



DRC-25-116

(BCC Land Use Meeting 11-25-2025)

Atwell, LLC./ Heritage Station Phase II



CHARLOTTE COUNTY
FLORIDA

DRC-25-116

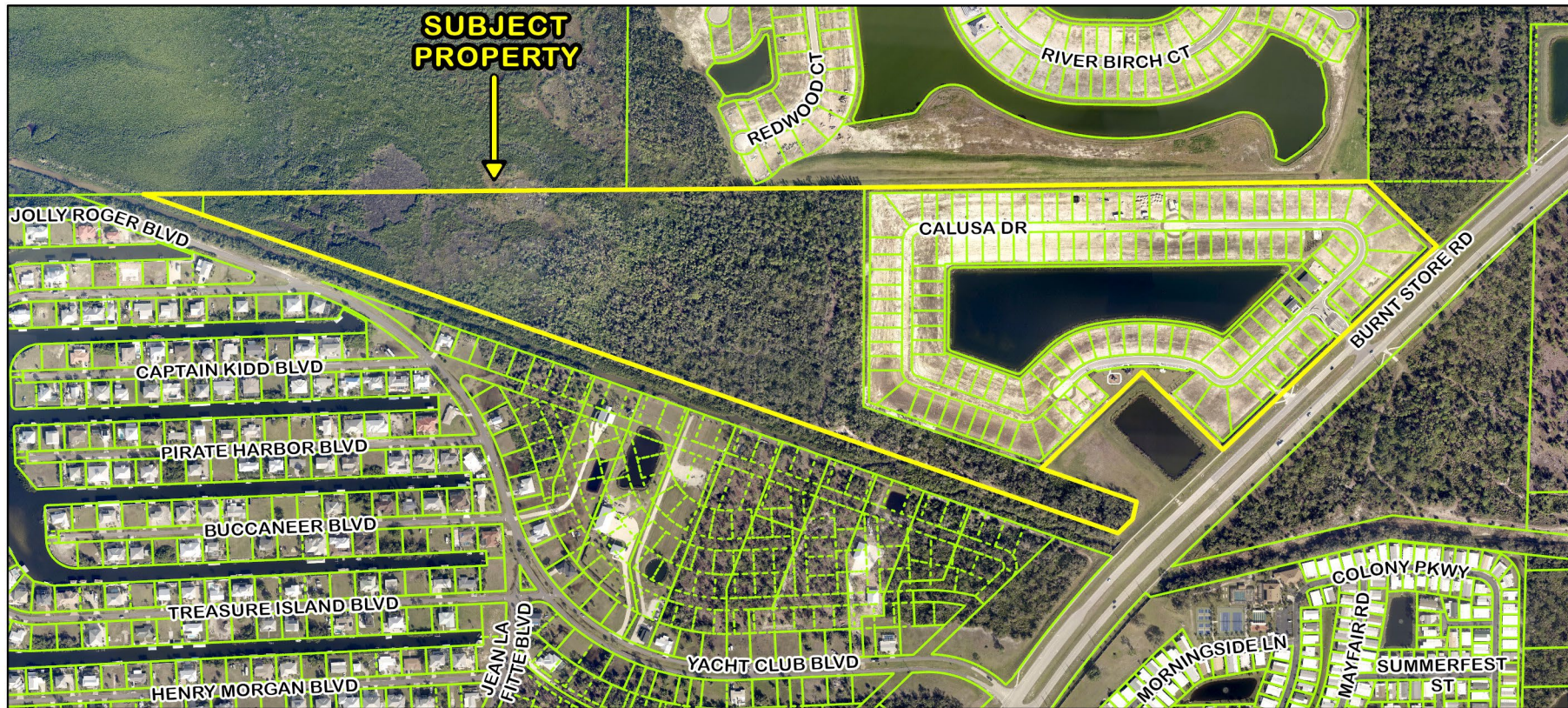
- Atwell, LLC is requesting a PD Modification for Heritage Station-Phase II (DRC-21-00172). The project consists of 88 single-family lots to include utilities, drainage, and roadway extensions. This project site is 14.93± acres of an 85.47± acre site and is located at 15351 Burnt Store Road, Punta Gorda,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



