

# Hideaway Beach Sports Center Site Development Plan

Located in City of Marco Island, Collier County  
Section 7, Township 52 South, Range 26 East

MARCO ISLAND  
FIRE RESCUE



Reviewed and approved for Fire Code Compliance  
pursuant to FFPC 1: 1.14

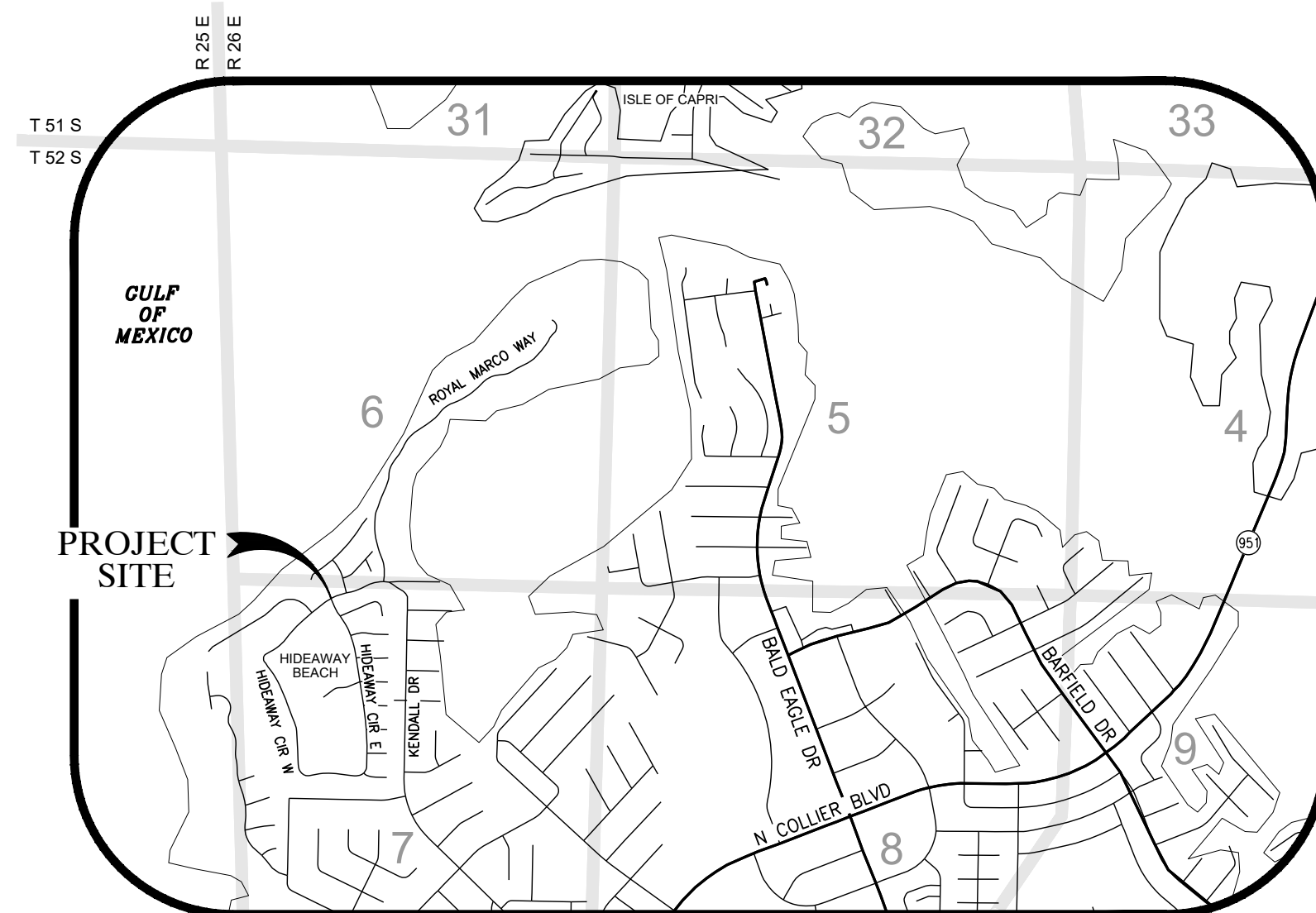
Plans must be on the job site at the time of inspection.  
Any errors or omissions in these plans shall be made  
to conform with applicable code requirements.

Daniel Zunzunegui, Fire Marshal  
04/09/2024

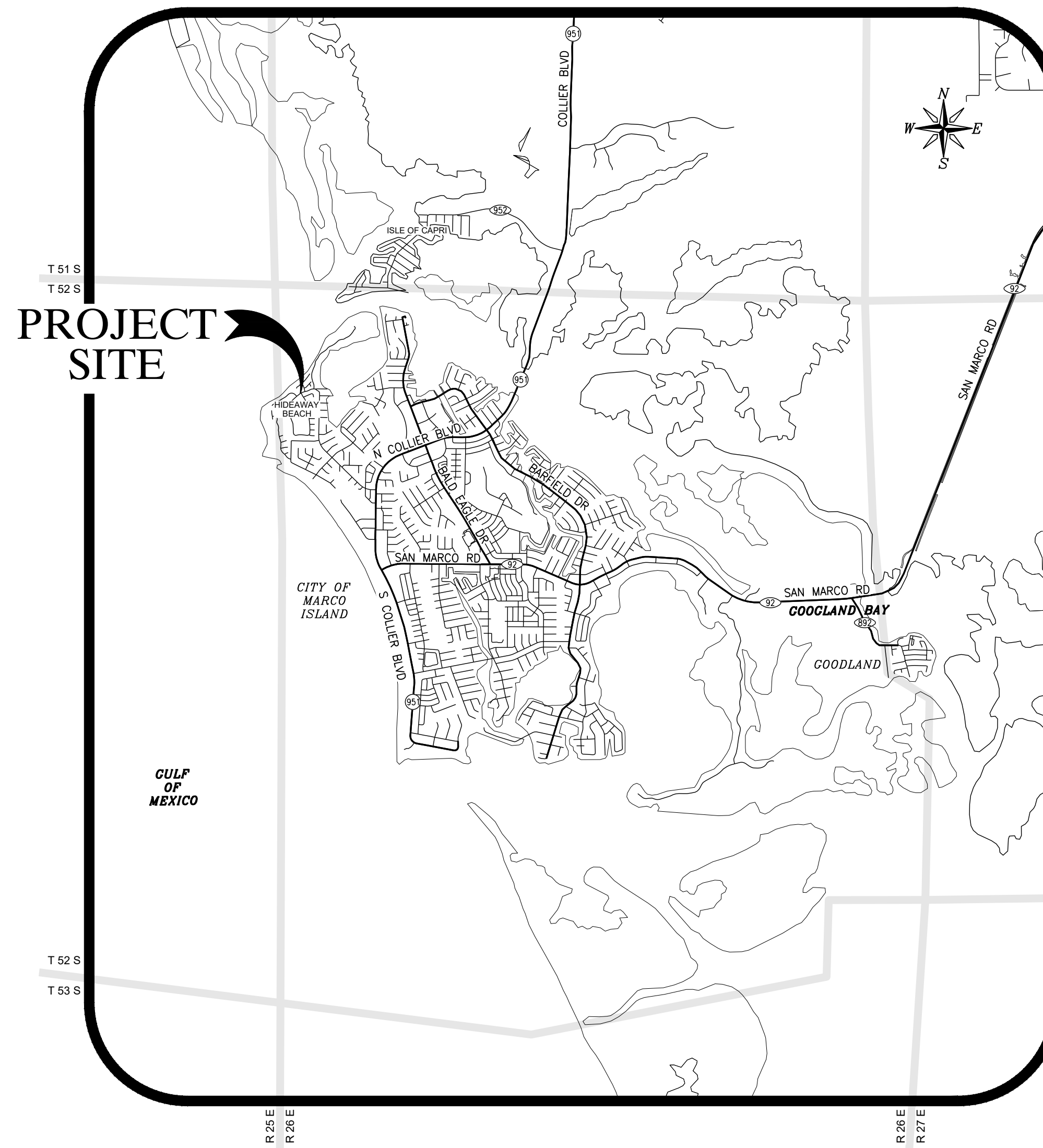
Owner/Developer:

**HIDEAWAY BEACH ASSOCIATION**  
Eamon Murphy CCM, CAM  
250 South Beach Dr  
Marco Island, FL 34145  
Tel: 239.642.2801

COLLIER COUNTY FOLIO NUMBER: 49980040002



Vicinity Map  
N.T.S.



Location Map  
N.T.S.

Prepared by:



Civil Engineers • Land Surveyors • Planners • Landscape Architects  
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266  
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

Q. Grady Minor and Associates, P.A.  
3800 Via Del Rey  
Bonita Springs, Florida 34134

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## BUILDING SUMMARY

BUILDING	TOTAL AREA UNDER ROOF (SF)	CONSTRUCTION TYPE (FBC)	OCCUPANCY	OCCUPANCY CODE	FIRE SPRINKLER (Y/N)
BUILDING (2 STORES)	33,832	IIA	931	A-3	Y

## Revisions

Revision	Date	Description	By
1	02/2024	REVISIONS PER CITY OF MARCO ISLAND COMMENTS	KAM
2	03/2024	REVISIONS PER CITY OF MARCO ISLAND COMMENTS	KAM



Digitally signed  
by Michael J.  
Delate, P.E.  
Date: 2024.03.27  
09:05:56 -04'00'

MICHAEL J. DELATE, P.E.  
Q. GRADY MINOR & ASSOC., P.A.  
3800 VIA DEL REY  
BONITA SPRINGS, FL 34134  
FLORIDA P.E. LICENSE NO. 49442  
EB/LB 0005151

DATE: DECEMBER 2023  
FILE NAME: HBSCDP-SDP-COV.DWG  
JOB CODE: HBSCDP  
SHEET NUMBER 1 OF 9

SUBMITTAL  
SDP

Hideaway Beach Sports Center  
Site Development Plan



**UTILITY COORDINATION NOTES**

- THE LOCATIONS OF THE EXISTING AND PROPOSED UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE UTILITY OWNER AND CONTRACTOR DURING CONSTRUCTION.
- BEFORE BEGINNING EXCAVATION IN THE AREA, THE CONTRACTOR SHALL NOTIFY "SUNSHINE ONE CALL" UNDERGROUND UTILITY NOTIFICATION CENTER AT 811 OR 1-800-432-4770 AND ANY UTILITIES WHICH MIGHT BE AFFECTED AT LEAST 48 HOURS IN ADVANCE. ALL UTILITY OWNERS MAY NOT BE A MEMBER, REQUIRING DIRECT CONTACT:
 

SERVICE PROVIDER	CONTACT	UTILITY COMPANY	TELEPHONE
CABLE:	MARK COOK	COMCAST	239-432-1805
ELECTRIC:	ALEC WENDEL	FPL	239-353-6008
		(24 HR. EMERGENCY)	800-468-8243
TELEPHONE:	GLADYS HUMES	CENTURY LINK	239-263-6318
		(24 HR. EMERGENCY)	611
UNDERGROUND FACILITY LOCATION SERVICES: (THE SUNSHINE STATE)			1-800-432-4770
GAS:	JASON WILHITE	TECO	239-340-8005
WATER & SEWER:	JEFF POTEET	CITY OF MARCO ISLAND UTILITIES	239-394-3880
- ROUTINE CITY INSPECTIONS SHALL BE PERFORMED WITHOUT NOTICE ON ALL POTABLE WATER, NON-POTABLE IRRIGATION WATER AND/OR WASTEWATER SYSTEMS CONSTRUCTION TO ENSURE COMPLIANCE WITH CITY APPROVED CONSTRUCTION DOCUMENTS. IN THE EVENT THE CITY INSPECTOR, OR AN EMPLOYEE OF THE PUBLIC UTILITIES DIVISION, DURING AN ON-SITE INSPECTION, FINDS CONSTRUCTION IN PROGRESS WHICH DOES NOT COMPLY WITH THE PROCEDURES AND POLICIES CONTAINED HEREIN AND/OR THE APPROVED CONSTRUCTION DOCUMENTS, THE CITY INSPECTOR, OR EMPLOYEE OF THE PUBLIC UTILITIES DIVISION SHALL HAVE FULL AUTHORITY TO ISSUE A STOP WORK ORDER. SUCH STOP WORK ORDER SHALL REMAIN IN FULL FORCE AND EFFECT WITH RESPECT TO THE NON-COMPLIANT WORK UNTIL THE DOCUMENTED DISCREPANCIES HAVE BEEN CORRECTED TO THE FULL SATISFACTION OF THE PUBLIC UTILITIES DIVISION. CONSTRUCTION-RELATED INSPECTIONS, WHERE APPLICABLE, SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
  - a. HOT TAPS TO POTABLE WATER LINES LARGER THAN 6" AND WASTEWATER SYSTEMS LINES GREATER THAN 4" \*
  - b. MASTER METER AND BYPASS PIPING.
  - c. JACK & 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. PIGGING AND FLUSHING OF WASTEWATER LINES, FORCE MAINS, POTABLE WATER MAINS AND NONPOTABLE IRRIGATION LINES. \*
    - NOTE: FULL BORE FLUSHING AND PIGGING OF POTABLE WATER LINES NEED ONLY WATER DEPARTMENT INSPECTION.
  - j. TELEVISION VIDEO TAPING OF WASTEWATER LINES AT END OF CONSTRUCTION AND THE WARRANTY PERIOD ("IN-OFFICE REVIEW").
  - k. CONFLICT CONSTRUCTION. \*
  - l. CONNECTIONS TO EXISTING POTABLE WATER, NON-POTABLE IRRIGATION WATER AND WASTEWATER SYSTEMS. \*
  - m. 8" DIAMETER OR LARGER CASING INSTALLATIONS. \*
  - n. OTHER SPECIAL REQUIREMENTS AS SPECIFIED BY THE COUNTY STAFF AT THE TIME OF CONSTRUCTION DOCUMENT APPROVAL.
  - o. CHLORINATION OF WATER LINES AND REFRESHING OF LINE AFTER CHLORINATION (NEEDS ONLY WATER DEPARTMENT INSPECTION ONLY).
  - p. INSTALLATION OF TEMPORARY METERS/BACKFLOWS. \*
  - q. BACTERIOLOGICAL SAMPLING (NEEDS WATER DEPARTMENT INSPECTION ONLY). \*
  - r. HOT TAPS TO ANY WATER CONCRETE MAINS, PRESSURE TESTS ON LINES 20" AND GREATER, AND CONNECTIONS TO EXISTING POTABLE SYSTEMS GREATER THAN 12" NEED TO BE INSPECTED BY THE WATER DEPARTMENT AND CDES. \*
  - s. FIRE FLOW TESTING.
  - \* INSPECTOR ON BEHALF OF THE CITY OR OTHER QUALIFIED EMPLOYEE OF THE CITY MUST BE PRESENT DURING INSPECTIONS MARKED WITH AN ASTERISK. 48 HOURS ADVANCE NOTIFICATION REQUIRED.
- MARCO ISLAND SUPPLIES SEWER SERVICE AND POTABLE WATER TO THE SITE.
- ALL COST AND EXPENSES OF ANY AND ALL REPAIRS, REPLACEMENTS, MAINTENANCE AND RESTORATION OF THE ABOVE GROUND IMPROVEMENTS PERMITTED WITHIN A C.U.E SHALL BE THE SOLE FINANCIAL RESPONSIBILITY OF THE GRANTOR, ITS SUCCESSORS, OR ASSIGNS.

