

Stedwick Homes Corporation

Reserves Study

J. Ott

September 24, 2014

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## Introduction

This Stedwick inventory is based largely upon the data from 2011/2012 when Aimee Winegar completed a major update of Stedwick assets. This study adds assets uncovered in the past few years, specifically, a number of storm drains in greenspace within the Clusters III and The Heights which were not included in 2011. I have also added notes regarding the storm drains (location and color) from a spreadsheet developed by Keith Silliman. A new retaining wall was also built in Club Hill in 2013. Ms. Winegar also made an estimate of concrete curbs throughout Stedwick and these assets were added in the 2011 update. In this study I have reduced the quantity of curbs in the inventory based upon the assumption that new curbs will eventually be added when streets are paved but that only 2% of curbs would ever be replaced when streets are repaved. A few changes were made in replacement costs and lifetimes that were estimated by Aimee Winegar for the 2011 update in consultation with Keith Silliman and Bing Garthright.

A five-year review/replacement schedule is included in the next section of the report.

## Stedwick Reserves Review/Replacement Schedule – 2015 through 2019

### 2015

Item	Location	Cost
Crackseal	Stedwick	\$15,000
Storm Drains	Stedwick	\$ 3,450
Trees	Stedwick	\$40,000
Tot Lot	Wild Apple Circle	<u>\$18,000</u>
		\$76,450

### 2016

Item	Location	Cost
Crackseal	Stedwick	\$15,000
Storm Drains	Stedwick	\$ 3,450
Trees	Stedwick	\$40,000
Tot Lot	Cove Ledge	<u>\$18,000</u>
		\$76,450

### 2017

Item	Location	Cost
Crackseal	Stedwick	\$15,000
Storm Drains	Stedwick	\$ 3,450
Trees	Stedwick	\$40,000
Tot Lot	Royal Woods	<u>\$18,000</u>
		\$76,450

**2018**

<b>Item</b>	<b>Location</b>	<b>Cost</b>
Crackseal	Stedwick	\$15,000
Storm Drains	Stedwick	\$ 3,450
Trees	Stedwick	\$40,000
Retaining Wall	Watkins Mill Dr.	\$ 4,800
Retaining Wall	10349 Royal Woods	\$10,000
Retaining Wall	10300 Royal Woods	\$10,000
Retaining Wall	27 Crested Iris	\$25,000
Retaining Wall	21 Crested Iris	\$25,000
Retaining Wall	53 Crested Iris	\$25,000
Retaining Wall	Wild Apple	<u>\$40,000</u>
		220,250

**2019**

<b>Item</b>	<b>Location</b>	<b>Cost</b>
Crackseal	Stedwick	\$15,000
Storm Drains	Stedwick	\$ 3,450
Trees	Stedwick	<u>\$40,000</u>
		\$58,450

**Entry Signs (\$130,000)**

Wednesday, August 27, 2014

Item	Address	Area	Life, Yrs	Rep Cost	Rep Yr
Sign, Entry	Club Lake Road	Club Hill	40	10000	12/22/2047
Sign, Entry	Watkins Mill Drive	Clusters 1	40	10000	12/22/2044
Sign, Entry	Stedwick Drive	Clusters 1	40	10000	12/22/2044
Sign, Entry	Kindly Court	Clusters 1	40	10000	12/22/2047
Sign, Entry	Coltfield Court	Clusters 1	40	10000	12/22/2046
Sign, Entry	Capehart Drive	Clusters 2	40	10000	12/22/2045
Sign, Entry	Battleridge Way	Clusters 3	40	10000	12/22/2047
Sign, Entry	Crested Iris Way	Forest Brooke	40	10000	12/22/2032
Sign, Entry	Racine Court	Frenchton Place	40	10000	12/22/2044
Sign, Entry	Frenchton Place	Frenchton Place	40	10000	12/22/2044
Sign, Entry	Dunbridge Way	Frenchton Place	40	10000	12/22/2047
Sign, Entry	Wayridge	The Heights	40	10000	12/22/2045
Sign, Entry	Seneca Ridge	The Ridges	40	10000	12/22/2047

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**Fences & Tot Lots (\$112,000)**

