



February 24, 2020

TECHNICAL REPORT

PUBLIC FACILITIES REPORT

**SPRING RIDGE COMMUNITY DEVELOPMENT DISTRICT
Hernando County, Florida**

19-00319-002

Submitted to:

Spring Ridge Community Development District

Prepared by:

Johnson, Mirmiran and Thompson, Inc.
2000 E. 11th Ave, Ste 300
Tampa, FL 33605
CA#5917



Contents

PURPOSE AND SCOPE1

GENERAL INFORMATION.....1

EXISTING PUBLIC FACILITIES1

 ROADWAYS1

 WATER FACILITIES.....1

 WASTEWATER FACILITIES1

 IRRIGATION AND LANDSCAPING FACILITIES.....2

 STORMWATER MANAGEMENT FACILITIES.....2

 RECREATIONAL FACILITIES2

List of Figures

Figure 1 Location Map/Site Plan 3



PURPOSE AND SCOPE

In compliance with *Section 189.08, Florida Statutes*, special districts are required to file public facilities reports to promote coordination between special districts and local governments to aid in comprehensive planning. This report for the Spring Ridge Community Development District (the District) provides general descriptions of the public facilities owned by the District. Since the community is substantially complete, the report is limited to existing infrastructure and does not contemplate facility expansion within the next five years.

GENERAL INFORMATION

The Spring Ridge Community Development District (“District”) is located in Brooksville in Hernando County, Florida. The site is located on the east side of Sunshine Grove Rd. north of Cortez Blvd. (See Location Map, Figure 1). The District was established for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities with the District. Spring Ridge (the “Development”), located within the boundaries of the District consists of 520 units.

EXISTING PUBLIC FACILITIES

ROADWAYS

District Roads include the roadway asphalt, base, subgrade, roadway curb and gutter, striping and signage, and sidewalks within the rights of way abutting non-lot lands. The District will own and maintain the subdivision roadways within the boundary of the District.

WATER FACILITIES

The District is supplied with potable water and fire protection by the Hernando County Water Department. The water main flows throughout the community. These mains provide water service to each of the residential parcels and District-maintained buildings as well as to the recreational facilities and common areas.

All water mains constructed within the rights-of-way (ROW) have been dedicated to the Hernando County Public Utilities Department for ownership, operation, and maintenance. Where construction within the ROW was not practical or possible, Hernando County has been provided an easement.

WASTEWATER FACILITIES

Wastewater collection facilities are also located throughout the District. Generally, there is a network of underground sewer pipes and manholes which collect the individual household and commercial wastewater flows. They then flow through the system by gravity to a sanitary pump station. From the pump station, the wastewater is mechanically lifted by pumps. The discharge (effluent) is then collected into a Hernando County force main.

Like the potable water system, all wastewater facilities are owned by Hernando County. Where construction within the ROW was not practical or possible, Hernando County has been provided an easement.



IRRIGATION AND LANDSCAPING FACILITIES

Key points along the community perimeter as well as internal to the project have been and will be irrigated and landscaped / hardscaped. Currently these areas will be owned and maintained by the CDD.

STORMWATER MANAGEMENT FACILITIES

The District-wide Stormwater system consists of dry detention ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water detained and detention periods. In general, the stormwater runoff will flow from the developed parcels to the roads and conveyance swales into the ponds via inlet structures and pipes. The primary form of treatment will be dry detention pursuant to accepted design criteria. The stormwater system is designed to retain a 100 year storm event. The CDD currently owns the community stormwater management facilities which provide stormwater treatment and storage for the Spring Ridge development, as permitted by Hernando County and the Southwest Florida Water Management District. The District will be responsible for maintaining the stormwater management facilities.

RECREATIONAL FACILITIES

The District has active and passive recreational opportunities available to the residents including the following:

Clubhouse Facilities: Spring Ridge CDD maintains one community clubhouse with a pool, a fitness center, and a playground with associated parking. These facilities are located on the east side of the intersection of Plumeria Blvd. and Southern Charm Circle. The District also owns and maintains a guard house and gates located at the entrance of the community.

No additional facility expansions are currently planned as this time.



Location Map/Site Plan

