

SITE DEVELOPMENT PLAN AMENDMENT (SDPA) FOR:  
**MARCO ISLAND RACQUET CLUB PARKING**  
 LOCATED IN SECTION 16, TOWNSHIP  
 52 SOUTH, RANGE 26 EAST, COLLIER  
 COUNTY, FLORIDA.

REVIEWING AGENCIES

TELEPHONE:  
 CENTURY LINK  
 6348 NAPLES BLVD  
 NAPLES, FLA. 34109  
 TEL: [239] 596-6200

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

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

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

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

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

WATER MANAGEMENT:  
 SOUTHERN FLORIDA WATER MANAGEMENT DISTRICT  
 2301 MCGREGOR BOULEVARD  
 FORT MYERS, FLA. 33901  
 TEL: [239] 338-2929

PREPARED FOR:  
**CITY OF MARCO ISLAND**  
**50 BALD EAGLE DRIVE**  
**MARCO ISLAND, FL 34145**

PROPERTY ZONING: P, REC

PROPERTY FOLIO NUMBER: 58970160006

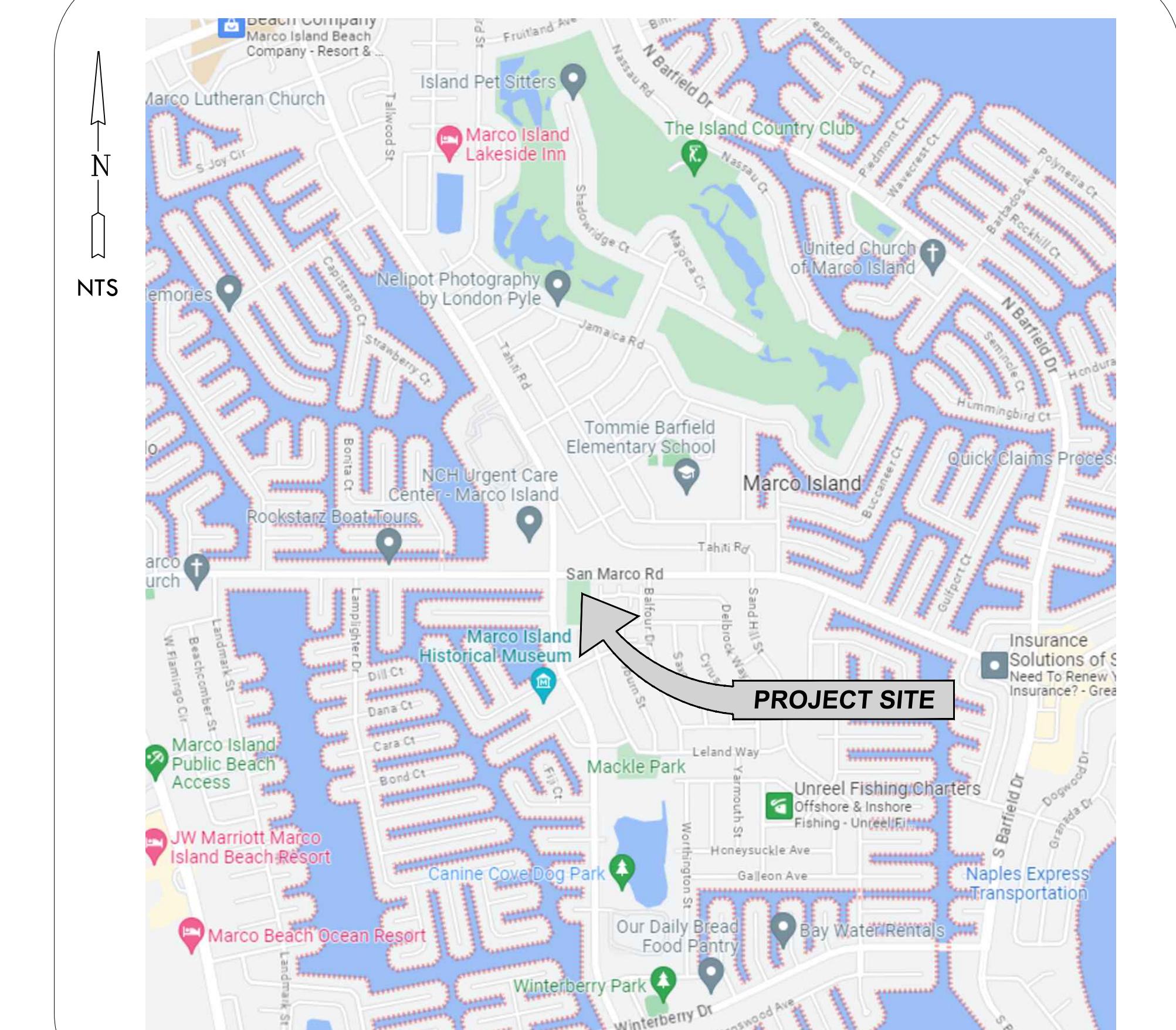
LEGAL DESCRIPTION:

