

MASTER CONCEPT PLAN

FOR

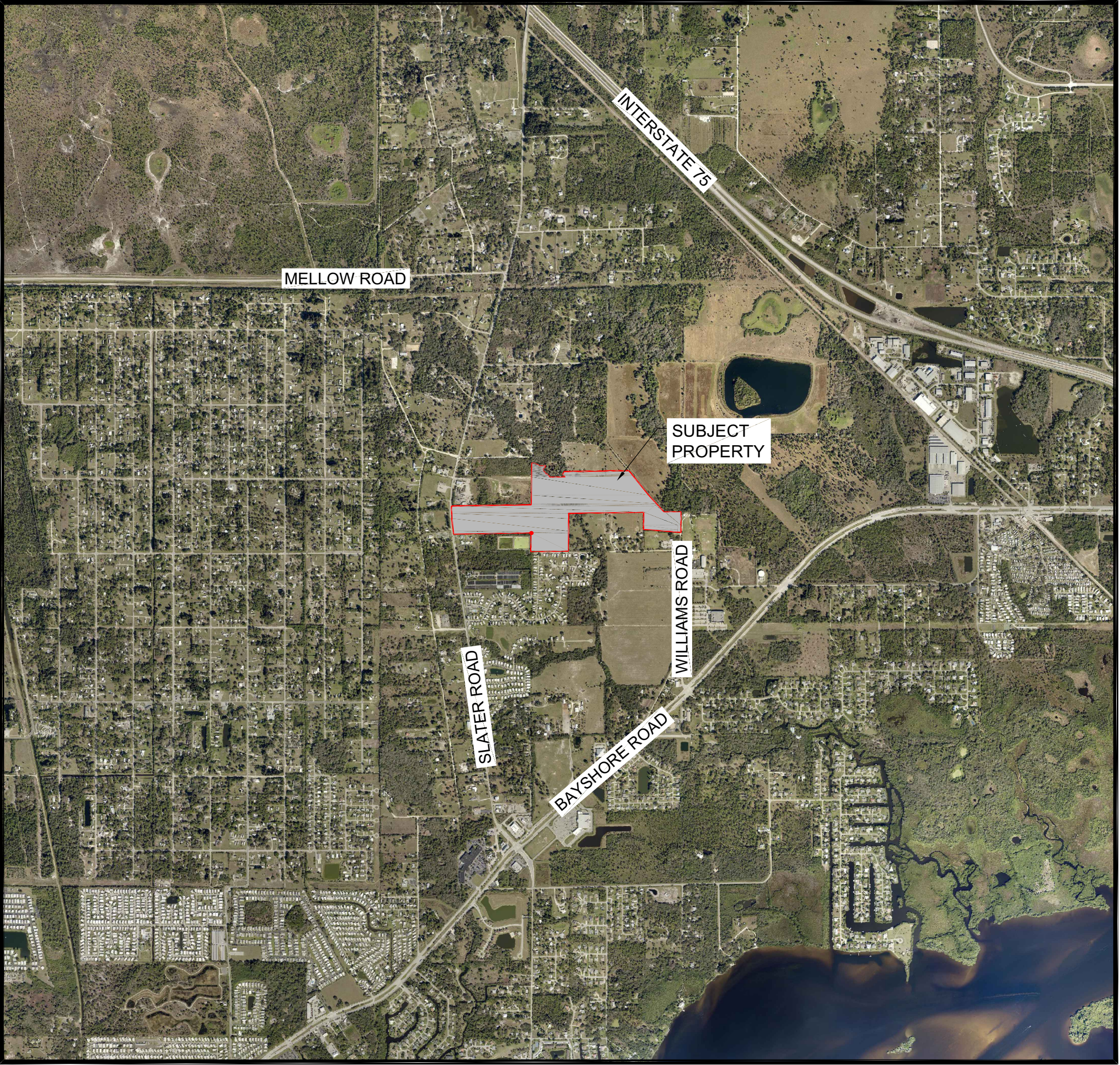
GULLY CREEK RPD

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

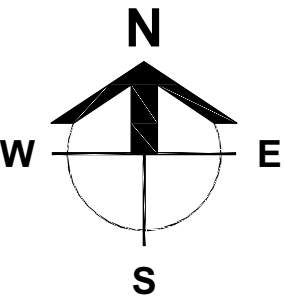
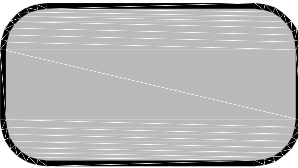
SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	A	23319Z01.DWG
2	MASTER CONCEPT PLAN A	B	23319Z02A.DWG
3	MASTER CONCEPT PLAN B	C	23319Z02B.DWG
4	OPEN SPACE / PRESERVE PLAN	-	23319Z03.DWG
5	DETAILS, DEVIATIONS	-	23319Z04.DWG

CROSS-REFERENCED DRAWINGS:

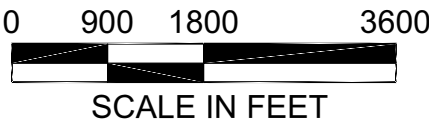
XREF	DESCRIPTION	DRAWING NAME
A	AERIAL PHOTOGRAPH	PROJLOC2014.JPG
B	BASE PLAN	23319Z00A.DWG
C	BASE PLAN	23319Z00B.DWG

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

PROJECT
LOCATION



LOCATION MAP



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LAND PLANNING

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**taylor
morrison**
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TAYLOR MORRISON OF FLORIDA, INC.
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FORT MYERS, FLORIDA 33916

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WWW.TAYLORMORRISON.COM
CB-C1250134

