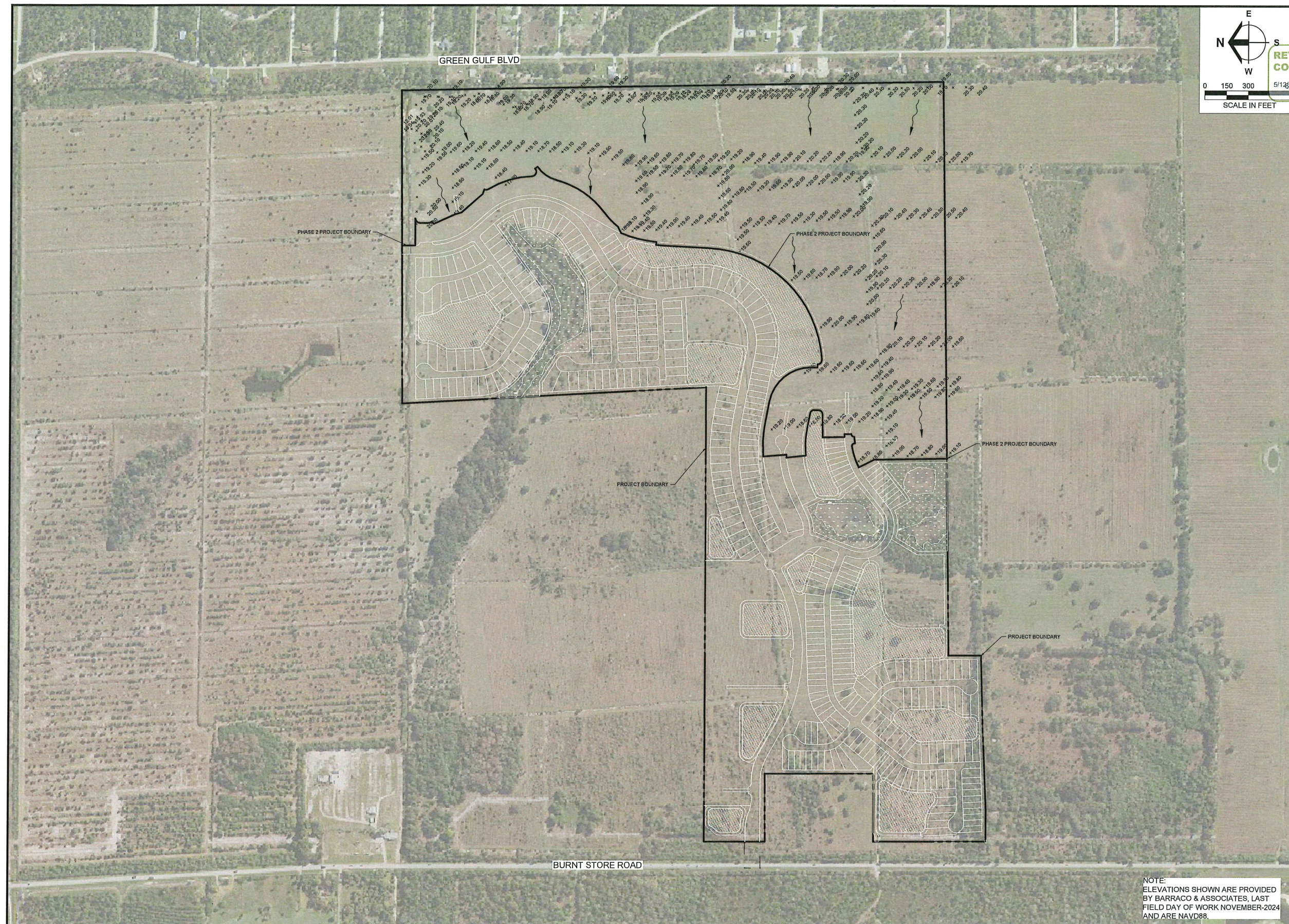


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CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

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10005 PINECREST BLVD., SUITE 100
POST OFFICE DRAWER 2800
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PHONE (239) 461-3170
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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**GREENPOINTE
COMMUNITIES,
LLC**

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 995-2481

PROJECT DESCRIPTION

**TURNLEAF
PHASE 2**

PART OF SECTION 4&9,
TOWNSHIP 42 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA

ENGINEER OF RECORD

CARL A. BARRACO, P.E., FOR THE FIRM
FLORIDA P.E. NO. 38536 - CARLB@BARRACO.NET

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FILE NAME	23991B06.DWG
LOCATION	J:\23991\DWG\DO2\
PLOT DATE	TUE, 10-28-2025 - 11:16 AM
PLOT BY	CHRIS PAULY

CROSS REFERENCED DRAWINGS	
SURVEY = 23251S00.DWG	

[illegible]

PLAN STATUS
APPROVAL SUBMITTAL PLANS CCU# 25-1019

AERIAL PHOTOGRAPH
AND EXISTING
CONDITIONS PLAN

PROJECT / FILE NO.	SHEET NUMBER
23991	3.0

NOTE:
ELEVATIONS SHOWN ARE PROVIDED
BY BARRACO & ASSOCIATES, LAST
FIELD DAY OF WORK NOVEMBER-2024
AND ARE NAVD88

LAND USE CALCULATIONS: REVISED: 05-05-2025		
ITEM:	AREA	PERCENT
ROADWAY		
ROAD & CURB	3.81 AC.	3.25%
SIDEWALK & DRIVEWAY	2.87 AC.	2.45%
BUILDINGS	18.86 AC.	16.08%
PROPOSED LAKES	18.95 AC.	15.81%
OTHER		
OPEN SPACE / PRESERVE	73.18 AC.	62.41%
FUTURE DEVELOPMENT / PASSTHROUGH CONVEYANCE		
PHASE 2 - TOTAL SITE AREA:	117.27 AC.	100%

GENERAL NOTES:

- THE SITE CAN BE SAFELY USED FOR BUILDING PURPOSES WITHOUT UNDUE DANGER FROM FLOODS OR ADVERSE SOIL OR FOUNDATION CONDITIONS SUBJECT TO SUBSURFACE SOIL EXPLORATION AND DESIGN OF EACH STRUCTURE BY AN ARCHITECT OR GEOTECHNICAL ENGINEER.
- THERE ARE NO NEGATIVE IMPACTS TO GROUND AND SURFACE WATERS, WETLANDS OR FLOOD PLAINS/RIVERINE AREAS ANTICIPATED DUE TO CONSTRUCTION OF THIS PROJECT.
- THE LOCATION OF EXISTING UTILITIES, PAVEMENT, VEGETATION, AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.
- A VEGETATION PERMIT IS REQUIRED PRIOR TO ANY SITE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND FILING A NOTICE OF INTENT AND SWP3 PLAN WITH THE E.P.A., FDEP AND CHARLOTTE COUNTY DEVELOPMENT SERVICES DIVISION AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION.
- PROPOSED BUILDING FOOTPRINTS, PATIOS AND ACCESSORY STRUCTURES MAY BE MODIFIED WITHIN THE ALLOWABLE SETBACKS.
- THE QUANTITY AND LOCATION OF OPTIONAL PAVER BRICKS UTILIZED FOR ROADWAY AND SIDEWALK SURFACES MAY VARY. SEE TYPICAL SECTIONS AND DETAIL SHEETS.
- VEHICULAR ENTRY GATES SHALL INCLUDE KNOX BOX SWITCHES AND / OR LOCKS FOR FIRE DEPARTMENT ACCESS.
- ANY EXISTING ONSITE WELLS WILL BE ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 400-353(2), F.A.C. (RULE 62-330.30(1)(F), F.A.C.)

ZONING DATA INFORMATION:

NAME OF PLAT:	TURNLEAF PHASE 2
NAME OF PLANNED DEVELOPMENT:	TURNLEAF
TYPE OF UNIT:	SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED / TOWNHOME
ALLOWABLE DENSITY:	1,762 UNITS
NUMBER OF PROPOSED UNITS WITHIN PHASE 2A:	204 UNITS

PROPERTY DEVELOPMENT REGULATIONS

	MIN LOT AREA (SF)	MIN LOT WIDTH	MIN LOT DEPTH	MIN ROAD SETBACK	MIN SIDE SETBACK	MIN REAR SETBACK	MIN WATER SETBACK	MIN PRESERVE SETBACK	MIN ACCESSORY SETBACK	MAX HEIGHT	MAX LOT COVERAGE
SINGLE FAMILY DETACHED	4,000	40'	100'	1'20' / 15'	4'5'	1'10'	20'	20'	1'5'	35'	70%
SINGLE FAMILY ATTACHED	3,300	33'	100'	20'	7'5' / 10'	1'10'	20'	20'	1'5'	35'	70%
TOWNHOUSE 1	1,600	16'	100'	20'	7'5' / 10'	10'	20'	20'	5'	35'	75%
MULTIFAMILY	10,000	100'	100'	20'	7'5' (15' BUILDING SEPARATION)	15'	20'	20'	5'	45' / 3 STORIES	60%
AMENITY STRUCTURES	10,000	100'	100'	15'	5'	5'	20'	20'	5'	45' / 3 STORIES	65%

