

UTILITIES PROVIDING SERVICE:

POTABLE WATER	TELEPHONE	UTILITY LOCATING SERVICE	EMERGENCY SERVICES	IRRIGATION (ON-SITE)
CHARLOTTE COUNTY UTILITIES 3100 LOVELAND BOULEVARD PORT CHARLOTTE, FL 33980 PHONE (941) 764-4300	CENTURY LINK 3391 TAMiami TRAIL PORT CHARLOTTE, FL 33952 PHONE 1-877-800-7281	SUNSHINE STATE ONE CALL CENTER PHONE (800) 432-4770 (MINIMUM 48 HOURS NOTICE REQUIRED)	CHARLOTTE COUNTY FIRE & EMS PHONE (941) 743-1357	PRIVATE
SANITARY SEWER CHARLOTTE COUNTY UTILITIES 3100 LOVELAND BOULEVARD PORT CHARLOTTE, FL 33980 PHONE (941) 764-4300	ELECTRIC: FLORIDA POWER AND LIGHT COMPANY P.O. BOX 40 15834 WINKLER ROAD FORT MYERS, FL 33908 PHONE (239) 415-1301	GARBAGE COLLECTION WASTE MANAGEMENT OF CHARLOTTE COUNTY 25515 OLD LANDFILL ROAD CHARLOTTE HARBOR, FL 33980 PHONE (941) 523-1105	IRRIGATION (BULK SUPPLY) & SURFACE WATER WITHDRAWAL CHARLOTTE COUNTY UTILITIES 3100 LOVELAND BOULEVARD PORT CHARLOTTE, FL 33980 PHONE (941) 764-4300	

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. 3-4, AS AMENDED, (CHARLOTTE COUNTY WATER CONSERVATION ORDINANCE).
- ALL COMPONENTS OF THE IRRIGATION WATER SYSTEM SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE / NSF INTERNATIONAL STANDARD 61. ALL COMPONENTS INSTALLATION AND TESTING OF THE IRRIGATION WATER SYSTEM SHALL BE ACCORDANCE WITH ALL AWWA APPLICABLE STANDARDS AND SHALL MEET ALL MINIMUM AND MAXIMUM MANUFACTURER'S STANDARDS.

ADDITIONAL COUNTY NOTES

- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OWNED AND MAINTAINED FACILITIES. ANY/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.

WATERLINE NOTES:

- THE ENDS OF ALL CAPPED POTABLE WATERLINES SHALL BE MARKED WITH ELECTRONIC MARKERS AND 2"x4" 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-INCH SCHEDULE 40 PVC CASING.

PIPE LENGTHS:

ITEM	LENGTH
WATERMAIN	68 L.F.
8" DR-14 PVC	215 L.F.
4" D.I.P. FIRELINE	

LAND USE CALCULATIONS: UPDATED: 2024-08-09

ITEM	AREA	PERCENT
ROADWAY	0.63 AC.	25.00%
ROAD & CURB	0.28 AC.	13.89%
BUILDINGS	0.11 AC.	4.37%
OTHER IMPERVIOUS	0.67 AC.	28.59%
COURTS, FITNESS, POOL, ETC	0.76 AC.	30.16%
OPEN SPACE	0.76 AC.	30.16%
AMENITY - TOTAL SITE AREA:	2.52 AC.	100%

PARKING REQUIREMENTS

AMENITY: PICKLEBALL COURTS / FITNESS AREA
2 SPACES PER COURT
4 COURTS X 2 = 8 SPACES REQUIRED

AMENITY BUILDING: INDOOR RECREATIONAL AREA
1 SPACES PER 150 S.F.
2,462 S.F. / 150 S.F. X 1 = 17 SPACES REQUIRED

AMENITY POOL: 5400 S.F. / 250 S.F. X 1 = 22 SPACES REQUIRED

TOTAL PARKING REQUIRED FOR AMENITY = 47 SPACES
SPACES PROVIDED = 57 SPACES

HANDICAP SPACES
REQUIRED PARKING SPACES = 47
28-50 = 2 HANDICAP SPACE REQUIRED
HANDICAP SPACE PROVIDED = 4 SPACES

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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND FILING A NOTICE OF INTENT AND SWPS PLAN WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS 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 PAVEMENT BRICKS UTILIZED FOR ROADWAY AND SIDEWALK SURFACES MAY VARY. SEE TYPICAL SECTIONS AND DETAIL SHEETS.

