

CONTRACT DOCUMENTS

For the construction of the

City of Marco Island Public Works

New Office and Storage

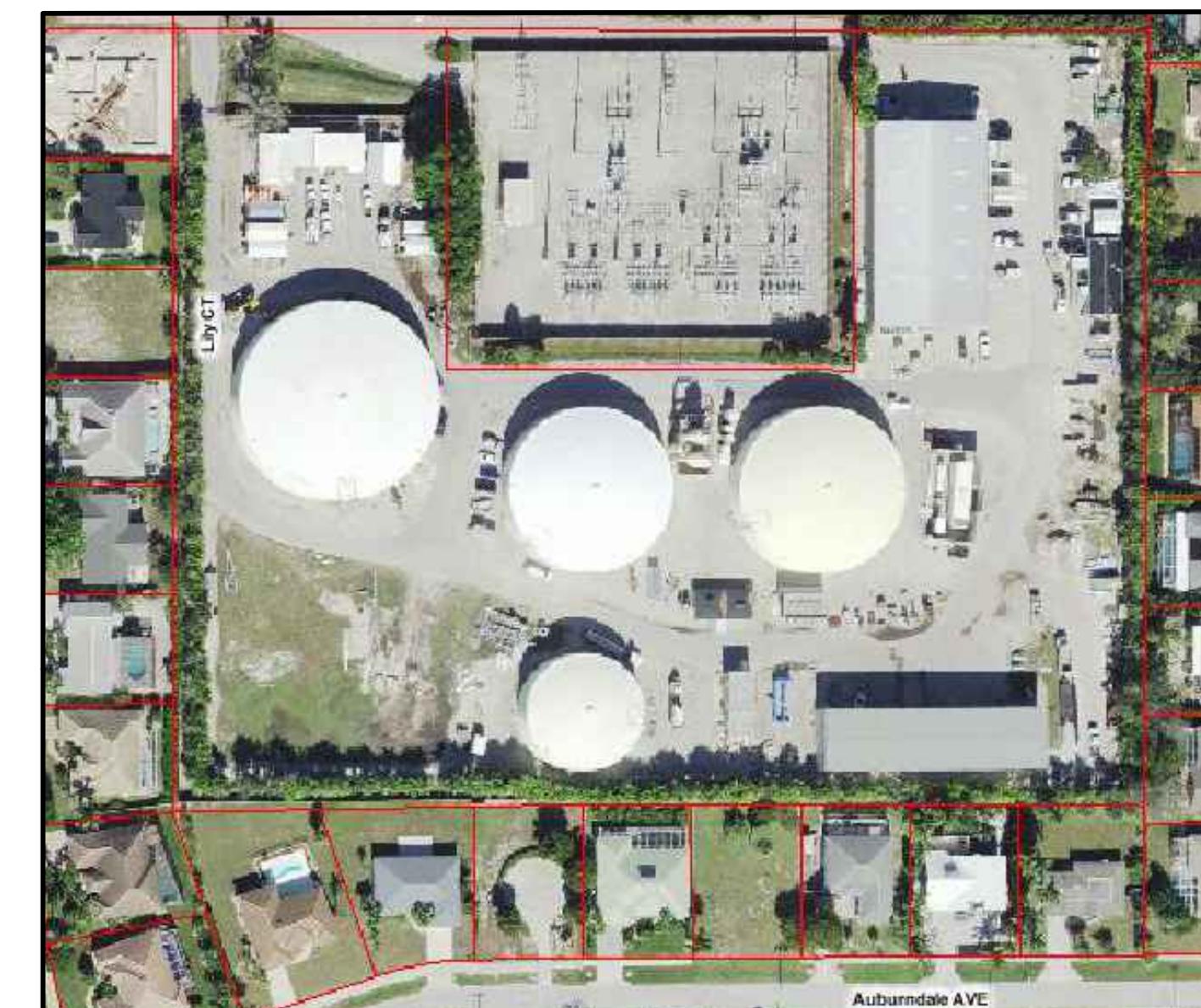
PERMIT SET

ADDRESS: 415 LILY COURT
MARCO ISLAND, FL 34145

LEGAL: MARCO BEACH UNIT 25
TRACT G

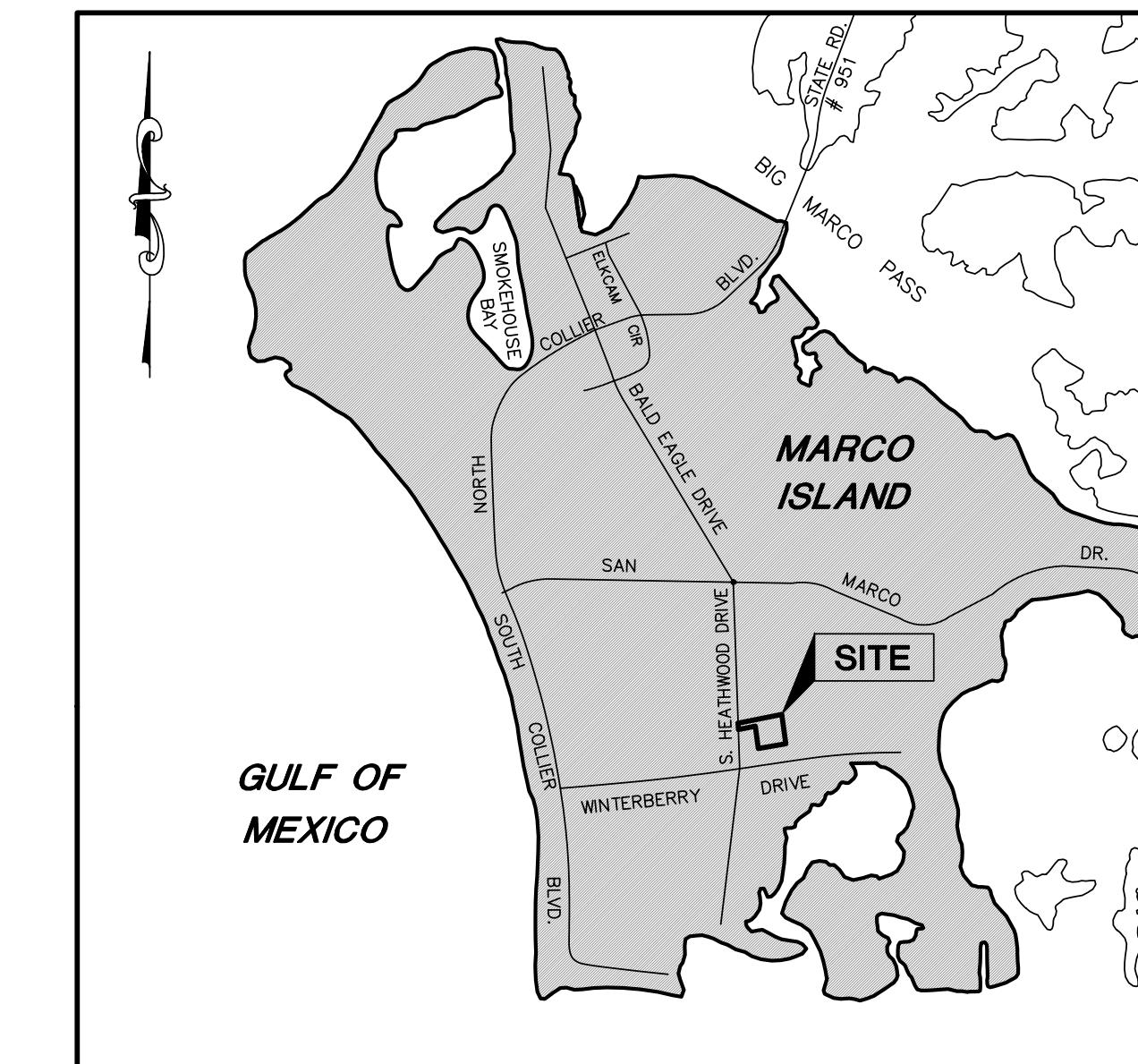
OWNER: CITY OF MARCO ISLAND
50 BALD EAGLE DRIVE
MARCO ISLAND, FL 34145

AGENT: MARTIN D. PINCKNEY, P.E.
AMERICAN ENGINEERING CONSULTANTS
OF MARCO ISLAND, INC.
573 BALD EAGLE DRIVE
MARCO ISLAND, FL 34145
PHONE NUMBER: 239-394-1697



AERIAL VIEW

N



LOCATION MAP:

N T

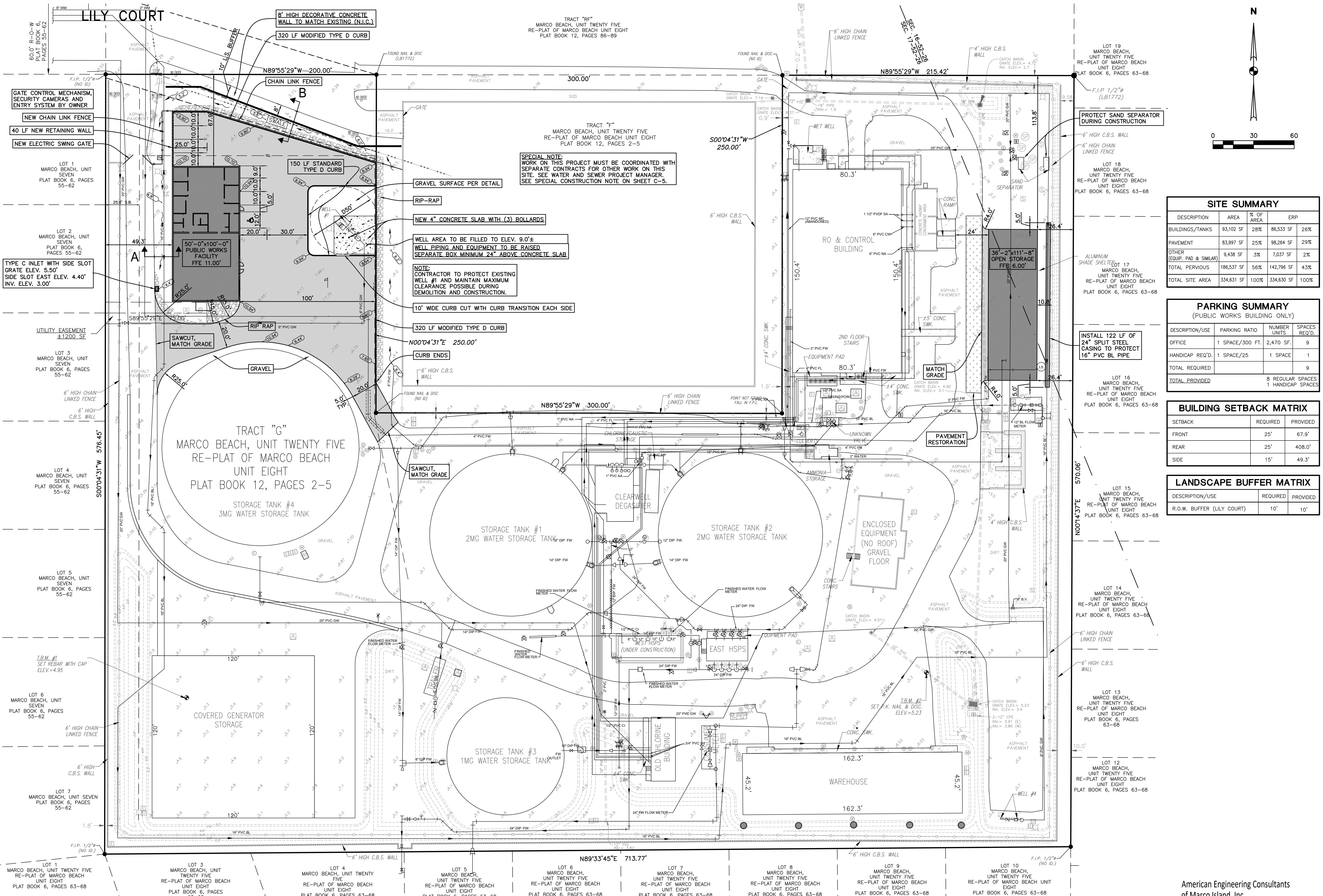
PROJECT DATA	
NEW OFFICES AND STORAGE BUILDING	
TYPE OF CONSTRUCTION PER THE FBC 8TH EDITION TABLE 602-TYPE IIB	
FULLY SPRINKLERED PER NFPA 13	
OCCUPANCY CLASSIFICATION PER FFPC EIGHTH EDITION-BUSINESS AND STORAGE	
TOTAL SQUARE FOOTAGE	
CONDITIONED	4,754 S.F.
NON-CONDITIONED	0 S.F.
NEW COVERED OPEN STORAGE	
TYPE OF CONSTRUCTION PER THE FBC 8TH EDITION TABLE 602-TYPE IIB	
NON SPRINKLERED	
OCCUPANCY CLASSIFICATION PER FFPC EIGHTH EDITION-STORAGE	
TOTAL SQUARE FOOTAGE	
CONDITIONED	0 S.F.
NON-CONDITIONED	4,100 S.F.

