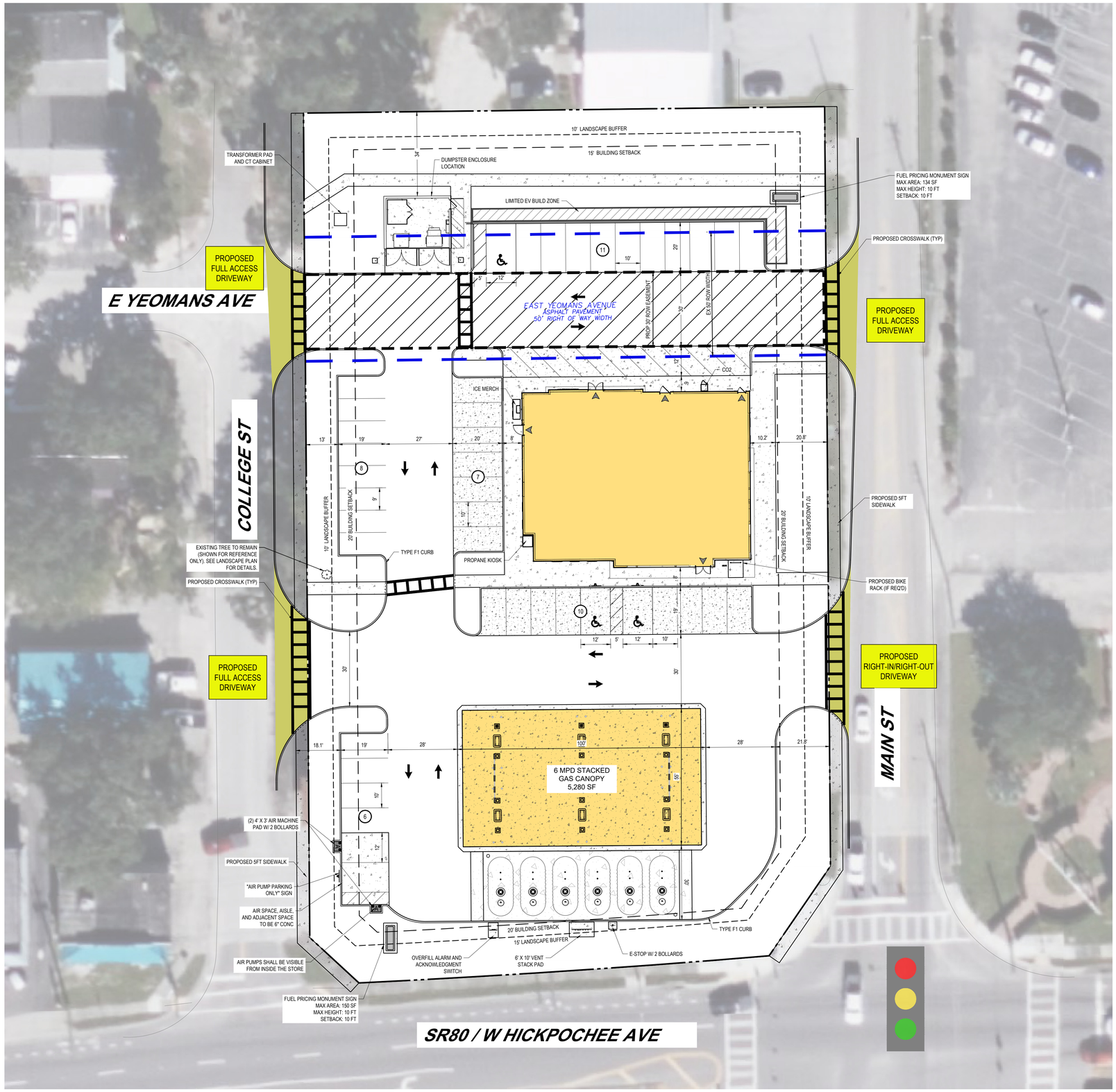

LOCATION MAP

SCALE: 1" = 300'
SOURCE: MICROSOFT BING

SITE DATA TABLE

JURISDICTION	CITY OF LABELLE
CURRENT ZONING	B-2 BUSINESS
LAND USE DESIGNATION	COMMERCIAL
PARCEL AREA	68,824 SF (1.58 AC)
BUILDING TYPE	U63-FB
BUILDING AREA	6,372 SF
F.A.R.	0.093
LOT COVERAGE	9.26%
CANOPY CONFIGURATION	STACKED 8
CANOPY TYPE	SLOPED
# OF MPDs	12
FRONT SETBACK (ROW)	20 FT
SIDE SETBACK	20 FT
REAR SETBACK	15 FT
FRONT/SIDE/REAR YARD BUFFER	15 FT / 10 FT / 0 FT
REQUIRED PARKING (1 SPACE PER 200 SF GFA)	40
PROPOSED PARKING	42

NOTES:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.

2. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO BOHLER ENGINEERING AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

3. SITE IS CURRENTLY ZONED PUD, HOWEVER IT IS PROPOSED TO BE REZONED TO B-2 BUSINESS. SETBACKS SHOWN ARE B-2 STANDARDS. SITE LIES WITHIN THE SR 80 OVERLAY DISTRICT. SITE IS NOT ZONED DOWNTOWN BUSINESS DISTRICT, HOWEVER IT IS IN THE DOWNTOWN CENTER TRANSECT AREA PER DOWNTOWN DISTRICT REGULATING PLAN.

SCALE: 1" = 20'

BOHLER™

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

NOT APPROVED FOR CONSTRUCTION

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PROJECT No.: FLC240030.00-0A
DRAWN BY: EE
CHECKED BY: TP
DATE: 2026-04-14
CAD I.D.: P-CIVL-SITE

PROJECT:

CONVENIENCE STORE

FOR

PROPOSED COMMERCIAL DEVELOPMENT
10 W HICKPOCHEE AVE
LABELLE, FL 33935
CITY OF LABELLE
HENDRY COUNTY

BOHLER
1 SE 3rd AVENUE
SUITE 2700
MIAMI, FLORIDA 33131
Phone: (786) 681-0800
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

GOVERNANCE PLAN

SHEET NUMBER:

1

ORG. DATE - 2026-04-14

Apr 20, 2026
H:\2024\FLC240030.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-SITE-FLC240030.00-0A------\LAYOUT: C-001 SITE
ES