MARCO BCH UNIT 25 THAT PORT OF TR C & THAT  
 PORT OF TR R-A OF REPLAT OF UNIT 25 DESC AS FOLL:  
 BEG NW CNR TR C MARCO BCH UNIT 25, E 275FT ALG S  
 R/W SR-92, S 495FT, W 257.83FT, N 385FT, W 17.17FT, N  
 110FT TO POB OR 917 PG 213

SITE ADDRESS: 1275 SAN MARCO ROAD ISLAND, 34145  
 VICINITY MAP

ABBREVIATIONS

P/L	PROPERTY LINE
C/L	CENTER LINE
±	APPROXIMATE
ELEC	ELECTRIC
ARV	AIR RELEASE VALVE
BOC	BACK OF CURB
TBA	TO BE ABANDONED
TBR	TO BE REMOVED
PBSP	PERMANENT BACTERIAL SAMPLE POINT
TBSP	TEMPORARY BACTERIAL SAMPLE POINT
CV	CHECK VALVE
GV	GATE VALVE
PV	PLUG VALVE
D.E.	DRAINAGE EASEMENT
C.U.E.	COUNTY UTILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.M.E.	MAINTENANCE EASEMENT
R.O.W.	RIGHT-OF-WAY
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FM	FORCE MAIN
WM	WATER MAIN
EFF	EFFLUENT LINE
S.S.M.	GRAVITY SANITARY SEWER MAIN
W.S.	WATER SERVICE
S.S.L.	GRAVITY SANITARY SEWER LATERAL
PIV	POINT INDICATOR VALVE
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
ML	MANHOLE
DL	STORM DRAINAGE STRUCTURE
RD	ROOF DRAIN
YD	YARD DRAIN
PS	PUMP STATION
CS	CONTROL STRUCTURE
HW	HEADWALL
CO	CLEAN OUT
F.F.E	FINISHED FLOOR ELEVATION
L.S.P.A	LITTORAL SHELF PLANTING AREA
BLDG	BUILDING
RED.	REDUCER



SHEET INDEX	
SHEET NO.	SHEET TITLE
01	COVER SHEET
02	LEGENDS, ABBREVIATIONS, GENERAL & SPECIAL NOTES
03	EXISTING CONDITIONS & DEMOLITION PLAN
04	MASTER SITE PLAN
05	ENGINEERING PLAN
06	SEDIMENT CONTROL PLAN
07	CONSTRUCTION DETAILS
08	2025 AERIAL OVERLAY



CLIENT NAME:	CITY OF MARCO ISLAND 50 BALD EAGLE DRIVE MARCO ISLAND, FL 34145		
PROJECT NAME:	MARCO ISLAND RACQUET CLUB PARKING		
DRAWING TITLE:	COVER SHEET		
DESIGNED BY:	LJA		
DRAWN BY:	MB		
CHECKED BY:	DAB		
REVIEWED BY:	JAC		
DATE:	September 2025		
DATUM:	NAVD		
NO. DRAWS:	1		
NO. REVIEWS:	1		
NO. CHECKED:	1		
NO. DRAWN:	1		
NO. DESIGNED:	1		
ACAD FILE NAME:	14100 - CVR		
LJA PROJECT #:	25-0127		
PLOT VIEW \ LAYOUT:	01-CVR		
SHEET:	01	OF	08
ACAD FILE #:	14110		

**LJA**  
 EMPLOYEE-OWNED.  
 CLIENT FOCUSED.  
 Engineering Firm Number: 31200  
 Surveying Firm License: LBM569  
 Collier County:  
 2400 Trill Boulevard, Suite 200  
 P.O. Box 112323  
 F: 2395642203

