



DATE: June 15, 2026

TO: Honorable Board of County Commissioners

FROM: Maryann Franks, Zoning Supervisor
Professional Qualifications as provided in Exhibit 1.

RE: **DRC-25-143- Final Detail Site Plan, Turnleaf Phase 2A**

Requested Action(s):

Barraco and Associates, Inc. is requesting PD Final Detail Site Plan approval for Turnleaf Phase 2A, a residential subdivision. The proposed project consists of 204 residential single-family lots and 13 tracts with associated infrastructure. This project site is 117.27± acres and is located at 13203 Turnleaf Blvd., Punta Gorda, Florida.

Analysis

This project site is 117.27 ± acres and is located at 13203 Turnleaf Blvd., Punta Gorda, Florida. The site is designated as Burnt Store Village Residential in the 2030 Future Land Use Map and is currently zoned Planned Development (PD). The proposed Final Detail Site consists of 204 residential single-family lots and 13 tracts with associated infrastructure and is consistent with the County's Comprehensive Plan and existing PD conditions.

This Final Detail Site Plan complies with all conditions, as well as being in compliance with the approved concept plan. The site plans are attached as Exhibit 2.

The Final Detail Site Plan has been approved through the Site Plan Review process, this proposal will not create any concurrency issues (Exhibit 4, Approval Letter).

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application (Final Detail Site Plan, DRC-25-143) is generally consistent with Charlotte County's comprehensive plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines.

COMMUNITY DEVELOPMENT DEPARTMENT

18400 Murdock Circle
Port Charlotte, FL 33948
Phone: 941.764.4909 | Fax: 941.764-4180



Qualifications of Maryann Franks

Qualifications of Maryann Franks

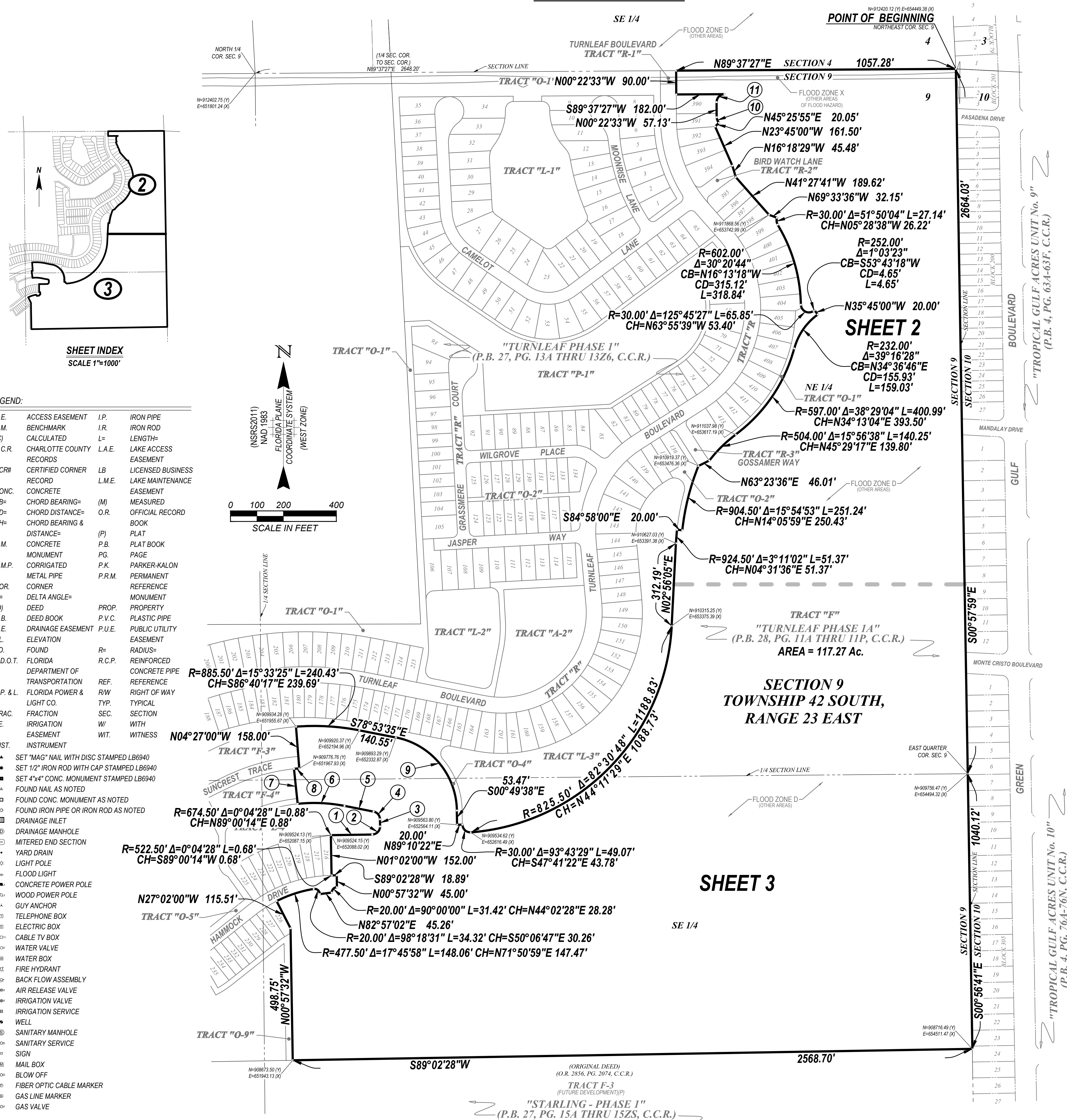
Position: Zoning Supervisor

Years with Charlotte County: 26

Position Summary & Experience: I have worked as a Zoning Tech I, Zoning Tech II, Permitting, Licensing & Zoning Supervisor, Zoning Coordinator and Zoning Supervisor for Charlotte County Community Development, Zoning Department for 26 years. My duties include reviewing and making recommendations of compliance with Charlotte County zoning regulations on preliminary and final detail site plans to the Board of County Commissioners. I also coordinate and compile the recommendations and conditions of the reviewing departments and agencies into the final recommendation to the Board of County Commissioners. My duties include supervising the Environmental Specialist, the Zoning Technicians, zoning reviews, host and attend meetings and providing customer service. I assist the Zoning Official and the Planners when needed.

