

PW Review
zluff 02/09/2026 3:33:04 PM

Reviewed for code compliance
J Ooyman
02/11/2026 1:12:32 PM

SITE DEVELOPMENT PLANS FOR:

989 WINTERBERRY DRIVE

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

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 TAMiami 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

PREPARED FOR:

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

PROPERTY ZONING: C-3, COMMERCIAL

PROPERTY FOLIO NUMBER: 57872200007

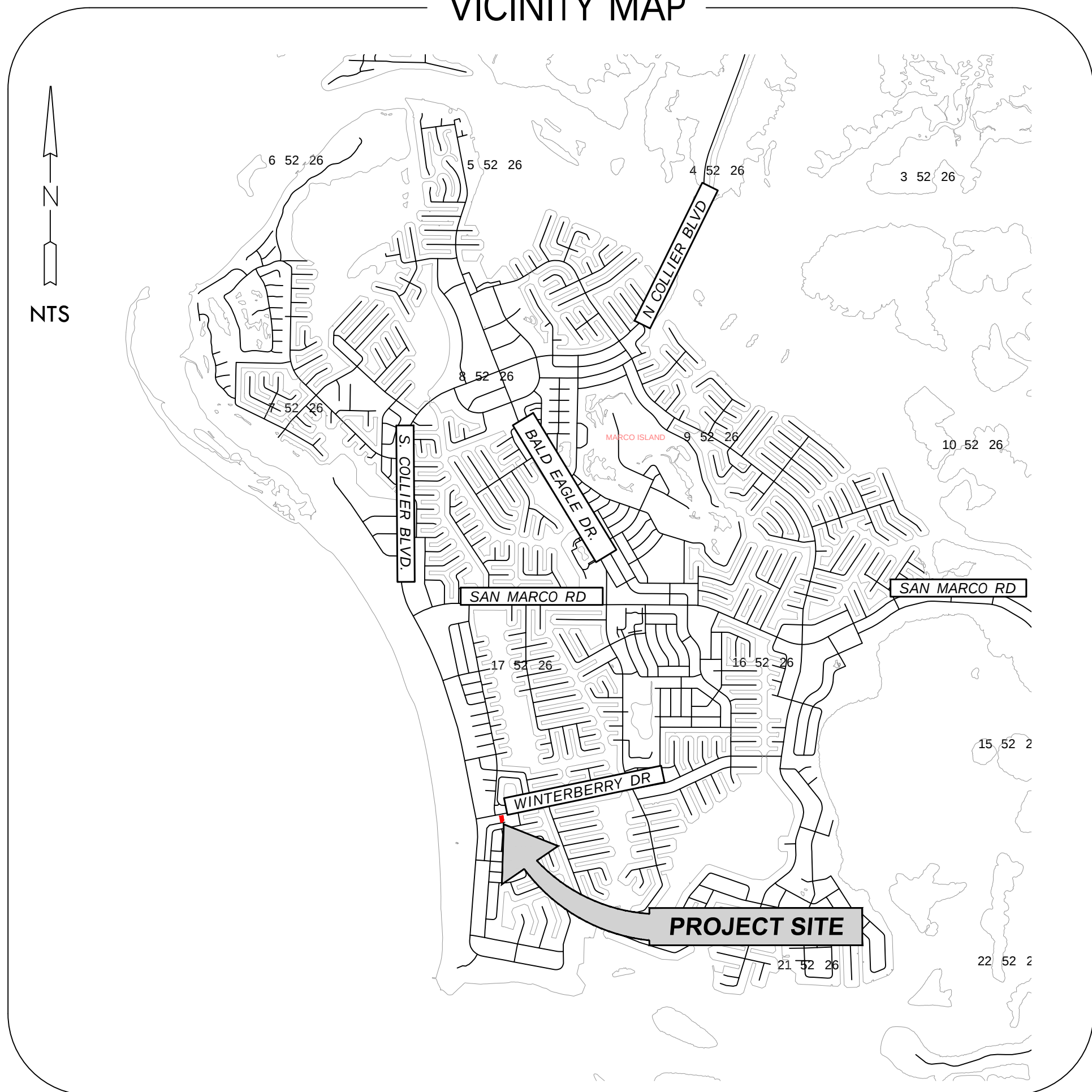
LEGAL DESCRIPTION: MARCO BCH UNIT 10
BLK 348 LOT 15

