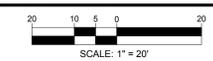


LOCATION MAP
 SCALE: 1" = 300'
 SOURCE: MICROSOFT BING

SITE DATA TABLE	
JURISDICTION	CITY OF LABELLE
CURRENT ZONING	PUD
LAND USE DESIGNATION	COMMERCIAL
PARCEL AREA	68,824 SF (1.58 AC)
BUILDING AREA	7,000 SF
CANOPY AREA	5,900 SF
PERVIOUS AREA	13,343 SF (0.31 AC)
IMPERVIOUS AREA	43,209 SF (0.99 AC)
FRONT SETBACK (ROW)	20 FT
SIDE SETBACK	20 FT
REAR SETBACK	15 FT
FRONT/SIDE/REAR YARD BUFFER	15 FT / 10 FT / 10 FT

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY



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

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 ID: P-CIVIL-GRAD

LAND DEVELOPMENT PLANS
 FOR
Wawa
 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 GRADING PLAN

SHEET NUMBER:
C-401

ORG. DATE - 01/30/2025

\BOHLER\NET\SHARES\F\PROJECTS\2024\FLC240030-00\CADD\DRAWINGS\PLAN SET\CIVIL SITE PLAN\SP-CIVIL-GRAD-FLC240030-00-0A-LAYOUT-C-401-GRAD