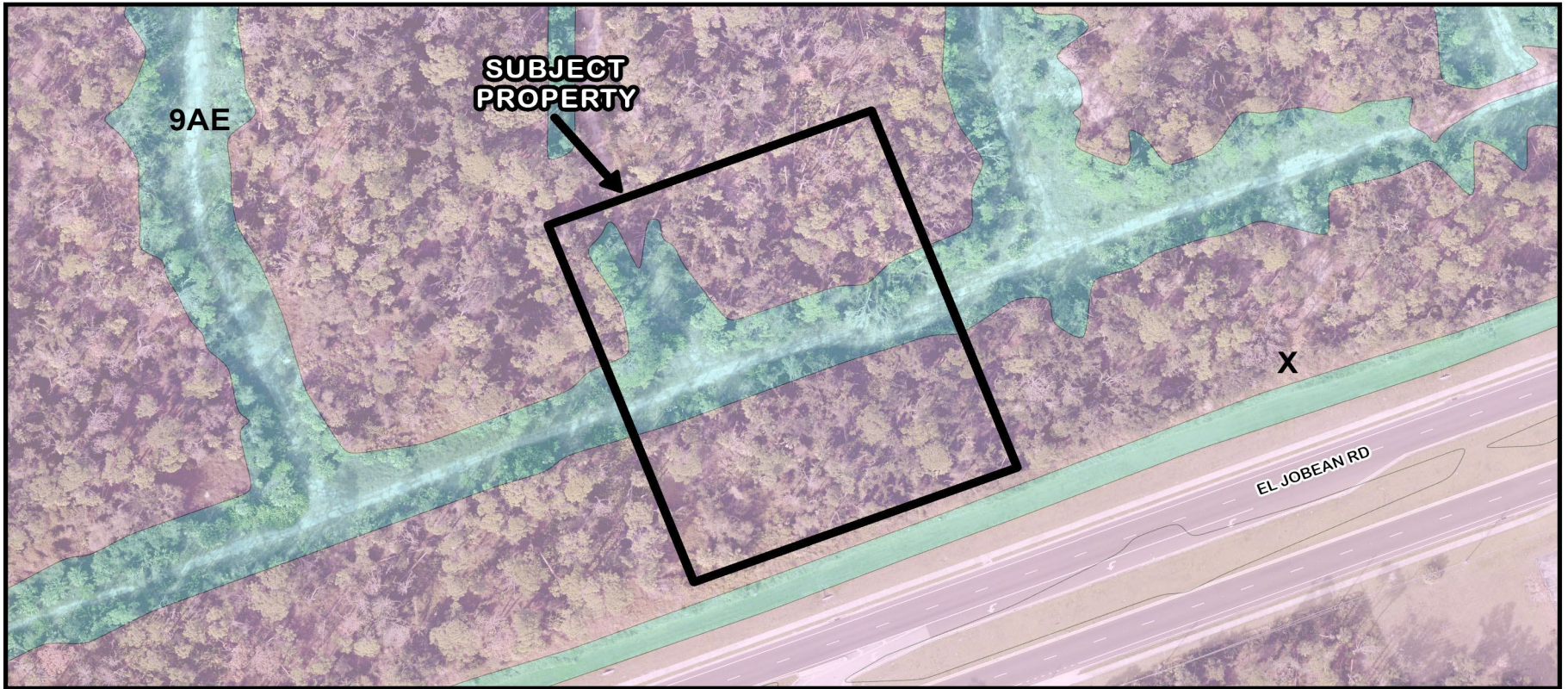
DRC-25-179 Area Image



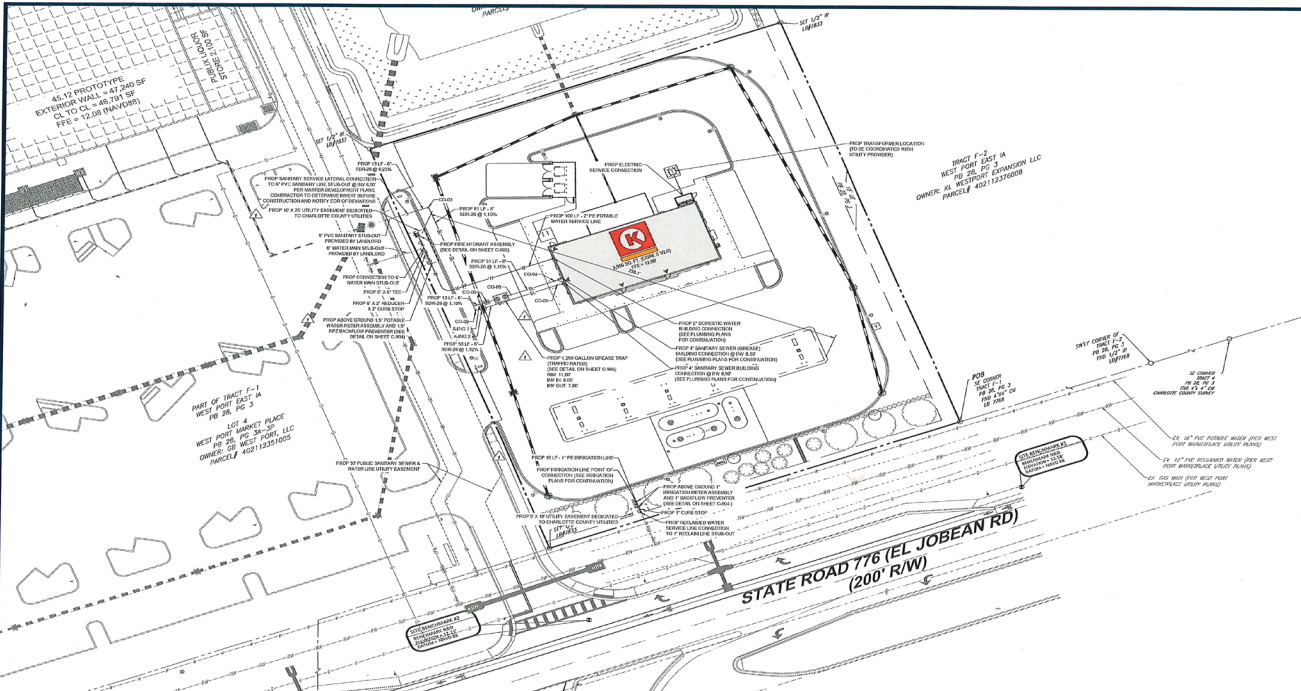
DRC-25-179 Zoning Designations



DRC-25-179 FLUM Designations



DRC-25-179 Flood Zones (Subject Property - 9AE and X Zones)



THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

LEGEND	
UTILITY FLAG	SYMBOL
EX UNDERGROUND WATER LINE	---
EX UNDERGROUND ELECTRIC LINE	---
EX STORM SEWER	---
EX SANITARY SEWER MAIN	---
EX FORCE MAIN	---
EX GAS LINE	---
EX OVERHEAD LINE	---
EX SANITARY MANHOLE	⊙
PROP UNDERGROUND WATER LINE	---
PROP UNDERGROUND ELECTRIC LINE	---
PROP STORM SEWER	---
PROP SANITARY SEWER MAIN	---
PROP SANITARY FORCE MAIN	---
PROP GAS LINE	---
PROP OVERHEAD LINE	---
PROP SANITARY MANHOLE	⊙
PROP SANITARY CLEANOUT	⊙
PROP BACKFLOW PREVENTER	⊙
PROP WATER METER	⊙
PROP WATER VALVE	⊙

UTILITY CROSSING SCHEDULE:

EXISTING 12" SANITARY	EXISTING 12" SANITARY
EXISTING 18" STORM	EXISTING 18" STORM
EXISTING 12" WATER	EXISTING 12" WATER
EXISTING 12" GAS	EXISTING 12" GAS

SANITARY CLEANOUT SCHEDULE:

SDSR	SDSR (UNTESTED BATED)
RM 1/2" AT GAGE	RM 1/2" AT GAGE
RM 1/2" AT GAGE	RM 1/2" AT GAGE
RM 1/2" AT GAGE	RM 1/2" AT GAGE
RM 1/2" AT GAGE	RM 1/2" AT GAGE
RM 1/2" AT GAGE	RM 1/2" AT GAGE
RM 1/2" AT GAGE	RM 1/2" AT GAGE
RM 1/2" AT GAGE	RM 1/2" AT GAGE