# ARCO ISLAND RACQUET CLUB

## PARKING

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CT NAME: \_\_\_\_\_

ING TITLE: \_\_\_\_\_

LEGENDS, ABBREVIATIONS,  
GENERAL & SPECIAL NOTES

14100 - CVR

25-0127

## 02-NOTES

SHEET 02  
OF 08

14110

**FIRE PROTECTION NOTES:**

1. THE FIRE PROTECTION WATER SUPPLY, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND IN SERVICE PRIOR TO PLACING COMBUSTIBLE BUILDING MATERIALS ON SITE.
2. FIRE HYDRANTS SHALL BE MARKED IN A UNIFORM MANNER APPROVED BY THE LOCAL FIRE DISTRICT.
3. FIRE HYDRANTS SHALL BE INSTALLED WITHIN THREE FEET OF THE CURB LINE OF A FIRE LANE, STREET, OR PRIVATE STREET WHEN INSTALLED ALONG SUCH ACCESS WAYS.
4. FIRE HYDRANTS SHALL NOT BE OBSTRUCTED VISUALLY OR FUNCTIONALLY BY VEGETATION. CLEARANCE OF 3 FEET TO SIDES AND REAR AND CLEAR TO STREET SHALL BE MAINTAINED.
5. A SEPARATE PERMIT IS REQUIRED PRIOR TO INSTALLATION OF ANY FIRE LINE.
6. INSTALLATION OF ALL UNDERGROUND FIRE LINES SHALL COMPLY WITH THE MOST CURRENT EDITION OF NFPA 24.
7. UNDERGROUND FIRE LINES SHALL BE INSTALLED BY AN APPROPRIATELY CERTIFIED FIRE SPRINKLER CONTRACTOR OR A TYPE V UNDERGROUND CONTRACTOR AS DEFINED AND OUTLINED IN 633.021, 633.521 AND 633.539 F.S. PRIOR TO ACCUMULATION OF COMBUSTIBLE BUILDING MATERIALS ON SITE, PROPOSED FIRE HYDRANTS MUST BE OPERABLE AND ABLE TO PROVIDE MINIMUM FIRE FLOWS, AND IMPROVED STABILIZED EMERGENCY APPARATUS ACCESS WAYS (MIN. 20' WIDE) MUST BE AVAILABLE TO WITHIN 100' OF STRUCTURES.
8. PER NFPA 24 (CURRENT ED.) 10.4.4, PIPE UNDER DRIVEWAYS SHALL BE BURIED AT A MINIMUM DEPTH OF 3 FT (0.9 M).

## 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 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 CITY OF MARCO ISLAND SHALL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF ALL ON-SITE DRAINAGE AND WATER MANAGEMENT FACILITIES.
12. THE CITY OF MARCO ISLAND SHALL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE 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.

## 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 6-301 TO 6-500).
  - 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 OF THE 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 CITY MANAGER OR DESIGNEE.
2. WHEN THE RETENTION OF SINGLE TREES IS REQUIRED BY THE CITY LAND DEVELOPMENT CODE, A PROTECTIVE BARRIER 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 CITY 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 CITY MANGER 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 CITY MANAGER OR DESIGNEE.

## 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 MINIMUM CROSS SLOPE OF 1 PERCENT, MAXIMUM 2 PERCENT, A MAXIMUM 5 PERCENT SLOPE IN DIRECTION OF TRAVEL, AND THE SLOPE SHALL SHED WATER AWAY FROM THE BUILDING.
9. A PERMIT TO PERFORM WORK AND/OR MAINTENANCE IN PUBLIC RIGHT-OF-WAY IS REQUIRED FOR WORK WITHIN THE ROADWAY R.O.W
10. ALL PROHIBITED EXOTIC VEGETATION SHALL BE REMOVED FORM THE SITE AND IT SHALL BE MAINTAINED FREE OF EXOTICS IN PERPETUITY.

**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 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. ENVIROFENCE) ALONG THE LIMITS OF CLEARING OF THE EXISTING VEGETATION TO REMAIN ON SITE. THIS FENCE SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

LJA

EMPLOYEE-OWNED.  
CLIENT FOCUSED.  
Engineering Firm Number: 31200  
Surveying Firm License: LB9569

Collier County:  
2400 Trill Boulevard, Suite 200  
P: 239-263-2221  
F: 239-264-2203

NOTE:  
SURVEY FROM DAGOSTINO & WOOD, INC.  
JOB NUMBER: 19017  
COMPUTER FILE: 20017.DWG  
SURVEY DATE: 01/23/2020  
SIGNATURE DATE: 01/23/2020



EXISTING LAND USE SUMMARY:		
	AC.	%
BUILDING AREA	0.075	2.5
VEHICLE USE AREA	0.447	15.0
PATHWAYS/HARDSCAPE	0.270	9.1
CAT COURTS	0.972	32.7
HARDCOURTS	0.397	13.4
TOTAL IMPERVIOUS AREA	2.161	72.7
OPEN / GREEN SPACE	0.812	27.3
TOTAL PERVIOUS AREA	0.812	27.3
TOTAL SITE AREA	2.973	100

CITY OF MARCO ISLAND  
50 BALD EAGLE DRIVE  
MARCO ISLAND, FL 34145

CLIENT NAME:

PROJECT NAME: MARCO ISLAND RACQUET CLUB

DRAWING TITLE: PARKING

DRAWING #: 25-0127

DESIGNED BY: LJA

DRAWN BY: MB

CHECKED BY: DAB

REVIEWED BY: JAC

DATE: September 2025

DATUM: NAVD

N:

S:

E:

W:

R:

L:

R:

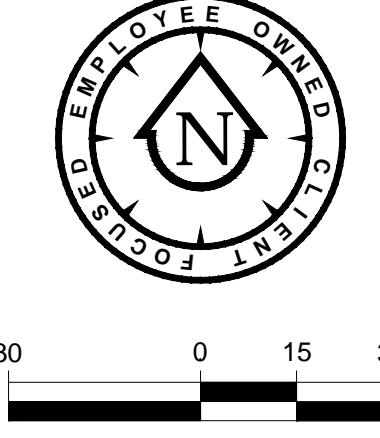
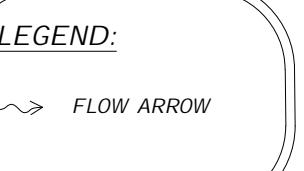
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SWFWMD SUMMARY TABLE:		
FEMA FLOOD ZONE	AE-8	
BASE FLOOD ELEV.	8.0 FT-NAVD	
MIN. FINISHED FLOOR ELEV.	9.0 FT-NAVD	
CONTROL ELEV.	±1.3 FT-NAVD	

#### WATER QUALITY CALCULATION:

##### OVERALL WATER QUALITY (PRE VS. POST)

REQUIRED WO VOL:	PRE	POST
- FIRST 1" RUNOFF FROM SITE		
PROJECT SITE AREA (AC)	2.973	2.973
IMPERVIOUS AREA (AC)	2.161	2.176
% IMPERVIOUS	72.7%	73.2%
2.5" X % IMPERVIOUS (IN)	1.82	1.83
REQUIRED VOLUME (AC-FT)	0.450	0.453
CF	19.611	19.747
CONTROLLING WO VOL. (AC-FT)	0.450	0.452
75% FOR DRY DETENTION (AC-FT)	0.338	0.339
ADDITIONAL 50% VOL. (AC-FT)	0.506	0.508
ADDITIONAL WO VOL. REQUIRED FOR POST>=PRE	0.002 AC-FT	(71 CF)

PROVIDED WO VOL:  
PROVIDED IN PROP. DRY DETENTION AREA = 0.005 AC-FT  
(213.5 CF)  
NOTE: DETENTION STORAGE DEPTH FROM ELEV. 5.50 to 5.80 FT-NAVD

##### PRE-TREATMENT VOLUME

REQUIRED PRE-TREATMENT VOL:	PRE	POST
- FIRST 1" OF ADDITIONAL IMPERVIOUS AREA		
ADDITIONAL IMPERVIOUS AREA	0.007 AC	0.007 AC
REQUIRED VOLUME	= $\frac{1}{2} \times 0.007 \text{ AC}$	= $\frac{1}{2} \times 0.003 \text{ AC-FT}$ (13 CF)
REQUIRED VOLUME	0.001 AC-FT	(44 CF)
CONTROLLING PRE-TREATMENT VOL	0.001 AC-FT	(44 CF)

PROVIDED PRE-TREATMENT VOL:  
PROVIDED IN PROP. DRY RETENTION AREA = 0.003 AC-FT  
(145.3 CF)  
NOTE: RETENTION STORAGE DEPTH FROM ELEV. 5.00 to 5.50 FT-NAVD

##### HATCHING LEGEND:

EXISTING BUILDING	ROUNDS
EXISTING CONCRETE	....
EXISTING BRICK PAVER	....
EXISTING ASPHALT	....
EXISTING CLAY TENNIS COURTS	....
EXISTING PICKLEBALL COURTS	....
PROP. ASPHALT	....
PROP. ASPHALT OVERLAY	....

