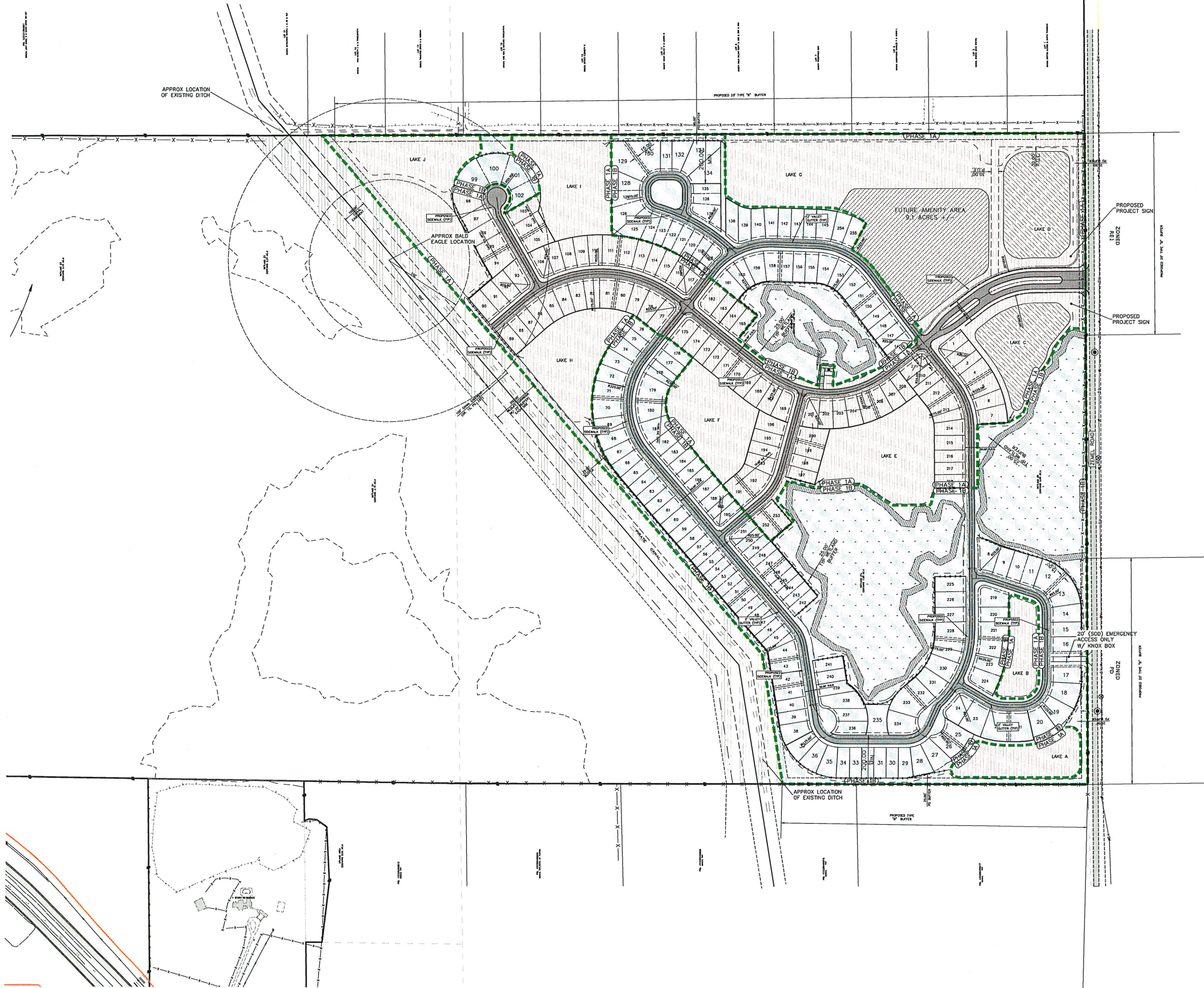
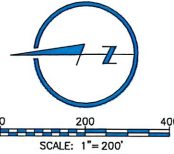


S:\Users\KSHA\Documents\Projects\Firelight North\Site Plans\Phase 1\Phase 1.dwg, 8/19/2025, 11:04:47 AM, SHAW, TERRILL, ATWELL, LLC



REVIEWED FOR COMPLIANCE
9/4/2025 DRO-25-063

ATWELL
866.655.2000 www.atwell-group.com
4161 TAMAMI BLVD. SUITE 501
PORT CHARLOTTE, FL 33952
941.625.1165



OVERALL SITE PLAN

FIRELIGHT NORTH - PHASE 1
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR: **ZEMEL LAND PARTNERS, LLC**

NO.	DATE	REVISION DESCRIPTION	BY

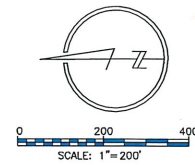
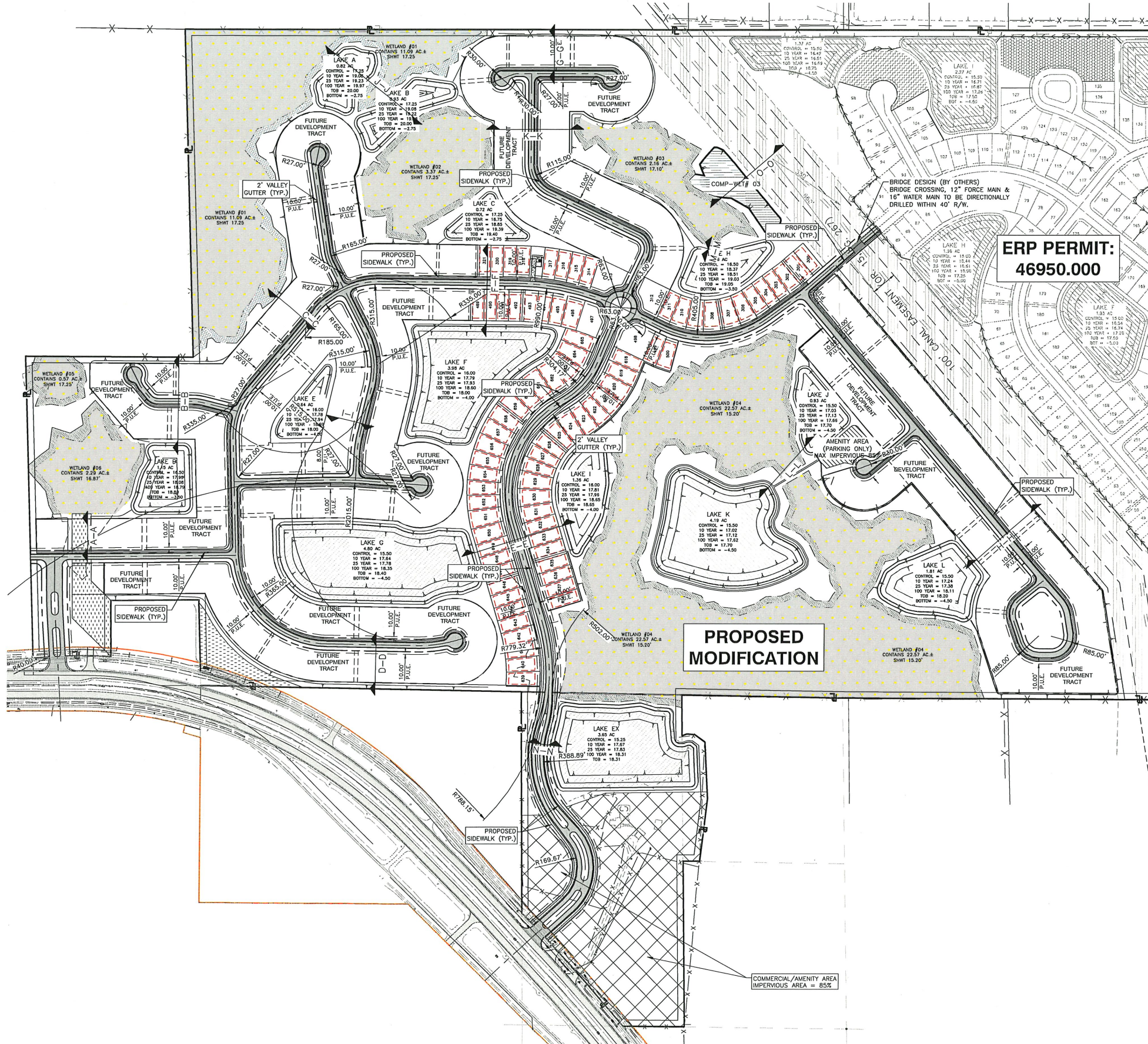
811
Know what's below.
Call before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION PROVIDED BY THE UTILITY OWNERS. THERE IS NO GUARANTEE. ALL UTILITIES ARE SHOWN ON THE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE PRIOR TO CONSTRUCTION.

