



Reviewed for code compliance  
**M Holden**  
11/26/2024 12:09:27 PM

Reviewed for code compliance  
**Joshua Ooyman**  
12/09/2024 4:06:05 PM

SITE DEVELOPMENT PLANS FOR:

989 WINTERBERRY DRIVE

LOCATED IN SECTION 17, TOWNSHIP 52 SOUTH, RANGE 26 EAST,  
COLLIER COUNTY, FLORIDA.

PREPARED FOR:  
**DONNA DI PROMESSA, LLC**  
950 N COLLIER BLVD SUITE 101  
MARCO ISLAND, FL, 34145  
239-394-3900

REVIEWING AGENCIES

**CITY OF MARCO ISLAND**  
MARCO ISLAND BUILDING SERVICES  
1310 SAN MARCO RD, MARCO ISLAND, FL 34145  
TEL: [239] 389-5059

**TELEPHONE:**  
CENTURY LINK  
P.O. BOX 2477  
NAPLES, FLA. 34104  
TEL: [239] 263-6319

**ENVIRONMENTAL:**  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
2295 VICTORIA AVENUE No. 364  
FT. MYERS, FLA. 34113  
TEL: [239] 332-6975

**SEWER:**  
MARCO ISLAND UTILITIES  
50 BALD EAGLE DRIVE  
MARCO ISLAND, FL 34145  
TEL: [239] 394-3880

**WATER MANAGEMENT:**  
MARCO ISLAND UTILITIES  
50 BALD EAGLE DRIVE  
MARCO ISLAND, FL 34145  
TEL: [239] 394-3880

**POWER:**  
LEE COUNTY ELECTRIC COOPERATIVE, INC.  
4980 BAYLINE DRIVE  
NORTH FORT MYERS, FLA. 33917  
[239] 656-2300

**REFUSE:**  
COLLIER COUNTY WASTE MANAGEMENT  
3299 TAMAMI TRAIL EAST  
NAPLES, FLA. 34112  
TEL: [239] 252-8999

**FIRE DISTRICT:**  
MARCO ISLAND FIRE DEPARTMENT  
1280 SAN MARINO ROAD  
MARCO ISLAND, FL, 34145  
TEL: [239] 389-5040

**WATER:**  
MARCO ISLAND UTILITIES  
50 BALD EAGLE DRIVE  
MARCO ISLAND, FL 34145  
TEL: [239] 394-3880

PROPERTY ZONING: C-3, COMMERCIAL  
PROPERTY FOLIO NUMBER: 57872200007  
LEGAL DESCRIPTION: MARCO BCH UNIT 10  
BLK 348 LOT 15  
SITE ADDRESS: 989 WINTERBERRY DRIVE,  
MARCO ISLAND, FL, 34145

SHEET INDEX

SHEET NO.	SHEET TITLE
01	COVER
02	NOTES
03	EXISTING CONDITIONS
04	MASTER SITE PLAN
05	MASTER ENGINEERING
06	DETAILS



Collier County:  
2400 West Boulevard, Suite 300  
Naples, FL 34108  
P: 239.587.2111  
F: 239.544.2203

CLIENT NAME:  
**DONNA DI PROMESSA, LLC**  
950 N COLLIER BLVD SUITE 101  
MARCO ISLAND, FL, 34145

PROJECT NAME:  
**989 WINTERBERRY DRIVE**

DRAWING TITLE:  
**COVER**

DESIGNED BY: LIA  
DRAWN BY: AIB  
CHECKED BY: CHECKED  
REVIEWED BY: DAJ  
HOR. SCALE: 1" = 300'  
VERT SCALE: 1" = 300'

DATE: October 2024

NO.	DATE	REVISIONS
01	10/17/2024	CITY OF MARCO ISLAND COMMENTS
02	10/17/2024	CITY OF MARCO ISLAND COMMENTS
03	10/17/2024	CITY OF MARCO ISLAND COMMENTS
04	10/17/2024	CITY OF MARCO ISLAND COMMENTS
05	10/17/2024	CITY OF MARCO ISLAND COMMENTS
06	10/17/2024	CITY OF MARCO ISLAND COMMENTS
07	10/17/2024	CITY OF MARCO ISLAND COMMENTS
08	10/17/2024	CITY OF MARCO ISLAND COMMENTS
09	10/17/2024	CITY OF MARCO ISLAND COMMENTS
10	10/17/2024	CITY OF MARCO ISLAND COMMENTS
11	10/17/2024	CITY OF MARCO ISLAND COMMENTS
12	10/17/2024	CITY OF MARCO ISLAND COMMENTS
13	10/17/2024	CITY OF MARCO ISLAND COMMENTS
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16	10/17/2024	CITY OF MARCO ISLAND COMMENTS
17	10/17/2024	CITY OF MARCO ISLAND COMMENTS
18	10/17/2024	CITY OF MARCO ISLAND COMMENTS
19	10/17/2024	CITY OF MARCO ISLAND COMMENTS
20	10/17/2024	CITY OF MARCO ISLAND COMMENTS

