



The Brooks Residential Golf Community

Bonita Bay Properties - Bonita Springs, Florida

Hole Montes, Inc. has provided various engineering consulting services for The Brooks of Bonita Springs, a 2,500-acre land development. The proposed 5,200 home community with 72 holes of golf stretches from just north of San Carlos Estates in Bonita Springs to Corkscrew Road and extends from U.S. 41 to Interstate 75. It was formerly a part of the 7,000 acre, Sweetwater Ranch for which Hole Montes was the project engineer.

Hole Montes began working on The Brooks with the various permitting processes for the Sweetwater Ranch owners as they began the preparation for developing the West Ranch acreage into residential and commercial property. Hole Montes prepared various exhibits for potential buyers and developed the Master Concept Plan for the property including the drainage plan and other exhibits. They also coordinated the compliance with the South Florida Water Management District (SFWMD) and prepared numerous permitting filings and revisions for the various agencies.

Hole Montes has continued with various consulting services for the developer, Bonita Bay Properties, providing coordination of permitting including various exhibits for water use permitting, preparation of parcel maps and legal sketches of the property. Other services provided have included planning flowway mitigation areas, coordinating

with legal and ecological concerns relating to onsite wetland impact/mitigation and vegetation mapping. Hole Montes prepared the original Master Concept Plan for the Florida Department of Transportation access points, and right-of-way plans and exhibits.

One of the challenges for the engineering team was the removal and replacement of the corrugated metal pipe with wide-range capacity box culverts under the existing railroad that runs through the property. Within a 48-hour window, during which the railroad was inoperative, Hole Montes oversaw the construction crews as they dug up the old pipe and replaced it with 4'X7" box culverts designed to withstand the weight of the loaded train. Each section weighed 25,000 pounds and the total installation area covered more than 100 feet. The contractors maintained a fleet of heavy equipment and a back-up team of equipment and crew in case of emergencies, to enable the work to be completed without any delays.

