

DRC-20-00020 (Quasi-judicial)

(BCC Land Use Meeting 2-27-2024)

Sitti Engineering Group/ Old Landfill Road
Outdoor Storage



CHARLOTTE COUNTY
FLORIDA

DRC-23-00020

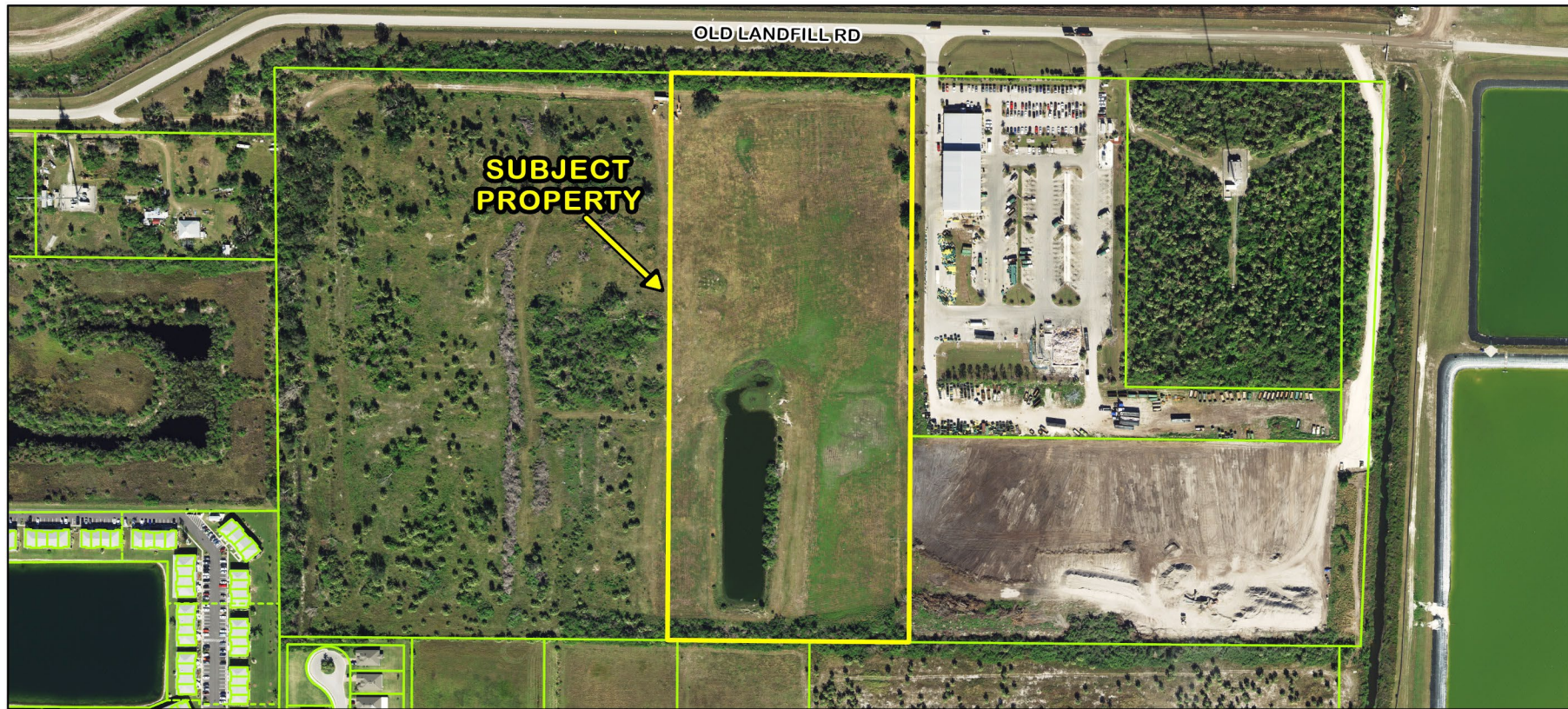
- Sitti Engineering Group is requesting PD Final Detail Site Plan approval for Old Landfill Road Outdoor Storage Facility. The project consists of a 600 SF office and vehicular storage with canopies. This project site is 20.97± acres and is located at 25505 Old Landfill Road
- Located in Commission District I.



