

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 36" min. radius mulched tree ring. Sod shall be Paspalum notatum 'Bahia' sod.

Landscaping 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 20' 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 replaced or repaired, 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.

PHASE 2

LANDSCAPE REQUIREMENTS (PHASE 1)

PHASE 1 PERIMETER LANDSCAPE BUFFER REQUIREMENTS

ZEMEL ROAD (Type 'B' Buffer) - Buffer Length - 716 LF, Buffer Width - 20'
 Canopy Trees Required (3 per 100 LF) - 716 / 100 = 7.16 x 3 = 21.48 x .6 = 13
 Canopy Trees Provided - 39
 Accent Trees Required (1 per 100 LF) - 716 / 100 = 7.16 x 1 = 7.16 x .6 = 5
 Accent Trees Provided - 14
 Shrubs Required (15 per 100 LF) - 716 / 100 = 7.16 x 15 = 107.4 x .6 = 65
 Shrubs Provided - 138

ZEMEL ROAD (Type 'B' Buffer) - Buffer Length - 874 LF, Buffer Width - 20'
 Canopy Trees Required (3 per 100 LF) - 874 / 100 = 8.74 x 3 = 26.22 x .6 = 16
 Canopy Trees Provided - 49
 Accent Trees Required (1 per 100 LF) - 874 / 100 = 8.74 x 1 = 8.74 x .6 = 6
 Accent Trees Provided - 20
 Shrubs Required (15 per 100 LF) - 874 / 100 = 8.74 x 15 = 131.1 x .6 = 79
 Shrubs Provided - 197

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 - 138
 Tree Points Required - 2,521.8
 Tree Points Provided - 2,523.0

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 - 92
 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 - 94

INTERIOR LANDSCAPE REQUIREMENTS

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

TREE REQUIREMENTS

TREE POINTS REQUIRED (One (1) Tree Point per 2000 SF of Development Area)
 Limits of Phase 1 Development Area - 5,793,740 SF
 Less Existing Wetlands - 474,987 SF
 Adjusted Phase 1 Development Area - 5,043,753 SF / 2000 SF = 2,521.8
 (Includes Future Amenity Center)
 Tree Points Required - 2,521.8
 Tree Points Provided - 2,523.0

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) = 2,145.0 Tree Points

Total Tree Points Provided = 2,510.5 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)
 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')
 Geiger Tree (Cordia sebestena)

PLANT LIST / PHASE 1				
SYMBOL	BOTANICAL/COMMON NAME	DESCRIPTION	QUANTITY	COMMENTS
TREES				
Ca.	Conocarpus erectus (Green Buttonwood)	8-10H x 4.5 Spr., 2" Cal., M&S-Trunk (See Notes)	223	N/FF
Pa.	Pinus elliottii (Slash Pine)	10-12H x 5.0 Spr., 3" Cal.	319	N/FF
Q.v.	Quercus virginiana (Live Oak)	14-18H x 7.4 Spr., 4" Cal.	250	N/FF
T.L.	Taxodium distichum (Bald Cypress)	12-14 x 6.7 Spr., 4" Cal.	310	N/FF
PALMS				
S.p.	Sabal palmetto (Cabbage Palm)	8" M.C.T., Staggered Heights, Remove Boats	77	N/FF
SHRUBS				
Ch.	Chrysanthemum leucanthemum (Red Tip/Red Tip Cocopalms)	18-24H x 3 Spr., 3 gal., 30" OC, Full	252	N/FF
M.L.	Myrtiladendron laevis (Simpson's Stopper)	24-30H x 18-24" Spr., 3 gal., 30" OC, Full	911	N/FF
M.c.	Muhlenbergia capillaris (Muhly Grass)	24-30H x 3 Spr., 3 gal., 30" OC, Full	174	N/FF
GROUND COVER				
D.e.	Duranta erecta 'Gold Mount' (Dwarf Golden Dendrobium)	14-16H x 15-18" Spr., 3 gal., 24" OC, Full	510	FF
MISCELLANEOUS				
	Mixed Hardwood Mulch	3" Depth Min.		PROVIDE QUANTITY
	Wired Free, Sand Green			PROVIDE QUANTITY
	Shaking and Geying	Per Details		1,107 Trees / 77 Palms
PLANT LIST LEGEND				
	N - Native			
	FF - Florida Friendly			

