



Maps For:

DC12004-00081

BONITA Fairways

A Country Club Community

A RESIDENTIAL / MOBILE HOME PLANNED DEVELOPMENT
LOCATED IN SECTIONS 26 AND 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
ZONING AMENDMENT

APPLICANT:

ALAGOLD COMMUNITIES, LTD.
P.O. DRAWER 2448
BONITA SPRINGS, FLORIDA 34133
(239) 495-2000

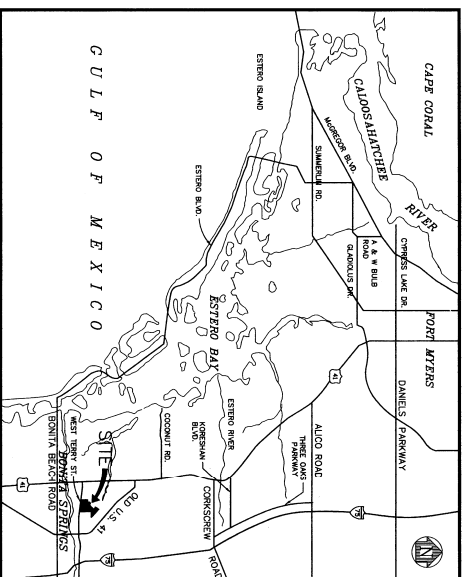
CONSULTANTS

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BONITA SPRINGS, FLORIDA 34134
(239) 947-1144

LAND PLANNER
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CORAL GABLES, FLORIDA 33134
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GOLF COURSE ARCHITECT
GORDON G. LEWIS
5980 18TH AVENUE N.W.
NAPLES, FLORIDA 34119
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ENVIRONMENTAL CONSULTANTS
BOYLAN ENVIRONMENTAL
10231 METRO PARKWAY, SUITE 202
FORT MYERS, FLORIDA 33912 (239)
418-0671



LOCATION MAP
N.T.S.

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Q. GRADY MINOR & ASSOCIATES, P.A.
239.947.1144
239.947.1144

INDEX OF DRAWINGS

DWG. NO.	DESCRIPTION
1.	COVER SHEET AND INDEX OF DRAWING
2.	MASTER CONCEPT PLAN
3.	SCHEDULE OF USES, DEVIATIONS AND DETAILS