SITE ADDRESS: 989 WINTERBERRY DRIVE,
MARCO ISLAND, FL, 34145

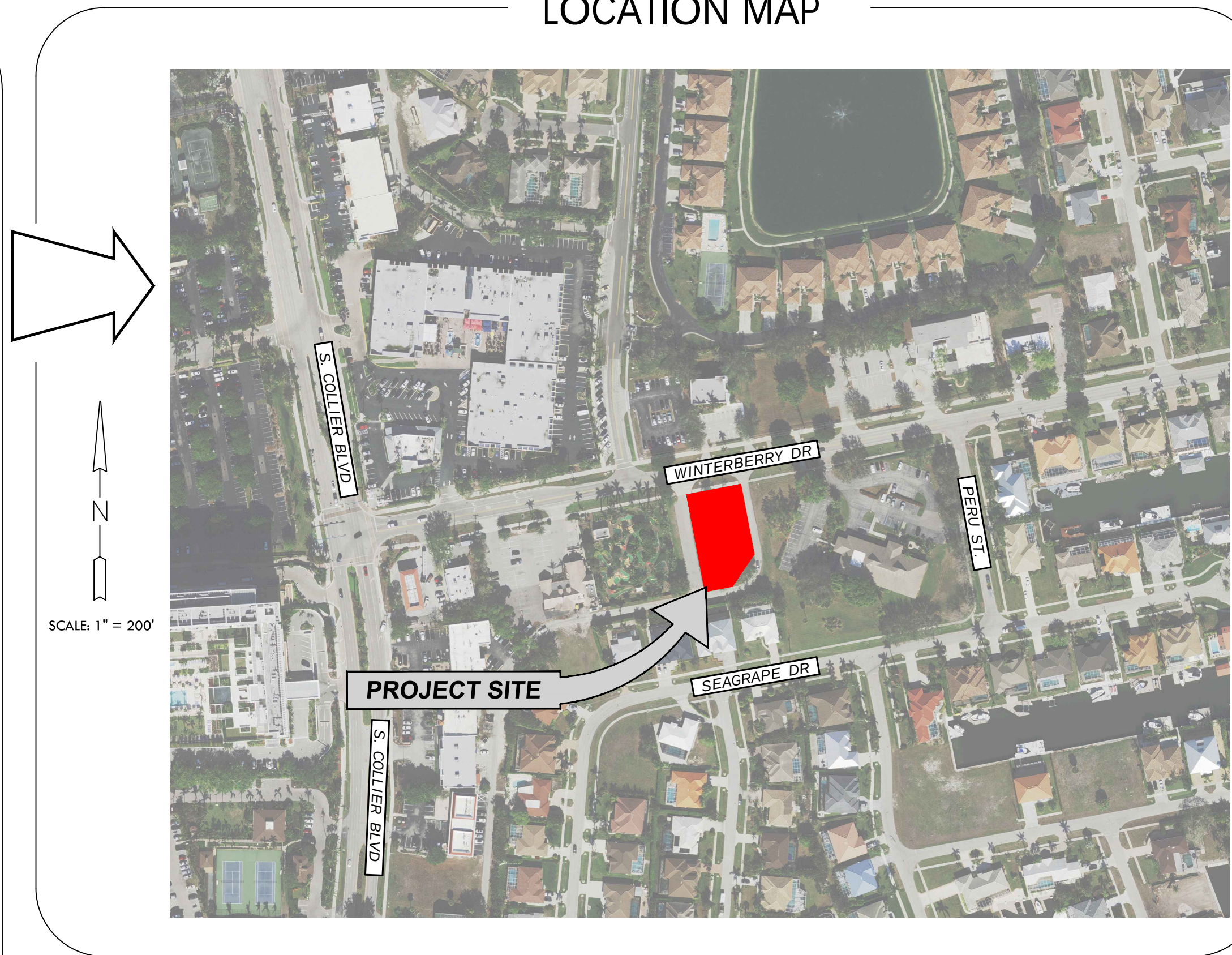
SHEET INDEX

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

VICINITY MAP



LOCATION MAP



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)*

Marco Island Fire Rescue
Department of Fire Prevention
(833) 984-5405
daniele@cityofmarcoisland.com

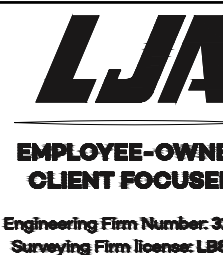
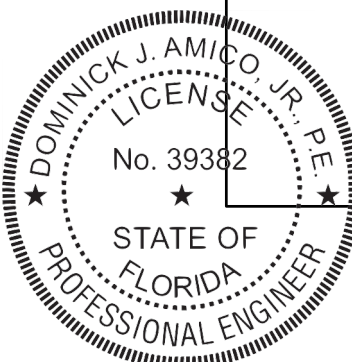
Company/Firm Requesting Test: LJA Land Development
Contact Person/Email/Phone: Denise Rutch
Date Requested: 4/14/2024
Address of Project: 989 Winterberry Drive
Contractor to attach a map (8 1/2" x 11") of requested hydrants to be tested
Amount Due and Payable to The Marco Island Fire Department \$ 125
*Note: Charges for flow testing will be \$27,000 for the first hydrant and \$36,000 for each additional hydrant tested at the same date and time.

Date: 4/14/24
Location: Per Request
Time of Test: 9:00
Flow: 260 gpm
Flow @ 200 psi: 3,167 gpm

50 Bald Eagle Drive, Marco Island 34145

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.



Collier County:
2400 Tull Development, Suite 300
Naples, FL 34108
P: 239.587.1313
F: 239.544.2200

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: LJA

DRAWN BY: AJB

CHECKED BY: CHECKED

REVIEWED BY: DAJ

HOR. SCALE: 1" = XXX'

VERT SCALE: 1" = XXX'

DATE: August 2024

REV.	DATE	REVISIONS
1	01/09/2024	SHEET
2	01/09/2024	CITY OF MARCO ISLAND COMMENTS
3	01/09/2024	REVISIONS
4	01/09/2024	REVISIONS
5	01/09/2024	REVISIONS
6	01/09/2024	REVISIONS
7	01/09/2024	REVISIONS
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ACAD FILE NAME:
13720-ME

ABB PROJECT #

24-0009

PLOT VIEW \ LAYOUT

COVER

SHEET 01
OF 06

ACAD FILE #
13720

Domi
nick J
Amico
Digitally signed by Dominick J Amico
Date: 2024.08.29 13:10:15 -04'00'

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, RAMP, 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 FORM 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 (UTS, FPL, 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. SOIL 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 BUILDINGS.
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.

