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SEP 28 2017
COMMUNITY DEVELOPMENT

DCI 2016-00024

DCI 2016-00024

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
17220 SLATER ROAD
NORTH FORT MYERS, FLORIDA 33917

PROJECT DATUM
FLORIDA STATE PLANE WEST ZONE (NAD1983(NSRS 2007))
NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929

ZONING
CURRENT: AG-2
PROPOSED: RPD

STRAP NUMBERS
19-43-25-00-00014.0020
19-43-25-00-00009.0000



PROJECT LOCATION

N
W E
S

LOCATION MAP

0 900 1800 3600
SCALE IN FEET

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

CROSS-REFERENCED DRAWINGS:

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

APPROVED
Master Concept Plan
Site Plan # 18-002 Page 1 of 5
Subject to conditions in Resolution Z-18-002
Case # DCI2016-00024

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

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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	WED. 9-27-2017 - 11:04 AM
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

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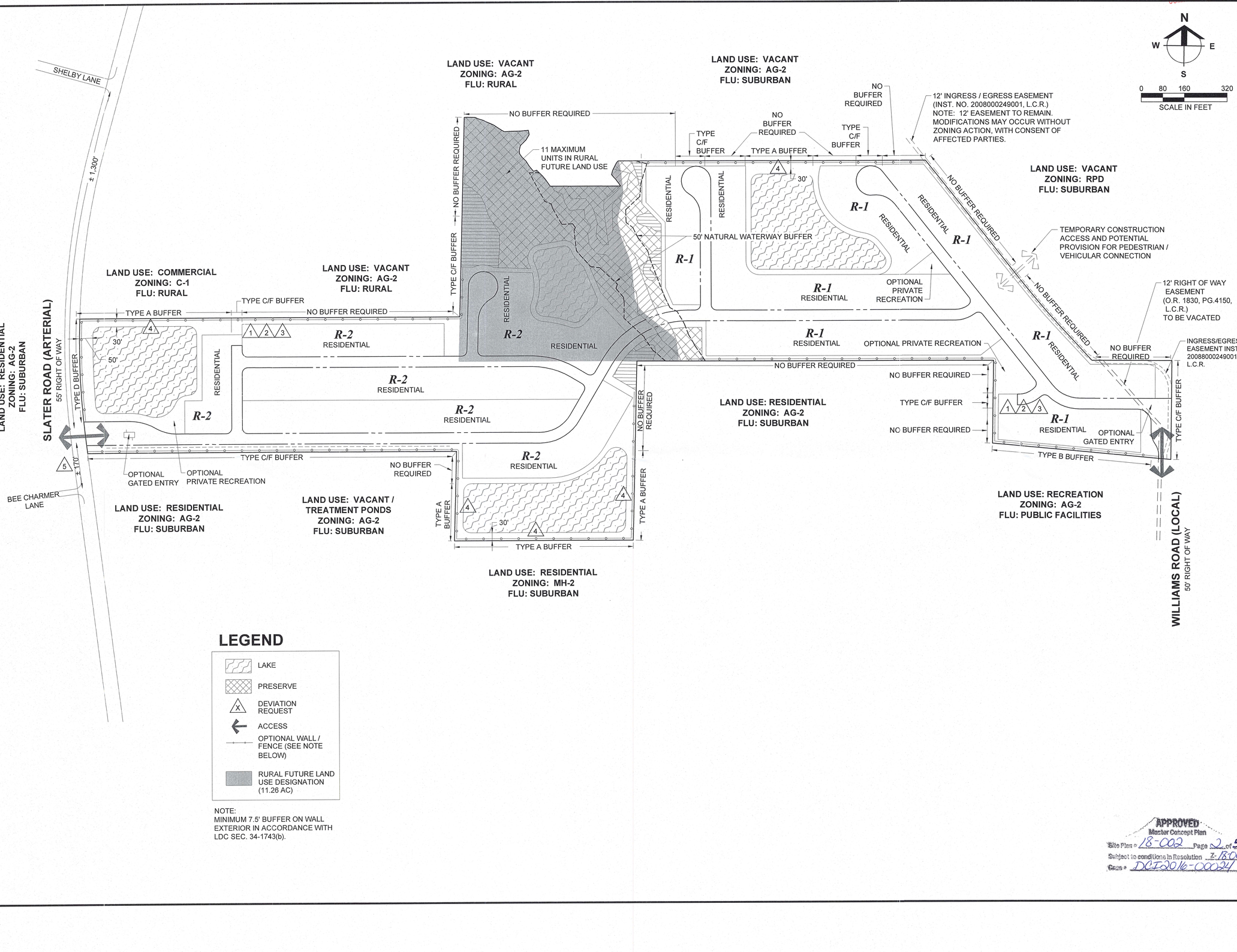