**UTILITY NOTES**

- DO NOT THE WATER MAINS UNTIL LINES HAVE BEEN CLEARED.
- USE OF GAP CONFIGURATION OR TEMPORARY BACKFLOW ASSEMBLY AT THE OPTION OF THE FIRE DISTRICT.
- THE WATER DISTRIBUTION SYSTEM SHALL BE OWNED & MAINTAINED BY THE PROPERTY OWNER, ITS SUCCESSORS, OR THEIR ASSIGNS.
- THE SANITARY SEWER SYSTEM SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER, ITS SUCCESSORS, OR THEIR ASSIGNS.
- WATER MAINS SHALL BE PVC (AWWA C-900) DR-18, UNLESS SHOWN OTHERWISE.
- ALL WATER SERVICE SLEEVES SHALL BE 4" PVC (SCH 40) W/24" COVER BASED ON FINISH GRADE, (SEE DETAIL).
- FORCE MAINS SHALL BE PVC (AWWA C-900) DR-18, EXCEPT DR-14, CLASS 200 UNDER PAVEMENT & 5' BOTH SIDES UNLESS OTHERWISE SHOWN.
- SANITARY LATERALS ARE SIZED AS NOTED AND SHALL BE PVC (ASTM 304) SDR 26 AND CONSTRUCTED AT 1.04% MINIMUM SLOPE.
- HORIZONTAL AND VERTICAL DEFLECTION OF THE PRESSURE MAINS SHALL NOT EXCEED THE PIPE MANUFACTURERS SPECIFICATIONS & SHALL NOT EXCEED 80% OF THE MAXIMUM DEFLECTION LIMITS SHOWN IN AWWA C600. BENDS SHALL BE USED WHERE DEFLECTIONS EXCEED THE MANUFACTURERS SPECIFICATIONS.
- CONTRACTOR SHALL INSTALL ELECTRONIC BALL MARKERS EVERY 250 L.F. & AT ALL BENDS OR CHANGES IN ALIGNMENT, AT A DEPTH OF TWENTY FOUR INCHES (24") BELOW FINAL GRADE. CONTRACTOR TO INSTALL MARKING TAPE ABOVE D.I.P. & P.V.C. MAINS (EXCEPT GRAVITY SEWER LINES) FOR ENTIRE LENGTH, 2 FT. BELOW GRADE OR ONE-HALF THE PIPE'S BURY, WHICHEVER IS LESS. (AT MIN. COVER OF 30 INCHES, THE DEPTH OF THE TAPE SHOULD BE ONLY 15 INCHES).
- ALL CONDUITS FOR OTHER UTILITIES SHALL BE SEPARATED FROM POTABLE WATER, FORCE MAINS & SANITARY SEWER, BY A MIN. CLEAR VERTICAL DISTANCE OF 18" & HORIZONTAL DISTANCE OF 5'.
- COUNTY AND/OR CITY IS NOT RESPONSIBLE TO REPLACE LANDSCAPE MATERIALS DESTROYED DURING MAINTENANCE OF THE WATER AND/OR SEWER SYSTEMS. ALL COSTS AND EXPENSES OF ANY AND ALL REPAIRS, REPLACEMENTS, MAINTENANCE AND RESTORATIONS OF ABOVEGROUND IMPROVEMENTS PERMITTED WITHIN A CUE SHALL BE THE SOLE FINANCIAL RESPONSIBILITY OF THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.
- THE WATER MAIN TAP, SLEEVE POLYTUBING, METER BOX, ETC. SHALL BE CONSTRUCTED BY THE SITE CONTRACTOR AT TIME OF WATER MAIN INSTALLATION. THE WATER METER SHALL BE INSTALLED AND FINAL SIZE DETERMINED BY THE CITY.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY ERRORS OR DISCREPANCIES OF THE PLANS PRIOR TO CONSTRUCTION.
- EXISTING UTILITY INFORMATION WAS PLOTTED FROM AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY ELEVATIONS AND LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITY LINES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY VARIATIONS FROM THE INFORMATION SHOWN ON THE PLANS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER. THE CONTRACTOR SHALL COORDINATE WITH ALL LOCAL UTILITIES PRIOR TO EXCAVATION TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES. ANY DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, ANY DESIGN MODIFICATION AND EXPENSE AS A RESULT OF EXISTING UTILITY LINES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES AND SURVEY MARKERS IN THE AREA.
- FIRE HYDRANTS SHOWN HERON SHALL BE TEMPORARY BACTERIAL SAMPLING POINTS.
- UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH MARCO ISLAND UTILITIES REQUIREMENTS.

**GENERAL NOTES**


- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH MARCO ISLAND AND STATE STANDARDS AND SPECIFICATIONS.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) UNLESS OTHERWISE NOTED.
- TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM (NGVD - 1929), ADD 1.309.
- EXISTING DRAINAGE STRUCTURES WITHIN CONSTRUCTION LIMITS SHALL REMAIN, UNLESS OTHERWISE NOTED IN THE PLANS.
- ANY PUBLIC LAND PROPERTY CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED BY THE CONTRACTOR. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. ANY SURVEY MONUMENT DESTROYED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED BY A REGISTERED SURVEYOR & MAPPER AT THE CONTRACTOR'S EXPENSE.
- COORDINATES ARE IN STATE PLANE EAST.
- CONTRACTOR SHALL NOT DISTURB AREAS BEYOND 5 FEET OUTSIDE PROPOSED TOE-OF-SLOPE OR TOP OF DITCH. CONTRACTOR SHALL NOT WORK OUTSIDE OF RIGHT OF WAY LINE OR EASEMENTS.
- BLACK SILT FENCE SHALL BE PLACED ALONG THE PROPERTY LINES AND/OR CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION. REFER TO EROSION CONTROL PLAN SHEET FOR SILT FENCE CONSTRUCTION INFORMATION, AS APPLICABLE.
- ALL DISTURBED AREAS SHALL RECEIVE SEED AND MULCH. EXCEPT WHERE SPECIFICALLY IDENTIFIED AS A PAY ITEM FOR A PARTICULAR AREA, SEED AND MULCH IS INCIDENTAL TO THE PROJECT.
- UTILIZE SYNTHETIC BALES, TEMPORARY BERMING, SOD, SEED, AND MULCH TO CONTROL EROSION AS REQUIRED OR DIRECTED BY THE OWNER OR ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION AND CONTROL OF ANY EROSION, SEDIMENTATION OR SURFACE WATER TURBIDITY CAUSED BY THEIR ACTIVITY.
- CONTROL STRUCTURES, SEDIMENT SUMPS AND OTHER FEATURES PERMITTED AS PART OF THE WATER MANAGEMENT SYSTEM SHALL BE CONSTRUCTED AS EARLY AS POSSIBLE IN THE CONSTRUCTION SEQUENCE.
- ALL JUNCTION BOX RIMS AND GRATE INLETS SHALL BE SET AT THE PROPOSED FINISHED GRADE. ENGINEER AND/OR OWNER MAY ADJUST RIM AND GRATE ELEVATIONS IN FIELD.
- DURING CONSTRUCTION, GRATE INLET AND JUNCTION BOX OPENINGS SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.
- LANDSCAPING AND IRRIGATION SHALL BE INSTALLED PRIOR TO PRELIMINARY ACCEPTANCE.
- EXISTING REFERS TO FACILITIES EITHER PREVIOUSLY CONSTRUCTED OR TO BE CONSTRUCTED UNDER SEPARATE DEVELOPMENT ORDER.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER AND OWNER WRITTEN APPROVAL FOR ANY DEVIATION IN PLANS AND/OR SPECIFICATIONS.
- CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE COLLIER COUNTY GROUNDWATER PROTECTION ORDINANCE NO. 91-103, SECTION 4.10.1.1.2A.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
- INSTALLATION OF SUBSURFACE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO WATER AND IRRIGATION LINES, SEWER LINES, PUBLIC UTILITIES AND STORM DRAINAGE IS REQUIRED PRIOR TO COMPACTION OF SUBGRADE AND ROADWAY CONSTRUCTION.
- CONTRACTOR SHALL ATTEND PRE-CONSTRUCTION MEETING WITH MARCO ISLAND, OWNER AND ENGINEER PRIOR TO START OF CONSTRUCTION.
- THE FIRE PROTECTION WATER SUPPLY INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND IN-SERVICE PRIOR TO PLACING COMBUSTIBLE MATERIALS ON SITE. FIRE HYDRANTS SHALL BE MARKED IN A UNIFORM MANNER, IN ACCORDANCE WITH NFPA 291.
- EXOTIC VEGETATION AS DEFINED BY MARCO ISLAND LAND DEVELOPMENT CODE [LDC] SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- CONTRACTOR SHALL CLEAR ALL EXCAVATION AND FILL AREAS. ACTUAL LIMITS OF CLEARING SHALL BE DETERMINED IN THE FIELD BY OWNER OR ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS AND DEBRIS (INCLUDING EXISTING STRUCTURES) NOT REQUIRED TO REMAIN IN THE PROPOSED CONSTRUCTION AREA. WHERE SO DEPICTED BY THE OWNER'S REPRESENTATIVE, TREES AND VEGETATION WITHIN THE CLEARING LIMITS SHALL BE PROTECTED, LEFT STANDING, AND TRIMMED TO PREVENT DAMAGE TO LIMBS AND ROOTS DURING CONSTRUCTION.
- CONTRACTOR SHALL REMOVE ALL MUCK AND OTHER UNSUITABLE MATERIAL FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL MUCK AND OTHER UNSUITABLE MATERIAL EXCAVATION FROM LAKES OR REMOVED FROM FILL AREAS SHALL BE STOCKPILED AND THEN DISPOSED OF AS DETERMINED BY OWNER.
- ALL FILL SLOPES SHALL BE PROPERLY COMPACTED AS REQUIRED IN THE SPECIFICATIONS AND SHALL BE SEEDED OR SODDED AS DIRECTED BY OWNER WITHIN 28 HOURS OF FINAL GRADING.
- THE CONTRACTOR SHALL ACCURATELY PLOT THE LOCATIONS AND DEPTHS OF ALL IMPROVEMENTS INSTALLED ON A FINAL SET OF RECORD DRAWINGS WHICH SHALL BE DELIVERED TO THE ENGINEER IMMEDIATELY.
- THE REVIEW AND APPROVAL OF THESE IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORDS.
- THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM.
- DUMPSTER TRASH PICKUP TO BE PROVIDED BY WASTE MANAGEMENT
- THE OWNER OR HIS ASSIGNEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER MANAGEMENT SYSTEM, OPEN SPACE, COMMON AREAS, PRIVATE STREETS, AND ONSITE WATER, SEWER AND IRRIGATION.
- COUNTY ROW PERMIT IS REQUIRED FOR ANY CONSTRUCTION/MAINTENANCE WORK PROPOSED WITHIN ANY COUNTY PUBLIC ROADWAY ROW.

**ROADWAY PAVING AND RESTORATION NOTES**

- ASPHALTIC CONCRETE PAVEMENT SHALL BE CONSTRUCTED IN TWO LIFTS.
- 5 1/2 INCH LIMEROCK BASE MATERIAL MAY BE SUBSTITUTED AS AN ALTERNATE DESIGN TO THE 12 INCH STABILIZED SUBGRADE. ALL SPECIFICATIONS FOR LIMEROCK BASE MATERIAL SHALL BE ADHERED TO.
- 12 INCH STABILIZED SUBGRADE SHALL EXTEND ONE FOOT BEYOND THE BACK-OF-CURB ON ALL TYPICAL ROADWAY SECTIONS.
- CONTRACTOR SHALL REFERENCE LANDSCAPE ARCHITECTURAL PLANS FOR GROUND COVER SPECIFICATIONS.