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 (e.g. ENVIRONMENT) 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, FDR, PPS 6-301 TO 6-303).
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 Number: 33200
Surveying Firm License: L286549

Collier County:
8000 Third Boulevard, Suite 300
Naples, FL 34108
P: 239.977.3333
F: 239.664.3209

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

PROJECT NAME:
989 WINTERBERRY DRIVE

NOTES

DRAWING TITLE:

DESIGNED BY: LJA

DRAWN BY: AJB

CHECKED BY: CHECKED

REVIEWED BY: DAJ

HOR. SCALE: 1" = XXX'

VERT SCALE: 1" = XXX'

DATE: August 2024

NO.	DATE	BY	REVISIONS	CITY OF MARCO ISLAND COMMENTS	NO.	DATE	BY	REVISIONS	CITY OF MARCO ISLAND COMMENTS
1	01/10/2024	JB			11				
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13720-ME

ABB PROJECT #

24-0009

PLOT VIEW \, LAYOUT

NOTES

SHEET 02
OF 06

ACAD FILE #

13720



NOTE: UTILITY INFORMATION FROM CITY OF MARCO ISLAND WATER AND SEWER DEPARTMENT

BOUNDARY SURVEY
989 Winterberry Drive

Winterberry Drive
80' Right-of-Way

Lot 14
Block 348
Occupied

Lot 15
Block 348
Vacant

Tree Legend	
	Palm
	Gumbo
	Seagrape
	Oak
	Maple
	Mahogany

LINE TABLE		
LINE	BEARING	DISTANCE
L1(P)	S79°12'42"W	50.00'
L1(M)	S79°11'20"W	50.11'

NOTE: TREES IN RED TO BE CLEARED

SURVEY DONE BY TRIGO-PACETTI SURVEYING, INC.
4344 CORPORATE SQUARE, SUITE 3
NAPLES, FLORIDA 34104
LAND SURVEYING BUSINESS # 3964

EMPLOYEE-OWNED.
CLIENT FOCUSED.

Engineering Firm Number: 33200
Surveying Firm License: LB8549

Collier County:
3400 Tenth Boulevard, Suite 300
Naples, FL 34108
P: 239.979.3333
F: 239.644.3208

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

PROJECT NAME:
989 WINTERBERRY DRIVE

DRAWING TITLE:
EXISTING CONDITIONS

DESIGNED BY: LJA

DRAWN BY: AJB

CHECKED BY: CHECKED

REVIEWED BY: DAJ

HOR. SCALE: 1" = XXX'

VERT SCALE: 1" = XXX'

DATE: August 2024

NO.	DATE	REVISIONS	CITY OF MARCO BOARD COMMENTS
1	01/18/2024		
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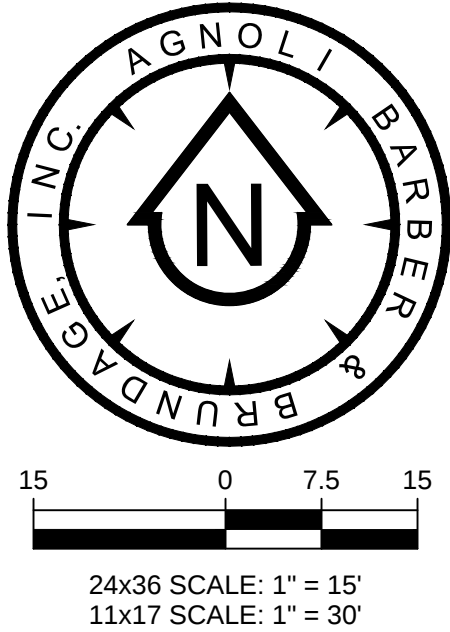
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13720-ME

ABB PROJECT #
24-0009

PLOT VIEW \ LAYOUT
EXCON

SHEET **03**
OF **06**

ACAD FILE #
13720



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

CENTERLINE OF ROAD

EDGE OF PAVEMENT

40.0'

6' SIDEWALK

25.0' SETBACK

LOT BOUNDARY

LIGHTING, REFER TO
ARCH PLAN FOR
FURTHER DETAILS

R.O.W. LINE

EDGE OF PAVEMENT
SIDEWALK

SIDEWALK CONNECTION
FOR PEDESTRIAN ACCESS

SAME OWNERSHIP
AS PROJECT
PROPERTY

EXISTING
PRIVATE DRIVE

15.0' SETBACK

2 SUBCOMPACT
CAR SPACES

ROLL OUT TRASH ZONE

CONCRETE PAD
FOR AC UNIT

P.U.E. & D.E.

LOT 14
BLOCK 348

EDGE OF PAVEMENT

LIGHTING, REFER TO
ARCH PLAN FOR
FURTHER DETAILS

1 SUBCOMPACT
CAR SPACE

13

15.0' SETBACK

00.0'

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

MUSPA WAY

15.0' SETBACK

FEMA INFO:

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

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)

PROPOSED LAND USE SUMMARY:

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

*DECKING, SIDEWALK, STAIRS AND SHELL PATH CONSIDERED HARDSCAPE

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	1
COMPACT SPACES (PER LDC SEC. 30-485)		25% OF TOTAL SPACES 25%*15 SPACES = 3.75	3



EMPLOYEE-OWNED.
CLIENT FOCUSED.

Engineering Firm Number: 33200
Surveying Firm License: LB8549

Collier County:
3600 Trill Boulevard, Suite 300
Naples, FL 34108
P: 239.977.3333
F: 239.664.2209

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: August 2024

NO.	DATE	REVISIONS
1	01/10/2024	CITY OF MARCO BOARD COMMENTS
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ACAD FILE NAME:

13720-ME

ABB PROJECT #

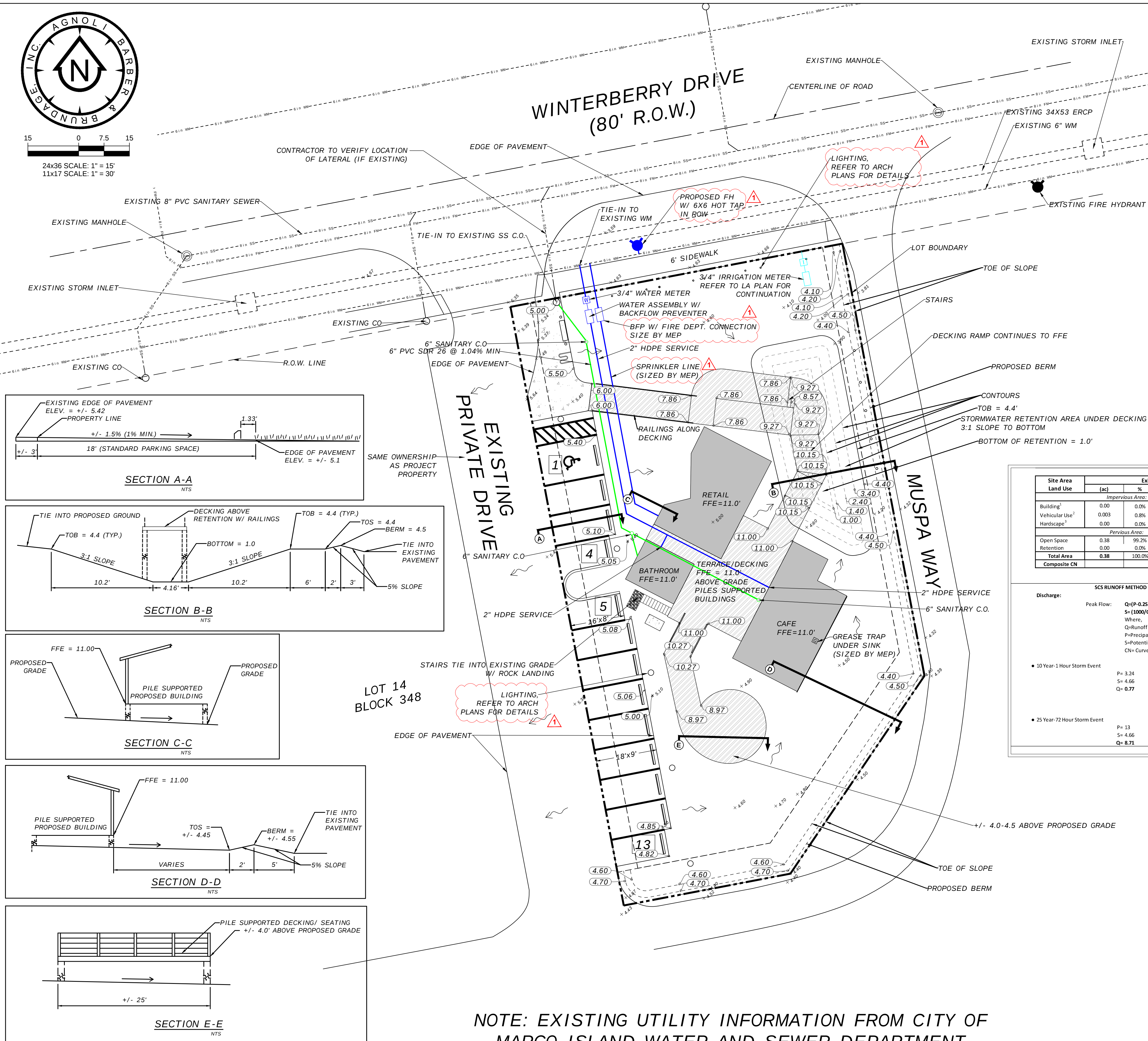
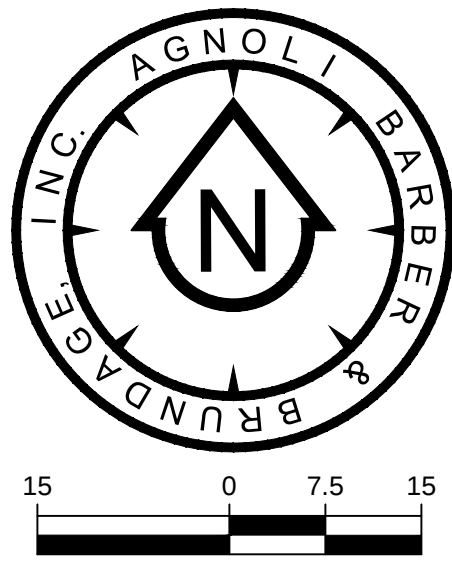
24-0009

PLOT VIEW \ LAYOUT

MSP

SHEET 04
OF 06

ACAD FILE #
13720



SFWM SUMMARY TABLE:	
CONTROL ELEVATION	NAVD
AVG. EX. ELEV.	4.80'
10-YR. 1-HR FLOOD ELEV.	4.89'
25-YR. 72-HR FLOOD ELEV.	5.61'
MIN. PARKING LOT ELEV.	4.79'
FEMA FLOOD ZONE OF BUILDING	AE-1.0.0
BASE FLOOD ELEV. (FFE)	10.0' (04/01/24 MAP)
MIN. FINISHED FLOOR ELEV. (FFE)	11.0'
=BFE + 1.0'	
BASIN AREA	0.38 ACRES
RETENTION REQUIRED	0.048 AC-FT
RETENTION PROVIDED	0.056 AC-FT (PROP.)
RETENTION METHOD	ON SITE DRY RETENTION (PROP.)
RECEIVING WATER	N/A

Water Quality Calculations:

Required:

(per City of Marco Island)

• First 1" Runoff from the Total Site Area

Site Area =	0.38 ac
Volume = 1" x Site Area =	0.032 ac-ft

• 2.5" times Percent Impervious

Impervious Area =	0.17 ac
% Impervious =	45%
2.5" x % Impervious =	1.12 in

Volume = (Total Site) x (2.5" x % Impervious) x (1"/12") =

0.035 ac-ft

• Controlling Stormwater Volume =

0.035 ac-ft

• Additional 50% W.Q. Volume per C.C. GMP =

0.053 ac-ft

=

2308.7 cf

• Required Stormwater Volume =

2308.7 cf

• Provided Stormwater Volume =

2646 cf

PRE VS POST DISCHARGE CALCS

Site Area Land Use	Existing			
	(ac)	%	CN	CN x Area
Impervious Area:				
Building ¹	0.00	0.0%	NA	NA
Vehicular Use ²	0.003	0.8%	98	0.29
Hardscape ³	0.00	0.0%	NA	NA
Pervious Area:				
Open Space	0.38	99.2%	68	25.84
Retention	0.00	0.0%	NA	NA
Total Area	0.38	100.0%		
Composite CN				68

