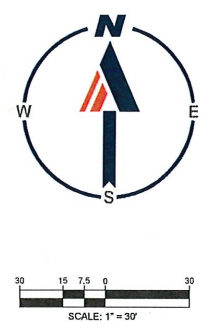


LEGEND
SITE PLAN

EX PROPERTY LINE	---
EX ADJACENT PROPERTY LINE	---
EX ROAD CENTERLINE	---
PROP PROPERTY LINE	---
PROP BUFFER	---
PROP SETBACK	---
PROP PARKING COUNT	(X)
PROP SIGN	▲
PROP BUILDING ENTRANCE	▲
PROP CONCRETE SIDEWALK	▨
PROP CONCRETE PAVEMENT	▩
PROP HEAVY DUTY CONCRETE PAVEMENT	▧



REVIEWED FOR COMPLIANCE
3/30/2026
DRC-25

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

SITE DATA TABLE
APPLICANT / OWNER INFORMATION

APPLICANT:	CIRCLE K STORES INC. 3802 CORPORATE PARK DR. SITE 200 TAMPA, FL 33619
PARCEL NUMBER:	402112351005
SITE ADDRESS:	SR 776 & FLAMINGO BLVD, FORT CHARLOTTE, FL 33953
JURISDICTION:	CHARLOTTE COUNTY
ZONING:	PLANNED DEVELOPMENT (PD-22-60003)
FUTURE LAND USE:	MURDOCK VILLAGE MIXED USE
EXISTING LAND USE:	VACANT COMMERCIAL
PROPOSED LAND USE:	CONVENIENCE STORE WITH GAS SALES
FEMA ZONE:	ZONE 'X' AND 'AE' (BFE = 9.00' PER FIRM# 12015C0043G)

PARCEL INFORMATION

ITEM	REQUIRED	PROPOSED
MIN. STRUCTURE SETBACKS		
FRONT (SOUTH)	15'	15'
SIDE (WEST)	10'	10'
SIDE (EAST)	10'	10'
REAR (NORTH)	10'	10'
MIN. LANDSCAPE SETBACKS		
NORTH	0'	0'
SOUTH	25'	25'
WEST	0'	0'
EAST	25'	25'
MAX FAR	0.11	0.05
MAX ISR	0.80	0.66
BUILDING HEIGHT	9'	22'

BULK REQUIREMENTS

ITEM	REQUIRED	PROPOSED
MIN. STRUCTURE SETBACKS		
FRONT (SOUTH)	15'	15'
SIDE (WEST)	10'	10'
SIDE (EAST)	10'	10'
REAR (NORTH)	10'	10'
MIN. LANDSCAPE SETBACKS		
NORTH	0'	0'
SOUTH	25'	25'
WEST	0'	0'
EAST	25'	25'
MAX FAR	0.11	0.05
MAX ISR	0.80	0.66
BUILDING HEIGHT	9'	22'

AREA CALCULATIONS

TOTAL PROJECT AREA	81,165 SF (1.86 AC)
EXISTING GREEN SPACE	88,402 SF (1.84 AC, 99%)
EXISTING POND AREA	0 SF (0.00 AC, 0%)
EXISTING TOTAL IMPERVIOUS AREA	703 SF (0.02 AC, 1%)
PROPOSED GREEN SPACE	26,438 SF (0.61 AC, 32.8%)
PROPOSED POND AREA	0 SF (0.00 AC, 0%)
PROPOSED TOTAL IMPERVIOUS AREA	54,569 SF (1.25 AC, 67.2%)
PROPOSED BUILDING AREA	3,950 SF (0.09 AC, 7.2%)
PROPOSED VIA AREA	47,066 SF (1.08 AC, 86.4%)
PROPOSED OTHER IMPERVIOUS AREA	3,647 SF (0.08 AC, 6.4%)

PARKING CALCULATIONS

REQUIRED PARKING SPACES	1 SPACE PER 200 SF GFA, PLUS 1 SPACE PER EVERY EMPLOYEE DURING LARGEST SHIFT (3956 GFA / 200 SF GFA) + 6 (EMPLOYEES) = 28 SPACES
TOTAL SPACES PROVIDED	27 SPACES (2 ADA)

- SITE NOTES**
1. THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
 2. THE CONTRACTOR SHALL REFERENCE THE GENERAL NOTES SHEET FOR ADA NOTES.
 3. THIS SET IS NOT INTENDED FOR BIDDING PURPOSES UNLESS STATED OTHERWISE ON THE PLANS.
 4. THE PROPOSED ACTIVITIES SHALL COMPLY WITH AUTHORITY HAVING JURISDICTION (AHJ) DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING, BUT NOT LIMITED TO THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
 5. ALL RADI DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
 6. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
 7. STANDARD INDICES REFER TO THE LATEST VERSION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" AT THE TIME OF DRAWING PREPARATION.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY
CCU#25-1064

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	01/09/2026	CHARLOTTE COUNTY UTILITIES COMMENTS	AJ	RH



ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS SO INDICATED OTHERWISE.
PROJECT No.: FLA230038-00-0A
DRAWN BY: JJ
CHECKED BY: JJ
DATE: 09/15/2025
CAD I.D.: P-CIVIL-SITE

