THE QUARRY COMMUNITY DEVELOPMENT DISTRICT COLLIER COUNTY, FLORIDA

STORMWATER LAKES ANNUAL ASSESSMENT REPORT MAY 2021



Engineers Architects Planners Surveyors Landscape Architects Traffic/Transportation Environmental Scientists Construction Management

CPH, Inc. 2216 Altamont Ave., Fort Myers, FL 33901 (239) 332-5499

THE QUARRY CDD STORMWATER LAKES ASSESSMENT REPORT COLLIER COUNTY, FLORIDA

TABLE OF CONTENTS

1.0	EXCECUTIVE SUMMARY	.1
2.0	PROJECT INTRODUCTION	.1
3.0	METHODOLOGY	.2
4.0	OBSERVATIONS	.2
5.0	RECOMENDATIONS	.3

APPENDICES

APPENDIX A – Figures and Photographs APPENDIX B – Deficiencies Summary

1.0 EXECUTIVE SUMMARY

CPH conducted inspection of the Quarry Community Development District's (TQCDD) stormwater system and associated lakes on April 5th, 2021. The purpose of this inspection was to review the existing lake banks conditions in relation to the permitted design outlined in the South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) (No 11-02234-P). CPH observed and documented those areas where the Lake banks erosion exceeded 8 inches (8") of stepped erosion following SFWMD Guidelines and Requirements. CPH identified a total of twenty-seven (27) of the thirty (30) lakes maintained and operated by TQCDD to be deficient according to the SFWMD guidelines and requirements. CPH conducted a similar inspection for the three (3) lakes maintained and operated by the Quarry Golf Club which were also found to be deficient accordingly to the SFWMD guidelines and requirements.

The 30 lakes maintained and operated by TQCDD combined for a total perimeter of 77,877LF. 20,238LF have Quarry Golf Course frontage and the balance, 57,639LF are fronted by residential, preserve or R.O.W. This assessment has determined that 15,675LF are in need of repair and/or monitoring. 7,255LF (9%) of the lake's deficient embankments were located adjacent to Golf Course shoreline and 8,420LF (11%) were located adjacent to residential, preserve or Right of Way shoreline respectively. CPH recommends that these deficiencies be corrected as soon as practicable to ensure compliance with the SFWMD permit conditions and limit any potential public safety concerns. Additionally, CPH has provided a recommendation herein prioritizing the most critical areas and identified the need for routine monitoring and maintenance to limit future embankment failures. **Appendix B** provides a detailed summary of deficiencies findings and their respective priorities.

2.0 PROJECT INTRODUCTION

The Quarry, a gated community, is located north of Immokalee Road approximately 3.7 miles east of I-75 in Collier County, Florida. TQCDD consists of approximately 959 acres within Collier County, Florida and lies within portions of Sections 13,14, 23, and 24, Township 48 South, Range 26 East. The residential development harbors approximately 624 single family units, 276 multi-family units, a golf course, a golf club house, a beach club and associated infrastructure and utilities.

TQCDD was established by Collier County Ordinance No. 04-53. It is TQCDD's responsibility to plan, finance, construct, acquire, operate and maintain the public lakes and stormwater infrastructure within the boundaries of The Quarry. TQCDD has the power to levy and impose assessments, rates, and charges to pay for projects that fall within TQCDD's responsibilities. TQCDD has been granted the power to borrow money and issue bonds for the purpose of constructing improvements to the lakes and utilities.

TQCDD is permitted through South Florida Water Management District (SFWMD) under permit number 11-02234-P issued on August 14, 2003, for the development of a residential community with golf courses. The referenced permit area contains The Quarry and a neighboring development, Heritage Bay, totaling

2,562.20 acres, and their combined existing stormwater management lakes system area is 711.2 acres.

TQCDD currently maintains 30 onsite lakes (not including the three Quarry Golf Club owned lakes). These include the many ponds, all of Stone Lake and a portion of Boulder Lake; the balance of which is owned and maintained by the Heritage Bay community. These identified 30 lakes and ponds total 382 acres. The three Quarry Golf Club owned lakes are also studied herein and identified as L57, L59 and L64 (See Attached Overall Map).

At the request of TQCDD Board of Supervisors, CPH performed a visual inspection of stormwater structures located within TQCDD to ensure these are functioning as designed, and to document the existing conditions of each lake and control structures. This record log will be used to identify those areas requiring immediate, long term and preventive maintenance or repairs, and to comply with the SFWMD, Environmental Resource Permit (ERP) conditions.

3.0 METHODOLOGY

A CPH representative conducted field investigations during the week of April 5th, 2021. CPH walked the perimeter of each stormwater lake and control structure searching for the presence of erosion, washouts, sodding deficiencies, visual structural defects, or accumulated debris that could interfere with the proper functioning of the permitted use. The control structures inspected were: L32L30, L40L30, L49, L50L30, L54L30-1, L54L30-2, L55L30, L56L30, L58L30, L59L30-1, L59L30-2, L62L30, L63L30-1, L63L30-2, L64W2, W1L30, W1W2, W1W4 as identified on the ERP. Interconnecting pipes in the existing lakes were also inspected, as allowed by water levels and water turbidity.

CPH also reviewed available information on the SFWMD design permit plans to confirm original lake bank cross section design and control structure locations.

Specific methods used to assess the stormwater lakes and control structures included:

A) Erosion type assessment

The percent of erosion was assessed qualitatively.

B) Control structures assessment

Control structures were assessed individually based on physical structural damage or deficiency.

C) Photography

Color Photographs were taken to document existing conditions

4.0 OBSERVATIONS

CPH recorded observations in all 33 lakes and 18 control structures pursuant to the methodology outlined in

Section 2.0 and 3.0 of this report. Figures provided in **Appendix A** depict the location of erosion problem areas, control structures and existing conditions of interconnecting pipes. The figures also provide a list of recorded observations and maintenance/repairs recommendations.

4.1 Stormwater Lakes

Minor to moderate erosion was observed in some of the lake banks. The minor erosion appeared to be caused by natural occurrences such as weather, wind, and water level fluctuations during low and high water seasons, etc., which are considered acceptable for these type of lakes. Moderate erosion and or lake bank degradation was observed in isolated areas and is likely caused by a broken irrigation system, improperly set irrigation heads, and house or condo roof / lawn concentrated drainage.

No major or substantial washouts or deficiencies, that could prevent the lakes from providing their intended design use or capacity, were observed during this inspection. Nonetheless, a monitoring plan is recommended to avoid future erosion issues.

4.2 Control Structures

The stormwater control structures were structurally sound with no visual construction defects, with the exception of structure L54L30-1 which required re-grouting of a construction joint. CPH observed other structures which were covered with grass clippings and dried grass.

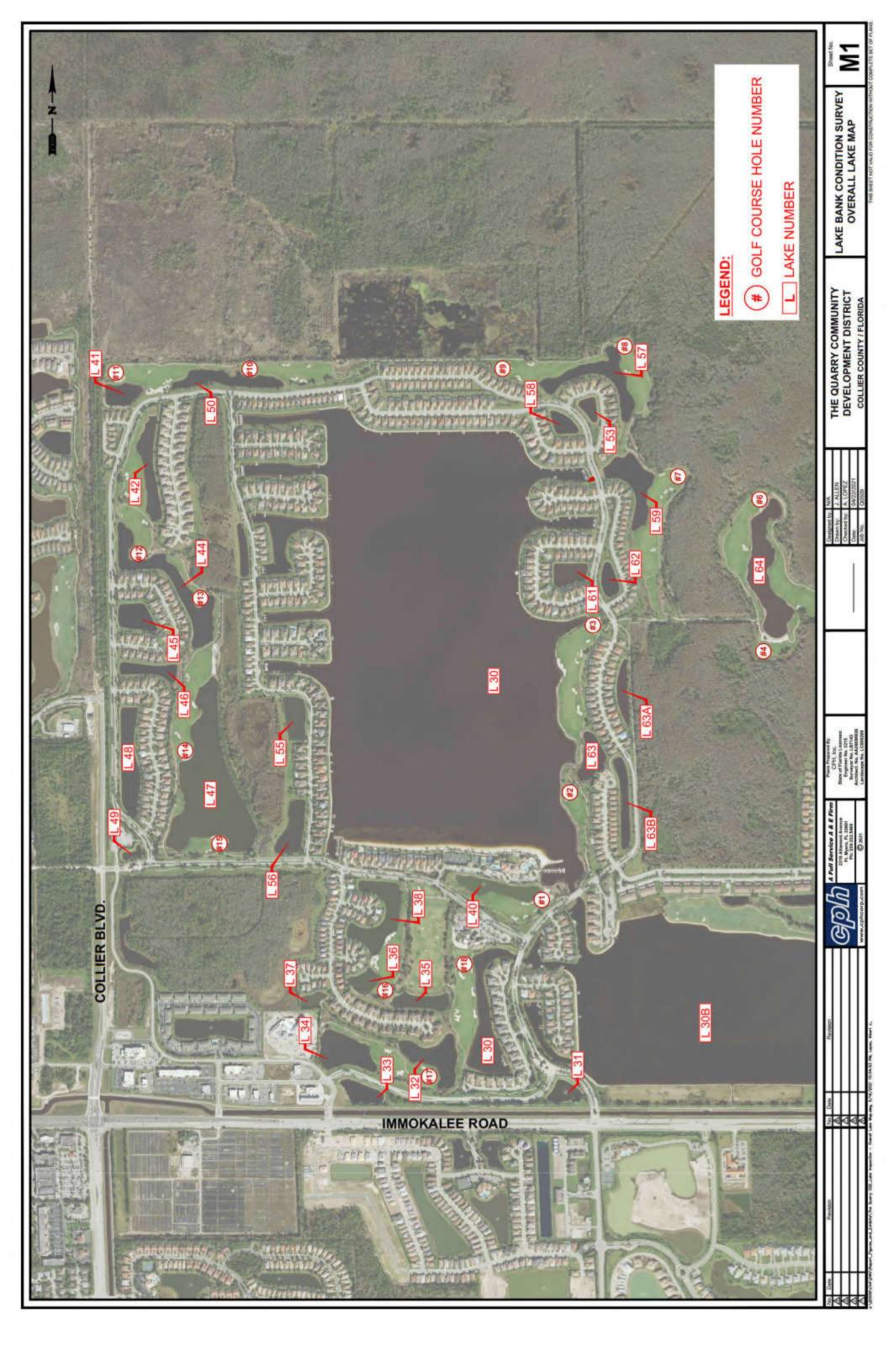
5.0 RECOMMENDATIONS

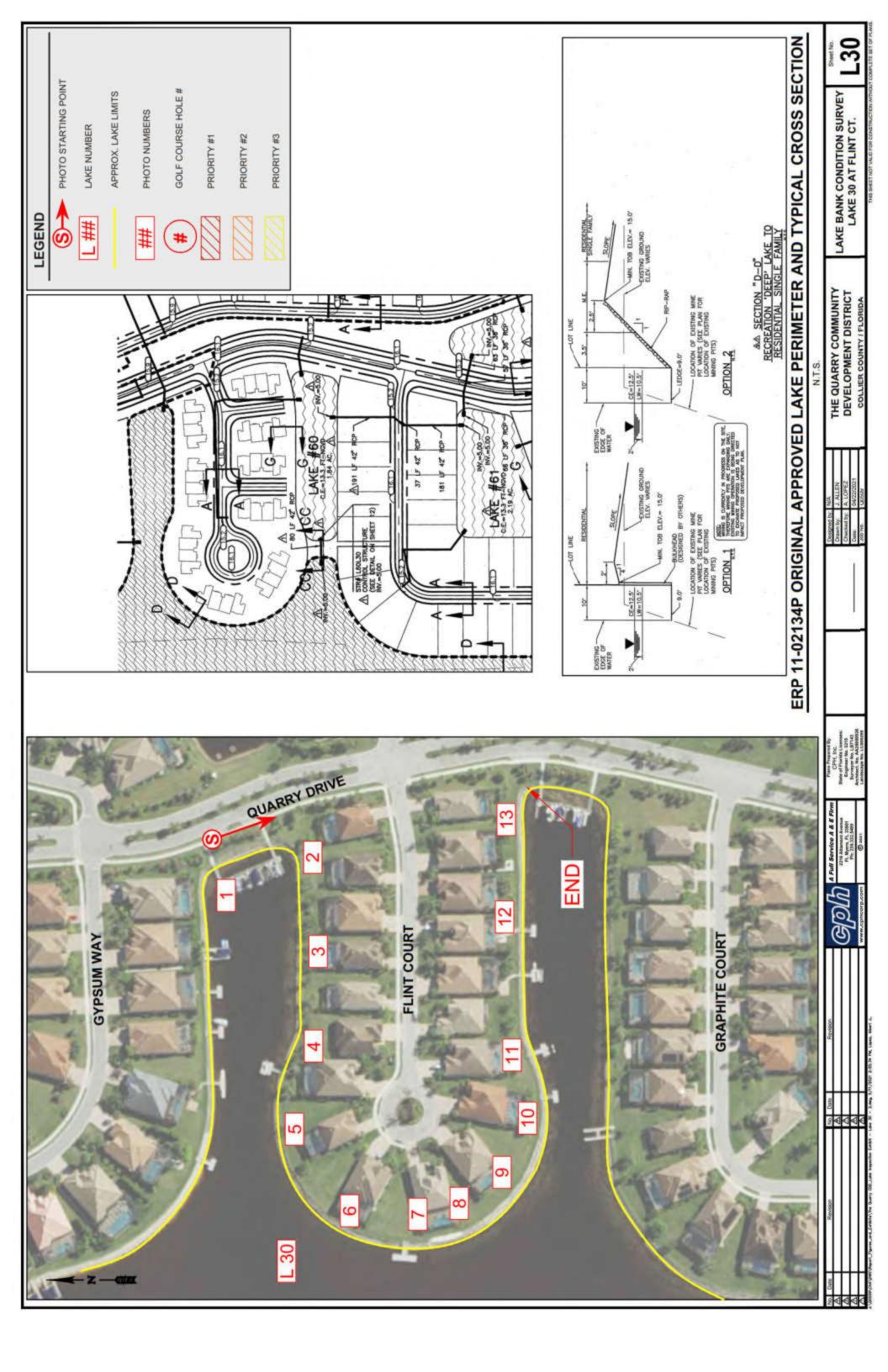
Specific priorities and recommendations will follow subject to Board of Supervisors review and direction. Optional methods of repair will be developed for consideration including: riprap, slope flattening, fill and vegetation and/or littorals; and other methods as identified.

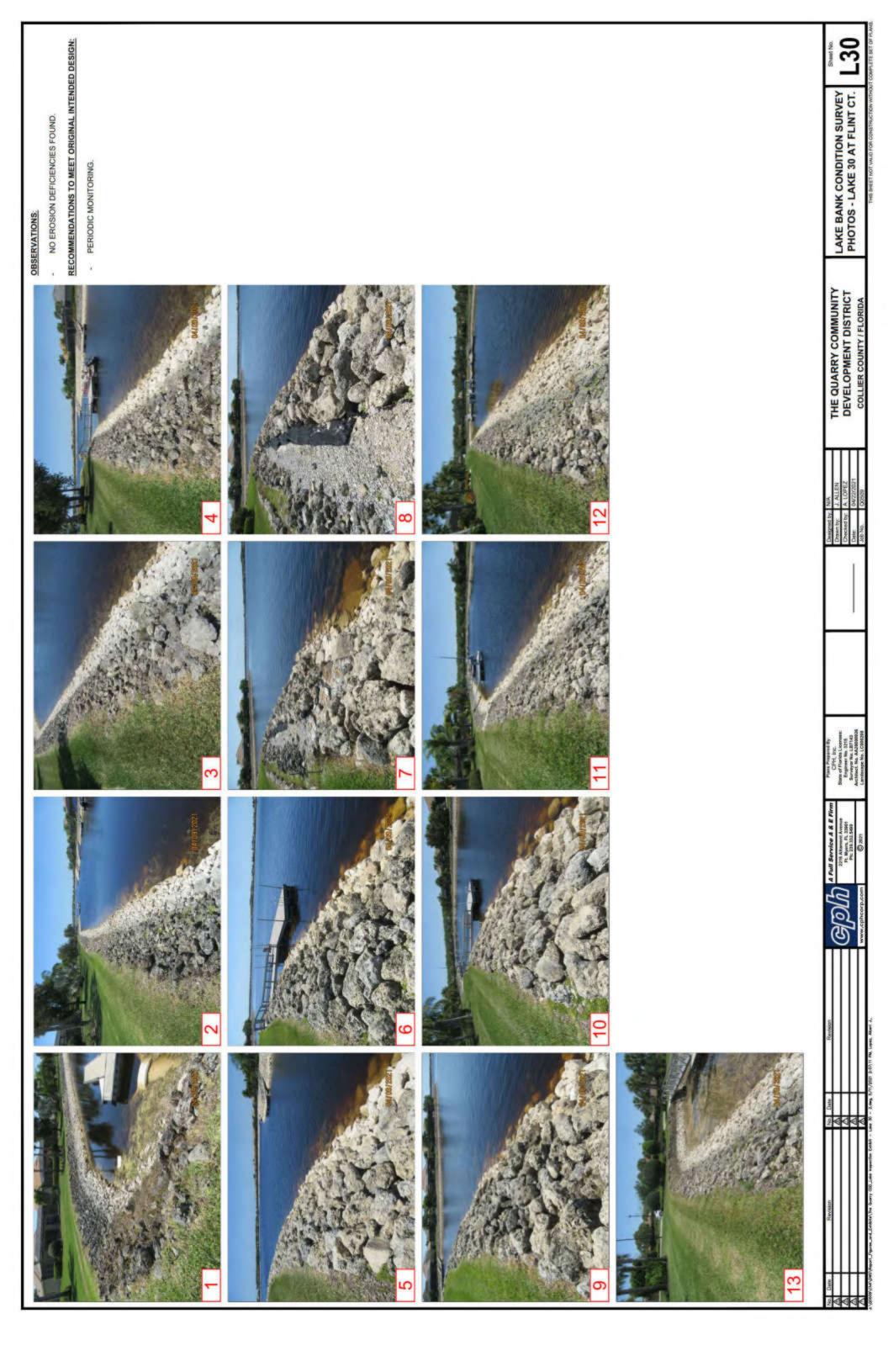


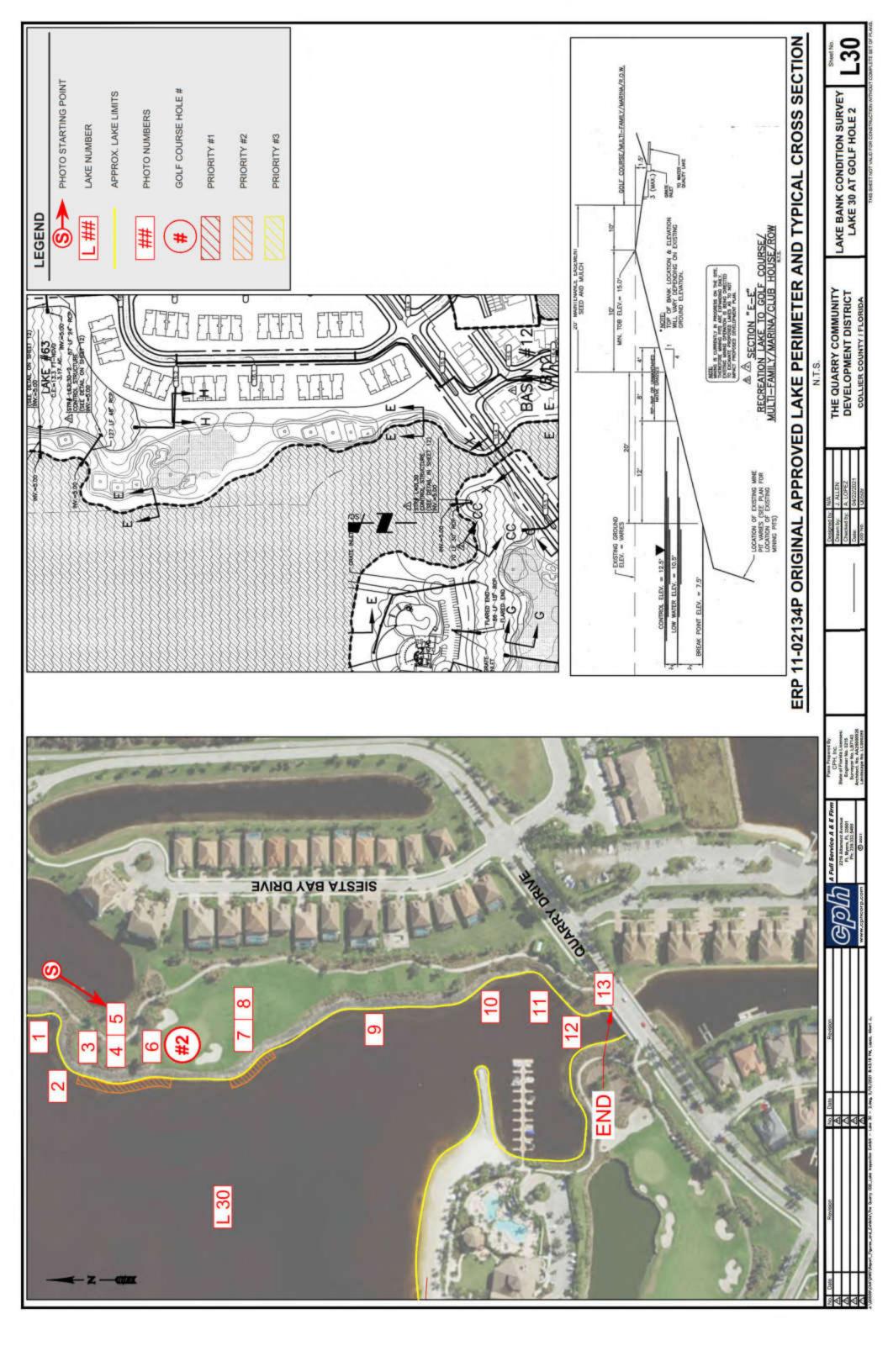
APPENDIX A Figures & Photos

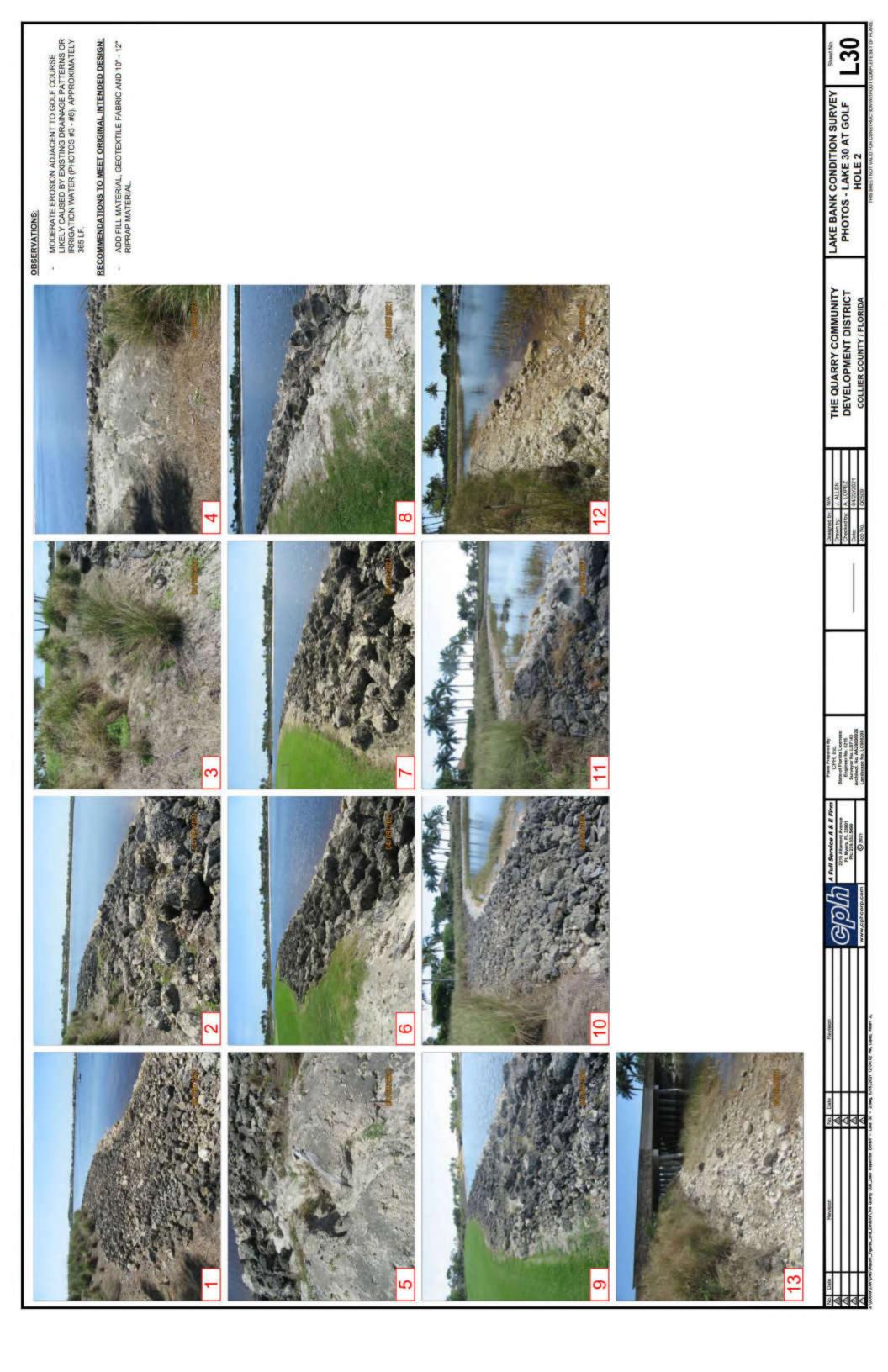
The Quarry CDD Stormwater Lakes Assessment Report Collier County, Florida

