DRC-25-116

(BCC Land Use Meeting 11-25-2025)

Atwell, LLC./ Heritage Station Phase II



DRC-25-116

- Atwell, LLC is requesting a PD Modification for Heritage Station-Phase II (DRC-21-00172). The project consists of 88 single-family lots to include utilities, drainage, and roadway extensions. This project site is 14.93± acres of an 85.47± acre site and is located at 15351 Burnt Store Road, Punta Gorda, FL.
- Located in Commission District II.





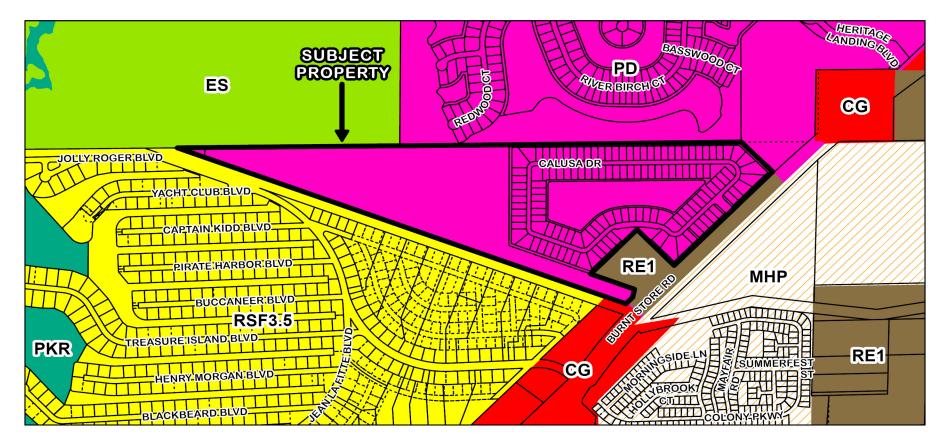
DRC-25-116 2024 Eagle View Image



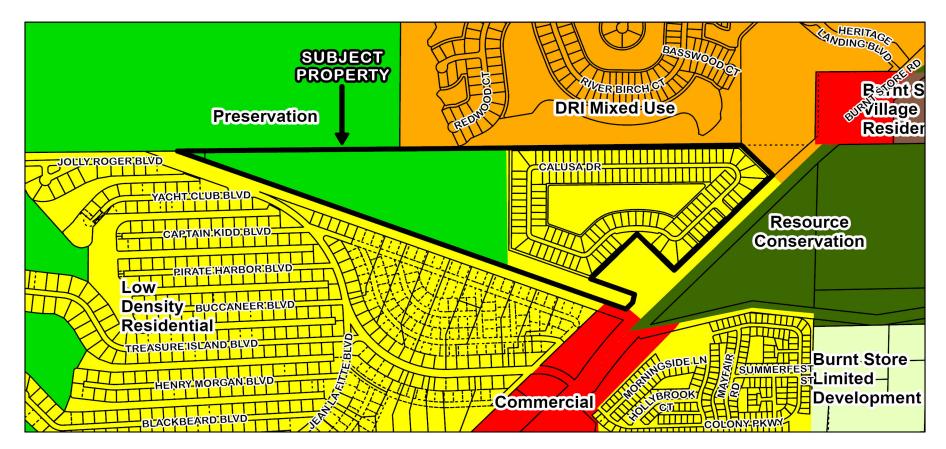
DRC-25-116 Location Map



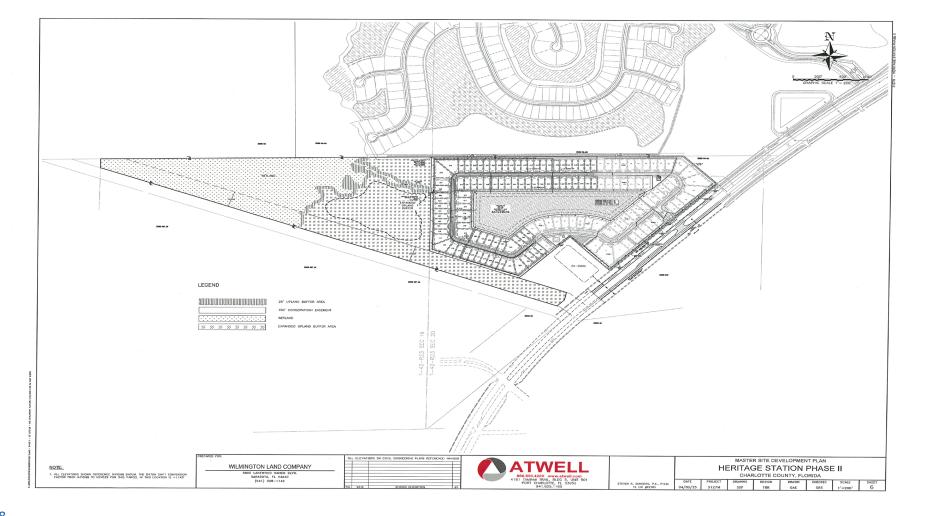
DRC-25-116 Area Image

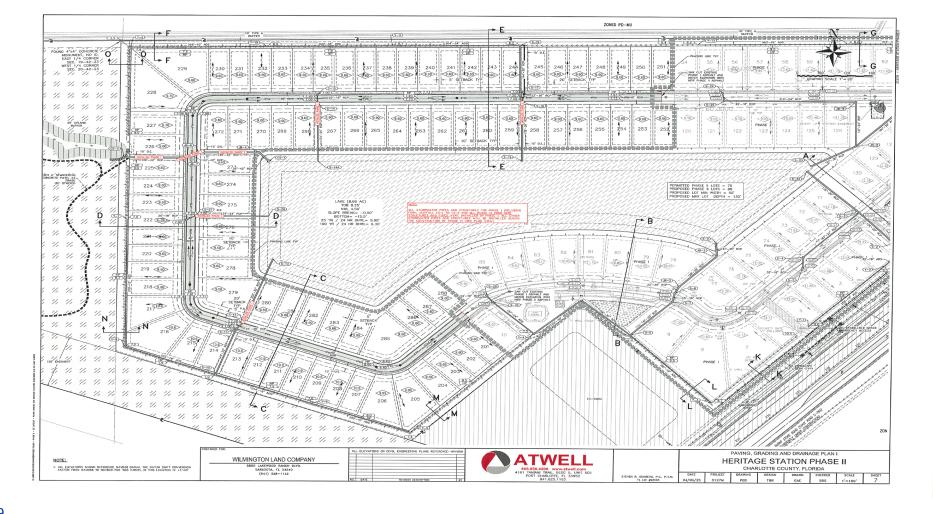


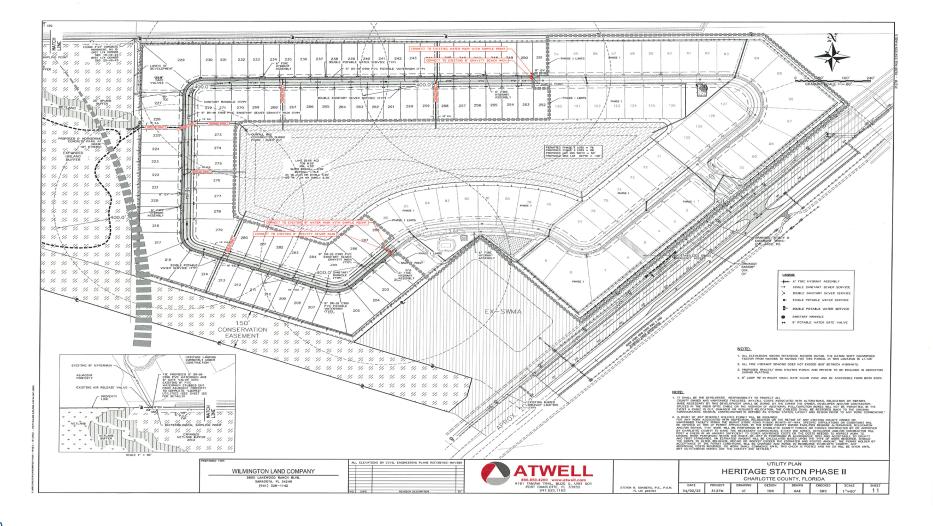
DRC-25-116 Zoning Designations

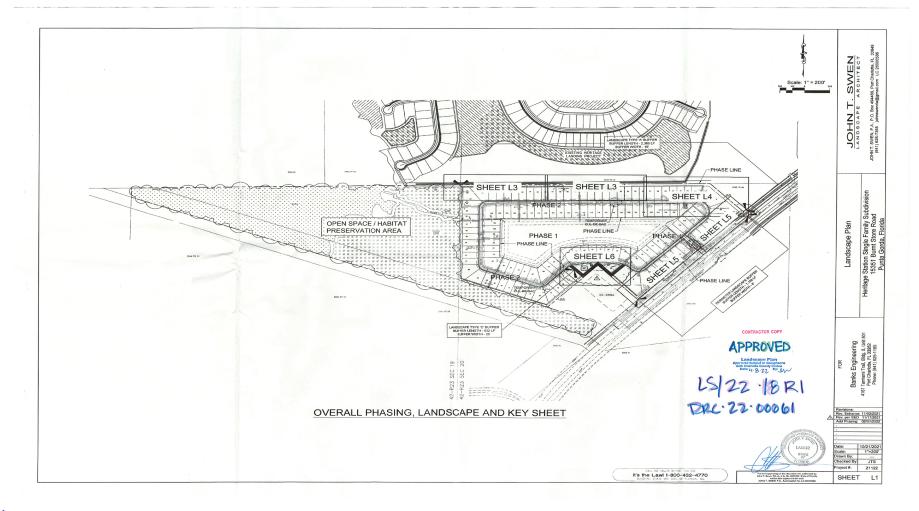


DRC-25-116 FLUM Designations











LANDSCAPE REQUIREMENTS

PERIMETER LANDSCAPE BUFFER REQUIREMENTS
BURNT STORE ROAD[Perimeter Landscape Buffer] - Buffer Length - 1,146 LF, Buffer Width - 8' BURNT STORE ROAD(Perimeter Landscape 6 Trees Required(1 per 35 LF) - 1,146 / 35 = 33 Trees Provided - 85 Shrubs/Hedge Required - Yes Shrubs/Hedge Provided - Yes

