



Stoneybrook North August 14, 2008

***Robert M. Brown, Director
Environmental Resource Regulation Department***





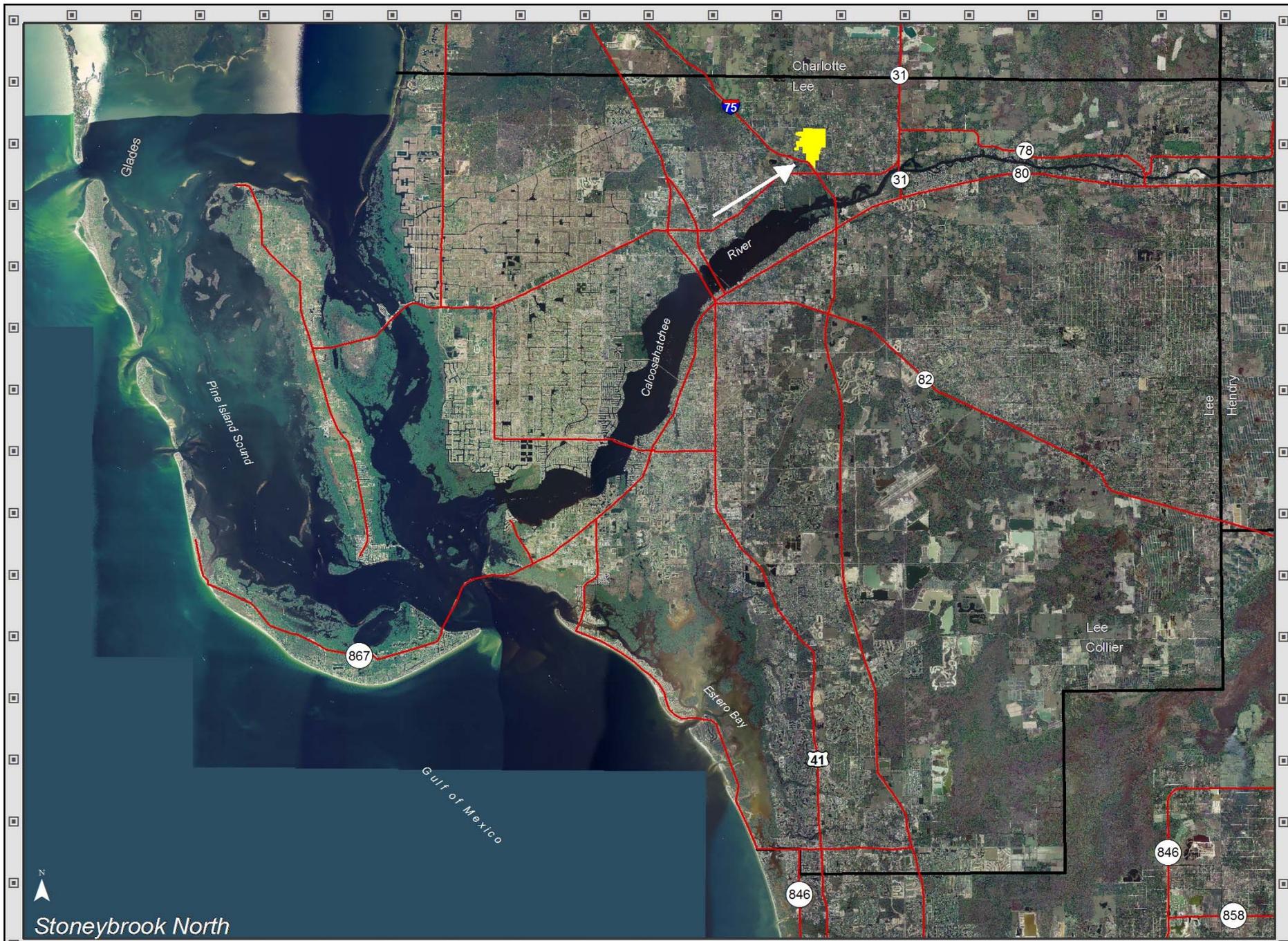
Stoneybrook North

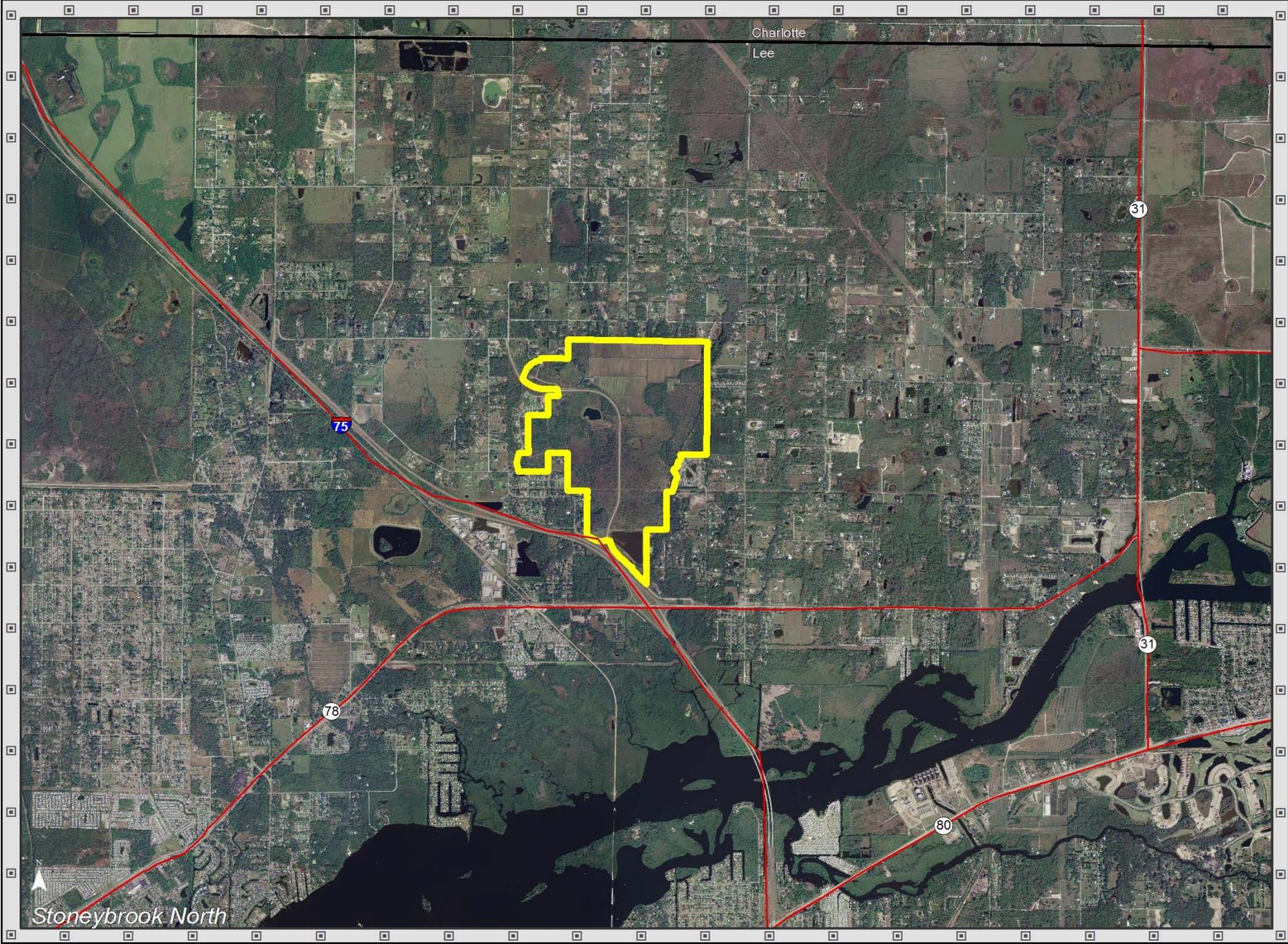
- **Lee County**
- **Application is a proposal to construct a 741.23 acre residential development**
- **Site was previously permitted by the District, including Pritchett Parkway (1992), an agricultural development known as NTG-Pritchett Farm (1995) and a residential subdivision known as Virginia Farms and Hunter's Glen (1996)**



Stoneybrook North (cont'd)

- **NTG-Pritchett Farm covered 197.60 acres of the site in the northeastern portion of the property, whereas the Virginia Farms and Hunter's Glen development covered 58.30 acres along the northwestern portion of the property (east of Bayshore Creek)**





