

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ASPHALT PAVEMENTS WITH F.D.O.T. STANDARD SPECIFICATIONS WITH GLASS BEADS IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 202.01.
3. MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
4. REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
5. ALL SIGNS LOCATED SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL COMPLY WITH THE STATE OF VIRGINIA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR ROAD AND BRIDGE CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS AND WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
7. ALL SIGNING, PAVEMENT MARKINGS, STREET NAME SIGNS, ETC. ARE TO BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
8. THE CONTRACTOR SHALL FURNISH AND INSTALL STREET NAME SIGNS. DEVELOPER MAY CHOOSE TO INSTALL DECORATIVE STREET SIGNS IN ADDITION TO THE STANDARD SPECIFICATIONS. IF THE CONTRACTOR DEEMES IT POSSIBLE, STREET NAME SIGNS TO BE ATOP ALL PAVEMENT SIGNS, ONLY 1 SET OF SIGNS PER LOCATION.
9. THE CONTRACTOR SHALL INSTALL BLUE/WHITE RPLM'S IN THE CENTER OF THE LANES AT ALL INTERSECTIONS.
10. THE LOCATION, QUANTITY AND TYPE OF PARK SIGNAGE AND ENTRY FEATURES MAY BE MODIFIED WITHIN THE REQUIREMENTS OF CHARLOTTE COUNTY.
11. ALL SIGNS INCLUDING OFF-SITE CROSSWALKS SHALL BE PRIVATELY MAINTAINED.

	PROPOSED LAKE
	ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	WETLAND AREAS

	STOP SIGN (R-1)		DIVIDED MEDIAN SIGN (R-47)	STARLING BLVD	
	SIDEWALK CURB RAMPS & DETECTABLE WARNING PER FDOT INDEX NO. 522-052		YIELD SIGN (R-12)	BLUE CT	
	END OF ROADWAY MARKER 18" x 18" (DM-1) 9 BUTTON, RED			ADELIE WAY	
	SIDEWALK ENDS SIGN 24" x 12" BLACK LEGEND ON WHITE BACKGROUND			ARBOR CIR	STREET NAME SIGN (D-3)
SIDEWALK ENDS				ARGUS PL	
				15 M.P.H.	ADVISORY SPEED PLACQUE (W13-1P)