TREE POINTS				
QUANT.	DESCRIPTION	CALLIFER	TREE POINTS	TOTAL TREE POINTS
PROPOSED TREES				
223	Green Buttonwood	2" Cal.	1.0	228.0
319	Slash Pine	3" Cal.	1.5	478.5
250	Live Oak	4" Cal.	2.5	625.0
310	Bald Cypress	4" Cal.	2.5	775.0
77	Cabbage Palm	>8" C.T.	0.5	38.5 (1.5%)
TOTAL TREE POINTS				2,145.0

JOHN T. SWEN
 LANDSCAPE ARCHITECT

JOHN T. SWEN, P.A., P.O. Box 484466, Port Charlotte, FL 33949
 (941) 628-7365 johnswen@aol.com LC 26000586

Landscape Plan

Firelight North Phase 1
 26000 Zemel Road
 Punta Gorda, Florida

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

Revisions:

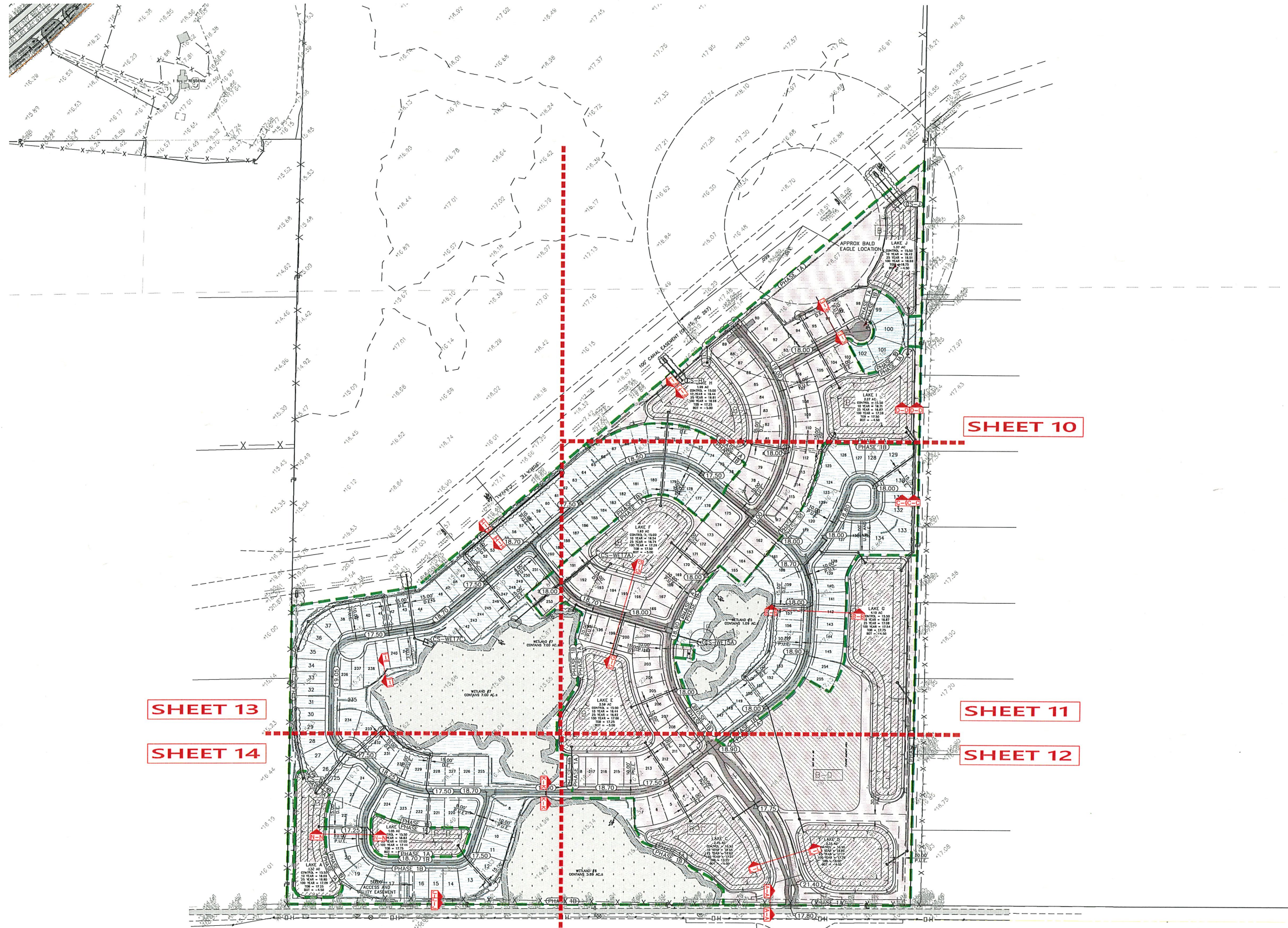
Rev. per CCU	4/22/2024
Rev. Buffer	2/03/2025
Rev. per Comments	04/23/25
Rev. Zemel Rd Buffers	03/02/2026

