

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



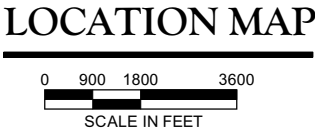
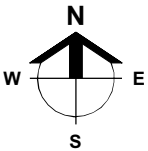
INDEX OF DRAWINGS

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.



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LAND PLANNING
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FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR
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COMPANIES
Land Solutions Development Solutions LSI Commercial
6810 INTERNATIONAL CENTER BLVD.
FORT MYERS, FL 33912
PHONE (239) 482-1500
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PROJECT DESCRIPTION
GULLY CREEK
LEE COUNTY, FLORIDA

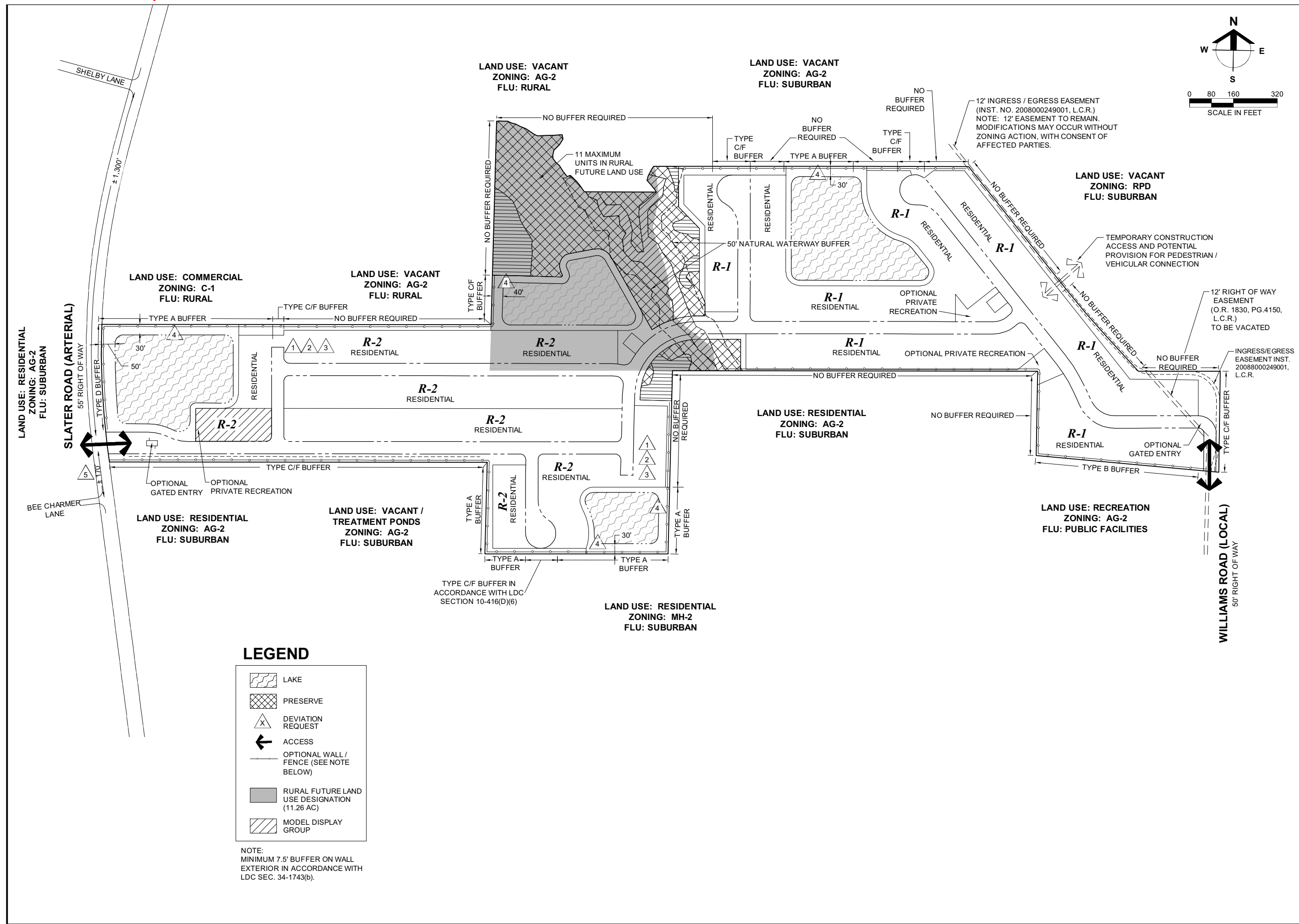
FILE NAME	23319-Z01.DWG
LOCATION	J:\23319\DWG\ZONING\
PLOT DATE	TUE: 2-7-2023 - 11:42 AM
PLOT BY	ALYSSA FONTAINE

