

PM HOA ASSET	REPLACEMENT COST (2011)	REFERENCE	YEAR BUILT 1999
<b>STORM WATER SYSTEM</b>			
			<b>EST LIFE SPAN</b>
30" X 162' DRAINPIPE	\$ 13,770.00	BCEO EST. \$85 / FOOT	30 YEARS (METAL)
12" X 64' DRAINPIPE	\$ 5,440.00	"	"
12" X 81' DRAINPIPE	\$ 6,885.00	"	"
24" X 178' DRAINPIPE	\$ 15,130.00	"	"
ANTI-SEEP COLLAR (X 2)	\$ 4,200.00	BCEO POND GUIDEBOOK	40 YEARS (CON)
HEADWALL (-D X 3)	\$ 6,300.00	"	"
OF CATCH BASIN (2-3 X 1)	\$ 14,500.00	"	"
CATCH BASIN (2-2-B X 1)	\$ 4,000.00	"	"
	<b>\$ 70,225.00</b>		
<b>RETENTION POND</b>			
POND DREDGING (1000 CY)	<b>\$60,000 - \$100,000</b>	BCEO POND GUIDEBOOK \$60/CY	100 YEARS
<b>ENTRANCE</b>			
MONUMENT WALLS (X2)	TBD (NEED ESTIMATES)		20-50 YEARS
ENTRANCE GATES (X2)	TBD (NEED ESTIMATES)		20 YEARS
<b>LANDSCAPING</b>			
ENTRANCE SHRUBS (X 40 - 45)	<b>\$1400 - \$1575</b>	\$35 / SHRUB	
TREES (X 20 - 40)	<b>\$3,000 - \$6,000</b>	\$150 / TREE	
<b>STREET SIGNS</b>			
LURMER / VAN GORDEN	TBD (NEED ESTIMATE)		10 YEARS
LURMER / KELLY MARIE	"		"
LURMER / DARCIE	"		"
LURMER / DARCIE	"		"
DARCIE / CHRISTOPHER	"		"

\*Dredging Calculation: 1 acre = 43,560 sq/ft x 4 ft silt = 174,240 cu/ft divided by 27 sf/cy = 6,453 cy

\*Dredging Calculation: .5 acre = 21,780 sq/ft x 4 ft silt = 87,120 cu/ft divided by 27 sf/cy = 3,226 cy

\*Dredging Calculation: .25 acre = 10,890 sq/ft x 4 ft silt = 43,560 cu/ft divided by 27 sf/cy = 1,613 cy

\*Dredging Calculation: .125 acre = 5,445 sq/ft x 4 ft silt = 21,780 cu/ft divided by 27 sf/cy = 806 cy