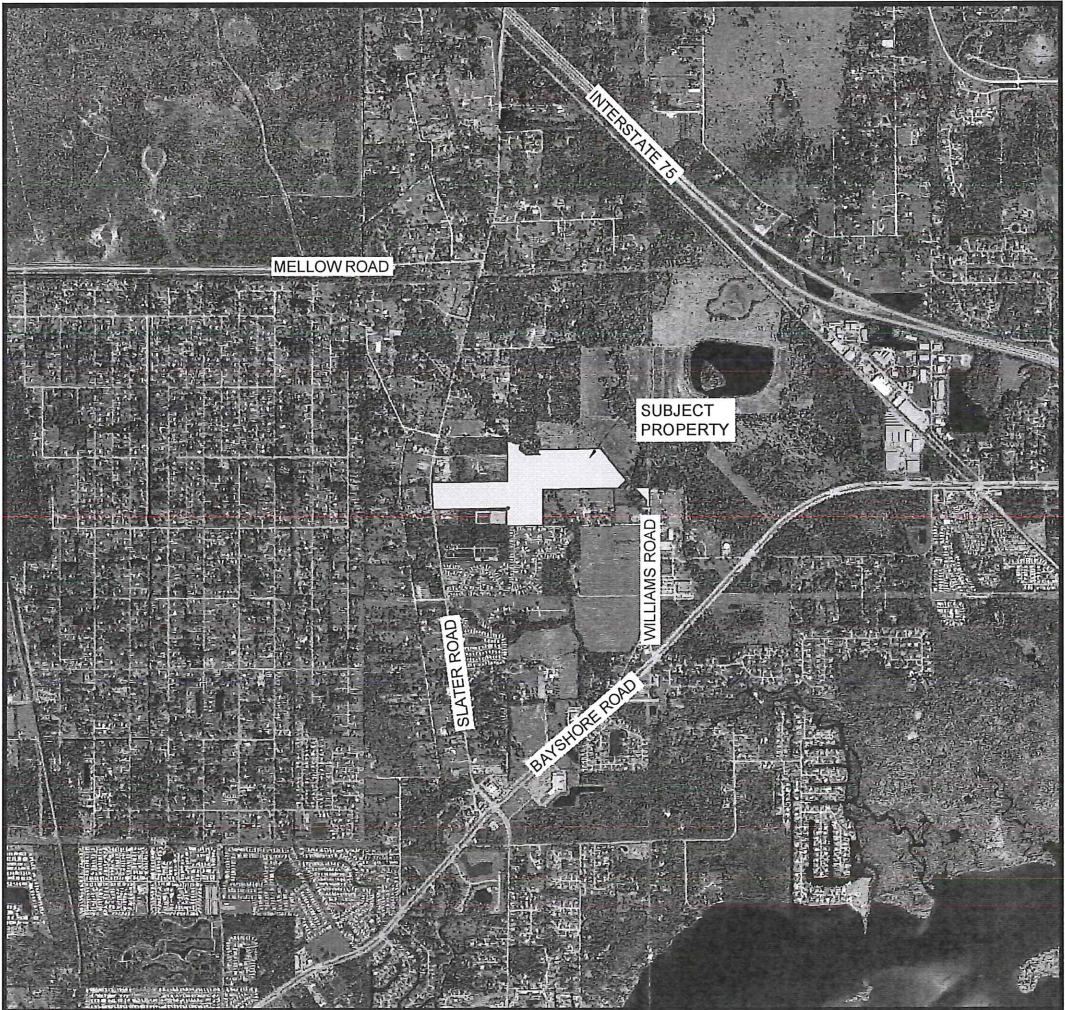


MASTER CONCEPT PLAN
FOR
GULLY CREEK RPD
RESIDENTIAL PLANNED DEVELOPMENT

PART OF SECTION 19, TOWNSHIP 43 SOUTH, RANGE 25 EAST
NORTH FORT MYERS, LEE COUNTY, FLORIDA

PROJECT DATA

SITE ADDRESS	PROJECT DATUM
17220 SLATER ROAD NORTH FORT MYERS, FLORIDA 33917	FLORIDA STATE PLANE WEST ZONE (NAD1983(NSRS 2007)) NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929
ZONING	STRAP NUMBERS
CURRENT: AG-2 PROPOSED: RPD	19-43-25-00-00014.0020 19-43-25-00-00009.0000



