



DATE: March 16, 2025

TO: Honorable Board of County Commissioners

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

RE: **DRC-24-188- Final Detail Site Plan, Turnleaf Phase 1**

Requested Action(s):

Barraco and Associates Inc. is requesting PD Final Detail Site Plan approval for the Turnleaf Phase 1 Amendment. The amendment consists of the reconfiguration of the lots within the existing Phase 1 boundary and acreage with a total of 444 lots. The reconfiguration includes the removal of previously approved platted Lot 135 and an addition of 24 lots within the future development portion along Turnleaf Blvd with supporting utility, roadway, and stormwater infrastructure. This brings the total unit count to 444, consisting of 412 single-family and 32 multi-family units. This project site is 123.14± acres and is located at 13250 Burnt Store Road, Punta Gorda, FL.

Analysis:

This project site is 123.14± acres and is located at 13250 Burnt Store Road, Punta Gorda, FL. The site is designated 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 the reconfiguration includes the removal of previously approved platted Lot 135 and an addition of 24 lots within the future development portion along Turnleaf Blvd with supporting utility, roadway, and stormwater 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).

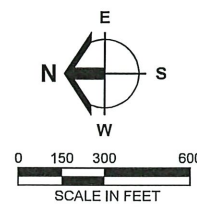
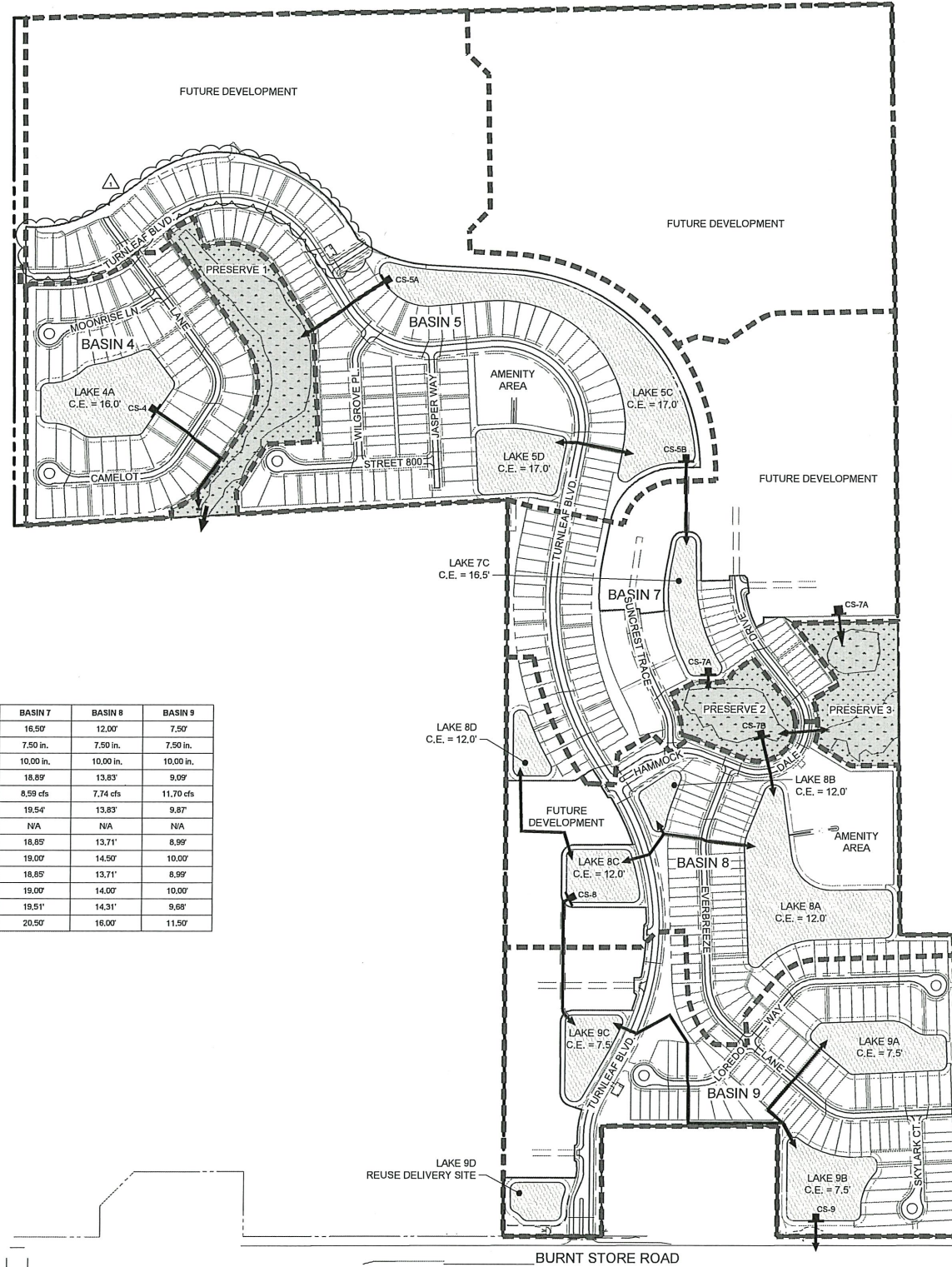
Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application (Final Detail Site Plan, DRC-24-188) is generally consistent with Charlotte County's comprehensive plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines.

