

SITE DEVELOPMENT PLAN FOR A PROPOSED MIXED USE DEVELOPMENT E RESIDENCES - MARCO ISLAND

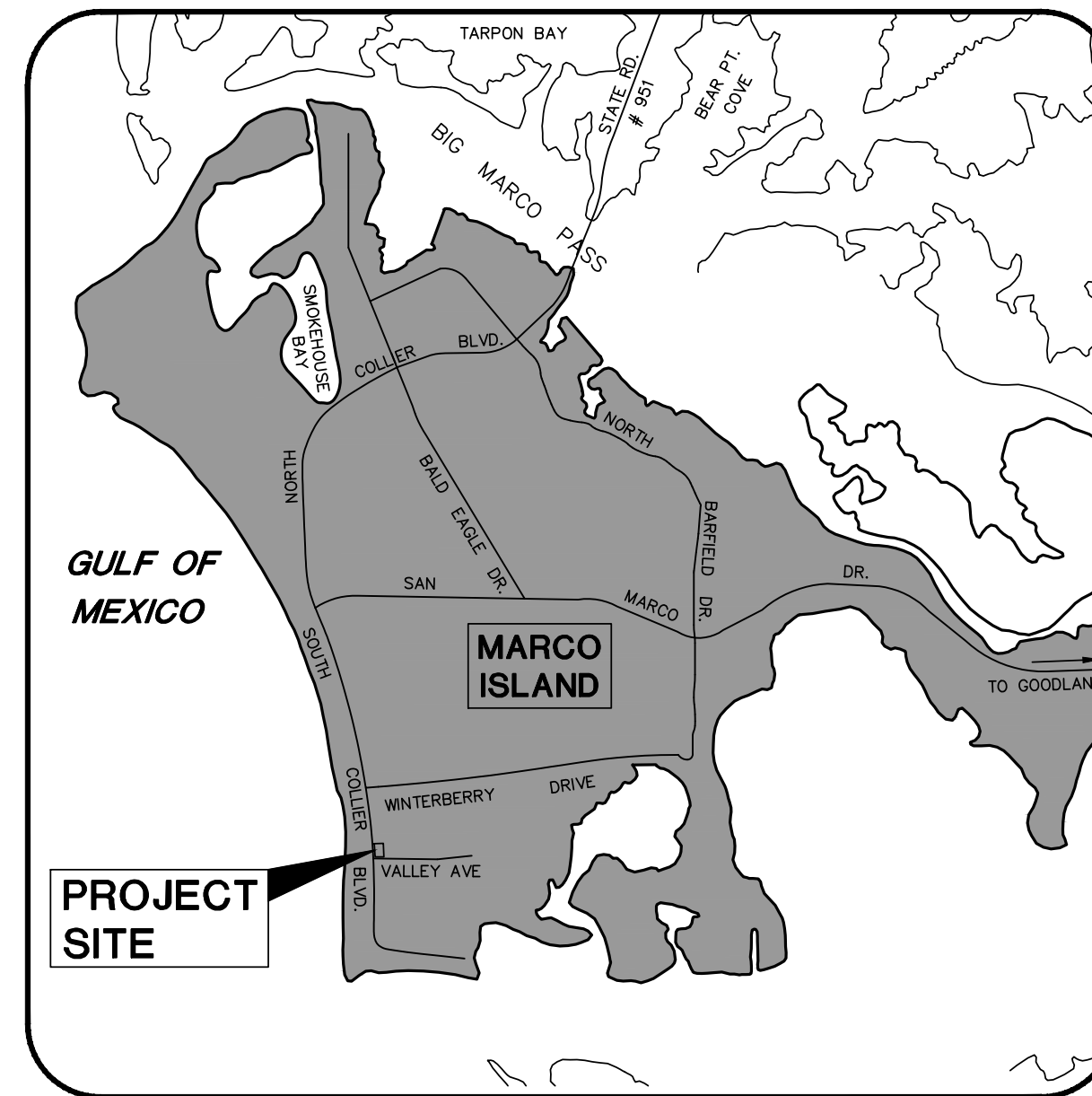
711 & 731 S. COLLIER BOULEVARD, MARCO ISLAND FL.

PARCEL # 57871720009 & 57871640008
SECTION 17, TOWNSHIP 52 RANGE 26

LEGAL: LOTS 1-3, BLOCK 348, UNIT 10
MARCO BEACH AS RECORDED
IN PLAT BOOK 6, PAGES 74
THROUGH 79 OF THE PUBLIC
RECORDS OF COLLIER COUNTY,
FLORIDA

DEVELOPER: MI DEVELOPERS LLC
428 PERSIAN COURT
MARCO ISLAND, FL 34145
PHONE NUMBER: 973-960-7283

AGENT: MARTIN D. PINCKNEY, P.E.
AMERICAN ENGINEERING CONSULTANTS
OF MARCO ISLAND, INC.
573 BALD EAGLE DRIVE
MARCO ISLAND, FL 34145
PHONE NUMBER: 239-394-1697



Vicinity Map
N.T.S.

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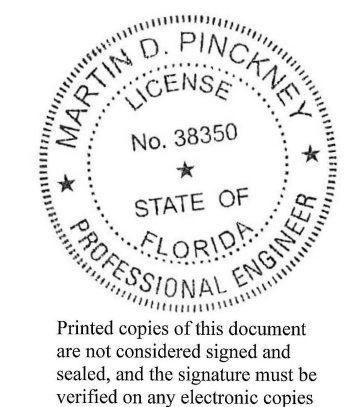
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Joshua Ooyman
02/23/2023 8:44:28 AM

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AMERICAN ENGINEERING CONSULTANTS OF MARCO ISLAND, INC.

CERTIFICATE OF AUTHORIZATION NUMBER 26446
573 BALD EAGLE DR. MARCO ISLAND, FL. (239) 394-1697

SEPTEMBER 2022



c=US, st=Florida, l=Naples, o=Martin
Pinckney, cn=Martin D. Pinckney,
email=martin@aec-mi.com
This item has been digitally signed
and sealed on the date adjacent to
the seal I agree to the terms defined
by the placement of my signature on
this document
2023.02.08 16:43:48 -05'00'

