

**DON SMALLY**  
**5216 Landings Boulevard**  
**Sarasota FL 34231**



March 31, 2006

Dear Irwin,

The attached Memo to the LMA Board including Minder Engineering's report was delivered in November 1998 and the cost estimates reflect prices in general usage at that time.

Meaningful discussions about moving forward with the project outlined in the report will require that costs be updated, and consideration be given to new governmental regulations that might now apply to the project.

If you have any questions call me—925 2292.

Don

MEMO

Date: November 3, 1998  
To: LMA Board  
From: Don Smally, Drainage Chairman  
Subject: Proposed Project--Preserve Outfall

5/1/22

As a result of complaints of drainage problems by homeowners on Kestral Park Terrace and Landings Terrace, the Board authorized an engineering study with a recommended solution to the problem. The study included a topographic survey to determine run-off patterns. Also included is an estimate of the cost to do the project. A copy of the study by Minder & Associates is attached.

~~If the Board~~ wishes to proceed with the project I recommend that \$50,000 be placed in next year's budget for this work. Minder & Associates would prepare construction plans which would be used to secure bids from contractors.

# *Minder & Associates Engineering Corporation*

*Consulting Engineers/Land Surveyors*

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Landings Management Association  
C/O Don Smally  
5216 Landings Blvd.  
Sarasota, FL 34231

November 2, 1998

Dear Don;

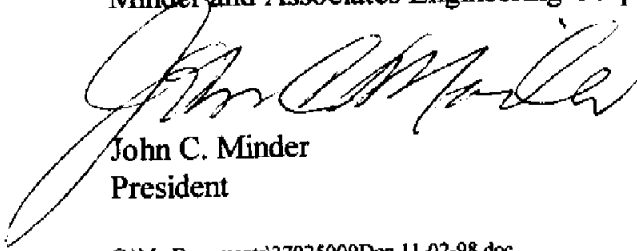
Minder & Associates Engineering Corporation has completed a preliminary engineering design on the Landings Tract "F" and would like to present the following recommendation and construction cost estimate to the Landings Home Owners Association.

Presently, the Tract drains to the west causing problems for the homeowners that boarder the west side of Tract, there also appears to be a low spot in the northeast corner that may create some ponding problems.

Minder & Associates Engineering Corporation would like to suggest the following solution for the existing drainage problem. The construction of a shallow swale around the perimeter of the property. The swales high point would be on the south side of the Tract and flow in each direction and meet in the north and connect into an existing storm sewer inlet on Landings Boulevard by way of a 130 LF 15" RCP. A concrete slope wall on the end of the pipe along with a concrete spillway is proposed. This would relieve the drainage problem occurring in the west area of the tract. Also, on the end of the pipe, a trash rack could be installed to prevent pine needles and other debris from entering the storm sewer system. To aid in the drainage of the Tract an underdrain system running from the spillway around both discharge areas of the swales and from the spillway to the southeast corner of lot 186.

We would also like to suggest that a small half foot berm be built along the rear lot lines of the properties along the West side of the Tract starting at the concrete block wall on the rear of lot 170 and extending to the southeast corner of lot 188. This would prevent water from draining to the lots onto these properties from the Tract. The berm will only benefit if the lots on the west side drain to the front and not to the rear of the lot, this will have to be investigated further on the final design.