Exhibit 1

KEY MAP SHEET



DESCRIPTION

A tract or parcel of land being all of TRACT "F" of the record plat of TURNLEAF PHASE 1A recorded in Plat Book 28, Pages 11A through 11P, Charlotte County Records, lying in Section 9, Township 42 South, Range 23 East, Charlotte County, Florida, said tract or parcel of land being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 9 run S00°57'59"E along the East line of the Northeast Quarter (NE 1/4) of said Section 9 for 2,664.03 feet to the East Quarter corner of said Section 9; thence run S00°56'41"E along the East line of the Southeast Quarter (SE 1/4) of said Section 9 for 1,040.12 feet to an intersection with the Northernly line of lands described in a deed recorded in Official Records Book 2856, at Page 2074, Charlotte County Records; thence run S89°02'28"W along the Northernly line of said lands for 2,568.70 feet to the Southwest corner of said TRACT "F"; thence run along the Westernly line of said TRACT "F" the following courses: N00°57'32"W for 498.75 feet; N27°02'00"W for 115.51 feet to a point on a radial curve; Easterly along an arc of a curve to the right of radius 477.50 feet (delta 17°45'58") (chord bearing N71°50'59"E) (chord 147.47 feet) for 148.06 feet to a point of compound curvature; Southeastery along an arc of a curve to the right of radius 20.00 feet (delta 98°18'31") (chord bearing S50°06'47"E) (chord 30.26 feet) for 34.32 feet; N82°57'02"E along a non-tangent line for 45.26 feet to a point on a non-tangent curve; Northeastery along an arc of a curve to the right of radius 20.00 feet (delta 90°00'00") (chord bearing N44°02'28"E) (chord 28.28 feet) for 31.42 feet; N00°57'32"W along a radial line for 45.00 feet; S89°02'28"W for 18.89 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 522.50 feet (delta 00°04'28") (chord bearing S89°00'14"W) (chord 0.68 feet) for 0.68 feet; N01°02'00"W along a radial line for 152.00 feet to a point on a radial curve; Easterly along an arc of a curve to the right of radius 674.50 feet (delta 00°04'28") (chord bearing N89°00'14"E) (chord 0.88 feet) for 0.88 feet to a point of tangency; N89°02'28"E for 135.68 feet to a point of curvature; Northeastery along an arc of a curve to the left of radius 30.00 feet (delta 89°52'06") (chord bearing N44°06'25"E) (chord 42.38 feet) for 47.05 feet to a point of tangency; N00°49'38"W for 27.10 feet to a point of curvature; Northwestery along an arc of a curve to the left of radius 30.00 feet (delta 78°03'57") (chord bearing N39°51'36"W) (chord 37.79 feet) for 40.88 feet to a point of tangency; N78°53'35"W for 111.77 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 594.50 feet (delta 17°08'25") (chord bearing N87°27'47"W) (chord 177.19 feet) for 177.85 feet; N06°02'00"W along a radial line for 133.00 feet to a point on radial curve; Easterly along an arc of a curve to the right of radius 727.50 feet (delta 01°35'07") (chord bearing N84°45'30"E) (chord 20.10 feet) for 20.10 feet; N04°27'00"W along a radial line for 158.00 feet to a point on a radial curve; Easterly along an arc of a curve to the right of radius 885.50 feet (delta 15°33'25") (chord bearing S86°40'17"E) (chord 239.69 feet) for 240.43 feet to a point of tangency; S78°53'35"E for 140.55 feet to a point of curvature; Southeastery along an arc of a curve to the right of radius 285.50 feet (delta 78°03'57") (chord bearing S39°51'36"E) (chord 359.60 feet) for 359.60 feet to a point of tangency; S00°49'38"E for 53.47 feet; N89°10'22"E for 152.00 feet; N01°02'00"W for 152.00 feet; S89°02'28"W for 18.89 feet; N00°57'32"W for 45.00 feet; R=20.00' Δ=90°00'00" L=31.42' CH=N44°02'28"E 28.28' N82°57'02"E 45.26' R=20.00' Δ=98°18'31" L=34.32' CH=S50°06'47"E 30.26' R=477.50' Δ=17°45'58" L=148.06' CH=N71°50'59"E 147.47' S89°02'28"W 2568.70' (ORIGINAL DEED) (O.R. 2856, PG. 2074, C.C.R.) TRACT F-3 (FUTURE DEVELOPMENT)(P)

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983NSRS 2011) and are based on East line of the of the Southeast Quarter (SE 1/4) of Section 9 to bear S00°56'41"E.

NOTES:

COURSE INFORMATION

- 1 N89°02'28"E 155.68'
- 2 R=30.00' Δ=89°52'06" L=47.05' CH=N44°06'25"E 42.38'
- 3 N00°49'38"W 27.10'
- 4 R=30.00' Δ=78°03'57" L=40.88' CH=N39°51'36"W 37.79'
- 5 N78°53'35"W 111.77'
- 6 R=594.50' Δ=17°08'25" L=177.85' CH=N87°27'47"W 177.19'
- 7 N06°02'00"W 133.00'
- 8 R=727.50' Δ=1°35'00" L=20.10' CH=N84°45'30"E 20.10'
- 9 R=285.50' Δ=78°03'57" L=389.00' CH=S39°51'36"E 359.60'
- 10 R=30.00' Δ=44°11'32" L=23.14' CH=N22°28'19"W 22.57'
- 11 R=30.00' Δ=90°00'00" L=47.12' CH=N44°37'27"E 42.43'

THIS SURVEY IS FOR THE BENEFIT OF:

I HEREBY CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECTION AND SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS PER CHAPTER 53-17.050 THRU 052 F.A.C. PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

SCOTT A. WHEELER (FOR THE FIRM - LB-6940) DATE SIGNED:

PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA CERTIFICATE NO. 5949

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 MCGREGOR BLVD., 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

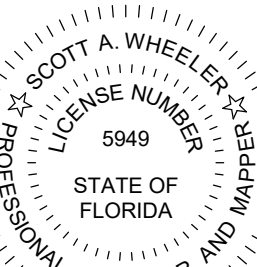
A TRACT OR PARCEL OF LAND
LYING IN THE PLAT OF

**TURNLEAF
PHASE 1A**

PLAT BOOK 28,
PAGES 11A THROUGH 11P,
CHARLOTTE COUNTY RECORDS

A SUBDIVISION
LYING IN SECTION 9,
TOWNSHIP 42 SOUTH,
RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

FILE NAME	23991506.DWG
LAYOUT	1
LOCATION	J:\23991\DWG\SURVEYING\
PLOT DATE	WED. 10-1-2025 - 7:13 AM
PLOT BY	PETER OLSEN

DRAWING DATA	
SURVEY DATE	10-01-2025
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=200'
FIELD BOOK	634/1