COMMUNITY DEVELOPMENT DEPARTMENT

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

GRADING, PAVING, AND DRAINAGE NOTES

- 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.
- 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 (M.U.T.C.D.) 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 REUSE 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.
- 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 FOOT 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 CURB, 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 (10-32820)(9A)



LEGEND

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

WATER MANAGEMENT SUMMARY

WATER MANAGEMENT PARAMETERS	BASIN 1	BASIN 2	BASIN 3	BASIN 4	BASIN 5	BASIN 6	BASIN 7	BASIN 8	BASIN 9
CONTROL ELEVATION (FT-NAVD)	14.00'	17.50'	16.00'	16.00'	17.00'	17.50'	16.50'	12.00'	7.50'
25-YEAR, 1 DAY RAINFALL DEPTH	7.50 in.	7.50 in.	7.50 in.	7.50 in.	7.50 in.	7.50 in.	7.50 in.	7.50 in.	7.50 in.
100-YEAR, 1-DAY RAINFALL DEPTH	10.00 in.	10.00 in.	10.00 in.	10.00 in.	10.00 in.	10.00 in.	10.00 in.	10.00 in.	10.00 in.
PEAK 25-YEAR STORM STAGE (FT-NAVD)	19.45'	19.56'	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	N/A	N/A	N/A	19A	N/A	N/A	N/A
MINIMUM CALCULATED PAVEMENT ELEVATION	16.43'	19.99'	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'	19.99'	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'	19.04'	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'

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 GRASSED DETENTION AREAS SHALL BE MOWED ON A REGULAR BASIS AND UNDESIRED 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.

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
REVIEWED FOR COMPLIANCE
www.barraco.net
2/26/2025
DRC 24-188
POST OFFICE DRAWER 2108
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH
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) 998-2481

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. 39536 - CARLB@BARRACO.NET

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FILE NAME: 23991A11.DWG
LOCATION: J:\23991\DWG\001
PLOT DATE: WED, 10-2-2024 - 2:27 PM
PLOT BY: LEOLFLORES

CROSS REFERENCED DRAWINGS
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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 MEGALLO 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 MANDREL WITH A DIAMETER OF NOT LESS THAN 95% OF THE INSIDE PIPE DIAMETER. MANDREL TESTS MUST BE PERFORMED WITHOUT USE OF MECHANICAL DEVICES.

GENERAL IRRIGATION NOTES:

- IRRIGATION MAINS SIZED AND DESIGNED BY OTHERS.
- IRRIGATION SHALL UTILIZE A CENTRALIZED IRRIGATION SYSTEM THAT DRAWS SOURCE WATER FROM PROPOSED LAKE. THE CENTRALIZED IRRIGATION SYSTEM MUST COMPLY WITH CHARLOTTE COUNTY ORDINANCE NO. 3-8, 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.