1. DETAILS REFERENCE M.U.T.C.D. LATEST EDITION

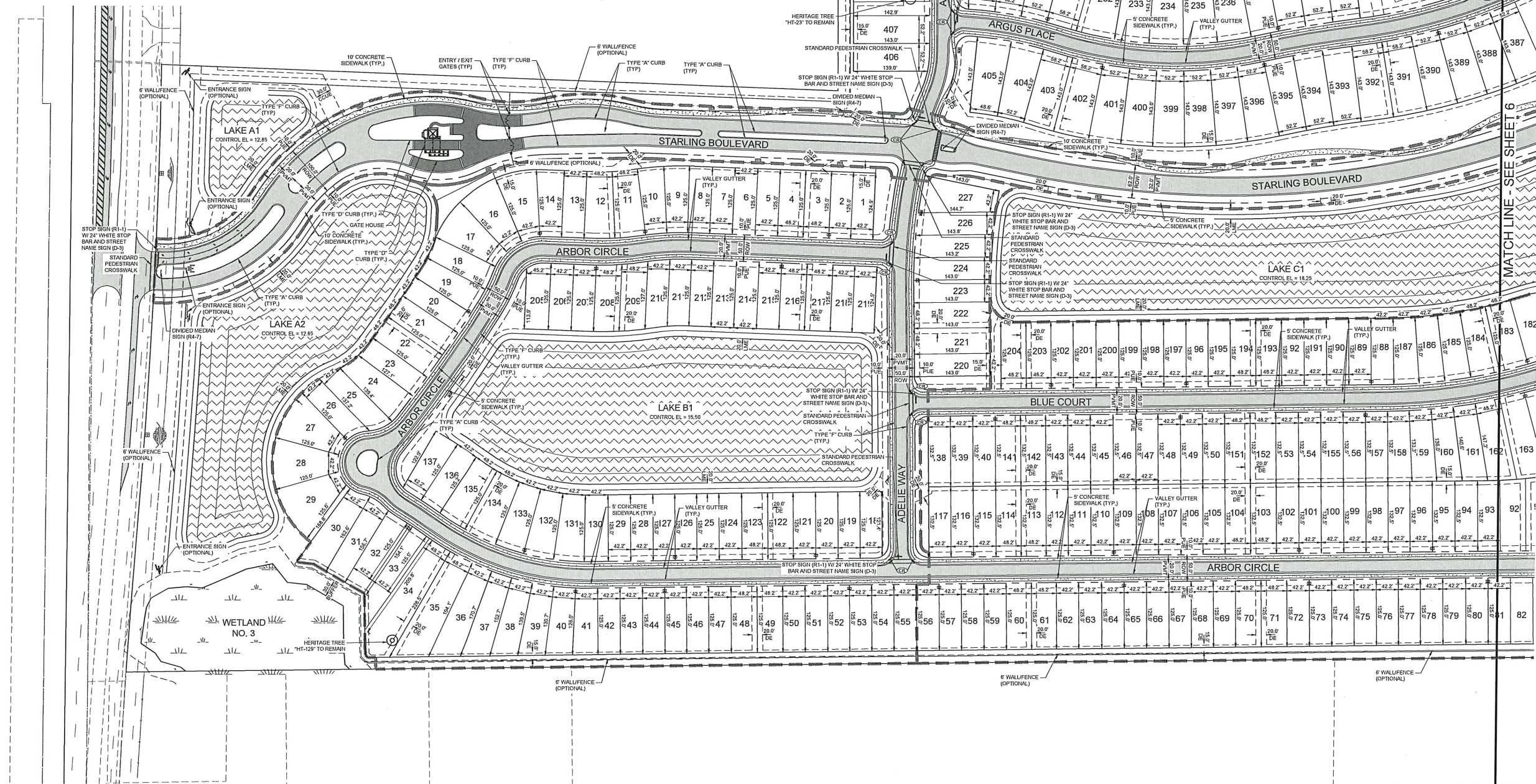
F.D.O.T. DESIGN STANDARDS

INDEX # 522-002 - DETECTABLE WARNING AND SIDEWALK CURB RAMPS

INDEX # 700-010 - SINGLE COLUMN GROUND SIGNS

INDEX # 711-001 - SPECIAL MARKING AREAS

INDEX # 705-001 - TYPICAL PLACEMENT OF REFLECTIVE PAVEMENT MARKERS



SET NUMBER:	1226-200-01
SHEET :	5

CONSTRUCTION PLANS

STARLING - PHASE 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

SITE DEVELOPMENT PLAN - A

PLAN REVISIONS	
1	12/13/2024 PLANS SENT TO CONTRACTOR (CCL MOD #3)
2	12/17/2024 UTILITY MOD #3 INITIAL SUBMITTAL
3	12/19/2024 UTILITY MOD #3 INITIAL SUBMITTAL
4	01/05/2024 PLANS SENT TO CONTRACTOR (CCL MOD #3)
5	02/23/2024 UTILITY MOD #3 1ST RESUBMITTAL
6	03/22/2024 REVISED PER ENGINEER
7	04/04/2024 REVISED PER ENGINEER & OWNER
8	04/11/2024 CCL MOD #4 INITIAL SUBMITTAL
9	05/03/2024 CCL MOD #4 CCL SUBMITTAL
10	07/10/2024 REVISED PER CONTRACTOR AND CLIENT
11	08/22/2024 UTILITY MOD #5 INITIAL SUBMITTAL
12	09/22/2024 UTILITY MOD #5 1ST SUBMITTAL
13	10/23/2024 STORMWATER MOD INITIAL SUBMITTAL

FLORIDA CERTIFICATE OF AUTHORIZATION #3536

NICHOLAS R. WALTERS, P.E.
FL. LICENSE NO. 94383

1226-200-01

SHEET : 5

STARLING PHASE 1
CODE MINIMUM LANDSCAPE PLANS
CHARLOTTE COUNTY, FLORIDA

PROJECT NO: 122630001
DATE: 09/09/2024
DRAWN: WL
REVIEWED: WH

REVISIONS

1	09/09/2024	Revised per County Staff Comments
2	09/09/2024	Revised per County Staff Comments
3	09/09/2024	Revised per County Staff Comments
4	09/09/2024	Revised per County Staff Comments

LANDSCAPE REFERENCE PLAN

L-1

TREE REPLACEMENT (PHASE 1)

1 TREE POINT/2,000 SF OF SITE AREA
(2,000 SF / 2,000 SF = 1.00 TREE POINTS REQUIRED)

TREE POINTS	POINTS PROVIDED
BOUNDARY BUFFER 'A'	77.5
BOUNDARY BUFFER 'B'	78
BOUNDARY BUFFER 'C'	208
BOUNDARY BUFFER 'D'	59
BOUNDARY BUFFER 'E'	11
LOT TREES (407 LOTS IN PHASE 1)	2,035
EXISTING TREES TO REMAIN (PHASE 1)	1,079
EXISTING RELOCATED LIVE OAKS	61
TOTAL TREE POINTS REQUIRED	3,602**
TOTAL TREE POINTS PROVIDED	3,607.5**

*5 TREE POINTS WILL BE PROVIDED FOR EACH LOT, ANY LOT TREE THAT IS USED FOR TREE POINTS MUST BE REPLACED IF DAMAGED AND IS NOT ELIGIBLE FOR BUY-OUT. THE 5 TREE POINTS MAY BE ACCRUED BY ANY COMBINATION OF CALIPER TREES & 5' CT MIN. PALMS PLANTED AS STATED IN SECTION 3-9.100.3 TREE REQUIREMENTS, EXHIBIT 5: TREE POINTS.