Civil Drawings

AMERICAN ENGINEERING CONSULTANTS OF MARCO ISLAND, INC.

AEC Project No. 10383-003-01

MARCH 2025



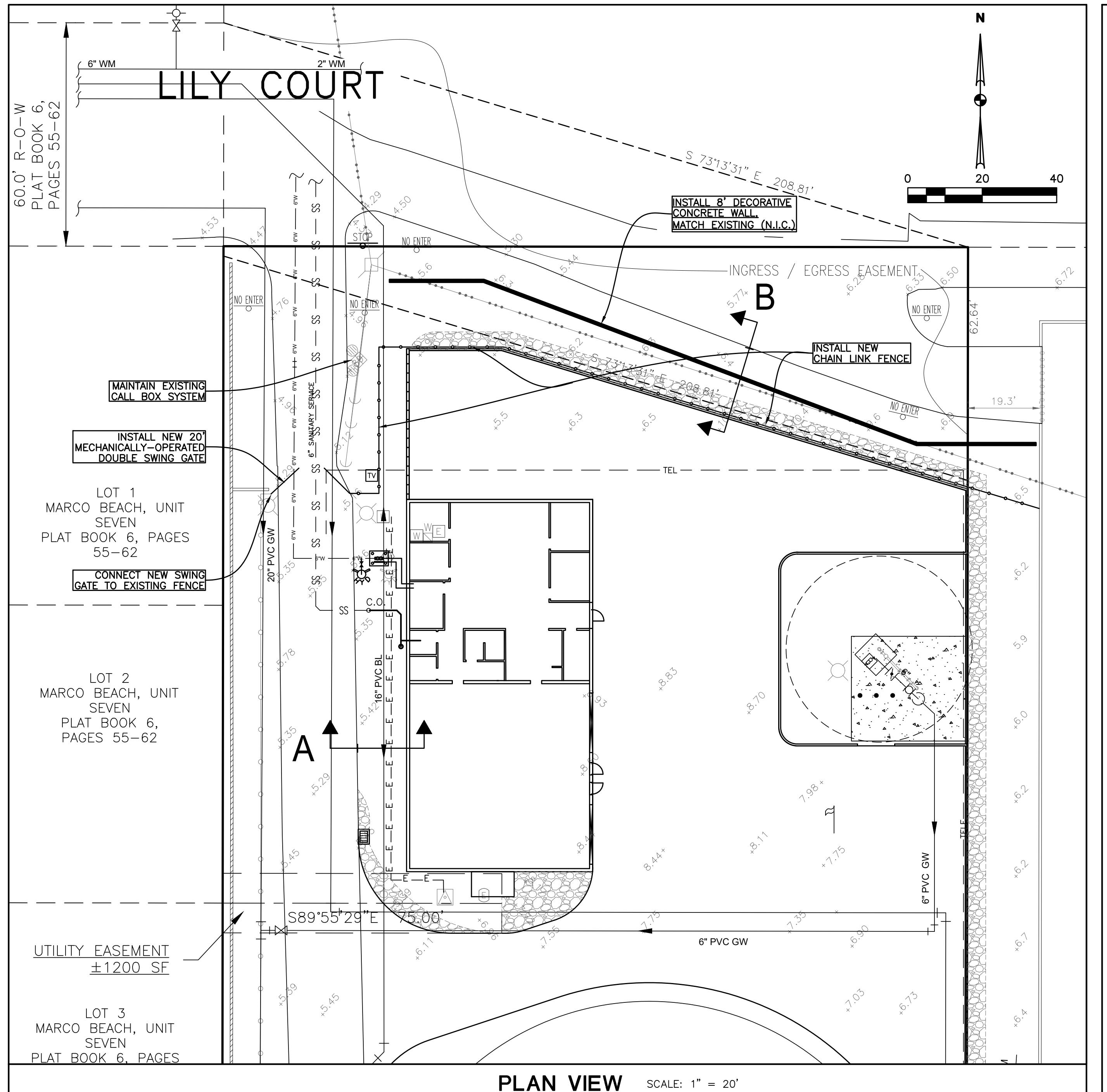
SITE PLAN

SCALE: 1" = 30'

American Engineering Consultants
of Marco Island, Inc.
73 Bald Eagle Drive, Marco Island FL 34145
Phone: 239-394-1697
Certificate of Authorization Number : 26446

C-3

JECT NO. 10383-003-0



SPECIAL CONSTRUCTION NOTES

- ALL GENERAL CONSTRUCTION NOTES ON SHEET C-1 ARE APPLICABLE UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS PLANT WILL BE IN CONTINUOUS OPERATION DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION STAGING AND ACTIVITIES WITH THE MARCO ISLAND WATER AND SEWER PROJECT MANAGER TO MINIMIZE BOTH IMPACTS TO PLANT OPERATIONS AND DELAYS TO THE WORK.

THE CONTRACTOR'S ATTENTION IS CALLED TO THE FACT THAT THERE ARE MANY UNDERGROUND PIPES, CONDUITS, AND CABLES THROUGHOUT THE PROJECT WHICH ARE ESSENTIAL TO PLANT OPERATION. MOST CANNOT BE RELOCATED. REASONABLE CARE HAS BEEN GIVEN TO SHOWING UNDERGROUND FACILITIES BASED ON AVAILABLE INFORMATION. HOWEVER, IT IS EXPECTED THAT CONFLICTS BETWEEN EXISTING AND PROPOSED INFRASTRUCTURE WILL OCCUR. THE CONTRACTOR SHALL USE A COMBINATION OF AVAILABLE RECORD DRAWINGS, TECHNICAL MEANS, AND EXPLORATORY DIGGING PRIOR TO BEGINNING CONSTRUCTION OF EACH PORTION OF THE STORMWATER SYSTEM. DISCREPANCIES AND CONFLICTS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS TO DESIGN MAY BE ACCOMPLISHED.

EXTREME CAUTION MUST BE USED FOR ALL EXCAVATION. TOOTHED BUCKETS ARE PROHIBITED FOR ALL BACKHOES, TRENCHERS, AND EXCAVATORS UNLESS APPROVED BY WATER AND SEWER PROJECT MANAGER. USE HAND DIGGING AS NECESSARY TO PROTECT PIPES, CONDUITS, CABLES.

CPP REFERS TO SMOOTH-INTERIOR CORRUGATED POLYETHYLENE PIPE WITH WATER-TIGHT JOINTS, UNLESS OTHERWISE NOTED. IN SOME CASES FLEXIBLE CORRUGATED POLYETHYLENE PIPE MAY BE USED TO GET AROUND OBSTRUCTIONS WHEN APPROVED BY ENGINEER. USE ONLY MANUFACTURER'S SPECIFIED FITTINGS AND INSTALLATION METHODS.

IN MANY CASES VALVE BOXES OR OTHER UNDERGROUND VAULTS ARE IN AREAS WHERE WALKS OR PAVEMENTS ARE TO BE CONSTRUCTED. SMALLER BOXES OR MANHOLE COVERS ARE TO BE ADJUSTED TO THE NEW GRADE. WHERE IT IS NOT PRACTICAL TO ADJUST BOX OR VAULT GRADE, NEW SURFACE SHALL MATCH GRADE OF VAULT UNLESS OTHERWISE DIRECTED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.

EXISTING GRADES SHOWN ARE FROM TOPOGRAPHIC SURVEYS OF RECORD. PRIOR CONSTRUCTION MAY HAVE ALTERED EXISTING GRADES IN SOME AREAS. CONTRACTOR SHALL VERIFY EXISTING GRADES WHERE SUCH GRADES ARE CRITICAL TO DETERMINING REQUIRED FILL OR EXCAVATION QUANTITIES.

EXISTING PIPE INVERT ELEVATIONS SHOWN ARE FROM TOPOGRAPHIC SURVEYS OR RECORD. CONTRACTOR SHALL VERIFY INVERT ELEVATIONS SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN IF NECESSARY.

PROPOSED GRADES SHOWN ARE INTENDED TO PROVIDE THE MINIMUM AND MAXIMUM SLOPES SHOWN ON THE ACCOMPANYING TABLE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

1. UNLESS OTHERWISE INDICATED, SURFACE SLOPES ARE STRAIGHT LINE GRADES BETWEEN INDICATED ELEVATION POINTS.

2. GRADES SHOWN ADJACENT TO CURBS REPRESENT TOP OF FINISHED PAVEMENT. TOP OF ADJACENT CURBS OR SIDEWALKS ARE GENERALLY 6" HIGHER.

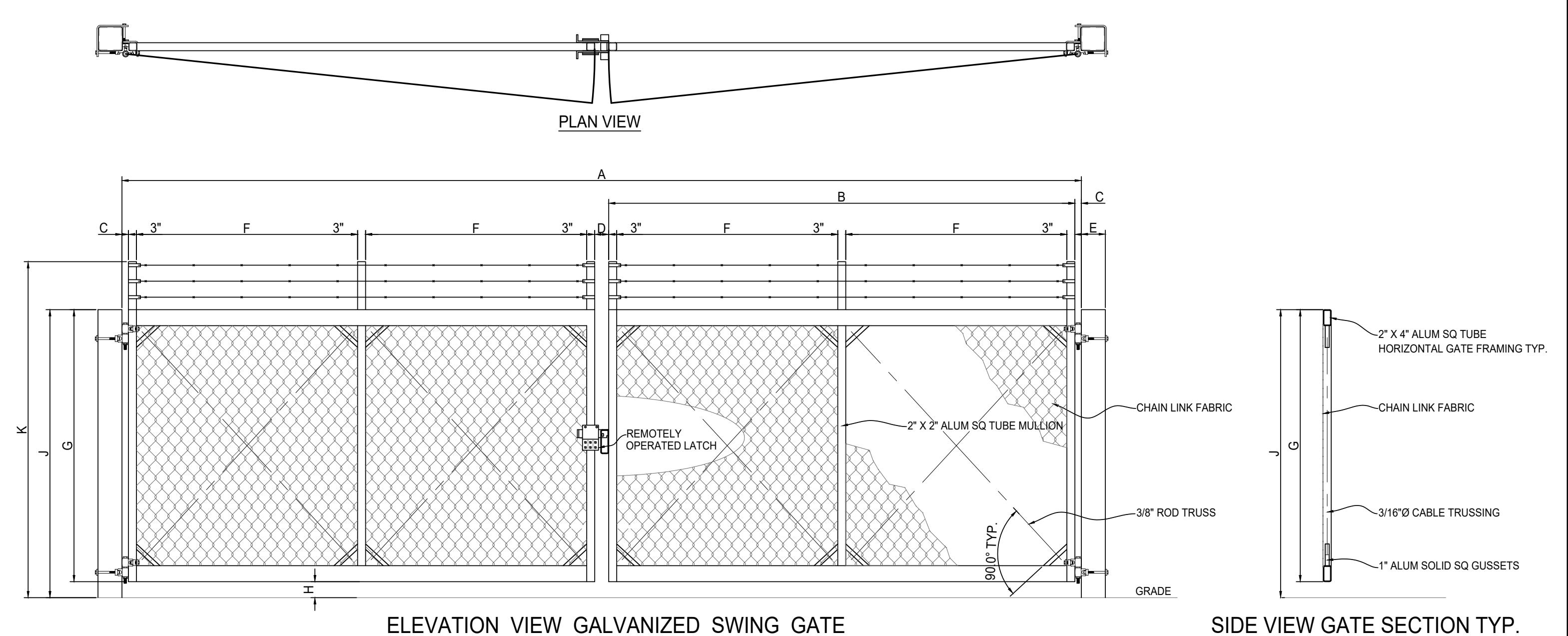
3. WARP PAVEMENT GRADES AS NECESSARY LOCALLY TO PROVIDE POSITIVE DRAINAGE AND AVOID PONDING.