Wednesday, August 27, 2014

Item	Address	Area	Life, Yrs	Rep Cost	Rep Yr	Material	Notes
Fence	Club Hill	Club Hill	40	30000	5/22/2045	Aluminum	Golf Course & Pepco Boundary
Fence	Sparr Spring Road	Clusters 3	30	2000	5/25/2035	Chain Link	At stream valley
Fence	Burlingame Way	Clusters 3	30	2000	5/25/2035	Chain Link	At stream valley
Fence	10200 Crested Iris	Forest Brooke	30	4000	12/24/2024	Chain Link	On Top of Retaining Wall

Drive

Fence	Wild Apple Circle	Forest Brooke	30	20000	5/24/2025	Chain Link	On Top of Retaining Wall
Tot Lot	Royal Woods Court	Forest Brooke	20	18000	12/27/2017		
Tot Lot	Wild Apple Circle	Forest Brooke	17	18000	12/28/2015		
Tot Lot	Cove Ledge Court	Forest Brooke	20	18000	12/27/2016		

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**Paths & Concrete (\$1,455,966)**

Wednesday, August 27, 2014

Item	Address	Life, Yrs	Rep Cost	Rep Yr	Material
Stairs	19143 Stedwick Drive	40	1800	12/22/2019	Concrete
Stairs	19147 Stedwick Drive	40	1080	12/22/2019	Concrete
Stairs	19149 Stedwick Drive	40	2700	12/22/2019	Concrete
Stairs	Wild Apple Circle	40	5400	12/22/2031	Concrete
Stairs	19212 Racine Court	40	3600	12/22/2019	Concrete
Stairs	Dunbridge Way	40	3600	12/22/2019	Concrete
Sidewalks	Stedwick	40	871680	1/31/2032	Concrete
Path	Club Hill	30	28448	12/25/2030	Asphalt
Path	Clusters 1	30	199153	12/25/2030	Asphalt
Path	Clusters 2	30	98252	12/24/2021	Asphalt
Path	Clusters 3	30	94251	12/24/2024	Asphalt
Path	Frenchton Place	30	70000	5/24/2036	Asphalt
Path	Racine Court	30	9000	5/25/2039	Asphalt
Path	The Heights	30	37000	5/25/2035	Asphalt
Path	The Ridges	30	30000	5/25/2038	Asphalt

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## Retaining Walls (\$469,600)

Wednesday, August 27, 2014

Address	Location	Life, Yrs	Rep	Rep Yr	Material	Notes
10115 Blue Tee Terrace		25	8000	5/26/2031	Pressure-treated Lumber	
19671 Club Lake Road	Behind 19671 - 19667	30	5000	6/24/2043	Masonry Engineered	
Watkins Mill Drive		30	4800	12/25/2018	Pressure-treated Lumber	
Stedwick Drive		30	1800	5/24/2020	Pressure-treated Lumber	
10349 Royal Woods	Behind 10349 Royal Woods	25	10000	5/26/2018	Pressure-treated Lumber	4/2014 Eng. Rpt in Need of Repairs
10370 Royal Woods Only, Structure Sound	Behind 10370 Royal Woods	30	15000	5/25/2023	Masonry Engineered	4/2014 Eng. Rpt; Clean
10300 Royal Woods Reinstall Top,Boards; Ignore Out of Plumb	Behind 10300 - 10316	25	10000	5/26/2018	Pressure-treated Lumber	4/2014 Eng. Rpt;
27 Crested Iris Court Structurally Sound	27 & 53 Crested Iris; End of Row	25	25000	5/26/2018	Wood/Pre-Cast Concrete	4/2014 Eng. Rpt;
21 Crested Iris Court Broken Concrete, Ties, Structure Compromised	21 Crested Iris; End Parking Lot	25	25000	5/26/2018	Wood/Pre-Cast Concrete	4/2014 Eng. Rpt;
53 Crested Iris Court Structurally Sound	Overlooks 47 - 53; Separates Pkg. Lot & Crested Iris Drive	25	25000	5/26/2018	Wood/Concrete/Masonry	4/2014 Eng. Rpt;
10323 Royal Woods Court in 2009, Sturcturally Sound	Royal Woods/Crested Iris	50	195000	12/20/2058	Masonry Engineered	4/2014 Eng. Rpt; New
Wild Apple Circle Structurally Sound	Wild Apple/Crested Iris Int.	25	40000	5/26/2018	Wood/Pre-Cast Concrete	4/2014 Eng. Rpt;
Cove Ledge Court #1 Structurally Sound	Entry & Behind Row of Homes on Left	40	90000	5/22/2033	Keystone Block	4/2014 Eng. Rpt;
Cove Ledge Court #2 Structurally Sound	Around Tot Lot at End of Court	40	15000	5/22/2033	Masonry Engineered	4/2014 Eng. Rpt;