Charlotte
Lee

31

75

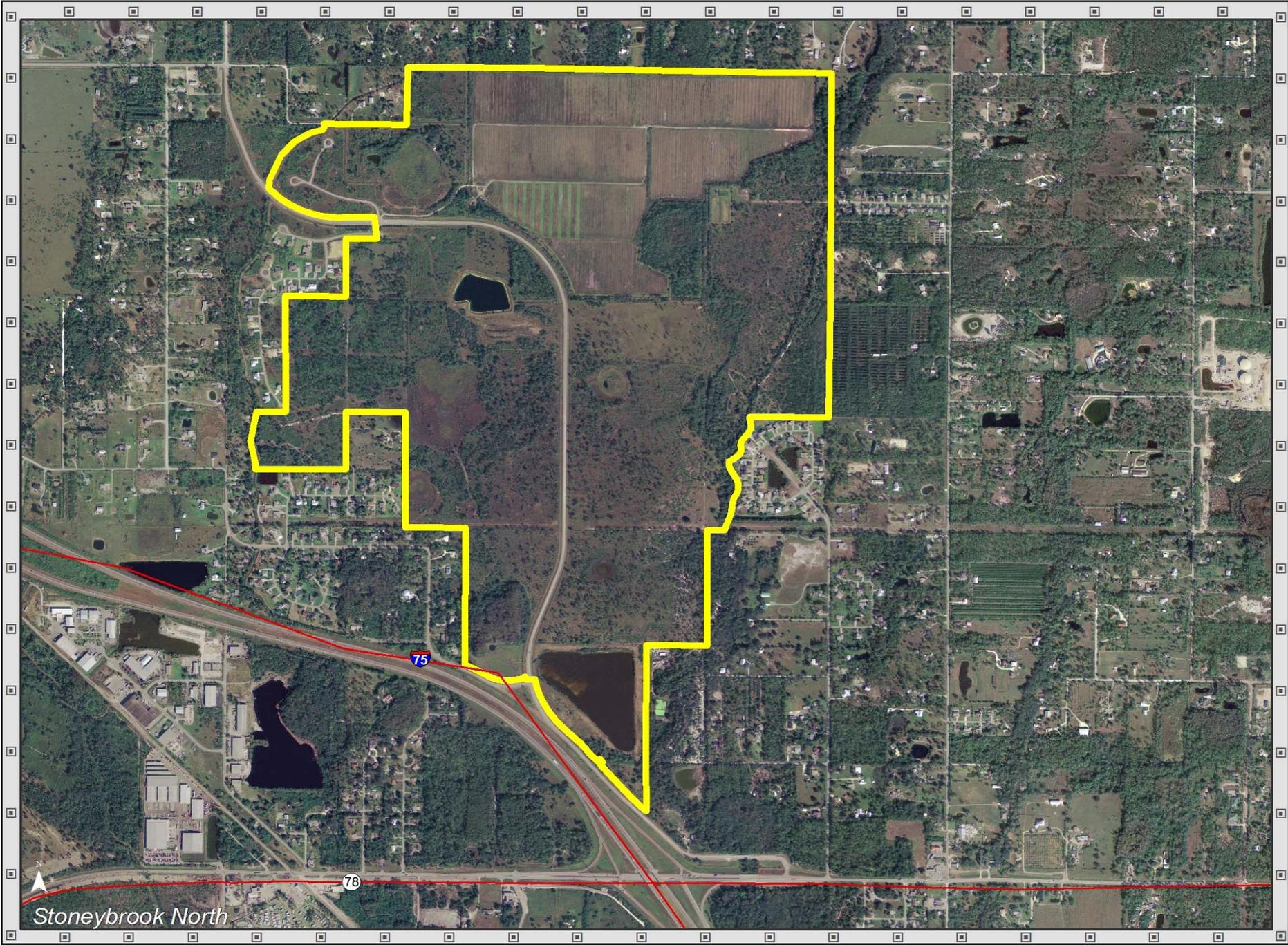
78

80

31

Stoneybrook North



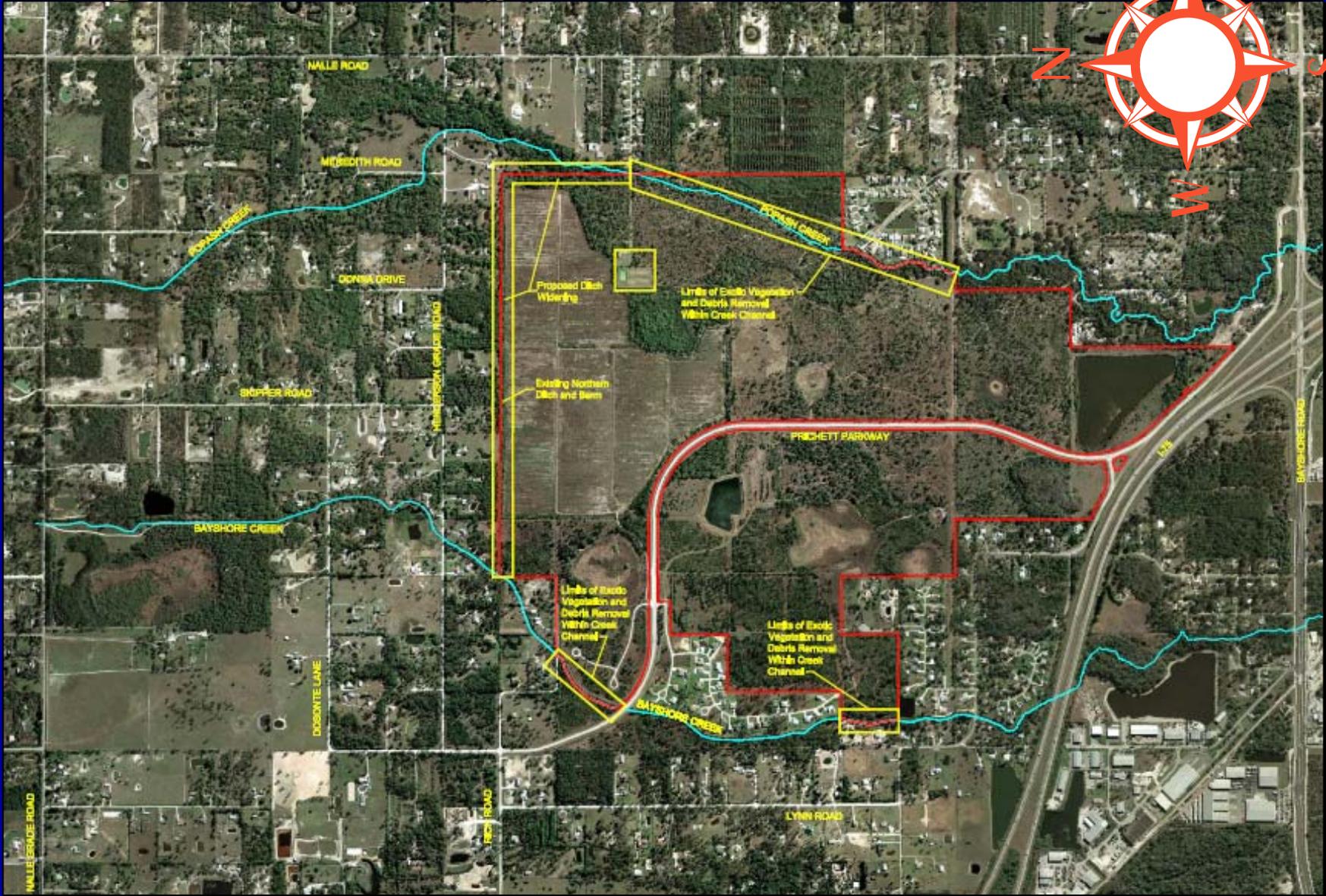
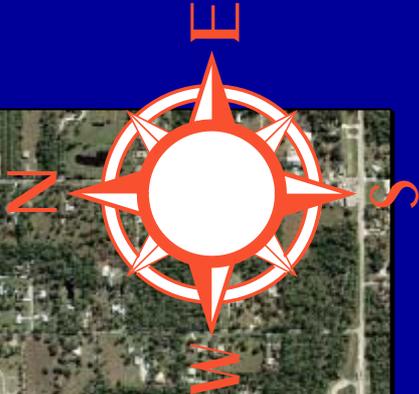


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Stoneybrook North

Project Vicinity





Project Land Use Summary

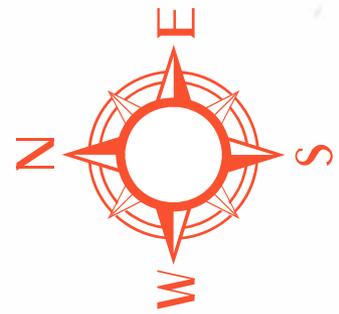
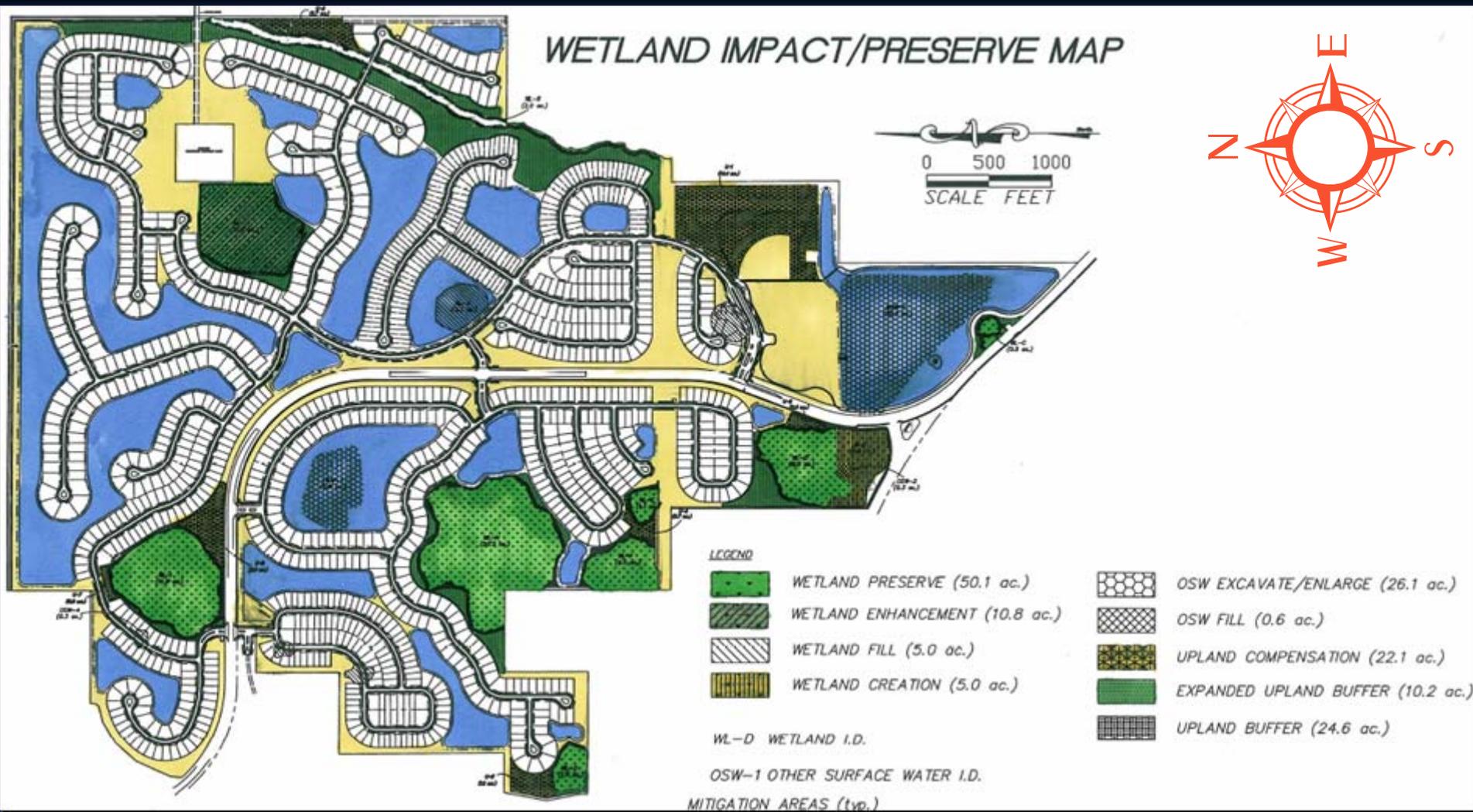
	<u>Acres</u>	<u>%</u>
Pond Areas	150.5	20.3 %
Preserve Area	123.1	16.6 %
Open Space Area	115.8	15.6 %
Recreational Area	19.2	2.6 %
R/W Area	73.5	9.9 %
Residential Area	259.2	35.0 %
Total Project	741.2	100%