4. SOME PAVEMENT AREAS ARE DESIGNED WITH VERY LOW SLOPES (0.5%) BECAUSE OF LIMITING EXISTING CONDITIONS, USE BEST AVAILABLE MEANS TO ENSURE POSITIVE DRAINAGE ON FINISHED SURFACES.

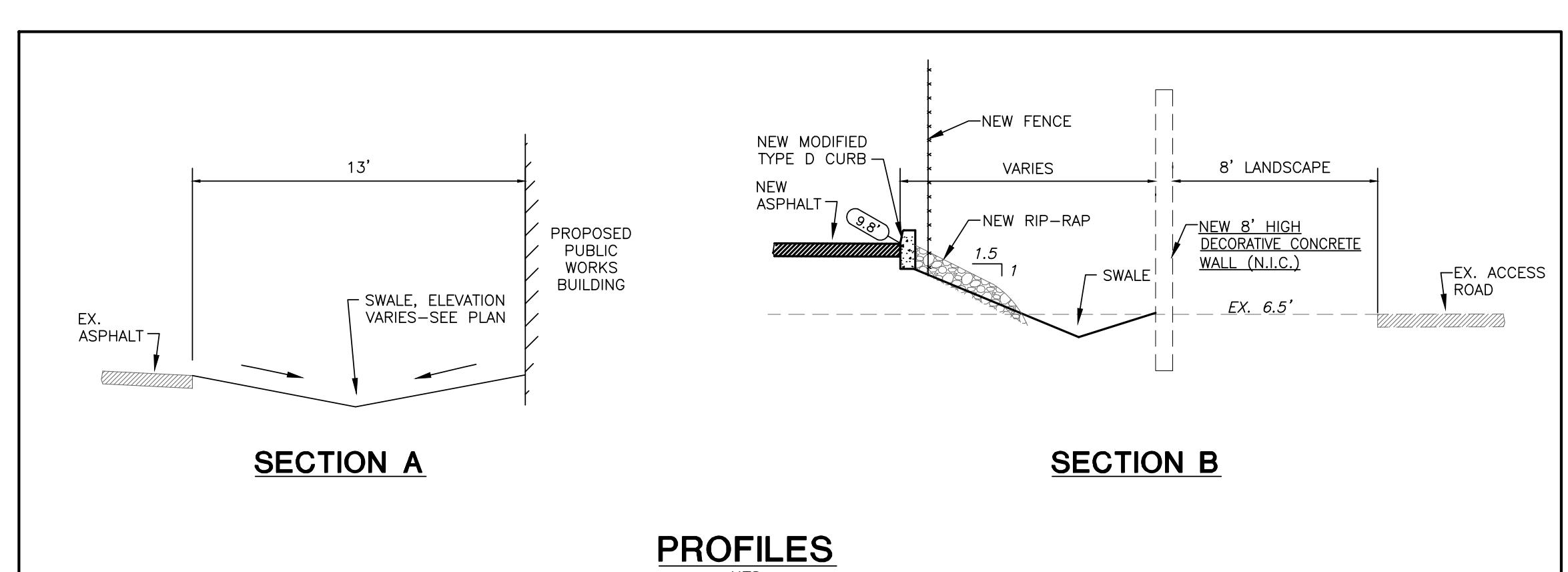
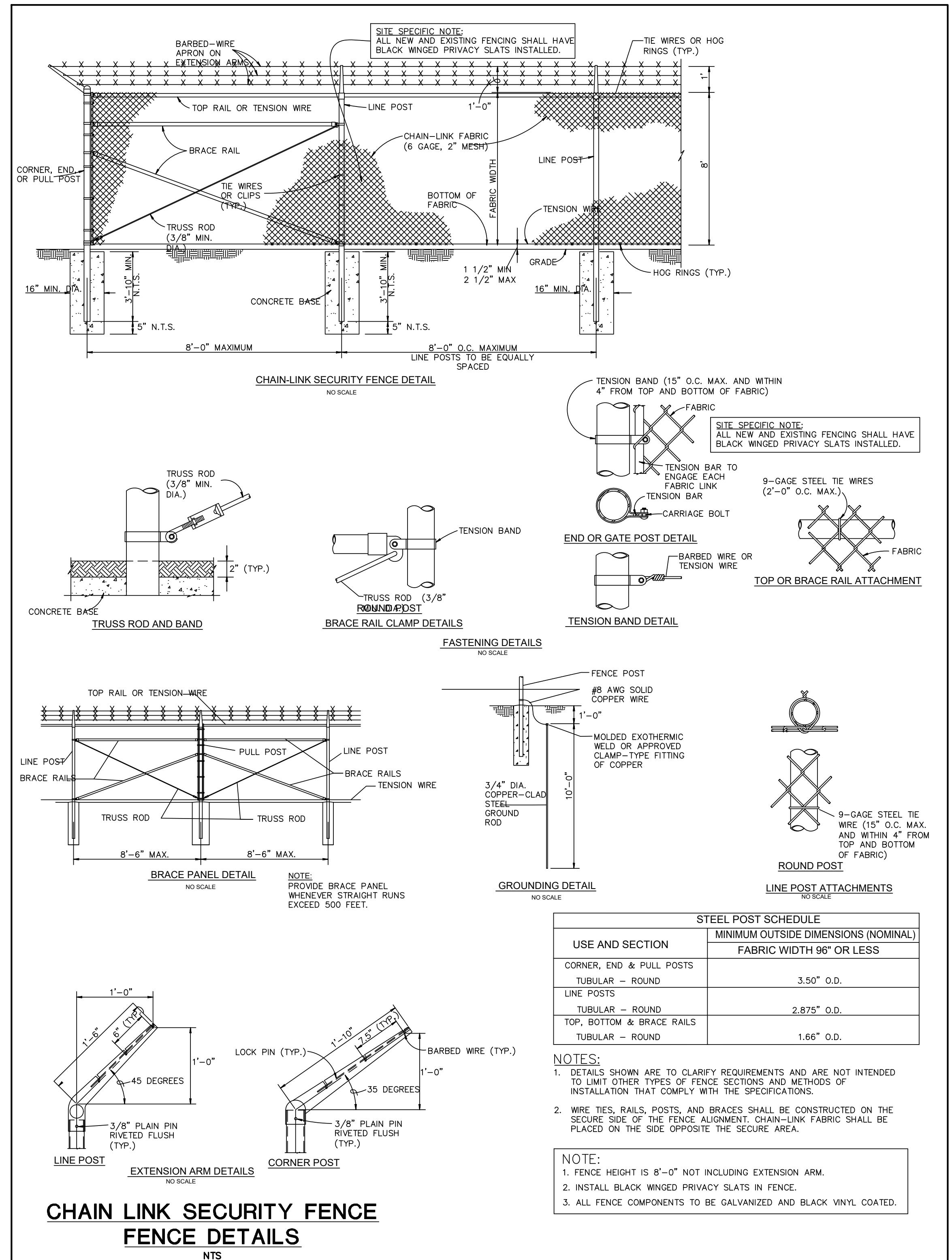
5. DO LOCAL REGRADING TO PROVIDE SMOOTH TRANSITIONS BETWEEN NEW AND EXISTING WALKS AND PAVEMENTS.

6. ALL NON-PAVED SURFACES DISTURBED DURING CONSTRUCTION, OR NOT PREVIOUSLY SO FINISHED, ARE TO BE FINISHED WITH A LAYER OF GRAVEL PER STANDARD DETAIL, MINIMUM 3" THICK.