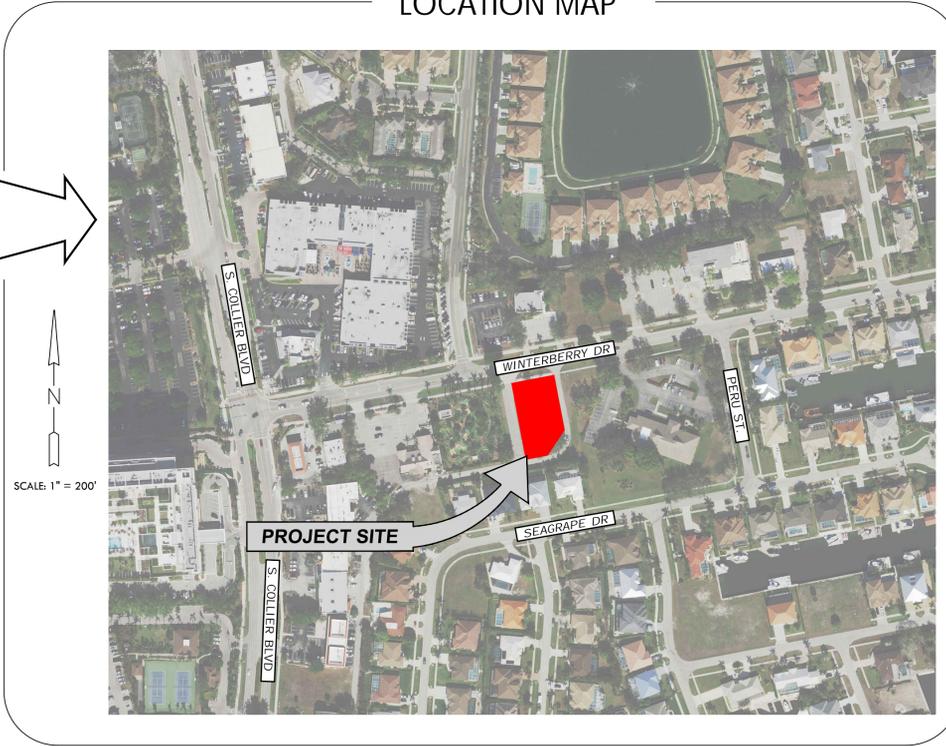
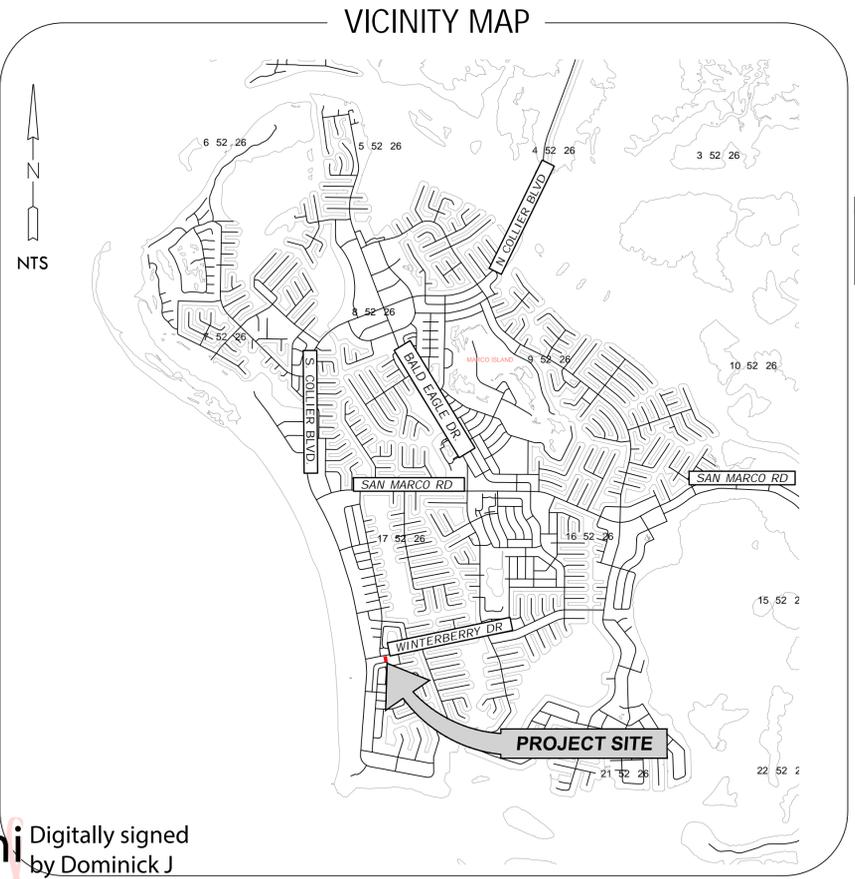
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**13720-ME**

