

**River Glen Community Development District
Nassau County, Florida**

Engineer's Annual
Public Facilities Report

Prepared by
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Jacksonville, Florida 32256



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Introduction

The River Glen 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 River Glen (Development), a projected three phase, 369 gross acre residential development located entirely within Nassau County Florida. See Exhibit A for the location of the District.

The Development offers single-family dwelling units to be built in three phases. The public facilities infrastructure consists of roadway, drainage, water, and sanitary sewer systems that give access and service to a total of 651 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 4,670 square foot building, a swimming pool, a spa, and tennis courts, all of which are completed and available for use. The Clubhouse complex is to be owned, operated, and maintained by the District. See Exhibit B for Phasing Map.

As of the date of this report, Phase 1 of the River Glen development has been completed. The District has obtained ownership the roadway and drainage infrastructure within Phase 1. 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). Phase 2 and Phase 3 have been engineered and reviewed by the appropriate agencies of authority. All permits necessary for approval and construction of Phase 2 and Phase 3 have been issued. A construction start date for Phase 2 and Phase 3 has not been established and will be dependant projected residential lot sales. The construction of each future phase will be accomplished by the developer, with finished facilities transferred to the River Glen CDD upon completion and satisfactory resolution of financial matters.

I. Public Facilities

1. Roadway
Ownership- River Glen CDD

The constructed roads in Phase 1 and permitted for construction roads in Phases 2 and 3 are asphalt, generally two-lane, two-way, except for divided roadways at entrances and isolated instances. Traffic lanes are 10 to 12 feet in width, crowned for drainage to curb inlets. Five foot wide sidewalks span both sides of primary roads. Cul-de-sacs are one hundred (100) feet in diameter. Construction of all roadways within Phase 1 has been completed. The Roadways for Phase I have been conveyed to the District. Roadways within Phase 2 and Phase 3 have been permitted for construction but are not currently under construction.

2. Stormwater Management Ownership – River Glen CDD

The constructed stormwater system in Phase 1 and the permitted for construction stormwater systems in Phases 2 & 3 consist of street inlets, back lot inlets, manholes, concrete storm pipes, and 10 ponds with outfalls to existing wetlands and water conveyance channels. Phase 1 of the stormwater system has been constructed per the plans designed by the Engineer of Record, reviewed by both Nassau County 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.

FEMA Flood Insurance Rate Map 120170035C, panel 350 of 525, Nassau County, applies to the Development. By Letter of Map Amendment (LOMR) dated April 11, 2005, all land areas above 6' elevation were identified as above any FEMA flood plain and designated as being in an 'X' zone. Since all lots are well above the 6' elevation, no lot within the development is subject to flooding by FEMA standards.

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 Edwards Road at the project entrance and an existing JEA 10" connection at an adjoining development.

The portion of the system constructed to service Phase 1 is completed. It has been inspected by both Nassau County officials and 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 Phase 2 and Phase 3 has been permitted, but not constructed.

The underground irrigation system within common areas has been constructed. Ownership has been transferred to the River Glen CDD. River Glen 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 3 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 Phase 2 and Phase 3 has been reviewed by the appropriate agencies of authority and permitted for construction.

5. Electrical System
Ownership – Florida Power and Lights

The Electrical System was designed by Florida Power and Lights (FP&L) and installed by a FP&L approved contractor. FP&L owns and maintains the electrical system up to the meter boxes at the individual homes, lift stations and amenities center.

6. River Glen Clubhouse Complex
Ownership – River Glen CDD

Construction of the River Glen Clubhouse, along with its swimming pool and tennis courts is complete. The facility is located within Phase 1, as shown on Exhibit B. When completed, tentatively Summer of 2008, the complex will consist of a 4670 square feet of climate controlled meeting and recreation facilities, a 3,900 square foot swimming pool, an activity (kiddie) pool, 2 tennis courts, a basketball court, a baseball field, a playground, and associated parking facilities. The District owns, operates, and maintains the complex.

II. Additions or Expansions

1. Phase 2 – Phase 2 contains roadway and utility infrastructure as detailed herein. Phase 2 contains 183 single family lots. An exact date for commencement of this phase has not been determined.

2. Phase 3 – Phase 3 contains roadway and utility infrastructure as detailed herein. Phase 3 contains 221 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 River Glen Development, based on 2007 construction costs.