7. FINISHED GRADES SHOWN ARE TOP OF PAVEMENT, WALK, OR FINISHED GRAVEL SURFACE UNLESS OTHERWISE DIRECTED.



FENCING PLAN



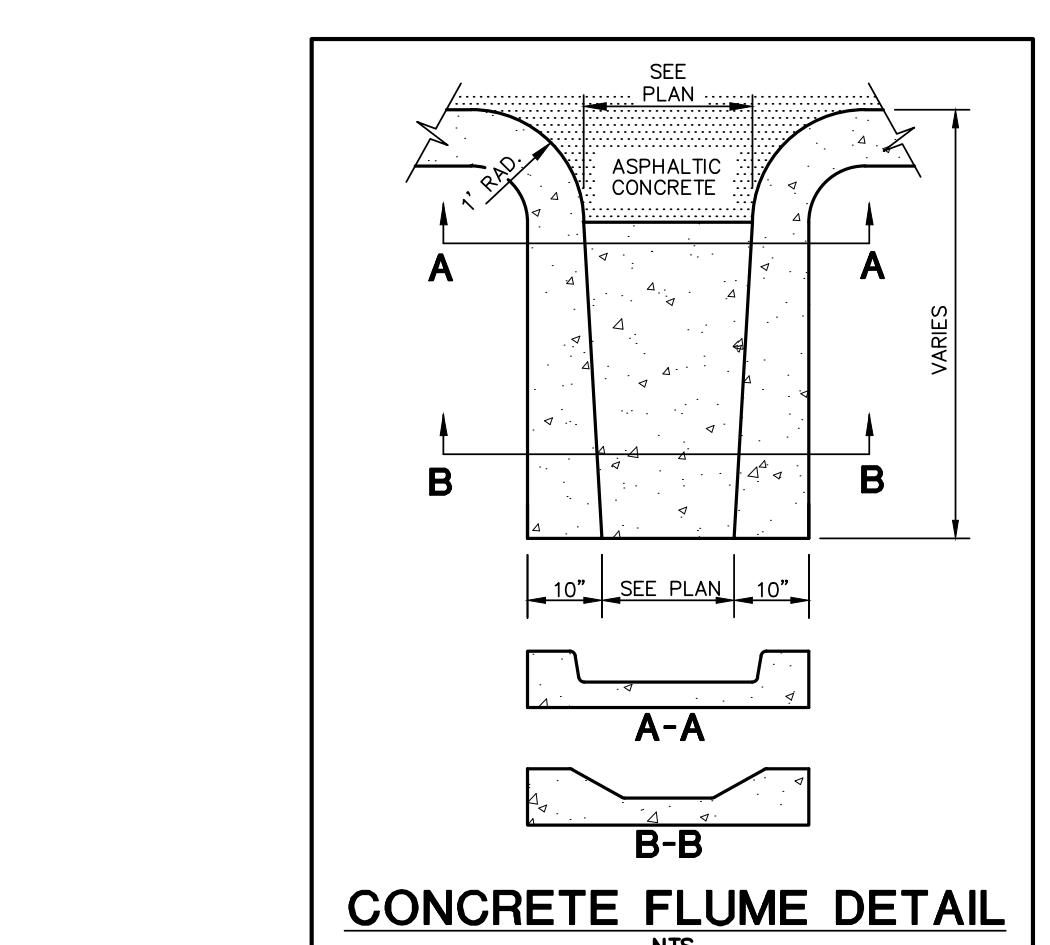
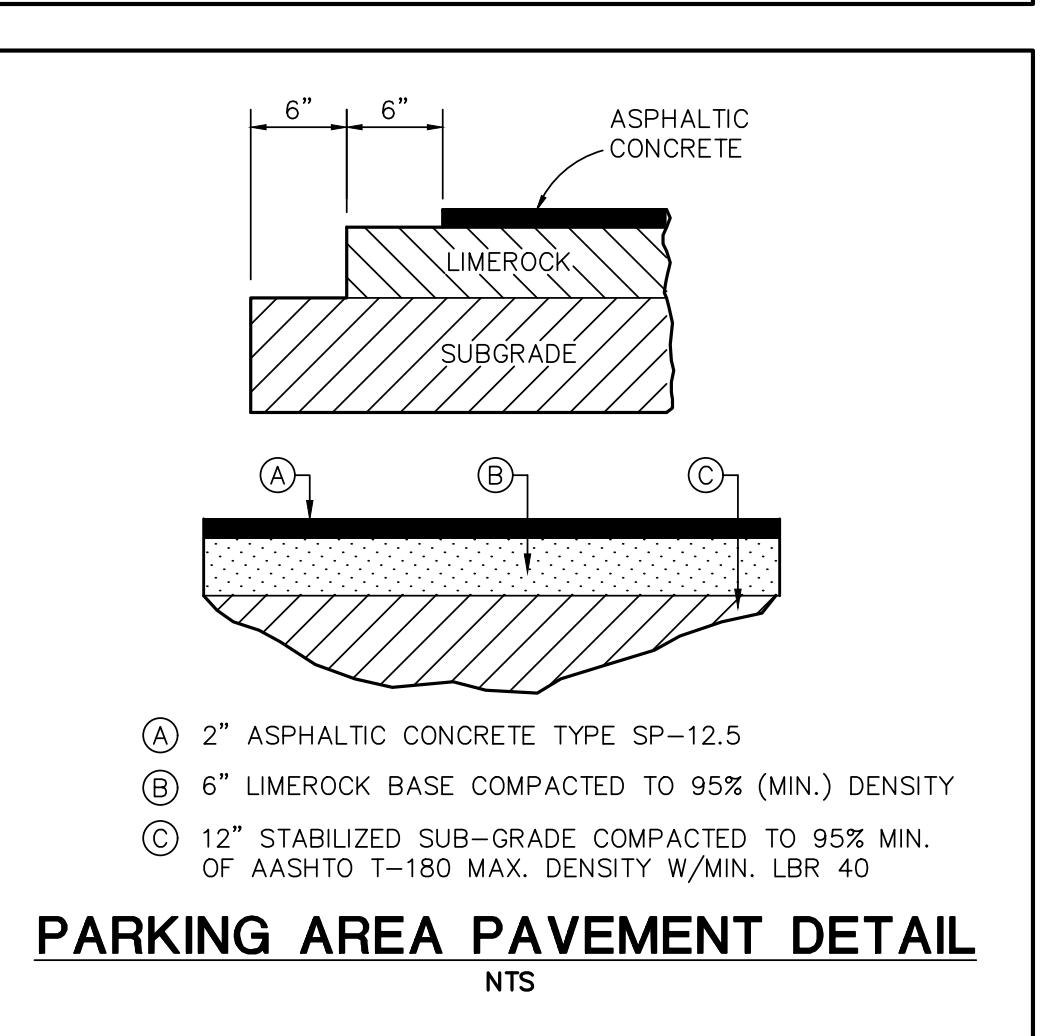
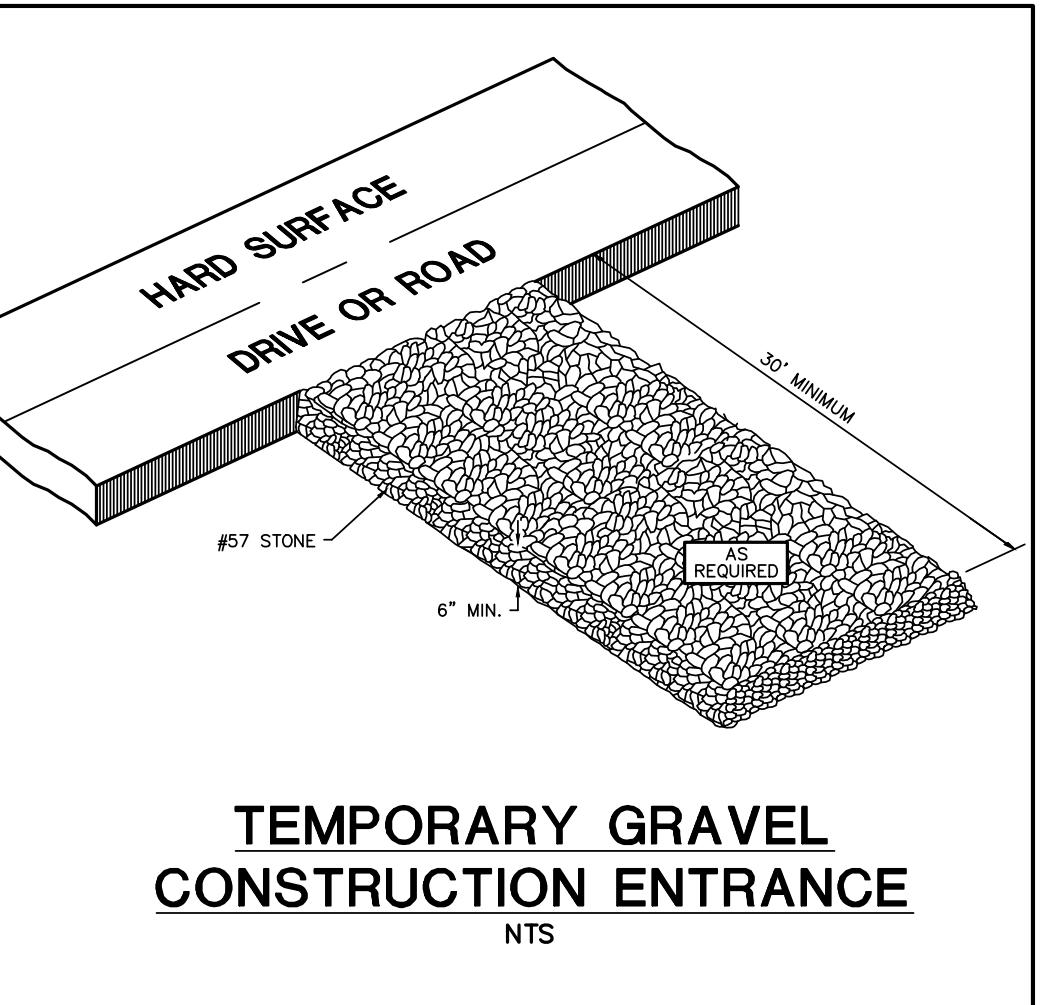
