

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: RPD	19-43-25-00-00014.0020 19-43-25-00-00009.0000 19-43-25-00-00009.0030



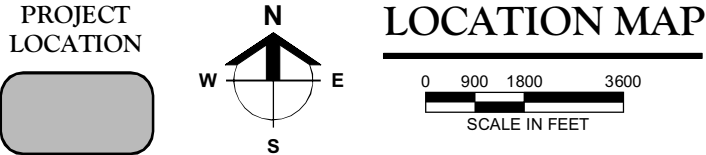
INDEX OF DRAWINGS

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

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



Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
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 Development Solutions LSI Commercial
6810 INTERNATIONAL CENTER BLVD.
FORT MYERS, FL 33912
PHONE (239) 482-1500
FAX (239) 481-8477
WWW.LSICOMPANIES.COM

PROJECT DESCRIPTION

GULLY CREEK

LEE COUNTY, FLORIDA

FILE NAME	23319-Z01.DWG
LOCATION	J:\23319\DWG\ZONING\
PLOT DATE	THU. 5-26-2022 - 1:55 PM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

MASTER = BAI-COVER-ZONING.DWG

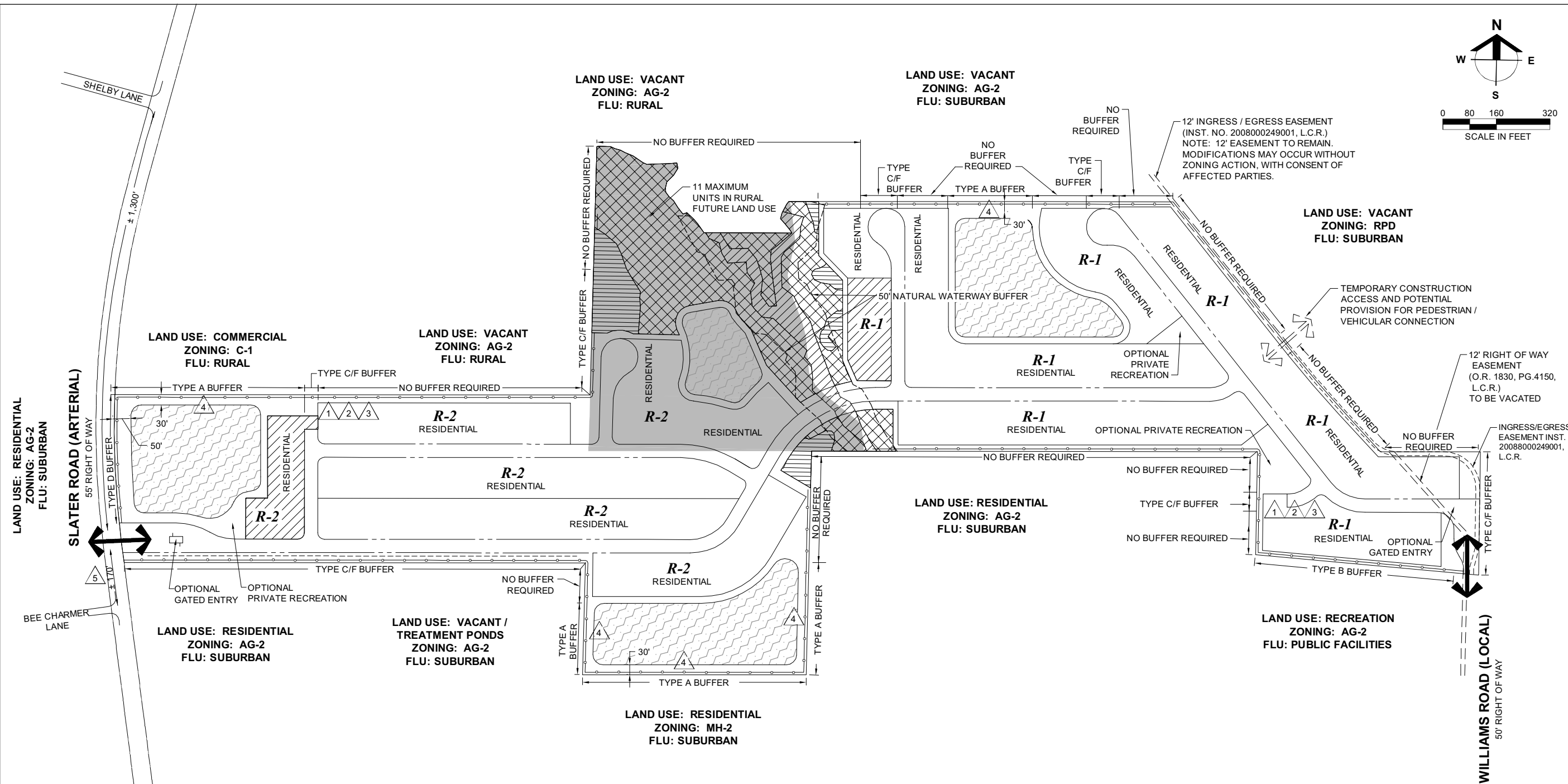
PLAN REVISIONS

4-13-17	SUFFICIENCY
5-25-22	ADD MODELS

PLAN STATUS

COVER SHEET AND LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
23319	1