ZONING DATA INFORMATION:

NAME OF PLAT:	TURNLEAF PHASE 1
NAME OF PLANNED DEVELOPMENT:	TURNLEAF
TYPE OF UNIT:	AMENITY STRUCTURES
NUMBER OF PROPOSED UNITS WITHIN PHASE 1:	1 UNIT

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'	25' / 10'	5' 10'	20'	20'	5'	35'	70%
TOWNHOUSE ¹	1,600	16'	100'	20'	25' / 10'	5' 10'	20'	20'	5'	35'	75%
MULTIFAMILY	10,000	100'	100'	20'	7.5' (IF 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%

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 FINAL SITE PLAN.

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.

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
DESIGN - CONSTRUCTION
COMPLIANCE
www.barraco.net

2399 I AM IOWA
SUITE 100
PORT CHARLOTTE, FL 33902-2800
PHONE (239) 451-3170
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) 998-2481

PROJECT DESCRIPTION

TURNLEAF AMENITY

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. 38535 - CARLB@BARRACO.NET

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FILE NAME 2399IAMIOWA.DWG
LOCATION J:\2399IOWA\AMENITY\1
PLOT DATE THU, 11-14-2024 - 12:59 PM
PLOT BY LEOLFLORES

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

APPROVAL SUBMITTAL PLANS

MASTER SITE LAYOUT, SIGNING, AND UTILITY PLAN

PROJECT / FILE NO. 24287
SHEET NUMBER 4.0

NOTICE: ALL DRAWING DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, AND LA APPROVED SHOP DRAWINGS MUST BE OBTAINED PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION.

CHARLOTTE COUNTY, FLORIDA LAND DEVELOPMENT CODE
TUMBLEEAF TRADITIONAL ADAPTATION CENTER

SITE DEVELOPMENT DATA

BUILDINGS	4,358 SF.	10 AC	3.91%
ROADWAY	37,440 SF.	83 AC	25.00%
POOL / PavEMENT / SIDEWALK, COURTS	46,175 SF.	1.05 AC	42.05%
OTHER SPACE	31,788 SF.	7.7 AC	28.97%
TOTAL SITE	108,771 SF.	2.52 AC	100.00%

Per Sec. 3-4-106.3. - TREE REQUIREMENT
 Exhibit E: Tree Types for Development Types

TYPE: OUTDOOR RECREATIONAL - 1 TREE / 2,000 SF.

TOTAL DEVELOPMENT AREA = _____

108,771 SF.
108,771 / 2,000 = **54 POINTS REQUIRED**

TREE POINTS - TREES ----- **51 POINTS PROVIDED**
PALM TREES (20% ALLOWED) ----- **13.5 POINTS PROVIDED**
50 X 20'S + 13.5 POINTS ALLOWED

64.5 POINTS PROVIDED

Per Sec. 3-4-105. - **BUFFER, LANDSCAPING, AND TREE REQUIREMENTS.**

BUFFER AREAS:
 NORTH BUFFER: NA

SOUTH BUFFER: NA

EAST BUFFER: NA

WEST BUFFER: NA

NOTE: PER EMAIL FROM JIE SHAO, ACP, MCP, PLANNER PRINCIPAL @ CHARLOTTE COUNTY DEVELOPMENT DEPARTMENT, "PRACTICITY IS EXEMPT FROM THE REQUIRED ZONING BUFFER"

