

**DAYSTAR ESTATES**

**Operation & Maintenance  
Manual**

May 21, 2002

OFFICIAL PUBLIC DOCUMENT  
SPOKANE COUNTY ENGINEER'S OFFICE

**ORIGINAL**

PROJECT # P1873  
SUBMITTAL # 5

**RETURN TO COUNTY ENGINEER**

**RECEIVED**

**MAY 22 2002**

**SPOKANE COUNTY ENGINEER**

**PREPARED BY:  
HAHN ENGINEERING, INC.  
NORTHPOINTE OFFICE PLAZA  
605 E. HOLLAND AVE., SUITE 112  
SPOKANE, WA 99208  
(509) 467-1550**

## DAYSTAR ESTATES

### Maintenance Plan

The Daystar Estates Homeowners Association is responsible for the continuous operation and maintenance of the drainage facilities associated with the project. See attached exhibit and easement descriptions for location of said drainage facilities.

Spokane County Public Works Department may require a third-party inspection of the on-site drainage facilities. In such cases, the owner shall be responsible for submitting an inspection report to the Spokane County Engineer.

#### Inspection and Maintenance Aspects

The items covered under this Plan are as follows:

- Evaporation Pond/Ditch
- Conveyance systems

Periodic inspection of drainage facilities are required, one in the spring prior to snow melt and one in the fall prior to snow. Records should be kept of these inspections noting date and any items requiring action. These reports do not need to be submitted to Spokane County. In addition to the inspections, an inspection should be made after any major runoff event that might impact the structures.

All swale and evaporation ponds should be periodically mowed and any trash or debris removed. The conveyance ditches should be checked for trash or debris buildup and cleaned out periodically.

All pond bottoms shall be inspected semi-annually for sedimentation.

The conveyance ditches should be kept clear of trash and debris and a healthy sod grass maintained. Mowing is required when grass height exceeds 6".

In the event major repair are required due to heavy runoff, the owner should notify Hahn Engineering, Inc. at 467-1550 and Spokane County Engineering at 477-3600.

**DAYSTAR ESTATES  
SINKING FUND SUMMARY**

ITEMS COVERED	DESIGN LIFE	ANNUAL MAINTENANCE	ANNUAL COSTS	X1 PONDS
I. Evaporation Pond	50 Years	Mowing/Weed Pulling Fertilizer/Lawn Treatment	\$200.00/Year	\$200.00/Year
A. Berm	50 Years	Mowing/Weed Pulling	\$100.00/Year	\$100.00/Year
B. Slopes/Planting	50 Years	Trimming	\$100.00/Year	<u>\$100.00/Year</u>
<b>Total Annual Costs</b>			<b>\$400.00/Year</b>	