

**Ridgewood Trails
Community Development District**

Public Facilities Report

Dated: December 28, 2017

Governmental Management Services, LLC
District Manager
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St. Augustine, Florida 32092
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I. Introduction

The Ridgewood Trails Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District. The District covers approximately 422.43 acres of Land within Clay County, Florida.

Construction of the Development (A.K.A Azalea Ridge) is proceeding in Phases and will contain 700+/- Single-Family dwelling units when complete. The infrastructure for Phase 1, which contains 150 Lots, was completed towards the end of 2008. The public facilities infrastructure acquired by the District includes: storm water management facilities within Ph. 1, common area tracts, primary conservation tracts, wetland & upland preserve tracts, amenity center and landscape buffers. The infrastructure improvements, as outlined herein, are necessary for the function development of the District and provide a direct and special benefit to the lands within.

II. Description of Existing Facilities

1) Stormwater Management System

The District acquired the stormwater management system within Phase I. The system is composed of various conveyance pipes, retention ponds, & control structures. The system is fully operational at this time and no repairs have been required to date. The remaining phases of development is under construction. However, the entire stormwater management system serving the 700 lots has been permitted. Please note that the phases constructed or to be constructed, the stormwater management system is independent for that phase and not dependent upon the other phases.

2) Landscape, Irrigation, & Entry Signs

The District acquired the front entry landscaping, irrigation system, & entry signs at the intersection of Blanding Blvd & Azalea Ridge Blvd. The landscaping surrounds both entry signs and center median at the subdivision entrance. The irrigation system consists of a wet tap of an existing CCUA potable waterline, a 1.5" meter, and various piping & spray heads. The solid block entry monuments were acquired along with the above.

3) Amenity Center and Recreation Trails

The District has acquired the 10-acres amenity center tract R-2 and various passive pocket park throughout the community. On a portion of the amenity center tract, the district funded and completed the initial amenity facility. The basic components of the facility include:

- Clubhouse, fitness center and restrooms.
- A swimming pool with related facilities including decking and furniture.

- Sports amenities including open field and walking trails
- Parking areas

III. Proposed Additions or Modifications of Public Facilities

The District can expect to acquire additional amenity center within the next year. Currently, there an expansion of the amenity center that is under construction that will include:

- Additional 2500 sf pool, decking and restrooms
- Water Tower and Slide
- Gazebo
- Eating /Picnic Area
- Landscape and Irrigation

The District can also anticipate to acquire additional stormwater management system as additional stand-alone phases are complete and become fully functional.

IV. Replacement of Existing Public Facilities

The District does not currently propose to replace any public facilities.

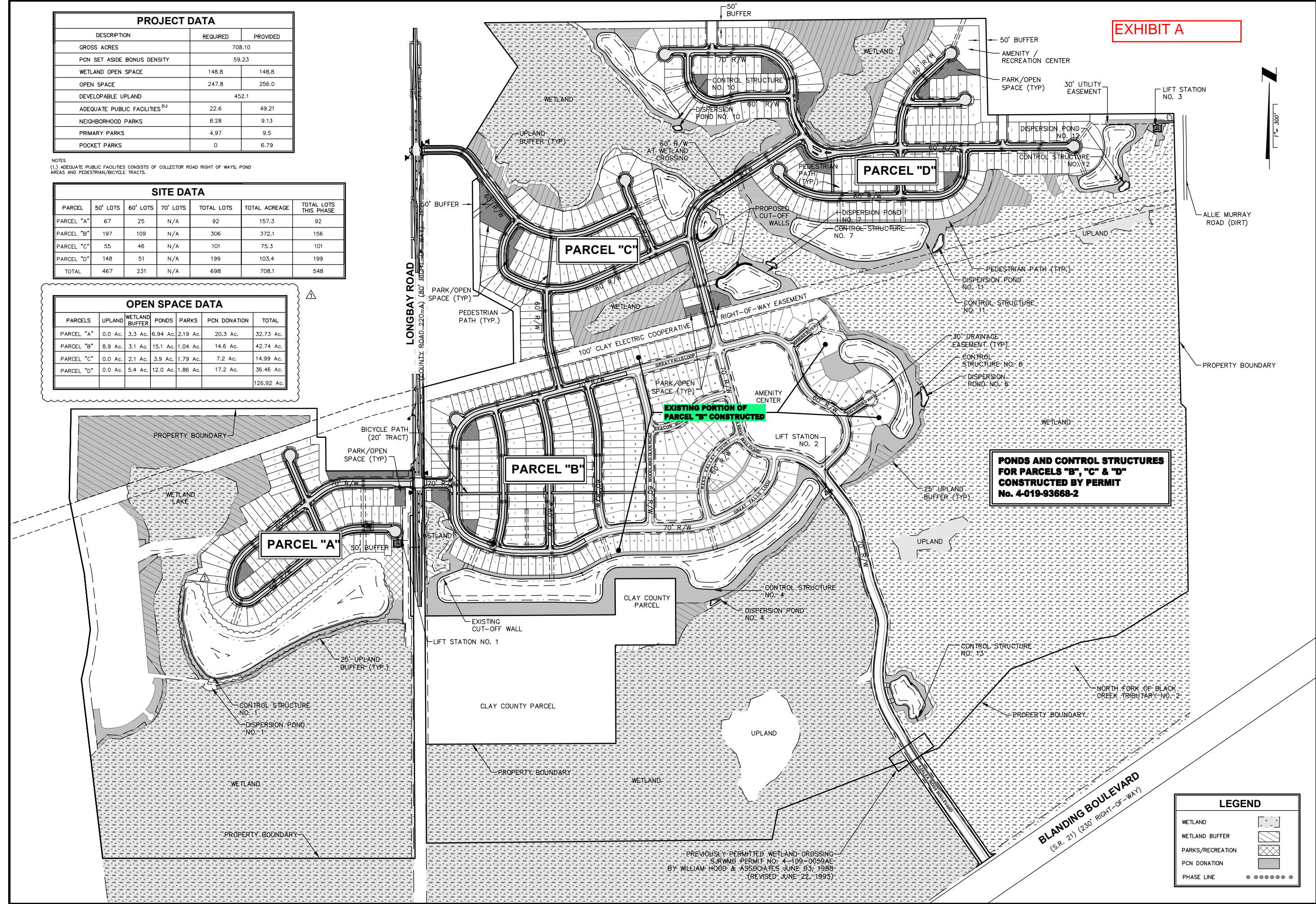
PROJECT DATA		
DESCRIPTION	REQUIRED	PROVIDED
GROSS ACRES		708.10
PCN SET ASIDE BONUS DENSITY		59.23
WETLAND OPEN SPACE	148.8	148.8
OPEN SPACE	247.8	256.0
DEVELOPABLE UPLAND		452.1
ADEQUATE PUBLIC FACILITIES ⁽¹⁾	22.6	49.21
NEIGHBORHOOD PARKS	8.28	9.13
PRIMARY PARKS	4.97	9.5
POCKET PARKS	0	6.79