1. A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE CITY OF MARCO ISLAND PUBLIC WORKS, ENGINEER OF RECORD, MARCO ISLAND UTILITIES AND CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.	21. DEMOLITION NOTES:	24. GRADING AND LANDSCAPING NOTES:	26. CONFLICT NOTES:
2. ALL CONSTRUCTION AND INSTALLATION OF MATERIAL AND EQUIPMENT SHALL BE IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS PREPARED BY THE ENGINEER OF RECORD. SUBSTITUTIONS AND DEVIATIONS SHALL BE PERMITTED ONLY WHEN WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE ENGINEER OF RECORD.	A. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND OTHER IMPROVEMENTS SHOWN ON THESE PLANS AND ALL OTHER UTILITIES AND OTHER IMPROVEMENTS NOT SHOWN. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR REPAIRS OF UTILITIES AND OTHER IMPROVEMENTS DAMAGED DURING CONSTRUCTION AND SHALL MAINTAIN SUFFICIENT PROTECTION TO ALL UTILITIES REQUIRED TO PROTECT THEM FROM DAMAGE AND TO PROTECT THE PUBLIC DURING CONSTRUCTION.	A. UNLESS OTHERWISE NOTED, FOR ALL VACANT RESIDENTIAL LOTS, MULTI-FAMILY, COMMERCIAL, AND INSTITUTIONAL PROPERTIES, THE BACK OF SIDEWALK ELEVATION SHALL BE SET 3" ABOVE THE ADJACENT ROADWAY CENTERLINE.	A. WATER MAINS CROSSING OVER SANITARY SEWER LINES, FORCE MAINS AND IRRIGATION MAINS SHALL BE SEPARATED BY A VERTICAL DISTANCE OF 18" MINIMUM. PARALLEL LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 10.0' MINIMUM.
3. SHOP DRAWINGS OF ALL MATERIALS BEING USED SHALL BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO INSTALLATION.	B. WATER SPRINKLING AND OTHER SUITABLE METHODS SHALL BE USED FOR DUST SUPPRESSION. WATER SHALL NOT BE USED ON OR NEAR ANY HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING, EROSION, SEDIMENTATION, OR POLLUTION.	B. MATCH EXISTING GRADE WHERE BUTTING UP TO STRUCTURES THAT ARE TO REMAIN. UNLESS OTHERWISE DIRECTED, MAINTAIN EXISTING SIDEWALK GRADE WHEN REPLACING SIDEWALK BETWEEN DRIVEWAYS IN CLOSE PROXIMITY TO EACH OTHER.	B. WHEN THE 18" VERTICAL STANDARD CAN NOT BE MAINTAINED OVER THE SEWER LINE, A MINIMUM VERTICAL SEPARATION OF 12" MAY BE PERMITTED USING A STEEL CASING PER MIU SPECS ENCASEMENT AND SIX (6) INCHES OF BEDDING STONE FOR A DISTANCE OF 10.0' EACH WAY FROM THE WATER LINE AND/OR ANY OTHER CONDUIT.
4. CONSTRUCTION INSPECTION IS REQUIRED AND WILL BE PROVIDED BY THE ENGINEER OF RECORD AND/OR MARCO ISLAND PUBLIC WORKS DEPT. FOR UNDERGROUND CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS BEFORE EACH REQUIRED INSPECTION OF ALL PHASES OF THE WORK.	C. COMPLETELY REMOVE PAVEMENT, SIDEWALKS, CURBS, AND GUTTERS DESIGNED TO BE REMOVED. REMOVE PAVEMENT, SIDEWALKS, CURBS, AND GUTTERS BY METHODS THAT WILL ASSURE CLEAN UNIFORM BREAKS AT PAVEMENT, SIDEWALKS, CURBS, AND GUTTERS NOT REMOVED ARE ALONG STRAIGHT LINES. LEAVE FACES OF REMAINING PAVEMENT, SIDEWALK, CURB, AND GUTTER SURFACES APPROXIMATELY VERTICAL.	C. REGRADE SWALES AND AREAS SURROUNDING INLETS AS INDICATED AND TO ENSURE UNIMPEDED WATER FLOW TO INLETS.	C. ALL CROSSINGS WITH VERTICAL CLEARANCE LESS THAN 18" SHALL BE MADE USING CLASS 200 AWWA DUCTILE PIPE FOR LINES 12" AND SMALLER AND CLASS 51 DUCTILE IRON PIPE FOR LINES 14" AND LARGER FOR A DISTANCE OF 10.0' EACH SIDE OF THE CROSSING. ALL CROSSINGS WITH LESS THAN 18" CLEARANCE NEED PRIOR APPROVAL FROM MIU.
5. CONTRACTOR MUST NOTIFY THE CITY OF MARCO ISLAND PUBLIC WORKS DEPARTMENT AND/OR MARCO ISLAND UTILITIES, AS APPLICABLE, 48 HOURS PRIOR TO CONNECTING INTO ANY EXISTING STRUCTURES OR PERFORMING ANY TESTS.	D. DEMOLITION AND REMOVAL OF DEBRIS SHALL BE CONDUCTED TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES WHICH SHALL NOT BE CLOSED OR OBSTRUCTED EXCEPT IN ACCORDANCE WITH THE WORK ZONE TRAFFIC CONTROL PLAN, OR WITH PERMISSION FROM THE CITY OF MARCO ISLAND. ALTERNATE ROUTES SHALL BE PROVIDED AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS. SITE DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS SHALL BE REMOVED AND DISPOSED OF IN COMPLIANCE WITH ALL LAWS AND REGULATIONS. BURNING OF REMOVED MATERIALS FROM DEMOLISHED STRUCTURES SHALL NOT BE PERMITTED.	D. ADHERE TO MINIMUM AND MAXIMUM SLOPES IN TABLE ON SHEET 11.	E. GRADUAL DEFLECTION OF THE WATER LINE IN LIEU OF USING TRANSITIONAL FITTINGS WILL NOT BE PERMITTED.
6. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION PLANS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION.	E. THE CONTRACTOR SHALL PROVIDE PATCHING, REPLACING, REPAIRING, AND REFINISHING OF DAMAGED AREAS INVOLVED IN DEMOLITION AS NECESSARY TO MATCH THE EXISTING ADJACENT SURFACES. THE CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION AT NO ADDITIONAL COST TO THE CITY OF MARCO ISLAND. AFTER PATCHING AND REPAIRING ARE COMPLETE, THE CONTRACTOR SHALL CLEAN AND SWEEP CLEAN ADJOINING WORK AND REPAIR ANY DAMAGE CAUSED BY SUCH CLEANING OPERATIONS.	E. AD LOCAL RE-GRADING AS NECESSARY TO BLEND IN WITH EXISTING GRADES ADJACENT TO SIDEWALK OR DRIVEWAY OR OTHER STRUCTURES. UNLESS OTHERWISE DIRECTED, DO NOT LEAVE FINAL GRADE ADJACENT TO SIDEWALK OR DRIVEWAY HIGHER THAN SIDEWALK OR DRIVEWAY.	F. TRANSITIONAL FITTINGS WHEN USED SHALL BE LOCATED AS CLOSE TO POINT OF CONFLICT AS POSSIBLE.
7. THE LOCATION OF ALL EXISTING UTILITIES ON THE PLAN ARE APPROXIMATE AND HAVE BEEN SHOWN FROM PLANS OF RECORD WHERE AVAILABLE. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER, IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS.	F. DURING AND UPON COMPLETION OF WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE UNUSED TOOLS AND EQUIPMENT, SURPLUS MATERIALS, RUBBISH, DEBRIS, AND DUST AND SHALL LEAVE AREAS AFFECTED BY WORK IN A CLEAN CONDITION. CLEAN ADJACENT STRUCTURES AND FACILITIES OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION AND RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO START OF WORK. THE CONTRACTOR SHALL CLEAN AND SWEEP THE AFFECTED PORTIONS OF ROADS, STREETS, SIDEWALKS AND PASSAGEWAYS DAILY.	F. ALL DISTURBED SOIL AREAS SHALL BE RE-SODDED WITH IN KIND IN ACCORDANCE WITH FDOT SECTION 575 UNLESS OTHERWISE NOTED OR DIRECTED.	F. PIPE AND FITTINGS SHALL BE ADEQUATELY RESTRAINED USING RETAINER GLANDS, RODS, OR OTHER SUITABLE METHODS – PER MIU SPECS.
8. THE CONTRACTOR SHALL NOTIFY LEE COUNTY ELECTRIC COOPERATIVE, INC., COMCAST, CENTURYLINK, MARCO ISLAND UTILITIES, SUMMIT BROADBAND, AND ANY OTHER UTILITY COMPANY WHICH MAY HAVE THEIR UTILITIES AND ANY OTHER AREAS 48 HOURS BEFORE BEGINNING CONSTRUCTION.	G. COORDINATE REMOVAL OF PRIVATE LANDSCAPING FEATURES ON R.O.W. WITH PROPERTY OWNER UNLESS OTHERWISE DIRECTED BY CITY OF MARCO ISLAND.	G. ANY SPRINKLER HEADS WITHIN PROPOSED SIDEWALK AREA SHALL BE RELOCATED TO EDGE OF SIDEWALK. NO DIRECT PAVEMENT.	G. 18" CLEARANCE SHALL NOT BE REDUCED WHERE WATER MAIN CROSSES UNDER OR OVER SEWER LINE.
9. UTILITY AGENCIES / OWNERS:	H. COORDINATE UTILITY RELOCATIONS WITH AFFECTED UTILITY COMPANIES.	A. HIGH PERFORMANCE POLYPROPYLENE PIPE SHALL MEET THE FOLLOWING REQUIREMENTS –12 THROUGH 30-INCH (300 TO 750 MM) PIPE SHALL HAVE A SMOOTH INTERIOR AND ANNUAL R EXTERIOR CORRUGATIONS AND MEET OR EXCEED ASTM F2736 AND AASHTOM330. –36 THROUGH 60-INCH (900 TO 1500 MM) PIPE SHALL HAVE A SMOOTH INTERIOR AND ANNUAL R EXTERIOR CORRUGATIONS AND MEET OR EXCEED ASTM F2881 AND AASHTOM330. – MANNING'S "N" VALVE FOR USE IN DESIGN SHALL BE 0.012.	H. VERTICAL CLEARANCE LESS THAN 12" SHALL NOT BE ALLOWED.
COMPANIES	I. COORDINATE STRUCTURE DEMOLITION AND TRAFFIC SIGN REMOVAL WITH CITY PUBLIC WORKS DEPARTMENT.	PIPE SHALL BE JOINED WITH A GASKETED INTEGRAL BELL & SPIGOT JOINT MEETING THE REQUIREMENTS OF ASTM F2736 OR F2881, FOR THE RESPECTIVE DIAMETERS.	I. WATER SERVICE CONDUITS AND IRRIGATION SERVICE CONDUITS SHALL BE SEPARATED BY A MINIMUM DISTANCE OF 10' HORIZONTALLY.
LEE COUNTY ELECTRIC COOPERATIVE, INC.	J. SLT BARRIERS SHALL BE INSTALLED IN LOCATIONS AND FOR DURATION NECESSARY ACCORDING TO STAGING OF DEMOLITION AND/OR CONSTRUCTION. SLT BARRIERS SHALL BE MAINTAINED IN A FUNCTIONAL CONDITION FOR THE DURATION OF THEIR USE.	12 THROUGH 60-INCH (300 TO 1500 MM) SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. SPIGOTS SHALL HAVE GASKETS MEETING THE REQUIREMENTS OF ASTM F477. GASKET SHALL BE INSTALLED BY THE PIPE MANUFACTURER AND COVERED WITH A REMOVABLE, PROTECTIVE WRAP TO ENSURE THE GASKET IS FREE FROM DEBRIS. A JOINT LUBRICANT AVAILABLE FROM THE MANUFACTURER SHALL BE USED ON THE GASKET AND BELL DURING ASSEMBLY.	J. FOR SANITARY LATERAL CONFLICTS, SEE CONFLICT RESOLUTION DETAILS. COMPLY WITH MINIMUM SLOPES PER MIU STANDARDS.
FLORIDA POWER & LIGHT COMPANY (DISTRIBUTION)	22. ALL PAVEMENTS, SIDEWALKS, CURBS, AND SIMILAR HARD SURFACES CUT OR REMOVED AS A CONSEQUENCE OF STORM DRAINAGE CONSTRUCTION SHALL BE RESTORED ACCORDING TO STANDARD DETAILS AND TO ORIGINAL LINES AND GRADES, EXCEPT WHERE REGRADING IS NECESSARY TO CORRECT LOCAL DRAINAGE, OR AS OTHERWISE NOTED.	12 THROUGH 60-INCH (300 TO 1500 MM) DIAMETERS SHALL HAVE A REINFORCED BELL WITH A POLYMER COMPOSITE BAND INSTALLED BY THE MANUFACTURER.	27. ALL WATER MAIN AND SERVICE CONSTRUCTION SHALL CONFORM TO "MARCO ISLAND UTILITIES TECHNICAL STANDARDS MANUAL", REV. JAN. 2007.
CENTURYLINK	23. CONCRETE SIDEWALK NOTES:	FITTINGS SHALL CONFORM TO ASTM F2736, ASTM F2881 AND AASHTO M330, FOR THE RESPECTIVE DIAMETERS. BELL & SPIGOT CONNECTIONS SHALL UTILIZE A SPUN-ON, WELDED OR INTEGRAL BELL AND SPIGOT WITH GASKETS MEETING ASTM F477. BELL & SPIGOT FITTINGS JOINT SHALL MEET THE WATER-TIGHT JOINT PERFORMANCE REQUIREMENTS OF ASTM D3212. CORRUGATED COUPLINGS SHALL BE SPLIT COLLAR, ENGAGING AT LEAST 2 FULL CORRUGATIONS.	28. ALL SEWER MAIN AND SERVICE CONSTRUCTION SHALL CONFORM TO "MARCO ISLAND UTILITIES TECHNICAL STANDARDS MANUAL", REV. JAN. 2007.
COMCAST CABLE COMMUNICATIONS, INC.	A. USE CLASS I CONCRETE MEETING THE REQUIREMENTS OF FDOT SECTION 347 PORTLAND CEMENT CONCRETE—CLASS I	B. REINFORCED CONCRETE PIPE SHALL BE ASTM—C-76 CLASS III WITH 0-RING JOINTS.	29. DEWATERING NOTES:
MARCO ISLAND UTILITIES	B. SIDEWALK CONSTRUCTION REFER TO FDOT SECTION 522 AND CITY OF MARCO ISLAND PUBLIC WORKS STANDARDS.	C. REINFORCED CONCRETE ELLIPTICAL PIPE SHALL MEET THE REQUIREMENTS OF ASTM C 507 AND AASHTO M 207 WITH PRE-FORMED PLASTIC GASKETS.	A. SITE DEWATERING WILL BE NECESSARY TO LOWER AND CONTROL GROUNDWATER LEVELS AND HYDROSTATIC PRESSURES TO PERMIT EXCAVATION AND CONSTRUCTION TO BE PERFORMED PROPERLY UNDER DRY CONDITIONS.
HERITAGE OPERATING, L.P./DBA BALGAS	C. FOR ALL STEEL REINFORCEMENT REQUIRED BY THE PLANS, MEET REQUIREMENTS OF FDOT SECTION 415. WELDED WIRE MESH IS REQUIRED FOR ANY CONCRETE DRIVEWAYS.	D. REINFORCED CONCRETE ARCH PIPE SHALL MEET THE REQUIREMENTS OF ASTM C 506 AND AASHTO M 207 WITH PRE-FORMED PLASTIC JOINTS.	B. THE RESPONSIBILITY FOR CONDUCTING THE DEWATERING OPERATION IN A MANNER WHICH WILL PROTECT ADJACENT STRUCTURES AND FACILITIES, RESTS SOLELY WITH THE CONTRACTOR. THE COST OF REPAIRING ANY DAMAGE TO ADJACENT STRUCTURES AND RESTORATION OF FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
SUMMIT BROADBAND	D. COMPACT FILL AREAS, INCLUDING CUT AREAS UNDER THE SIDEWALK THAT HAVE BEEN EXCAVATED MORE THAN 6" BELOW THE BOTTOM OF SIDEWALK TO A MINIMUM OF 95% OF AASHTO99 DENSITY. THE AREA TO BE COMPACTED IS DEFINED AS THAT AREA DIRECTLY UNDER THE SIDEWALK AND 1 FT. BEYOND EACH SIDE OF THE SIDEWALK WHEN R.O.W. ALLOWS.	E. FLEXIBLE CORRUGATED POLYETHYLENE 4" TO 10" PIPE TO BE AASHTO M252 TYPE C WITH MANUFACTURER'S SAND-TIGHT JOINTS.	C. DEWATERING MAY BE FACILITATED BY CONSTRUCTION OF A COFFERDAM AT CANAL DISCHARGE WHERE APPROPRIATE OR INFLATABLE PLUGS. SUCH DEVICES MUST BE DESIGNED AND OPERATED IN SUCH A WAY THAT THEY ARE REMOVED OR OTHERWISE WILL NOT RESTRICT FLOW OR CAUSE FLOODING SHOULD RAINFALL EVENTS OCCUR DURING CONSTRUCTION.
MARCO ISLAND UTILITY (EMERGENCY)	E. FOR EXPANSION AND CONTRACTION JOINT SPECIFICATIONS REFER TO FDOT SECTION 522-5 JOINTS.	F. FLEXIBLE CORRUGATED POLYETHYLENE PIPE 12" AND LARGER TO BE AASHTO M294 TYPE C WITH MANUFACTURER'S SAND-TIGHT JOINTS.	D. THE CONTRACTOR SHALL BEAR THE SOLE RESPONSIBILITY FOR THE DESIGN, INSTALLATION, AND OPERATION OF THE DEWATERING SYSTEM TO COMPLY WITH THE INSTALL ADDITIONAL DEWATERING EQUIPMENT AS MAY BE REQUIRED THROUGHOUT THE DURATION OF THE PROJECT TO MAINTAIN REQUIRED GROUNDWATER LEVELS.
10. COORDINATE UT			

SHEET NAME	#
TITLE SHEET	
INDEX, NOTES AND LEGEND PLAN	C-1
DEMOLITION PLAN	C-2
GEOMETRY PLAN	C-3
STORMWATER PLAN	C-4
PARKING AND STORMWATER SECTIONS	C-5
MISCELLANEOUS DETAILS	C-6
UTILITY DETAILS	C-7
UTILITY DETAILS (2)	C-8

 = BOLLARD
 = MITERED END SECTION
 = CATCH BASIN
 = ELECTRIC MISCELLANEOUS
 = IN-GROUND ELECTRIC BOX
 = ELECTRIC SERVICE BOX
 = RED FLAG/PAINT MARK
 = IN-GROUND FIBER OPTIC BOX
 = ORANGE FLAG/PAINT MARK
 = TELEPHONE RISER
 = TELEVISION RISER
 = FIBER OPTIC CABLE POST
 = CABLE TELEVISION RISER
 = CONCRETE UTILITY POLE
 = WOOD UTILITY POLE
 = GUY ANCHOR
 = LIGHT POLE
 = SANITARY SEWER MANHOLE
 = GREEN FLAG/PAINT MARK
 = SEWER CLEANOUT
 = WATER VALVE
 = BLUE FLAG/PAINT MARK
 = WATER METER
 = FIRE HYDRANT
 = BACK FLOW ASSEMBLY
 = SIGN
 = PURPLE FLAG/PAINT MARK
 = YELLOW FLAG/PAINT MARK (GAS)
 = SPOT ELEVATION (HARD SURFACE)
 = SPOT ELEVATION (SOFT SURFACE)

 = BENCHMARK
 = CORRUGATED METAL PIPE
 = COUNTY ROAD
 = STATE ROAD
 = RIGHT-OF-WAY
 = OFFICIAL RECORD BOOK
 = PLAT BOOK
 = DEED
 = PLAT
 = MEASURED
 = REINFORCED CONCRETE PIPE
 = HIGH DENSITY POLYETHYLENE PIPE
 = DUCTILE IRON PIPE
 = SEWER FORCE MAIN
 = WATERMAIN
 = CONCRETE
 = ASPHALT
 = INVERT
 = ELEVATION
 = OVERHEAD WIRES
 = TOE OF SLOPE
 = TOP OF BANK

 = CONCRETE
 = ASPHALT
 = BUILDING

 = MISC TREE
 = PALM TREE

NOTE: TREE SIZES INDICATED ARE TRUNK DIAMETERS MEASURED AT CHEST HEIGHT. SYMBOL SIZE DOES NOT REFLECT ACTUAL CANOPY.

1. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. HORIZONTAL CONTROL FOR THIS PROJECT IS BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83) UTILIZING RTK GPS EQUIPMENT OPERATING ON THE TRIMBLE VRS NETWORK, U.S. SURVEY FEET.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND WERE DERIVED FROM NATIONAL GEODETIC SURVEY BENCHMARKS "872 4967 E" USING THE PUBLISHED ELEVATION OF 4.61 FEET.
4. THE FOLLOWING SOURCE OF INFORMATION AND DATA WAS USED IN THE PREPARATION OF THIS SURVEY:
MARCO BEACH UNIT TEN SUBDIVISION PLAT RECORDED AT PLAT BOOK 6, PAGE 74, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
5. LIMITATIONS PERTAINING TO INFORMATION PRESENTED ON THIS SURVEY INCLUDE:
 - A. UNDERGROUND UTILITIES HAVE NOT BEEN INVESTIGATED, LOCATED OR CONFIRMED, EXCEPT AS SHOWN HEREON.
 - B. PIPES DESIGNATED AS "RCP" (REINFORCED CONCRETE PIPE) ARE ASSUMED TO BE REINFORCED BUT THE REINFORCING ELEMENT HAS NOT BEEN OBSERVED OR CONFIRMED.
 - C. ENVIRONMENTAL ASSESSMENTS OR AUDITS, IF ANY, HAVE NOT BEEN REFLECTED ON THIS SURVEY.
 - D. THE LINES SHOWN ON THE SURVEY MAP REPRESENTING RIGHT-OF-WAY LINES, PROPERTY LINES AND EASEMENT LINES ARE BASED ON THE ITEMS LISTED IN REPORT ITEM 4 AND FOUND MONUMENTATION. THESE LINES ARE APPROXIMATE IN THAT EACH INDIVIDUAL LINE HAS NOT BEEN SURVEYED IN THE FIELD. THERE IS NO RIGHT-OF-WAY SURVEY OR BOUNDARY SURVEY.
 - E. LANDS SHOWN HEREON ARE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN). THIS SURVEYOR HAS NOT PERFORMED NOR BEEN PROVIDED WITH A TITLE SEARCH FOR THESE PROJECT AREAS.
6. DATE OF FIELD WORK: SEPTEMBER 3, 2021

