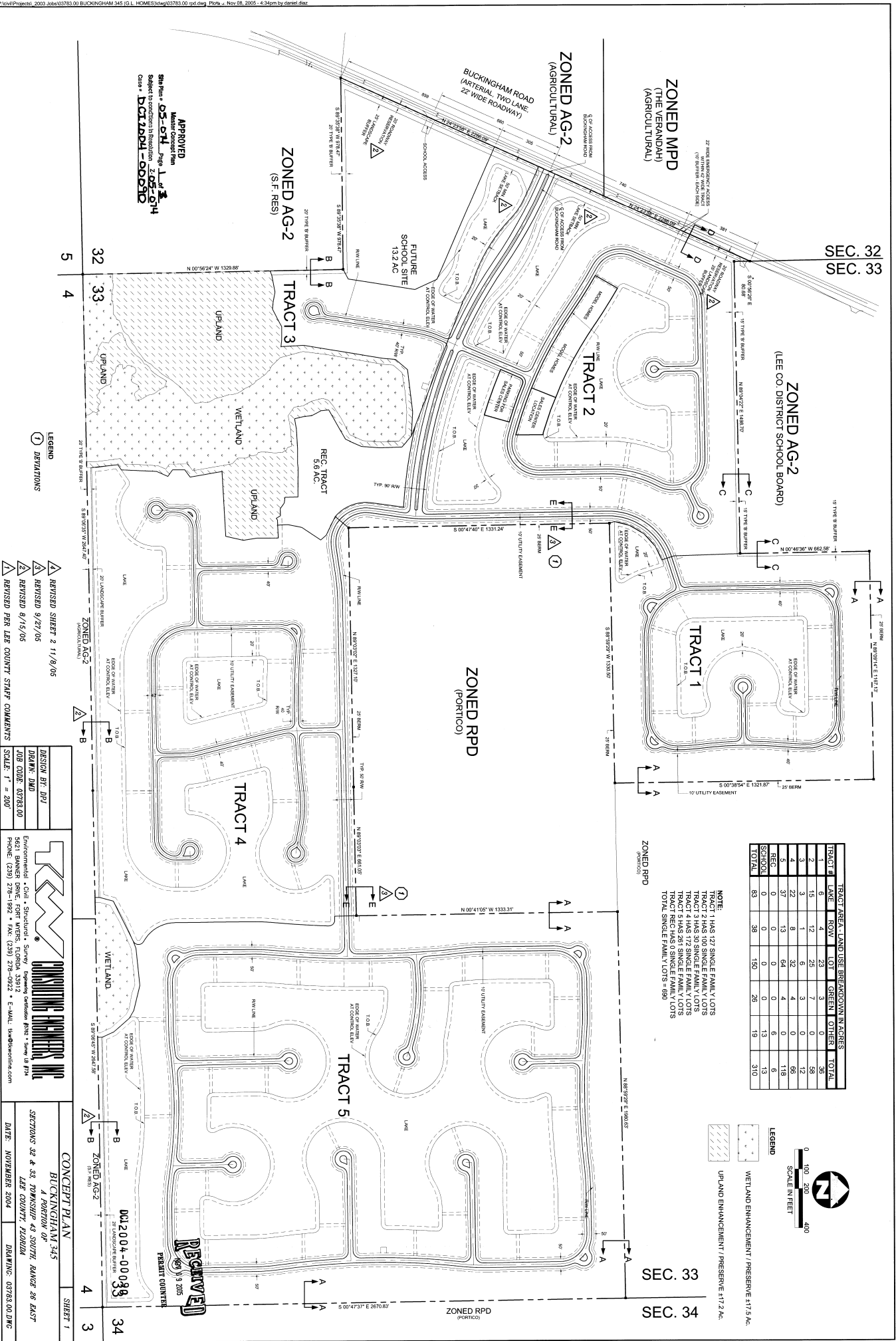




Maps for Case #:

DCI 2004-00090





A.) TOTAL REQUIRED OPEN SPACE (40 %) (PER L.C.L.D.C.) =

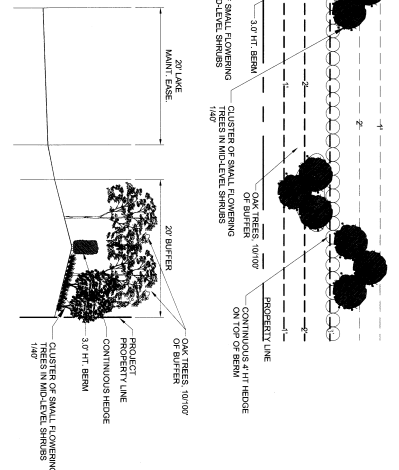
±138.0 AC

±15.0 AC,  
±20.7 AC,  
±17.2 AC,  
±18.1 AC,  
±78.5 AC,  
±149.5 AC

## N.T.S.



## N.T.S.



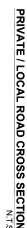
**SOUTH LANDSCAPE BUFFER - ENHANCED LANDSCAPING**  
N.T.S



N.T.S.