LEGEND

- LAKE
- PRESERVE
- DEVIATION REQUEST (X)
- ACCESS
- OPTIONAL WALL / FENCE (SEE NOTE BELOW)
- RURAL FUTURE LAND USE DESIGNATION (11.26 AC)

NOTE:
MINIMUM 7.5' BUFFER ON WALL EXTERIOR IN ACCORDANCE WITH LDC SEC. 34-1743(b).

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FILE NAME	23319-Z02A.DWG
LOCATION	J:\23319\DWG\ZONING\
PLOT DATE	WED. 9-27-2017 - 11:04 AM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

BASEPLAN = 23319-Z00A.DWG

PLAN REVISIONS

4-13-17	SUFFICIENCY

PLAN STATUS

MASTER CONCEPT PLAN A

PROJECT / FILE NO.	SHEET NUMBER
23319	2

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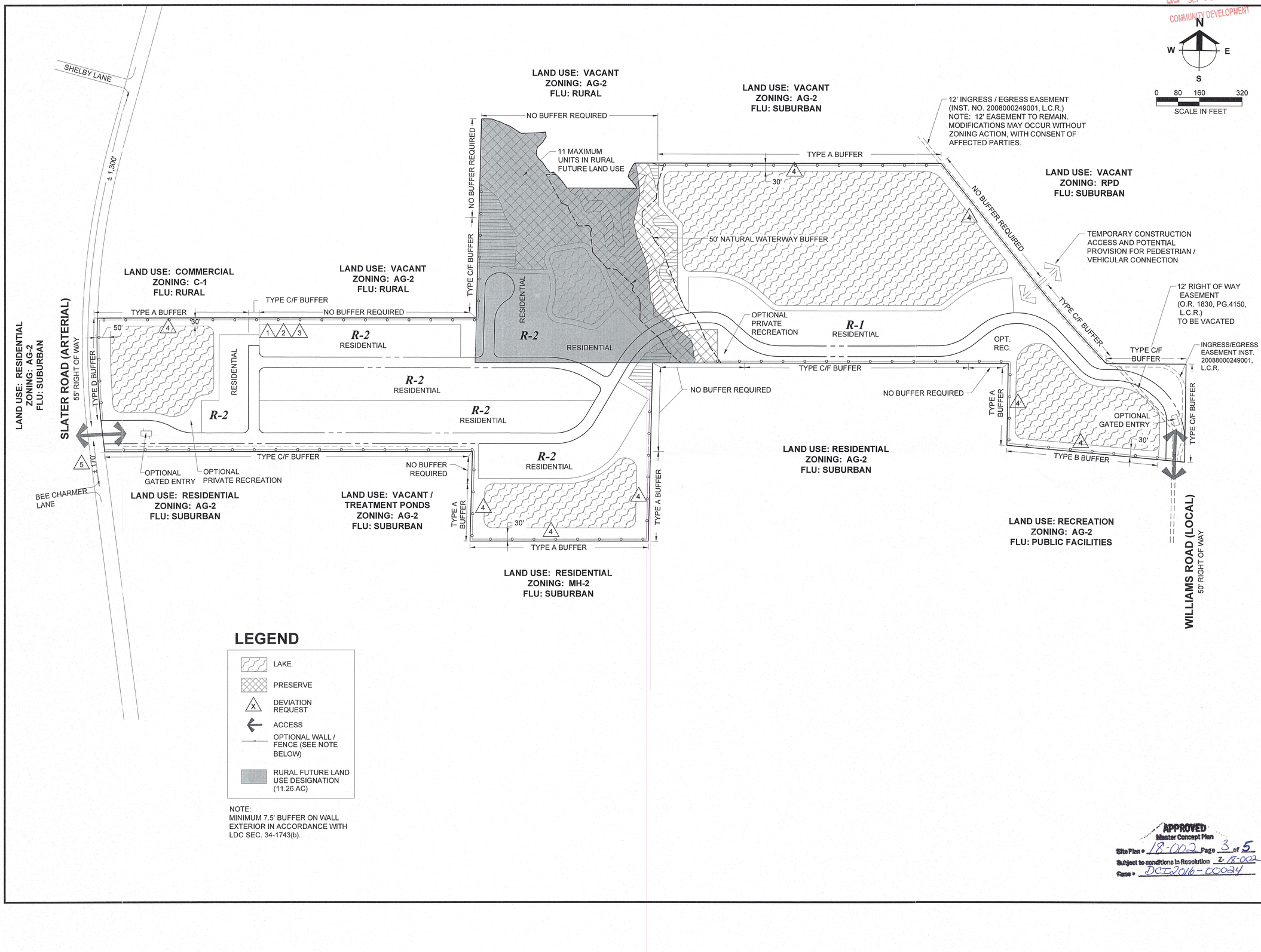

