
Stringfellow Multifamily Residential

Project Team

Bill Morris , PE
President

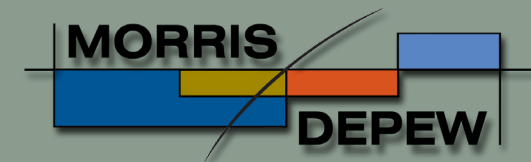
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Project Manager

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HTT Pine Island LLC &
HTT Rental Holding LLC
Owner

Prepared by:



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Agenda

1 – Property Information

2 – Existing Conditions

3 – Boundary Survey

4 – Project History

5 – Objective & Design

Plans & Design

6 – Site Plan

7 – Building Elevation

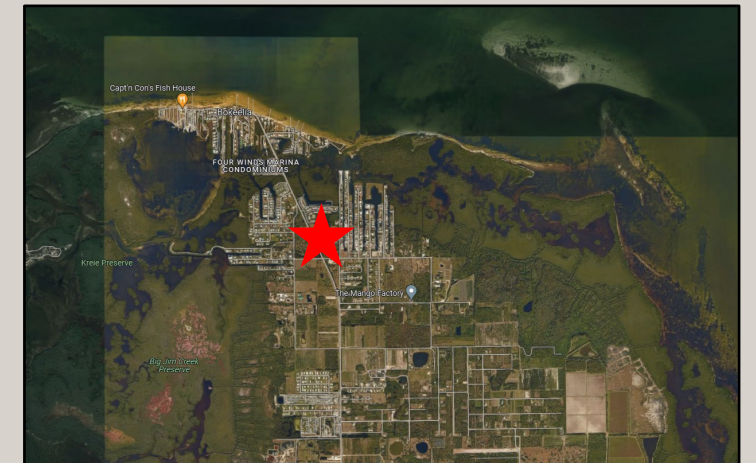
8 – Stormwater Management Plan

9 – Utility Plan

10 – Open Space

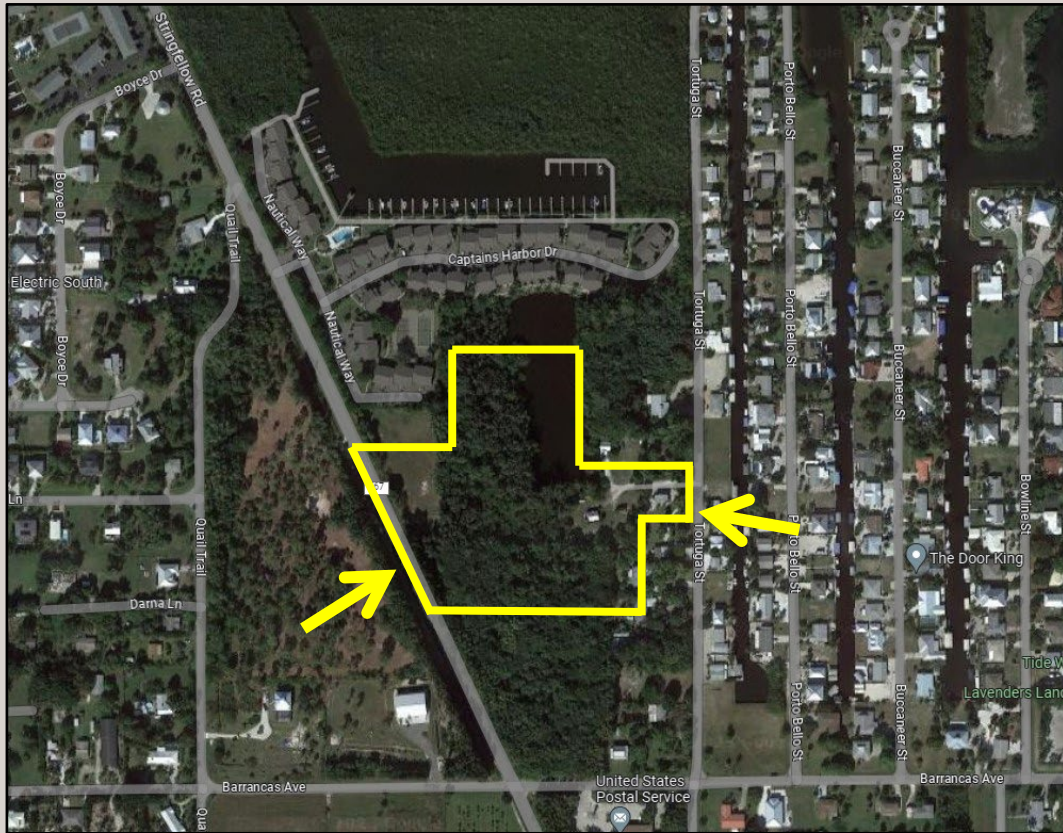
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Property Information



