

## APPENDIX P

# Maintenance Plan and Budget

### Sample Maintenance Plan and Budget

“XYZ” Leasing Company

#### Storm Water Management System Maintenance Plan

1. Responsibility For Maintenance
  - a. During construction, it is the developer’s responsibility to perform the maintenance.
  - b. Following construction, it will be the responsibility of “XYZ” Company to perform the maintenance.
  - c. The Master Deed will specify that routine maintenance of the storm water facilities must be completed within \_\_\_ days of receipt of written notification that action is required, unless other acceptable arrangements are made with the (Township of \_\_\_\_\_), (Washtenaw County Drain Commissioner) or successors. Emergency maintenance (i.e. when there is endangerment to public health, safety or welfare) shall be performed immediately upon receipt of written notice. Should “XYZ” Company fail to act within these time frames, the (Township) (County) or successors may perform the needed maintenance and assess the costs against “XYZ” Company.
2. Source Of Financing

“XYZ” Company is required to pay for all maintenance activities on a continuing basis.
3. Maintenance Tasks And Schedule
  - a. See the charts on the next two pages: The first describes maintenance tasks during construction to be performed by the developer, the second describes maintenance tasks by “XYZ” Company.
  - b. Immediately following construction, the developer will have the storm water management system inspected by an engineer to verify grades of the detention and filtration areas and make recommendations for any necessary sediment removal.

## MAINTENANCE TASKS AND SCHEDULE DURING CONSTRUCTION Components

Tasks	Storm Sewer System	Catch Basin Sumps	Catch Basin Inlet Casings	Channels	Outflow control Structures	Rip-Rap	Filtration Basins	Storm Detention Areas	Wetlands	Emergency Overflow	Emergency Overflow	Schedule
Inspect for sediment accumulation				X	X		X	X				Weekly
Removal of sediment accumulation				X	X		X	X				As needed* & prior to turnover
Inspect for floatables and debris				X	X		X	X				Quarterly
Cleaning of floatables and debris				X	X		X	X				Quarterly & at turnover
Inspection for erosion				X	X		X	X				Weekly
Re-establish permanent vegetation on eroded slopes				X			X	X				As needed & prior to turnover
Replacement of Stone					X							As needed*
Mowing				X			X	X				0 to 2 times per year
Inspect Structural elements during wet weather and compare to as-built plans (by professional engineer reporting to the developer)				X	X		X	X				Annually and at turnover
Make adjustments or replacements as determined by pre-turnover inspection				X	X		X	X				As needed



## I. Maintenance Plan Budget

Annual inspection for sediment accumulation	\$100.00
Removal of sediment accumulation every 2 years as needed	\$500.00
Inspect for floatables and debris annually and after major storms	\$100.00
Removal of floatables and debris annually and after major storms	\$150.00
Inspect system for erosion annually and after major storms	\$100.00
Re-establish permanent vegetation on eroded slopes as needed	\$350.00
Replacement of stone	\$100.00
Mowing 0-2 times per year	\$400.00
Inspect structural elements during wet weather and compare to as-built plans every 2 years	\$150.00
Make structural adjustments or replacements as determined by inspection as needed	\$400.00
Have professional engineer carry out emergency inspections upon identification of severe problems	\$200.00
<b>A. Total Annual Budget</b>	<b>\$2,550.00</b>

**Note:** Maintenance Plans and budgets vary widely due to the size and unique characteristics of each storm water management system proposed. Appendix P is intended for use as a starting point in the development of an appropriate maintenance plan specific to the size and components of each system.