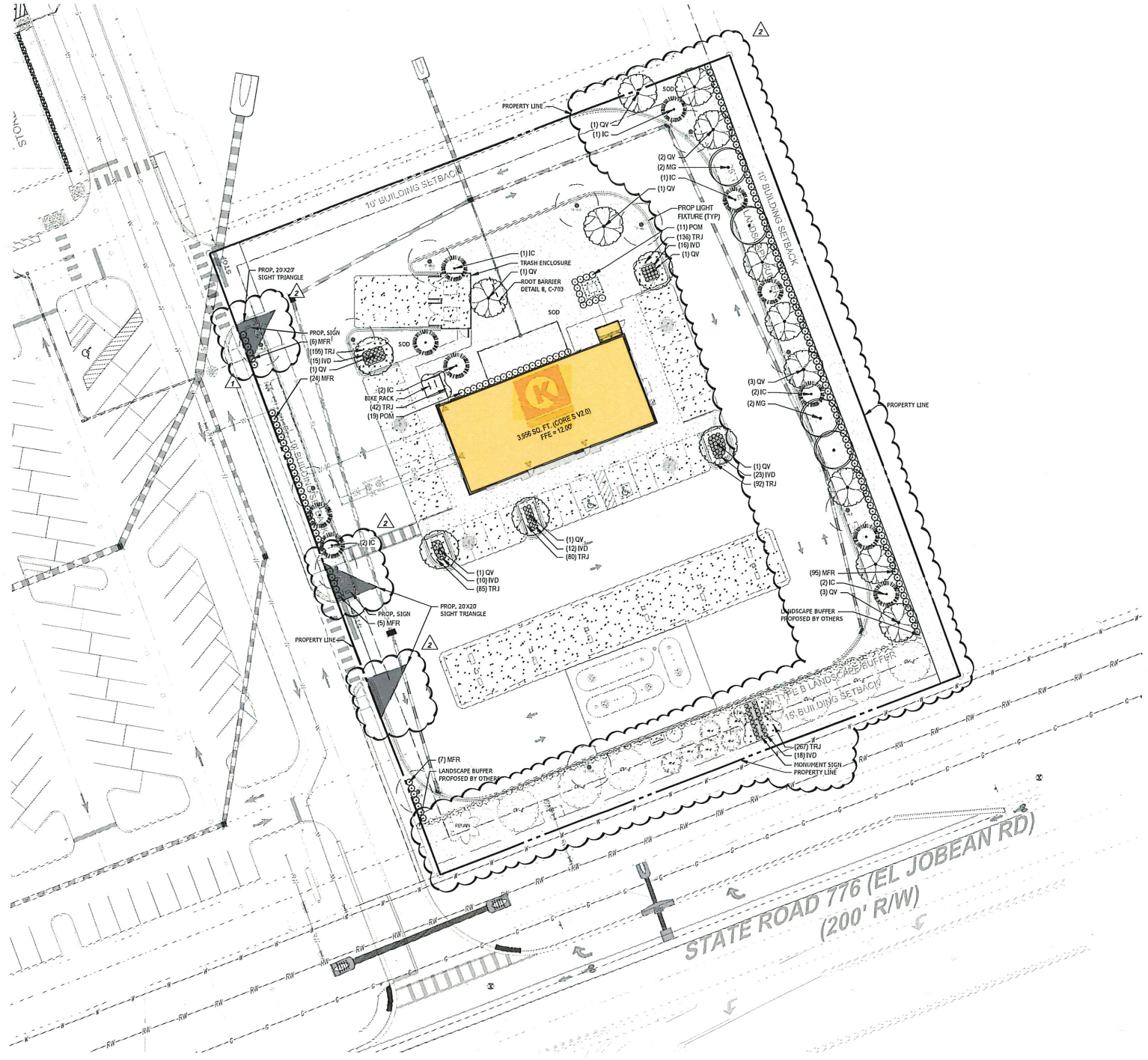
SITE CONSTRUCTION PLANS
FOR

PROPOSED DEVELOPMENT
SR 776 & FLAMINGO BLVD
FORT CHARLOTTE
FL, 33953
CHARLOTTE COUNTY
S 12 - T 40 S - R 21 E

BOHLER
135 WEST CENTRAL BOULEVARD,
SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. NO. 30780

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RYAN KEITH HILGEMAN, P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
C-301
REVISION 1 - 01/08/2026



LANDSCAPE DATA TABLE

JURISDICTION	CHARLOTTE COUNTY	
CURRENT ZONING (PROPOSED ZONING)	PD (PLANNED DEVELOPMENT)/COMMERCIAL GENERAL	
TOTAL SITE AREA	81,105 S.F. (41.86 A.C.)	
LANDSCAPED TREE SPECIES MIX SEC. 3-9-100.1.5		
	REQUIRED	PROVIDED
REQUIRED NUMBER OF TREES ON SITE: 31		
LANDSCAPE BUFFER REQUIREMENTS SEC. 3-9-100.1		
	REQUIRED	PROVIDED
SOUTH BUFFER (EL JOBEAN RD)		
REQUIRED TYPE B 25' BUFFER	NA	NA
EAST BUFFER		
310 LF REQUIRED TYPE C 25' BUFFER	12 CANOPY	12 CANOPY
4 CANOPY TREES / 100 LF	6 UNDERSTORY	6 UNDERSTORY
2 UNDERSTORY TREE / 100 LF	62 SHRUBS	87 SHRUBS
20 SHRUBS / 100 LF		
LANDSCAPE PARKING LOT SCREENING SEC. 3-9-100.2.b.2		
"NO PARKING AREAS ARE ABUTTING PUBLIC RIGHTS-OF-WAYS"	REQUIRED	PROVIDED
WEST PARKING LOT SCREEN		42 SHRUBS
137 LF - 5' LF OF WALK = 132 LF		
CONTINUOUS SHRUBS MINIMUM 18" HT		
LANDSCAPED ISLANDS SEC. 3-9-100.2.C		
	REQUIRED	PROVIDED
TERMINAL ISLANDS (4)	4 TREES	64 SHRUBS
(1) TREE WITH SHRUBS AND GROUNDCOVER		
INTERIOR ISLANDS (1)	1 TREE	12 SHRUBS
(1) TREE WITH SHRUBS AND GROUNDCOVER		
LANDSCAPED TREE POINTS SEC. 3-9-100.3.C		
	REQUIRED	PROVIDED
(1) TREE POINT FOR EVERY 2,000 SF	41 pts.	41 pts.
81,105 SF / 2,000 SF = 40.55 pts		
"2" CAL. 8" O.A. HT MIN"		
3' CAL NATIVE TREES X 1.5 (pts)	20 TREES	30 pts.
2' CAL NATIVE TREES X 1 (pts)	11 TREES	11 pts.
	REQUIRED	PROVIDED
TOTAL CANOPY TREES	20 TREES	20 TREES
TOTAL UNDERSTORY TREES	11 TREES	11 TREES
TOTAL SHRUBS		265 SHRUBS