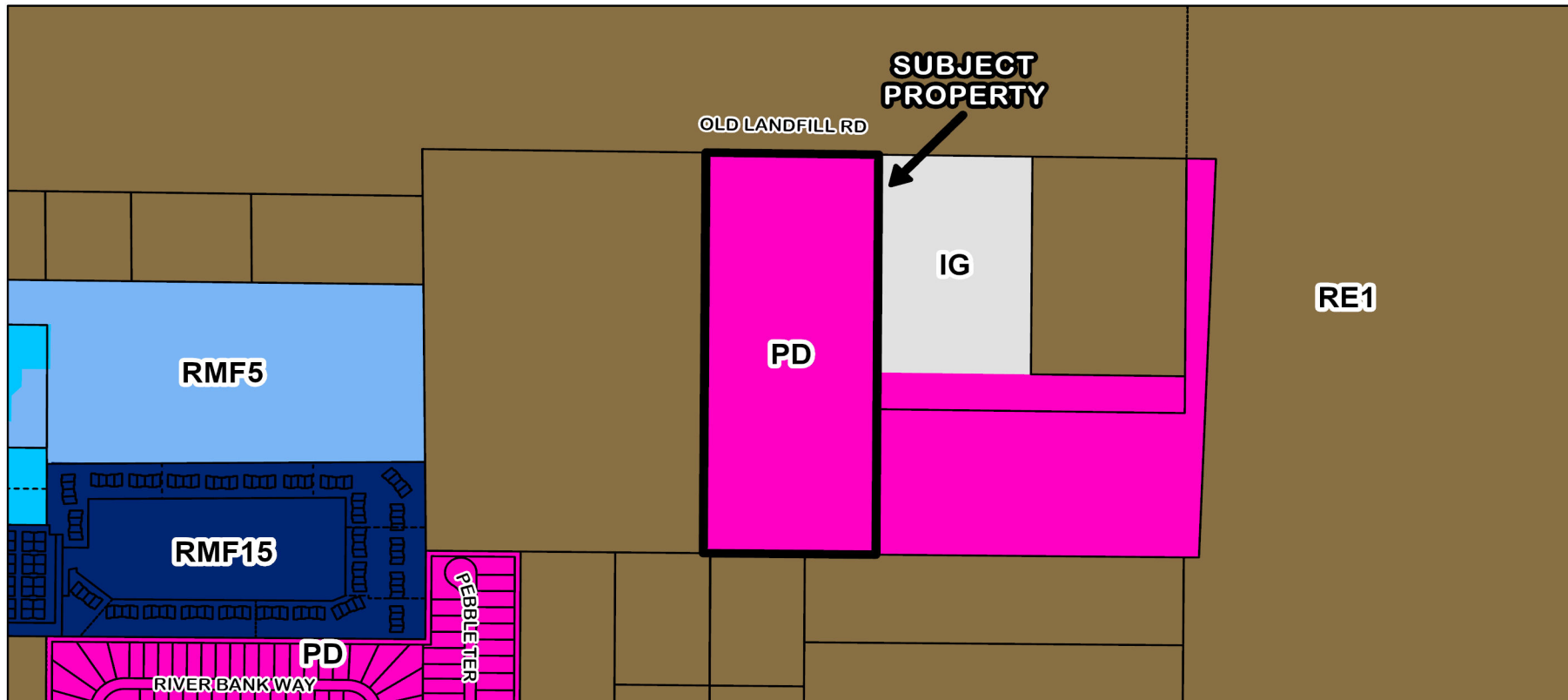
DRC-23-00020 2021 Google Earth Image



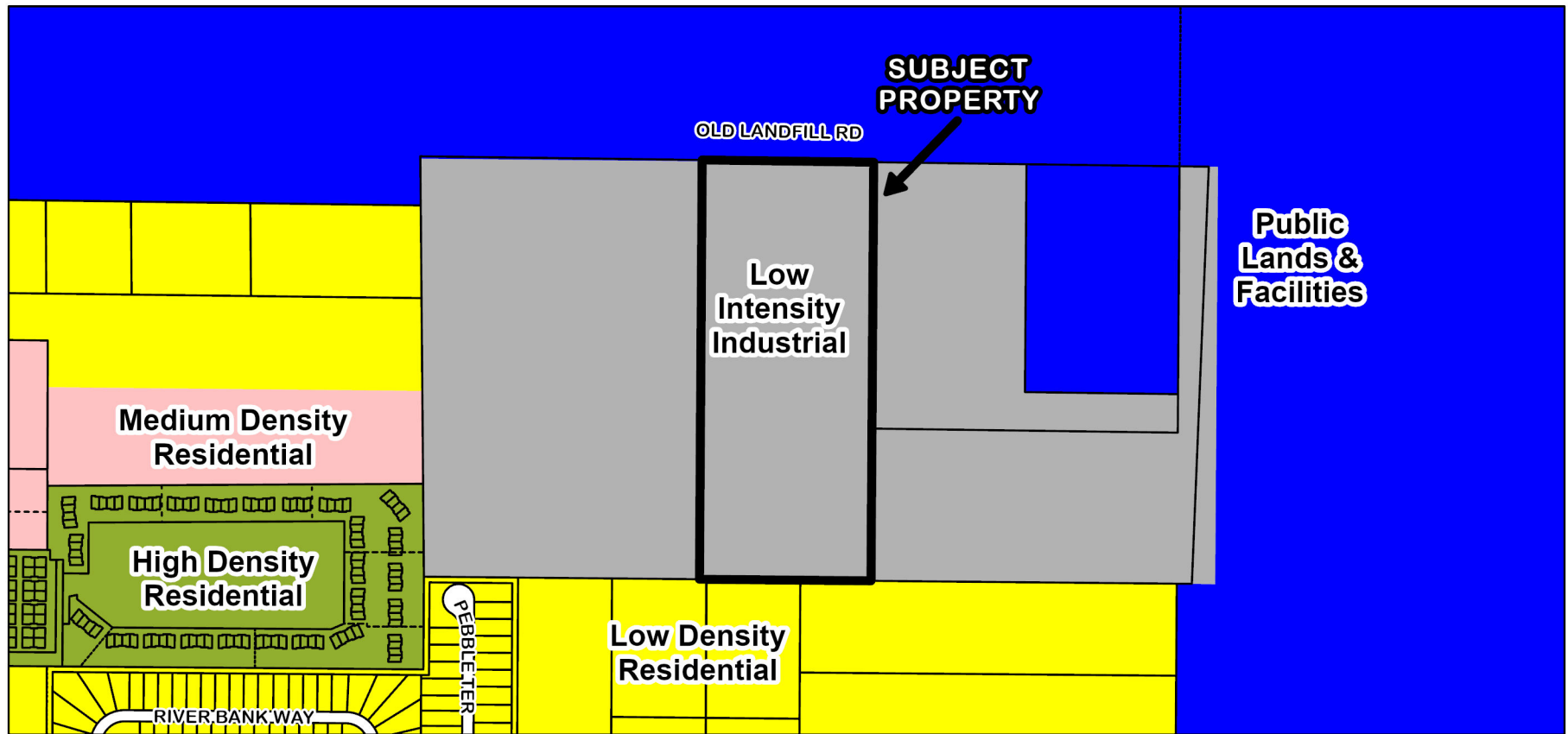
DRC-23-00020 Location Map



DRC-23-00020 Area Image



DRC-23-00020 Zoning Designations



DRC-23-00020 FLUM Designations



13659 FIDDLISTICKS
RD STE 202-200
PORT MYERS, FL 33912
P: 239.900.9150
F: 941.786.0044
WWW.SITTI-ENG.COM
PROJECT: C-4-0

DATE	1/25/2024
BY	ANJAD SITI
CHECKED BY	ANJAD SITI
SCALE	1" = 60'