PLAN REVISIONS

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STRAP NUMBERS

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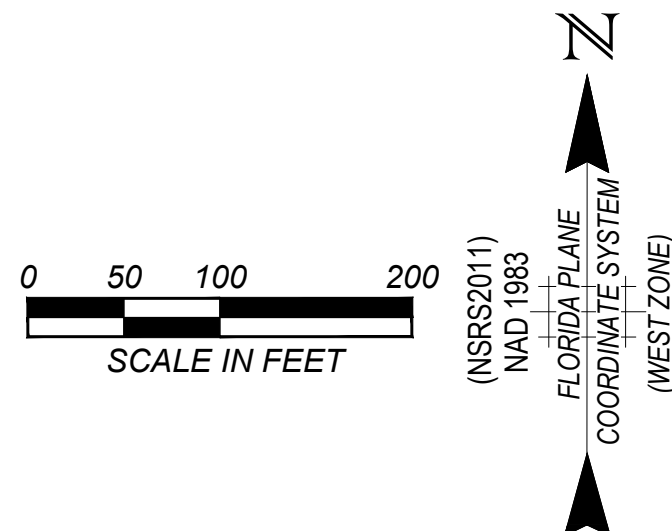
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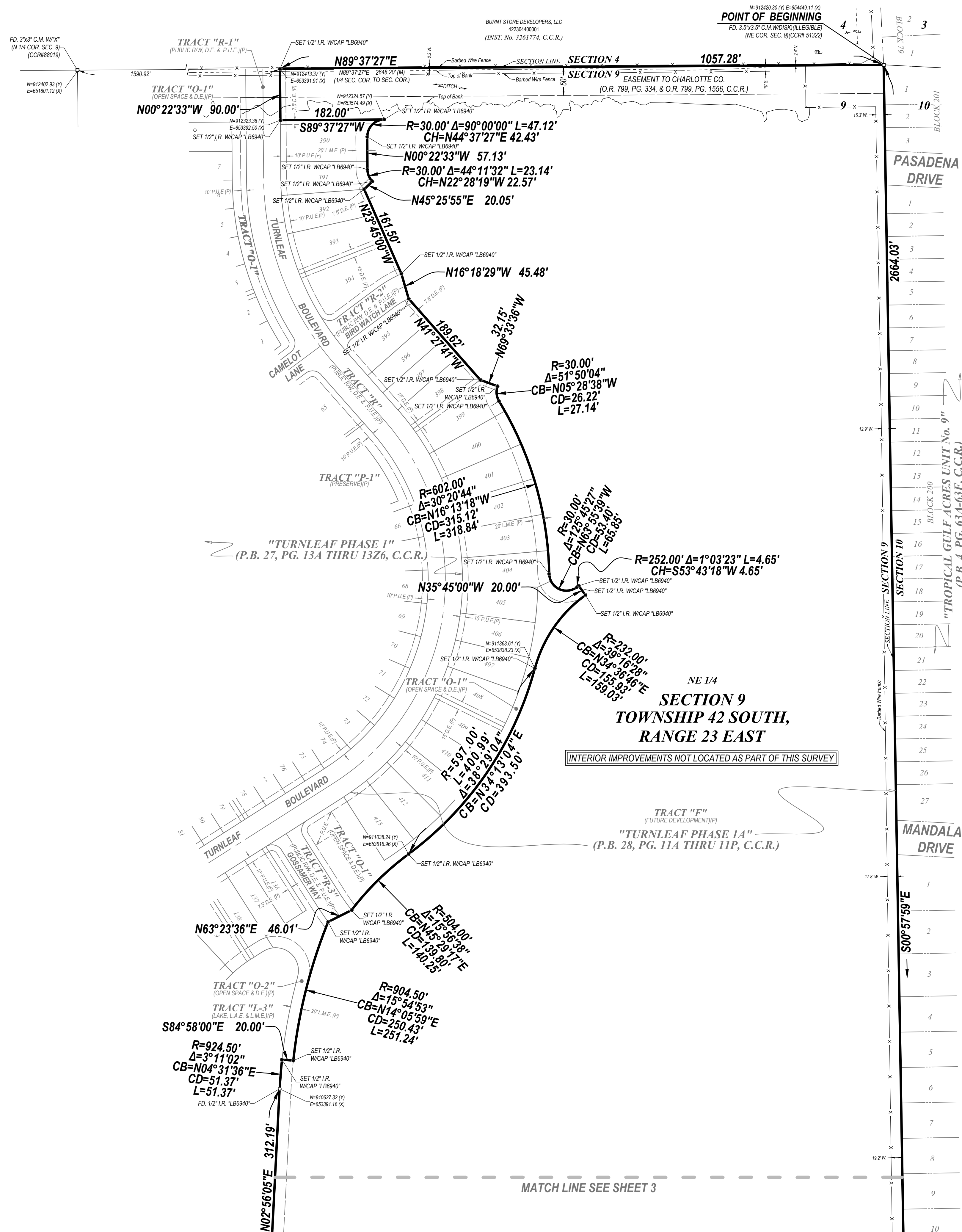
PROJECT / FILE NO.	SHEET NUMBER
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23991/24305
9-42-23

1 OF 3



- ▲ SET "MAG" NAIL WITH DISC STAMPED LB6940
- SET 1/2" IRON ROD WITH CAP STAMPED LB6940
- SET 4"x4" CONC. MONUMENT STAMPED LB6940
- ▲ FOUND NAIL AS NOTED
- FOUND CONC. MONUMENT AS NOTED
- FOUND IRON PIPE OR IRON ROD AS NOTED
- ▣ DRAINAGE INLET
- ⑩ DRAINAGE MANHOLE
- ≡ MITERED END SECTION
- YARD DRAIN
- ☆ LIGHT POLE
- ⋈ FLOOD LIGHT
- ⚡ CONCRETE POWER POLE
- ⌋ WOOD POWER POLE
- GUY ANCHOR
- ☎ TELEPHONE BOX
- ☎ ELECTRIC BOX
- ⌋ CABLE TV BOX
- ⌋ WATER VALVE
- ☎ WATER BOX
- ⌋ FIRE HYDRANT
- ⌋ BACK FLOW ASSEMBLY
- ⌋ AIR RELEASE VALVE
- ⌋ IRRIGATION VALVE
- ⌋ IRRIGATION SERVICE
- WELL
- ⑩ SANITARY MANHOLE
- ⌋ SANITARY SERVICE
- ⌋ SIGN
- ✉ MAIL BOX
- ⌋ BLOW OFF
- FIBER OPTIC CABLE MARKER
- GAS LINE MARKER
- ⌋ GAS VALVE



A horizontal scale bar with a black and white alternating pattern. It is labeled "SCALE IN FEET" below the bar. The bar has markings at 0, 50, 100, and 200 feet.



