

LAND USE CALCULATIONS:		
ITEM:	AREA	PERCENT
ROADWAY		
ROAD & CURB	11.23 AC.	8.31%
SIDEWALK & DRIVEWAY	2.49 AC.	1.40%
BUILDINGS	35.88 AC.	20.17%
PROPOSED LAKES	28.19 AC.	15.85%
OTHER		
OPEN SPACE / PRESERVE	100.07 AC.	56.26%
FUTURE DEVELOPMENT		
PHASE 1 - TOTAL SITE AREA:	177.86 AC.	60.26%
OTHER		
OPEN SPACE / PRESERVE /	117.27 AC.	39.74%
FUTURE DEVELOPMENT		
TOTAL PROJECT BOUNDARY:	295.13 AC.	100%

UPDATED: 2024-09-05

PRESERVE CALCULATIONS:

WETLAND	7.25 AC.
UPLAND	7.85 AC.
TOTAL PRESERVE	15.11 AC.

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 40D-3.53(1)(2), F.A.C. (RULE 62-330.301(1)(F), F.A.C.)

ZONING DATA INFORMATION:

NAME OF PLAT:	TURNLEAF PHASE 1
NAME OF PLANNED DEVELOPMENT:	BURNT STORE 295
TYPE OF UNIT:	SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED / TOWNHOME
ALLOWABLE DENSITY:	1,440 UNITS
NUMBER OF PROPOSED UNITS WITHIN PHASE 1:	444 UNITS
TOTAL TDUs AVAILABLE	451 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'	120' / 15'	4' 5'	5' 10'	20'	20'	5'	35'	70%
SINGLE FAMILY ATTACHED	3,300	33'	100'	20'	5' / 10'	5' 10'	20'	20'	5'	35'	70%
TOWNHOUSE ¹	1,600	16'	100'	20'	5' / 10'	10'	20'	20'	5'	35'	75%
MULTIFAMILY	10,000	100'	100'	20'	7' 5' (18' 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

PROPOSED ZONING

ZONING: PD	1440 DWELLING UNITS
DENSITY	= NUMBER OF DWELLING UNITS / PROPERTY AREA
	= 1440 UNITS / 295.1 AC
	= 4.88 DU / AC

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: AFTER COMPLETION OF PHASE 1A, PHASES MAY BE CONSTRUCTED/CERTIFIED IN ANY ORDER IF CONTIGUOUS TO ANOTHER CERTIFIED PHASE.

PHASE 1A: EROSION CONTROL MAINTENANCE, FINAL GRADING, DRAINAGE, AND STABILIZATION OF EAST TO WEST "PASS-THROUGH" CONVEYANCE. (SHOWN OUTSIDE THE PHASE 1 BOUNDARY)

PHASE 1B: EROSION CONTROL MAINTENANCE, COMPLETION OF LAKE EXCAVATION, FINAL GRADING, DRAINAGE, UTILITY CONSTRUCTION INCLUDING BOTH WATERMAIN AND FORCEMAIN CONNECTIONS TO EXISTING UTILITIES IN BURNT STORE ROAD RIGHT-OF-WAY AND LIFT STATIONS 1 AND 2, OFF-SITE IMPROVEMENTS, 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 152-232.