PREPARED FOR:
CHARLOTTE CO BOAT & RV STORAGE LLC
2845 LUTHERY BLVD
PORT CHARLOTTE, FL 33946

PROJECT NAME:
2845 OLD LANDFILL RD
CHARLOTTE COUNTY, FLORIDA

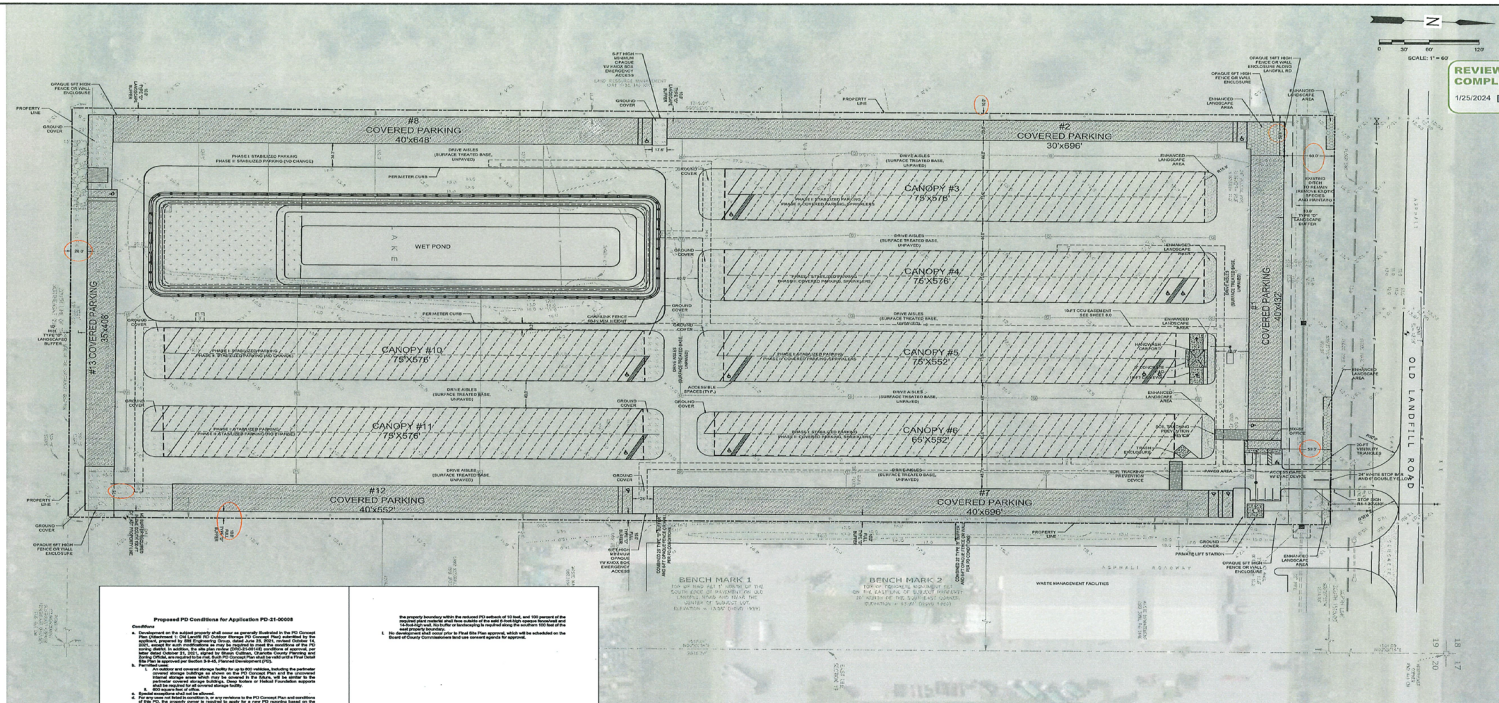
SHEET NAME:
SITE PLAN

PROJECT NUMBER:
RKS001-21
SHEET NUMBER:
C-4-0



Anjad Sitti
2024.01.24
14:23:41
-05'00"

THIS PLAN IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A REGISTERED PROFESSIONAL ENGINEER FOR FLORIDA. CONSULT THE FLORIDA BOARD OF PROFESSIONAL ENGINEERS FOR MORE INFORMATION.