APPROVED

Site Plan # 05-07 - 1st
Filed to C
Case # DC2004-00081
CITY OF BONITA SPRINGS

DC2004-00081

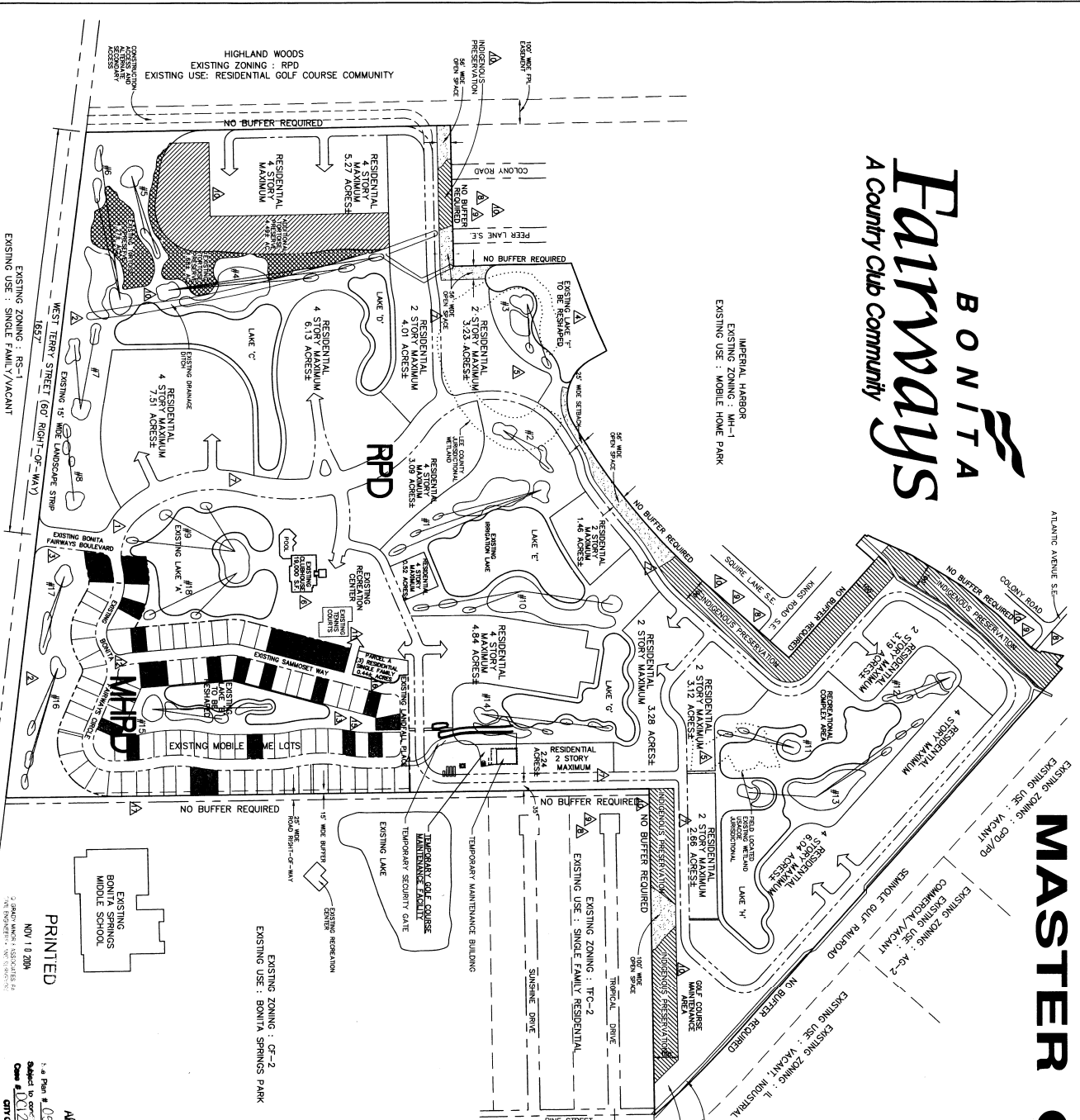
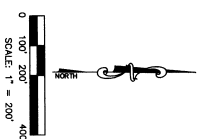
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PROFESSIONAL CERTIFICATE OF AUTHORIZATION NO. 00000000

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PERMITTING CENTER

DATE: JUNE, 2000
REVISION DATE: 11/02/04
FILE # ZONE AMEND 04
DRAWING NUMBER: 1 OF 3

BONITA
Fairways
A Country Club Community

MASTER CONCEPT PLAN



SITE PLANNING DATA

LEE PLAN DESIGNATION:	URBAN COMMUNITY
EXISTING ZONING DESIGNATION:	MRD, PFD
EXISTING LAND USE:	MIDDLE HOME, SINGLE FAMILY, MULTIPLE FAMILY, GOLF COURSE, VACANT
SITE AREA:	184.28 ACRES
DENSITY (GROSS):	6.0 DWELLING UNITS/ACRE (7105 D.U.)
OPEN SPACE (REQUIRED):	73.71 ACRES (40%)
OPEN SPACE (PROVIDED):	87.03 ACRES (47%)
GOLF COURSE:	50.07 ACRES
LAKES (25% OF REQUIRED OPEN SPACE):	18.43 ACRES
INCLUSIONS:	18.54 ACRES (INCLUDES 1.25 CREDIT WHERE APPLICABLE)

NOTE: ■■■■■ DENOTES LOTS LIMITED TO A MAXIMUM OF 53% LOT COVERAGE

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DATE: JUNE, 1996
REVISION DATE : 11/02/04
FILE: BFC MCP_ZONE AMEND 04
DRAWING NUMBER: 2 OF 3