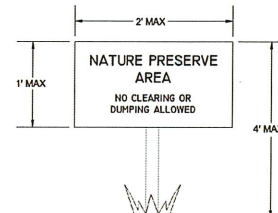
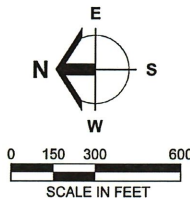
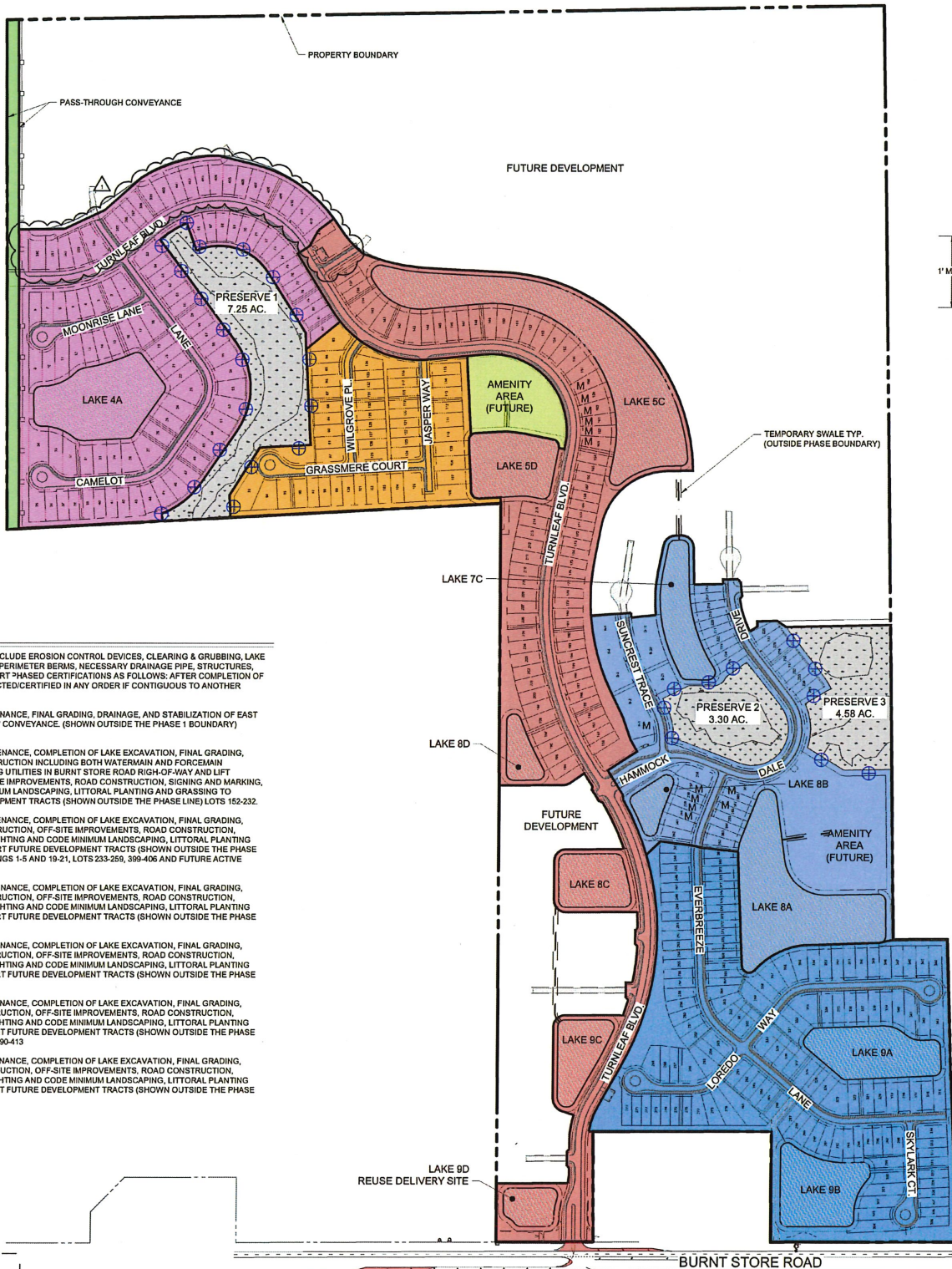
PHASE 1C: EROSION CONTROL MAINTENANCE, COMPLETION OF LAKE EXCAVATION, FINAL GRADING, DRAINAGE, UTILITY CONSTRUCTION, OFF-SITE IMPROVEMENTS, ROAD CONSTRUCTION, SIGNING AND MARKING, LIGHTING AND CODE MINIMUM LANDSCAPING, LITTORAL PLANTING AND GRASSING TO SUPPORT FUTURE DEVELOPMENT TRACTS (SHOWN OUTSIDE THE PHASE LINE) MULTI-FAMILY BUILDINGS 1-5 AND 19-21, LOTS 233-259, 399-406 AND FUTURE ACTIVE ADULT AMENITY CENTER.

PHASE 1D: EROSION CONTROL MAINTENANCE, COMPLETION OF LAKE EXCAVATION, FINAL GRADING, DRAINAGE, UTILITY CONSTRUCTION, OFF-SITE IMPROVEMENTS, 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 83-151.

PHASE 1E: EROSION CONTROL MAINTENANCE, COMPLETION OF LAKE EXCAVATION, FINAL GRADING, DRAINAGE, UTILITY CONSTRUCTION, OFF-SITE IMPROVEMENTS, 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 260-338.

PHASE 1F: EROSION CONTROL MAINTENANCE, COMPLETION OF LAKE EXCAVATION, FINAL GRADING, DRAINAGE, UTILITY CONSTRUCTION, OFF-SITE IMPROVEMENTS, 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 1-82 AND LOTS 390-413.

PHASE 1G: EROSION CONTROL MAINTENANCE, COMPLETION OF LAKE EXCAVATION, FINAL GRADING, DRAINAGE, UTILITY CONSTRUCTION, OFF-SITE IMPROVEMENTS, ROAD CONSTRUCTION, SIGNING AND MARKING, LIGHTING AND CODE MINIMUM LANDSCAPING, LITTORAL PLANTING AND GRASSING TO SUPPORT FUTURE DEVELOPMENT TRACTS (SHOWN OUTSIDE THE PHASE LINE) AMENITY CENTER.



TYPICAL PRESERVE SIGNAGE
N.T.S.
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.

PRESERVE AREA SUMMARY			
AREA	WETLAND	UPLAND	TOTAL
PRESERVE 1	3.80 AC.	3.45 AC.	7.25 AC.
PRESERVE 2	1.58 AC.	1.72 AC.	3.30 AC.
PRESERVE 3	1.90 AC.	2.68 AC.	4.58 AC.
TOTAL	7.28 AC.	7.85 AC.	15.13 AC.

LEGEND	
	PROPOSED LAKE
	UPLAND PRESERVE
	WETLAND PRESERVE
	OUTSIDE WATER MANAGEMENT AREA
	PHASE LINE
	MODEL HOME
	PRESERVE SIGN

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net

2/26/2025
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PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

BURNT STORE DEVELOPERS, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 896-2481

PROJECT DESCRIPTION

TURNLEAF PHASE 1

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. 36536 - CARLB@BARRACO.NET

Digitally signed
by Carl A Barraco
Date: 2025.02.26
11:49:43 -05'00'

This item has been digitally signed and sealed by Carl A. Barraco on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and signature must be verified on any electronic copies.