## N.T.S.



**NOTES**

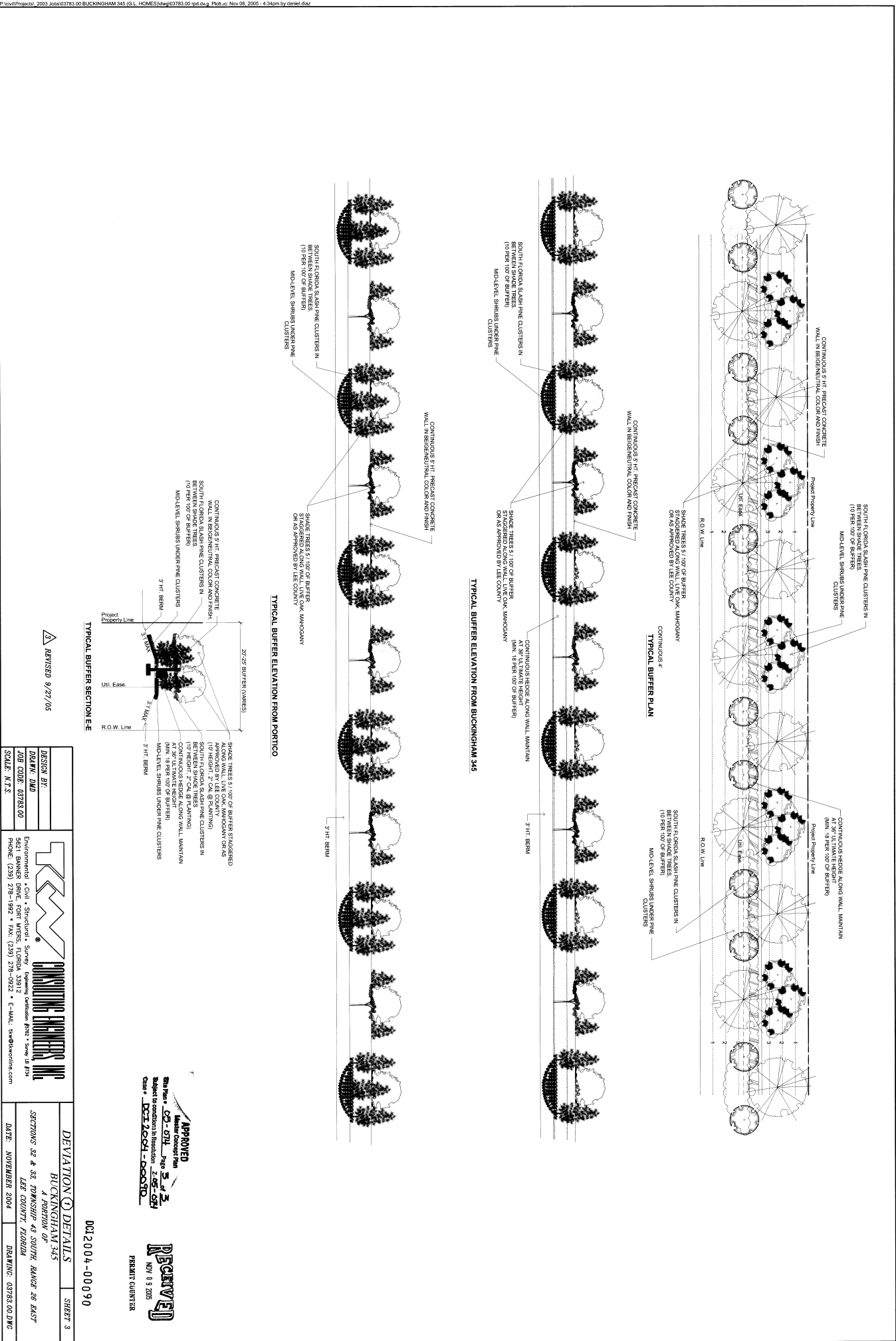
REVISED 8/15/05

8/15/05

5/05

DETAILS	SHEET 2
<p>BUCKINGHAM 345  A PORTION OF  SECTIONS 32 &amp; 33, TOWNSHIP 43 SOUTH, RANGE 36 EAST  LEE COUNTY, FLORIDA</p>	
DATE: NOVEMBER 2004	DRAWING: 03783.00.DWG





REVISIO 9/27/05

DESIGN BY	DAVID D. DIAZ
DWG CODE	03783.00
SCALE	N.T.S.

**CKW CONSULTING ENGINEERS, INC.**

Environmental • Civil • Structural • Survey • Engineering Certification #872 • Since 1974

5621 BOWEN DRIVE, SOUTH WICKES, FLORIDA 33512 • Phone: (650) 278-1925 • Fax: (435) 278-5922 • E-Mail: [kw@ckwengineers.com](mailto:kw@ckwengineers.com)

DEVIATION ① DETAILS	SHEET 3
BUCKINGHAM 345	
A PORTION OF	
SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST	
LEE COUNTY, FLORIDA	
DATE: NOVEMBER 2004	DRAWING: 03783.00.DWG