ABB PROJECT #  
**24-0009**

PLOT VIEW \ LAYOUT  
**COVER**

SHEET **01**  
OF **06**

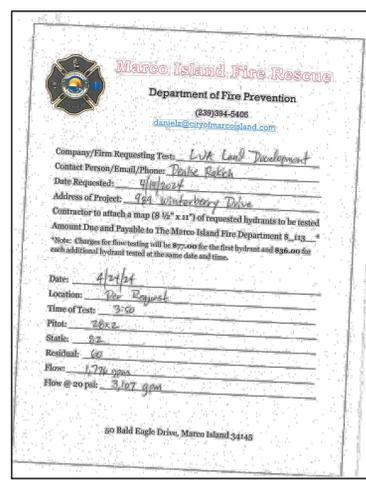
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**13720**



**FIRE PROTECTION BUILDING INFORMATION**

BUILDINGS	FBC AREA	CONSTRUCTION TYPE (NFPA)	SPRINKLERED (NFPA 13)	FLOW REQUIRED (GPM)	FLOW DURATION (HRS)	NUMBER OF STORIES
1	1922 SF	III-B	Y	1,000	2	1

INFORMATION PROVIDED BY ARCHITECT.  
BUILDING CODE: FLORIDA BUILDING CODE, 2020  
1. BUILDING OFFICIALS DEEMED ALL BUILDINGS TO BE CONSIDERED ONE STRUCTURE  
2. FLOW REQUIREMENT CAN BE REDUCED BY 75% IF IT HAS A FIRE SPRINKLER SYSTEM BUT THE REQUIRED FLOW SHALL NOT BE LESS THAN 1,000 GPM. THE FLOW REQUIRED FOLLOWS THE FORMAT: "FLOW REQUIRED BEFORE REDUCTION (FLOW REQUIRED AFTER REDUCTION)"



Digitally signed by Dominick J Amico  
Date: 2024.10.04 11:55:11 -04'00'

This item has been digitally signed and sealed by Dominick J. Amico, Jr., PE, on the date adjacent to the seal.  
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**GENERAL NOTES:**

1. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENTS OF RECORD.
2. ALL HANDICAP PARKING, RAMPS, SIGNING AND STRIPING SHALL COMPLY WITH THE MOST RECENT ACCESSIBILITY REQUIREMENTS MANUAL BY THE DEPARTMENT OF COMMUNITY AFFAIRS, FLORIDA BOARD OF BUILDING CODES AND STANDARDS.
3. PLACEMENT OF ALL ROADWAY SIGNS AND STRIPING SHALL CONFORM WITH THE LATEST M.U.T.C.D. STANDARDS.
4. ALL DIMENSIONS SHOWN REFERENCE THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
5. REFER TO FDOT INDEX 522-001.002 FOR DETECTABLE WARNINGS AND SIDEWALK CURB RAMP DETAIL - SPECIFICATIONS. ADA DETECTION MATERIALS SHALL BE ON THE FDOT APPROVED QUALIFIED PRODUCTIONS LIST.
6. EXPANSION JOINTS IN ALL CURBS AND CONCRETE SIDEWALKS PER FDOT STANDARD SPECIFICATIONS BOOK SECTIONS 520 AND 522.
7. THE DISTANCE EXTENDING 5 FEET FROM THE ENTRY DOORS SHALL SLOPE AWAY FROM THE BUILDING AND SUCH SLOPE SHALL NOT EXCEED 2 PERCENT.
8. UNLESS OTHERWISE INDICATED, ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2 PERCENT, A MAXIMUM 5 PERCENT SLOPE IN DIRECTION OF TRAVEL, AND THE SLOPE SHALL SHED WATER AWAY FROM THE BUILDING.
9. PERMIT TO PERFORM WORK AND/OR MAINTENANCE IN PUBLIC RIGHT-OF-WAY IS REQUIRED FOR WORK WITHIN THE ROADWAY R.O.W. ON SAND HILL STREET.
10. ALL PROHIBITED EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE AND IT SHALL BE MAINTAINED FREE OF EXOTICS IN PERPETUITY.