PROJECT DESCRIPTION

**GULLY
CREEK**

LEE COUNTY, FLORIDA

FILE NAME	23319-Z01.DWG
LOCATION	J:\23319\DWG\ZONING\
PLOT DATE	THU. 8-31-2023 - 10:27 AM
PLOT BY	JOHN HAHN

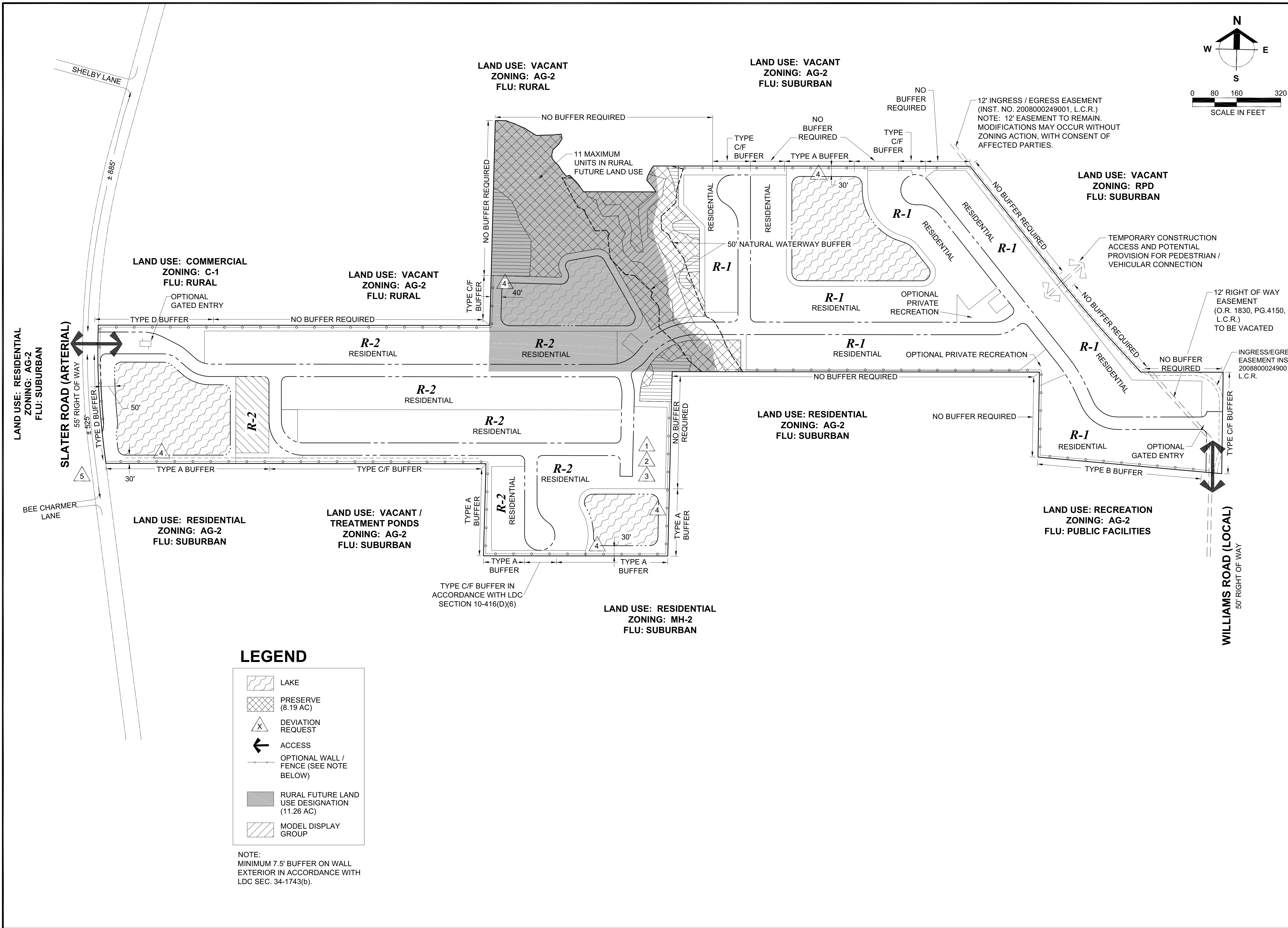
CROSS REFERENCED DRAWINGS
MASTER = BAI-COVER-ZONING.DWG

PLAN REVISIONS	
4-13-17	SUFFICIENCY
5-25-22	ADD MODELS
2-7-23	SUFFICIENCY

PLAN STATUS

**COVER SHEET
AND
LOCATION MAP**

PROJECT / FILE NO.	SHEET NUMBER
23319	1



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PROJECT DESCRIPTION

GULLY CREEK

LEE COUNTY, FLORIDA

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FILE NAME: 23319-202A.DWG
LOCATION: J:\23319\DWG\ZONING\1
PLOT DATE: THU. 8-31-2023 - 10:28 AM
PLOT BY: JOHN HAHN

