

# American Engineering Consultants of Marco Island, Inc.

573 Bald Eagle Drive  
Marco Island, Florida 34146  
239-394-1697

October 6, 2025

Ms. Mary Holden  
Senior Planner  
City of Marco Island  
50 Bald Eagle Drive  
Marco Island, Florida 34145

Re: Marco Island Utilities SWTP Site Development Plan Amendment (**SDP 25-000131**)

Dear Ms. Holden

This letter accompanies the resubmittal of a Site Improvement Plan Amendment for the City of Marco Island South Water Treatment Plant site on Lily Ct. . I have repeated the comments as received, followed by responses from the design team (in **blue**).

Note: Comments from Public Works are duplicated in the Corrections Report. For brevity we will only show the comments once and respond once.

## **PUBLIC WORKS (STORMWATER)**

1. Please confirm that the proposed improvements (new PW building, generator structure, paved storage areas) are located within the same drainage sub-basin(s) and will be served by the stormwater treatment facilities identified in the approved ERP.

**This is covered in our submittal narrative. The ERP anticipated the construction of both the PW facility and the Generator storage.**

2. The ERP (No. 11-109788-P) constitutes a regulatory approval based on specific assumptions, including constructed stormwater facilities and site hydrology. If the stormwater system has not yet been constructed, please identify the changes and justify why a permit modification is not required under rule 62-330.315, F.A.C.

**The swales have been designed to mimic the swales shown on the ERP Exhibit. The only changes are minor shape deviations to conform to actual conditions. We are including an exhibit of our own to show this. A narrow conveyance swale shown on the ERP along the west side of the entrance drive has been replaced with a pipe, to avoid destruction of the mature Areca hedge.**

3. Provide a narrative on how the site provides the required 0.76 ac-ft of treatment requirement.

**This is provided in the onsite swales.**

4. Confirm that the total impervious area has not increased beyond the threshold that would trigger a major modification under Rule 62-330.315, F.A.C.

**There was a drafting error on our sheet C-3. The corrected **SITE SUMMARY** is included below, and to the right of it, is the **PROJECT DATA** from the ERP page 7 of 9, Comparing the two, we see that total impervious on the ERP is 57.3%, while on the SDP it is 53.8%, which is less, therefore, acceptable.**

| SITE SUMMARY                 |            |           |            |      |
|------------------------------|------------|-----------|------------|------|
| DESCRIPTION                  | AREA       | % OF AREA | ERP        |      |
| BUILDINGS/TANKS              | 93,102 SF  | 28%       | 86,533 SF  | 26%  |
| PAVEMENT                     | 83,997 SF  | 25%       | 98,264 SF  | 29%  |
| OTHER (EQUIP. PAD & SIMILAR) | 9,438 SF   | 3%        | 7,037 SF   | 2%   |
| TOTAL IMPERVIOUS             | 186,537 SF | 56%       | 191,843 SF | 57%  |
| TOTAL PERVIOUS               | 148,094 SF | 44%       | 142,796 SF | 43%  |
| TOTAL SITE AREA              | 334,631 SF | 100%      | 334,630 SF | 100% |

## PROJECT DATA

|                              |                                 |
|------------------------------|---------------------------------|
| BUILDING / TANKS             | 86,533 SF = 1.99 AC. = 25.86%   |
| ASPHALT ROADWAY              | 98,264 SF = 2.26 AC. = 29.37%   |
| CONCRETE                     | 7,037 SF = 0.16 AC. = 2.10%     |
| TOTAL IMPERVIOUS             | 191,834 SF = 4.40 AC. = 57.33%  |
| PERVIOUS AREA (GRAVEL/GRASS) | 142,796 SF = 3.28 AC. = 42.67%  |
| TOTAL PERVIOUS AREA          | 142,796 SF = 3.28 AC. = 42.67%  |
| TOTAL SITE AREA              | 334,630 SF = 7.68 AC. = 100.00% |

### PUBLIC WORKS (TRAFFIC)

Confirm that all drive aisle widths, turning radii, and access points are designed in accordance with applicable standards and can accommodate emergency and service vehicles.

[This has been confirmed with the Fire Access Plan that is a part of the civil plan set.](#)

### PUBLIC WORKS (RIGHT OF WAY)

A separate R/W permit is required during construction. A Stormwater Pollution Prevention Plan (SWPPP) must be submitted prior to land disturbance and must comply with F.A.C. 62-621.300(4) and the NPDES Construction General Permit (CGP) if more than one acre of soil will be disturbed.

An Erosion and Sediment Control Plan, prepared by a licensed professional engineer, must be included as part of the permit submittal. It shall demonstrate compliance with the Florida Department of Environmental Protection's BMP Manual (most current edition).

The contractor is responsible for ensuring that BMPs are implemented, maintained, and adjusted in the field as needed to prevent pollutant discharge and protect adjacent properties and water bodies.

[An erosion and sediment control plan is incorporated on sheet C-2 of the Civil plan set, and BMPs shown on sheet C-76. If this is not sufficient, the GC will submit his own plan, along with SWPPP and NPDES CGP, and a R.O.W. permit.](#)

### PUBLIC WORKS (MISC)

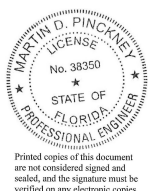
Ensure there are no protected species in the area before construction. Pre-inspection required.

[Is this comment from Public Works or Environmental? Environmental has "passed with conditions". If the condition is the pre-inspection, that will be done with the GC.](#)

In conclusion, it is our belief that the civil plans (SDPA) originally submitted, with the correction to the SITE SUMMARY, are sufficient and should be approved.

Sincerely,

### **AMERICAN ENGINEERING CONSULTANTS Of Marco Island, INC.**



c=US, cn=MARTIN DU PRE  
PINCKNEY  
I agree to the terms defined  
by the placement of my  
signature on this document  
2025.10.08 09:49:20 -04'00'

Martin D. Pinckney, P.E.  
Chief Engineer