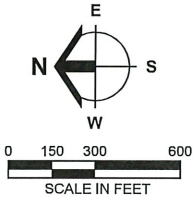
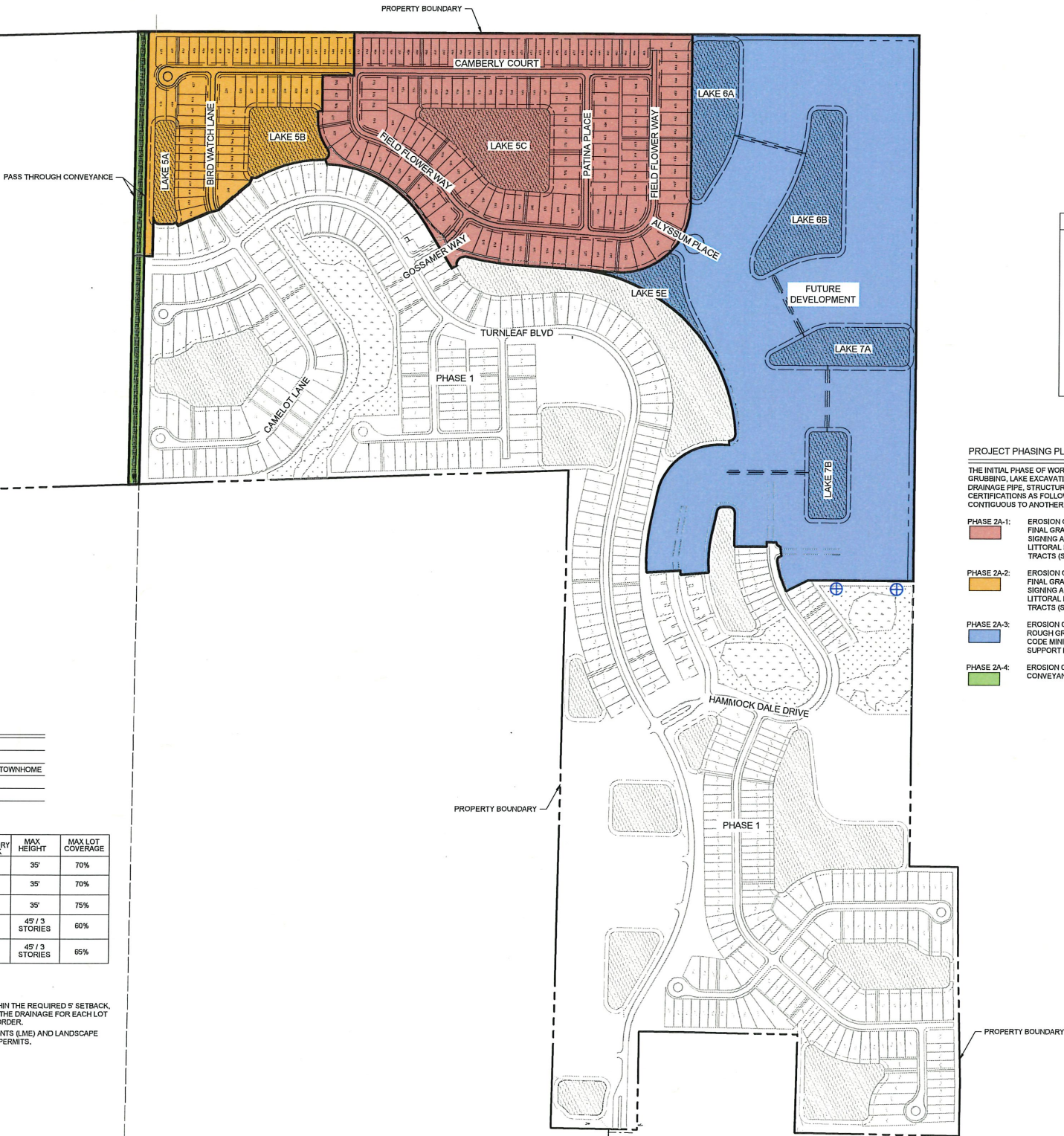
- LESSER SETBACK FOR UNITS WITH SIDE ENTRY GARAGES
- LESSER SETBACK FOR INTERIOR UNITS
- THREE MINIMUM TOWNHOUSE UNITS PER BUILDING
- IF SIDEWALK, AIR CONDITIONERS, MECHANICAL EQUIPMENT, DOOR STOPS, WALLS, OR SIMILAR ITEMS TO BE PLACED WITHIN THE REQUIRED 5' SETBACK PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY ON EACH LOT, THE ENGINEER OF RECORDS MUST CERTIFY THAT THE DRAINAGE FOR EACH LOT IS BUILT IN COMPLIANCE WITH THE TYPICAL LOT GRADING DETAIL PROVIDED AND APPROVED AT TIME OF DEVELOPMENT ORDER.
- REAR SETBACK MAY BE REDUCED TO 0' FROM PRINCIPAL AND ACCESSORY STRUCTURES TO LAKE MAINTENANCE EASEMENTS (LME) AND LANDSCAPE BUFFER EASEMENT (LBE), WHICH SHALL BE SEPARATE PLATTED TRACTS OR TRACTS ON THE CONSTRUCTION DRAWINGS/PERMITS.

DENSITY

ZONING: ORDINANCE NUMBER 2024-010

ZONING: PD 1762 DWELLING UNITS

DENSITY = NUMBER OF DWELLING UNITS / PROPERTY AREA
= 1762 UNITS / 425.93 AC
= 4.13 DU / AC

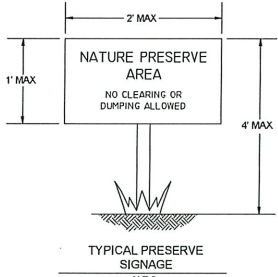


LEGEND	
[Hatched Box]	PROPOSED LAKE
[Solid Blue Box]	EXISTING LAKE
[Solid Line]	PHASE LINE
M	MODEL HOME
⊕	PRESERVE SIGN

PROJECT PHASING PLAN:

THE INITIAL PHASE OF WORK SHALL INCLUDE EROSION CONTROL DEVICES, CLEARING & GRUBBING, LAKE EXCAVATION AND CONSTRUCTION OF PERIMETER BERMS, NECESSARY DRAINAGE PIPE, STRUCTURES, TEMPORARY SWALES, ETC. TO SUPPORT PHASED CERTIFICATIONS AS FOLLOWS: PHASES MAY BE CONSTRUCTED/CERTIFIED IN ANY ORDER IF CONTIGUOUS TO ANOTHER CERTIFIED PHASE.

- PHASE 2A-1: EROSION CONTROL, MAINTENANCE, COMPLETION OF LAKE EXCAVATION, FINAL GRADING, DRAINAGE, UTILITY CONSTRUCTION, ROAD CONSTRUCTION, SIGNING AND MARKING, LIGHTING AND CODE MINIMUM LANDSCAPING, LITTORAL PLANTING AND GRASSING TO SUPPORT FUTURE DEVELOPMENT TRACTS (SHOWN OUTSIDE THE PHASE LINE) LOTS 452-531 AND 550-518.
- PHASE 2A-2: EROSION CONTROL, MAINTENANCE, COMPLETION OF LAKE EXCAVATION, FINAL GRADING, DRAINAGE, UTILITY CONSTRUCTION, ROAD CONSTRUCTION, SIGNING AND MARKING, LIGHTING AND CODE MINIMUM LANDSCAPING, LITTORAL PLANTING AND GRASSING TO SUPPORT FUTURE DEVELOPMENT TRACTS (SHOWN OUTSIDE THE PHASE LINE) LOTS 414-451 AND 530-549.
- PHASE 2A-3: EROSION CONTROL, MAINTENANCE, COMPLETION OF LAKE EXCAVATION, ROUGH GRADING, TEMPORARY INTERCONNECT SWALES, OUTFALL, AND CODE MINIMUM LANDSCAPING, LITTORAL PLANTING AND GRASSING TO SUPPORT FUTURE DEVELOPMENT TRACTS.
- PHASE 2A-4: EROSION CONTROL MAINTENANCE AND CONSTRUCTION OF PASS THROUGH CONVEYANCE.



NOTE: APPROXIMATE SIGN LOCATIONS SHOWN ON PLAN. SIGN PLACEMENT MAY VARY BASED ON FIELD CONDITIONS. SIGNS MUST BE PLACED IN ACCORDANCE WITH PARAMETERS SET FORTH IN THE PROTECTED SPECIES MANAGEMENT PLAN PREPARED BY PASSARELLA AND ASSOCIATES, INC.