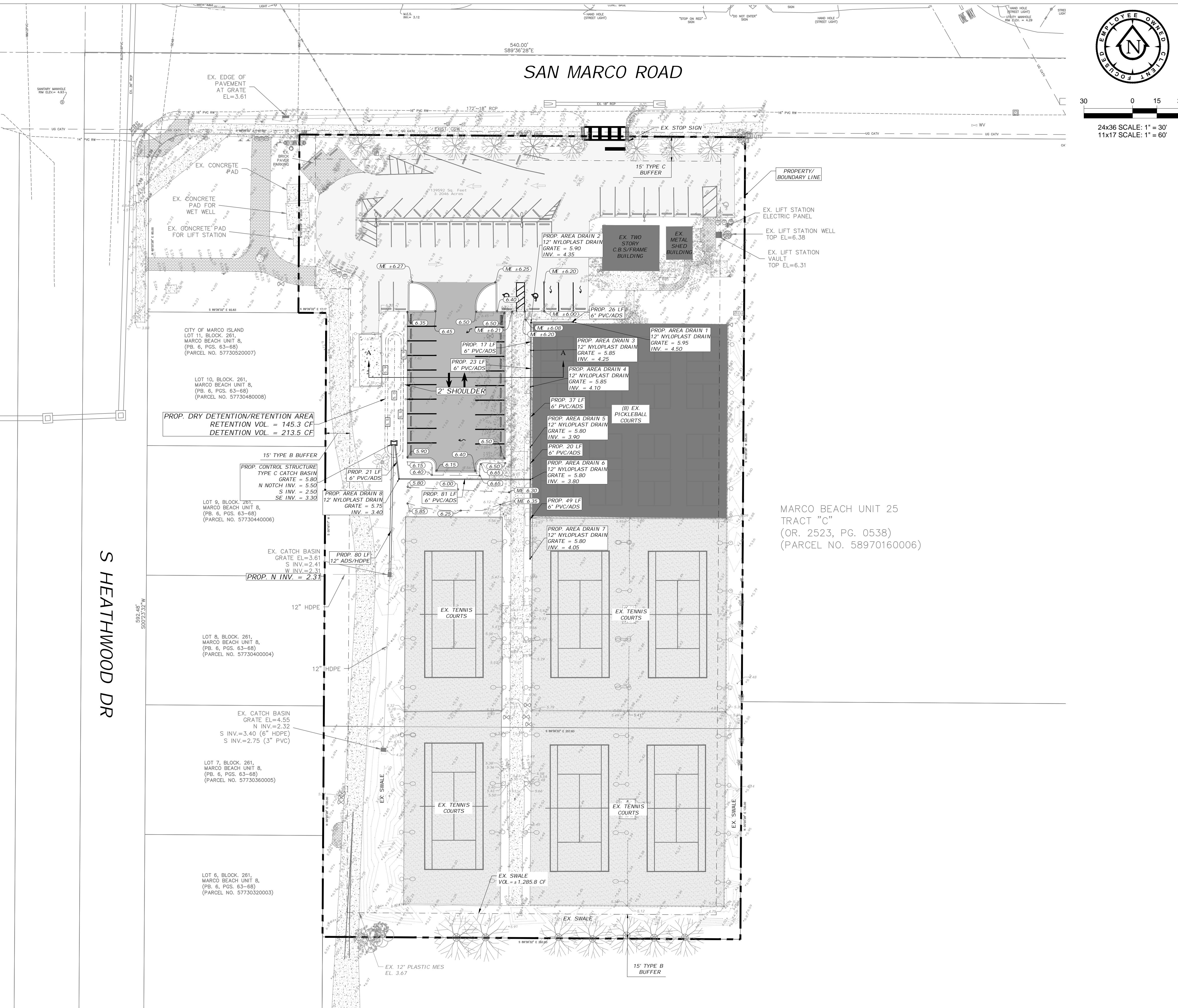
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