Per Sec. 3-4-106(2)
VEHICULAR USE AREA

ALL ROYD PARKING SHALL HAVE TERMINAL BLAND WITH A MINIMUM OF ONE (1) TREE AND FULLY PLANTED WITH SHRUBS AND GROUNDCOVERS

NUMBER OF PARKING LOT ISLANDS = 12 /

PROVIDED

12 TREES REQUIRED
12 TREES PROVIDED

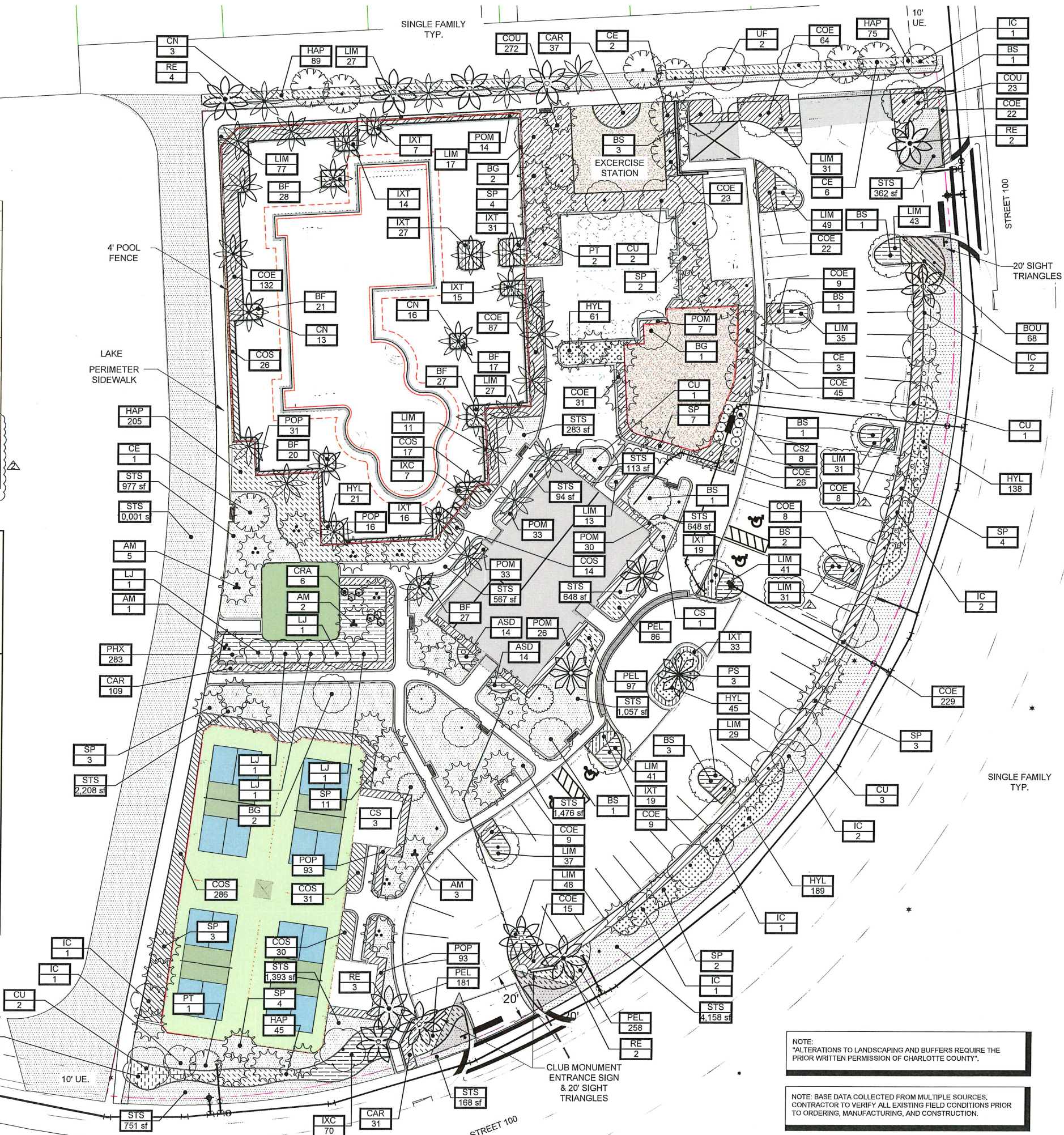
100% NATIVE

Per Sec. 3-4-106 / **EXHIBIT E: TREE SPECIES MIX**

REQUIRED SPECIES MIX	REQUIRED	PROVIDE	MINIMUM NUMBER OF SPECIES REQUIRED	PROVIDED
REQUIRED TREES	NA	NA	5	0

SECTION 3-9-100(g) - MAINTENANCE

13. **Plantings:** fences, walls, barriers and irrigation systems required by this section must be maintained in good repair; **landscaping** and buffer areas must be kept free of weeds, litter and debris.
- (a) **Landscaping:** all of the **landscaping** or structures required by this section 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.
- (f) It is unlawful to violate any of the provisions of this section.
- (g) The department may enforce compliance with this section as provided by law and may perform reasonable inspections to insure continued compliance.
- (h) All required **landscaping** and buffers may be served by an automatic irrigation system designed to eliminate the application of water to impervious areas and to respond to existing moisture 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.
- (i) Tree pruning shall be conducted according to the most recent edition of the National Arborist Association Standards.
- (j) Tree pruning shall be conducted according to the most recent edition of the National Arborist Association Standards.
- (v) **Florida-friendly landscaping**
- (i) Florida-friendly **landscaping** is based on xeriscaping principles and has as its purpose reducing water consumption while enhancing both the beauty and hardiness of Florida **landscaping**, by proper design choices, a Florida-friendly **landscape** requires less irrigation and makes better use of the water it does receive. While there is no single fixed Florida-friendly design, all Florida-friendly **landscapes** share a set of design principles. Properly designed **landscapes** shall be considered based on the following "Florida-friendly" design principles:
- (a) Design principles.
- a. Designs with awareness of site conditions. Plants should be chosen that are suited to existing site conditions ("the right plant in the right place"). Soil amendments or terrain features can be added to create favorable conditions for plants that would not ordinarily thrive on site. Native plants have a proven track record of thriving under native conditions with little or no supplemental water. The selection of drought tolerant plants will ensure a drought tolerant **landscape** even if severe weather conditions are imposed.