CROSS REFERENCED DRAWINGS
BASEPLAN = 23319-200A.DWG

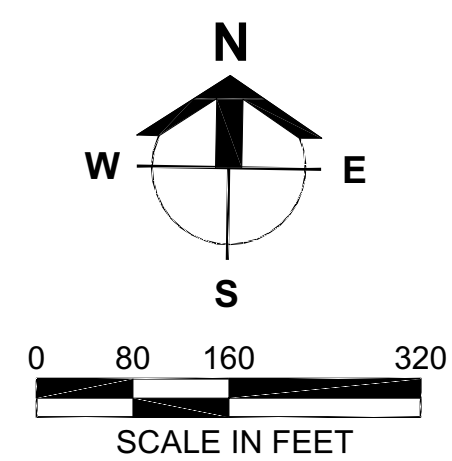
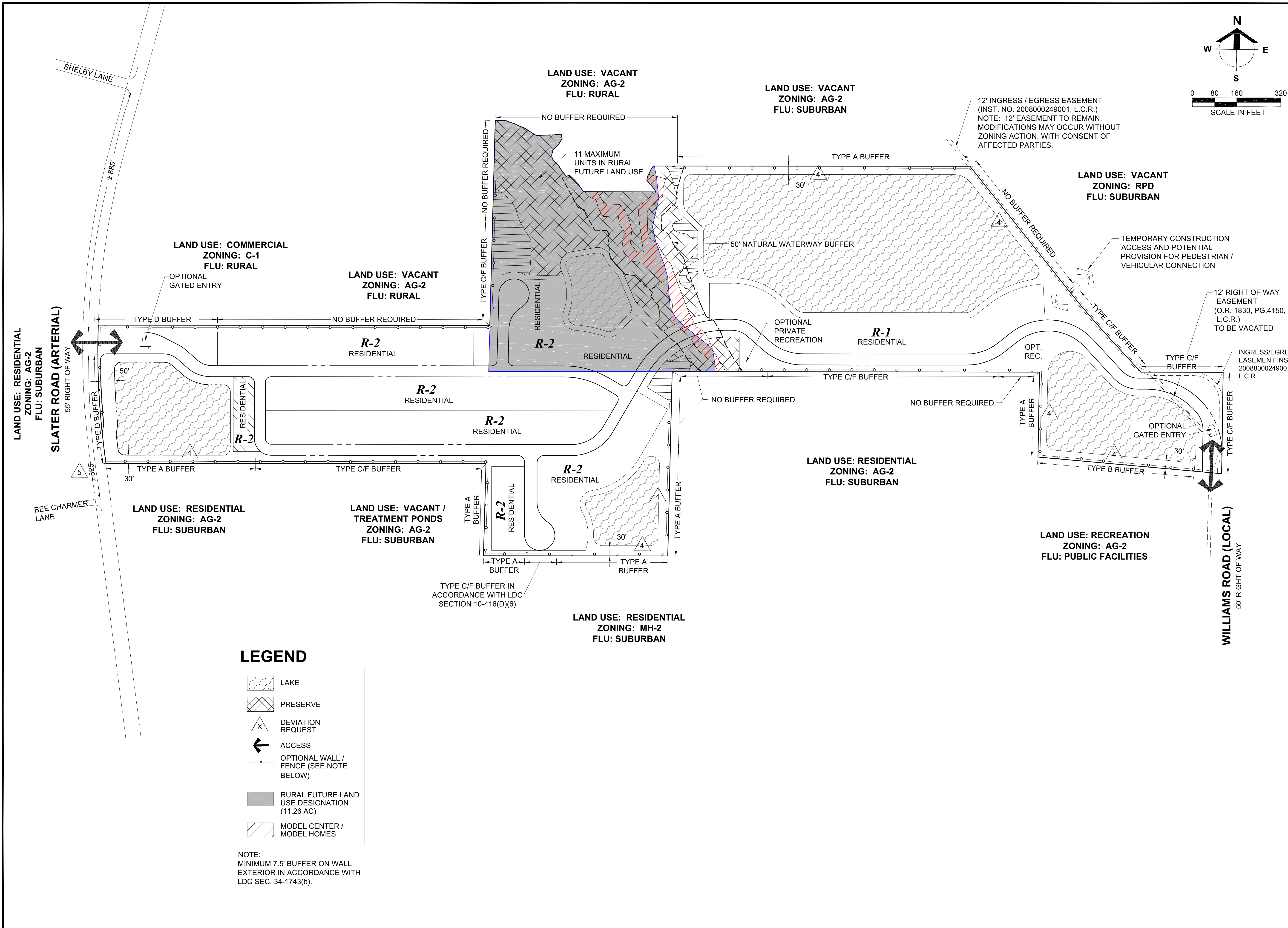
PLAN REVISIONS

DATE	DESCRIPTION
4-13-17	SUFFICIENCY
5-25-22	ADD MODELS
8-25-22	ADD R-2 AT OFFSITE TREATMENT POND
2-7-23	SUFFICIENCY
6-9-23	SHIFT SLATER ACCESS

PLAN STATUS

MASTER CONCEPT PLAN A

PROJECT / FILE NO. 23319 **SHEET NUMBER** 2



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PROJECT DESCRIPTION

GULLY CREEK

LEE COUNTY, FLORIDA

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FILE NAME: J:\23319-2028.DWG
LOCATION: J:\23319\DWG\ZONING\1
PLOT DATE: THU. 8-31-2023 - 10:28 AM
PLOT BY: JOHN HAHN