**TREE REPLACEMENT POINTS TO BE PROVIDED BY A COMBINATION OF EXISTING NATIVE CANOPY TREE POINTS, (B) RELOCATED LIVE OAKS AND SUPPLEMENTARY BUFFER CANOPY AND ACCENT TREE POINTS. SEE SHEETS PLAN SHEETS AND EXISTING TREE MAP FOR CANOPY TREE REPLACEMENT POINTS, INCLUDING LOCATION, SPECIES AND CALIPER.

TREE REPLACEMENT (FUTURE PHASE)

1 TREE POINT/2,000 SF OF SITE AREA
(6,300.24 SF / 2,000 SF = 3.15 TREE POINTS REQUIRED)

TREE POINTS	POINTS PROVIDED
BOUNDARY BUFFER 'F'	45
BOUNDARY BUFFER 'G'	115
BOUNDARY BUFFER 'H'	32
BOUNDARY BUFFER 'I'	60
LOT TREES (597 LOTS IN FUTURE PHASE)	1,835
EXISTING TREES TO REMAIN	68.5
TOTAL TREE POINTS REQUIRED	2,152**
TOTAL TREE POINTS PROVIDED	2,158**

*5 TREE POINTS WILL BE PROVIDED FOR EACH LOT, ANY LOT TREE THAT IS USED FOR TREE POINTS MUST BE REPLACED IF DAMAGED AND IS NOT ELIGIBLE FOR BUY-OUT. THE 5 TREE POINTS MAY BE ACCRUED BY ANY COMBINATION OF CALIPER TREES & 5' CT MIN. PALMS PLANTED AS STATED IN SECTION 3-9.100.3 TREE REQUIREMENTS, EXHIBIT 5: TREE POINTS.

**TREES WILL BE PLANTED IN COMMUNITY COMMON AREAS INCLUDING THE AMENITY CAMPUS, SIDE YARDS, AND LAKE EDGES.

*TREE REPLACEMENT POINTS TO BE PROVIDED BY A COMBINATION OF EXISTING NATIVE CANOPY TREE POINTS, AND SUPPLEMENTARY BUFFER CANOPY AND ACCENT TREE POINTS. SEE SHEETS PLAN SHEETS AND EXISTING TREE MAP FOR CANOPY TREE REPLACEMENT POINTS, INCLUDING LOCATION, SPECIES AND CALIPER.

HERITAGE TREE #	DATE	REMOVE / PRESERVE	PHASE	AUTHORIZATION	MITIGATION
1	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
2	04	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
3	01	REMOVE	FUTURE PHASE	WATER MANAGEMENT CONFLICT	\$4,000.00
4	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	N/A*
5	01	REMOVE	FUTURE PHASE	ADVANCED DECAY	N/A*
6	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
7	02	REMOVE	FUTURE PHASE	TO BE MITIGATED	N/A*
8	01	REMOVE	FUTURE PHASE	WATER MANAGEMENT CONFLICT	\$4,000.00
9	01	REMOVE	FUTURE PHASE	WATER MANAGEMENT CONFLICT	\$4,000.00
10	01	REMOVE	FUTURE PHASE	WATER MANAGEMENT CONFLICT	\$4,000.00
11	01	REMOVE	FUTURE PHASE	WATER MANAGEMENT CONFLICT	\$4,000.00
12	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
13	01	REMOVE	FUTURE PHASE	WATER MANAGEMENT CONFLICT	\$4,000.00
14	01	REMOVE	FUTURE PHASE	WATER MANAGEMENT CONFLICT	\$4,000.00
15	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	N/A*
16	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
17	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	N/A*
18	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
19	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	N/A*
20	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
21	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	N/A*
22	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
23	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	N/A*
24	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
25	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
26	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
27	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
28	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
29	01	REMOVE	FUTURE PHASE	WATER MANAGEMENT CONFLICT	\$4,000.00
30	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
31	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
32	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
33	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
34	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
35	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
36	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
37	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
38	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
39	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
40	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
41	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
42	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
43	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
44	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
45	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
46	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
47	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
48	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
49	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
50	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
51	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
52	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
53	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
54	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
55	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
56	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
57	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
58	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
59	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
60	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
61	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
62	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
63	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
64	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
65	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
66	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
67	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
68	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
69	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
70	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
71	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
72	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
73	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
74	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
75	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
76	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
77	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
78	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
79	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
80	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
81	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
82	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
83	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
84	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
85	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
86	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
87	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
88	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
89	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
90	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
91	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
92	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
93	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
94	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
95	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
96	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
97	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
98	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
99	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE
100	01	REMOVE	FUTURE PHASE	TO BE MITIGATED	(15) DBH INCHES PLANTED ON SITE

*TREE IS DEAD IN ADVANCE OF DATE OF DESTRUCTION OR STRUCTURALLY COMPROMISED AS DETERMINED BY CERTIFIED ARBORIST. SEE CURRENT ARBORIST REPORT FOR ADDITIONAL INFORMATION.

