

COPPER OAKS COMMUNITY DEVELOPMENT DISTRICT

First Supplemental Engineers Report

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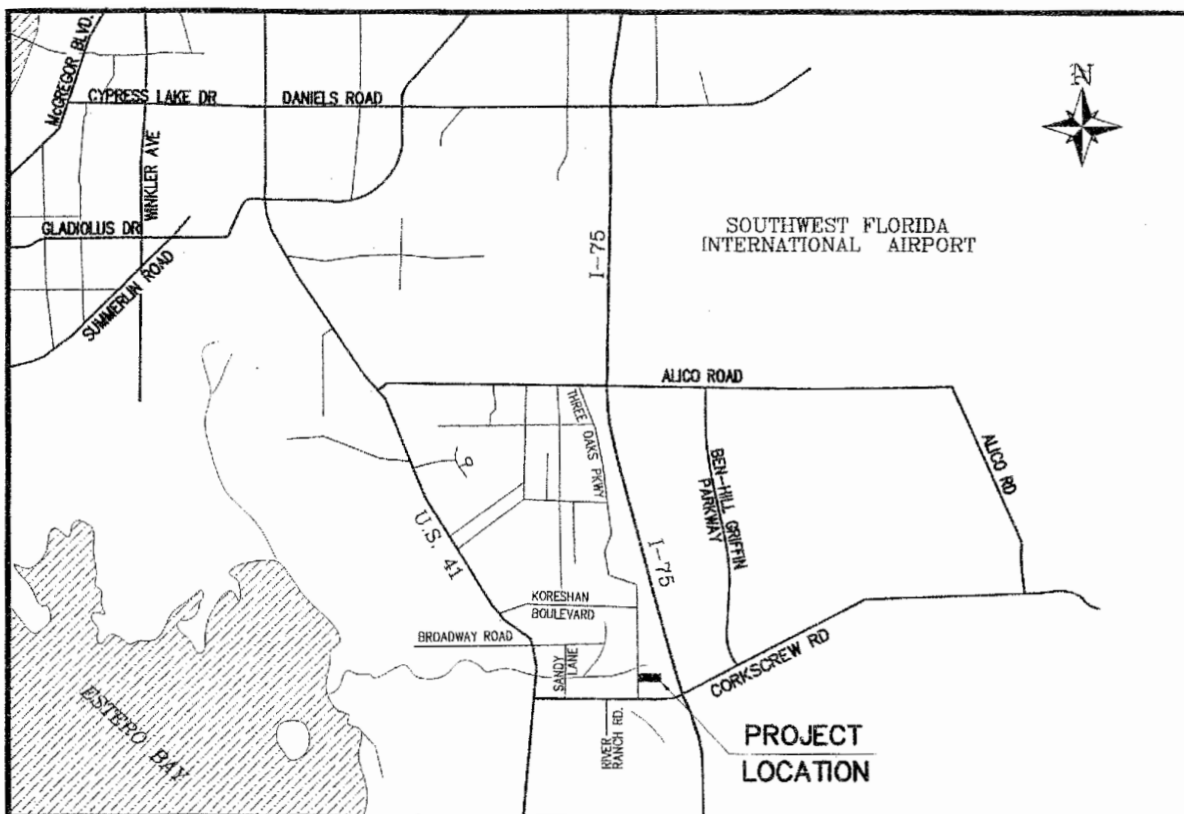
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SECTION 1.0 INTRODUCTION AND GENERAL PROPERTY INFORMATION

The Copper Oaks Community Development District (the "District") was established October 1, 2004 pursuant to Lee County Ordinance No. 04-17 for the development and service of the infrastructure and land improvements to support a planned unit development originally known as Longwood Villas and Longwood Townhomes (the "Development") later named Copper Oaks. The District contains approximately 48.08 acres and is located within the Village of Estero, Lee County, Florida. The development site is located along the East side of Three Oaks Parkway, South of Estero Boulevard and North of Corkscrew Road. The land lies in Section 26, Township 46 South, Range 25 East.



SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

The Planned Unit Development (PUD) via Lee County Resolution Number Z-04-020 on April 19th, 2004 to allow for the construction of a maximum of 150 single family dwelling units and up to 172 townhome dwelling units. The development was completed with a total of 129 single family units and 163 townhome units and the project is built out. The development has recently been built out and all infrastructure certified to the appropriate regulatory agencies.

SECTION 2.0 PLANNED IMPROVEMENTS

Drainage 2.1

The District's stormwater management system conveys runoff from the individual residential lots via a system of gutters, inlets, piping, into the lakes for treatment purposes. The lakes within the District are designed with large pipe interconnects that allows for the cross conveyance of the stormwater runoff from lake to lake and ultimately into the adjacent wetland slough system.

To ensure compliance with the SFWMD regulatory requirements, control structures have been installed on the outfall pipes leaving the lakes that serve to regulate the individual lake levels. The overall project designs provide for a regulated outfall point from the onsite stormwater treatment network into the natural wetland slough system that expands through the center of the development.

The District has planned maintenance improvements of the stormwater management system to including vacuum removal of sediment in the drainage pipe network, repair of lake bank erosion and stabilization, lake aeration, and dredging of sediment from the lake bottom to ensure adequate system capacity per the original design.

Landscaping (Irrigation and Lighting) 2.2

The landscaping and irrigation system were constructed within the common areas owned by the District as required by the permitting agencies. The District has planned maintenance and improvements to the irrigation system to includes extension of system into areas currently not irrigated, pump station replacement, existing irrigation lines repairs, and updated valves and controllers as the system ages. The District also has planned landscape lighting improvements to include spotlighting, floodlighting, and pathway lighting.

SECTION 3.0

COST ESTIMATE FOR THE DEVELOPMENT IMPROVEMENTS

The estimates of probable cost have been prepared for the District by J.R. Evans Engineering, P.A. as the District Engineer. The Engineering Estimate of Probable Cost has been determined to be approximately \$200,000. The Engineers Estimate of Probable Cost for the components of the Copper Oaks CDD are shown in Table 1.

TABLE 1. OPINION OF PROBABLE COSTS

Stormwater Management	\$135,000
Landscape and Irrigation	\$65,000

Total	\$200,000
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Information provided in this report was obtained by JR Evans Engineering which has considered and in certain instances relied upon opinions, information and documentation prepared or supplied by others which may have included public officials, public entities, the developer, and other professionals and contractors.

Respectfully Submitted,



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