**Call 48 hours before you dig**

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**1-800-432-4770**



Sunshine State One Call of Florida, Inc.

**STANDARD ABBREVIATIONS**

-	APPROXIMATE
AFD	AUTOMATIC FLUSHING DEVICE
ARV	AIR RELEASE VALVE
BFP	BACKFLOW PREVENTER DEVICE
BL	BASELINE
BLVD.	BOULEVARD
BOC	BACK OF CURB
BOV	BLOW-OFF VALVE
BSP	BACTERIAL SAMPLE POINT
CATV	CABLE TELEVISION
CB	CATCH BASIN
CL	CENTERLINE
CMF	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CS	STORM WATER CONTROL STRUCTURE
CTRL	CONTROL ELEVATION
CUE	COUNTY UTILITY EASEMENT
CV	CHECK VALVE
DBI	DITCH BOTTOM INLET
DE	DRAINAGE EASEMENT
DEPT.	DEPARTMENT
DP	DUCTILE IRON PIPE
EL. OR ELEV.	ELEVATION
EOP	EDGE OF PAVEMENT
EOW	EDGE OF WATER
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
ESMT	EASEMENT
EX.	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FES	FLARED END SECTION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT ASSEMBLY WITH GAVE VALVE
F.L.	FIRE LINE
F.M.	FORCE MAIN
FPL	FLORIDA POWER & LIGHT
Gr or WV	WATER MAIN GATE VALVE WITH VALVE BOX
H/C	HANDICAP
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ.	HORIZONTAL
HW	CONCRETE HEADWALL
IDV	IRRIGATION CONTROL VALVE
I.M.	IRRIGATION MAIN
INC.	INCORPORATED
INV.	INVERT
IRR.	IRRIGATION
JB	JUNCTION BOX
LBE	LANDSCAPE BUFFER EASEMENT
L.F.	LINEAR FEET
LME	LAKE MAINTENANCE EASEMENT
LP	LIGHT POLE
MAX	MAXIMUM
MES	MITERED END SECTION
MH	MANHOLE
M.J.	MECHANICAL JOINT
MIN.	MINIMUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NGC	NOT IN CONTRACT
NT.S.	NOT TO SCALE
OBSP	OBSCURED BACTERIAL SAMPLE POINT
PC	POINT OF CURVE
PE	PIPE END
PV	POST INDICATOR VALVE
PL	PROPERTY LINE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POT.	POTABLE
PROP.	PROPOSED
PT	POINT OF TANGENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PWMT	PAVEMENT
P.S.	PUMP STATION
RED.	REDUCER
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT-OF-WAY
SAN.	SANITARY
SB	SOIL BORING
SSS	SANITARY SEWER SERVICE WITH CLEANOUT
ST.	STREET
STA.	STATION
SVIPV	SANITARY PLUG VALVE
SWK.	SIDEWALK
SWR.	SEWER
TBSP	TEMPORARY BACTERIAL SAMPLE POINT
TEMP.	TEMPORARY
TI	THROAT INLET
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TYP.	TYPICAL
UE	UTILITY EASEMENT
UP	UTILITY POLE
UPC	UTILITY POLE - CONCRETE
UPM	UTILITY POLE - METAL
UPW	UTILITY POLE - WOOD
VERT.	VERTICAL
V.G.	VALLEY GUTTER
VGI	VALLEY UTTER INLET
w/	WITH
W.M.	WATER MAIN
W.S.	WATER SERVICE WITH WATER METER
YD	YARD DRAIN

**LEGEND**

Revision	Date	Description

DESIGNED BY:	MJD
DRAWN BY:	KAM
APPROVED:	MJD
JOB CODE:	HBSCDP
SCALE:	AS NOTED



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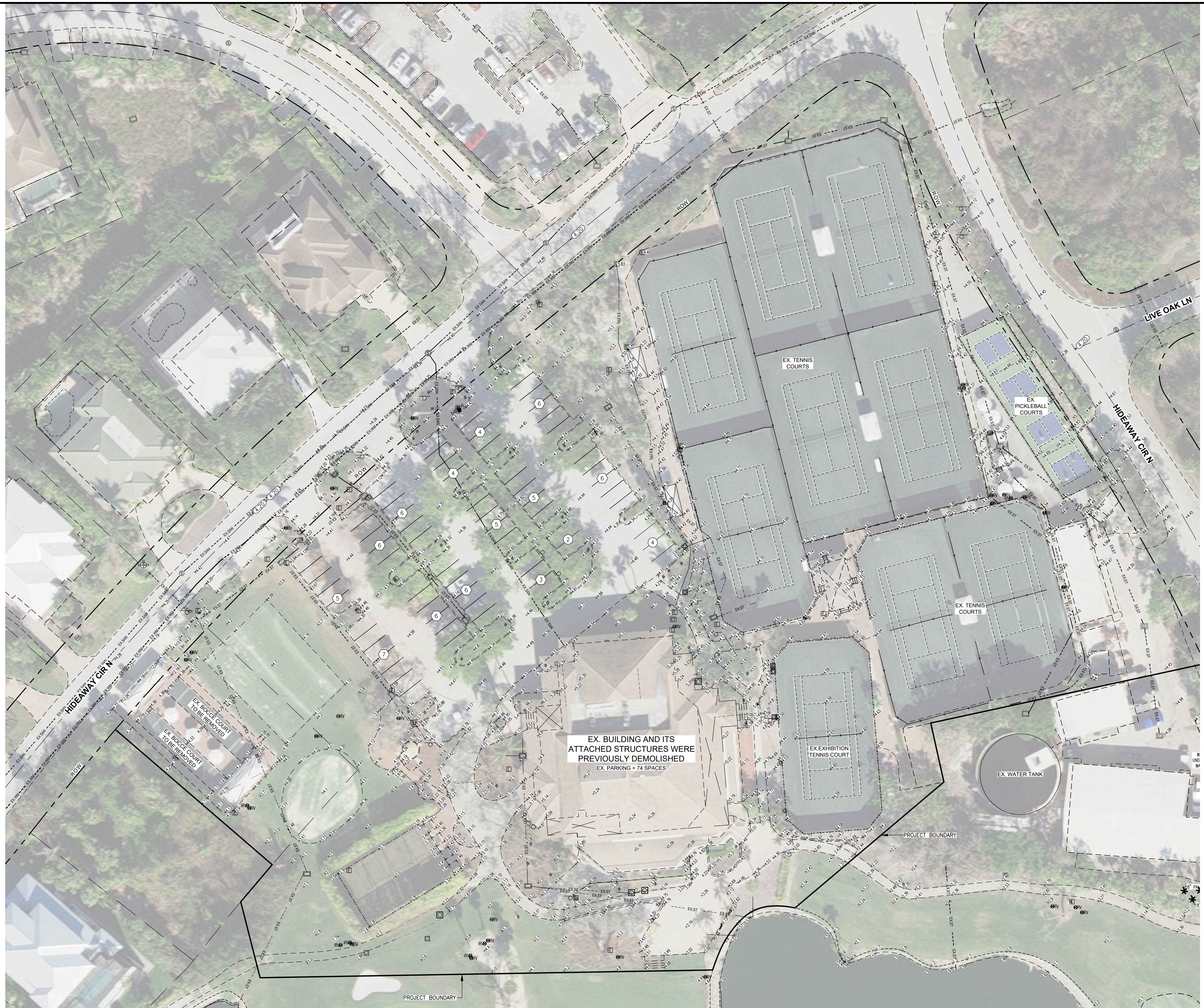
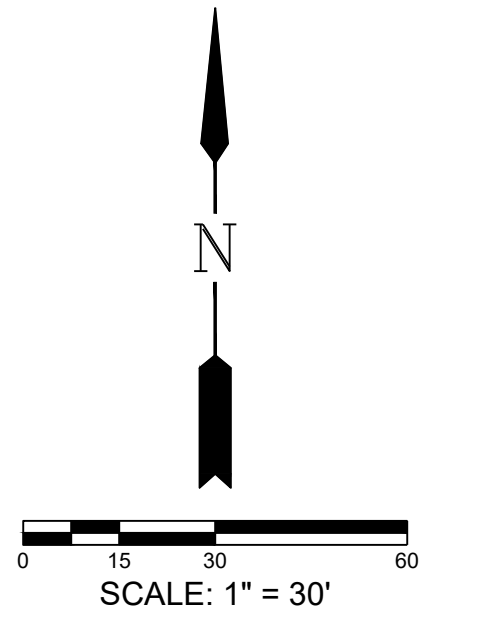
**HIDEAWAY BEACH SPORTS CENTER**

**GENERAL NOTES**

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88)  
 CONVERSION FACTOR TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD '29) IS (+)1.302

MICHAEL J. DELATE, P.E.  
 FLORIDA P.E. LICENSE NO. 49442

MUNICIPALITY:	CITY OF MARCO ISLAND
SEC./TOWNSHIP/RNG	7/52S/26E
DATE:	DECEMBER 2023
SUBMITTAL TYPE:	SDP
SHEET	2 OF 9



- P EX. PARKING TO REMAIN
- H EX. PARKING TO BE RE-PURPOSED AS ADA COMPLIANT HANDICAP SPACES

- E ESMT EASEMENT
- MH EX. SAN. SEWER MANHOLE
- SSS EX. SAN. SEWER SERVICE w/CO
- SV EX. SANITARY PLUG VALVE
- CO EX. SANITARY CLEANOUT
- F.M. SANITARY FORCE MAIN
- W.M. WATER MAIN
- W.S. EX. WATER SERVICE w/METER
- FH EX. FIRE HYDRANT
- WV EX. W.M. GATE VALVE & VALVE BOX
- ICV EX. IRRIGATION CONTROL VALVE

**LEGEND**

- MH EX. STORM DRAINAGE MANHOLE
- MES EX. STORM DRAINAGE INLET STRUCTURE
- MES EX. MITERED END SECTION
- FES EX. FLARED END SECTION
- ES EX. ELECTRICAL STRUCTURE
- ETU EX. TELECOMMUNICATIONS UTILITY
- LP EX. LIGHT POLE
- WPP EX. WOODEN POWER POLE
- UP EX. UTILITY POLE
- E EX. GRADE ELEVATION

Revision	Date	Description

DESIGNED BY:	MJD
DRAWN BY:	KAM
APPROVED:	MJD
JOB CODE:	HBSCDP
SCALE:	1" = 30'

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**HIDEAWAY BEACH SPORTS CENTER**

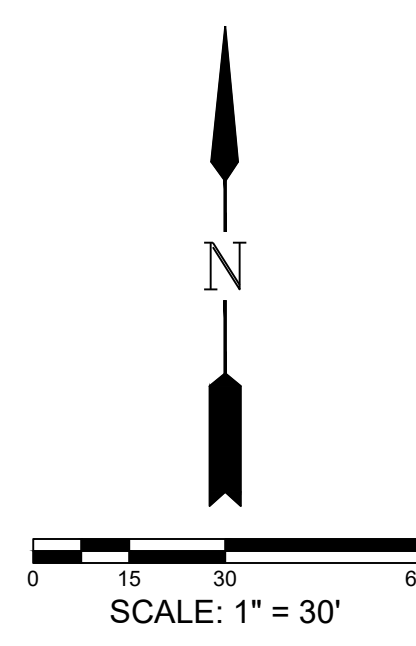
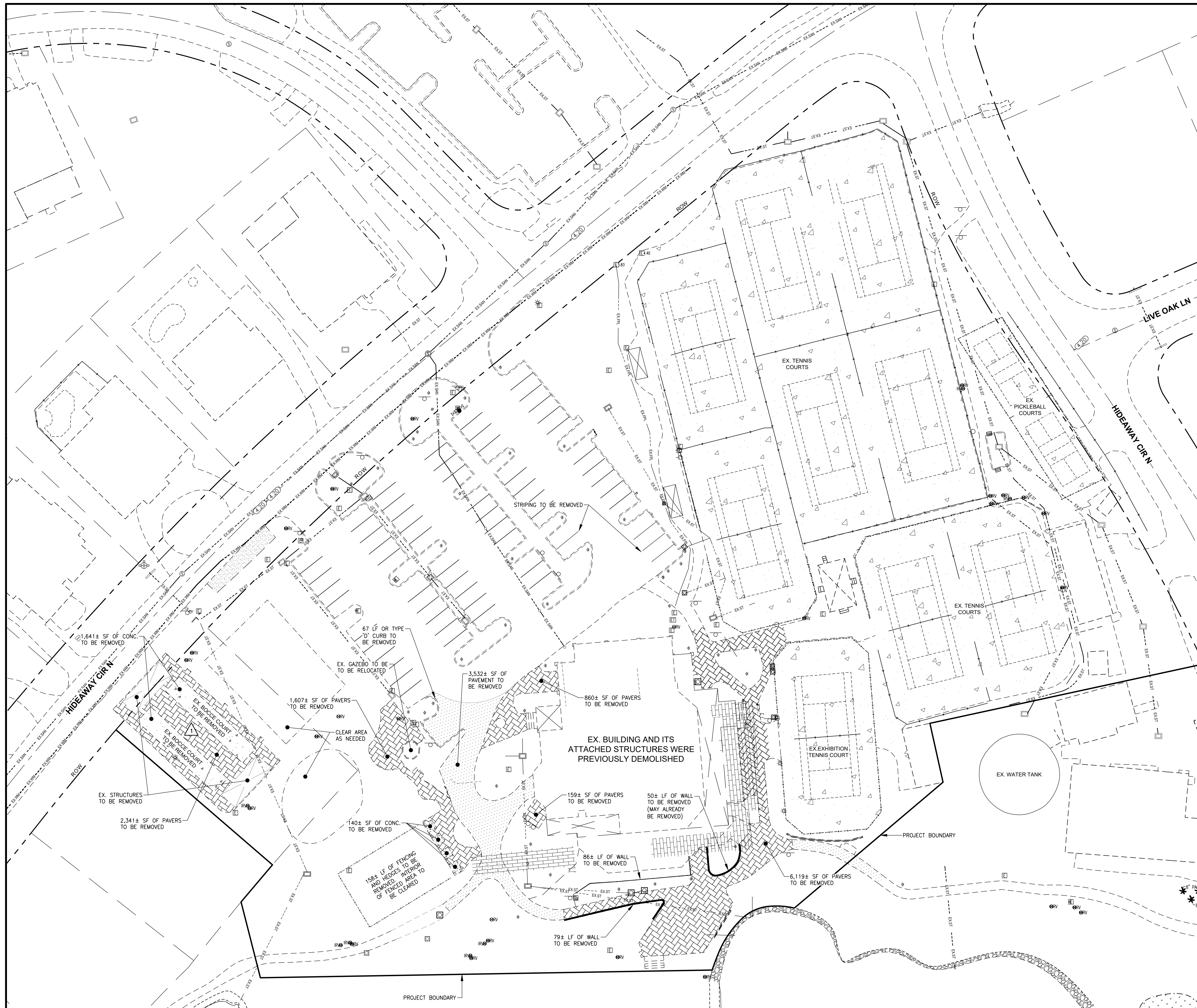
**AERIAL AND EX. CONDITIONS PLAN**