CROSS REFERENCED DRAWINGS
BASEPLAN = 23319-200B-2.DWG

PLAN REVISIONS

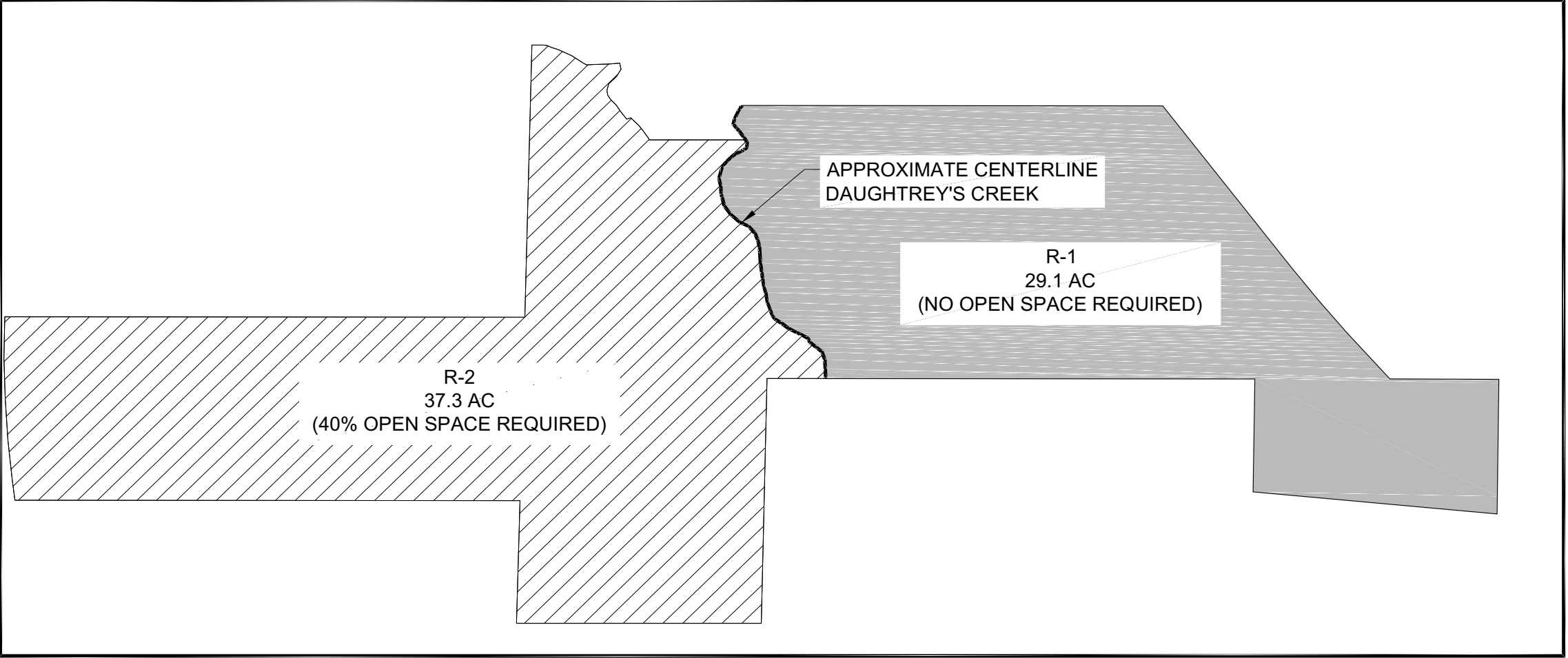
4-13-17	SUFFICIENCY
5-25-22	ADD MODELS
2-7-23	SUFFICIENCY
8-31-23	SHIFT SLATER ACCESS