INDEX OF DRAWINGS

SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	A	23319Z01.DWG
2	MASTER CONCEPT PLAN A	B	23319Z02A.DWG
3	MASTER CONCEPT PLAN B	C	23319Z02B.DWG
4	OPEN SPACE / PRESERVE PLAN	-	23319Z03.DWG
5	DETAILS, DEVIATIONS	-	23319Z04.DWG

Approved as Exhibit C
MCP Page 1 of 5
Resolution # E-18-000

CROSS-REFERENCED DRAWINGS:

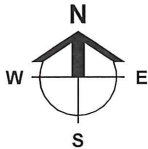
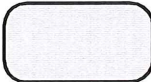
XREF	DESCRIPTION	DRAWING NAME
A	AERIAL PHOTOGRAPH	PROJLOC2014.JPG
B	BASE PLAN	23319Z00A.DWG
C	BASE PLAN	23319Z00B.DWG

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THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

PROJECT
LOCATION



LOCATION MAP



Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

Land
Solutions inc.

10471 BEN C. PRATT / SIX MILE
CYPRESS PKWY. #402
FORT MYERS, FL 33966

PHONE (239) 482-1500
FAX (239) 481-8477

WWW.LANDSOLUTIONS.NET

PROJECT DESCRIPTION

GULLY
CREEK

LEE COUNTY, FLORIDA

FILE NAME	23319-Z01.DWG
LOCATION	J:\23319\DWG\ZONING\
PLOT DATE	FRI 8-18-2017 - 1:20 PM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