STONEYBROOK NORTH



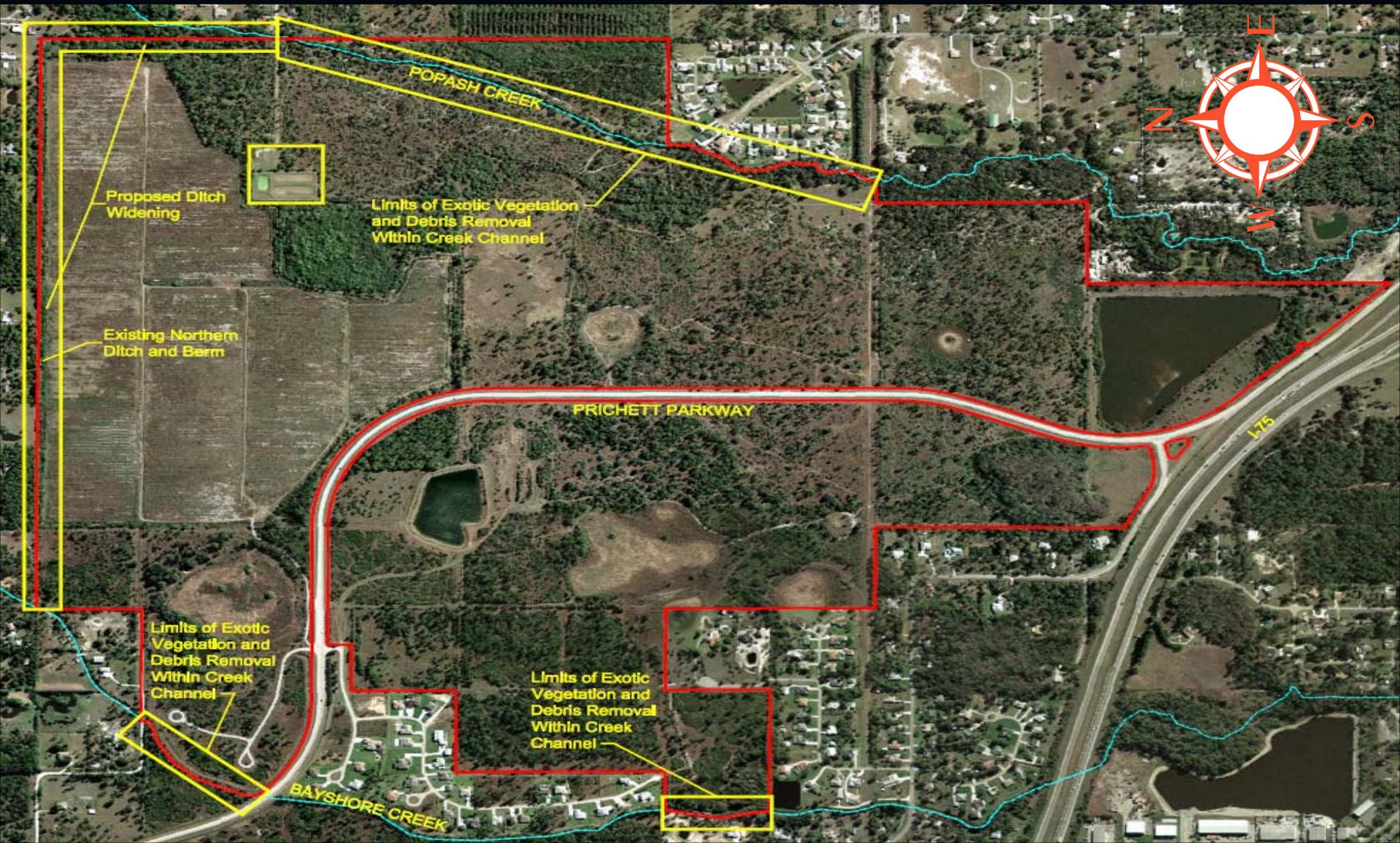


Wetland Preserve and Impacts

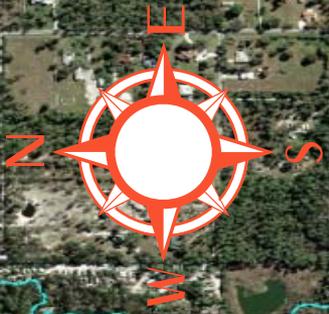




Removal of Exotic Plant Species and Perpetual Management



POPASH CREEK



Proposed Ditch Widening

Limits of Exotic Vegetation and Debris Removal Within Creek Channel

Existing Northern Ditch and Berm

PRICHETT PARKWAY

175

Limits of Exotic Vegetation and Debris Removal Within Creek Channel

Limits of Exotic Vegetation and Debris Removal Within Creek Channel

BAYSHORE CREEK



WATER QUALITY

Downstream Receiving Body is the Caloosahatchee River

- **Project has been designed to provide an Additional Fifty Percent (50%) Water Quality Treatment**
- **Post Development Nitrogen and Phosphorus concentrations are reduced from Pre-Development levels**



WATER QUALITY (cont'd)

Best Management Practices

- **Construction Pollution Prevention Plan (during construction)**
- **Construction Specifications include Erosion Control Measures**
- **Urban Stormwater Management Plan (post construction)**
- **Management Plan has been incorporated into the Homeowner's Association Documents**