**UTILITIES NOTES:**

1. THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT GUARANTEED, THEREFORE THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD.
2. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN THE AREA 48 HOURS MINIMUM PRIOR TO START OF CONSTRUCTION, AND SHALL HAVE ALL SERVICE LINES (UT, PFL, WATER, CABLE, SANITARY SEWER AND FORCE MAIN, ETC.) LOCATED AND FLAGGED PRIOR TO EXCAVATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL UTILITY LINES AND SERVICES DAMAGED DURING CONSTRUCTION, INCLUDING IRRIGATION LINES AND SERVICES. THE APPROPRIATE UTILITY SHALL BE NOTIFIED OF ALL DAMAGED LINES PRIOR TO REPAIR. ALL NECESSARY REPAIRS SHALL BE PERFORMED IMMEDIATELY.
4. ALL EXISTING DRIVEWAYS, LANDSCAPING, SIGNS, GRASS, ETC. SHALL BE RESTORED TO EQUIVALENT PRECONSTRUCTION CONDITION UNLESS OTHERWISE APPROVED BY THE ENGINEER AND COLLIER COUNTY.
5. THE CONTRACTOR IS REQUIRED TO OBTAIN WRITTEN APPROVAL FROM THE ENGINEER FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
6. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY REQUIRED PLAN DEVIATIONS.
7. ALL WATER MAINS ARE PVC C900 DR-14 WITH 6" TEES AT HYDRANTS AND SHALL BE PREDOMINANTLY BLUE IN COLOR.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF EXISTING STREETS ADJACENT TO PROJECT AREA. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH THE FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS.
9. ALL UTILITY CONNECTIONS SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE AGENCY, COLLIER COUNTY (WATER AND WASTEWATER), HAVING JURISDICTION OF EACH INDIVIDUAL UTILITY LINE.
10. THE UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS. THE CONTRACTOR SHALL NOT REMOVE ANY TREES OR SHRUBS WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
11. THE 30" MINIMUM TO 48" MAXIMUM COVER REQUIREMENT FOR PROPOSED UTILITIES SHALL BE MEASURED FROM FINISHED GRADES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COVER REGARDLESS OF EXISTING GRADE.
12. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE TO THE ENGINEER AND COUNTY AND/OR CITY PRIOR TO THE FOLLOWING ACTIVITIES:
  - A. COMMENCEMENT OF CONSTRUCTION
  - B. CHANGES TO APPROVED SCHEDULES
  - C. CONNECTION TO EXISTING UTILITY SYSTEMS
  - D. THRUST BLOCK INSPECTION
  - E. UTILITY MAIN PRESSURE TESTING
  - F. TRENCH AND BACKFILL COMPACTION AND DENSITY TESTING
  - G. CURB INSTALLATION
  - H. SUBBASE, BASE AND PAVING OPERATIONS
  - I. WATER MAIN FLUSHING, CHLORINATION AND BACTERIOLOGICAL TESTING
  - J. FINAL INSPECTION
13. ALL SANITARY SEWER LATERALS SHALL BE 6" PVC SDR-26 AND HAVE A SLOPE OF 1.04% MINIMUM.
14. ALL GRAVITY SEWER MAINS SHALL BE 8" PVC SDR-26.
15. SITE CONTRACTOR TO CONSTRUCT UTILITIES TO WITHIN 5 FEET OF BUILDING.
16. IF THERE ARE ANY NEW OR RELOCATED WATER MAINS THAT CROSS ANY SANITARY SEWERS, STORM SEWERS, FORCE MAINS, OR RECLAIMED WATER LINES, THE WATER MAINS CROSS ABOVE SUCH PIPELINES WITH A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAINS AND THE OUTSIDE OF SUCH PIPELINES, OR SUCH CROSSINGS ARE ARRANGED SO THAT ALL PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN TEN FEET BETWEEN ANY TWO JOINTS (OR, ALTERNATIVELY, THE SANITARY SEWERS, STORM SEWERS, FORCE MAINS, AND RECLAIMED WATER LINES AT SUCH CROSSINGS ARE PLACED IN SLEEVES OR ENCASED IN CONCRETE TO OBTAIN THE EQUIVALENT OF THE TEN FOOT SEPARATION ON BETWEEN JOINTS) OR DATA JUSTIFYING AN EXCEPTION TO THESE SEPARATION REQUIREMENTS IS ATTACHED IN ACCORDANCE WITH RULE 62-555.31(4)(f), F.A.C.
17. CONTRACTOR SHALL INSTALL 4" 3M ELECTRONIC BALL MARKERS, OR APPROVED EQUAL EVERY 200 LF AND AT EACH PIPE ELBOW LOCATION.
18. FITTINGS SHALL BE USED TO MAINTAIN PLAN ALIGNMENT OF PROPOSED UTILITIES. DEVIATIONS FROM PLAN ALIGNMENT SHALL NOT BE MORE THAN 12". THE CONTRACTOR SHALL PREPARE RECORD DRAWINGS OF ALL FITTINGS, VALVES AND OTHER APPURTENANCES NOT SHOWN ON THESE PLANS.
19. SEE ENCLOSED DETAIL SHEETS FOR MARCO ISLAND UTILITY CONSTRUCTION REQUIREMENTS.
20. REFER TO MECHANICAL ENGINEER'S PLAN FOR CONNECTION OF FIRE LINE, WATER SERVICE & SANITARY SEWER LATERAL TO BUILDING.
21. WATER SERVICE CONNECTIONS 2" DIAMETER AND LESS SHALL BE MADE USING TAPPING SADDLES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUESTING COUNTY AND/OR CITY INSPECTIONS. WRITTEN REQUESTS SHALL BE PROVIDED TO THE COUNTY AND/OR CITY AT LEAST 48 HOURS PRIOR TO THE FOLLOWING:
  - A. HOT TAPS TO WATER AND SEWER FACILITIES \*
  - B. MASTER METER AND BYPASS PIPING
  - C. JACK AND BORE CASINGS
  - D. PRESSURE TESTS \*
  - E. INFILTRATION/ EXFILTRATION TESTS
  - F. LIFT STATION INSTALLATION, PRIOR TO COVER-UP AND START-UP
  - G. LIFT STATION START-UP \*
  - H. LAMPING OF SEWER LINES
  - I. FLUSHING OF SEWER LINES, FORCE MAINS, WATER MAINS AND EFFLUENT LINES \*
  - J. TELEVISION VIDEO TAPING OF SEWER LINES AT END OF CONSTRUCTION AND THE WARRANTY PERIOD ("IN-OFFICE REVIEW")
  - K. CONFLICT BOX CONSTRUCTION \*
  - L. CONNECTIONS TO EXISTING WATER AND SEWER FACILITIES \*
  - M. CASING INSTALLATIONS
  - N. OTHER SPECIAL REQUIREMENTS AS SPECIFIED BY THE COUNTY AT THE TIME OF CONSTRUCTION DOCUMENT APPROVAL
  - O. JACK AND BORES AND DIRECTIONAL BORES.