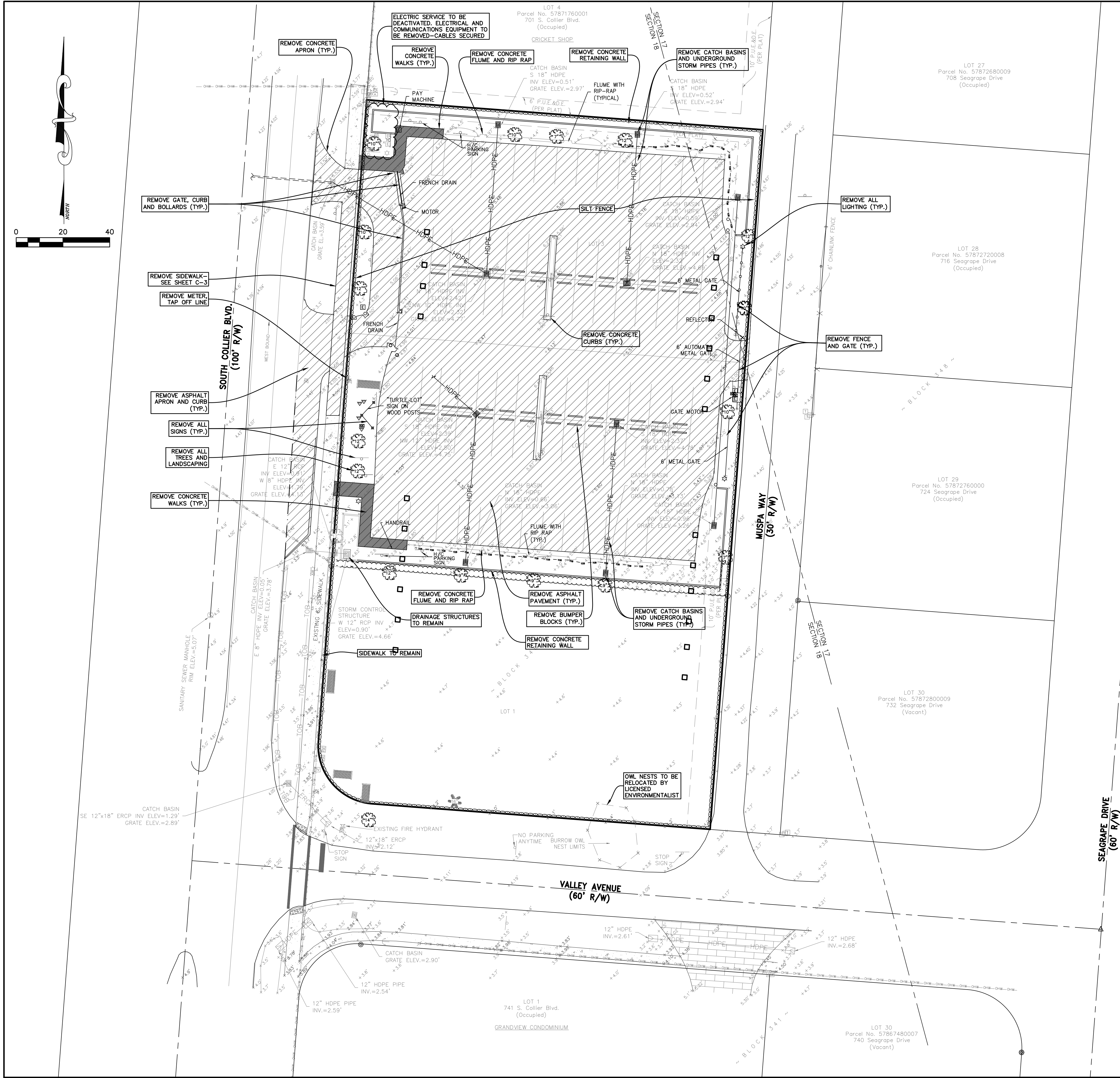
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C-1
OF
8

573 BALD EAGLE DR.		MARCO ISLAND, FL. (339) 394-1697		www.AEC-MI.com	
CERTIFICATE OF AUTHORIZATION NUMBER: 26446					
DRAWN BY : K. SCHMADTKE		DESIGNED BY : M. PINCKNEY		APPROVED BY : MARTIN D. PINCKNEY	
SCALE : N.T.S.		DATE : SEPTEMBER 13, 2002		JOB NO. : 10985-001-07 SHEET : 1 OF 1	

MARTIN D. PINCKNEY
FLORIDA P.E. # 38350

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LEGEND

ASPHALT/CONCRETE TO BE REMOVED

SILT BARRIER

STRAW BALES

NOTES

1. SAWCUT AND REMOVE ASPHALT UP TO EDGE OF COLLIER BOULEVARD AND ALLEYWAY.

2. COORDINATE CONSTRUCTION STAGING AND FENCING WITH OWNER.

3. COORDINATE STRUCTURE DEMOLITION AND TRAFFIC SIGN REMOVAL WITH OWNER.

4. LOCATION OF SILT BARRIER IS APPROXIMATE ONLY. CONTRACTOR SHALL LOCATE SILT BARRIER IN ANY LOCATION NECESSARY TO PREVENT SOIL FROM LEAVING SITE OR ENTERING STORM DRAINS.

5. SILT BARRIERS SHALL BE INSTALLED ONLY IN LOCATIONS AND FOR DURATION'S NECESSARY ACCORDING TO STAGING OF DEMOLITION AND/OR CONSTRUCTION.

6. SILT BARRIERS SHALL BE MAINTAINED IN A FUNCTIONAL CONDITION FOR THE DURATION OF THEIR USE.

FLOW

1. SET THE STAKES.

FLOW

2. EXCAVATE A 4" x 4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.

FLOW

3. STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.

FLOW

4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

CONSTRUCTION OF A FILTER BARRIER

FLOW

1. EXCAVATE THE TRENCH.

FLOW

2. PLACE AND STAKE STRAW BALES.

FLOW

3. WEDGE LOOSE STRAW BETWEEN BALES.

FLOW

4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

CONSTRUCTION OF SYNTHETIC STRAW BALE BARRIER

DROP INLET WITH GRATE

WOOD STAKE

STAKED STRAW BALE

RUNOFF WATER SEDIMENT

COMPACTED SOIL TO PREVENT PIPING

FILTERED WATER

SYNTHETIC BALES SECURED WITH (2) STAKES PER BALE IN NON-PAVED AREAS. SECURED WITH SAND BAG WEIGHTS IN PAVED AREAS.

SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREETS OR HIGHWAY MEDIANS.

NOTES

1. FILTER BARRIERS SHALL BE INSTALLED IN LOCATIONS AND FOR DURATION NECESSARY ACCORDING TO STAGING OF DEMOLITION AND/OR CONSTRUCTION. FILTER BARRIERS SHALL BE MAINTAINED IN A FUNCTIONAL CONDITION FOR THE DURATION OF THEIR USE.

2. WATER SPRINKLING AND OTHER SUITABLE METHODS SHALL BE USED FOR DUST SUPPRESSION. WATER SHALL NOT BE USED WHEN IT CREATES HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING, EROSION, SEDIMENTATION, OR POLLUTION.

3. FOR PERMANENT EROSION CONTROL, ALL DISTURBED SOIL AREAS SHALL BE RE-SEEDDED WITH BAHIA OR ST. AUGUSTINE TO MATCH EXISTING.

4. CITY PERSONNEL TO INSTALL OIL AND DEBRIS COLLECTING SKIMMERS IN EACH INLET FOR PERMANENT POLLUTION PREVENTION METHOD.

AMERICAN ENGINEERING CONSULTANTS
OF MARCO ISLAND, INC.
CERTIFICATE OF AUTHORIZATION NUMBER: 264446
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DESIGNED BY :
K. SCHMADTKE

APPROVED BY :
MARTIN D. PINCKNEY

DATE :
SEPTEMBER 13, 2022

JOB NO. :
10985-001-01

SDP

REV. AFTER CITY COMMENTS

10/10/22 KAS

DATE

INIT

REVISIONS

E RESIDENCES

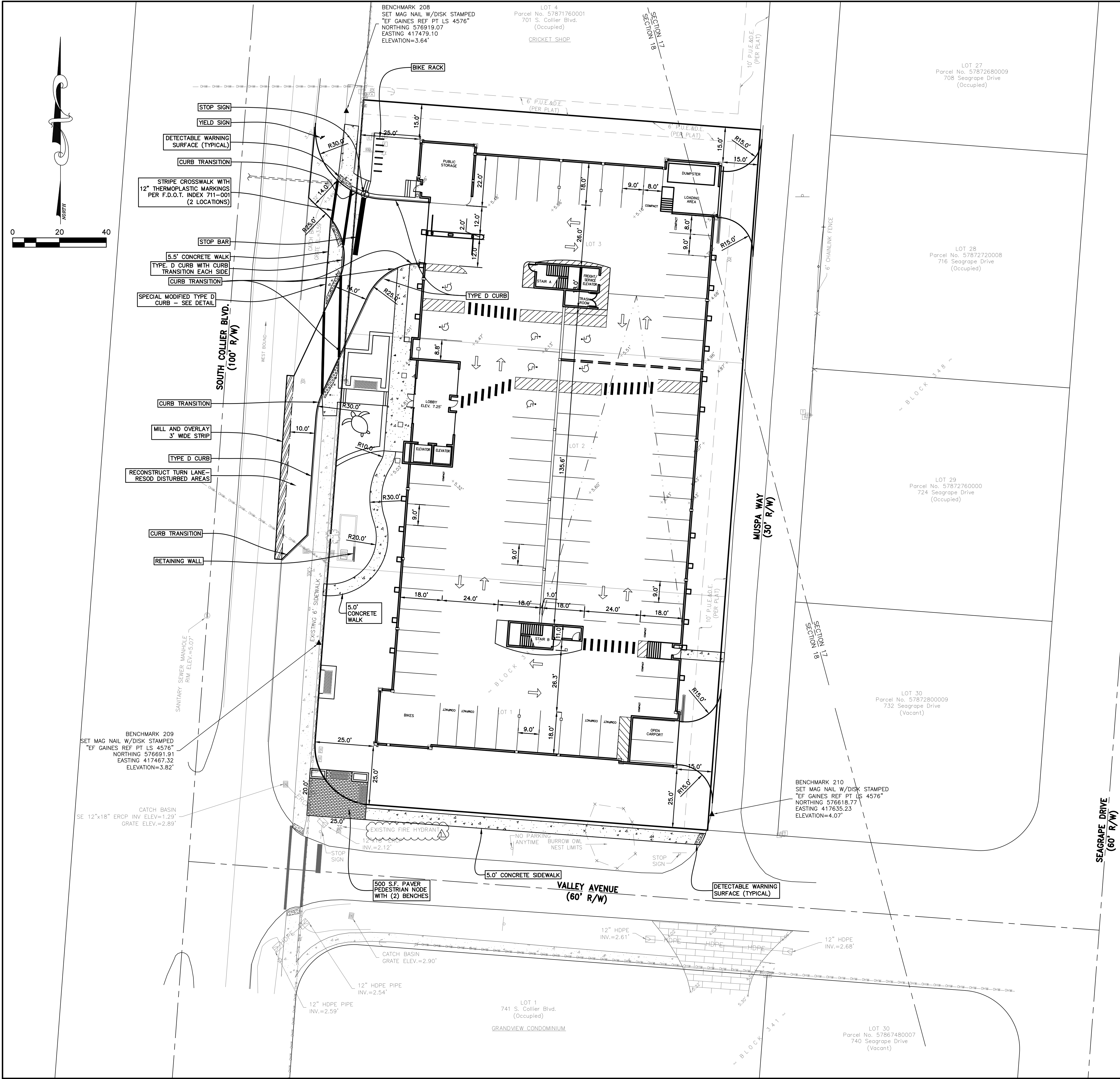
717 & 731 S. COLLIER BOULEVARD

MARCO ISLAND, FLORIDA 34145

SHEET

C-2

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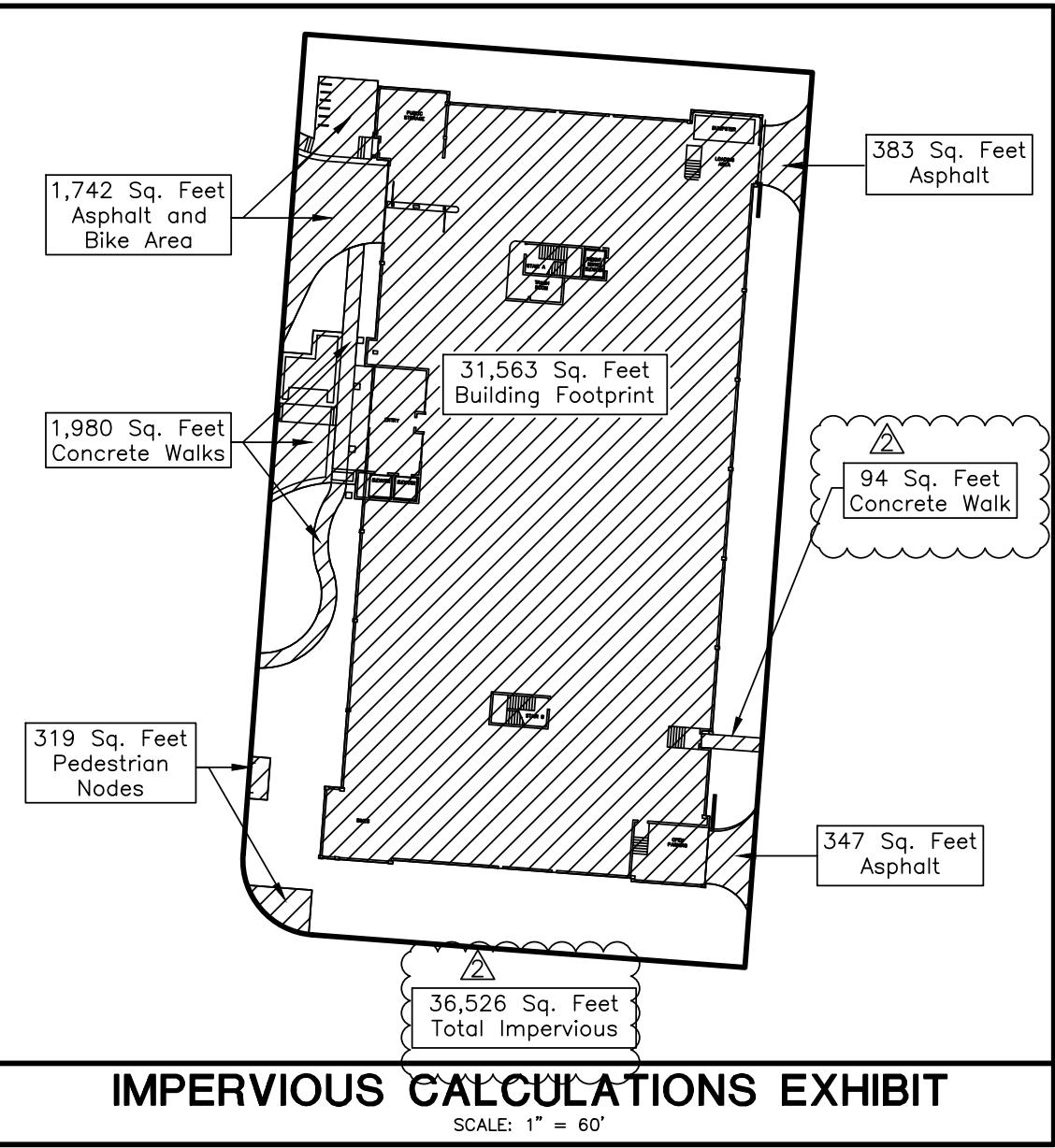
LEGEND	
	NEW ASPHALT
	NEW WALKWAYS

