

# STARR ESTATES FIRST ADDITION

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Maintenance Requirements for drainage swale and drywells:

1. Swale to be mowed and cleaned at least three (3) every year.
2. Grates to be checked and cleared of debris after all major storms.
3. Drywells to be inspected and repaired as necessary every five (5) years.
4. Resced swale as necessary to maintain "208" capability.

Sinking fund reserve account for operations and replacement of drywells:

Annual operation and maintenance costs:	\$ 500	(O&M)
Present value of drywells (Type "B", type "4" Grate/frame) 3 ea @ \$2250.00/ea	\$ 6750	(P.V.)
Assume 50% replacement in 20 yrs <span style="margin-left: 100px;"><math>6750/2 =</math></span>	\$ 3375	(PV/2)
Future value to replace Assume inflation = 4%, n=20 <span style="margin-left: 100px;"><math>(P.V/2)(2.191) \approx 7395</math></span>	\$ 7395	F.V
Annual set-aside for future replacement Investment interest= 6%, n=20 <span style="margin-left: 100px;"><math>(F.V)(0.027) \approx 200</math></span>	\$ 200	
Total charge per lot, 11 lots Annual charge/lot=operation + set-aside <span style="margin-left: 100px;"><math>(500 + 200)/11 \approx 65</math></span>	\$ 65	

**ANNUAL CHARGE PER LOT: \$65**

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SPOKANE COUNTY ENGINEER'S OFFICE  
**ORIGINAL**  
PROJECT # P1858A  
SUBMITTAL # 2  
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SPOKANE COUNTY ENGINEER

# SPECIAL INSPECTION AGREEMENT

Project Title STARR ESTATES FIRST ADDITION

Project Address \_\_\_\_\_ S25 T26N R45E

Project Owner FOX FINANCIAL CORP

Project Number P 1858 A

Pursuant to the conditions of the approved Design Deviation, the above-referenced project requires special inspection of:

(Insert brief description of drainage facility: i.e. type, size, etc.)

CONSTRUCTION OF DRAINAGE SWALE AND INSTALLATION OF 3 TYPE "B" DRYWELLS (SEE CONSTRUCTION PLANS)

The stormwater system is being built on this site to control stormwater runoff resulting from the development of this parcel. The purpose of this special inspection is to insure that the drainage facilities are constructed in substantial conformance with the Accepted plans, and that the facilities will function as intended.

## PART I. GENERAL CONDITIONS

**Definitions:**

**Special Inspector:** A Professional Engineer licensed in the State of Washington, and his authorized agents, hired by the Owner, to provide quality control testing and inspection services.

**Owner:** The person or company sponsoring the project

**Contractor:** The person or company hired by the Owner to construct the facilities.

**Accepted Plans:** Civil plans for the above referenced project, prepared, stamped, and approved by a Washington Licensed Engineer, which have been reviewed by the Division of Engineering and Roads and accepted for construction.

Special Inspection Agreement  
Spokane County Project No. \_\_\_\_\_

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**Design Engineer:** The Engineer of Record for the design of the storm water control plans. This Engineer must be a Professional Engineer licensed in the State of Washington.

### **General Conditions**

The Owner, Contractor, and Special Inspector are to perform their respective duties in a cooperative manner, to insure that the drainage facilities are constructed in accordance with the Accepted Plans.

This Agreement shall be signed by the responsible parties, the Contractor, Owner and Special Inspector, prior to issuance of a building permit.

## PART 2. SPECIFIC REQUIREMENTS

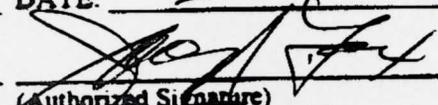
### FOR THE CONTRACTOR:

1. The Contractor shall provide the Special Inspector two working days notice prior to performing any construction activity that will require inspection by the Special Inspector.
2. Activities that will require inspection include, but will not be limited to:
  - a) Excavation of drainage pond areas, conveyance ditches, berms, and any other earthwork.
  - b) Placement of fill for drainage areas.
  - c) Placement of manholes, catch basins, gravity or pressure-line storm drainage piping, poured-in-place drainage structures, gravel drainfields, pumping systems, stormwater ponds and disposal facilities, etc.
  - d) Finish grading; installation of sodding, seeding, landscaping, and irrigation systems; final cleanup.
  - e) Other items, as listed in "Exhibit A."
3. The Contractor is responsible for reviewing the approved plans for additional activities that require inspection by the Special Inspector.
4. The Contractor shall correct any deficiencies in the work, as noted by the Special Inspector, in a timely fashion.
5. The Contractor shall notify the Owner, the Special Inspector, Spokane County Development Services (a representative of the County Engineer), and the Design Engineer immediately of any unexpected site conditions. Unexpected site conditions are those that would prevent the construction of the improvements as designed, or which would adversely affect the performance of the drainage facilities. Spokane County Development Services can be reached at 456-3600.
6. The Contractor shall read and understand the Owner's and Special Inspector's portions of this Agreement.