Digitally signed by Ryan W Powers
Date: 2025.08.19 13:40:51 -04'00'

NOT RELEASED FOR CONSTRUCTION RYAN W. POWERS, P.E. LIC. # 88437		
DRAFTED BY: THOMAS GLIDENELL	DESIGNED BY: RYAN W. POWERS	REVIEWED BY: TODD R. REBOL
PROJECT NUMBER: 4532	COMPLETION DATE: 03/28/2025	SURVEY DATUM: N.A.D. 1988
BOOK AND PAGE:		
SHEET		

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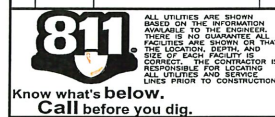
OVERALL SITE PLAN

FIRELIGHT NORTH - PHASE 2

CHARLOTTE COUNTY, FLORIDA

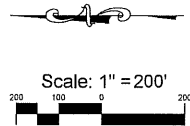
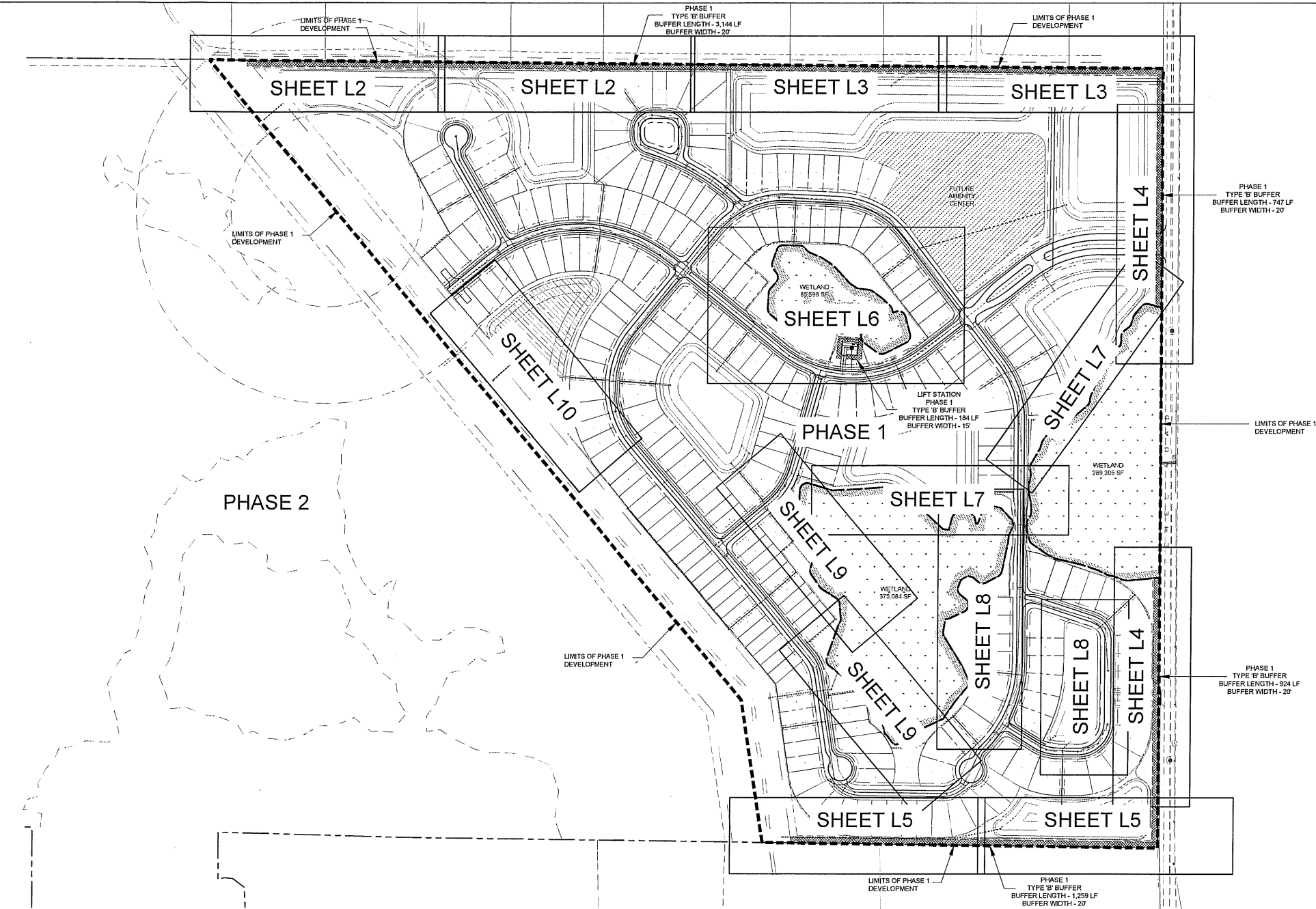
ZEMEL LAND PARTNERS, LLC

NO.	DATE	REVISION DESCRIPTION	BY



Digitally signed by Ryan W Powers
Date: 2025.08.19 13:41:14 -04'00'

RYAN W. POWERS, P.E. LIC. #8237		
DRAFTED BY: THOMAS GUIDEWELL	DESIGNED BY: RYAN POWERS	REVIEWED BY: TODD REBOL
PROJECT NUMBER: 4532	COMPLETION DATE:	SURVEY DATUM: NAVD 1988
BOOK AND PAGE:		
SHEET	5	



GENERAL NOTES

All plant materials shall be Florida Grade No. 1 or better, as specified in GRADES AND STANDARDS FOR NURSERY PLANTS, Parts I and II, by the Division of Plant Industry, Florida Department of Agriculture and Consumer Services, and shall conform to current American Association of Nurseryman STANDARDS FOR NURSERY STOCK, unless otherwise specified on the plans and plant list.

All plant materials shall be guaranteed for a period of one year (365 days) after final acceptance. All replacement materials shall be guaranteed for an additional 365 days.

All planting beds shall be mulched with Mixed Hardwood Mulch, to a depth of three (3) inches. All trees in sod areas shall have a 36" min. radius mulched tree ring. Sod shall be Paspalum notatum 'Bahia' sod.

Xeriscape principles shall be utilized as outlined by the Southwest Florida Water Management District.

The Contractor shall identify each tree with a plastic tag, identifying its species, and retained until the Certificate of Occupancy is granted.

All landscape areas shall be protected from vehicular encroachment by wheelstops and/or curbing where immediately abutted by pavement.

Australian Pine, Brazilian Pepper, Melaleuca and Downy Rose Myrtle located on the property shall be removed during site preparation.

Multi-trunk trees required to be 2" Cal. shall have a minimum of one (1) 2" Cal. trunk.

The quantities indicated on the plant list are intended as a guide for comparison bidding and does not relieve the CONTRACTOR from providing a comprehensive material take off. In the event that a discrepancy occurs between the quantities listed in the plant list and the quantities indicated on the plan, the quantities indicated on the plan shall govern, and the contractor shall notify the LANDSCAPE ARCHITECT of the discrepancy.

Any alterations to this landscape plan will require prior written permission of the Growth Management Department of Charlotte County.

The 20' x 30' & 30' x 30' Visibility Triangles maintain a clear space with no obstructions to vision between a height of two (2) feet and a height of six (6) feet above grade; trees shall be permitted in the clear space as long as there is no foliage between these heights.

Walls/fences when required as part of the landscape buffer requirements shall be: a minimum of six (6) feet in height from finished grade; opaque; decorative; and made of one (1) of the following materials, concrete aggregate, stucco finish (either painted or colored), brick, stone, wood, vinyl or plastic. When required as part of a landscape buffer, chain link fences and walls constructed of bare concrete block, even if painted, are prohibited.

MAINTENANCE AND IRRIGATION

(1) Plantings, fences, walls, berms and irrigation systems required by this section must be maintained in good repair. Landscaped and buffers must be kept free of weeds, litter and debris.

(2) Damage to any of the landscaping or structures required by Section 3-9-100, shall be replanted or replaced, as applicable, within 90 days or one growing season, whichever is sooner. Damage to a required fence or wall by a natural disaster shall be repaired within 180 days.

(3) It is unlawful to violate any of the provisions of Section 3-9-100.

(4) The Department (Zoning) may enforce compliance with Section 3-9-100 as provided by law and may perform reasonable inspections to insure continued compliance.

(5) 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.

Irrigation design standards. The following standards shall apply to the design installation and maintenance of the irrigation systems.

Automatic rain and soil moisture sensing devices shall be installed with irrigation systems in accordance with industry standards.

Drip or micro-jet irrigation should be used where possible.

Low trajectory spray nozzles are encouraged.

No above ground impact heads are permitted.

Irrigation systems shall use the lowest quality water available which will adequately and safely meet the water needs of the landscaping.