BUILDING SETBACK MATRIX		
DESCRIPTION/USE	REQUIRED	PROVIDED
FRONT (COLLIER BLVD.)	25'	25'
FRONT (VALLEY AVE.)	25'	25'
REAR (MUSPA WAY)	15'	15'
SIDE	15'	15'

LANDSCAPE BUFFER MATRIX		
DESCRIPTION/USE	REQUIRED	PROVIDED
R.O.W. BUFFER (COLLIER BLVD.)	15'	15'
R.O.W. BUFFER (VALLEY AVE.)	10'	10'
ALLEY BUFFER (MUSPA WAY)	10'	10'

PARKING SUMMARY			
DESCRIPTION/USE	PARKING RATIO	NUMBER UNITS	SPACES REQUIRED
RESTAURANT - SIT DOWN	1 SPACE/4 SEATS	324	81
APARTMENTS	2 PER UNIT	14	28
TOTAL REQUIRED (BEFORE CREDITS)			109
HANDICAP REQUIRED	7 SPACE/250-300		7
BICYCLE RACK AND PEDESTRIAN ACCESS NODE			(-)3 SPACES
TOTAL REQUIRED (AFTER CREDITS)			106
TOTAL PROVIDED			218 REGULAR SPACES 26 COMPACT SPACES 7 HANDICAP SPACES 251 SPACES - INCLUDES 141 PAY TO PARK SPACES

SITE SUMMARY		
DESCRIPTION	AREA	% OF AREA
TOTAL IMPERVIOUS	36,526 SF	72%
TOTAL PERVIOUS	14,340 SF	28%
TOTAL SITE AREA	50,866 SF	100%
USE ZONE C-3		



- NOTES**
- ALL CROSSWALKS, STOP BARS, AND DIRECTIONAL ARROWS SHOWN BOLD TO BE RE-APPLIED AFTER ALL PAVEMENT WORK IS COMPLETE AND CURED.
 - PARKING SPACE STRIPING DIMENSIONS AND COLORS PER STANDARD DETAILS AND FDOT STANDARDS.
 - USE THERMOPLASTIC MEETING FDOT REQUIREMENTS FOR ALL PAVEMENT MARKINGS.
 - SIGNS MISSING OR DISTURBED DURING CONSTRUCTION TO BE REPLACED.
 - DIMENSIONS SHOWN ARE TO FACE OF CURB, EXTERIOR BUILDING WALL, AND NOMINAL PARKING SPACE SIZE UNLESS OTHERWISE NOTED.
 - SIGNING AND STRIPING SHALL BE IN ACCORDANCE WITH U.S.D.O.T. F.H.W.A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. ALL PAVEMENT MARKINGS WITHIN PUBLIC R.O.W. SHALL BE THERMOPLASTIC PER F.D.O.T. SPECIFICATIONS.

AMERICAN ENGINEERING CONSULTANTS
OF MARCO ISLAND, INC.
CERTIFICATE OF AUTHORIZATION NUMBER: 26446
MARCO ISLAND, FL (239) 394-1697
www.AEC-IL.com

DESIGNED BY :
K. SCHMADTKE

DATE :
SEPTEMBER 13, 2022

REV. AFTER CITY COMMENTS
10/10/22 KAS

REV. AFTER CITY COMMENTS
10/10/22 KAS

REVISIONS
DATE INIT

GEOMETRY
PLAN

MARTIN D. PINCKNEY
FLORIDA P.E. # 3550

E RESIDENCES
717 & 731 S. COLLIER BOULEVARD
MARCO ISLAND, FLORIDA 34145

SHEET
C-3
OF
8

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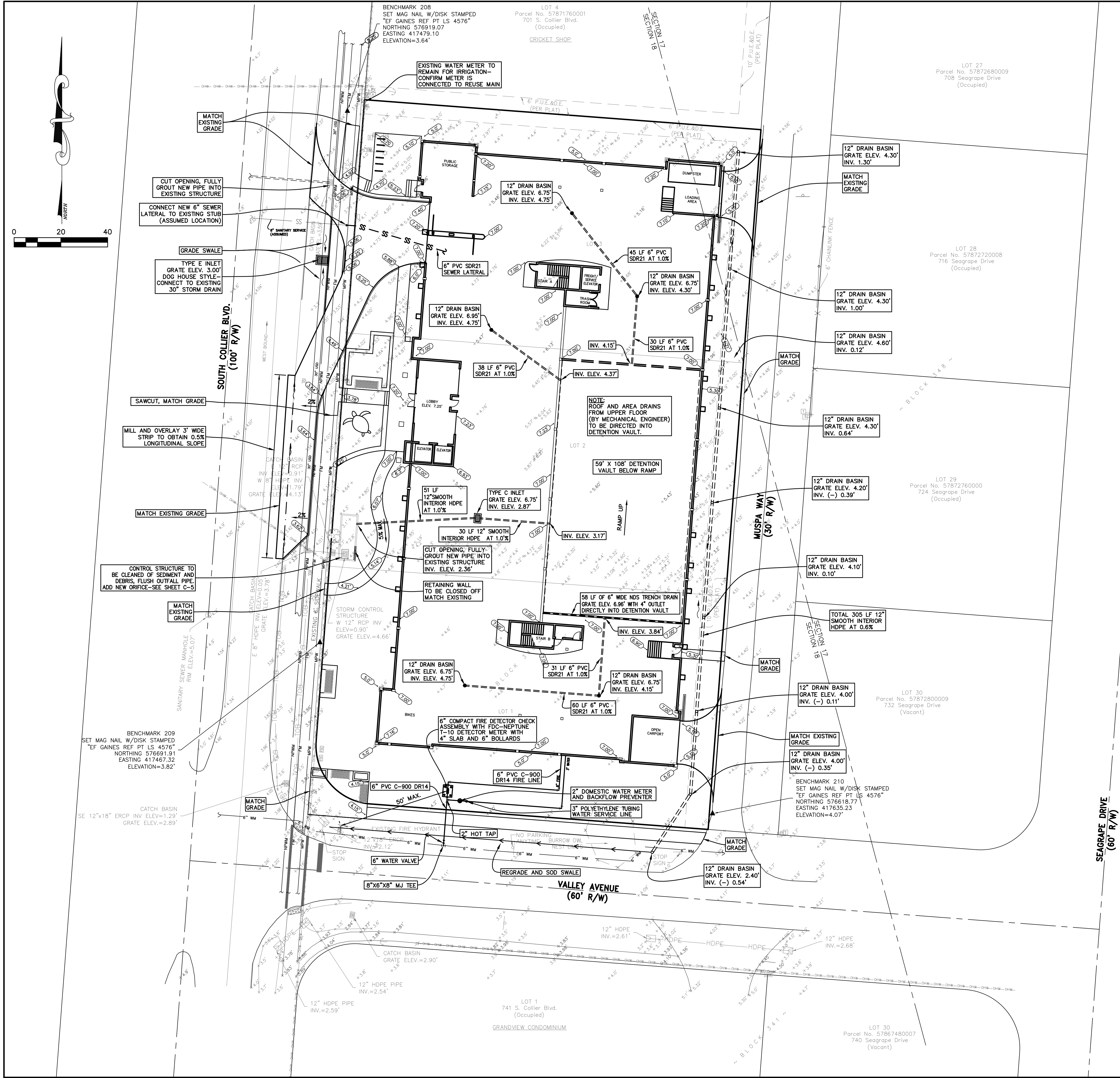
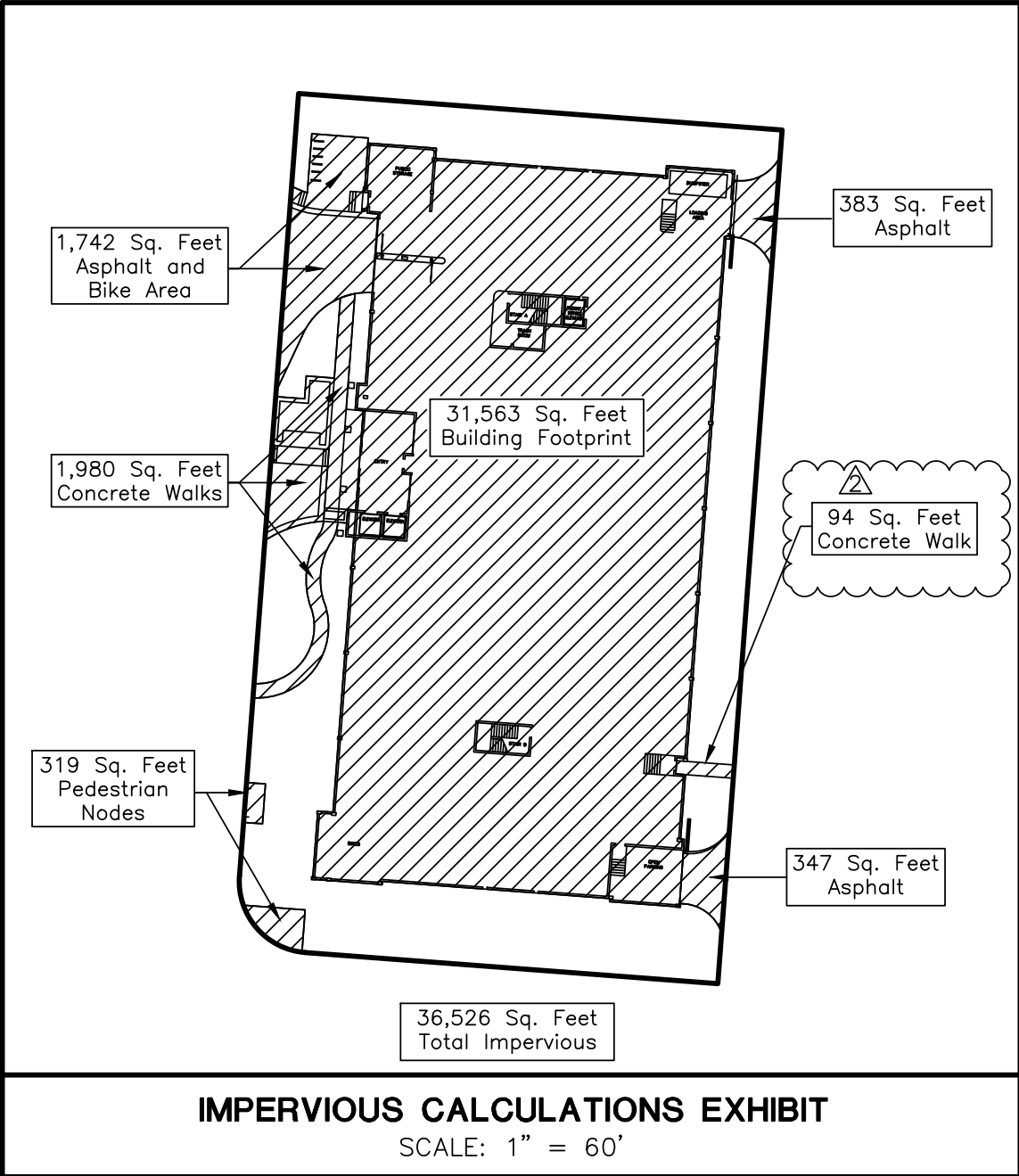


TABLE OF MINIMUM AND MAXIMUM SLOPES			
FEATURE	DIRECTION	MINIMUM	MAXIMUM
PARKING LOT PAVEMENT	LONGITUDINAL	0.5%	5%
	TRANSVERSE	0.5%	5%
ENTRANCE DRIVEWAY	LONGITUDINAL	1%	10%
	TRANSVERSE	0%	2%
WALKS	LONGITUDINAL	0%	5%
	TRANSVERSE	0%	2%
HANDICAP RAMPS	LONGITUDINAL	5%	8%
	TRANSVERSE	0%	1%
SODDED SLOPE		0%	33%
RIP-RAP SLOPE		0%	67%



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573 BALD EAGLE DR.
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DRAWN BY :
K. SCHMADTKE

DESIGNED BY :
M. PINCKNEY

APPROVED BY :
MARTIN D. PINCKNEY

DATE :
SEPTEMBER 13, 2022

REF. :
SDP

JOB NO. :
10985-001-01

SCALE :
1" = 20'