INTERIOR PARKING LOT 2 LANDSCAPE

	Required	Provided
Trees	1 / terminal island	3
Shrubs	4 / terminal island	8
Groundcovers	10 / terminal island	20

NOTE: ALL ROWS OF PARKING SHALL HAVE A TERMINAL ISLAND AT EACH END WITH A MINIMUM OF ONE TREE AND SHALL BE FULLY PLANTED WITH SHRUBS AND GROUNDCOVER. SHRUBS SHALL BE MAINTAINED AT 24" HT. AND TREES SHALL HAVE A MINIMUM 6" CLEAR TRUNK.

PERIMETER BUFFER 'I' 15 FT. WIDTH TYPE B - 1,492' LF

	Required	Provided
Required Canopy Trees	3 / 100 LF	45
Required Understory Trees	1 / 100 LF	15
Required Shrubs	15 / 100 LF	224+

NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

INTERIOR PARKING LOT 1 LANDSCAPE

	Required	Provided
Trees	1 / terminal island	6
Shrubs	4 / terminal island	24
Groundcovers	10 / terminal island	60

NOTE: ALL ROWS OF PARKING SHALL HAVE A TERMINAL ISLAND AT EACH END WITH A MINIMUM OF ONE TREE AND SHALL BE FULLY PLANTED WITH SHRUBS AND GROUNDCOVER. SHRUBS SHALL BE MAINTAINED AT 24" HT. AND TREES SHALL HAVE A MINIMUM 6" CLEAR TRUNK.

PERIMETER BUFFER 'G' 15 FT. WIDTH TYPE B - 2,871' LF

	Required	Provided
Required Canopy Trees	3 / 100 LF	86
Required Understory Trees	1 / 100 LF	29
Required Shrubs	15 / 100 LF	431+

NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

PERIMETER BUFFER 'F' 15 FT. WIDTH TYPE B - 1,133' LF

	Required	Provided
Required Canopy Trees	3 / 100 LF	34
Required Understory Trees	1 / 100 LF	12
Required Shrubs	15 / 100 LF	170+

NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

PERIMETER BUFFER 'E' 15 FT. WIDTH TYPE B - 261' LF

	Required	Provided
Required Canopy Trees	3 / 100 LF	8
Required Understory Trees	1 / 100 LF	3
Required Shrubs	15 / 100 LF	40+

NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

PERIMETER BUFFER 'C' 15 FT. WIDTH TYPE B - 4,576' LF

	Required	Provided
Required Canopy Trees	3 / 100 LF	138
Required Understory Trees	1 / 100 LF	46
Required Shrubs	15 / 100 LF	686+

NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

PERIMETER BUFFER 'D' 20 FT. WIDTH TYPE B - 1,428' LF

	Required	Provided
Required Canopy Trees	3 / 100 LF	43
Required Understory Trees	1 / 100 LF	15
Required Shrubs	15 / 100 LF	214+

NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

PERIMETER BUFFER 'B' 20 FT. WIDTH TYPE A - 878' LF

	Required	Provided
Required Canopy Trees	2 / 100 LF	18
Required Understory Trees	1 / 100 LF	9
Required Shrubs	10 / 100 LF	88+

NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

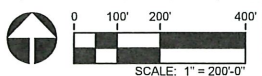
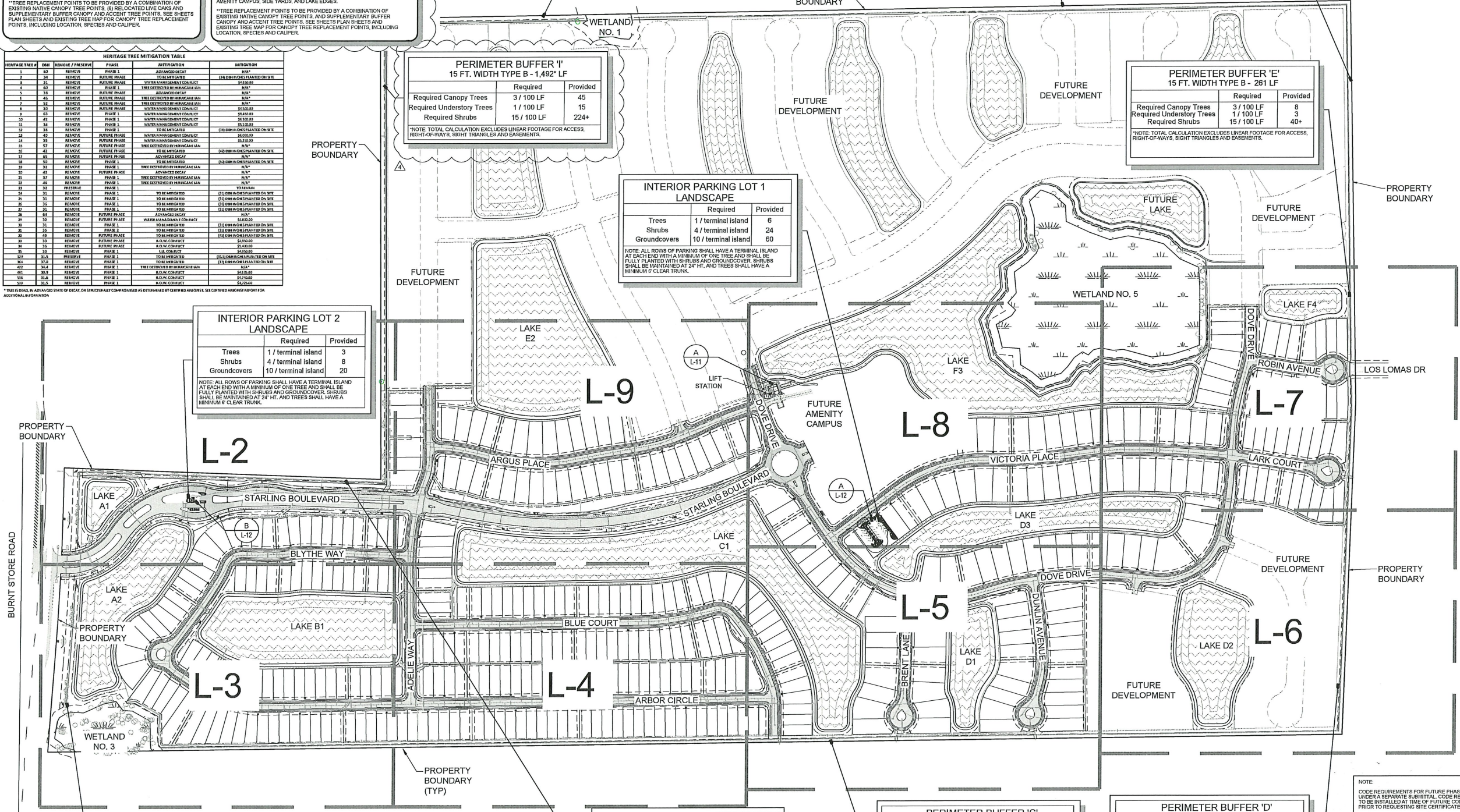
51 EXTRA TREE POINTS WERE PROVIDED IN THIS BUFFER TO MEET THE TREE REPLACEMENT POINT REQUIREMENT.

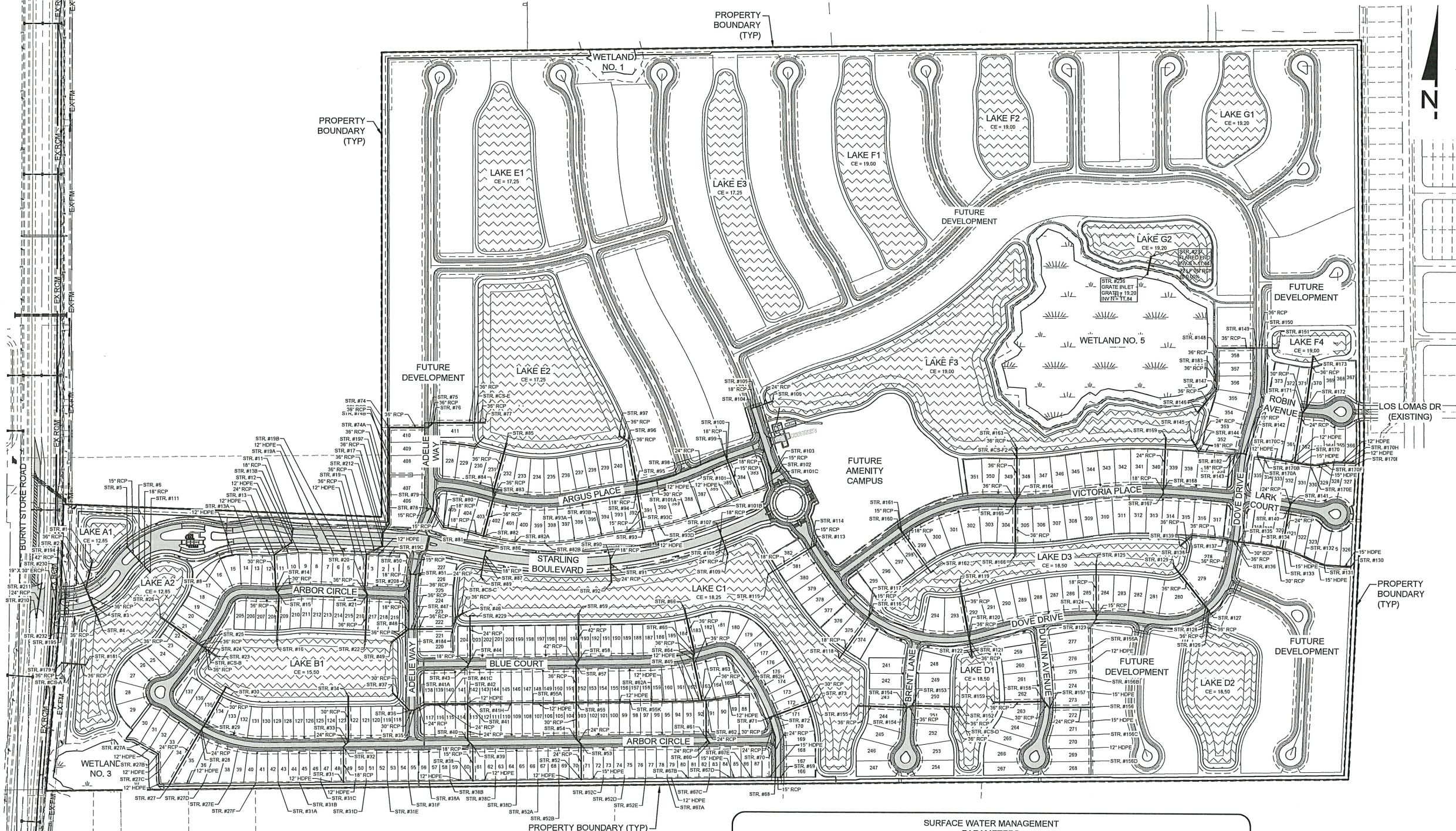
PERIMETER BUFFER 'A' 15 FT. WIDTH TYPE B - 1,560' LF

