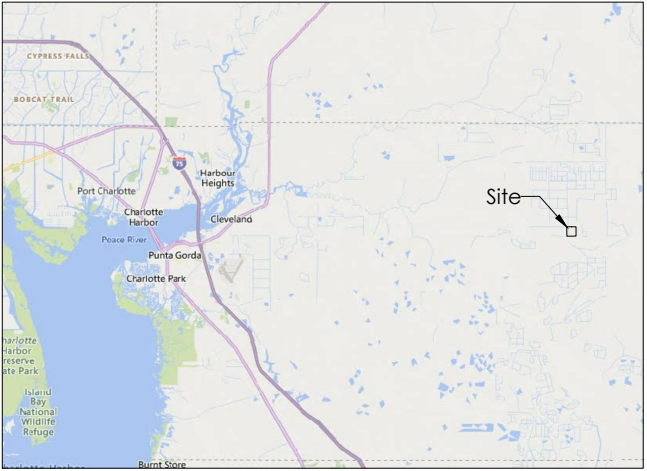




VICINITY MAP

General Notes:

1. Municipality: Charlotte County, FL
2. Property Size: 165 +/- acres
3. Wetlands: 28.5 +/- acres
4. Zoning: Agriculture (AG)
5. ROW width: 50 feet (typically contains paved road, shoulders, sidewalks, street trees, and sideslopes)
6. Minimum lot size: 10 acres
7. Road A: 2,900 ft; Road B: 1,750 ft

Table 1: Density Calculation

Type	Acreage	Max. Density
Uplands	136.5000	13 units
		(136.5ac ÷ 10)
Wetlands ¹	28.5000	0 units
		(28.5ac ÷ 40)
Total	165.0000	13.0000

1. Wetland acreages are approximate and based on the data provided from National Wetlands Inventory (NWI)

No utilities available (onsite potable well and wastewater treatment allowable)
Access points are conceptual in nature
Wetland Data: National Wetlands Inventory (NWI)

Note: No site visit was performed and no environmental or cultural desktop analysis was performed. NWI Wetlands is a preliminary indication of wetlands on the site but will need to be reviewed and verified prior to moving forward with any future development.



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CLIENT

MERRILL
New York, NEW YORK

PROJECT

46030 BERMONT
ROAD
PUNTA GORDA, CHARLOTTE COUNTY,
FLORIDA

- Property Boundary
- Lot Boundary
- Centerline of ROW
- NWI Wetland

SHEET TITLE

CONCEPTUAL SITE
PLAN A

5
4
3
2
1
SUB DATE SUBMITAL DESCRIPTION

DATE: AUGUST 18, 2022
EMPLOYEE: EH
PROJECT #: 215618026

PL-001