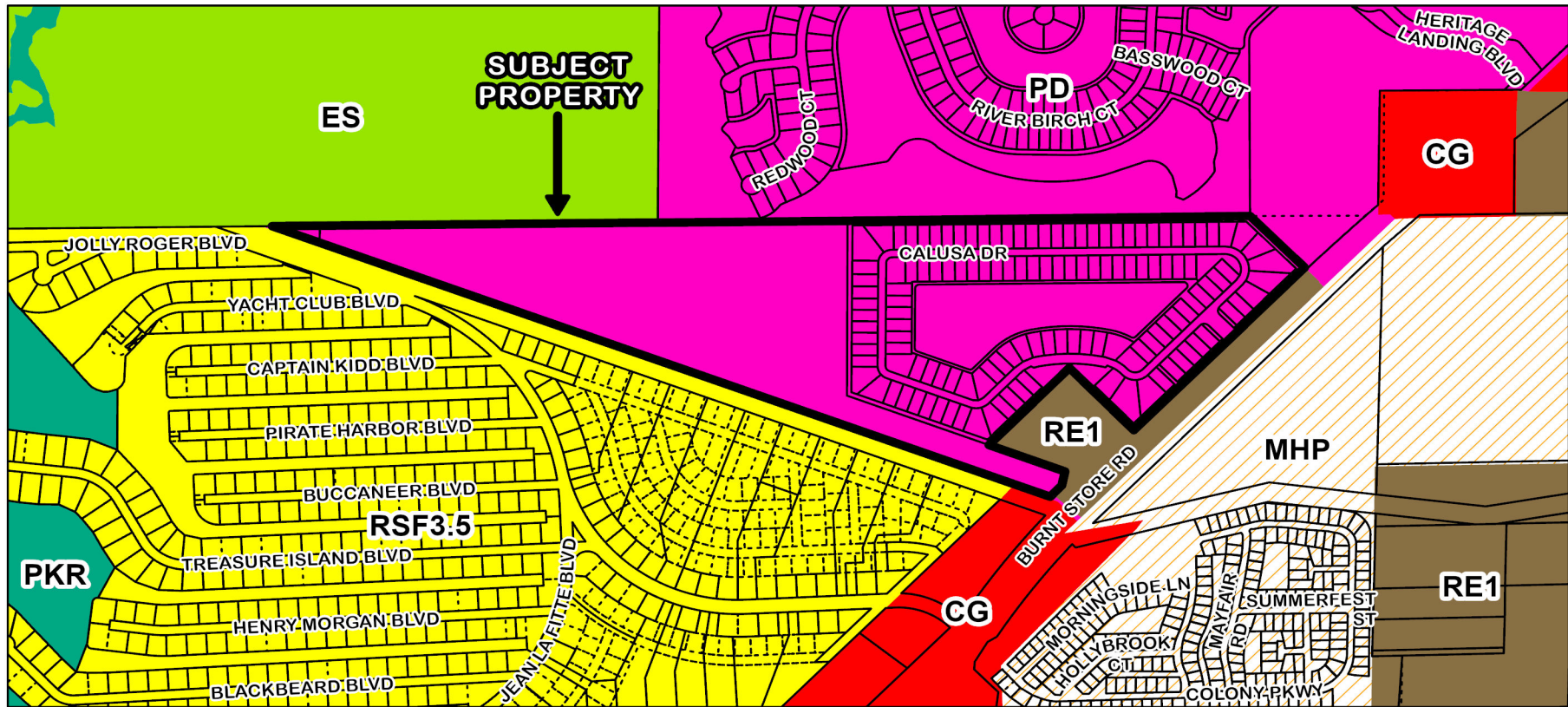
DRC-25-116 2024 Eagle View Image



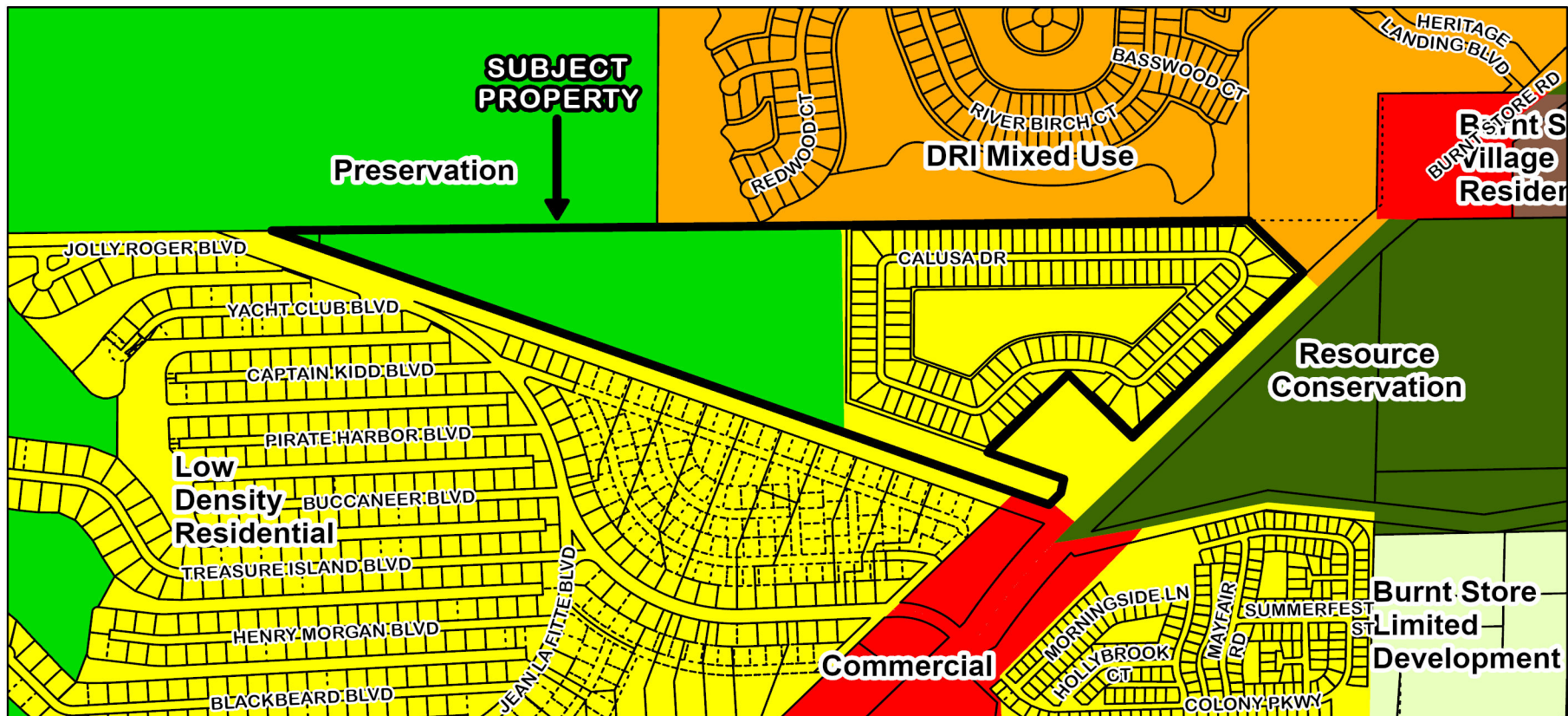
DRC-25-116 Location Map



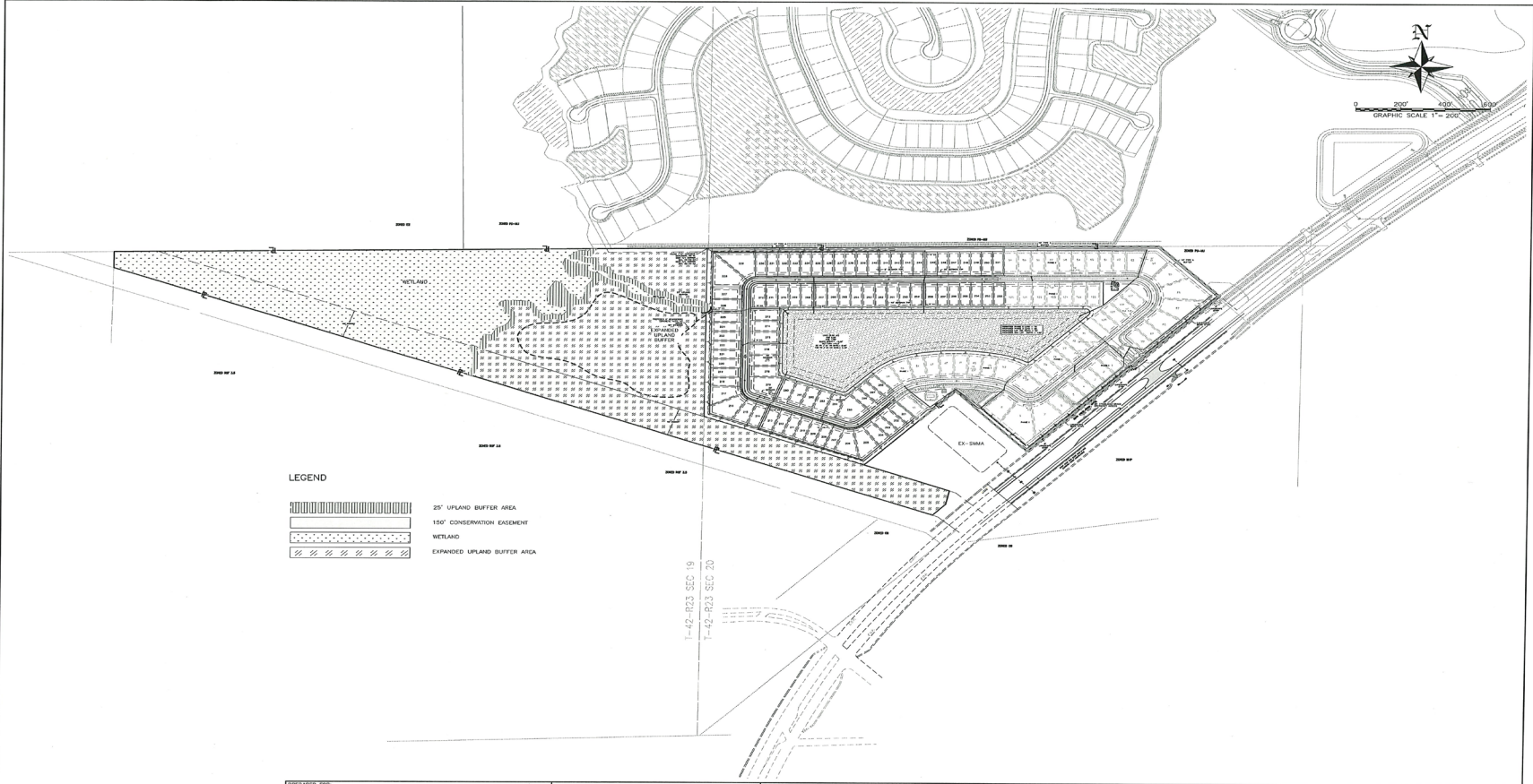
DRC-25-116 Area Image



DRC-25-116 Zoning Designations



DRC-25-116 FLUM Designations



LEGEND

- 25' UPLAND BUFFER AREA
- 150' CONSERVATION EASEMENT
- WETLAND
- EXPANDED UPLAND BUFFER AREA

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD83 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD83 TO NAD83 FOR THIS LOCATION IS +1.145'

PREPARED FOR:
WILMINGTON LAND COMPANY
5800 LAKEWOOD BLVD.
SARASOTA, FL 34230
(941) 328-1142

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE NAVD83		
NO.	DATE	REVISION DESCRIPTION