**APPROVED**

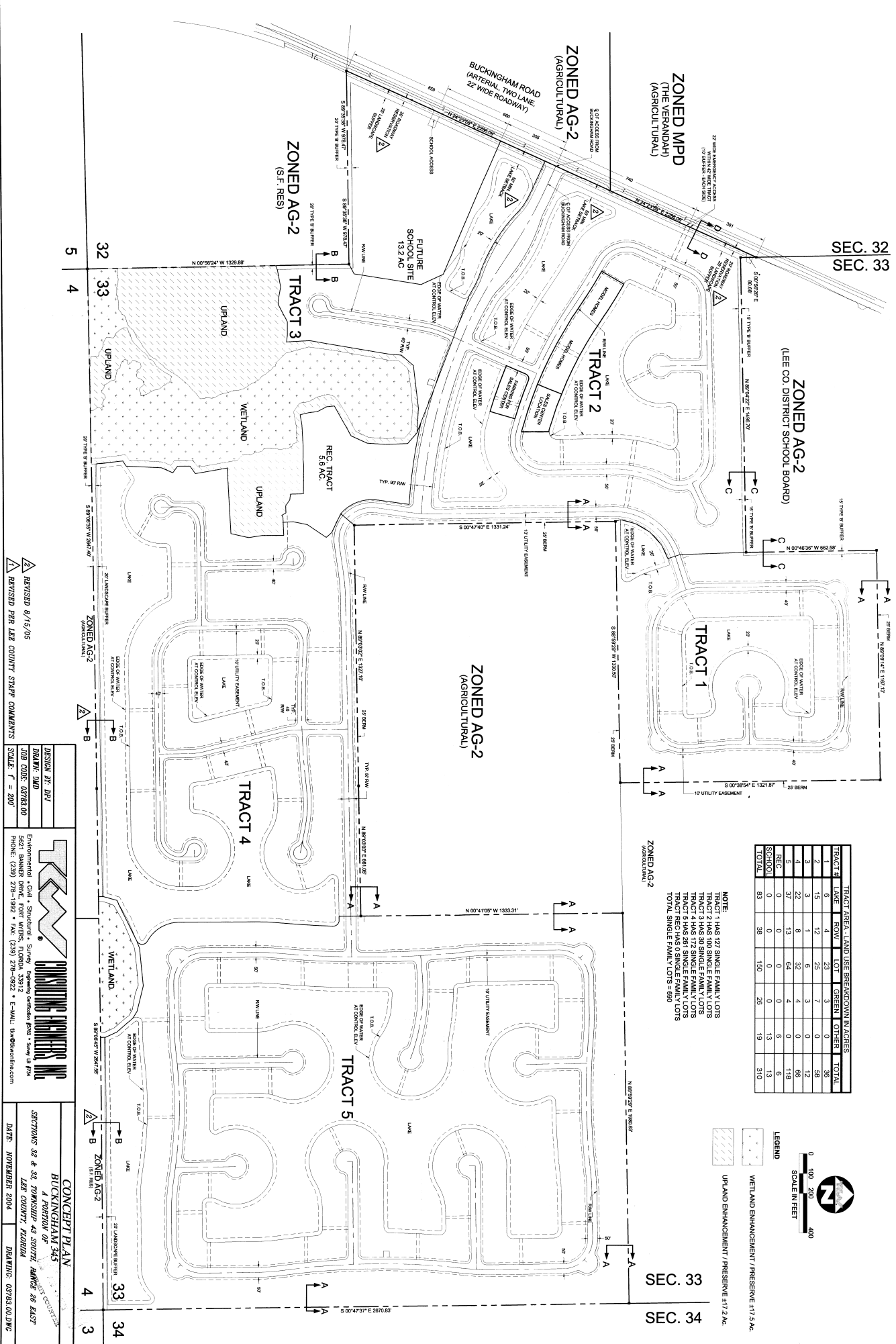
Master Concept Plan

Site Plan - 02 - 014 - Page 5 of 5

Subject to conditions in Resolution 2004-054

Date: DEC 2004 - 000000

PERMIT NUMBER



REVISOR 8/15/05  
REVISED PER LEE COUNTY STAFF COMMENTS

DESIGN BY: DDP  
DRAWN: DMD  
JOB CODE: 03783.00

**TKW CONSULTING ENGINEERS, INC.**  
Environmental • Civil • Structural • Survey  
5621 BANNER DRIVE, FORT WORTH, TEXAS 76112  
PHONE: (214) 278-1992 • FAX: (214) 278-9922 • E-MAIL: tkw@tkwinc.com

**CONCEPT PLAN**  
BUCKINGHAM 345  
A PORTION OF  
SECTIONS 32 & 33, TOWNSHIP 45 SOUTH, RANGE 28 EAST  
LEE COUNTY, FLORIDA  
DATE: NOVEMBER 2004  
DRAWING: 03783.00.DWG

PROPERTY DEVELOPMENT REGULATIONS

TRACTS 2 & 3	TRACTS 1 & 4
MIN. LOT WIDTH	MIN. LOT WIDTH
MIN. LOT DEPTH	MIN. LOT DEPTH
MIN. STREET FRONT SETBACK	MIN. STREET FRONT SETBACK
MIN. SIDE SETBACK	MIN. SIDE SETBACK
MIN. REAR SETBACK	MIN. REAR SETBACK
MIN. WATERWAY SETBACK	MIN. WATERWAY SETBACK
MIN. BUILDING HEIGHT	MIN. BUILDING HEIGHT

30' 7" STORIES - 10' OVERHANGING UNITS  
STRUCTURES SUCH AS GATEPOSTS  
AND INFORMATION FACILITIES

PROPERTY DEVELOPMENT REGULATIONS

TRACTS 2 & 3	TRACTS 1 & 4
MIN. LOT WIDTH	MIN. LOT WIDTH
MIN. LOT DEPTH	MIN. LOT DEPTH
MIN. STREET FRONT SETBACK	MIN. STREET FRONT SETBACK
MIN. SIDE SETBACK	MIN. SIDE SETBACK
MIN. REAR SETBACK	MIN. REAR SETBACK
MIN. WATERWAY SETBACK	MIN. WATERWAY SETBACK
MIN. BUILDING HEIGHT	MIN. BUILDING HEIGHT

30' 7" STORIES - 10' OVERHANGING UNITS  
STRUCTURES SUCH AS GATEPOSTS  
AND INFORMATION FACILITIES

CONCEPTUAL OPEN SPACE:

A) TOTAL REQUIRED OPEN SPACE (40 % PER L.C.D.C.)