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
REVIEWED FOR CODE COMPLIANCE
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5/12/2025
PROJECT: PHASE 2, SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR:

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

TURNLEAF PHASE 2

PART OF SECTION 4&9,
TOWNSHIP 42 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA

ENGINEER OF RECORD

CARLA A. BARRACO, P.E., FOR THE FIRM
FLORIDA P.E. NO. 38538 - CARLB@BARRACO.NET

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FILE NAME	23991B10.DWG
LOCATION	J:\23991\DWG\DO2\
PLOT DATE	TUE, 10-28-2025 - 11:17 AM
PLOT BY	CHRIS PAULY

CROSS REFERENCED DRAWINGS

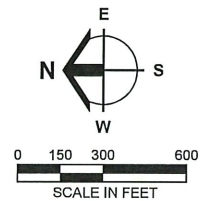
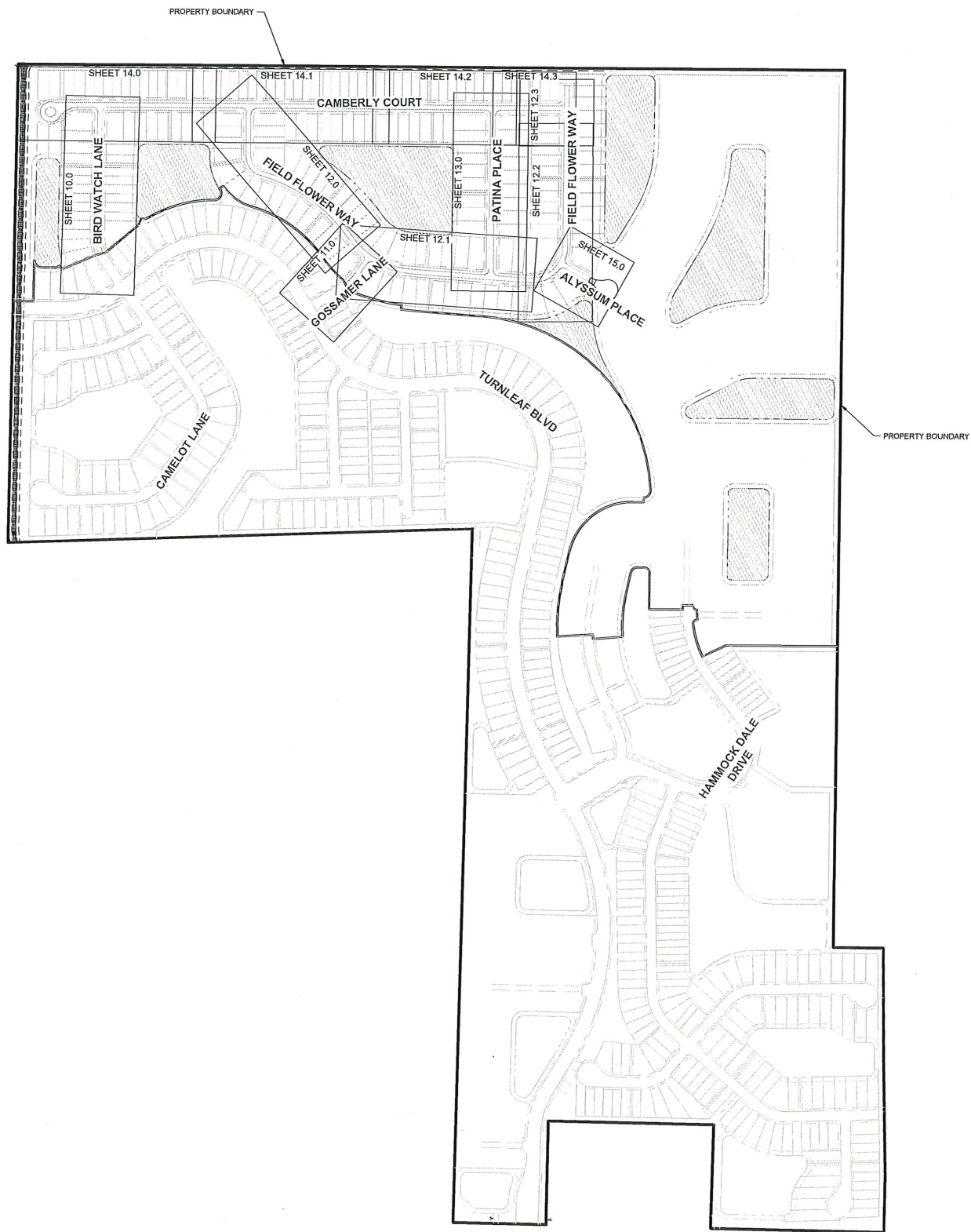
PLAN REVISIONS

PLAN STATUS

APPROVAL SUBMITTAL PLANS
CCU# 25-1019

MASTER SITE AND PHASING PLAN

PROJECT / FILE NO.	SHEET NUMBER
23991	4.0



CIVIL ENGINEERING - LAND SURVEYING

REVIEWED FOR PLANNING

COMPLIANCE

5/12/2025

PROJECT NO. 23991

DATE

5/12/2025

PROJECT NO. 23991

DATE

www.barraco.net

DRG-25-109

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PHONE (239) 461-3170

FORT MYERS | PANAMA CITY BEACH

FLORIDA CERTIFICATES OF AUTHORIZATION

ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E

SUITE 205

JACKSONVILLE, FL 32256

PHONE (904) 562-1358

FAX (904) 996-2481

PROJECT DESCRIPTION

TURNLEAF PHASE 2

PART OF SECTION 4&9,

TOWNSHIP 42 SOUTH, RANGE 23 EAST

CHARLOTTE COUNTY, FLORIDA

ENGINEER OF RECORD

CARL A. BARRACO, P.E., FOR THE FIRM

FLORIDA P.E. NO. 38536 - CARLB@BARRACO.NET

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FILE NAME

J:\23991\DWG\DO2\

LOCATION

J:\23991\DWG\DO2\

PLOT DATE

TUE, 10-28-2025 - 11:29 AM

PLOT BY

CHRIS PAULY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

05/23/2025

CCU COMMENTS

PLAN STATUS

APPROVAL SUBMITTAL PLANS

CCU# 25-1019

MASTER KEY SHEET

PROJECT / FILE NO.

23991

SHEET NUMBER

9.0

Sight Triangle: the triangular area at the intersection of vehicular travel driver's vision of oncoming traffic must remain unobstructed. Two (2) sides of the triangle are formed by two (2) forty-foot segments running at the edge of a right-of-way, easement, or driveway, which meet at the intersection. The third side is the line connecting the ends of the forty-foot segments farthest from the intersection. Within this area there shall be a clear space with no obstruction 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 if there is no foliage between these heights. Sec. 3-6-392

SCALE 1" = 400'

0' 200' 400' 800' 1,200'



1. ALTERATIONS TO LANDSCAPING AND BUFFERS REQUIRE PRIOR WRITTEN PERMISSION OF CHARLOTTE COUNTY.
2. TREE PERMITS MUST BE OBTAINED PRIOR TO ANY LAND CLEARING, CUT / FILL ACTIVITIES OR THE ISSUANCE OF ANY BUILDING PERMITS.
3. HABITAT PRESERVE AND OPEN SPACE WETLAND SHALL BE MAINTAINED AND PRESERVE IN PERPETUITY.
4. HABITAT PRESERVE AND OPEN SPACE WETLAND SHALL BE MAINTAINED AND PRESERVED IN PERPETUITY.

INSTALLATION NOTES

- 1) Around an area at or greater than a six-foot radius of all species of mangroves and protected Sabal Palms
- 2) Around an area at or greater than the full dripline of all protected native pines.
- 3) Around an area at or greater than two-thirds of the dripline of all other protected species.

BUFFER # / TYPE	L.F.	TYPE 'A' BUFFER			TYPE 'B' BUFFER		
		CANOPY TREES 2 PER 100 LF	CANOPY TREES 1 PER 100 LF	SHRUBS 10 PER 100 LF	CANOPY TREES 3 PER 100 LF	ACCENT TREES 1 PER 100 LF	SHRUBS 15 PER 100 LF
NORTH BUFFER/TYPE 'A'	900	18	9	90			
EAST BUFFER #1 / TYPE 'B'	2,790				84	28	419
EAST BUFFER #2 / TYPE 'B'	850				26	9	128
TOTALS	4,540	18	9	90	109	36	546

HERITAGE TREE REMOVAL PHASE 2 IMPACT AREA							
FD	Tree ID	Common Name	Scientific Name	Latitude	Longitude	Measuremen	Inches
32	764	Live oak*	Quercus virginiana	26.836964	-82.007013	DBH	33.4
58	790	Live oak*	Quercus virginiana	26.836539	-82.006856	DBH	30.3
59	791	Live oak*	Quercus virginiana	26.836401	-82.006837	DBH	35
TOTAL CALIPER ALL TREES							98.7

182 lots x 3.0 = 546 tree points to be installed at time of lot development.

EXHIBIT 5: TREE FONTS				
TREE CALIPER (INCHES)	RETAINED NATIVE (EXCEPT PALMS)	INSTALLED NATIVE (EXCEPT PALMS)	NON-NATIVE (INSTALLED OR RETAINED)	NATIVE PALMS (N/A CLEAR TRUNKS)
2.0'	1.0'	1.0'	0.5'	0.5'
3.0'	1.5'	1.5'	1.0'	0.5'
4.0'	3.5'	2.5'	1.5'	0.5'
5.0'	4.0'	3.0'	2.0'	0.5'
6.0'	4.5'	3.5'	2.5'	0.5'
7.0'	5.0'	4.0'	3.0'	0.5'
8.0'	5.5'	4.5'	3.5'	0.5'
9.0"	6.0'	5.0'	4.0'	0.5'