LEGEND

SITE PLAN

EX PROPERTY LINE	---
EX ADJACENT PROPERTY LINE	---
EX ROAD CENTERLINE	---
PROP PROPERTY LINE	---
PROP BUFFER	---
PROP SETBACK	---
PROP PARKING COURT	(X)
PROP SIGN	V
PROP BUILDING ENTRANCE	▲
PROP CONCRETE SIDEWALK	▨
PROP CONCRETE PAVEMENT	▩
PROP CONCRETE PAVEMENT	▩

- ### GENERAL LANDSCAPE NOTES:
- ALL PLANTING BEDS TO BE MULCHED WITH 3" FLORIMULCH MELALEUCA (COCOA BROWN) MULCH.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - DIGGING IN UTILITY EASEMENTS SHALL BE BY HAND ONLY.
 - THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
 - ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C, UNLESS OTHERWISE STATED ON THIS PLAN.
 - SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
 - IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCTS MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF A RUST-FREE IRRIGATION SYSTEM.
 - PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
 - WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
 - ANY TREE INSTALLED WITHIN 10 FT. OF NEW CONCRETE SIDEWALKS AND/OR NEARBY UNDERGROUND UTILITY OR PIPE SHOULD BE INSTALLED WITH BIOWALL ROOT BARRIER FABRIC AS SHOWN. SEE DETAIL DETAIL 8, L-702.
 - THERE IS TO BE NO PLANTING OF TREES OR SHRUBS EITHER DIRECTLY OVER OR WITHIN 10 HORIZONTAL FEET OF THE SANITARY SEWER GRAVITY SEWERS AND FORCE MAIN.

NATIVE SPECIES:

"NATIVE SPECIES - HIGH DROUGHT TOLERANCE (OTHERS MEDIUM DROUGHT TOLERANCE)
** CONTRACTOR TO VERIFY SQUARE FOOTAGE

CONTRACTOR SHALL VERIFY PLANT QUANTITIES IN THE TABLE WITH THE PLAN. WHERE THERE IS A DISCREPANCY IN PLANT QUANTITIES, THE PLAN OVER RIDES THE PLANT LIST

LANDSCAPE & ROOT BARRIER NOTES:

TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN.

ADDITIONALLY, TREES ARE TO BE INSTALLED WITH TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS.

SEE DETAIL 8, SHEET L-702 FOR ROOT BARRIER DETAILS.

NOTE: ROOT BARRIER SHALL BE PROVIDED FOR ALL LANDSCAPING PROPOSED WITHIN 10 FEET OR DRAINAGE PIPES, STRUCTURES AND CHAMBERS.

CHARLOTTE COUNTY NOTE:

ALTERATIONS TO LANDSCAPE AND BUFFERS REQUIRE THE PRIOR WRITTEN PERMISSION OF CHARLOTTE COUNTY.

CHARLOTTE COUNTY MAINTENANCE NOTES:

- PLANTINGS, FENCES, WALLS, BERMS AND IRRIGATION SYSTEMS REQUIRED BY THIS SECTION MUST BE MAINTAINED IN GOOD REPAIR. LANDSCAPED AND BUFFER AREAS MUST BE KEPT FREE OF WEEDS, LITTER AND DEBRIS.
- DAMAGE TO ANY OF THE LANDSCAPING OR STRUCTURES REQUIRED BY THIS SECTION SHALL BE REPLANTED OR REPLACED, AS APPLICABLE, WITHIN NINETY (90) DAYS OR ONE (1) GROWING SEASON, WHICHEVER IS SOONER. DAMAGE TO A REQUIRED FENCE OR WALL BY A NATURAL DISASTER SHALL BE REPAIRED WITHIN ONE HUNDRED EIGHTY (180) DAYS.
- IT IS UNLAWFUL TO VIOLATE ANY OF THE PROVISIONS OF THIS SECTION.
- THE DEPARTMENT MAY ENFORCE COMPLIANCE WITH THIS SECTION AS PROVIDED BY LAW AND MAY PERFORM REASONABLE INSPECTIONS TO INSURE CONTINUED COMPLIANCE.
- ALL REQUIRED LANDSCAPING AND BUFFERS MAY BE SERVED BY AN AUTOMATIC IRRIGATION SYSTEM DESIGNED TO ELIMINATE THE APPLICATION OF WATER TO IMPERVIOUS AREAS AND REDUCE IMPACTS TO EXISTING NATIVE VEGETATION. ALL REQUIRED LANDSCAPING AND BUFFERS SHALL BE IRRIGATED DURING THE ESTABLISHMENT PERIOD. THE APPLICANT MAY USE A TEMPORARY IRRIGATION SYSTEM OR HAND WATERING IF THE APPLICANT CAN DEMONSTRATE THAT SUCH AN APPROACH WILL PROVIDE ADEQUATE WATER FOR PLANT SURVIVAL. ALL ALTERNATIVE PLANS OF IRRIGATION MUST BE APPROVED BY THE ZONING OFFICIAL OR HIS/HER DESIGNEE.
- TREE PRUNING SHALL BE CONDUCTED ACCORDING TO THE MOST RECENT EDITION OF THE NATIONAL ARBORIST ASSOCIATION STANDARDS.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT	SPACING
TREES									
(Symbol)	NG	4	VEICHAIR OVALIFLORA	SOFTYER WINDOIA	7" CAL. 12 GAL. N. LASH SPIN.	CONT. 363	NATIVE	TOLERANT	
(Symbol)	OV	15	OLUCIA WOODWA	SOFTYER WINDOIA	7" CAL. 12 GAL. N. LASH SPIN.	CONT. 363	NATIVE	TOLERANT	
UNDERSTORY TREES									
(Symbol)	IC	11	LEUCADEND	SH-CORV-OULT	7" CAL. 5-1/2 GAL. SPIN.	CONT. 363	NATIVE	TOLERANT	
SHRUBS									
(Symbol)	ND	36	LEA. VORONIA SORALIDIFORMIF	SOHLAGE 2191P SALMON HOLL	24" HT. 4.5" SPIN.	CONTAINER	NATIVE	TOLERANT	24" x 24"
(Symbol)	NTR	157	VERONIA SORALIDIFORMIF	SOHLAGE 2191P	24" HT. 4.5" SPIN.	CONTAINER	NATIVE	TOLERANT	24" x 24"
(Symbol)	PM	30	PODOCARPUS MICROPHYLUS	157 PODOCARPUS	42" HT. 1.5" SPIN.	CONTAINER	NO	TOLERANT	36" x 36"
GROUND COVERS									
(Symbol)	TR	87	TRICHODIA SPERMATOPHYTES	TRICIA SPERM	12" HT. 12" SPREAD	CONTAINER	NO	TOLERANT	12" x 12"
SOO									
(Symbol)	SD	24,385 SF	STENANANUS SECUNDATUS PLANTING	FLORITUS SLAUBERGER GRASS	FULL TROP. COVERAGE	PALET	NO		

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE DESIGN
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DESIGNED BY
1	01/19/2025	CHARLOTTE COUNTY UTILITY COMMENTS	EP
2	02/27/2025	CHARLOTTE COUNTY COMMENTS	TM

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PROJECT No.: FLA230038.00-0A
DRAWN BY: TM
CHECKED BY: BW
DATE: 09/15/2025
CAD L.D.: LAND

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

PROPOSED DEVELOPMENT
SR 776 & TOLEDO BLADE BLVD
PORT CHARLOTTE
FL. 33953
CHARLOTTE COUNTY
S 12 - T 40 S - R 21 E

BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880

FLORIDA BUSINESS CERT. OF AUTH. NO. 30280

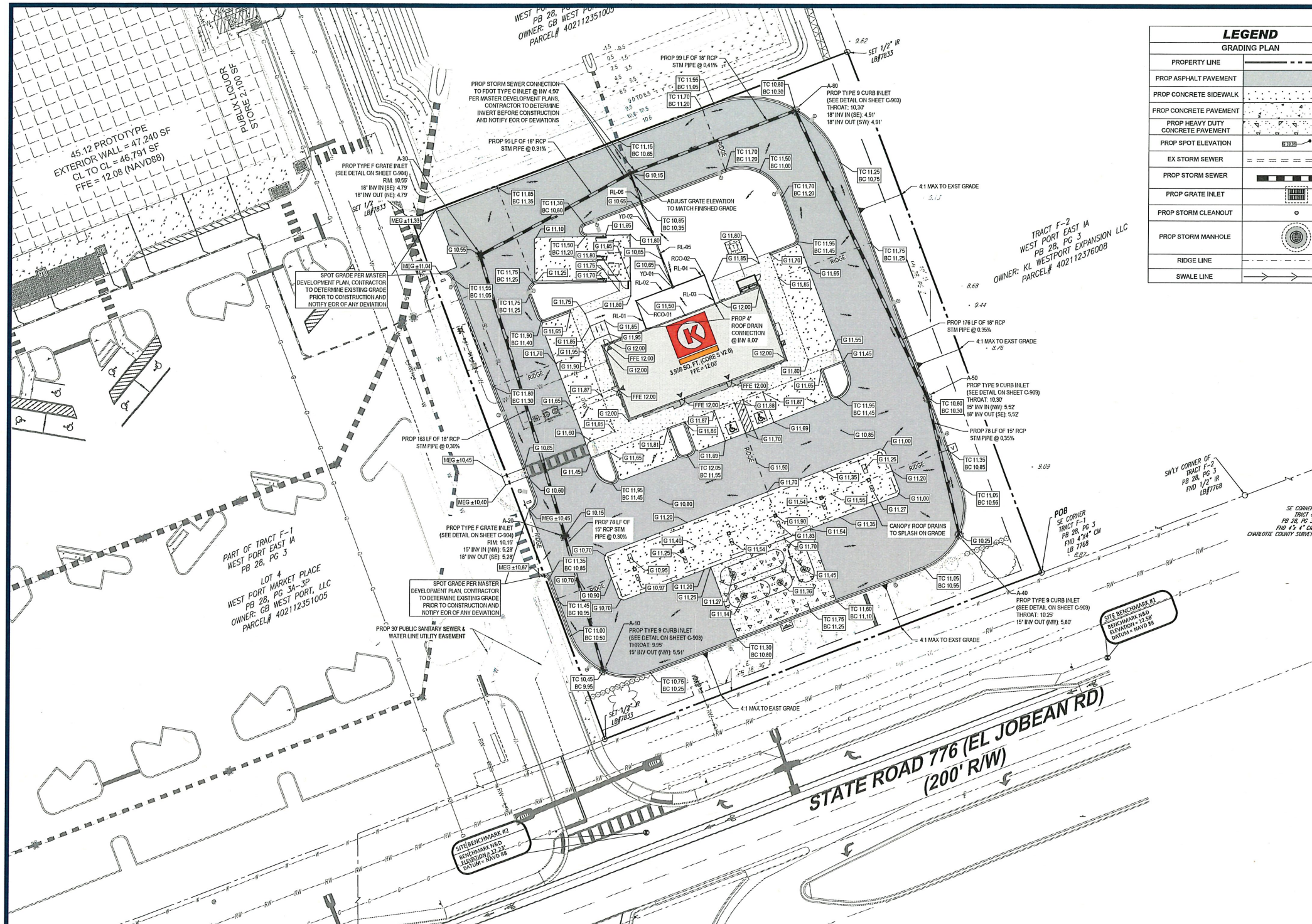
SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-701