LEGEND

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- PRESERVE
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LOCATION	J:\23319\DWG\ZONING\
PLOT DATE	WED. 9-27-2017 - 11:05 AM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

BASEPLAN = 23319-Z00B.DWG

PLAN REVISIONS

4-13-17	SUFFICIENCY

PLAN STATUS

MASTER CONCEPT PLAN B

PROJECT / FILE NO.	SHEET NUMBER
23319	3

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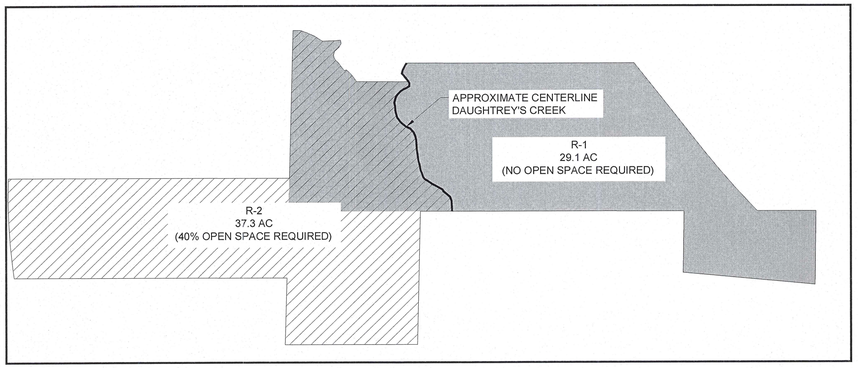
REQUIRED OPEN SPACE MAP



OPEN SPACE AND INDIGENOUS PRESERVE

OPEN SPACE:

TOTAL PROJECT AREA:	66.4 AC
AREA WITH LOTS > 6500 SF	29.1 AC
AREA SUBJECT TO OPEN SPACE REQUIREMENTS	37.3 AC
OPEN SPACE REQUIRED (@ 40%): (3.7 AC MAY BE LAKE)	14.9 AC
OPEN SPACE PROVIDED:	
LAKE	3.7 AC
INDIGENOUS PRESERVE	5.5 AC
NON-INDIGENOUS PRESERVE	1.3 AC
UNDISTURBED CREEK	1.0 AC
OTHER (PERIMETER BUFFERS, LAKE SLOPE, COMMON OPEN SPACE)	4.2 AC
TOTAL PROVIDED:	15.7 AC

INDIGENOUS OPEN SPACE:

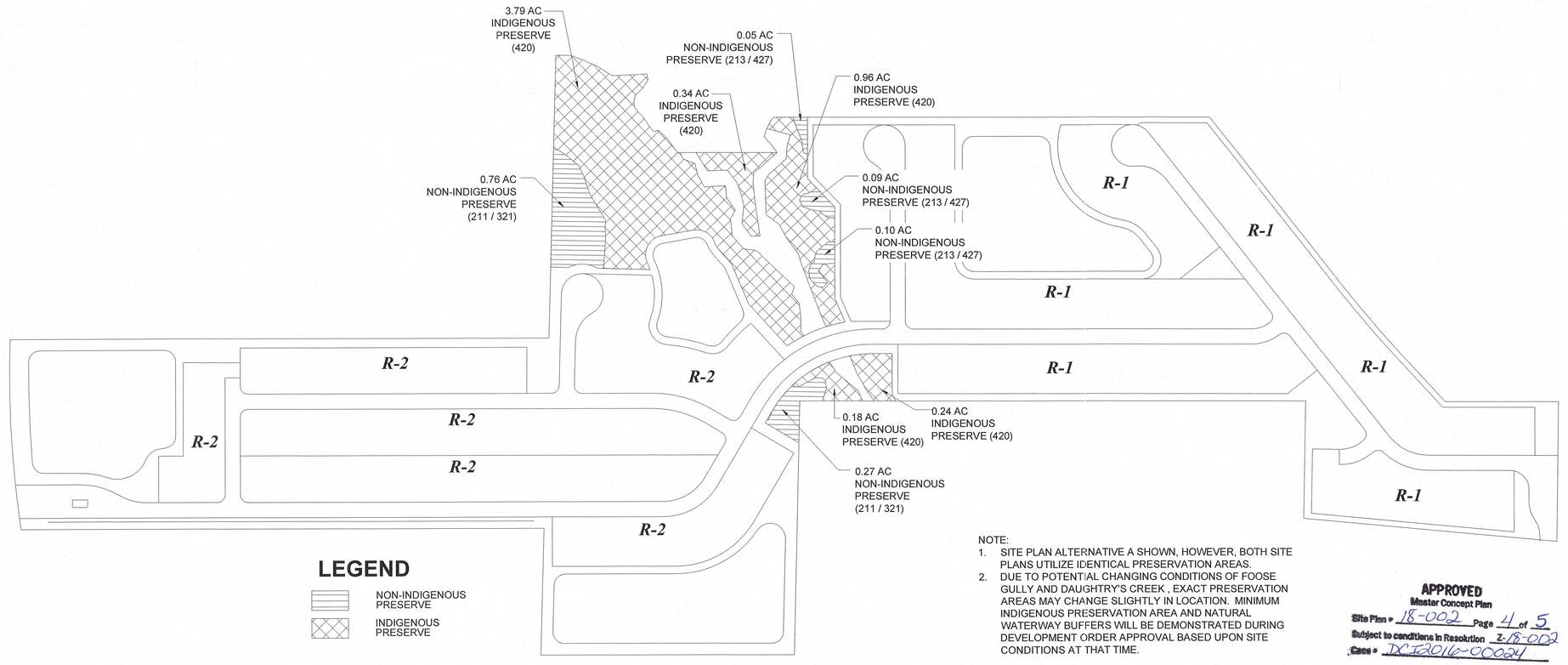
REQUIRED: 14.9 AC X 50% 7.5 AC

PROVIDED:

NORTH CREEK PORTIONS		
MID:	0.34 @ 100%	= 0.34 AC
EAST:	0.96 @ 110%	= 1.06 AC
WEST:	0.18 @ 100%	= 0.18 AC
NORTH CREEK TOTAL		= 1.58 AC

SOUTH CREEK PORTIONS		
EAST:	0.24 @ 100%	= 0.24 AC
WEST:	3.79 @ 150%	= 5.69 AC
SOUTH CREEK TOTAL		= 5.93 AC

TOTAL PROVIDED = 7.51 AC



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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LOCATION	J:\23319\DWG\ZONING\
PLOT DATE	WED. 9-27-2017 - 11:05 AM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

BASEPLAN = 23319-Z00A.DWG

PLAN REVISIONS

PLAN STATUS

OPEN SPACE AND INDIGENOUS PRESERVE MAP

PROJECT / FILE NO.	SHEET NUMBER
23319	4

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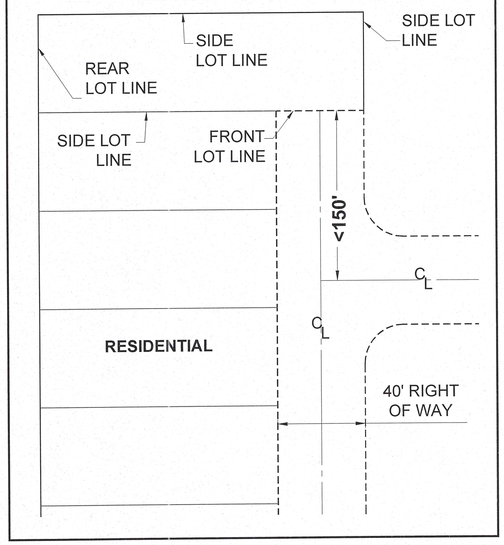
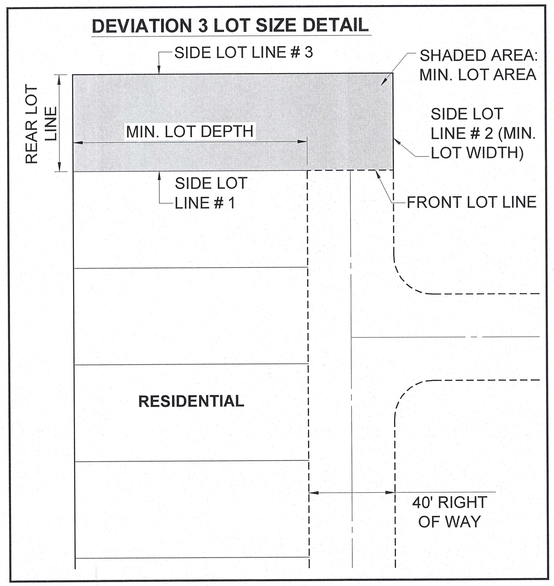
COUNTY DEVELOPMENT