## Streetlights (\$296,000)

Wednesday, August 27, 2014

Address	Area	Life, Yrs	Rep Cost	Rep Yr	Notes
Clusters 2	Clusters 2	40	50,000	1/31/2025	
Clusters 3	Clusters 3	40	22,000	1/31/2023	
Forest Brooke	Forest Brooke	40	27,000	1/31/2045	
Frenchton Place	Frenchton Place	40	22,000	1/31/2026	
The Heights	The Heights	40	35,000	1/31/2030	
The Ridges	The Ridges	40	41,000	1/31/2030	
Club Hill	Club Hill	30	31,000	1/24/2035	
Coltfield Court	Clusters 1	30	12,000	1/24/2036	Assumes 12 lights at \$1000 replacement each
Kindly Court	Clusters 1	30	16,000	1/24/2036	Assumes 16 lights at \$1000 replacement each
Clusters 1	Clusters 1	40	40,000	1/31/2030	Does not include Kindly Ct area or Coltfield Ct



## Streets (\$1,207,330)

Wednesday, August 27, 2014

Item	Address	Area	Life, Yrs	Rep Cost	Rep Yr	Length, Ft
Street, Overlay	Wedge Way	Club Hill	35	17833.34	12/23/2025	1003
Street, Overlay	Blue Tee Terrace	Club Hill	35	13690.6	12/23/2025	770
Street, Overlay	Divot Place	Club Hill	35	13815.06	12/23/2025	777
Street, Curbs	Club Hill	Club Hill	35	4651.2	12/23/2025	7752
Street Milling	Club Hill	Club Hill	35	9690	12/23/2025	7752
Street, Overlay	Club Lake Road	Club Hill	35	58745.12	12/23/2025	3304
Street Milling	Clusters 1	Clusters 1	35	14131.25	5/23/2028	11305
Street, Curbs	Clusters 1	Clusters 1	35	6783	5/23/2028	11305
Street, Overlay	Watkins Mill Drive	Clusters 1	35	34884.36	5/23/2028	1962
Street, Overlay	Coltfield Court	Clusters 1	35	22296.12	5/23/2028	1254
Street, Overlay	Kindly Court	Clusters 1	35	35808.92	5/23/2028	2014
Street, Overlay	Stedwick Drive	Clusters 1	35	65732.66	5/23/2028	3697
Street, Curbs	Clusters 2	Clusters 2	35	9918.6	12/23/2030	16531
Street, Overlay	Cambridge Court	Clusters 2	35	40573.96	12/23/2030	2282
Street, Overlay	Canadian Court	Clusters 2	35	23291.8	12/23/2030	1310
Street, Overlay	Capehart Drive	Clusters 2	35	63883.54	12/23/2030	3593
Street, Overlay	Capehart Court	Clusters 2	35	8801.1	12/23/2030	495
Street Milling	Clusters 2	Clusters 2	35	20663.75	12/23/2030	16531
Street, Overlay	Kardwright Court	Clusters 2	35	38813.74	12/23/2030	2183
Street, Overlay	Enterprise Way	Clusters 3	35	14472.92	12/23/2032	814
Street Milling	Clusters 3	Clusters 3	35	12565	12/23/2032	10052
Street, Curbs	Clusters 3	Clusters 3	35	6031.2	12/23/2032	10052
Street, Overlay	Battleridge Place	Clusters 3	35	61038.74	12/23/2032	3433
Street, Overlay	Battleridge Way	Clusters 3	35	11592.56	12/23/2032	652