- Removal of 6 Heritage Trees = x " DBH Replacement W/ x-5" DBH PINES per plan

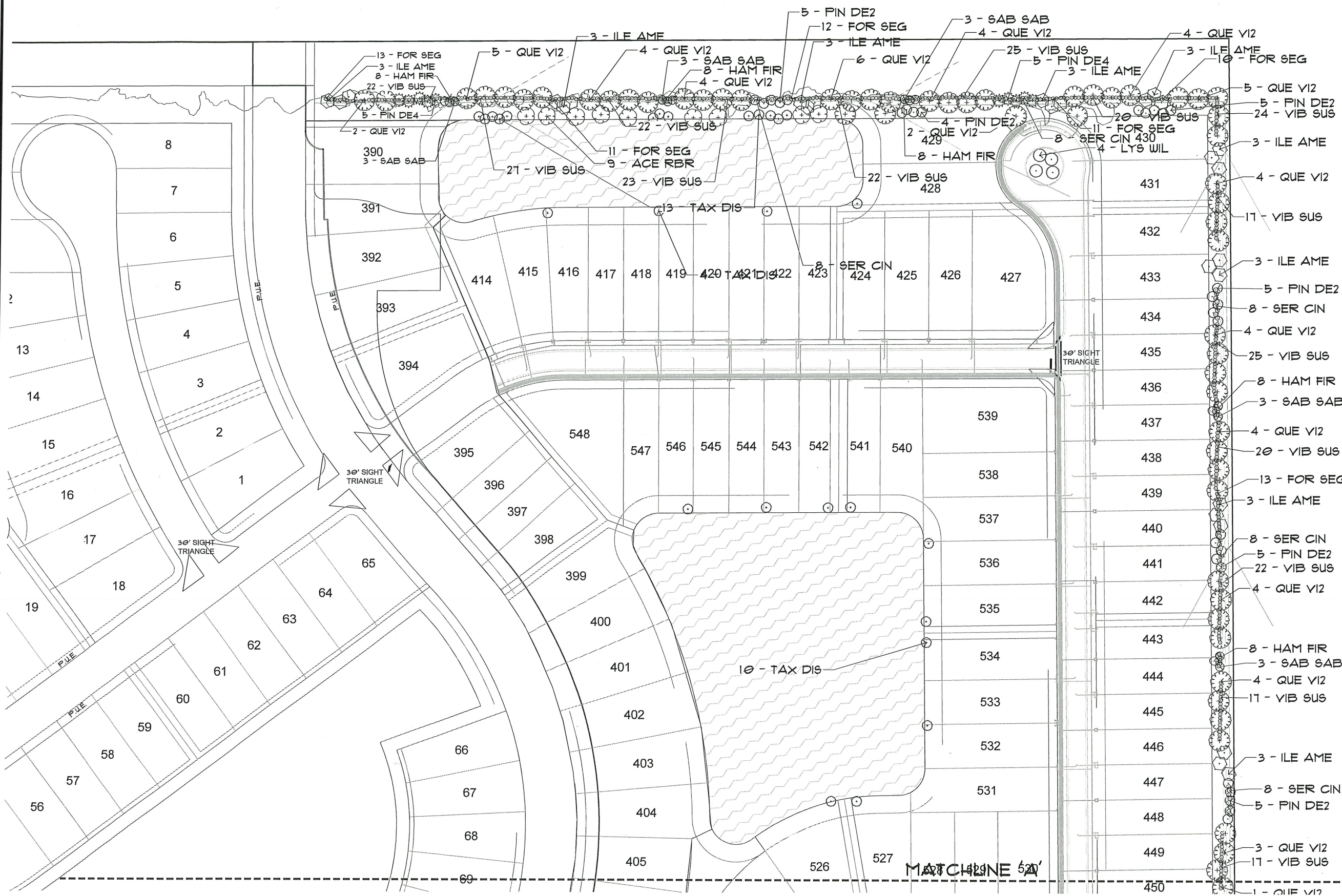
CALL 48 HOURS
BEFORE YOU DIG

L.A. LICENSE: LC C000063

SHEET NUMBER:

11

L-1



DAVID M. JONES, JR.
AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS
AND PLANNERS

2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
FAX: (239) 337-4494

L.A. LICENSE: LC 000063

PROJECT INFORMATION:

**TURNLEAF
PHASE 2A**

CHARLOTTE CO., FL

PREPARED FOR:

Burnt Store Developers, LLC
7807 Baymeadows Road E.,
Suite 205
Jacksonville, FL 32256
C/O Mr. Jeff Wasko, PE
Barraco and Associates, Inc.
Tel: 239-461-3170

CONSULTANT:

DESIGN PROFESSIONAL:
Digitally signed by
Gregory J. Diserio
DN: cn=US,
ou=unaffiliated,
dnQualifier=AD1410C0
000015AFC7B99F000
C=US, o=Gregory J.
Diserio
Date: 2025.05.07
14:25:16 -0400

GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

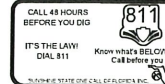
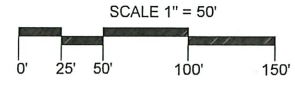
PROJECT NO.	225031
PROJECT MGR.	GREG DISERIO
FILE NAME:	TURNLEAF PH. 2 LS
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD
ISSUED FOR:	PHASE 2A SITE PERMIT

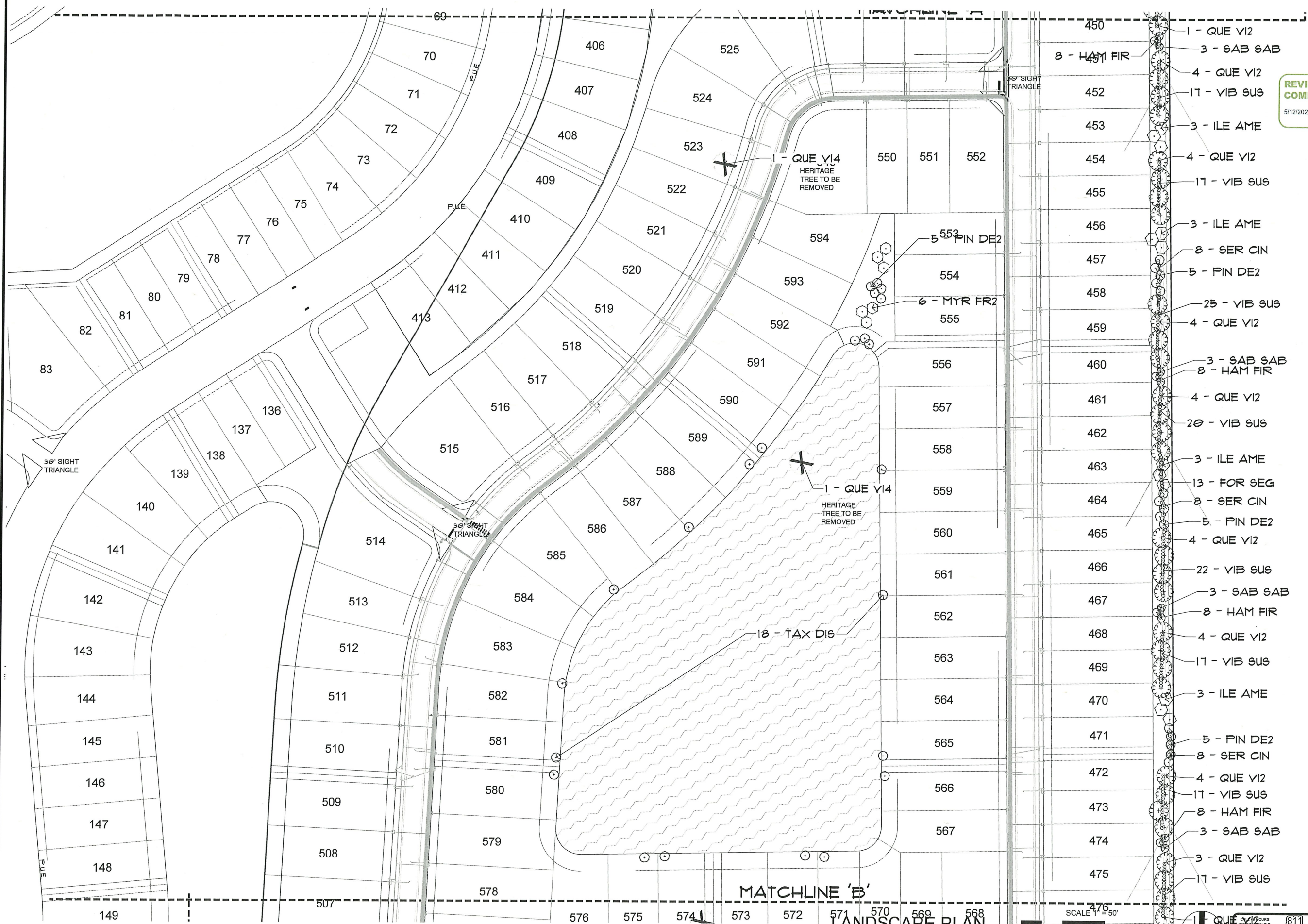
ISSUED DATE: MARCH 11, 2025
REVISIONS:
MAY 7, 2025 UPDATED CIVIL

SHEET TITLE:
**LANDSCAPE
PLAN**

SHEET NUMBER:
L-2

LANDSCAPE PLAN





REVIEWED FOR CODE COMPLIANCE
5/12/2025 DRC-25-143

DAVID M. JONES, JR.
AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
AND PLANNERS

2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
FAX: (239) 337-4494

L.A. LICENSE: LC 0000063

PROJECT INFORMATION:

TURNLEAF
PHASE 2A

CHARLOTTE CO., FL

PREPARED FOR:

Burnt Store Developers, LLC
7807 Baymeadows Road E.,
Suite 205
Jacksonville, FL 32256
C/O Mr. Jeff Wasko, PE
Barraco and Associates, Inc.
Tel: 239-461-3170

CONSULTANT:

DESIGN PROFESSIONAL:
Digitally signed by
Gregory J. Diserio
DN: c=US,
ou=Unaffiliated,
dnQualifier=A01410C00
000192FCE789FF000CB
20F5mGregory J
Diserio
Date: 2025.05.07
14:25:35 -0400

GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO.	225031
PROJECT MGR.	GREG DISERIO
FILE NAME:	TURNLEAF PH. 2 LS
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD
ISSUED FOR:	PHASE 2A SITE PERMIT

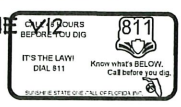
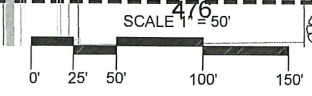
ISSUED DATE:	MARCH 11, 2025
REVISIONS:	
MAY 7, 2025	UPDATED CIVIL