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FILE NAME: 23991A10.DWG
LOCATION: J:\23991\DWG\DCI
PLOT DATE: TUE, 2-25-2025 - 11:05 AM
PLOT BY: GUY SAPEN

CROSS REFERENCED DRAWINGS
BASEPLAN = 23991A10.DWG
PLAT = 23991P00.DWG
SURVEY = 232515D0.DWG

PLAN REVISIONS	
2024-09-05	PHASE 1 AMENDMENT

PLAN STATUS
PHASE 1 AMENDMENT
2024-10-02
CCU# 22-1056

MASTER SITE AND PHASING PLAN

PROJECT / FILE NO.	SHEET NUMBER
23991	4.0



DMJA

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

4161 Tamiami Trail
Building 5, Unit 501
Port Charlotte, Florida 33952
PHONE: (941) 235-2217
FAX: (239) 337-4494

L.A. LICENSE: LC 0000063

PROJECT INFORMATION:

**TURNLEAF
PHASE 1**

CHARLOTTE CO., FL

PREPARED FOR:
Barraco and Associates,
Inc.
2271 McGregor Boulevard
Fort Myers, FL 33901
Tel: 239-461-3170
Fax: 239-461-3169

CONSULTANT:

DESIGN PROFESSIONAL:

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

PROJECT NO. 222048

PROJECT MGR. GREG DISERIO

FILE NAME. TURNLEAF_LS

DESIGNER. GJD

CAD TECH. GJD

CHECKED BY: GJD

ISSUED FOR:

PHASE 1 SITE PERMIT

ISSUED DATE: JUNE 1, 2022

REVISIONS:

AUG. 9, 2023 RAI RESPONSE

SEPT. 12, 2024 24 LOT ADDITION

SHEET TITLE:

**LANDSCAPE
CALCULATIONS**

SHEET NUMBER:

L-1

Charlotte County General Buffer & Landscape Notes

- All plants, except transplanted plants, shall meet or exceed the quality standards for Florida No. 1, as provided by Grades and Standards for Nursery Plants, Parts I and II, most recent edition, State of Florida, Department of Agriculture, Tallahassee. [3-9-100 (f)(1)]
- All planted trees and palms will have a 3" deep saucer (Tree Ring) constructed from the trunk of the tree or palm. (Minimum 4" diameter)
- Take steps to retain moisture in the soil. Use of organic mulches, such as pine straw, instead of inorganic materials, such as crushed rock, will promote the absorption of water by the soil as well as enhance water retention. Shade provided by established canopy trees reduces evaporation and allows a moist local environment. Avoid watering in the heat of the day to minimize evaporation. Amend fast draining sand soils with organics such as peat to enhance water retention. Careful application of irrigation with properly sized, adjusted, and timed irrigation heads will minimize water loss through evaporation, run-off, and excessive saturation. [3-9-100 (g)] Contractor shall remove any vegetative growth and apply a pre-emergent weed killer per specifications prior to mulching. Buffer areas may not be located on any portion of an existing or dedicated right-of-way or roadway easement. [3-9-100 (e)(2)]
- All prohibited plant species identified as category I invasive species in the most recent edition of the Florida Exotic Pest Plant Council's List of Invasive Plant Species must be removed from the developed site during development or phase thereof. [3-9-100 (e)(11)]
- In order to count toward the minimum tree point requirement, a preserved or planted tree must have a minimum height of eight (8) feet measured from the existing grade to the highest point of the foliage and a minimum caliper of two (2) inches measured twelve (12) inches above the existing grade. Sec. 3-9-100.3(c)(3). All trees preserved or planted per requirements must remain preserved in perpetuity. [3-9-100.3(c)(3)]
- While all preserved native palms may be counted toward a development's tree point requirement, no more than twenty-five (25) percent of the required tree points may be obtained from planted native or non-native palms. [3-9-100.3(d)(10)]
- No more than fifty (50) percent of the required tree points may be obtained from approved non-native trees except that non-native palms shall not count for more than twenty-five (25) percent of total required points per section 3-9-100.3(c)(4). [3-9-100.3(c)(5)]
- Shrubs and hedges for decorative perimeter and interior landscaping must be a minimum twelve (12) inches in height upon planting, be spaced eighteen (18) to thirty-six (36) inches on center determined by the type of plant used, and be of the type that reach at least twenty-four (24) inches on maturity [3-9-100 (f)(6)].
- Hedges for parking lot screening and buffers must be a minimum eighteen (18) inches in height upon planting, be spaced and maintained in order to form a continuous, solid visual screen within one (1) year of planting, and be of the type that reach at least forty-eight (48) inches on maturity. [3-9-100 (f)(7)]
- Refer to Landscape Construction Documents for additional specifications.
- Refer to Civil Engineering Plans for additional data.
- The Landscape Contractor will be responsible for familiarizing themselves with the location of all utilities (underground and overhead) and all site conditions prior to the start of construction.
- Fertilizer will be a balanced complete fertilizer containing nitrogen, phosphoric acid and potash in percentages outlined in specifications.
- It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas: eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Landscape Architect. All inorganic debris that may damage or inhibit the growth of plant material will be removed from all planting beds. Sod shall not be installed until final grades have been approved.
- Contractor shall be responsible for complete takeoffs including sod and mulch quantities. Plant list for reference only. Plan(s) shall take precedence over plant list.
- The Landscape Contractor shall maintain all lawns (seeded or sodded), ground covers, shrubs, palms and trees until final acceptance.
- A) Maintenance by the Landscape Contractor shall include but not be limited to:
 - Inspections & Monitoring
 - Fertilizing
 - Insect & Disease Control
 - Weeding & Cultivating
 - Mowing to maintain 3" heights & Edging
 - Maintain tree rings, Guys & braces & keep trees/palms erect
- B) The Landscape Contractor will be responsible to insure that all plant material will be watered thoroughly at time of planting, and insure all plant material will receive an adequate supply of water throughout the construction period. The Landscape Contractor shall be responsible for watering as needed to establish the plant material and ensure healthy plantings through final acceptance.
- Contractor shall remove all tape and supports (except specified guys & braces) from all plantings prior to final acceptance.
- All areas of the site disturbed by construction and not planted shall be seeded.
- Planting widths for buffers must be 1/2 of the buffer width with none being less than 5'.
- Landscaping shall not interfere with or obstruct existing or proposed overhead or underground utilities. [3-9-100 (e)(6)]
- PROPOSED TREES SHALL BE FIELD LOCATED WHERE NECESSARY IN ORDER TO MAINTAIN SUFFICIENT DISTANCE OF APPROXIMATELY 10 FEET FROM UNDERGROUND UTILITY LINES.
- All landscaping shall be installed in conformance with the landscape plan approved by the department or site plan review final approval [3-9-100 (e)(1)]. Alterations to landscaping and buffers require the prior written permission of the department. [3-9-100 (f)(15)]
- All required landscaping and buffers may be served by an automatic irrigation system designed to eliminate the application of water to impervious areas and reduce impacts to existing native vegetation. All required landscaping and buffers shall be irrigated during the establishment period. The applicant may use a temporary irrigation system or hand watering if the applicant can demonstrate that such an approach will provide adequate water for plant survival. All alternative plans of irrigation must be approved by the zoning official or his/her designee.