NOTES
 (1.) ADEQUATE PUBLIC FACILITIES CONSISTS OF COLLECTOR ROAD RIGHT OF WAYS, POND AREAS AND PEDESTRIAN/BICYCLE TRACTS.

SITE DATA						
PARCEL	50' LOTS	60' LOTS	70' LOTS	TOTAL LOTS	TOTAL ACREAGE	TOTAL LOTS THIS PHASE
PARCEL "A"	67	25	N/A	92	157.3	92
PARCEL "B"	197	109	N/A	306	372.1	156
PARCEL "C"	55	46	N/A	101	75.3	101
PARCEL "D"	148	51	N/A	199	103.4	199
TOTAL	467	231	N/A	698	708.1	548

OPEN SPACE DATA						
PARCELS	UPLAND	WETLAND BUFFER	PONDS	PARKS	PCN DONATION	TOTAL
PARCEL "A"	0.0 Ac.	3.3 Ac.	6.94 Ac.	2.19 Ac.	20.3 Ac.	32.73 Ac.
PARCEL "B"	8.9 Ac.	3.1 Ac.	15.1 Ac.	1.04 Ac.	14.6 Ac.	42.74 Ac.
PARCEL "C"	0.0 Ac.	2.1 Ac.	3.9 Ac.	1.79 Ac.	7.2 Ac.	14.99 Ac.
PARCEL "D"	0.0 Ac.	5.4 Ac.	12.0 Ac.	1.86 Ac.	17.2 Ac.	36.46 Ac.
TOTAL						126.92 Ac.

EXHIBIT A



PONDS AND CONTROL STRUCTURES FOR PARCELS "B", "C" & "D" CONSTRUCTED BY PERMIT No. 4-019-93668-2

PREVIOUSLY PERMITTED WETLAND CROSSING SJRWMD PERMIT NO. 4-109-0059AE BY WILLIAM HOOD & ASSOCIATES JUNE 03, 1988 (REVISED JUNE 22, 1993)

PLANS PREPARED UNDER THE DIRECTION OF:
 K. T. PETER MA, P.E.
 P.E. NUMBER: 46661
 DATE: July 25, 2016 - 9:05 AM, BY: Lynssey Keller

REVISIONS:
 4/16/2015 REVISED PER CLIENT COMMENTS

ETM NO. 13-078
 DRAWN BY: C.W.D.
 DESIGNED BY: P.P.H.
 CHECKED BY: P.P.H.
 DATE: / /

England-Thoms & Miller, Inc.
 14775 Old St. Augustine Road
 Jacksonville, FL 32258
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 CA-0002594 LC-0005016

ETM
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MASTER SITE PLAN
AZALEA RIDGE
FOR
D.R. HORTON, INC.

DRAWING NUMBER
4