NORTH-PROPERTY LINE[Type x* Daffed - Butter Length - 2.396 Lf*, Duffer Videh - 19* Carroy Trees Required 2 per to 10 ft - 2.396 / 100 = 2.35 ft s 2 = 47.78 x 1.00 = 24 Access Trees Provided 1 per 100 Lf - 2.398 / 100 = 2.38 s 4 x = 47.78 x 1.00 = 25 Access Trees Required 1 per 100 Lf - 2.369 / 100 = 2.38 s 4 x = 12.88 x 20 = 17 Access Trees Provided - 23 Access Trees Provided - 25 Access Trees Pr

AMENITY CENTER (Type °C' Buffer) - Buffer Length - 632 LF. Buffer Wolth - 25' Canopy Trees Provided - 19 - 19 - 632 (+ 100 = 6.32 x 4 = 25.33 x.6 = 16' Canopy Trees Provided - 21' Accord Trees Provided - 21' Accord Trees Provided - 41' Accord Trees Prov Accent Trees Provided - 14
Shrubs Required(20 per 100 LF) - 632 / 100 = 6 32 x 20 = 126.4 x .6 = 76
Shrubs Provided - 147
Walsfrance Required - No
Walsfrance Provided - No

INTERIOR LANDSCAPE REQUIREMENTS
(INOTE: Due to utilities and easements the interior landscape areas have been modified and relocated into the amenity area.)

Interior Landscape Islands Required - 4 Interior Landscape Islands Provided - 4

Interior Trees Required - 4 Interior Trees Provided - 4+

TREE REQUIREMENTS

TREE POINTS REQUIRED(One (1) Tree Point per 2000 SF of Development Area)