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88)  
CONVERSION FACTOR TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD '29) IS (+)1.302

MICHAEL J. DELATE, P.E.  
FLORIDA P.E. LICENSE NO. 49442

MUNICIPALITY: CITY OF MARCO ISLAND  
SEC./TOWNSHIP/RNG 7/525/26E  
DATE: DECEMBER 2023  
SUBMITTAL TYPE: SDP  
SHEET 3 OF 9

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- CLEARING/DEMOLITION NOTES:**
- CONTRACTOR TO DEMOLISH AND REMOVE ALL IMPROVEMENTS WITHIN LIMITS OF THE PROJECT SHOWN OTHERWISE NOTED.
  - CONTRACTOR SHALL CLEAR ALL EXCAVATION AND FILL AREAS. ACTUAL LIMITS OF CLEARING SHALL BE DETERMINED IN THE FIELD BY OWNER AND/OR ENGINEER.
  - CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES/CLEARING LIMITS PRIOR TO CLEARING.
  - THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF ANY EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE WATER, SEWER, GAS, CABLE TV, POWER AND TELEPHONE.
  - THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO CLEARING AND/OR DEMOLITION (AS APPLICABLE) AND WILL BE RESPONSIBLE FOR THE DAMAGE OF ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE NOT A PART OF THIS PROJECT AND NOT IDENTIFIED TO BE REMOVED.
  - IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, STONE TOOLS OR METAL IMPLEMENTS, OR ANY OTHER PHYSICAL REMAINS THAT COULD BE ASSOCIATED WITH NATIVE AMERICAN CULTURES, OR EARLY COLONIAL OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT ANY TIME WITHIN THE PROJECT SITE AREA, THE PERMITTED PROJECT SHOULD CEASE ALL ACTIVITIES INVOLVING SUBSURFACE DISTURBANCE IN THE IMMEDIATE VICINITY OF SUCH DISCOVERIES. THE PERMITTEE, OR OTHER DESIGNEE, SHOULD CONTACT THE FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES, REVIEW AND COMPLIANCE SECTION AT (850) 245-6333 OR (800) 847-7278, AS WELL AS THE APPROPRIATE PERMITTING AGENCY OFFICE. PROJECT ACTIVITIES SHOULD NOT RESUME WITHOUT VERBAL AND/OR WRITTEN AUTHORIZATION FROM THE DIVISION OF HISTORICAL RESOURCES. IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY AND THE PROPER AUTHORITIES NOTIFIED IN ACCORDANCE WITH SECTION 872.05, FLORIDA STATUTES.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE LEGAL DISPOSAL OF ALL DEMOLITION/CLEARING DEBRIS OFF OWNERS PROPERTY.
  - REMOVAL OF ASBESTOS CONTAINING MATERIALS (IF ANY) SHALL BE IN ACCORDANCE WITH THE REGULATORY STANDARDS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS, AND DEBRIS (INCLUDING EXISTING STRUCTURES) NOT REQUIRED TO REMAIN IN THE PROPOSED CONSTRUCTION AREA. WHERE SO DEPICTED BY THE OWNER'S REPRESENTATIVE, TREES AND VEGETATION WITHIN THE CLEARING LIMITS SHALL BE PROTECTED, LEFT STANDING, AND TRIMMED TO PREVENT DAMAGE TO LIMBS AND ROOTS DURING CONSTRUCTION.
  - UNDERGROUND IRRIGATION, ELECTRIC, CABLE TV, PHONE, ETC. MAY EXIST AT THE SITE AND HAVE NOT BEEN LOCATED.
  - PROTECTIVE BARRIERS WILL BE INSTALLED AT THE PERIMETER OF PRESERVED VEGETATION AT THE COMMENCEMENT OF ANY SITE IMPROVEMENTS AND WILL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION. THE PROTECTIVE BARRIER SHALL BE HIGHLY VISIBLE WITH BRIGHTLY COLORED ALL-WEATHER MESH MATERIAL OR EQUIVALENT AND THE STAKES SHALL BE NO MORE THAN 10-FEET APART.
  - VEGETATION REMOVAL PERMIT TO BE APPLIED FOR PRIOR TO SILT FENCE INSTALLATION. COLLIER COUNTY ENVIRONMENTAL SERVICES TO INSPECT CLEARING LIMITS AND ISSUE PERMIT. ONCE PERMIT IS ISSUED, SILT FENCE TO BE INSTALLED, THEN CLEARING MAY COMMENCE.

**LEGEND**

ESMT	EASEMENT	MH	EX. STORM DRAINAGE MANHOLE
MH	EX. SAN. SEWER MANHOLE	ES	EX. STORM DRAINAGE INLET STRUCTURE
SSS	EX. SAN. SEWER SERVICE W/OD	MES	EX. MITERED END SECTION
SV	EX. SANITARY PLUG VALVE	FES	EX. FLARED END SECTION
CO	EX. SANITARY CLEANOUT	ES	EX. ELECTRICAL STRUCTURE
F.M.	EX. SANITARY FORCE MAIN	EX	EX. TELECOMMUNICATIONS UTILITY
W.M.	EX. WATER MAIN	LP	EX. LIGHT POLE
W.S.	EX. WATER SERVICE W/METER	WPP	EX. WOODEN POWER POLE
PH	EX. FIRE HYDRANT	UP	EX. UTILITY POLE
WV	EX. W.M. GATE VALVE & VALVE BOX	EX	EX. GRADE ELEVATION
ICV	EX. IRRIGATION CONTROL VALVE		

DESIGNED BY:	MJD
DRAWN BY:	KAM
APPROVED:	MJD
JOB CODE:	HBSCDP
SCALE:	1" = 30'

Revision	Date	Description	By
1	02/2024	REVISIONS PER CITY OF MARCO ISLAND COMMENTS	KAM

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0. Grady Minor and Associates, P.A.  
 3800 Via Del Rey  
 Bonita Springs, Florida 34134

**HIDEAWAY BEACH SPORTS CENTER**

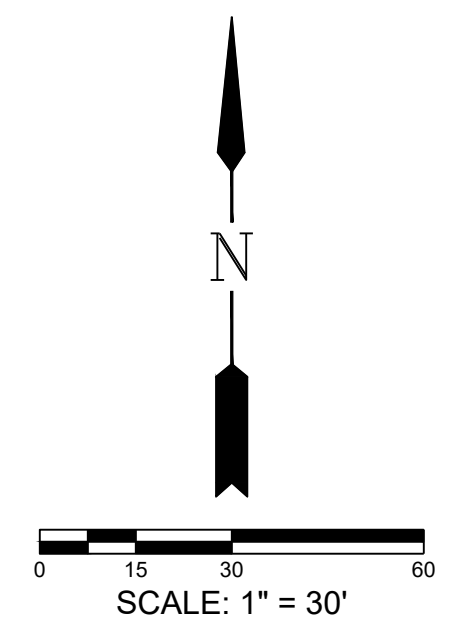
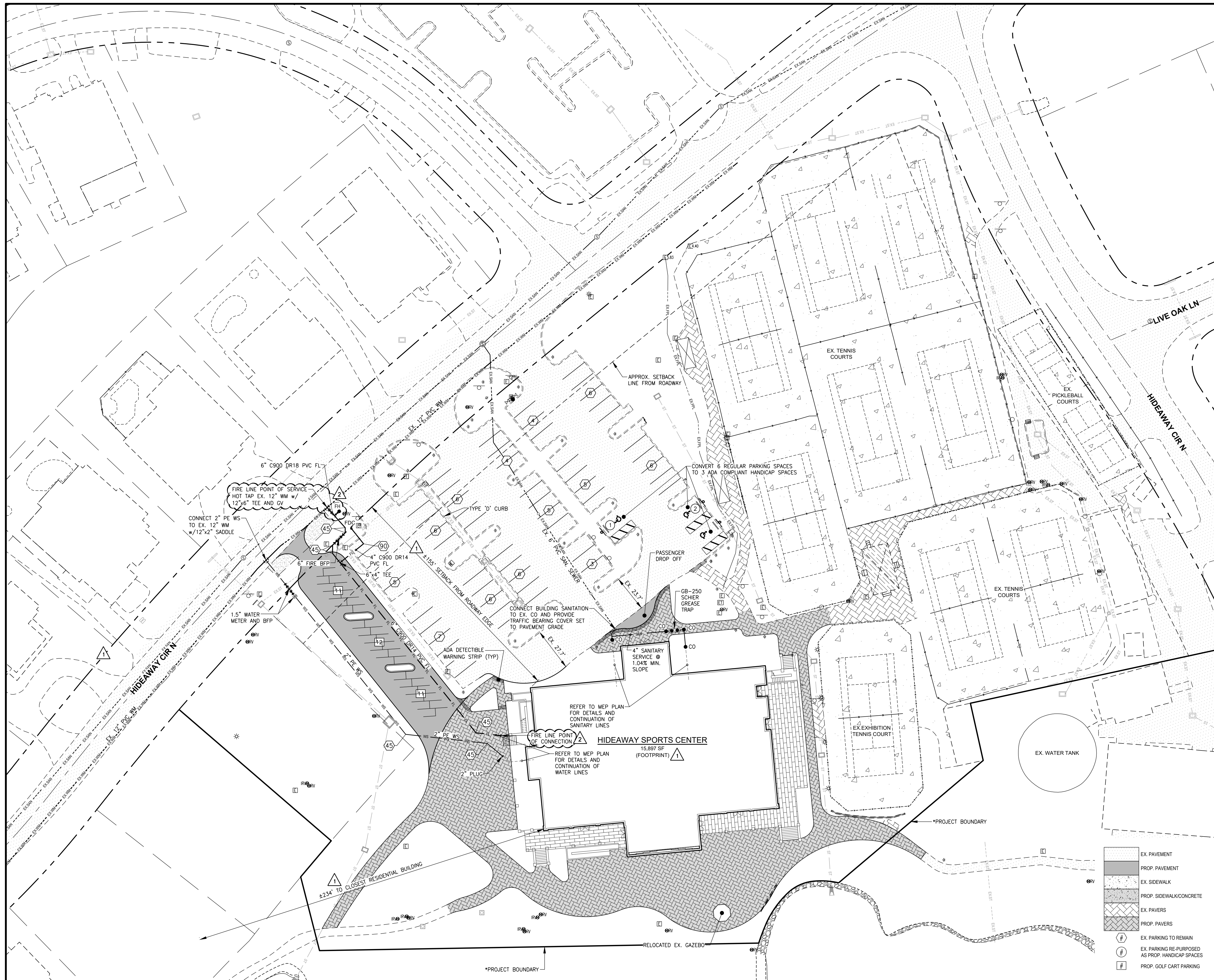
**DEMOLITION PLAN**

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88)  
 CONVERSION FACTOR TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD '29) IS (+)1.302

MUNICIPALITY: CITY OF MARCO ISLAND  
 SEC./TWN/SHIP/RNG: 7/52S/26E  
 DATE: DECEMBER 2023  
 SUBMITTAL TYPE: SDP  
 SHEET 4 OF 9

MICHAEL J. DELATE, P.E.  
 FLORIDA P.E. LICENSE NO. 49442

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SITE DATA	EXISTING			PROPOSED		
	AC	SF	%	AC	SF	%
TOTAL SITE AREA (*PROJECT BOUNDARY)	4.81	209,457	100%	4.81	209,457	100%
IMPERVIOUS	3.30	143,853	68.7%	3.49	152,486	72.8%
BUILDING (INCL. OUTSIDE AREA UNDER ROOF)	0.31	13,630	6.5%	0.42	18,262	8.7%
PAVEMENT (W/CURB)	0.86	37,614	18.0%	0.89	38,869	18.6%
CONCRETE (SIDEWALK/DUMPSTER/OTHER)	1.78	77,488	37.0%	1.69	73,630	35.2%
PAVERS	0.35	15,121	7.2%	0.49	21,525	10.3%
PERVIOUS (OPEN SPACE NOT INCL. LAKES/POOLS)	1.51	65,604	31.3%	1.32	56,971	27.2%