REV. NO. :
10/10/22

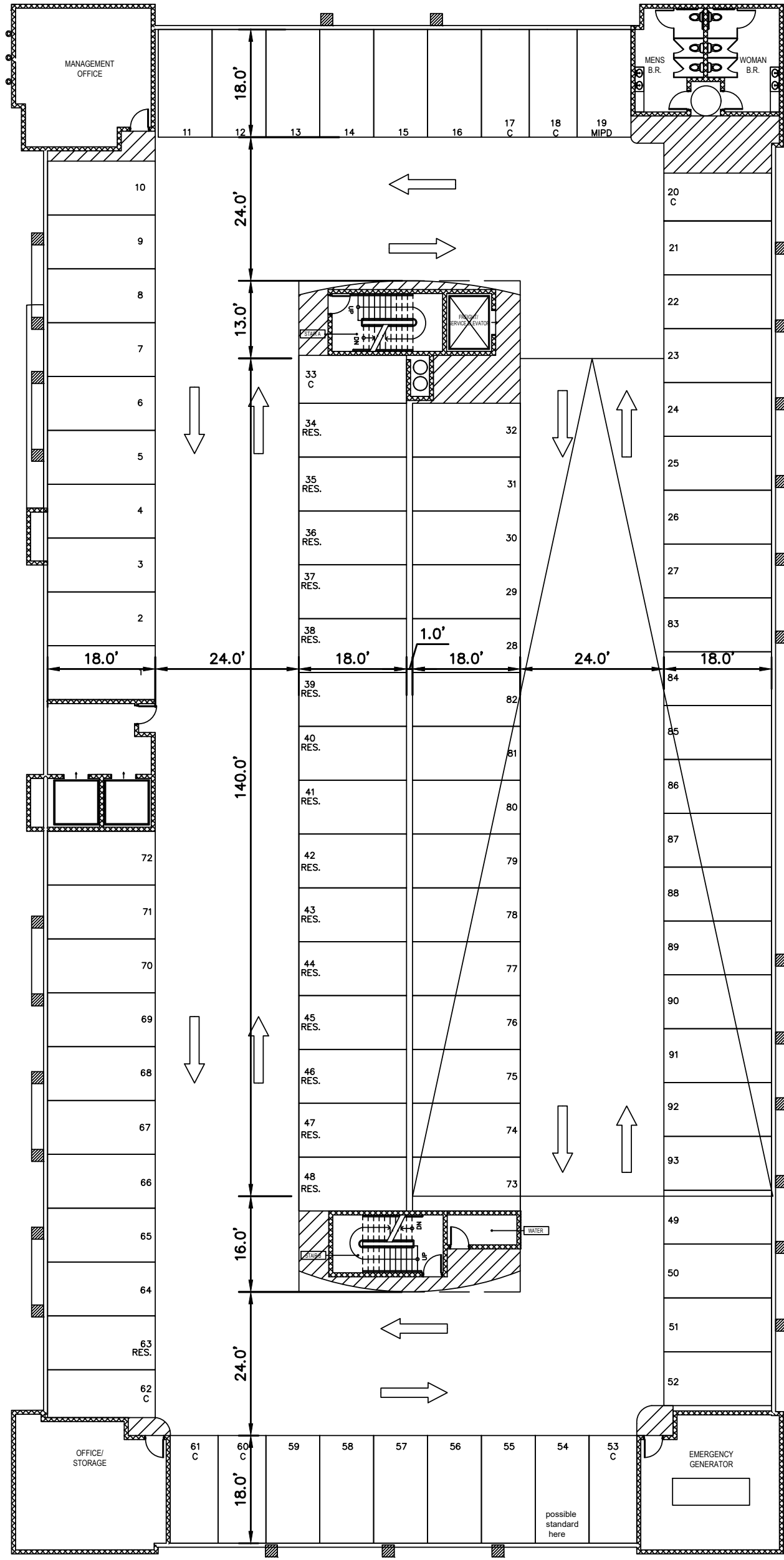
DATE :
INIT

STORMWATER
AND UTILITY
PLAN

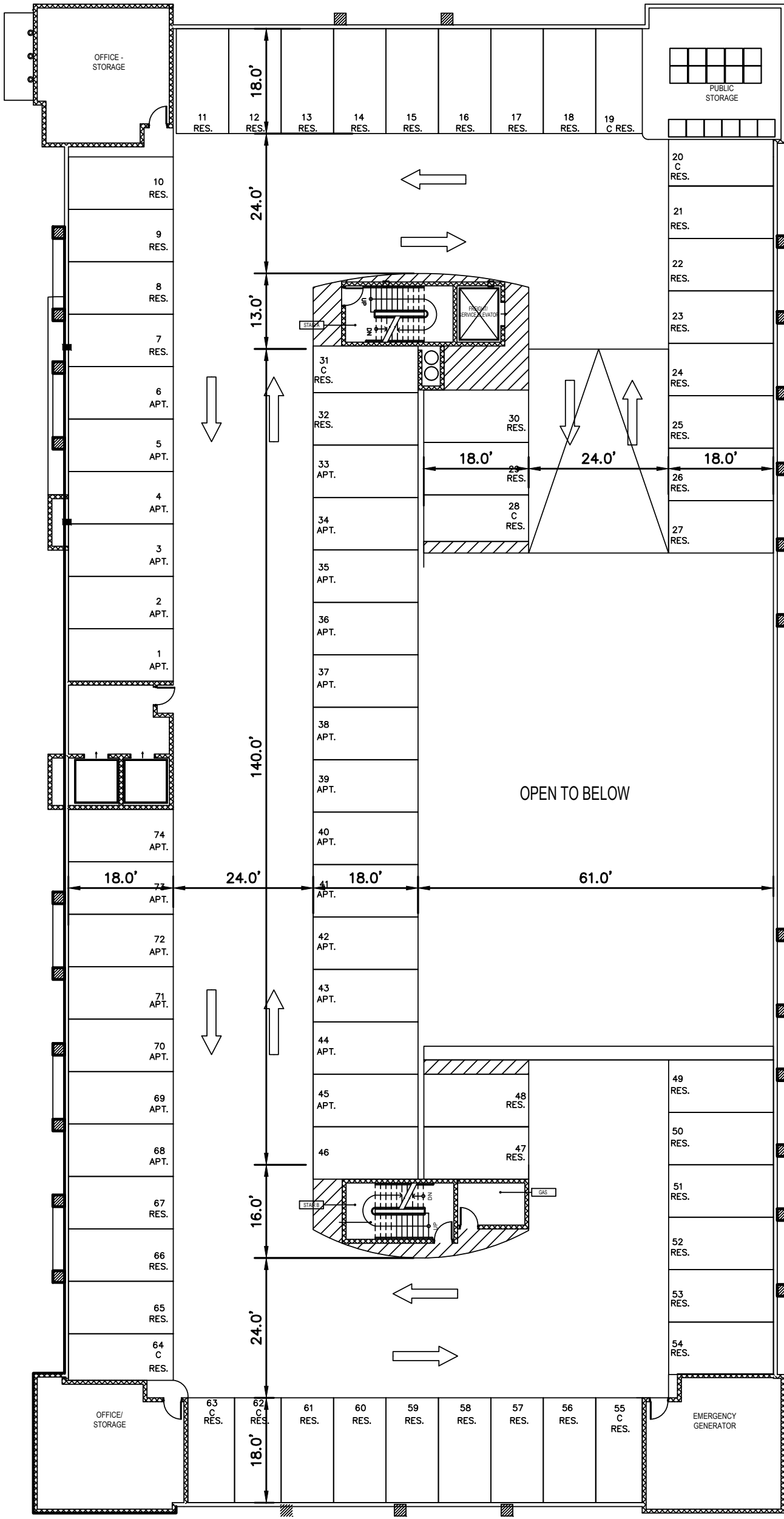
MARTIN D. PINCKNEY
FLORIDA P.E. # 3550

E RESIDENCES
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MARCO ISLAND, FLORIDA 34145