Street, Overlay	Burlingame Way	Clusters 3	35	13868.4	12/23/2032	780
Street, Overlay	Sparr Spring Road	Clusters 3	35	10668	12/23/2032	600
Street, Overlay	Worsham Court	Clusters 3	35	4516.12	12/23/2032	254
Street Milling	Forest Brooke	Forest Brooke	35	11277.5	12/23/2026	9022
Street, Curbs	Forest Brooke	Forest Brooke	35	5413.2	12/23/2026	9022
Street, Overlay	Forest Brooke, All	Forest Brooke	35	160411.16	12/23/2026	9022
Street Milling	Frenchton Place	Frenchton Place	35	16100	5/23/2040	12880
Street, Curbs	Frenchton Place	Frenchton Place	35	7728	5/23/2040	12880
Street, Overlay	Frenchton Place (Street)	Frenchton Place	35	46370.24	5/23/2040	2608
Street, Overlay	Racine Court	Frenchton Place	35	26670	5/23/2040	1500
Street, Overlay	Dunbridge Way	Frenchton Place	35	71102.22	5/23/2040	3999
Street, Overlay	Wayridge Drive	The Heights	35	68879.72	12/23/2028	3874
Street, Overlay	Gallatin Court	The Heights	35	11948.16	12/23/2028	672
Street, Overlay	Faber Court	The Heights	35	4605.02	12/23/2028	259
Street, Overlay	Mercado Way	The Heights	35	13637.26	12/23/2028	767
Street, Overlay	Desmet Place	The Heights	35	7058.66	12/23/2028	397
Street, Overlay	Wayridge Court	The Heights	35	7645.4	12/23/2028	430
Street, Curbs	The Heights	The Heights	35	8766.6	12/23/2028	14611
Street Milling	The Heights	The Heights	35	18263.75	12/23/2028	14611
Street, Overlay	Tiber Court	The Heights	35	6631.94	12/23/2028	373

Street, Overlay	Meaderidge Place	The Ridges	35	5725.16	12/23/2038	322
Street Milling	The Ridges	The Ridges	35	10097.5	12/23/2038	8078
Street, Curbs	The Ridges	The Ridges	35	4846.8	12/23/2038	8078
Street, Overlay	Seneca Ridge Drive	The Ridges	35	27238.96	12/23/2038	1532
Street, Overlay	Seneca Ridge Court	The Ridges	35	6454.14	12/23/2038	363
Street, Overlay	Seneca Spring Way	The Ridges	35	32021.78	12/23/2038	1801
Street, Overlay	Drumridge Circle	The Ridges	35	4676.14	12/23/2038	263

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## Trees (\$1,800,000)

## Stormwater Management (\$588,000)

Item	Address	Life, Yrs	Rep Cost	Rep Yr	Notes	Notes2
Storm Drain	19526 Burlingame - Left Side	40	3000	1/31/2033	Large Grate/Green Space	
Storm Drain	19309 Dunbridge Way	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10200 Crested Iris Drive - Left	40	3000	1/31/203	Street	Yellow (Oil/Grit Separator)
Storm Drain	51 Crested Iris Court - Across	40	3000	1/31/2033	Street	"Gray"
Storm Drain	Crested Iris Drive - 1/2 Way on Left	40	3000	1/31/2033	Street	"Gray"
Storm Drain	Crester Iris Drive - 1/2 Way on Right	40	3000	1/31/2033	Street	"Gray"
Storm Drain	Crested Iris Drive - Entry Left	40	3000	1/31/2033	Street	"Gray"
Storm Drain	Crested Iris Drive - Entry Right	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10509 Worsham Court - Across	40	3000	1/31/2033	Street	Yellow
Storm Drain	10509 Worsham Court - Beside	40	3000	1/31/2033	Street	Yellow

Storm Drain	10266 Wild Apple	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19540 Burlingame - Side	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19738 Crested Iris Way	40	3000	1/31/2033	Street	"Gray"
Storm Drain	Burlingame Entry - on Left	40	3000	1/31/2033	Street	Yellow
Storm Drain	Battleridge/Burlingame (East of) - On Left	40	3000	1/31/2033	Street	"Gray"
Storm Drain	Battleridge/Burlingame (East of) - On Right	40	3000	1/31/2033	Street	Yellow
Storm Drain	10200 Battleridge Place	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10202 Battleridge Place	40	3000	1/31/2033	Small Grate/Green Space	
Storm Drain	10300 Battleridge Place - Across	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10308 Battleridge Place - Across	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19433 Battleridge Way	40	3000	1/31/2033	Street	"Gray"
Stream Valley	Burlingame/Sparr Spring	22	12000	5/27/2027		
Storm Drain	10625 Sparr Spring - Front	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19330 Frenchton Place - Rear	40	3000	1/31/2033	Green Space	
Storm Drain	Watkins Mill Drive	40	3000	1/31/2033	Green Space	
Storm Drain	19259 Dunbridge Way - Rear	40	3000	1/31/2033	Green Space	
Storm Drain	19259 Dunbridge Way - Front	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19205 Dunbridge Way	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19200 Dunbridge Way - Beside	40	3000	1/31/2033	Green Space	
Storm Drain	19200 Dunbridge Way - Beside	40	3000	1/31/2033	Green Space	
Storm Drain	19200 Dunbridge Way	40	3000	1/31/2033	Flat Grate	
Storm Drain	19214 Dunbridge Way	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19300 Dunbridge Way	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10200 Crested Iris Drive - Across	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19357 Frenchton Place	40	3000	1/31/2033	Street	"Gray"