- b. Group plants according to their water requirements. Physically concentrating high water usage plants, medium water usage plants, and low water usage plants in separate areas will allow the design of high, medium, and low water usage areas that provide the plants with the necessary amount of water, while minimizing waste.
- c. 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 systems will minimize water loss through evaporation, runoff, and excessive saturation.
- d. Maintain the high moisture areas of the landscape. Overwatering areas is not good practice. Using it as an accent rather than the main emphasis of the **landscape**, will reduce water use, maintenance costs, pesticide costs and fertilizer costs. Low maintenance trees and shrubs cost less in long term maintenance and resources as well as offering possibilities of more attractive designs.
- e. Florida-friendly design principles shall be employed in all **landscaping** plans.
- (i) **Completion bond**
- (a) A certificate of occupancy (C.O.) or release from the completion of the fulfillment of the requirements of this section, may be obtained prior to the completion of the required perimeter **landscaping** or **landscaping** buffer upon the posting of a cash bond in favor of the county.
- (b) The bond shall be equal to one hundred ten (110) percent of the value of the required **landscaping** and buffer which remains to be completed.
- (c) The bond will be forfeited to the county if the remaining required **landscaping** is not completed within ninety (90) days of the issuance of the C.O. or release.
- (d) The department director may, upon consideration of site-specific or other extraordinary circumstances, extend the period of time for completion of the **landscaping** for not more than an additional one hundred eighty (180) days.
- (e) Those property owners who have chosen to postpone the installation of their required perimeter **landscaping** and/or buffering to the rainy season in accordance with [section 3-3-1000\(f\)\(7\)](#) shall be exempt from this section of the Code.




NOTE:
"ALTERATIONS TO LANDSCAPING AND BUFFERS REQUIRE THE
PRIOR WRITTEN PERMISSION OF CHARLOTTE COUNTY".

NOTE: BASE DATA COLLECTED FROM MULTIPLE SOURCES.
CONTRACTOR TO VERIFY ALL EXISTING FIELD CONDITIONS PRIOR
TO ORDERING, MANUFACTURING, AND CONSTRUCTION.

**TURNLEAF
AMENITY CENTER**

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

**CLIENT:
BURNT STORE
DEVELOPMENT**


OUTSIDE PRODUCTIONS
international
THE ART & SCIENCE OF OUTDOOR LIVING

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239-390-1334
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W. PATRICK TREFZ, ASLA
LANDSCAPE ARCHITECT #1481

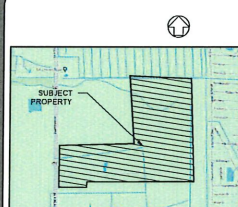
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NAPLES, FLORIDA 34109

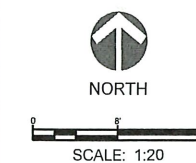
TREBILCOCK CONSULTING SOLUTIONS, PA
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NAPLES, FLORIDA 34104



SITE LOCATION MAP

[illegible]