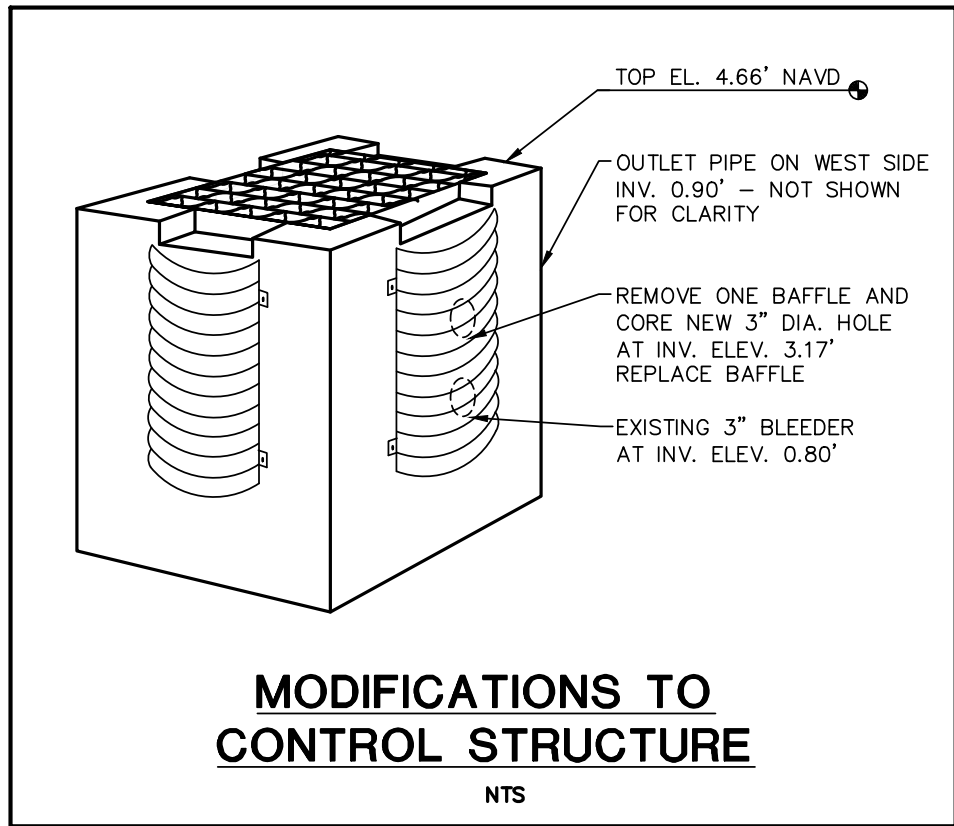
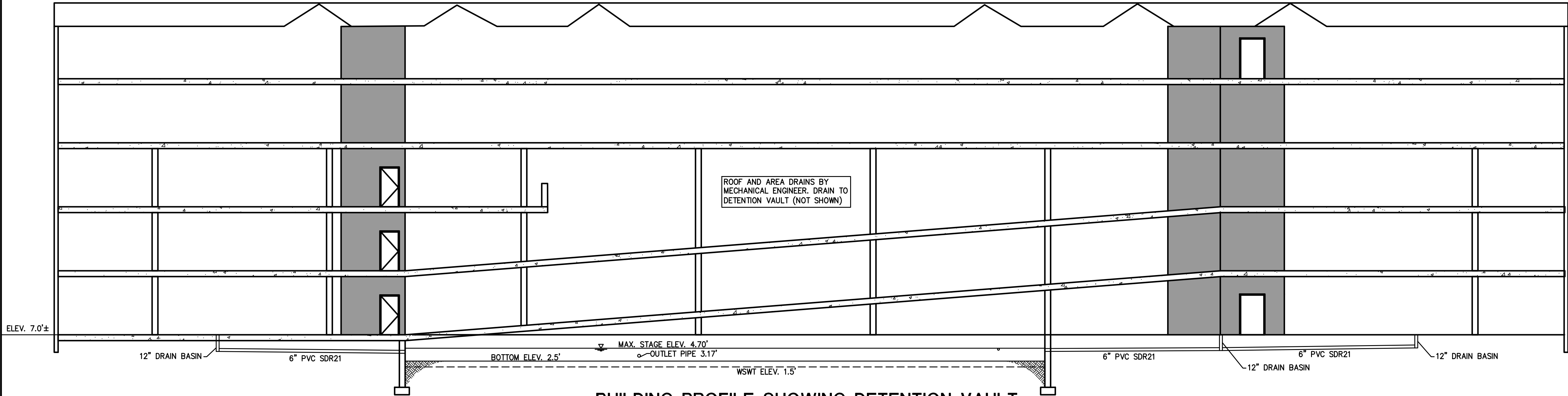
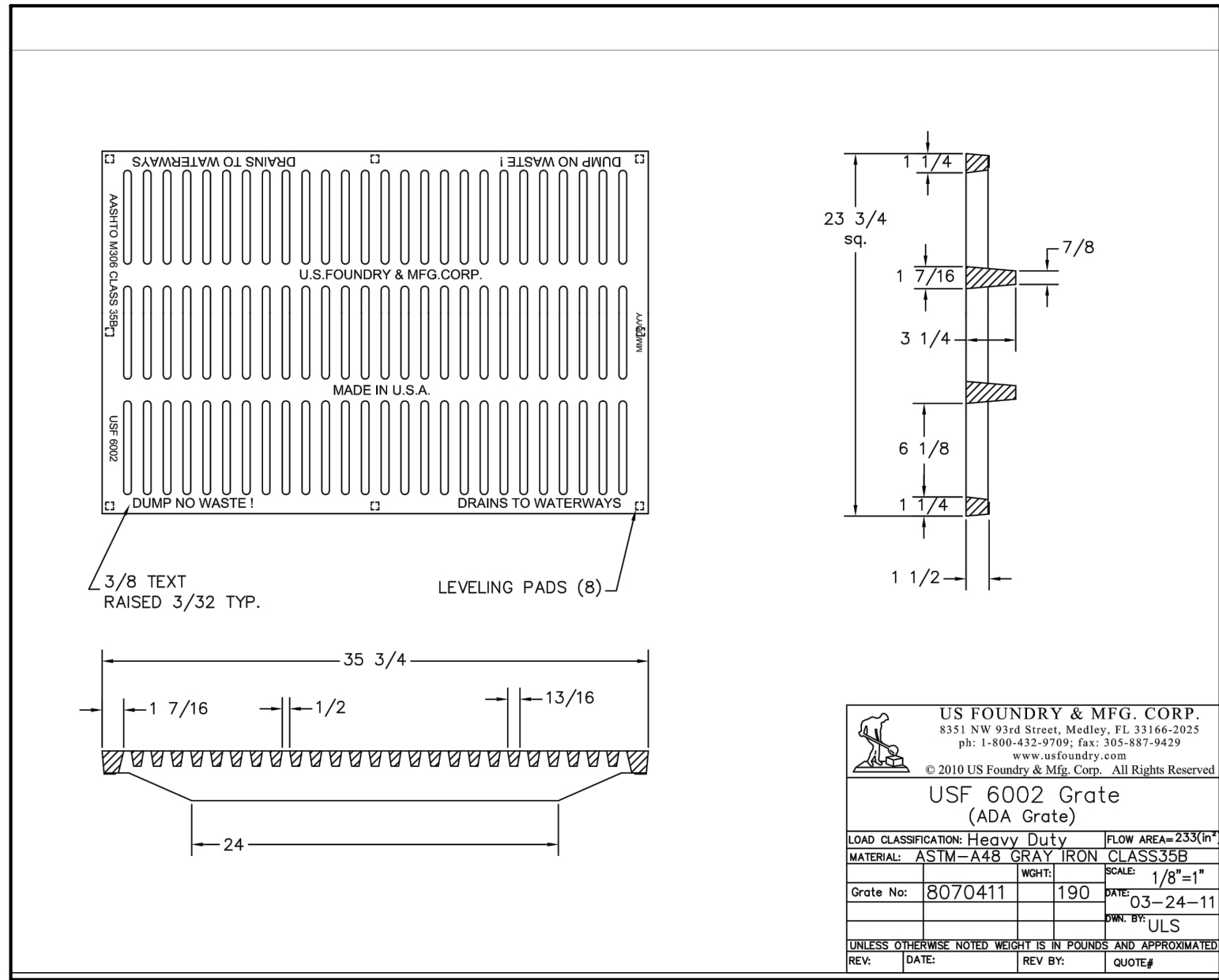
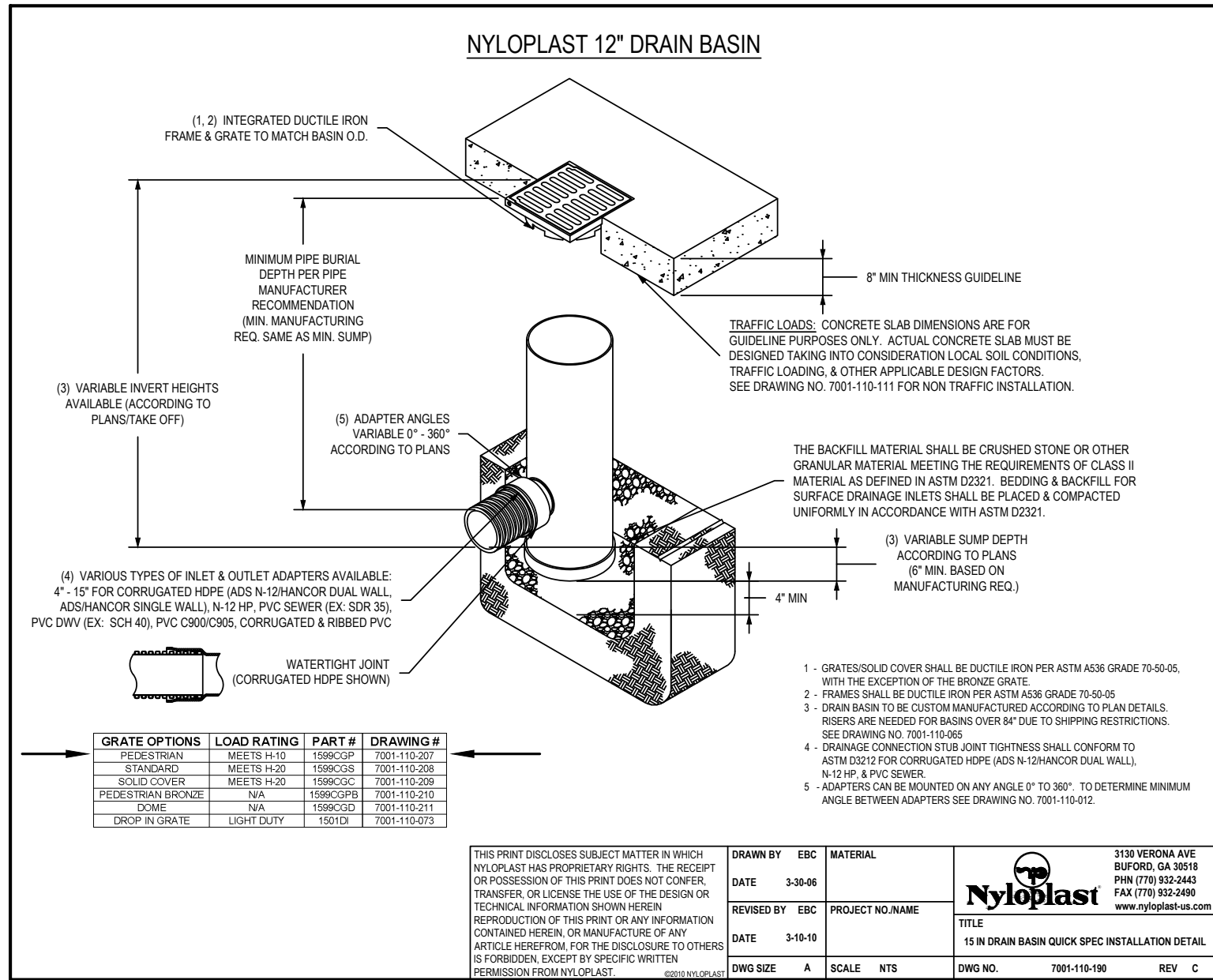
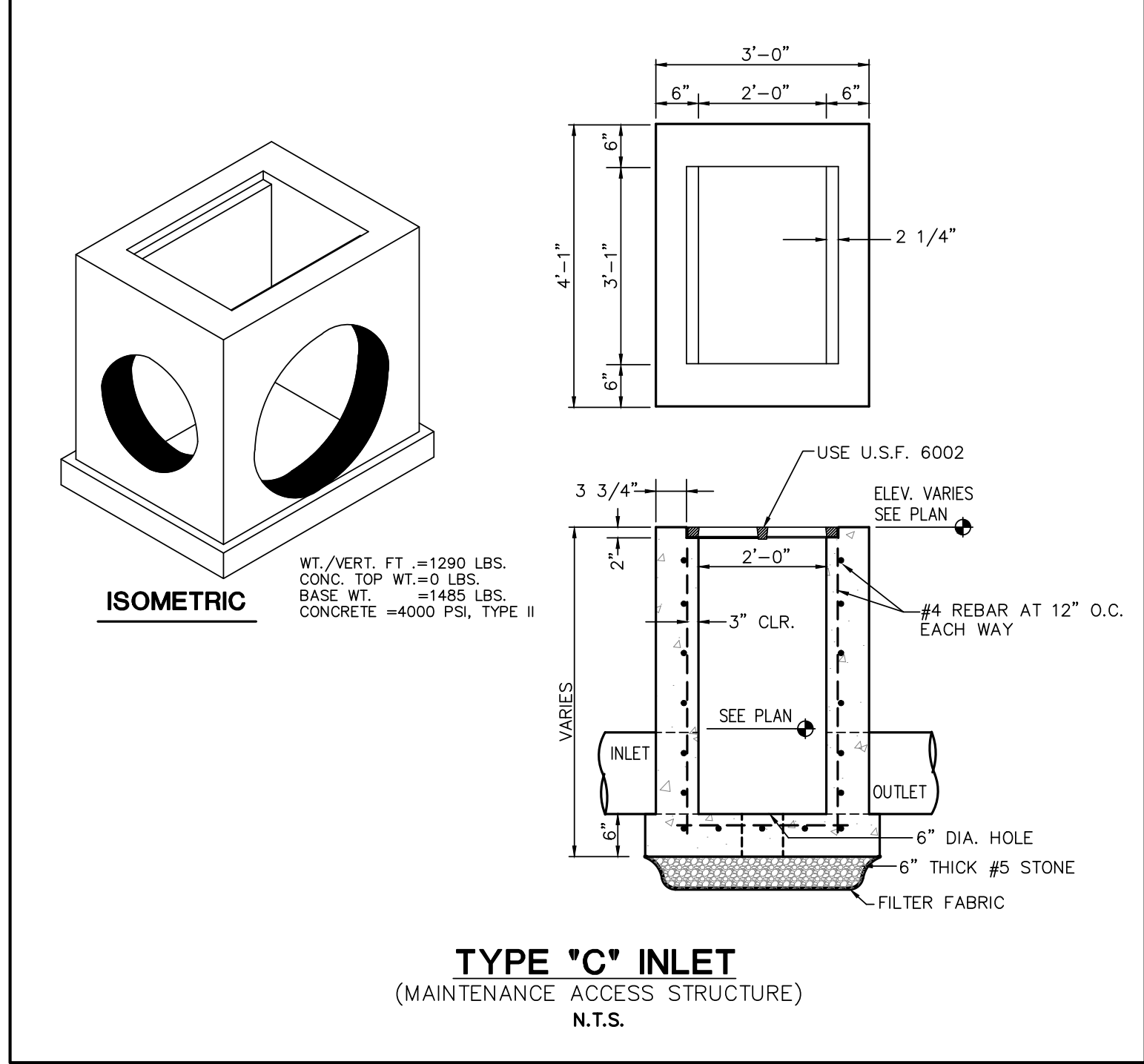
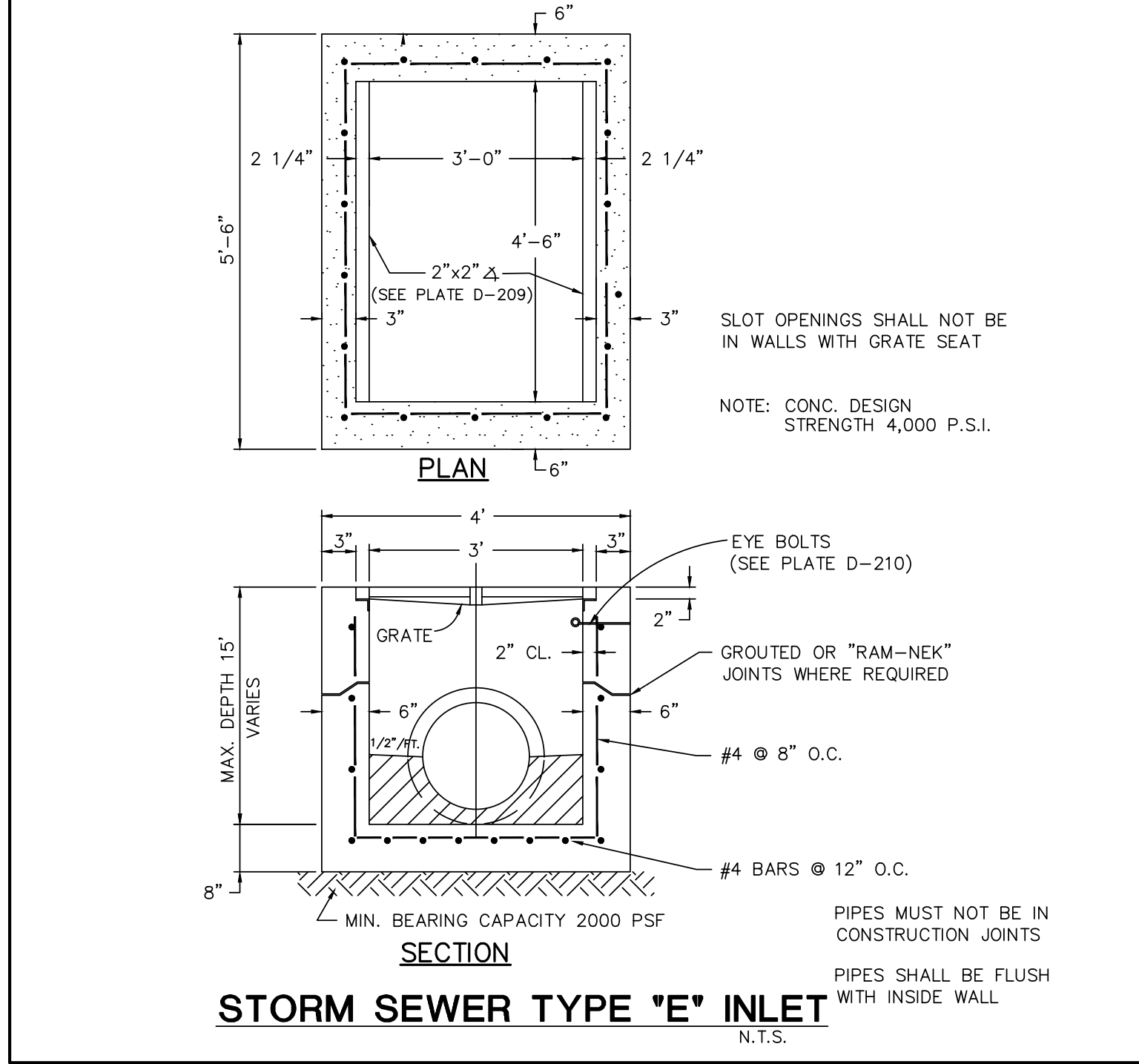
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C-4
OF
8



1st FLOOR PARKING LEVEL



2nd FLOOR PARKING LEVEL



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DATE: SEPTEMBER 13, 2022
REV. NO.: 10985-001-01
SCALE: N.T.S.