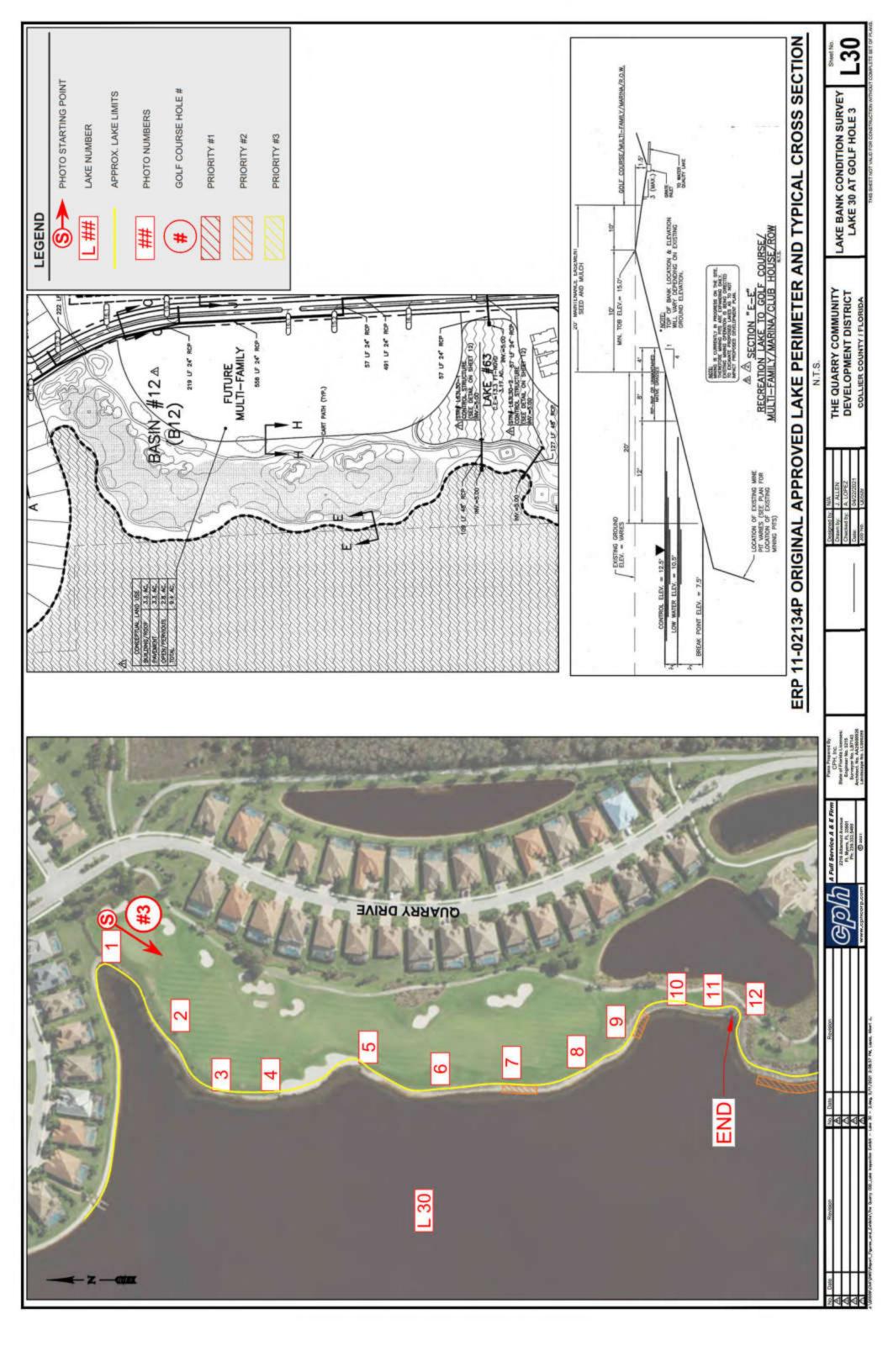


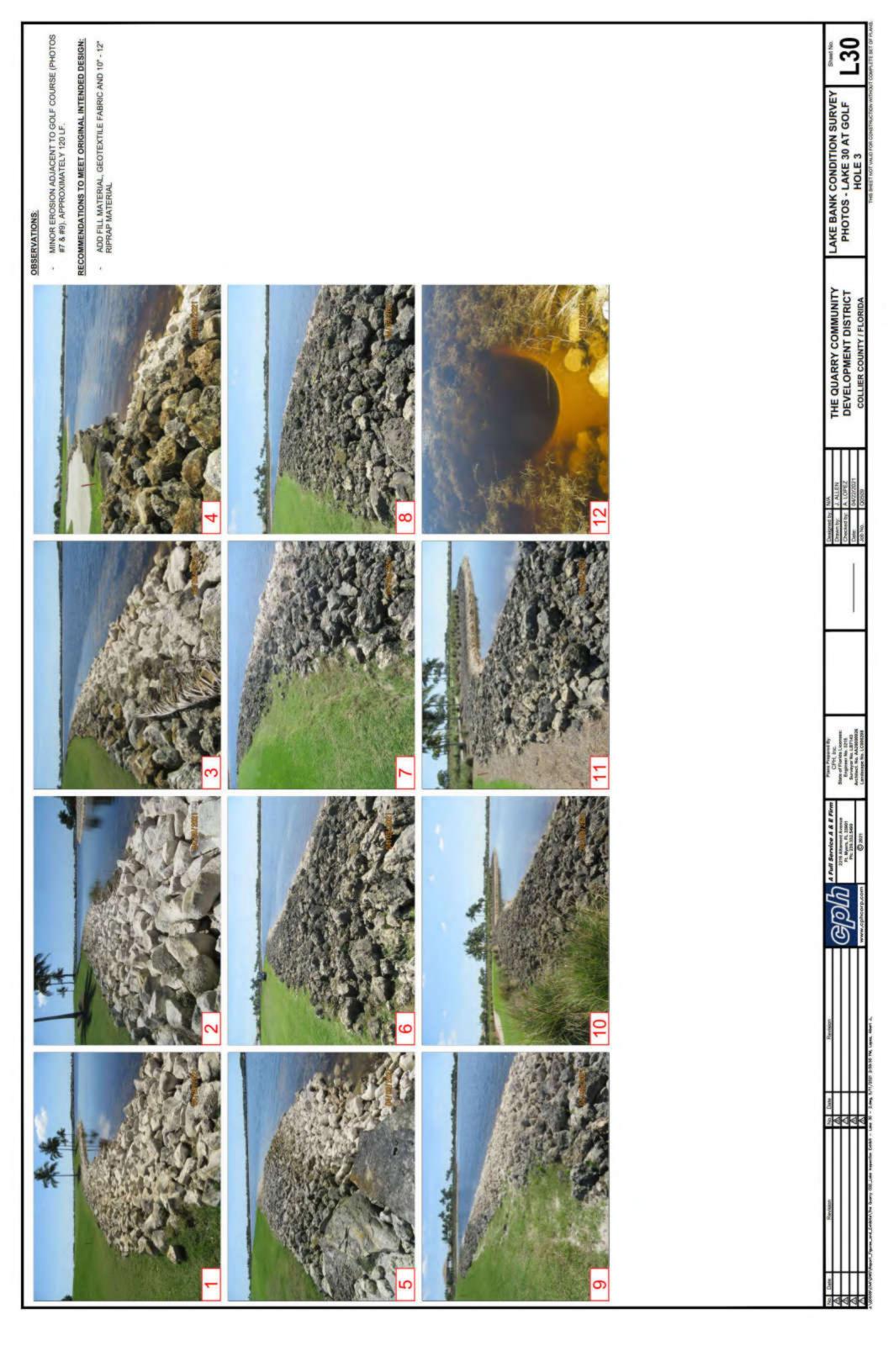


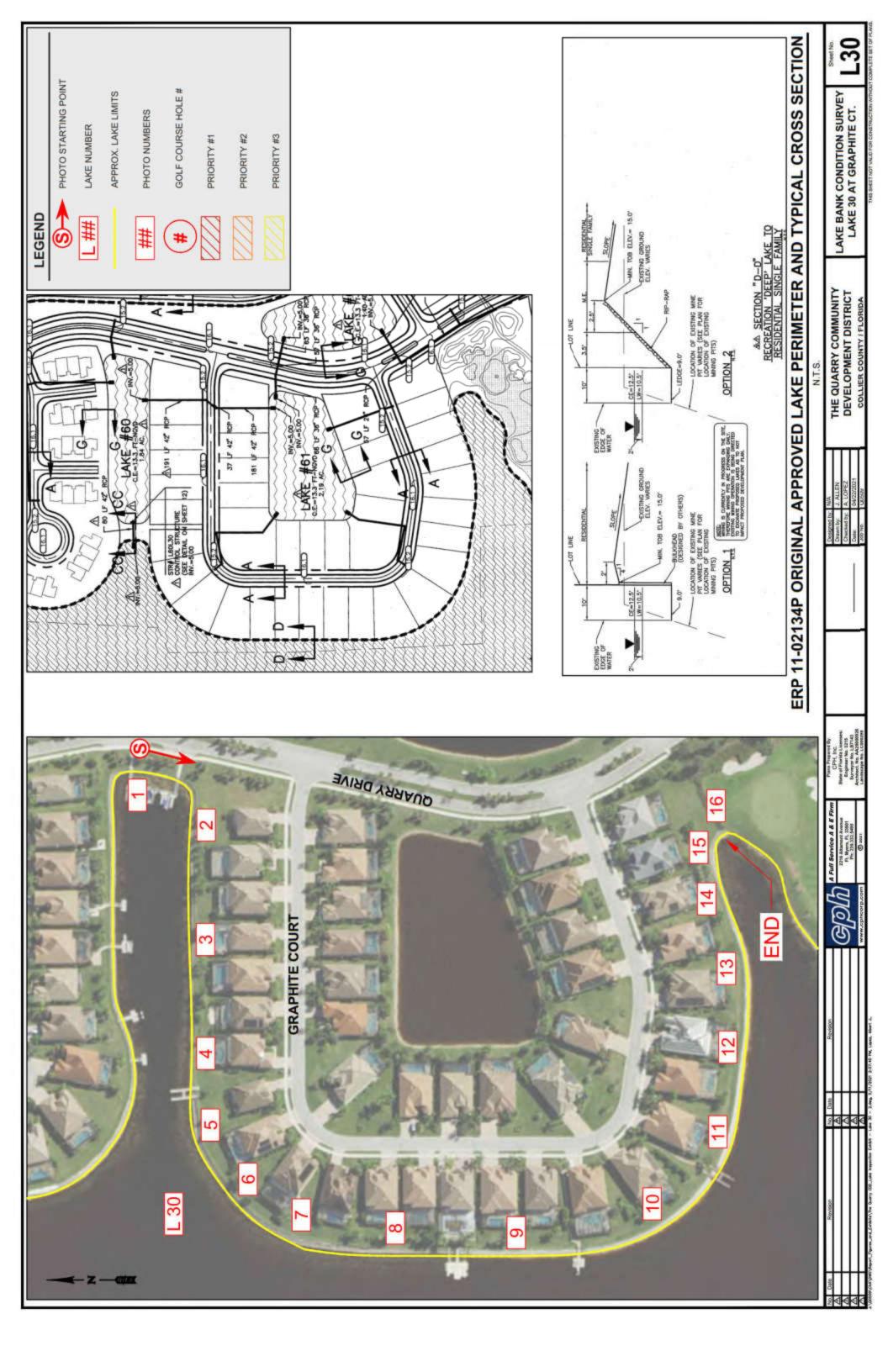


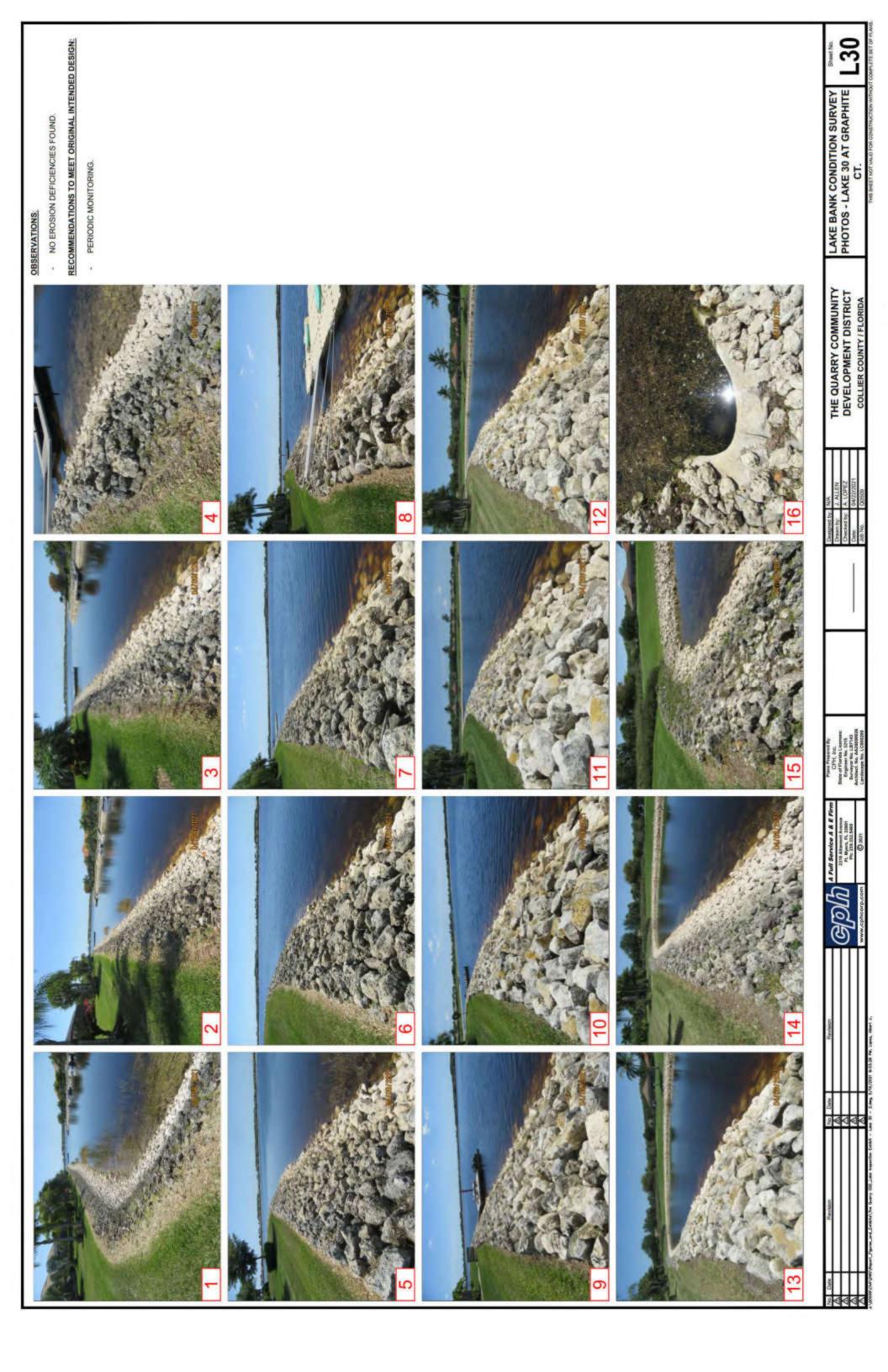




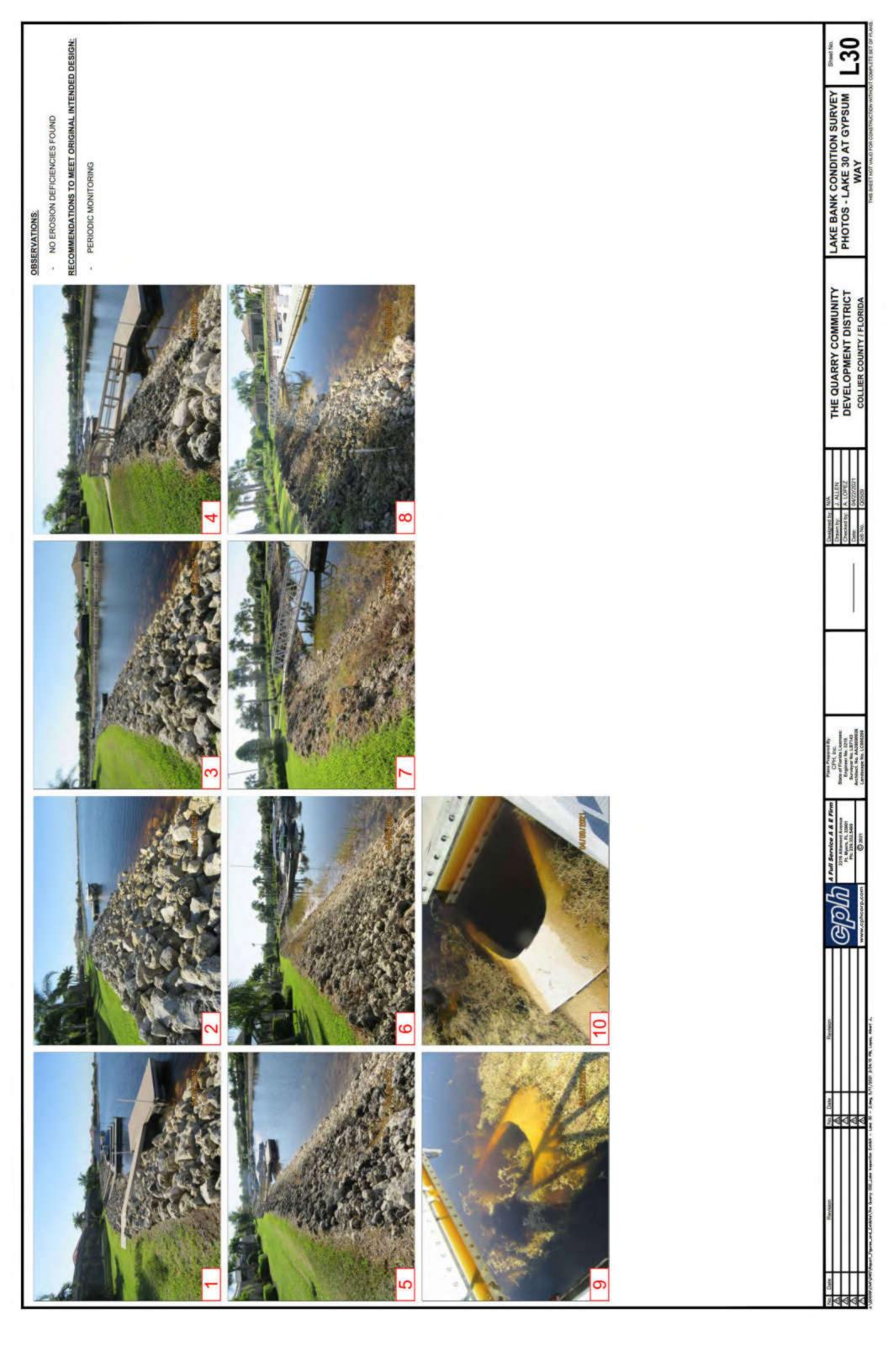


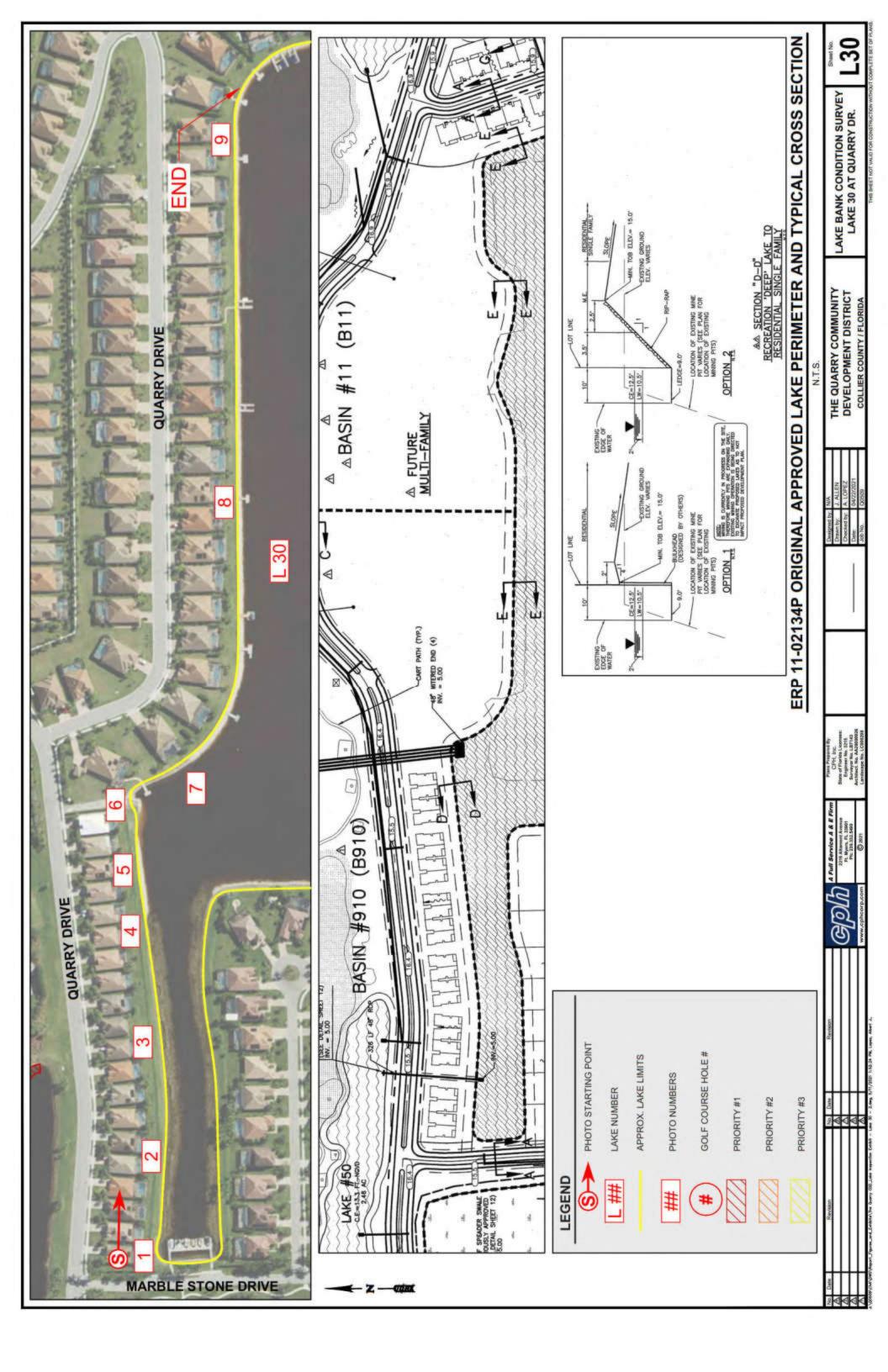


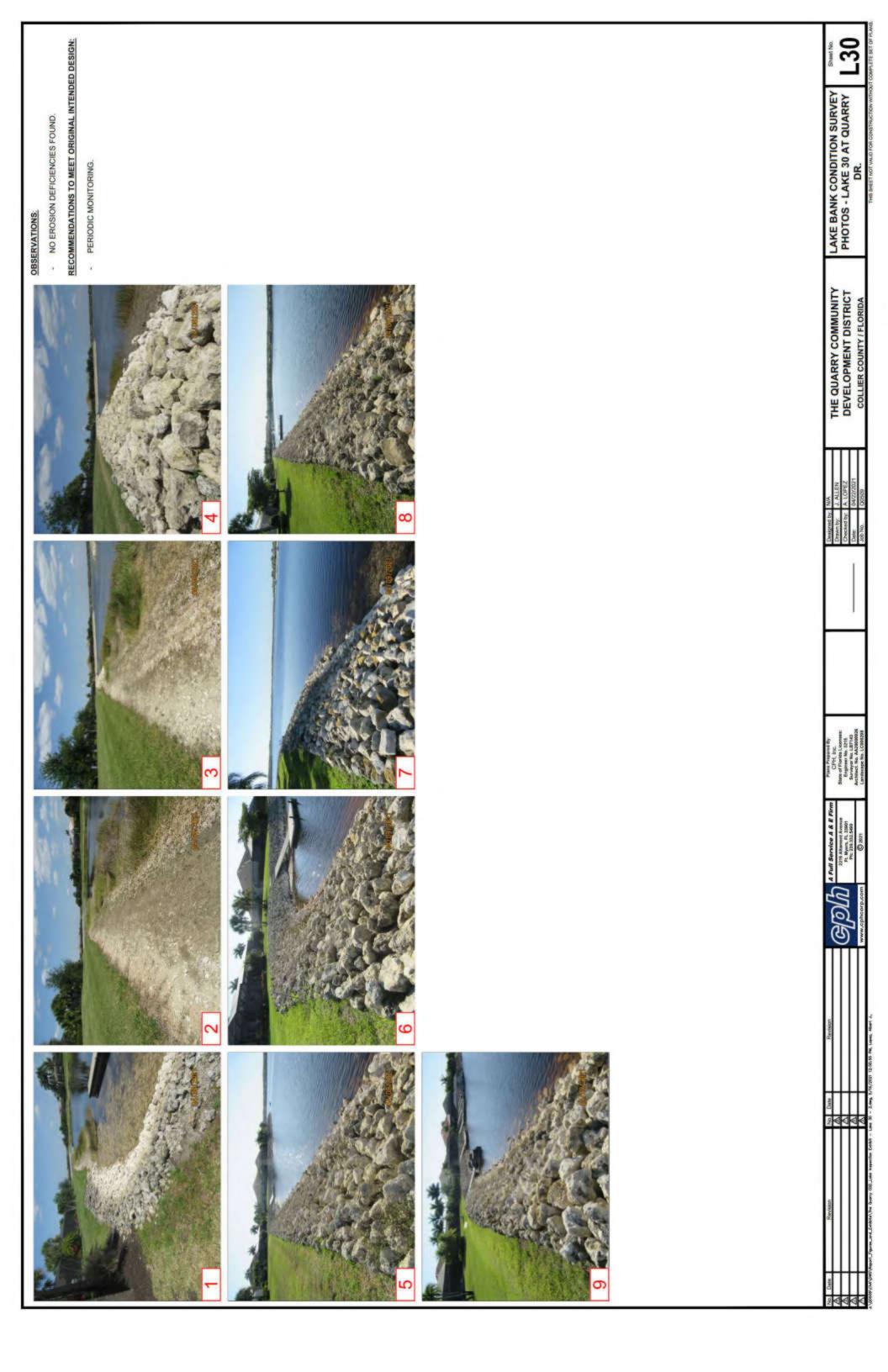




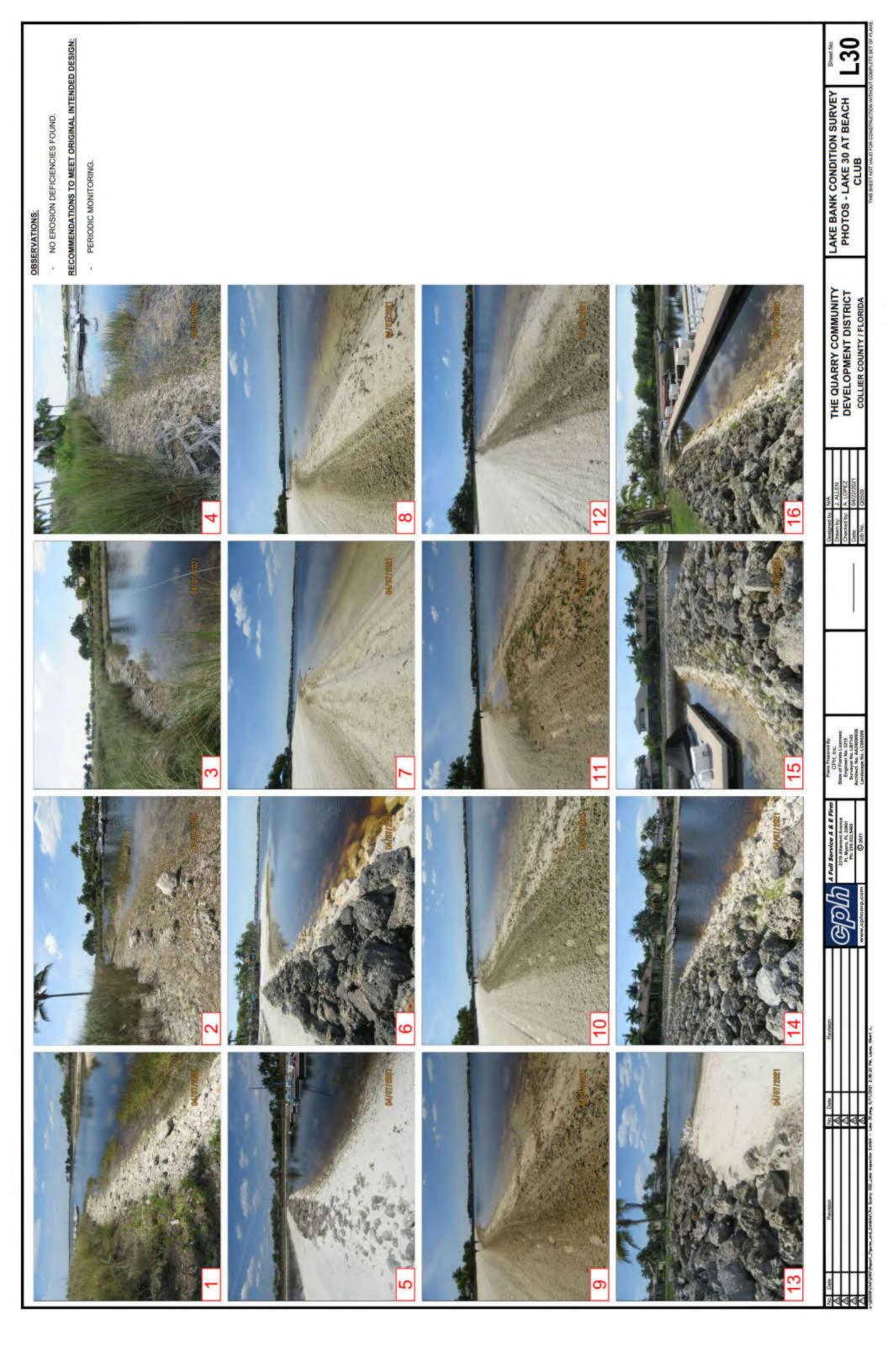




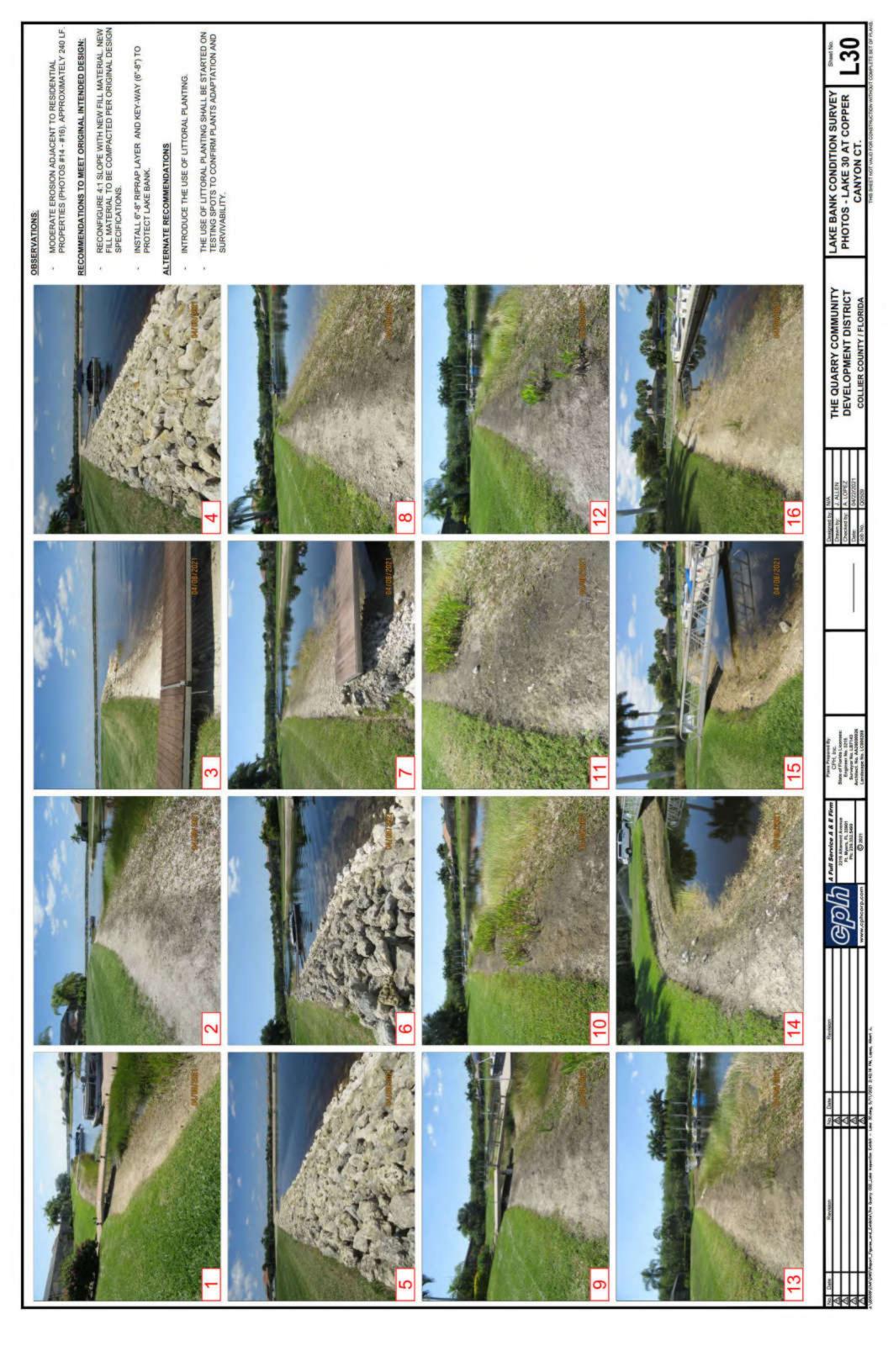


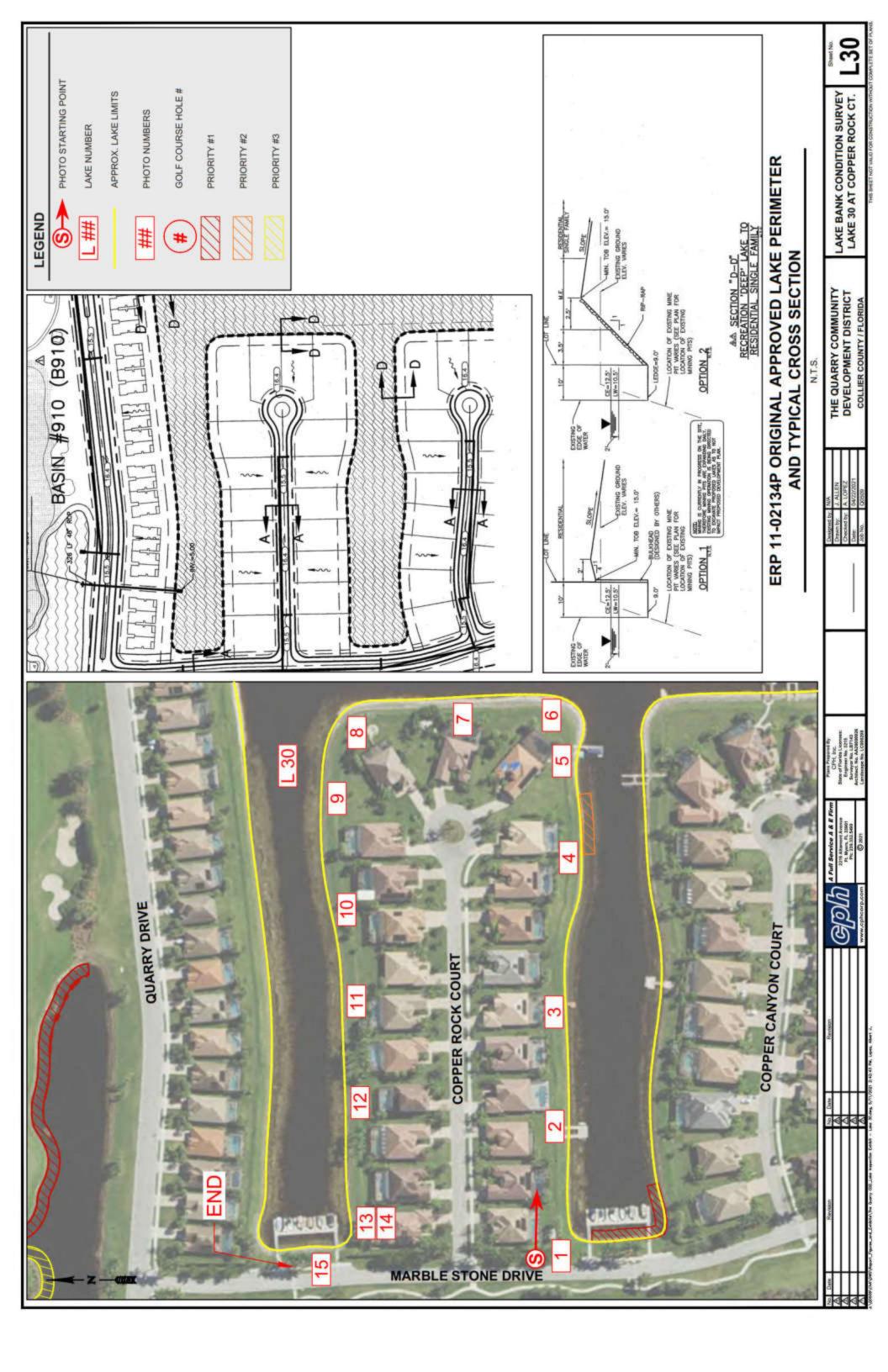


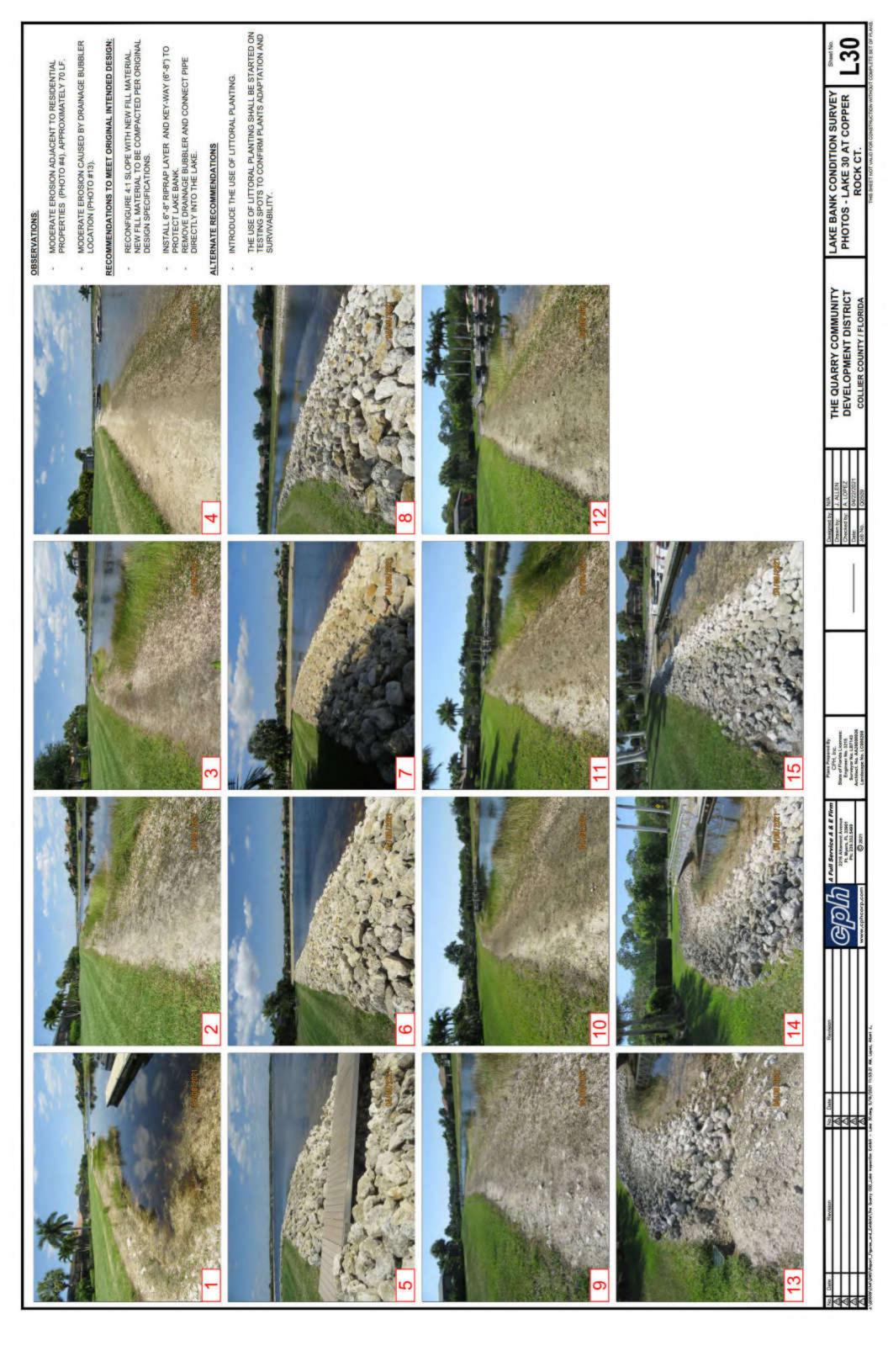




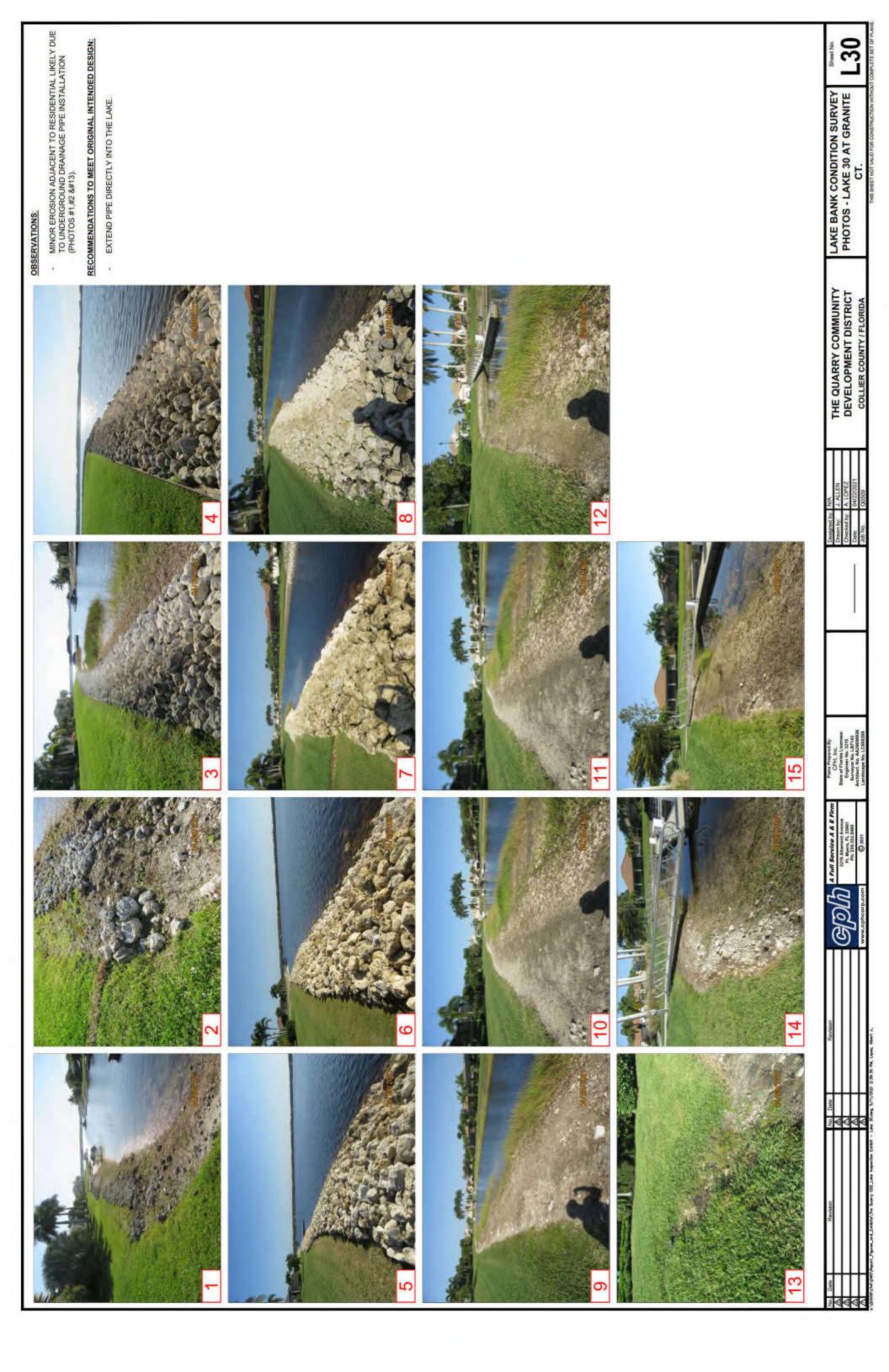


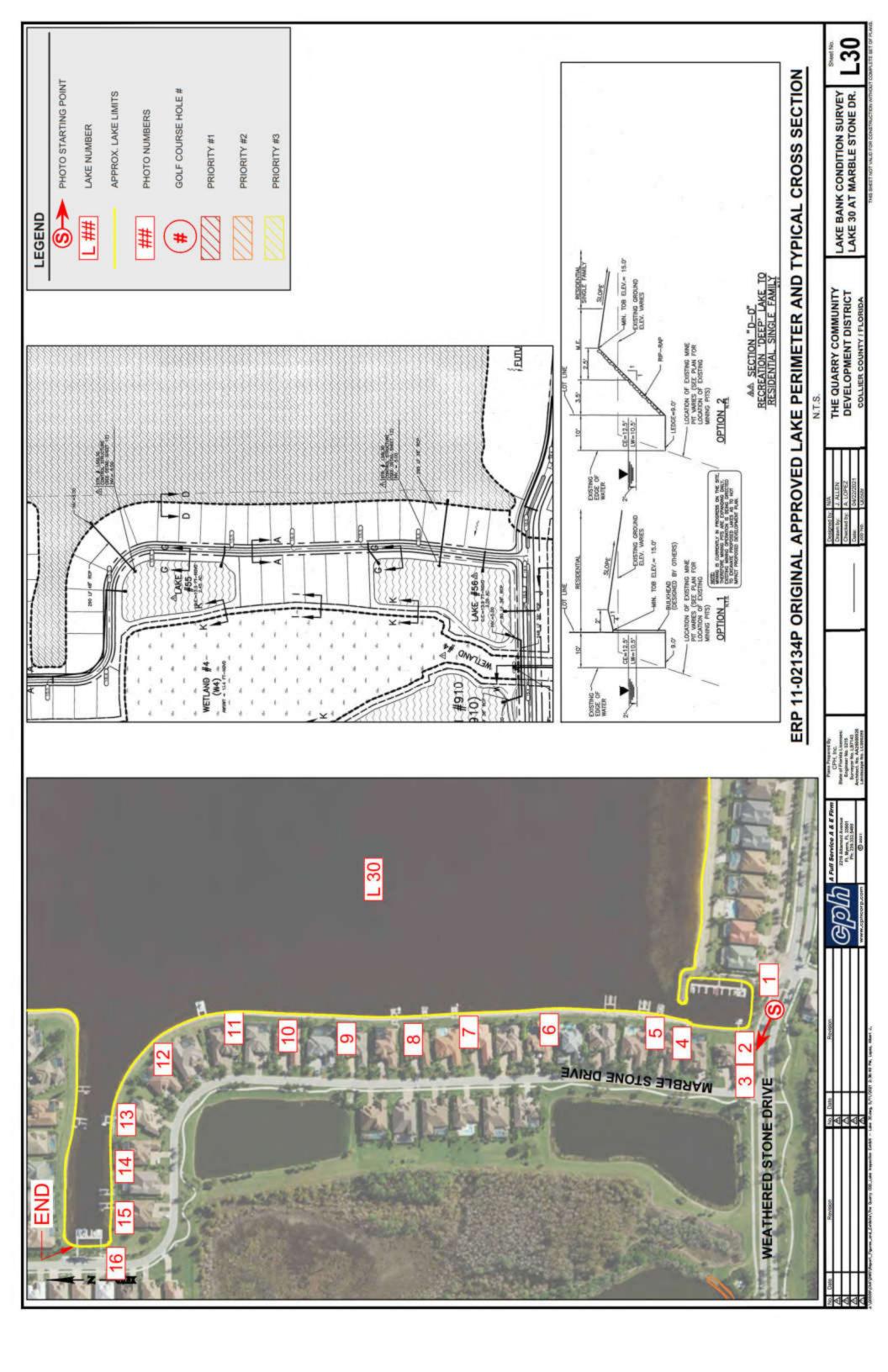