INTERIOR IMPROVEMENTS NOT LOCATED AS PART OF THIS SURVEY

COURSE INFORMATION

①	R=477.50' Δ=17°45'58" L=148.06' CH=N71°50'59"E 147.47'
②	R=20.00' Δ=98°18'31" L=34.32' CH=S50°06'47"E 30.28"
③	R=20.00' Δ=90°00'00" L=31.42' CH=N44°02'28"E 28.28"
④	R=522.50' Δ=0°04'28" L=0.68' CH=S89°00'14"W 0.68"
⑤	R=674.50' Δ=0°04'28" L=0.88' CH=N89°00'14"E 0.88"
⑥	R=30.00' Δ=89°52'06" L=47.05' CH=N44°06'25"E 42.38"
⑦	R=30.00' Δ=78°03'56" L=40.88' CH=N39°51'37"W 37.79"
⑧	R=594.50' Δ=17°08'25" L=177.85' CH=N87°27'47"W 177.19"

TRACT F-3
(FUTURE DEVELOPMENT)(P)
"STARLING - PHASE 1"
(P.B. 27, PG. 15A THRU 15ZS, C.C.R.)
(ORIGINAL DEED)
(O.R. 2856, PG. 2074, C.C.R.)

Barraco and Associates, Inc.	
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FLORIDA CERTIFICATES OF AUTHORIZATION ENGINEERING 7995 - SURVEYING LB-6940	
PREPARED FOR	
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7807 BAYMEADOWS ROAD E SUITE 205 JACKSONVILLE, FL 32256	
PHONE (904) 562-1358 FAX (904) 996-2481	
PROJECT DESCRIPTION	
A TRACT OR PARCEL OF LAND LYING IN THE PLAT OF	
TURNLEAF PHASE 1A	
PLAT BOOK 28, PAGES 11A THROUGH 11P, CHARLOTTE COUNTY RECORDS	
A SUBDIVISION LYING IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA	
PROJECT SURVEYOR	
SCOTT A. WHEELER XX-PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER 5949 STATE OF FLORIDA NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
FILE NAME	23991S06.DWG
LAYOUT	3
LOCATION	J\23991\DWG\SURVEYING\
PLOT DATE	WED. 10-1-2025 - 7:15 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	10-01-2025
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=100'
FIELD BOOK	
PLAN REVISIONS	
STRAP NUMBERS	
BOUNDARY SURVEY	
PROJECT / FILE NO.	SHEET NUMBER
23991/24305 9-42-23	3 OF 3

LAND USE CALCULATIONS: REVISED: 05-05-2025		
ITEM:	AREA	PERCENT
ROADWAY	3.81 AC.	3.25%
ROAD & CURB	2.87 AC.	2.45%
SIDEWALK & DRIVEWAY	18.86 AC.	16.08%
BUILDINGS	18.95 AC.	15.81%
PROPOSED LAKES	73.18 AC.	62.41%
OTHER		
OPEN SPACE / PRESERVE		
(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 UNDOE 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 40D-3.53(1)(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:	1762 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'	5'10'	20'	20'	5'5'	35'	70%
SINGLE FAMILY ATTACHED	3,300	33'	100'	20'	2'5' / 10'	5'10'	20'	20'	5'5'	35'	70%
TOWNHOUSE ¹	1,500	16'	100'	20'	2'5' / 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	60%

1) LESSER SETBACK FOR UNITS WITH SIDE ENTRY GARAGES

2) LESSER SETBACK FOR INTERIOR UNITS

3) THREE MINIMUM TOWNHOUSE UNITS PER BUILDING

4) 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.

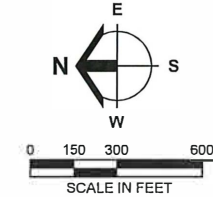
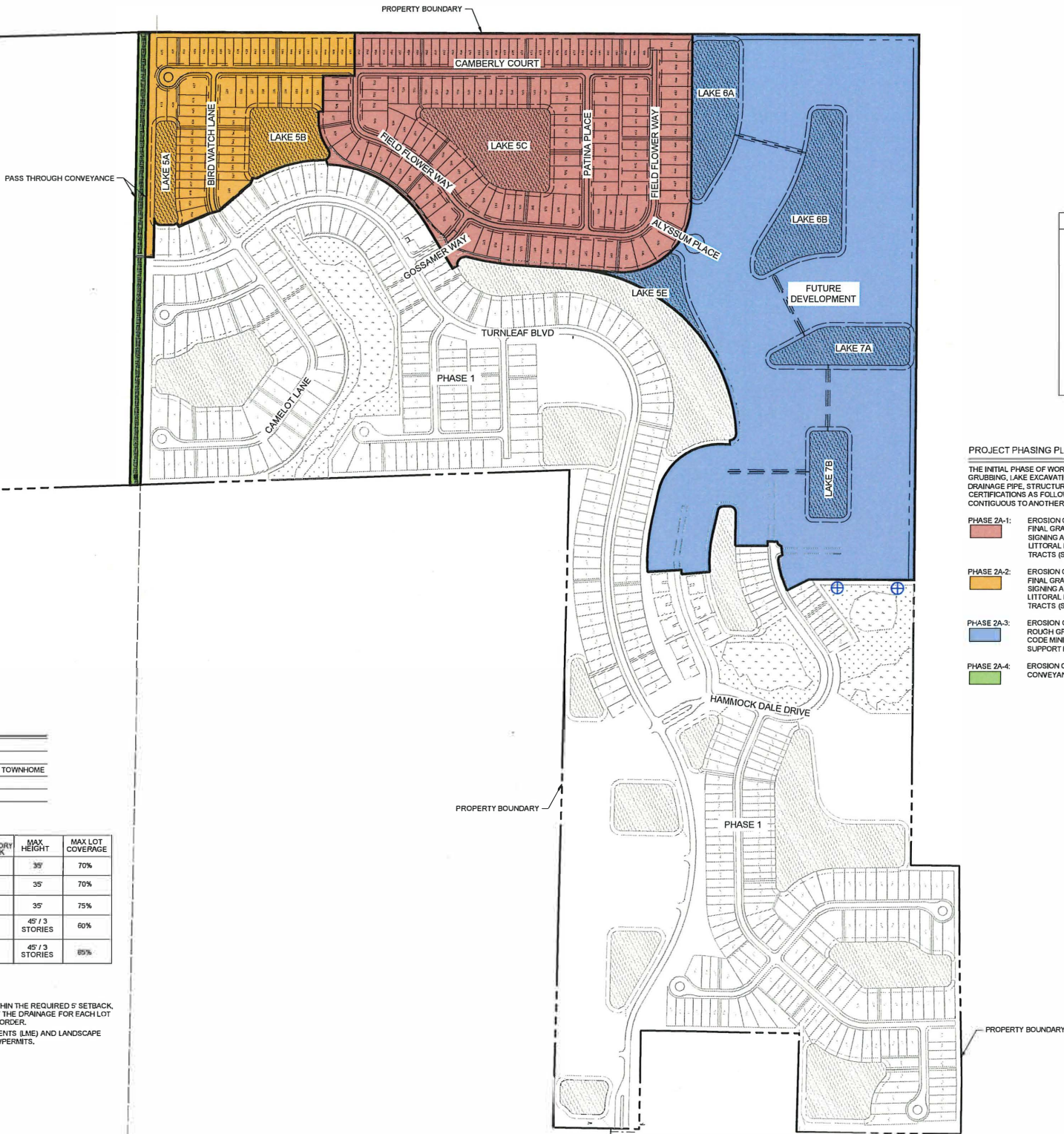
5) REAR SETBACK MAY BE REDUCED TO 0' FROM PRINCIPAL AND ACCESSORY STRUCTURES TO LAKE MAINTENANCE EASEMENTS (LME) AND LANDSCAPE BUFFER EASEMENT (LBE), WHICH SHALL BE SEPARATE PLATTED TRACTS OR TRACTS ON THE CONSTRUCTION DRAWINGS/PERMITS.