Proposed PD Conditions for Application PD-21-00008

1. General Conditions:

- a. The applicant shall comply with all applicable laws, rules, regulations, and ordinances of the State of Florida and the County of Charlotte.
- b. The applicant shall provide a copy of this site plan to the appropriate agency when submitted on the site plan.
- c. The applicant shall provide a copy of this site plan to the appropriate agency when submitted on the site plan.

2. Specific Conditions:

- a. The applicant shall provide a copy of this site plan to the appropriate agency when submitted on the site plan.
- b. The applicant shall provide a copy of this site plan to the appropriate agency when submitted on the site plan.
- c. The applicant shall provide a copy of this site plan to the appropriate agency when submitted on the site plan.

PROPERTY DEVELOPMENT REGULATIONS PER PD-21-00008			
50 FEET	FRONT	50 FEET	
50 FEET	REAR	50 FEET	
10 FEET	FLANK	10 FEET	
LANDSCAPE BUFFER	PER PD-21-00008	CONCRETE CURB	



DRC-23-00020
CCU PROJECT NO. 22-1007
SWFWM APPLICATION NO. 831563



MIN ROAD ELEVATION = 13.30'
MINIMUM FFE = 14.30'

ALL CANOPIES DRAINAGE TO BE CONNECTED TO THE STORMWATER COLLECTION SYSTEM



REVIEWED FOR COMPLIANCE
1/25/2024 DRC-23-00020

SITI
ENGINEERING GROUP
Civil Engineering

13006 FICOLA ESTACIONS
RDYD STE 202-200
PORT CHARLOTTE, FL 33912
P 239.980.3150
F 941.786.0004
WWW.SITIGROUP.COM
PROJECT MANAGER

PROJECT NO.
SHEET NO.
DATE
SCALE
1" = 60'

PREPARED FOR
CHARLOTTE OF BOAT & RV STORAGE LLC
2805 AUDUBON BLVD
PORT CHARLOTTE, FL 33846

PROJECT NAME
65505 OLD LANDFILL RD
CHARLOTTE COUNTY, FLORIDA
SHEET NAME
GRADING AND DRAINAGE PLAN

PROJECT NUMBER
RKS001-21
SHEET NUMBER
C-5.0

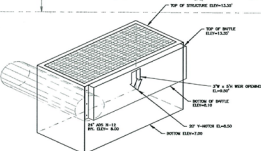
Amjad Sitti
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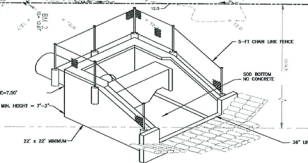
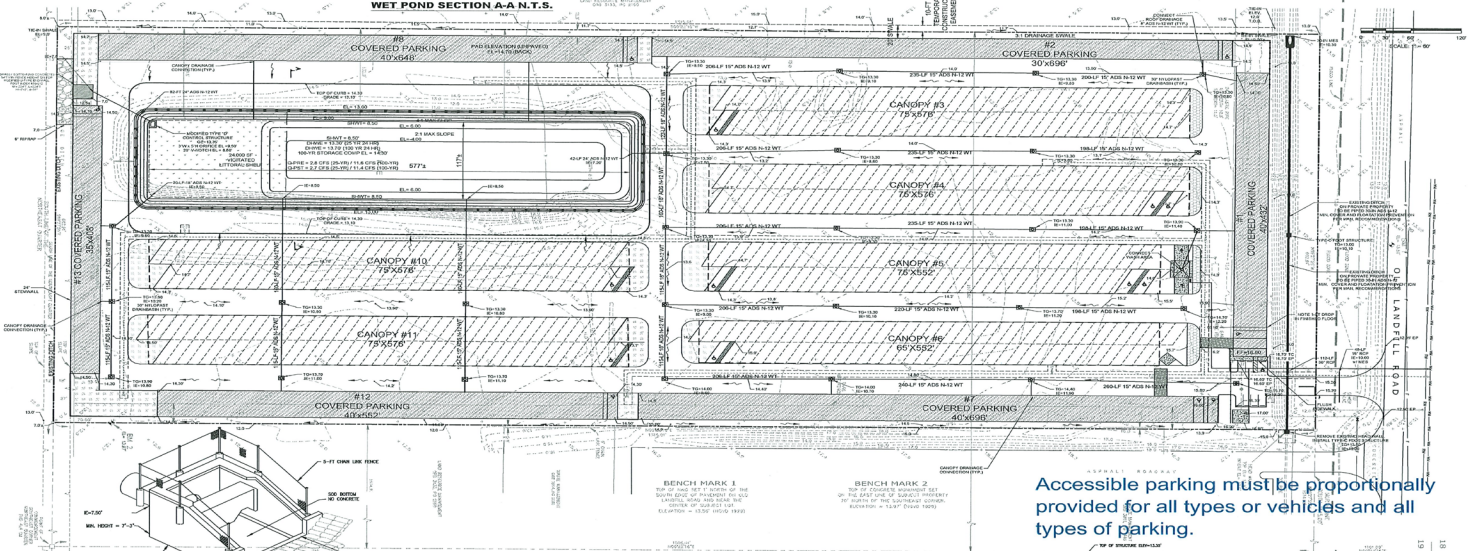
THIS PLAN AND SPECIFICATIONS SHALL BE A VALIDATION OF THE DESIGN FOR THE PROJECT.

