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Skagit County Auditor

\$80.00

3/2/2016 Page

1 of

8 1:51PM

Document Title:

Maintenance Agreement

Reference Number (if applicable):

Grantor(s):

additional grantor names on page ____.

1) Upper Skagit Indian tribe

2) _____

Grantee(s):

additional grantor names on page ____.

1) City of Sedro Woolley

2) _____

Abbreviated Legal Description:

full legal on page(s) 4.

Plat # R 4 Sedro Average ETAL

Assessor Parcel /Tax ID Number:

additional parcel numbers on page ____.

P76922

**Chestnut Cove Apartment Complex
500 & 502 Trail Road
Sedro-Woolley, WA 98284**

**MAINTENANCE RESPONSIBILITIES
for
DRAINAGE FACILITIES AND PERVIOUS ASPHALT PAVEMENT**

Maintenance Responsibilities and Reporting:

All on-site permanent stormwater facilities (catch basins, pipes and pervious asphalt) shall be maintained in perpetuity in a manner that allows them to function as originally designed. The owner of the property or its designated representative, is solely responsible for the inspection, maintenance, repair and replacement of all permanent stormwater facilities located on site and any and all costs associated therewith. The City of Sedro-Woolley is under no obligation to maintain or repair permanent stormwater facilities located on this site.

The owner or its designated representative shall submit an annual operation and maintenance report for the permanent stormwater facilities to the City of Sedro-Woolley Public Works Department on or before January 31st of each year for the previous year's inspection and maintenance activities. The report shall include any remedial actions taken, how the actions were completed, who performed them, any problems encountered, and any required follow-up actions such as maintenance, repair or replacement. Annual report and other maintenance records shall be maintained on-site and available to the City upon request.

Project Site:

Refer to the accompanying civil site plan for the location of catch basins, pipes, and parking area. Within this project, pervious asphalt was used for the entire parking lot. The parking lot functions to allow rainfall to flow through the asphalt surface into an underlying bed of clean crushed rock. Over time, water accumulated within the underlying crushed rock infiltrates into the ground. It is very important that this project's asphalt section and drainage facilities be properly inspected and maintained to assure its long term performance.

Drainage System Description:

Each of the two apartment buildings is served by their own roof drain piping system that receives roof runoff waters from downspouts. These two roof drain systems combine at Catch Basin "B" located just south of the asphalt parking area in between the two buildings. Storm pipe from Catch Basin "B" continues north to CB "A" located along the north edge of asphalt parking area. From CB "A" there is storm pipe that continues north to an existing Catch Basin just south from the Cook Road drivelines. Within CB "A", there is an up-turned 90^o degree bend that will receive overflow water if too much water accumulates within the crushed rock below the asphalt. Under normal rainfall conditions, all runoff from the roof drain system and that which flows through the pervious asphalt will enter the underlying crushed rock where the waters will eventually infiltrate into the ground.

Catch Basin and Storm Pipe Maintenance Requirements:

Catch Basins A, B, and the existing adjacent to Cook Road shall be inspected and maintained per the accompanying Catch Basin inspection & maintenance requirements from the DOE Drainage Manual. The storm pipes between these catch basins shall also be maintained so not more than 10% of the pipe area is filled with sediment and debris and any objects within the pipe removed.

Pervious Asphalt Maintenance Requirements:

The integrity of the pervious asphalt section must be maintained by frequent vacuuming. Mr. Chris Moe of Bayside Services located at 4717 Hannegan Road in Bellingham Washington can be contacted at 360-671-2527 to perform routine vacuuming of the pavement surface. Due to the fact there is not a substantial amount of vegetation near the parking lot; the vacuuming maintenance shall be performed one time every three months throughout the course of every year. During Fall periods when a lot of leaf and tree litter occurs, one additional cleaning is strongly recommended.