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

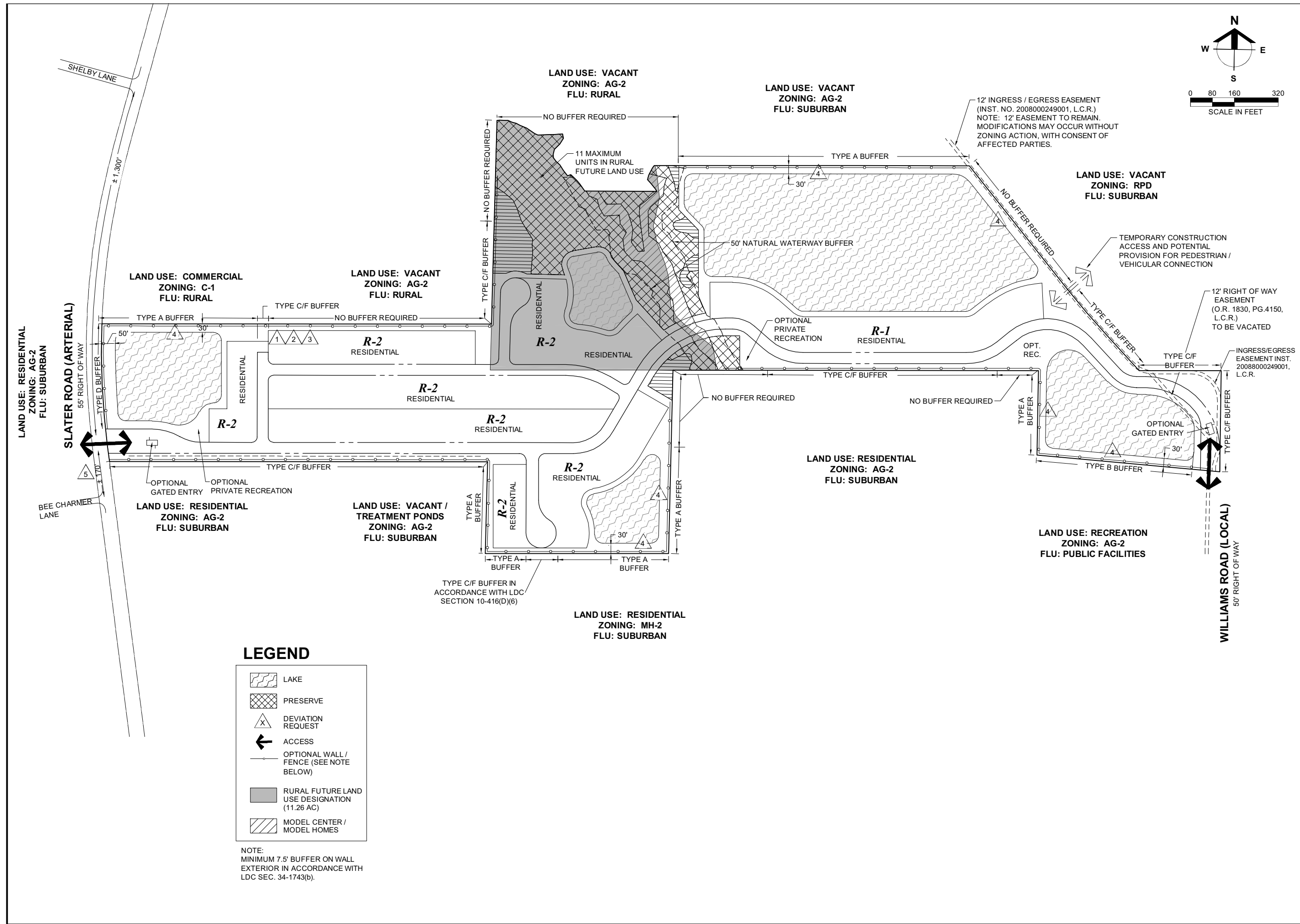
COVER SHEET AND LOCATION MAP	
PROJECT / FILE NO.	SHEET NUMBER
23319	1



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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\I
PLOT DATE: TUE, 2-7-2023 - 11:46 AM
PLOT BY: ALYSSA FONTAINE
CROSS REFERENCED DRAWINGS
BASEPLAN = 23319-200A.DWG
PLAN REVISIONS
4-13-17 SUFFICIENCY
5-25-22 ADD MODELS
8-25-22 ADD R-2 AT OFFSITE TREATMENT POND