DRC-23-00020
CCU PROJECT NO. 22-1007
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Accessible parking must be proportionally provided for all types of vehicles and all types of parking.



OUTFALL CONTROL STRUCTURE



MODIFIED U-TYPE ENDWALL

IMPORTANT NOTE:
ELEVATIONS SHOWN ON THIS SHEET IS SHOWN TO THE SUPPLIED SURVEY B.M. IN THE NGVD29 DATUM.



CLOSURE AND DISPOSAL:

1. ALL CONSTRUCTION AND STOCKPILED VEGETATIVE DEBRIS AND FILL SHALL BE REMOVED FROM SITE IN THE EVENT OF THE CONSTRUCTION SITE IS ABANDONED PRIOR TO PROJECT COMPLETION.
2. VEGETATION FROM CLEARING AND GRUBBING WILL BE DISPOSED OFF SITE IN LEGAL MANNER.

"IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OWNED AND MAINTAINED FACILITIES. ANY/COSTS ASSOCIATED WITH ALTERATIONS/RELOCATION OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY THE EITHER THE OWNER, DEVELOPER AND/OR CONTRACTOR. SPECIES IN THE FIBER OPTIC CABLE OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED OR REQUIRES RELOCATION, THE CABLES SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT AND DESIGN PRIOR TO ANY WORK COMMENCING."

"A LIGHTING DISTRICT RIGHT OF WAY USE PERMIT WILL BE REQUIRED FOR ANY WORK ASSOCIATED WITH INSPECTION, RELOCATION OR THE REPAIR OF ANY EXISTING COUNTY OWNED OR MAINTAINED FACILITY WITHIN THE PLAZA RD. PUBLIC RIGHTS-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT TIME OF PERMIT APPLICATION. IN THE EVENT COUNTY OWNED FACILITIES REQUIRE ALTERATIONS, RELOCATION AND/OR REPAIR, THAT WORK WILL BE PERFORMED BY CHARLOTTE COUNTY FORCES OR SPECIES CONTROLLED BY OR APPROVED BY CHARLOTTE COUNTY TO MAKE THE NECESSARY CORRECTIONS. EITHER THE OWNER, DEVELOPER AND/OR CONTRACTOR WILL POST A CHECK IN AN AMOUNT SUFFICIENT TO COVER MENTIONED COSTS OR THE COSTS NEEDED TO INSPECT WORK TO ENSURE WORK PERFORMED WITHIN THE RIGHT-OF-WAY IS PERFORMED IN ACCORDANCE WITH AND ACCEPTABLE TO COUNTY AND POST STANDARDS. AN ESTIMATED AMOUNT WILL BE CALLED OUT BASED UPON THE TYPE OF WORK REQUIRED. SHOULD THE COSTS TO ALTER, RELOCATE, REPAIR OR INSPECT EXCEED THE ESTIMATED AND POSTED AMOUNT, THE PERMIT HOLDER BY ACCEPTANCE OF THE PERMIT CONDITIONS, WILL BE CHARGED AND AGREE TO REIMBURSE CHARLOTTE COUNTY, ANY ADDITIONAL COSTS INCURRED. NO WORK SHALL COMMENCE UNTIL THIS CHECK IS POSTED AND NO CO WILL BE GIVEN UNTIL ANY OUTSTANDING MONIES DUE THE COUNTY ARE SETTLED."