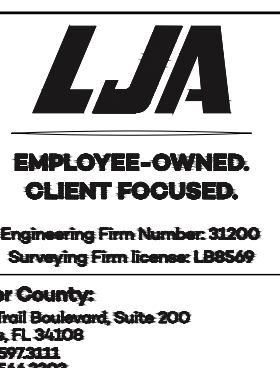
Discharge:		Peak Flow:	Q _p =(P-0.25) ² /(P+0.85)	S _x =(1000/CN)-10	Where:	Q _p =Runoff (in)	P=Precipitation (in)	S _x =Potential maximum retention after runoff begins (in)	CN=Curve Number
• 10 Year-1 Hour Storm Event		P= 3.24		S= 2.93		Q _p 3.56			
• 25 Year-72 Hour Storm Event		P= 13		S= 2.93		Q _p 30.04			

Site Area Land Use	Proposed			
	(ac)	%	CN	CN x Area
Impervious Area:				
Building ¹	0.04	10.5%	95	3.80
Vehicular Use ²	0.003	0.8%	98	0.29
Hardscape ³	0.00	0.0%	NA	NA
Pervious Area:				
Open Space	0.17	44.7%	68	11.56
Retention	0.04	10.5%	95	3.80
Total Area	0.38	100.0%		
Composite CN				77

Discharge:		Peak Flow:	Q _p =(P-0.25) ² /(P+0.85)	S _x =(1000/CN)-10	Where:	Q _p =Runoff (in)	P=Precipitation (in)	S _x =Potential maximum retention after runoff begins (in)	CN=Curve Number
• 10 Year-1 Hour Storm Event		P= 3.24		S= 2.93		Q _p 3.56			
• 25 Year-72 Hour Storm Event		P= 13		S= 2.93		Q _p 30.04			
Difference in Runoff		Existing Q _p	8.71 in	Proposed Q _p	30.04 in	Storage Needed=	1.33 in		
Volume Required=(Total Site) x (1.0") x (1/12")			0.00 ac-ft			180.45 cf			
Volume Provided:			0.06 ac-ft			2646 cf			

FIRE FLOW CALCS

989 Winterberry Drive - Marco Island FIRE SYSTEM ANALYSIS ABB PH: 24-0009	
Available Fire Flow Test Date: 4-24-2024	
Fire Flow Static Pressure (P _s)	= 82 psi
Residual Pressure (P _r)	= 60 psi
Fire Flow @ Residual Pressure (Q)	= 1,776 gpm
Fire Flow Available @ 20 psi	= 3,107 gpm
Minimum Fire Flow Required per NFPA 1 CH. 18.4, Table 18.4.5.2.1	
Building Construction Type (from Architect)	= III-B (per International Building Code)
Building FBC Area (from Architect)	= 1,922 sf
Required Fire Flow	= 1,000 gpm
Design Source Connection Pressure per CCUSM DC Part 2.2.1 A	
Design Demand Flow (D) = PHF + Required Fire Flow	= 1,004 gpm
Design Source Pressure (P _d)	= P _s - P _r - (P _s - P _r) * (D/Q) ^{1.85}
	= 74.3 psi
Available Fire Flow Results Check (Available Flow > Design Demand Flow) =	
	PASS



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

PROJECT NAME:
989 WINTERBERRY DRIVE
DRAWING TITLE:
MASTER ENGINEERING

DESIGNED BY: LJA

DRAWN BY: AJB

CHECKED BY: CHECKED

REVIEWED BY: DAJ

HOR. SCALE: 1" = XXX'

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DATE: August 2024

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ACAD FILE NAME:

13720-ME

ABB PROJECT #

24-0009

PLOT VIEW \ LAYOUT

ME

SHEET 05

OF 06

ACAD FILE #

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NOTE: EXISTING UTILITY INFORMATION FROM CITY OF MARCO ISLAND WATER AND SEWER DEPARTMENT

NO.	DATE	DESCRIPTION
1	01/10/2024	CITY OF MARCO ISLAND COMMENTS
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13720-ME