THE COUNTY MUST BE PRESENT AT THE INSPECTIONS NOTED WITH "\*" ABOVE.
24. PER UO 9.2.5.1, THE OPERATING ENTITY OF DONNA DI PROMESSA, LLC SHALL OWN AND MAINTAIN ALL WATER, SEWER AND IRRIGATION SYSTEMS ON SITE.
25. PER DC 1.6.2, THE CONTRACTOR SHALL INSTALL SERVICE LEAD, METER BOX AND METER FOR METERS LARGER THAN 3 INCHES. FOR METERS SMALLER THAN 3 INCHES, COLLIER COUNTY PUBLIC UTILITIES SHALL INSTALL SERVICE LEAD, METER BOX AND METER.
26. PER UO 7.7.2, ALL COSTS AND EXPENSES OF ANY AND ALL REPAIRS, REPLACEMENTS, MAINTENANCE AND RESTORATIONS OF ABOVEGROUND IMPROVEMENTS PERMITTED WITHIN A C.U.E. SHALL BE THE SOLE FINANCIAL RESPONSIBILITY OF THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.
27. PER TS 330520 3.3, EXISTING UTILITY IMPROVEMENTS TO BE ABANDONED IN PLACE SHALL BE PARTIALLY REMOVED, CAPPED OR PLUGGED, FLUSHED CLEAN, AND FILLED WITH GROUT OR FLOWABLE FILL, AS REQUIRED.
28. FINAL METER SIZE TO BE DETERMINED BY COLLIER COUNTY PUBLIC UTILITIES.
29. FIRE LINE TO BE SIZED BY FIRE SPRINKLER ENGINEER.
30. CONTRACTOR SHALL COORDINATE EXISTING UTILITIES WITH COLLIER COUNTY DURING CONSTRUCTION AND SHALL REVIEW THE PULLBOXES FOR ELEVATION ADJUSTMENTS IF NECESSARY.
31. ALL METERS MUST BE NEPTUNE T-10, RADIO READ 9900VS AND READ IN GALLONS 