Maintenance.

Plantings, fences, walls, beams 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.

Damage to any of the landscaping or structures required by this section [3-9-100 (g)] shall be repaired 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)].

The department may enforce compliance with this section [3-9-100 (g)] as provided by law and may perform reasonable inspections to insure continued compliance.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's BELOW. Call before you dig.

Remember: When you dig, you dig deep.

811

Know what's BELOW. Call before you dig.

Remember: When you dig, you dig deep.

Remember: When you dig, you dig deep.

Site Data

Parcel No. 422309200001
13250 Burnt Store Road, Punta Gorda 33955
Parcel No. 422309301001
13280 Burnt Store Road, Punta Gorda 33955

Land Use: Residential
Total Project Area (Includes Future Development):
12,801,218 SF
Less Preserves and Wetlands Area of 343,311 SF
Less Future Development Parcels and Amenity Area of 6,257,492 =6,404,270 SF this phase

1 Tree point per 2,000 sf of development this phase
6,404,270/2,000 = 3,202 tree points required,
PLUS 246 Heritage Tree Point Replacements =
3,448 Total Tree Points Required.

Refer to plant list on L-9 for tree points provided.

No more than 25% of the required tree points may be obtained from planted native or non-native palm trees.

No more than 50% of the required tree points may be obtained from approved non-native trees.

**FUTURE TREE POINT REQUIREMENTS
TO BE PROVIDED AT TIME OF FUTURE
PERMITTING
FUTURE AMENITY AREA 109,803 / 2,000 =55
TREE POINTS**

FUTURE DEVELOPMENT AREA = 6,147,689 /
2,000 =3,074 TREE POINTS

Lot Plantings

Lot Tree Point Plantings

Each lot shall contain a minimum of 3.0 tree points per lot.

430 lots x 3.0 = 1,290 tree points to be installed at time of lot development.

The following trees are acceptable to Charlotte County for use on lots to fulfill the tree point requirements.

The individual single-family lots are not eligible for the buyout program as those trees are required for the overall tree point requirement of the site.

No one species may comprise more than 60% of tree species mix.

EXHIBIT 8

List of Approved Tree Species

Approved (For Tree Points) Canopy Tree Species—Native

Florida Royal Palm (Roystonea elata)
Pigeon Plum (Coccoloba diversifolia)
Sabal or Cabbage Palm (Sabal palmetto)

Approved (For Tree Points) Canopy Tree Species—Non-Native

Black Olive (Bucida buceras)

Approved (For Tree Points) Understory Tree Species—Native

American Holly (Ilex opaca)
Buttonwood (Conocarpus erectus)
Dahoon Holly (Ilex cassine)
East Palatka Holly (Ilex opaca "East Palatka")
Florida Thatch Palm (Thrinax radiata)
Stoppers (Eugenia spp.)

Approved (for tree points) Understory Tree Species—Non-Native

Shady Lady Black Olive (Bucida buceras "Shady Lady")
Bottlebrush (Callistemon spp.)
Crape Myrtle (Lagerstroemia indica)
Trumpet Tree (Tabebuia spp.)

Tree Species Mix

Required # of Trees	Minimum # of Species
11-20	2
21-30	3
31-40	4
41+	5

EXHIBIT 5- TREE POINTS

TREE CALIPER (INCHES)	RETAINED NATIVE (EXCEPT PALMS)	INSTALLED NATIVE (EXCEPT PALMS)	NON-NATIVE (INSTALLED OR RETAINED)	NATIVE PALMS (MIN 6" CLEAR TRUNKS)
2.0	1.0	1.0	0.5	0.5
3.0	1.5	1.5	1.0	0.5
4.0	3.0	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

* FROM EXHIBIT B: LIST OF APPROVED TREE SPECIES.

** ADD 0.5 POINTS FOR EVERY INCH THEREAFTER

(EXCEPT IN THE CASE OF PALMS, WAX MYRTLES, AND PALMETTO).