REVISION 2 - 02/27/2025



LEGEND
GRADING PLAN

PROPERTY LINE	---
PROP ASPHALT PAVEMENT	▨
PROP CONCRETE SIDEWALK	▨
PROP CONCRETE PAVEMENT	▨
PROP HEAVY DUTY CONCRETE PAVEMENT	▨
PROP SPOT ELEVATION	▽
EX STORM SEWER	---
PROP STORM SEWER	---
PROP GRATE INLET	⊕
PROP STORM CLEANOUT	○
PROP STORM MANHOLE	⊙
RIDGE LINE	---
SWALE LINE	---



THIS PLAN TO BE UTILIZED FOR GRADING, DRAINAGE AND UTILITIES PURPOSES ONLY

REVIEWED FOR COMPLIANCE
3/30/2026
DRC-25

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROJECT MANAGEMENT
LAND DEVELOPMENT
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DESIGNED BY
1	01/09/2025	CHARLOTTE COUNTY UTILITIES COMMENTS	AJ RH

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL
THIS DRAWING IS INTENDED FOR MUNICIPAL AGENCY REVIEW AND APPROVAL. IT IS NOT BEING USED AS A CONSTRUCTION DOCUMENT UNLESS SO SPECIFICALLY INDICATED.

PROJECT No.: FLA230038-00-0A
DRAWN BY: 33953
CHECKED BY: JX
DATE: 09/15/2025
CAD LID.: P-CIVL-GRDR

SITE CONSTRUCTION PLANS
FOR
K
PROPOSED DEVELOPMENT
SR 776 & FLAMINGO BLVD
PORT CHARLOTTE
FL 33953
CHARLOTTE COUNTY
S 12 - T 40 S - R 21 E

BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. NO. 92780

FLORIDA PROFESSIONAL ENGINEERING
No. 85371
Ryan Keith Horman
Elected by the Board of Professional Engineers
Chartered Member of BOHLER ENGINEERING, LLC - a chartered member of the Florida Engineering Council
Date: 2026-02-27 16:43:10 EDT

This item has been digitally signed and sealed by Ryan Keith Horman, PE on the date adjacent to the seal. Signature must be verified on any electronic copies.

SHEET TITLE:
PAVING GRADING AND DRAINAGE PLAN
SHEET NUMBER:
C-401
REVISION 1 - 01/08/2026

GENERAL NOTES

1. THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
2. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN WRITING OF ANY NECESSARY RELOCATIONS OR CROSSING CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.
4. COORDINATE ALL UTILITY LEADS AND BUILDING CONNECTIONS WITH THE ARCHITECTURAL PLANS. NOTIFY THE ENGINEER AND ARCHITECT OF RECORD IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION.
5. STANDARD INDEXES REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" AT THE TIME OF DRAWING PREPARATION.
6. ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY WILL NEED TO BE SOCDED.

PAVING AND GRADING NOTES

1. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDING.
2. THE PROJECT SURVEY REFERENCED ON THE COVER SHALL BE CONSIDERED A PART OF THESE PLANS.
3. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
4. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF THE PAVING BASE.
5. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAWCUT TO ENSURE A PROPER JOINT.
6. MATERIALS AND INSTALLATION SHALL MATCH THE PAVEMENT DETAILS PROVIDED AND BE INSTALLED ACCORDING TO FOOT OR OTHER PROJECT SPECIFICATIONS.
7. RETAINING WALLS (IF APPLICABLE) SHOWN ARE FOR GRADING AND LAYOUT PURPOSES ONLY. WALL DESIGN PLANS ARE TO BE PROVIDED BY OTHERS. SEE WALL DESIGN PREPARED BY OTHERS FOR TRUE TOP AND BOTTOM OF WALL ELEVATIONS. RETAINING WALLS SHALL BE NO GREATER THAN 5' IN HEIGHT AT THE END OF WALL. RETAINING WALLS ARE TO BE PERMITTED SEPARATELY.

DATUM NOTE

ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION BM 72, BEING: 9.961 FEET, (NAVD 1988), PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION.

FEMA NOTE

THIS SITE LIES IN ZONES "AE" AND "SHADE D", BASED ON FLOOD INSURANCE RATE MAP NO. 12015C0043G, COMMUNITY NO. 120061, UNINCORPORATED, CHARLOTTE COUNTY, FLORIDA, HAVING AN EFFECTIVE DATE OF 12/15/2022.

DEWATERING NOTE

CONTRACTOR RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS PRIOR TO CONSTRUCTION. OBTAINING DEWATERING PERMITS IS OUTSIDE OF BOHLER'S SCOPE OF WORK.