SHEET TITLE:
LANDSCAPE
PLAN

SHEET NUMBER:
L-3

MATCHLINE 'B'

LANDSCAPE PLAN



GRADING, PAVING, AND DRAINAGE NOTES

1. THIS PROJECT SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FOOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHWA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED OR SODDED PER DIRECTION FROM OWNER UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
7. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
8. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
9. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE ENGINEER OF RECORD PRIOR TO ANY EXCAVATION.
10. THE CONTRACTOR SHALL STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FOOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL

ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN. ALL EARTHEN AREAS THAT EXCEED 3:1 SLOPES SHALL BE STAKED AND SODDED UNLESS OTHERWISE STATED IN THE PLANS.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS, AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
15. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
16. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESTORATION PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
17. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED. CONTRACTOR SHALL PROPERLY DISPOSE OF ALL UNDESIRABLE MATERIAL IN A LEGAL MANNER.
18. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER FOOT SPECIFICATIONS.
19. LENGTH OF STORM DRAIN PIPES ARE APPROXIMATE AND ARE MEASURED FROM THE INSIDE FACE TO THE INSIDE FACE OF THE STRUCTURES.
20. CONTRACTOR SHALL PLACE 2 FT. OF CONTINUOUS SOD AROUND ALL INLETS, HEADWALLS AND CONTROL STRUCTURES ABOVE CONTROL ELEVATION.
21. CONTRACTOR SHALL PLACE 2 FT. OF SOD CONTINUOUS ALONG EDGES OF PAVEMENT OF ALL ROADS AND/OR CURBS, LAYING PARALLEL WITH THE ROAD MAINTAINING 1' BELOW FINISHED PAVEMENT GRADE.
22. FOR LAKE BANKS, A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY (MODIFIED PROCTOR) FOR EMBANKMENTS THAT WILL SUPPORT STRUCTURES, AND 90 PERCENT OF MAXIMUM DRY DENSITY (MODIFIED PROCTOR) FOR OTHER EMBANKMENTS IN ACCORD WITH ASTM D1557 MUST BE OBTAINED [10-323(D)(4)].

LEGEND

- PROPOSED LAKE
- EXISTING LAKE
- FLOW DIRECTION
- CONTROL STRUCTURE
- INTERCONNECT
- BASIN LINE

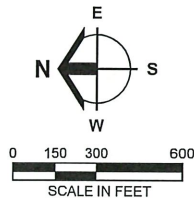
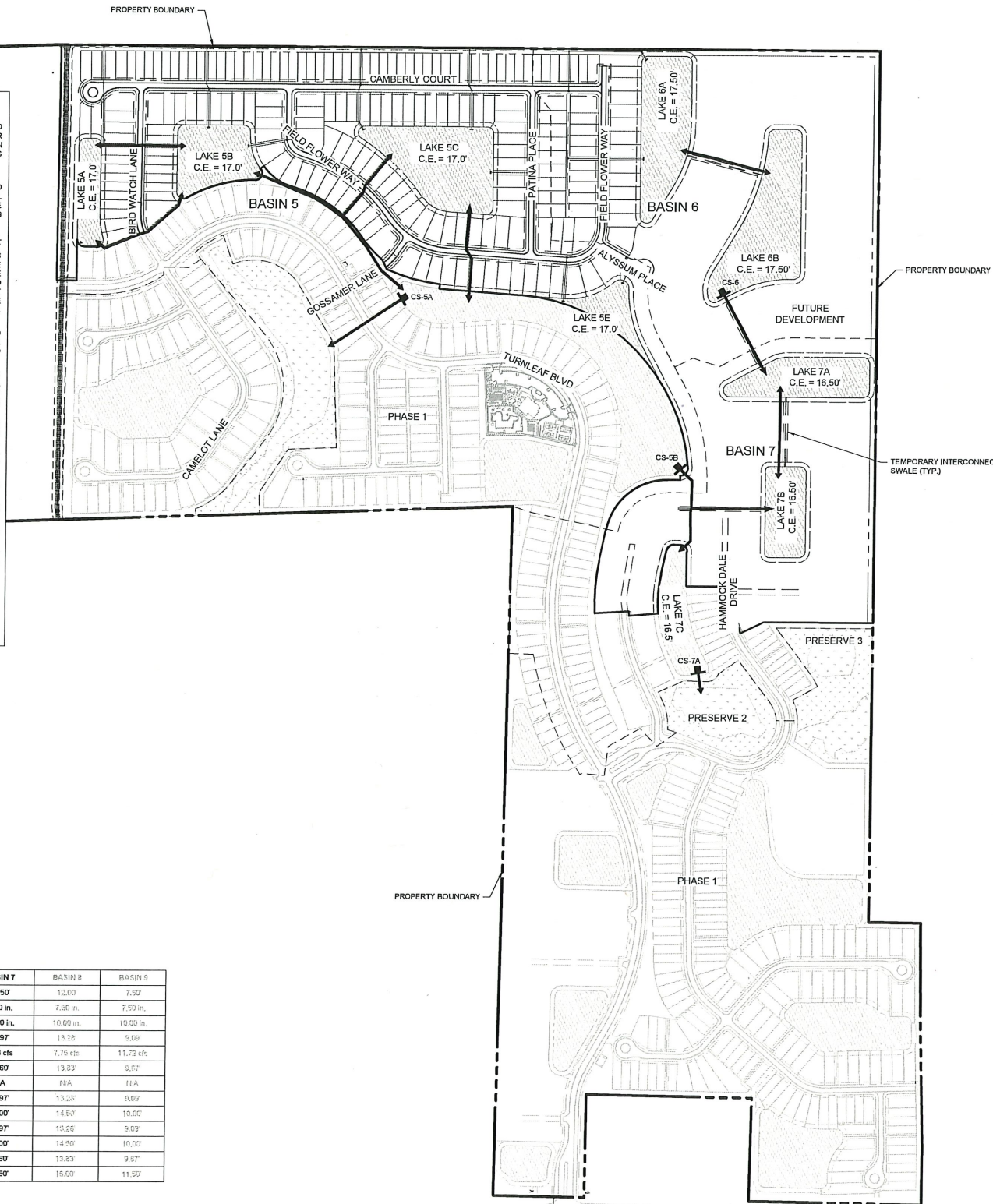
STORMWATER MANAGEMENT SYSTEM MAINTENANCE:

1. INLETS, PIPES, AND CULVERT WILL BE CHECKED PERIODICALLY FOR ACCUMULATION OF SEDIMENT, TRASH, ETC. ANY NOTED BLOCKAGE SHOULD PROMPT FURTHER INVESTIGATION.
2. SWALES AND GRASSED DETENTION AREAS SHALL BE MOWED ON A REGULAR BASIS AND UNDESIRABLE VEGETATION WILL BE REMOVED. THESE AREAS WILL BE MONITORED FOR EROSION AND REPAIRED AS NECESSARY.
3. THE OUTFALL STRUCTURES WILL BE ROUTINELY INSPECTED TO DETERMINE IF ANY OBSTRUCTIONS ARE PRESENT OR REPAIRS ARE NEEDED. TRASH AND VEGETATION IMPEDING WATER FLOW THROUGH THE STRUCTURE SHOULD BE REMOVED.

WATER MANAGEMENT SUMMARY

WATER MANAGEMENT PARAMETERS	BASIN 1	BASIN 2	BASIN 3	BASIN 4	BASIN 5	BASIN 6	BASIN 7	BASIN 8	BASIN 9
CONTROL ELEVATION (FT-NAVD)	14.00'	17.50'	16.00'	15.00'	17.00'	17.50'	18.50'	12.00'	7.50'
25-YEAR, 1 DAY RAINFALL DEPTH	7.50 in.	7.50 in.	7.50 in.	7.50 in.	7.50 in.	7.50 in.	7.50 in.	7.50 in.	7.50 in.
100-YEAR, 1-DAY RAINFALL DEPTH	10.00 in.	10.00 in.	10.00 in.	10.00 in.	10.00 in.	10.00 in.	10.00 in.	10.00 in.	10.00 in.
PEAK 25-YEAR STORM STAGE (FT-NAVD)	16.43'	19.99'	18.32'	18.45'	19.21'	19.75'	18.97'	13.28'	9.03'
PEAK 25-YEAR STORM DISCHARGE	6.00 cfs	2.92 cfs	2.05 cfs	1.42 cfs	5.23 cfs	2.67 cfs	9.78 cfs	7.75 cfs	11.72 cfs
PEAK 100-YEAR STORM STAGE (FT-NAVD)	17.20'	20.71'	19.02'	19.19'	19.94'	20.55'	19.60'	13.83'	9.87'
FEMA FLOOD ELEVATION (FT-NAVD)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MINIMUM CALCULATED PAVEMENT ELEVATION	19.43'	19.99'	18.32'	18.45'	19.21'	19.75'	18.97'	13.28'	9.03'
MINIMUM PROPOSED PAVEMENT ELEVATION	19.70'	20.00'	18.50'	18.50'	19.50'	20.00'	19.00'	14.50'	10.00'
MINIMUM CALCULATED PERIMETER BERM ELEVATION	19.45'	19.98'	18.32'	18.45'	19.21'	19.75'	18.97'	13.28'	9.03'
MINIMUM PROPOSED PERIMETER BERM ELEVATION	19.60'	20.00'	18.50'	18.50'	19.50'	20.00'	19.00'	14.50'	10.00'
MINIMUM CALCULATED FINISHED FLOOR ELEVATION	17.20'	20.71'	19.02'	19.19'	19.94'	20.55'	19.60'	13.83'	9.87'
MINIMUM PROPOSED FINISHED FLOOR ELEVATION	18.00'	21.50'	20.00'	20.00'	21.00'	21.50'	20.50'	15.00'	11.50'

LAST UPDATED: 2025.07.30



Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
REVIEWED FOR PLANNING COMPLIANCE
www.barraco.net

5/12/2025
DRAWING NO. 23991B11.DWG
SHEET 100
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

TURNLEAF PHASE 2

PART OF SECTION 4&9,
TOWNSHIP 42 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA

ENGINEER OF RECORD

CARLA A. BARRACO, P.E., FOR THE FIRM
FLORIDA P.E. NO. 38536 - CARLA@BARRACO.NET

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FILE NAME J:\23991\DWG\2025\23991B11.DWG
LOCATION J:\23991\DWG\2025\23991B11.DWG
PLOT DATE TUE, 10-28-2025 - 11:16 AM
PLOT BY CHRIS PAULY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

APPROVAL SUBMITTAL PLANS
CCU# 25-1019

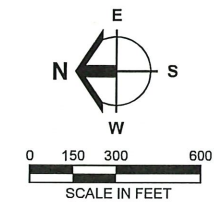
MASTER DRAINAGE PLAN

PROJECT / FILE NO.