**CURB NOTES:**

1. STANDARD TYPE "D" CURB TO BE USED ON ASPHALT AND CONCRETE AREAS, UNLESS OTHERWISE SPECIFIED.

**CLEARING NOTES:**

1. EXOTIC VEGETATION AS DEFINED BY THE CITY OF MARCO ISLAND LAND DEVELOPMENT CODE (LDC), SECTION 30-936, SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND FOR MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM.
3. SEE LANDSCAPE AND IRRIGATION PLANS FOR ADDITIONAL INFORMATION REGARDING NATIVE TREES TO REMAIN AND/OR REVEGETATION OF NATIVE SPECIES.
4. PRIOR TO COMMENCEMENT OF CONSTRUCTION THE APPLICANT SHALL INSTALL TEMPORARY CONSTRUCTION FENCE (w/ SIGNIFICANCE) ALONG THE LIMITS OF CLEARING OF THE EXISTING VEGETATION TO REMAIN ON SITE. THIS FENCE SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

**DRAINAGE NOTES:**

1. ALL SWALES AND RETENTION AREAS TO BE SODDED WITHIN SEVEN DAYS OF FINAL GRADING.
2. ALL FINAL DRAINAGE STRUCTURE LOCATIONS TO BE APPROVED IN THE FIELD BY THE ENGINEER.
3. ALL PAVEMENT AND SIDEWALKS ADJACENT TO BUILDING AREA SHALL BE CONSTRUCTED WITH SLOPE WHICH WILL SHED WATER AWAY FROM THE BUILDING.
4. SEE ENCLOSED DETAIL SHEET FOR CITY OF MARCO ISLAND EROSION CONTROL REQUIREMENTS.
5. THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED, THEREFORE THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD.
6. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES BEFORE BEGINNING CONSTRUCTION AND SHALL HAVE ALL SERVICE LINES LOCATED AND FLAGGED PRIOR TO EXCAVATION.
7. ALL ROOF DRAINS ARE PVC SDR-26.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL UTILITY LINES AND SERVICES DAMAGED DURING CONSTRUCTION, INCLUDING IRRIGATION LINES, AND SERVICES.
9. THE APPROPRIATE UTILITY SHALL BE NOTIFIED OF ALL DAMAGED LINES PRIOR TO REPAIR. ALL NECESSARY REPAIRS SHALL BE PERFORMED IMMEDIATELY.
10. \*ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM (1988). CONVERSION FROM NAVD (88) TO NGVD (29) AS FOLLOWS: NGVD (29) - 1.31' = NAVD (88)
11. THE OPERATING ENTITY OF DONNA DI PROMESSA, LLC SHALL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF ALL ON-SITE DRAINAGE AND WATER MANAGEMENT FACILITIES.
12. THE OPERATING ENTITY OF DONNA DI PROMESSA, LLC SHALL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF OF ALL ON-SITE INFRASTRUCTURE, I.E. OPEN SPACE, PAVED AREAS, ETC.
13. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENTS OF RECORD.
14. ALL STORM PIPE SLOPES SHALL BE 1% MINIMUM UNLESS OTHERWISE NOTED.

**SEDIMENT CONTROL NOTES:**

1. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE ESTABLISHED.
2. THE FOLLOWING MINIMUM REQUIREMENTS ARE RECOMMENDED. (REFERENCE FLORIDA DEVELOPMENT MANUAL, FDER, PPS 6-201 TO 6-200.)
  - A) BMP 1.01 - TEMPORARY CONSTRUCTION ENTRANCE
  - B) BMP 1.06 - SILT FENCE
  - C) BMP 1.08 - STORM INLET DRAIN PROTECTION
3. THESE BEST MANAGEMENT PRACTICES (BMP) ARE TYPICAL OF THE REQUIREMENTS FOR SOIL EROSION CONTROL PER SECTION 18-213 (2) OF THE CITY OF MARCO ISLAND LAND DEVELOPMENT CODE. THEY MAY NOT CONSTITUTE COMPLETE REQUIREMENTS FOR COMPLIANCE WITH REGULATORY AGENCIES AND SPECIFIC PERMIT CONDITIONS.