ATWELL

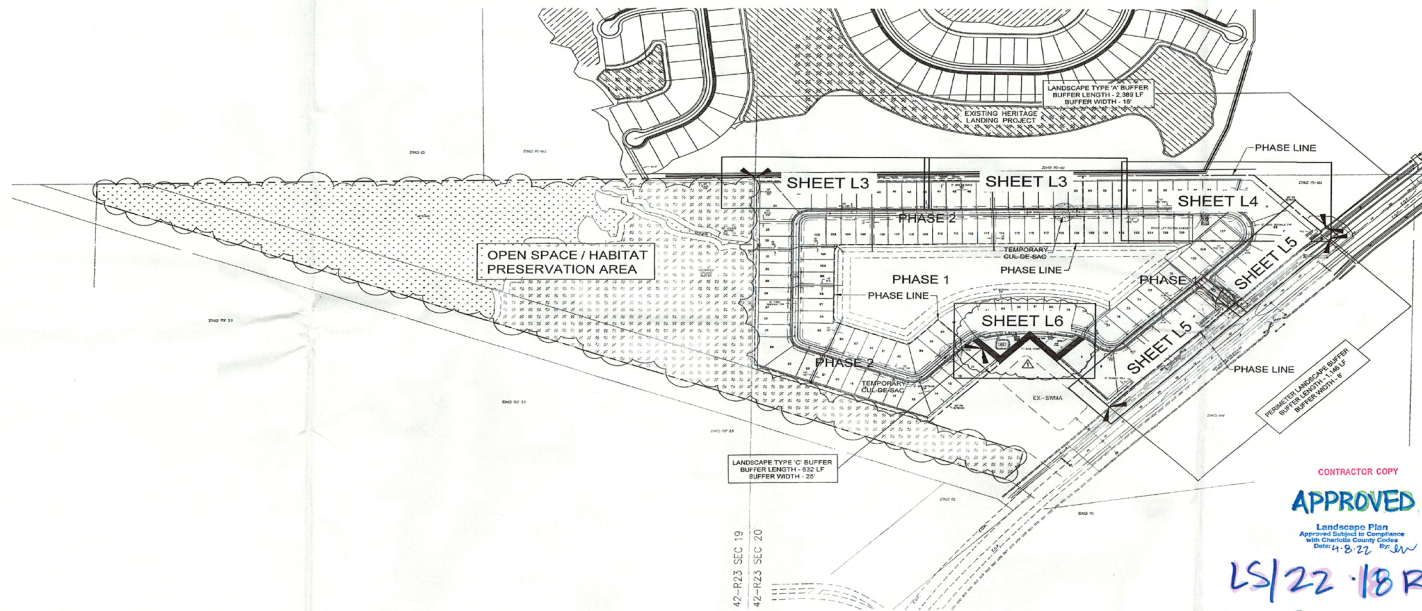
846.840.4200 www.atwell.com

4101 TAMMAM TRAIL, BLDG 5, UNIT 501
PORT CHARLOTTE, FL 33952
941.625.1185

STEVEN H. SONENSHINE, P.E., P.S.M.
FL LIC. #22955

MASTER SITE DEVELOPMENT PLAN HERITAGE STATION PHASE II CHARLOTTE COUNTY, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET		
04/03/20	3127M	SOP	TRN	GAE	SRS	1"=200'	6		





OVERALL PHASING, LANDSCAPE AND KEY SHEET

JOHN T. SWEN
LANDSCAPE ARCHITECT

JOHN T. SWEN, P.A., P.E., 2004405, Port Charlotte, FL 33949
(941) 525-7355 jts@jtsa.com

Landscape Plan

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

FOR

Banks Engineering

4171 Tamiami Trail, Suite 5, Unit 501
Port Charlotte, FL 33952
Phone: (941) 655-1155

APPROVED

Landscape Plan
Agreement Subject to Compliance
with Charlotte County Codes
Date: 11-8-22

LS/22-18 R1
DRC-22-00061

Revisions:
Rev. Entrance 11/08/2021
Rev. per BLD 11/17/2021
Add Phasing 09/01/2022

Date: 10/21/2021
Scale: 1"=200'
Drawn By: JTS
Checked By: JTS
Project #: 21122

SHEET L1

It's the Law 1-800-432-4770