Project Location

2 Existing Conditions



Overall Project Boundary = ±8.68 acres



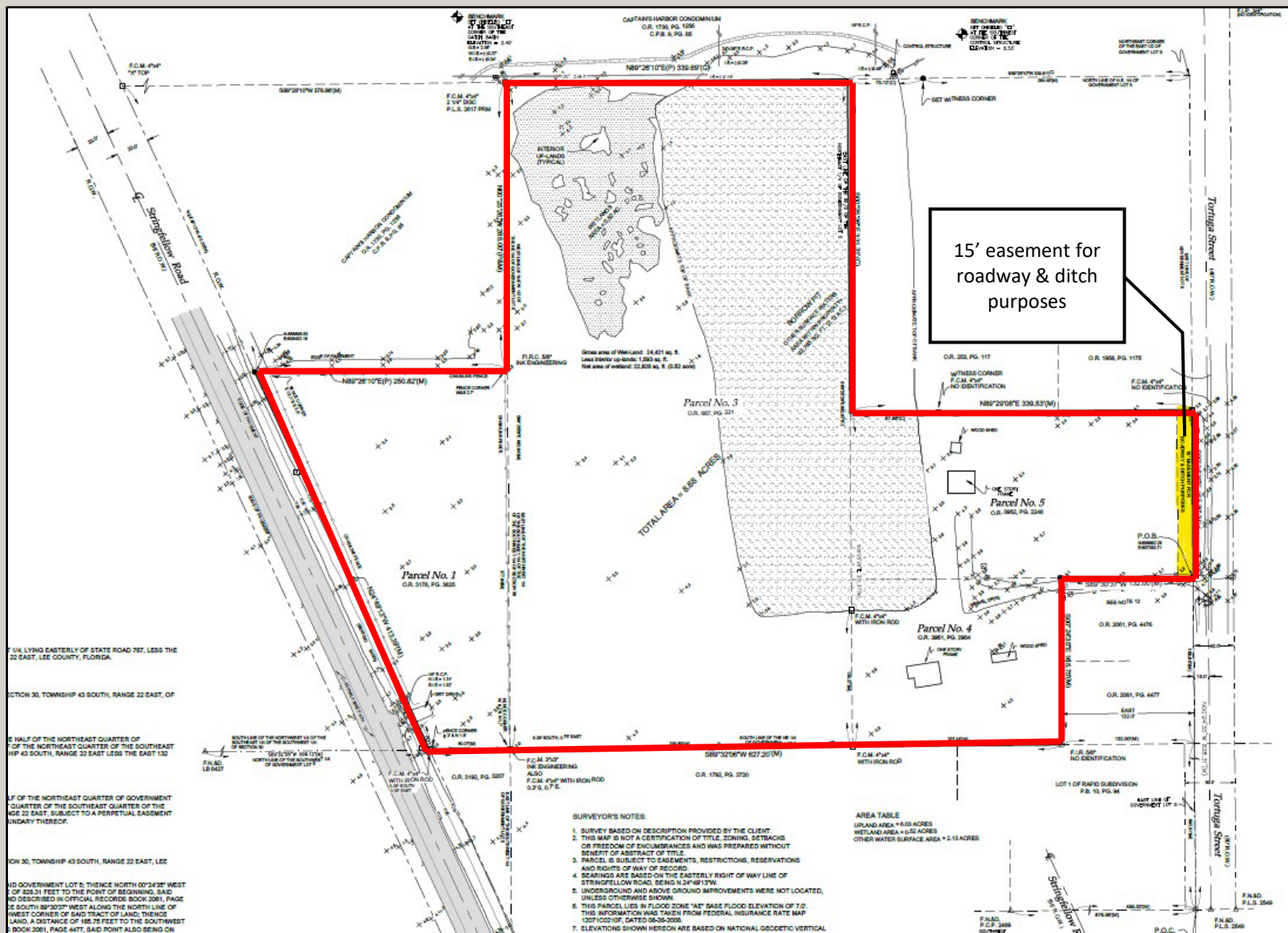
Project Entrance from Tortuga Street



Project Entrance from Stringfellow Road

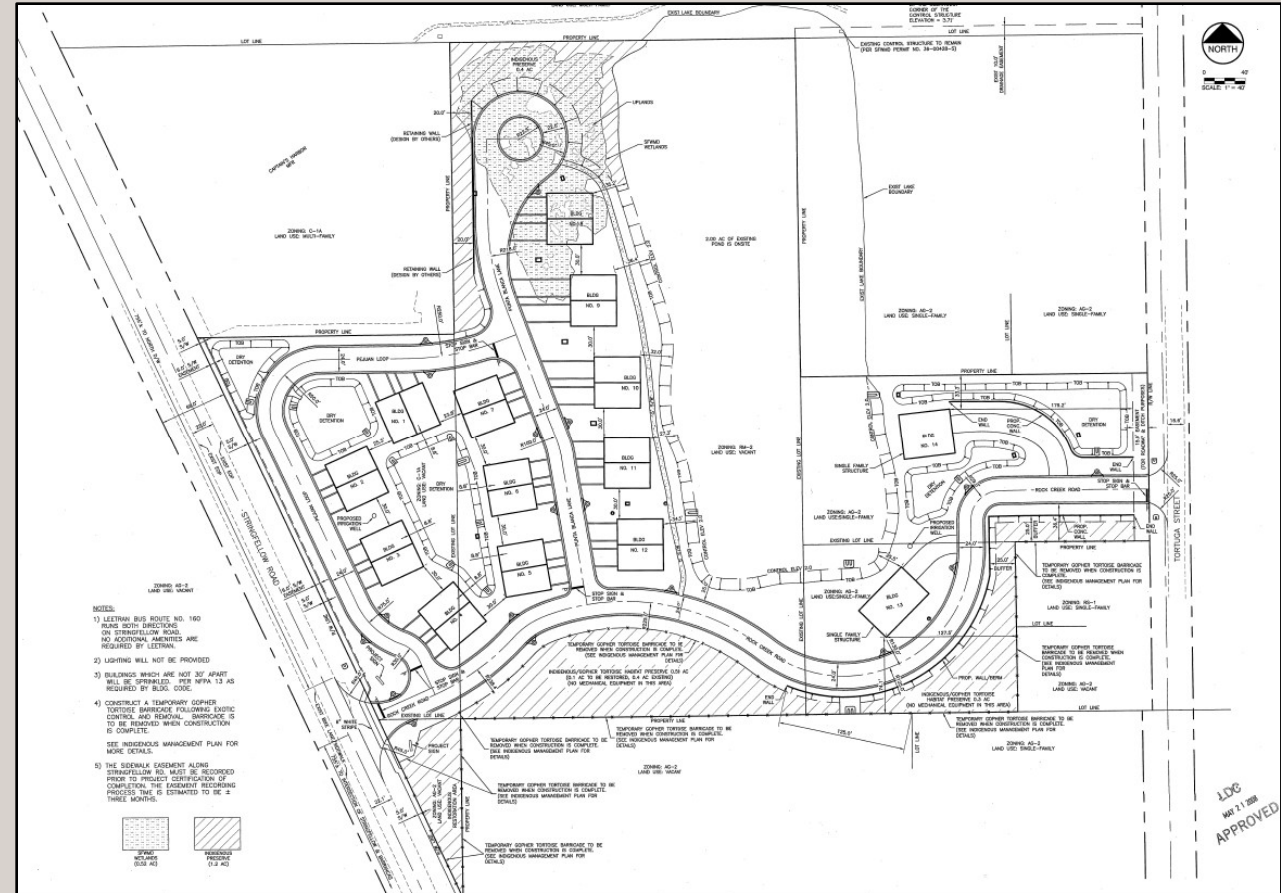
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Boundary Survey



4 Project History

In 2008, Lee County Development Services approved Stringfellow Multi-Family Residential with site access provided from Stringfellow Road and Tortuga Street. The approval included all necessary site infrastructure including roadways, stormwater management, utilities, landscaping, etc.



Original 2008 Development Order Site Plan

5 Objective & Design

Applying for a new Development Order following closely with the previously approved Development Order from 2008.