Date: 02/20/2024
 Scale: 1"=200'
 Drawn By: JTS
 Checked By: JTS
 Project #: 24102

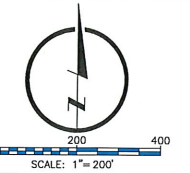
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 FLORIDA STATE DEPT. OF TRANSPORTATION

The seal appearing on this document was authorized by
 John T. Swen, R.L.A., L.A. No. 0001022, State of Florida,
 on the date adjacent to the seal.

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 3/18/2026 DRG-26-01



OVERALL PAVING, GRADING AND DRAINAGE

FIRELIGHT NORTH - PHASE 1

CHARLOTTE COUNTY, FLORIDA

ZEMEL LAND PARTNERS, LLC

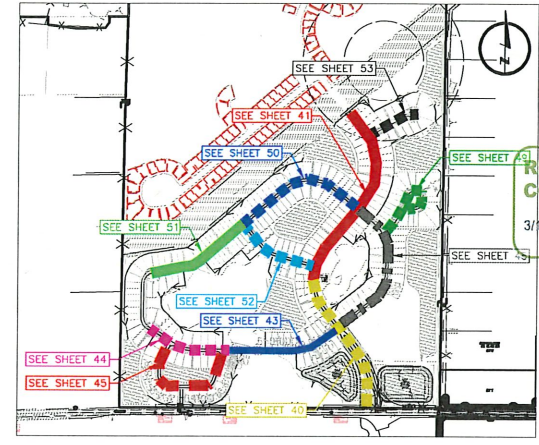
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1	5-20-25	STORM STRUC. AND/OR PIPES	DT-14

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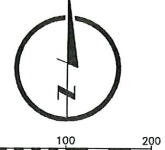
NOT RELEASED FOR CONSTRUCTION

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.V.D. 1988
BOOK AND PAGE:		
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 866.852.200 www.atwell-group.com
 4161 MIAMI TRAIL BLDG 5, UNIT 501
 PORTLAND, OR 97211-1605