STORM DRAINAGE NOTES

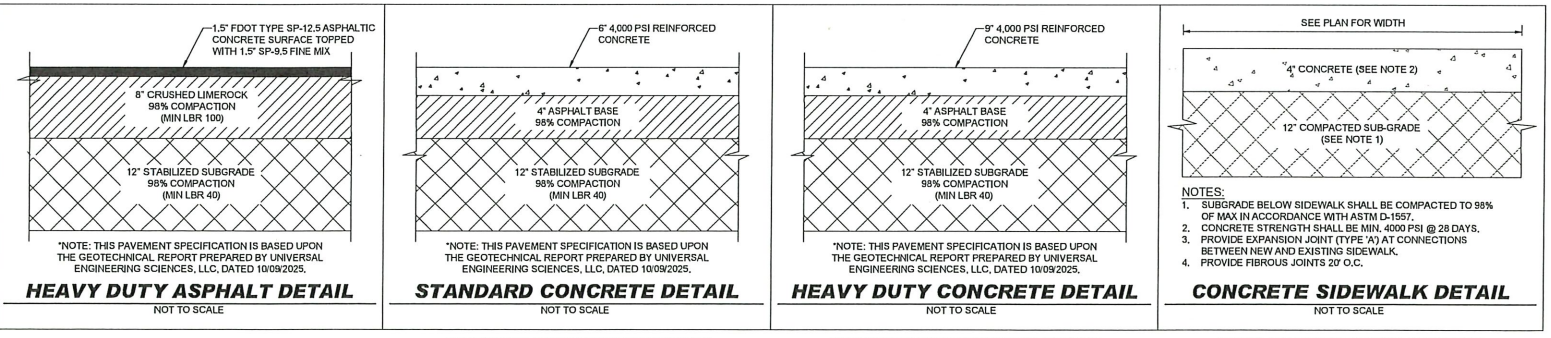
- A. GENERAL:
1. THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
 2. DISTANCES AND LENGTHS OF PIPE SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES.
- B. MATERIALS:
1. REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM C-76, CLASS III, WALL THICKNESS 18". LATEST REVISION, RUBBER GASKETS OR OTHER MANUFACTURER SUPPLIED JOINT SEALER SHALL BE USED.
 2. ALL PVC DRAINAGE PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 35, WITH PUSH-ON RUBBER GASKET JOINTS.
 3. ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM F2848 AND AASHTO M-294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING.
- C. INSTALLATION:
1. PIPE SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
 2. BEDDING AND INITIAL BACKFILL OVER STORM DRAINAGE PIPES SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AHSJ SPECIFICATIONS IF A PUBLIC PIPE.
- D. CONNECTIONS TO EXISTING STORM STRUCTURES:
1. THE HOLE INTO THE EXISTING STRUCTURE SHALL BE SAW CUT OR CORE DRILLED AND MEET THE AUTHORITY HAVING JURISDICTIONS (A/HJ) DETAIL IF CONNECTING TO A PUBLIC STRUCTURE.
 2. USE NON-SHRINKING GROUT TO FILL ALL GAPS AROUND THE JOINT.
 3. AFTER PIPE IS CONNECTED WITH THE INLET, THE END OF THE PIPE MUST BE CUT FLUSH WITH THE INSIDE SURFACE OF THE INLET.
 4. REFER TO F.D.O.T. STANDARD PLAN INDEX 425-001 FOR FILTER FABRIC WRAP ON GROUTED PIPE TO STRUCTURE JOINT DETAIL.

YARD DRAIN / CLEANOUT SCHEDULE:

RCO-01 CLEANOUT RIM ELEV = AT GRADE INV = 7.50	RCO-02 CLEANOUT RIM ELEV = AT GRADE INV = 7.50
YD-01 ADS YARD DRAIN RIM ELEV = 10.85 INV = 6.75	YD-02 ADS YARD DRAIN RIM ELEV = 10.85 INV = 5.65