**TREE AND VEGETATION PROTECTION NOTES:**

1. AREAS TO BE PRESERVED SHALL BE PROTECTED DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES BY PLACING A CONTINUOUS BARRIER AROUND THE PERIMETER OF THE AREA OF VEGETATION TO BE PRESERVED. THIS BARRIER SHALL BE HIGHLY VISIBLE AND CONSTRUCTED OF WOOD STAKES SET A MAXIMUM OF TEN (10) FEET APART, AT A HEIGHT RANGE OF TWO (2) TO FOUR (4) FEET, ALL COVERED CONTINUOUSLY WITH BRIGHTLY COLORED, ALL-WEATHER MESH MATERIAL OR EQUAL TYPE BARRIER METHOD. AN EQUIVALENT METHOD MAY BE SUBSTITUTED WITH THE APPROVAL OF THE COUNTY MANAGER OR DESIGNEE.
2. WHEN THE RETENTION OF SINGLE TREES IS REQUIRED BY THE CITY OF MARCO ISLAND LAND DEVELOPMENT CODE, A PROTECTIVE BARRIER, SIMILAR TO THAT REQUIRED IN SECTION 30-937 (4) OF SAID CODE, SHALL BE PLACED AROUND THE TREE AT A DISTANCE FROM THE TRUNK OF SIX (6) FEET OR BEYOND THE DRIP LINE, WHICHEVER IS GREATER, OR AS OTHERWISE APPROVED BY THE COUNTY MANAGER OR DESIGNEE.
3. PROTECTIVE BARRIERS SHALL BE INSTALLED AND MAINTAINED FOR THE PERIOD OF TIME BEGINNING WITH THE COMMENCEMENT OF ANY PHASE OF LAND CLEARING OR BUILDING OPERATIONS, AND ENDING WITH THE COMPLETION OF THAT PHASE OF THE CONSTRUCTION WORK ON THE SITE, UNLESS OTHERWISE APPROVED TO BE REMOVED BY THE COUNTY MANAGER OR DESIGNEE. ALL PROTECTIVE BARRIERS SHALL BE INSTALLED PURSUANT TO THE TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS, DIVISION OF FORESTRY, STATE OF FLORIDA OR OTHER METHODS APPROVED BY THE COUNTY MANAGER OR DESIGNEE.



**EMPLOYEE-OWNED. CLIENT FOCUSED.**  
Engineering Firm License: LB8549

Collier County:  
3400 West Boulevard, Suite 300  
Naples, FL 34108  
P: 239.977.3333  
F: 239.564.3200

CLIENT NAME:  
**DONNA DI PROMESSA, LLC**  
**950 N COLLIER BLVD SUITE 101**  
**MARCO ISLAND, FL, 34145**

PROJECT NAME:  
**989 WINTERBERRY DRIVE**

DRAWING TITLE:  
**NOTES**

DESIGNED BY: LJA  
DRAWN BY: AJB  
CHECKED BY: CHECKED  
REVIEWED BY: DAJ

DATE: October 2024

NO.	DATE	REVISIONS	BY	CHK
1	01/18/2024	CITY OF MARCO ISLAND COMMENTS	AJB	
2	02/10/2024	CITY OF MARCO ISLAND COMMENTS	AJB	
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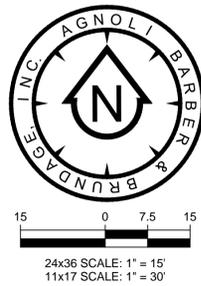
ABB PROJECT #  
**24-0009**

PLOT VIEW \ LAYOUT  
**NOTES**

SHEET **02**  
OF **06**

ACAD FILE #  
**13720**





WINTERBERRY DRIVE  
(80' R.O.W.)

CENTERLINE OF ROAD

EDGE OF PAVEMENT

40.0'

6" SIDEWALK

LOT BOUNDARY

LIGHTING, REFER TO ARCH PLAN FOR FURTHER DETAILS

R.O.W. LINE

SIDEWALK CONNECTION FOR PEDESTRIAN ACCESS

EXISTING PRIVATE DRIVE

SAME OWNERSHIP AS PROJECT PROPERTY

LOT 14  
BLOCK 348

EDGE OF PAVEMENT

LIGHTING, REFER TO ARCH PLAN FOR FURTHER DETAILS

1 SUBCOMPACT CAR SPACE

15.0' SETBACK

MUSPA WAY

15.0' SETBACK

BENCH

BIKE RACK (FITS 5 BICYCLES)

DECKING RAMP

DECKING/SEATING

RETAIL FFE=11.0'

BATHROOM FFE=11.0'

TERRACE/DECKING ABOVE GRADE PILES SUPPORTED BUILDINGS

CAFE FFE=11.0'

DECKING/SEATING

ROLL OUT TRASH ZONE

CONCRETE PAD FOR AC UNIT

P.U.E. & D.E.

6.0'

18'x9'

13

15.0' SETBACK

P.U.E. D.E. AND L.B.E.