HERITAGE TREES (IMPACTED PROPERTY -PHASE 1)

TREE REMOVALS FOR PHASE 1 IMPACT AREA									
FID	Tree_ID	Common_Nam	Scientific	Latitude	Longitude	Measurement	Inches	Heritage	
421	422	Laurel oak*	Quercus laurifolia	26.83482	-82.0193	DBH		33	Heritage Tree
558	561	Live oak*	Quercus virginiana	26.8343	-82.0173	DBH		40	Heritage Tree
563	566	Live oak*	Quercus virginiana	26.8352	-82.0191	DBH		41	Heritage Tree
564	567	Live oak*	Quercus virginiana	26.83517	-82.0189	DBH		32	Heritage Tree
590	594	Slash pine*	Pinus elliotii	26.83639	-82.0194	DBH		32	Heritage Tree
711	841	Live oak*	Quercus virginiana	26.84152	-82.0098	DBH		36	Heritage Tree
715	845	Laurel oak*	Quercus laurifolia	26.84063	-82.0113	DBH		31	Heritage Tree
TOTAL CALIPER ALL TREES								246	

* REFER TO SHEET L-9 FOR TOTAL CREDIT TREE POINTS TO BE PROVIDED

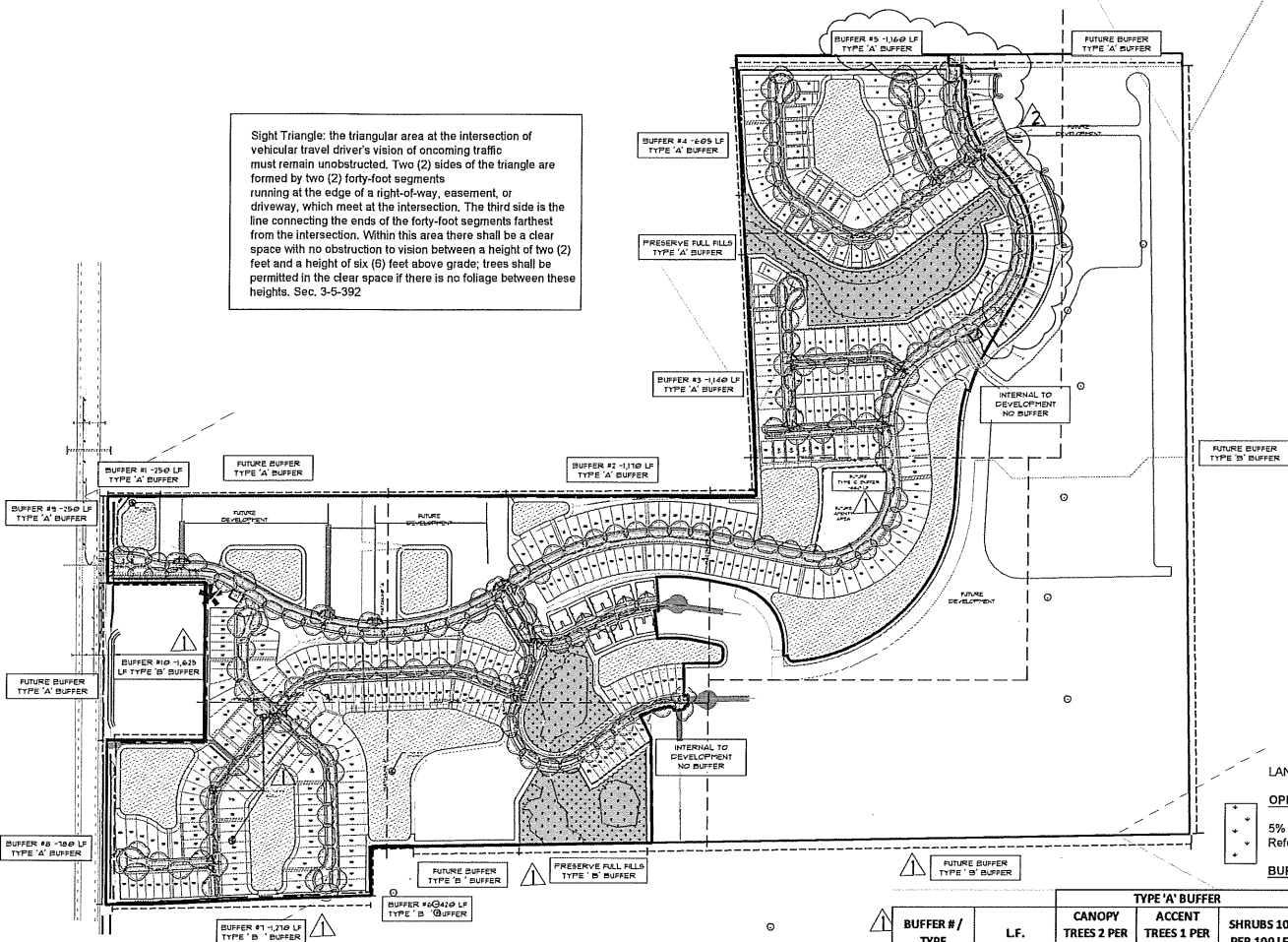
* REFER TO SHEET L-10 FOR TREE REMOVAL CALCULATIONS

HERITAGE TREES: A tree and its root system within the Cypress (Taxodium spp.), Oak (Quercus spp.), and Pine (Pinus spp.) species which has a minimum thirty-inch trunk diameter at DBH. In the case of multi-stemmed trees where there is a union of wood above grade, the DBH shall be measured at each stem and added together to reach a minimum of a forty-five-inch diameter.

All heritage trees shall be replaced on a DBH inch for DBH inch basis. When the zoning official or his/her designee determines that site-specific conditions limit or prevent the replacement of trees on site, the applicant shall pay one hundred fifty dollars (\$150.00) per DBH inch not replanted to the native tree replacement fund.