Improvements include:

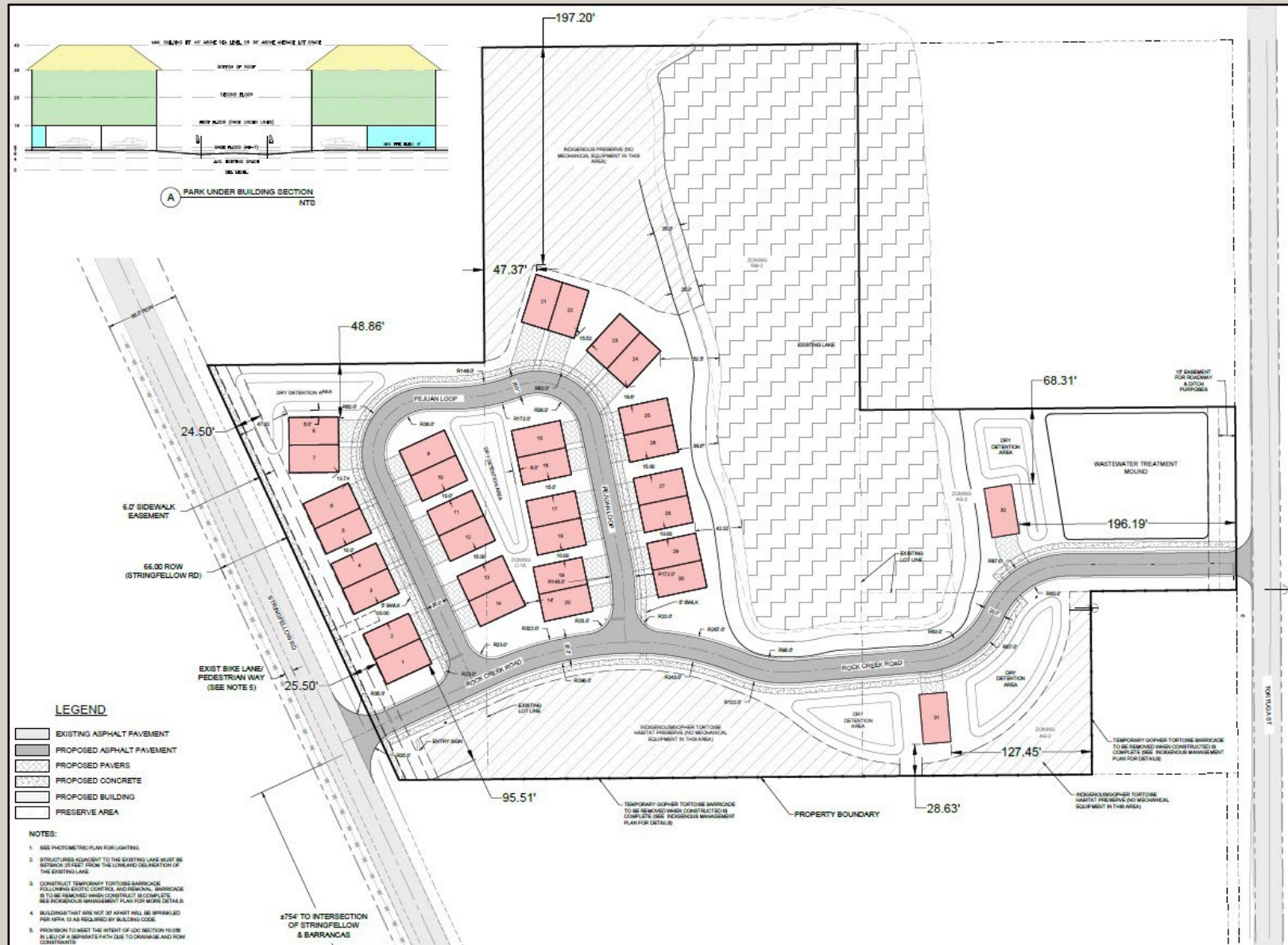
- 15 multi-family residences (30 units) & 2 single family residences, total 32 units
- Dedicated stormwater management system
- Connection to existing watermain
- Dedicated wastewater septic system
- Landscaping & lighting in accordance with Lee County Land Development Code