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MARCO ISLAND, FLORIDA 34145

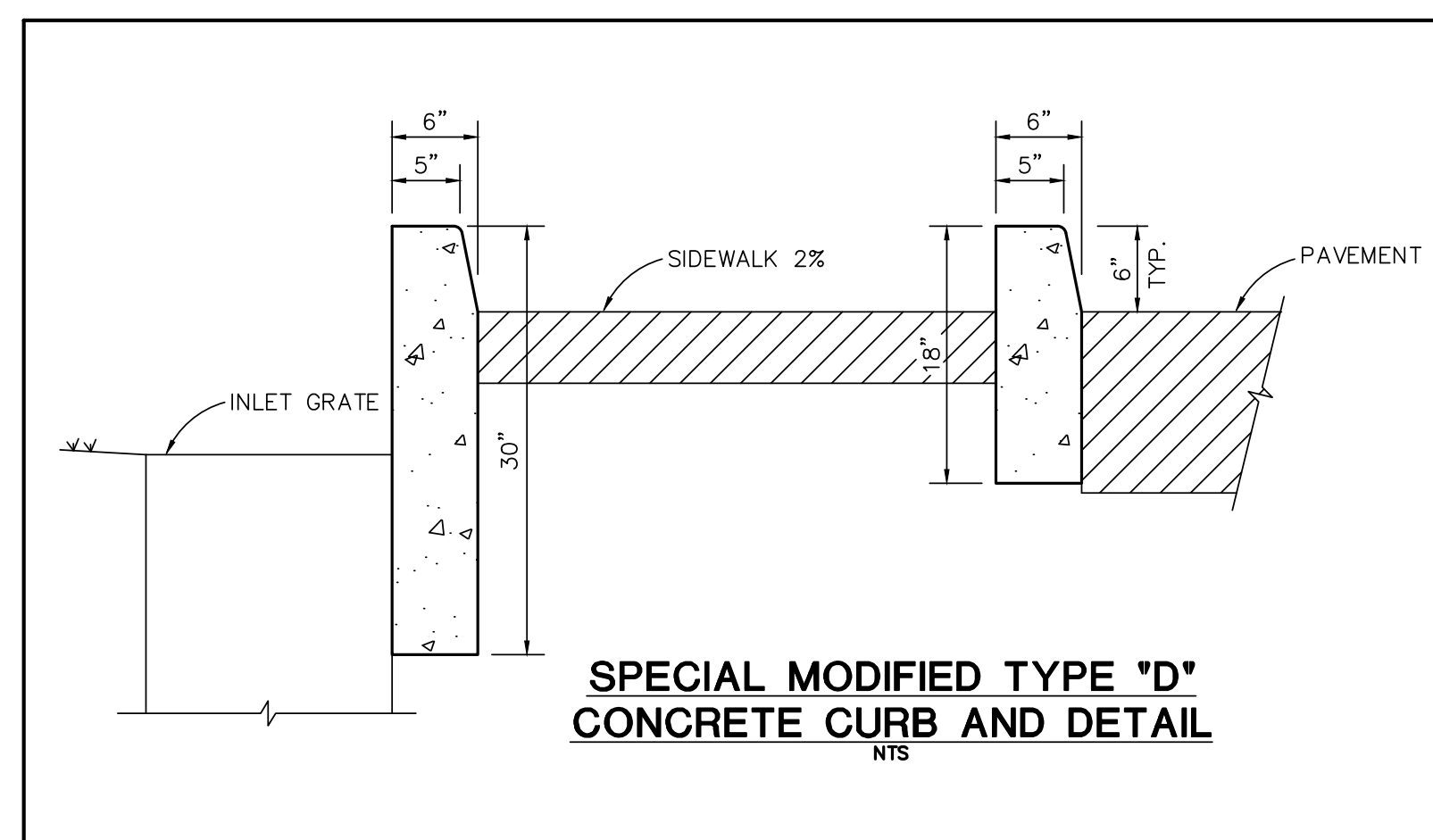
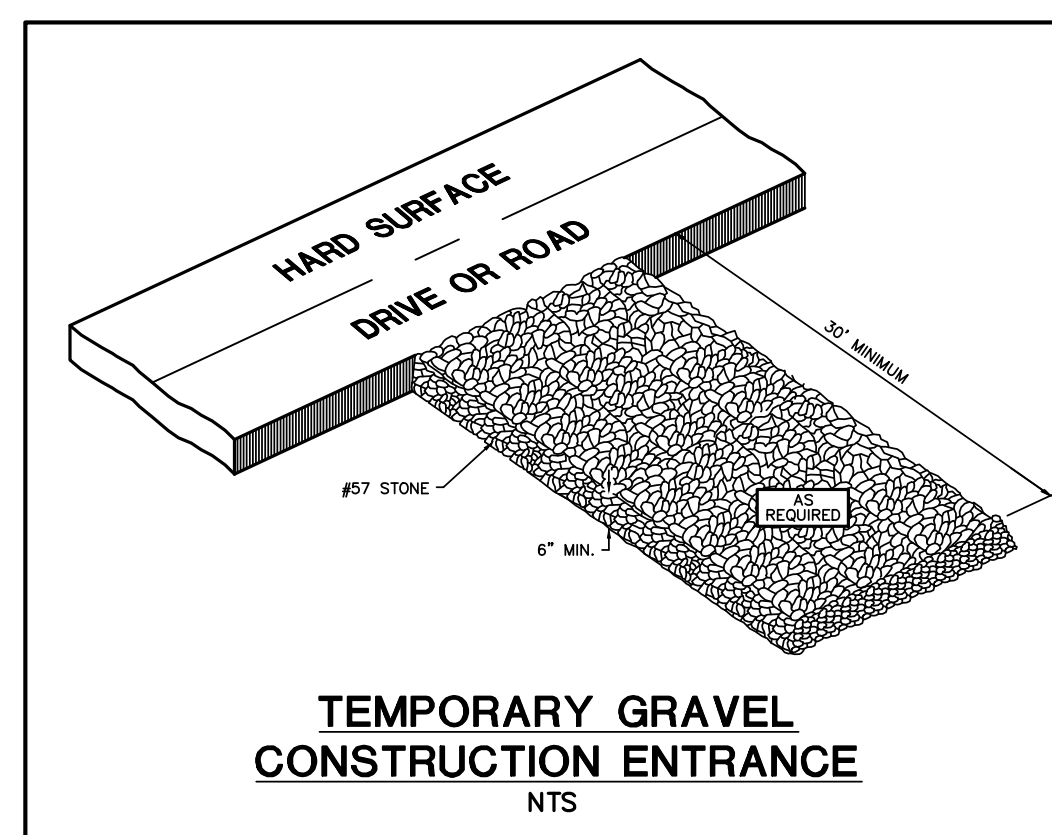
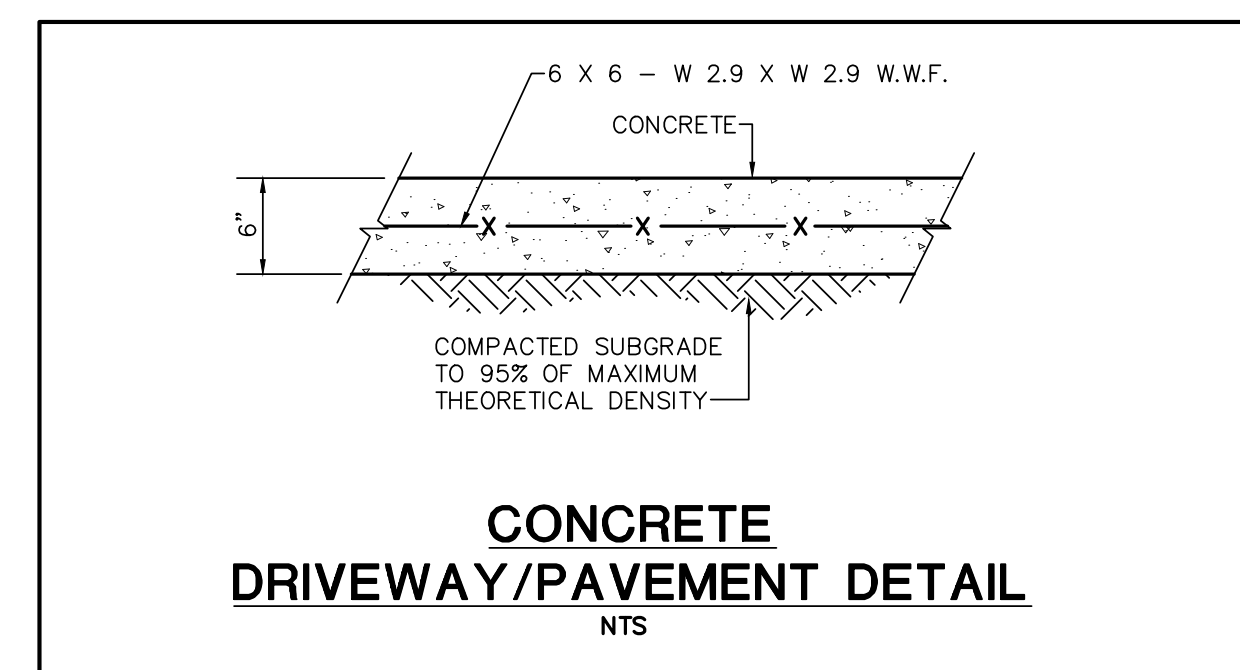
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C-5
OF
8

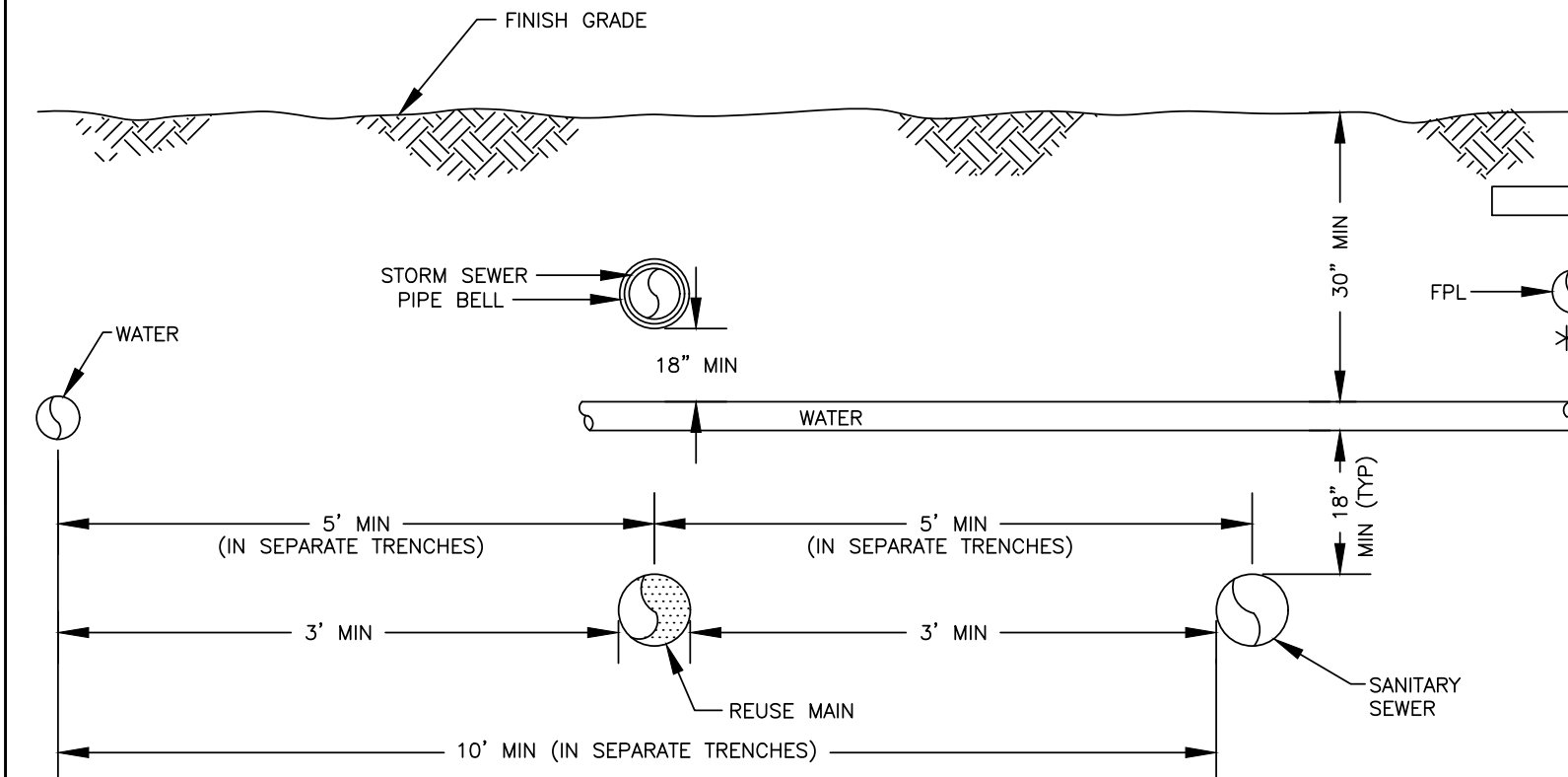
PARKING AND
STORMWATER
SECTIONS

MARTIN D. PINCKNEY
FLORIDA P.E. # 3550

REV. AFTER CITY COMMENTS
02/01/23 K.A.S.
DATE: N/A

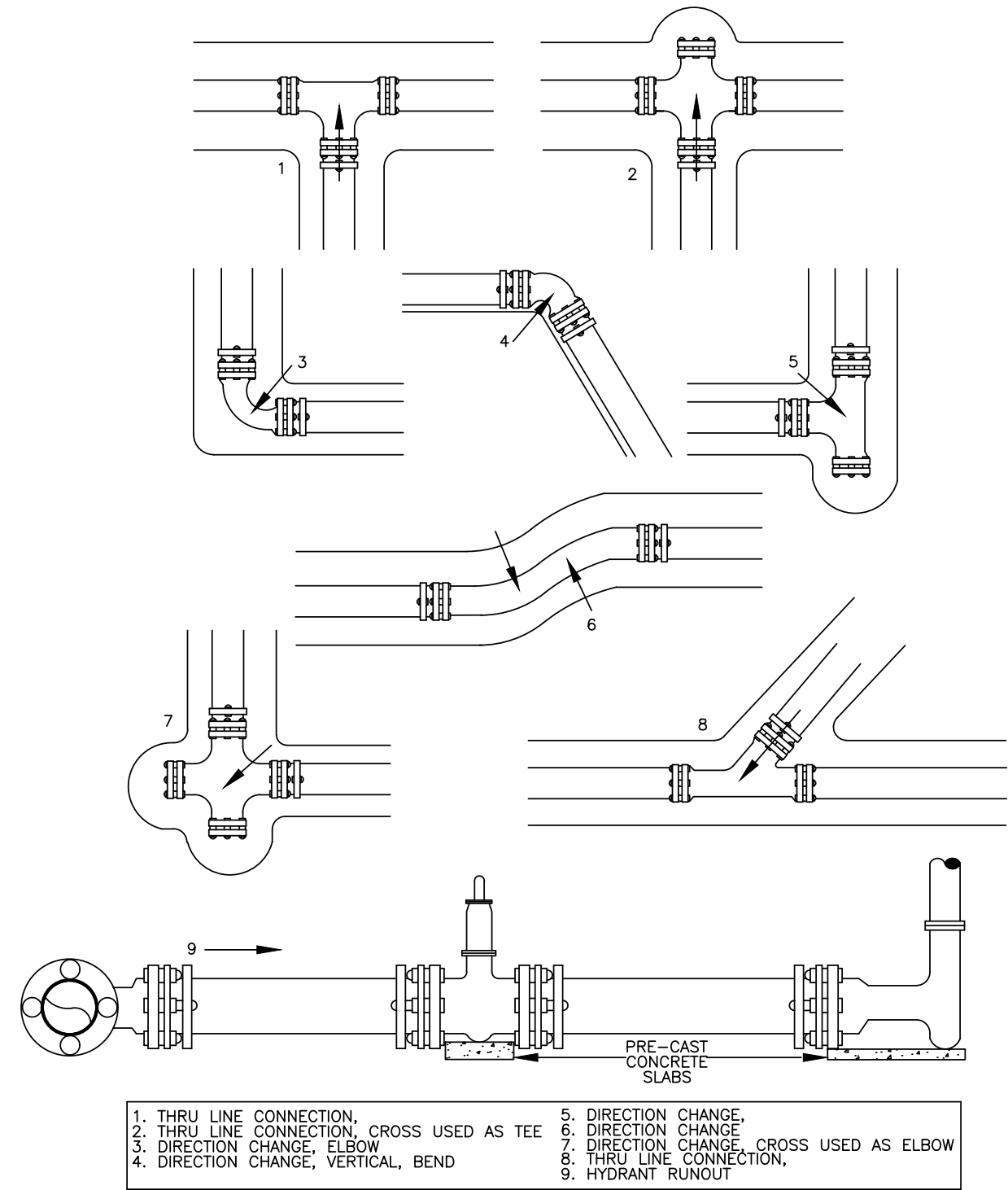
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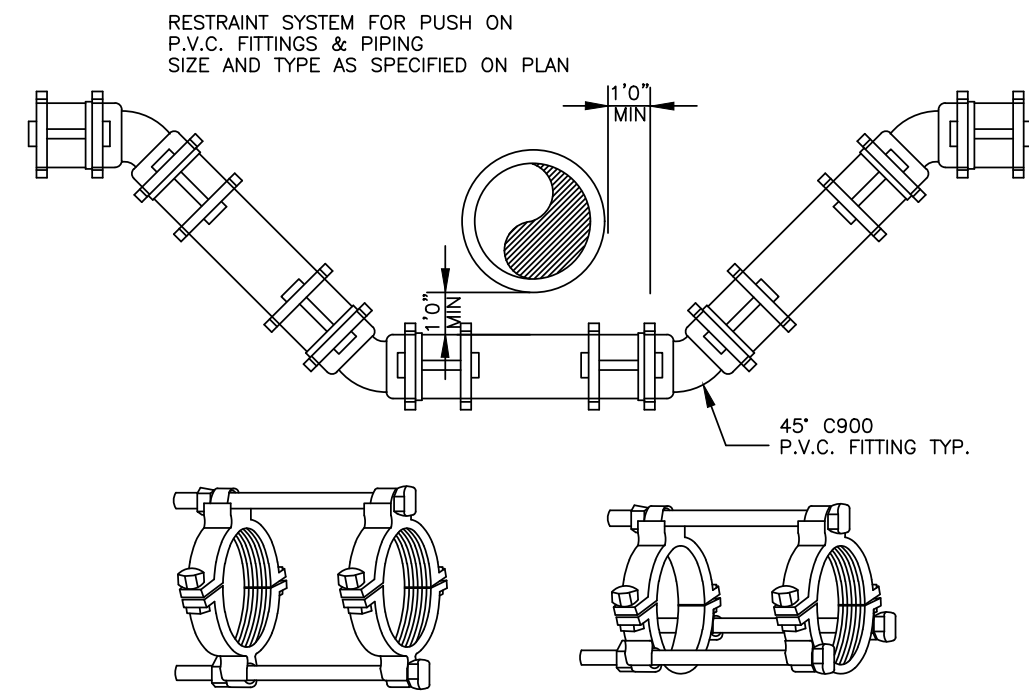
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* REQUIRED FOR ELECTRICAL SERVICES ABOVE OR BELOW WATER OR FORCEMAINS