DRAINAGE

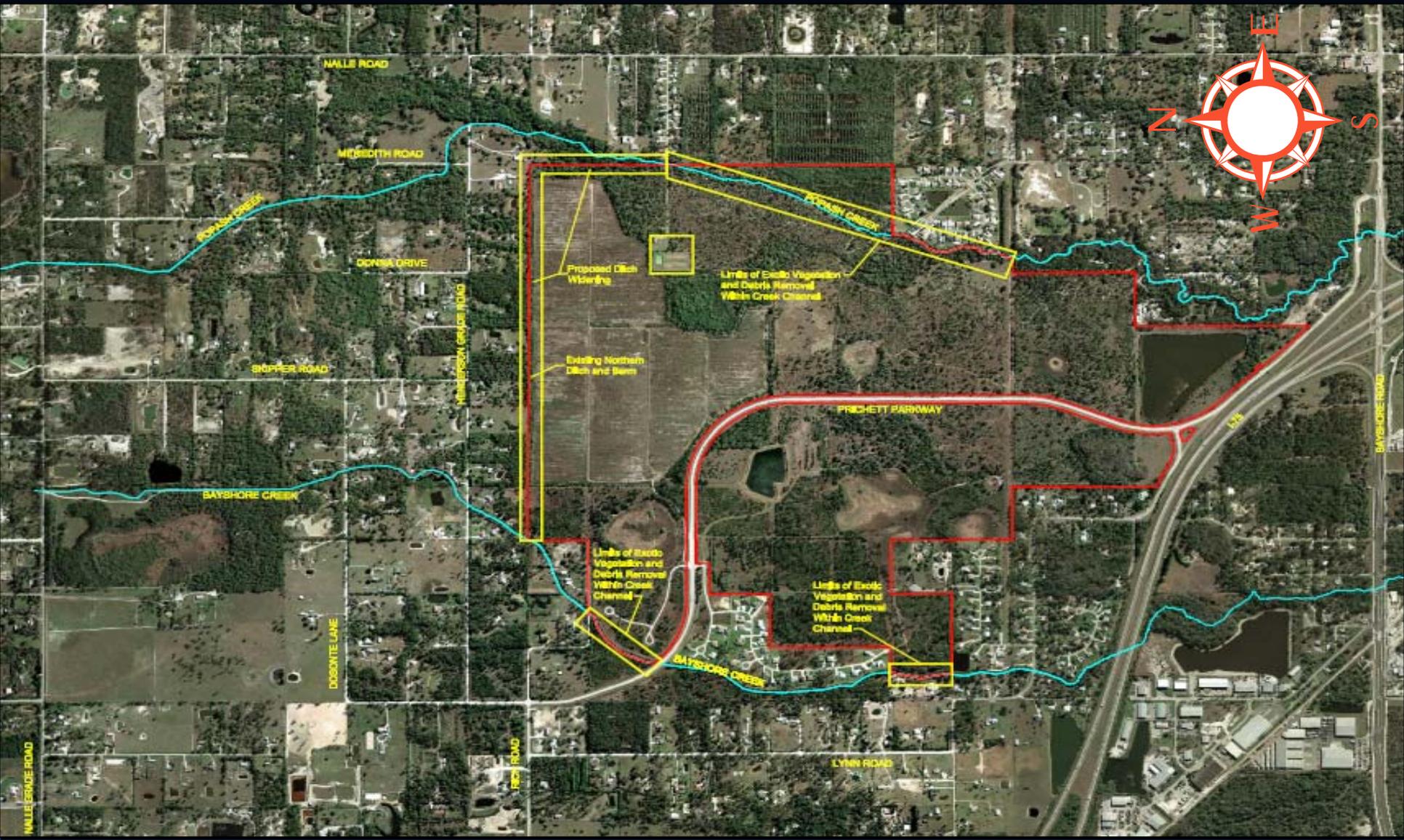
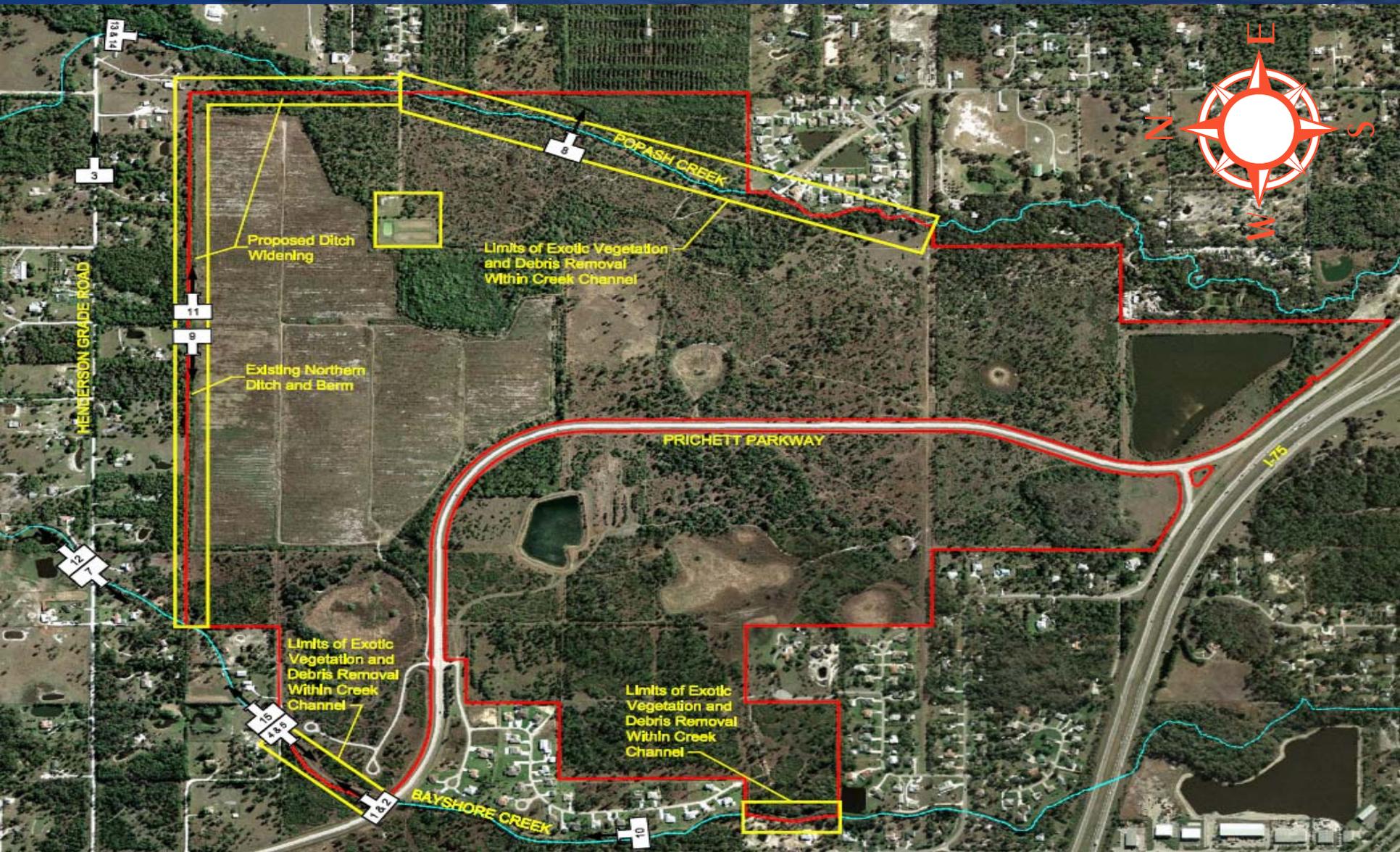