Storm Drain	19031 Canadian Court	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19330 Frenchton Place - Front	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19310 Frenchton Place	40	3000	1/31/2033	Street	Yellow
Storm Drain	19303 Frenchton Place	40	3000	1/31/2033	Street	Yellow
Storm Drain	19201 Racine Court	40	3000	1/31/2033	Street	Yellow
Storm Drain	19200 Racine Court	40	3000	1/31/2033	Street	Yellow
Storm Drain	10265 Cove Ledge	40	3000	1/31/2033	Street	Yellow (Oil/Grit Separator)
Storm Drain	10300 Royal Woods Court	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10364 Royal Woods Court - Across	40	3000	1/31/2033	Street	Yellow
Storm Drain	10222 Crested Iris Drive - to side	40	3000	1/31/2033	Street	Yellow
Storm Drain	19700 Crested Iris Way - Side	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19340 Dunbridge Way	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19001 Coltfoot - On Island	40	3000	1/31/2033	Street	Yellow
Storm Drain	19051 Stedwick Drive - Rear	40	3000	1/31/2033	Green Space	
Storm Drain	19051 Stedwick Drive - Right	40	3000	1/31/2033	Green Space	
Storm Drain	19031 Stedwick Drive	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19038 Stedwick Drive - Near island	40	3000	1/31/2033	Flat Grate	
Storm Drain	Stedwick Drive Entry on Left	40	3000	1/31/2033	Street	"Gray"
Storm Drain	Stedwick Drive Entry on Right	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10201 Kindly Court	40	3000	1/31/2033	Street	Yellow
Storm Drain	19109 North Kindly Court	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19100 North Kindly Court - Across	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19000 Canadian Court - Front	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19032 Coltfoot - At Rear	40	3000	1/31/2033	Green Space	
Storm Drain	19001 Stedwick Drive - Behind	40	3000	1/31/2033	Green Space	
Storm Drain	19001 Coltfoot - Front	40	3000	1/31/2033	Street	"Gray"

Storm Drain	Coltfield Court - Entry on Left	40	3000	1/31/2033	Street	Yellow
Storm Drain	Coltfield Court - Entry on Right	40	3000	1/31/2033	Street	Yellow
Storm Drain	10326 Watkins Mill Drive	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10314 Watkins Mill Drive - In Front	40	3000	1/31/2033	Street	Yellow
Storm Drain	10343 Watkins Mill Drive - At Side	40	3000	1/31/2033	Street	Yellow
Storm Drain	10337 Watkins Mill Drive - At rear & side	40	3000	1/31/2033	Green Space	
Storm Drain	10301 Watkins Mill Drive - At Side of	40	3000	1/31/2033	Street	Yellow
Storm Drain	10301 Watkins Mill Drive - in Front of	40	3000	1/31/2033	Street	Yellow
Storm Drain	10300 Watkins Mill Drive	40	3000	1/31/2033	Street	Yellow
Storm Drain	Kindly Court Entry on Left	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10434 Kardwright - Side	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19351 Dunbridge Way - Rear	40	3000	1/31/2033	Green Space	
Storm Drain	19101 Canadian Court	40	3000	1/31/2033	Large Grate/Green Space	
Storm Drain	19014 Capehart Drive	40	3000	1/31/2033	Street	Yellow
Storm Drain	19022 Capehart Drive	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19052 Capehart Drive - Front	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19052 Capehart Drive - Across From	40	3000	1/31/2033	Street	"Gray"
Storm Drain	Capehart/Canadian	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10401 Kardwright	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10400 Kardwright	40	3000	1/31/2033	Street	Yellow
Storm Drain	10414 Kardwright	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19057 Stedwick Drive	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10424 Kardwright - Side	40	3000	1/31/2033	Green Space	
Storm Drain	19063 Stedwick Drive - At Curb	40	3000	1/31/2033	Street	"Gray"
Storm Drain	Capehart Drive/Kardwright - Front	40	3000	1/31/2033	Street	"Gray"
Storm Drain	Capehart Drive/Kardwright - Across	40	3000	1/31/2033	Street	"Gray"

