

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

2010 FACILITY REPORT

PREPARED FOR:

**BOARD OF SUPERVISORS
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT**

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Ave Maria Stewardship District

2010 Facility Report

Introduction

The Ave Maria Stewardship Community District (District) was created by, and operates in accordance with, Chapter 2004-416 Laws of Florida. The District was created to provide community development infrastructure to the Ave Maria community within and subject to the Growth Management Plan and Rural Lands Stewardship Area Zoning Overlay District.

The District encompasses 10,805 acres of land located within portions of Section 21, 22, 27, 28, 29, 30, and 33, and all of Sections 31 and 32, Township 47 South, Range 29 East; and part of Sections 4, 9, 16, 17 and 18, and all of Sections 5, 6, 7 and 8 Township 48 South, Range 29 East; and part of Sections 1, 12 and 13, Township 48 South, Range 28 East; and all of Section 36, Township 47 South Range 28 East, within Collier County, Florida. The District Facilities includes a surface water management system, primary roadways, a reuse irrigation system, a temporary Immokalee Fire Emergency facility, and landscaping and environmental preserves.

Construction activities began in April, 2005 on District Facilities within the Site Development Plan area #1 under contract with Ave Maria Development Corp., with completed works for the Southern portion of Ave Maria Blvd. transferred to the District in May, 2007, and the remaining portion of the work transferred in October, 2007. Assumption of contracts for construction of Pope John Paul II Blvd. from Battlecreek Way (future roadway) to Camp Keais Road took place in December, 2006. Construction of the Entry Feature at Camp Keais Road was completed in December 2008. Construction of the balance of the improvements, including the completion of Anthem Parkway, is anticipated to take place within the next five years.

Prior to development approximately 4,533 acres were utilized for agricultural land use, with 3,357 acres used for row crops, 327 acres as sod farms, 133 acres fallow crop land, and 716 acres for improved and unimproved pastures and mixed range land, open land, and agricultural infrastructure. Of the remaining 462 acres, 292 acres were considered environmentally sensitive lands and 103 acres were upland forested lands.

The area was drained for agricultural purposes prior to the 1970's and has been used for that purpose since that time.

In accordance with the Soil Conservation Service survey, the soils are generally described as containing poorly drained fine sands and are composed of Immokalee fine sand, Bassinger fine sand and other similar fine sands and depressional soils.

In addition to the attached exhibits, identifying the individual components, a mapping of the District's property rights is provided as the District Facility Maps.

Discussions

Surface Water Management

The District's surface water management system consists of 12 drainage basins (two are irrigation lakes) discharging through 25 gravity control structures. The system is entirely maintained by fixed control structures, with no pumps, adjustable flash boards or operable gates nor are there any proposed under the current water management plan.

The District currently owns and maintains approximately 142 acres of lakes, 17 water control structures, 1 bridge, approximately 2,740 feet of drainage pipe and box culverts (as well as numerous linear footage of additional pipes under 48"), and roadway drainage structures. The water management system was constructed in accordance with SFWMD permit 11-02336-P along with the modifications thereto.

The water management lakes (with the exception of the temporary lakes in basins PN1, PS1-N and PS1-S) were constructed from April of 2005 to April of 2007 by the Ave Maria Development Corp, and were acquired by the District in May, 2007 and October, 2007. The lakes in basins PN-1, PS1-N, and PS1-S were constructed by the District upon assumption of the Contracts for construction of Pope John Paul II Blvd. and the Park of Commerce.

The current facilities (excluding the irrigation pond emergency overflow) discharge storm waters to the 12 drainage basins as illustrated in Exhibit A, and are summarized in the table below.

Basin	Basin Area	Control Elevation	Control Structure	25yr 3day Discharge
DW1(temp lake)	414	19.1	DW1A/TW1	
DW3(temp lake)	207	19.5	DW3/TW2	
DW4(temp lake)	384	20.3	DW4/TW2	
IR6(irrigation pond)	6.5	20.5		N/A
IR2(irrigation pond)	6	21.7	IR2/TW4	N/A
PN1 (temp lake)	362	21.7	PN1(A)/TN2(D)	389.0
PS1-N(temp lakes)	64	21.2	PE(C)/PS1(A)	64.1
PS1-S	290	20.8	PS1M/PS3A PS1N/PS3A PS1N/WALK4 PS1M/WALK2E	312.8
PS2	205	20.8	PS2/CKR(C)-N	110.7
TN1	182	21.8	TN1B/TN2D	25.6
TN2	117	21.7	TN2B/PS1K	70.7
UN1	356	22.1	UN1A/UN4 UN1B/TN1A	250.7
UN4	144	21.7	UN4/TW5	150.5
UT1	32	21.0	UT1-SS4-6	4.2