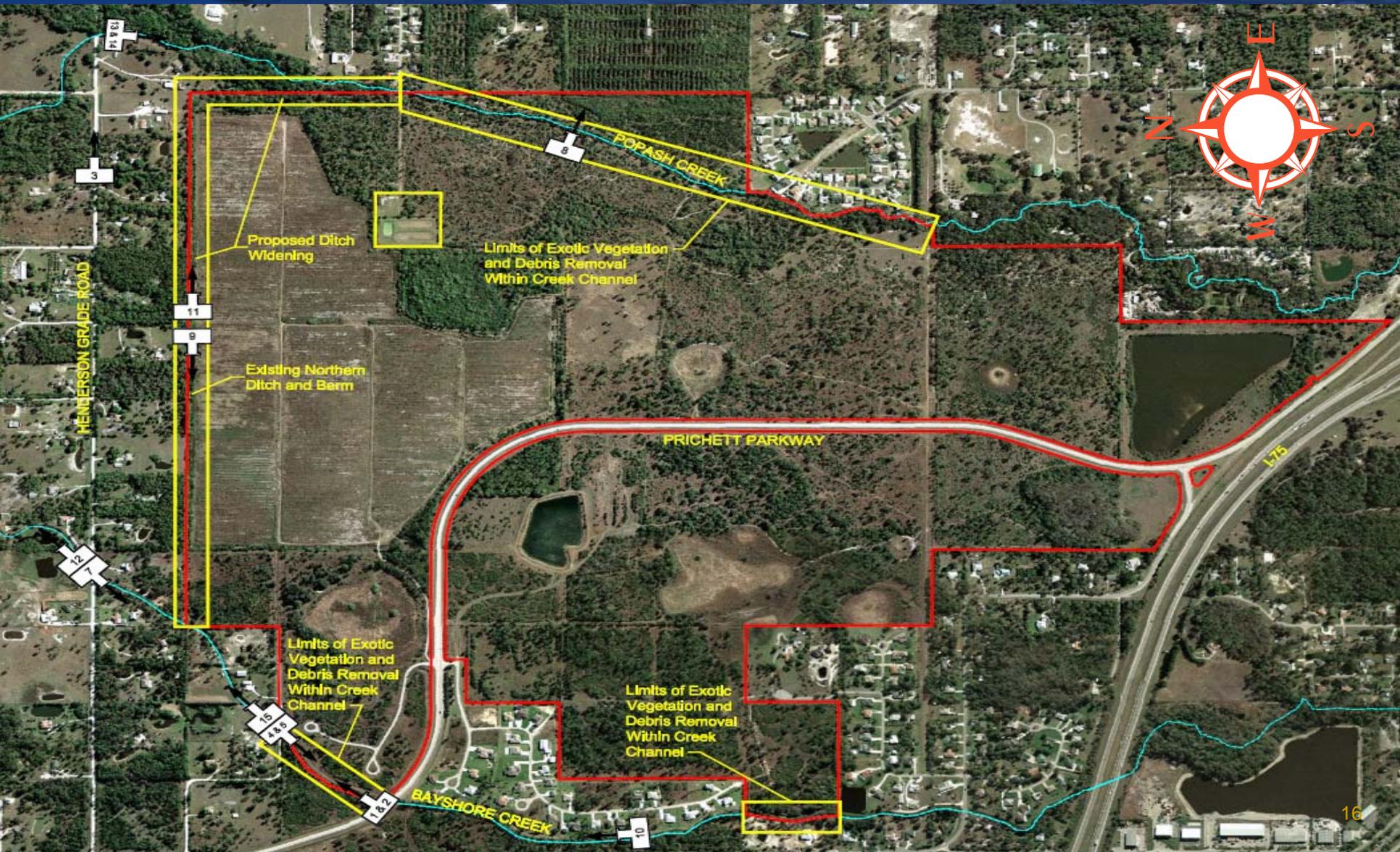


Photo Stations





Bayshore Creek





Bayshore Creek



1. Bayshore Creek looking upstream @ Pritchett Parkway 4-30-08



2. Bayshore Creek looking upstream @ Pritchett Parkway 2-17-06



Bayshore Creek



4. Bayshore Creek looking downstream
@ Rich Road 7-21-06



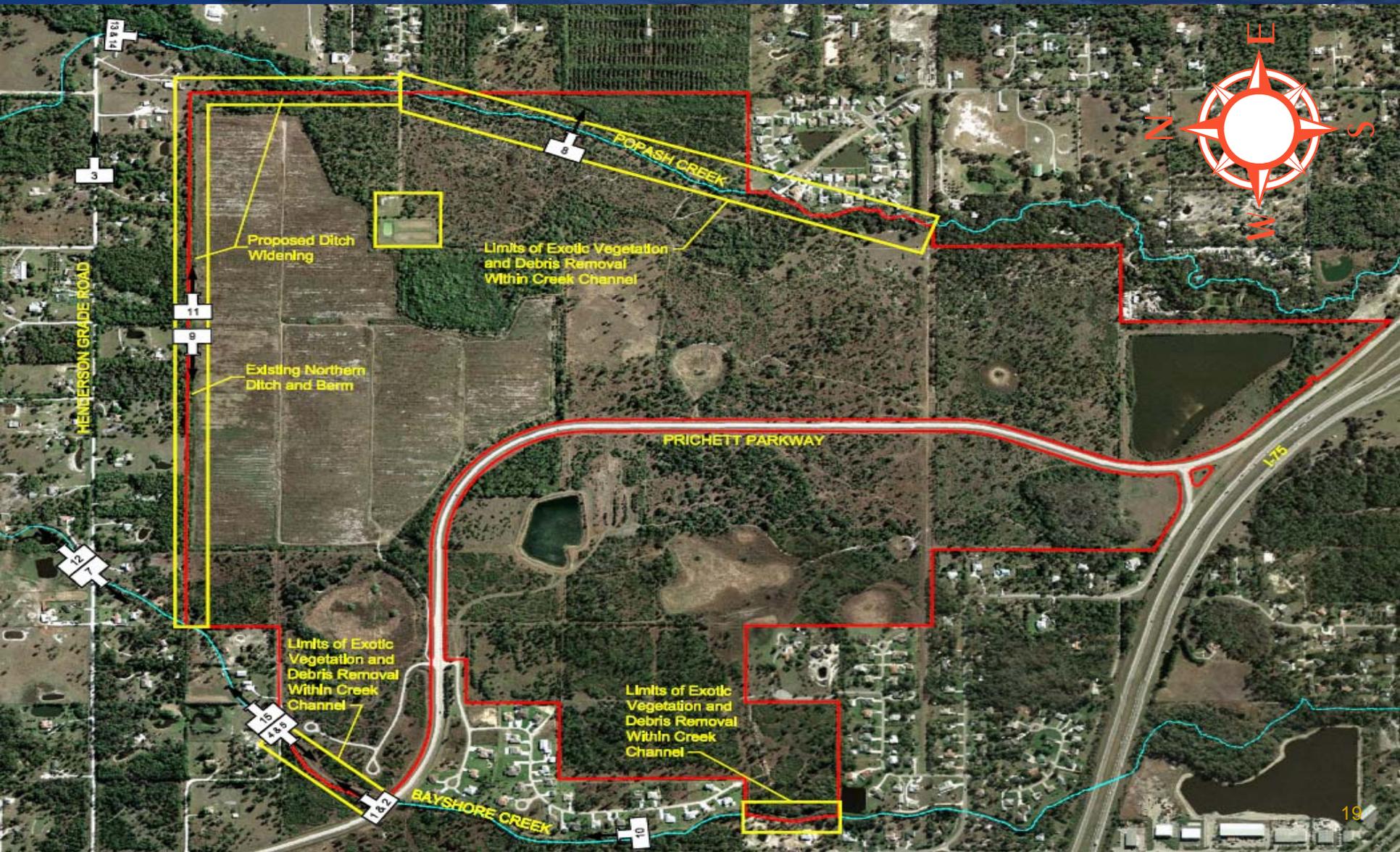
5. Bayshore Creek looking upstream
@ Rich Road 4-30-08