MASTER = BAI-COVER-ZONING.DWG

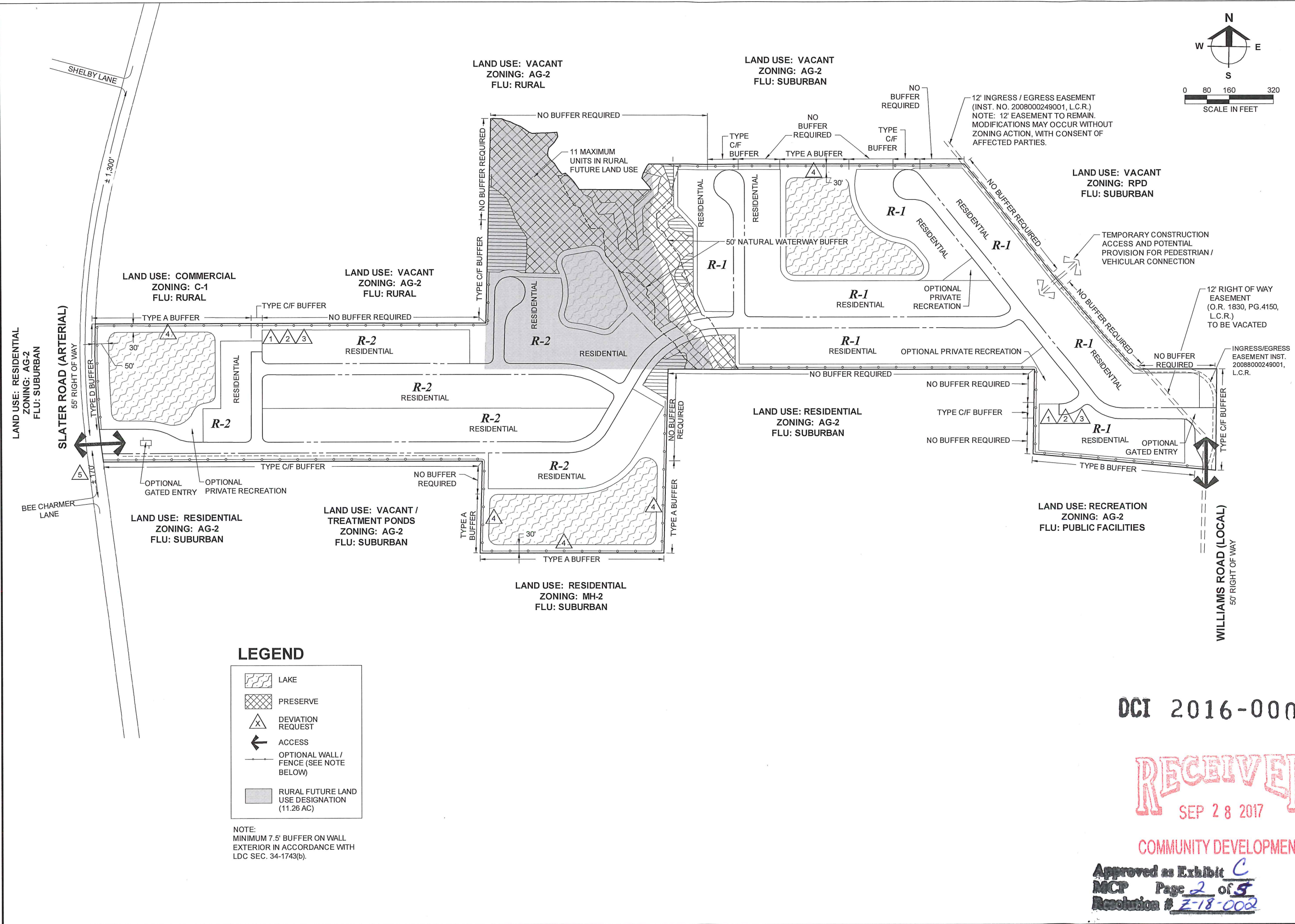
PLAN REVISIONS

4-13-17	SUFFICIENCY

PLAN STATUS

COVER SHEET
AND
LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
23319	1



Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

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FORT MYERS, FL 33966

PHONE (239) 482-1500
FAX (239) 481-8477

WWW.LANDSOLUTIONS.NET

PROJECT DESCRIPTION

GULLY CREEK

LEE COUNTY, FLORIDA

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FILE NAMEJ:\23319-202A.DWG

LOCATIONJ:\23319\DWG\ZONING\

PLOT DATEFRI, 8-18-2017 - 1:20 PM

PLOT BYANGELICA HARDY

CROSS REFERENCED DRAWINGS

BASEPLAN = 23319-200A.DWG

PLAN REVISIONS

NO.	DESCRIPTION	SUFFICIENCY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PLAN STATUS

MASTER
CONCEPT
PLAN A

PROJECT / FILE NO.

23319

SHEET NUMBER

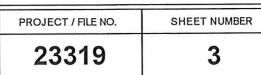
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DCI 2016-00024