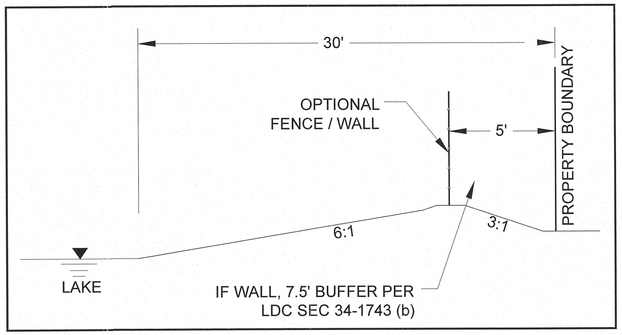
DEVIATION 1 RIGHT ANGLE SIDE LOT LINE
DEVIATION 2 DEAD-END DETAIL



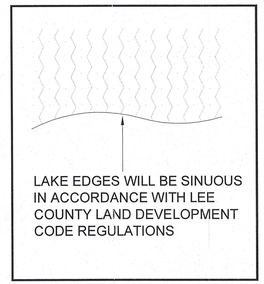
DEVIATION 3 LOT SIZE DETAIL



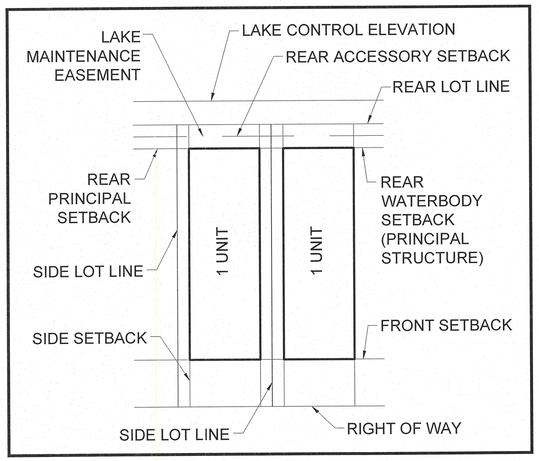
DEVIATION 4 DETAIL



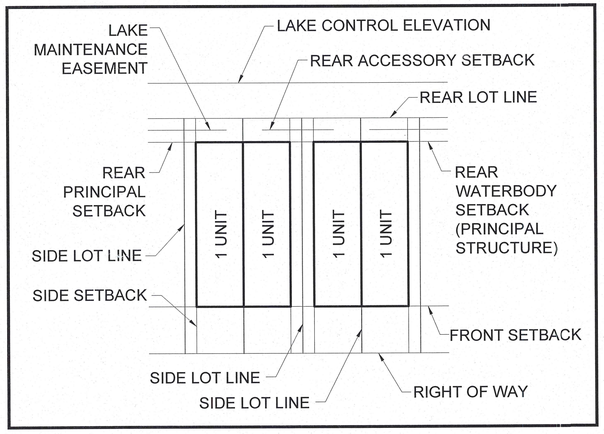
SINUOUS LAKE SHORELINE DETAIL



SINGLE FAMILY DETACHED TYPICAL LOT DETAIL



SINGLE FAMILY ATTACHED TYPICAL LOT DETAIL



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PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

BASEPLAN = 23319-Z00A.DWG

PLAN REVISIONS

PLAN STATUS

DEVIATIONS AND DETAILS

PROJECT / FILE NO.	SHEET NUMBER
23319	5