GENERAL NOTE

1. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
2. ALL UNDER WATER AND UNDER EMBANKMENT COLLECTION LINES SHALL BE PRIVATELY OWNED & MAINTAINED UNLESS OTHERWISE NOTED, UTILITY MAINTENANCE BY OTHERS IS APPROVED BY ALL INVOLVED PARTIES.
3. ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS.
4. FISH WATER AND WASTEWATER PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
5. PROPER DOCUMENTATION FOR ALL PUBLIC UTILITY EXAMINERS SHALL BE PROVIDED TO THE PROPERTY MANAGEMENT DEPARTMENT PRIOR TO CERTIFICATE OF COMPLETION.
6. UTILITY RECORD DRAWINGS ARE REQUIRED PRIOR TO PLACING THE WASTE AND WASTEWATER FACILITIES INTO SERVICE. CONTRACTOR TO VERIFY REQUIREMENT WITH LOCAL AUTHORITY PRIOR TO START OF CONSTRUCTION.

PRIVATE SANITARY SEWER NOTES

1. SERVICE AND LAYOUTS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
2. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO CONSIDER EXISTING SANITARY SEWER LINE FROM POINT OF CONNECTION THROUGH THE STREET TO THE EXISTING COLLECTION MAIN TO THE PROPERTY. CONTRACTOR SHALL OBTAIN THE DEPT. OF PUBLIC UTILITIES RECORD DRAWINGS TO ENSURE NO OTHER EXISTING SANITARY SEWER LINES ARE INSTALLED UNDER THE PROPOSED CONSTRUCTION. CONTRACTOR SHALL OBTAIN THE DEPT. OF PUBLIC UTILITIES RECORD DRAWINGS TO ENSURE NO OTHER EXISTING SANITARY SEWER LINES ARE INSTALLED UNDER THE PROPOSED CONSTRUCTION.
3. ANY EXISTING SERVICES BEING DISCONNECTED SHALL BE RELOCATED AND COVERED.
4. DIVERTS PLUMBED MUST BE RELOCATED AND SANITARY SERVICES MAINTAINED WHILE EXISTING SEWER IS BEING REPLACED. THE BYPASS PUMP-DESIGNED OUTSIDE OF BUILT-UP AREAS SHALL BE INCLUDED AND COVERED.
5. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY AUTHORITY WITH MAKING CONNECTION TO PUMP STATION/MANHOLE.
6. CONTRACTOR SHALL COORDINATE WITH UTILITY AUTHORITY AND PROPERTY OWNERS AND PROVIDE AT LEAST AN 48-HOUR NOTICE PRIOR TO ANY SERVICE.

B. MATERIALS:

1. UNLESS OTHERWISE INDICATED BY THE PLAN, ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PHENOLIC POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, USE 40 LB WITH FIBERGLASS REINFORCED CARBON FIBER.
2. ALL FITTINGS AND ACCESSORIES SHALL BE PER PLANS AND SPECIFICATIONS, OR APPROVED EQUAL.
3. ALL SANITARY SERVICES WITH PROPOSED SHALL HAVE A 1/2" DRAINAGE.

C. INSTALLATION:

1. PIPE AND FITTINGS:
 - a. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D 3034, AND THE UN-BELL PLASTIC PIPE ACCESSORIES UNLESS OTHERWISE INDICATED BY THE PLAN.
 - b. BENDING AND INITIAL BACKFILL OVER SEWER MAIN AND MANHOLE SHALL BE PER PLAN SPECIFICATIONS.
2. CLEANOUTS:
 - a. CLEANOUTS SHALL BE SET PLUMB TO LINE AND GRADE OR 18" FROM SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
 - b. ALL OPENINGS AND JOINTS SHALL BE SEALED WATER-TIGHT.
3. SERVICE:
 - a. MINERAL SLOPE OF ALL SERVICE LINES SHALL BE 1/8" PER 10' FEET AND 2.0% FOR 1" PIPES, UNLESS OTHERWISE ALLOWED BY THE PLAN.
 - b. EACH SERVICE CONNECTION SHALL BE PLUMB TO WATER TIGHT WITH AN APPROVED PLUG.
4. CONSTRUCTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.