[illegible]

13650 FIDDLESTICKS
BLVD STE 202-350
FORT MYERS, FL 33912
t: 239.900.9150
f: 941.786.0004
www.sitti.net
projects@sitti.net

[illegible]

PREPARED FOR:
CHARLOTTE CO BOAT & RV STORAGE LLC
2265 AUBURN BLVD
PORT CHARLOTTE, FL 33948

PROJECT NAME: 25505 OLD LANDFILL RD
CHARLOTTE COUNTY, FLORIDA
SHEET NAME: UTILITY PLAN

PROJECT NUMBER
RKS001-21

SHEET NUMBER
C-8.0

AMJAD SITI
NO. 8378
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-05'00'
THIS PLAN IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL/
OR A VALIDATED ELECTRONIC SIGNATURE FOR DIGITAL DOCUMENTS.



Know what's below.
Call before you dig.
48 HOURS BEFORE DIGGING.

BENCHMARKS, ELEVATIONS, AND AS-BUILTS FOR CHARLOTTE COUNTY UTILITIES SHALL BE TO THE NAVD-88 DATUM. TO CONVERT THE ELEVATIONS FROM THE NGVD-29 DATUM
SUBTRACT 1.48

IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY THAT ALL LOCAL, STATE, AND FEDERAL PERMITS ARE APPROVED AND IN-HAND PRIOR TO COMMENCING CONSTRUCTION

PER OCU POLICY THE FM SHALL BE EXTENDED TO THE LIMITS OF THE PROPERTY ON OLD LANDFILL RD. FOR THE DEVELOPER SHALL EXTEND THE FM BUT PAY FOR 4" MIN. AND CCM WILL PAY FOR UPGRADING.

ALL STRUCTURES SHALL HAVE BACKFLOW PREVENTION DEVICES LOCATED PER THE FIRE PROTECTION ENGINEER ON THE FIRE PREVENTION SERVICE LINES TO THE STRUCTURES.

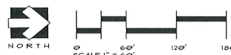
PRIVATELY OWNED AND MAINTAINED HOLDING TANK APPROVED BY DDH. OWNER SHALL BE RESPONSIBLE FOR TANK PUMP-OUTS. TANK SHALL NOT BE CONNECTED TO

DRC-23-00020
CCU PROJECT NO. 22-1007
SWFWMD APPLICATION NO. 831563



25505 OLD LANDFILL ROAD
STORAGE FACILITY, CHARLOTTE COUNTY FLORIDA
INDUSTRIAL DEVELOPMENT
CODE REQUIRED MINIMUM LANDSCAPE PLAN