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 33982
 PHONE (800) 432-4170
 (MINIMUM 48 HOURS NOTICE REQUIRED)

ELECTRIC
 FLORIDA POWER AND LIGHT COMPANY
 P.O. BOX 40
 15834 WINKLER ROAD
 FORT MYERS, FLORIDA 33906
 PHONE (239) 415-1301

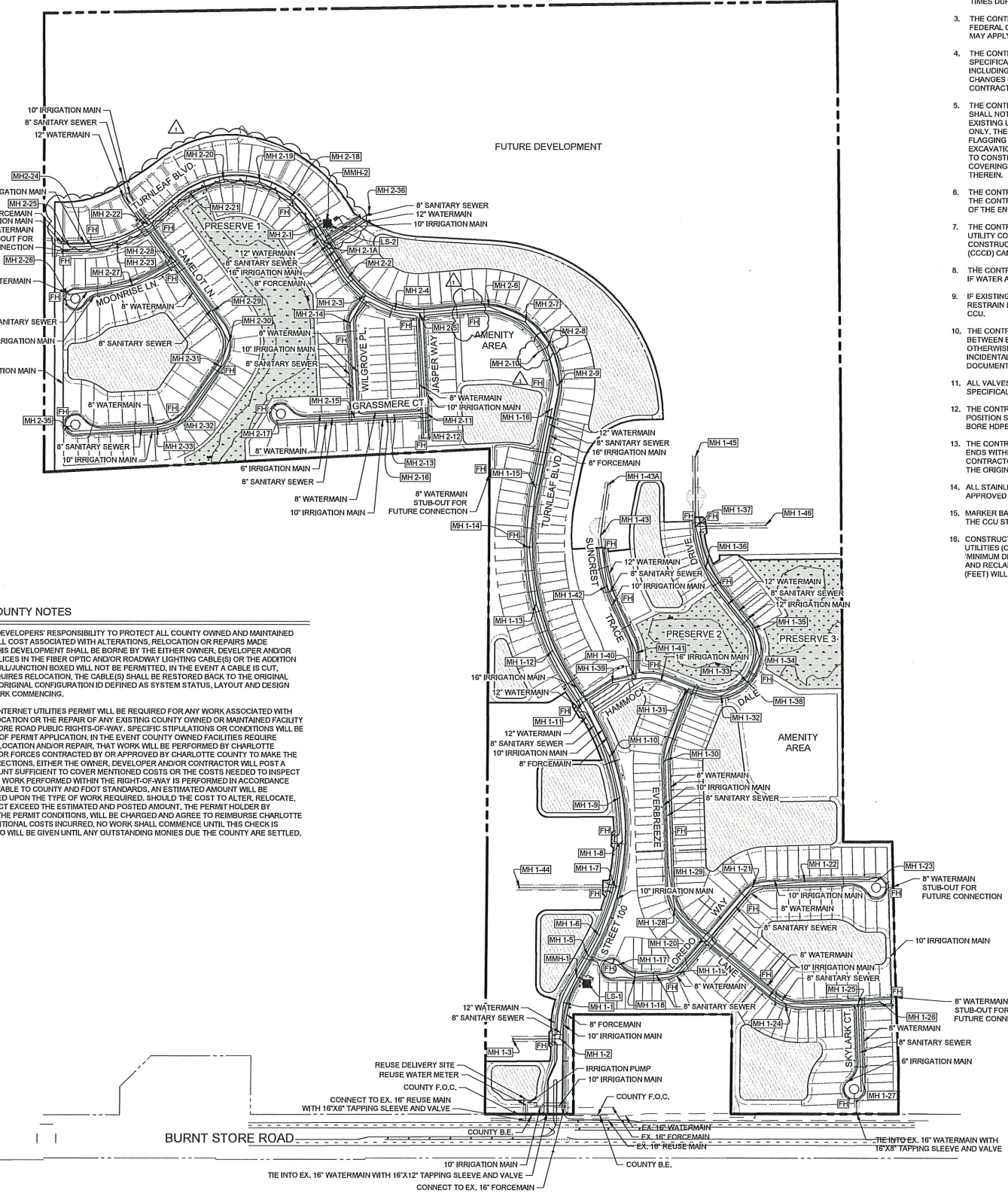
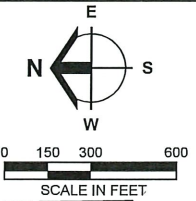
UTILITY LOCATING SERVICE
 SUNSHINE STATE ONE CALL CENTER
 PHONE (800) 432-4170
 (MINIMUM 48 HOURS NOTICE REQUIRED)