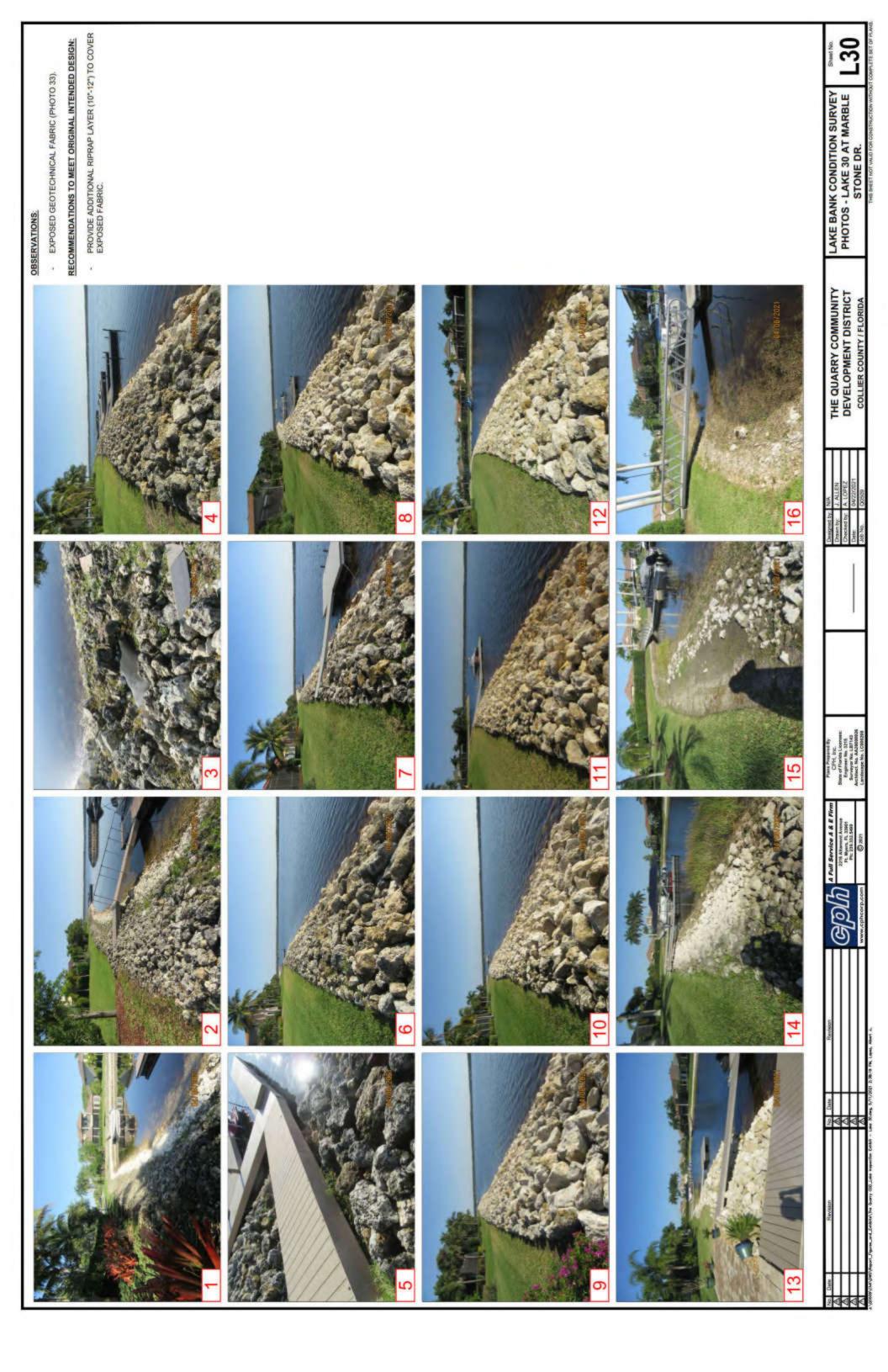


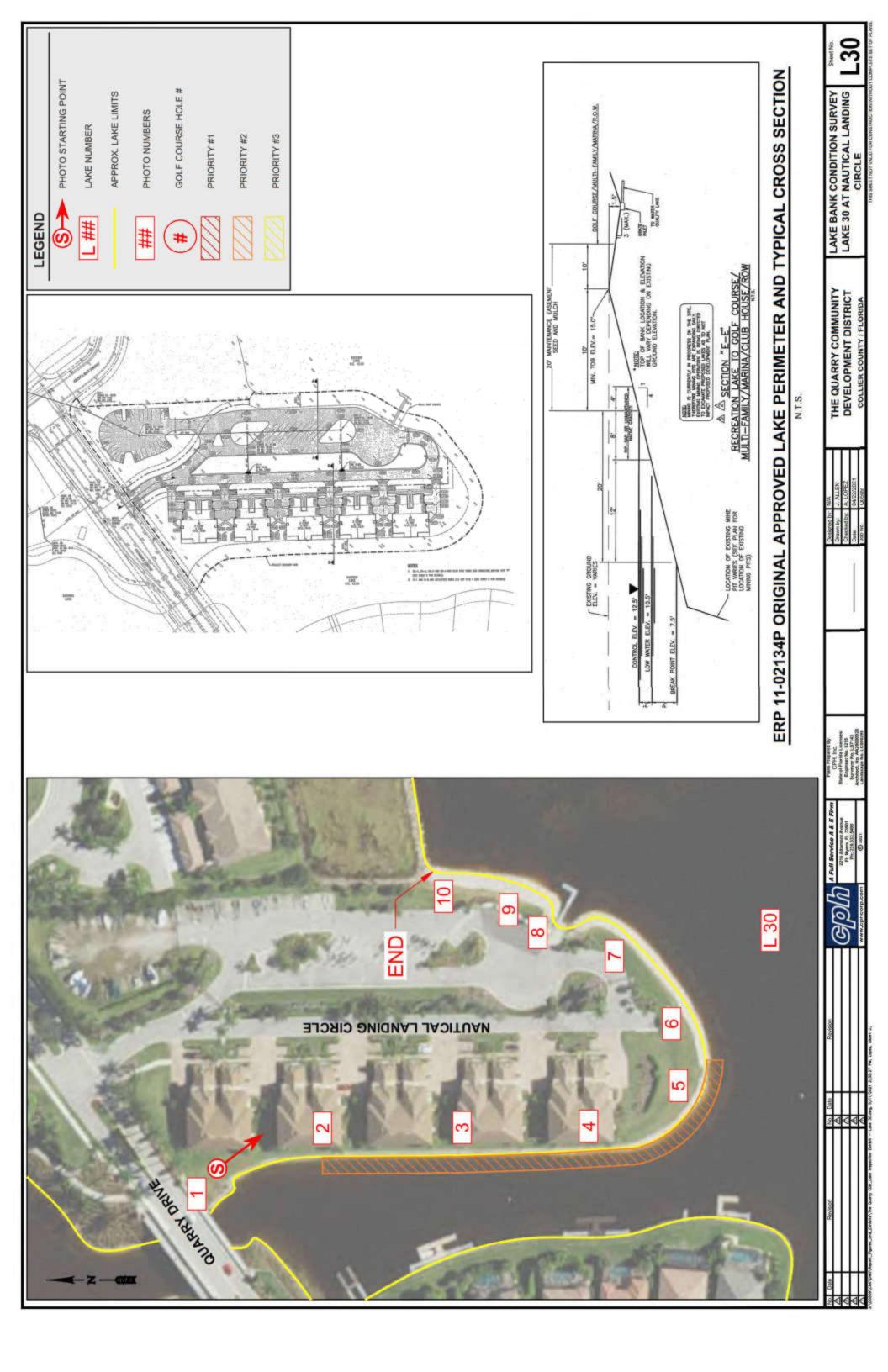






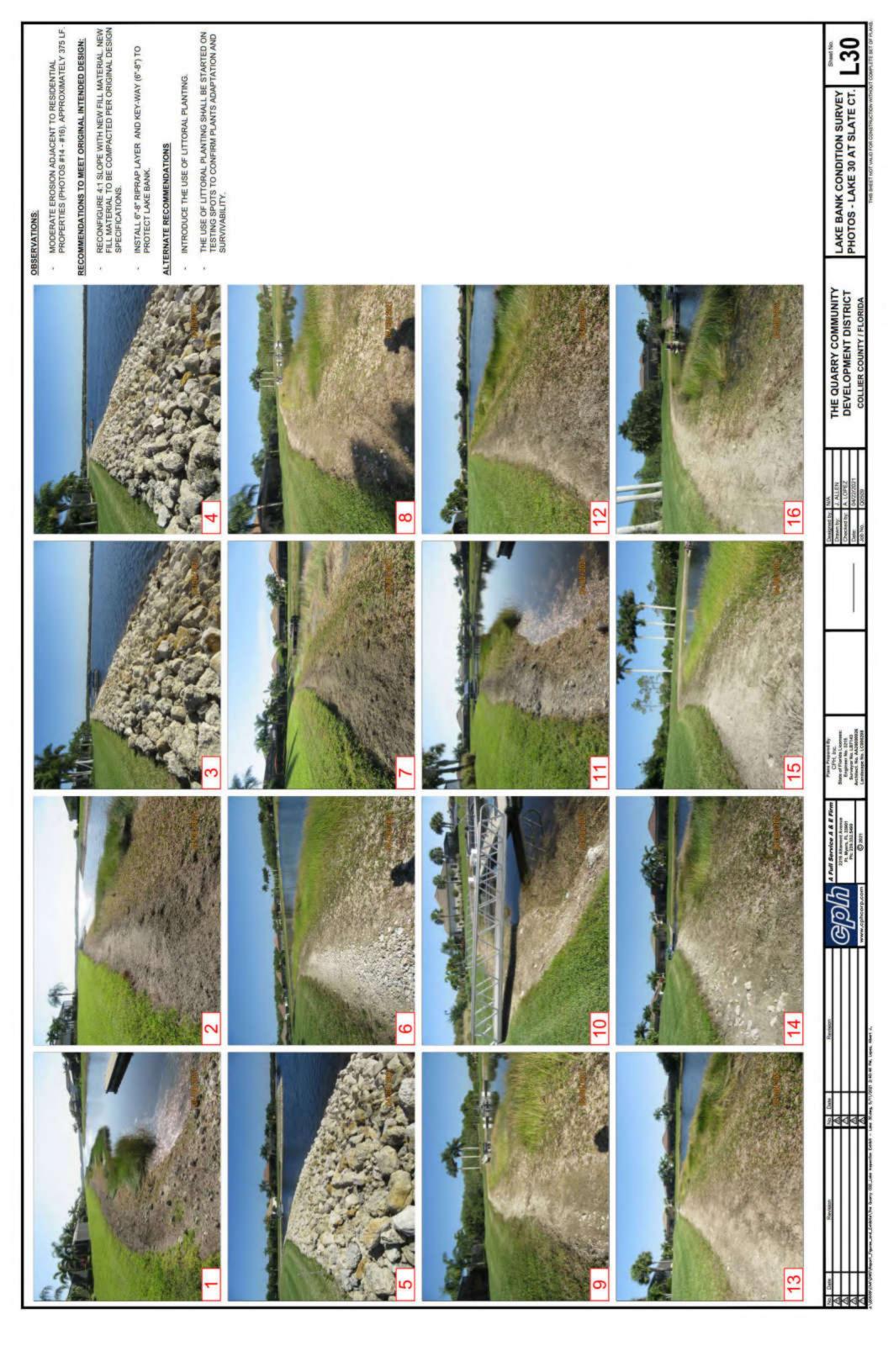


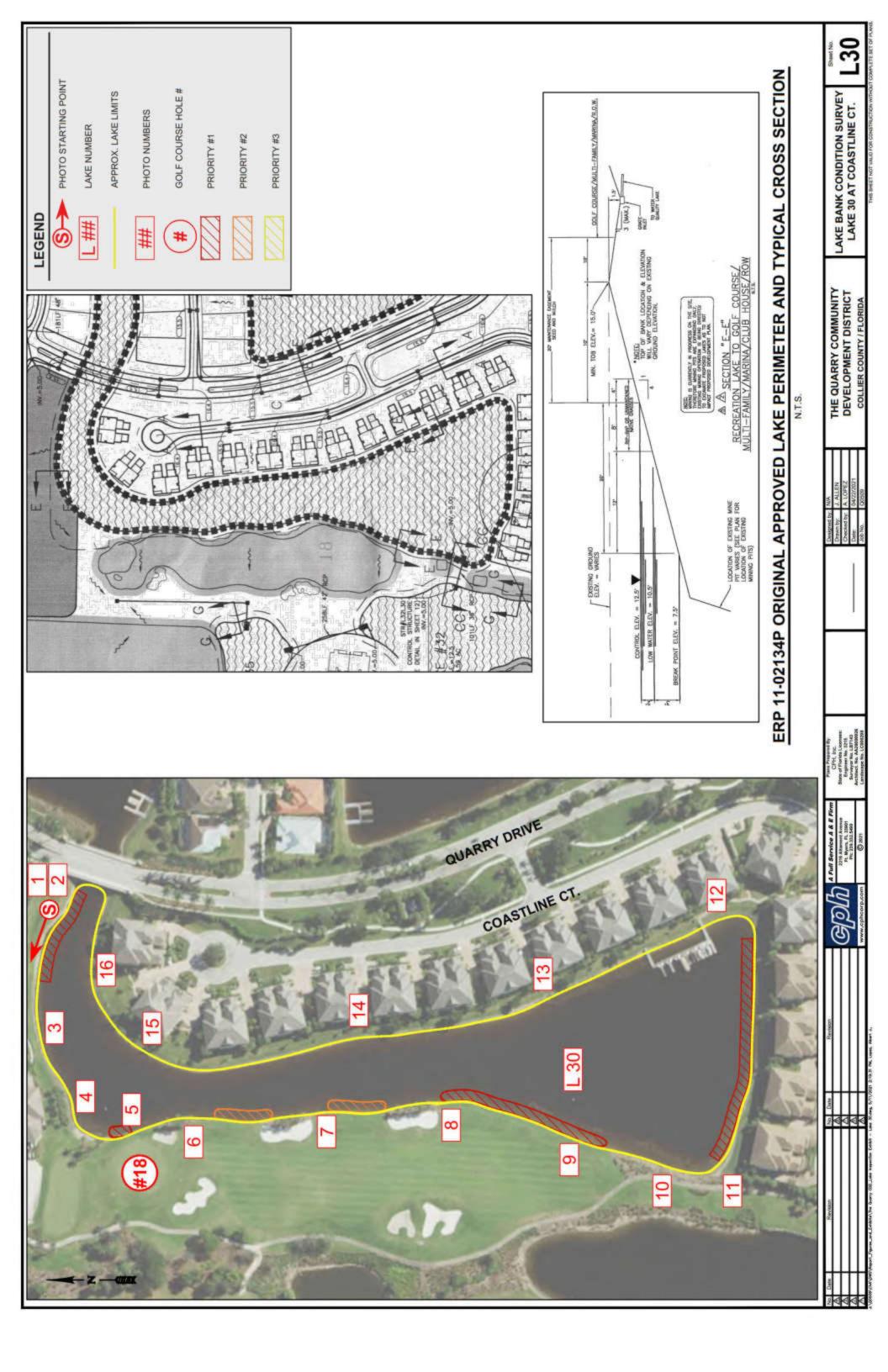


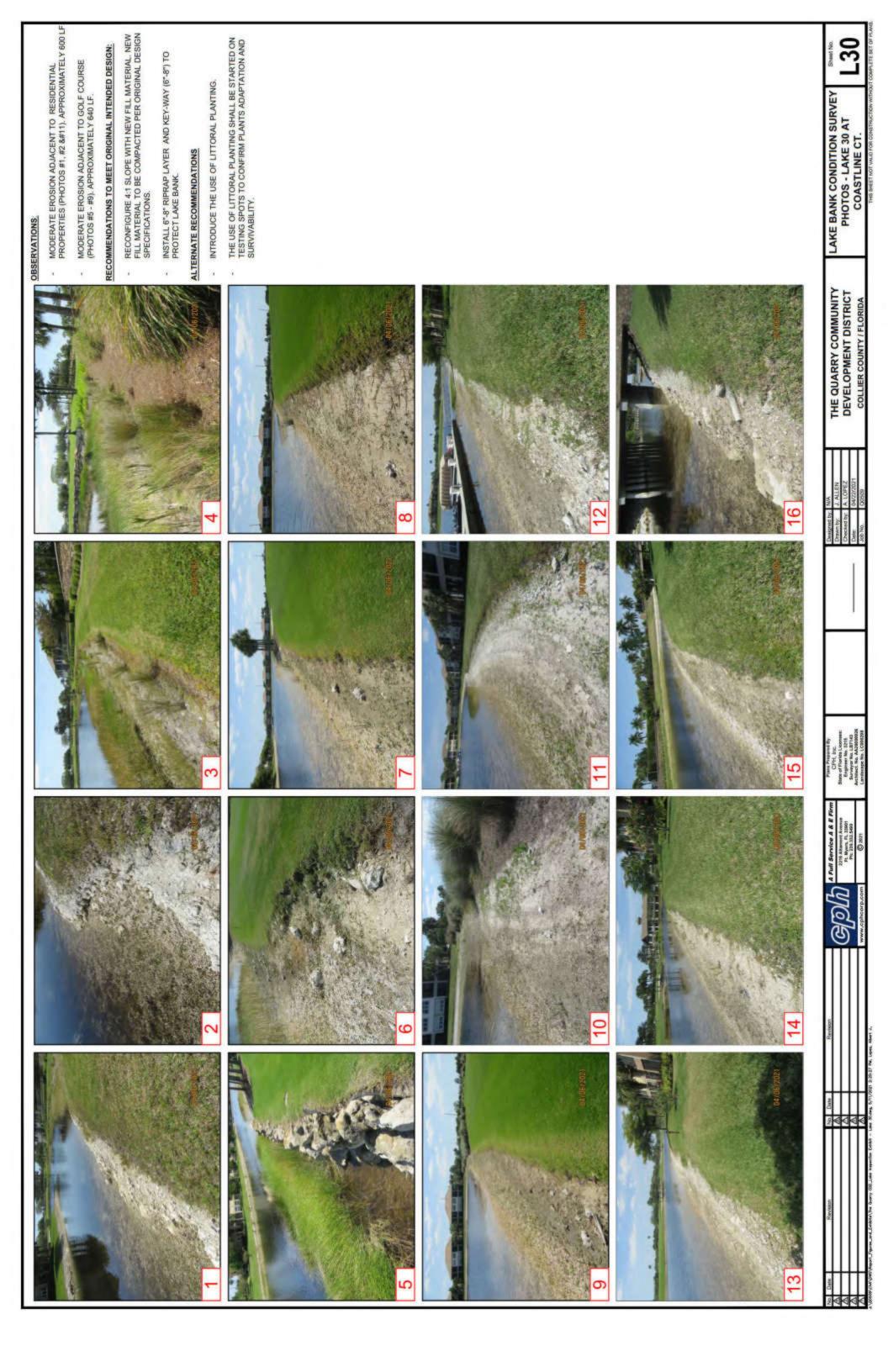


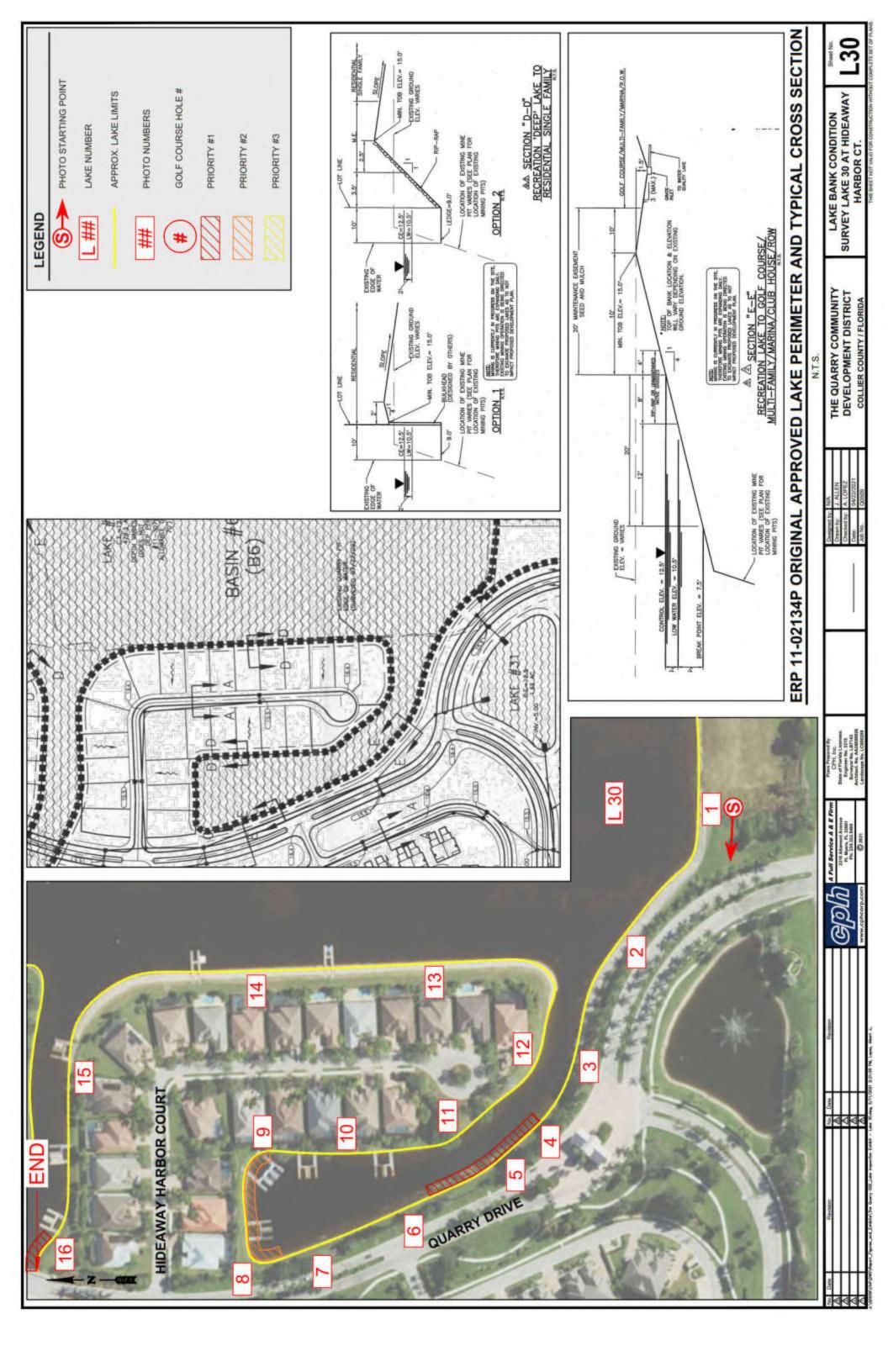


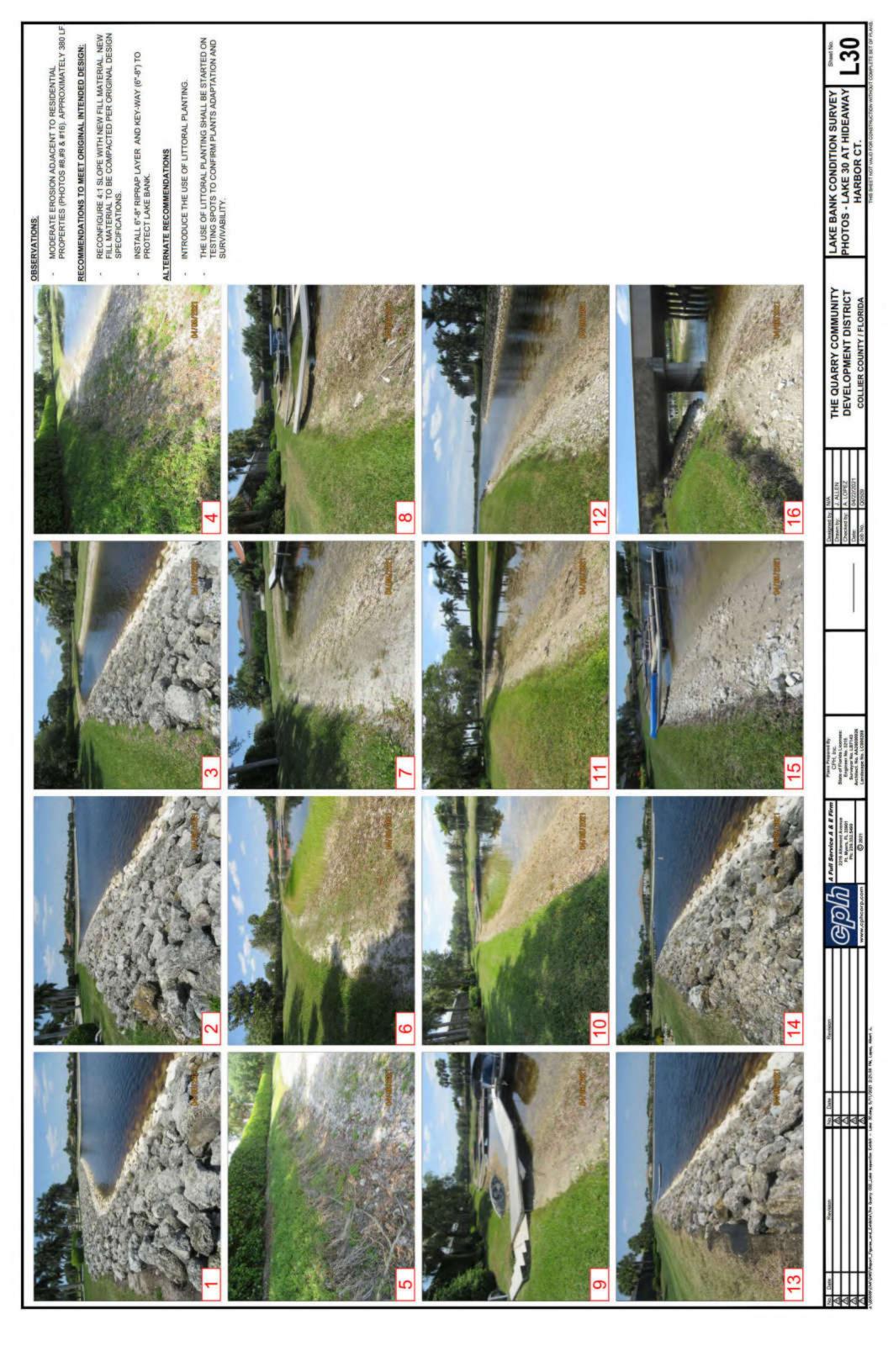




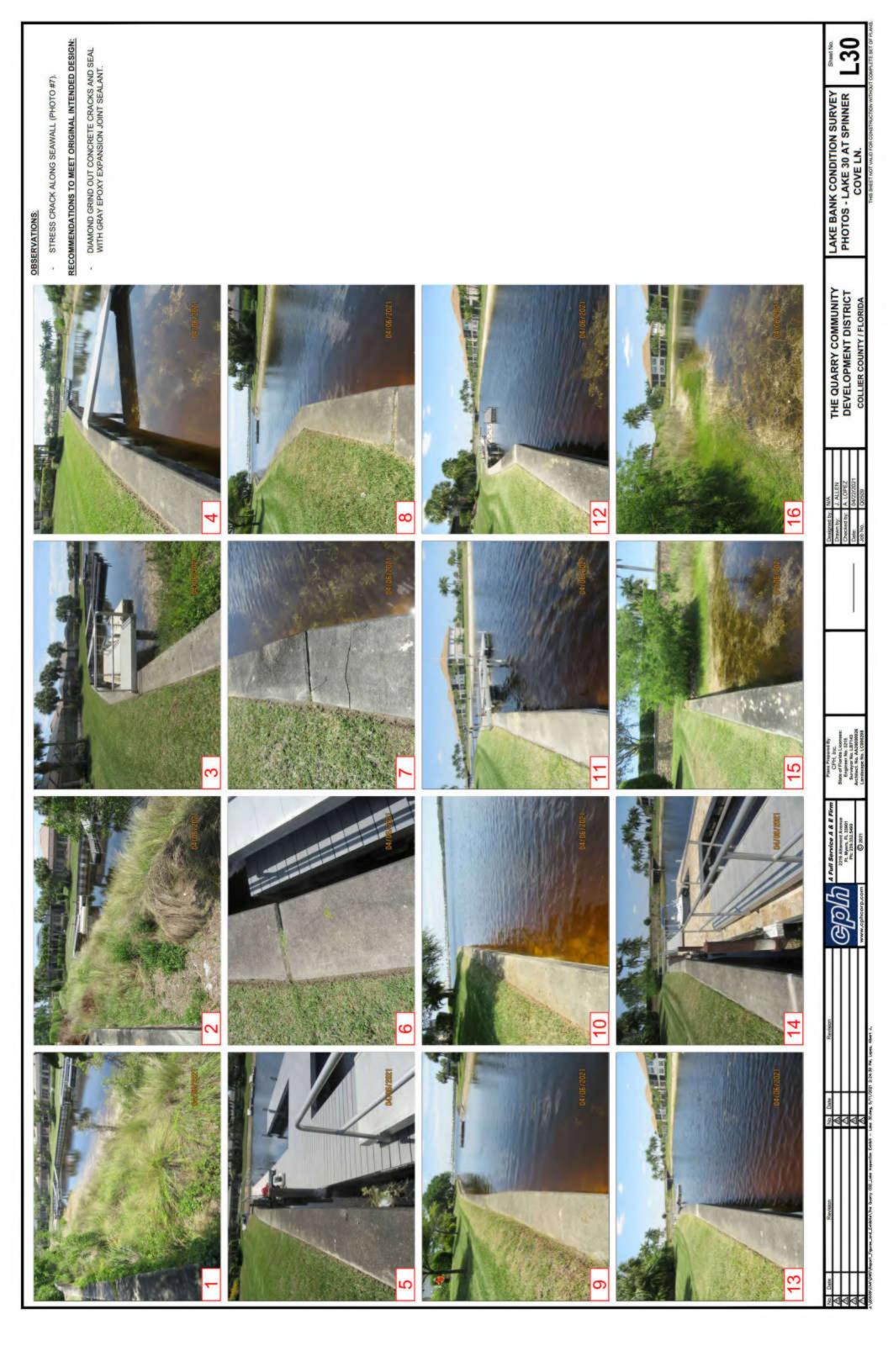


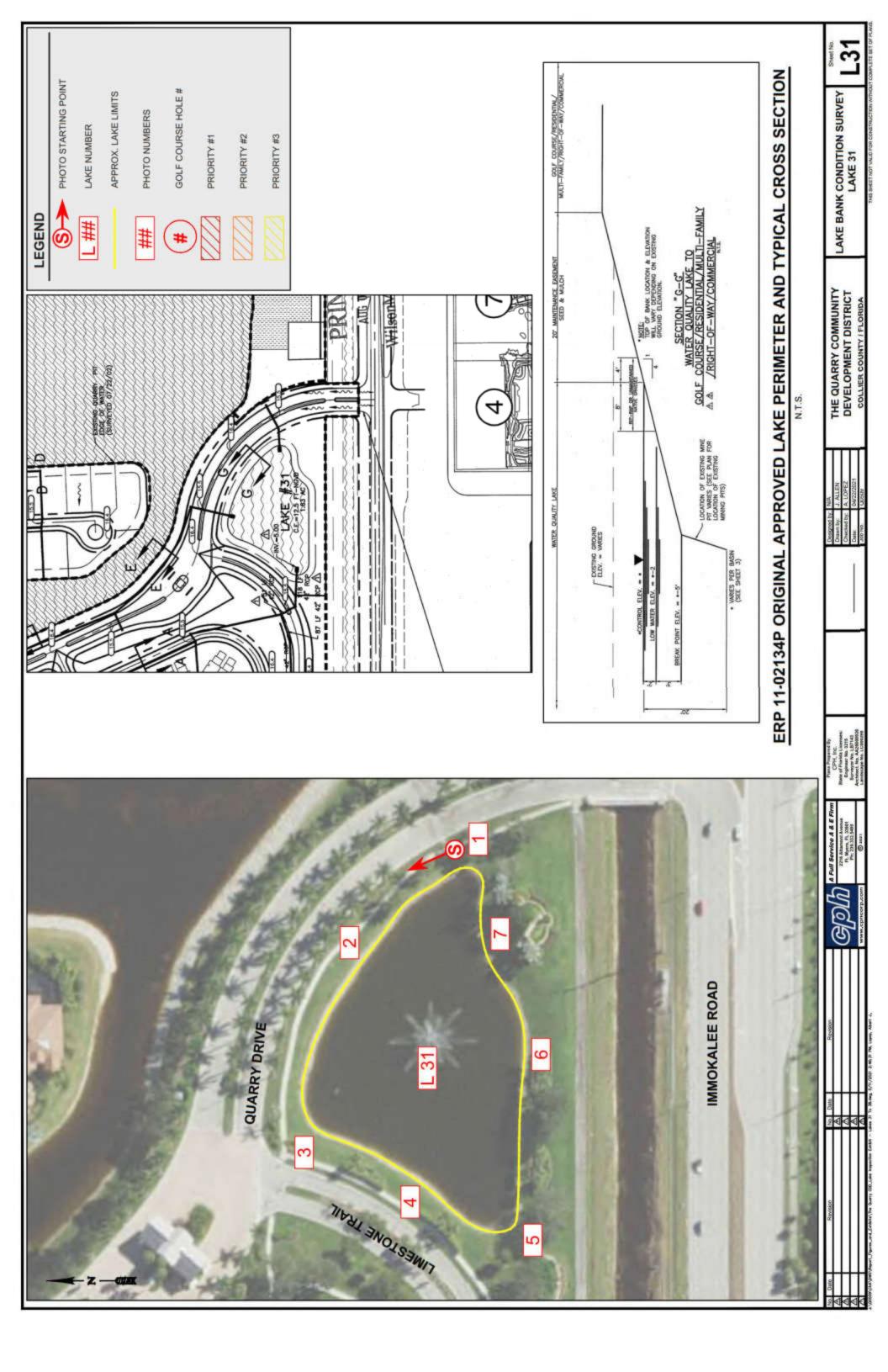




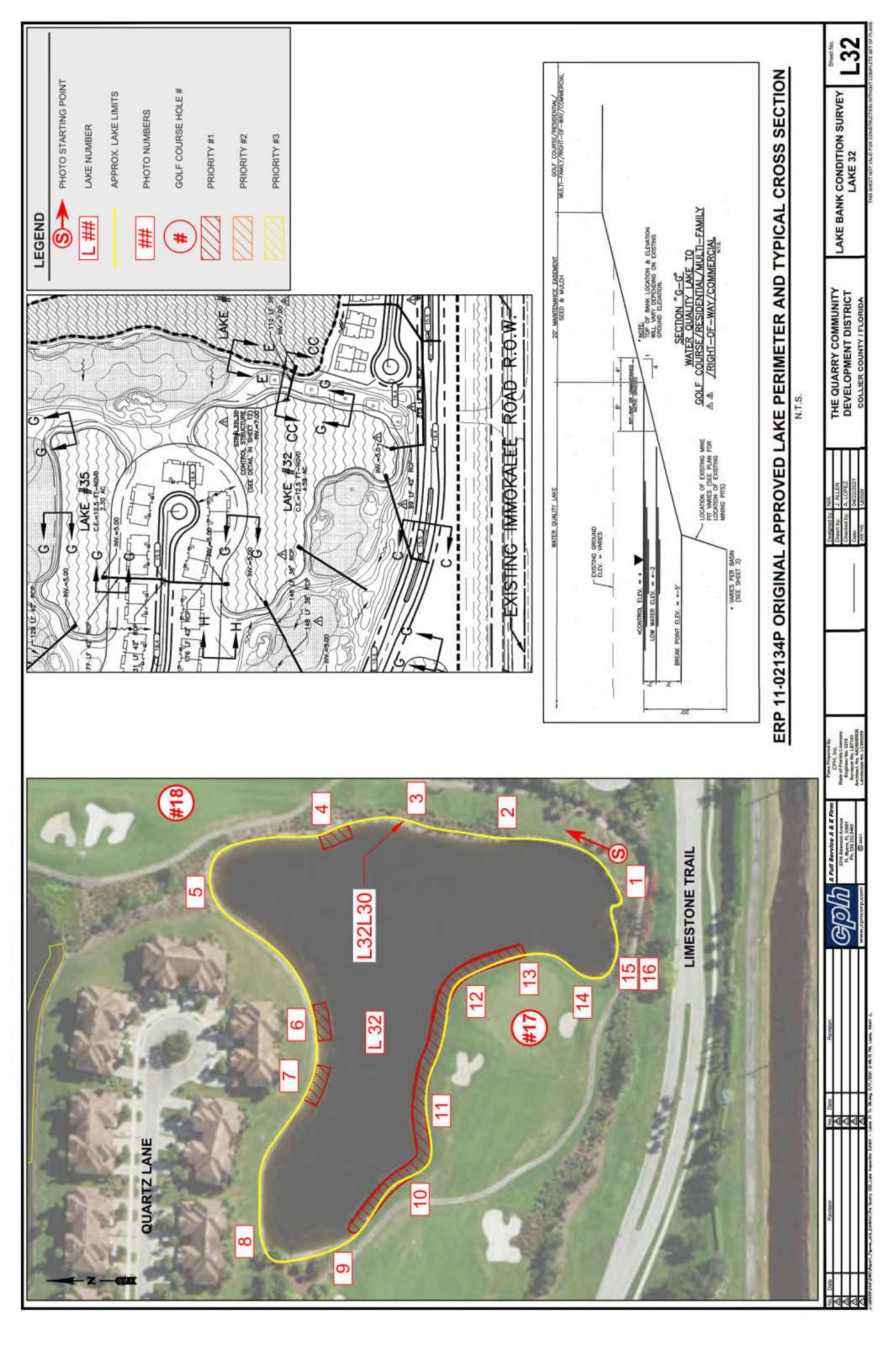




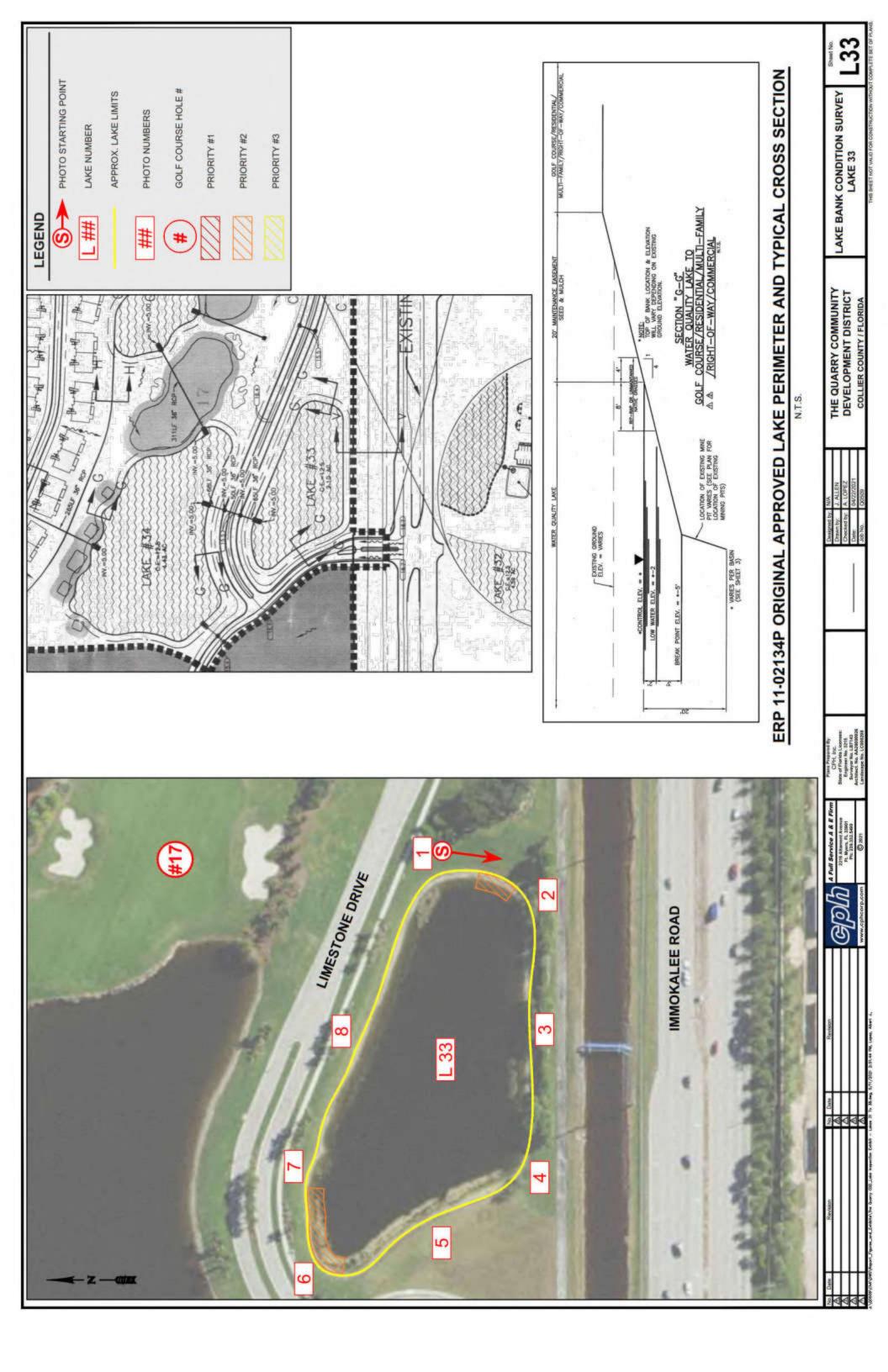


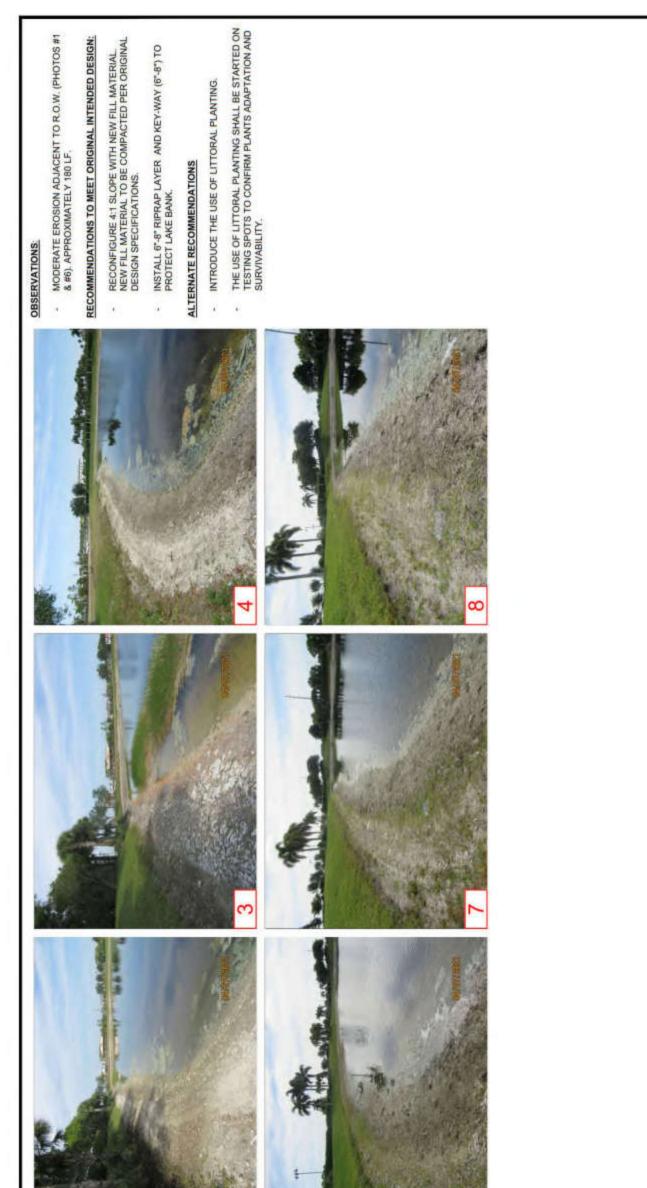




