

# PSA HORTICULTURAL

Landscape Consulting & Contract Management  
“Protecting Your Landscape Investment”

720 Brooker Creek Blvd, Suite 206  
Oldsmar, FL 34677

## DRAINAGE SYSTEM MAINTENANCE INSPECTION REPORT

Date:	May 15, 2018
Client:	<b>EAST LAKE WOODLANDS COMMUNITY ASSOCIATION</b>
Attended by:	Drainage Committee-Jack Picker, Jeff Fosbrook Management-Jaime Soderland AMI-Cary Williams PSA-Tom Picciano

### SCOPE

This was the first of what will be regularly scheduled maintenance inspections of the drainage system. During the review we will inspect for issues that may adversely affect the flow of drainage water through the system. Items such as debris or silt build up in culverts, erosion, excessive vegetation, blocked drainage grates, and any pond control structures that may need maintenance shall be noted and prices for those corrective actions shall be provided.

### FOR AMI RECYCLING:



1) Sun Trust at Woodlands Drive- clear mouth of culvert. **\$730.00**



2) Woodlands Parkway at Cypress Estates 1- clear mouth of culvert. **\$685.00**



3) Woodlands Parkway at Cypress Estates 1-clear mouth of culvert. **\$550.00**



4) Beneath Pine Lake Dr in Woodlands Estates-check water flow with dye test. **\$100.00**



5) Elk Way off cartpath- re-seed from pole to cartpath **\$1,200.00**



6) Golf course at 1 south along Woodlands Parkway- clear ditch culvert to culvert **\$8,565.00**



7) Course access road between 4 and 15N- repair erosion. **\$1,860.00**



8) Between 10 and 11N on East Lake Woodlands Parkway- clear 30' of ditch. **\$3,645.00**



9) Between 10 and 11N on East Lake Woodlands Parkway-clear mouth of culvert. **\$1,145.00**



**10) East Lake Woodlands Parkway clubhouse across from Woodlands Parkway-clear ditch. \$2,300.00**

**11) There is water almost across the road on ELW Parkway between the club and Tampa Road. Open the small cuts to drain water from road. (not the main swales) \$800.00**

**12) East side of ELW Pkwy just N of the club. Water was almost completely across the road. Open the small cuts to drain water from road. (not the main swales) \$800.00**



**13) East Lake Woodlands Parkway behind pool- clear ditch. \$875.00**



**14) Greenhaven 3 woodline- clean debris from sump. \$992.00**



**15) East Lake Woodlands Parkway at Town Center-clear ditch. \$1,245.00**

16) Cypress Estates 1 investigate possible blockage of pipe at Cypress Estates 1. Blockage is between Lake Cypress Lane and/or Woodland Parkway. **\$2,533.50**

17) East Lake Woodlands Parkway at guardhouse exit side-cut and re-form curb and grade slope to allow standing water to drain from road. **\$4,721.00**

18) East Lake Woodlands Parkway at Kingsmill-clean out curb inlet. **\$1,800.00**

**PROPOSALS NEEDED:**

**EAST LAKE WOODLANDS COMMUNITY ASSOCIATION**



19a



19b

19a/b) Clear brush and tree from Tampa Rd. headwall to slope behind 14<sup>th</sup> tee box. Moccasin Creek **\$22,885.00**  
– Estimate 178

20) Repair possible blockage of pipe at Cypress Estates 1. Blockage is between Lake Cypress Lane and/or Woodlands Parkway \$ N/A

**FOR LIBERTY LANDSCAPING:**



21) Sun Trust at Woodlands Drive- rake out ditch up to mouth of culvert.



22) Between 10 and 11N on East Lake Woodlands Parkway behind split rail fence- line trim for access to pond structure.

23) East Lake Woodlands Parkway and Woodland Parkway and Woodlands Blvd-all swales leading to drainage ditches need to have excessive grass and sediment removed to allow water to drain from road. \$ \_\_\_\_\_

**FOR EAST LAKE WATER:**



24) WP at Cypress Estates 1- repair creek bottom from pump discharge which is disturbing bottom of creek and moving sediment. **\$2,100.00**



25) Nursery Rd-sandbags blocking weir to raise water level. Removed.



26) Nursery Rd-fabricate grate for wet well. Proposal requested by East Lake Water. **\$2,400.00**

**FOR CLUB:**



27) 15<sup>th</sup> south tee from bridge  
Remove low hanging tree limbs  
\$ **2,590.00** for both pictures



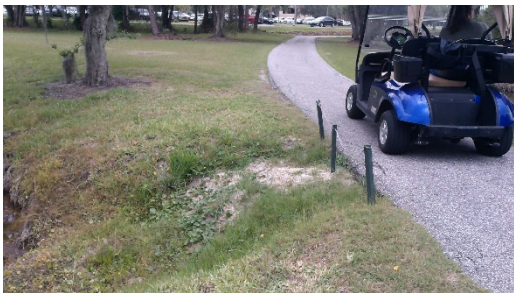
28) 15<sup>th</sup> south tee from bridge



29) Channel on 3 north-repair creek bank Bermudagrass killed off by course personnel. The Association previously seeded the bank and installed geo-textile fabric to hasten the seeding. Erosion will now cause sediment to spill into the creek until the bank is again stabilized. \$ **9,500.00**



30) Bridge at 4 green-repair leaning wall and hole forming along cartpath. The wall behind the rip-rap is leaning, leaving a void between the two where rainfall can get between the wall and rip-rap causing erosion. The hole along the edge of the cartpath is weakening the structural integrity of the path. \$ **42,000.00**



31) Repair drainage under cartpath at 18 N at East Lake Woodlands Parkway. \$ **26,985.00** – Estimate 181

**COST SUMMARY**

ELWCA Drainage System Maintenance \$32,990

ELWCA Drainage System Projects \$22,885\*

Club Drainage System Projects \$81,075

East Lake Water System Projects \$4500

*\*Cypress Estates 1 pipe project not included*

**SUMMARY**

The items noted during this inspection that need attention were certain culverts and ditches that need to be cleared of silt and/or vegetation to allow improved water flow. There were no major concerns, but there are a few items that were beyond the normal scope of maintenance and separate prices are provided for these repairs. In addition, there were maintenance-related concerns that were not the responsibility of the community association to address. They have been included in this report. Overall, most of the concerns needing to be addressed by the association were preventative maintenance measures. The next drainage system inspection will be performed in the fourth quarter of 2018.

Respectfully submitted,

Tom Picciano

PSA Horticultural