GARBAGE COLLECTION
 CHARLOTTE LANDSCAPING AND SANITATION SERVICE
 23046 HARBOR VIEW ROAD
 CHARLOTTE HARBOR, FL 33980
 PHONE (941) 623-1105

EMERGENCY SERVICES
 CHARLOTTE COUNTY FIRE & EMS
 PHONE (941) 743-1367

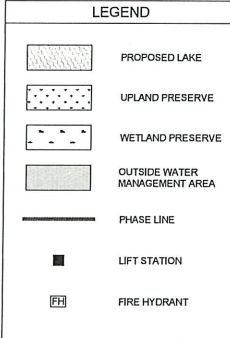
IRRIGATION (ON-SITE)
 PRIVATE

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



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. WHEN 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 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 OUT, 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.



PIPE LENGTHS:

TURNLEAF		
WATERMAIN	LENGTH	
12" DR-14 PVC	464 L.F.	
8" DR-14 PVC	8,874 L.F.	
8" DR-18 PVC	407 L.F.	
8" DR-18 PVC	8,675 L.F.	
8" DR-14 PVC	30 L.F.	
8" DR-18 PVC	45 L.F.	
SANITARY		
8" SDR-26	16,785 L.F.	
8" SDR-18	1,792 L.F.	
MANHOLE TOTAL	85 E.A.	
FORCEMAIN		
8" DR-14 PVC	105 L.F.	
8" DR-18 PVC	5,069 L.F.	
8" DR-14 PVC	28 L.F.	
8" DR-14 PVC	26 L.F.	
REUSE MAIN		
8" DR-18 PVC	92 L.F.	
12" DR-18 PVC	15 L.F.	

UPDATED - 08-29-2024 (GS2)

Barraco
 Band Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
 REVIEWED FILE NAME
 COMPLIANCE
 www.barraco.net
 2/26/2025
 PROJECT NO. 23991A00
 STATE NO. 23991P00
 POST OFFICE DRIVER 2004
 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
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&S,
 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\001
 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. **23991** SHEET NUMBER **6.0**



February 27, 2025

Barraco and Associates, Inc.
Attn: Kelly Liscum
2271 McGregor Blvd., Suite 100
Fort Myers. FL. 33901

**Re: DRC-24-188 Turnleaf Phase 1 Amendment –Revised PD Final Detail
Site Plan Date November 28, 2024, Site Plan Review agenda**

County staff has reviewed the PD Final Detail Site Plan for the Turnleaf Phase 1 Amendment. The amendment consists of the reconfiguration of the lots within the existing Phase 1 boundary and acreage with a total of 444 lots. The reconfiguration includes the removal of previously approved platted Lot 135 and the addition of 24 lots within the future development portion along Turnleaf Blvd with supporting utility, roadway, and stormwater infrastructure. This brings the total unit count to 444, consisting of 412 single-family and 32 multi-family units. This project site is 123.14± acres and is located at 13250 Burnt Store Road, Punta Gorda, FL.

It is the decision of the Zoning Official to forward DRC-24-188 to the Board of County Commissioners with a recommendation of approval. The comments are as follows:

1. Plat for single family residences. Reviewed site plan only. All structures are subject to further review at time of building permitting.
2. Modification County SWP required. Please follow link to instructions for new process:

<https://www.charlottecountyfl.gov/departments/community-development/building-construction/permits/stormwater-permit.stml>

3. Roadways shall be at least 20' wide of clear space for fire department access.
4. Gates shall be installed with an EVAC System for emergency operation use.
5. Fire hydrant required within 800' between each fire hydrant.
6. CCU approves the PD modification. All utilities will need to be installed per the approved utility plans for the project.
7. CCU approves the PD modification. All utilities will need to be installed per the approved utility plans for the project.
8. SWP-25-00006 approved on 1/28/25.

9. 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.
10. 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 only).
11. The landscape plan has been approved for the project. A copy of the approved landscape plan, with the digital approval stamps, must be uploaded/included with any/all permits for the site.

The decision to approve or deny this PD Final Detail Site Plan application will be made by the Board of County Commissioners which has been rescheduled to April 22, 2025, 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.

Shaun Cullinan

Shaun Cullinan
Planning and Zoning Official