Basins TN1, TN2, UN1, and UN4 provide drainage to residential properties, as well as commercial properties, and the University. Basins TN1 and TN2 comprise the Town Center area and contain commercial and residential properties. Basins UN1 and UN4 are comprised of University and related land uses. The following minimum road elevations are based upon the 10yr 1day storm and min floor pad elevations are based upon the 100yr 3day storm in accordance with the SFWMD permit.

Basin	Min Road elev.	Min Fin. Floor elev.
DW1	22.4	23.9
DW3	22.8	24.3

DW4	22.7	24.2
IR1	N/A	N/A
IR2	N/A	N/A
PN1	24.4	25.9
PS1-N	24.0	25.5
PS1-S	23.7	25.2
PS2	23.4	24.9
TN1	25.3	26.3
TN2	25.0	26.0
UN1	25.0	26.0
UN4	23.7	25.2
UT1	24.6	25.6

The District lake system will be expanded as development continues. In addition to the 142.1 acres of existing lakes currently owned and maintained by the District, there are 31.6 acres of proposed lake that provide water quality and storm water capacity for future phases of District facilities. The following table provides a summary of the existing and proposed lakes.

Basin		Current Lake Capacity (ac)	Final Design Capacity (ac)
DW1(temporary)	District Lakes	3.5	N/A
DW3(temporary)		3.5	N/A
DW4(temporary)		3.7	N/A
IR1		3.6	3.6
IR2		4.3	4.3
PN1		0.6	N/A
PS1-N		1.5	N/A
PS1-S		15.9	15.9
PS2		3.7	35.3
TN1		41.7	41.7
TN2		22.4	22.4
UN1		24.9	24.9
UN4		7.5	7.5
UT1		5.3	5.3
CKP1	Neighborhood Lakes	16.3	16.3
CKP2		0	19.5
DW1		3.5	94.0
DW2		61.0	61.0
DW3		7.1	74.0
DW4		64.4	97.2
DW5A		0.8	0.8
DW5B		0.7	0.7

IR3	0	3.3
IR4	0	3.0
IR5	0	3.2
IR6	0	3.2
PN1	61.7	61.7
PN2	0	45.9
PN3	0	18.6
PS1-N	16	16.0
PS1-S	28.6	34.6
PS3A	0	0
PS3B	0	0
UN2	0	13.6
UN3	3.9	15.7
UN5	0	0
UN6	0	43.6
UN7A	0	0
UN7B	0	0
UN8	0	18.3
WALK1	28.5	28.5
WALK2	124.7	127.7
WALK3	40	40
WALK4	0	0
WALK5A	3.2	3.28
WALK5B	3.8	3.8

Basins DW1, DW3, AND DW4 contain temporary lakes totaling approximately 10.7 acres in size which provide intermediate outfalls for Ave Maria Blvd., and basins PN1 and PS1-N contain temporary lakes totaling approximately 2.1 acres in size which provide intermediate outfalls for Pope John Paul II Blvd. These lakes will eventually be abandoned or incorporated into the neighborhood drainage facilities.

At final build out the surface water management system will service some 18,200 residents, 400 hotel rooms, 1,235,000 sq. ft. of commercial and medical office space, and 1,267 acres of university, schools, and other public spaces and will discharge offsite a peak of 978 cfs during a 25yr 3day storm event.

Roadways

The District currently owns and maintains approximately 1.7 miles of two lane collector roads 3.9 miles of 4 lane divided collector roads, and 3.2 miles of two lane local roads. These roadways were either constructed by the Ave Maria Development Corp and later acquired by the District upon completion of the construction contracts or were transferred to the District, and completed under District authority. Exhibit B illustrates the existing District roads, and a summary is provided below.