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

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

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LSI
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WWW.LSICOMPANIES.COM

GULLY CREEK

E COUNTY, FLORIDA

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FILE NAME	23319-Z02A.DWG
LOCATION	J:\23319\DWG\ZONING\
PLOT DATE	WED. 5-25-2022 - 9:09 AM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

BASEPLAN = 23319-Z00A.DWG

PLAN REVISIONS

4-13-17	SUFFICIENCY
5-25-22	ADD MODELS

PLAN STATUS

MASTER
CONCEPT
PLAN A

PROJECT / FILE NO.	SHEET NUMBER
23319	2



PROJECT DESCRIPTION

GULLY
CREEK

LEE COUNTY, FLORIDA

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LOCATION	J:\23319\DWG\ZONING\
PLOT DATE	WED. 5-25-2022 - 9:09 AM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

BASEPLAN = 23319-Z00B.DWG

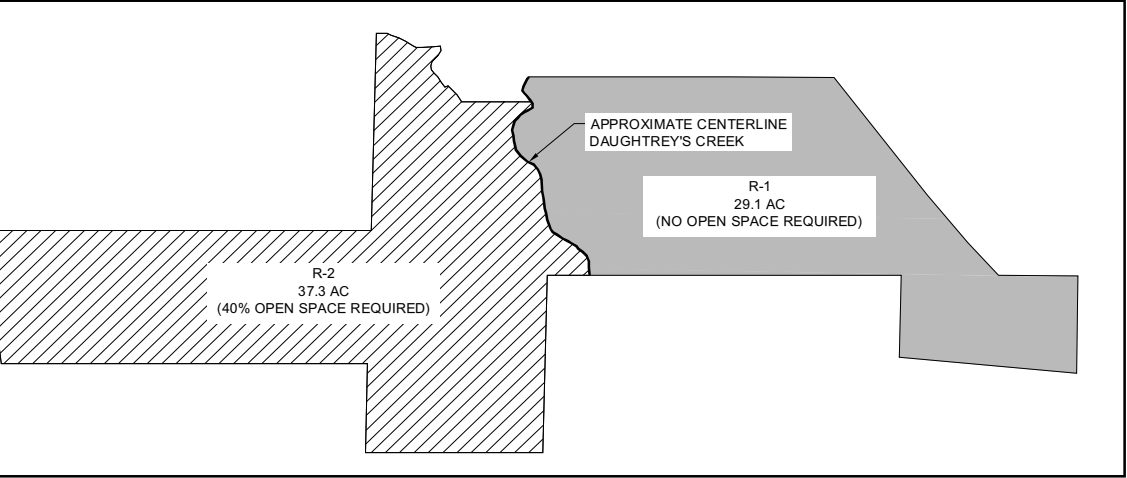
PLAN REVISIONS	
4-13-17	SUFFICIENCY
5-25-22	ADD MODELS