Planted detention areas and undisturbed natural areas do not require irrigation systems, provided however that the property owner is responsible for providing irrigation for supplemental plants within natural areas and plants within detention areas.

Irrigation systems must be properly maintained and operated in a manner consistent with watering restrictions established by the applicable water management district or local authority, whichever is stricter.

PLANT LIST / PHASE 1					
SYMBOL	BOTANICAL (COMMON NAME)	DESCRIPTION	QUANTITY	COMMENTS	
TREES					
C.e.	Conocarpus erectus (Green Buttonwood)	8-10H x 4-5 Spr., 2" Cal., Multi-Trunk. (See Notes)	235	N	FF
P.e.	Pinus ellioti (Slash Pine)	10-12H x 5-6 Spr., 3" Cal.	319	N	FF
Q.v.	Quercus virginiana (Live Oak)	14-18H x 7-8 Spr., 4" Cal.	251	N	FF
T.L.	Taxodium distichum (Bald Cypress)	13-14 x 6-7 Spr., 4" Cal.	310	N	FF
PALMS					
S.p.	Sabal palmetto (Cabbage Palm)	8-14 C.T., Staggered Heights, Remove Buds	77	N	FF
SHRUBS					
C.L.	Chrysobalanus icaco Red Tip (Red Tip Coccolup)	18-24H x 8 Spr., 3 gal., 30°COC, Full	302	N	FF
M.L.	Myrsine laevis (Simpson's Stopper)	24-30H x 18-24 Spr., 3 gal., 30°COC, Full	911	N	FF
M.c.	Muhlenbergia capillaris (Muhly Grass)	24-30H x 8 Spr., 3 gal., 30°COC, Full	174	N	FF
GROUND COVER					
D.e.	Duranta erecta 'Gold Mount' (Dwarf Golden Dewdrop)	14-18H x 15-18 Spr., 3 gal., 24°COC, Full	630		FF
MISCELLANEOUS					
	Mixed Hardwood Mulch	3" Depth Min.		PROVIDE QUANTITY	
	Paspalum notatum 'Bahia' Sod	Weed Free, Sand Grown		PROVIDE QUANTITY	
	Staking and Guying	Per Details		1,116 Trees / 77 Palms	
				PLANT LIST LEGEND	
				N - Native	
				FF - Florida Friendly	

LANDSCAPE REQUIREMENTS (PHASE 1)

PHASE 1 PERIMETER LANDSCAPE BUFFER REQUIREMENTS

△ ZEMEL ROAD (Type 'B' Buffer) - Buffer Length - 747 LF, Buffer Width - 20'
Canopy Trees Required (3 per 100 LF) - 747 / 100 = 7.47 x 3 = 22.41 x .6 = 14
Accent Trees Provided - 42
Accent Trees Required (1 per 100 LF) - 747 / 100 = 7.47 x 1 = 7.47 x .6 = 5
Shrubs Required (15 per 100 LF) - 747 / 100 = 7.47 x 15 = 112.0 x .6 = 68
Shrubs Provided - 161

ZEMEL ROAD (Type 'B' Buffer) - Buffer Length - 924 LF, Buffer Width - 20'
Canopy Trees Required (3 per 100 LF) - 924 / 100 = 9.24 x 3 = 27.72 x .6 = 17
Accent Trees Provided - 52
Accent Trees Required (1 per 100 LF) - 924 / 100 = 9.24 x 1 = 9.24 x .6 = 6
Shrubs Required (15 per 100 LF) - 924 / 100 = 9.24 x 15 = 138.6 x .6 = 84
Shrubs Provided - 222

△ EAST PROPERTY LINE (Type 'B' Buffer) - Buffer Length - 3,144 LF, Buffer Width - 20'
Canopy Trees Required (3 per 100 LF) - 3,144 / 100 = 31.44 x 3 = 94.32 x .6 = 57
Canopy Trees Provided - 232
Accent Trees Required (1 per 100 LF) - 3,144 / 100 = 31.44 x 1 = 31.44 x .6 = 19
Accent Trees Provided - 136
Shrubs Required (15 per 100 LF) - 3,144 / 100 = 31.44 x 15 = 471.6 x .6 = 283
Shrubs Provided - 528

△ WEST PROPERTY LINE (Type 'B' Buffer) - Buffer Length - 1,259 LF, Buffer Width - 20'
Canopy Trees Required (3 per 100 LF) - 1,259 / 100 = 12.59 x 3 = 37.77 x .6 = 23
Canopy Trees Provided - 89
Accent Trees Required (1 per 100 LF) - 1,259 / 100 = 12.59 x 1 = 12.59 x .6 = 8
Accent Trees Provided - 56
Shrubs Required (15 per 100 LF) - 1,259 / 100 = 12.59 x 15 = 188.85 x .6 = 114
Shrubs Provided - 208

LANDSCAPE REQUIREMENTS (PHASE 1)

LIFT STATION (Type 'B' Buffer) - Buffer Length - 184 LF, Buffer Width - 15'
Canopy Trees Required (3 per 100 LF) - 184 / 100 = 1.84 x 3 = 6
Canopy Trees Provided - 7
Accent Trees Required (1 per 100 LF) - 184 / 100 = 1.84 x 1 = 2
Accent Trees Provided - 2
Shrubs Required (15 per 100 LF) - 184 / 100 = 1.84 x 15 = 28
Shrubs Provided - 54

INTERIOR LANDSCAPE REQUIREMENTS

AMENITY CENTER (Not Included in Phase 1)
(Not Applicable / No Parking Proposed)

TREE REQUIREMENTS

TREE POINTS REQUIRED (One (1) Tree Point per 2000 SF of Development Area)
Limits of Phase 1 Development Area - 5,753,740 SF
Less Existing Wetlands - <749,987 SF>
Adjusted Phase 1 Development Area - 5,043,753 SF / 2000 SF = 2,521.8
Tree Points Required - 2,521.8
Tree Points Provided - 2,533.5 △ △

The following Tree Points shall be provided for the project:

- △ 1. (252) Single Family Lots @ (1) 3" Cal. Tree per Lot @ 1.5 Tree Points per Tree = 378.0 Tree Points (NOTE: Tree Points Required for the Single Family Lots shall not be eligible for the tree buy-out option.)
2. Buffers and Common Area Trees (Refer to Landscape Plans) = 2,155.5 Tree Points

Total Tree Points Provided = 2,533.5 Tree Points

NOTE: Refer to the "Approved Tree List" for trees approved for planting on the Single Family Lots.

TREE REQUIREMENTS (PHASE 1)

TREE SPECIES MIX
Total trees provided - 1,195 △
Tree Species Mix Required - 5
Tree Species Mix Provided - 5
(Proposed trees shall be comprised of a minimum of (5) different tree species)

Maximum Individual Tree Species Allowed (60%) △
Total Trees Provided - 1,195
Maximum Individual Tree Species Allowed - 1,195 x .60 = 717
(No more than (717) of the proposed trees shall be of a single individual species)

APPROVED TREES FOR TREE POINTS ON SINGLE FAMILY LOTS

NATIVE TREES (1.5 Tree Points) 8-10H., 3" Cal. Min.
Bald Cypress (Taxodium distichum)
Gumbo Limbo (Bursera simaruba)
Live Oak (Quercus virginiana)
Mahogany (Swietenia mahogany)
Pigeon Plum (Coccoloba diversifolia)
Slash Pine (Pinus elliotii var. densa)
Southern Magnolia (Magnolia grandiflora)
Southern Red Maple (Acer rubrum)
Sweetgum (Liquidambar styraciflua)
Buttonwood (Conocarpus erectus)
Dahoon Holly (Ilex cassine)
East Palatka Holly (Ilex alternata 'East Palatka')
Geiger Tree (Cordia sebestena)

TREE POINTS				
QUANT.	DESCRIPTION	CALIPER	TREE POINTS	TOTAL TREE POINTS
PROPOSED TREES				
235	Green Buttonwood	2" Cal.	1.0	235.0
319	Slash Pine	3" Cal.	1.5	478.5
251	Live Oak	4" Cal.	2.5	627.5
310	Bald Cypress	4" Cal.	2.5	775.0
77	Cabbage Palm	>5 C.T.	0.5	38.5 (1.5%)
TOTAL TREE POINTS				2,155.5 △ △

FOR

Banks Engineering

4161 Tamiami Trail, Bldg. 5, Unit 501
Port Charlotte, FL 33952
Phone: (941) 625-1165

Revisions:

△ Rev. per CCU 4/22/2024

△ Rev. Buffer 2/03/2025

Rev. per Comments

04/23/25

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JOHN T. SWEN
LANDSCAPE ARCHITECT

JOHN T. SWEN, P.A., P.O. Box 494466, Port Charlotte, FL 33949
(941) 625-7365 johnswenta@gmail.com LC 26000586