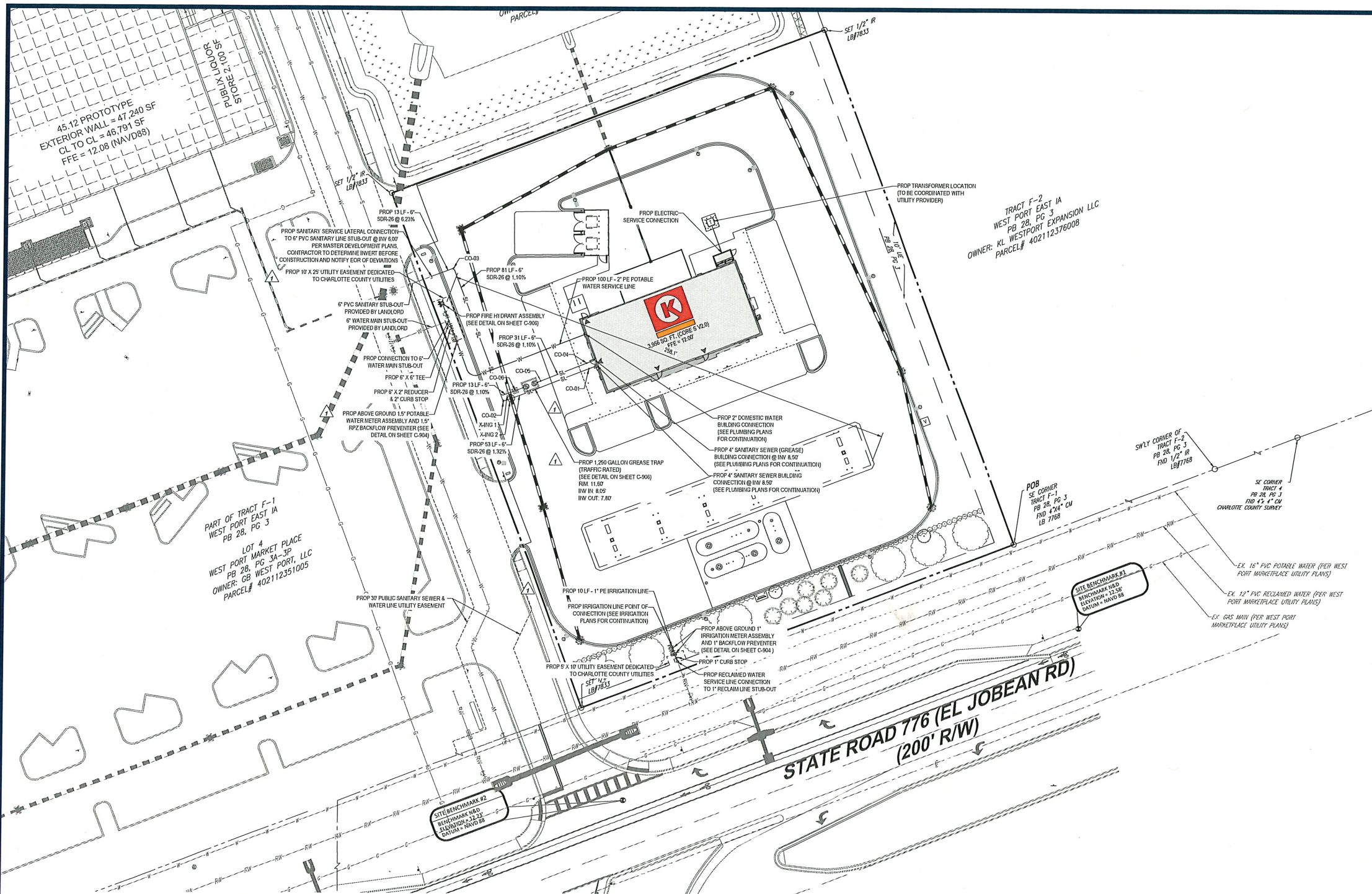
ROOF DRAIN SCHEDULE:

PIPE No.	SIZE (IN)	TYPE	LENGTH (FT)	SLOPE (%)
RL-01	4"	HDPE PIPE	16	3.13%
RL-02	4"	HDPE PIPE	22	3.41%
RL-03	4"	HDPE PIPE	16	3.13%
RL-04	4"	HDPE PIPE	19	3.95%
RL-05	8"	HDPE PIPE	33	3.33%
RL-05	8"	HDPE PIPE	35	3.29%



*NOTE: THIS PAVEMENT SPECIFICATION IS BASED UPON THE GEOTECHNICAL REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, LLC, DATED 10/09/2025.

*SEE SHEET C-301 FOR THE CONCRETE SPECIFICATIONS



THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

LEGEND	
UTILITY PLAN	
EX. UNDERGROUND WATER LINE	—W—W—
EX. UNDERGROUND ELECTRIC LINE	—E—E—
EX. STORM SEWER	—S—S—
EX. SANITARY SEWER MAIN	—S—S—
EX. FORCE MAIN	—FM—FM—
EX. GAS LINE	—G—G—
EX. OVERHEAD LINE	—OH—OH—
EX. SANITARY MANHOLE	(S)
PROP. UNDERGROUND WATER LINE	—W—W—
PROP. UNDERGROUND ELECTRIC LINE	—E—E—
PROP. STORM SEWER	—S—S—
PROP. SANITARY SEWER MAIN	—S—S—
PROP. SANITARY FORCE MAIN	—FM—FM—
PROP. GAS LINE	—G—G—
PROP. OVERHEAD LINE	—OH—OH—
PROP. SANITARY MANHOLE	(S)
PROP. SANITARY CLEANOUT	(C)
PROP. BACKFLOW PREVENTER	(B)
PROP. WATER METER	(M)
PROP. WATER VALVE	(V)

UTILITY CROSSING SCHEDULE:

X-ING 1:	X-ING 2:
TOP UTILITY - 6" SANITARY	TOP UTILITY - 6" SANITARY
SANITARY BOTTOM = 7.89'	SANITARY BOTTOM = 7.75'
BOTTOM UTILITY - 18" STORM	BOTTOM UTILITY - 18" STORM
STORM TOP = 6.79'	STORM TOP = 6.80'

*ALL OTHER CROSSINGS TO MEET THE AHJ REQUIREMENTS.

SANITARY CLEANOUT SCHEDULE:

CO-01 RIM ELEV = AT GRADE INV = 8.40'	CO-02 (TRAFFIC RATED) RIM ELEV = AT GRADE INV = 7.70'
CO-03 (TRAFFIC RATED) RIM ELEV = AT GRADE INV = 6.81'	CO-04 RIM ELEV = AT GRADE INV = 8.40'
CO-05 (TRAFFIC RATED) RIM ELEV = AT GRADE INV = 8.07'	CO-06 (TRAFFIC RATED SAMPLING ACCESS POINT) RIM ELEV = AT GRADE INV = 7.75'

- GENERAL NOTE**
- THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
 - ALL ON-SITE WATER AND SEWER DISTRIBUTION COLLECTION LINES ARE TO BE PRIVATELY OWNED & MAINTAINED UNLESS OR UNTIL A UTILITY EASEMENT IS DESCRIBED & APPROVED BY ALL INVOLVED PARTIES.
 - ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
 - FDEP WATER AND WASTEWATER PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
 - PROPER DOCUMENTATION FOR ALL PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED TO THE PROPERTY MANAGEMENT DEPARTMENT PRIOR TO CERTIFICATE OF COMPLETION.
 - UTILITY RECORD DRAWINGS ARE REQUIRED PRIOR TO PLACING THIS WATER AND WASTEWATER FACILITIES INTO SERVICE. CONTRACTOR TO VERIFY REQUIREMENT WITH LOCAL AUTHORITY HAVING JURISDICTION (AHJ) PRIOR TO START OF CONSTRUCTION.