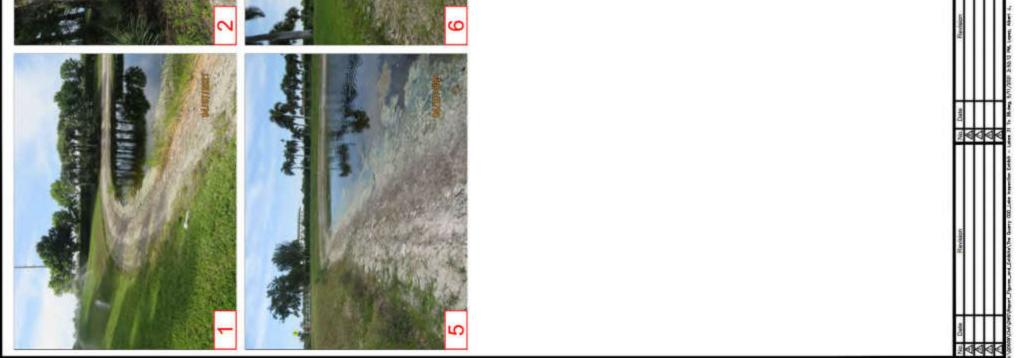


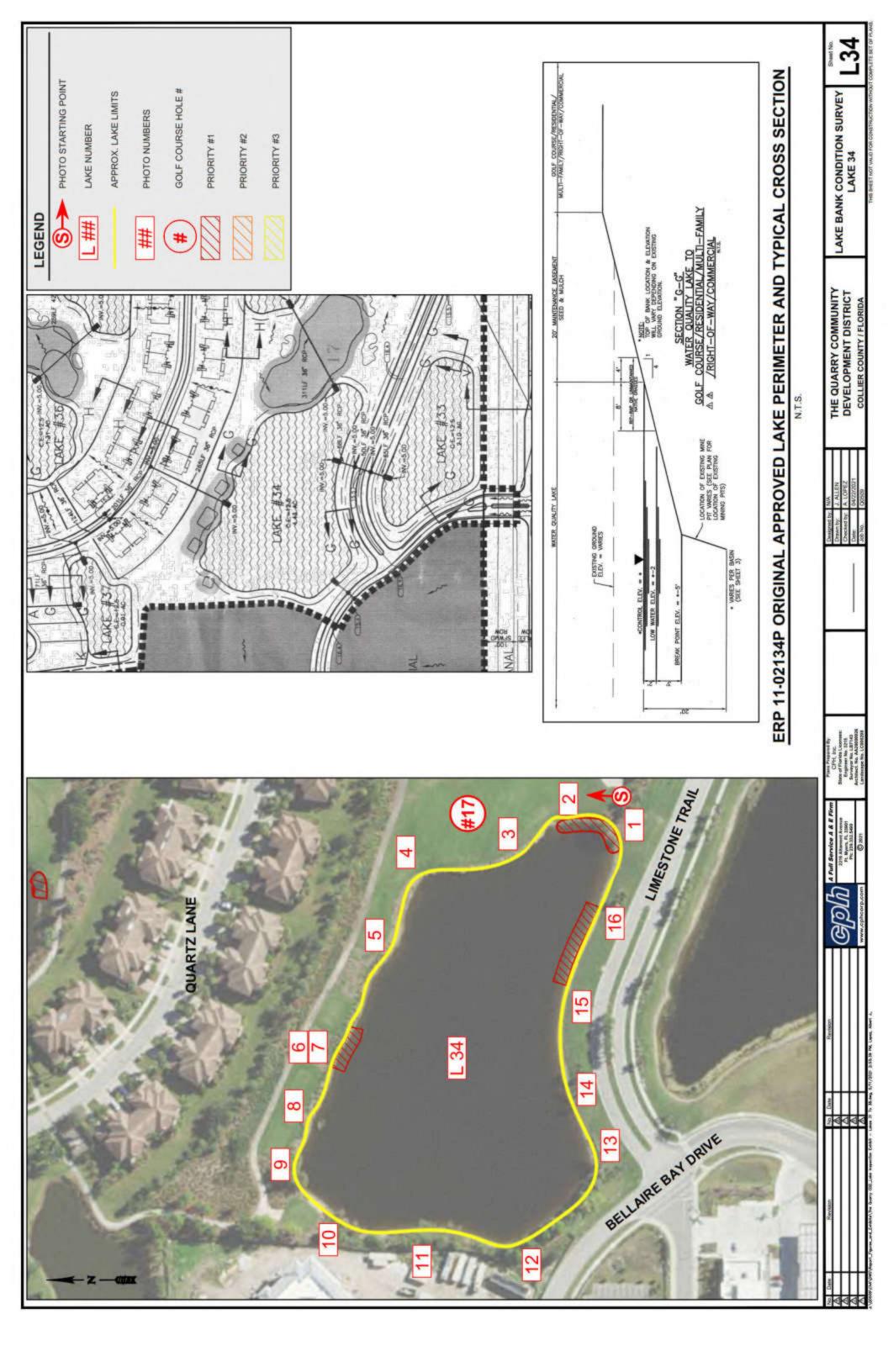


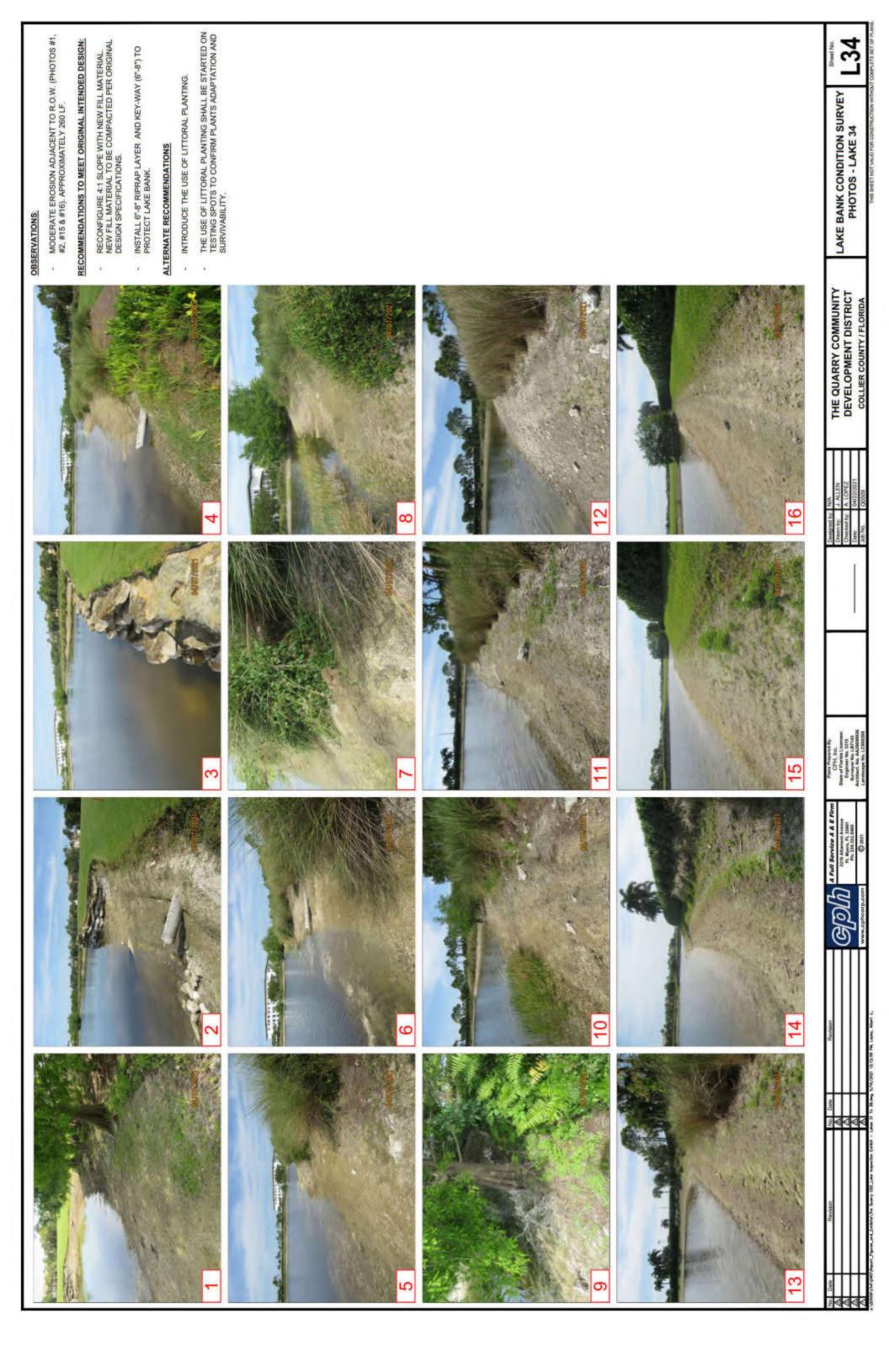


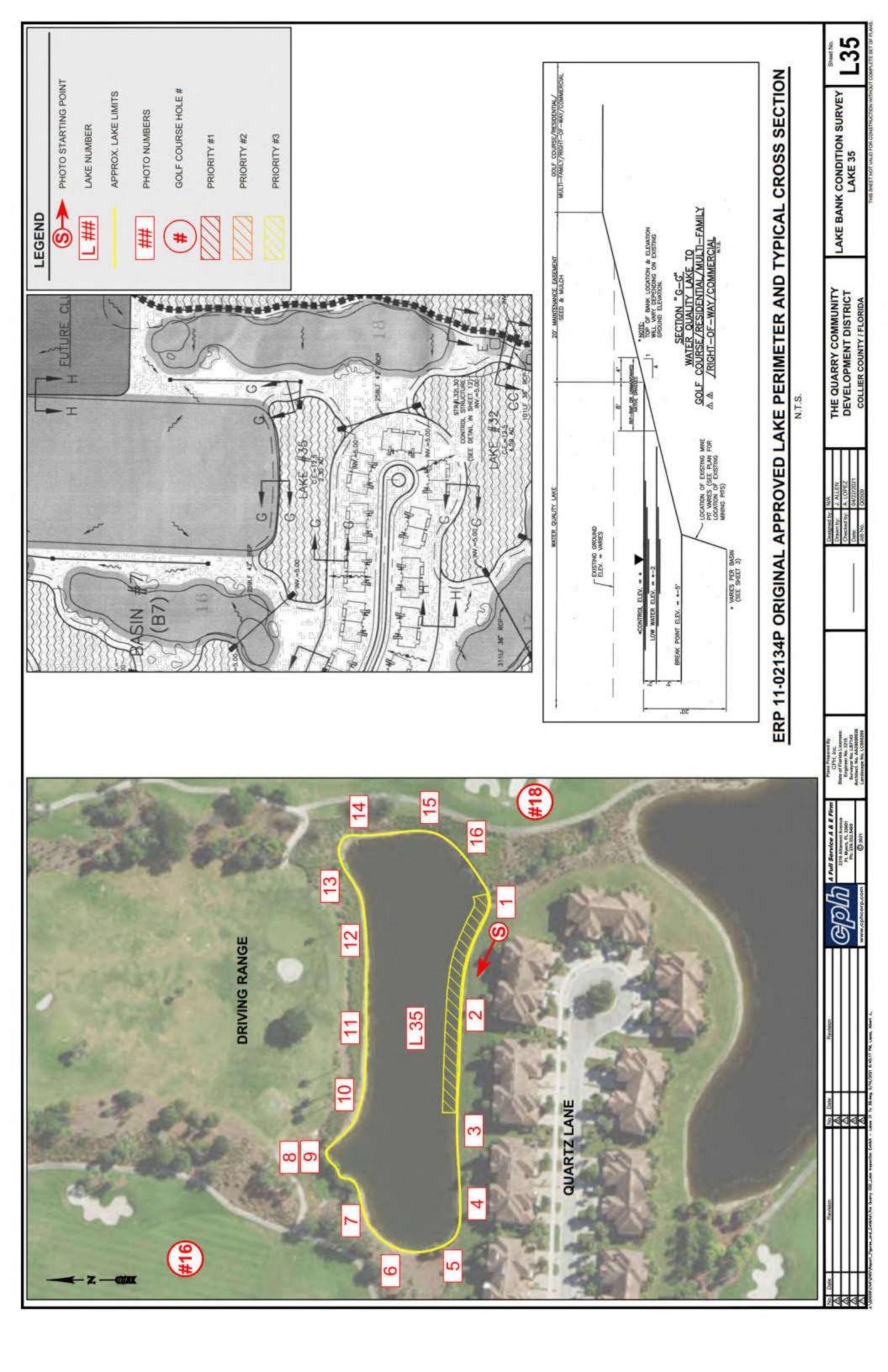


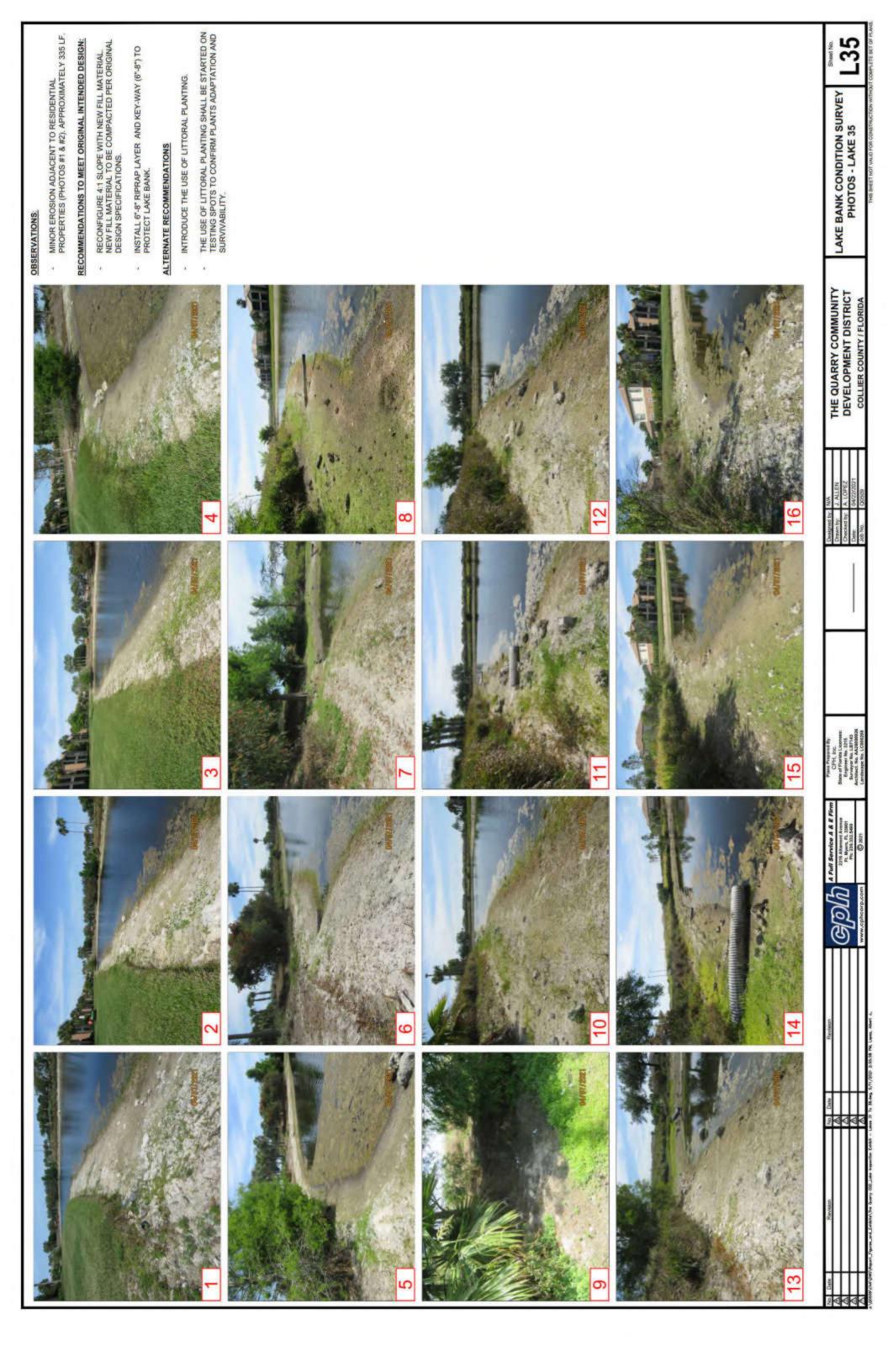
Full Service A & Fire 2211 Atsempt Avenue PL Byon A. 2361 Pr. 231, 332, 560	The Propert By Control Branch	Devicent by: MA Drawn by: J. ALEN Checked by: A. LOPEZ Date: 04/22/2021	THE QUARRY COMMUNITY DEVELOPMENT DISTRICT	LAKE BANK CONDITION SURVEY PHOTOS - LAKE 33
Cash	Landscare No. LC00238	Job No. DOSCO	COLLIER COUNTY / FLORIDA	