PLAN STATUS

MASTER
CONCEPT
PLAN B

PROJECT / FILE NO.	SHEET NUMBER
23319	3

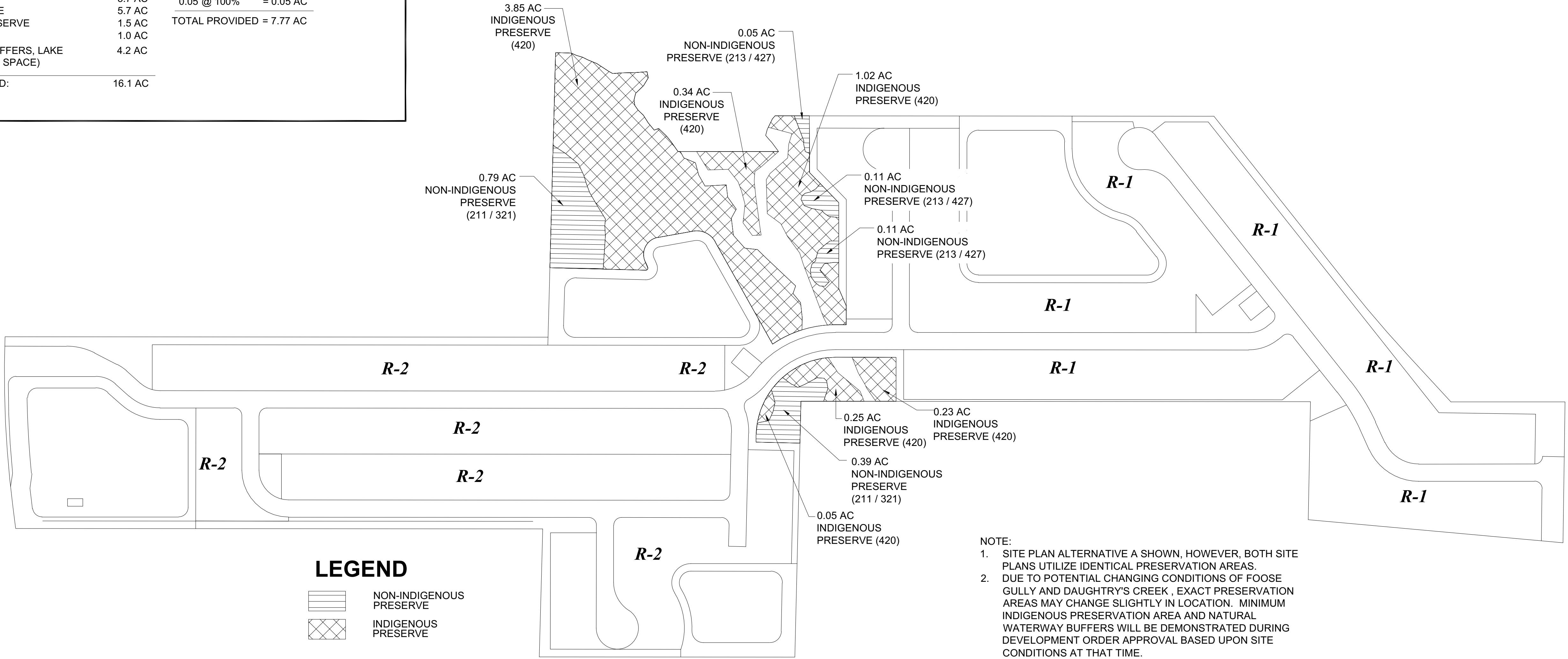
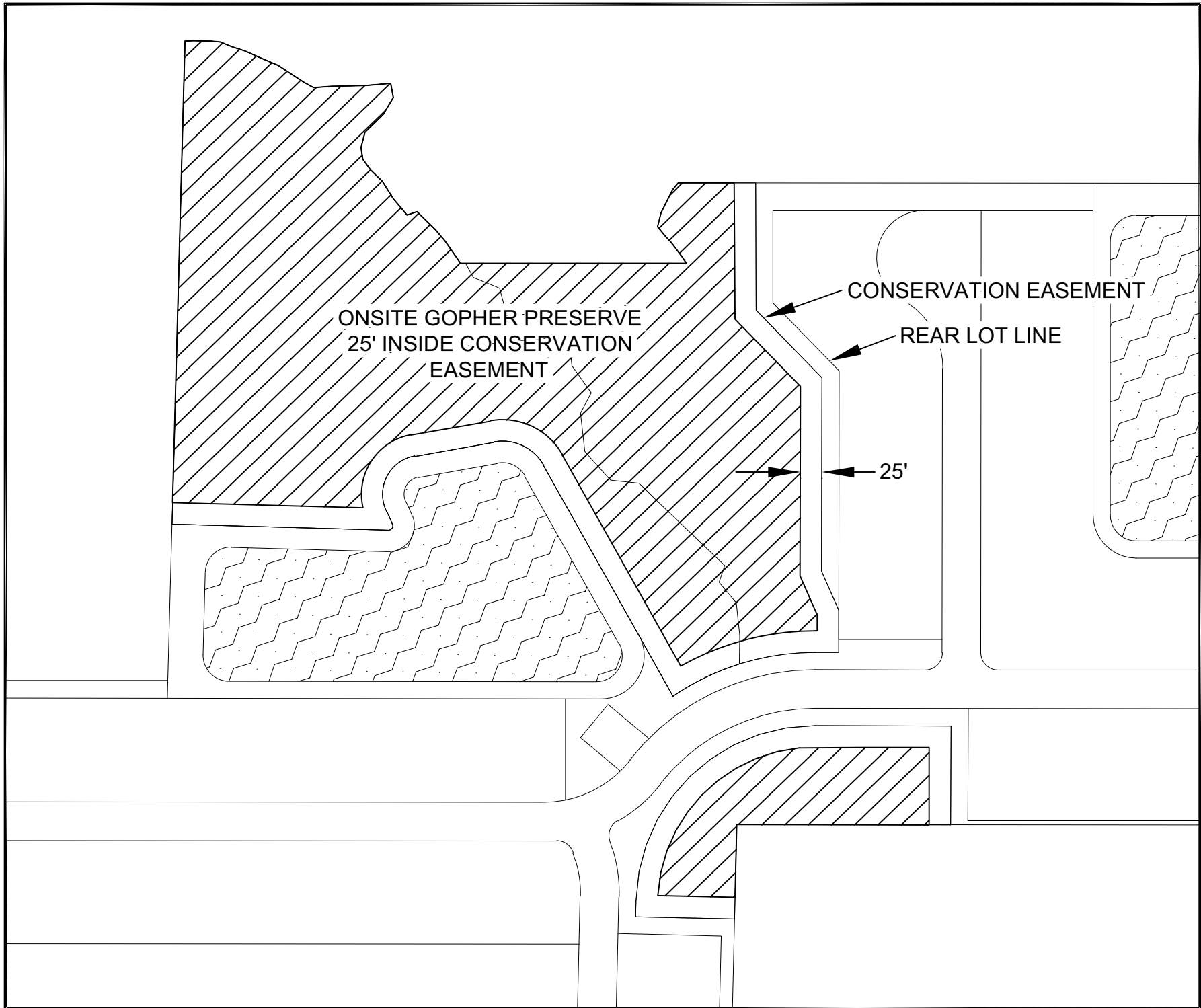
REQUIRED OPEN SPACE MAP