CONTRACTOR: REM-ROCK CORP

ADDRESS: 12817 E SPRAGUE #200 SPOKANE, WA 99216

PHONE NUMBER: 509-922-2748 DATE: 2-07-02

BY: JAMES R FOX   
(Print Name) (Authorized Signature)

Please copy and retain for your records

**PART 2. SPECIFIC REQUIREMENTS (Cont.)**

**FOR THE OWNER:**

1. The Owner agrees to employ a Professional Engineer, licensed in the State of Washington, prior to construction, for the purpose of being a Special Inspector of the construction activities for the stormwater drainage accepted for construction.
2. For coordination purposes, the Owner shall provide the Contractor the name and phone number of the Special Inspector; and the Owner shall provide the Special Inspector the name and phone number of the Contractor.
3. The Owner shall aid the Special Inspector in being present on the site when required. The Owner shall also aid the Special Inspector in submitting final reports, testing data, and Record Drawings to the Spokane County Division of Engineering and Roads.
4. The Owner shall help to facilitate the correction of any deficient aspects of the stormwater drainage system.
5. The Owner shall read and understand the Contractor's and Special Inspector's portions of this Agreement.
6. The Owner acknowledges that he/she will not receive a Certificate of Occupancy until deficient aspects of the construction are corrected, and the Record Drawings are accepted by the Spokane County Division of Engineering and Roads.

OWNER: FOX FINANCIAL CORP  
ADDRESS: 12817 E SPRAGUE AVE #200 SPOKANE, WY 89216  
PHONE NUMBER: 509 9222748 DATE: 2-7-07  
BY: JAMES R FOX BY: [Signature]  
(Print Name) (Authorized Signature)

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## PART 2. SPECIFIC REQUIREMENTS (Cont.)

### FOR THE SPECIAL INSPECTOR:

1. The Special Inspector shall perform job site inspection, materials testing and quality control services to an extent that the drainage facilities associated with the project will function: a) in accordance with the applicable Spokane County Codes and regulations; b) as intended in the design; c) in conformance with the Design Deviation Conditions associated with this project, if any; and d) as shown in the Accepted Plans.
2. The Special Inspector must be licensed as a Professional Engineer in the State of Washington.
3. The Special Inspector has the responsibility of being present on the site when he/she is notified by the Contractor that work will be performed that requires inspection.
4. The Special Inspector shall log into the Inspection Record Card each time that he/she performs inspection work on the site.
5. The Special Inspector shall use the Accepted Plans, as defined above, for overseeing the construction of the drainage facilities.
6. Examples of inspection duties include, but are not limited to:
  - a) During excavation and construction of pond areas, ditches, berms, etc.:
    - i) Note significant changes in soil or presence of groundwater.
    - ii) Confirm:
      - a) Elevations of ponds, berms, conveyance ditches.
      - b) Side slopes: grades and embankment stability..
      - c) Dimensions of ponds, berms, and ditches.
      - d) Horizontal locations of improvements.
      - e) Pond liner materials and installation procedures, if used.
      - f) Soil compaction.
      - g) Elevations and dimensions of drainage structures.
    - iii) Perform testing of fill material for gradation and compaction.
  - b) Perform testing of cement concrete for compressive strength, slump, and air entrainment.
  - c) Inspect the placement of reinforcing steel in cement concrete structures.
  - d) Inspection of the placement of gravity or pressure-pipe stormwater lines. Inspect pipe material, size, length, grade, construction methods.

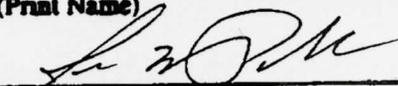
- e) Observe the placement of sod, seed, landscaping, and irrigation systems. Ensure that these items meet specifications, and that they do not interfere with or harm the stormwater control system.
  - f) See Exhibit 'A', which is attached.
7. Often, the Special Inspector will need to perform inspection duties beyond the minimum requirements set forth on the plans or listed herein. It is recommended that WSDOT Specifications be used where specifications are not expressly given.
  8. The Special Inspector shall notify the Contractor, Owner, the Design Engineer, Spokane County Division of Building and Planning, and Spokane County Development Engineering Services (a representative of the County Engineer) immediately, if unexpected conditions are encountered that would prevent the proper construction of the improvements, or that would negatively affect the operation of the drainage facilities.
  9. Any modifications to the Accepted Plans must be submitted to the Design Engineer for approval, prior to construction of the modifications.
  10. Copies of all routine reports shall be submitted by the Special Inspector to both Spokane County Development Engineering Services (a representative of the County Engineer) and the Division of Building and Planning on a weekly basis.
  11. Prior to the issuance of a Certificate of Occupancy for this project:
    - a) The Special Inspector shall submit inspection reports, lab reports, and Record Drawings. The Record Drawings shall be stamped and signed by the Special Inspector, with a statement on the plans that the constructed improvements are in substantial conformance with the Accepted Plans.
    - b) The Owner, Contractor and Special Inspector shall acquire written acceptance of the Record Drawings and inspection reports from the County Engineer.
  12. The Special Inspector shall read and understand the Contractor's and Owner's portions of this Agreement.

SPECIAL INSPECTION FIRM: PEEBLE ENGINEERING

ADDRESS: 19008 W. BAKER RD. CHENEY, WA 99004

PHONE NUMBER: (509) 559-5101 DATE: FEB 7, 02

SPECIAL INSPECTOR: JAMES W. PEEBLE  
(Print Name)

SPECIAL INSPECTOR:   
(Authorized Signature)

WASHINGTON PROFESSIONAL ENGINEERS LICENSE NO.: PE 28021

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**PART 2. SPECIFIC REQUIREMENTS (Cont.)**

**Exhibit 'A'**

Additional items which require inspection for this project are listed below.

*{To be Completed by Spokane County Engineer's Office}*