2-7-23 SUFFICIENCY
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: 23319-202B.DWG

LOCATION: J:\23319\DWG\ZONING\

PLOT DATE: TUE. 2-7-2023 - 4:16 PM

PLOT BY: ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

BASEPLAN = 23319-200B.DWG

PLAN REVISIONS

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

PLAN STATUS

MASTER
CONCEPT
PLAN B

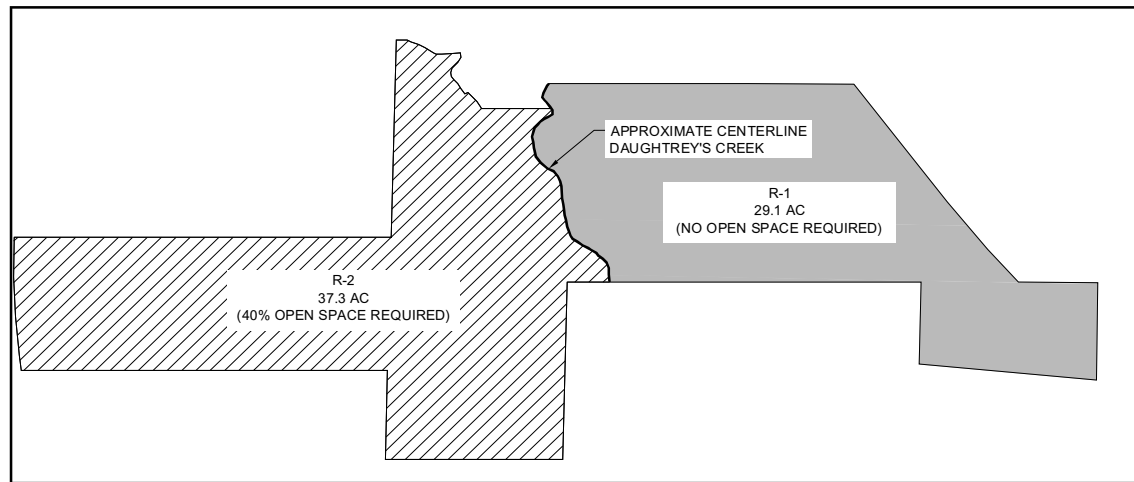
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23319