B) TOTAL PROVIDED OPEN SPACE:

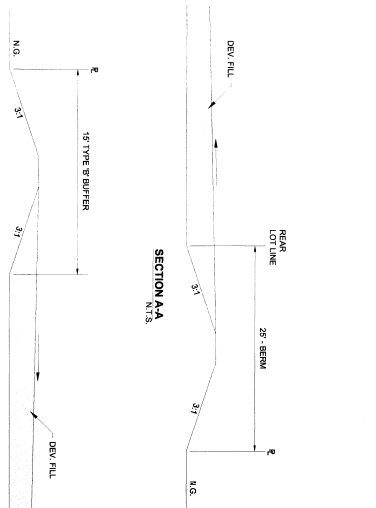
INDIVIDUAL LOT AREAS @ 10 % OF REAR (40 %)  
PROPOSED LOT AREAS @ 25.0% OF TOTAL AC.  
PROPOSED LOT AREAS @ 25.0% OF TOTAL AC.  
PROPOSED LOT AREAS @ 25.0% OF TOTAL AC.  
GREEN SPACE (OPEN SPACE WITHIN TRAD DEV AREA)

TOTAL OPEN SPACE PROVIDED:

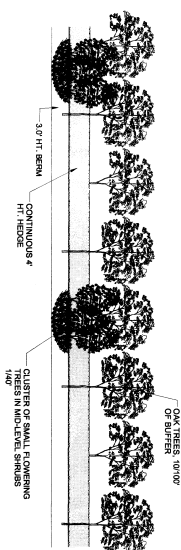
1,380.0 AC.

1,469.0 AC.

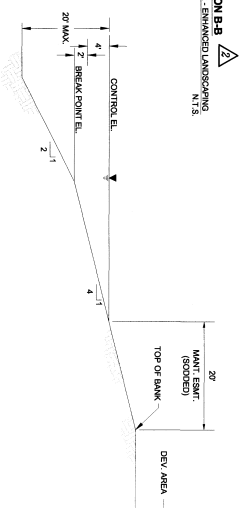
SECTION A-A



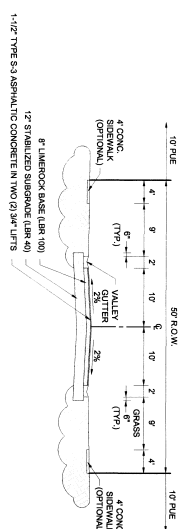
SECTION C-C



SECTION B-B



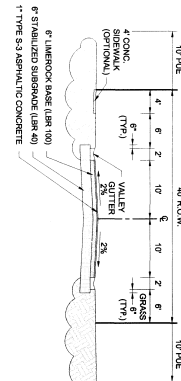
PRIVATE / MINOR COLLECTOR ROAD CROSS SECTION



50' R.O.W.

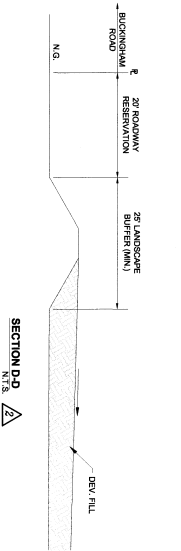
N.T.S.

PRIVATE / LOCAL ROAD CROSS SECTION



PRIVATE / LOCAL ROAD CROSS SECTION

N.T.S.

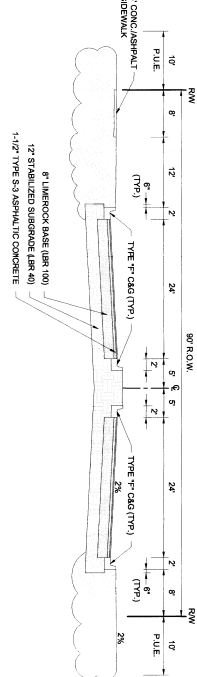


TYPICAL LAKE SECTION

N.T.S.

TYPICAL SECTION - 90' R.O.W.

N.T.S.



REVISOR 8/15/05

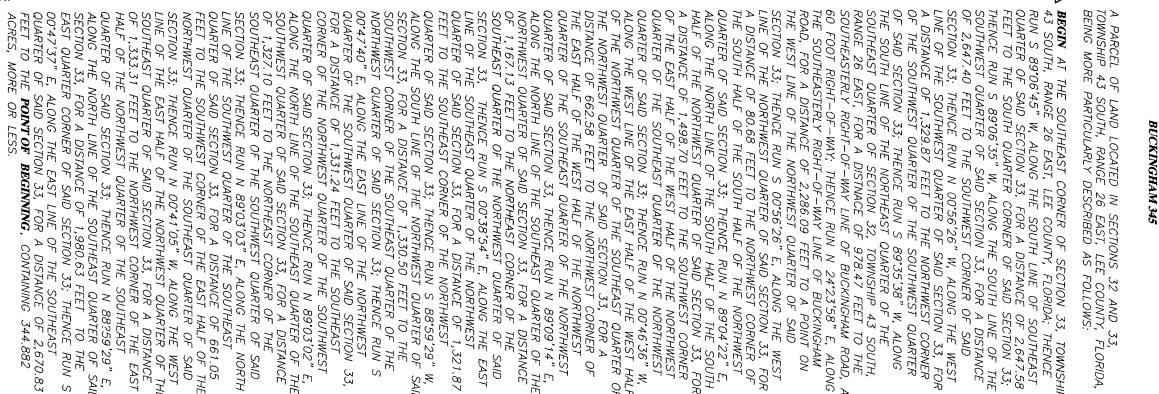
DESIGN BY: DPJ  
DRAWN: DND  
JOB CODE: 03783.00  
SCALE: M.T.S.