- Residents of the apartment complex shall not dump or discard anything onto the asphalt surface such as ash trays from vehicles.
- During periods of snow, the parking lot can be scraped to remove the snow, however no sand shall be used as this will eliminate many of the voids within the pavement section. Vacuuming after a snow event is recommended to remove tracked sand onto the parking lot surface.
- Vehicles shall be maintained so they do not cause or allow oils/liquids to drip from the vehicle onto the asphalt surface. Vehicle maintenance shall not be allowed on the asphalt surface.
- Vehicles shall not be washed on the pavement surface.
- Inoperable vehicles shall not be left in the parking lot.

EXHIBIT A

Schedule "A-1"

154063-SE

DESCRIPTION:

The North 105 feet of the South 180 feet of the East 115.5 feet of Tract 4, "SEDRO ACREAGE," as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington.

TOGETHER WITH the West 96.5 feet of the East 212 feet of Tract 4, "SEDRO ACREAGE," as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington;

EXCEPT the Northerly 20 feet as conveyed to the City of Sedro-Woolley under Auditor's File No. 199911190064, records of Skagit County, Washington,

AND EXCEPT the East 10 feet as conveyed to the City of Sedro-Woolley under Auditor's File No. 9809280129, records of Skagit County, Washington,

AND EXCEPT the South 66.70 feet of the North 86.70 feet of the West 41.50 feet of the East 212 feet of Tract 4, "SEDRO ACREAGE," as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington.

(Also known as Parcel A of Survey for Boundary Line Adjustment recorded April 17, 2007, under Auditor's File No. 200704170179.)

