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Maintenance Manual for Stormwater Management System:
Upper Terrace Estates (P1883)

The maintenance of the stormwater system including all elements and appurtenances shall be the responsibility of the homeowners association. In order to maintain the stormwater system functioning as designed, it shall be inspected on a regular basis and after every large storm event. The following guidelines shall be used to ensure their continued performance for the intended purpose:

1. Culverts

The inlet and outlet of all culverts shall be free of accumulated sediment, vegetation, or other obstructions so that their hydraulic capacity is maintained.

2. Roadway Ditches and Detention/Retention Basins

The vegetative cover of the detention/retention basins shall be inspected, mowed or otherwise maintained on a periodically basis. Accumulated sediment shall be removed as necessary to maintain the vegetative cover.

3. Catchbasins

Accumulated debris retained on the grate lid shall be removed to ensure inlet capacity is maintained. In addition, collected sediment and silt shall be removed from the bottom so as to ensure continued capability of the facility to prevent short-circuiting of sediment and silt bypassing into drywell(s).

4. Drywells

Accumulated debris retained on the grate lid shall be removed to ensure inlet capacity is maintained. In addition, collected sediment and silt shall be removed from the bottom so as to ensure continued capability of the facility to provide the design outflow rate.

Sinking Fund Reserve Account for Operation and Maintenance Costs plus Replacement Costs

Total Annual O & M Costs =	\$3,500.00
Present Worth Value =	\$30,000.00
Future Replacement Cost = Replacement Factor * Present Worth =	\$15,000.00
Replacement Factor =	50.00%
Future Worth Value (2021) of Replacement Cost (F/P) =	\$27,091.67
Rate of Inflation =	3.00%
n, yrs =	20
Annual Contribution necessary to finance Replacement Cost (A/F) =	\$736.48
Interest Rate =	6.00%
n, yrs =	20
Number of Lots =	26
Annual Replacement Fund Contribution per Lot =	\$28.33
Annual O & M Cost per Lot =	\$134.62
Total Annual Cost per Lot =	\$162.94