\*PROJECT BOUNDARY IS NOT REPRESENTATIVE OF PARCEL LINE (WHICH INCLUDES GOLF COURSE AND MAINTENANCE AREA)

PARKING AND LOADING ZONE CALCULATIONS				
PER CURRENT PUD (ORDINANCE #01-09)				
	CRITERIA	CALCULATION	REQUIRED	PROVIDED
TENNIS/PICKLE BALL	1 SPACE PER COURT	11*11=11	11	
GOLF COURSE	2 SPACES PER HOLE	9*2=18	18	
COMMERCIAL	1 SPACE PER 250 SF	214650/8.6	9	
TOTAL REGULAR SPACES (INCL. H/C)			38	71
GOLF CART PARKING				34
TOTAL SPACES (INCL. H/C)				105
HANDICAPPED SPACES	EX: PER FLORIDA BLD CODE 11-4.1.2 51.75 = 3	REGULAR SPACES = 71 51.75 = 3	3	3

- EX. PAVEMENT
- PROP. PAVEMENT
- EX. SIDEWALK
- PROP. SIDEWALK/CONCRETE
- EX. PAVERS
- PROP. PAVERS
- EX. PARKING TO REMAIN
- EX. PARKING RE-PURPOSED AS PROP. HANDICAP SPACES
- PROP. GOLF CART PARKING

**LEGEND**

Revision	Date	Description	By
2	03/2024	REVISIONS PER CITY OF MARCO ISLAND COMMENTS	KAM
1	02/2024	REVISIONS PER CITY OF MARCO ISLAND COMMENTS	KAM

DESIGNED BY: MJD  
 DRAWN BY: KAM  
 APPROVED: MJD  
 JOB CODE: HBSCDP  
 SCALE: 1" = 30'

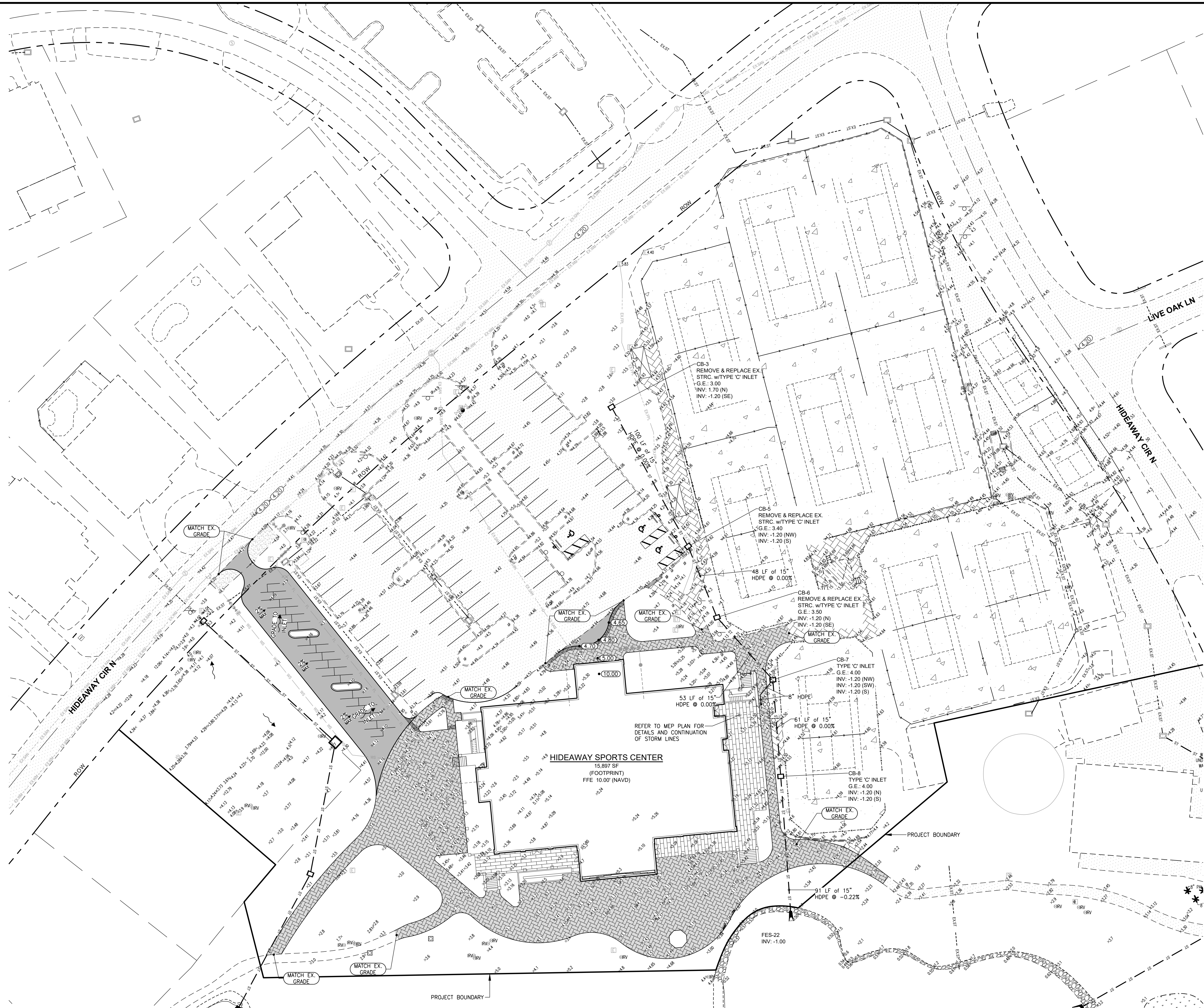
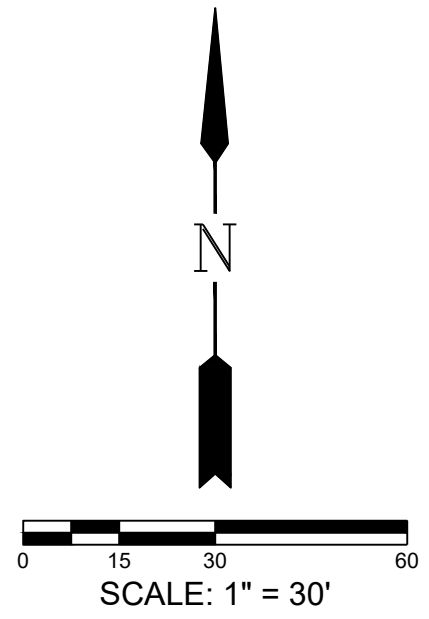
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**HIDEAWAY BEACH SPORTS CENTER**  
 O. Grady Minor and Associates, P.A.  
 3800 Via Del Rey  
 Bonita Springs, Florida 34134  
**SITE AND UTILITIES PLAN**  
 ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88)  
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MICHAEL J. DELATE, P.E.  
 FLORIDA P.E. LICENSE NO. 49442

MUNICIPALITY: CITY OF MARCO ISLAND  
 SEC./TOWNSHIP/RNG 7/525/26E  
 DATE: DECEMBER 2023  
 SUBMITTAL TYPE: SDP  
 SHEET 5 OF 9

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**LEGEND**

LBE	LANDSCAPE BUFFER ESMT	TOS	TOE OF SLOPE	EX PAVEMENT
ESMT	EASEMENT	EDW	EDGE OF WATER	PROP. PAVEMENT
CB	CATCH BASIN	BOV	BLOW-OFF VALVE	EX SIDEWALK
CS	CONTROL STRUCTURE	FD	FLOW DIRECTION	PROP. SIDEWALK/CONCRETE
DBI	DITCH BOTTOM INLET	PG	PROPOSED GRADE	EX PAVERS
JB	JUNCTION BOX	EG	EXISTING GRADE	PROP. PAVERS
MES	MITERED END SECTION			
PE	PIPE END WRAP RAP			
TI	THROAT INLET			
TOB	TOP OF BANK			

Revision	Date	Description

DESIGNED BY: MJD  
 DRAWN BY: KAM  
 APPROVED: MJD  
 JOB CODE: HBSCDP  
 SCALE: 1" = 30'

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**HIDEAWAY BEACH SPORTS CENTER**

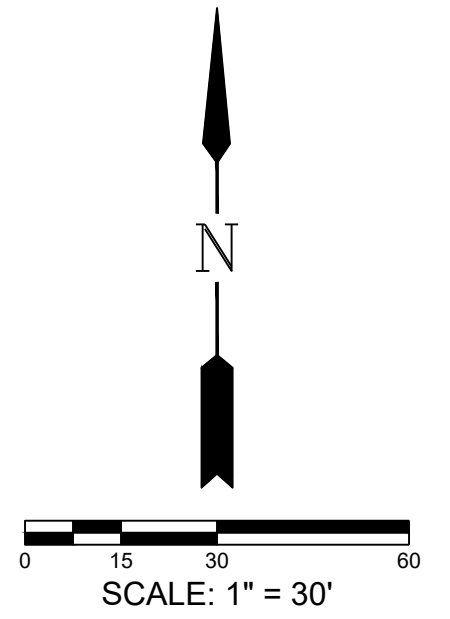
**GRADING PAVING AND DRAINAGE PLAN**

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88)  
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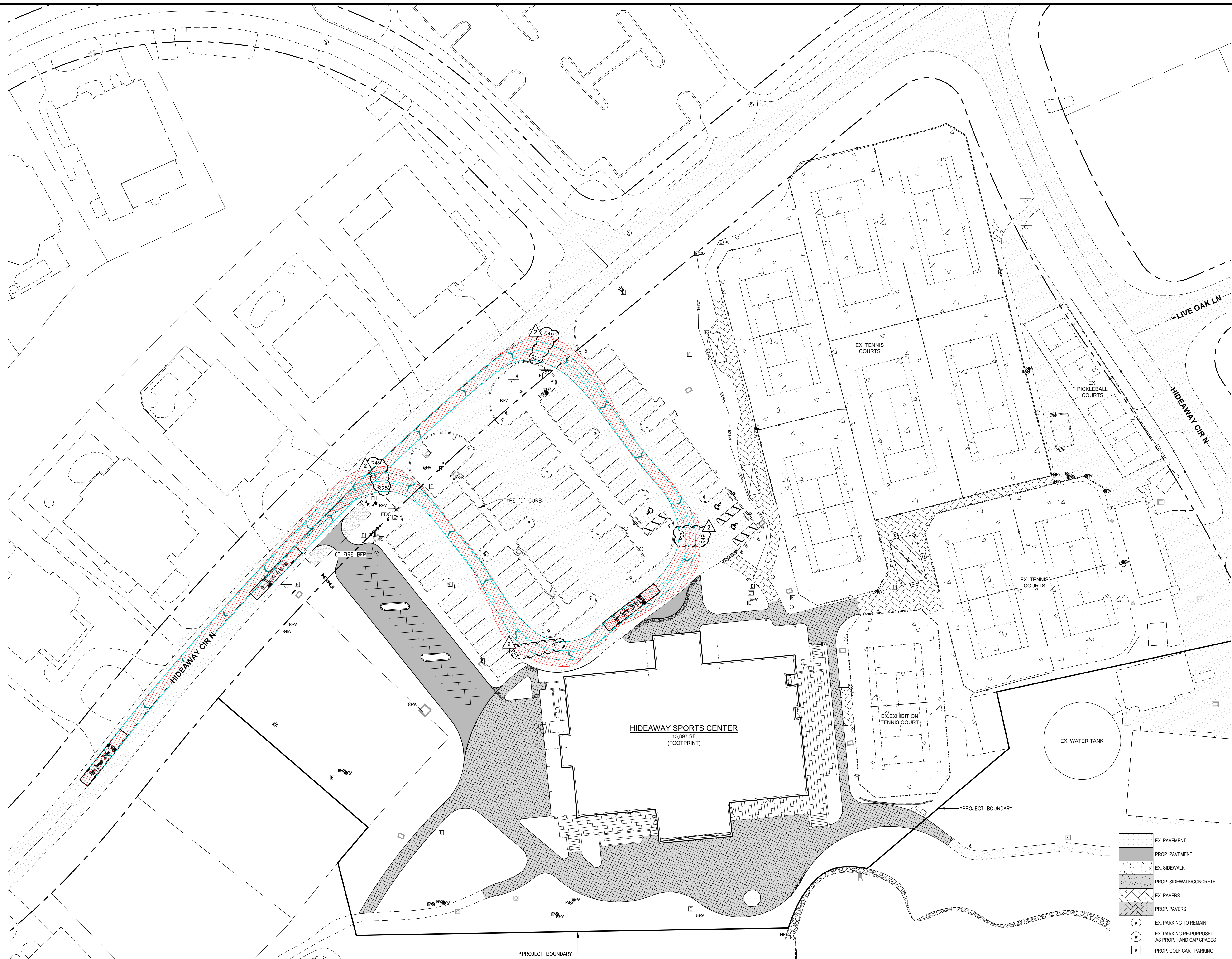
MUNICIPALITY: CITY OF MARCO ISLAND  
 SEC./TWP/SHR/RNG: 7/52S/26E  
 DATE: DECEMBER 2023  
 SUBMITTAL TYPE: SDP  
 SHEET 6 OF 9

MICHAEL J. DELATE, P.E.  
 FLORIDA P.E. LICENSE NO. 49442

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Pierce Quantum 105 Aer Truck	42.600ft
Overall Length	6.870ft
Overall Width	10.241ft
Overall Body Height	0.671ft
Min Body Ground Clearance	6.909ft
Track Width	4.008ft
Lock-to-lock time	41.750ft
Wall to Wall Turning Radius	