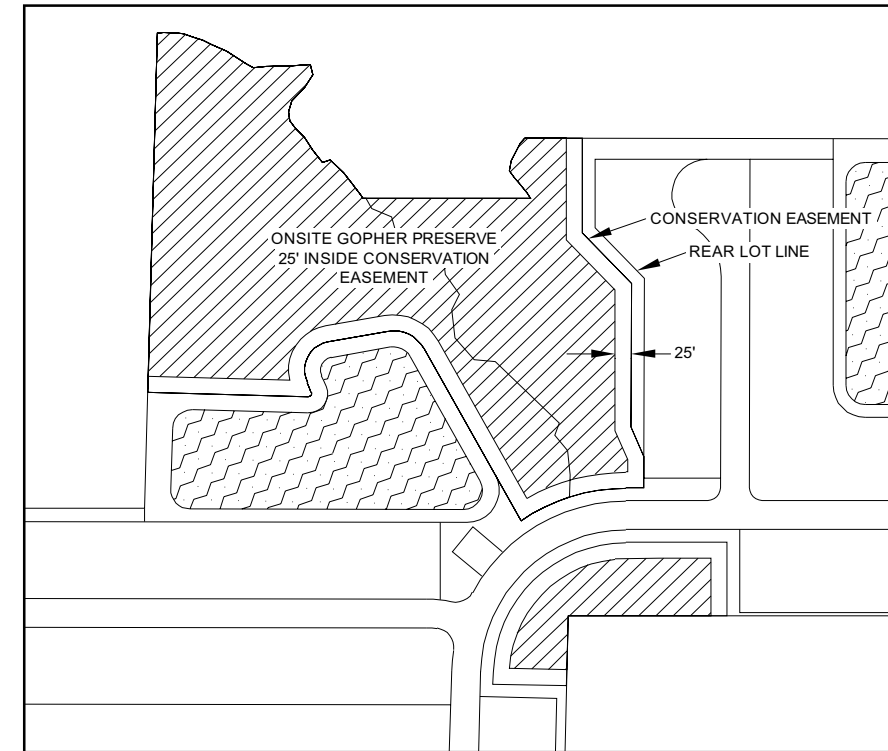
SHEET NUMBER

3

REQUIRED OPEN SPACE MAP



ONSITE GOPHER TORTOISE PRESERVE MAP



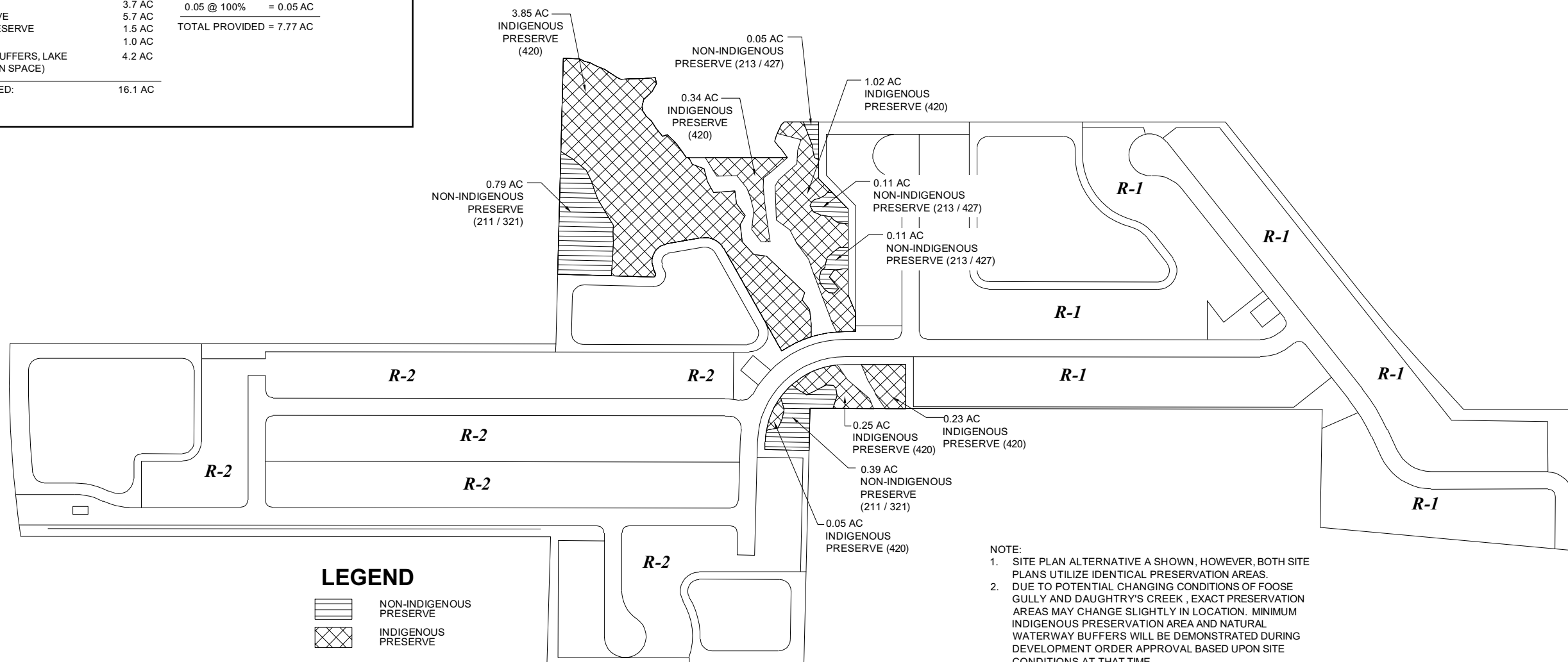
OPEN SPACE AND INDIGENOUS PRESERVE

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	5.7 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:	16.1 AC