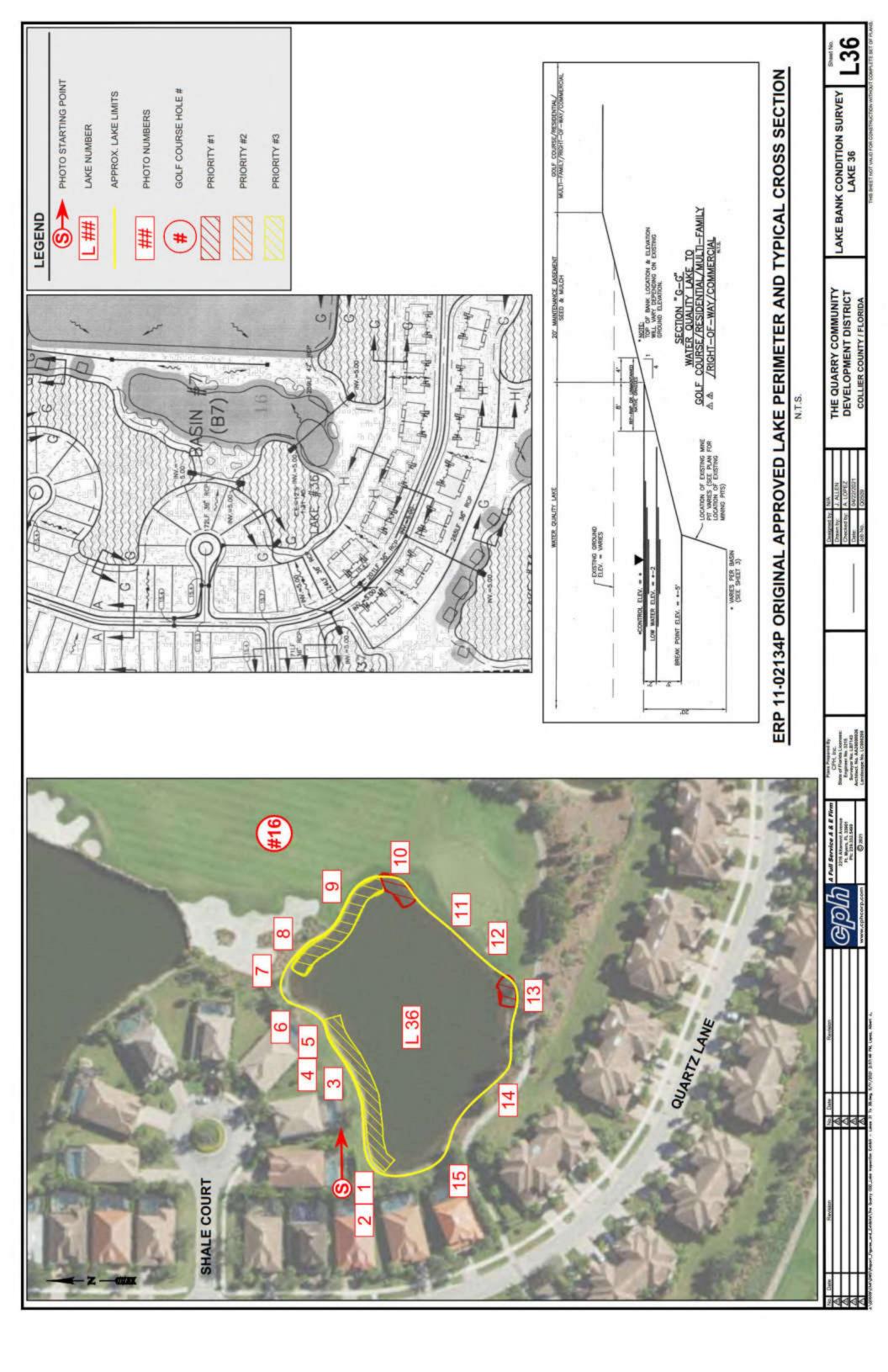


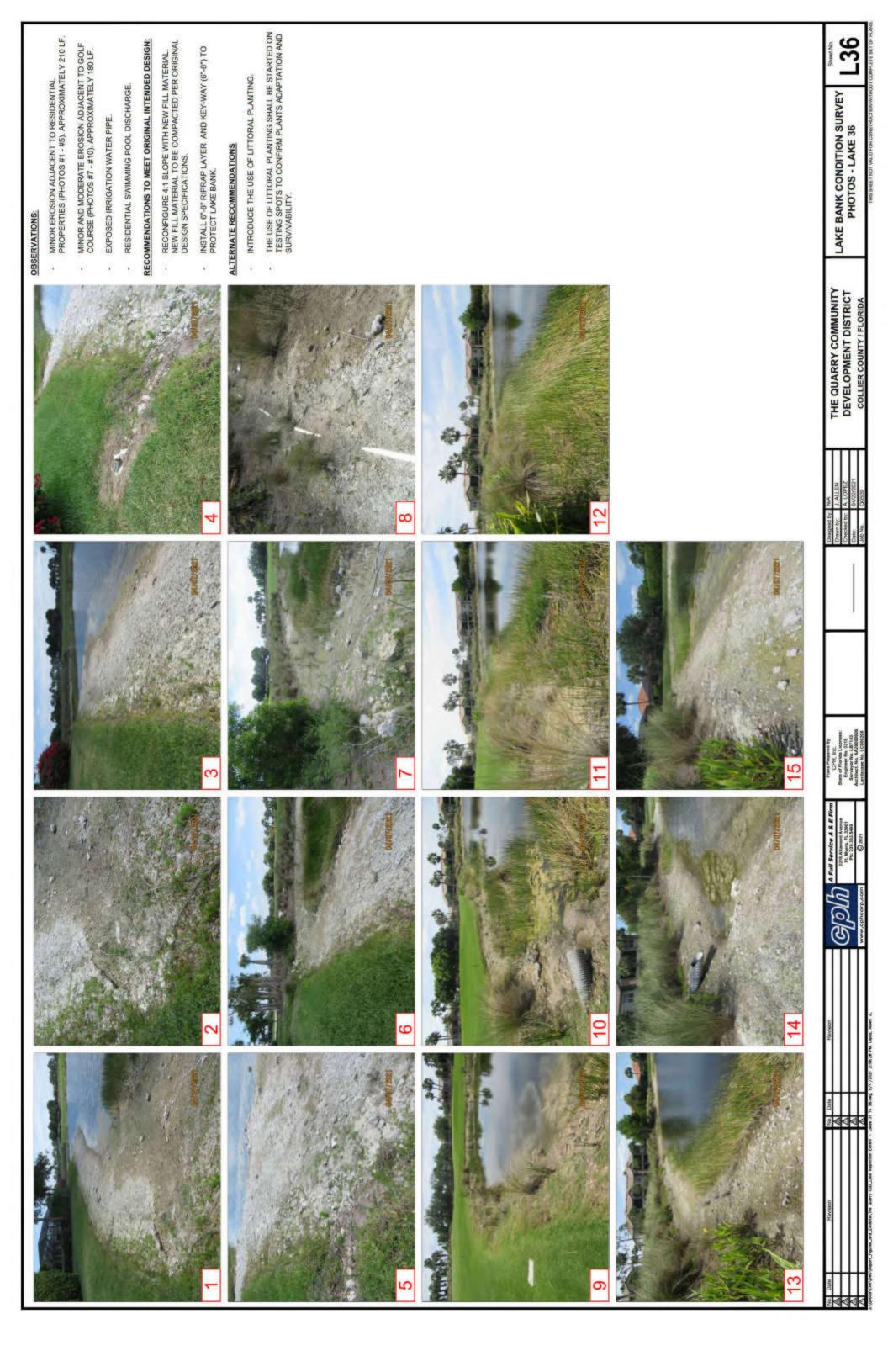


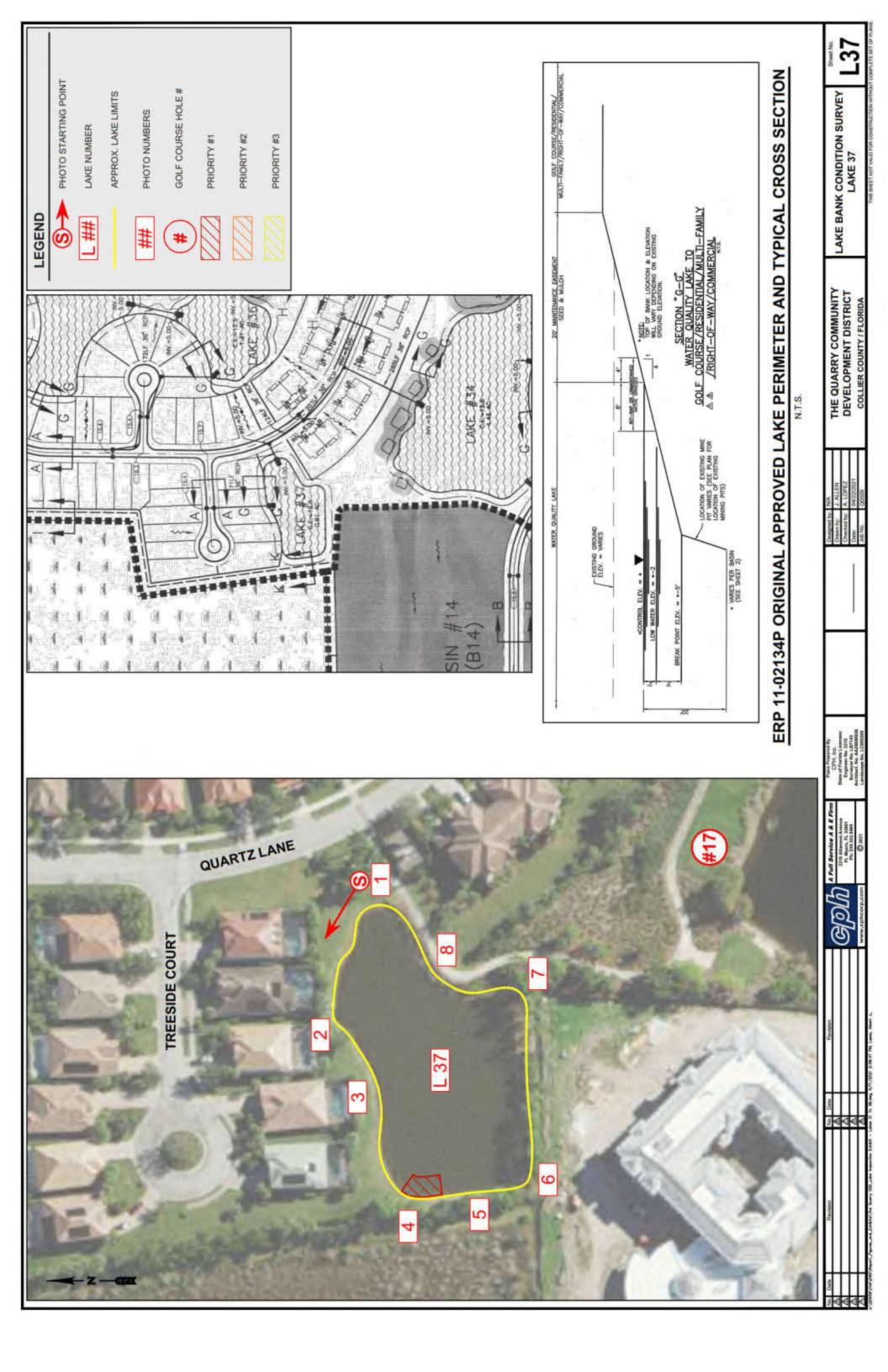


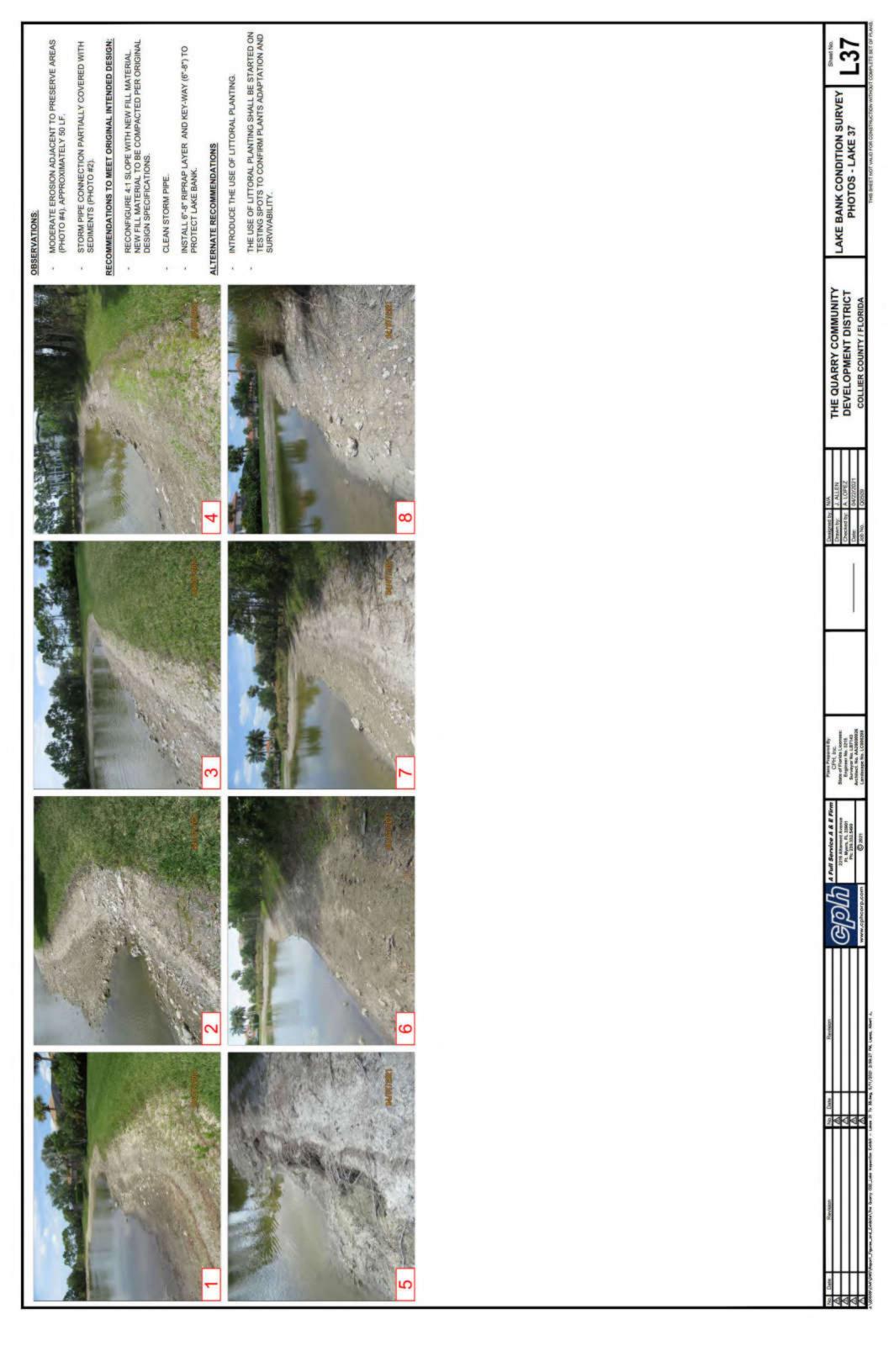




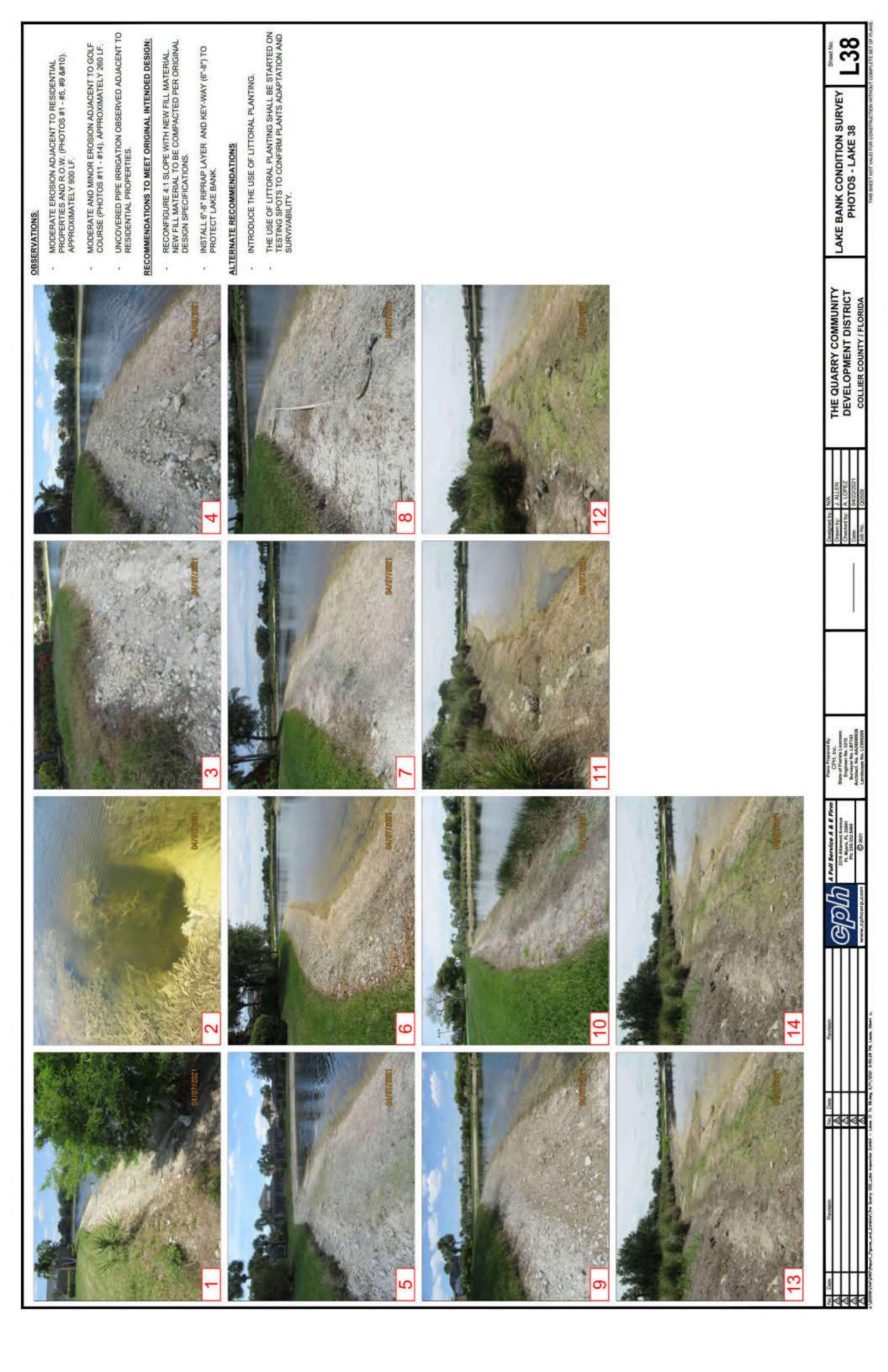


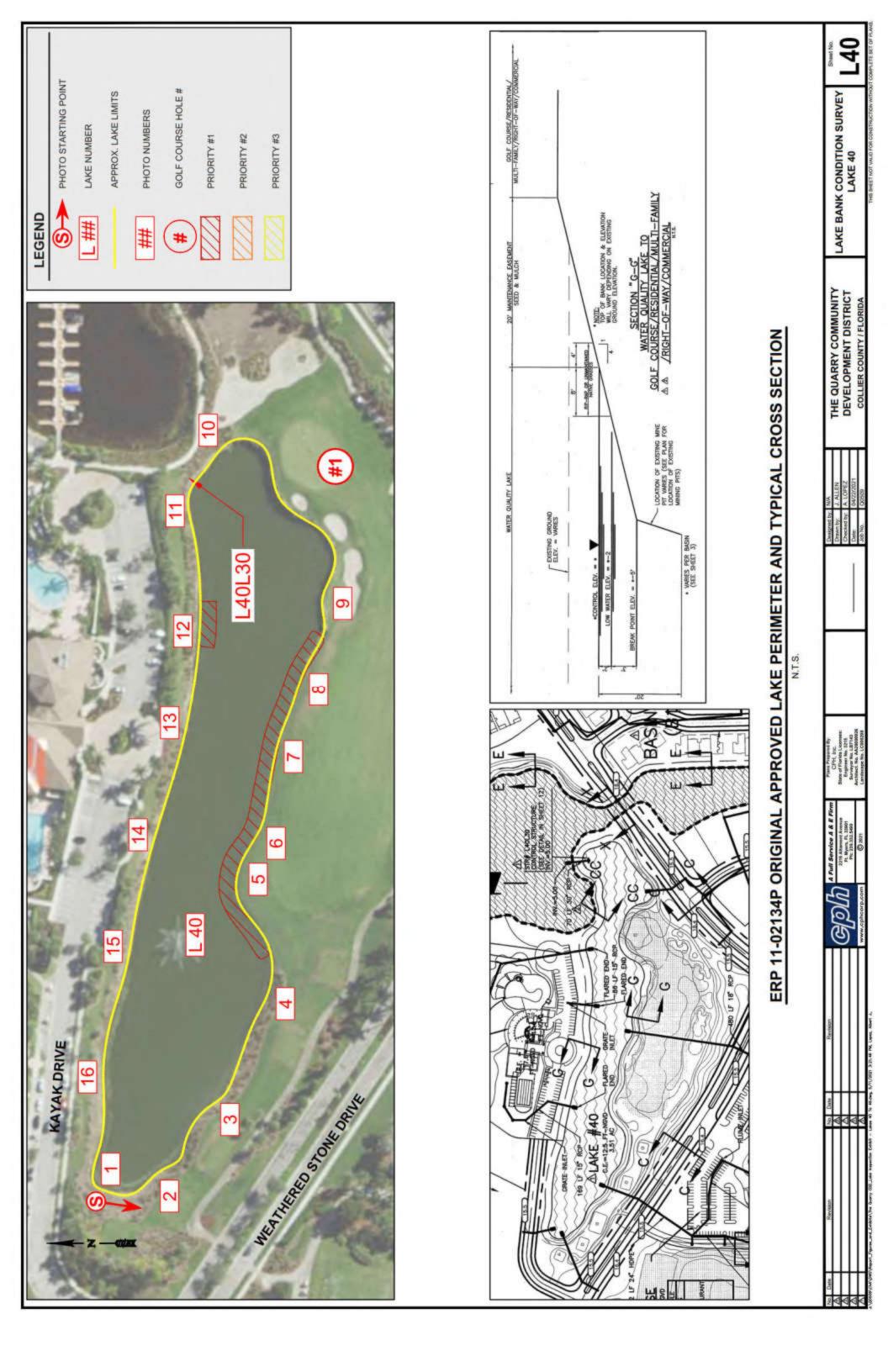


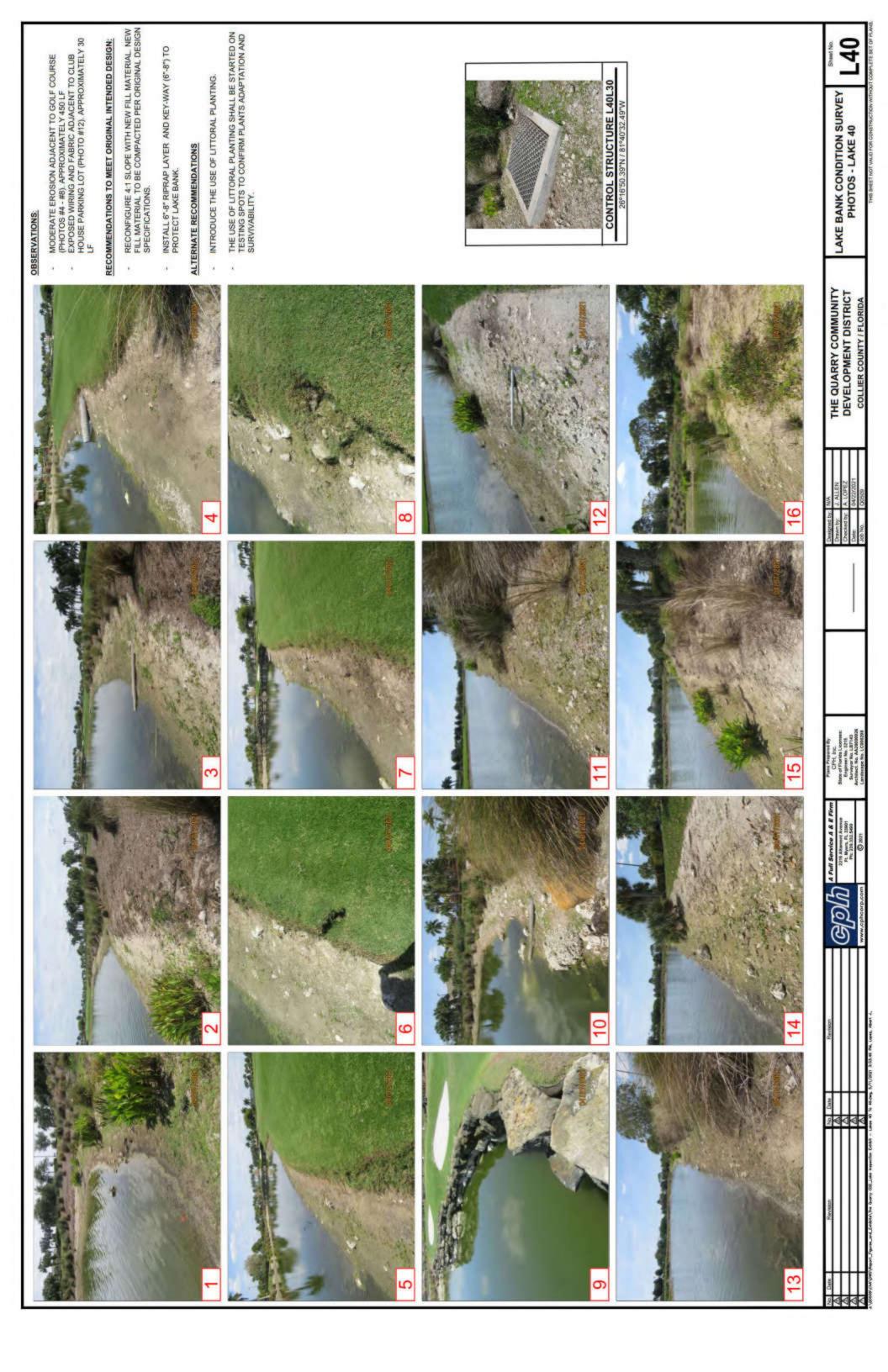


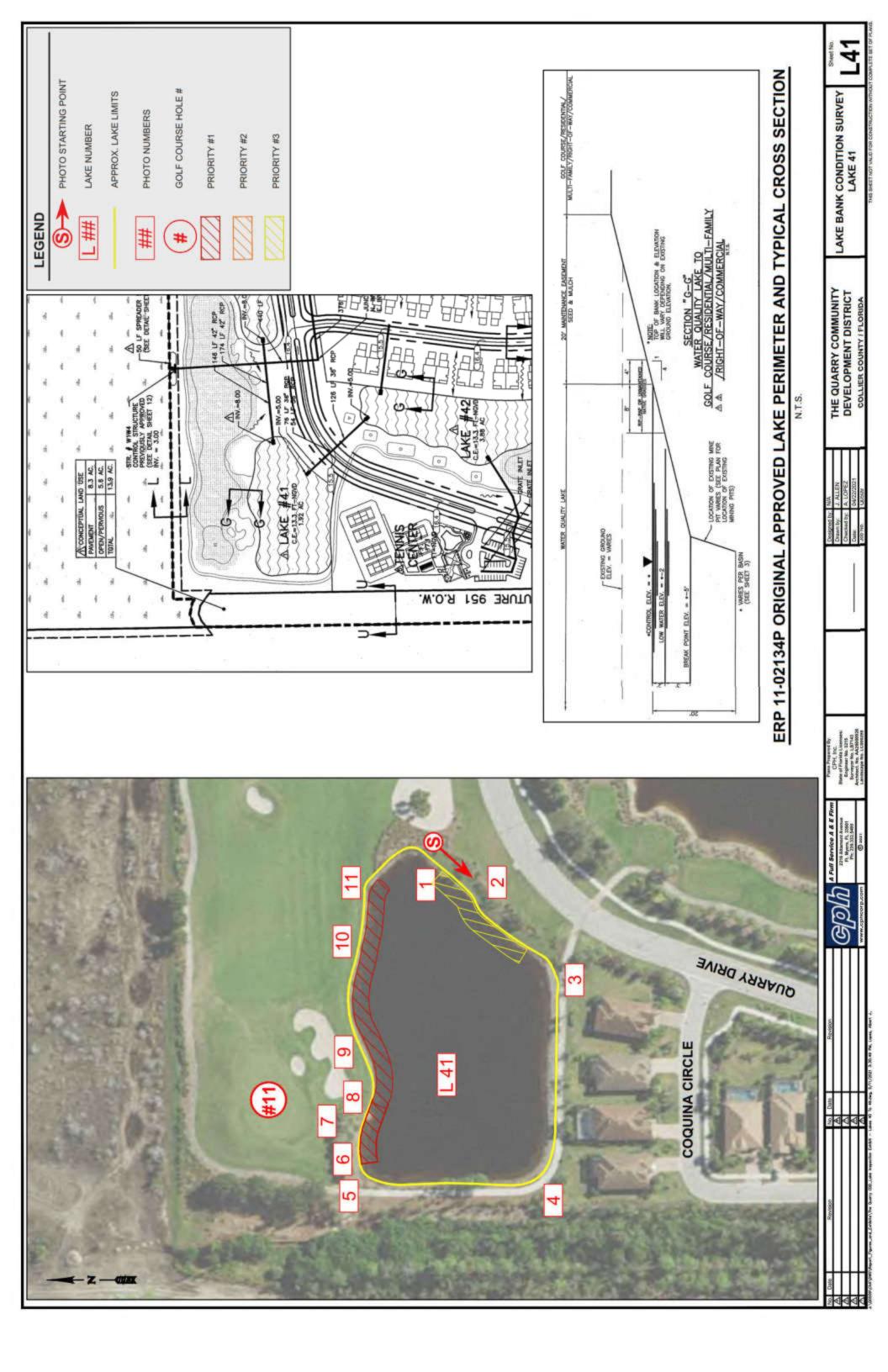


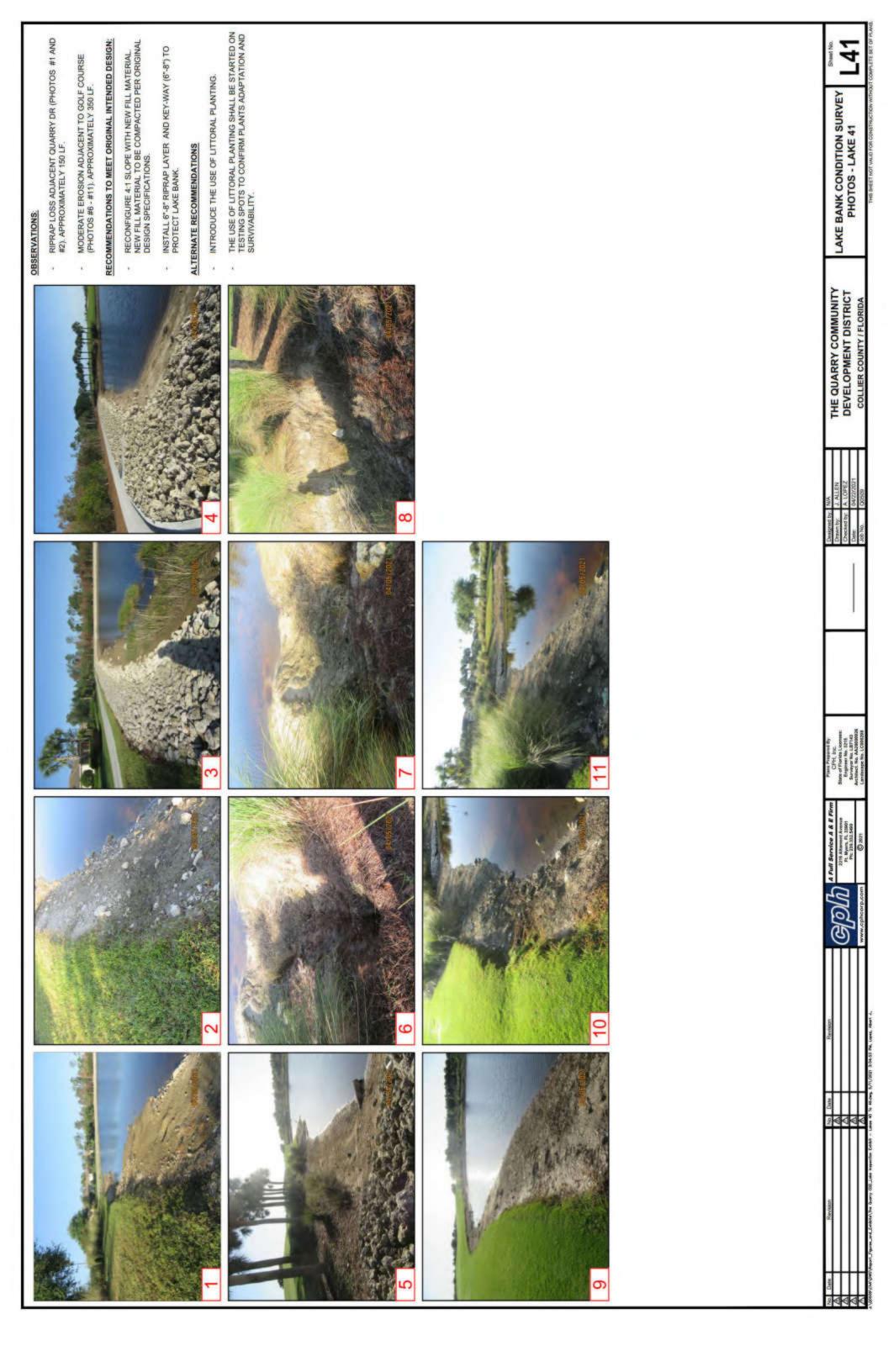


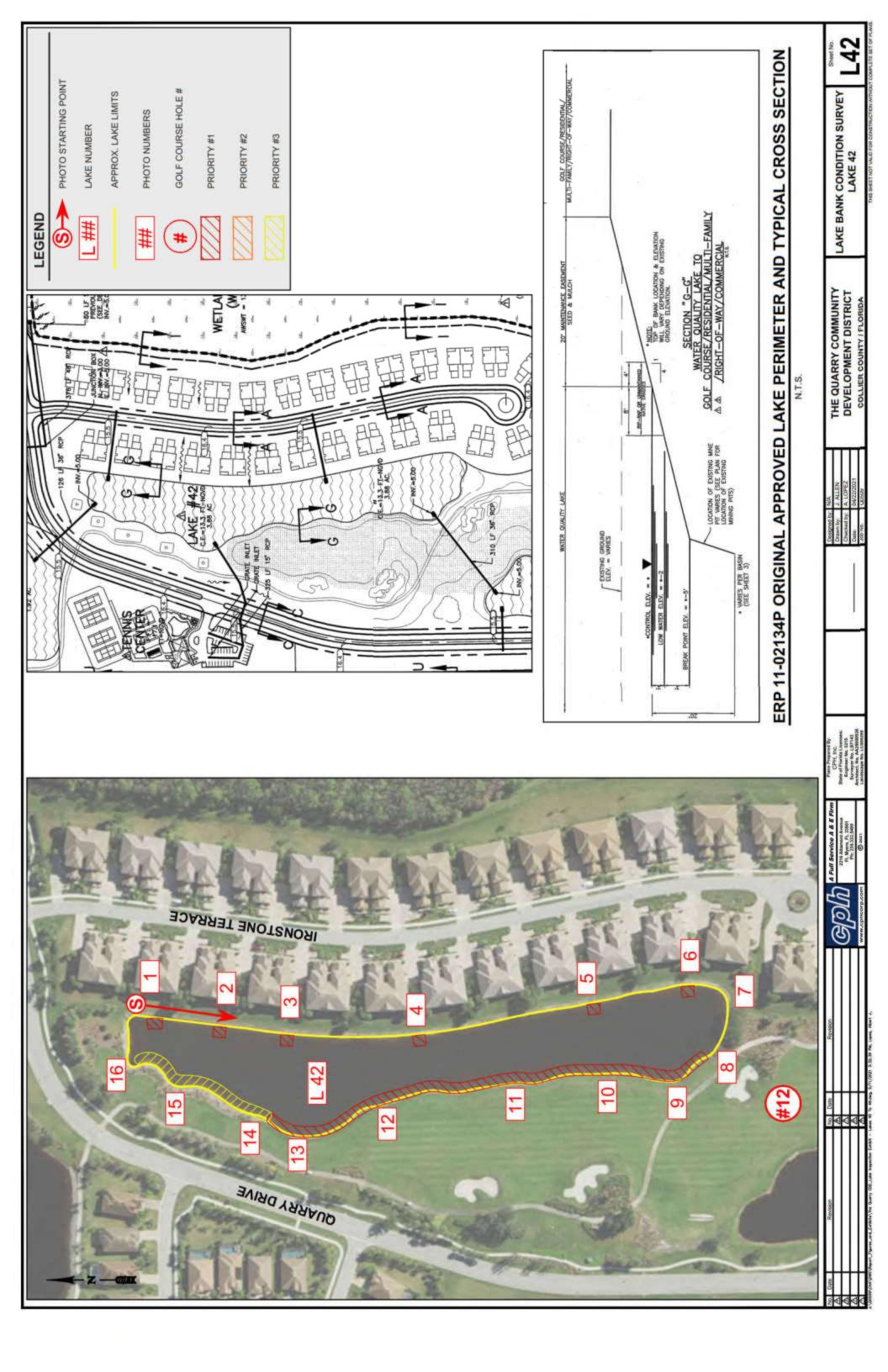


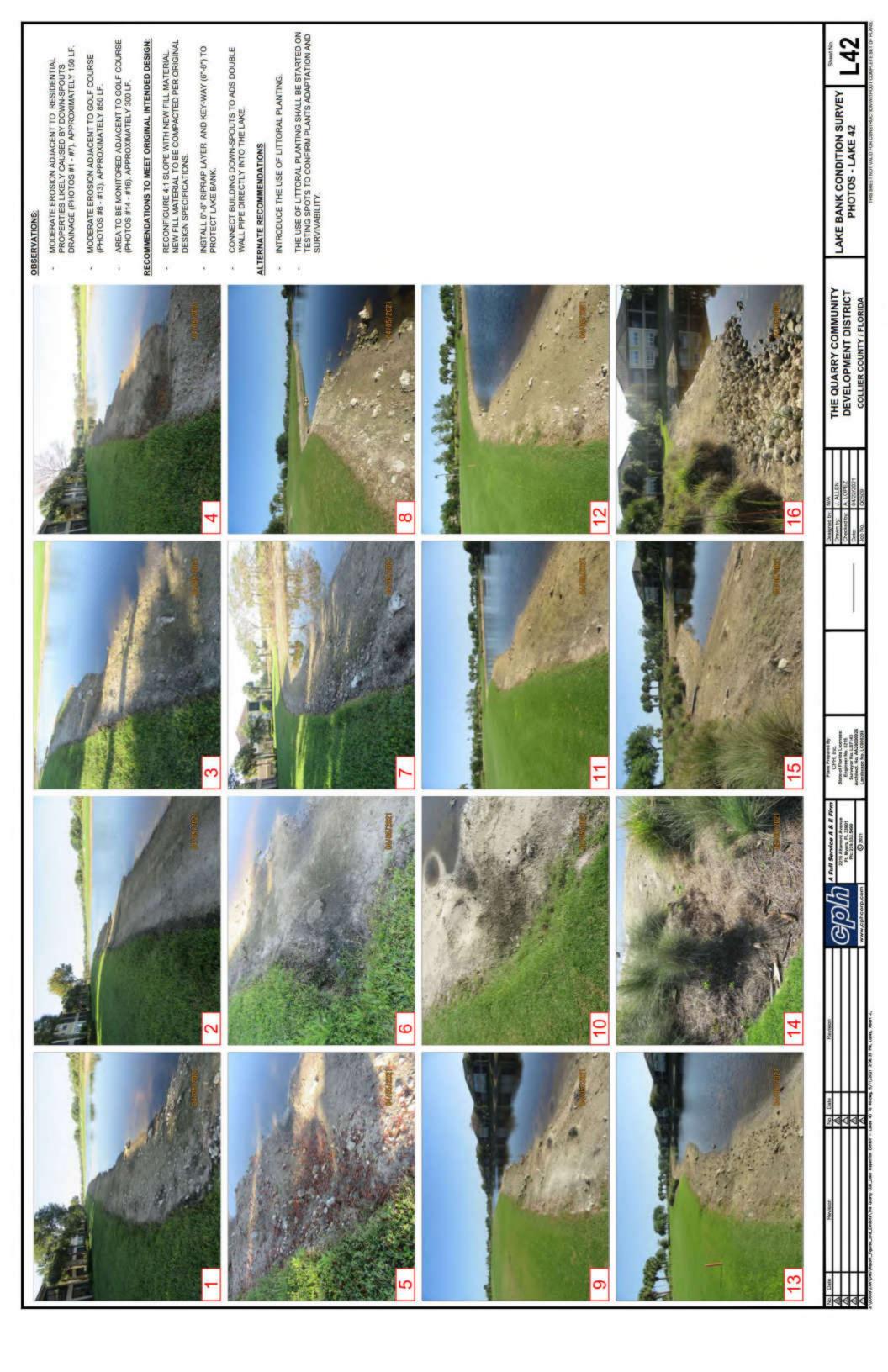


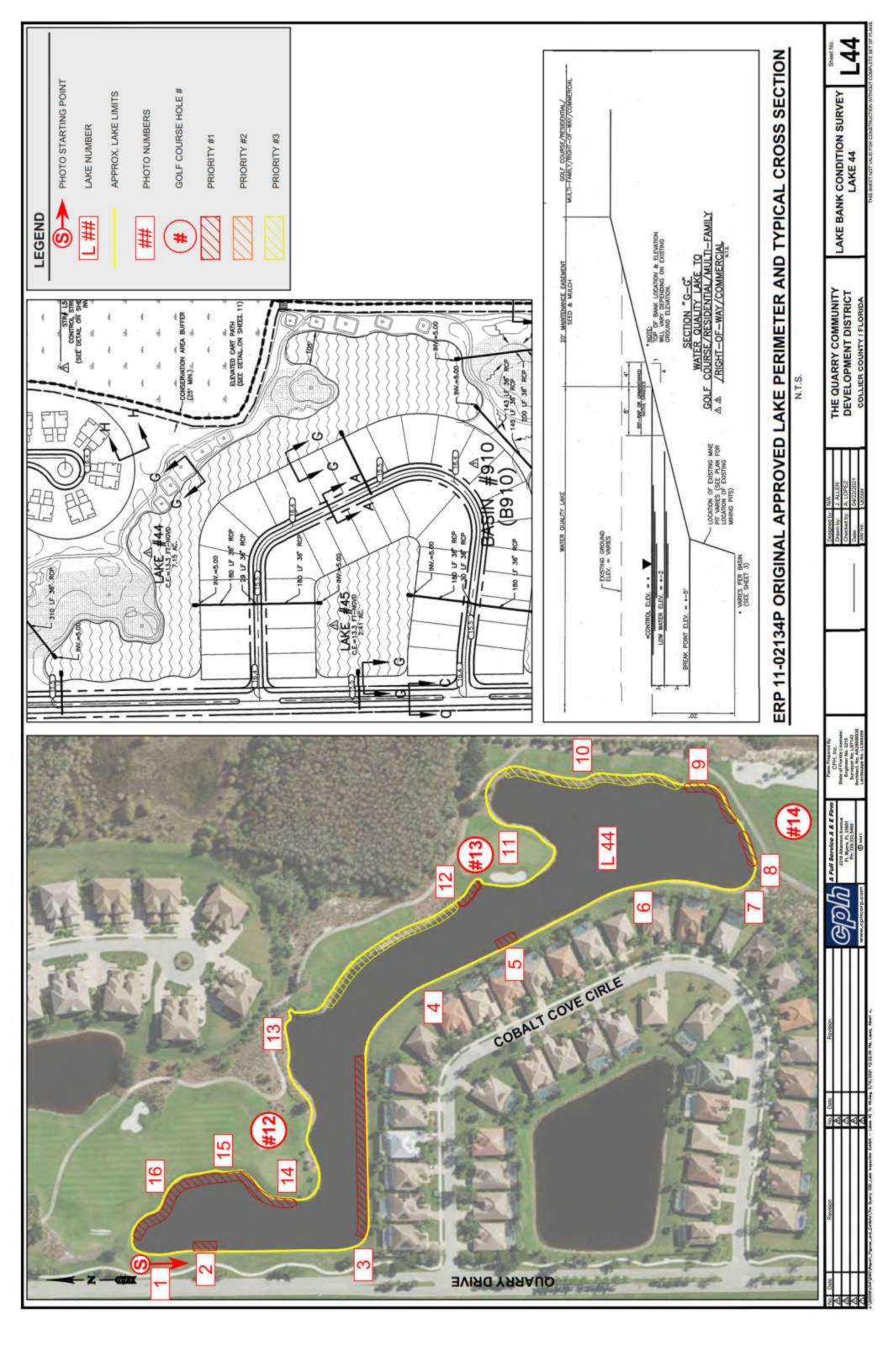


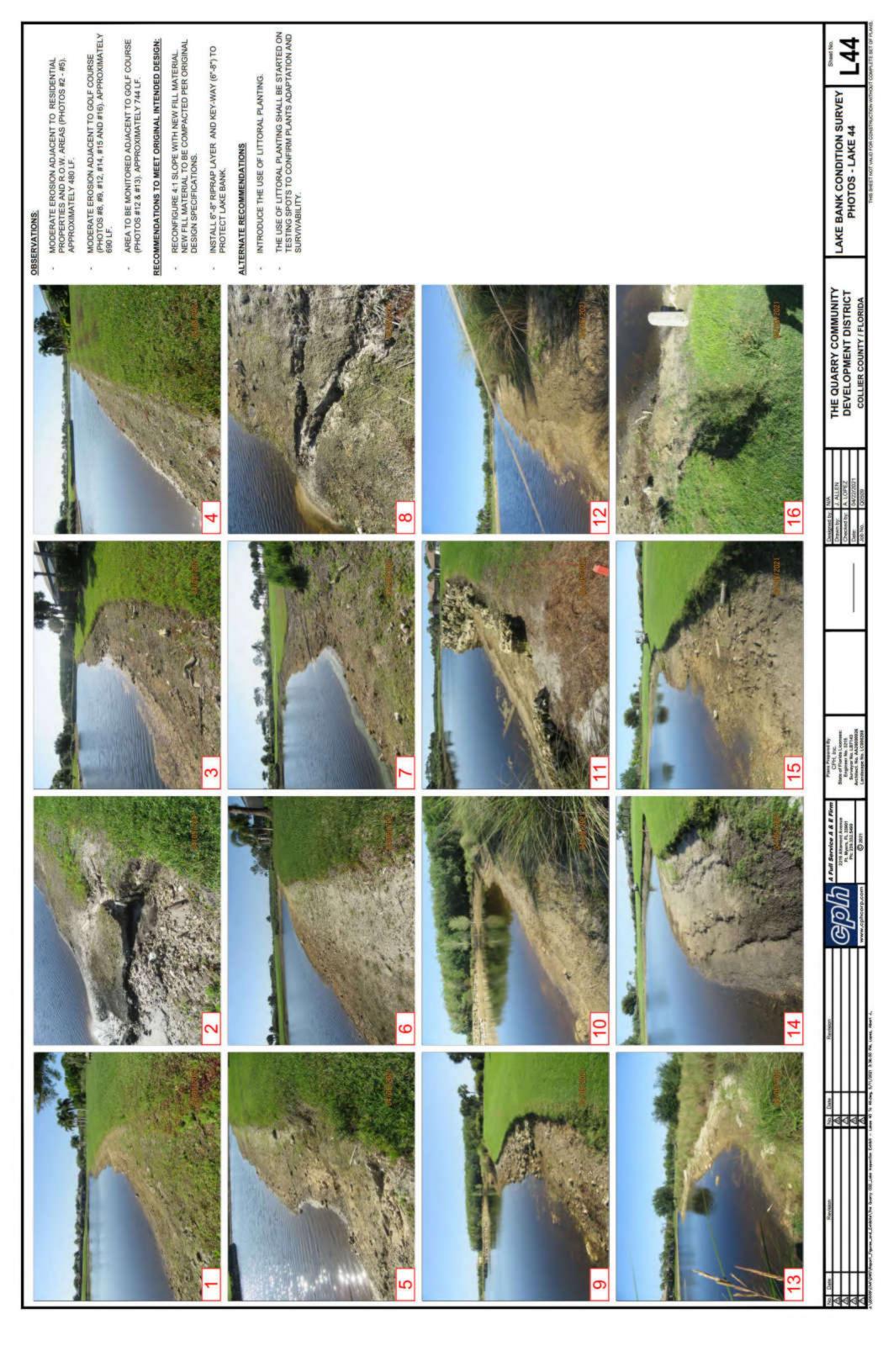




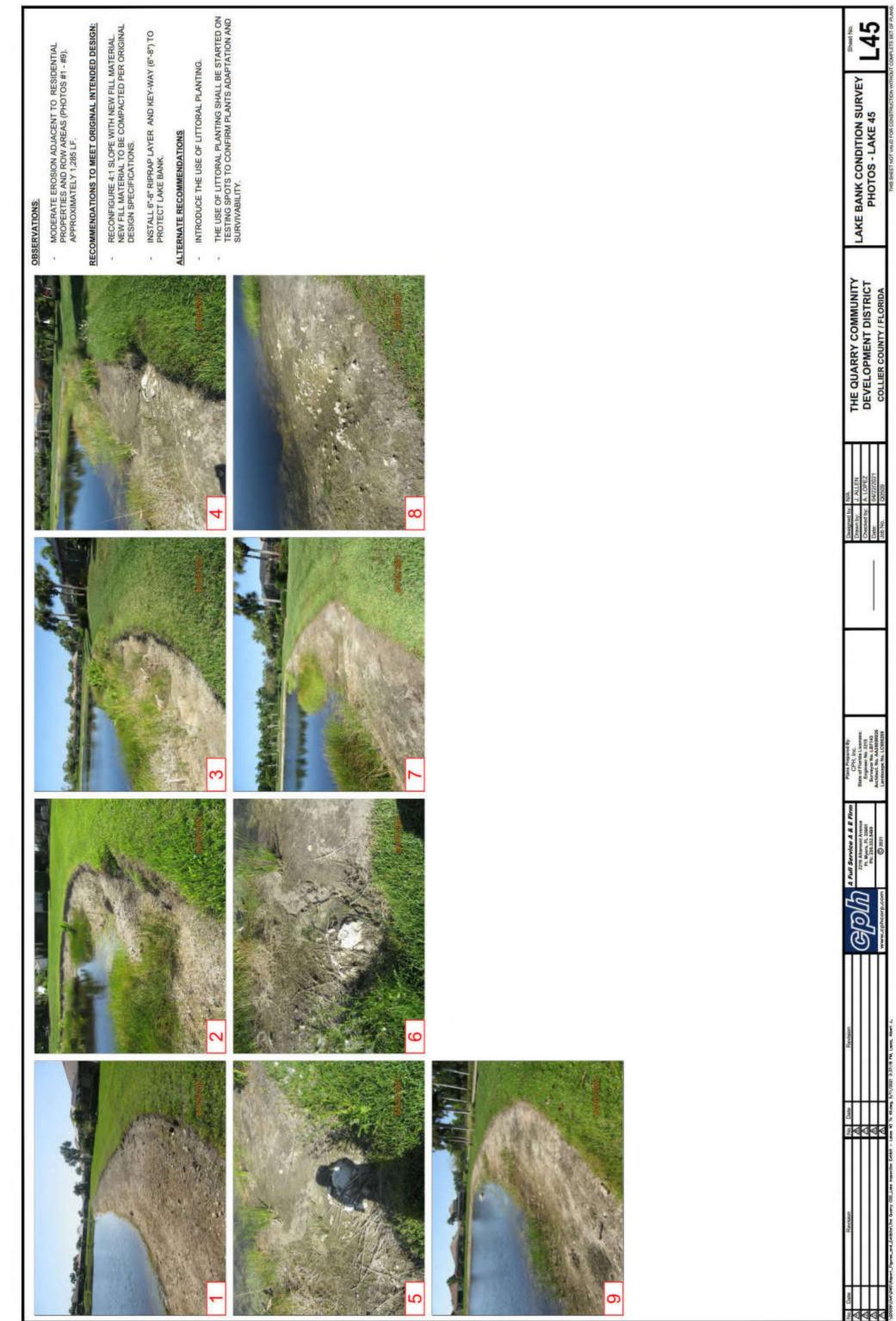




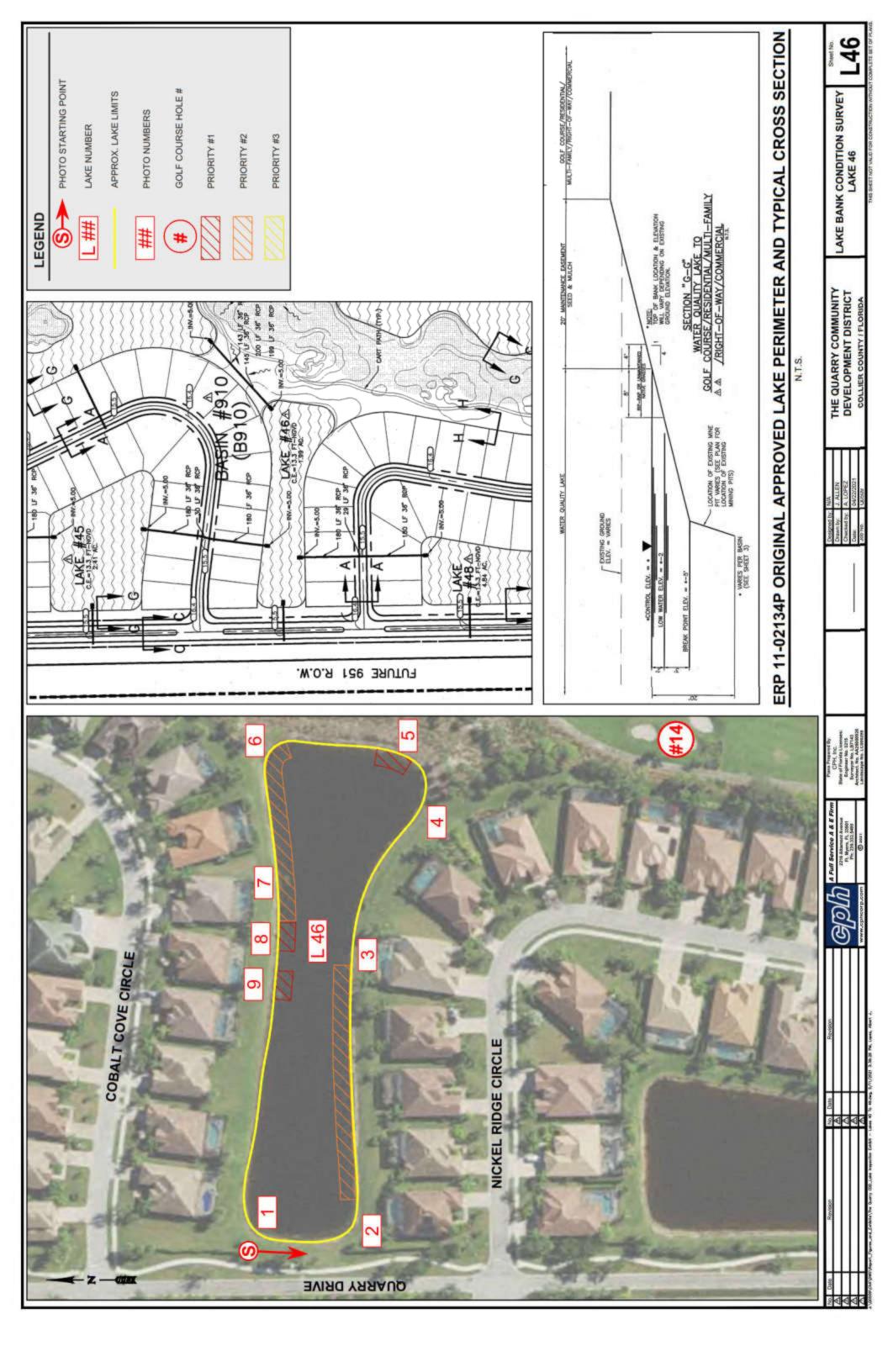




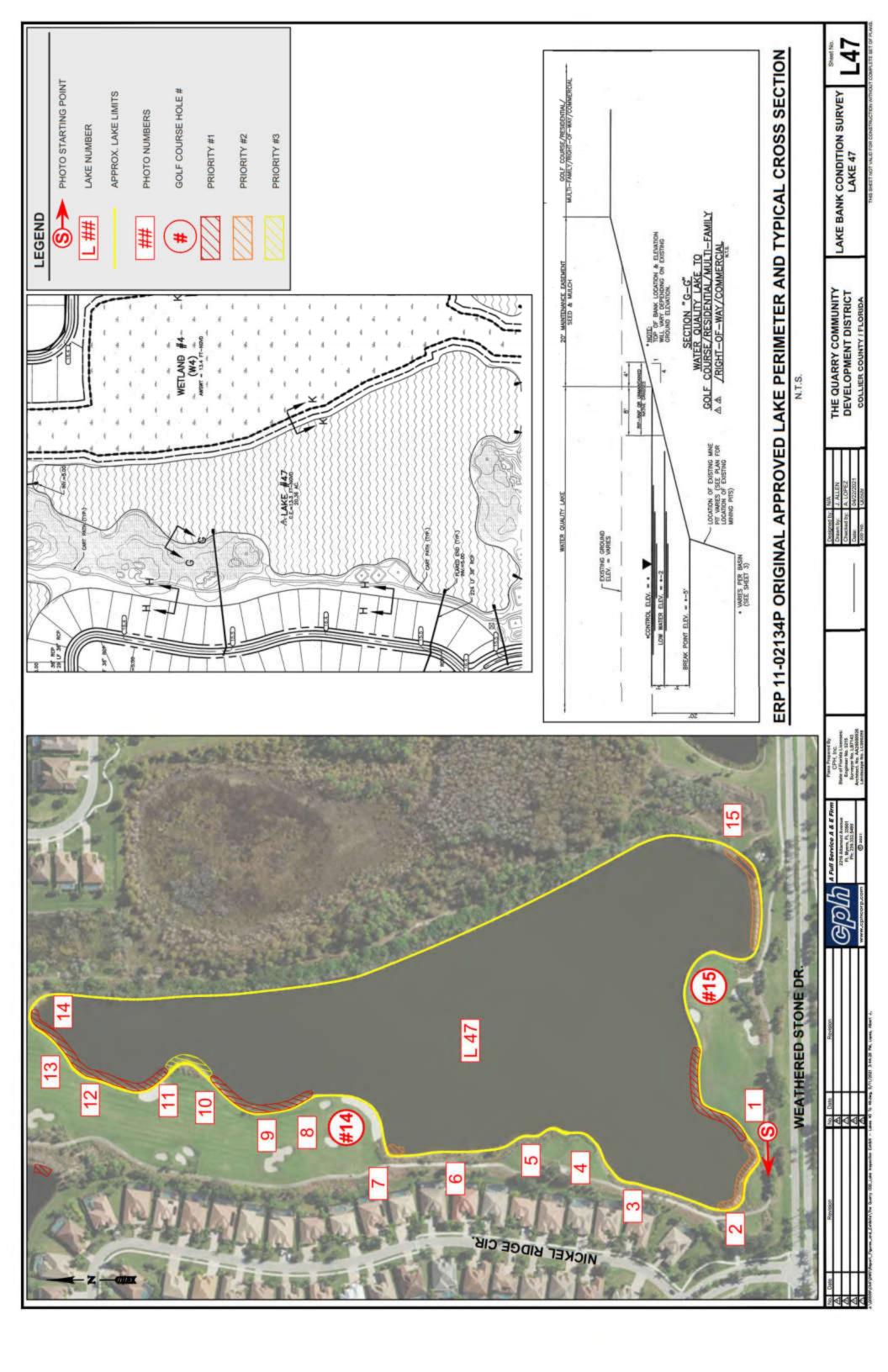


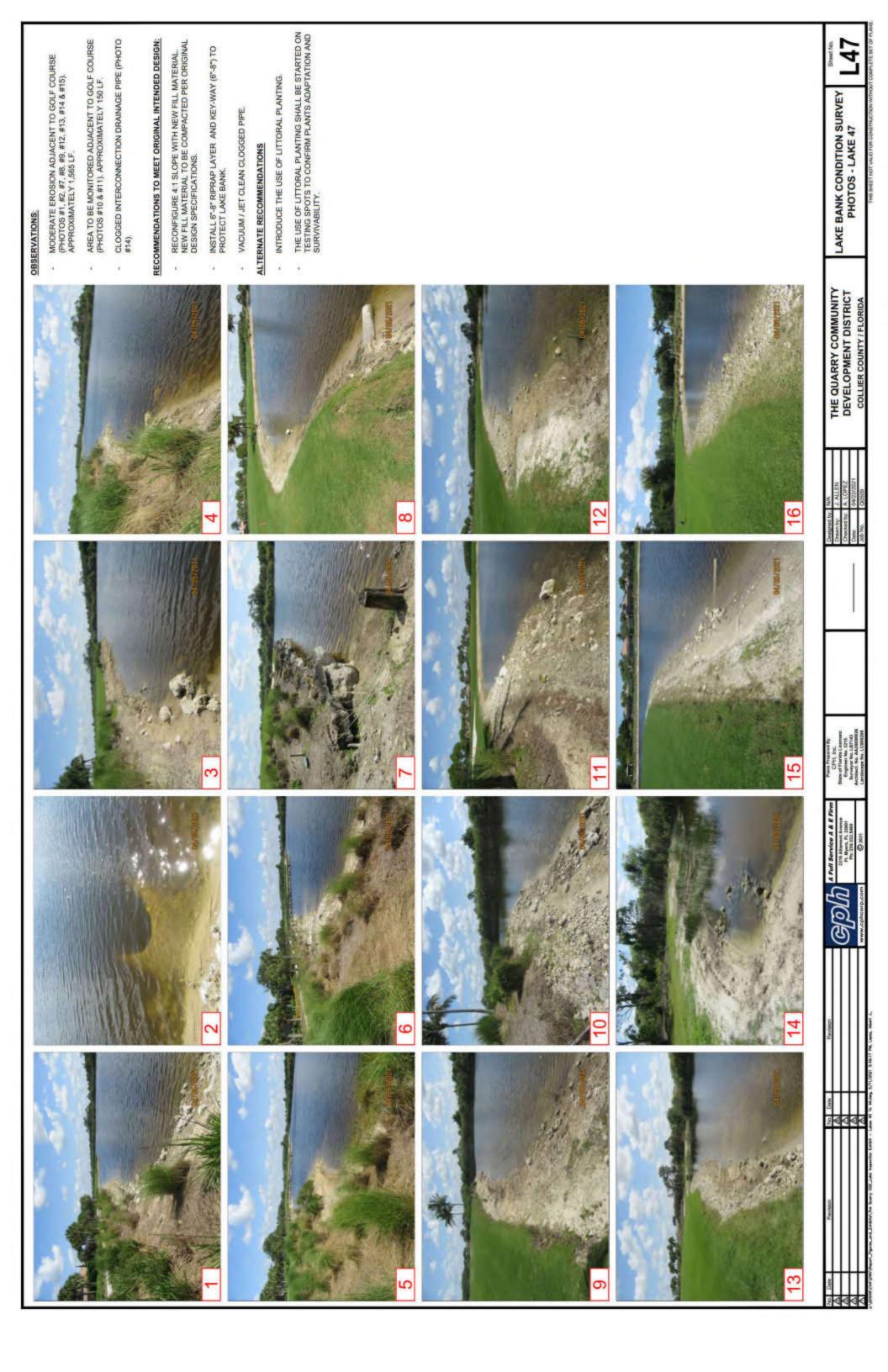


	Fina Propert By OPU Int. Bloo of Fortis Licenses Espons in 2015 Surveyor in. LIP143	Designed by MA Drawn by J. ALLEN Checked by A. LOPEZ Date: 04/2279011	THE QUARRY COMMUNITY DEVELOPMENT DISTRICT	LAKE BANK CONDITION SURVEY PHOTOS - LAKE 45	la