SHEET NUMBER
L-1
1 OF 5

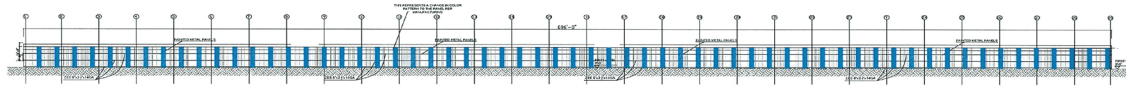


ESTIMATE BREAKDOWN		NORTH PROPERTY LINE & ROADS			
NORTH PROPERTY LINE & ROADS		BURIED TIE	BURIED TIE	WALL	REPAIRS
		BURIED TIE	BURIED TIE	BURIED TIE	BURIED TIE
SOUTH PROPERTY LINE & AGRICULTURAL					
NORTH PROPERTY LINE & AGRICULTURAL		BURIED TIE	BURIED TIE	WALL	REPAIRS
		BURIED TIE	BURIED TIE	BURIED TIE	BURIED TIE
DAYT PROPERTY LINE & WASTE MANAGEMENT					
DAYT PROPERTY LINE & WASTE MANAGEMENT		BURIED TIE	BURIED TIE	WALL	REPAIRS
		BURIED TIE	BURIED TIE	BURIED TIE	BURIED TIE
WEST PROPERTY LINE & INDUSTRIAL					
WEST PROPERTY LINE & INDUSTRIAL		BURIED TIE	BURIED TIE	WALL	REPAIRS
		BURIED TIE	BURIED TIE	BURIED TIE	BURIED TIE

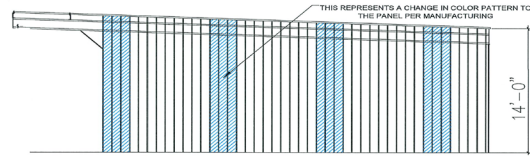
TREE SPECIES MIX REQUIRED TREES	MIN. NUMBER OF SPECIES
11-20	2
21-30	3
31-40	4
41+	5

- (c) **Maintenance:**
- (1) Plantings, fences, walls, barriers and irrigation systems required by this section shall not be maintained in a manner. Landscaping and buffer areas must be kept free of weeds, litter, stones and debris.
 - (2) Damage to any of the landscaping or structures required by this section shall be repaired or replaced, within 30 days, within the limits of the approved plan. If the damage is extensive, the repair or replacement required or not will be a natural disaster shall be repaired within one hundred eighty (180) days.
 - (3) It is unlawful to violate any of the provisions of this section.
 - (4) The department may suspend the approval of the plan if the applicant fails to take any of the reasonable measures to insure continued compliance.
- All required landscaping and buffers may be served by an automatic irrigation system designed to conserve the application of water. The applicant shall submit a plan for such a system, which may use a timer, a temperature sensor, a soil moisture sensor, or other device to control the system. The applicant shall also submit a plan for the installation, maintenance, and repair of the system, and a plan for the replacement of the system if it is determined that such an approach will provide adequate water for plant survival. All alternative plans of irrigation systems shall be approved by the department.
- Tree pruning shall be conducted according to the most recent edition of the National Arborist

Alterations to landscapes and buffers require the prior written permission of Chabotte County



1 FRONT ELEVATION
S-6 1/32" = 1'-0"



2 REAR ELEVATION
S-6 3/16" = 1'-0"

3 TYP. ELEVATION DETAILS FOR PAINTED WALL PANELS
S-6

ALL THE INFORMATION ON THIS SHEET IS THE PROPERTY OF THE ENGINEER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.



UNDERSTANDING THE BUILDING DESIGN PROCESS
DESIGNER: THE BUILDING DESIGNER IS RESPONSIBLE FOR THE DESIGN OF THE BUILDING. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING, INCLUDING THE DESIGN OF THE STRUCTURE, THE DESIGN OF THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS, AND THE DESIGN OF THE INTERIORS AND EXTERIORS. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING, INCLUDING THE DESIGN OF THE STRUCTURE, THE DESIGN OF THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS, AND THE DESIGN OF THE INTERIORS AND EXTERIORS.

RV STORAGE
25505 OLD LANDFILL RD.,
PORT CHARLOTTE, FL
MK CONSTRUCTION

REV 1: REV 4:
REV 2: REV 5:
REV 3: REV 6:
DRAWN BY: BA
PROJECT # 2302357
SCALE: AS PER PLAN
SHEET TITLE:

ELEVATION
SHEET NUMBER:
S-6

11/15/2023 10:00 AM MK CONSTRUCTION

11/15/2023 10:00 AM MK CONSTRUCTION