

**COPPERSTONE
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC FACILITIES REPORT
DISTRICT ENGINEER**

Prepared for:

**Copperstone Community Development District
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TABLE OF CONTENTS

I. INTRODUCTION 2

II. DESCRIPTION OF EXISTING FACILITIES..... 2

III. PROPOSED ADDITIONS OR MODIFICATIONS OF PUBLIC FACILITIES 3

IV. MAINTENANCE AND REPLACEMENT OF EXISTING PUBLIC FACILITIES3

EXHIBITS:

VICINITY MAPA

LEGAL DESCRIPTIONB

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PUBLIC FACILITIES REPORT
BY DISTRICT ENGINEER**

I. INTRODUCTION

Copperstone Community Development District (the “District”) is an area of 261.28 acres located within unincorporated Manatee County, Florida (see Exhibit A for the Vicinity Map). The District is located in Sections 24 and 25, Township 33 South, Range 18 East, and Section 19 and 30, Township 33 South and Range 19 East (see Exhibit B for Legal Description). The District is bounded to the north by Moccasin Wallow Road, to the west by Little Sawgrass Road.

The District consists of 622 total lots. Phase 1 has 403 single-family detached lots, 118 single-family attached lots and one recreational facility area. Phase 2 has 200 single-family detached lots and a pool with bathrooms only. Access to the development is via two (2) entrances, one off Moccasin Wallow and one off of Erie Road. An emergency only access is off Little Sawgrass Road.

The District was established for the purposes of financing and managing the acquisition, as well as, maintenance, and operation of the infrastructure necessary for the community. The infrastructure consists of the following: the vehicular bridge, the pedestrian bridge, portions of the landscaping/irrigation, storm water and drainage systems, and street lights.

II. DESCRIPTION OF EXISTING DISTRICT FACILITIES

A. Storm Water Management Systems

All storm water facilities have been constructed. There are 19 wet facilities and 3 dry facilities. The systems consists of the storm water facilities, floodplain storage areas, conveyance pipes, drainage swales and outfall control structures. The system is fully operational and all permits have been certified into operation by all appropriate agencies. Over the life time of the system storm water facility and floodplain area banks have been repaired for erosion issue. Some of the facilities have fountains.

B. Bridges

The vehicular bridge off the main entrance road, 115th Avenue East, was constructed with the first phase of construction. Erosion control measures have been performed under the bridge itself and a maintenance inspection performed by York Bridge Concepts. A maintenance program should be in place for inspections of the bridge.

The foot bridge was built within the last year so no maintenance inspections have been performed. A maintenance program should be in place for inspections of the bridge.

C. Landscaping and Irrigation

The District is responsible for the maintenance of any sod, landscaping and irrigation within the banks of the storm water facilities, the floodplain compensation areas and drainage swales. Maintenance of these systems are ongoing.

D. Street Lights

Street lights are throughout Phases I and II. Maintenance of this system is ongoing.

III. PROPOSED ADDITIONS OR MODIFICATIONS OF PUBLIC FACILITIES

No new facilities are proposed. The entire District area has been built out and certified with appropriate governmental agencies. Certification transferred the facilities in to operational status.

IV. MAINTENANCE AND REPLACEMENT OF EXISTING PUBLIC FACILITIES

The only public infrastructure that is scheduled for replacement are parts related to the operation of the fountains in the storm water facilities. Ongoing repair of erosion around structures and storm water facility banks is planned as necessary.

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District Engineer

September 11, 2015

Date

EXHIBIT A:
VICINITY MAP

EXHIBIT B:
LEGAL DESCRIPTION