www.cphcorp.com @301	Auctiliact. He.: AA28030926 Landempe No.: LC995298	Job No. 00509	COLLIER COUNTY / FLORIDA		1

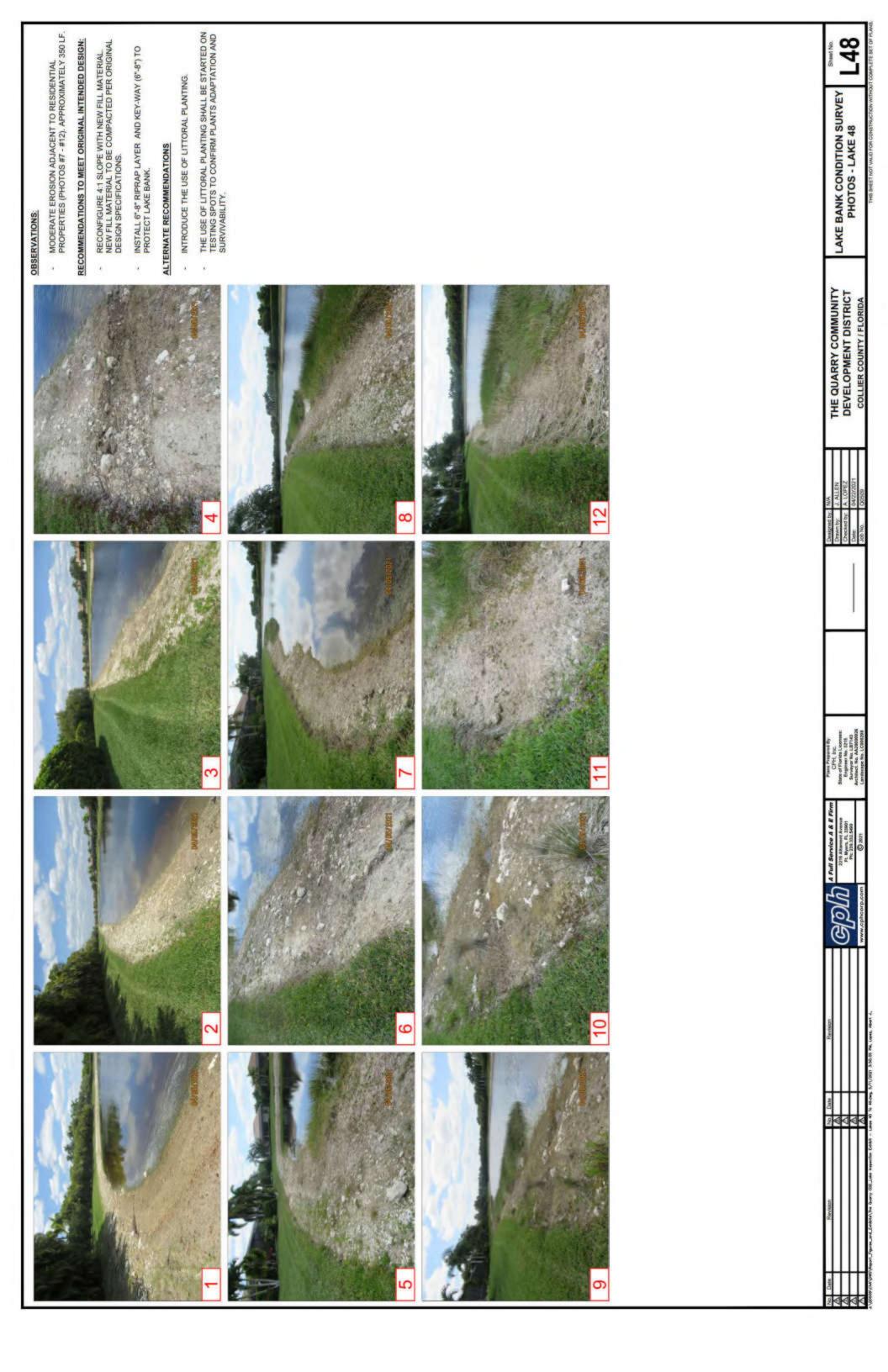


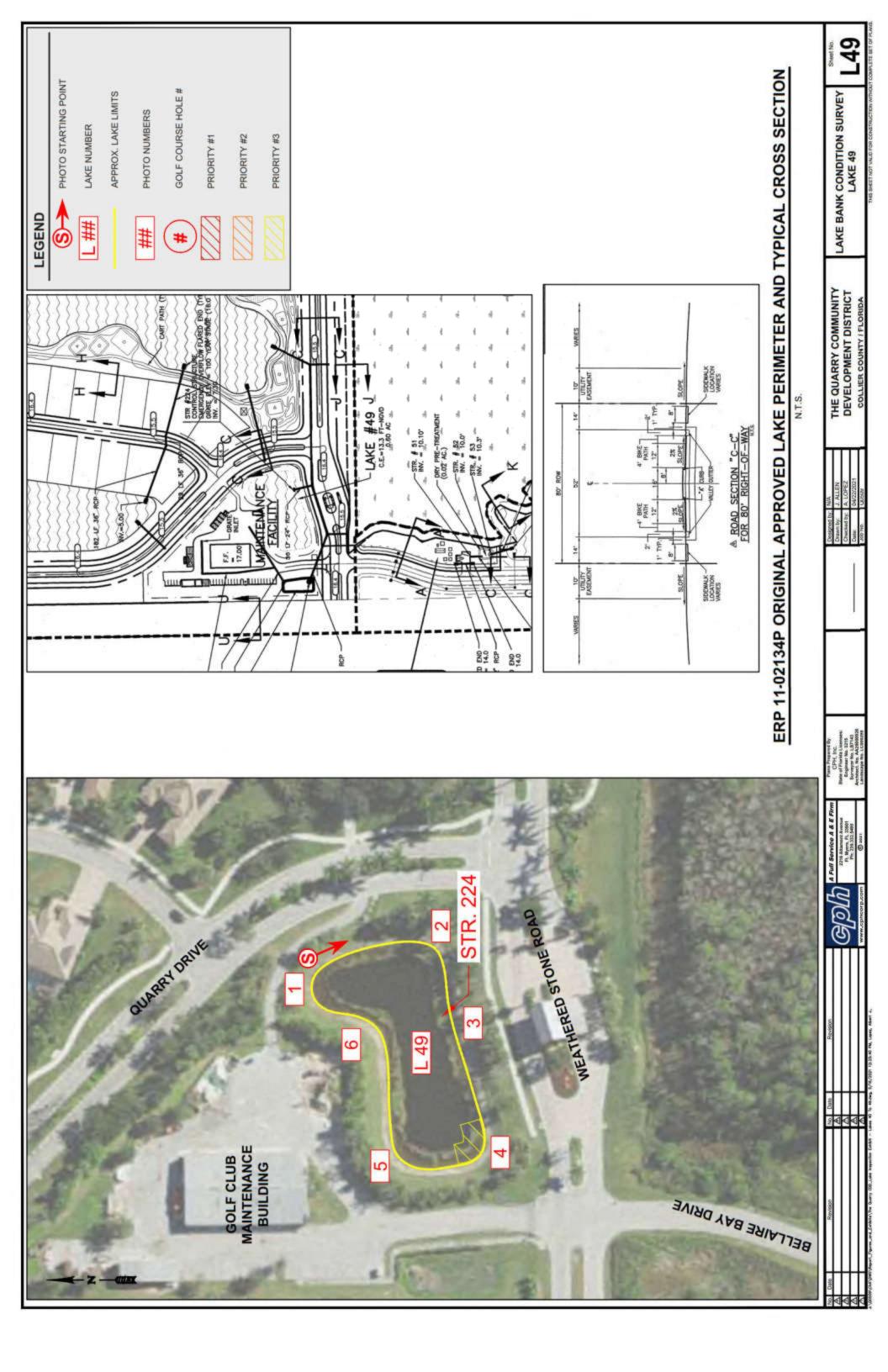












	and a
A AL	
	N. F.





OBSERVATIONS

4

- MINOR EROSION ADJACENT TO R.O.W. (PHOTO #4), APPROXIMATELY 100 LF.
- RECOMMENDATIONS TO MEET ORIGINAL INTENDED DESIGN:
 - RECONFIGURE 4:1 SLOPE WITH NEW FILL MATERIAL NEW FILL MATERIAL TO BE COMPACTED PER ORIGINAL DESIGN SPECIFICATIONS. .
- INSTALL 6"-8" RIPRAP LAYER AND KEY-WAY (6"-8") TO PROTECT LAKE BANK. ł.

ALTERNATE RECOMMENDATIONS

- INTRODUCE THE USE OF LITTORAL PLANTING.
- THE USE OF LITTORAL PLANTING SHALL BE STARTED ON TESTING SPOTS TO CONFIRM PLANTS ADAPTATION AND SURVIVABILITY. .