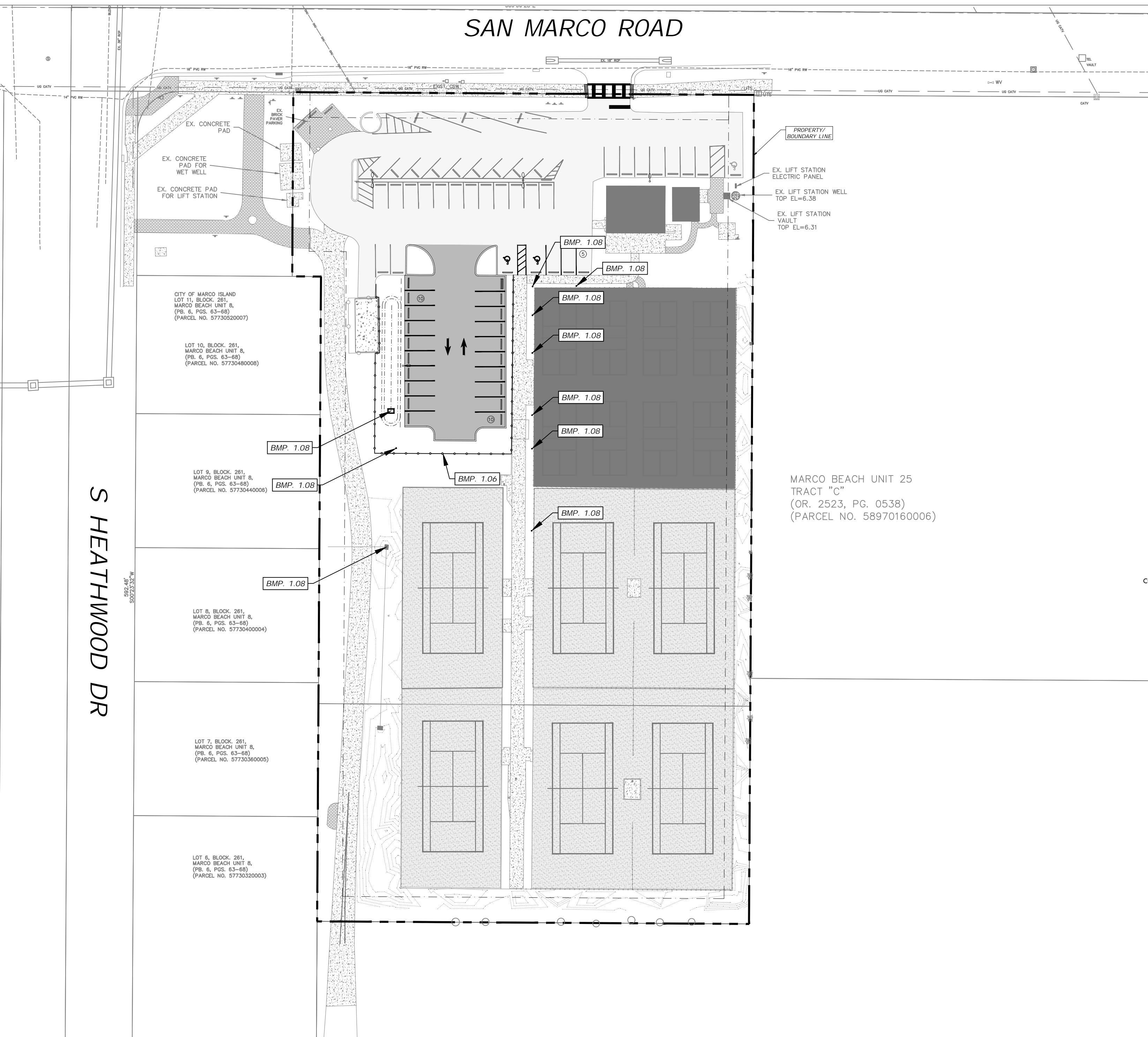
LJA PROJECT #: 25-0127