Total Site Area - 3,723,322 SF / 2000 SF = 1,851.6
Tree Points Required - 1,861.6
Tree Points Provided - 1,862.6

OLWNT.	DESCRIPTION	CAUPER	TREE POINTS	TOTAL TREE PONTS
EXISTE	G TREES/OPIN SPACEJU	ATTATOPRESERVAT	ION AREA)	
5,721+	Mangroves	2 CM	19	1,077.0=
PROPOS	SED TREES			
31	Green Buttonwood	2"04	10	31.0
39	Fire	2°04	10	26.0
62	Live Oak	3,01	15	93.0
6	Silver Trumpet Tree	res	0.5	3.5
30	Cabbage Pales	HICT.	95	16 5 (1.0%)

GENERAL NOTES

All plant materials shall be Florida Grade No. 1 or better, as specified in GRADES AND STANDARDS FOR NURSERY PLANTS, Parts I and III. by the Division of Plant ledustry, Plantida Department of Agriculture and Consumer Services, and shall conform to current American Association of Nurseryman STANDARDS FOR NURSERY STOCK, where otherwise specified on the plans and plant list

All plant materials shell be guaranteed for a period of one year (365 days) after fiant acceptance. All reprocessest materials shall be guaranteed for an additional 355 days. All planting beds shall be mulched with Mixed Handwood Mulch, Dark Brown, to a depth of three (3) inches. All trees in sod areas shall have a 36" min. rad as mulched tree ring. Sod shall be Paspalum notatum 'Bahla' sod.