100% CONSTRUCTION
DOCUMENTS

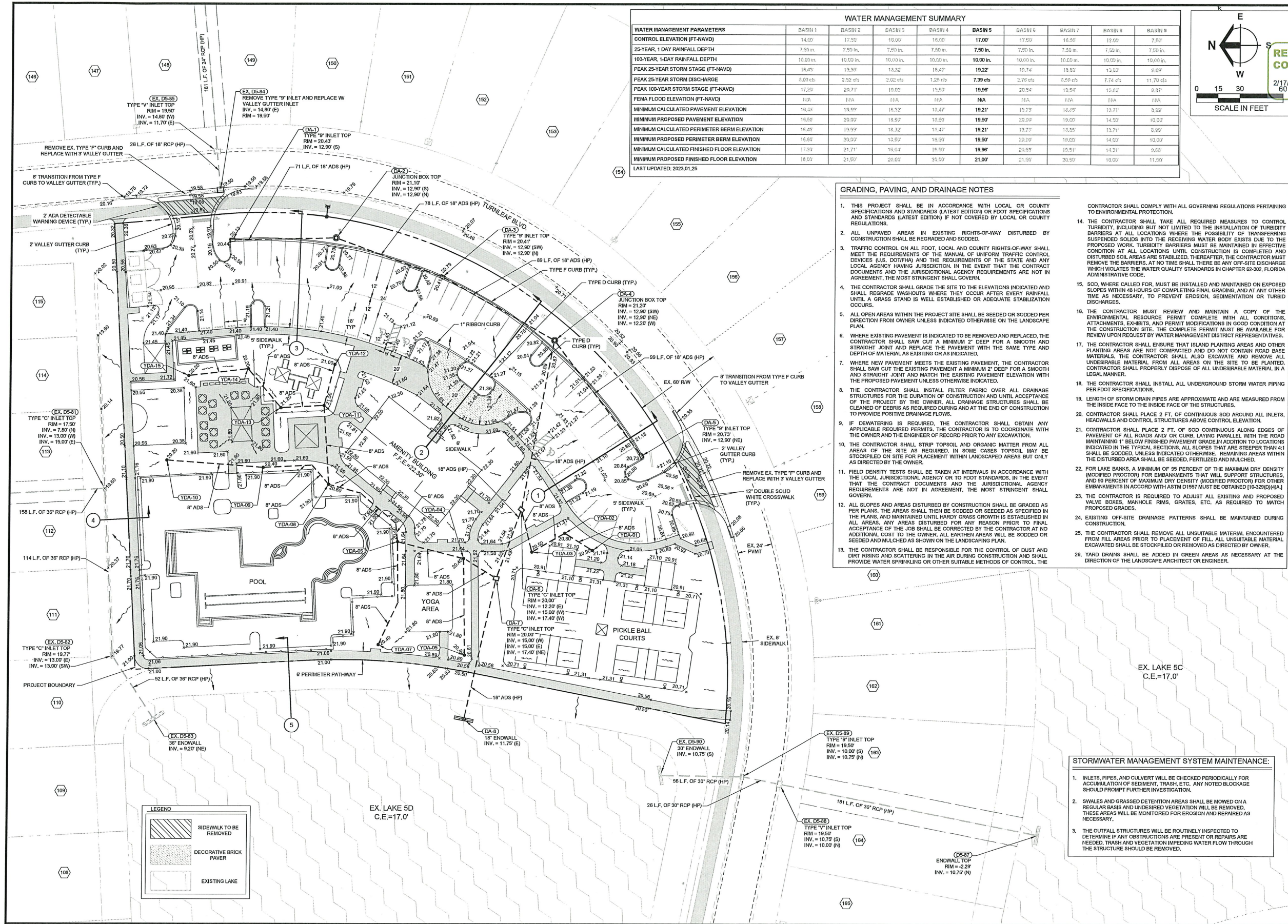


JOB NUMBER: 142-23

SHEET TITLE:
**LANDSCAPE PLANTING
PLAN**

SHEET NUMBER: LP1

Z:\Projects\2023\101-150\142-23 Turnleaf Amenity 2\Drawings\Construction\CODE MIN SET\142-23 OPI LP CM-1.dwg 2/6/2025 10:08 AM by



Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
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COMPLETED
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PROJECT DESCRIPTION

TURNLEAF
AMENITY

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

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FILE NAME J23991AM11.DWG

LOCATION J:\23991\DWG\AMENITY\

PLOT DATE THU, 11-14-2024 - 1:00 PM

PLOT BY LEOLFLORES

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

APPROVAL SUBMITTAL PLANS

MASTER DRAINAGE,
DETAIL, PAVING AND
GRADING PLAN

PROJECT / FILE NO.

24287

SHEET NUMBER

5.0