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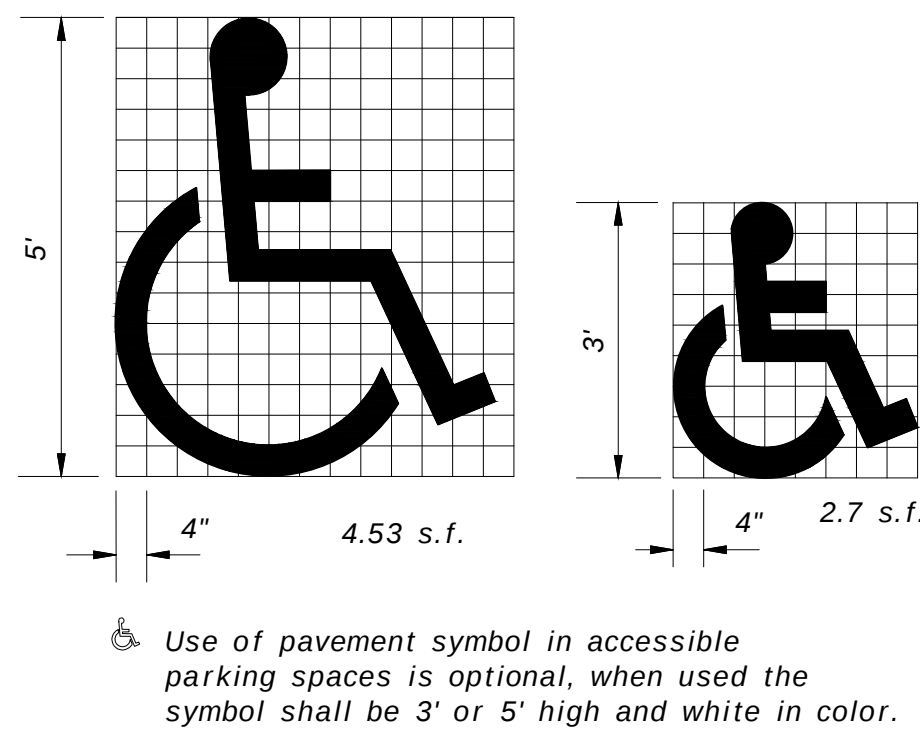
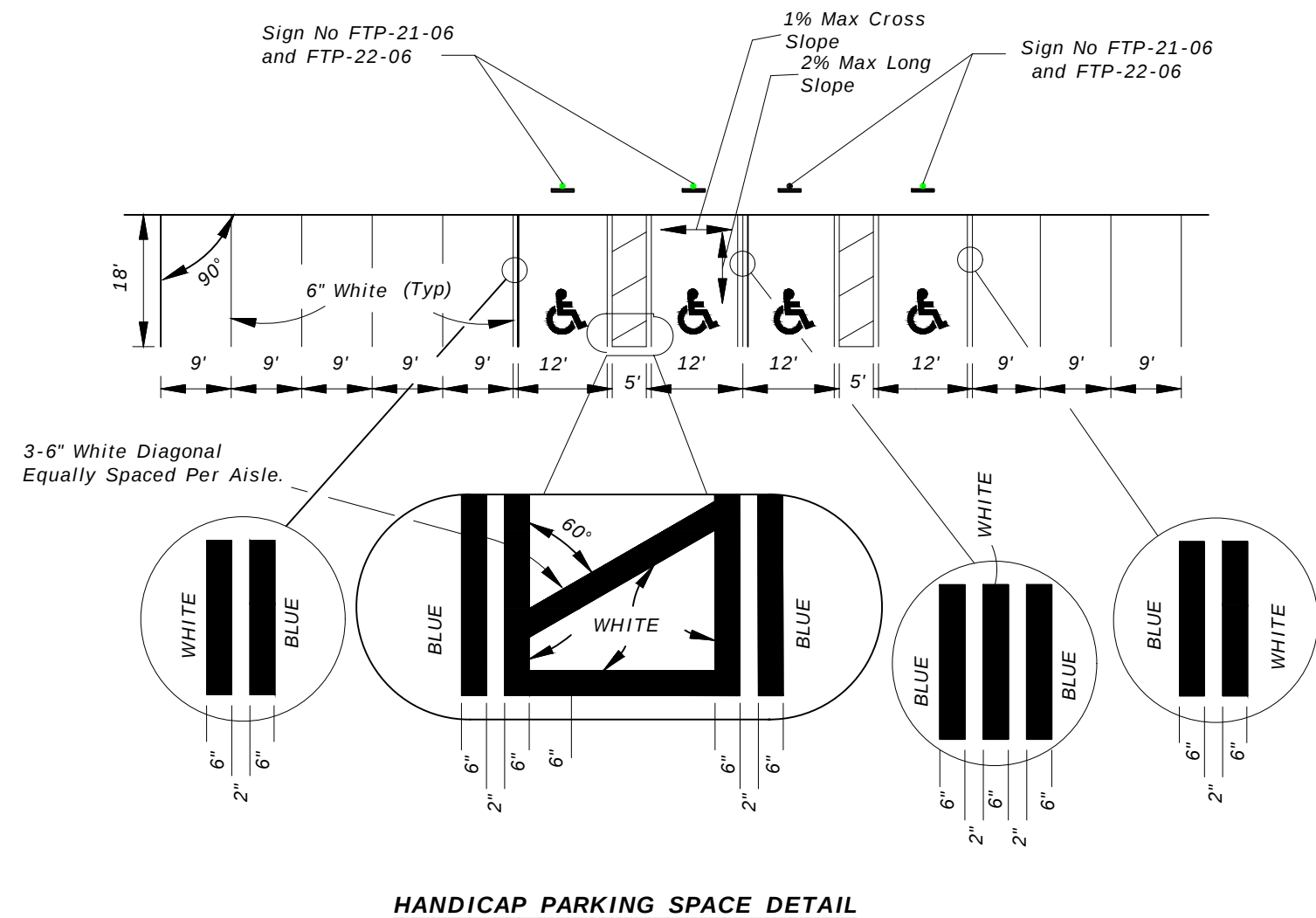