	Required	Provided
Required Canopy Trees	3 / 100 LF	47
Required Understory Trees	1 / 100 LF	16
Required Shrubs	15 / 100 LF	234+

NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

14.5 EXTRA TREE POINTS WERE PROVIDED IN THIS BUFFER TO MEET THE TREE REPLACEMENT POINT REQUIREMENT.





LEGEND

PROPOSED LAKE

ASPHALT PAVEMENT

CONCRETE SIDEWALK

WETLANDS

SUB-BASIN BOUNDARY

SURFACE WATER MANAGEMENT PARAMETERS							
DRAINAGE BASIN	Basin A	Basin B	Basin C	Basin D	Basin E	Basin F	Basin G
Sub-Basins	Sub-Basin A1-A2	Sub-Basin B1	Sub-Basin C1	Sub-Basin D1-D3	Sub-Basin E1-E3	Sub-Basin F1-F4	Sub-Basin G1-G2
CONTROL ELEVATION (FT-NAVD)	12.85	15.50	18.25	18.50	17.25	19.00	18.20
25 YEAR PEAK STAGE (FT-NAVD)	15.12	18.24	20.12	20.89	20.04	20.67	20.71
MINIMUM ROAD / PARKING CROWN ELEVATION (FT-NAVD)	15.20	18.40	20.20	21.00	20.20	21.00	21.20
PROPOSED MINIMUM ROAD / PARKING CROWN ELEVATION (FT-NAVD)	15.20	18.40	20.45	21.05	20.20	21.00	21.20
MIN. PERIMETER BERM ELEVATION (FT-NAVD)	15.12	18.23	20.12	20.88	20.04	20.67	20.71
100 YEAR - STAGE (FT-NAVD)	15.43	19.11	20.80	21.69	20.90	21.28	21.29
MIN. FINISHED FLOOR ELEVATION (FT-NAVD)**	15.45	19.15	20.85	21.70	20.90	21.30	21.30
FEINA ZONE (FT-NAVD)*	D	D	D	D	D	D	D
ALLOWABLE DISCHARGE	52.88	—	—	—	—	—	—
TOTAL DISCHARGE - CS - A (CFS)	46.96	—	—	—	—	—	—

* FEINA FLOOD ZONE D - FLOOD RISK ELEVATION NOT QUANTIFIED
** 25 YEAR PEAK STAGE PLUS 1.5 FEET OR 100 YEAR PEAK STAGE
SITE CONVERSION FACTOR: NAVD85 = NGVD29 - 1.15