DENSITY

ZONING: ORDINANCE NUMBER 2024-010

ZONING: PD 1762 DWELLING UNITS

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

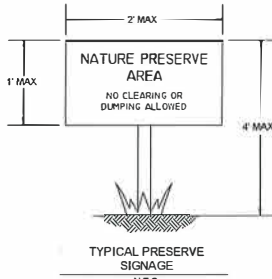


LEGEND	
	PROPOSED LAKE
	EXISTING LAKE
	PHASE LINE
	MODEL HOME
	PRESERVE SIGN

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 590-618.
- 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 532-549.
- 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

5/12/2025

www.barraco.net

DR 23991-B10, SUITE 100

POST OFFICE DRAWER 2800

FORT MYERS, FLORIDA 33902-2800

PHONE (239) 481-3170

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

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE

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FILE NAME J:\23991\DWG\DO21

LOCATION J:\23991\DWG\DO21

PLOT DATE TUE, 10-28-2025 - 11:17AM

PLOT BY CHRISPATLY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

APPROVAL SUBMITTAL PLANS

CCU# 25-1019

MASTER SITE AND PHASING PLAN

PROJECT / FILE NO.

23991

SHEET NUMBER

4.0

GRADING, PAVING, AND DRAINAGE NOTES

- THIS PROJECT SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
- ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
- TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) 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.
- 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.
- ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED OR SODDED PER DIRECTION FROM OWNER UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
- 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.
- 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.
- 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.
- 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.
- 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.
- FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- 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.

- 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.
- 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.
- 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.
- THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE 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.
- 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.
- THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER FDOT SPECIFICATIONS.
- LENGTH OF STORM DRAIN PIPES ARE APPROXIMATE AND ARE MEASURED FROM THE INSIDE FACE TO THE INSIDE FACE OF THE STRUCTURES.
- CONTRACTOR SHALL PLACE 2 FT. OF CONTINUOUS SOD AROUND ALL INLETS, HEADWALLS AND CONTROL STRUCTURES ABOVE CONTROL ELEVATION.
- 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.
- 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 [10-3230] (4/4)

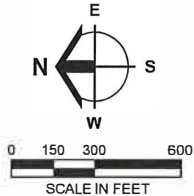
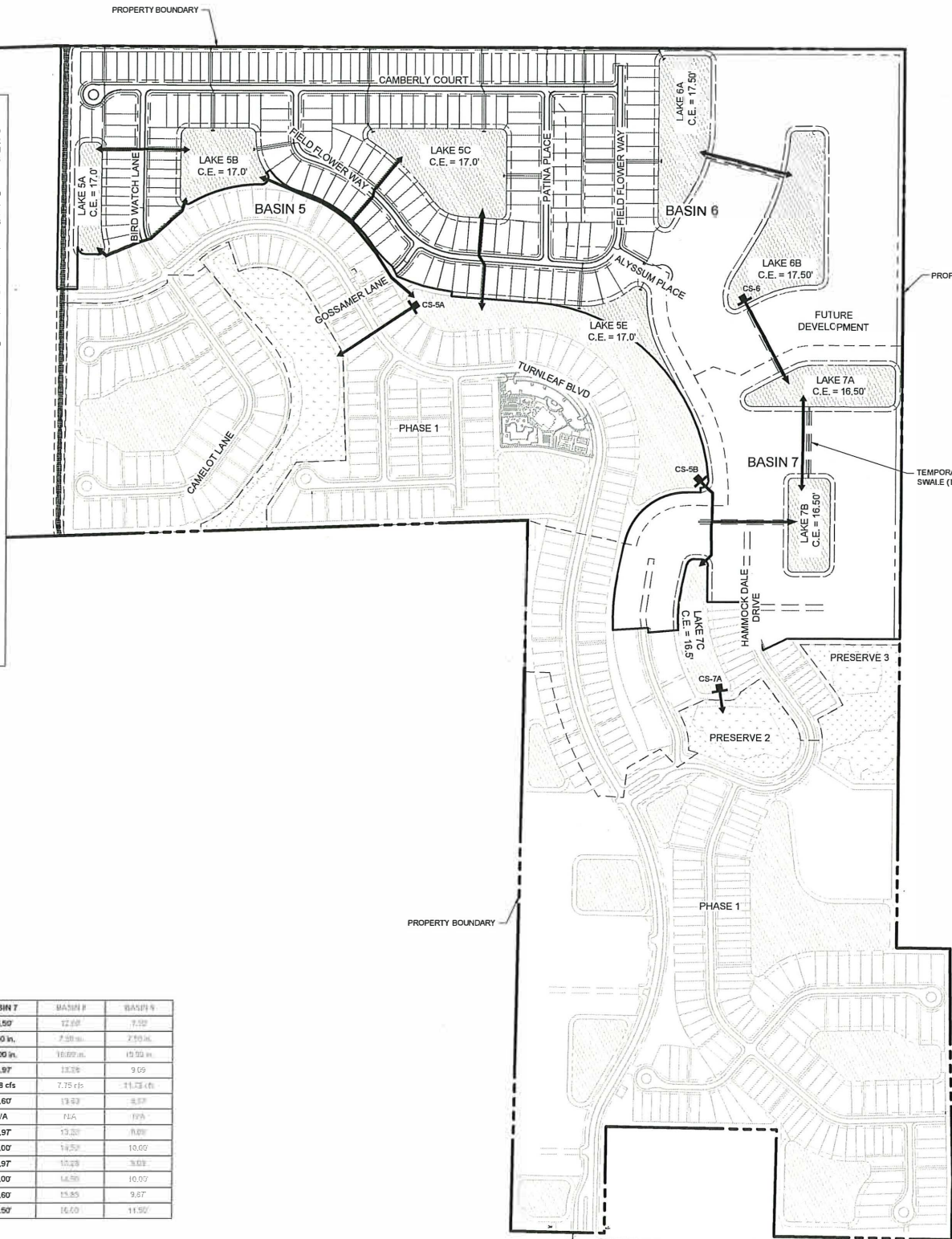
STORMWATER MANAGEMENT SYSTEM MAINTENANCE:

- INLETS, PIPES, AND CULVERT WILL BE CHECKED PERIODICALLY FOR ACCUMULATION OF SEDIMENT, TRASH, ETC. ANY NOTED BLOCKAGE SHOULD PROMPT FURTHER INVESTIGATION.
- SWALES AND GRASSSED 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.
- 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'	16.50'	19.00'	17.00'	17.50'	16.50'	12.00'	7.50'
25-YEAR, 1 DAY RAINFALL DEPTH	2.50 in.	5.00 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)	16.50'	16.50'	16.50'	16.50'	19.21'	19.75'	18.97'	13.36'	9.09'
PEAK 25-YEAR STORM DISCHARGE	18.00 cfs	2.52 cfs	6.03 cfs	1.40 cfs	5.23 cfs	2.67 cfs	9.78 cfs	7.75 cfs	11.73 cfs
PEAK 100-YEAR STORM STAGE (FT-NAVD)	17.20'	20.71'	19.00'	19.19'	19.94'	20.55'	19.60'	13.43'	8.53'
FEMA FLOOD ELEVATION (FT-NAVD)	11.0'	N/A	11.0'	11.0'	N/A	N/A	N/A	11.0'	11.0'
MINIMUM CALCULATED PAVEMENT ELEVATION	19.43'	19.99'	18.20'	18.45'	19.21'	19.75'	18.97'	13.20'	8.80'
MINIMUM PROPOSED PAVEMENT ELEVATION	18.70'	20.00'	18.50'	18.50'	19.50'	20.00'	19.00'	14.50'	10.00'
MINIMUM CALCULATED PERIMETER BERM ELEVATION	19.40'	19.69'	18.32'	18.32'	19.21'	19.75'	18.97'	13.28'	8.83'
MINIMUM PROPOSED PERIMETER BERM ELEVATION	18.60'	20.00'	18.50'	18.50'	19.50'	20.00'	19.00'	14.50'	10.00'
MINIMUM CALCULATED FINISHED FLOOR ELEVATION	11.20'	20.71'	19.80'	19.19'	19.94'	20.55'	19.60'	13.85'	9.87'
MINIMUM PROPOSED FINISHED FLOOR ELEVATION	10.00'	21.00'	20.00'	20.00'	21.00'	21.50'	20.50'	14.00'	11.50'

LAST UPDATED: 2025.07.30



REVIEWED FOR CODE COMPLIANCE

5/12/2025
BARRACO AND ASSOCIATES, INC.
CIVIL ENGINEERING - LAND SURVEYING
www.barraco.net
239911.DWG, SITE 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) 596-2481

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. 35536 - CARLB@BARRACO.NET

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FILE NAME: 239911.DWG

LOCATION: J:\23991\DWG\DO2

PLOT DATE: TUE, 10-28-2025 - 11:18 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

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 TAMMAM TRAIL
PORT CHARLOTTE, FL 33982
PHONE (841) 764-4300

ELECTRIC:
FLORIDA POWER AND LIGHT COMPANY
P.O. BOX 40
15834 WINKLER ROAD
FORT MYERS, FLORIDA 33908
PHONE (239) 415-1901

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) 629-1106

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 5' 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 5' 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 MANHOLE WITH A DIAMETER OF NOT LESS THAN 95% OF THE INSIDE PIPE DIAMETER. MANHOLE TESTS MUST BE PERFORMED WITHOUT USE OF MECHANICAL DEVICES.

GENERAL IRRIGATION NOTES:

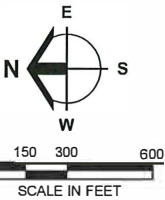
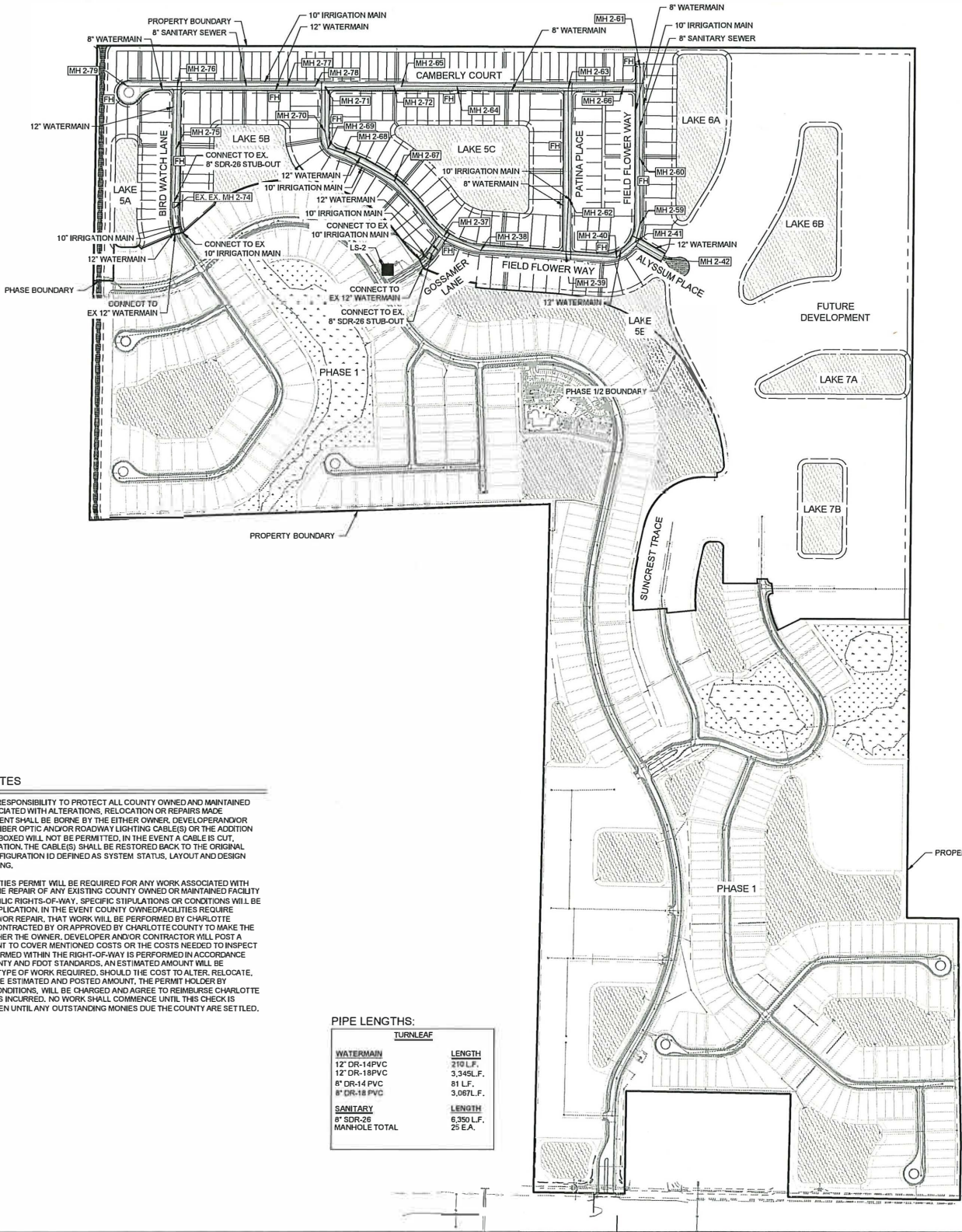
- IRRIGATION MAINS SIZED AND DESIGNED BY OTHERS.
- IRRIGATION SHALL UTILIZE A CENTRALIZED IRRIGATION SYSTEM THAT DRAWS SOURCE WATER FROM PROPOSED LAKE. THE CENTRALIZED IRRIGATION SYSTEM MUST COMPLY WITH CHARLOTTE COUNTY ORDINANCE NO. 3-8, AS AMENDED. (CHARLOTTE COUNTY WATER CONSERVATION ORDINANCE).
- 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. ANYHALL COST ASSOCIATED WITH ALTERATIONS, RELOCATION OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY THE EITHER OWNER, DEVELOPER AND/OR CONTRACTOR. SPICES IN THE FIBER OPTIC AND/OR ROADWAY LIGHTING CABLE(S) OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXED 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 BURNT 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 FDOT 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 TO 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	3,067 L.F.
SANITARY	LENGTH
8" SDR-26	6,350 L.F.
MANHOLE TOTAL	25 E.A.