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NOV 1 1966
PERMITS DIVISION

EXHIBIT IV-E-1 DCI2004-00081
EXHIBIT IV-F

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MAD H
is a Plan # 05-07 p. 2 of 3
Subject to contract 05-78-050
Case # DC12004-00081

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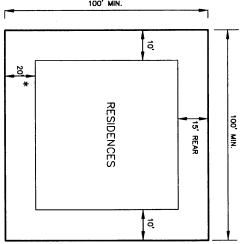
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EXISTING ZONING : RS-1
EXISTING USE : SINGLE FAMILY/VACANT

DEVELOPMENT REGULATIONS

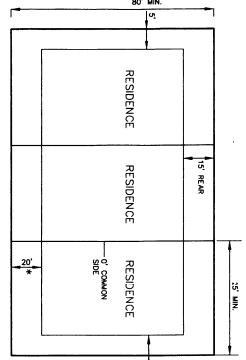
1. TOTAL UNITS MAY NOT EXCEED 1106 DWELLING UNITS WITHIN THE PLANNED DEVELOPMENT.
2. ALL DEVELOPMENT WITHIN THIS PLANNED DEVELOPMENT MUST BE IN ACCORDANCE WITH THE FOLLOWING:

RPD	MINIMUM LOT AREA AND DIMENSIONS		
USE	AREA (SQ. FT.)	WIDTH	DEPTH
SINGLE FAMILY	3,000	50 FEET	100 FEET
DOUBLE FAMILY ATTACHED	3,000	50 FEET	80 FEET
DUPLEX	6,400	80 FEET	80 FEET
TOWNHOUSE	2,000	25 FEET	80 FEET
MULTIFAMILY AND ALL OTHER USES	10,000	100 FEET	100 FEET



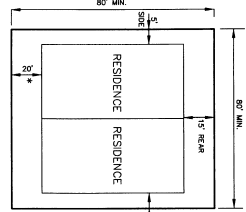
RPD MULTIPLE FAMILY UNIT
N.T.S.

* 15' TO SIDE LOADED GARAGES



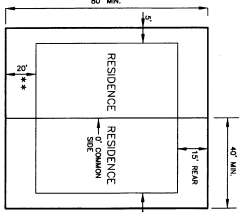
RPD TOWNHOUSE
N.T.S.

* 15' TO SIDE LOADED GARAGES



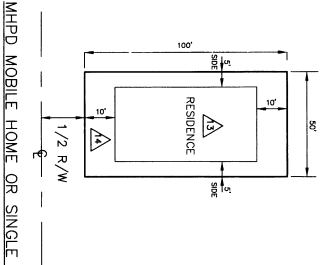
RPD DUPLEX
N.T.S.

* 15' TO SIDE LOADED GARAGES



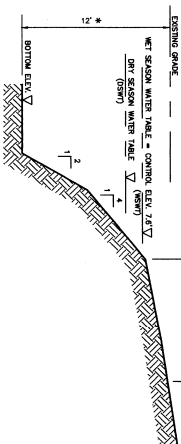
RPD TWO FAMILY ATTACHED
N.T.S.

** 15' TO SIDE LOADED GARAGES



MHPD MOBILE HOME OR SINGLE FAMILY
N.T.S.

* 15' TO SIDE LOADED GARAGES



TYPICAL LAKE SECTION
N.T.S.

* LAKES A AND E ARE APPROVED FOR 20' DEPTH - SEE RESOLUTION 289-021.