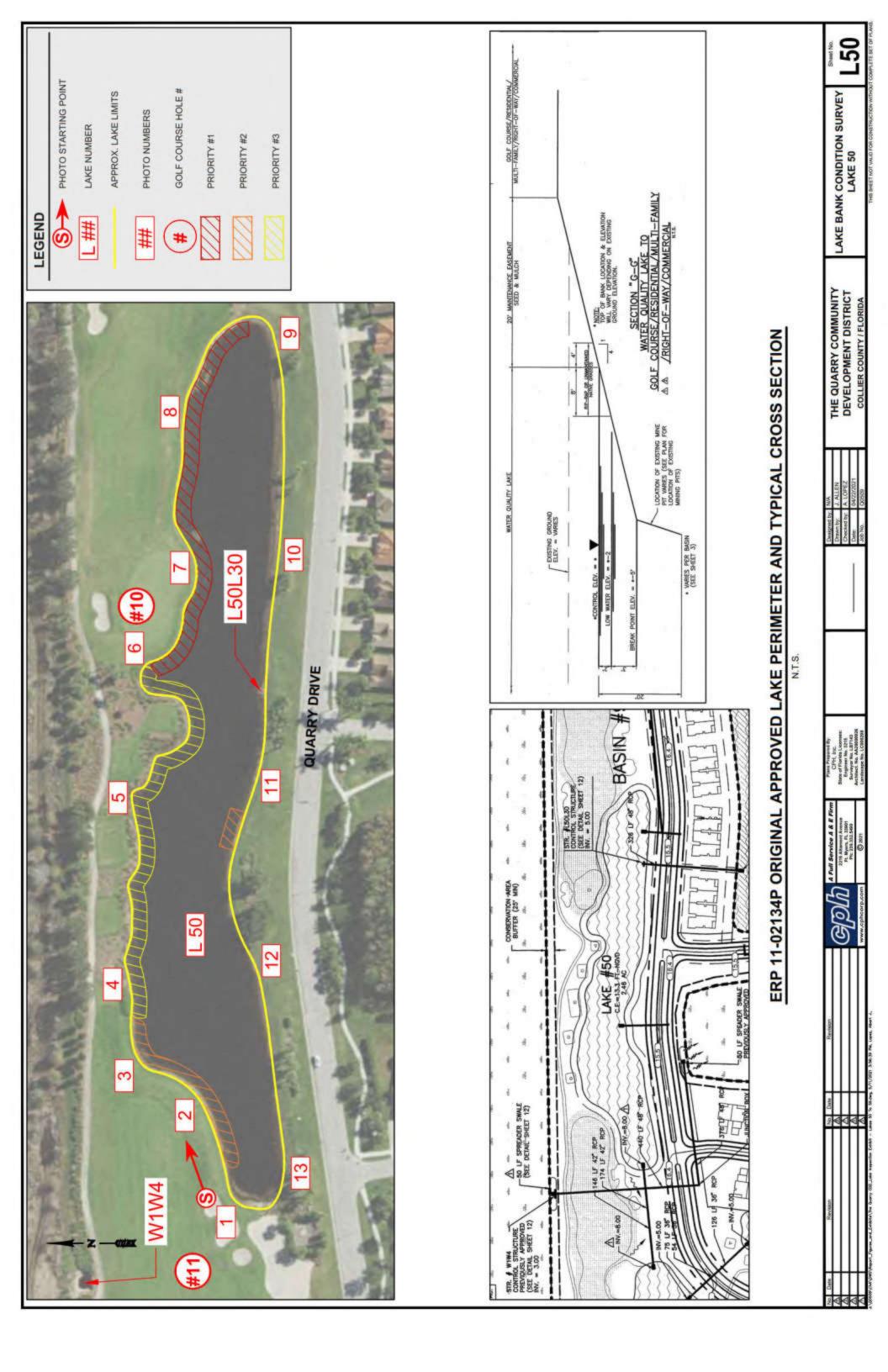


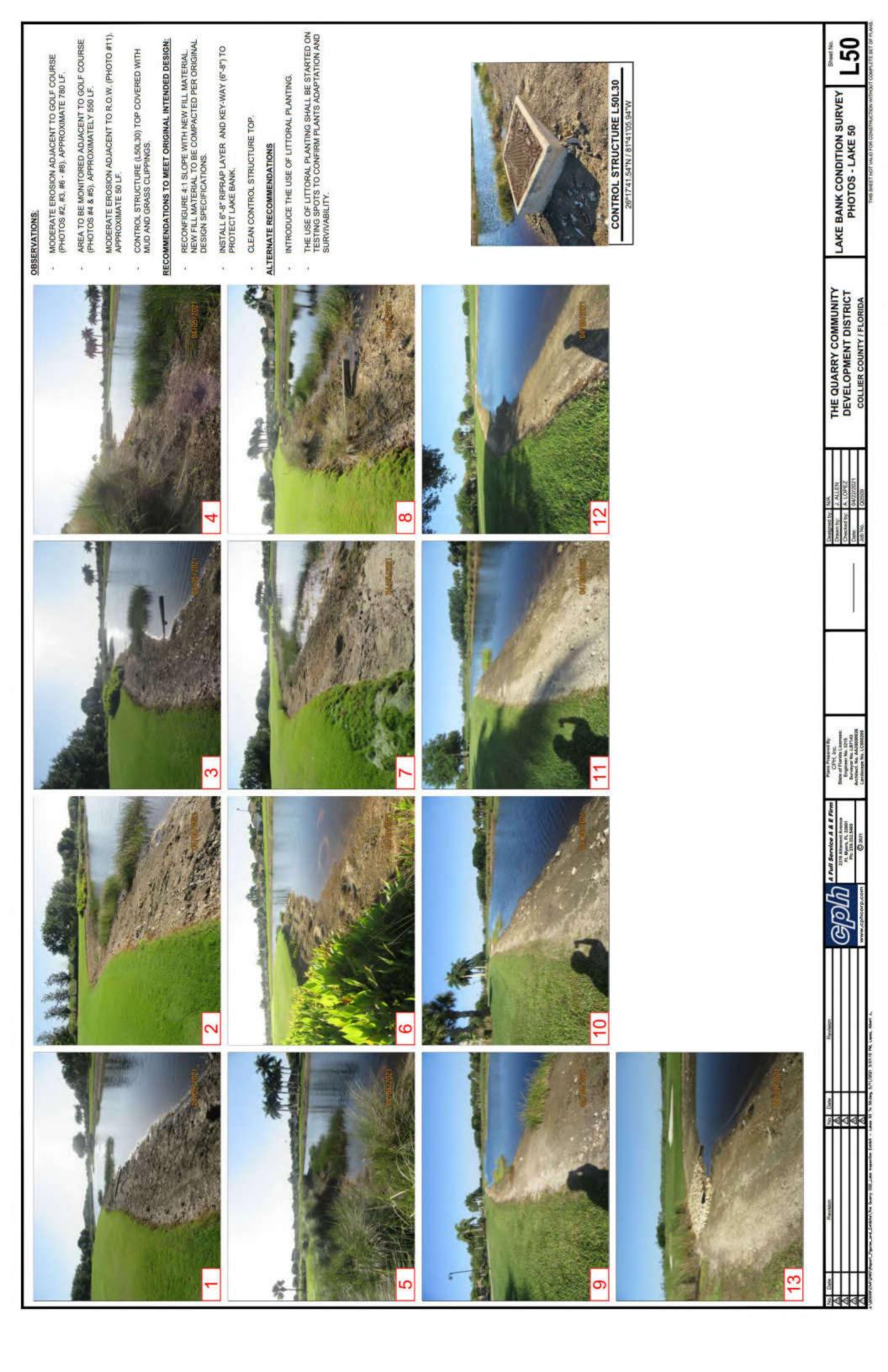


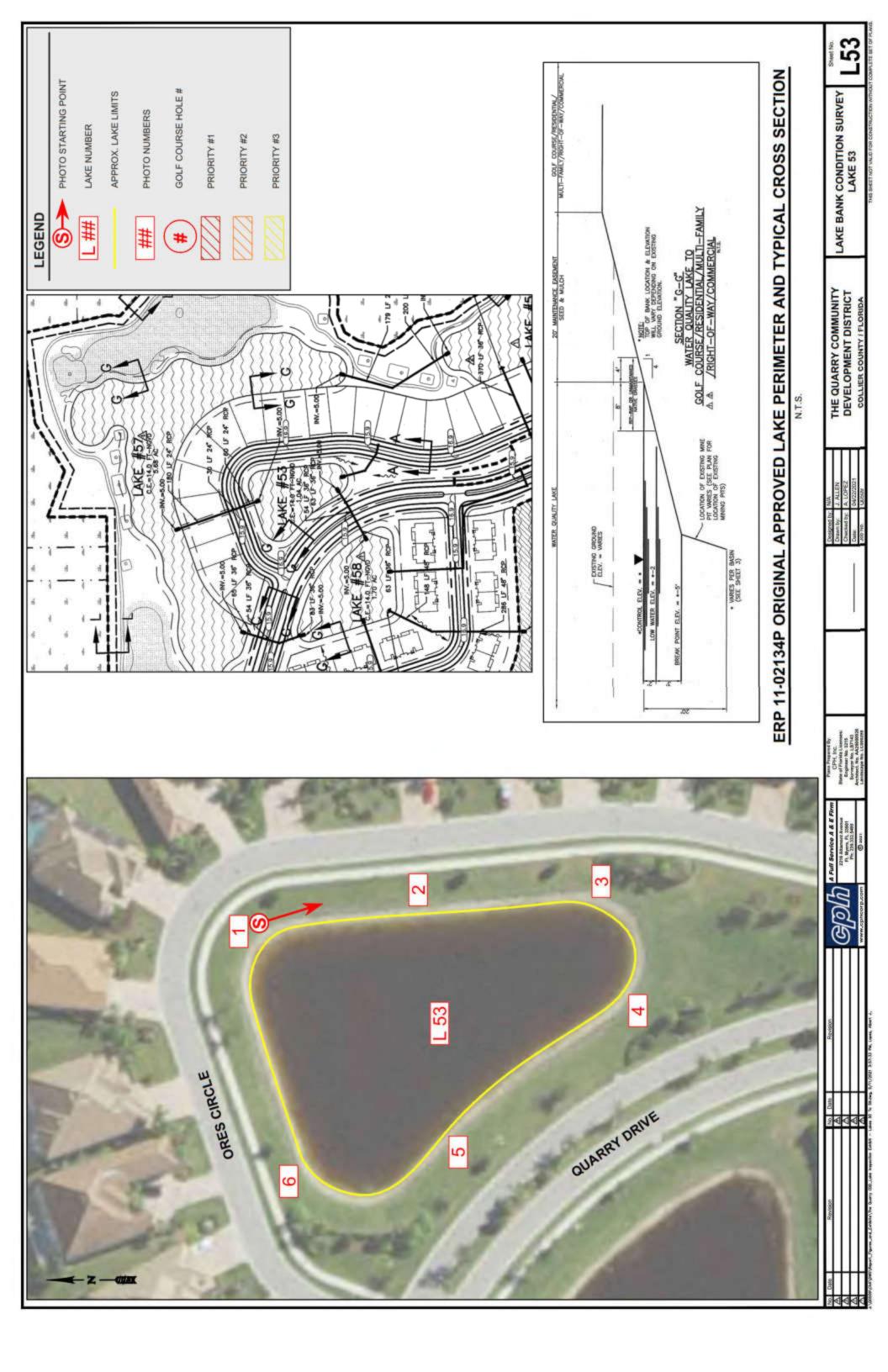
L49

LAKE BANK CONDITION SURVEY PHOTOS - LAKE 49

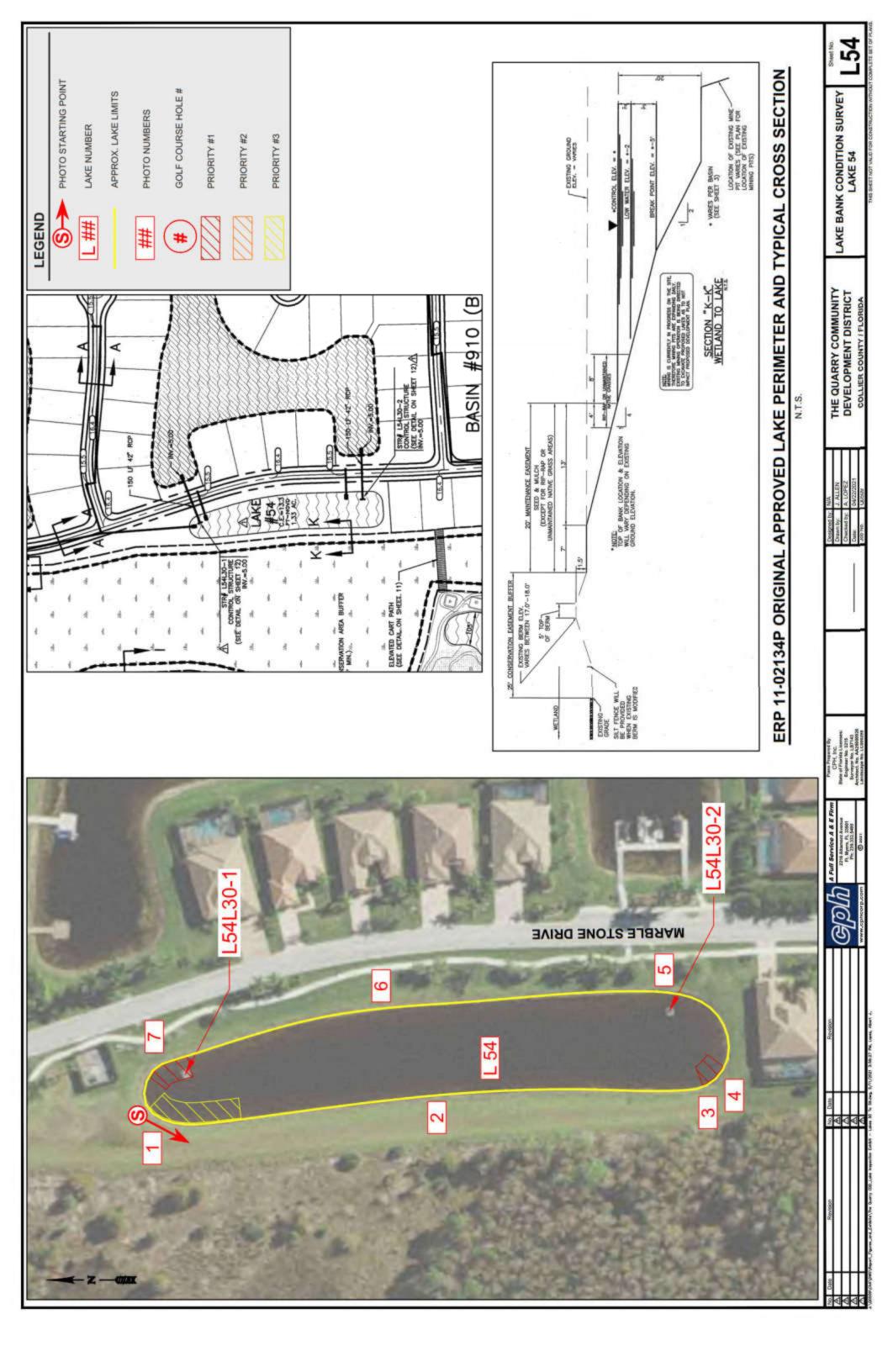


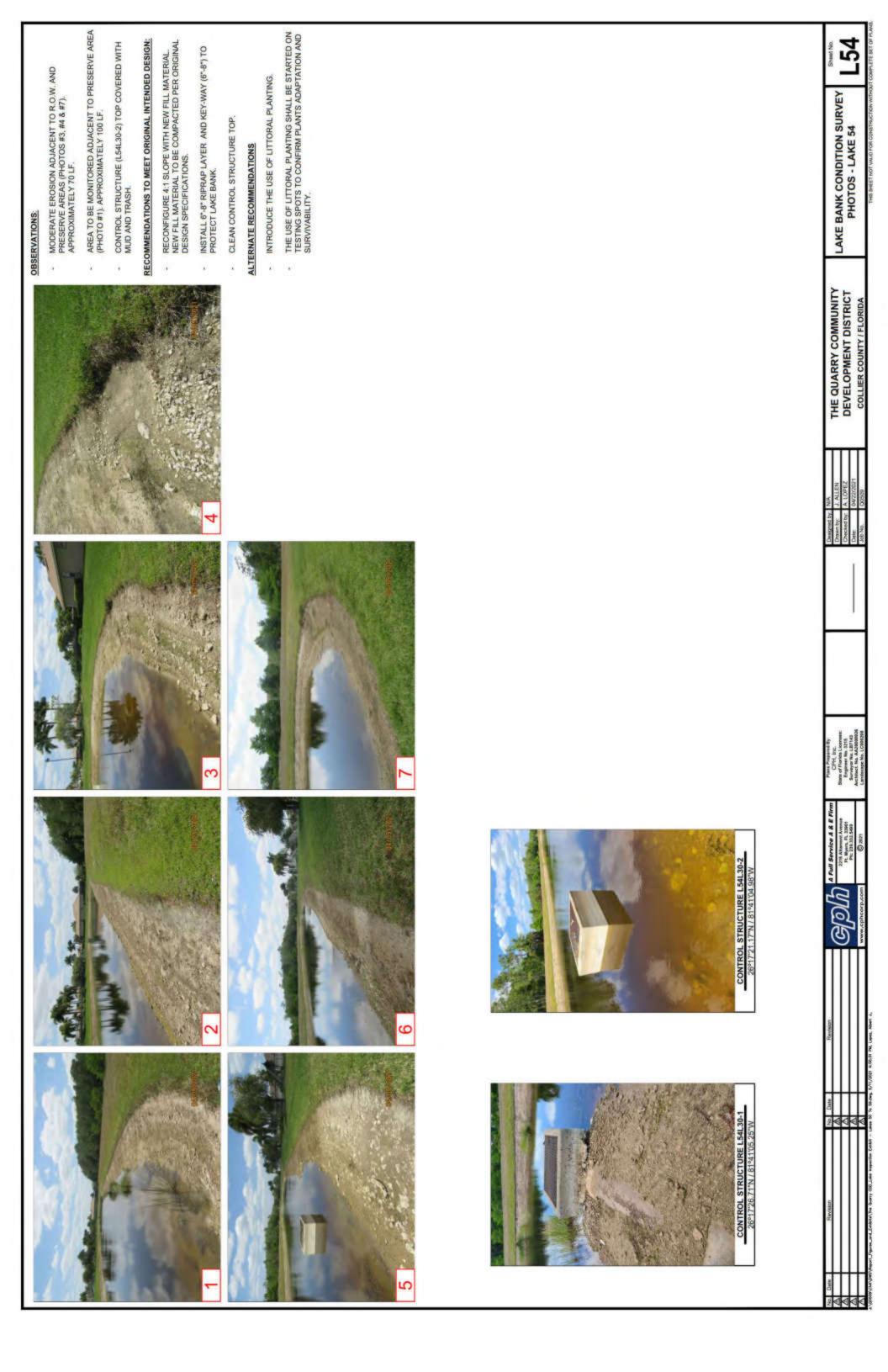


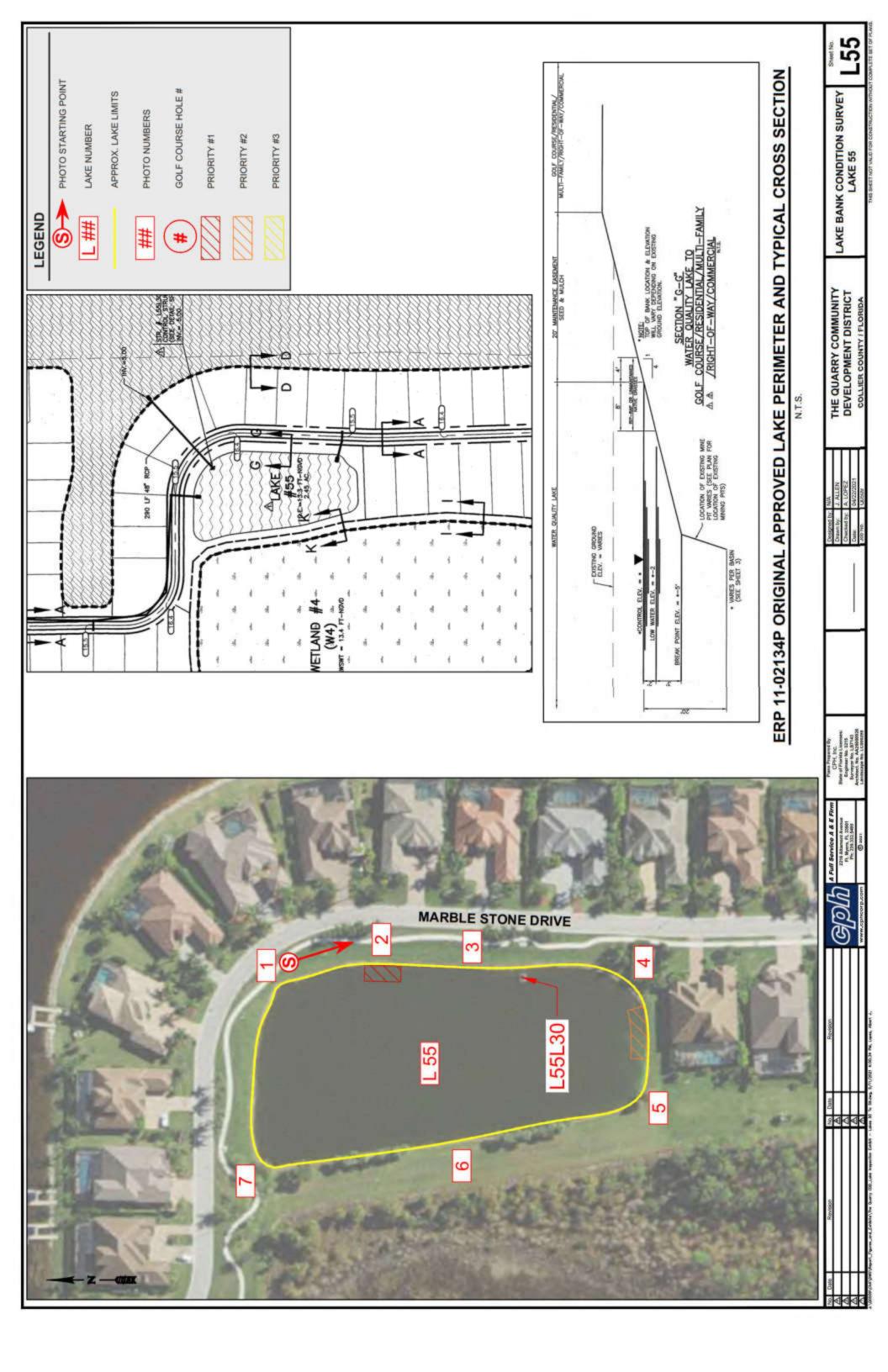


















OBSERVATIONS

- MODERATE EROSION ADJACENT TO R.O.W. AND RESIDENTIAL PROPERTY (PHOTOS #2 & #4). APPROXIMATE 120 LF.
- RECOMMENDATIONS TO MEET ORIGINAL INTENDED DESIGN:
- RECONFIGURE 4:1 SLOPE WITH NEW FILL MATERIAL NEW FILL MATERIAL TO BE COMPACTED PER ORIGINAL DESIGN SPECIFICATIONS. .
- INSTALL 6"-8" RIPRAP LAYER AND KEY-WAY (6"-8") TO PROTECT LAKE BANK. .

ALTERNATE RECOMMENDATIONS

- INTRODUCE THE USE OF LITTORAL PLANTING.
- THE USE OF LITTORAL PLANTING SHALL BE STARTED ON TESTING SPOTS TO CONFIRM PLANTS ADAPTATION AND SURVIVABILITY.

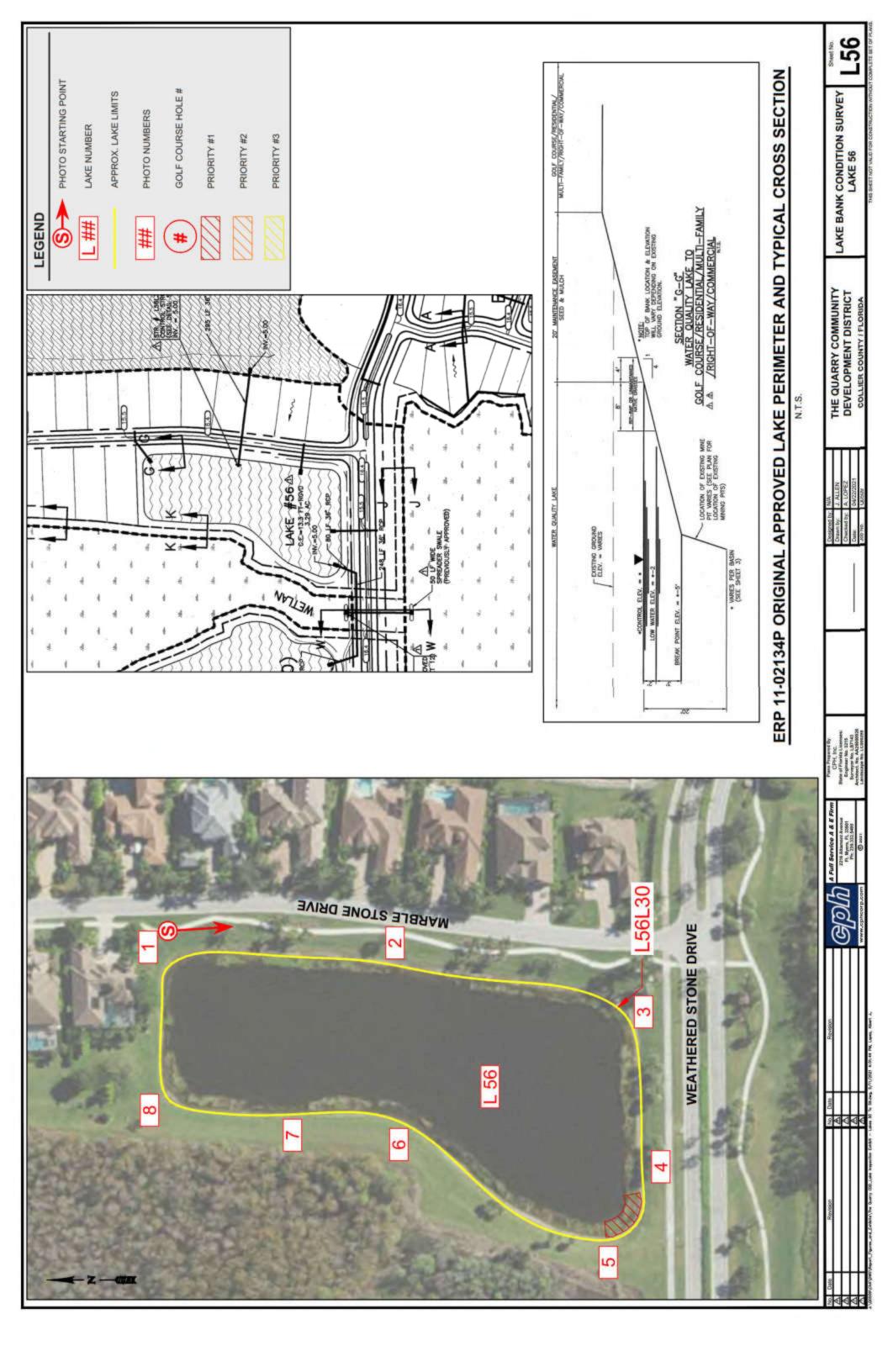
.







e A & E Firm	CPH, Unit CPH, Unit Blann of Plantas Lucement Bayerare tha. 2016 Surveyor tha. LULIKA	Denagrae Drawn b Drawn b Drawn b	THE QUARRY COMMUNITY THE QUARRY COMMUNITY DEVELOPMENT DISTRICT	LAKE BANK CONDITION SURVEY PHOTOS - LAKE 5
1000	Auchinect. No. AA29090026 Landscape No. LC090298	Job No.	COLLIER COUNTY / FLORIDA	





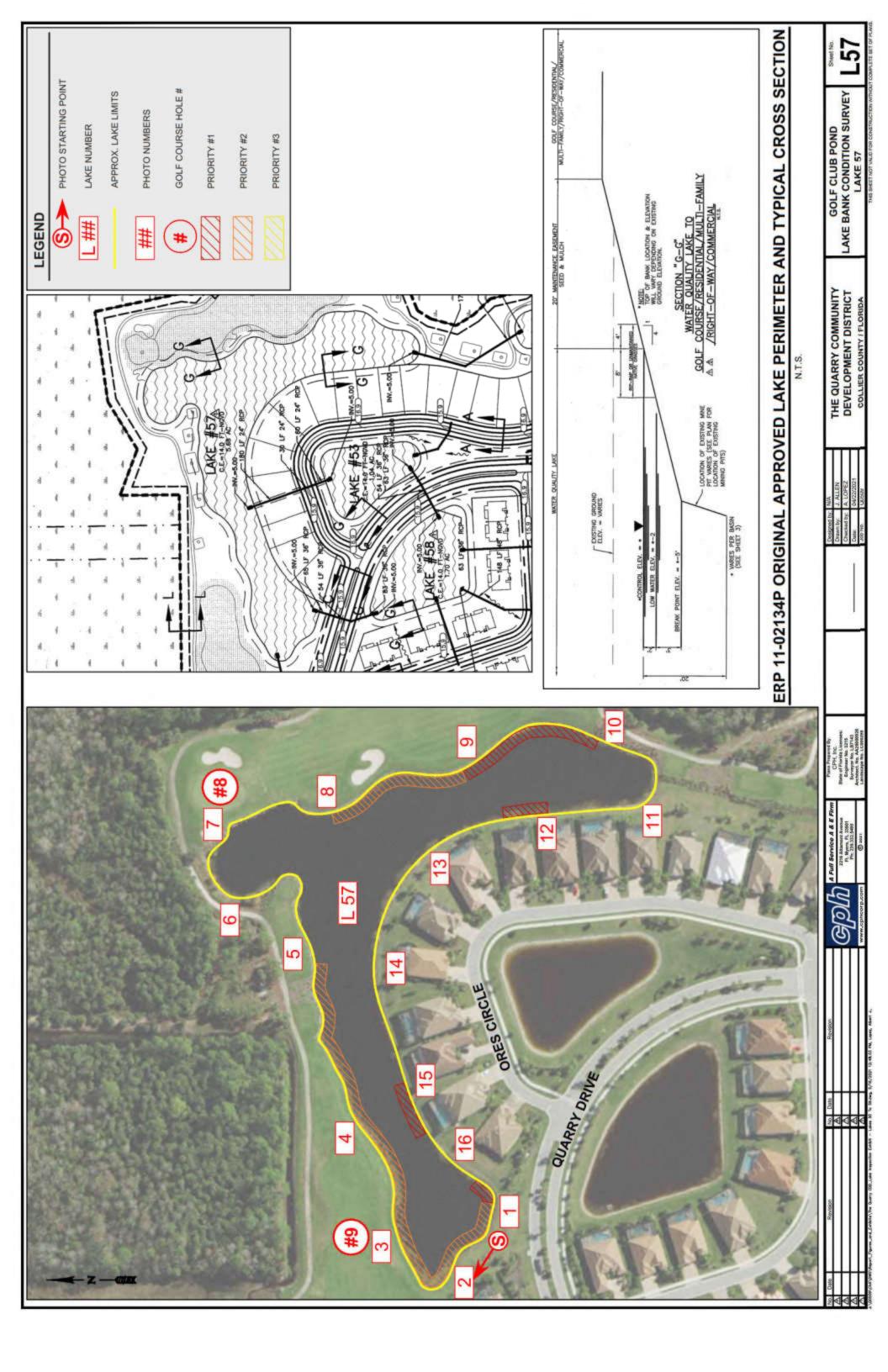
L56

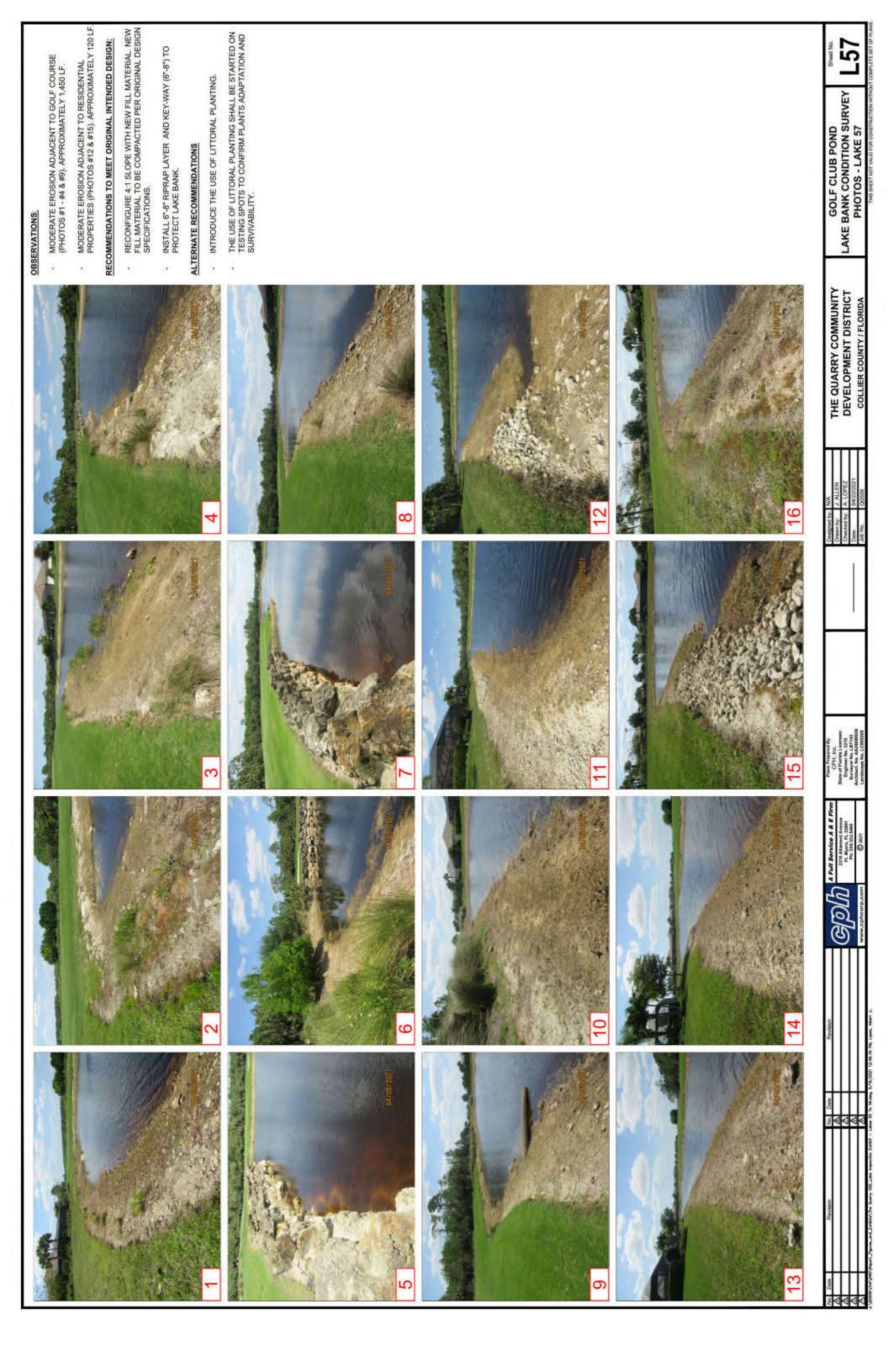
LAKE BANK CONDITION SURVEY PHOTOS - LAKE 56

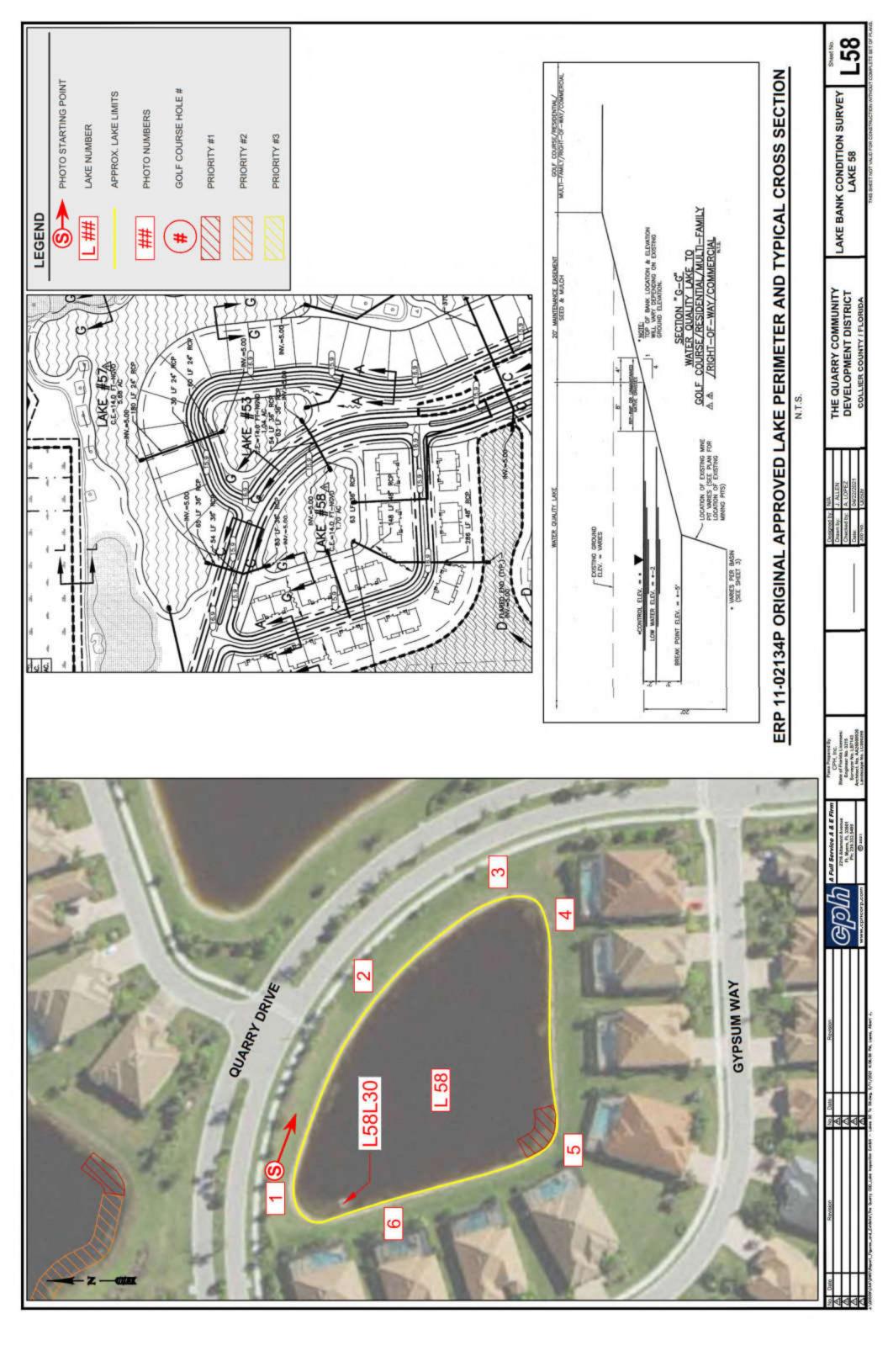
THE QUARRY COMMUNITY DEVELOPMENT DISTRICT COLLIER COUNTY / FLORIDA

Golh









	C C C C C C C C C C C C C C C C C C C	n
-10	PL A	1
-7		うち
1		No. of the second se
		19.6
Υ.	1 W 1.43	
9		
1		





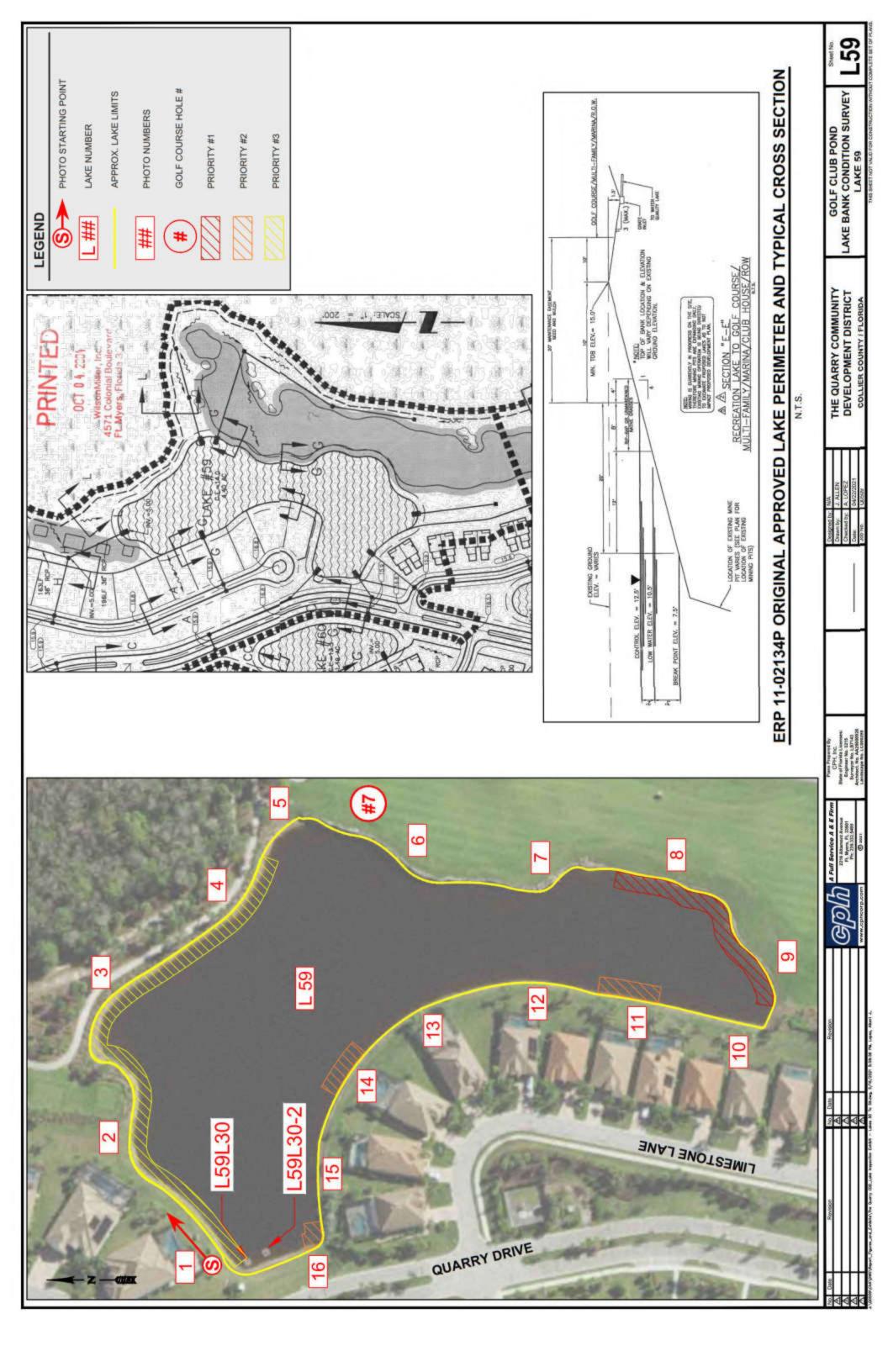
- RECONFIGURE 4:1 SLOPE WITH NEW FILL MATERIAL NEW FILL MATERIAL TO BE COMPACTED PER ORIGINAL DESIGN SPECIFICATIONS.

