

**Bainebridge  
Community Development District  
Jacksonville, Florida**

**Public Facilities Report**

Prepared by  
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## **Introduction**

The Bainebridge Community Development District (District) was created for the purpose of financing and managing the acquisition, construction, and maintenance of the infrastructure and public amenities of Bainebridge (Development), a projected two phase, 208 gross acre residential development located entirely within Jacksonville, Florida located near the intersection of I-95 and Pecan Park Road. See Exhibit 1 for the location of the project.

The public facilities infrastructure consists of roadway, drainage, water, and sanitary sewer systems that give access and service to a total of 521 single-family units at completion of all development phases. The District will own, manage, and maintain the roadway and drainage infrastructure in their entirety. Water and Sanitary Sewer Infrastructure will be owned, operated, and maintained by Jacksonville Electric Authority (JEA). Public amenities include a Clubhouse Complex consisting of a 5,100 square foot building, parking lot, swimming pool with bath house, meeting area, training facility, tot lot, tennis court, all of which are completed and available for use. The Clubhouse complex is to be owned, operated, and maintained by the District. See Exhibit 2 for Phasing Map.

### **Phasing**

Unit 1 is approximately 120 acres consisting of 276 units as shown on Exhibit 3 (Roadway Improvements- Unit 1. As of the date of this report, Phase 1 of the Bainebridge development has been completed and the final infrastructure inspection by the District Engineer was performed on December 15, 2006. Unit 1 construction included roadways, stormwater management facilities, drainage and utility infrastructure. Also included is a deceleration lane at the entrance to the development. The water and sanitary sewer infrastructure associated with Phase 1 has been conveyed by the District to the local utility operator, Jacksonville Electric Authority (JEA). JEA funded the construction of the offsite water and sewer utilities. The plat for this unit has been completed and accepted.

The future phase has been engineered and reviewed by the appropriate agencies of authority. All permits necessary for approval and construction of the future phase were issued. A construction start date for the future phase has not been established and will be dependant on projected residential lot sales. The construction of the future phase will be accomplished by the developer, with finished facilities transferred to the Bainebridge CDD upon completion and satisfactory resolution of financial matters.

## **I. Public Facilities**

### **1. Roadway**

Ownership- City of Jacksonville

The constructed roads in Phase 1 and permitted for construction roads for the future phase are asphalt, generally two-lane, two-way, except for divided roadways at the entrance.

Traffic lanes are 10 to 12 feet in width, crowned for drainage to curb inlets. Approximately 4.9 miles of curb, 47,600 square yards and 41,800 square yards of lime rock base and asphalt are installed. Five foot wide sidewalks span both sides of primary roads. Cul-de-sacs are sixty (60) feet in diameter. Construction of all roadways within Phase 1 has been completed. The Roadways for Phase I have been conveyed to the City of Jacksonville. Roadways within the future phase have been permitted for construction but are not currently under construction. Unit 1 offsite improvements include the construction of a deceleration lane at the entrance to the development. No other improvements to Pecan Park Road were required. A contribution will be made to the City of Jacksonville for offsite roadway improvements as a condition of the Fair Share Agreement. This amount presently established to be \$97,000. The improvements to Pecan Park Road have been completed with Phase 1. No future offsite roadway improvements are planned.

The District intends to acquire certain transportation facilities within the District Boundaries. These improvements include the clearing, grubbing, and earthwork necessary for work within the rights-of-way, roadway, and curb improvements. Onsite and offsite roadway improvements are shown on approved plans dated 01/11/07. Unit 1 was dedicated to the City of Jacksonville for operation and maintenance. Unit 2 will be acquired upon completion.

## **2. Stormwater Management**

**Ownership – City of Jacksonville**

The constructed stormwater system in Unit1 and the permitted for construction stormwater systems in the future phase consist of street inlets, back lot inlets, manholes, approximately 7,648 feet concrete storm pipes, and 14.3 acres of ponds with outfalls to existing wetlands and water conveyance channels. Unit 1 of the stormwater system has been constructed per the plans designed by the Engineer of Record, reviewed by City of Jacksonville and the St. Johns Water Management District, inspected and certified to be in compliance with the permitted plans by the St. Johns River Water Management District. The systems have been designed in accordance with state and local agencies of authority to retain storm runoff within the development as necessary to discharge into existing receiving bodies of water at a rate not greater than the pre-development discharge rate as reviewed and approved by the St. Johns River Water Management District. The appropriate permits are in place and satisfactorily in compliance. The City of Jacksonville maintains and owns the Roads and Storm Sewer facilities. Ownership and maintenance of the ponds and outfall structures are the property and responsibility of the Bainebridge CDD.