PLOT VIEW \ LAYOUT

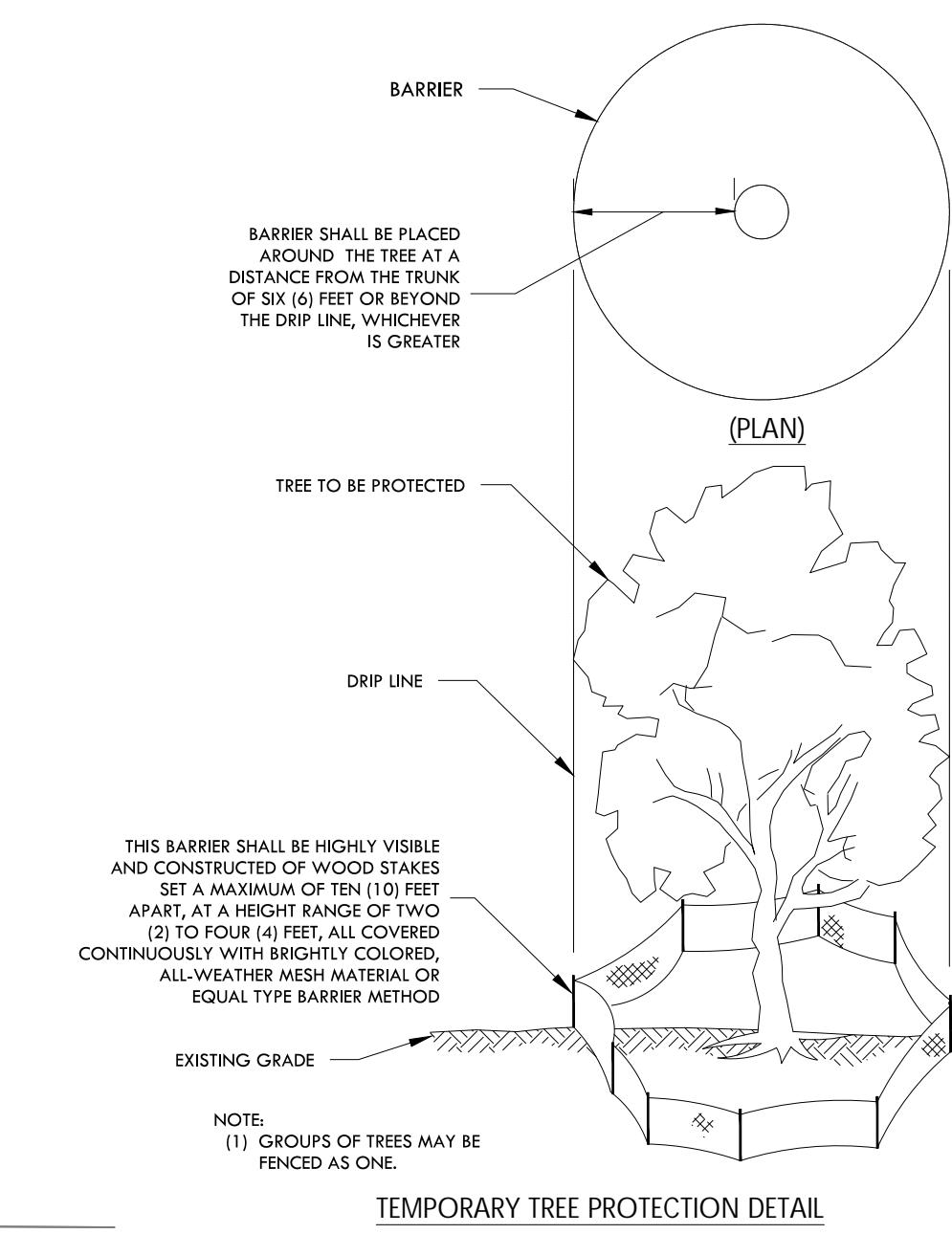
05-ENGPLAN

SHEET 05 OF 08  
ACAD FILE # 14110

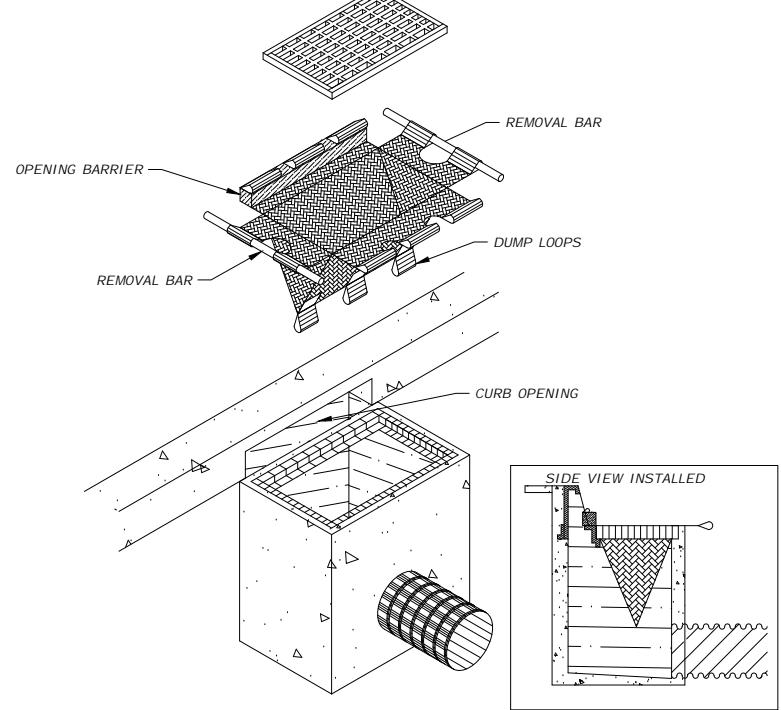




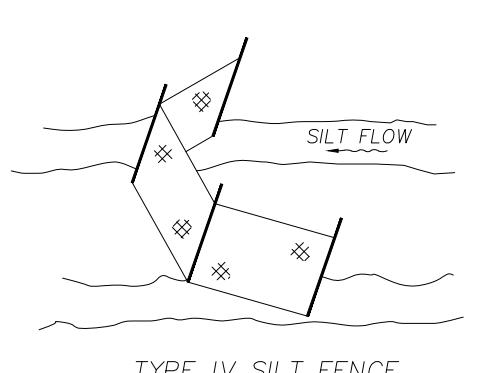
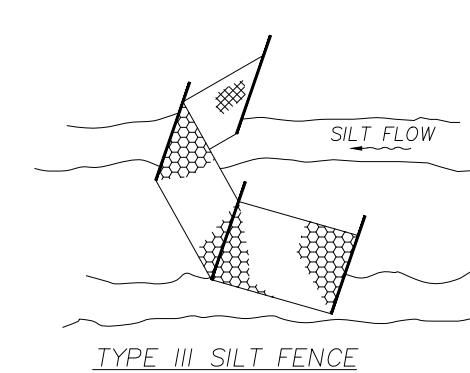
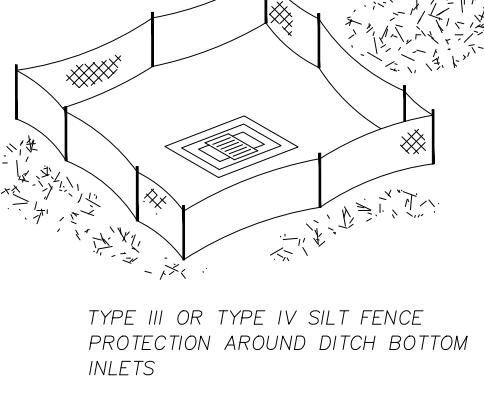
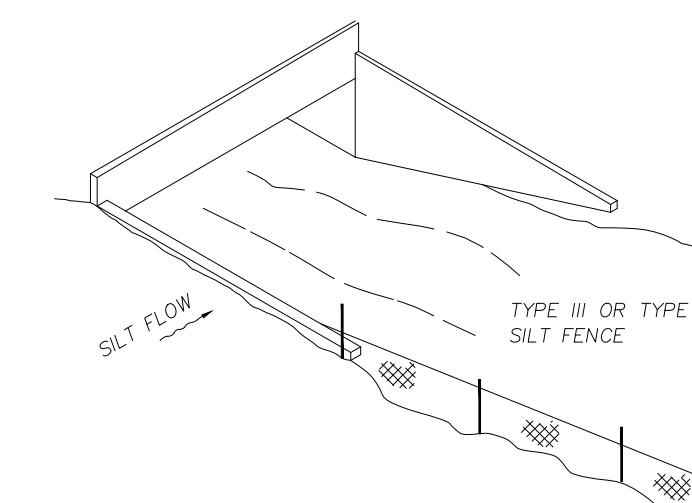
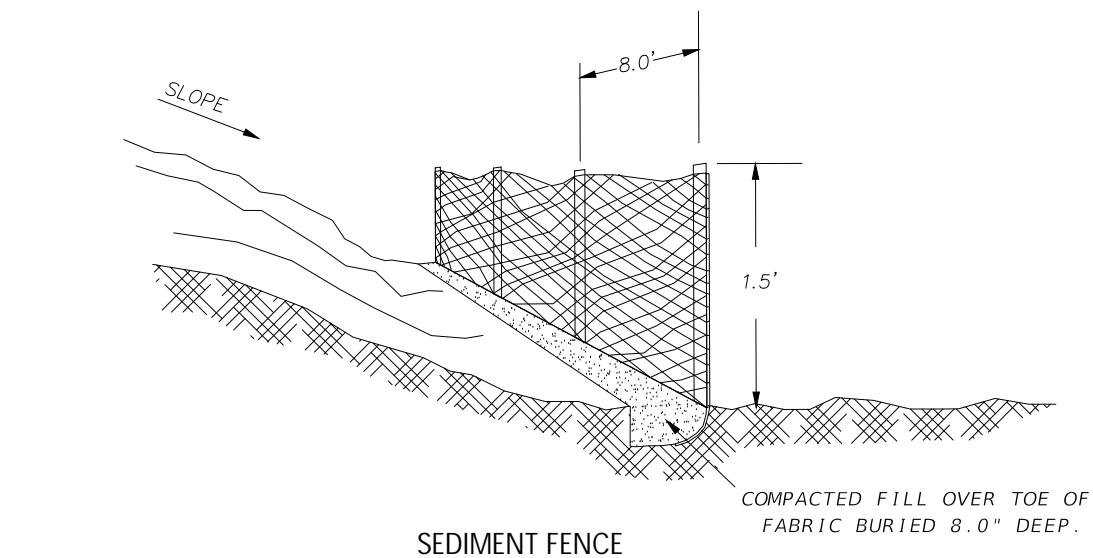
30  
0  
15  
30  
24x36 SCALE: 1" = 30'  
11x17 SCALE: 1" = 60'



TEMPORARY TREE PROTECTION DETAIL  
NTS



INLET INSERT SEDIMENT CONTAINMENT SYSTEM  
BMP 1.08



NOTE:  
SPACING FOR TYPE III AND TYPE IV FENCES TO BE IN ACCORDANCE  
WITH CHART I, SHEET 1 OF 3 AND DITCH INSTALLATIONS AT  
DRAINAGE STRUCTURES SHEET 2 OF 3.

SILT FENCE APPLICATIONS

PROJECT NAME:	MARCO ISLAND RACQUET CLUB	
DRAWN BY:	PARKING	
DRAWN BY:	MB	
CHECKED BY:	DAB	
REVIEWED BY:	JAC	
DATE:	September 2025	
DATUM:	NAVD	
IV:	.....	
III:	.....	
II:	.....	
IV:	.....	
REVISIONS:	.....	
NO. DATE:	.....	
LJA PROJECT #:	14100 - ME	
PLOT VIEW \ LAYOUT:	25-0127	
06-EROSION CTRL:	06	
SHEET OF:	06	08
ACAD FILE #:	14110	