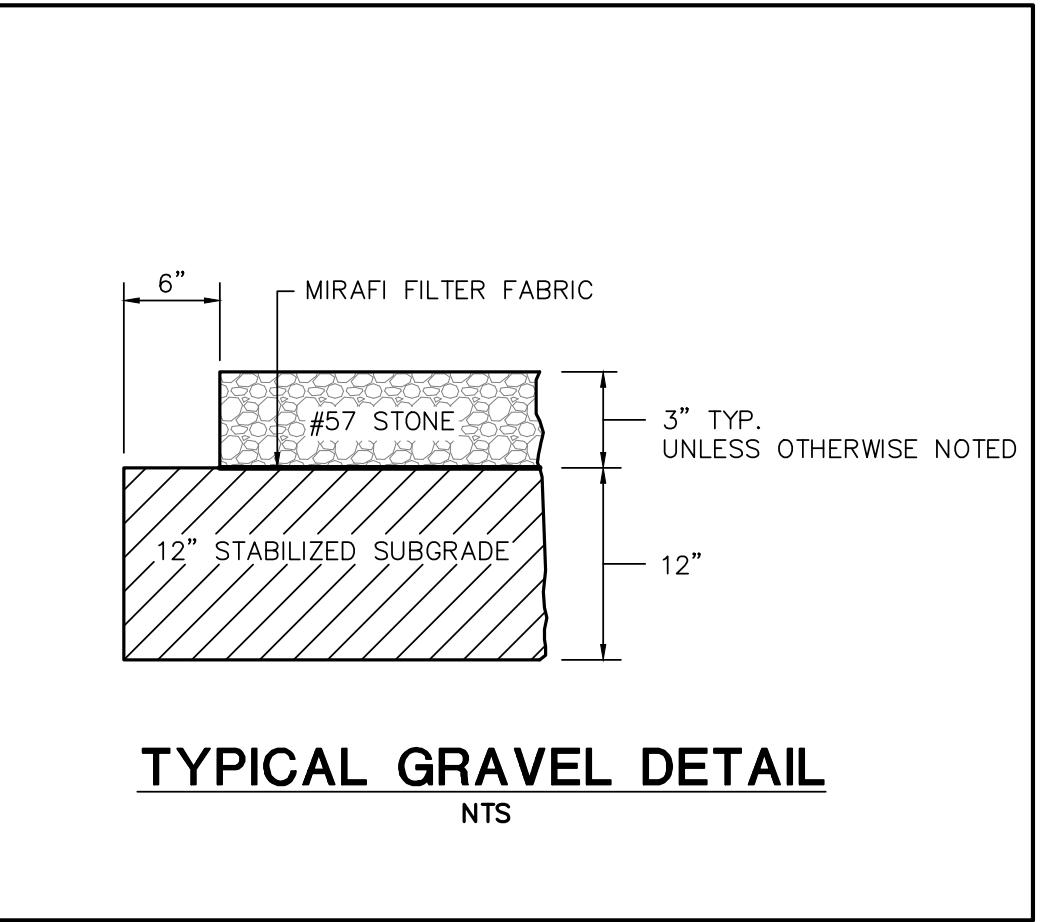
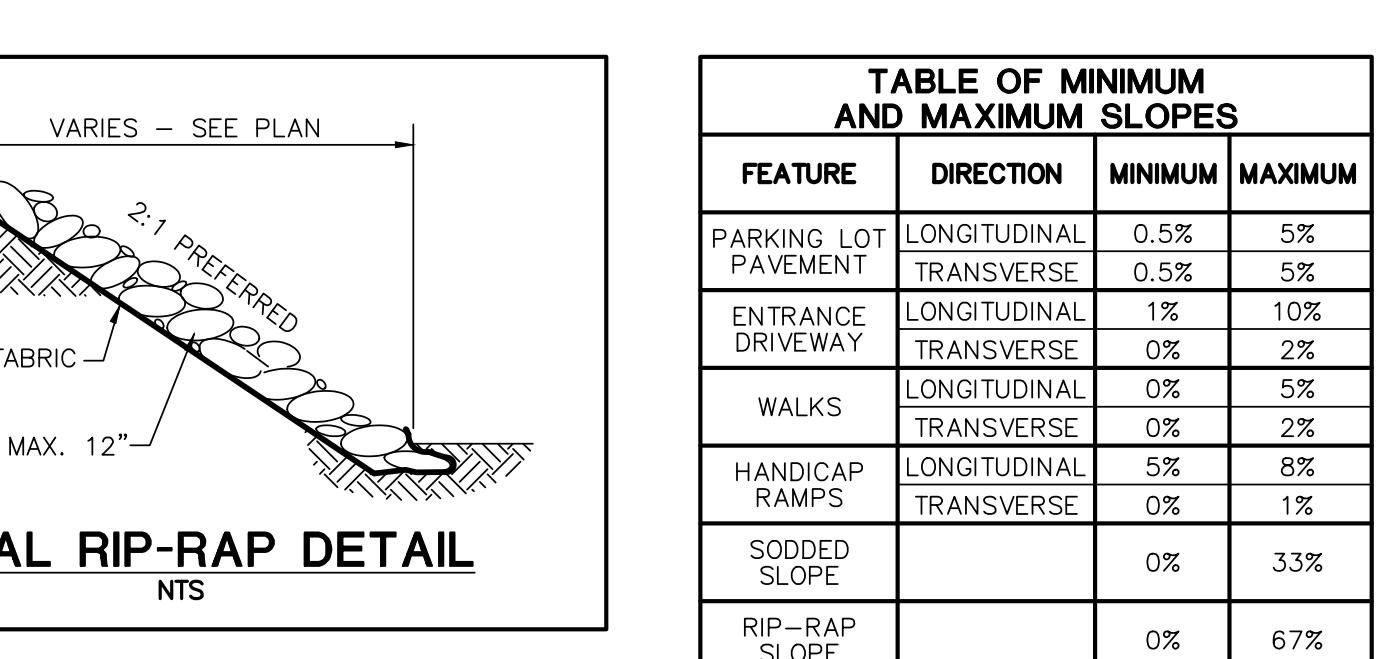
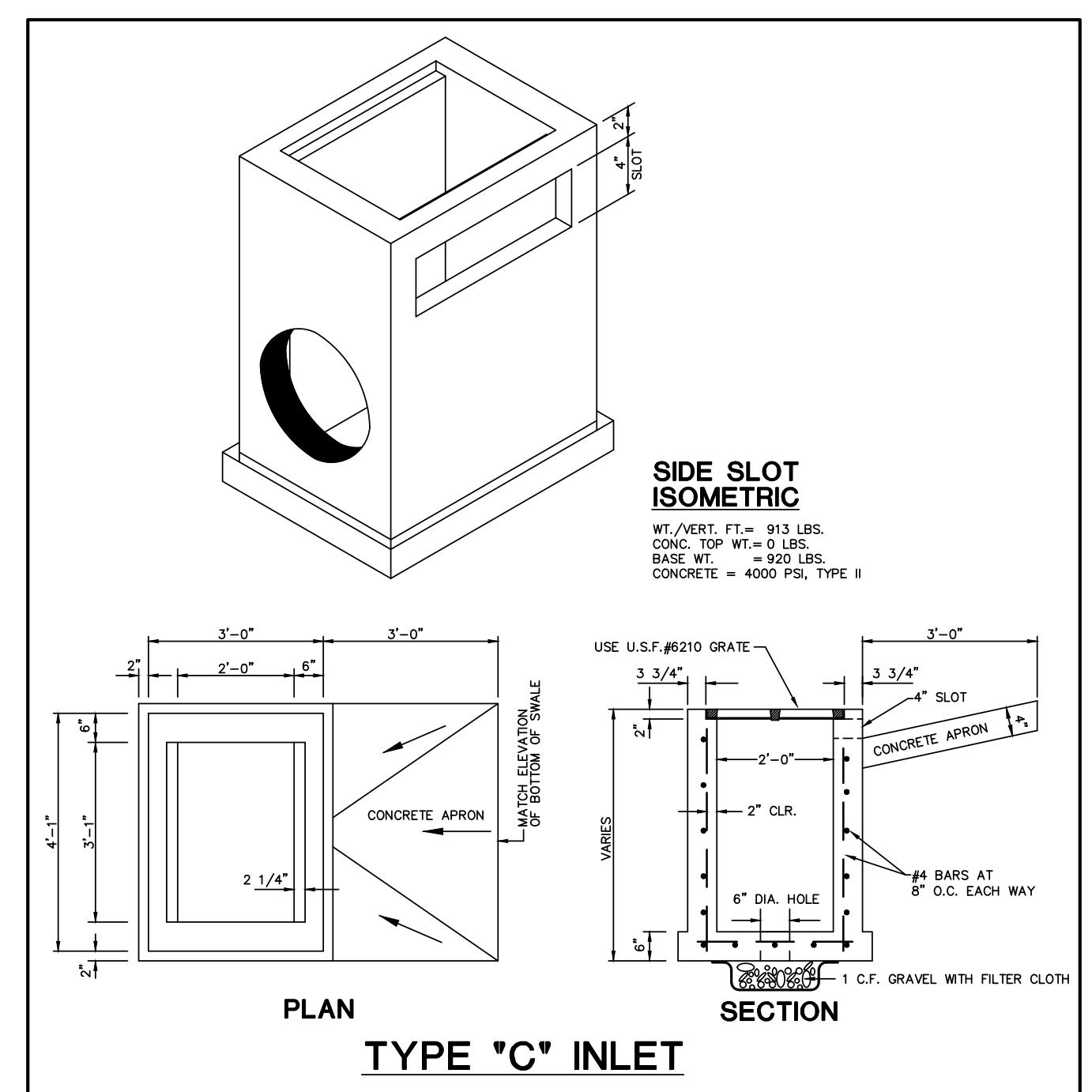
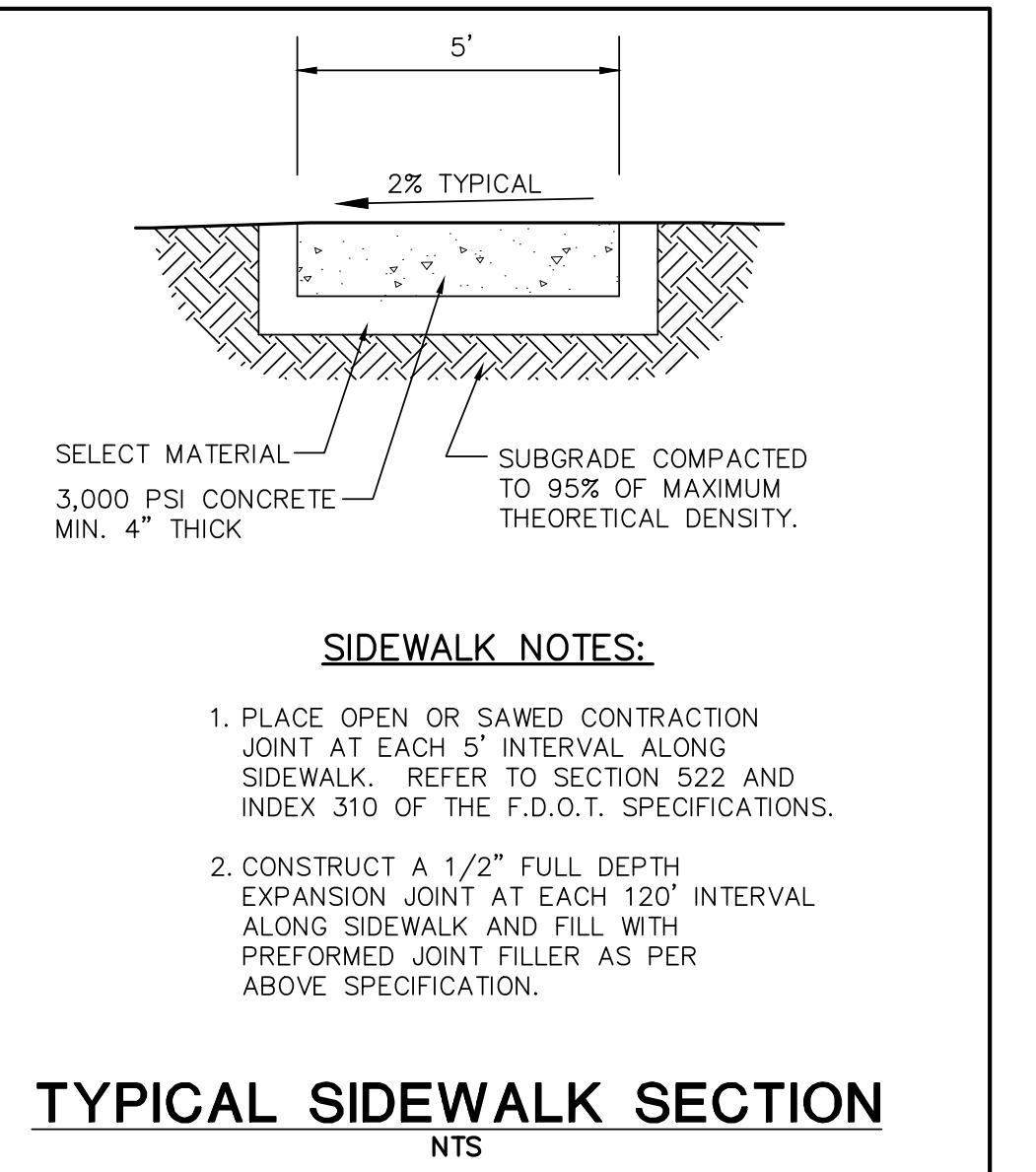
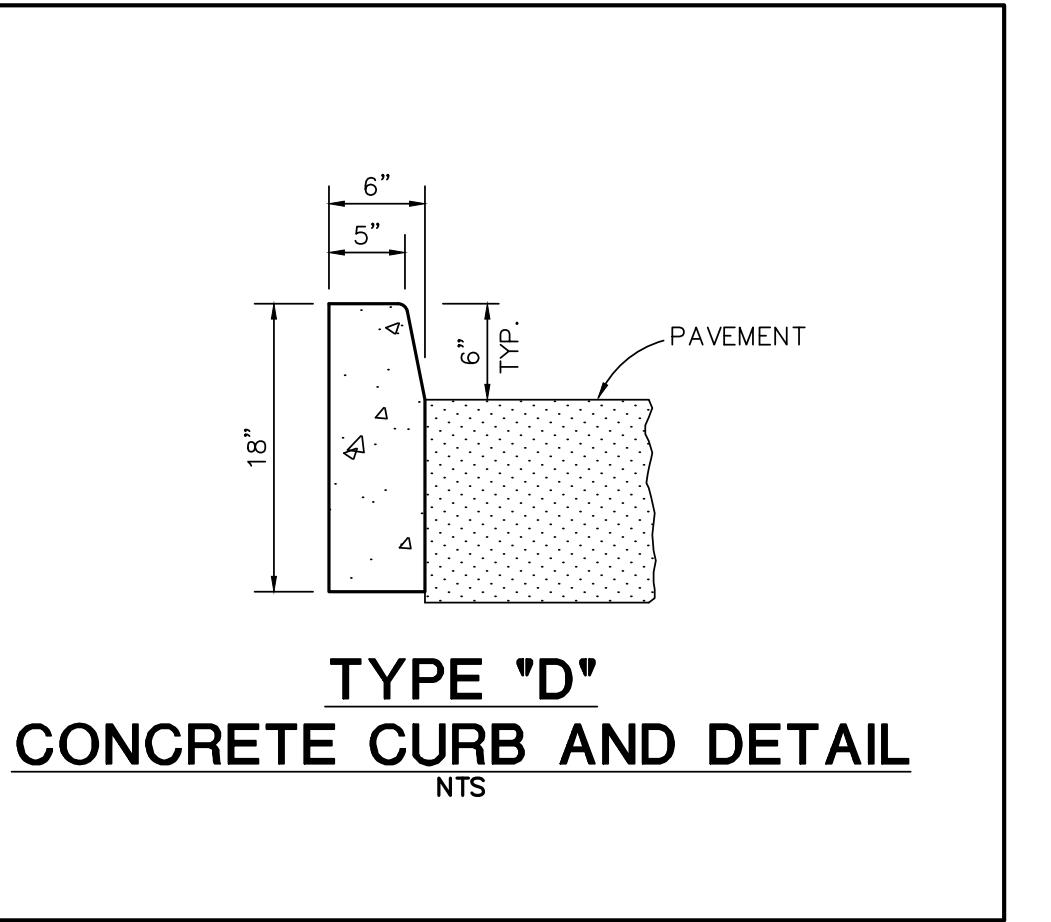