River Glen Phase 1 (237 single family lots)

Item	Owning Entity	Quantity	Construction Cost
Clubhouse Complex	District	1	\$1,618,500
Roadways	District	11,900 feet	\$3,928,000
Drainage System	District	7,700 feet	\$932,000
Water System	JEA	13,000 feet	\$439,900
Sanitary System	JEA	6,700 feet	\$1,096,500
Sanitary Lift Station	JEA	2 Each	\$536,000
TOTAL			\$8,550,900

River Glen Phase 2 and Phase 3 (413 single family lots)

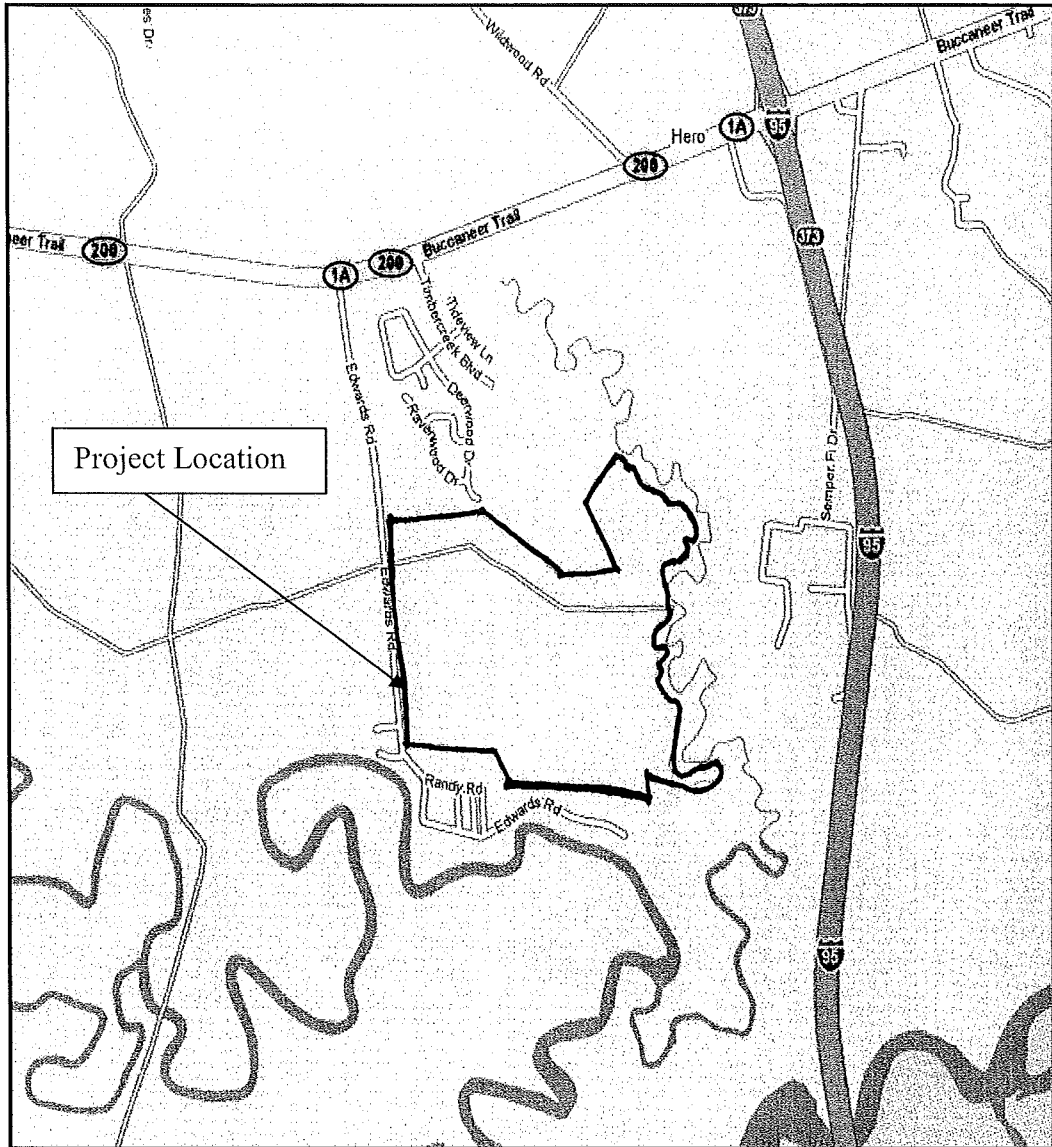
Item	Owning Entity	Phase 2 Qty	Phase 3 Qty
Roadways	District	8,200 ft	8,700 ft
Drainage System	District	7,700 ft	7,800 ft
Water System	JEA	9,800 ft	9,600 ft
Sanitary System	JEA	7,800 ft	8,100 ft
Sanitary Lift Station	JEA	1 each	1 each



