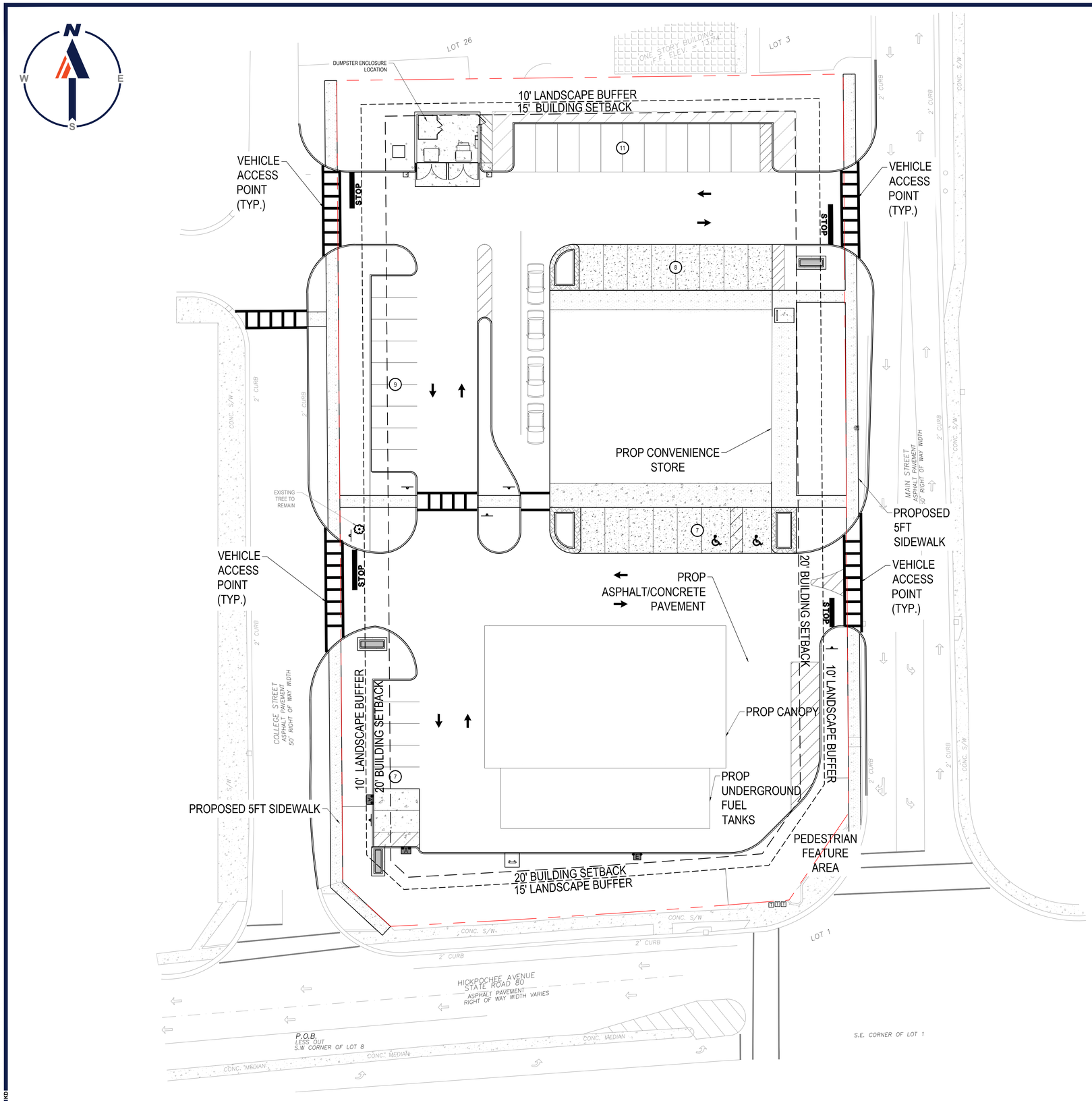

LOCATION MAP
SCALE: 1" = 300'
SOURCE: MICROSOFT BING

SITE DATA TABLE

JURISDICTION	CITY OF LABELLE
CURRENT ZONING	PUD
LAND USE DESIGNATION	COMMERCIAL
PARCEL AREA	± 1.58 AC
BUILDING AREA	7,000 SF
CANOPY AREA	5,900 SF
IMPERVIOUS AREA	MAXIMUM 65%
FRONT SETBACK (ROW)	20 FT
SIDE SETBACK	20 FT
REAR SETBACK	15 FT
FRONT/SIDE/REAR YARD BUFFER	15 FT / 10 FT / 10 FT
OPEN SPACE	20%
PARKING COUNT	42 STALLS
BUILDING HEIGHT	30 FT
CANOPY HEIGHT	26 FT

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

20 10 5 0 20
SCALE: 1" = 20'

BOHLER™

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

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

Sunshine811
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!

PRELIMINARY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FLC240030.00-0A
DRAWN BY:	LB
CHECKED BY:	TP
DATE:	01/30/2025
CAD I.D.:	P-CIVL-SITE

PROJECT:

LAND DEVELOPMENT PLANS

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:

CONCEPTUAL SITE PLAN

SHEET NUMBER:

C-301

ORG. DATE - 01/30/2025

I:\2024\FLC240030.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-SITE-FLC240030.00-0A----->LAYOUT: C-301 SITE