FEMA Flood Insurance Rate Map 1200770070E, panel 70 of 310, Nassau County, applies to the Development. By Letter of Map Amendment (LOMR) dated August 15, 1989, all land areas any FEMA flood plain and designated as being in an 'X' zone.

## **3. Water Distribution System**

**Ownership – Jacksonville Electric Authority**

The water distribution system serving all phases of the development is composed of pipe sizes of 2" thru 10", backflow preventors, fire hydrants, and appendages consisting of fittings and valves. Potable water for the water system is supplied by connection to existing JEA facilities along Pecan Park Road.

The portion of the system constructed to service Phase 1 is completed. It has been inspected by the Jacksonville Electric Authority. The Jacksonville Electric Authority has formally accepted ownership and maintenance of the potable water system. Portions of the potable water system planned for the future phase has been permitted, but not constructed.

The underground irrigation system within common areas has been constructed within Phase 1. Ownership has been transferred to the Bainebridge CDD. Bainebridge CDD is solely responsible for operation and maintenance of the irrigation system and improvements including facilities at the entrance, the amenity center, all common areas.

**4. Sanitary Sewer System**

Ownership – Jacksonville Electric Authority

The sanitary sewer collection system for all phases of the development consists of 8" to 12" gravity sewer pipe (SDR26 and SDR35 pipe), concrete manholes, force mains (DR18 pipe), and 2 lift stations. A portion of the sanitary system, as detailed herein, was constructed in Phase 1 and conveyed to JEA upon completion. The sanitary sewer system for future phase has been reviewed by the appropriate agencies of authority and permitted for construction. Two pump stations have been installed in Unit 1 and capable of meeting the demands of the present and future development. Lift stations are not planned for the future phase.

**5. Electrical System**

Ownership – Jacksonville Electric authority

The Electrical System for Phase 1 was designed by Jacksonville Electric Authority (JEA) and installed by a JEA approved contractor. JEA owns and maintains the electrical system up to the meter boxes at the individual homes, lift stations and amenities center.

**6. Bainebridge Clubhouse Complex**

Ownership – Bainebridge CDD

Construction of the Bainebridge Clubhouse, along with is complete. The facility is located within Phase 1, as shown on Exhibit B. The center has approximately 5,100 square feet of activity area. The total site area is approximately 5.0 acres that incudes a parking lot, pool with bath house, meeting area, training room, covered lanai, tot lot, and tennis court. The District owns, operates, and maintains the complex.

## **II. Additions or Expansions**

The future phase contains roadway and utility infrastructure as detailed herein. This phase contains 237 single family lots. An exact date for commencement of this phase has not been determined.

## **III. Replacement of Existing Facilities**

The district does not currently propose to replace any public facilities within the next ten years.

## **IV. Financial Assets**

The district will own, operate, and maintain, or convey infrastructure and public amenities as listed herein for Phase 1 of Bainebridge Development, based on 2007 construction costs.

### **Bainebridge Phase 1 (237 single family lots)**

<b>Item</b>	<b>Owning Entity</b>	<b>Construction Cost</b>
Clubhouse Complex	District	\$1,825,000
Roadways	COJ	\$1,565,554
Drainage System	COJ	\$2,019,845
Water System	JEA	\$524,000
Sanitary System w LS	JEA	\$1,714,700
Monuments, Landscape	District	\$408,000
<b>TOTAL</b>		<b>\$8,057,099</b>

### **Bainebridge Future Phase (413 single family lots)**

<b>Item</b>	<b>Owning Entity</b>	<b>Construction Cost</b>
Roadways	COJ	\$1,378,369
Drainage System	COJ	\$1,778,339
Water System	JEA	\$462,000
Sanitary System	JEA	\$1,509,029
Monuments, Landscape	District	\$0
<b>TOTAL</b>		<b>\$5,127,737</b>

### **VIII. Engineer's Certification**

I hereby certify to the best of my knowledge that the foregoing is a true and correct description of the facilities for the Bainbridge Community Development District.