PLAN STATUS

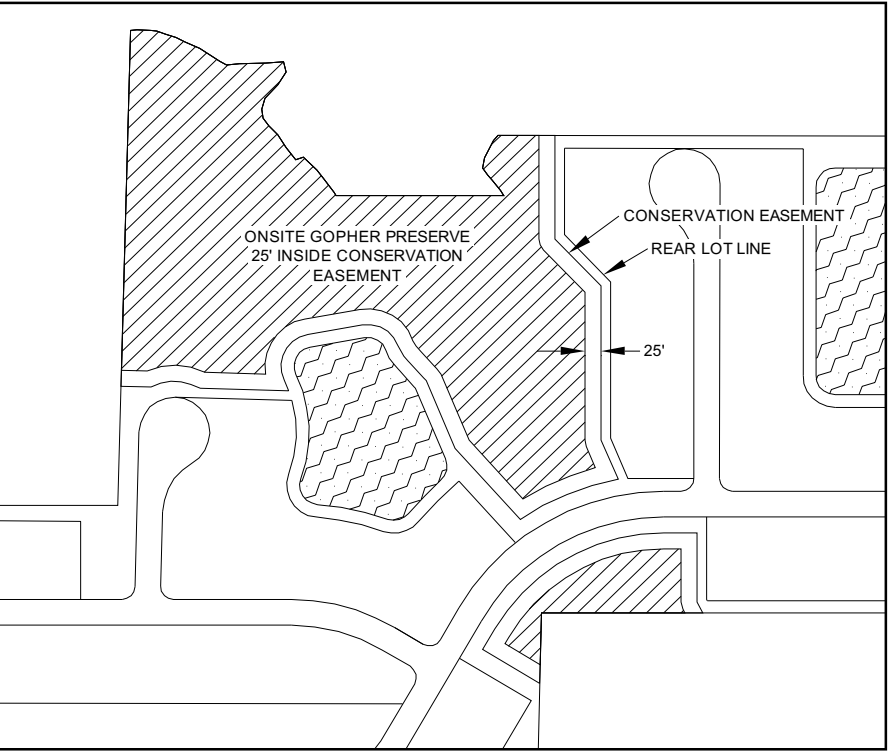
MASTER
CONCEPT
PLAN B

PROJECT / FILE NO.	SHEET NUMBER
23319	3

REQUIRED OPEN SPACE MAP

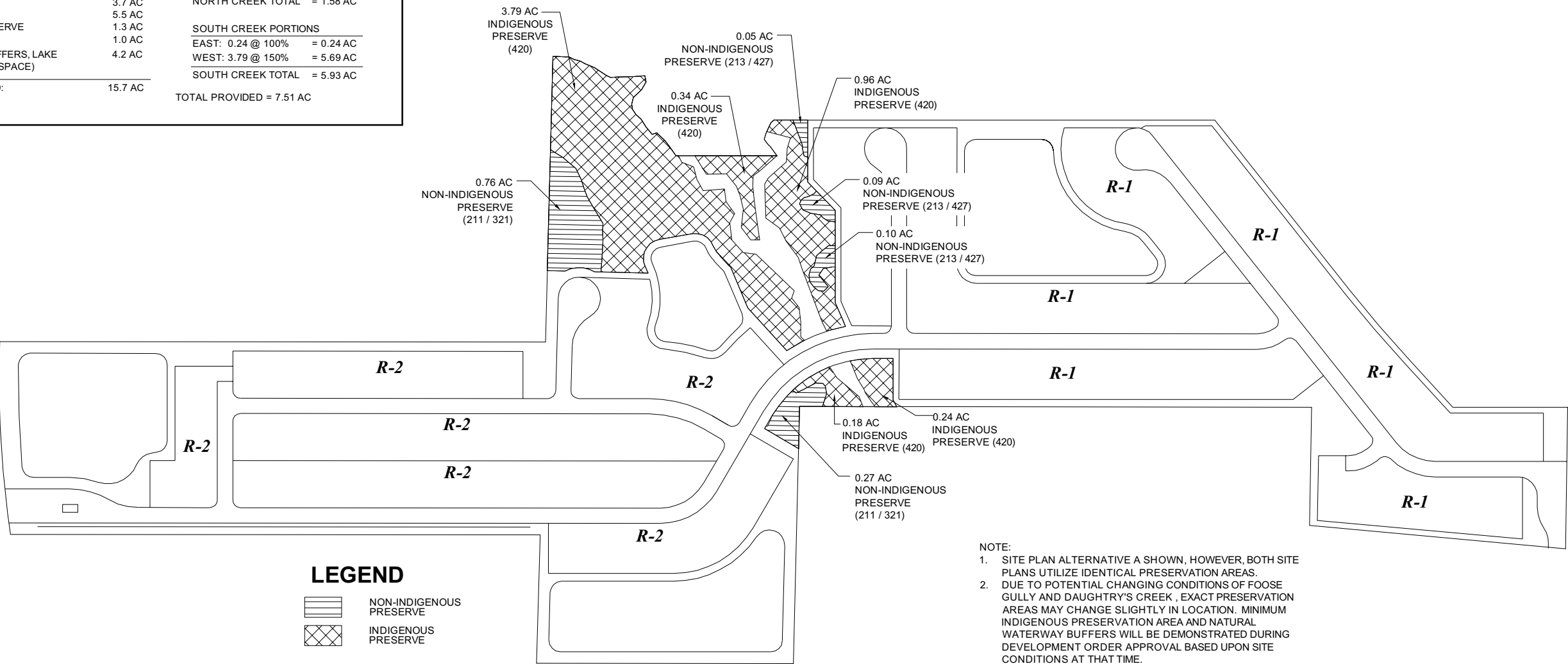


ONSITE GOPHER TORTOISE PRESERVE MAP



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	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	
OPEN SPACE PROVIDED:		SOUTH CREEK PORTIONS	
LAKE	3.7 AC	EAST: 0.24 @ 100% = 0.24 AC	
INDIGENOUS PRESERVE	5.5 AC	WEST: 3.79 @ 150% = 5.69 AC	
NON-INDIGENOUS PRESERVE	1.3 AC	SOUTH CREEK TOTAL = 5.93 AC	
UNDISTURBED CREEK	1.0 AC		