CONSULTING ENGINEERS, INC.  
5621 BANNER DRIVE, FORT WORTH, TEXAS 76137  
PHONE: (214) 278-1892 • FAX: (214) 278-0922 • E-MAIL: lee@ceonline.com

BUCKINGHAM 345  
A PORTION OF  
SECTIONS 28 & 29, TOWNSHIP 43 SOUTH, RANGE 28 EAST  
LEE COUNTY, FLORIDA

DATE: NOVEMBER 2004  
DRAWING: 03783.00.DWG  
2014-00090





environmental • civil • structural • survey  
5542 Bonner Drive  
Fort Myers, Florida 33912  
(239) 278-1092 • FAX (239) 278-0722  
E-MAIL: bmv@ktronics.com  
Engineering Certification # 5765 Survey LB # 724

PREPARED FOR
CLIENTS

**OL HOMES**

50/14072/and Vol. 1

PROJECT DESCRIPTION
<i>BUCKINGHAM 345</i>

A PORTION OF  
SECTIONS 32 & 33  
TOWNSHIP 43 SOUTH.

RANGE 26 EAST,  
LEE COUNTY, FLORIDA

PROFESSIONAL SURVEYOR

ERIC V. SANDOVAL

CERTIFICATE

REGISTERED  
NO. 5223  
STATE OF  
FLORIDA  
SURVEYOR & MAPPER

NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER

DRAWING DATA	
FILE NAME	03783BNDP2.DWG
APPROVED BY	E.V.S.
SURVEY DATE	03/02/04
DRAWN BY	S.S.

UNRAVW BT	D.B.
CREW CHIEF	L.G.
SCALE	1" = 300'
FIELD BOOK	43/17-27

REVISIONS	
DATE	DESCRIPTION
1/27/05	REVISED LEGAL DESCRIPTION

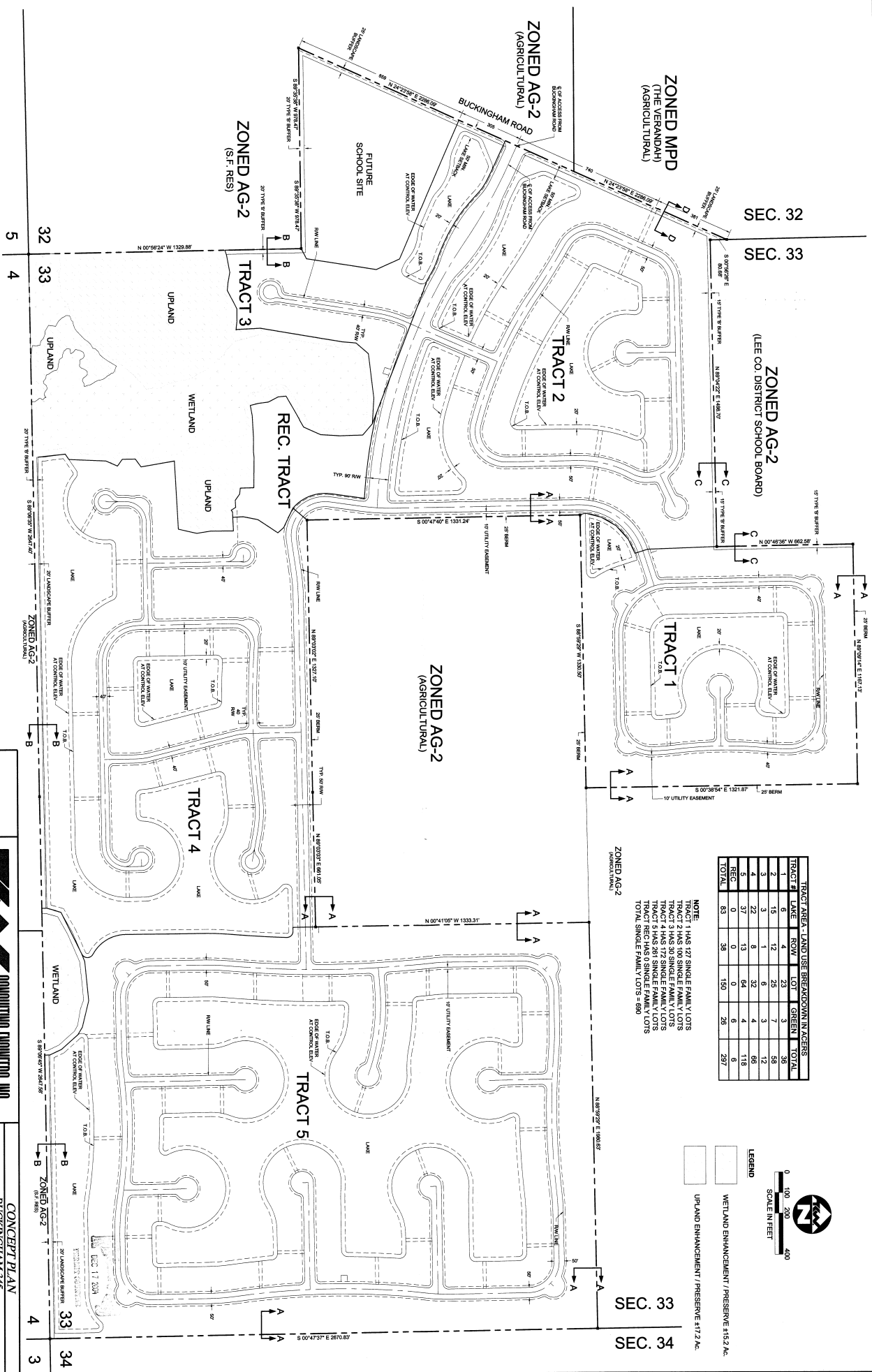
12/05	ADDED WETLAND AREAS

[illegible][illegible]

STRAP #  
33-4326-00-00004.0000

PERMIT COUNTER

BOUNDARY SURVEY DEI 2004-00090	
PROJECT	SECTION / TOWNSHIP / RANGE

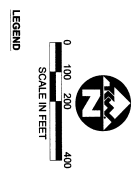


SEC. 32  
SEC. 33

ZONED AG-2  
(LEE CO. DISTRICT SCHOOL BOARD)