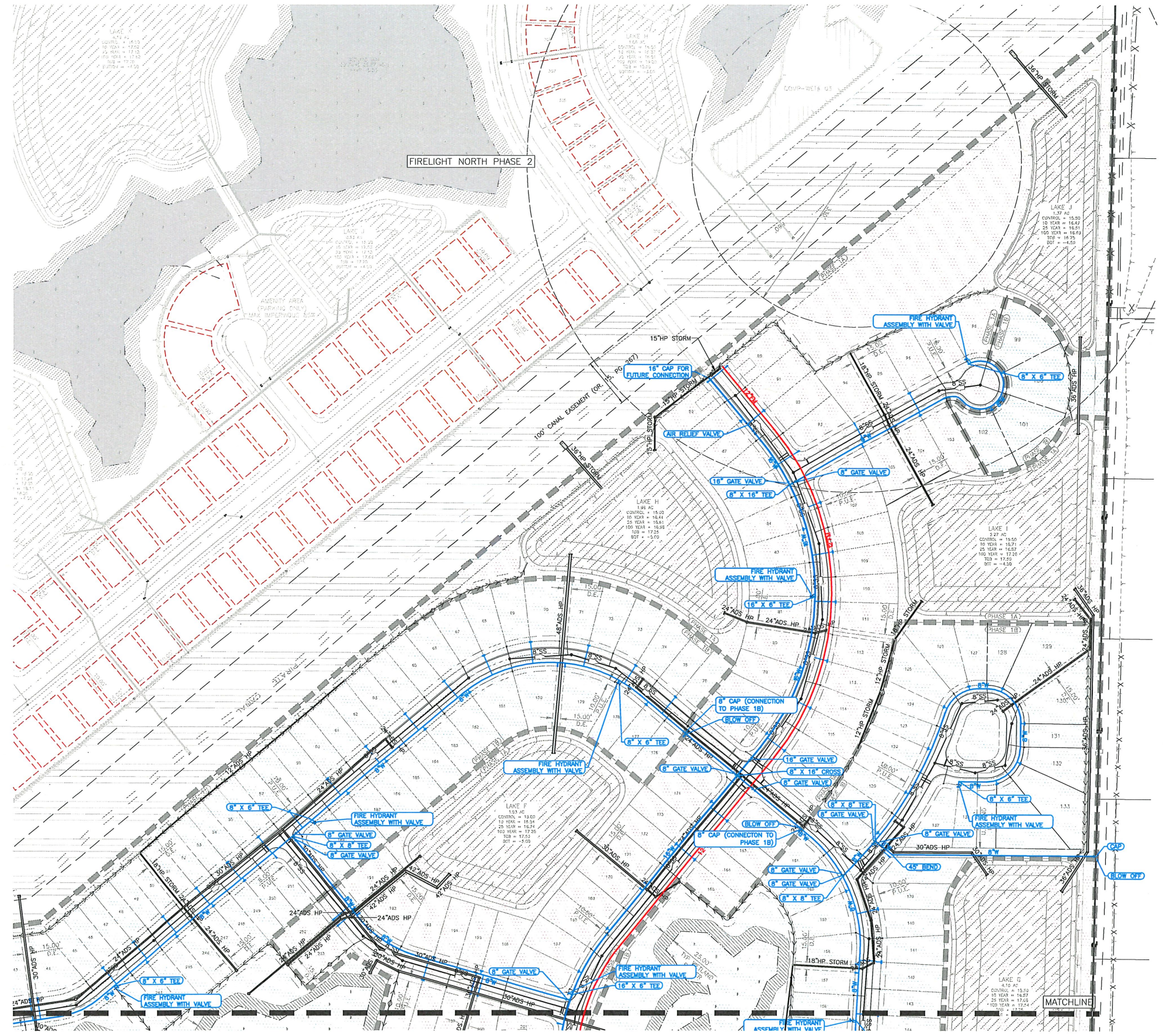
UTILITY VIC MAP - NORTH

FIRELIGHT NORTH - PHASE 1
 CHARLOTTE COUNTY, FLORIDA
 ZEMEL LAND PARTNERS, LLC

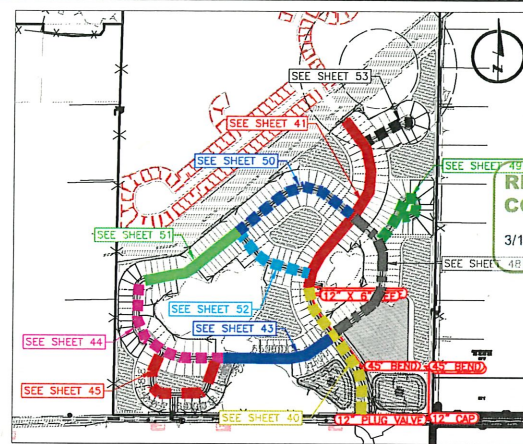
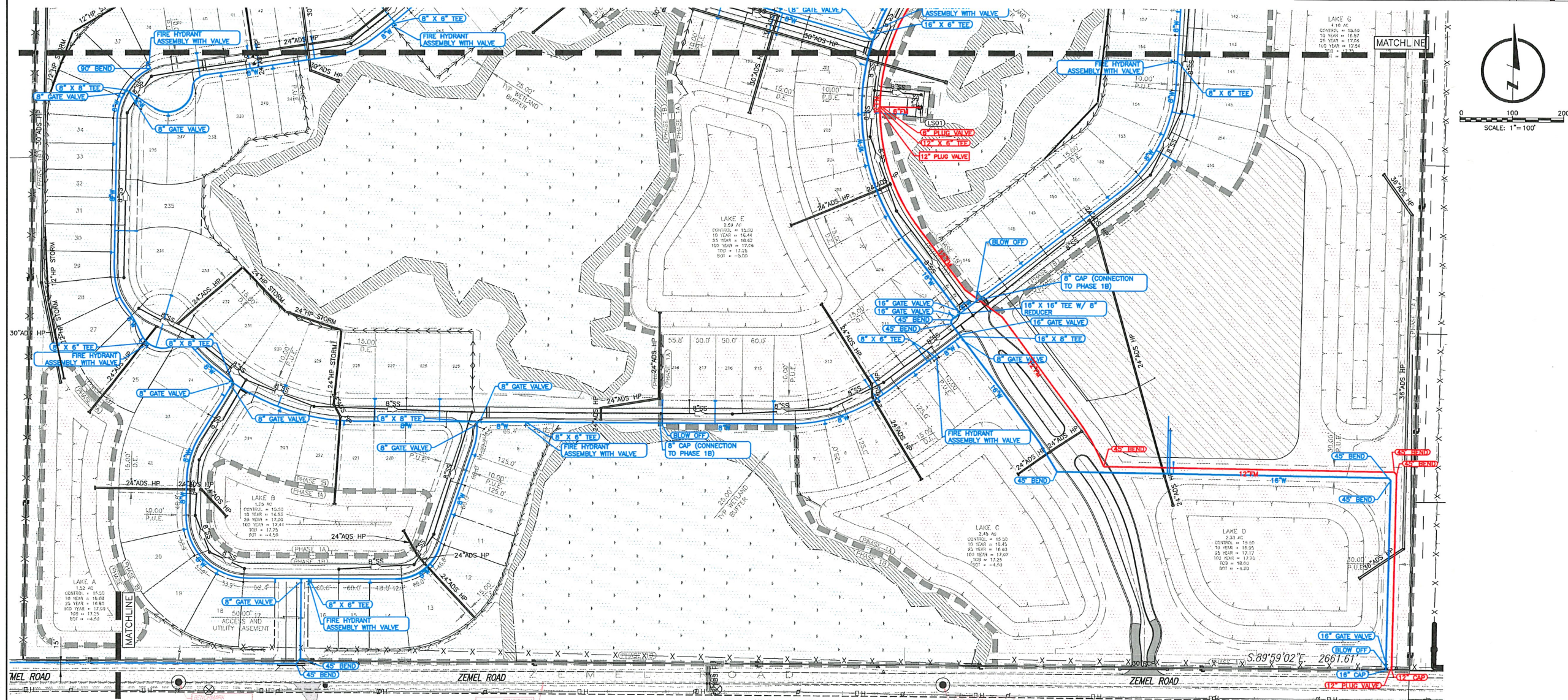
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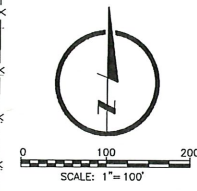
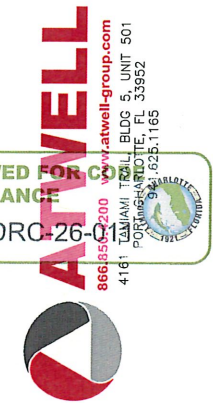
RYAN W. POWERS, P.E. LIC. #8243			
DRAFTED BY: THOMAS GLIDENELL	DESIGNED BY: RYAN W. POWERS	REVIEWED BY: TODD R. REBOL	SURVEY DATUM: N.A.Y.D. 1988
PROJECT NUMBER: 4532	COMPLETION DATE: 03/28/2025		
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 3/18/2026 DRC-26-000



UTILITY VIC MAP - SOUTH

FIRELIGHT NORTH - PHASE 1

CHARLOTTE COUNTY, FLORIDA

PREPARED FOR: ZEMEL LAND PARTNERS, LLC

NO.	DATE	REVISION DESCRIPTION	BY

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ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE AS TO THE LOCATION, DEPTH AND SIZE OF EACH FACILITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

RYAN W. POWERS, P.E. LIC. #82437		
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