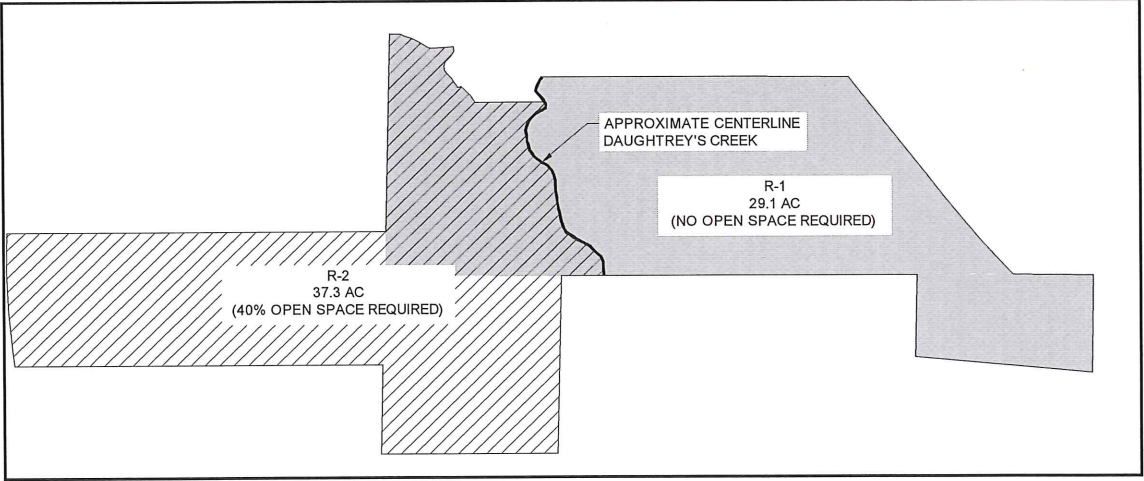
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COMMUNITY DEVELOPMENT

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MCP Page 2 of 5
Resolution # Z-18-002