Proposed Development Order Site plan

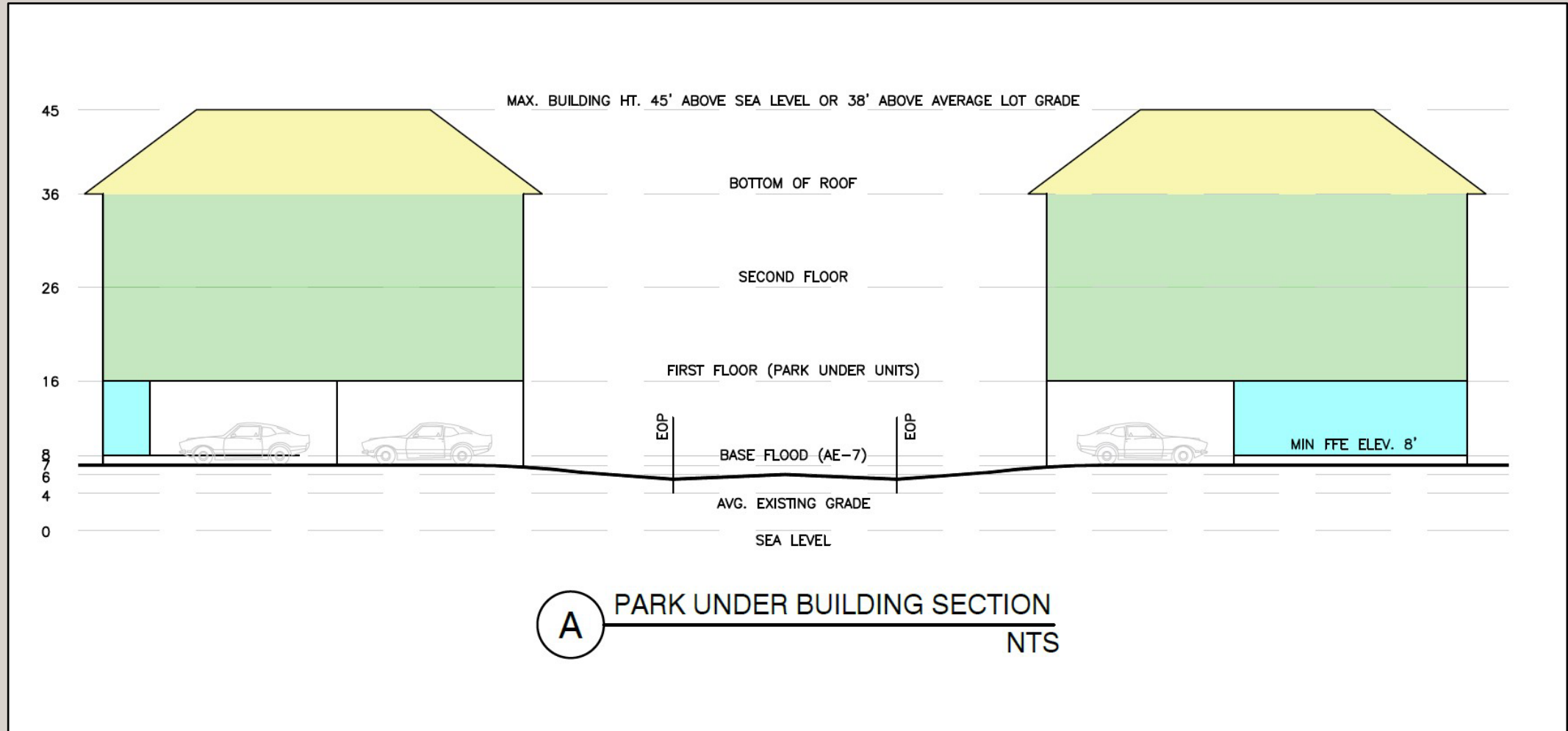
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Site Plan