D. TESTING:

1. ALL TESTING SHALL CONFORM TO AHA REQUIREMENTS UNLESS OTHERWISE NOTED.

PRIVATE WATER DISTRIBUTION NOTES

1. CONTRACTOR SHALL FOLLOW QUALITIES AND PROCEDURES OUTLINED BY UTILITY PROVIDER, AND HAVE UTILITY PROVIDERS MANUAL ON SITE AT ALL TIMES. THE PROJECT MANUAL SHALL BE CONSIDERED PART OF THE CONTRACTORS DOCUMENTS AS IT PERTAINS TO APPROVED MATERIALS, INSTALLATION METHODS, PARTITION NOTIFICATION, AND AS-BUILT/PROJECT CLOSURE REQUIREMENTS.
2. ALL PIPES AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM D 3034 AND ASTM D 3035, LATEST REVISIONS, ALL PIPES TO BE INSTALLED FOR THE CONSTRUCTION RESPONSIBILITY TO BE INSTALLED UNDER THE PLAN SPECIFICATIONS.
3. CONTRACTOR TO COORDINATE WITH UTILITY AGENCY AND ADJACENT PROPERTY OWNERS AND BUSINESSES FOR ANY ANTICIPATED WATER INTERRUPTIONS FOR CONNECTION TO EXISTING WATER LINE.
4. CONTRACTOR TO DEFLECT OR BEND WATER LINES AS NECESSARY TO AVOID: 1" VERTICAL SEPARATION FROM STORM SEWER PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION UNLESS A GREATER CLEARANCE IS REQUIRED BY THE PLAN.

DATUM NOTE

ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION BM 72, BENCH 1.861 FEET, JUNE 1988, PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION.

REVIEWED FOR COMPLIANCE
3/30/2025
DRC-25



BOHLER
SITE PLAN, AS-BUILT, AND CONSTRUCTION DOCUMENTS
3/30/2025
DRC-25

REV	DATE	COMMENTS
1	3/30/2025	ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

811
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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL
PROJECT NAME: STATE ROAD 776 (EL JOBEAN RD) PROJECT NO: 25-0000000-0000
DRAWN BY: J. BOHLER
CHECKED BY: J. BOHLER
SCALE: AS SHOWN
PROJECT: STATE ROAD 776 (EL JOBEAN RD)

SITE CONSTRUCTION PLANS



PROPOSED DEVELOPMENT
SR 776 & FLAMINGO BLVD
PORT CHARLOTTE
FL 34685
OWNER: STATE ROAD 776 (EL JOBEAN RD) CO. 12-1405-R-21-E

BOHLER
125 WEST CENTRAL BOULEVARD, SUITE 600
CLEAR LAKE, FL 34624-2901
PHONE: (813) 234-2882
www.bohlerinc.com



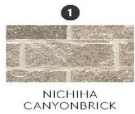
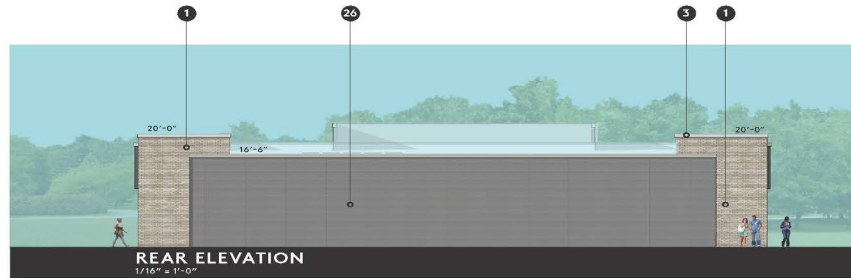
This form has been digitally signed and sealed to assure its integrity. It is the state equivalent of a notary seal and is valid for 90 days from the date of signing.

UTILITY PLAN

SHEET NUMBER: **C-501**

REVISION 1 - 6/16/2025

CCU#25-1064



CANYONBRICK + RIBBED ELEVATIONS