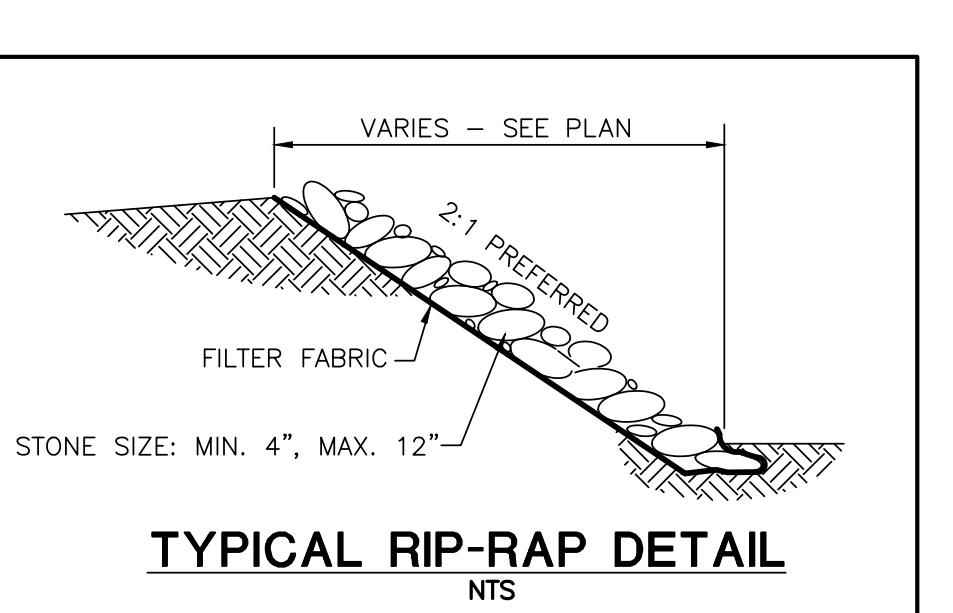
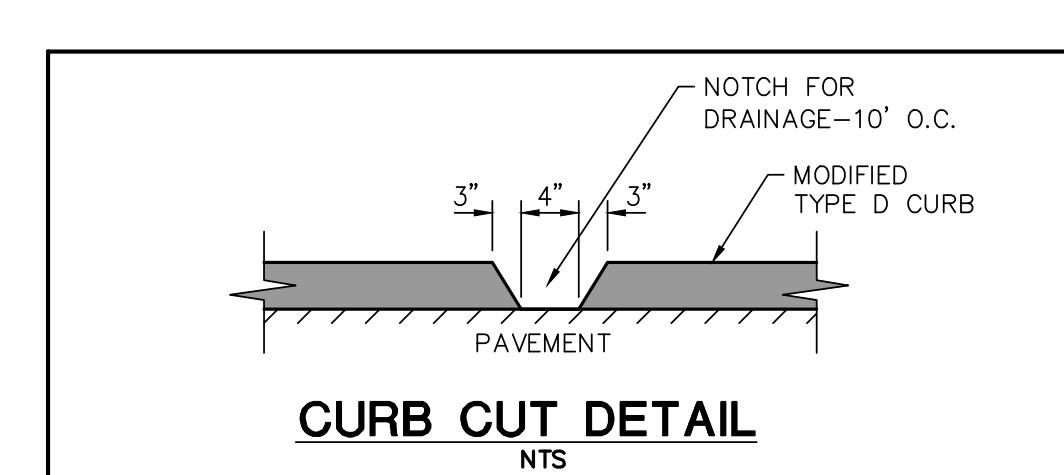
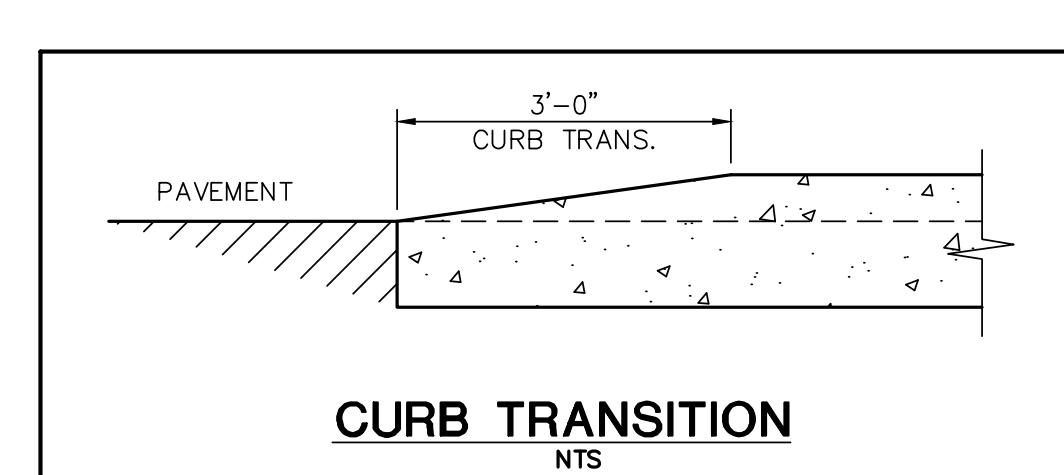
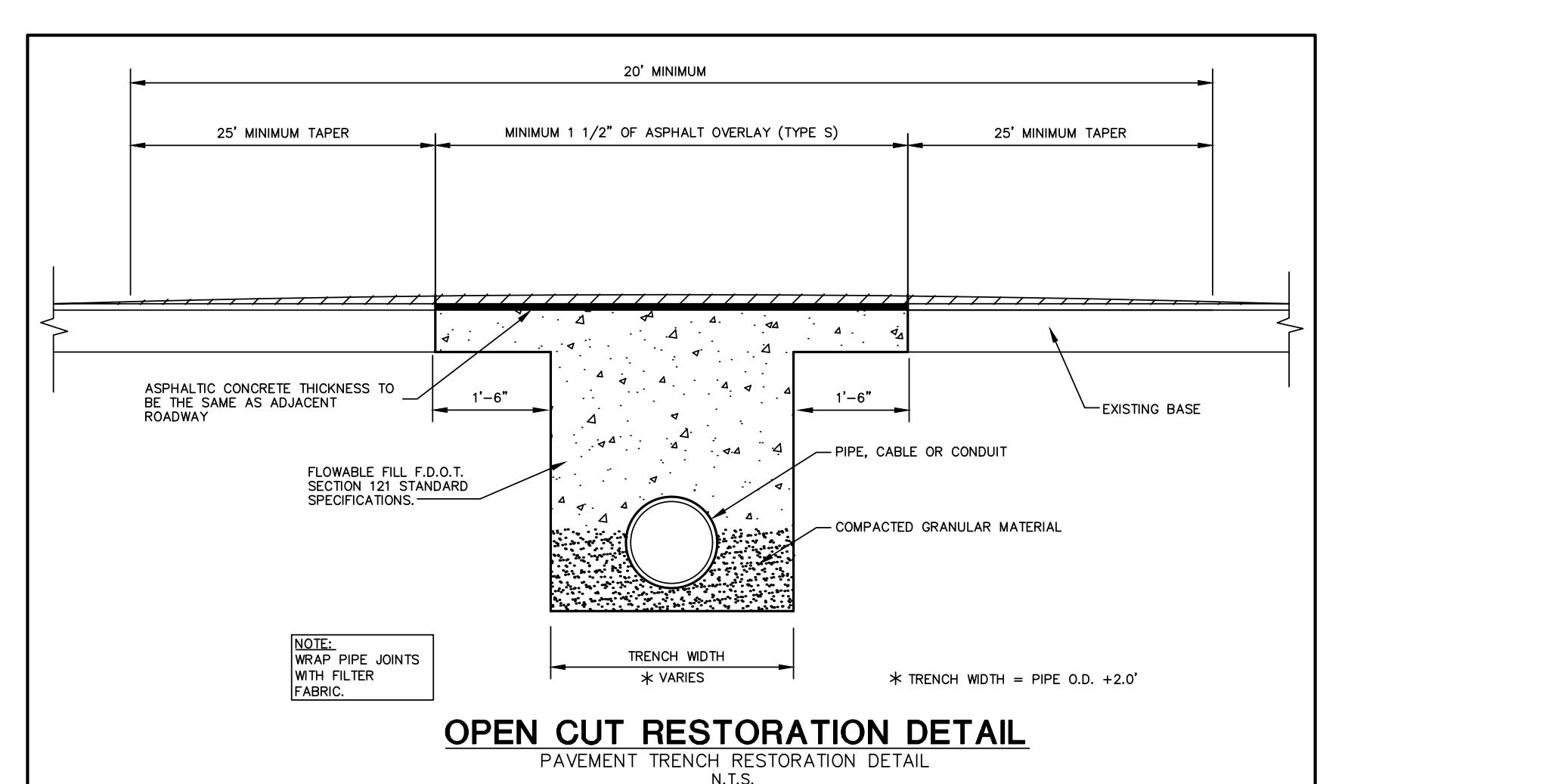
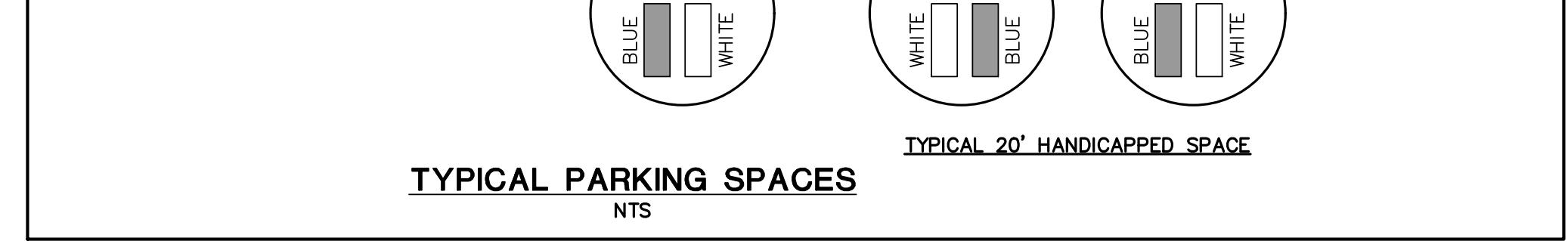
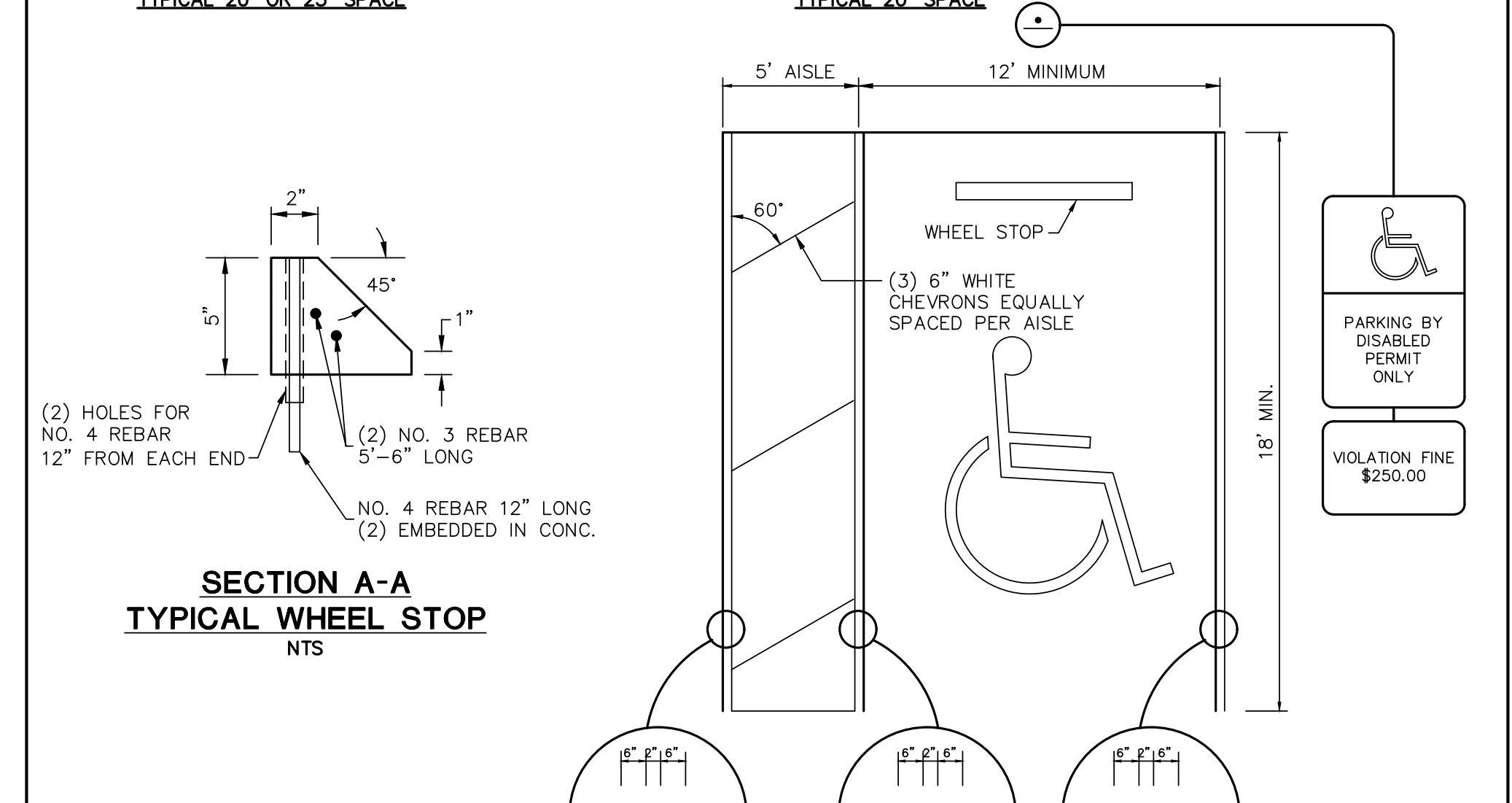