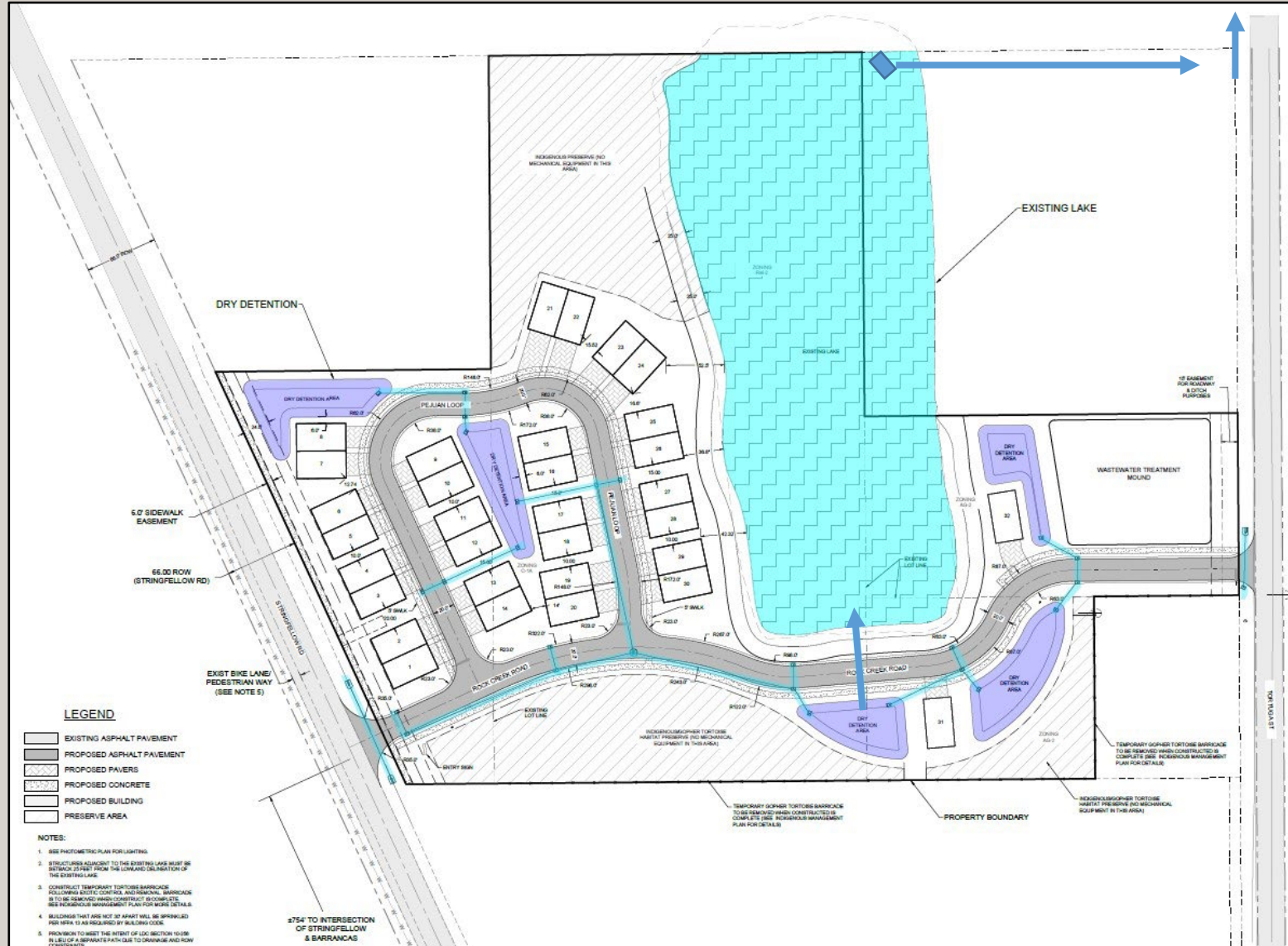
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Building Elevation



8

Stormwater Management Plan



9

Utility Plan



10 Open Space



LEGEND

- EXISTING ASPHALT PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED PAVERS
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PRESERVE AREA

- NOTES:**
1. SEE PHOTOGRAPHIC PLAN FOR LIGHTING.
 2. STRUCTURES ADJACENT TO THE EXISTING LANE MUST BE SETBACK 15.0 FT FROM THE LOWLAND DELINEATION OF THE EXISTING LANE.
 3. CONSTRUCT TEMPORARY TORTOISE BARRICADE FOLLOWING EXOTIC CONTROL AND REMOVAL. BARRICADE IS TO BE REMOVED WHEN CONSTRUCTION IS COMPLETE. SEE INDEGENOUS MANAGEMENT PLAN FOR MORE DETAILS.
 4. BUILDINGS THAT ARE NOT 30' AWAY WILL BE SPRALLED PER 10.11.13 AS REQUIRED BY BILLING CODE.
 5. PROVISION TO MEET THE INTENT OF LOC SECTION 10.09.06 WILL BE OF A SEPARATE PATH DUE TO DRAINAGE AND ROW CONSTRAINTS.

11 Questions