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

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. 3-5-392



KEY SHEET

SCALE 1" = 400'
0' 200' 400' 800' 1,200'



6' ON CENTERS TYPICAL

POLYETHYLENE FENCING
BRIGHT ORANGE
OR APPROVED EQUAL

2' x 2' PT. STAKE

TREE PROTECTION DETAIL

NOT TO SCALE

INSTALLATION NOTES

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

CHARLOTTE COUNTY NOTE:

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

FUTURE AMENITY AREA (PERMITTED UNDER SEPARATE PERMIT) (2.52 acres)

INTERNAL PARKING LANDSCAPE

All off-street parking lots in excess of one thousand five hundred (1,500) square feet or five (5) spaces, whichever is less, shall comply with the following:

- All rows of parking shall have a terminal island placed at each end with a minimum of one (1) tree and shall be fully planted with shrubs, and groundcover. Each island shall be at least eight (8) feet wide as measured from back of curb to back of curb. Larger islands are recommended, especially where canopy trees are provided.
- The length of each planter island shall be the length of a parking space for single-row parking, or the length of two (2) car spaces for double-row parking. In the case of parallel parking, the length of a planter island shall be a minimum of ten (10) feet.
- No row of parking spaces shall contain more than ten (10) spaces uninterrupted by a required landscape island. No row of parallel parking shall contain more than five (5) spaces uninterrupted by a required landscape island.
- Each double-row terminal island shall include at least two (2) trees in addition to being fully planted with shrubs and groundcover.
- Planter islands shall be landscaped so as not to obstruct traffic sight lines. Shrubs shall be maintained at a height of twenty-four (24) inches; trees shall have a minimum of six (6) feet of clear trunk, as measured from the ground up.
- Configurations of planter islands not in strict conformity with this section may be approved if such configuration is necessary to preserve existing trees as determined by the zoning official or his/her designee.
- Sod is not permitted within any required landscape islands.

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 FOOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) 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.
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 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.
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 CURB, 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 [10-325(D)(4)].