REVIEWED FOR CODE COMPLIANCE
2/27/2024
24-171

ATWELL
866.850.4200
25100 BONITA SPRING, FL 33435
www.atwell.com

CONSTRUCTION PLANS

STARLING - PHASE 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

MASTER GRADING AND DRAINAGE PLAN

PLAN REVISIONS

1/24/2024	PLANS SENT TO CONTRACTOR (COI MOD #3)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #4)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #5)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #6)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #7)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #8)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #9)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #10)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #11)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #12)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #13)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #14)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #15)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #16)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #17)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #18)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #19)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #20)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #21)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #22)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #23)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #24)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #25)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #26)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #27)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #28)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #29)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #30)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #31)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #32)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #33)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #34)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #35)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #36)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #37)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #38)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #39)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #40)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #41)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #42)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #43)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #44)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #45)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #46)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #47)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #48)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #49)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #50)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #51)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #52)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #53)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #54)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #55)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #56)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #57)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #58)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #59)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #60)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #61)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #62)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #63)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #64)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #65)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #66)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #67)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #68)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #69)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #70)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #71)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #72)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #73)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #74)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #75)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #76)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #77)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #78)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #79)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #80)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #81)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #82)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #83)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #84)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #85)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #86)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #87)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #88)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #89)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #90)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #91)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #92)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #93)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #94)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #95)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #96)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #97)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #98)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #99)
2/1/2024	PLANS SENT TO CONTRACTOR (COI MOD #100)

FLORIDA CERTIFICATE OF ADOPTION #2406

SCALE IN FEET
0 100 200 400

NICHOLAS R. WALTERS, P.E.
FLORIDA LICENSE NO. 36181

CHARLOTTE COUNTY UTILITIES #22-1023
VERTICAL ELEVATIONS BASED ON: NAVD-88

SET NUMBER: 1226-200-01
SHEET: 7

POTABLE WATER AND SANITARY SEWER	CABLE TELEVISION
CHARLOTTE COUNTY UTILITIES 2050 HARDWOOD DRIVE, SUITE 1 PORT CHARLOTTE, FLORIDA 33959 PHONE: (813) 734-4320	COXCAST 2228 EDGEWATER DRIVE PORT CHARLOTTE, FLORIDA 33959 PHONE: (813) 825-6000
TELEPHONE	FIRE PROTECTION
CENTURY LINK INC. 4159 KINGS HIGHWAY PORT CHARLOTTE, FLORIDA 33959 PHONE: (813) 827-5141	CHARLOTTE COUNTY FIRE/EMS 2517 AIRPORT ROAD PORT CHARLOTTE, FLORIDA 33952 PHONE: (813) 825-6500
SOLID WASTE	ELECTRIC
WASTE MANAGEMENT 29515 OLD LANDFILL ROAD PORT CHARLOTTE, FLORIDA 33959 PHONE: (813) 825-1105	L. ORSOLA POWER AND LIGHT COMPANY 2145 MURPHY COURT NORTH PORT, FLORIDA 34289 PHONE: (800) 735-8492
UTILITY LOCATING SERVICE:	
BURNING STONE ONE CALL CENTER PHONE: 800-432-4070 MINIMUM 48 HOURS NOTICE REQUIRED	