Ave Maria Blvd. S.	4 lane divided	collector	3.4 miles	Acquired May, 2007
Ave Maria Blvd. N.	2 lane divided	collector	0.9 miles	Acquired October, 2007
Pope John Paul II	4 lane divided	collector	0.4 miles	Contract assumed December, 2006
Pope John Paul II	2 lane divided	collector	0.8 miles	Contract assumed December, 2006
Pope John Paul II	2 lane divided	town center	0.1 miles	Contract assumed December, 2006
Park of Commerce	2 lane	local road	1.2 miles	Contract assumed December, 2006
Town Center Roads	2 lane	local road	1.9 miles	Acquired October, 2007

The District is currently planning to construct an additional 3.0 miles of four lane divided thoroughfare and 1.4 miles of two lane local roads within the next five years, however the specific schedule is dependant on the rate of development. The following is a list of future roadways, proposed by the District.

Town Center II	2 lane	local road	1.4 miles
Anthem Parkway	4 lane divided	collector	3.0 miles

Reuse Irrigation

The District currently owns and maintains two reuse pump stations that provide reuse irrigation water for use on District facilities, in addition to providing reuse irrigation water to the individual communities. All irrigation is provided by reuse water with no private wells or potable irrigation systems allowed. Reuse water is provided by the Ave Maria Utility through two separate master meter assemblies located at each pump station. The current supply will be supplemented by raw water wells at each irrigation lake until the community develops to a point that will support 100% reuse water. Reuse water and the raw water from the wells are blended in the irrigation lakes which supply each of the pump stations.

Pump station 6 is located on the west side of Ave Maria Blvd., at the entrance to the Dell Web development. The pump station withdraws water from the 3.6 acre irrigation pond 6 and provides 4160 gpm (@ 90 psi) of reuse irrigation water, via four 30 horse power pumps and one 5 horse power jokey pump. Pump station 2 is located approximately 0.1 mile south of the round-about intersection of Ave Maria Blvd and Milano St., located on the east side of Ave Maria Blvd., and draws water from the 4.3 acre irrigation pond 2 providing 6810 gpm (@90 psi) of irrigation water, via five 100 horse power pumps and one 40 horse power jokey pump.

Approximately 25,600 linear feet of irrigation mains, 6" or greater, provide water throughout the community and to the landscaped areas within the District roads. The irrigation system is illustrated in Exhibit C. A complete table of the points of service and a plan of the system is being produced from Ave Maria Utility Company GIS maps and will be attached to this report at a later date when it is completed.

Emergency Services

The District developed a temporary Immokalee Fire Emergency facility which is located in Tract U of the Ave Maria Phase One Plat. The temporary facilities consist of a parking lot with two pole barn shelters for emergency vehicles, two storage sheds, and a modular office facility for emergency personnel. The location of the temporary facilities is shown on Exhibit D.

Landscape & Hardscape

The District currently owns and maintains approximately 50+/- acres of median and roadside landscaping associated with the District owned roads. The typical planting includes native plant species including Sable Palms, Queen Palm, Silver Date Palm, Live Oak, Southern Magnolia, Silver Trumpet Tree, Saw Palmetto, Ixora, Bougainvillea, and other miscellaneous shrubs, groundcovers and annuals.

Accompanying the landscape is a reuse irrigation system, providing in average of 0.25 mgd of irrigation water to the District's landscaping. This system utilizes standard mist spray heads, rotors, and individual bubblers

The landscape and irrigation system will expand along with the expansion of the future roadways, increasing to a total landscaped estimated area of 75 acres at build out.

In addition to the landscape improvements the District also maintains two entry features, and miscellaneous paths. The first of the two entry features, located at Ave Maria Blvd and Oil Well Road was constructed by Ave Maria Development Corp. and transferred to the District in May, 2007. The second feature, located at the entrance of Pope John Paul II Blvd. and Camp Keais Road was completed by the District in December 2008.

In addition to the concrete sidewalks adjacent to the existing roadways, the District also owns and maintains a 7300 ft long, 12 ft wide asphalt path along the north side of Lakes 15 and 16, along the south side of Lake 16 from Colby Street to Pope John II Blvd, and along the east, south, and west sides of lake 14. There are also several benches and lighting along the paths. The District also maintains a 5.1 +/- mile grassed jogging path along the westerly edge of the development limits. Turnover of the jogging path has not been formally completed as of yet.

Preserves

The District will eventually own (by conveyance) and maintain 163+/- acres of environmentally sensitive/mitigation lands within the community and are illustrated in Exhibit D. These preserves support native plants and animals and monitored for exotics. The preserves were initially cleared of exotics and re-planted in December, 2006, and an initial “time zero” report filed with SFWMD in October, 2007.

There are future plans for the District to assume ownership and maintenance of other environmentally sensitive lands.