TRACT AREA - LAND USE BREAKDOWN IN ACRES					
TRACT #	LAKE	ROW	LOT	GREEN	TOTAL
1	6	4	23	3	36
2	10	1	8	1	20
3	13	1	6	3	23
4	22	8	32	4	66
5	37	13	64	4	118
REC	0	0	0	6	6
TOTAL	83	38	150	26	297

NOTE:  
TRACT 1 HAS 127 SINGLE FAMILY LOTS  
TRACT 2 HAS 106 SINGLE FAMILY LOTS  
TRACT 3 HAS 30 SINGLE FAMILY LOTS  
TRACT 4 HAS 23 SINGLE FAMILY LOTS  
TRACT 5 HAS 26 SINGLE FAMILY LOTS  
TRACT REC HAS 0 SINGLE FAMILY LOTS  
TOTAL SINGLE FAMILY LOTS = 690



LEGEND  
WETLAND ENHANCEMENT / PRESERVE +17.2 AC.  
UPLAND ENHANCEMENT / PRESERVE +17.2 AC.

SEC. 33  
SEC. 34

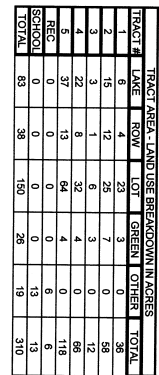
DESIGN BY: JSS  
DRAWN BY: JR  
JOB CODE: 03783.00  
SCALE: 1" = 100'



CONCEPT PLAN  
BUCKINGHAM 345  
A PARTITION OF  
SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST  
LEE COUNTY, TEXAS  
DATE: NOVEMBER 2004  
DRAWING: 03783.00.DWG

03783.00.DWG





UPLAND ENHANCEMENT / PRESERVE ±17.2 AC.