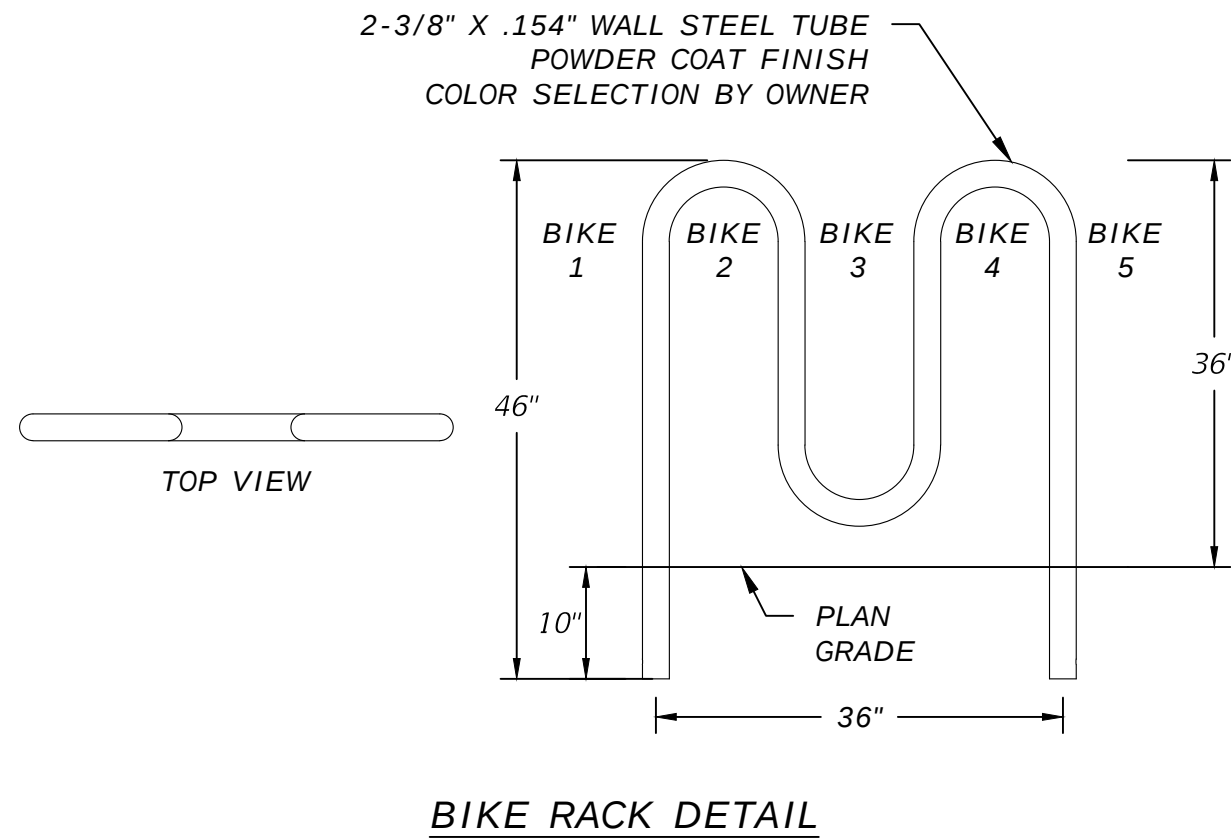
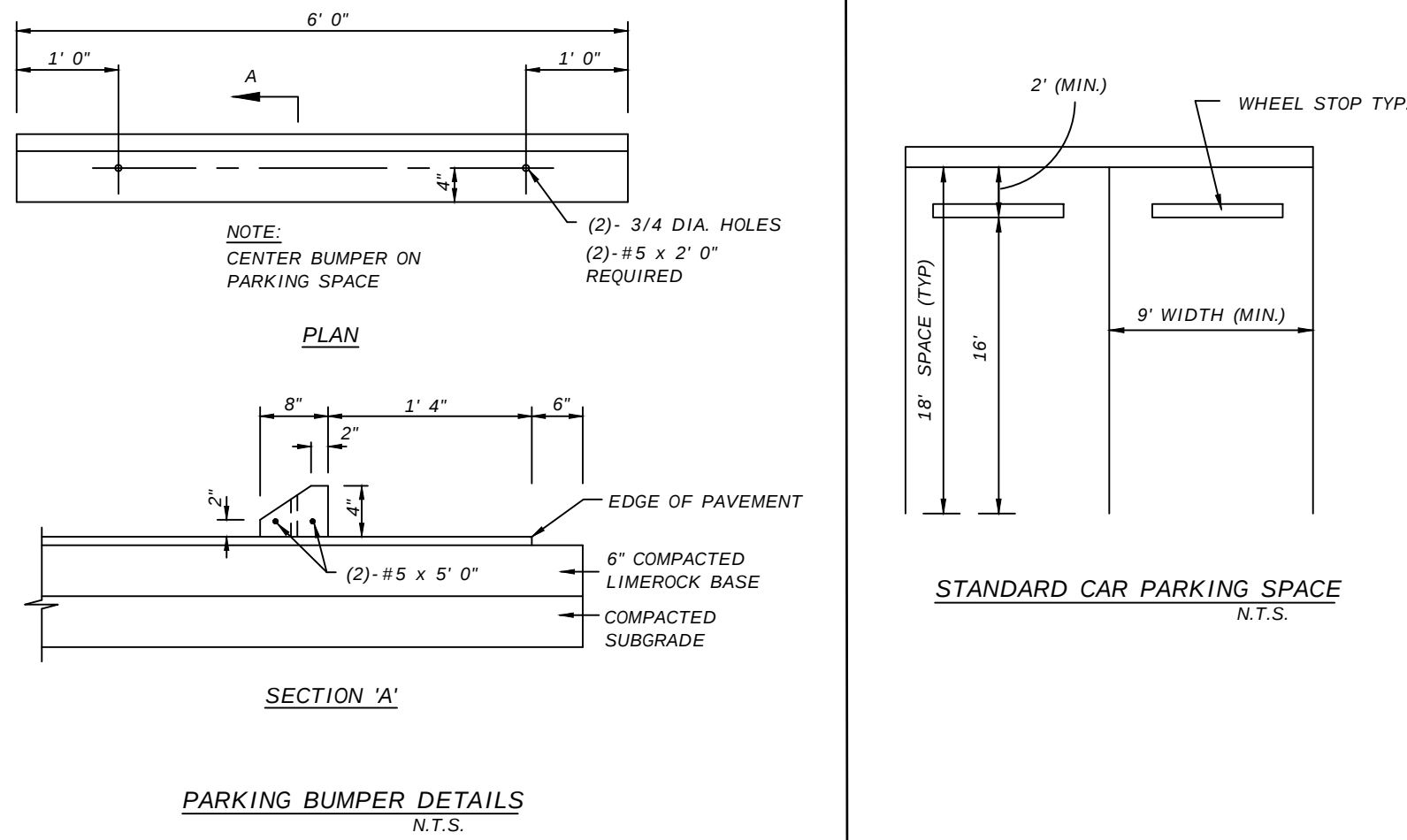
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PLOT VIEW \ LAYOUT

