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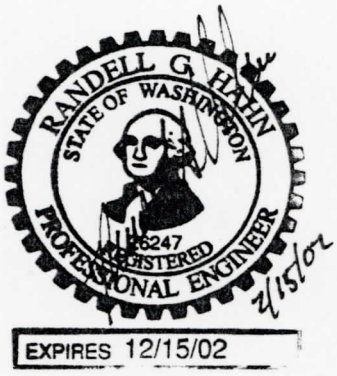
SPOKANE COUNTY ENGINEER

NORTH BUCKEYE VALLEY ESTATES

Operation & Maintenance Manual

January 24, 2002



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

NORTH BUCKEYE VALLEY ESTATES

Maintenance Plan

The North Buckey Valley Estates Homeowners Association is responsible for the continuous operation and maintenance of the drainage facilities associated with the project. See attached plans for location of said drainage facilities.

Spokane County Public Works Department has required a third-party inspection of the on-site drainage facilities. The owner has submitted an inspection report to the Spokane County Engineers.

Inspection and Maintenance Aspects

The items covered under this Plan are as follows:

- Drainage ponds
- Drywells
- Conveyance systems; ditches and culverts

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 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 drywells should be inspected and cleared of all debris or sedimentation.

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

The conveyance rock-lined ditches should be kept clear of trash and debris.

All culverts should be inspected semi-anually and debris or sedementation removed.

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.

NORTH BUCKEYE VALLEY ESTATES
SINKING FUND SUMMARY

	ITEMS COVERED	DESIGN LIFE	ANNUAL MAINTENANCE	ANNUAL COSTS	X3 PONDS
I.	Drainage Ponds	50 Years	Mowing/Weed Pulling Fertilizer/Lawn Treatment	$120.00/Year	$360.00/Year
	A. Berms	50 Years	Mowing/Weed Pulling	$30.00/Year	$90.00/Year
	B. Slopes/Planting	50 Years	Trimming	$30.00/Year	$90.00/Year
II.	Conveyance Ditches	50 Years	Trimming/Mowing	$60.00/Year	$120.00/Year
				Total Annual Costs	**$660.00/Year**

$660.00 / Year / 20 Lots = $33.00 / Year / Lot