

Amelia Walk Community Development District

2024 Annual Engineers Report



Prepared for:

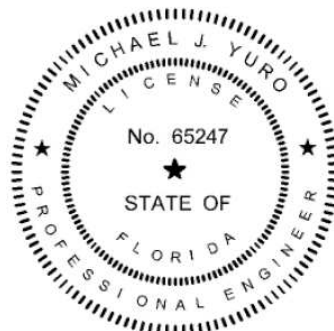
**Amelia Walk Community Development
Board of Supervisors**

Prepared By:



- Civil Engineering
- Land Surveying & Mapping
- Permitting
- ADA Consulting

June 28, 2024



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

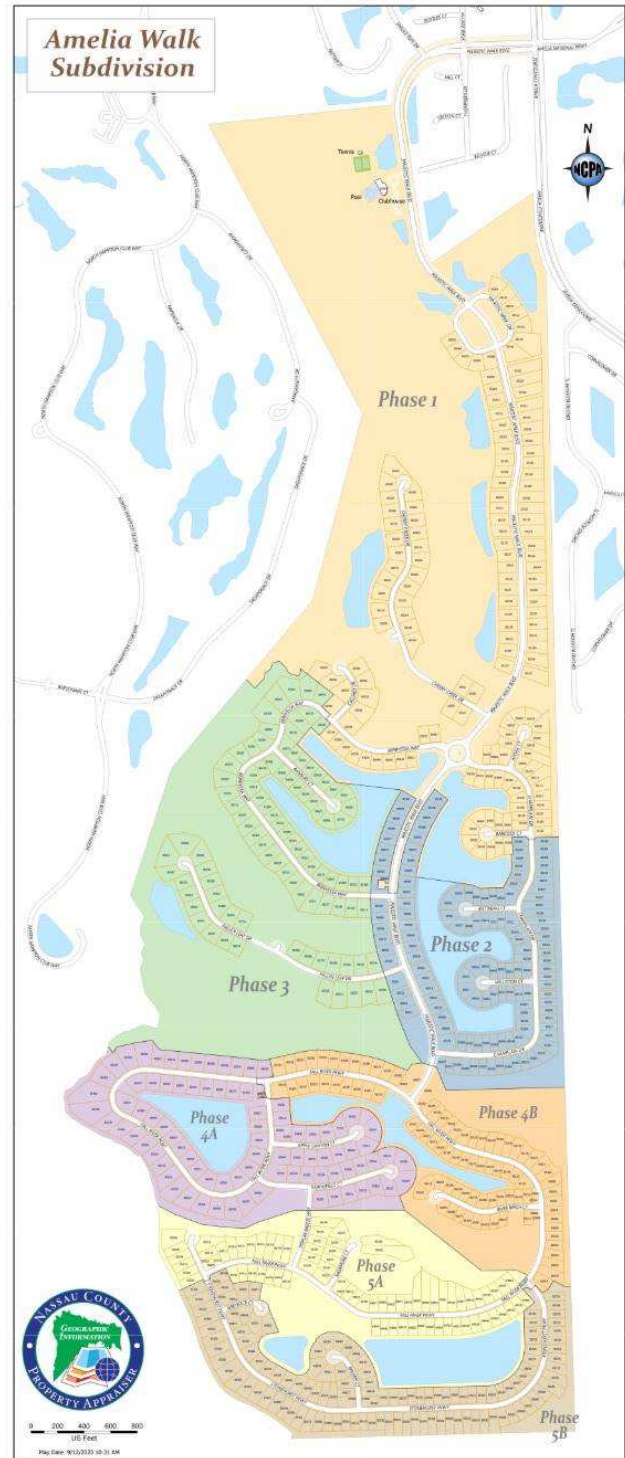
ON THE DATE ADJACENT TO THE SEAL

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We have completed the annual review of the Southaven Community Development District project constructed to date. This report is based on limited field review completed on June 25th, and is not intended to be exhaustive or comprehensive, but rather it is intended to evaluate District owned & operated facilities to ensure they are being maintained in good condition. These facilities include all roadways within the District boundaries, the Amenity & Recreation facilities, Entrance Signage, Landscaping & the Stormwater System. The result of our inspection is on the following pages.





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AMENITY CENTER & RECREATION FACILITIES

We have inspected the amenity center & associated recreational facilities, and have found them to be in generally good condition, routinely maintained and in good working order. We did not find any engineering related issues at this time.