CB-2 THRUST RESTRAINING
NOT TO SCALE

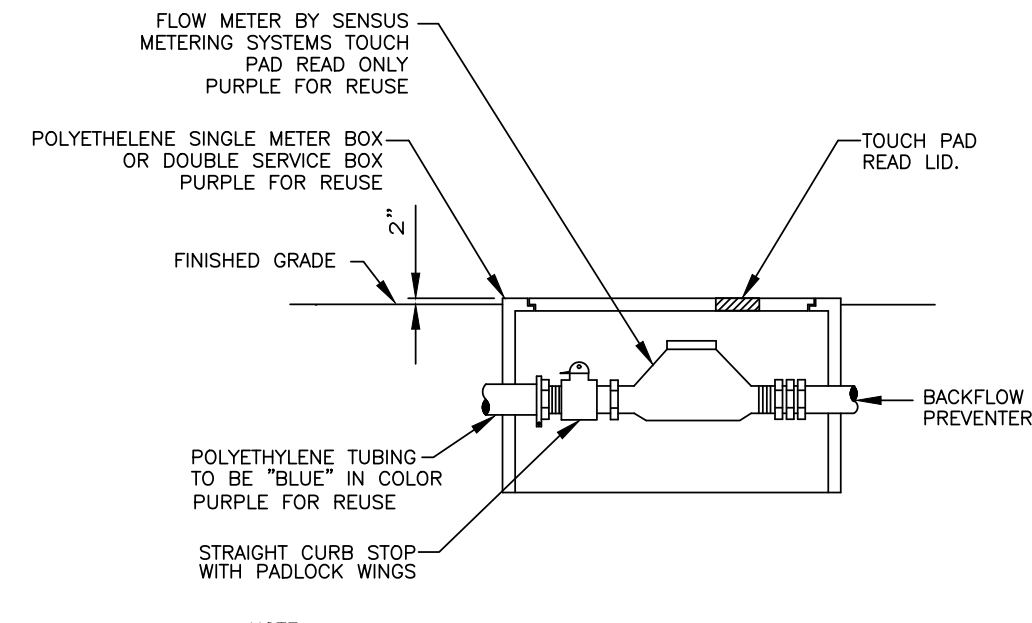
MARCO ISLAND UTILITIES
960 North Collier Blvd.
MARCO ISLAND, FL 34145
SCALE: NOT TO SCALE
DATE: JULY 2007
DWG #: CB-2.DWG



NOTE:
1. ALL NUTS, BOLTS AND ALL THREAD MUST BE STAINLESS STEEL.

CB-7 PVC PRESSURE LINE CONFLICT ADJUSTMENT FITTINGS
NOT TO SCALE (REVISED 08/26/15)

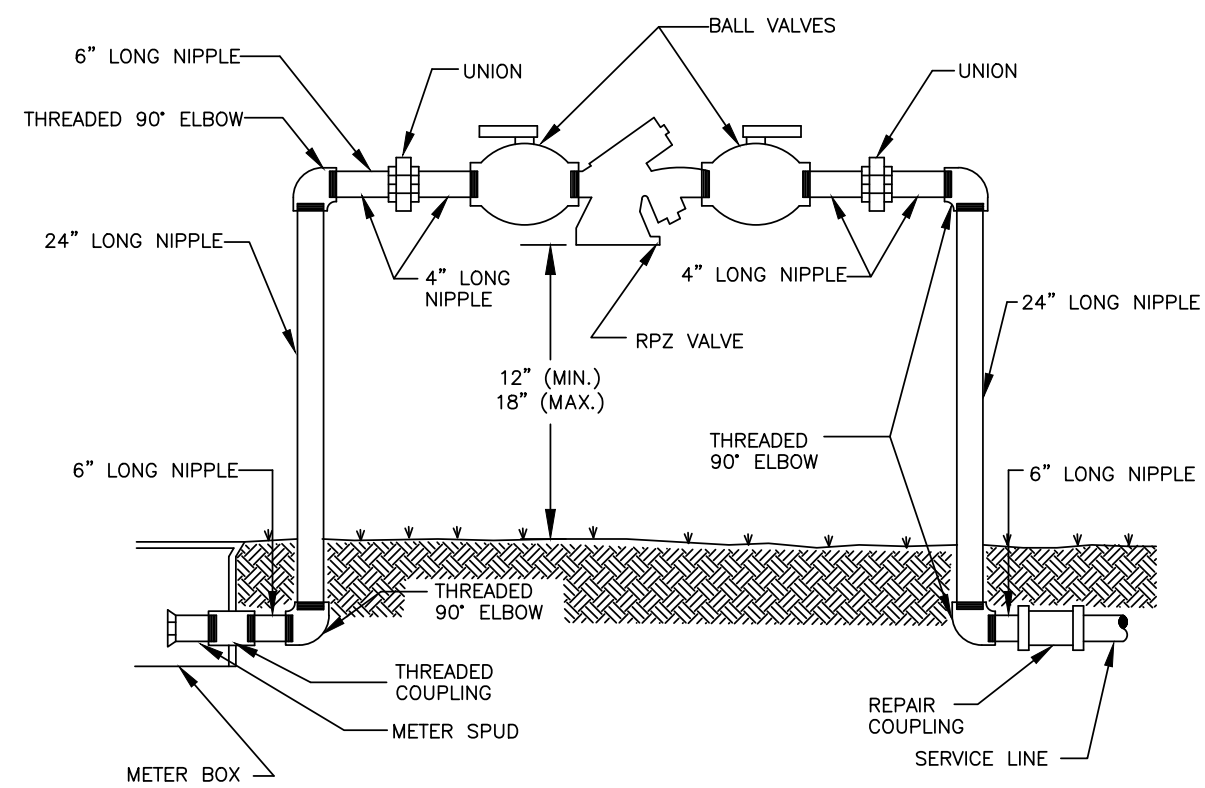
MARCO ISLAND UTILITIES
960 North Collier Blvd.
MARCO ISLAND, FL 34145
SCALE: NOT TO SCALE
DATE: APRIL 2007
DWG #: CB-7.DWG



NOTE:
1. ALL BURIED DUCTILE IRON FITTINGS AND VALVES TO BE POLYETHYLENE ENCASED IN ACCORDANCE WITH MIU STANDARD SPECIFICATIONS.

W-13 METER BOX ASSEMBLY
NOT TO SCALE

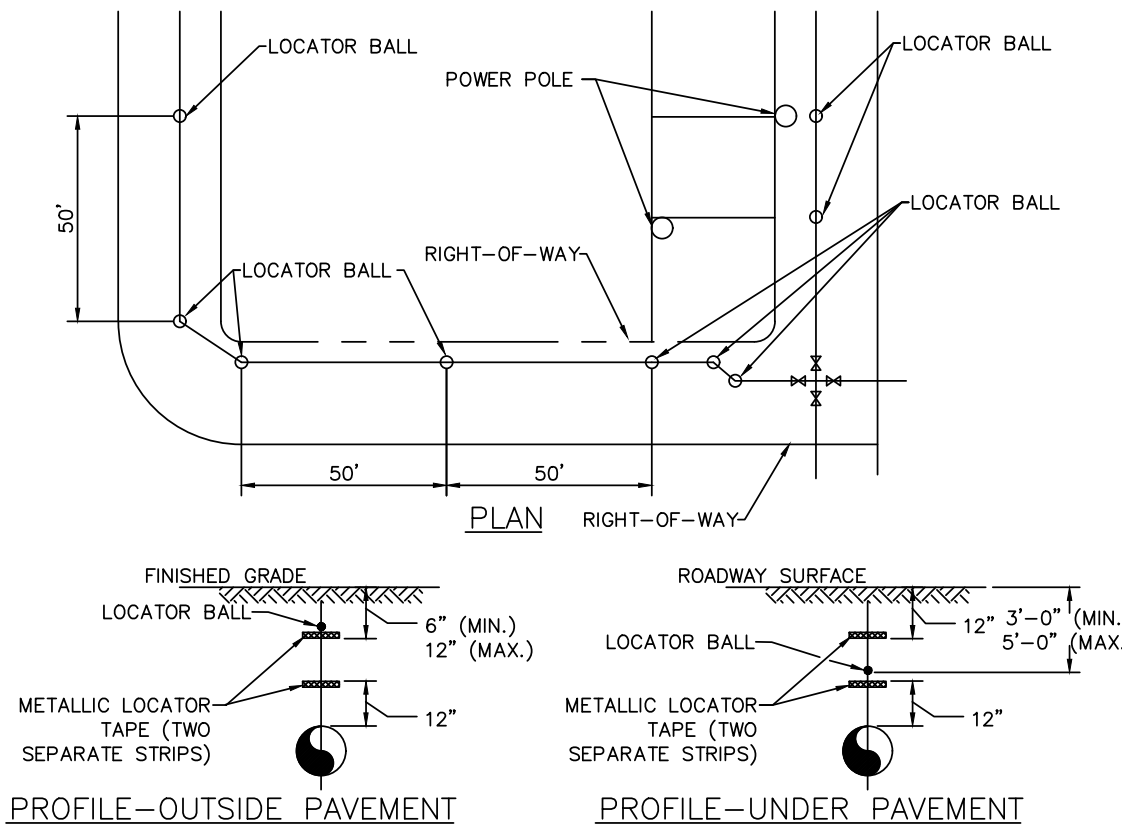
MARCO ISLAND UTILITIES
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DATE: JULY 2007
DWG #: W-13.DWG



NOTES:
1. FITTINGS ARE TO BE BRASS.
2. STRAIGHT PIPE RUNS ARE TO BE TYPE "K" COPPER.

BF-3 3/4" - 2" BACKFLOW ASSEMBLY
NEW INSTALLATIONS (EXCEPT FOR BACKFLOWS ON FIRELINES)
NOT TO SCALE

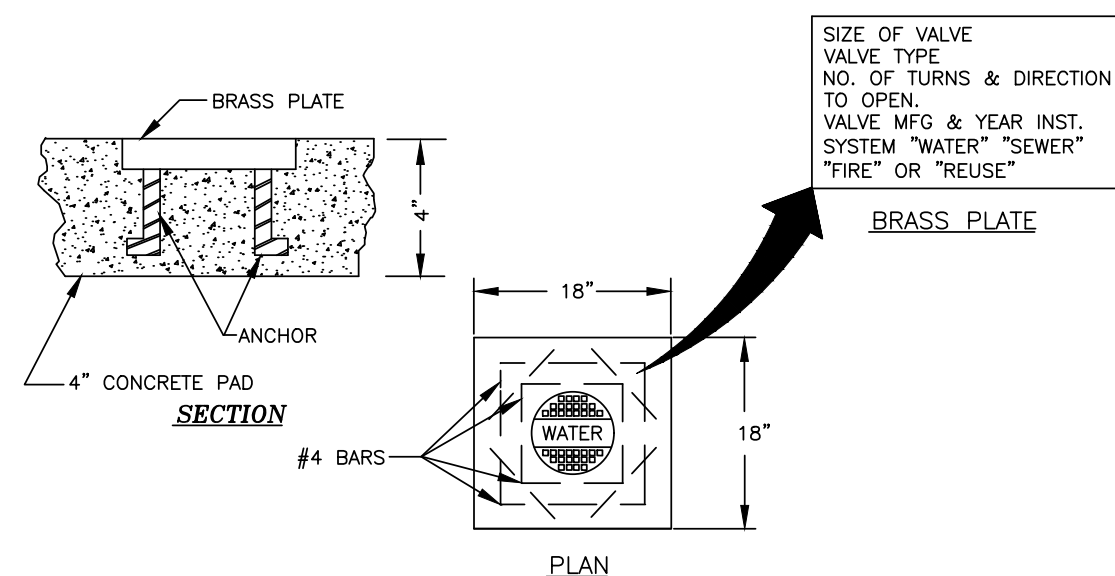
MARCO ISLAND UTILITIES
960 N. COLLIER BLVD.
MARCO ISLAND, FL 34145
SCALE: NOT TO SCALE
DATE: JULY 2007
DWG #: BF-3.DWG



NOTES:
1. LOCATOR MARKERS ARE TO BE 4" BALL MARKER AS MANUFACTURED BY 3M, MODEL 1423-XR/10 FOR WATER (BLUE), 1424-XR/10 FOR WASTEWATER (GREEN) AND 1424-XR/10 FOR REUSE WATER (PINK).
2. PRESSURE MAINS CROSSING ROAD: LOCATE BALLS TO BE PLACED NO MORE THEN 2'-0" FROM OUTSIDE EDGE OF PAVEMENT.
3. MARKERS ARE TO BE INSTALLED AT ALL CHANGE OF DIRECTIONS AND FITTINGS ABSENT OF ANY VALVE. ON STRAIGHT RUNS, MARKERS ARE TO BE INSTALLED EVERY 50'.
4. PROVIDE CONSTRUCTION RECORD DRAWINGS SHOWING THE LOCATION OF PRESSURE MAIN LOCATOR BALLS AND THE BAR CODE FOR EACH BALL.
5. METALLIC LOCATOR TAPE IS REQUIRED ABOVE GRAVITY SEWER MAINS. LOCATOR BALLS ARE NOT REQUIRED ABOVE GRAVITY SEWER MAINS, BUT IS REQUIRED FOR SEWER LATERALS. LDI PLUGS WITH 3M LOCATOR REQUIRED FOR CLEANOUTS. (SEE DETAIL SS-10)
6. TRACE WIRE: CONTINUOUS, SINGLE-STRAND COPPER WIRE, INSULATED, 12AWG. CLEAR PLASTIC COVERING, IMPRINTED WITH INSCRIPTION DESCRIBING SPECIFIC UTILITY IN LARGE LETTERS. INSTALL TRACE WIRE AT TOP CENTER. PULL WIRE TIGHT TO REMOVE ANY SLACK. EXTEND TRACE WIRE TO UTILITY BOXES. MANHOLES AND JUNCTIONS TO ALLOW FOR CONNECTION TO SUBSURFACE LOCATION EQUIPMENT.

CB-14 LOCATOR TAPE AND BALL MARKERS FOR PRESSURE MAINS
NOT TO SCALE (REVISED 08/26/15)

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DATE: APRIL 2007
DWG #: CB-14.DWG



NOTES:
1. ALL VALVE BOX LIDS IN TRAFFIC AREAS ARE TO BE TYLER PIPE LOCKLID OR MIU APPROVED EQUAL.

CB-16 VALVE PAD
NOT TO SCALE (REVISED 08/26/15)

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JOB NO.: 10985-C01-01
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OF
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UTILITY
DETAILS

MARTIN D. PINCKNEY,
FLORIDA P.E. # 3550

DATE INIT

REVISIONS

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