SCHEDULE OF DEVIATIONS

RPD

1. REQUIREMENT THAT ACCESS STREETS BE CONSTRUCTED PARALLEL TO THE MAIN ROAD (SECTION 10-281 (A)) TO ALLOW THE WIDTH TO BE MEASURED AT THE POINT OF THE SIDE LOT LINE (SECTION 10-1).
2. REQUIREMENT THAT ACCESS STREETS BE CONSTRUCTED PARALLEL TO THE MAIN ROAD (SECTION 10-281 (A)) TO ALLOW THE WIDTH TO BE MEASURED AT THE POINT OF THE SIDE LOT LINE (SECTION 10-1).
3. REQUIREMENT THAT ACCESS STREETS BE CONSTRUCTED PARALLEL TO THE MAIN ROAD (SECTION 10-281 (A)) TO ALLOW THE WIDTH TO BE MEASURED AT THE POINT OF THE SIDE LOT LINE (SECTION 10-1).
4. REQUIREMENT THAT ACCESS STREETS BE CONSTRUCTED PARALLEL TO THE MAIN ROAD (SECTION 10-281 (A)) TO ALLOW THE WIDTH TO BE MEASURED AT THE POINT OF THE SIDE LOT LINE (SECTION 10-1).
5. REQUIREMENT THAT ACCESS STREETS BE CONSTRUCTED PARALLEL TO THE MAIN ROAD (SECTION 10-281 (A)) TO ALLOW THE WIDTH TO BE MEASURED AT THE POINT OF THE SIDE LOT LINE (SECTION 10-1).
6. REQUIREMENT THAT ACCESS STREETS BE CONSTRUCTED PARALLEL TO THE MAIN ROAD (SECTION 10-281 (A)) TO ALLOW THE WIDTH TO BE MEASURED AT THE POINT OF THE SIDE LOT LINE (SECTION 10-1).
7. REQUIREMENT THAT ACCESS STREETS BE CONSTRUCTED PARALLEL TO THE MAIN ROAD (SECTION 10-281 (A)) TO ALLOW THE WIDTH TO BE MEASURED AT THE POINT OF THE SIDE LOT LINE (SECTION 10-1).
8. REQUIREMENT THAT ACCESS STREETS BE CONSTRUCTED PARALLEL TO THE MAIN ROAD (SECTION 10-281 (A)) TO ALLOW THE WIDTH TO BE MEASURED AT THE POINT OF THE SIDE LOT LINE (SECTION 10-1).
9. REQUIREMENT THAT ACCESS STREETS BE CONSTRUCTED PARALLEL TO THE MAIN ROAD (SECTION 10-281 (A)) TO ALLOW THE WIDTH TO BE MEASURED AT THE POINT OF THE SIDE LOT LINE (SECTION 10-1).
10. REQUIREMENT THAT ACCESS STREETS BE CONSTRUCTED PARALLEL TO THE MAIN ROAD (SECTION 10-281 (A)) TO ALLOW THE WIDTH TO BE MEASURED AT THE POINT OF THE SIDE LOT LINE (SECTION 10-1).

MHPD

1. REQUIREMENT THAT THE LOT WIDTHS ON CURVILINEAR STREETS MEASURED AT THE REQUIRED STRIKELINE (SECTION 10-281 (A)) TO ALLOW THE WIDTH TO BE MEASURED AT THE POINT OF THE SIDE LOT LINE (SECTION 10-1).
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APPROVED
NOV 11 2004
CITY OF DENVER

9. GRADY MINOR AND ASSOCIATES P.A.
CITY ENGINEERS - LAND DEVELOPMENT & PLANNING
3800 VIA DEL SOL AVENUE
DENVER, COLORADO 80202

DATE: JUNE 2000
REVISION DATE: 11/02/04
FILE: BFC NOTE ZONE AMEND 04
DRAWING NUMBER: 3 OF 3
EXHIBIT IV-F



OWNER/DEVELOPER

NOTE: AERIAL IS TO AN APPROXIMATE SCALE OF 1" = 100'

NOTE: AERIAL PHOTO DATE: MARCH 2002

PRINTED

NOV 10 2004

DESIGNED BY: S.J.U.

DRAWN BY: S.J.U.

APPROVED: O.G.M.

JOB CODE: BFC

SCALE: 1" = 200'

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PHONE: (239) 947-1144 FAX: (239) 947-0376

ENGINEERING CERTIFICATE OF AUTHORIZATION # 0000018

BONITA FAIRWAYS

AERIAL PHOTOGRAPH

DATE: NOVEMBER 2003

TITLE NAME: AERIAL

DRAWING NUMBER: 1 OF 1

0012004-00081

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