23991

SHEET NUMBER

5.0



1. PERIMETER BERMS LABELED AT MINIMUM BERM ELEVATIONS. WHERE ADJACENT EXISTING GRADE IS HIGHER THAN THE MINIMUM, BERM ELEVATIONS VARY AS SHOWN FROM A MINIMUM 0.5' ABOVE ADJACENT GRADE OR HIGHER.
2. FINISH FLOOR ELEVATION LABELED AT MINIMUM FINISH FLOOR ELEVATION. FINISH FLOOR ELEVATIONS VARY FROM MINIMUM ELEVATION AND ABOVE PER TYPICAL LOT GRADING DETAILS. SEE SHEET 22.1.
3. FOR ALL MINIMUM GRADE ELEVATIONS PER BASIN NOT NOTED ON TYPICAL SECTIONS, SEE THE BELOW WATER MANAGEMENT SUMMARY.

WATER MANAGEMENT SUMMARY

WATER MANAGEMENT SUMMARY									
WATER MANAGEMENT PARAMETERS	BASIN 1	BASIN 2	BASIN 3	BASIN 4	BASIN 5	BASIN 6	BASIN 7	BASIN 8	BASIN 9
CONTROL ELEVATION (FT-NAVD)	14.00	17.50	16.00	16.00	17.00	17.50	16.50	12.00	7.50
25-YEAR, 1 DAY RAINFALL DEPTH	7.50 in.	7.50 in.	7.50 in.	7.50 in.	7.50 in.	7.50 in.	7.50 in.	7.50 in.	7.50 in.
100-YEAR, 1-DAY RAINFALL DEPTH	10.00 in.	10.00 in.	10.00 in.	10.00 in.	10.00 in.	10.00 in.	10.00 in.	10.00 in.	10.00 in.
PEAK 25-YEAR STORM STAGE (FT-NAVD)	19.45	15.66	18.32	18.48	19.21	19.75	18.97	13.26	9.09
PEAK 25-YEAR STORM DISCHARGE	8.00 cfs	2.62 cfs	2.02 cfs	1.42 cfs	5.23 cfs	2.67 cfs	9.78 cfs	7.76 cfs	11.72 cfs
PEAK 100-YEAR STORM STAGE (FT-NAVD)	17.20	20.71	19.02	19.19	19.94	20.59	19.60	13.83	9.87
FEMA FLOOD ELEVATION (FT-NAVD)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MINIMUM CALCULATED PAVEMENT ELEVATION	16.43	19.99	18.52	18.45	19.21	19.75	18.97	13.26	8.66
MINIMUM PROPOSED PAVEMENT ELEVATION	16.70	20.00	18.50	18.50	19.50	20.00	19.00	14.50	10.00
MINIMUM CALCULATED PERIMETER BERM ELEVATION	19.43	19.58	16.38	16.45	19.21	19.75	18.97	12.35	8.69
MINIMUM PROPOSED PERIMETER BERM ELEVATION	19.60	20.00	16.50	16.50	19.50	20.00	19.00	14.00	10.00
MINIMUM CALCULATED FINISHED FLOOR ELEVATION	17.20	20.71	19.02	19.19	19.94	20.59	19.60	13.83	9.87
MINIMUM PROPOSED FINISHED FLOOR ELEVATION	18.00	21.50	20.00	20.00	21.00	21.50	20.50	16.00	11.50

LAST UPDATED: 2025.07.30

Barraco
and Associates, Inc.

REVIEWED FOR COMPLIANCE

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barrack.net

5/12/2025

**PROJECT: STATE 100
FOURTH LANE, DAYTON 2801
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH**

**FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940**

PREPARED FOR

**GREENPOINTE
COMMUNITIES,
LLC**

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

TURNLEAF PHASE 2

PART OF SECTION 4&9,
TOWNSHIP 42 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA

ENGINEER OF RECORD

CARLA A. BARRACO, P.E., FOR THE FIRM
FLORIDA P.E. NO. 38536 - CARLB@BARRACO.NET

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FILE NAME	23991B18.DWG
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LOCATION	J:\23991\DWG\DO2\
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PLOT DATE	TUE, 10-28-2025 - 11:27 AM
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PLOT BY	CHRIS PAULY
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CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

APPROVAL SUBMITTAL PLANS
CCU# 25-1019

TYPICAL SECTIONS

PROJECT / FILE NO.	
--------------------	--

23991

SHEET NUMBER

8.0

UTILITIES PROVIDING SERVICE:

POTABLE WATER
CHARLOTTE COUNTY UTILITIES
3100 LOVELAND BLVD.
PORT CHARLOTTE, FL 33980
PHONE (841) 764-4300

SANITARY SEWER
CHARLOTTE COUNTY UTILITIES
3100 LOVELAND BLVD.
PORT CHARLOTTE, FL 33980
PHONE (841) 764-4300

TELEPHONE:
CENTURY LINK
3391 TAMiami TRAIL
PORT CHARLOTTE, FLORIDA 33952
PHONE 1-877-600-7281

ELECTRIC:
FLORIDA POWER AND LIGHT COMPANY
P.O. BOX 40
15534 WINKLER ROAD
FORT MYERS, FLORIDA 33908
PHONE (239) 415-1301

UTILITY LOCATING SERVICE
SUNSHINE STATE ONE CALL CENTER
PHONE (800) 432-4770
(MINIMUM 48 HOURS NOTICE REQUIRED)

GARBAGE COLLECTION
CHARLOTTE LANDSCAPING AND SANITATION SERVICE
23046 HARBOR VIEW ROAD
CHARLOTTE HARBOR, FL 33980
PHONE (841) 625-1105

EMERGENCY SERVICES
CHARLOTTE COUNTY FIRE & EMS
PHONE (841) 743-1367

IRRIGATION (ON-SITE)
PRIVATE

IRRIGATION (BULK SUPPLY)
CHARLOTTE COUNTY UTILITIES
3100 LOVELAND BLVD
PORT CHARLOTTE, FL 33980
PHONE (841) 764-4300

GENERAL UTILITY NOTES:

- ALL UTILITY CONSTRUCTION TO BE IN ACCORDANCE WITH THE CHARLOTTE COUNTY UTILITIES TECHNICAL SPECIFICATIONS AND DETAILS, LATEST EDITION AND RESOURCE CONSERVATION SYSTEMS.
- CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- LOCATIONS OF PROPOSED UTILITY LINES ARE SUBJECT TO MODIFICATION TO PRESERVE EXISTING VEGETATION AS DETERMINED BY ENGINEER.
- EXERCISE CARE TO PROTECT THE ROOTS OF TREES TO REMAIN. WITHIN THE BRANCH SPREAD OF SUCH TREES, PERFORM ALL TRENCHING BY HAND. OPEN THE TRENCH ONLY WHEN UTILITIES CAN BE INSTALLED IMMEDIATELY. PRUNE INJURED ROOTS CLEANLY AND BACKFILL AS SOON AS POSSIBLE.
- CONTRACTOR SHALL NOTIFY ALL UTILITY PROVIDERS AT LEAST 48 HOURS PRIOR TO THE START OF UNDERGROUND CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE IF UTILITIES OTHER THAN THOSE SHOWN ON THESE PLANS EXIST.
- ALL UNDERGROUND UTILITIES LOCATED BENEATH THE STABILIZED PORTION OF THE ROAD BED SHALL BE INSTALLED PRIOR TO COMPACTION OF THE SUBGRADE
- CONTRACTOR TO PROVIDE COORDINATION AND INSTALL CONDUITS FOR LOCATION AND PREPARATION OF UTILITY RECORD DRAWINGS FOR OWNER PRIOR TO FINAL PAYMENT REQUEST.
- NO TREES OR SHRUBS SHALL BE PLACED SO AS TO BLOCK ACCESS OR LINE OF SIGHT TO FIRE HYDRANTS PLACED WITHIN LANDSCAPE ISLANDS THROUGHOUT THE PROJECT SITE.
- PROPOSED FITTINGS ON PRESSURIZED MAINS ARE PLACED AS SHOWN AT BENDS. ADDITIONAL BENDS MAY BE REQUIRED TO BEND MAINS AS SHOWN. IF ANY ADDITIONAL BENDS ARE INSTALLED, CONTRACTOR TO INSTALL CONDUITS FOR LOCATION ON RECORD DRAWINGS.
- CONTRACTOR TO COORDINATE WITH ELECTRIC, TELEPHONE AND CABLE COMPANIES TO ASSURE THAT NO SANITARY SEWER OR WATERLINE SERVICES ARE INSTALLED UNDER PROPOSED TRANSFORMERS.
- ALL WATER SERVICES ARE TO BE 1" UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE 9" OF HORIZONTAL SEPARATION BETWEEN ALL PORTIONS OF THE PROPOSED WATERMAIN AND WATERMAIN BENDS, TO ALL MITERED ENDS, RCP, CATCH BASINS, AND THE BACK OF THE CURB.
- ALL BACKFLOW PREVENTORS TO BE REDUCED PRESSURE.