004-00090  
RECEIVED  
JUN 13 2005

DCI 2004-00090

004-00090  
RECEIVED  
JUN 13 2005

BUCKINGHAM 345  
A PORTION OF

BUCKINGHAM 345  
A PORTION OF

BUCKINGHAM 345  
A PORTION OF



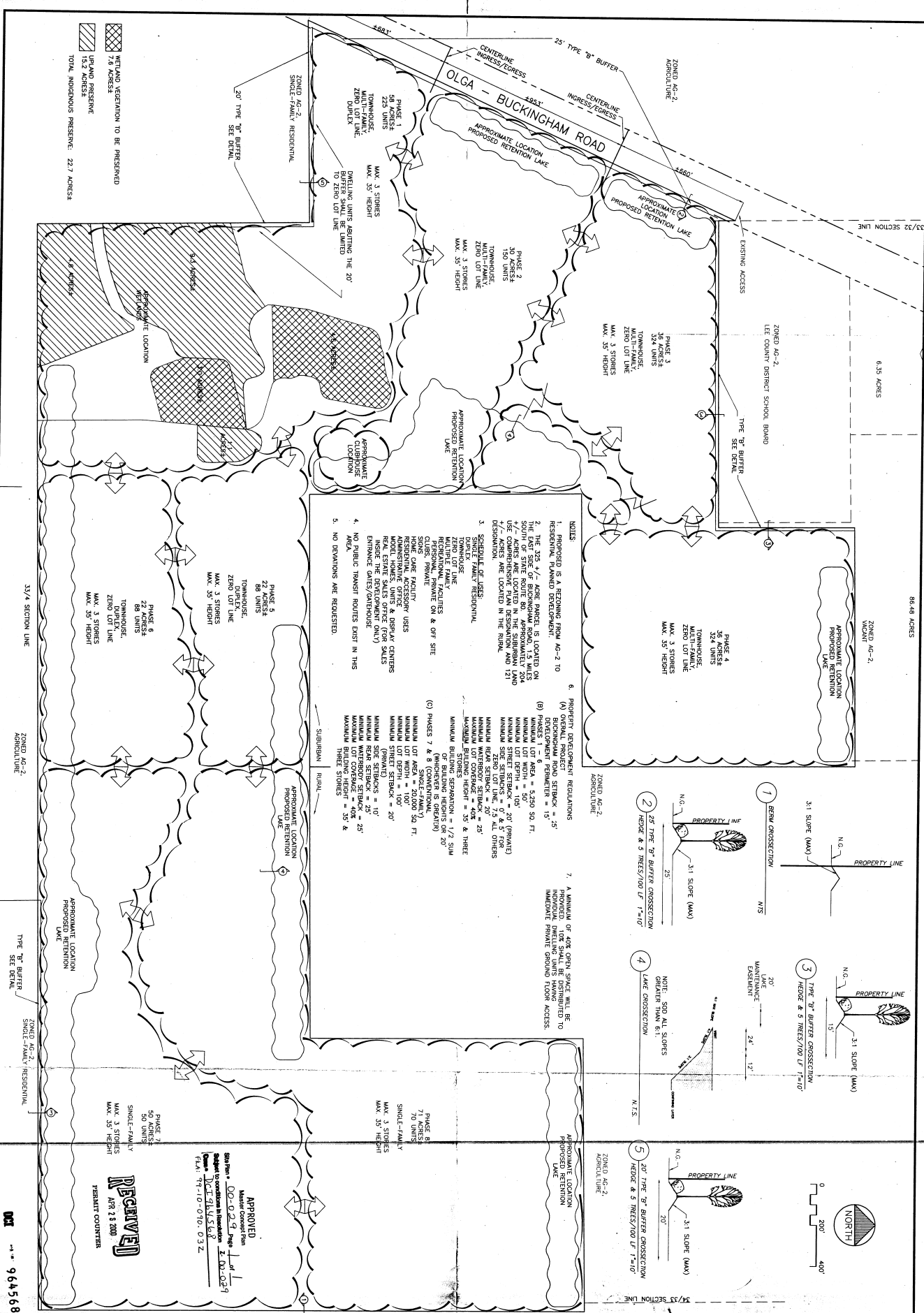


- FLUCGS Legend**
- 110 RESIDENTIAL (6.05 ac.)
  - 215 FIELD CROPS (288.80 ac.)
  - 415 MIXED PINE (9.29 ac.)
  - 422 BRAZILIAN PEPPER (5.95 ac.)
  - 422H BRAZILIAN PEPPER HYDRIC (3.42 ac.)
  - 422H-429H BRAZILIAN PEPPER HYDRIC WILLOW (4.90 ac.)
  - 518 DITCH (2.33 ac.)
  - 621 CYPRESS + RED MAPLE (4.27 ac.)
  - 624 CYPRESS + PINE (2.85 ac.)
  - 740 DISTURBED LAND (20.48 ac.)
  - 740H DISTURBED HYDRIC (0.15 ac.)



DESIGN BY: A. KELLY	 <b>TKW</b> CONSTRUCTIVE ENGINEERS, INC. environmental • civil • structural • survey • geotechnical • foundation • fire • seismic • flood 5621 BANNER DRIVE, FORT MYERS, FLORIDA 33912 PHONE: (239) 778-1892 • FAX: (239) 778-0822 • E-MAIL: tkw@tkwinc.com	
DRAWN BY: J. DOWD		
FILE CODE: 03783.00	<b>FLUCGS MAP</b> BUCKINGHAM 345 A PORTION OF SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 28 EAST LEE COUNTY, FLORIDA	
SCALE: 1" = 200'	DATE: NOVEMBER 2004	DRAWING: 03783.00.DWG





**ATTACHMENT D**

895496 - 100

CONCEPTUAL SITE PLAN

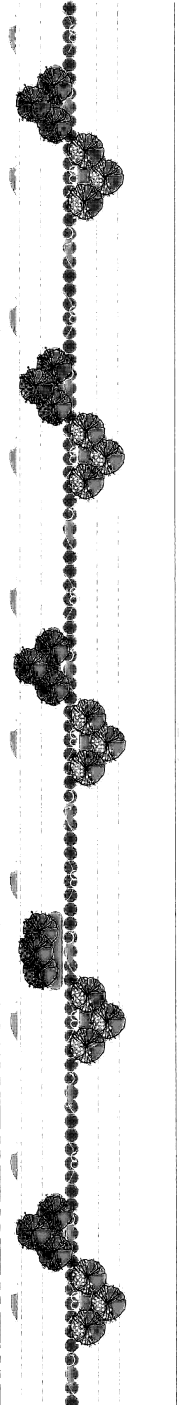
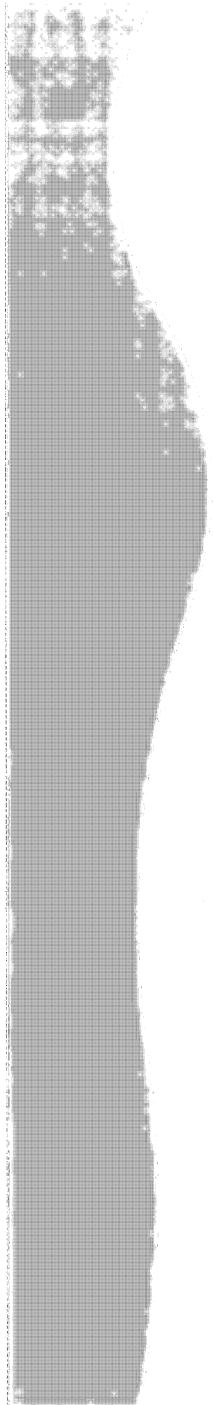
BUCKINGHAM 320 RPD

SECTION 33, TOWNSHIP 43-S, RANGE 26-E, LEE COUNTY, FLORIDA

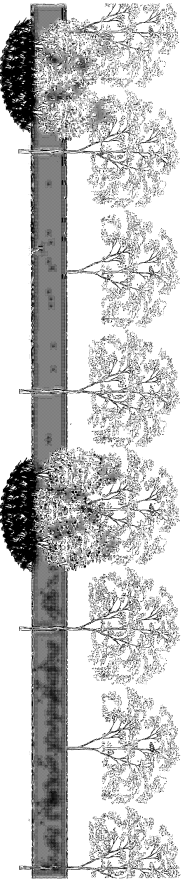
**MD MORRIS - DEPEW ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYORS & MAPPERS  
2216 Normal Avenue • Fort Myers, Florida 33901 • (941) 337-3993 • (FAX) 337-3994

REVIEWS	
01/27/00	REVISED POOS PER SUFFICIENCY
03/01/00	SUFFICIENCY RESPONSE
04/26/00	PER PRE-HEARING CONFERENCE

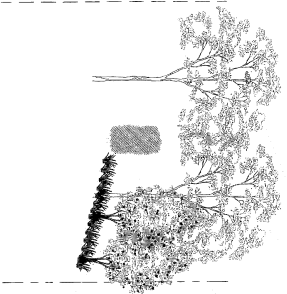




Typical Buffer Plan



Typical Buffer Elevation



Typical Buffer Section

NOVEMBER 2004

## PROPERTY DEVELOPMENT REGULATIONS

TRACTS 2, 5	7,200 SQ.FT.
NIN. LOT AREA	74
NIN. LOT WIDTH	109
NIN. LOT DEPTH	27
NIN. STREET SETBACK	27
NIN. SIDE SETBACK	8.7
NIN. REAR SETBACK	17
NIN. WINDYARD SETBACK	17
NIN. LOT COVERING	85%
NIN. BUILDING HEIGHT	37 FT 2 STORIES - FOR DWELLING UNITS 47 FT 3 STORIES - FOR ALL OTHER STRUCTURES AND RECREATION FACILITIES