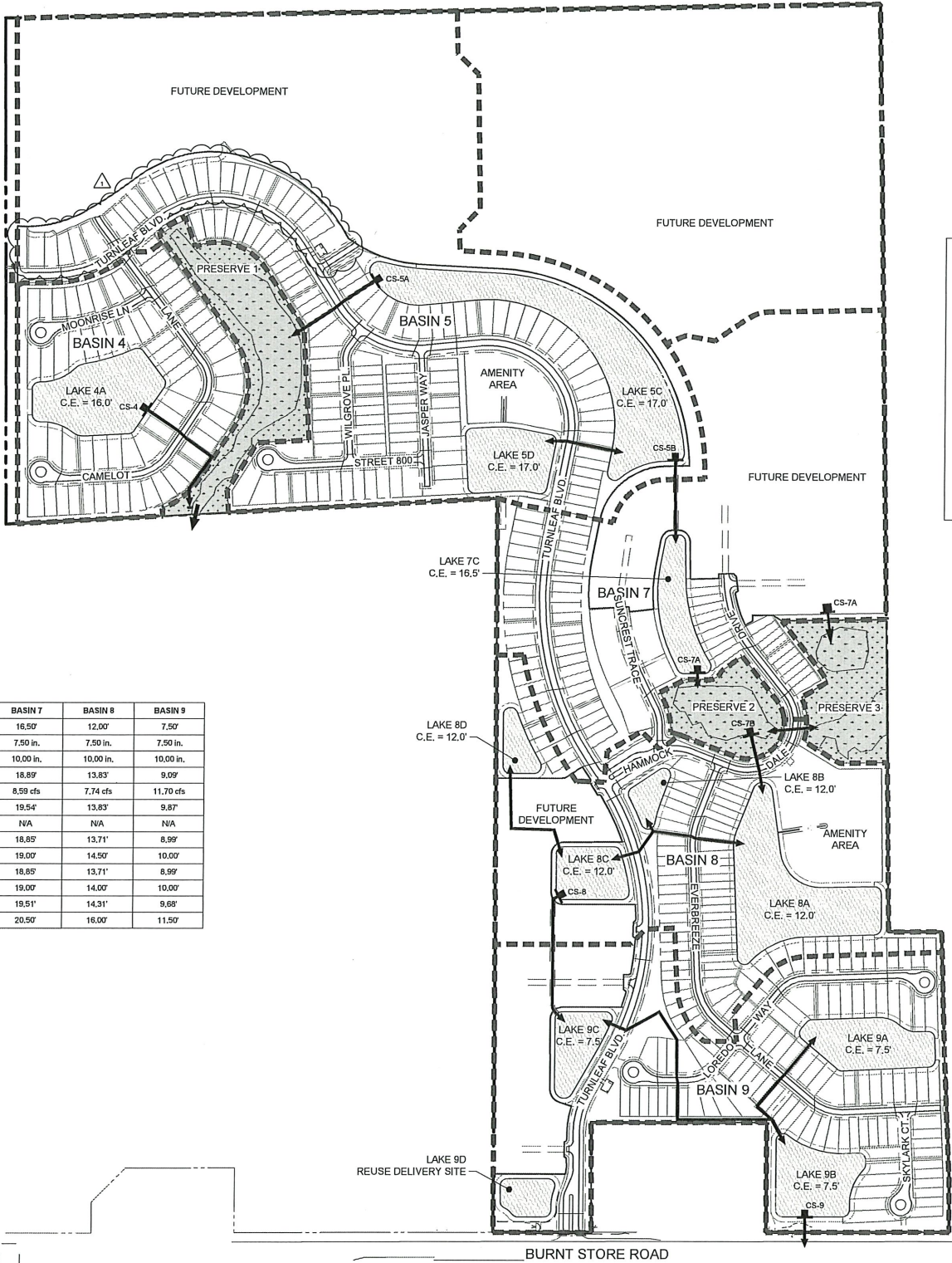
WATER MANAGEMENT SUMMARY

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)	19.43'	19.59'	18.32'	18.47'	19.22'	19.74'	18.89'	13.83'	9.09'
PEAK 25-YEAR STORM DISCHARGE	8.00 cfs	2.52 cfs	2.02 cfs	1.25 cfs	7.39 cfs	2.76 cfs	8.59 cfs	7.74 cfs	11.70 cfs
PEAK 100-YEAR STORM STAGE (FT-NAVD)	17.20'	20.71'	19.02'	19.50'	19.96'	20.54'	19.54'	13.83'	9.87'
FEMA FLOOD ELEVATION (FT-NAVD)	19A	N/A	19A	N/A	N/A	19A	N/A	N/A	N/A
MINIMUM CALCULATED PAVEMENT ELEVATION	16.43'	19.59'	18.32'	18.47'	19.21'	19.73'	18.85'	13.71'	8.99'
MINIMUM PROPOSED PAVEMENT ELEVATION	16.50'	20.00'	18.50'	18.50'	19.50'	20.00'	19.00'	14.50'	10.00'
MINIMUM CALCULATED PERIMETER BERM ELEVATION	16.43'	19.59'	18.32'	18.47'	19.21'	19.73'	18.85'	13.71'	8.99'
MINIMUM PROPOSED PERIMETER BERM ELEVATION	16.50'	20.00'	18.50'	18.50'	19.50'	20.00'	19.00'	14.00'	10.00'
MINIMUM CALCULATED FINISHED FLOOR ELEVATION	17.20'	21.71'	19.04'	19.50'	19.96'	20.53'	19.51'	14.31'	9.68'
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: 2023.01.25

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.



LEGEND

- PROPOSED LAKE
- UPLAND PRESERVE
- WETLAND PRESERVE
- OUTSIDE WATER MANAGEMENT AREA
- FLOW DIRECTION
- CONTROL STRUCTURE
- INTERCONNECT
- BASIN LINE

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
REVIEWED FOR PLANNING COMPLIANCE
www.barraco.net
2/26/2025
PROJECT: 23991A11.DWG
DATE: 2/26/2025
FIRM: BARRACO AND ASSOCIATES, INC.
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (904) 998-2481

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-8940

PREPARED FOR

BURNT STORE DEVELOPERS, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 598-2481

PROJECT DESCRIPTION

**TURNLEAF
PHASE 1**

PART OF SECTION 4&8,
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

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
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FILE NAME: 23991A11.DWG

LOCATION: J:\23991\DWG\DOI

PLOT DATE: WED, 10-2-2024 - 2:27 PM

PLOT BY: LEOFLORES

CROSS REFERENCED DRAWINGS

BASEPLAN = 23991A00.DWG

PLAT = 23991P00.DWG

SURVEY = 23251S00.DWG

PLAN REVISIONS

2024-09-05 PHASE 1 AMENDMENT

PLAN STATUS

PHASE 1 AMENDMENT
2024-10-02

**MASTER
DRAINAGE
PLAN**

PROJECT / FILE NO.

23991

SHEET NUMBER

5.0

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 2"x4" 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-INCH SCHEDULE 40 PVC CASING.
- ALL MULTI-FAMILY WATER METERS TO BE "ABOVE GROUND".

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 50% 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. 34, 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.

UTILITIES PROVIDING SERVICE:

POTABLE WATER

CHARLOTTE COUNTY UTILITIES
25550 HARBOR VIEW ROAD, UNIT 1
PORT CHARLOTTE, FL 33980
PHONE (941) 764-4300

SANITARY SEWER

CHARLOTTE COUNTY UTILITIES
25550 HARBOR VIEW ROAD, UNIT 1
PORT CHARLOTTE, FL 33980
PHONE (941) 764-4300

TELEPHONE:

CENTURY LINK
3391 TAMAMI TRAIL
PORT CHARLOTTE, FL 33952
PHONE 1-877-800-7281

ELECTRIC:

FLORIDA POWER AND LIGHT COMPANY
P.O. BOX 40
15834 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 (941) 629-1105