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

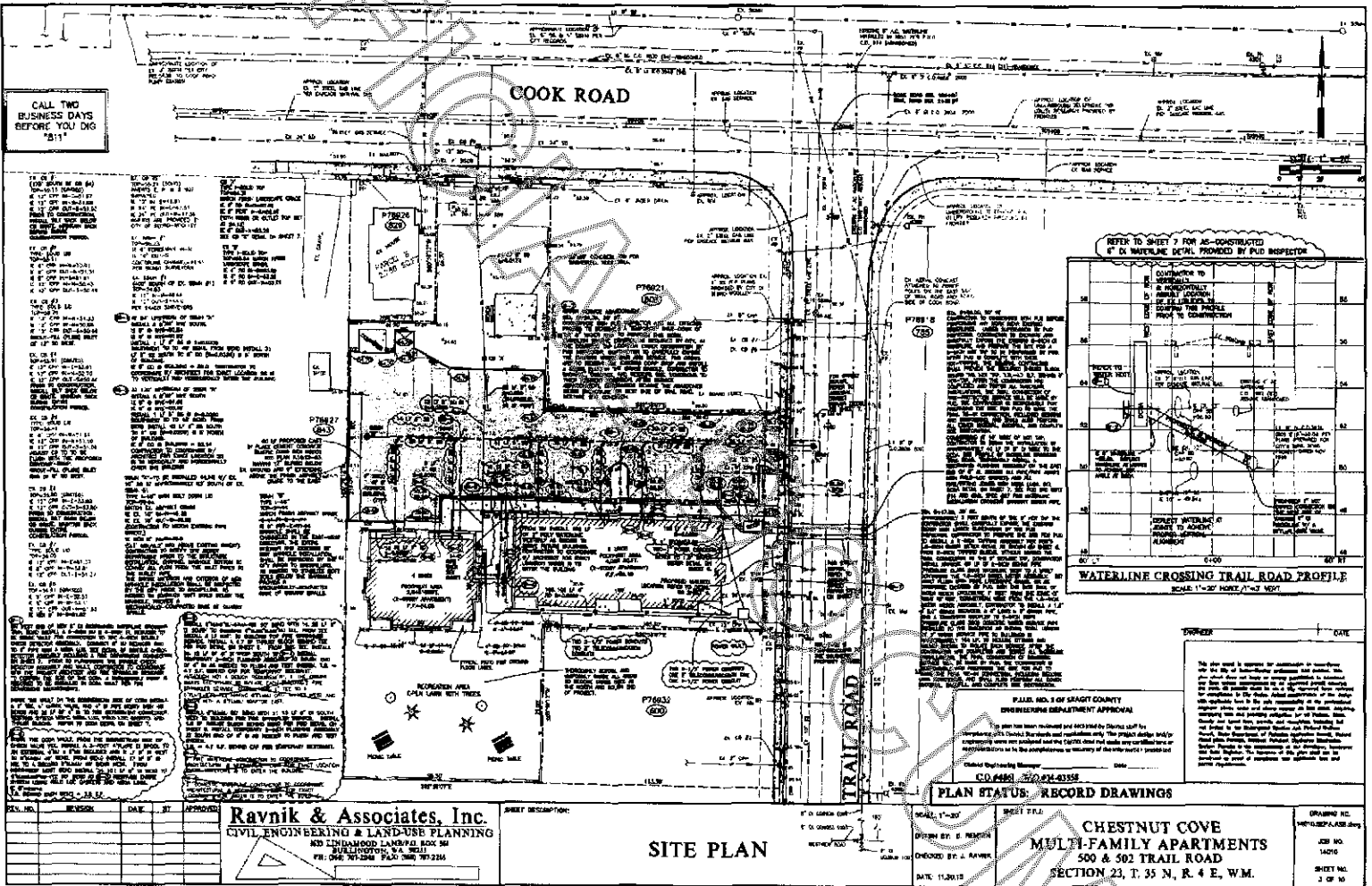
No. 5 – Catch Basins

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is performed
General	Trash & Debris	Trash or debris which is located immediately in front of the catch basin opening or is blocking inletting capacity of the basin by more than 10%.	No Trash or debris located immediately in front of catch basin or on grate opening.
		Trash or debris (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of six inches clearance from the debris surface to the invert of the lowest pipe.	No trash or debris in the catch basin.
		Trash or debris in any inlet or outlet pipe blocking more than 1/3 of its height.	Inlet and outlet pipes free of trash or debris.
		Dead animals or vegetation that could generate odors that could cause complaints or dangerous gases (e.g., methane).	No dead animals or vegetation present within the catch basin.
	Sediment	Sediment (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of 6 inches clearance from the sediment surface to the invert of the lowest pipe.	No sediment in the catch basin
		Structure Damage to Frame and/or Top Slab	Top slab has holes larger than 2 square inches or cracks wider than 1/4 inch (Intent is to make sure no material is running into basin).
	Frame not sitting flush on top slab, i.e., separation of more than 3/4 inch of the frame from the top slab. Frame not securely attached		Frame is sitting flush on the riser rings or top slab and firmly attached.
	Fractures or Cracks in Basin Walls/ Bottom	Maintenance person judges that structure is unsound.	Basin replaced or repaired to design standards.
		Grout fillet has separated or cracked wider than 1/2 inch and longer than 1 foot at the joint of any inlet/outlet pipe or any evidence of soil particles entering catch basin through cracks.	Pipe is re-grouted and secure at basin wall.
	Settlement/ Misalignment	If failure of basin has created a safety, function, or design problem.	Basin replaced or repaired to design standards.
Vegetation	Vegetation growing across and blocking more than 10% of the basin opening.	No vegetation blocking opening to basin.	
	Vegetation growing in inlet/outlet pipe joints that is more than six inches tall and less than six inches apart.	No vegetation or root growth present.	

No. 5 – Catch Basins

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is performed
	Contamination and Pollution	See "Detention Ponds" (No. 1).	No pollution present.
Catch Basin Cover	Cover Not in Place	Cover is missing or only partially in place. Any open catch basin requires maintenance.	Catch basin cover is closed
	Locking Mechanism Not Working	Mechanism cannot be opened by one maintenance person with proper tools. Bolts into frame have less than 1/2 inch of thread.	Mechanism opens with proper tools.
	Cover Difficult to Remove	One maintenance person cannot remove lid after applying normal lifting pressure. (Intent is keep cover from sealing off access to maintenance.)	Cover can be removed by one maintenance person.
Ladder	Ladder Rungs Unsafe	Ladder is unsafe due to missing rungs, not securely attached to basin wall, misalignment, rust, cracks, or sharp edges.	Ladder meets design standards and allows maintenance person safe access.
Metal Grates (If Applicable)	Grate opening Unsafe	Grate with opening wider than 7/8 inch.	Grate opening meets design standards.
	Trash and Debris	Trash and debris that is blocking more than 20% of grate surface inletting capacity.	Grate free of trash and debris.
	Damaged or Missing.	Grate missing or broken member(s) of the grate.	Grate is in place and meets design standards.