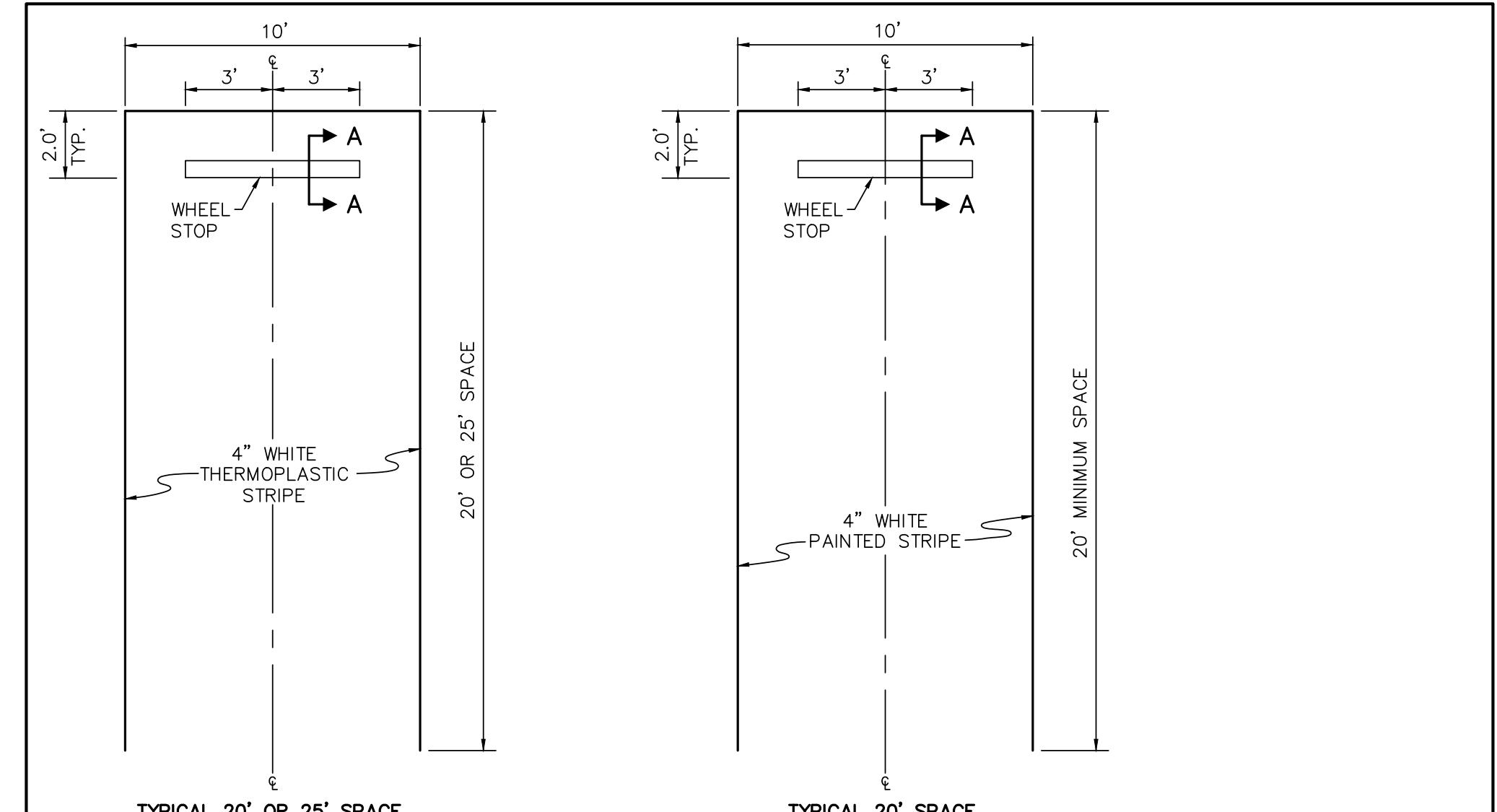
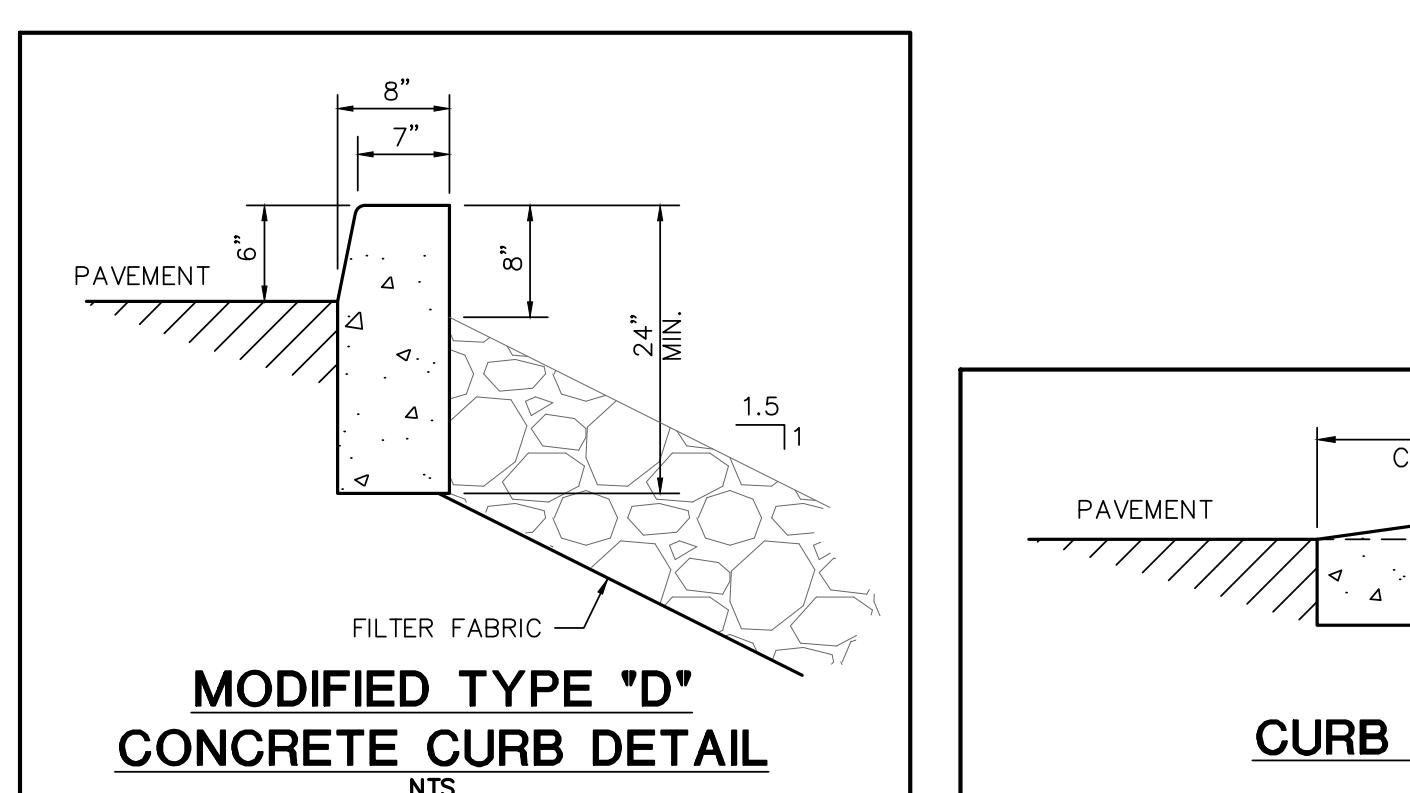
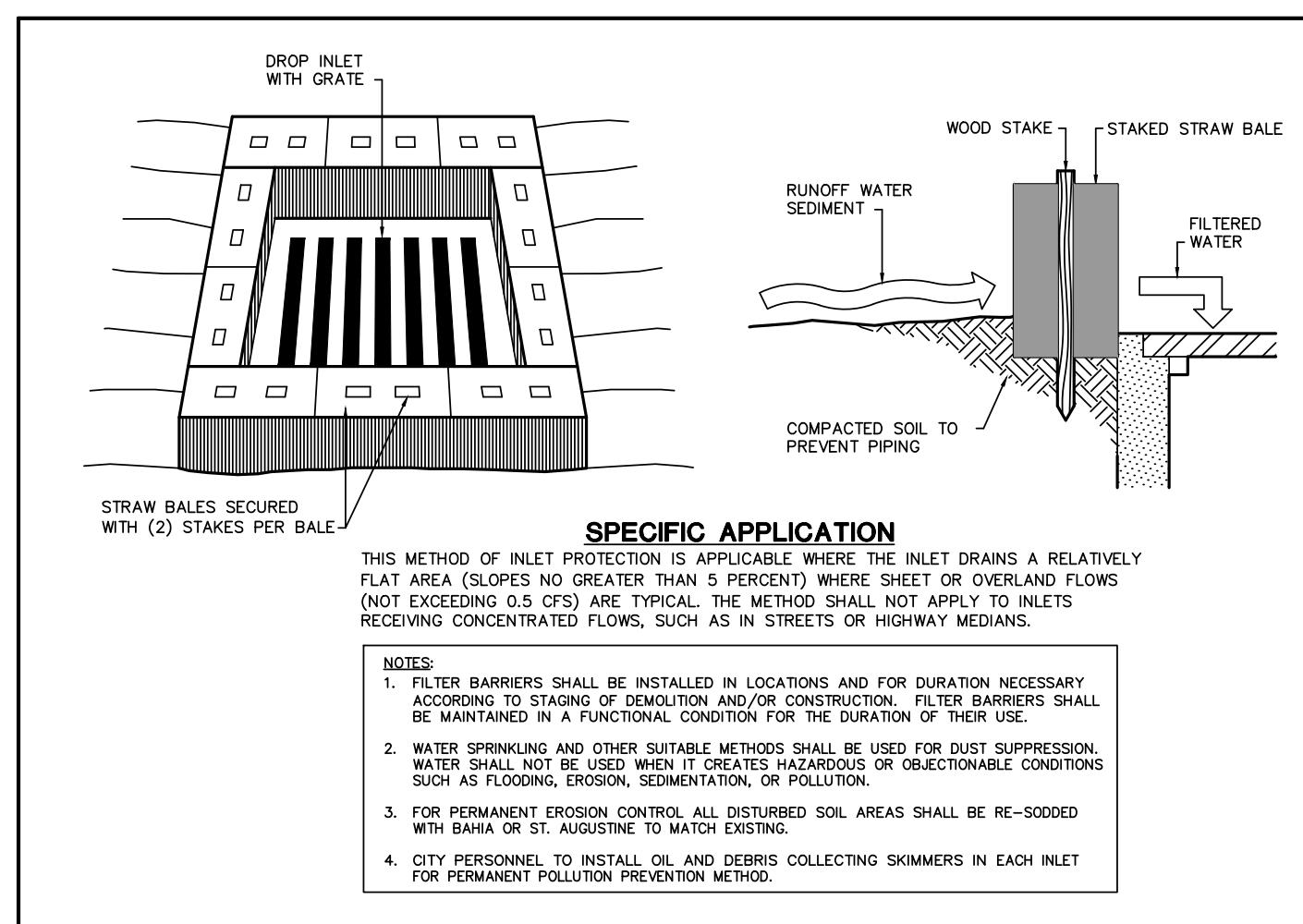
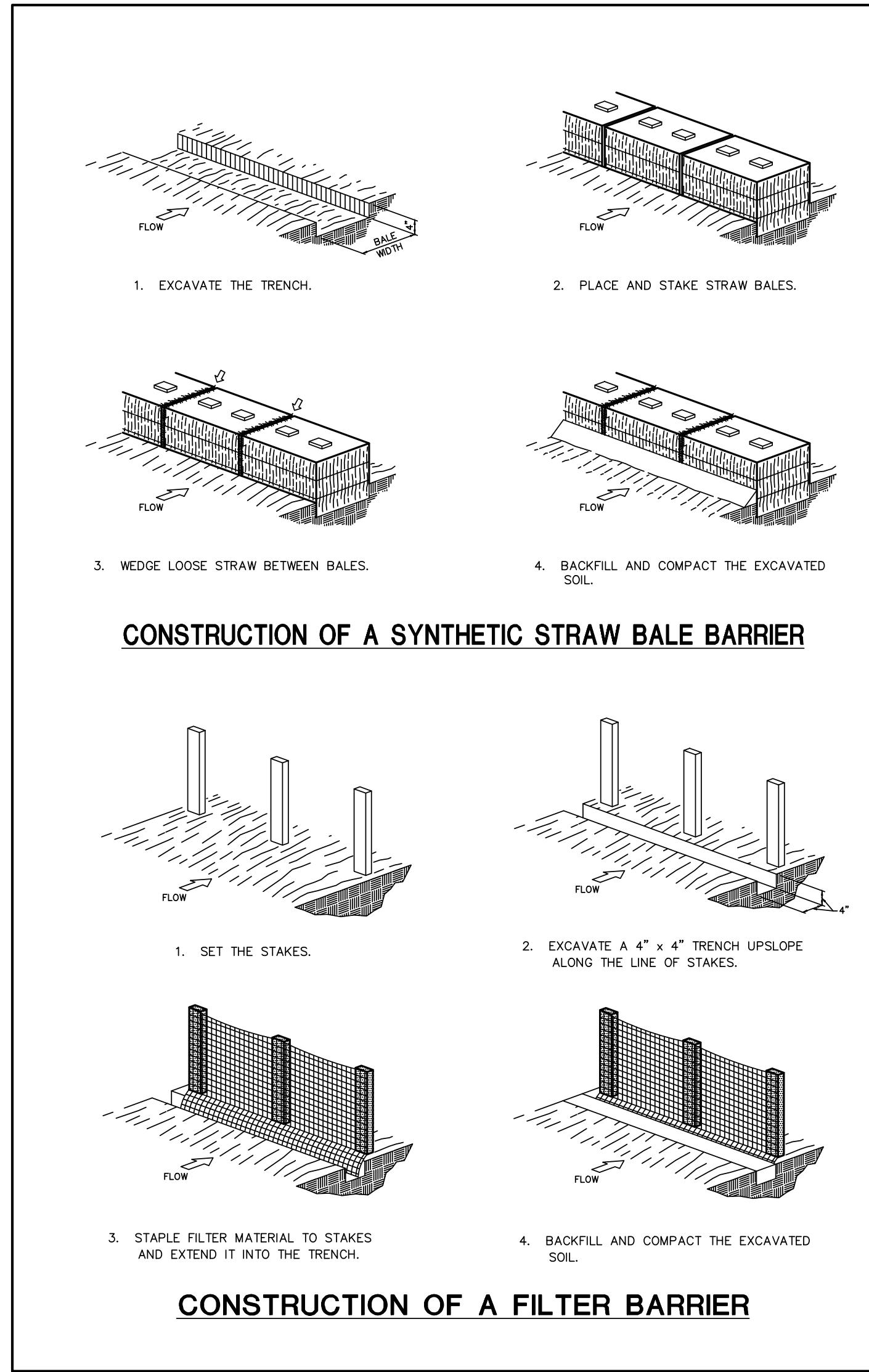
CITY OF MARCO ISLAND PUBLIC WORKS
New Offices with Storage