INDIGENOUS OPEN SPACE:

REQUIRED:	14.9 AC X 50%	7.5 AC
PROVIDED:		
3.85 @ 150%	= 5.78 AC	
0.34 @ 100%	= 0.34 AC	
1.02 @ 110%	= 1.12 AC	
0.23 @ 100%	= 0.23 AC	
0.25 @ 100%	= 0.25 AC	
0.05 @ 100%	= 0.05 AC	
TOTAL PROVIDED =	7.77 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.

PREPARED FOR



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FORT MYERS, FL 33912

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PROJECT DESCRIPTION

**GULLY
CREEK**

LEE COUNTY, FLORIDA

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FILE NAME	23319-Z03.DWG
LOCATION	J:\23319\DWG\ZONING\
PLOT DATE	TUE. 2-7-2023 - 3:32 PM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

BASEPLAN = 23319-Z00A.DWG

PLAN REVISIONS

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

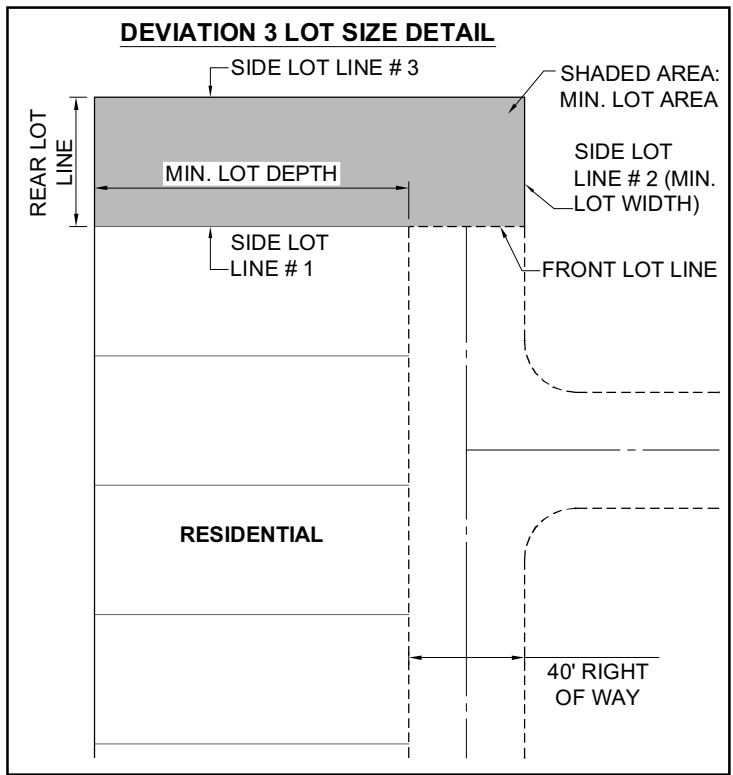
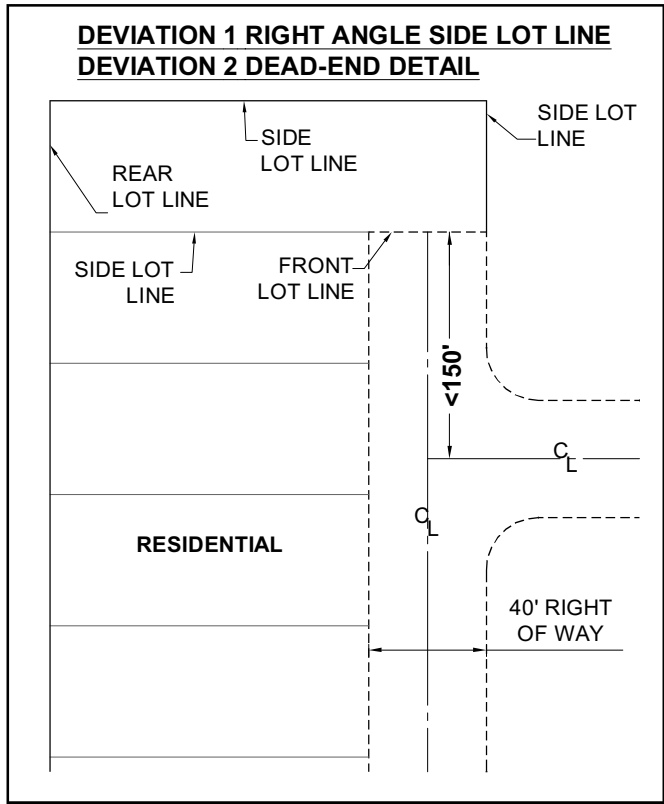
PLAN STATUS