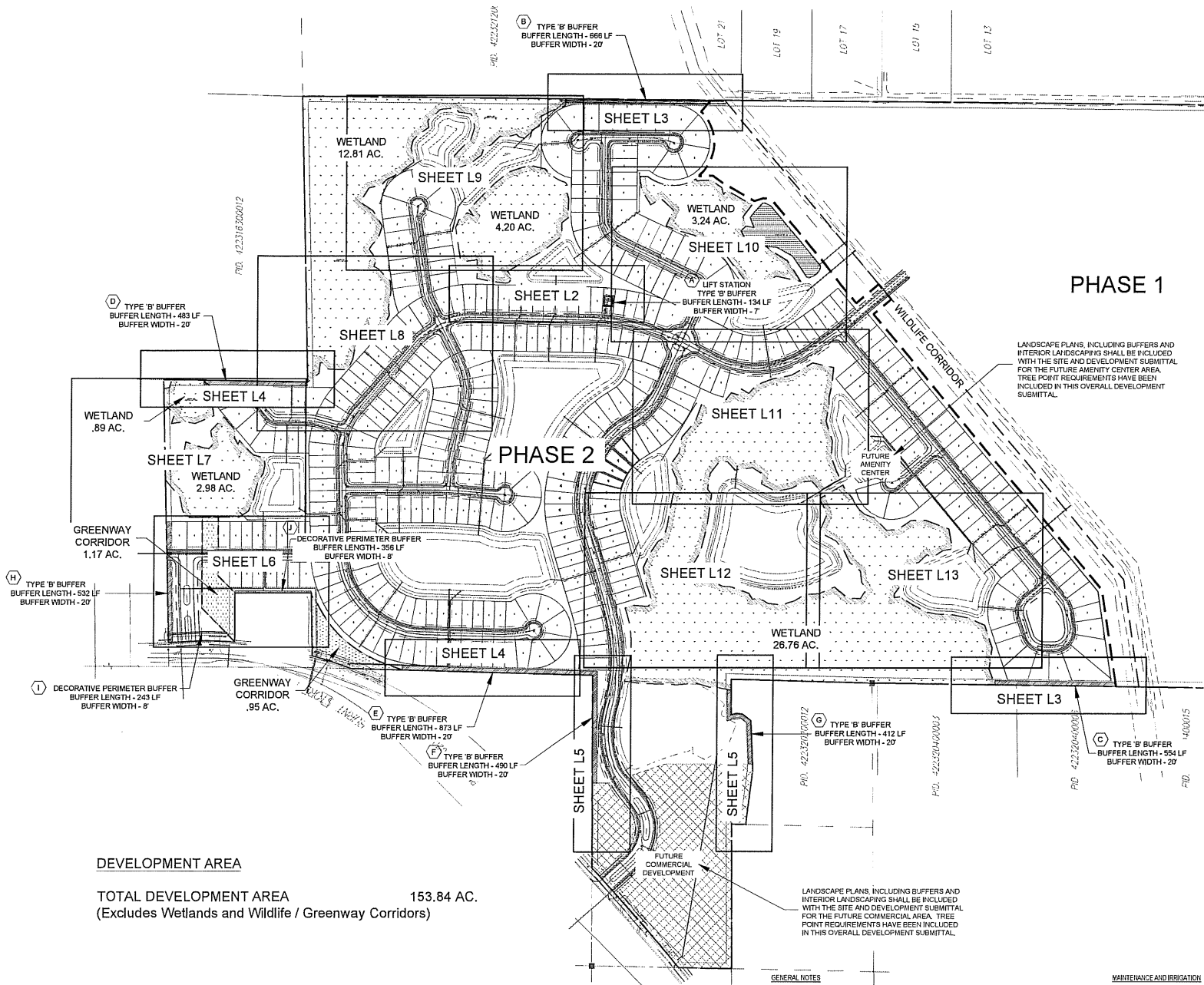
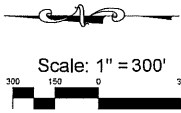
Landscape Plan

Firelight North Phase 1
26000 Zemel Road
Punta Gorda, Florida

SHEET L1

CALL 48 - 48 HOURS BEFORE YOU DIG
It's the Law! 1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

The seal appearing on this document was authorized by
John T. Swen, R.L.A., L.A. No. 0001932, State of Florida,
on the date adjacent to the seal.



LANDSCAPE REQUIREMENTS (PHASE 2)

PERIMETER LANDSCAPE BUFFER REQUIREMENTS

- A** LIFT STATION (Type 'B' Buffer) - Buffer Length - 134 LF, Buffer Width - 7'
Canopy Trees Required (3 per 100 LF) - 134 / 100 = 1.34 x 3 = 4.02 x .8 = 4
Canopy Trees Provided - 7
Accent Trees Required (1 per 100 LF) - 134 / 100 = 1.34 x 1 = 1.34 x .8 = 1
Accent Trees Provided - 2
Shrubs Required (15 per 100 LF) - 134 / 100 = 1.34 x 15 = 20.1 x .8 = 16
Shrubs Provided - 49
6' Opaque Wall / Fence Required - Yes
6' Opaque Wall / Fence Provided - Yes
- B** EAST PROPERTY LINE (Type 'B' Buffer) - Buffer Length - 666 LF, Buffer Width - 20'
Canopy Trees Required (3 per 100 LF) - 666 / 100 = 6.66 x 3 = 19.98 x .8 = 12
Canopy Trees Provided - 18
Accent Trees Required (1 per 100 LF) - 666 / 100 = 6.66 x 1 = 6.66 x .8 = 4
Accent Trees Provided - 28
Shrubs Required (15 per 100 LF) - 666 / 100 = 6.66 x 15 = 99.9 x .8 = 60
Shrubs Provided - 96
- C** WEST PROPERTY LINE (Type 'B' Buffer) - Buffer Length - 554 LF, Buffer Width - 20'
Canopy Trees Required (3 per 100 LF) - 554 / 100 = 5.54 x 3 = 16.62 x .8 = 10
Canopy Trees Provided - 37
Accent Trees Required (1 per 100 LF) - 554 / 100 = 5.54 x 1 = 5.54 x .8 = 4
Accent Trees Provided - 24
Shrubs Required (15 per 100 LF) - 554 / 100 = 5.54 x 15 = 83.1 x .8 = 50
Shrubs Provided - 80
- D** EAST PROPERTY LINE (Type 'B' Buffer) - Buffer Length - 483 LF, Buffer Width - 20'
Canopy Trees Required (3 per 100 LF) - 483 / 100 = 4.83 x 3 = 14.49 x .8 = 9
Canopy Trees Provided - 30
Accent Trees Required (1 per 100 LF) - 483 / 100 = 4.83 x 1 = 4.83 x .8 = 3
Accent Trees Provided - 20
Shrubs Required (15 per 100 LF) - 483 / 100 = 4.83 x 15 = 72.45 x .8 = 44
Shrubs Provided - 64
- E** WEST PROPERTY LINE (Type 'B' Buffer) - Buffer Length - 873 LF, Buffer Width - 20'
Canopy Trees Required (3 per 100 LF) - 873 / 100 = 8.73 x 3 = 26.19 x .8 = 18
Canopy Trees Provided - 59
Accent Trees Required (1 per 100 LF) - 873 / 100 = 8.73 x 1 = 8.73 x .8 = 6
Accent Trees Provided - 40
Shrubs Required (15 per 100 LF) - 873 / 100 = 8.73 x 15 = 130.95 x .8 = 79
Shrubs Provided - 144
- F** NORTH PROPERTY LINE (Type 'B' Buffer) - Buffer Length - 490 LF, Buffer Width - 20'
Canopy Trees Required (3 per 100 LF) - 490 / 100 = 4.90 x 3 = 14.7 x .8 = 9
Canopy Trees Provided - 35
Accent Trees Required (1 per 100 LF) - 490 / 100 = 4.90 x 1 = 4.90 x .8 = 3
Accent Trees Provided - 20
Shrubs Required (15 per 100 LF) - 490 / 100 = 4.90 x 15 = 73.5 x .8 = 45
Shrubs Provided - 80
- G** SOUTH PROPERTY LINE (Type 'B' Buffer) - Buffer Length - 412 LF, Buffer Width - 20'
Canopy Trees Required (3 per 100 LF) - 412 / 100 = 4.12 x 3 = 12.36 x .8 = 8
Canopy Trees Provided - 31
Accent Trees Required (1 per 100 LF) - 412 / 100 = 4.12 x 1 = 4.12 x .8 = 3
Accent Trees Provided - 16
Shrubs Required (15 per 100 LF) - 412 / 100 = 4.12 x 15 = 61.8 x .8 = 37
Shrubs Provided - 58
- H** NORTH PROPERTY LINE (Type 'B' Buffer) - Buffer Length - 532 LF, Buffer Width - 20'
Canopy Trees Required (3 per 100 LF) - 532 / 100 = 5.32 x 3 = 15.96 x .8 = 10
Canopy Trees Provided - 33
Accent Trees Required (1 per 100 LF) - 532 / 100 = 5.32 x 1 = 5.32 x .8 = 4
Accent Trees Provided - 16
Shrubs Required (15 per 100 LF) - 532 / 100 = 5.32 x 15 = 79.8 x .8 = 48
Shrubs Provided - 80
- I** WEST PROPERTY LINE (Decorative Perimeter Buffer) - Buffer Length - 243 LF, Buffer Width - 8'
Trees Required (1 per 35 LF) - 243 / 35 = 7
Trees Provided - 20
Shrubs Required (1 per 8 LF) - 243 / 8 = 31
Shrubs Provided - 49
- J** WEST PROPERTY LINE (Decorative Perimeter Buffer) - Buffer Length - 356 LF, Buffer Width - 8'
Trees Required (1 per 35 LF) - 356 / 35 = 11
Trees Provided - 25
Shrubs Required (1 per 8 LF) - 356 / 8 = 45
Shrubs Provided - 99