LANDSCAPING AND GREEN SPACES

We have inspected the landscaping and green spaces and found them to be in generally good condition, routinely maintained and in good working order. We did not find any engineering related issues at this time.

ROAD RIGHT OF WAY

We have inspected the internal road right of way, including the pavement, sidewalk and curb & gutters. These elements appear to be well maintained and in working order. We did find some minor sidewalk & curb damage along with small depressions or holes near inlets that should be monitored and also noted that phase 2 pavement striping is beginning to fade (see recommendations). Additionally, we recommend on-site staff monitor all sidewalks for uneven trip hazards generally caused by tree roots and develop a plan to address these on a routine basis. The roads were constructed in phases as follows:

Phase 1 Roadways - Constructed in 2007 (17 years old)

Phase 2 Roadways - Constructed in 2016 (8 years old)

Phase 3 Roadways - Constructed in 2018 (6 years old)

Phase 4A & 4B Roadways – Constructed in 2019 (5 years old)

Phase 5 Roadways - Constructed in 2020 (4 years old)

Be advised that roads typically have a life span of 17-20 years before they need to be resurfaced so the Board should start planning for Phase 1 roadways in the near future.

STORM WATER MANAGEMENT FACILITIES

We have inspected all the storm water management facilities serving the CDD. The pond banks appear to be stable and sufficiently sodded/grassed. The control structures for these facilities are in good condition. We did find two control structures covered with silt protection sheets, which should be removed if there is no active construction in the area. We also noted access to some outflow structures were overgrown, and two spots of minor erosion near pond bank bottoms (see recommendations). The storm water management facilities are in generally good condition, appear to be routinely maintained and in good working order.



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RECOMMENDATIONS

- Routine sidewalk inspections should be scheduled and uneven sidewalks with lips exceeding ¼” should be addressed to meet ADA standards
- Two damaged sidewalks were found and should be repoured
- Phase 2 striping is fading and should be restriped in the next two years
- Gutter in front of one driveway is chipped and should be repaired
- There is one shallow depression in front of an inlet, and another inlet has a small pothole near it. These locations should be monitored
- A storm manhole near the Spruce Run Drive & Majestic Walk Blvd intersection has a small hole next to it. This should be filled and monitored thereafter
- Two control structures in phase 5B have silt protection installed on top. These should be removed unless active construction is nearby
- There are two pond locations with minor erosion forming on the slope. These areas should be filled, compacted and sodded
- Five pond outflow structures have poor access due to overgrowth. These areas should be cleared for future maintenance access



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Damaged sidewalk in front of 85475 Fall River Pkwy



Damaged Sidewalk near roundabout



Faded striping in phase 2



Gutter is chipped in front of 85265 Sagamore Ct



Shallow depression in front of inlet on Fall River Pkwy



Small pothole near inlet on Fall River Pkwy



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Small hole near storm manhole off Majestic Walk Blvd



Inlet protection installed on phase 5b pond...also clean out under bottom of orifice pipe



Inlet protection installed on phase 5b pond



Erosion on phase 4A pond slope



Erosion on phase 4B pond slope



Fallen Leaf Drive pond outflow (overgrown)



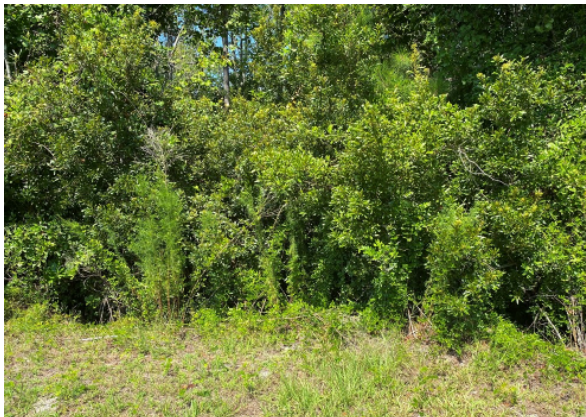
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Cherry Creek Drive pond outflow (access is overgrown)



Majestic Walk Blvd pond outflow (access is overgrown)



Majestic Walk Blvd pond outflow (access is overgrown)



Majestic Walk Blvd pond outflow (access is overgrown)

Finally, be advised that we are not qualified to provide specific insurance recommendations and recommend that the insurance coverage amounts be reviewed but the District Manager and Insurance Provider annually to confirm that the current replacement costs are appropriate.

If you have any questions or require any additional information, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael J. Yuro".

Michael J. Yuro, P.E.
President
P.E. License No. 65247