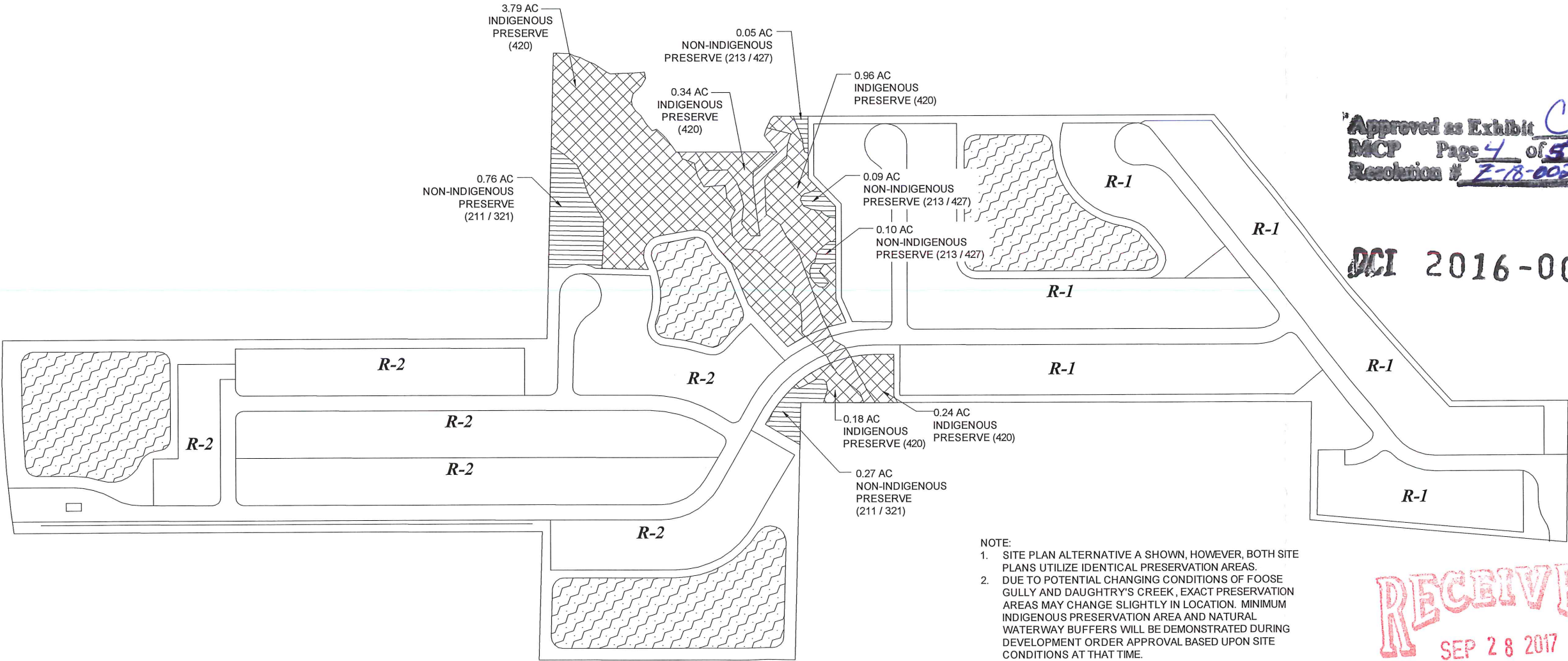


REQUIRED OPEN SPACE MAP



OPEN SPACE AND INDIGENOUS PRESERVE

OPEN SPACE:		INDIGENOUS OPEN SPACE:	
TOTAL PROJECT AREA:	66.4 AC	REQUIRED:	14.9 AC X 50% 7.5 AC
AREA WITH LOTS > 6500 SF	29.1 AC		
AREA SUBJECT TO OPEN SPACE REQUIREMENTS	37.3 AC	PROVIDED:	
OPEN SPACE REQUIRED (@ 40%): (3.7 AC MAY BE LAKE)	14.9 AC	SOUTH CREEK PORTIONS	
OPEN SPACE PROVIDED:		EAST: 0.24 @ 100% = 0.24 AC	
LAKE	3.7 AC	WEST: 3.79 @ 150% = 5.69 AC	
INDIGENOUS PRESERVE	7.5 AC	SOUTH CREEK TOTAL	= 5.93 AC
NON-INDIGENOUS PRESERVE	1.3 AC	NORTH CREEK PORTIONS	
OTHER (PERIMETER BUFFERS, LAKE SLOPE, COMMON OPEN SPACE)	3.2 AC	MID: 0.34 @ 100% = 0.34 AC	
		EAST: 0.96 @ 110% = 1.06 AC	
TOTAL PROVIDED:	15.7 AC	WEST: 0.18 @ 100% = 0.18 AC	
		NORTH CREEK TOTAL	= 1.58 AC
		TOTAL PROVIDED	= 7.51 AC