LANDSCAPE REQUIREMENTS (PHASE 2)

INTERIOR LANDSCAPE REQUIREMENTS

FUTURE AMENITY CENTER (Not Included in Phase 2)
(Not Applicable / No Parking Proposed)

TREE REQUIREMENTS

TREE POINTS REQUIRED (One (1) Tree Point per 2000 SF of Development Area)
Limits of Phase 2 Development Area - 153.84 AC, (6,701,270.4 SF) / 2,000 SF = 3,350.6
(Includes Future Commercial and Amenity Center)
Tree Points Required - 3,350.6
Tree Points Provided - 3,354.0

The following Tree Points shall be provided for the project:

1. (365) Single Family Lots @ (1) 3" Cal. Tree per Lot @ 1.5 Tree Points per Tree) = 548.0 Tree Points
(NOTE: Tree Points Required for the Single Family Lots shall not be eligible for the tree buy-out option.)

2. Buffers and Common Area Trees (Refer to Landscape Plans) = 2,805.0 Tree Points

Total Tree Points Provided = 3,354.0 Tree Points

NOTE: Refer to the "Approved Tree List" for trees approved for planting on the Single Family Lots.

TREE POINTS				
QUANT.	DESCRIPTION	CALIPER	TREE POINTS	TOTAL TREE POINTS
PROPOSED TREES				
182	Green Buttonwood	2" Cal.	1.0	182.0
289	Slash Pine	3" Cal.	1.5	433.5
312	Live Oak	4" Cal.	2.5	780.0
557	Bald Cypress	4" Cal.	2.5	1,392.5
34	Cabbage Palm	>6CT.	0.5	17.0 (0.5%)
TOTAL TREE POINTS				2,805.0

TREE REQUIREMENTS (PHASE 2)

TREE SPECIES MIX
Total Trees Provided - 1,374
Tree Species Mix Required - 5
Tree Species Mix Provided - 5
(Proposed trees shall be comprised of a minimum of (5) different tree species)

Maximum Individual Tree Species Allowed (60%)
Total Trees Provided - 1,374
Maximum Individual Tree Species Allowed - 1,374 x .60 = 824
(No more than (824) of the proposed trees shall be of a single individual species)

APPROVED TREES FOR TREE POINTS ON SINGLE FAMILY LOTS

NATIVE TREES (1.5 Tree Points) 8-10" H., 3" Cal., Min.
Bald Cypress (Taxodium distichum)
Gumbo Limbo (Bursera simarouba)
Live Oak (Quercus virginiana)
Mahogany (Swietenia mahogany)
Pigeon Plum (Coccoloba diversifolia)
South Florida Slash Pine (Pinus elliotii var. densa)
Southern Magnolia (Magnolia grandiflora)
Southern Red Maple (Acer rubrum)
Sweetgum (Liquidambar styraciflua)
Buttonwood (Conocarpus erectus)
Dahoon Holly (Ilex cassine)
East Palmetto Holly (Ilex alternata 'East Palmetto')
Caliper Tree (Cordia sebestena)

DEVELOPMENT AREA

TOTAL DEVELOPMENT AREA 153.84 AC.
(Excludes Wetlands and Wildlife / Greenway Corridors)

PLANT LIST / PHASE 1				
SYMBOL	BOTANICAL (COMMON NAME)	DESCRIPTION	QUANTITY	COMMENTS
TREES				
C.e.	Conocarpus erectus (Green Buttonwood)	8-10'H x 4-5" Spr., 2" Cal., Multi-Trunk (See Notes)	182	N/FF
P.s.	Pinus Elliottii (Slash Pine)	10-12'H x 5-6" Spr., 3" Cal.	289	N/FF
Q.v.	Quercus virginiana (Live Oak)	14-16'H x 7-8" Spr., 4" Cal.	312	N/FF
T.d.	Taxodium distichum (Bald Cypress)	12-14' x 6-7" Spr., 4" Cal.	557	N/FF
PALMS				
S.p.	Sabal palmetto (Cabbage Palm)	8-14'CT., Staggered Heights, Remove Buds	34	N/FF
SHRUBS				
C.l.	Chrysobalanus icaco (Red Tip / Red Tip Coccoloba)	18-24"H x 5" Spr., 3 gal., 30"OC, Full	100	N/FF
M.L.	Myrsine laevis (Simpson's Shagbark)	24-30"H x 18-24" Spr., 3 gal., 30"OC, Full	710	N/FF
M.C.	Muhlenbergia capillaris (Muhly Grass)	24-30"H x 8" Spr., 3 gal., 35"OC, Full	78	N/FF
GROUND COVER				
D.e.	Duranta erecta (Gold Mound / Dwarf Golden Dewdrop)	14-18"H x 16-18" Spr., 3 gal., 20"OC, Full	240	FF
MISCELLANEOUS				
	Mixed Hardwood Mulch	3" Depth Min.	PROVIDE QUANTITY	
	Paspalum notatum 'Bahia' Seed	Wheat Free, Sand Green	PROVIDE QUANTITY	
	Staking and Guying	Per Details	1,340 Trees / 34 Palms	
PLANT LIST LEGEND			N - Native	
			FF - Florida Friendly	

GENERAL NOTES

All plant materials shall be Florida Grade No. 1 or better, as specified in GRADES AND STANDARDS FOR NURSERY PLANTS, Parts I and II, by the Division of Plant Industry, Florida Department of Agriculture and Consumer Services, and shall conform to current American Association of Nurserymen STANDARDS FOR NURSERY STOCK, unless otherwise specified on the plans and plant list.

All plant materials shall be guaranteed for a period of one year (365 days) after final acceptance. All replacement materials shall be guaranteed for an additional 365 days.

All planting beds shall be mulched with Mixed Hardwood Mulch, to a depth of three (3) inches. All trees in soil areas shall have a 30" min. radius mulched tree ring. Soil shall be Paspalum notatum 'Bahia' seed.

Xeriscaping principles shall be utilized as outlined by the Southwest Florida Water Management District.

The Contractor shall identify each tree with a plastic tag, identifying its species, and retained until the Certificate of Occupancy is granted.

All landscape areas shall be protected from vehicular encroachment by wheelstops and/or curbing where immediately abutted by pavement.

Australian Pine, Brazilian Pepper, Melaleuca and Donny Rose Myrtle located on the property shall be removed during site preparation.

Multi-trunk trees required to be 2" Cal., shall have a minimum of one (1) 2" Cal. trunk.

The quantities indicated on the plant list are intended as a guide for comparison bidding and does not relieve the CONTRACTOR from providing a comprehensive material take off. In the event that a discrepancy occurs between the quantities listed in the plant list and the quantities indicated on the plan, the quantities indicated on the plan shall govern, and the contractor shall notify the LANDSCAPE ARCHITECT of the discrepancy.

Any alterations to this landscape plan will require prior written permission of the Growth Management Department of Charlotte County.

The 20' x 20' & 30' x 30' Visibility Triangles maintain a clear space with no obstructions to vision between a height of six (6) feet and a height of six (6) feet above grade; trees shall be permitted in the clear space as long as there is no foliage between these heights.

Walls/fences when required as part of the landscape buffer requirements shall be: a minimum of six (6) feet in height from finished grade; opaque; decorative; and made of one (1) of the following materials, concrete aggregate, stucco finish (either painted or colored), brick, stone, wood, vinyl or plastic. When required as part of a landscape buffer, chain link fences and walls constructed of bare concrete block, even if painted, are prohibited.