## PROPERTY DEVELOPMENT REGULATIONS

[illegible]

**CONCEPTUAL OPEN SPACE:**

**B.) TOTAL PROVIDED OPEN SPACE:**  
 $\$344.9 \text{ AC.} \times 0.4 =$

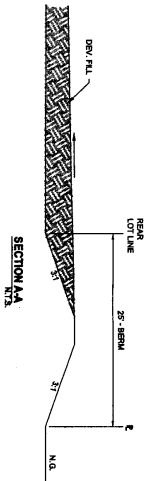
INDIVIDUAL LOT AREAS (≥ 10 % OF REQD. 40%)  
PROPOSED LAKE AREAS (≥ 25.0% OF TOTAL AC.)  
PROPOSED UPLAND ENHANCEMENT/PRESERVATION AREAS  
PROPOSED WETLAND ENHANCEMENT/PRESERVATION AREAS  
GREEN SPACE / OPEN SPACE WITHIN TRACT DEV. AREA

±15.0 AC.  
±20.7 AC.  
±17.2 AC.  
±18.1 AC.  
±78.5 AC.  
±148.5 AC.

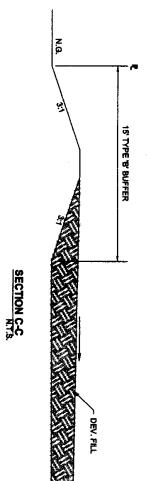
**±148.5 AC.**

±136.0 A.C.

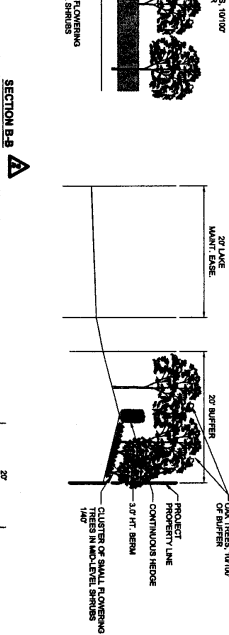
**SECTION A-A**  
**N.T.S.**



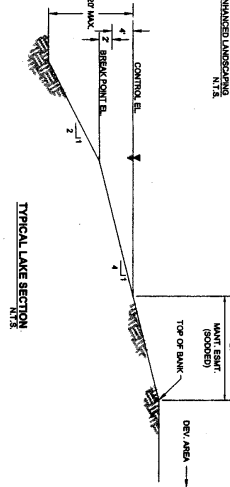
**SECTION C-C**  
**N.T.S.**



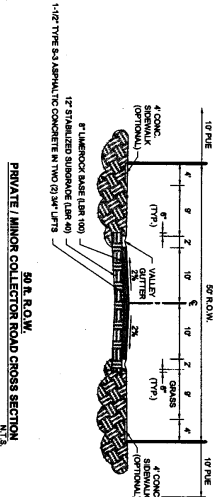
**SECTION B-B**



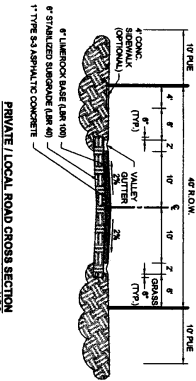
**TYPICAL LAKE SECTION**  
N.T.3



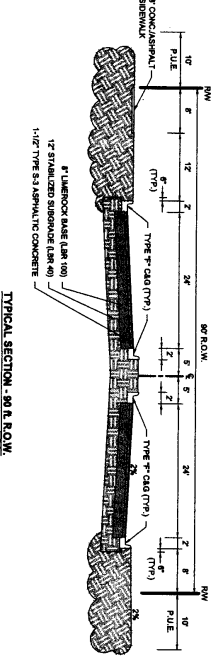
OF THE T.C.O. 1981:  
**PRIVATE / MINOR COLLECTOR ROAD CROSS SECTION**  
NTS



**PRIVATE / LOCAL ROAD CROSS SECTION**



**TYPICAL SECTION - 90 ft. R.O.W.**



**ATTACHMENT C**

**RECEIVED 8/16/06**

<p><b>RESEARCH INT. INT.</b>  <b>DATE: 2/8/02</b>  <b>INT CODE: 007214/0</b>  <b>DATE: 2/1/02</b></p>	<p><b>ENVIRONMENTAL</b>          C/O: "Structure" Survey Spacing Institute, 600 E. Hwy. 10, P.O. Box 8000, Denver, CO 80202          TEL: (303) 733-1882 FAX: (303) 733-0222 E-MAIL: info@structure.com</p>	<p><b>DETAILS</b>  <b>BUCKINGHAM 345</b>  <b>1 PERSON OF</b>  <b>DESTRUCTION OF SOURCE, ALARM IN EAST</b>  <b>LAST COURTY, 7/20/00</b></p>
<p><b>RESEARCH INT. INT.</b>  <b>DATE: 2/8/02</b>  <b>INT CODE: 007214/0</b>  <b>DATE: 2/1/02</b></p>	<p><b>ENVIRONMENTAL</b>          C/O: "Structure" Survey Spacing Institute, 600 E. Hwy. 10, P.O. Box 8000, Denver, CO 80202          TEL: (303) 733-1882 FAX: (303) 733-0222 E-MAIL: info@structure.com</p>	<p><b>DETAILS</b>  <b>BUCKINGHAM 345</b>  <b>1 PERSON OF</b>  <b>DESTRUCTION OF SOURCE, ALARM IN EAST</b>  <b>LAST COURTY, 7/20/00</b></p>