PROPOSED LAND USE SUMMARY:

	AREA (ac.)	SUBTOTAL %
VEHICULAR USE AREA	0.05	13.2%
HARDSCAPE	0.08	21.1%
BUILDING	0.04	10.5%
<b>*IMPERVIOUS AREA</b>	<b>0.17</b>	<b>44.8%</b>
DRY RETENTION	0.04	10.5%
OPEN SPACE	0.17	44.7%
<b>PERVIOUS AREA</b>	<b>0.21</b>	<b>55.2%</b>
<b>TOTAL</b>	<b>0.38</b>	<b>100%</b>

\*DECKING, SIDEWALK, STAIRS AND SHELL PATH CONSIDERED HARDSCAPE

SITE DATA - ZONING:

CURRENT ZONING THIS TRACT = C-3, COMMERCIAL  
 NORTH = R.O.W. (WINTERBERRY DRIVE)  
 SOUTH = R.O.W. (MUSPA WAY)  
 WEST = C-3, COMMERCIAL (MARCO GOLF AND GARDEN)  
 EAST = R.O.W. (MUSPA WAY)

FEMA INFO:  
 FEMA FLOOD ZONE: A/E  
 BFE = 10.0  
 FFE = BFE + 1.0' = 11.0'

SETBACK MATRIX:

SETBACK CRITERIA FROM SEC. 30-225, PER MARCO ISLAND LDC

	REQUIRED	PROVIDED
FRONT YARD	25'	25'
SIDE YARD	15'	15'
REAR YARD	15'	15'
MIN. LOT AREA	10,000 SF	16,553 SF
MIN. LOT WIDTH	75'	100'
MAX. HEIGHT (ZONED)	50'	17.5'
MIN. FLOOR AREA OF PRINCIPAL STRUCTURE	700 SF	1179 SF
MAX. LOT COVERAGE	76% TOTAL AREA= 0.29 AC.	0.08 AC.

NOTE: ANY STRUCTURE WITH TWO WALLS AND A ROOF IS CONSIDERED A STRUCTURE

PARKING SUMMARY (PER LDC SEC. 30-488)

	USE	REQUIRED	PROVIDED
PROPOSED	RESTAURANT (SIT DOWN W/ WAIT STAFF) (CAFE, 48 SEATS)	1 SPACE/ 4 SEATS = 48 SEATS/ 4 SEATS = 12 SPACES	10
	RETAIL SHOP (670 SF)	1 SPACE/ 250 SF = 670 SF/ 250 SF = 3 SPACES	3
TOTAL OVERALL SPACES (PRE-PARKING CREDITS)		15	13
TOTAL OVERALL SPACES (POST-PARKING CREDITS)		13	13
HANDICAP SPACES (PER LDC SEC. 30-490)		1-25 TOTAL SPACES IN LOT = 1 H.C.	1
BICYCLE PARKING (PER LDC SEC. 30-625)		1 PARKING CREDIT FOR PROVIDING BIKE RACK	1
PEDESTRIAN ACCESS PROVIDED (PER LDC SEC. 30-625)		1 PARKING CREDIT FOR PROVIDING PEDESTRIAN WALKWAY 25% OF TOTAL SPACES	1
COMPACT SPACES (PER LDC SEC. 30-485)		25%*15 SPACES = 3.75	3

Reviewed  
 Kdefedericis - Floodplain  
 12/05/2024 10:19:15 AM

**LJA**  
 EMPLOYEE-OWNED.  
 CLIENT FOCUSED.  
 Engineering Firm License: 33200  
 Surveying Firm License: L88549

Collier County:  
 1300 Third Street, Suite 300  
 Naples, FL 34108  
 P: 239.477.3333  
 F: 239.464.3200

CLIENT NAME:  
**DONNA DI PROMESSA, LLC**  
**950 N COLLIER BLVD SUITE 101**  
**MARCO ISLAND, FL, 34145**

PROJECT NAME:  
**989 WINTERBERRY DRIVE**

DRAWING TITLE:  
**MASTER SITE PLAN**

DESIGNED BY: LJA  
 DRAWN BY: AJB  
 CHECKED BY: CHECKED  
 REVIEWED BY: DAJ  
 HOR. SCALE: 1" = XXX'  
 VERT. SCALE: 1" = XXX'

DATE: October 2024

NO.	DATE	BY	REVISIONS
1	10/11/2024	LJA	CITY OF MARCO BOARD COMMENTS
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ACAD FILE NAME:  
**13720-ME**

ABB PROJECT #  
**24-0009**

PLOT VIEW \ LAYOUT  
**MSP**

SHEET **04**  
 OF **06**

ACAD FILE #  
**13720**