MAINTENANCE AND IRRIGATION

(1) Plantings, fences, walls, berms and irrigation systems required by this section must be maintained in good repair. Landscaped and buffers must be kept free of weeds, litter and debris.

(2) Damage to any of the landscaping or structures required by Section 3-9-100, shall be repaired or replaced, as applicable, within 90 days or one growing season, whichever is sooner. Damage to a required fence or wall by a natural disaster shall be repaired within 180 days.

(3) It is unlawful to violate any of the provisions of Section 3-9-100.

(4) The Department (Zoning) may enforce compliance with Section 3-9-100 as provided by law and may perform reasonable inspections to insure continued compliance.

(5) 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.

Irrigation design standards. The following standards shall apply to the design installation and maintenance of the irrigation systems.

Automatic rain and soil moisture sensing devices shall be installed with irrigation systems in accordance with industry standards.

Drip or micro-jet irrigation should be used where possible.

Low trajectory spray nozzles are encouraged.

No above ground impact heads are permitted.

Irrigation systems shall use the lowest quality water available which will adequately and safely meet the water needs of the landscaping.

Planted detention areas and undisturbed natural areas do not require irrigation systems, provided however that the property owner is responsible for providing irrigation for supplemental plants within natural areas and plants within detention areas.

Irrigation systems must be properly maintained and operated in a manner consistent with watering restrictions established by the applicable water management district or local authority, whichever are stricter.

CALL 48 HOURS BEFORE YOU DIG
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

The seal appearing on this document was authorized by
John T. Swen, F.L.A., L.A. No. 0001032, State of Florida,
on the date adjacent to the seal.

JOHN T. SWEN
LANDSCAPE ARCHITECT

JOHN T. SWEN, P.A., P.O. Box 494466, Port Charlotte, FL 33949
(941) 626-7365 johnswenpa@gmail.com LC 26000586

Landscape Plan

Freight North Phase 2
26000 Zemel Road
Punta Gorda, Florida

FOR
Atwell, LLC

4161 Tamiami Trail, Bldg. 5, Unit 501
Port Charlotte, FL 33952
Phone: (941) 625-1165

Revisions:

Rev. per Comments

04/23/25

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Date: 01/31/2025

Scale: 1"=300'

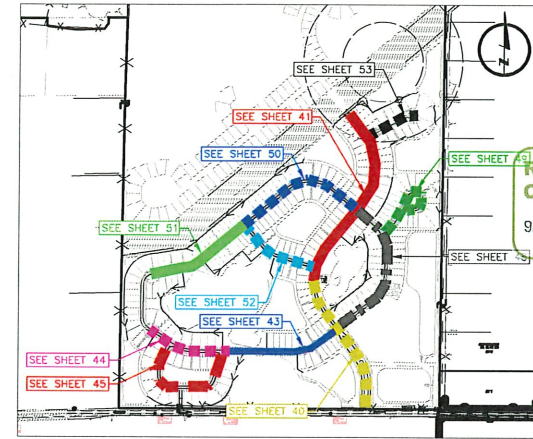
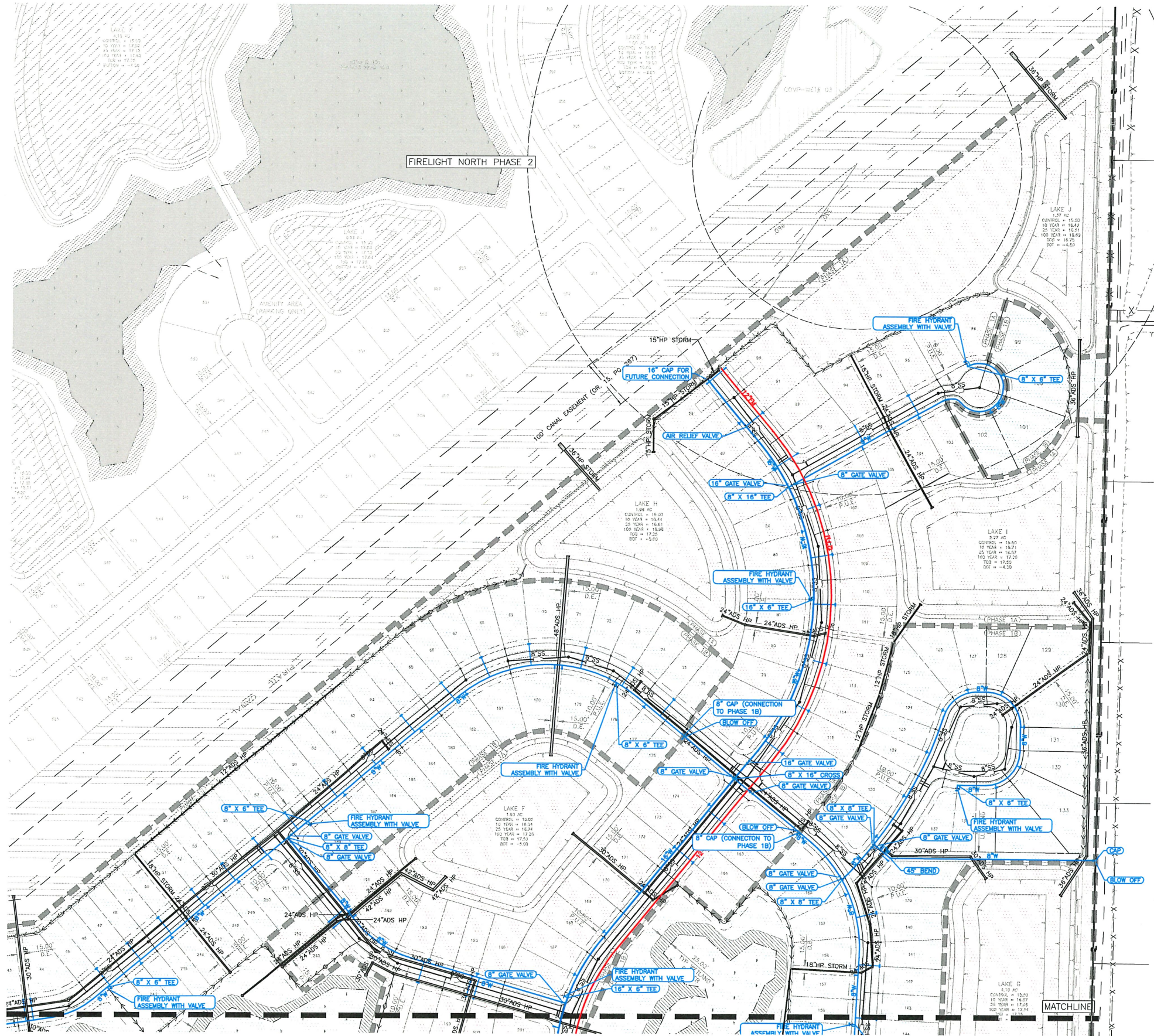
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Checked By: JTS

Project #: 24138

SHEET L1

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REVIEWED FOR COMPLIANCE
9/4/2025 DRC-25-06

ATWELL
866.855.2000 www.atwell-group.com
4161 MIAMI TRAIL, BLOC 5, UNIT 501
FORT LAUDERDALE, FL 33952
TEL: 352.333.1165