WATERLINE NOTES:

- THE ENDS OF ALL CAPPED POTABLE WATERLINES SHALL BE MARKED WITH ELECTRONIC MARKERS AND 2x4" STAKES 9" IN LENGTH WITH 2" ABOVE GROUND.
- ALL POTABLE WATERLINES SHALL BE AWWA C-900, CLASS 150 PVC RUBBER GASKET PIPE WITH BELL AND SPIGOT ENDS UNLESS NOTED OTHERWISE.
- ALL WATERLINES SHALL HAVE A MINIMUM COVER OF 36".
- CONTRACTOR SHALL USE BENDS AT CONFLICTS, RESTRAINTS TO BE MEGALUG OR APPROVED EQUAL. CONTRACTOR SHALL NOT DEFLECT PIPE WITHOUT PRIOR WRITTEN APPROVAL FROM CHARLOTTE COUNTY UTILITIES. DEFLECTIONS ARE ALSO REQUIRED TO BE D.I.P.
- PROPOSED PIPE FITTINGS ARE SHOWN AT BENDS IN WATERLINE. ADDITIONAL FITTINGS MAY BE REQUIRED TO BEND WATERLINE AS SHOWN.
- THE CONTRACTOR SHALL PLACE PROPOSED VALVES AS SHOWN. THE VALVE BOX SHALL NOT BE LOCATED IN PAVEMENT, BRICK PAVERS OR DRIVEWAY AREAS.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL BLUE REFLECTIVE PAVEMENT MARKERS AS REQUIRED NEAR PROPOSED FIRE HYDRANTS.
- ALL COMPONENTS OF THE POTABLE WATER SYSTEM SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE / NSF INTERNATIONAL STANDARD 61. ALL COMPONENTS INSTALLATION AND TESTING OF THE POTABLE WATER SYSTEM SHALL BE ACCORDANCE WITH ALL AWWA APPLICABLE STANDARDS.
- ALL WATER SERVICE LINES UNDER ROADWAY SHALL BE PLACED IN A 3/4" SCHEDULE 40 PVC CASING.

SANITARY SEWER NOTES:

- GRAVITY SEWER LINES SHALL BE PVC (SDR-26), GREEN IN COLOR, UNLESS NOTED OTHERWISE. GRAVITY SEWER GOING TO LIFT STATION SHALL BE C-200 (SDR-14) UNLESS NOTED OTHERWISE.
- ALL SEWER PIPE LENGTHS ARE APPROXIMATE AND ARE MEASURED FROM THE CENTER OF STRUCTURE.
- MANHOLE TOP ELEVATIONS ARE APPROXIMATE AND SHOULD BE ADJUSTED TO FINAL GRADE OR PAVEMENT ELEVATION.
- ALL SANITARY SEWER SERVICE INVERTS TO BE PLACED A MINIMUM OF 36" BELOW BACK OF CURB (MIN. 1% SLOPE FROM MAIN) TYPICAL UNLESS IN CONFLICT WITH WATERLINE. MAINTAIN MINIMUM 6" CLEARANCE UNDER POTABLE WATERLINE.
- ALL SANITARY SEWER FORCE MAINS 4" TO 12" SHALL BE PVC C-900, CLASS 150 MINIMUM UNLESS NOTED OTHERWISE, WITH A MINIMUM COVER OF 48".
- DEFLECTION TESTING IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS FOR GRAVITY SEWER MAY NOT BE UNDERTAKEN UNTIL 30 DAYS AFTER FINAL BACK FILLING OF THE TRENCH IS COMPLETE.
- PIPE JOINTS USED FOR GRAVITY SEWER SHALL NOT EXCEED THE MAXIMUM DEFLECTION TOLERANCE PROVIDED IN THE TECHNICAL SPECIFICATIONS OR 5%, WHICHEVER IS LESS.
- ALL GRAVITY SEWER MAINS SHALL BE TESTED WITH A MANDREL WITH A DIAMETER OF NOT LESS THAN 95% OF THE INSIDE PIPE DIAMETER. MANDREL TESTS MUST BE PERFORMED WITHOUT USE OF MECHANICAL DEVICES.

GENERAL IRRIGATION NOTES:

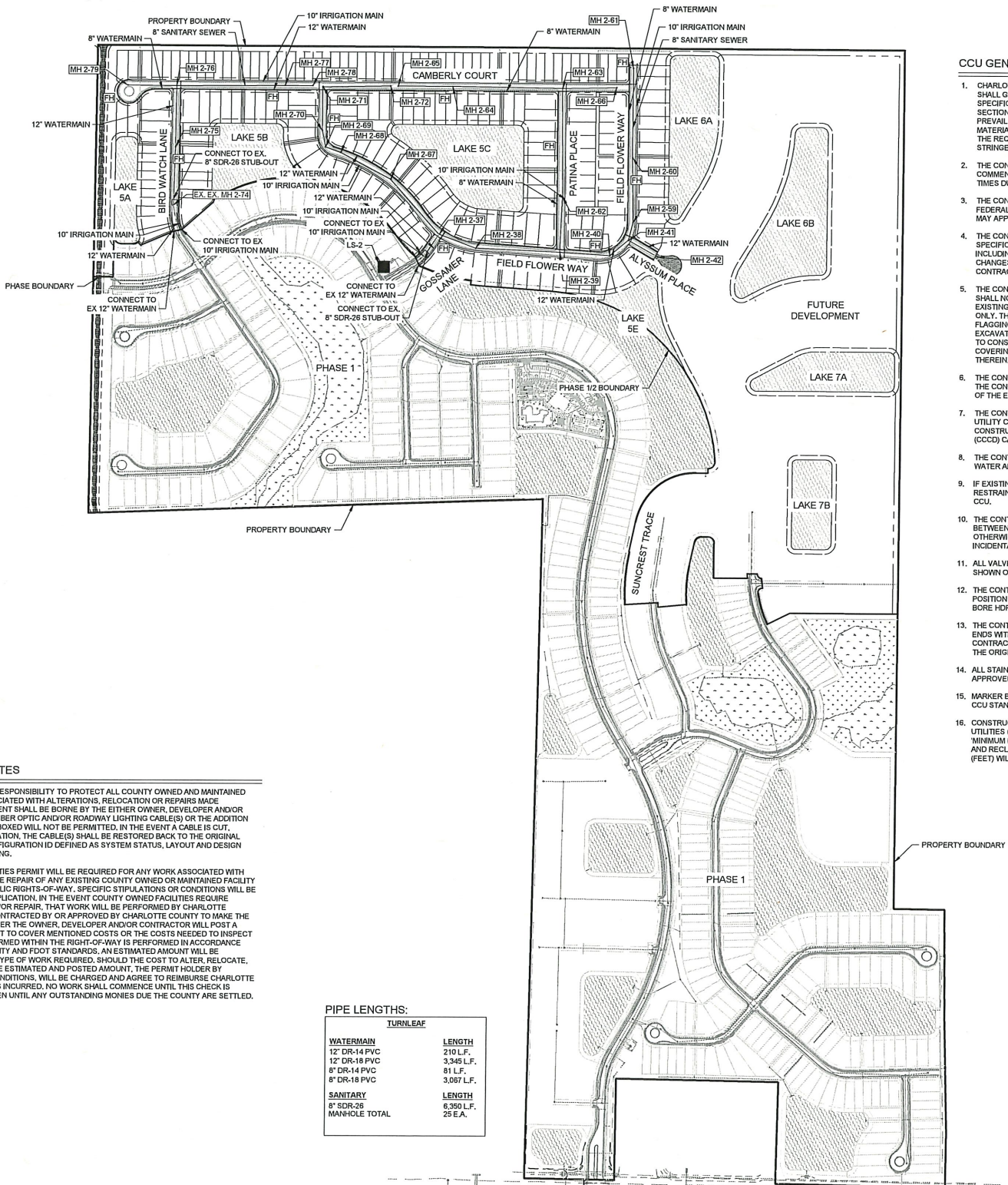
- IRRIGATION MAINS SIZED AND DESIGNED BY OTHERS.
- IRRIGATION SHALL UTILIZE A CENTRALIZED IRRIGATION SYSTEM THAT DRAWS SOURCE WATER FROM PROPOSED LAKE. THE CENTRALIZED IRRIGATION SYSTEM MUST COMPLY WITH CHARLOTTE COUNTY ORDINANCE NO. 3-6, AS AMENDED, (CHARLOTTE COUNTY WATER CONSERVATION ORDINANCE).
- ALL COMPONENTS OF THE IRRIGATION WATER SYSTEM SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE / NSF INTERNATIONAL STANDARD 61. ALL COMPONENTS INSTALLATION AND TESTING OF THE IRRIGATION WATER SYSTEM SHALL BE ACCORDANCE WITH ALL AWWA APPLICABLE STANDARDS AND SHALL MEET ALL MINIMUM AND MAXIMUM MANUFACTURER'S STANDARDS.