Item	Address	Life, Yrs	Rep Cost	Rep Yr	Notes	Notes2
Storm Drain	10418 Capehart Court - Side	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10514 Cambridge	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19110 Capehart Drive	40	3000	1/31/2033	Large Grate/Green Space	
Storm Drain	19110 Capehart Drive	40	3000	1/31/2033	Street	Yellow
Storm Drain	19134 Capehart Drive	40	3000	1/31/2033	Street	Yellow
Storm Drain	19143 Stedwick Drive	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19002 Stedwick Drive	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19001 Canadian Court Beside down hill	40	3000	1/31/2033	Green Space	
Storm Drain	10422 Kardwright - Side	40	3000	1/31/2033	Green Space	N/A
Storm Drain	19216 Drumridge Circle - Front	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19301 Dunbridge Way	40	3000	1/31/2033	Street	Yellow
Storm Drain	Wedge Way - Entry on Right	40	3000	1/31/2033	Street	Yellow
Storm Drain	19521 Divot Place	40	3000	1/31/2033	Flat Grate	
Storm Drain	10513 Divot Place	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19510 Divot Place	40	3000	1/31/2033	Street	"Gray"
Storm Drain	Club Lake Road - 2nd on Left	40	3000	1/31/2033	Street	Yellow
Storm Drain	Club Lake Road - 2nd on Right	40	3000	1/31/2033	Street	"Gray"
Storm Drain	Club Lake Road - 1st on Left	40	3000	1/31/2033	Street	Yellow
Storm Drain	Club Lake Road - 1st on Right	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10054 Wedge Way	40	3000	1/31/2033	Street	Yellow
Storm Drain	19216 Drumridge Circle - Across	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10050 Wedge Way	40	3000	1/31/2033	Flat Grate	
Storm Drain	10629 Seneca Ridge Drive	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19201 Seneca Ridge Court	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19221 Seneca Ridge Court - Across	40	3000	1/31/2033	Street	"Gray"

Storm Drain	10709 Seneca Spring Way - Across	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10701 Seneca Spring Way - In Circle	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10701 Seneca Spring Way - Across	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10640 Seneca Spring Way - Front	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10637 Seneca Spring Way	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10632 Seneca Spring Way	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10621 Seneca Spring Way	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19611 Club Lake Road - Front	40	3000	1/31/2033	Street	Yellow
Storm Drain	19678 Club Lake Road	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19645 Club Lake Road - Across	40	3000	1/31/2033	Street	Yellow
Storm Drain	19645 Club Lake Road - Front	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19639 Club Lake Road - Side	40	3000	1/31/2033	Street	Yellow
Storm Drain	19656 Club Lake Road - Front	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19656 Club Lake Road - Across	40	3000	1/31/2033	Street	Yellow
Storm Drain	19638 Club Lake Road	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19635 Club Lake Road - Side	40	3000	1/31/2033	Street	Yellow
Storm Drain	19624 Club Lake Road	40	3000	1/31/2033	Street	"Gray"
Storm Drain	Wedge Way - Entry on Left	40	3000	1/31/2033	Street	Yellow
Storm Drain	19627 Club Lake Road	40	3000	1/31/2033	Flat Grate	
Storm Drain	10609 Seneca Spring Way	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10118 Blue Tee - behind	40	3000	1/31/2033	Green Space	
Storm Drain	10118 Blue Tee - Beside at Rear	40	3000	1/31/2033	Green Space	
Storm Drain	10118 Blue Tee - Front	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10101 Blue Tee	40	3000	1/31/2033	Street	"Gray"