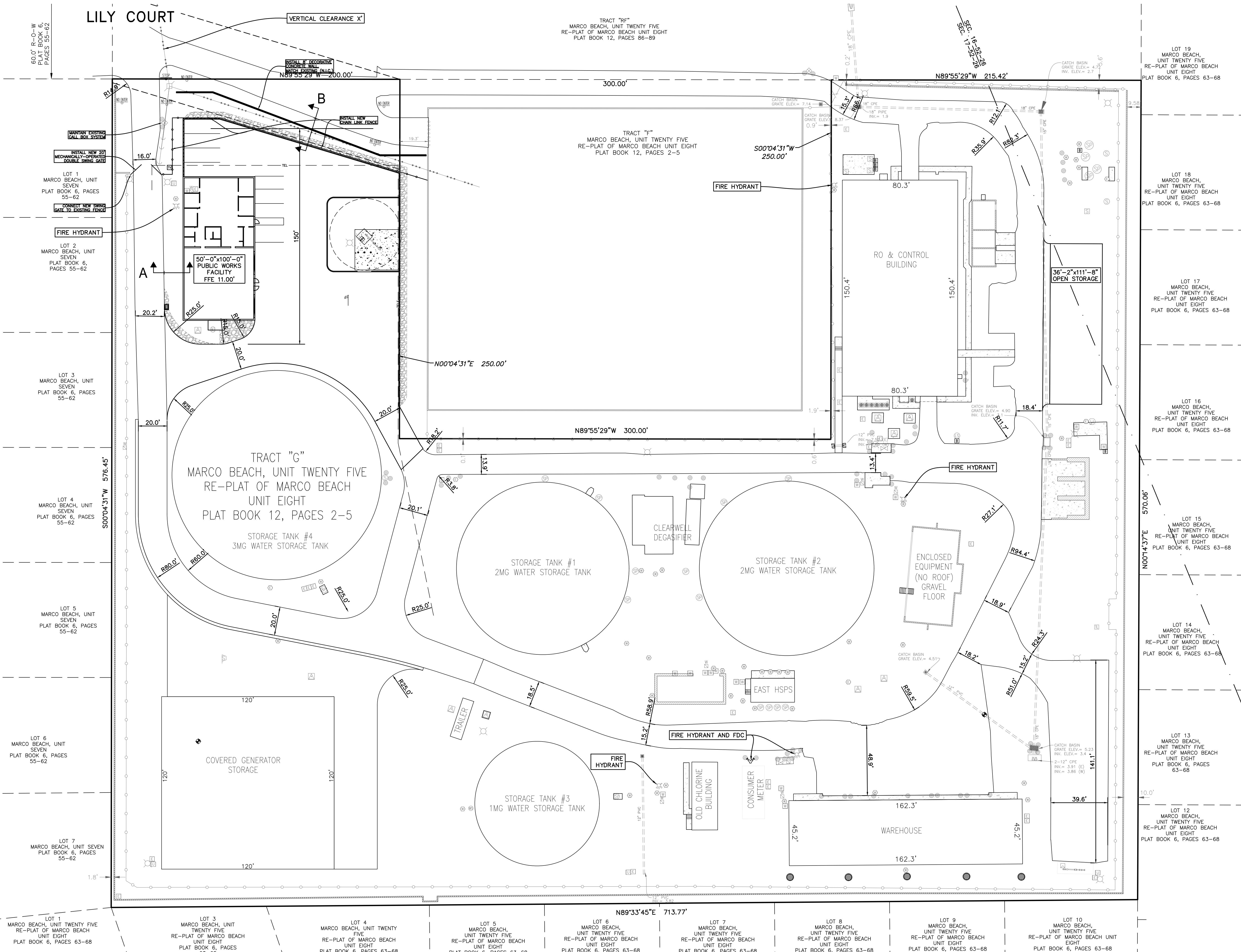


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Issued 6/6/2025

Martin D. Pinckney
FLORIDA P.E. # 38350

American Engineering Consultants
Marco Island, Inc.
73 Bald Eagle Drive, Marco Island FL 34145
Phone: 239-394-1697
Certificate of Authorization Number : 26446





Tamiami Trail #501
Charlotte, Florida 33952
639-2450 Fax (941) 639-2438

AA-26002422

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d 6/6/2025

11. *What is the name of the author of the book?*

1. **What is the primary purpose of the following sentence?**

Page 1 of 1

Martin D. Pinckney
RIDA R.F. # 38350

6 - 6 - 2025

10 of 10

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ECT NO. 10383-003-0

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FIRE ACCESS PLAN

SCALE: 1" = 30'