UTILITY VIC MAP - NORTH

FIRELIGHT NORTH - PHASE 1

CHARLOTTE COUNTY, FLORIDA

ZEMEL LAND PARTNERS, LLC

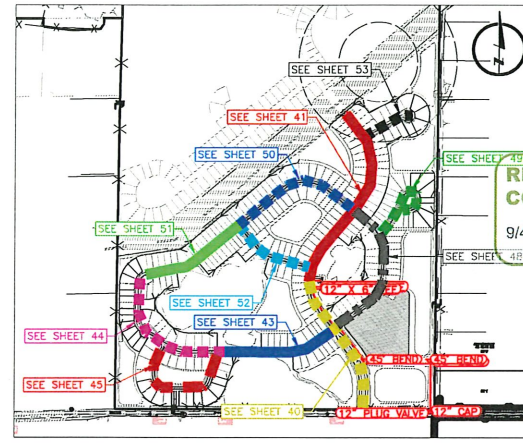
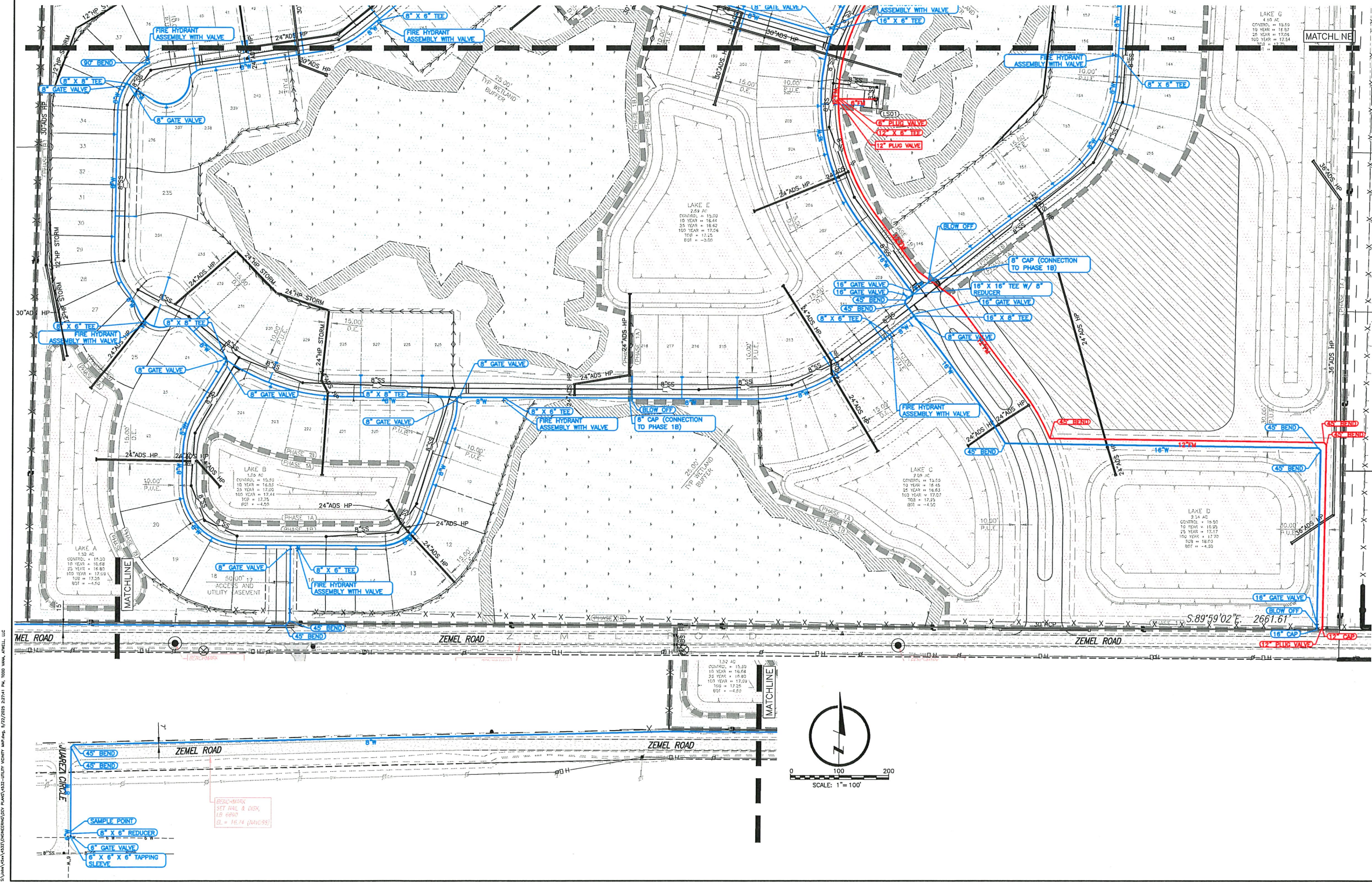
PREPARED FOR:

NO.	DATE	REVISION DESCRIPTION	BY

811
Know what's below.
Call before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION PROVIDED TO THE ENGINEER. THERE IS NO GUARANTEE ALL UTILITIES ARE SHOWN OR THAT THE SIZE OF EACH UTILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICES PRIOR TO CONSTRUCTION.

NOT RELEASED FOR CONSTRUCTION		
RYAN W. POWERS, P.E.		
LIC. # 82437		
DRAFTED BY: THOMAS GLIDENWELL	DESIGNED BY: RYAN W. POWERS	REVIEWED BY: TODD R. REBOL
PROJECT NUMBER: 4532	COMPLETION DATE: 03/28/2025	SURVEY DATUM: N.A.D. 1988
BOOK AND PAGE:		
SHEET		



ATWELL
866.655.2000 www.atwell-group.com
4161 TAMALIA BLVD. SUITE 501
PORT CHARLOTTE, FL 33952
941.625.1165

UTILITY VIC MAP - SOUTH

FIRELIGHT NORTH - PHASE 1

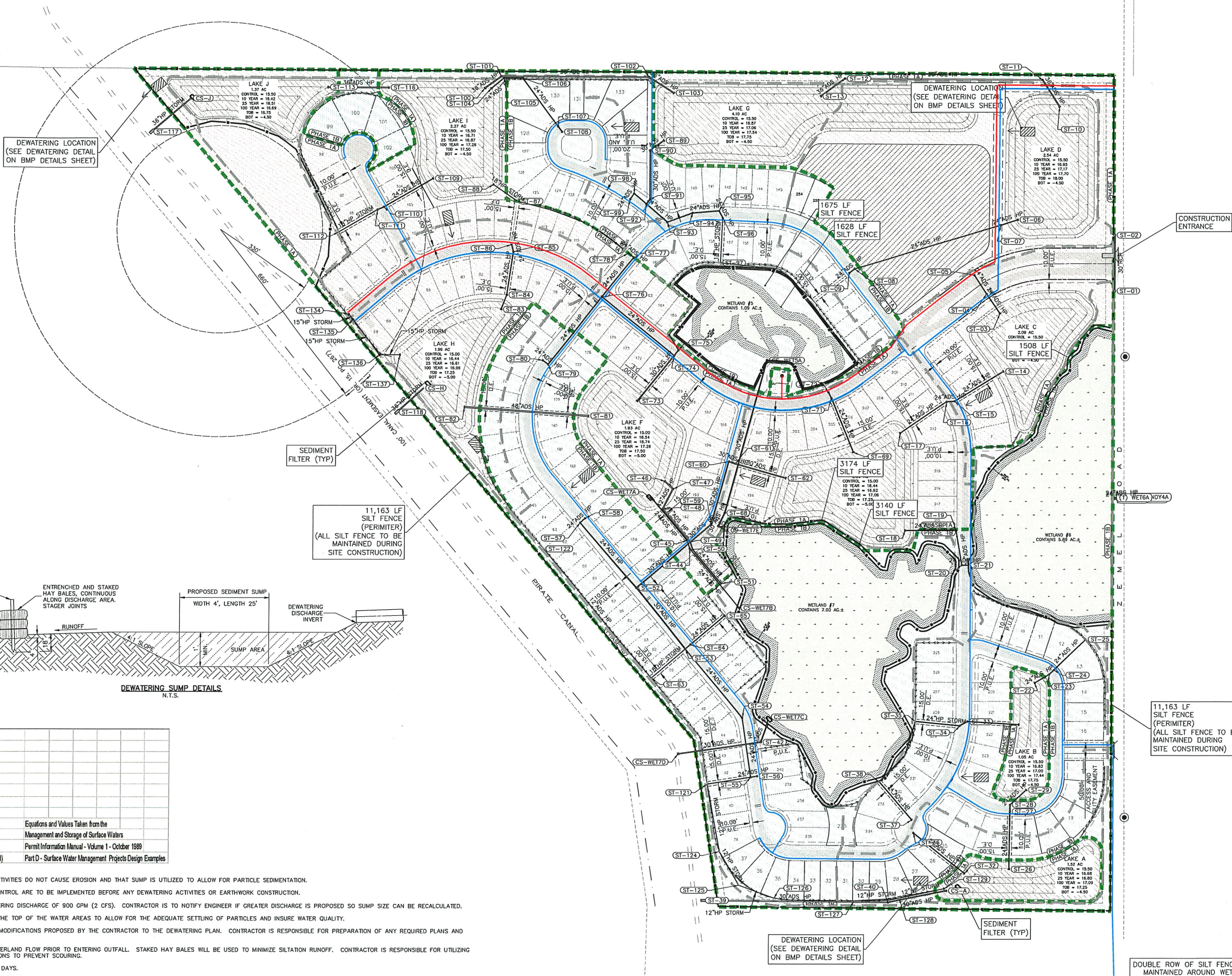
CHARLOTTE COUNTY, FLORIDA

ZEMEL LAND PARTNERS, LLC

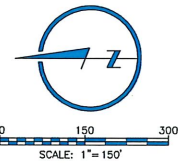
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866.855.2200
www.atwell-group.com
4161
PORTLAND, ME 04106
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9/4/2025 DRC-25-067