ADDITIONAL COUNTY NOTES

- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OWNED AND MAINTAINED FACILITIES. ANY/CALL COST ASSOCIATED WITH ALTERATIONS, RELOCATION OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY THE EITHER OWNER, DEVELOPER AND/OR CONTRACTOR. SPLICES IN THE FIBER OPTIC AND/OR ROADWAY LIGHTING CABLE(S) OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION, ORIGINAL CONFIGURATION ID DEFINED AS SYSTEM STATUS, LAYOUT AND DESIGN PRIOR TO ANY WORK COMMENCING.
- A RIGHT OF WAY INTERNET UTILITIES PERMIT WILL BE REQUIRED FOR ANY WORK ASSOCIATED WITH INSPECTION, RELOCATION OR THE REPAIR OF ANY EXISTING COUNTY OWNED OR MAINTAINED FACILITY WITHIN BURIED STORE ROAD PUBLIC RIGHTS-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT TIME OF PERMIT APPLICATION. IN THE EVENT COUNTY OWNED FACILITIES REQUIRE ALTERATIONS, RELOCATION AND/OR REPAIR, THAT WORK WILL BE PERFORMED BY CHARLOTTE COUNTY FORCES OR FORCES CONTRACTED BY OR APPROVED BY CHARLOTTE COUNTY TO MAKE THE NECESSARY CORRECTIONS. EITHER THE OWNER, DEVELOPER AND/OR CONTRACTOR WILL POST A CHECK IN AN AMOUNT SUFFICIENT TO COVER MENTIONED COSTS OR THE COSTS NEEDED TO INSPECT WORK TO ENSURE WORK PERFORMED WITHIN THE RIGHT-OF-WAY IS PERFORMED IN ACCORDANCE WITH AND ACCEPTABLE TO COUNTY AND FOOT STANDARDS. AN ESTIMATED AMOUNT WILL BE CALCULATED BASED UPON THE TYPE OF WORK REQUIRED, SHOULD THE COST TO ALTER, RELOCATE, REPAIR, OR INSPECT EXCEED THE ESTIMATED AND POSTED AMOUNT, THE PERMIT HOLDER BY ACCEPTANCE OF THE PERMIT CONDITIONS, WILL BE CHARGED AND AGREE TO REIMBURSE CHARLOTTE COUNTY, ANY ADDITIONAL COSTS INCURRED, NO WORK SHALL COMMENCE UNTIL THIS CHECK IS POSTED AND NO CO WILL BE GIVEN UNTIL ANY OUTSTANDING MONIES DUE THE COUNTY ARE SETTLED.

PIPE LENGTHS:

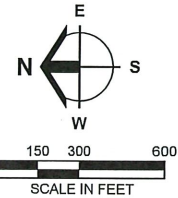
TURNLEAF		
WATERMAIN		LENGTH
12" DR-14 PVC		210 L.F.
12" DR-18 PVC		3,345 L.F.
8" DR-14 PVC		81 L.F.
8" DR-18 PVC		3,087 L.F.
SANITARY		LENGTH
8" SDR-26		6,350 L.F.
MANHOLE TOTAL		25 E.A.



LEGEND	
	PROPOSED LAKE
	PHASE LINE
	LIFT STATION
	FIRE HYDRANT

CCU GENERAL UTILITY NOTES:

- CHARLOTTE COUNTY UTILITIES (CCU) STANDARD SPECIFICATIONS AND STANDARD DETAILS SHALL GOVERN ALL UTILITY WORK. UNDER CERTAIN CIRCUMSTANCES THE STANDARD SPECIFICATIONS AND/OR STANDARD DETAILS MAY BE MODIFIED BY THE SPECIAL PROVISION SECTION OF THE CONTRACT DOCUMENTS IN WHICH CASE THE SPECIAL PROVISIONS SHALL PREVAIL. WHEN A CONFLICT EXISTS AMONG THE REQUIREMENTS OF A REFERENCED MATERIAL OR INSTALLATION STANDARD, THE REQUIREMENTS OF CCU SHALL PREVAIL. WHERE THE REQUIREMENTS OF A STATE OR LOCAL AGENCY HAVING JURISDICTION ARE MORE STRINGENT, THOSE REQUIREMENTS SHALL PREVAIL.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED COUNTY AND STATE PERMITS PRIOR TO COMMENCING WORK AND SHALL KEEP ONE COPY OF ALL ISSUED PERMITS AT THE SITE AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL ASSURE COMPLIANCE WITH ANY OSHA, EPA, AND/OR OTHER FEDERAL OR STATE OF FLORIDA RULES, REGULATIONS OR OTHER REQUIREMENTS, AS EACH MAY APPLY.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE ONE CURRENT COPY OF CCU SPECIFICATIONS AND DESIGN DETAILS AND ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING ENGINEERING DRAWINGS, SPECIFICATIONS, SPECIAL PROVISIONS, ETC. NO FIELD CHANGES OR DEVIATION FROM THE CONTRACT DOCUMENTS SHALL BE MADE BY THE CONTRACTOR WITHOUT PRIOR CCU WRITTEN APPROVAL.
- THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE. THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE CALL" PRIOR TO START OF CONSTRUCTION, THE EXISTING UTILITIES SHOWN ON THE ENGINEERING DRAWINGS ARE FOR DESIGN PURPOSES ONLY. THE CONTRACTOR SHALL MARK LOCATIONS OF UTILITIES BY PAINTING AND/OR FLAGGING THE UTILITY ALIGNMENT. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS AND ORDINANCES COVERING THE PROTECTION OF SUCH WORK AND THE SAFETY MEASURES TO BE EMPLOYED THEREIN.
- THE CONTRACTOR SHALL REVIEW THE SITE CONDITIONS PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BRING ENGINEERING DRAWING DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL CONTACT THE APPLICABLE COUNTY DEPARTMENTS AND ALL OTHER UTILITY COMPANIES A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION. THE CONSTRUCTION MANAGEMENT OFFICE OF CHARLOTTE COUNTY COMMUNITY DEVELOPMENT (CCCO) CAN BE REACHED AT 941-575-3600 AND CCU AT 941- 764-4515.
- THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY CUSTOMERS 48 HOURS IN ADVANCE IF WATER AND/OR SEWER SERVICE WILL BE INTERRUPTED DURING CONSTRUCTION.
- IF EXISTING VALVES OR FITTINGS ARE NOT RESTRAINED PROPERLY, THE CONTRACTOR SHALL RESTRAIN EXISTING UTILITIES IN ACCORDANCE WITH CCU REQUIREMENTS AS APPROVED BY CCU.
- THE CONTRACTOR SHALL INSTALL INCIDENTAL FITTINGS REQUIRED TO RESOLVE CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES AS DETERMINED IN THE FIELD UNLESS OTHERWISE SHOWN ON THE PLANS. ALL MATERIALS, EQUIPMENT, AND LABOR TO RESOLVE INCIDENTAL CONFLICTS SHALL BE PAID FOR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS.
- ALL VALVES SHALL BE INSTALLED OUTSIDE OF PAVEMENTS UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE PLANS OR APPROVED BY CCU.
- THE CONTRACTOR SHALL INSTALL ALL OPEN TRENCH BURY PIPE IN AN UPRIGHT VERTICAL POSITION SO ALL LETTERING AND/OR STRIPING CAN BE READ FROM ABOVE. DIRECTIONAL BORE HOPE PIPE SHALL MEET THIS REQUIREMENT TO THE EXTENT POSSIBLE.
- THE CONTRACTOR SHALL PUSH HOME ALL SPIGOT ENDS OF PVC AND/OR DI PIPE INTO BELL ENDS WITHIN 1/2" OF THE MANUFACTURER'S INSERTION MARK. IF PIPE IS CUT, THE CONTRACTOR SHALL REPLACE AN INSERTION MARK FROM NEW END OF PIPE AS SHOWN ON THE ORIGINAL PIPE.
- ALL STAINLESS STEEL SHALL BE 316 AUSTENITIC, NON-MAGNETIC UNLESS OTHERWISE APPROVED BY CCU.
- MARKER BALLS AND METALLIC LOCATION TAPE MUST BE INSTALLED IN ACCORDANCE WITH THE CCU STANDARD DETAILS AND CCU STANDARD SPECIFICATIONS.
- CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES (CCU) STANDARDS AND SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH CCU MINIMUM DRAWING AND SUBMITTAL REQUIREMENTS FOR POTABLE WATER, WASTEWATER, AND RECLAIMED WATER PROJECTS DATED NOVEMBER 1, 2011. STATE PLANE COORDINATES (FEET) WILL BE SUPPLIED FOR THE RECORD DRAWINGS.



Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
REVIEWED FOR PLANNING COMPLIANCE
www.barraco.net
5/12/2025
DR-23991-10, SUITE 100
POST OFFICE DRAWER 2804
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E
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JACKSONVILLE, FL 32256

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PROJECT DESCRIPTION

TURNLEAF PHASE 2

PART OF SECTION 4&9,
TOWNSHIP 42 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA

ENGINEER OF RECORD

CARL A. BARRACO, P.E. FOR THE FIRM
FLORIDA P.E. NO. 38536 - CARLB@BARRACO.NET

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FILE NAME J:\23991\DWG\DO21

PLOT DATE TUE, 10-28-2025 - 11:19 AM

PLOT BY CHRIS PAULY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

DATE	REVISION
03/17/2025	CCU COMMENTS

PLAN STATUS

APPROVAL SUBMITTAL PLANS
CCU# 25-1019

MASTER UTILITY PLAN

PROJECT / FILE NO.

23991

SHEET NUMBER

6.0