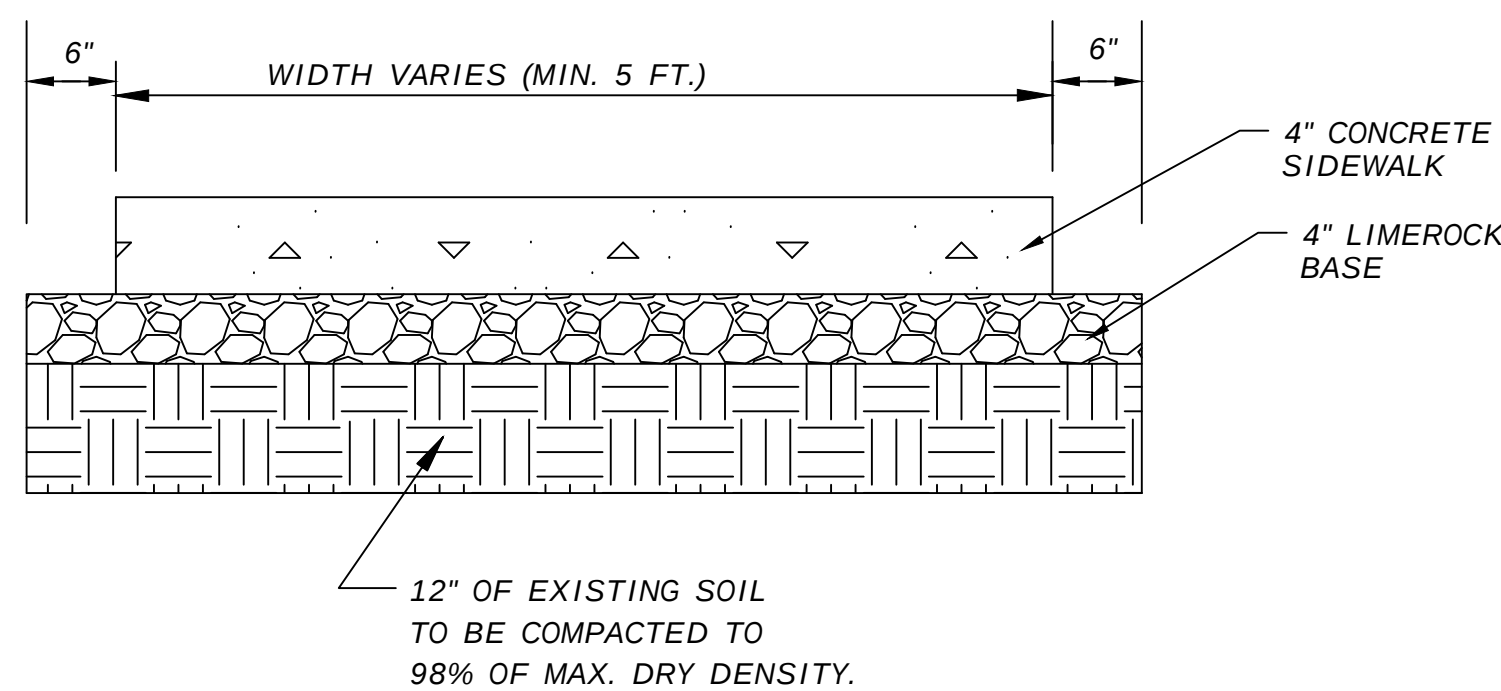
DETAILS

SHEET 06
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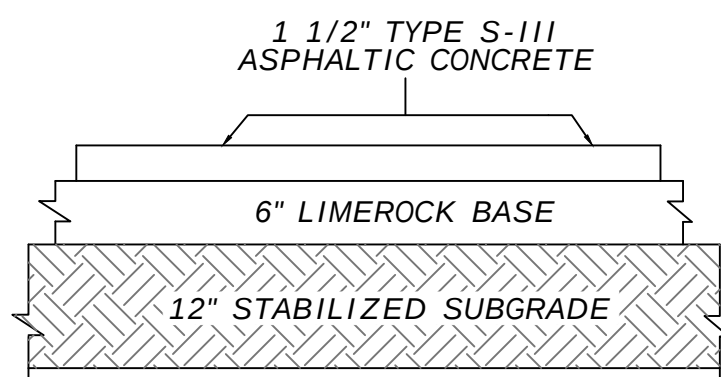


**UNIVERSAL SYMBOL
OF ACCESSIBILITY**



CONCRETE SIDEWALK*
N.T.S.

*NOTE: CONTRACTOR HAS OPTION OF 6" THICK CONCRETE SIDEWALK W/O LIMEROCK BASE REQUIREMENT, 12" STABILIZED SOIL STILL APPLIES



- LIMEROCK BASE MUST BE COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY AND HAVE A MINIMUM LBR OF 100.
- STABILIZED SUBGRADE MUST BE COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY AND HAVE A MINIMUM LBR OF 40 AFTER MIXING.
- ASPHALT TO BE APPLIED IN ONE 1" LIFT.
- LIMEROCK SHALL EXTEND 6" PAST EDGE OF PAVEMENT SUBGRADE SHALL EXTEND 12" PAST EDGE OF PAVEMENT

TYPICAL PAVEMENT SECTION
N.T.S.