	EX. PAVEMENT
	PROP. PAVEMENT
	EX. SIDEWALK
	PROP. SIDEWALK/CONCRETE
	EX. PAVERS
	PROP. PAVERS
	EX. PARKING TO REMAIN
	EX. PARKING RE-PURPOSED AS PROP. HANDICAP SPACES
	PROP. GOLF CART PARKING

**LEGEND**

Revision	Date	Description	By
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 Business LC 26000266

**HIDEAWAY BEACH SPORTS CENTER**

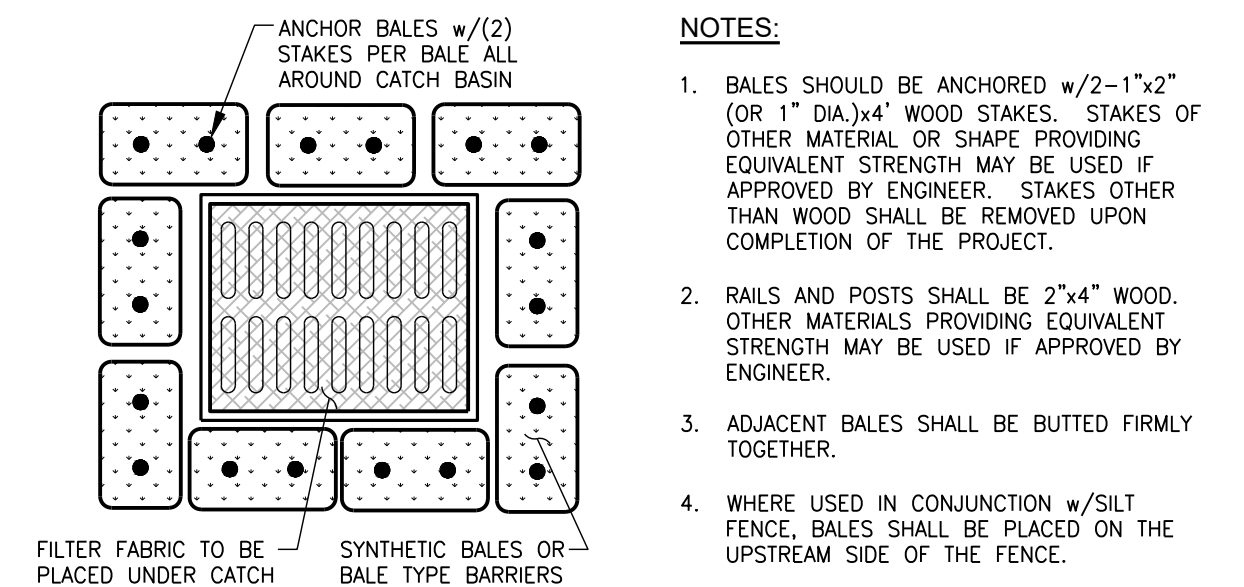
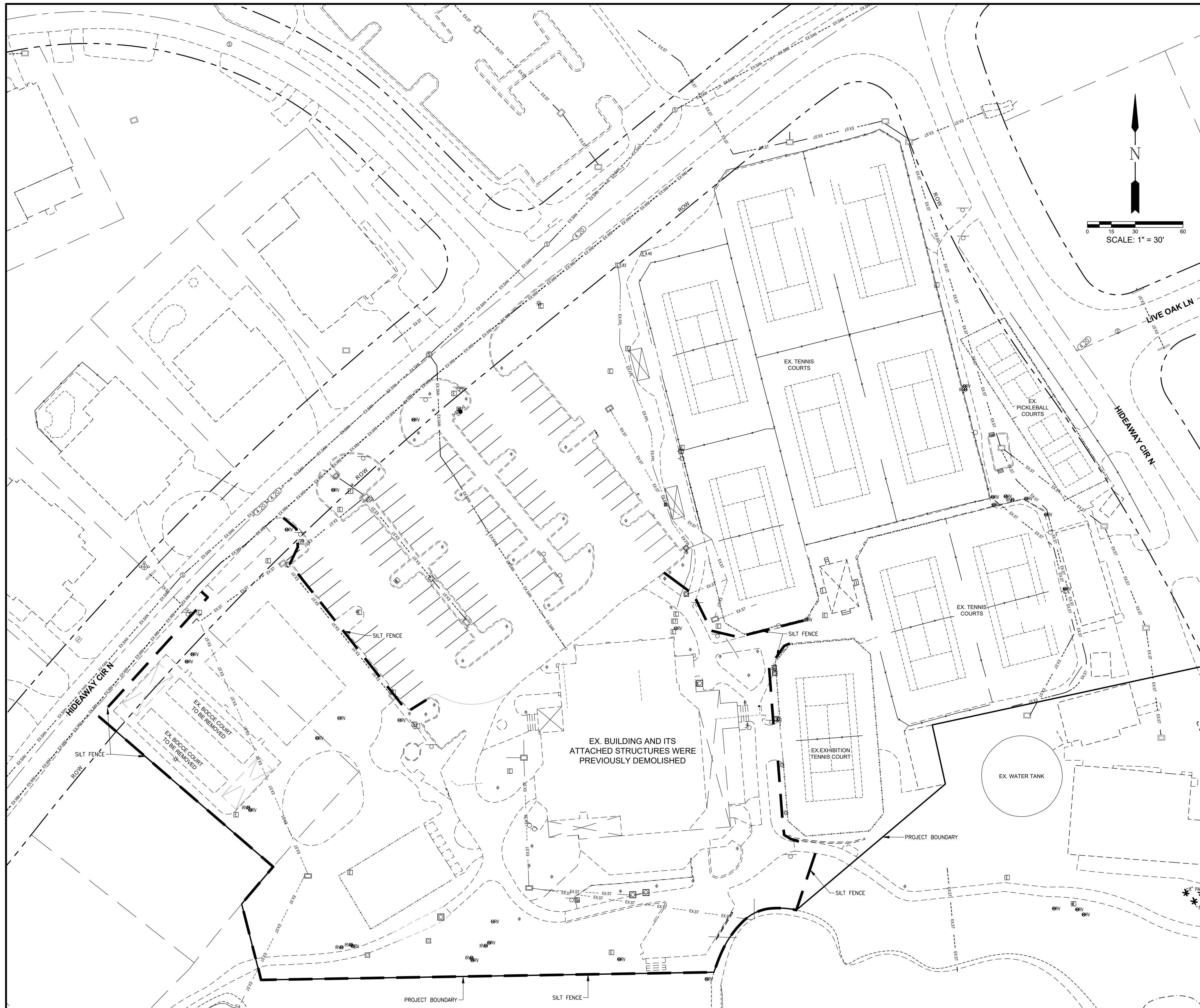
**FIRE TRUCK PLAN**

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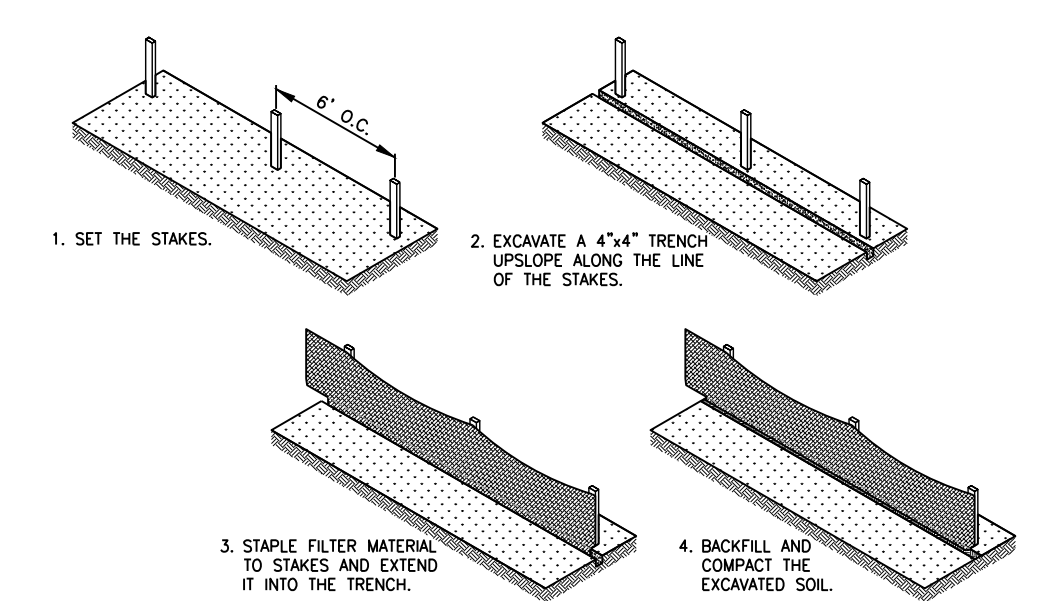
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 SHEET 7 OF 9

MICHAEL J. DELATE, P.E.  
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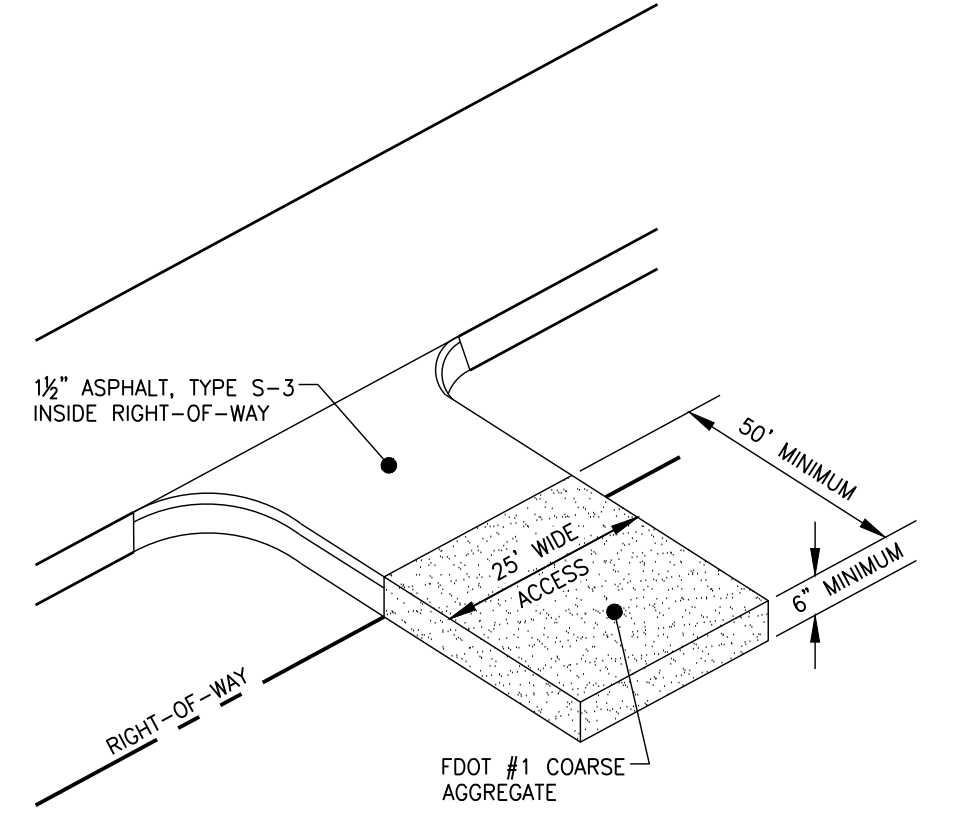
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CATCH BASIN PROTECTION DETAIL  
N.T.S.



TYPICAL SILT FENCE DETAIL  
N.T.S.



GRAVEL OR PAVED CONSTRUCTION ENTRANCE DETAIL  
(RUBBLE STRIP)  
N.T.S.

**LEGEND**

ESMT	EASEMENT	MH	EX. STORM DRAINAGE MANHOLE
MH	EX. SAN. SEWER MANHOLE	ES	EX. STORM DRAINAGE INLET STRUCTURE
SSS	EX. SAN. SEWER SERVICE W/CO	MES	EX. MITERED END SECTION
SV	EX. SANITARY PLUG VALVE	FES	EX. FLARED END SECTION
CO	EX. SANITARY CLEANOUT	ES	EX. ELECTRICAL STRUCTURE
F.M.	EX. SANITARY FORCE MAIN	LU	EX. TELECOMMUNICATIONS UTILITY
W.M.	EX. WATER MAIN	LP	EX. LIGHT POLE
W.S.	EX. WATER SERVICE W/METER	WPP	EX. WOODEN POWER POLE
PH	EX. FIRE HYDRANT	UP	EX. UTILITY POLE
WV	EX. W.M. GATE VALVE & VALVE BOX	GE	EX. GRADE ELEVATION
ICV	EX. IRRIGATION CONTROL VALVE		

Revision	Date	Description

DESIGNED BY: MJM  
 DRAWN BY: KAM  
 APPROVED: MJM  
 JOB CODE: HBSCDP  
 SCALE: 1" = 30'