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 FURTHER 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 941-575-3000 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 316AUSTENITIC, 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.

LEGEND	
	PROPOSED LAKE
	PHASE LINE
	LIFT STATION
	FIRE HYDRANT

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
REVIEWED FOR PLANS
COMPLIANCE

5/12/2025
33991.DWG, 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 L8-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 582-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

TURNLEAF PHASE 2

PART OF SECTION 489,
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\0021.DWG
LOCATION J:\23991\DWG\0021
PLOT DATE TUE, 10-29-2025 - 11:19AM
PLOT BY CHRIS PAULY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

03/17/2025	CCU COMMENTS

PLAN STATUS

APPROVAL SUBMITTAL PLANS
CCU # 25-1019

MASTER UTILITY PLAN

PROJECT / FILE NO.	SHEET NUMBER
23991	6.0

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.

6" ON CENTERS TYPICAL

POLYETHYLENE FENCING
BRIGHT ORANGE
OR APPROVED EQUAL

2" x 2" FT. STAKE

6"

6"

TREE PROTECTION DETAIL

NOT TO SCALE

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 drip-line of all protected native pines.
- 3) Around an area at or greater than two-thirds of the drip-line 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							
FID	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 POINTS				
TREE CALIPER (INCHES)	RETAINED NATIVE (EXCEPT PALMS)	INSTALLED NATIVE (EXCEPT PALMS)	NON-NATIVE (INSTALLED OR RETAINED)	NATIVE PALMS (NEW & 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

[illegible]

(1) Plantings, fences, walls, berms and irrigation systems required by section [3-9-100 (g)] of Charlotte County Code of Ordinances must be maintained in good repair. Landscaped and buffer areas must be kept free of weeds, litter and debris.

(2) Damage to any of the landscaping or structures required by this section [3-9-100 (g)] shall be replanted or replaced, as applicable, within ninety (90) days or one (1) growing season, whichever is sooner. Damage to a required fence or wall by a natural disaster shall be repaired within one hundred eighty (180) days.

It is unlawful to violate any of the provisions of this section [3-9-100 (g)].

(g) as provided by law and may perform reasonable inspections to insure continued compliance.

CALL 48 HOURS
BEFORE YOU DIG **811**

DESIGN PROFESSIONAL:
 Digitally signed by
 Gregory J Diserio
 DN: cn=US,
 o=Unaffiliated,
 dnQualifier=A01
 00192FC7E789F
 2DF, cn=Gregory
 Diserio
 Date: 2025.05.07
 14:24:58 -04'00'

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

PROJECT NO.	225031
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PROJECT MGR:	GREG DISERIO
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PROJECT FILE	GREG DISERIO
FILE NAME:	TURNI EAF PH 21

FILE NAME	FORNOSTY FIRE 2
DESIGNER	GID

DESIGNER	GJD
CAD TECH	GJD

CAD TECH:	GJD
DESIGN/DETAILS: G.A.S.	GJD

CHECKED BY:	GJD
ISSUED FOR:	

PHASE 2A SITE PERMIT

PHASE 2A SITE PERMIT

ISSUED DATE: MARCH 11, 2021

REVISIONS:

MAY 7, 2025 UPDATED CIVIL

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	52
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[illegible]

SHEET TITLE:

LANDSCAPE

LANDSCAPE

CALCULATIONS

STATEMENTS

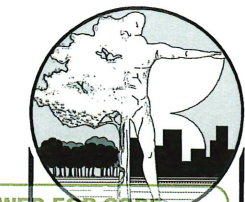
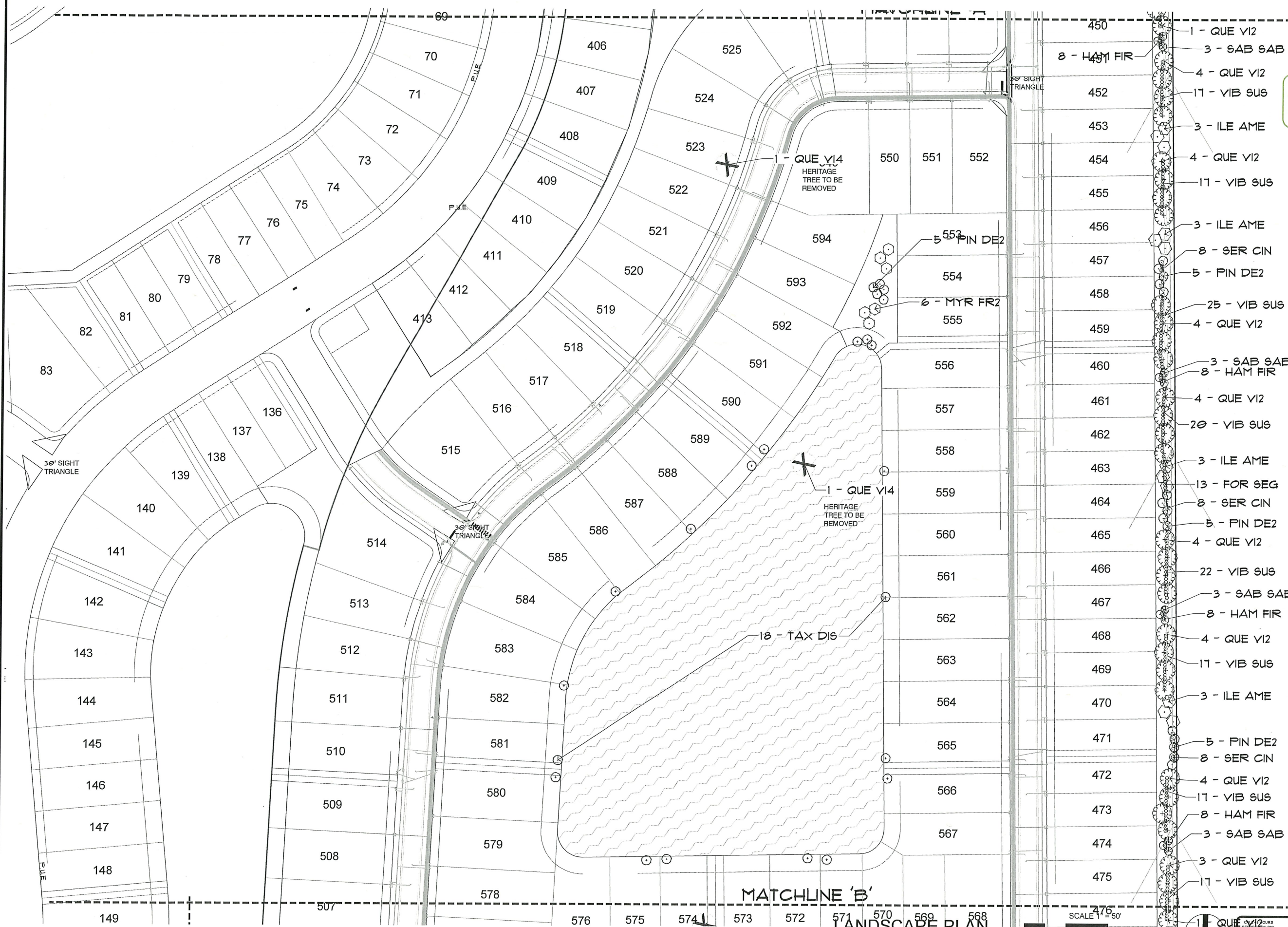
1988年12月15日

SHEET NUMBER:

11

— 100 —

LE



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

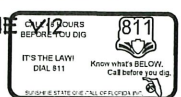
SHEET TITLE:
LANDSCAPE
PLAN

SHEET NUMBER:
L-3

MATCHLINE 'B'

LANDSCAPE PLAN

SCALE 1" = 50'
0' 25' 50' 100' 150'





May 14, 2026

Barraco and Associates, Inc.
Attn: Korina Higginbotham
2271 McGregor Blvd
Fort Myers FL 33901

**Re: DRC-25-143 Turnleaf Phase 2A – PD Final Detail Site Plan
Agenda Date October 23, 2025**

County staff have reviewed the PD Final Detail Site Plan for Turnleaf Phase 2A. The project consists of 204 lots and 13 tracts, serving 204 single-family units as well as supporting utility, roadway, and surface water management infrastructure. This project site is 117.27± acres and is located at 13203 Turnleaf Blvd. Punta Gorda, FL.

It is the decision of the Zoning Official to forward DRC-25-143, Turnleaf Phase 2A to the Board of County Commissioners with a recommendation of approval. The comments are as follows:

1. Roadways shall be at least 20' wide of clear space for fire department access.
2. Gates shall be installed with an EVAC System for emergency operation use.
3. Fire hydrant is required within 800' between each fire hydrant.
4. Reviewed site plan. No places for public accommodation. Please be aware of flood zone requirements. All structures are subject to further review at time of Building permitting.
5. Before applying for the plat be sure to reach out to confirm street name availability. Some of the street names proposed on this site plan are already reserved for another subdivision.
6. Landscaping, buffers, and tree requirements must be consistent with the conditions established in the PD rezoning and meet all applicable regulations of Section 3-9-100: Buffers, Landscaping, and Tree Requirements (informational comment).
7. The landscape plan has been approved for the project. A copy of the stamped approved landscape plan, with the digital approval stamps, must be uploaded/included with any/all permits for the site.

8. CCU Final Plans Approval Letter is required prior to the issuance of any construction permits.
9. Prior to or at the time of building permit application, provide a completed Tree Permit Application as appropriate for this site, along with a tree inventory of location, types, sizes of trees overlaid on a site plan of the building, parking, and other site amenities. Identify the trees proposed to be removed and preserved. All trees to be preserved or removed must be in accordance with Section 3-9-100: Buffers, Landscaping, and Tree Requirements, of the County Code. Tree permits must be obtained prior to any land clearing/fill activity or the issuance of any building permits (informational comment).
10. The landscape plan has been approved for the project. A copy of the stamped approved landscape plan, with the digital approval stamps, must be uploaded/ included with any/all permits for the site.
11. Plans are approved by CCU.
12. All utilities construction must be performed in accordance with the Utilities Department approved and signed plans and in accordance with any conditions specified in the Utility Department plans approval letter.
13. CCU Final Plans Approval Letter is required prior to the issuance of any construction permits.
14. A Utility Agreement must be executed and all applicable utility connection fees paid PRIOR to construction of utilities.
15. Contact Sandra Weaver at Sandra.Weaver@charlottecountyfl.gov for further information on these items.
16. Use CCU Application for Plans Review and Utility Agreement and Minimum Technical & Drawing Standards found at these links:

<https://www.charlottecountyfl.gov/core/fileparse.php/529/urlt/plan-review-new-service-application.pdf>
Design Compliance Standards | Charlotte County, FL (charlottecountyfl.gov)
17. Prior to or at the time of building permit application, provide a completed Tree Permit Application for individual Single-family Residences or for PHII entirely if additional mass grading is required.
18. Gopher tortoise burrows have been previously excavated and tortoise relocated. If transient tortoise(s) excavate new burrows, applicant must maintain a 25' no disturb buffer; If this is not possible, please contact the Florida Fish & Wildlife Conservation Commission for Relocation Permit.
19. At the time of development, the project must comply with Chapter 3-5, Article IV, Clearing, Filling and Soil Conservation requirements of the County Code. Best Use Management Plans must be documented on final site plans and utilized during all land clearing and development activities.

The decision to approve or deny this PD Final Detail Site Plan application will be made by the Board of County Commissioners on July 28, 2026, Land Use Consent Agenda. It is recommended but not required to have a representative present at the meeting. No permits will be issued until final approval of the Board of County Commissioners.

Sincerely,

Shaun Cullinan

Shaun Cullinan
Planning and Zoning Official