EMERGENCY SERVICES

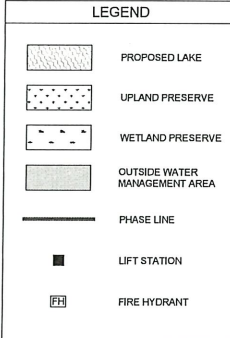
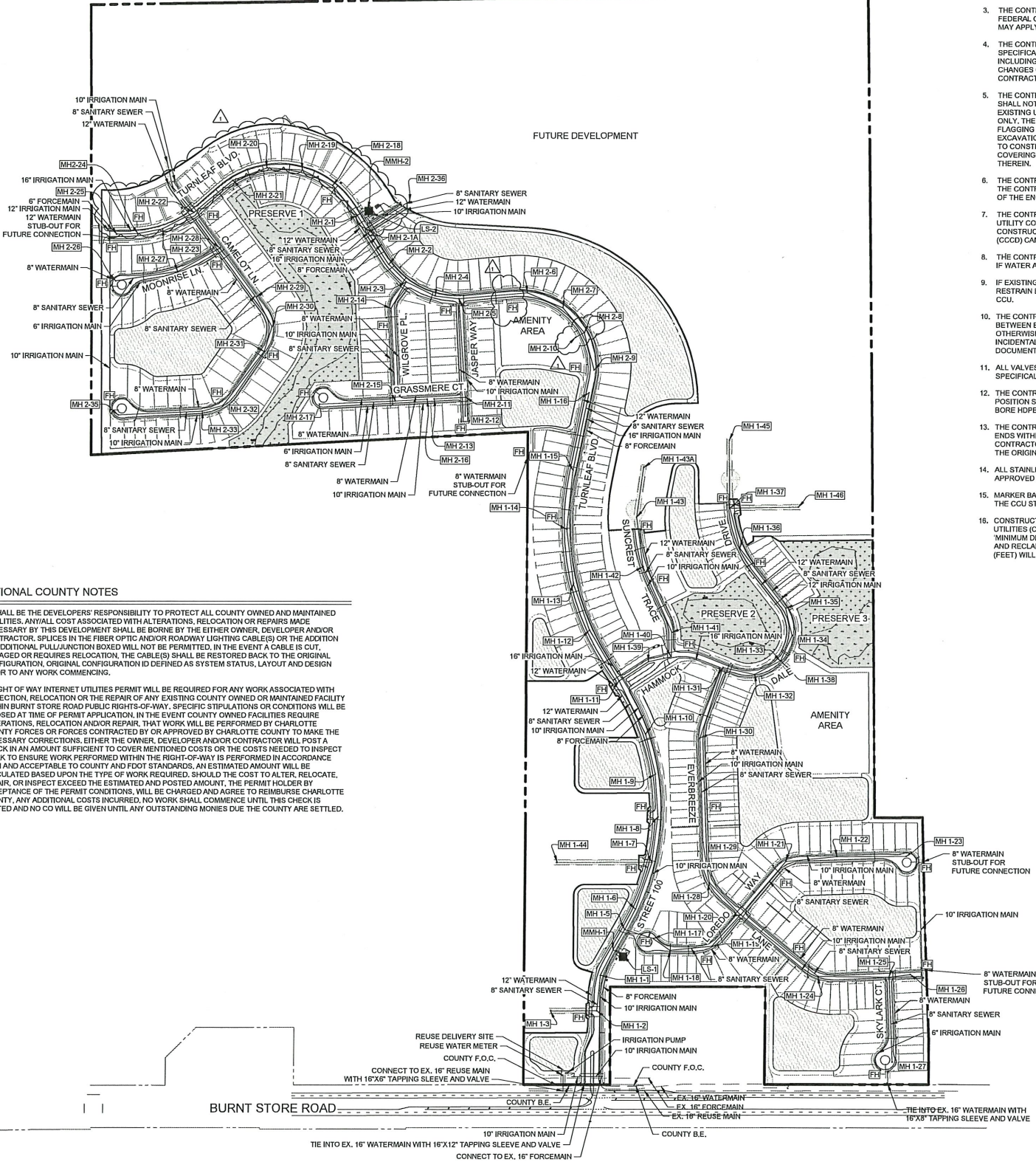
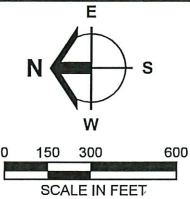
CHARLOTTE COUNTY FIRE & EMS
PHONE (941) 743-1567

IRRIGATION (ON-SITE)

PRIVATE

IRRIGATION (BULK SUPPLY)

CHARLOTTE COUNTY UTILITIES
25550 HARBOR VIEW ROAD, UNIT 1
PORT CHARLOTTE, FL 33980
PHONE (941) 764-4300



PIPE LENGTHS:		
TURNLEAF		
WATERMAIN		LENGTH
12" DR-14 PVC		464 L.F.
12" DR-18 PVC		8,841 L.F.
8" DR-14 PVC		407 L.F.
8" DR-18 PVC		8,675 L.F.
6" DR-14 PVC		30 L.F.
6" DR-18 PVC		45 L.F.
SANITARY		LENGTH
8" SDR-26		16,785 L.F.
8" SDR-18		1,792 L.F.
MANHOLE TOTAL		85 E.A.
FORCEMAIN		LENGTH
8" DR-14 PVC		105 L.F.
8" DR-18 PVC		5,059 L.F.
6" DR-14 PVC		28 L.F.
6" DR-14 PVC		26 L.F.
REUSE MAIN		LENGTH
8" DR-18 PVC		92 L.F.
12" DR-18 PVC		15 L.F.

UPDATED - 08-29-2024 (GS2)

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 STANDARD DETAILS MAY BE MODIFIED BY THE SPECIAL PROVISIONS 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 EXCAVATION(S) TO FIELD 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 (CCCD) 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 HOLE 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 MARCH 1, 2023. STATE PLANE COORDINATES (FEET) WILL BE SUPPLIED FOR THE RECORD DRAWINGS.

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
REVIEWED FILE NAME
COMPLIANCE
www.barraco.net
2/26/2025
PROJECT NO. 23991A12.DWG
DATE 10/2/2024
FOR THE FIRM
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

BURNT STORE DEVELOPERS, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

TURNLEAF PHASE 1

PART OF SECTION 4&B,
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: 23991A12.DWG

LOCATION: J:\23991\DWG\DOI

PLOT DATE: WED, 10-2-2024 - 2:28 PM

PLOT BY: LEOLFLORES

CROSS REFERENCED DRAWINGS

BASEPLAN = 23991A00.DWG
PLAT = 23991P00.DWG
SURVEY = 23251500.DWG

PLAN REVISIONS

2024-09-05 PHASE 1 AMENDMENT

PLAN STATUS

PHASE 1 AMENDMENT
2024-10-02

MASTER UTILITY PLAN

PROJECT / FILE NO. SHEET NUMBER

23991 6.0