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%):	14.9 AC	3.85 @ 150%	= 5.78 AC
(3.7 AC MAY BE LAKE)		0.34 @ 100%	= 0.34 AC
		1.02 @ 110%	= 1.12 AC
OPEN SPACE PROVIDED:		0.23 @ 100%	= 0.23 AC
LAKE	3.7 AC	0.25 @ 100%	= 0.25 AC
INDIGENOUS PRESERVE	5.7 AC	0.05 @ 100%	= 0.05 AC
NON-INDIGENOUS PRESERVE	1.5 AC		
UNDISTURBED CREEK	1.0 AC		
OTHER (PERIMETER BUFFERS, LAKE SLOPE, COMMON OPEN SPACE)	4.2 AC		
		TOTAL PROVIDED =	7.77 AC
TOTAL PROVIDED:	16.1 AC		

ONSITE GOPHER TORTOISE PRESERVE MAP



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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FILE NAMEJ23319-203.DWG

LOCATIONJ:\23319\DWG\ZONING\

PLOT DATETHU. 8-31-2023 - 10:29 AM

PLOT BYJOHN HAHN

CROSS REFERENCED DRAWINGS

BASEPLAN = 23319-200A.DWG

PLAN REVISIONS

5-25-22	ADD MODELS
8-25-22	ADD R-2 AT OFFSITE TREATMENT POND
2-7-23	SUFFICIENCY

PLAN STATUS

OPEN SPACE
AND INDIGENOUS
PRESERVE MAP

PROJECT / FILE NO.	SHEET NUMBER
23319	4