PHASE 1A TOTAL

8" PVC SANITARY SEWER @ 0.40% MIN SLOPE = 5.520 LF W/ 59 MANHOLES

18" PVC FORCE MAIN = 8.89 LF

8" PVC FORCE MAIN = 3.301 LF

16" PVC WATER MAIN = 6.376 LF

12" PVC WATER MAIN = 7.69 LF

8" PVC WATER MAIN = 1.161 LF

8" PVC WATER MAIN = 4.231 LF

8" RECLAR MAIN = 3.223 LF

PHASE 1B TOTAL

8" PVC SANITARY SEWER @ 0.40% MIN SLOPE = 3.472 LF W/ 12 MANHOLES

12" PVC WATER MAIN = 5.63

8" PVC WATER MAIN = 1.35 LF

8" PVC WATER MAIN = 2.74 LF

PHASE 1C TOTAL

8" PVC SANITARY SEWER @ 0.40% MIN SLOPE = 3.100 LF W/ 12 MANHOLES

8" PVC WATER MAIN = 1.548 LF

8" PVC WATER MAIN = 1.427 LF

PHASE 1 TOTAL

8" PVC SANITARY SEWER @ 0.40% MIN SLOPE = 16.092 LF, W/ 83 MANHOLES

18" PVC FORCE MAIN = 8.89 LF

8" PVC FORCE MAIN = 3.301 LF

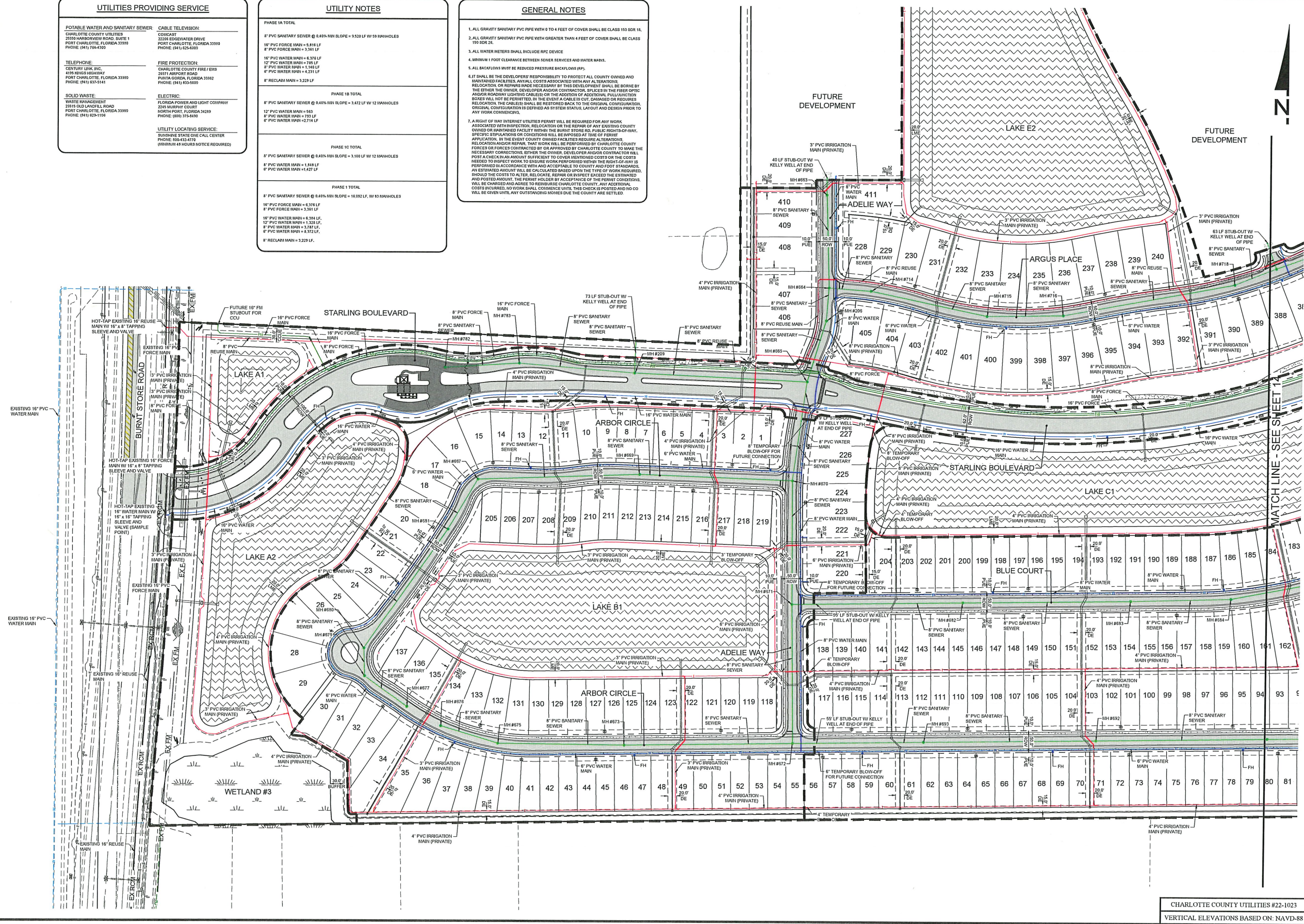
16" PVC WATER MAIN = 6.384 LF

12" PVC WATER MAIN = 1.28 LF

8" PVC WATER MAIN = 3.787 LF

8" PVC WATER MAIN = 3.72 LF

8" RECLAR MAIN = 3.223 LF

[illegible]

CHARLOTTE COUNTY UTILITIES #22-1023

CONSTRUCTION PLANS

STARLING - PHASE 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

MASTER UTILITY PLAN - A

REVIEWED FOR CODE COMPLIANCE

12/27/2024 DRG-24-171

ATWELL
866.850.4200 www.atwell-group.com

PLAN REVISIONS	
12/19/2023	PLANS SENT TO CONTRACTOR (CCU MOD #8)
12/19/2023	UTILITY MOD #9 INITIAL SUBMITTAL
01/05/2024	PLANS SENT TO CONTRACTOR (CCU MOD #9)
02/23/2024	UTILITY MOD #3 1ST SUBMITTAL
03/22/2024	REVISED PER ENGINEER
04/04/2024	REVISED PER ENGINEER & OWNER
05/30/2024	CCU MOD #9 INITIAL SUBMITTAL
07/18/2024	REVISED PER CCU INSPECTOR AND CLIENT
08/22/2024	UTILITY MOD #5 INITIAL SUBMITTAL
08/22/2024	UTILITY MOD #5 1ST SUBMITTAL
10/22/2024	STORMWATER MOD INITIAL SUBMITTAL
10/30/2024	FINAL DETAIL SITE PLAN (RCD-24-0711) - FIRST REVISION

FLORIDA CERTIFICATE OF AUTHORIZATION #8536

NICHOLAS R. WALTERS, P.E.
FL. LICENSE NO. 94183

SET NUMBER: 1226-200-01

SHEET : 13