15. Bayshore Creek looking upstream @ Rich
Road 4-30-08



Henderson Grade Road





Henderson Grade and Bayshore



7. Bayshore Creek looking downstream @
Henderson Grade Road 4-30-08

12. Bayshore Creek looking Upstream @
Henderson Grade Road 4-30-08





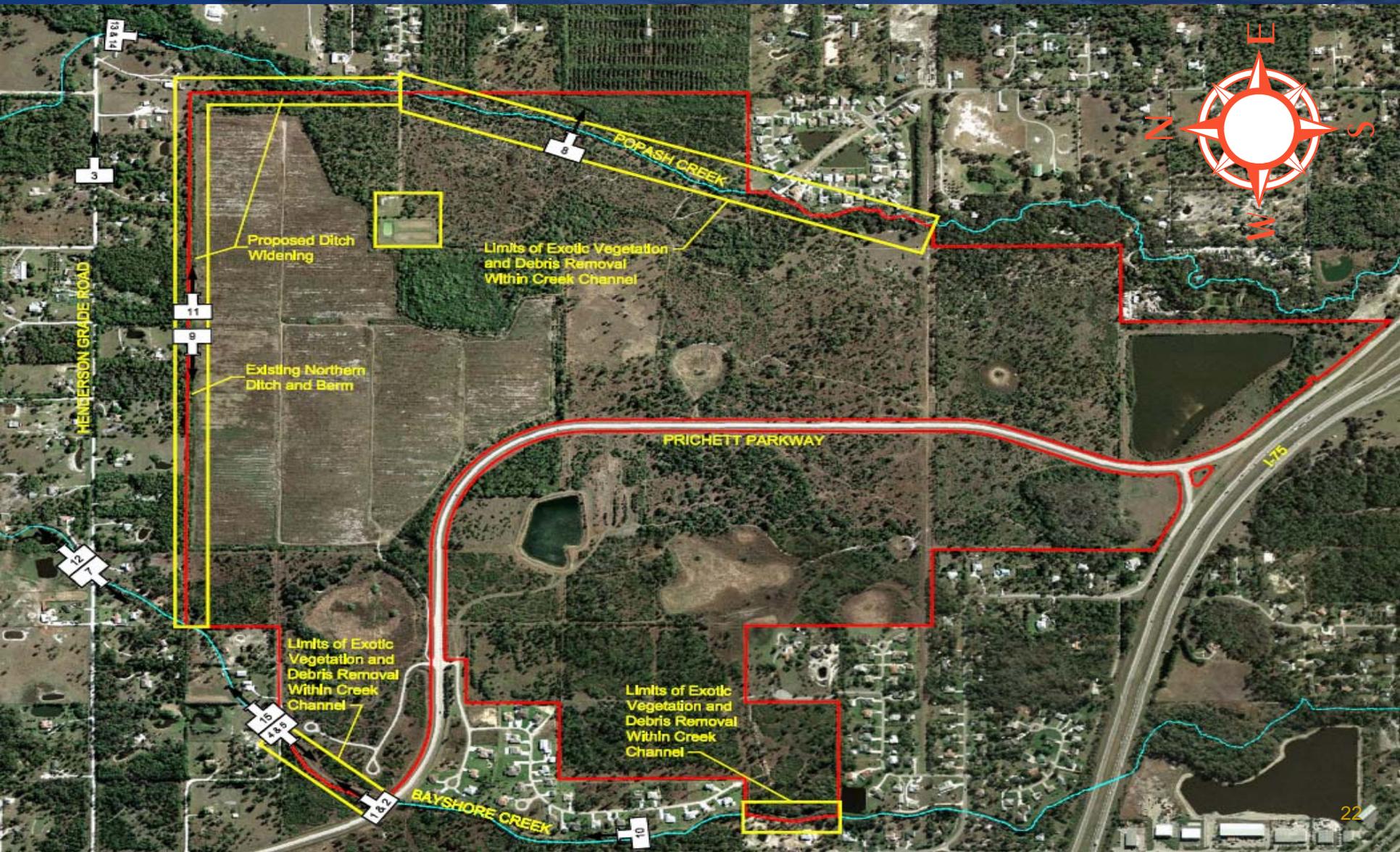
Henderson Grade Road



3. Henderson Grade Road between Popash Creek and Bayshore Creek 4-30-08



Popash Creek





Popash Creek



13. Popash Creek looking downstream @ Henderson Grade Road 7-21-06



14. Popash Creek looking downstream @ Henderson Grade Road 4-30-08



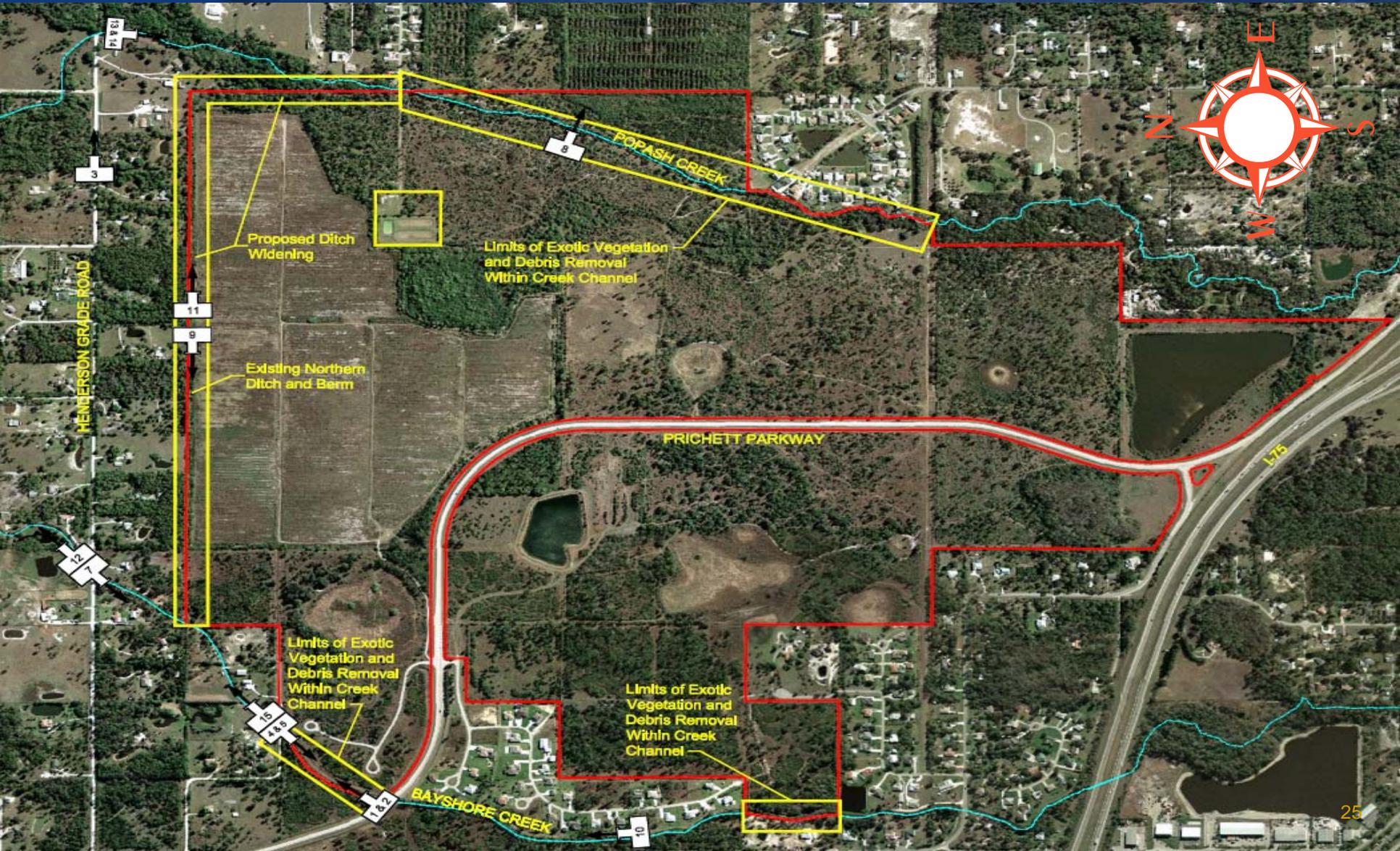
Popash Creek



8. Popash Creek looking East adjacent to Stoneybrook North site 7-21-06



North Boundary Ditch





North Boundary Ditch



9. North Ditch looking East 4-30-08

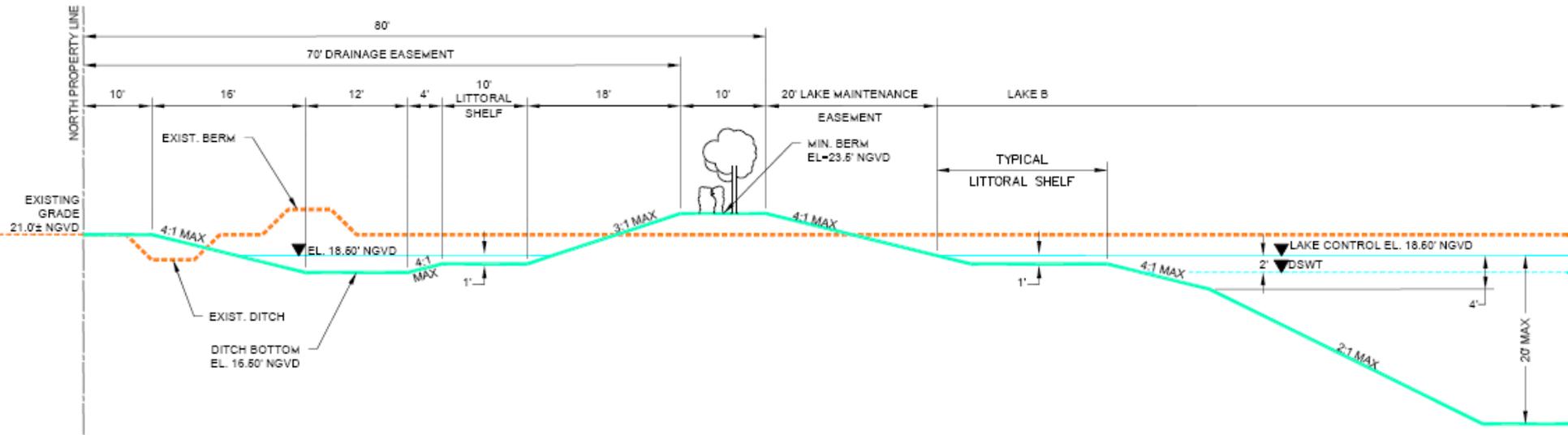


11. North Ditch looking West 4-30-08



North Ditch and Berm

----- Existing
 _____ Proposed



Overlap of Existing and Proposed Cross-Section



Stakeholders

Stoneybrook North

Lee
County

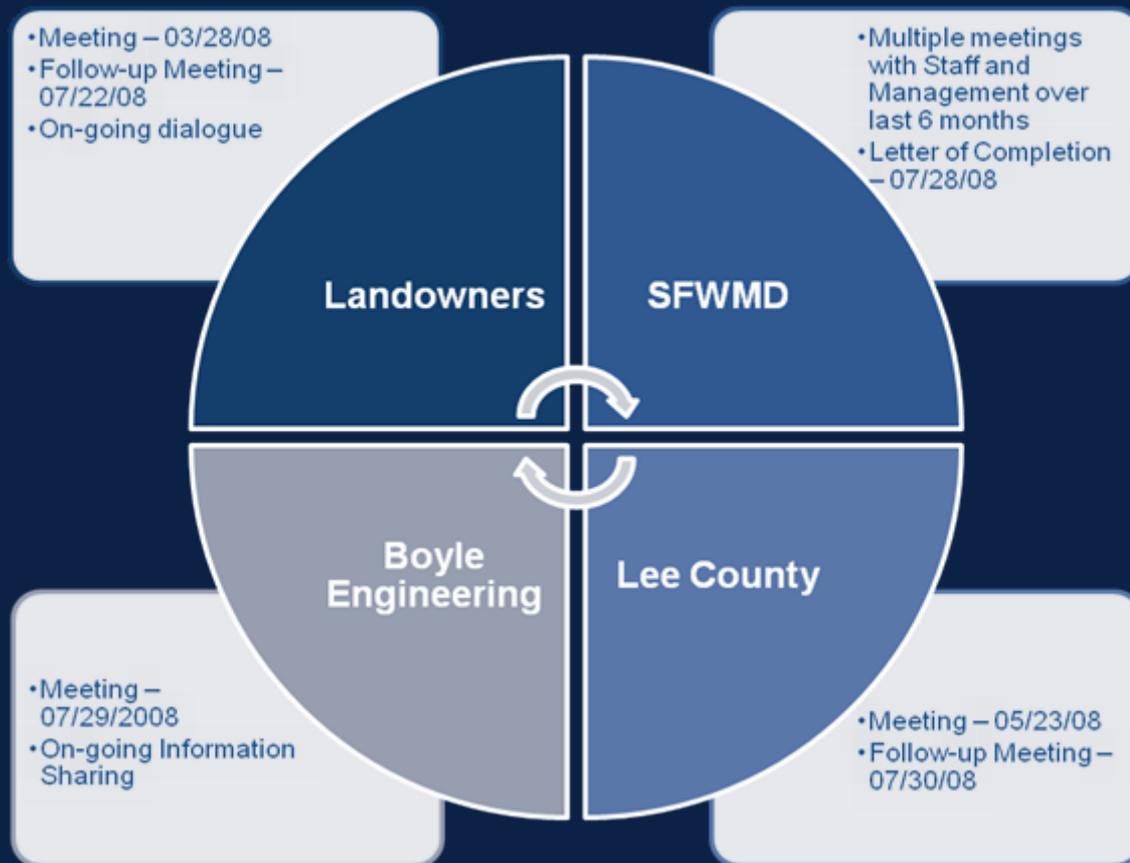
SFWMD

Landowners

Metro



Project Coordination





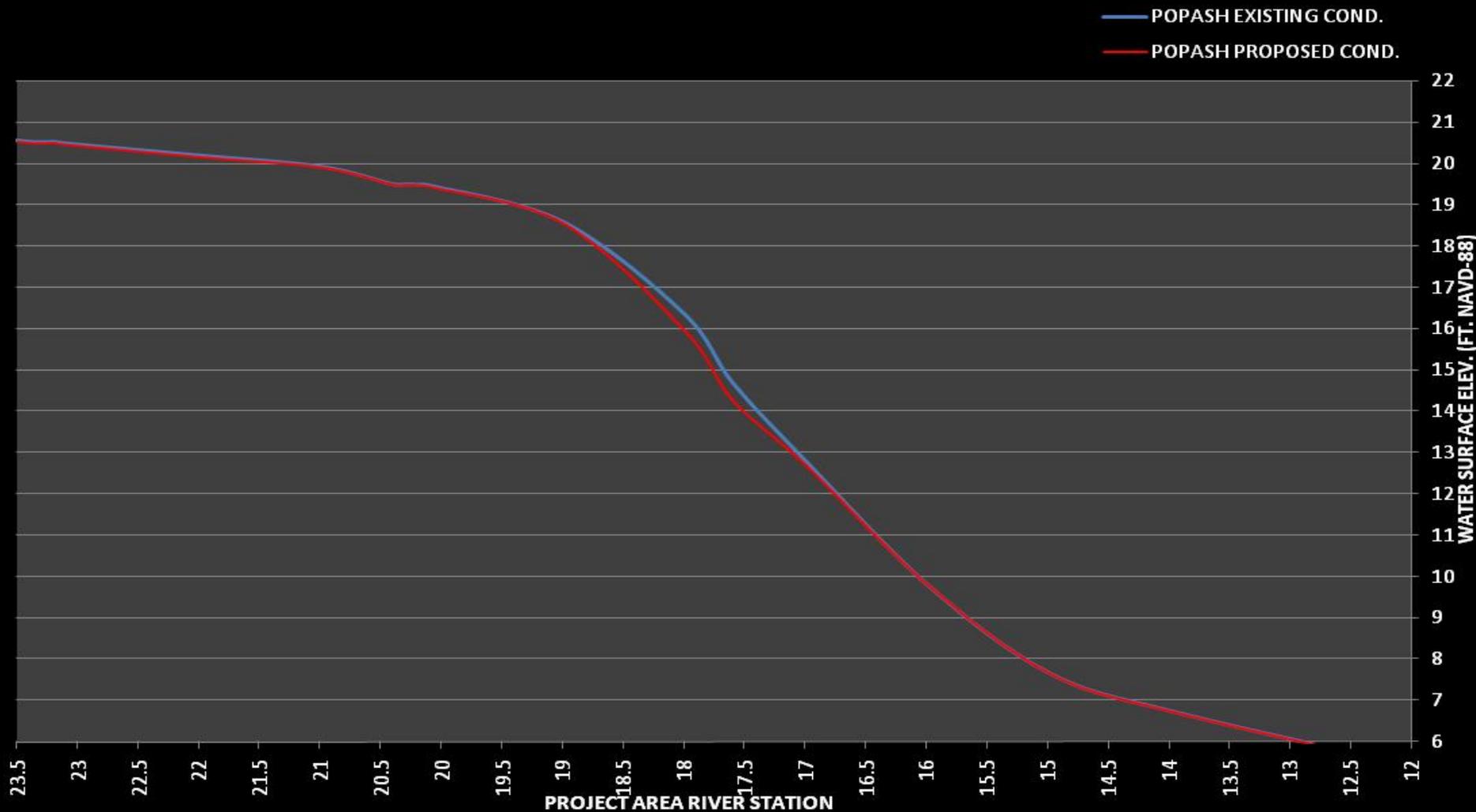
Staff Recommendation

Staff recommends approval of Application No. 0111121-14 for the Construction and Operation of a surface water management system serving a 741.23-acre residential development known as Stoneybrook North, with discharge into waters of Bayshore Creek and Popash Creek.