Item	Address	Life, Yrs	Rep Cost	Rep Yr	Notes	Notes2
Storm Drain	10100 Blue Tee - Beside	40	3000	1/31/2033	Green Space	
Storm Drain	10100 Blue Tee - Front	40	3000	1/31/2033	Street	"Gray"
Storm Drain	Wedge Way/Blue Tee - Left	40	3000	1/31/2033	Street	"Gray"
Storm Drain	Wedge Way/Blue Tee - Right	40	3000	1/31/2033	Street	Yellow
Storm Drain	10000 Wedge Way - Rear	40	3000	1/31/2033	Green Space	
Storm Drain	10014 Wedge Way - Rear	40	3000	1/31/2033	Green Space	
Storm Drain	19627 Club Lake Road - Across Street	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19424 Faber Court - Across	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10721 Wayridge Drive - Behind	40	3000	1/31/2033	Grate/Green Space	
Storm Drain	19524 Mercado Way - Behind	40	3000	1/31/2033	Grate/Green Space	
Storm Drain	19524 Mercado Way - Side	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10520 Mercado Way - Behind	40	3000	1/31/2033	Large Grate/Green Space	
Storm Drain	10420 Mercado Way - 2nd	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10420 Mercado Way - 1st	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19512 Desmet Place - Behind	40	3000	1/31/2033		Large Manhole/Green Space –
	Under Repair in 2014					
Storm Drain	19516 Desmet Place - Across	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19516 Desmet Place - Front	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10620 Seneca Spring Way	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10728 Wayridge Drive	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10712 Wayridge Drive - Across	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19424 Faber Court	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10739 Wayridge Drive - Across	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10739 Wayridge Drive - Front	40	3000	1/31/2033	Street	"Gray"

Item	Address	Life, Yrs	Rep Cost	Rep Yr	Notes	Notes2
Storm Drain	10744 Wayridge Drive - Behind	40	3000	1/31/2033	Grate/Green Space	
Storm Drain	10747 Wayridge Drive - Behind	40	3000	1/31/2033	Grate/Green Space	
Storm Drain	10756 Wayridge Drive - Beside	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10756 Wayridge Drive - Across	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10756 Wayridge Drive - Front	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19363 Dunbridge Way - Rear	40	3000	1/31/2033	Green Space	
Storm Drain	19363 Dunbridge Way	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10725 Wayridge Drive	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10616 Wayridge Drive - Front	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19686 Club Lake Road - Beside	40	3000	1/31/2033	Green Space	
Storm Drain	10608 Seneca Spring Way	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10512 Seneca Ridge Drive	40	3000	1/31/2033	Street	"Gray"
Storm Drain	19300 Meaderidge Place	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10504 Seneca Ridge Drive - Across	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10504 Seneca Ridge Drive - Front	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10504 Seneca Ridge Drive - Rear Left	40	3000	1/31/2033	Green Space	
Storm Drain	10504 Seneca Ridge Drive - Rear Right	40	3000	1/31/2033	Green Space	
Storm Drain	30 Wayridge Court - Behind	40	3000	1/31/2033	Green Space	
Storm Drain	30 Wayridge Court	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10720 Wayridge Drive	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10616 Wayridge Drive - Across	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10712 Wayridge Drive - Front	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10628 Wayridge Drive - Across	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10628 Wayridge Drive - Front	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10639 Wayridge Drive - Behind	40	3000	1/31/2033	Grate/Green Space	

Item	Address	Life, Yrs	Rep Cost	Rep Yr	Notes	Notes2
Storm Drain	10640 Wayridge - Front	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10644 Wayridge Drive - Behind	40	3000	1/31/2053	Large Manhole/Green Space - Rebuilt in 2013 for \$30K	
Storm Drain	19517 Tiber Court	40	3000	1/31/2033	Street	"Gray"
Storm Drain	10709 Wayridge Drive - Behind	40	3000	1/31/2033	Grate/Green Space	
Storm Drain	10712 Wayridge Drive - Behind	40	3000	1/31/2033	Green Space	
Storm Drain	10613 Seneca Spring Way - Rear	40	3000	1/31/2033	Green Space	
Storm Drain	19 Wayridge Court	40	3000	1/31/2033	Street	"Gray"

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### Annual Recurring Costs (\$58,450)

Tuesday, August 26, 2014

Item	Annual Cost	Life, Yrs
Crackfill	15000	1
Trees	40000	1
Storm Drains	3450	1
	3	