**OPEN SPACE
AND INDIGENOUS
PRESERVE MAP**

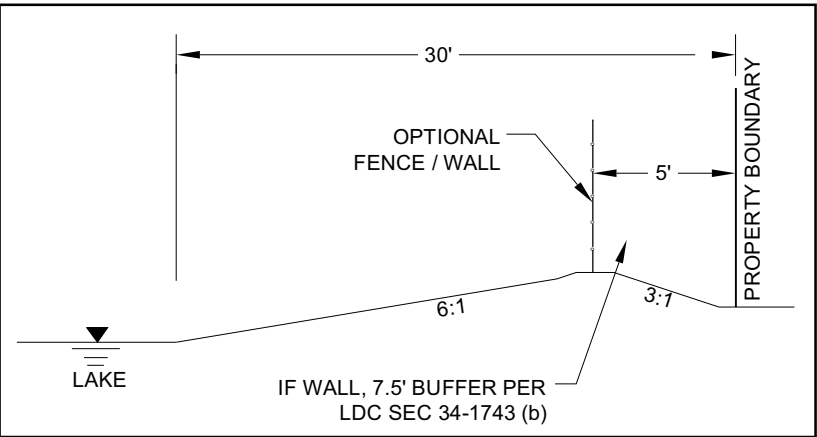
PROJECT / FILE NO. SHEET NUMBER

23319

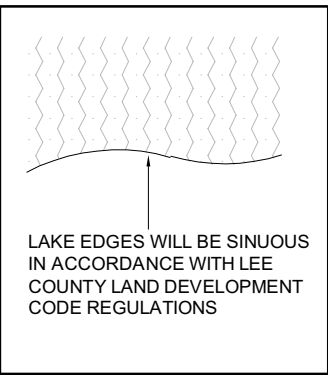
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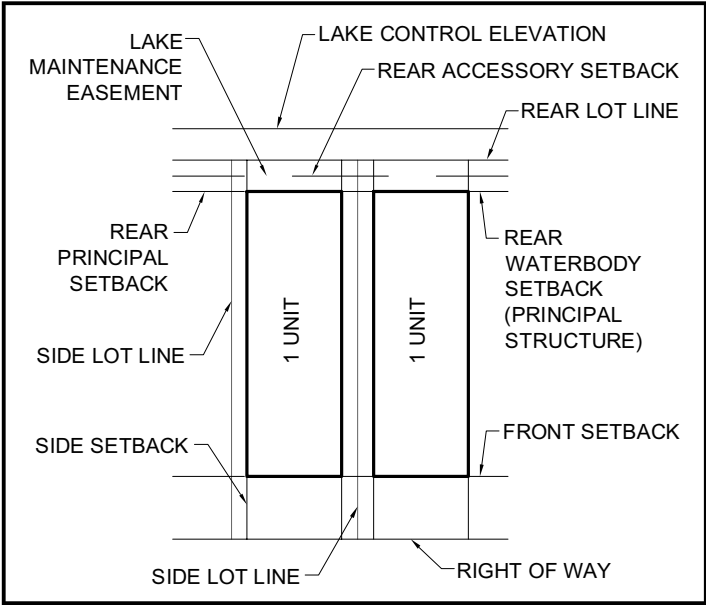
DEVIATION 4 DETAIL



SINUOUS LAKE SHORELINE DETAIL



SINGLE FAMILY DETACHED TYPICAL LOT DETAIL



SINGLE FAMILY ATTACHED TYPICAL LOT DETAIL