VIII. Engineer's Certification

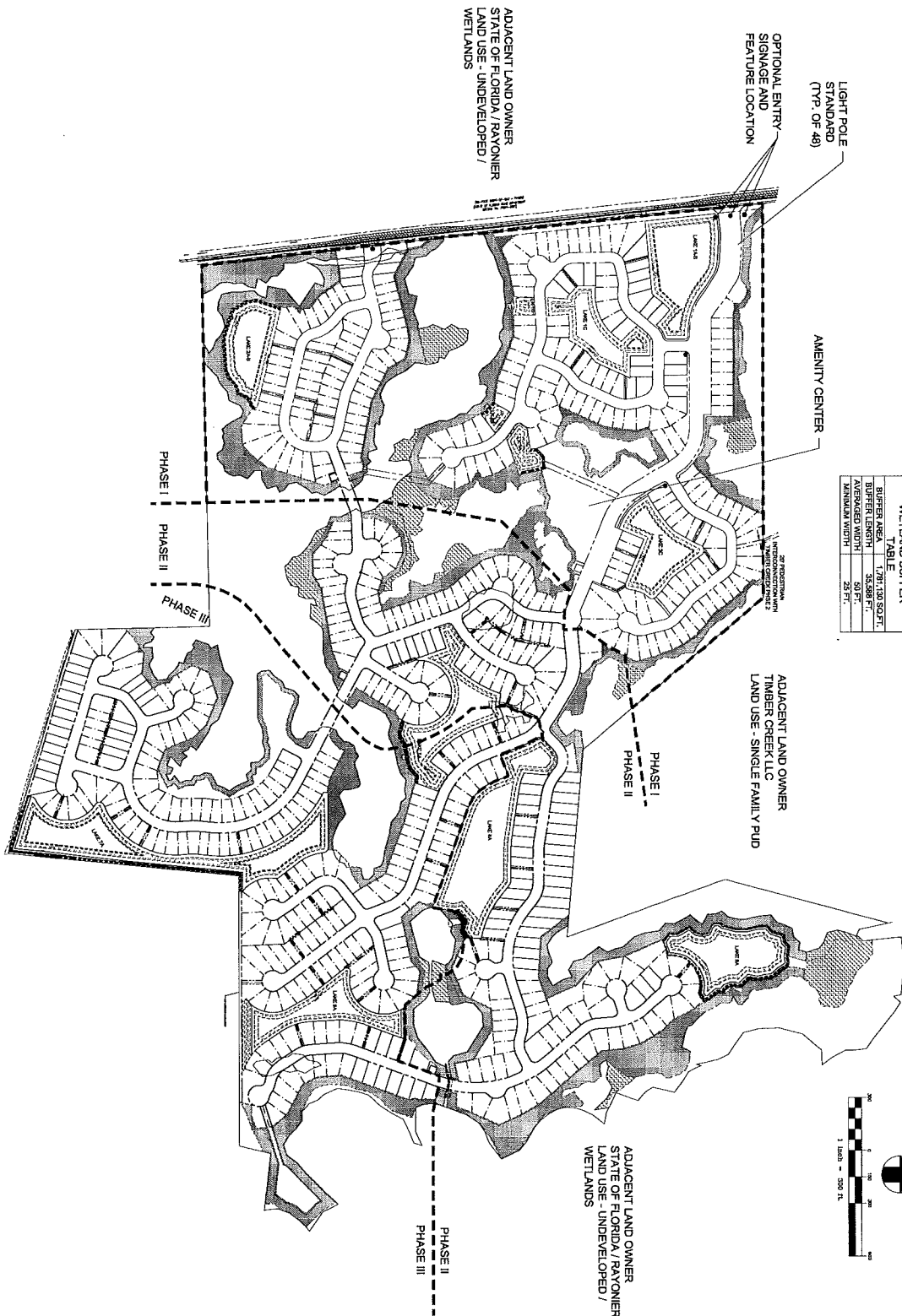
I hereby certify that the foregoing is a true and correct description of the facilities for the River Glen Community Development District.



Richard Tomich, PE
Florida PE 59713
General Civil Department Manager
DRMP – Jacksonville Office
(904) 224-2881

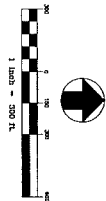


 <p>3611-14 St. Johns Bluff Road South Jacksonville, Florida 32224 904-493-6500 Fax: 904-493-6501</p>	River Glen Subdivision	Scale NTS DRMP 06-0315.000 February 2008 
	Nassau County, Florida	
	EXHIBIT A	



WETLAND BUFFER TABLE

BUFFER AREA	201,128.32 SQ. FT.
BUFFER LENGTH	35,588 FT.
AVERAGE WIDTH	50 FT.
MINIMUM WIDTH	25 FT.



DATE: 4 MAY 2007
 DRAWING: Csp-1
 PROJECT NO.: 06-0463.000
 12518

DRMP
 ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
 CONSULTING ENGINEERS - CERT. OF AUTH. #268
 3111 N. W. 10th Street, Ft. R. Jacksonville, FL 32224
 410 E. 9th St. Ft. R. Jacksonville, FL 32224
 (904) 251-2711

CONSTRUCTION PLANS FOR
RIVER GLEN SUBDIVISION
 PHASE 2-3
 NASSAU CO., FLORIDA

SUBDIVISION MAP
 EXHIBIT B

SCALE: 1"=300'
 DESIGNED BY: KMD
 DRAWN BY: CMP
 CHECKED BY:

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	04-09-07	PER NC COMMENTS	CSW
2	04-09-07	PER REA COMMENTS	HWS
3	05-30-07	PER FDEP COMMENTS	HWS

REGISTERED ENGINEER
 K.M. DAVENPORT
 FL #48864