Criteria for Modeling

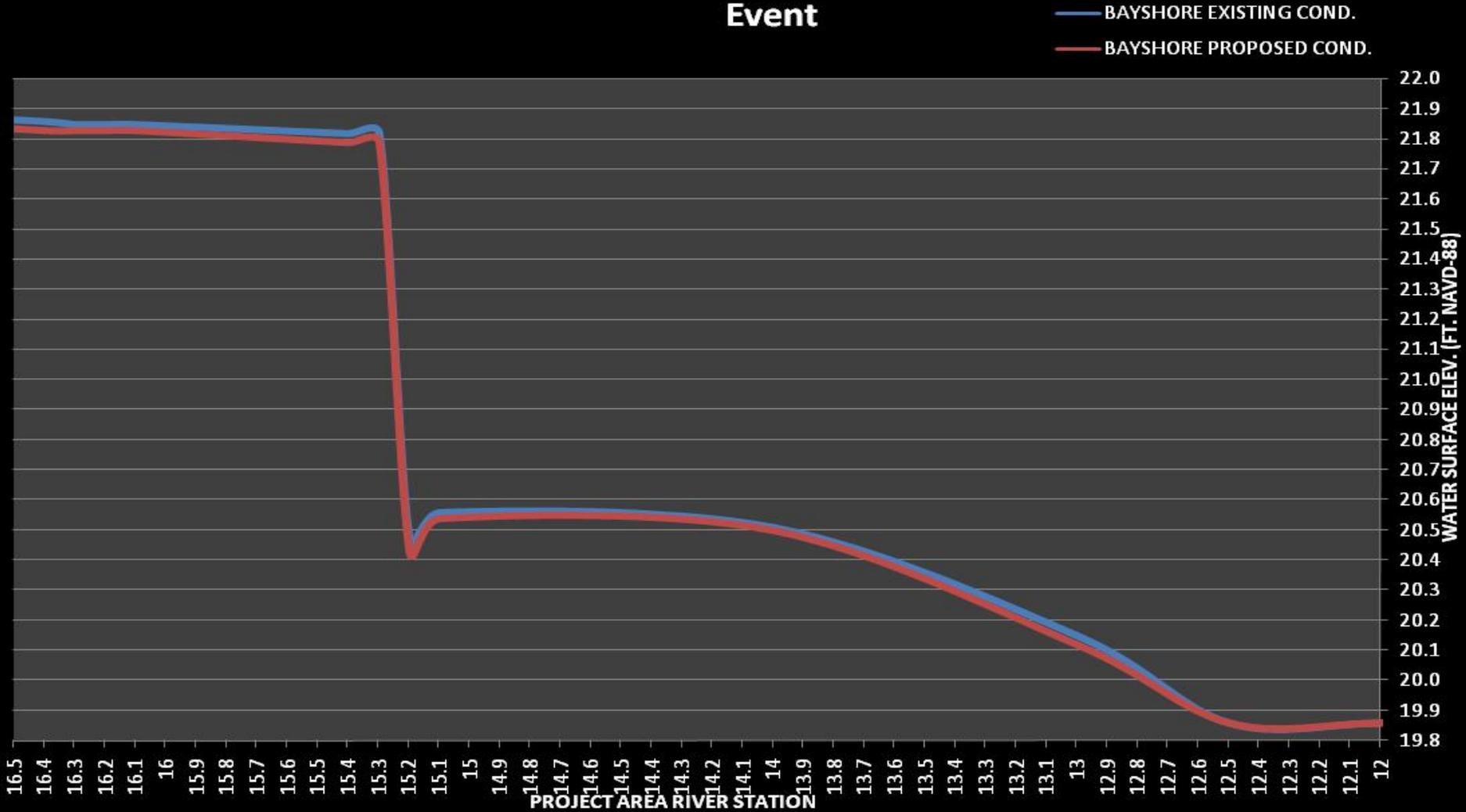
Popash Creek Water Surface Profile Pre vs. Post 100yr-72hr Storm Event