John Kelly, P.E.  
Vice President - General Civil Division  
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## PROJECT VICINITY MAP

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT  
DUVAL COUNTY JACKSONVILLE, FLORIDA

DATE  
OCT. 2010  
FIGURE  
EXHIBIT 1



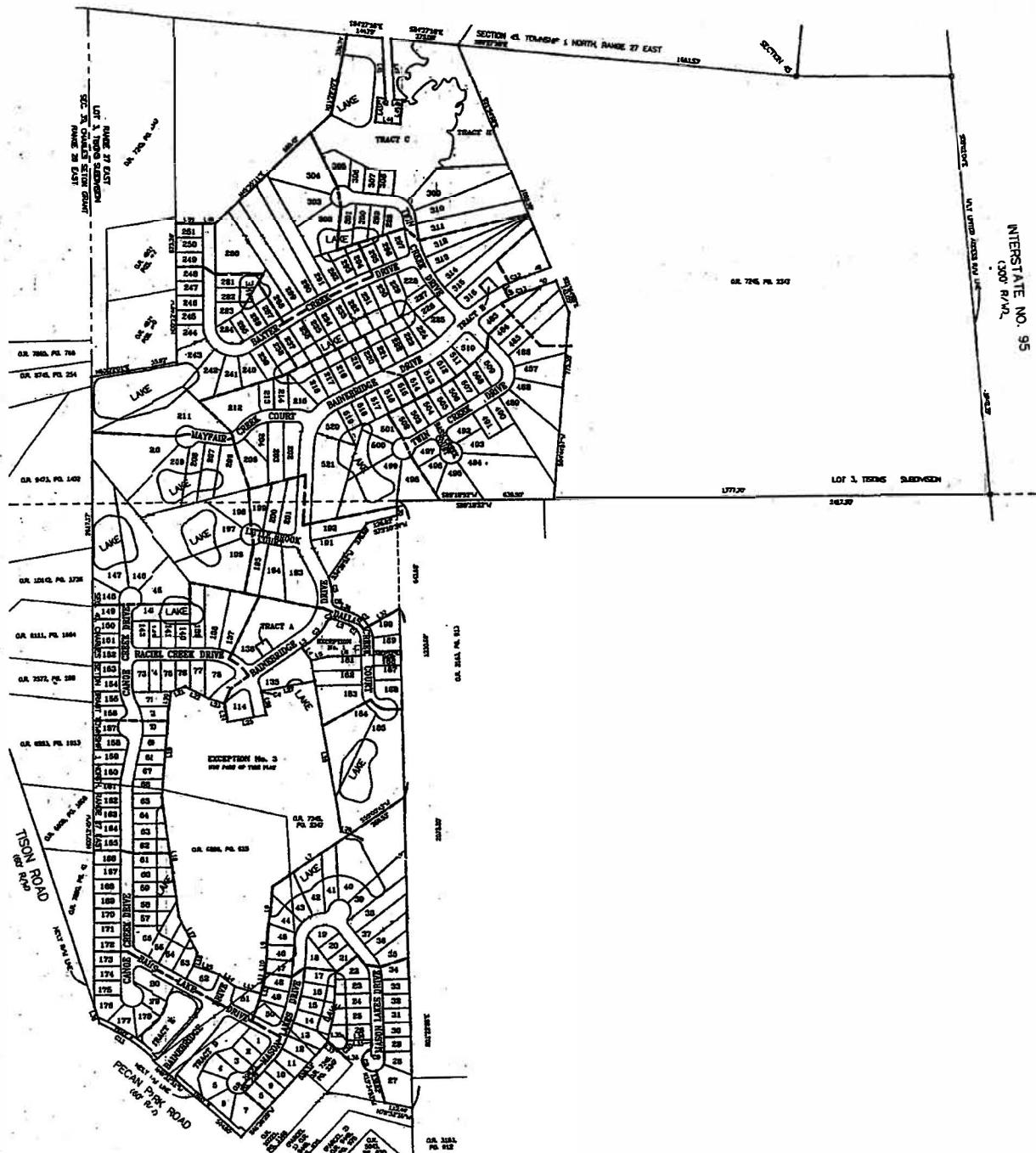
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## PROJECT PHASING MAP

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT  
DUVAL COUNTY JACKSONVILLE, FLORIDA

DATE  
OCT. 2010  
FIGURE  
EXHIBIT 2



# **DRMP**

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## ROADWAY IMPROVEMENTS = UNIT 1

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

## **DUVAL COUNTY**

JACKSONVILLE, FLORIDA

DATE  
OCT. 2010

**FIGURE**

EXHIBIT 3