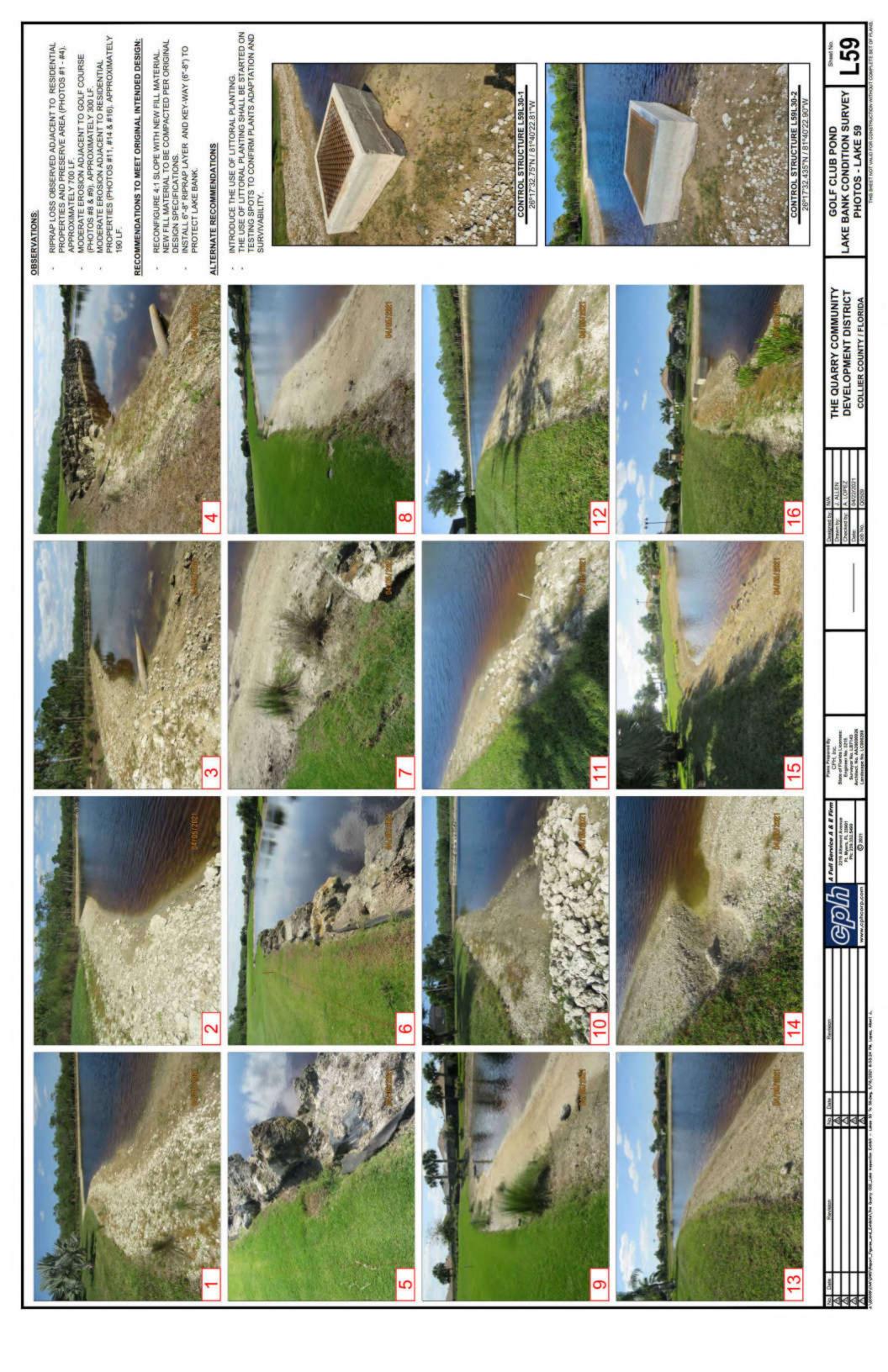


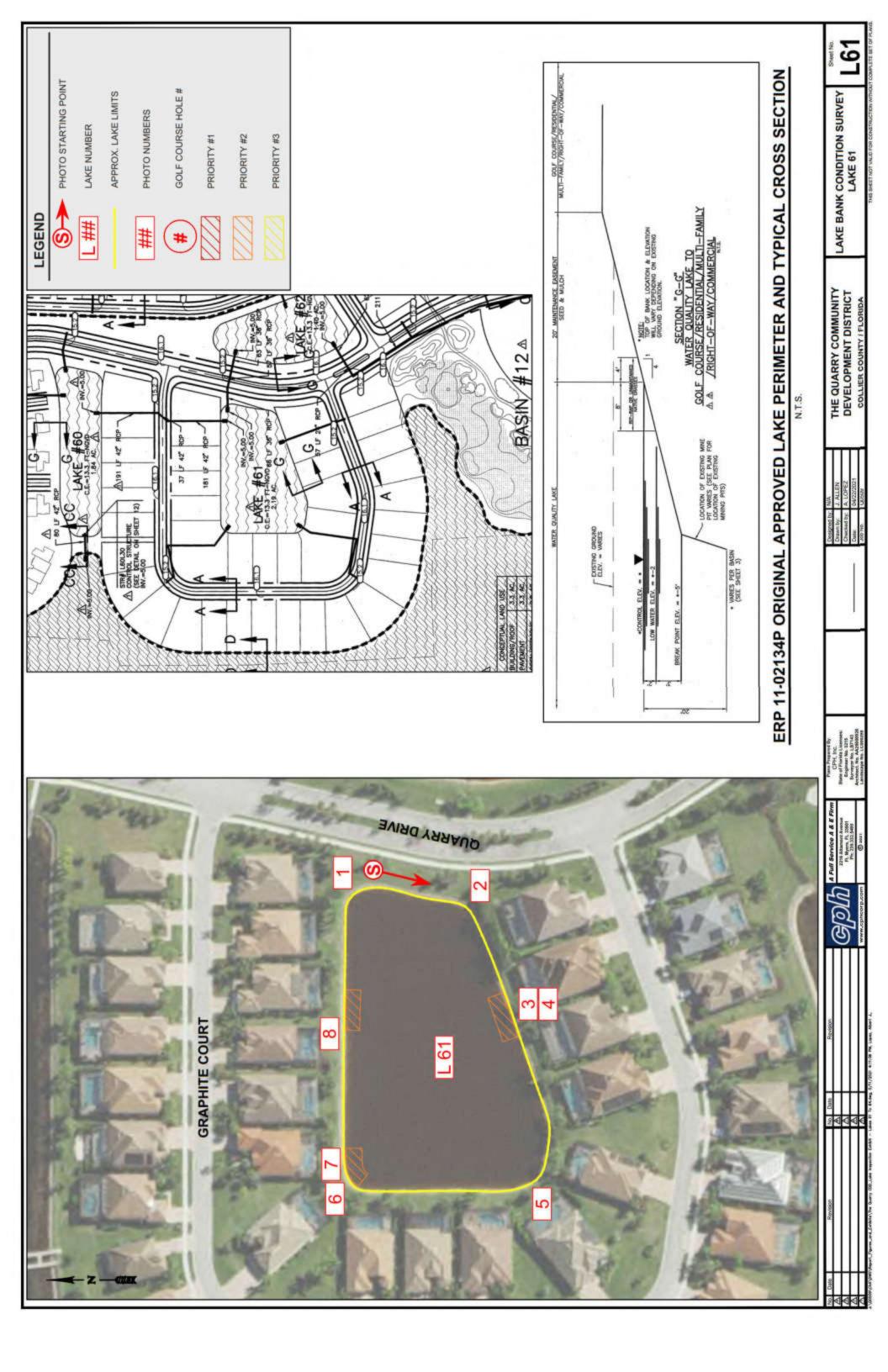


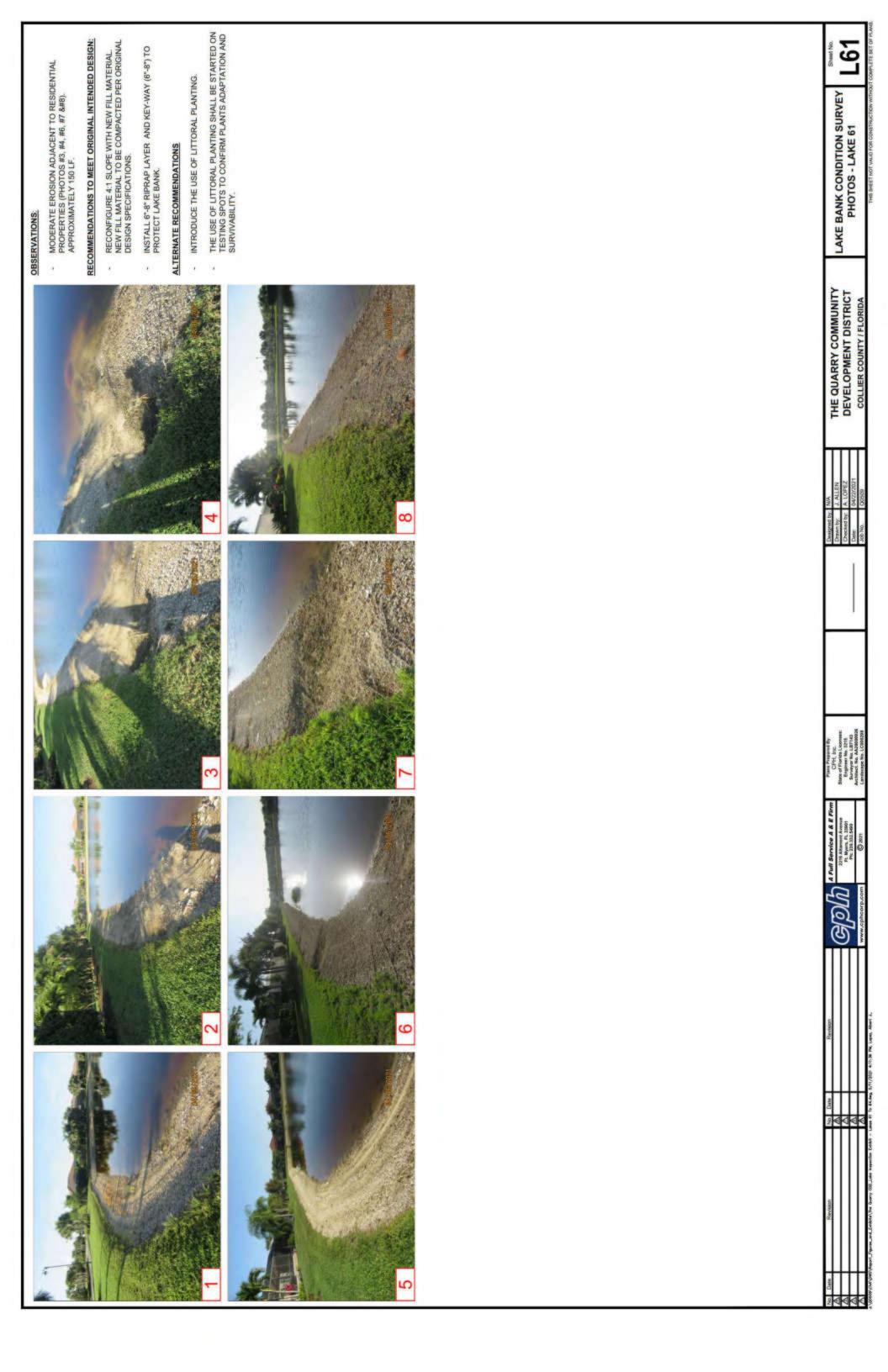
L58

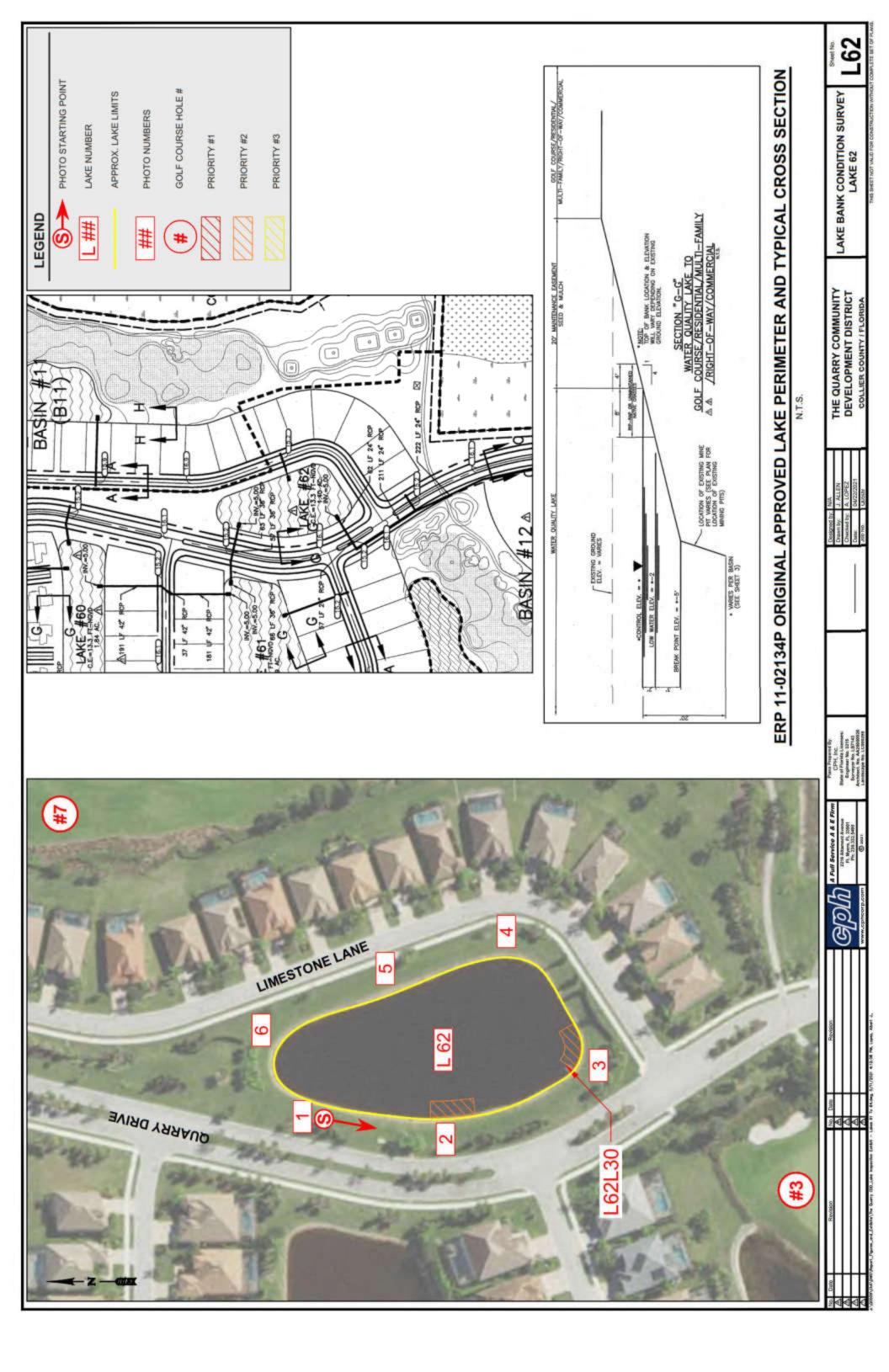












NAME OF	
-	
3	
2/44	
H	
1.2	1.1
46	





OBSERVATIONS.

- MODERATE EROSION ADJACENT TO R.O.W. (PHOTOS #1 - #3). APPROXIMATELY 110 LF.
- CONTROL STRUCTURE (L62L30) TOP COVERED WITH DEAD WEEDS AND GRASS CLIPPINGS.

RECOMMENDATIONS TO MEET ORIGINAL INTENDED DESIGN:

- RECONFIGURE 4:1 SLOPE WITH NEW FILL MATERIAL NEW FILL MATERIAL TO BE COMPACTED PER ORIGINAL DESIGN SPECIFICATIONS.
 - INSTALL 6"-8" RIPRAP LAYER AND KEY-WAY (6"-8") TO PROTECT LAKE BANK.
 - CLEAN CONTROL STRUCTURE TOP GRATE.

ALTERNATE RECOMMENDATIONS

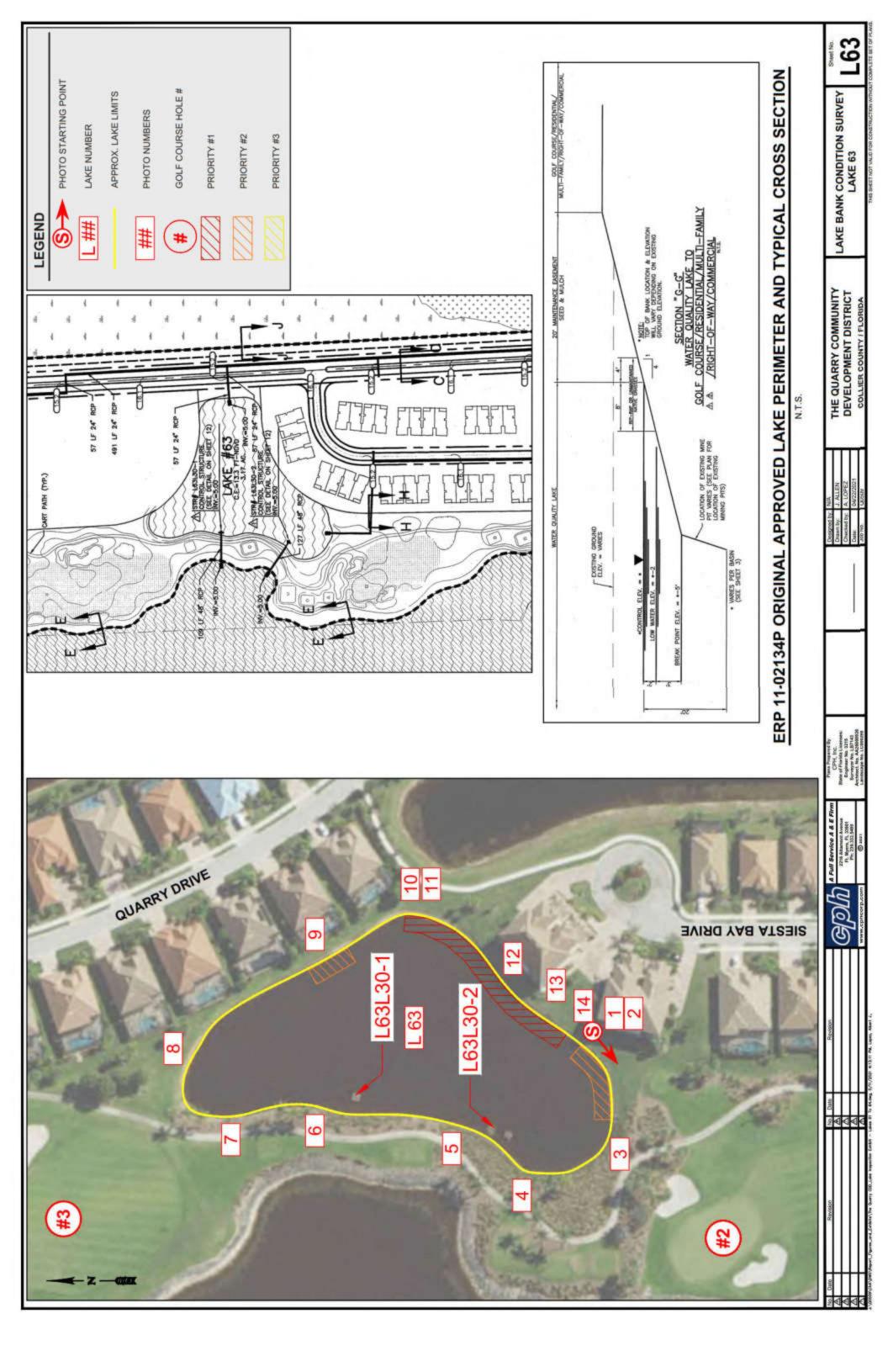
- INTRODUCE THE USE OF LITTORAL PLANTING.
- THE USE OF LITTORAL PLANTING SHALL BE STARTED ON TESTING SPOTS TO CONFIRM PLANTS ADAPTATION AND SURVIVABILITY.



22101 Alternant Average PL Byert, PL 2000
Pic 234.301.549

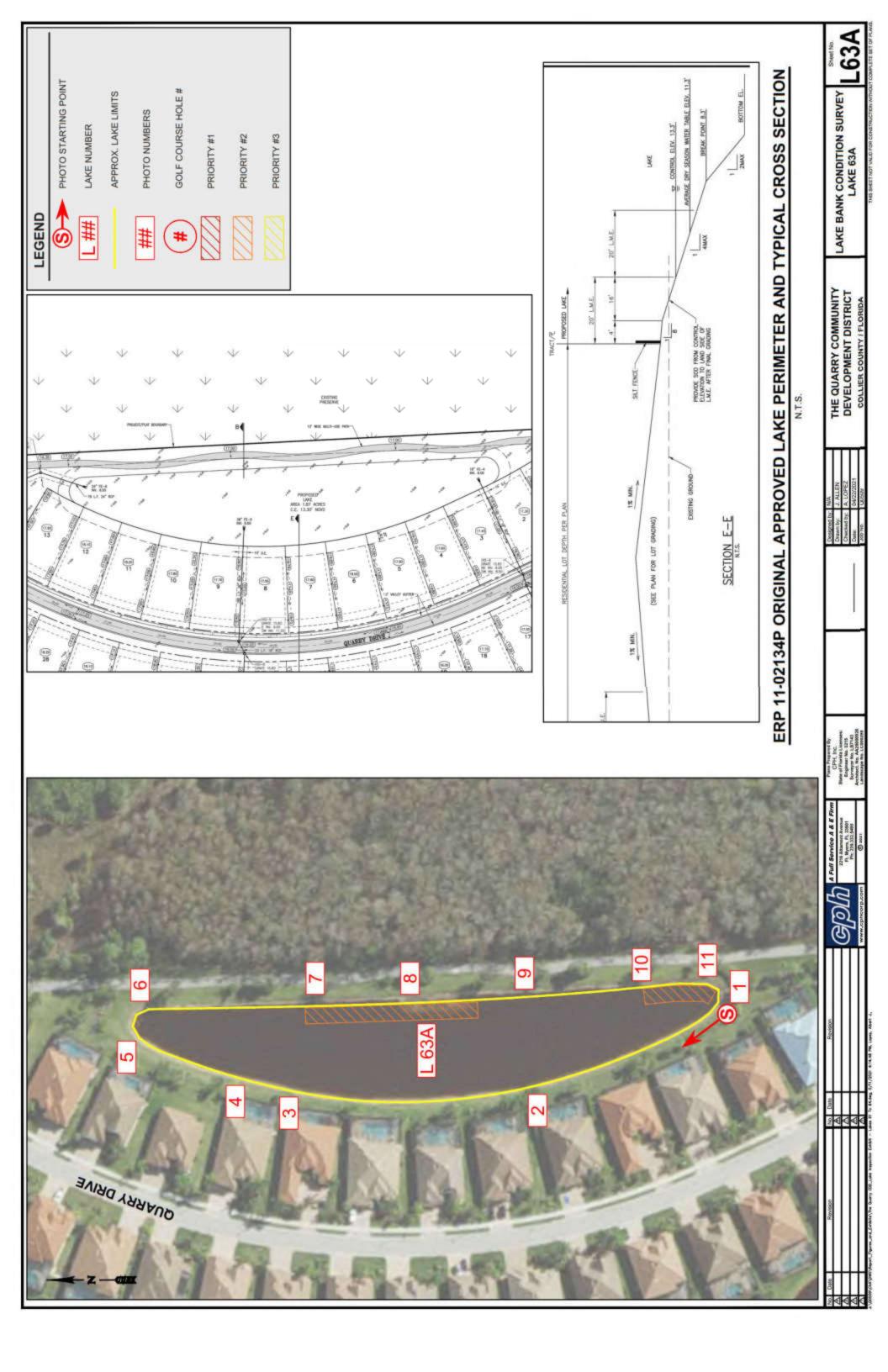
L62

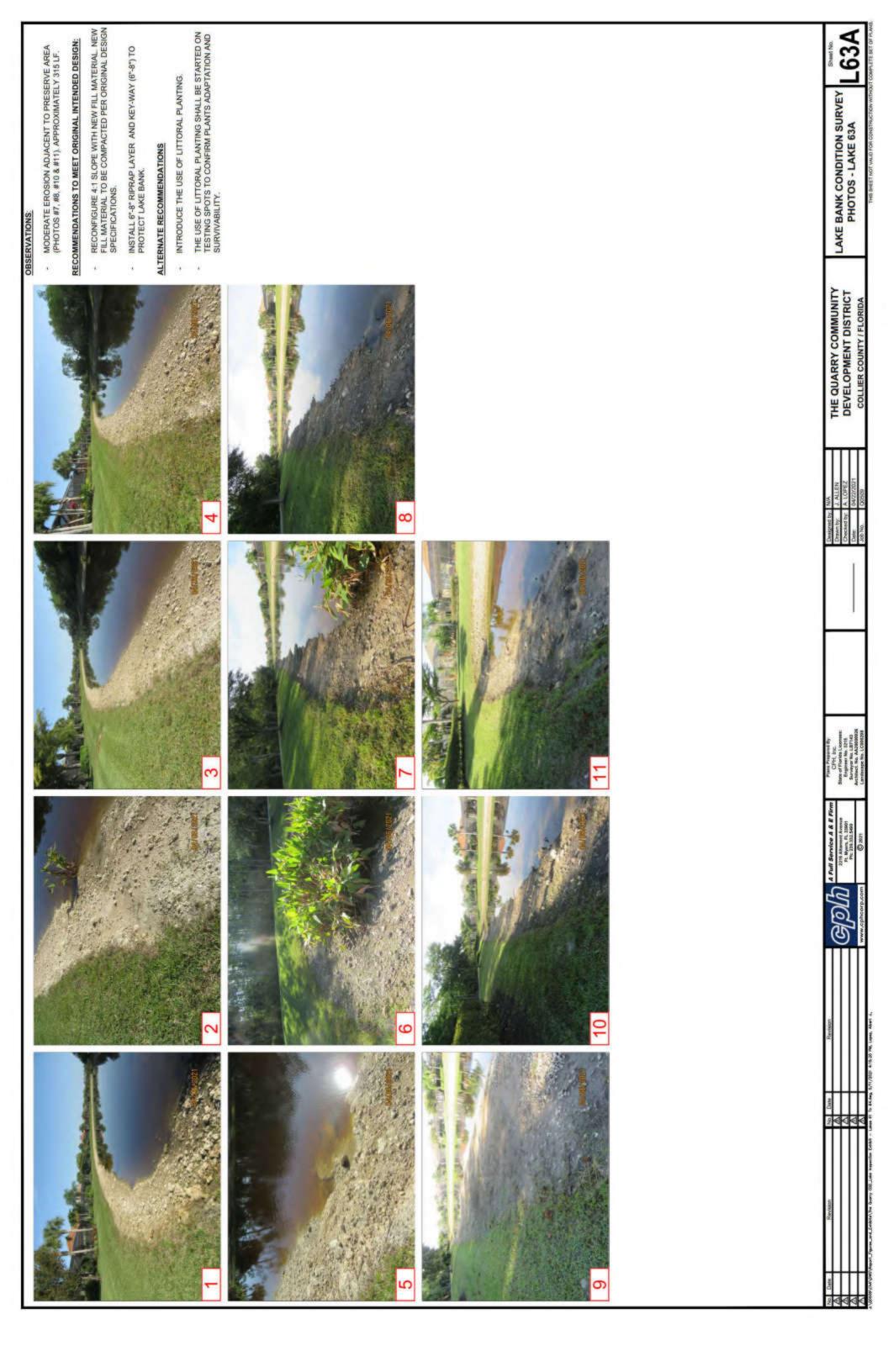


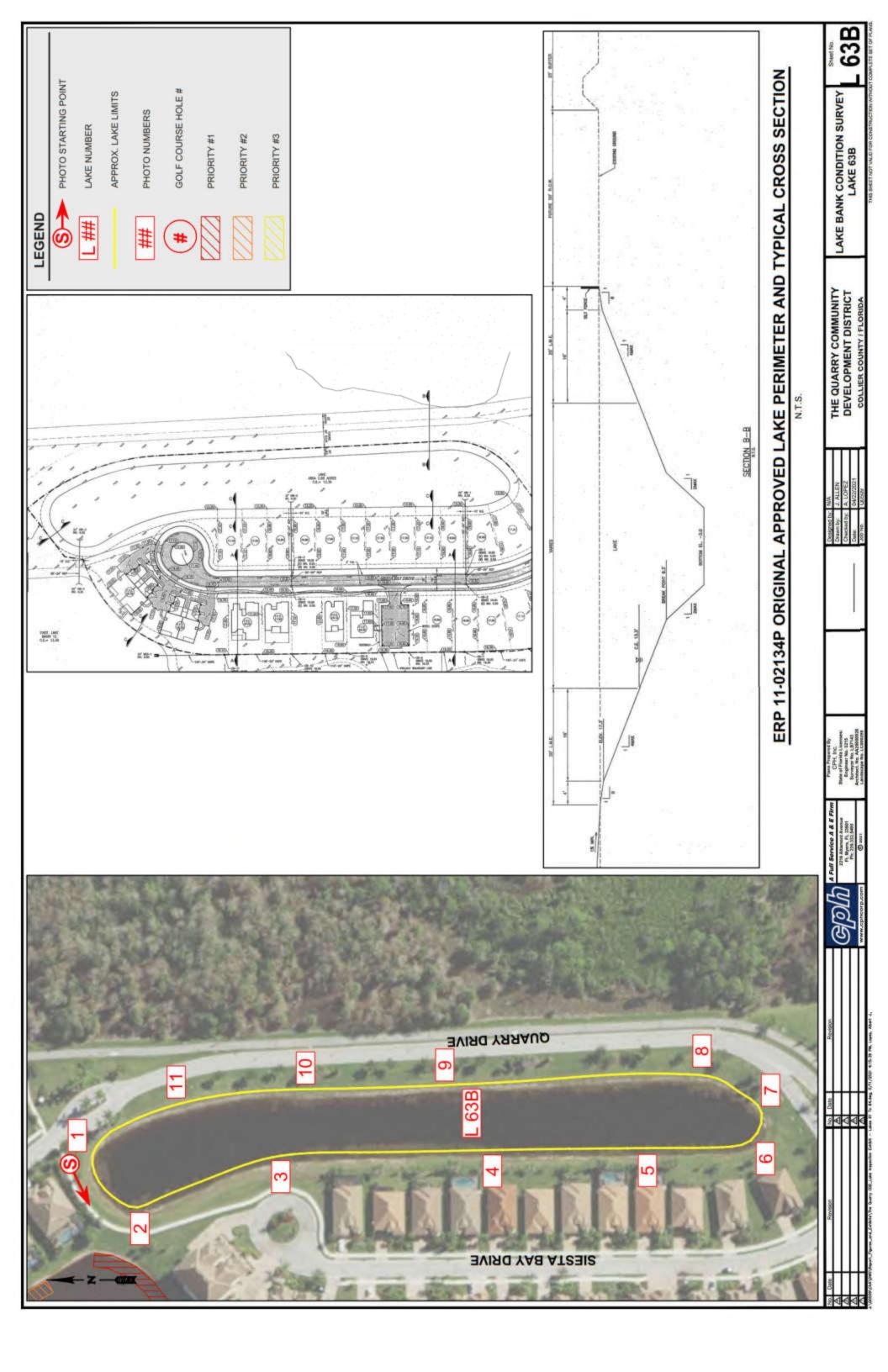


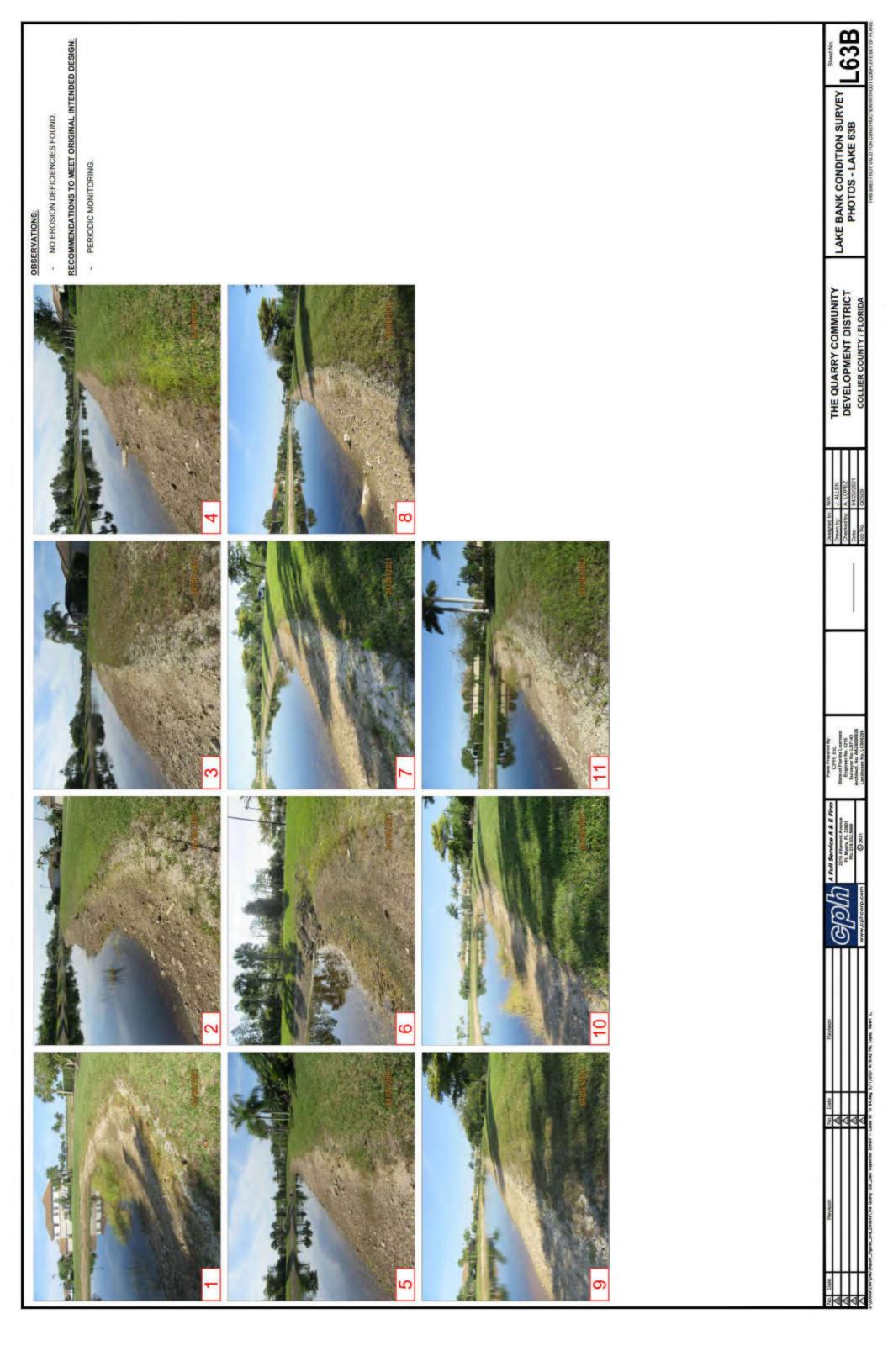
OBSERVATIONS	- MODERATE EROSION ADJACENT TO RESIDENTIAL PROPERTIES (PHOTOS #9 - #13). APPROXIMATELY 400 LF.	- CONTROL STRUCTURE (L63L30-1) TOP COVERED WITH TRASH.	RECOMMENDATIONS TO MEET ORIGINAL INTENDED DESIGN: DECOMPLICATED AT SUCCE WITH MEM FULL MATERIAL MEM	- RECONFIGURE 4.1 SLOTE WITH NEW FILL MATERIAL, NEW FILL MATERIAL TO BE COMPACTED PER ORIGINAL DESIGN SPECIFICATIONS. - INSTALL 6-8" RIPRAP LAYER AND KEY-WAY (6"-8") TO	PROTECT LAKE BANK CLEAN CONTROL STRUCTURE TOP GRATE.	ALTERNATE RECOMMENDATIONS INTRODUCE THE USE OF LITTORAL PLANTING.	 THE USE OF LITTORAL PLANTING SHALL BE STARTED ON TESTING SPOTS TO CONFIRM PLANTS ADAPTATION AND SURVIVABILITY. 	CONTROL STRUCTURE LB3L30-1		CONTROL STRUCTURE L63L30-2 260-17-101.31"N.1.81-940255.21"W	INITY LAKE BANK CONDITION SURVEY
		and the second s				4			12		
	When when he had a second and had a seco	and the second sec				3					R. R. Filmer Present Development By worken Burger Price Laconner Burger Price Action
				THE REAL PROPERTY AND			the second second				

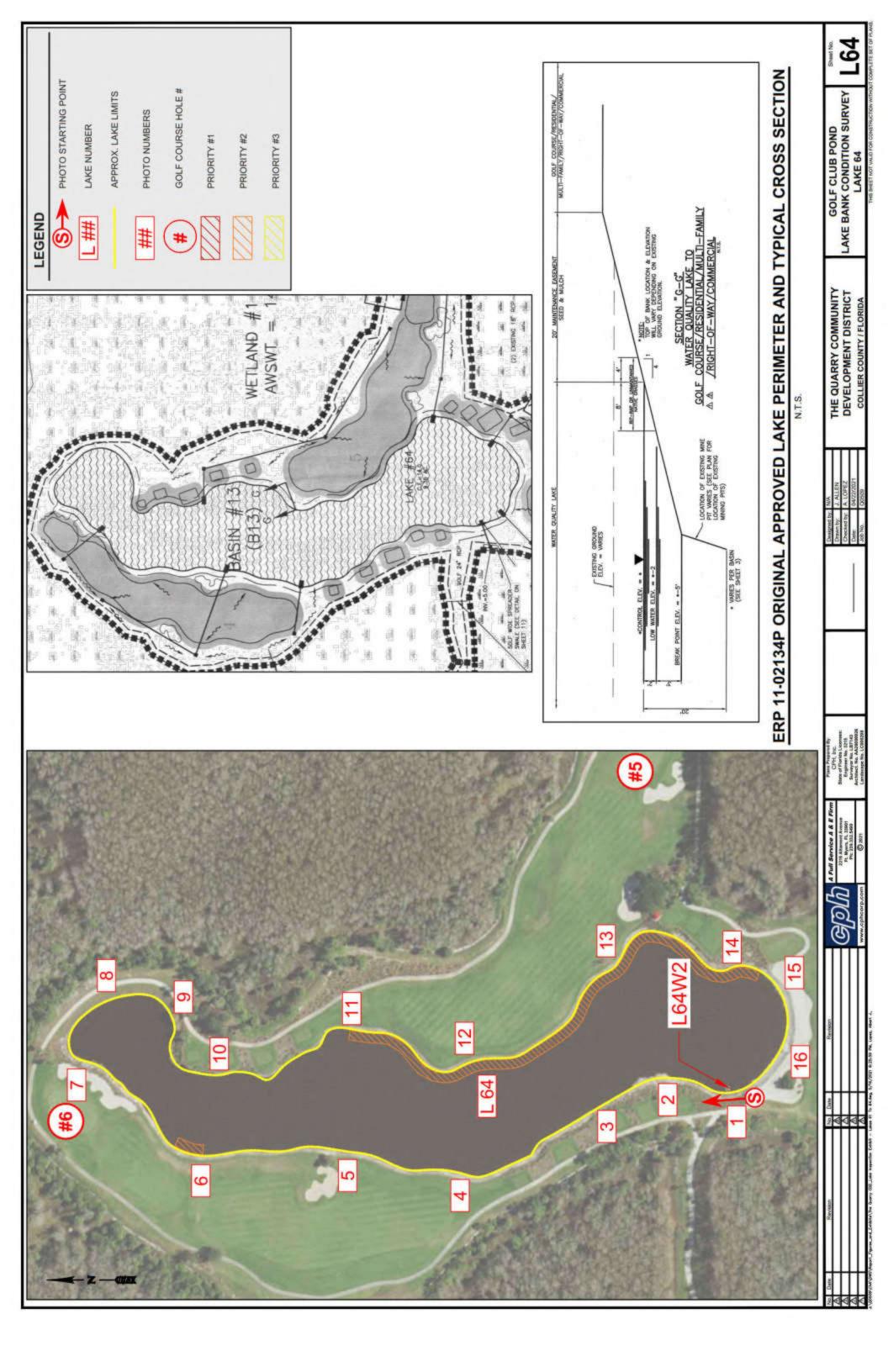
















APPENDIX B Deficiencies Summary

The Quarry CDD Stormwater Lakes Assessment Report Collier County, Florida

The Quarry CDD - Deficiencies Summary																			
				Golf Course Shoreline Residential / Preserve / R.O.W. Shoreline									Сог						
Lake	Lake Perimeter	Perimeter Adjacent to Golf Course	Adjacent to Residential / Preserve/	Erosion Deficiencies	Priority #1	Priority #2	*Priority #3	Percentage	Erosion Deficiencies	Priority #1	Priority #2	*Priority #3	Percentage	Priority #1	Priority #2	*Priority #3	Total	Total	Lake Bank Slope
#	LF	LF	R.O.W.	LF	LF	LF	LF	reneentage	LF	LF	LF	LF	reneentage	LF	LF	LF	LF	%	Luke Burn Stope
30	26,350	3,596	22,754	1,225	640	585	0	5%	2,220	1,304	916	0	8%	1,944	1,501	0	3,445	13%	4:1, 1:1
31	1,070	0	1,070	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	4:1
32	2,272	1,660	612	570	570	0	0	25%	120	120	0	0	5%	690	0	0	690	30%	4:1
33	1,279	0	1,279	0	0	0	0	0%	180	0	180	0	14%	0	180	0	180	14%	4:1
34	1,901	859	1,042	0	0	0	0	0%	260	260	0	0	14%	260	0	0	260	14%	4:1
35	1,555	1,010	545	335	0	0	335	22%	0	0	0	0	0%	0	0	335	335	22%	4:1
36	1,023	521	502	180	0	0	180	18%	210	0	0	210	21%	0	0	390	390	38%	4:1
37	801	0	801	0	0	0	0	0%	50	50	0	0	6%	50	0	0	50	6%	4:1
38	2,940	945	1,995	260	40	220	0	9%	900	900	0	0	31%	940	220	0	1,160	39%	4:1
40	2,127	1,198	929	450	450	0	0	21%	30	30	0	0	1%	480	0	0	480	23%	4:1
41	1,155	632	523	350	350	0	0	30%	150	0	0	150	13%	350	0	150	500	43%	4:1
42	2,593	1,413	1,180	850	850	0	0	33%	150	150	0	0	6%	1,000	0	0	1,000	39%	4:1
44	4,668	2,777	1,891	690	690	0	0	15%	480	480 260	0	0	10%	1,170	0	0	1,170	25%	4:1
45	1,285	0	1,285	0	0	0	0	0%	1,285		1,025	0	100%	260	1,025	0	1,285	100%	4:1
46	1,562	238	1,324	0	0	0	0	0%	580	53	527	0	37%	53	527	0	580	37%	4:1
47	5,460	3,193	2,267	1,565	1,037	528	0	29%	0	0	0	0	0%	1,037	528	0	1,565	29%	4:1
48	2,646	0	2,646	0	0	0	0	0%	350	0	350	0	13%	0	350	0	350	13%	4:1
49	723	0	723	0	0	0	0	0%	100	0	0	100	14%	0	0	100	100	14%	4:1
50	2,754	1,468	1,286	780	530	250		28%	50	0	50	0	2%	530	300	0	830	30%	4:1
53	851	0	851	0	0	0	0	0%	0		0	0	0%	0	0	0	0	0%	4:1
54	1,301	0	1,301	0	0	0	0	0%	70	70	0	0	5%	70	0	0	70	5%	4:1
55	1,330	0	1,330	0	0	0	0	0%	120	45 80	75	0	9%	45	75	0	120	9%	4:1
56	1,704	0	1,704	0	0	0	0	0%	80		0	0	5%	80	0	0	80	5%	4:1
58	970	0	970	0	0	0	0	0%	60 150	60	0	0	6% 13%	60	0	0	60	6% 13%	4:1
61 62	1,122 1,250	0	1,122 1,250	0	0	0	0 0	0% 0%	150	0	150 110	0	9%	0	150 110	0 0	150 110	9%	4:1
62	1,250	728	654	0	0	0	0	0%	400	235	110	0	9% 29%	235	110	0	400	29%	4:1 4:1
63A	1,382	0	1,618	0	0	0	0	0%	400 315	0	315	0	29% 19%	0	315	0	315	29% 19%	4:1
63A 63B	2,185	0	2,185	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	4:1
		-	,	-	-				8.420								-		4.1
Total	77,877	20,238	57,639	7,255	5,157	1,583	515	9%	-, -	4,097	3,863	460	11%	9,254	5,446	975	15,675	20%	
								Golf C	Course Owned I	akes (For Infor	mation Only)								
57	3,504			1,450	363	1,087	0	41%	120	120	0	0	3%	483	1,087	0	1,570	45%	4:1
59	2,407			300	300	0	0	12%	890	0	190	700	37%	300	190	700	1,190	49%	4:1
64	3,953			1,100	0	1,100	0	28%	0	0	0	0	0%	0	1,100	0	1,100	28%	4:1
Total	9,864			2,850	663	2,187	0	29%	1,010	120	190	700	10%	783	2,377	700	3,860	39%	

* Priority #3 refers to those areas requiring minimal erosion repair work or close monitoring to avoid future erosion issues