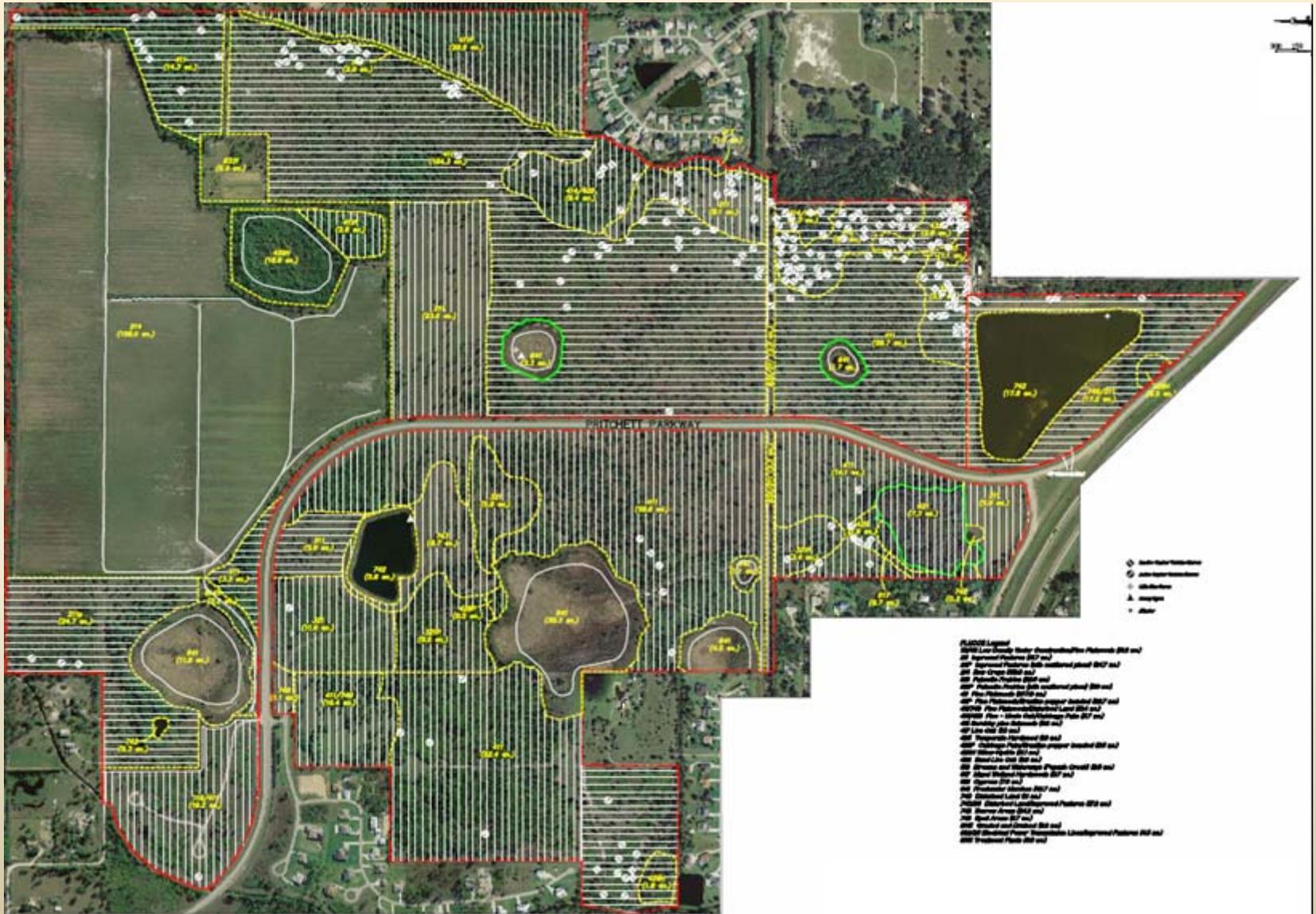


Criteria for Modeling

Bayshore Creek Water Surface Profile Pre vs. Post 100yr-72hr Storm Event



Protected Species Assessment





1. Project Overview

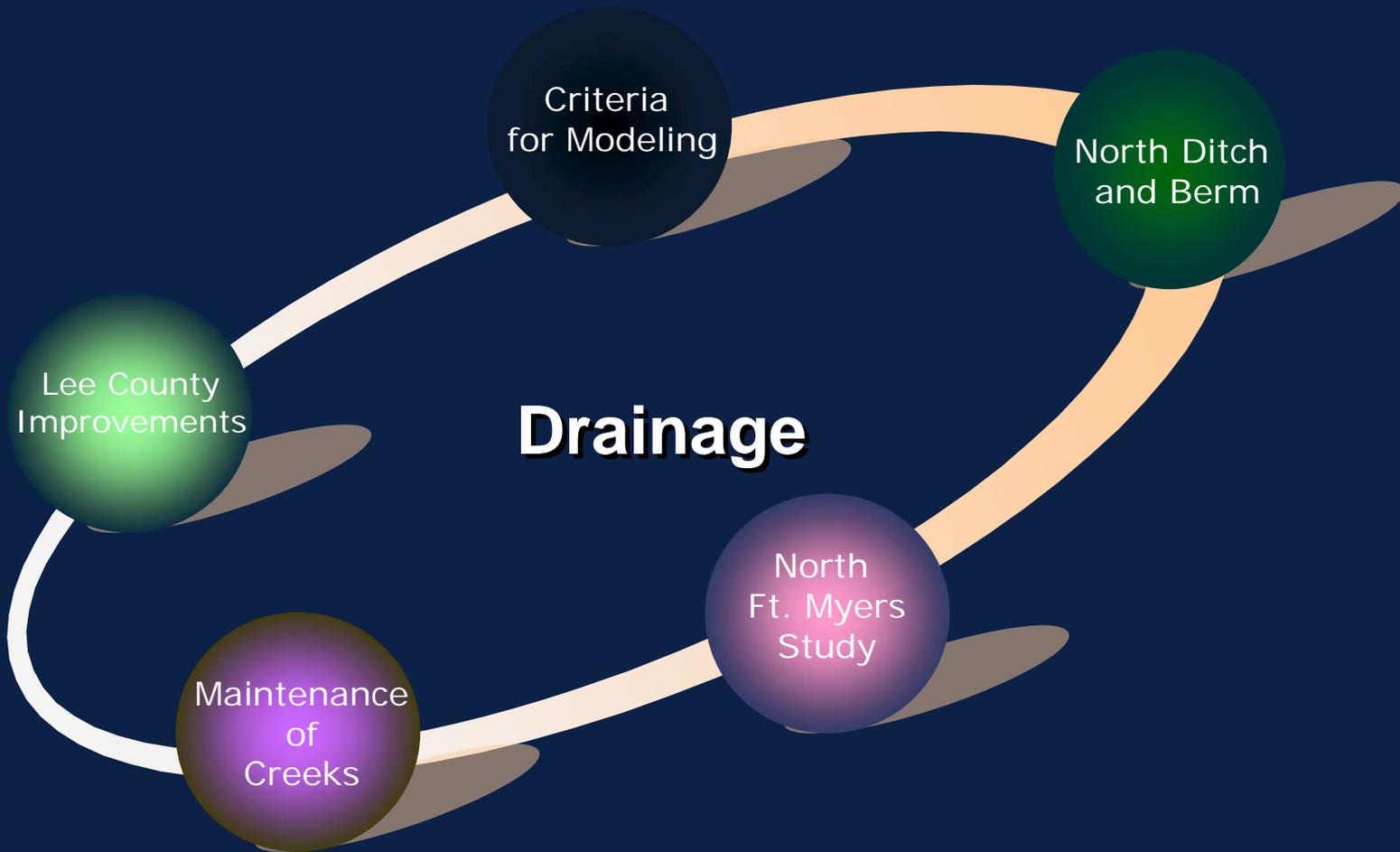
2. Environmental

3. Water Quality

4. Drainage

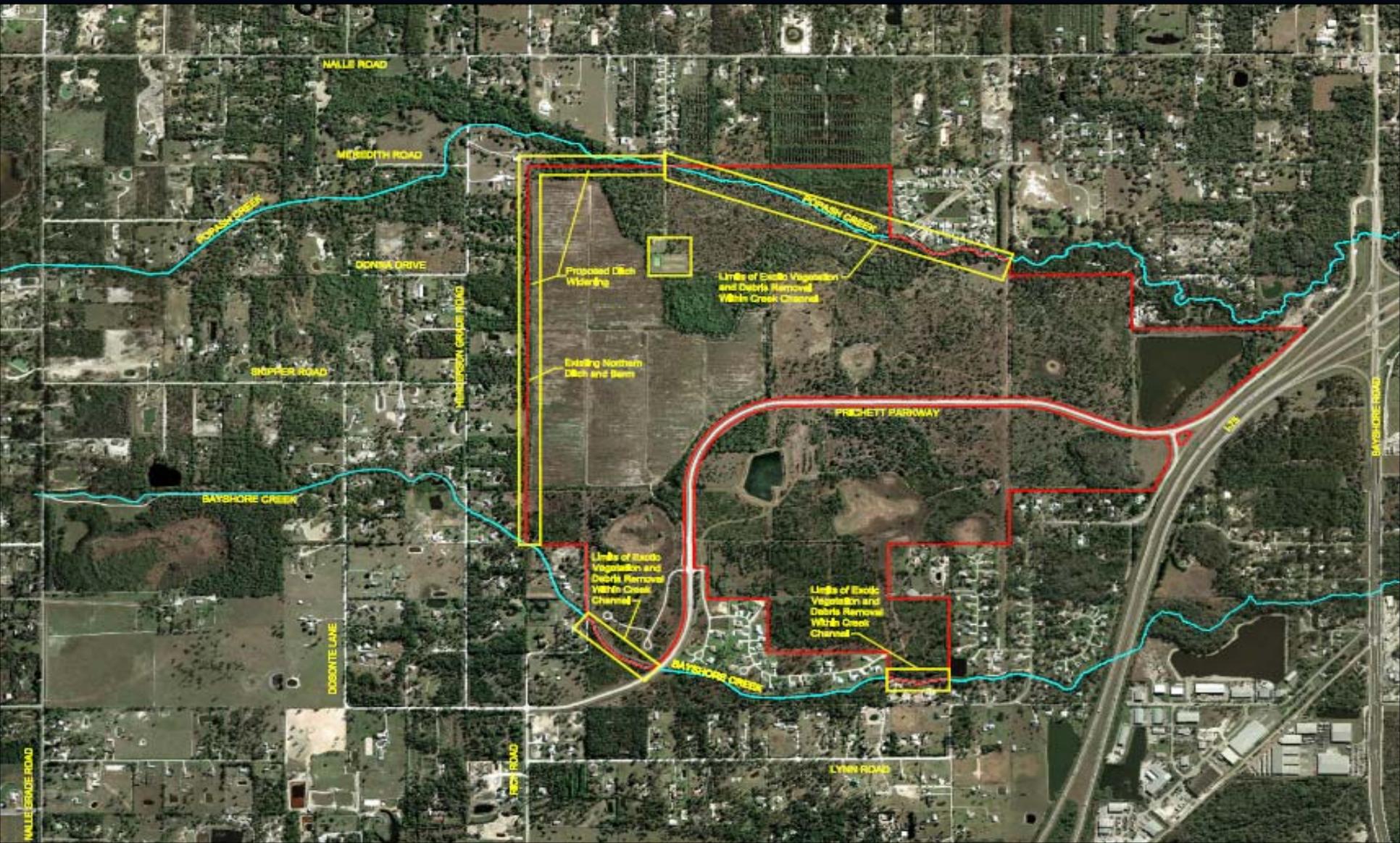


Key Issues





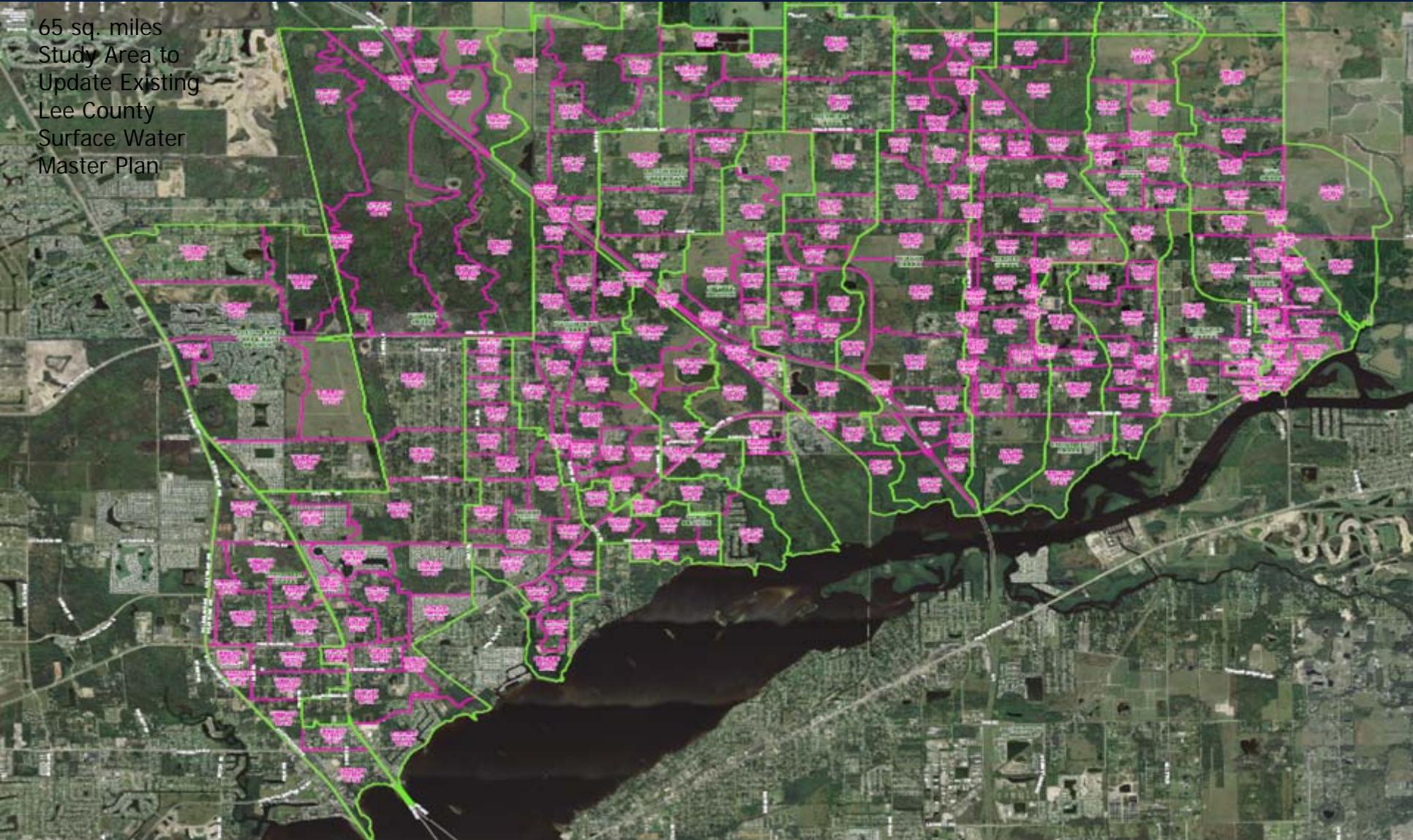
Criteria for Modeling





North Fort Myers Drainage Study

65 sq. miles
Study Area to
Update Existing
Lee County
Surface Water
Master Plan





ENVIRONMENTAL

Wetlands Preserve and
Impacts Plan

Mitigation, Maintenance
and Monitoring

Protected Species
Assessment