Very Truly Yours,  
Minder and Associates Engineering Corporation



John C. Minder  
President

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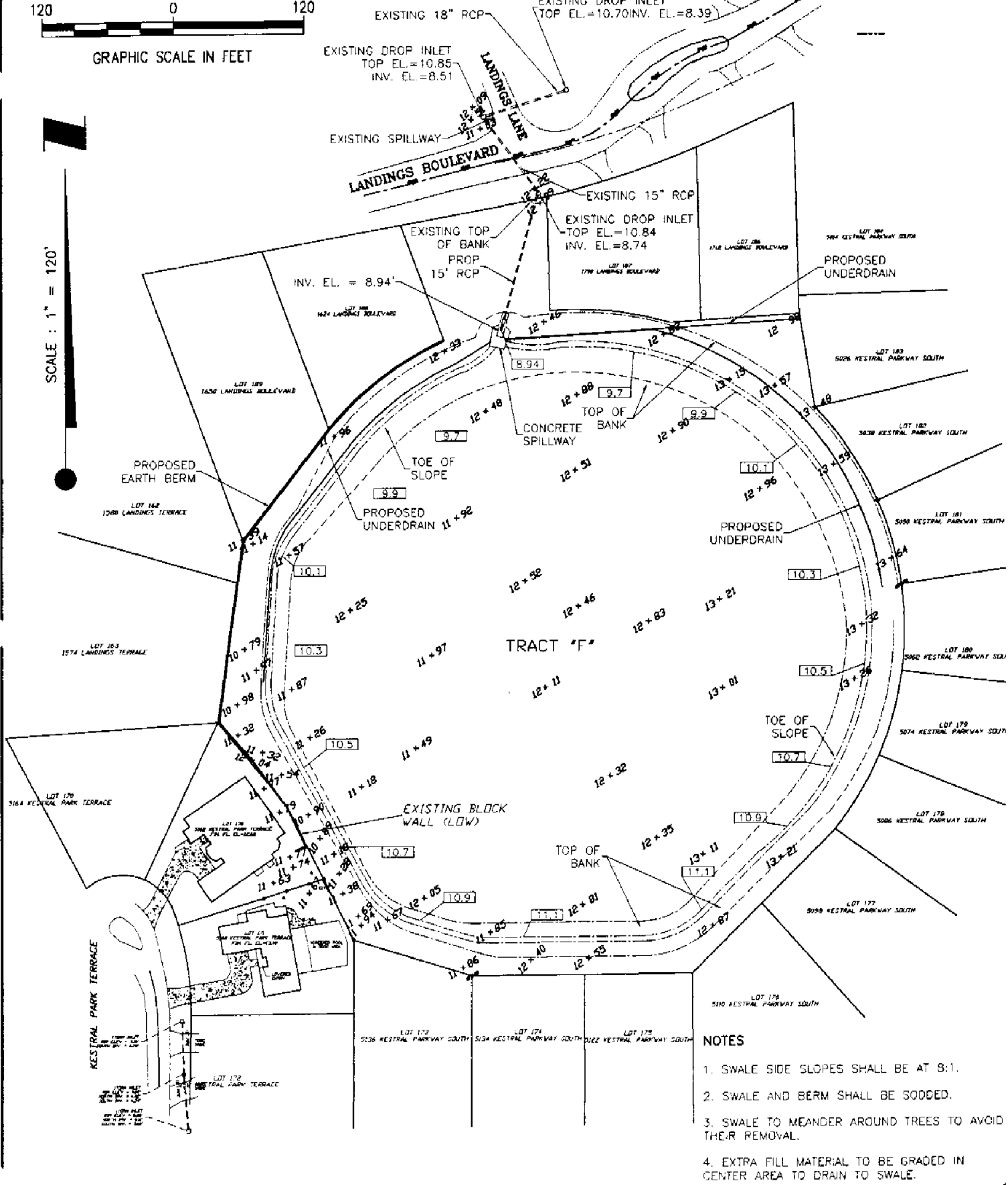
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Reply To:  345 Interstate Blvd, Bldg D • Sarasota, FL 34240 • (941) 342-6232 • Fax (941) 371-6234  
 209 Nassau Street South, Ste 104 • Venice, FL 34285 • (941) 485-8770



GRAPHIC SCALE IN FEET

SCALE : 1" = 120'



**NOTES**

1. SWALE SIDE SLOPES SHALL BE AT 8:1.
2. SWALE AND BERM SHALL BE SODDED.
3. SWALE TO MEANDER AROUND TREES TO AVOID THEIR REMOVAL.
4. EXTRA FILL MATERIAL TO BE GRADED IN CENTER AREA TO DRAIN TO SWALE.

DWN. BY: M&A  
 10/28/98  
 SCALE: 1" = 120'  
 JOB No: 27025009  
 DWG: 27025009

TRACT "F"  
 THE LANDINGS  
 SITE PLAN

**MINDER & ASSOCIATES ENGINEERING CORPORATION**

Consulting Engineers & Surveyors

345 INTERSTATE BOULEVARD  
 SARASOTA, FL 34240

(941) 342-6232 (941) 371-6234 (fax)



**Tract "F", The Landings  
Cost Estimate**

Firm \_\_\_\_\_  
 Address \_\_\_\_\_  
 City, State \_\_\_\_\_  
 Phone: \_\_\_\_\_ FAX: \_\_\_\_\_

Item No.	Description	Unit	Quantity	Unit Price	Amount
101-1	Mobilization	LS	1	2000.00	2000.00
110-1	Clearing and Grubbing	LS	1	2000.00	2000.00
120-2.4	Lateral Ditch Excavation	CY	2,850	2.50	7125.00
120-6.1	Embankment	CY	20	2.50	50.00
425-72-1	Modifying Inlets (Adjust for pipe)	LS	1	1000.00	1000.00
430-11-323	Reinf. Concrete Pipe Culvert, CI III, 15" (SS)	LF	130	17.00	2210.00
430-985-223	Concrete Slopewall (15"RCP BO)	EA	1	500.00	500.00
	Trash Rack	EA	1	200.00	200.00
440-1-10	Swale Underdrains, Perf., Corr. PE w/sock (8" Dia.)	LF	1,075	7.50	8062.50
440-77-3	Underdrain Cleanout Structures (8")	EA	2	275.00	550.00
570-	Prevention, Control, and Abatement of Erosion and Water Pollution	LS	1	500.00	500.00
					0.00
575--1-1	Sodding	SY	8,400	1.25	10500.00
1002	Construction Surveying and Monumentation	LS	1	600.00	600.00
<b>SUBTOTAL BID PRICE</b>					<b>\$35,297.50</b>
<i>Plus Authorized Contract Amendments (15% of Subtotal Bid Price)</i>					<b>5294.625</b>
	Engineering Design	LS	1	6,000.00	6000.00
<b>TOTAL BID PRICE</b>					<b>\$46,592.13</b>