Xerocape principles shall be utilized as outlined by the Southwest Florida Water Management District.

The Contractor shall identify each tree with a plastic tag. identifying its species, and retended until the Certificate of Occupancy is granted.

All landscape breas shall be protected from vehicular encreachment by wheelstops anxior curbing where immediately abulled by pavernent. Australian Pine, Brazikin Pepper, Metaleuca and Downy Rose Myrde located on the property shall be removed during a te preparation.

Multi-trunk trees required to be 2° Cal. shall have a minimum of one (1) 2° Cal. trunk.

The quartiles insicated on the plant list are intended as a guide for companions biolding and does not releve the CONTRACTOR from providing a compertnessive material take off. In the event that a discurpancy occurs between the quartiles lated in the plant lat and the quartiles indicated on the plant plant and the contractor shall notify the LANDSONTE ARCHITECT of the descripance.

Any attentions to this fandscape plan will require prior written permission of the Growth Management Department of Charlotte County.

The $20^{\circ} \times 20^{\circ} \times 30^{\circ} \times 30^{\circ}$ visibility Triangles mainlain a clear space with no obstructions to vision between a height of two (2) feet area a height of six (6) feet above grade, liees shall be perifficient in the clear space as slong as there is no 67-67gb between twiss heights.

Walsifences when required as part of the landscape buffer requirements shall be: a minimum of as (8) feet in height from finished grade opaque; decorative; and made of one (1) of the oblowing materials; occurred aggregate, structor finish finisher partials or coloust), briefs, sone, wood, very or plants: When required as part of a landscape buffer, chain fish fences and walls constructed of base concrete body; even if plants buffer, thain fish fences and MAINTENANCE AND IRRIGATION

Plantings, fences, walls, berns and impation system required by this section must be maintained in good repair. Landscaped and buffers must be kept free of weeds, litterand.

(2) Damage to any of the landscaping or structures required by Section 3-5-102, shall be replained or replaced, as applicable, within 90 days or one growing season, wilcolever is soone. Camage to a required fence or wall by a natural disaster shall be reprired within 180 days. (3) It is unlawful to violate any of the provisions of Section 3-9-100

(4) The Department (Zoning) may enforce compliance with Section 3-9-100 as provided by law and may parform reasonable inspections to insure continued compliance.

(b) All required unducaying and suffers may be served by an automatic impatton system designed to eleminate the application of water to invervious stress and reduce impatts to serve the control of t

Impation design standards. The following standards shall apply to the design installation and maintenance of the impation systems. Automatic rain and soil monture sensing devices shall be installed with intigation systems in accordance with industry standards.

Drip or micro-jet irrigation should be used where possible

Low trajectory spray nozzles are encouraged

No above oward impact heads are permitted.

Irrigation systems shall use the lowest quality water available which will adequately and safely med the water needs of the landscaping.

Planted detention areas and undisturbed natural areas do not require impation systems, provided however that the property denier is responsible for provising impation for supplemental plants with a natural areas and plants within detention areas.

Irrigation systems must be properly maintained and operated in a marrier consistent with watering restrictions established by the applicable water management district or local auti whithever are solicies.



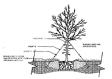


PLAN VIEW

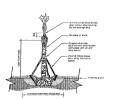




TREE STAKING DETAIL (2" CALIPER OR LESS) SCALE NOT TO SCALE



>2" CALIPER)



PALM STAKING DETAIL

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TREE	STAKIN	NG DE	TAIL (

Revisions: Rev. Entrance 11/02/202 Add Phasing 02/01/202

Jineering Bldg. 5, Unit FL 33952 625-1165

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: 494466, Port Charlotte, F rla@gmail.com LC 26000 SWE

Box

SWEN, P.A., 626-7365

Station Single Family Subdivision 15351 Burnt Store Road Punta Gorda, Florida

JOHN P.O.

Plan

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