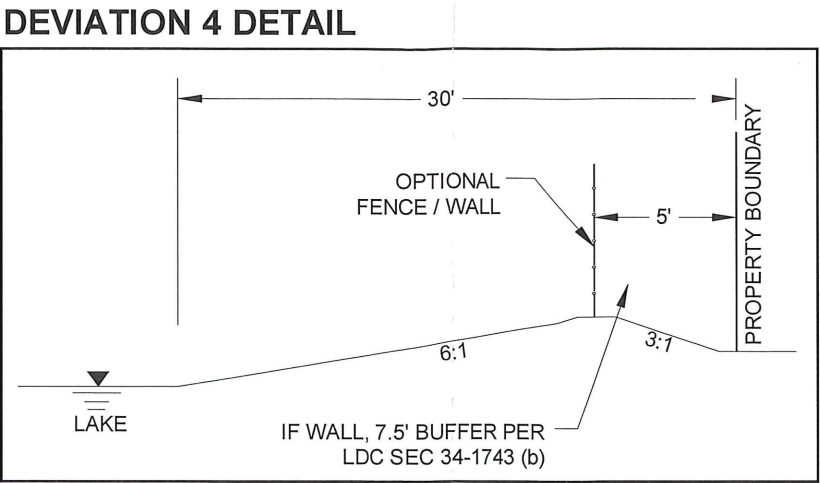
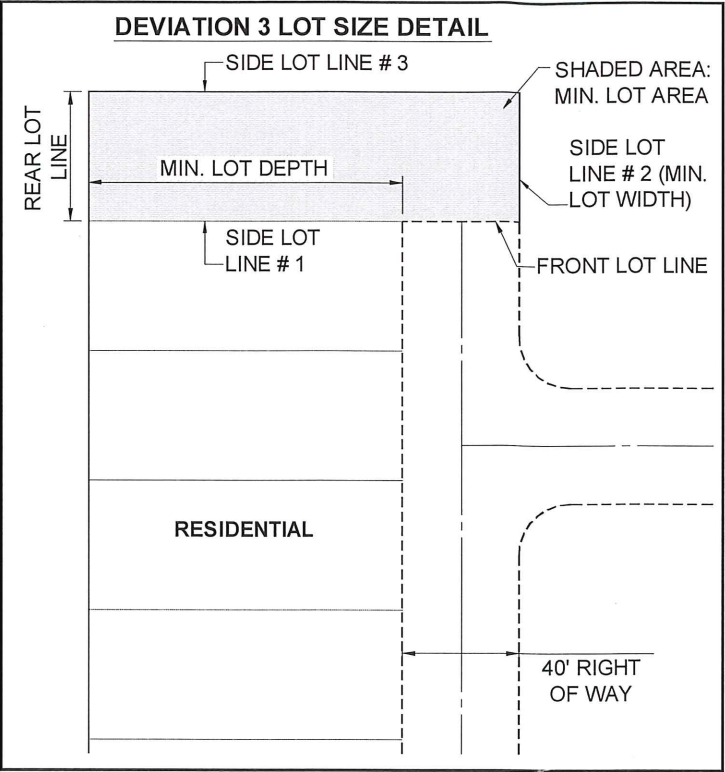
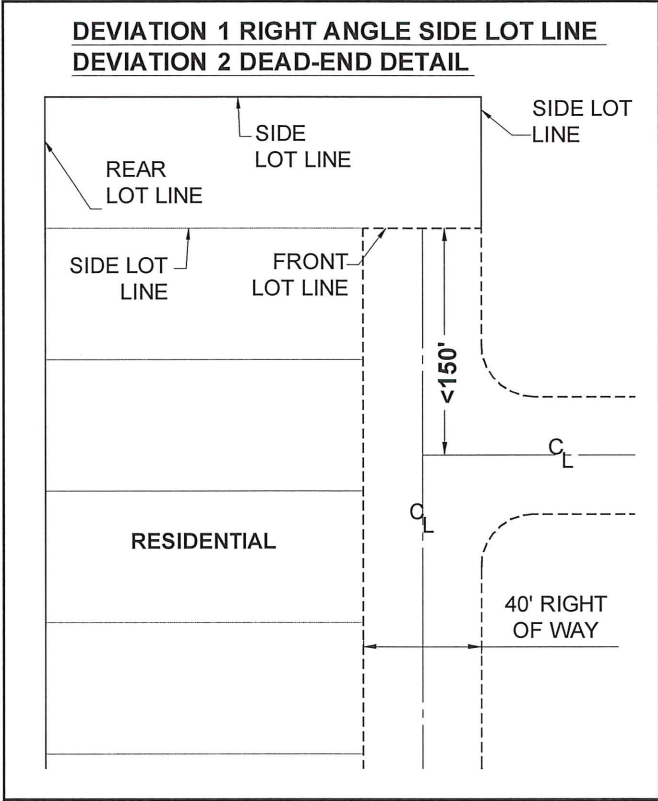