OTHER (PERIMETER BUFFERS, LAKE SLOPE, COMMON OPEN SPACE)	4.2 AC		
TOTAL PROVIDED:	15.7 AC	TOTAL PROVIDED = 7.51 AC	



LEGEND

	NON-INDIGENOUS PRESERVE
	INDIGENOUS PRESERVE

- 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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GULLY CREEK

LEE COUNTY, FLORIDA

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FILE NAME	23319-Z03.DWG
LOCATION	J:\23319\DWG\ZONING\
PLOT DATE	WED, 5-25-2022 - 9:11 AM
PLOT BY	JENNIFER SAPEN

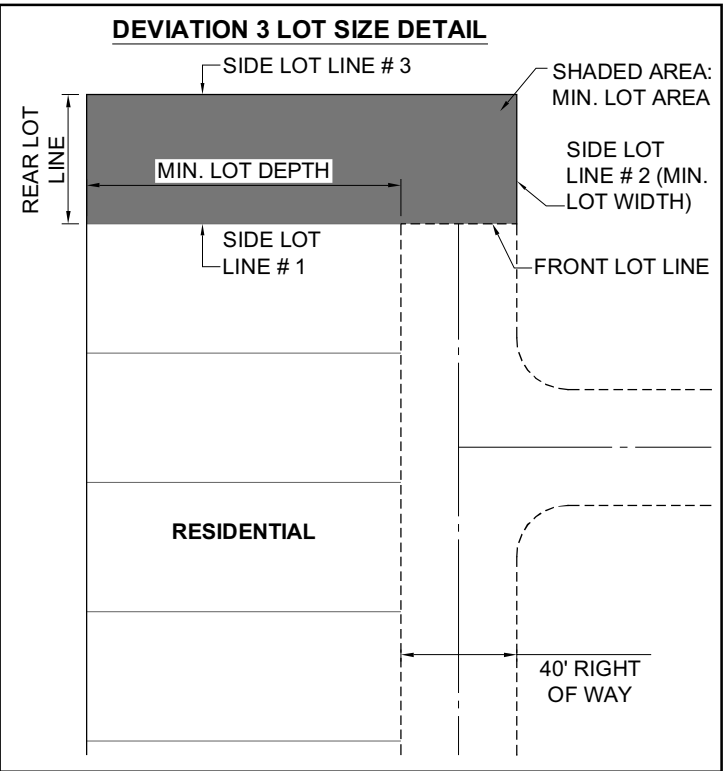
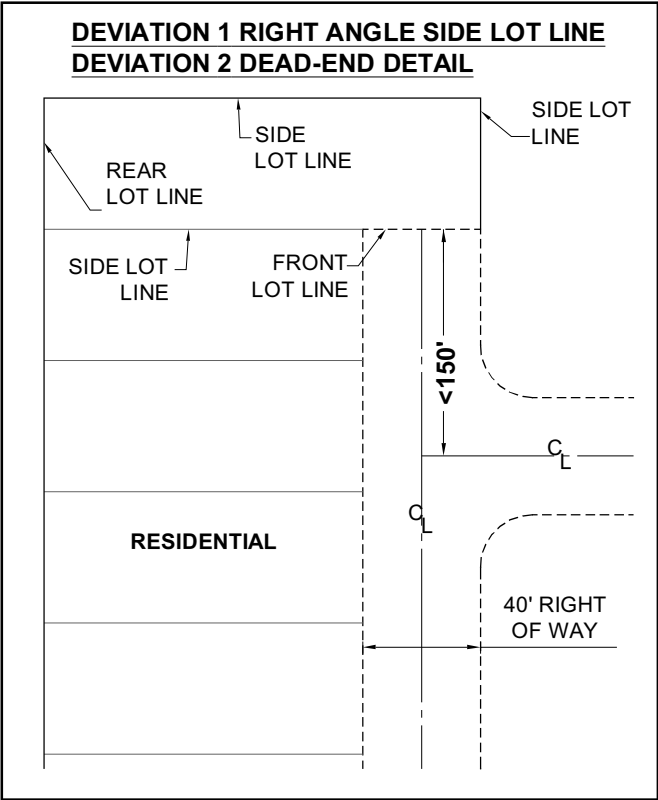
CROSS REFERENCED DRAWINGS
BASEPLAN = 23319-Z00A.DWG