BEST MANAGEMENT PRACTICE PLAN-OVERALL

FIRELIGHT NORTH - PHASE 1

CHARLOTTE COUNTY, FLORIDA

ZEMEL LAND PARTNERS, LLC

NO.	DATE	REVISION DESCRIPTION	BY



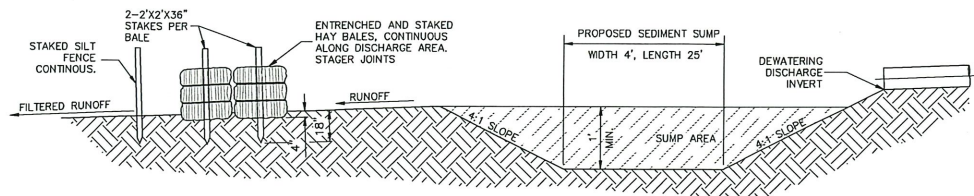
NOT RELEASED FOR CONSTRUCTION

RYAN W. POWERS, P.E. LIC. # 82437		
DRAFTED BY: THOMAS GLENDELL	DESIGNED BY: RYAN W. POWERS	REVIEWED BY: TODD R. REBOL
PROJECT NUMBER: 4532	COMPLETION DATE: 03/28/2025	SURVEY DATUM: N.A.Y.D. 1988
BOOK AND PAGE:		
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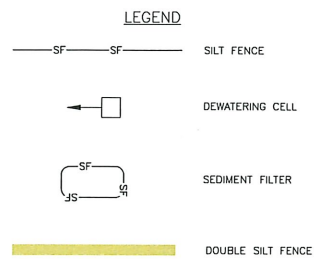
Sediment Sump Sizing	
Note: For a 0.01 cm particle size only.	
V_d = flow through velocity	= 0.53 ft/sec.
V_s = settling velocity	= 0.023 ft/sec.
Q_p = peak discharge	= 2.0 cfs
h = depth	= 1.0 feet
l = length	= 23.0 feet
w = width	= 3.8 feet

Equations and Values Taken from the
Management and Storage of Surface Waters
Permit Information Manual - Volume 1 - October 1989
Part D - Surface Water Management Projects Design Examples

- DEWATERING NOTES:**
- CONTRACTOR TO INSURE THAT DEWATERING ACTIVITIES DO NOT CAUSE EROSION AND THAT SUMP IS UTILIZED TO ALLOW FOR PARTICLE SEDIMENTATION.
 - SEDIMENT SUMPS AND DISCHARGE EROSION CONTROL ARE TO BE IMPLEMENTED BEFORE ANY DEWATERING ACTIVITIES OR EARTHWORK CONSTRUCTION.
 - SUMP SIZE BASED UPON AN ASSUMED DEWATERING DISCHARGE OF 900 GPM (2 CFS). CONTRACTOR IS TO NOTIFY ENGINEER IF GREATER DISCHARGE IS PROPOSED SO SUMP SIZE CAN BE RECALCULATED.
 - DEWATERING WITHDRAWALS ARE TO BE FROM THE TOP OF THE WATER AREAS TO ALLOW FOR THE ADEQUATE SETTLING OF PARTICLES AND INSURE WATER QUALITY.
 - CONTRACTOR TO NOTIFY S.W.F.W.M.D. OF ANY MODIFICATIONS PROPOSED BY THE CONTRACTOR TO THE DEWATERING PLAN. CONTRACTOR IS RESPONSIBLE FOR PREPARATION OF ANY REQUIRED PLANS AND PROCESSING OF THE SAME.
 - DISCHARGE FROM SUMPS SHOULD MAXIMIZE OVERLAND FLOW PRIOR TO ENTERING OUTFALL. STAKED HAY BALES WILL BE USED TO MINIMIZE SILTATION RUNOFF. CONTRACTOR IS RESPONSIBLE FOR UTILIZING ADEQUATE HAY BALES AT DISCHARGE LOCATIONS TO PREVENT SCOURING.
 - DEWATERING PERIOD MUST BE LESS THAN 120 DAYS.
 - LOCATION OF DEWATERING SUMPS AND DISCHARGE POINTS AS SHOWN ON BMP PLAN.

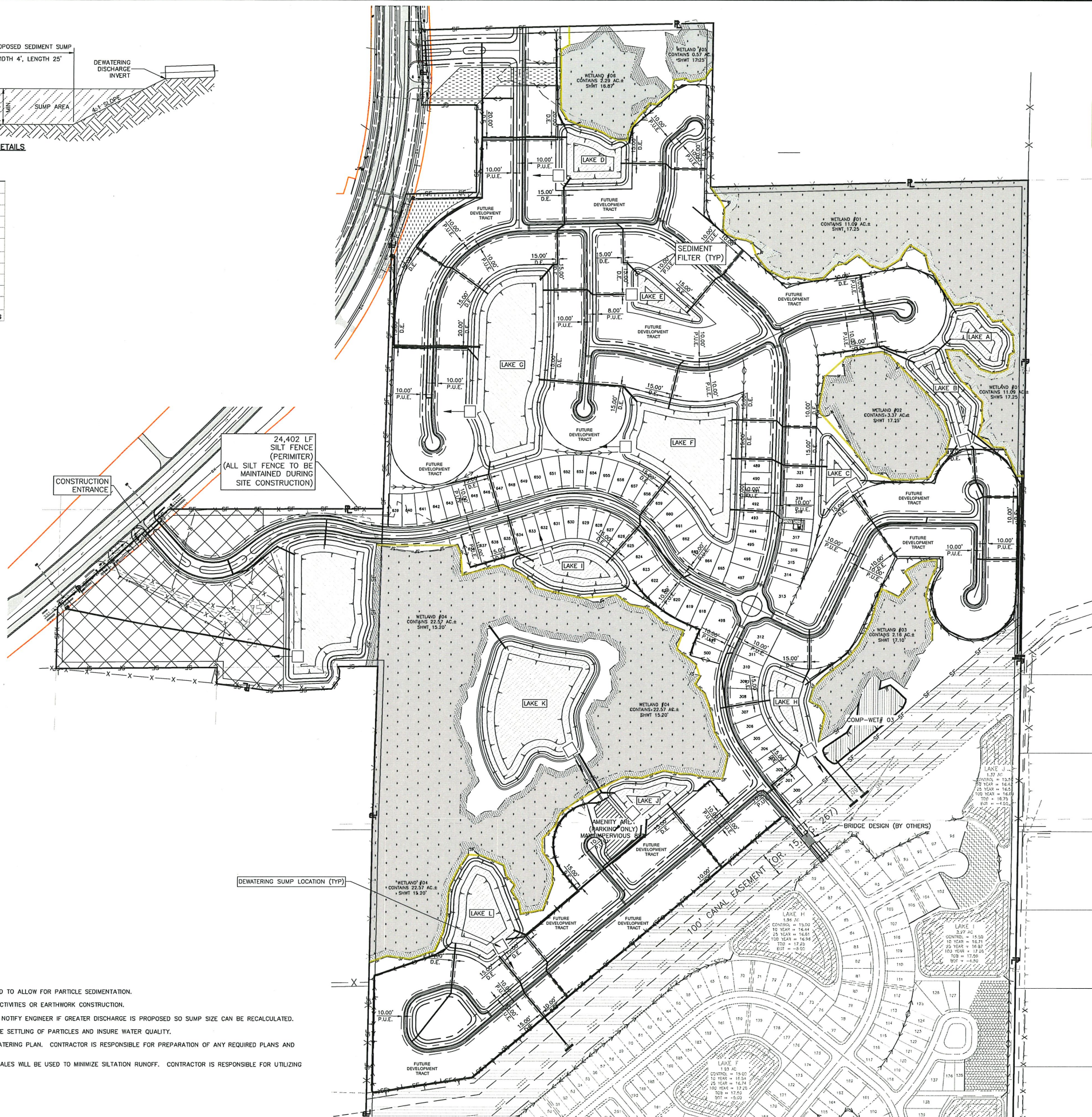


Sediment Sump Sizing	
Note: For a 0.01 cm particle size only.	
V_d = flow through velocity	= 0.53 ft/sec.
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Equations and Values Taken from the Management and Storage of Surface Waters Permit Information Manual - Volume 1 - October 1989 Part D - Surface Water Management Projects Design Examples	
$l = (h V_d) / V_s$	
$w = Q_p / (h V_d)$	

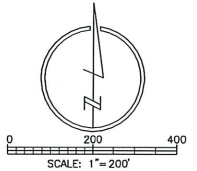


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9/4/2025 DRC-25-007

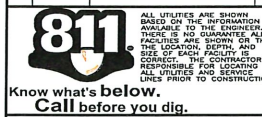


BEST MANAGEMENT PRACTICES PLAN

FIRELIGHT NORTH - PHASE 2

CHARLOTTE COUNTY, FLORIDA

ZEMEL LAND PARTNERS, LLC



RYAN W. POWERS, P.E. LIC. #82827	
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PROJECT NUMBER: 4532	COMPLETION DATE: NAVD 1988
BOOK AND PAGE:	
SHEET	