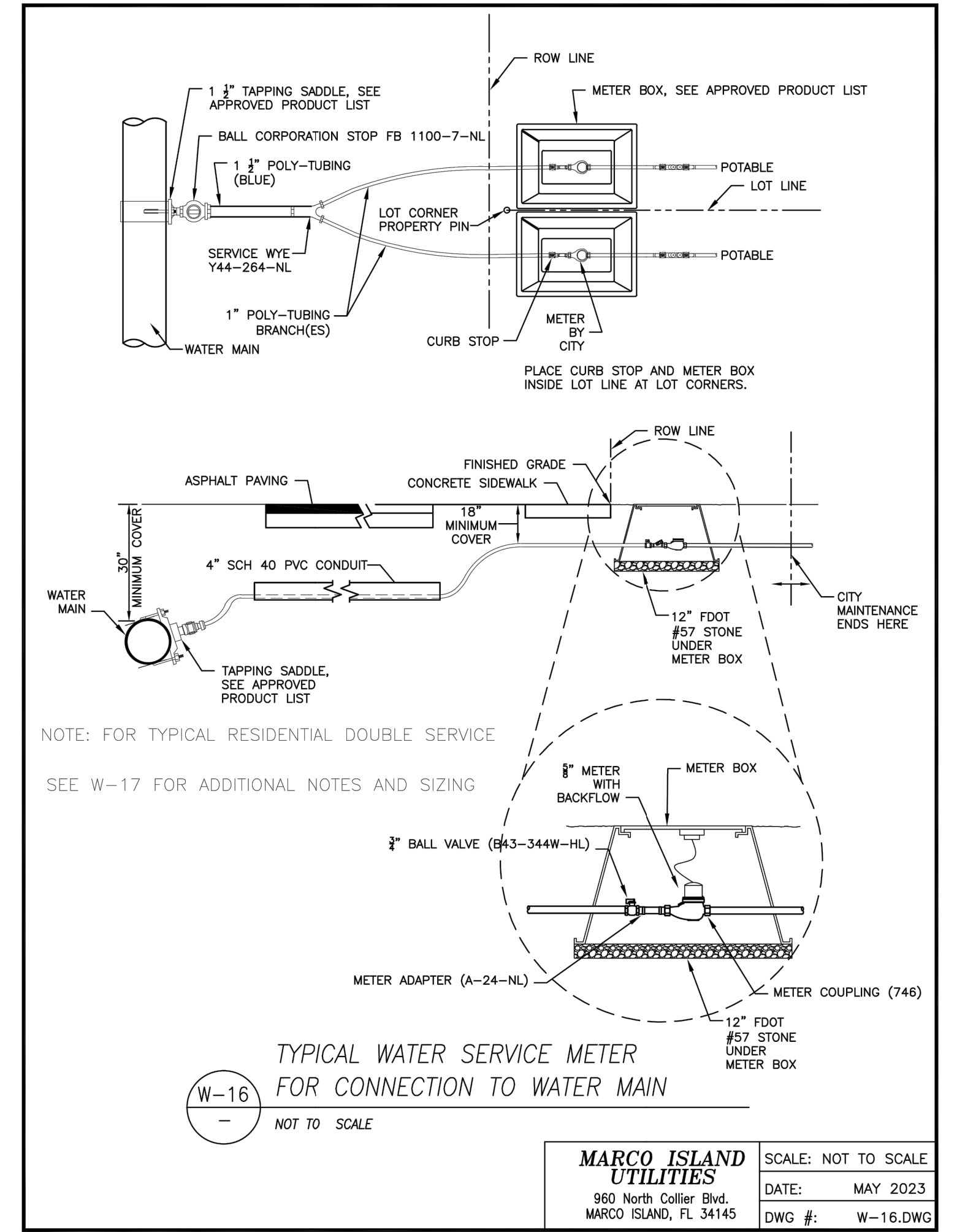
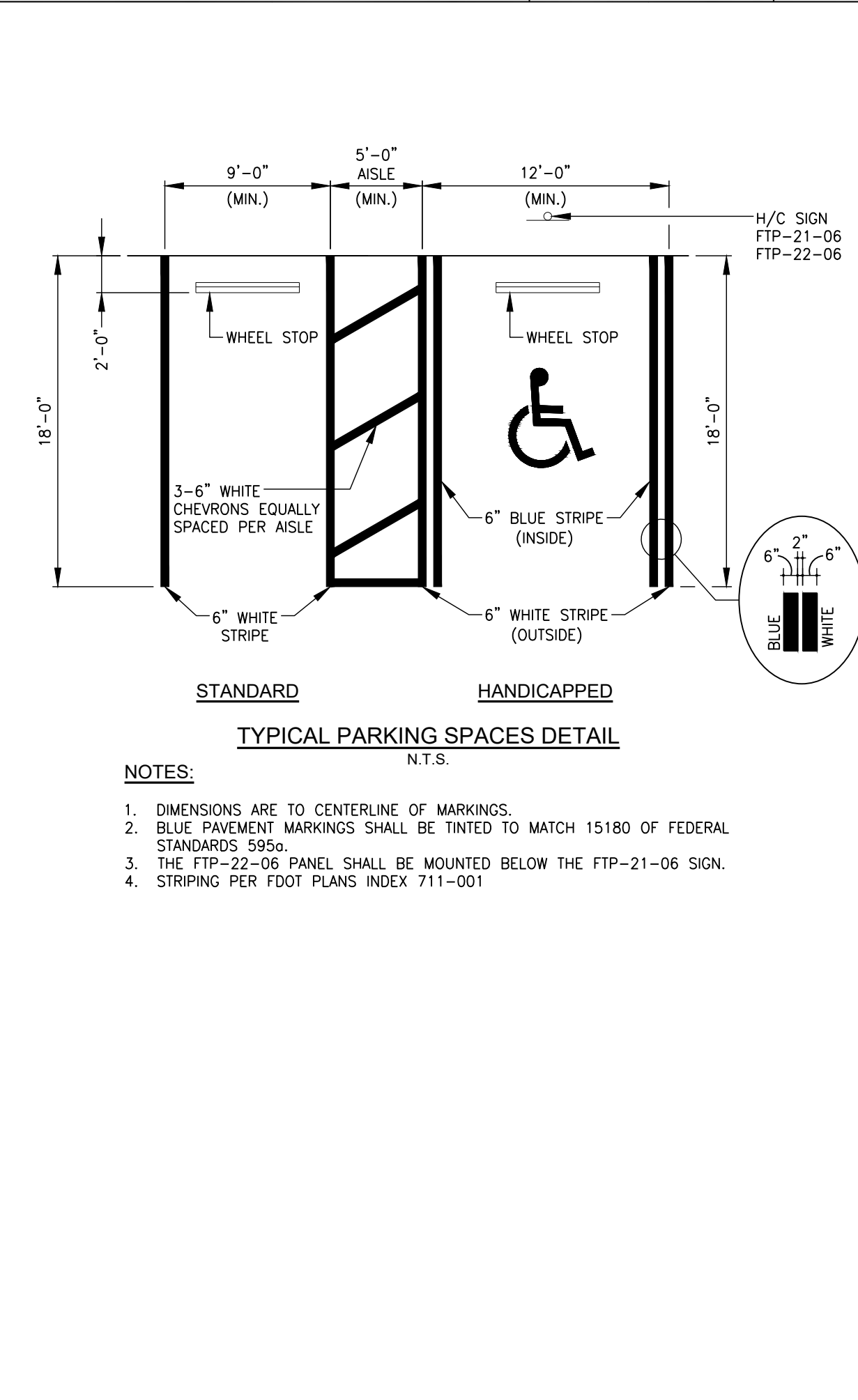
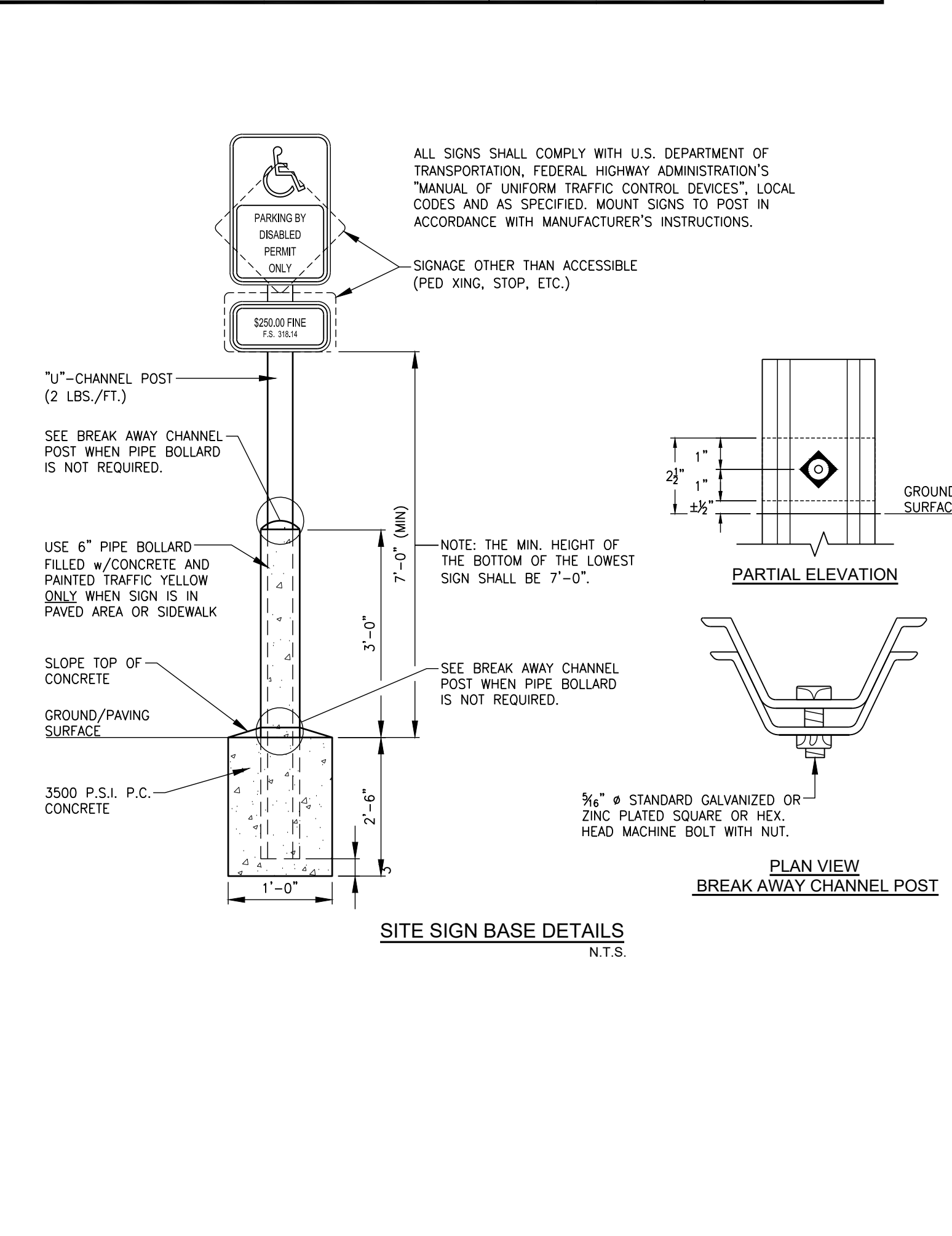
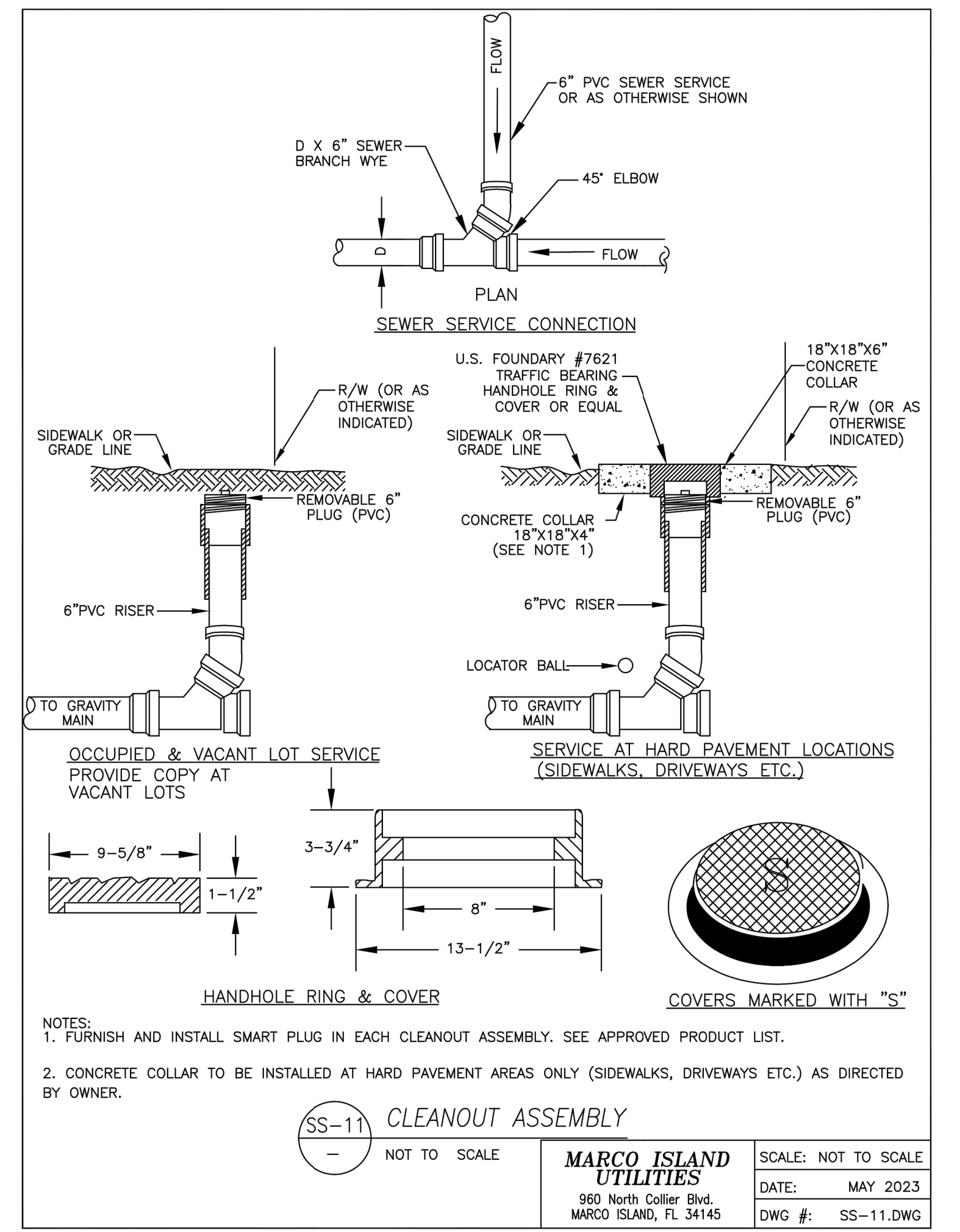
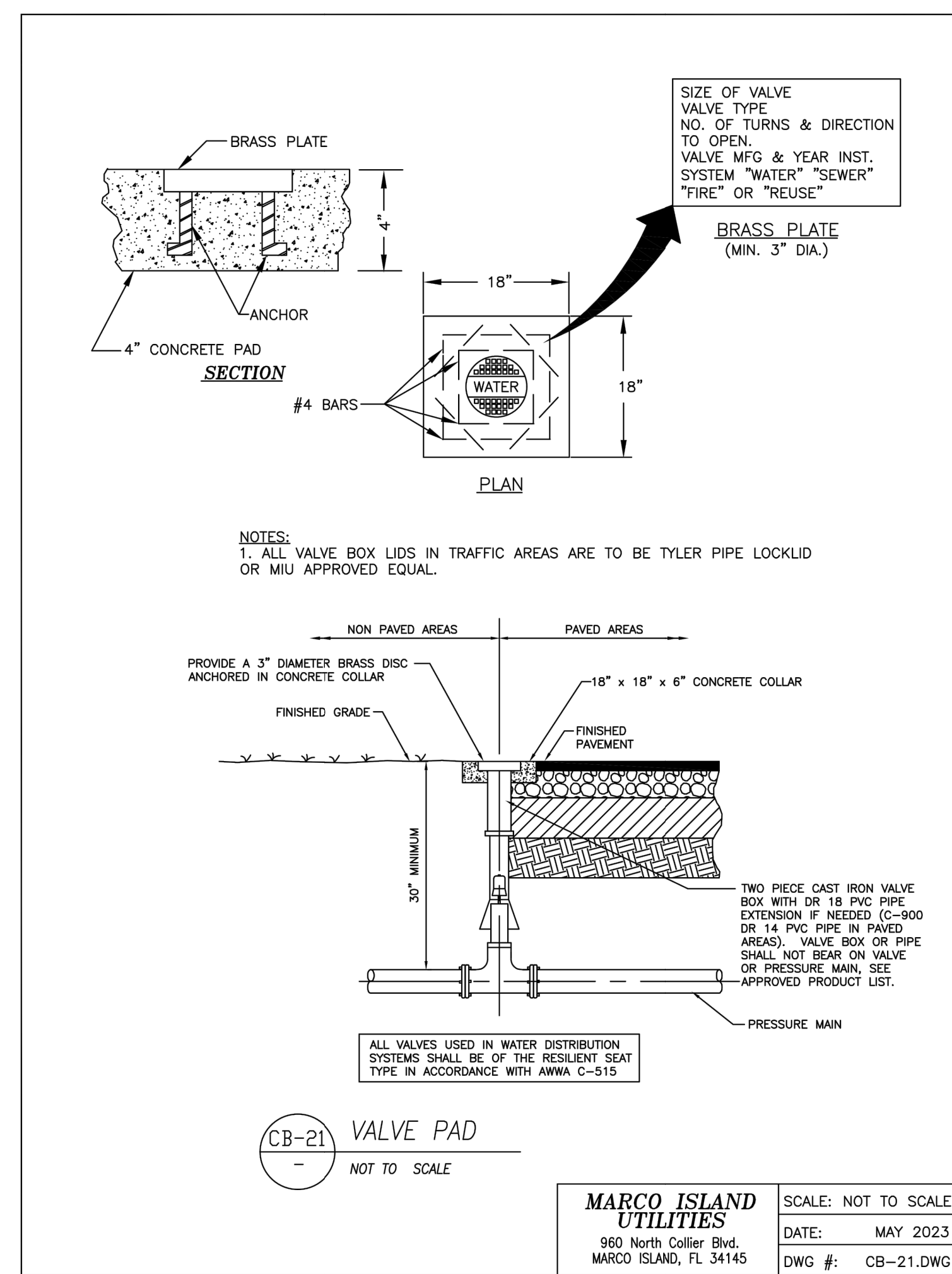
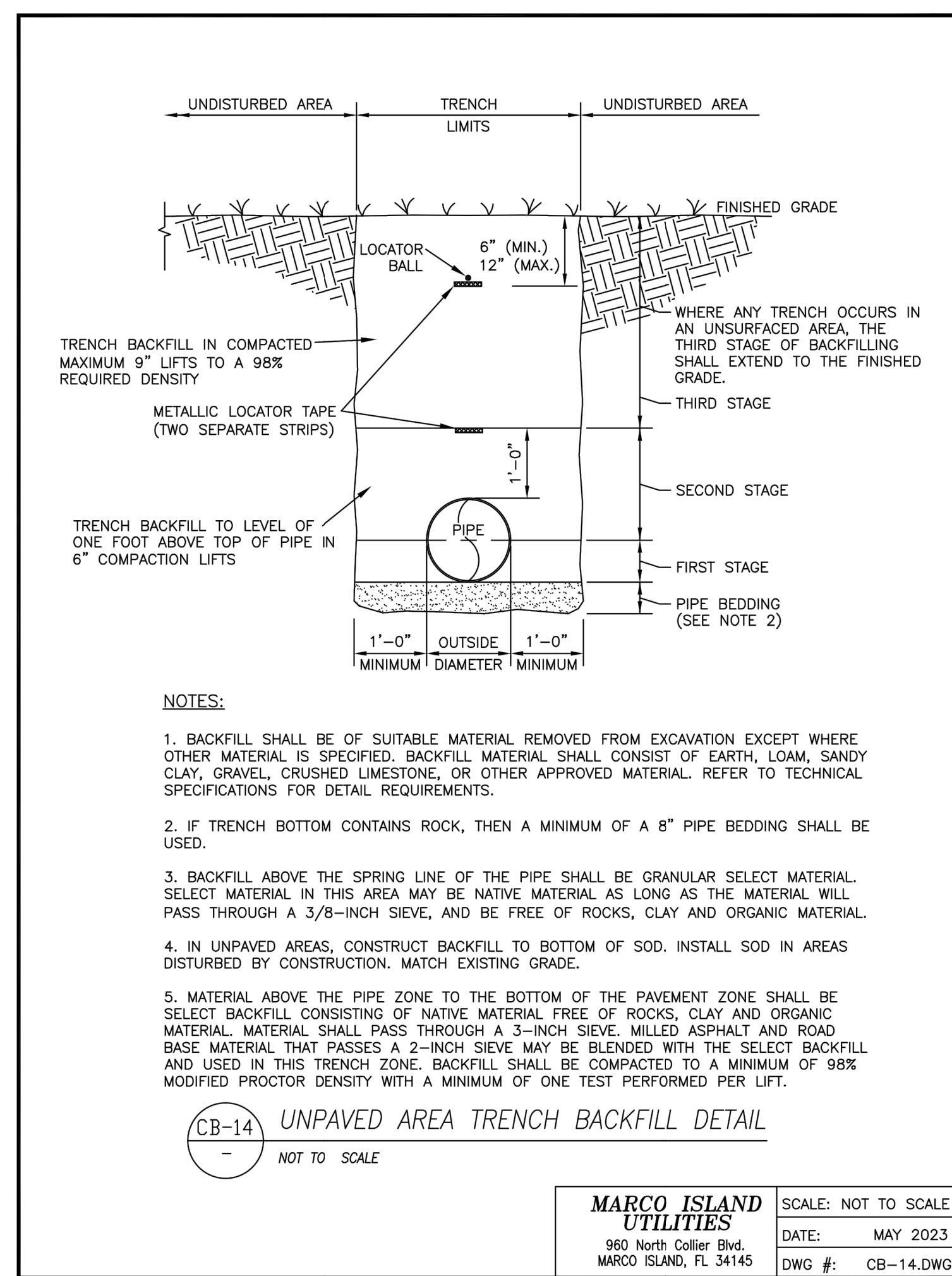
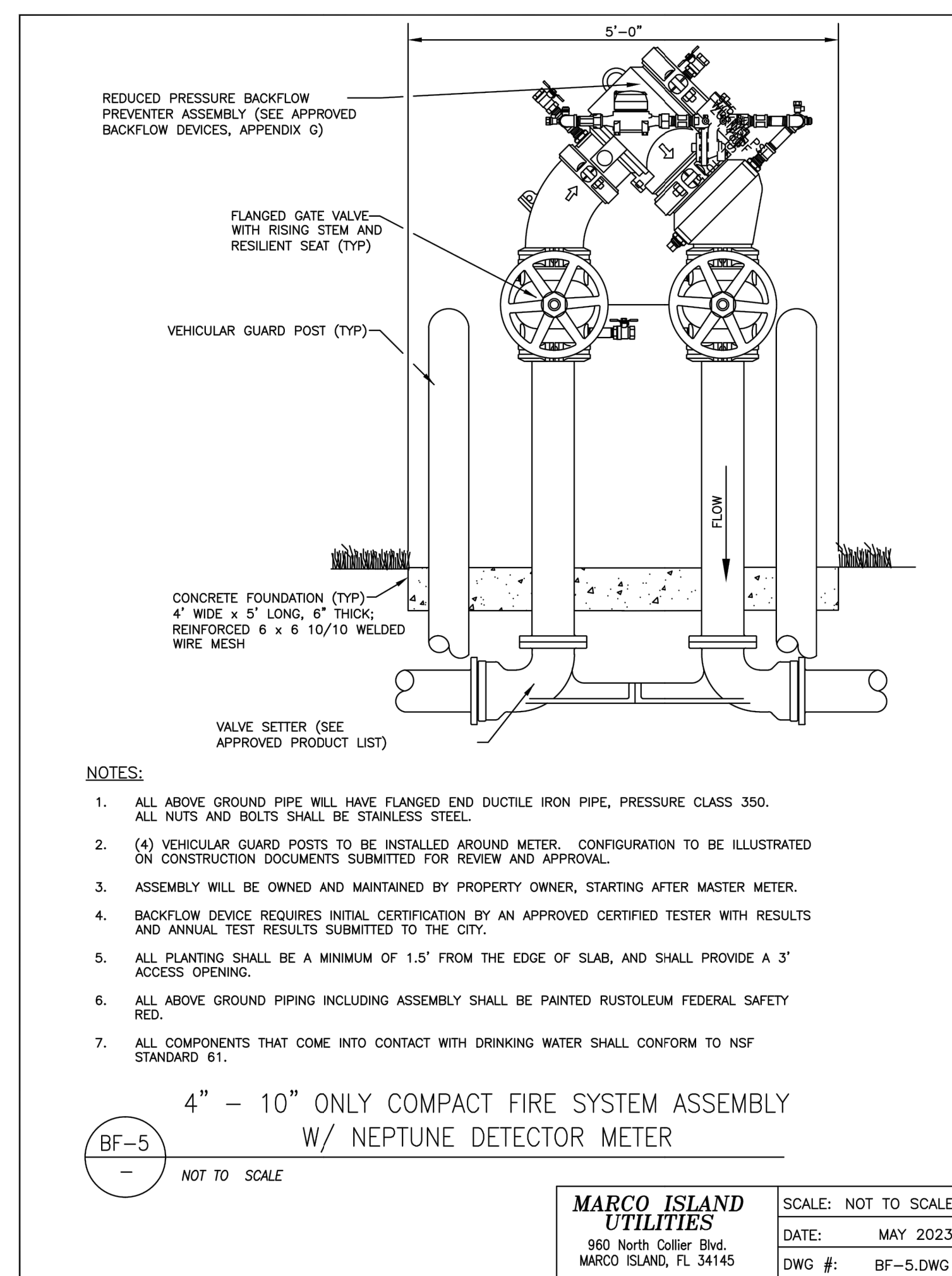
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**HIDEAWAY BEACH SPORTS CENTER**  
**EROSION CONTROL PLAN AND DETAILS**  
 ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88)  
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MICHAEL J. DELATE, P.E.  
 FLORIDA P.E. LICENSE NO. 49442

MUNICIPALITY: CITY OF MARCO ISLAND  
 SEC./TOWNSHIP/RNG: 7/525/26E  
 DATE: DECEMBER 2023  
 SUBMITTAL TYPE: SDP  
 SHEET 8 OF 9





LEGEND			DESIGNED BY:	MJD	 GradyMinor Civil Engineers • Land Surveyors • Planners • Landscape Architects Cert. of Auth. EB 0005151    Cert. of Auth. LB 0005151 Bonita Springs: 239.947.1144    www.GradyMinor.com    Fort Myers: 239.690.4380	MUNICIPALITY:		HIDEAWAY BEACH SPORTS CENTER	
Revision	Date	Description	DRAWN BY:	KAM		CITY OF MARCO ISLAND		SEC/TOWNSHIP/RNG	
			APPROVED:	MJD		7/525/26E		DATE:	
			JOB CODE:	HBSCDP		DECEMBER 2023		SUBMITTAL TYPE:	
			SCALE:	AS NOTED		SDP		SHEET 9 OF 9	
			By			MICHAEL J. DELATE, P.E.		FLORIDA P.E. LICENSE NO. 49442	

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