LEGEND

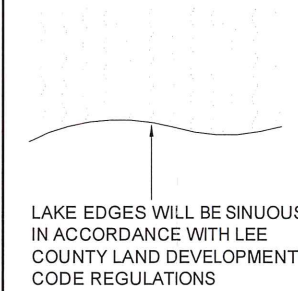
	LAKE
	NON-INDIGENOUS PRESERVE
	INDIGENOUS PRESERVE
	DAUGHTREY CREEK

NOTE:
1. SITE PLAN ALTERNATIVE A SHOWN, HOWEVER, BOTH SITE PLANS UTILIZE IDENTICAL PRESERVATION AREAS.
2. DUE TO POTENTIAL CHANGING CONDITIONS OF FOOSE GULLY AND DAUGHTRY'S CREEK, EXACT PRESERVATION AREAS MAY CHANGE SLIGHTLY IN LOCATION. MINIMUM INDIGENOUS PRESERVATION AREA AND NATURAL WATERWAY BUFFERS WILL BE DEMONSTRATED DURING DEVELOPMENT ORDER APPROVAL BASED UPON SITE CONDITIONS AT THAT TIME.

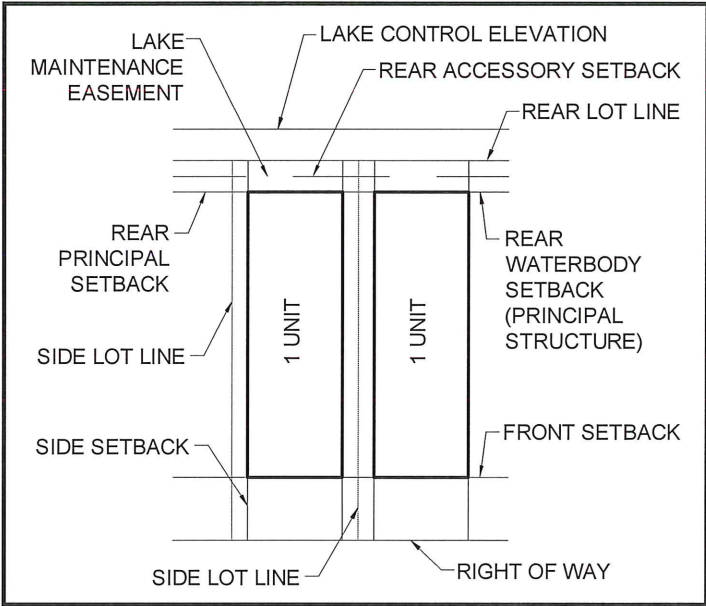
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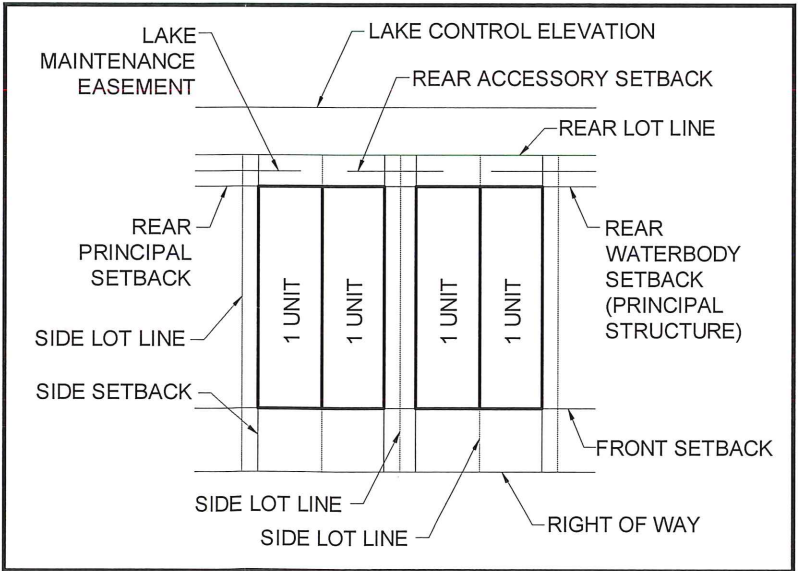
SINUOUS LAKE SHORELINE DETAIL



SINGLE FAMILY DETACHED TYPICAL LOT DETAIL



SINGLE FAMILY ATTACHED TYPICAL LOT DETAIL



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Resolution # Z-18-002

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