PLAN REVISIONS	
5-25-22	ADD MODELS

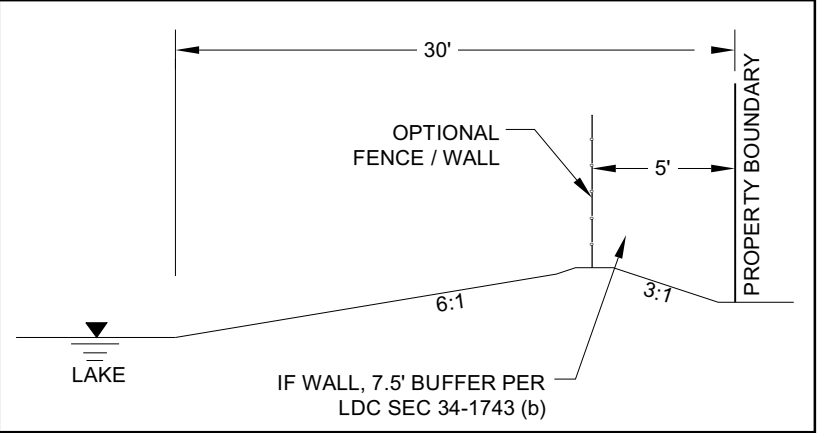
PLAN STATUS

OPEN SPACE
AND INDIGENOUS
PRESERVE MAP

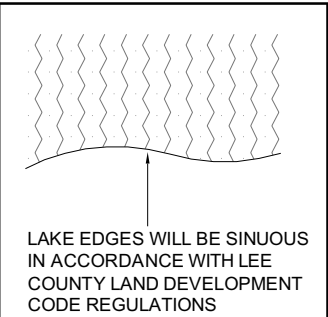
PROJECT / FILE NO.	SHEET NUMBER
23319	4



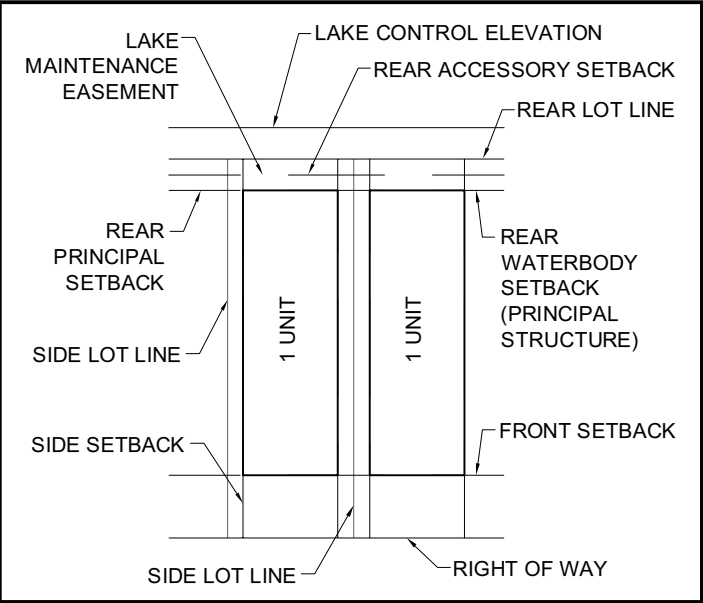
DEVIATION 4 DETAIL



SINUOUS LAKE SHORELINE DETAIL



SINGLE FAMILY DETACHED TYPICAL LOT DETAIL



SINGLE FAMILY ATTACHED TYPICAL LOT DETAIL