- PRIVATE SANITARY SEWER NOTES**
- A. GENERAL:
- DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
 - PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO CAMERA EXISTING SANITARY SEWER LINE FROM POINT OF CONNECTION THROUGH THE NEXT SEQUENTIAL DOWNSTREAM RUN OF PIPE. ADDITIONALLY, PRIOR TO COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL CAMERA THE NEWLY INSTALLED SANITARY SEWER MAIN TO ENSURE NO DIPS OR DEBRIS WITHIN LINE.
 - ANY EXISTING SERVICES BEING DISRUPTED SHALL BE REPLACED AND RECOVERED.
 - BYPASS PUMPING MAY BE REQUIRED AND SANITARY SERVICE MAINTAINED WHILE EXISTING SEWER IS BEING REPLACED, THE BYPASS PUMP DESIGN IS OUTSIDE OF BOHLER'S SCOPE OF WORK.
 - THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY AUTHORITY WITH MAKING CONNECTION TO PUMP STATION / MANHOLE.
 - CONTRACTOR MUST COORDINATE WITH UTILITY AUTHORITY(IES) AND PROPERTY OWNER(S) AND PROVIDE AT LEAST 48-HOURS NOTICE PRIOR TO REPLACING SERVICES.

- B. MATERIALS:
- UNLESS OTHERWISE REQUIRED BY THE AHJ, ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.
 - ALL FITTINGS AND ACCESSORIES SHALL BE PER PLANS, AHJ SPECIFICATIONS, OR APPROVED EQUIV.
 - ALL SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE A LID THAT IS H2O LOADING.
- C. INSTALLATION:
- PIPE AND FITTINGS:
 - SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UN-BELL PLASTICS PIPE ASSOCIATION'S RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE.
 - BEDDING AND INITIAL BACKFILL OVER SEWER MAINS AND SERVICES SHALL BE PER AHJ SPECIFICATIONS.
 - CLEANOUTS:
 - CLEANOUTS SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM CLEAN SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
 - ALL OPENINGS AND JOINTS SHALL BE SEALED WATER-TIGHT.
 - SERVICE:
 - MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE 1.04% FOR 6" PIPES AND 2.08% FOR 4" PIPES, UNLESS OTHERWISE ALLOWED BY THE AHJ.
 - EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
 - CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.
- D. TESTING:
- ALL TESTING SHALL CONFORM TO AHJ REQUIREMENTS UNLESS OTHERWISE NOTED

- PRIVATE WATER DISTRIBUTION NOTES**
- CONTRACTOR SHALL FOLLOW GUIDELINES AND PROCEDURES OUTLINED BY UTILITY PROVIDER, AND HAVE UTILITY PROVIDER'S MANUAL ON-SITE AT ALL TIMES. THIS POLICY MANUAL SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS AS IT PERTAINS TO APPROVED MATERIALS, INSTALLATION METHODS, INSPECTION NOTIFICATION, AND AS-BUILT/PROJECT CLOSEOUT REQUIREMENTS.
 - ALL PIPES AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM D2241 AND ASTM D3035 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING, IF THE PIPE MATERIAL SPECIFIED OR PROCURED BY THE GC IS NOT GOVERNED BY THE ASTM SPECIFICATIONS NOTED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL MANUFACTURER'S SPECIFICATIONS ARE ADHERED TO.
 - CONTRACTOR TO COORDINATE WITH UTILITY AUTHORITY AND ADJACENT PROPERTY OWNERS AND BUSINESSES FOR ANY ANTICIPATED WATER INTERRUPTIONS FOR CONNECTION TO EXISTING WATER LINE.
 - CONTRACTOR TO DEFLECT OR BEND WATER LINES AS NECESSARY TO MAINTAIN 12" VERTICAL SEPARATION FROM STORM SEWER PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION UNLESS A GREATER CLEARANCE IS REQUIRED BY THE AHJ.

DATUM NOTE

ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION BM 72, BEING: 9.961 FEET, (NAVD 1988), PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION.

REVIEWED FOR COMPLIANCE
3/30/2026
DRC-25

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROFESSIONAL ARCHITECTURE
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DESIGNED BY
1	01/08/2026	CHARLOTTE COUNTY UTILITIES COMMENTS	AJ RH



ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS SPECIFICALLY NOTED.

PROJECT No.: FLA230038-00-0A
DRAWN BY: xx
CHECKED BY: xx
DATE: 09/15/2025
CAD L.D.: P-CIVIL-UTL

SITE CONSTRUCTION PLANS
FOR

PROPOSED DEVELOPMENT

SR 776 & FLAMINGO BLVD
PORT CHARLOTTE
FL 33953
CHARLOTTE COUNTY
S 12 - T 40 S - R 21 E

BOHLER

135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880

FLORIDA BUSINESS CERT. OF AUTH. NO. 30780

FLORIDA PROFESSIONAL ENGINEER
No. 83371
Ryan Keith Hillman, PE
Digitally signed by Ryan Keith Hillman, PE on the date adjacent to the seal. Signature must be verified on any electronic copies.

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-501

REVISION 1 - 01/08/2026