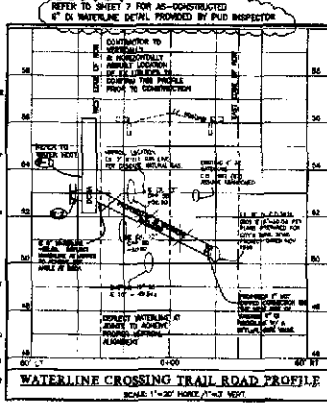
UNOFFICIAL



CALL TWO BUSINESS DAYS BEFORE YOU DIG '811'

COOK ROAD

TRAIL ROAD



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PLAN STATUS: RECORD DRAWINGS
 CHECKED BY: J. RAVNIK
 DATE: 11.20.15

Ravnik & Associates, Inc.
 CIVIL ENGINEERING & LAND-USE PLANNING
 800 LINDENWOOD LANE, BOX 50
 BULLINGTON, VA 22025
 PH: 703 761-2244 FAX: 703 761-2244

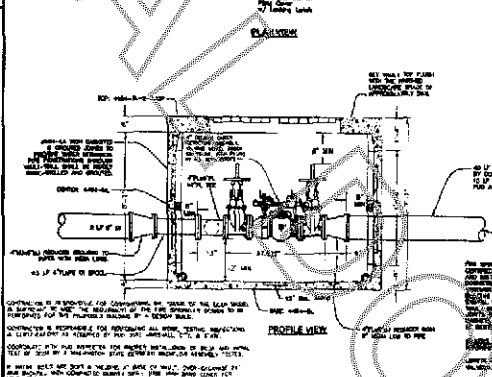
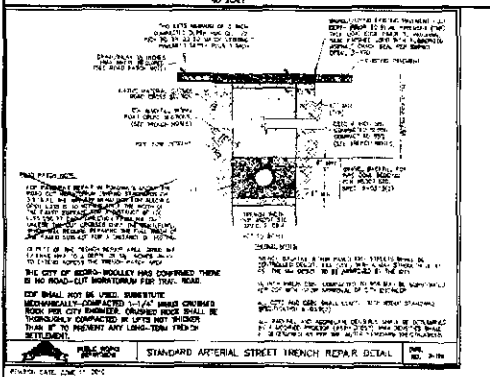
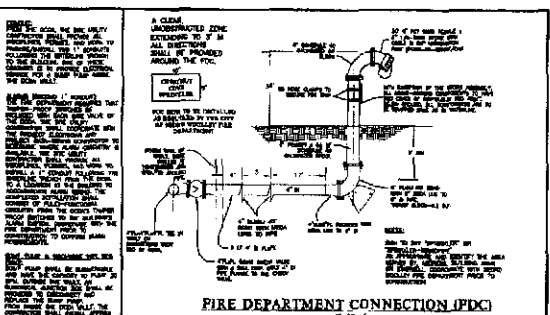
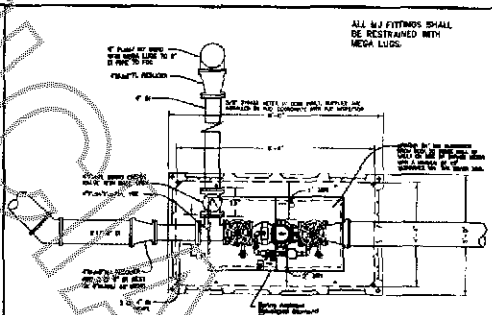
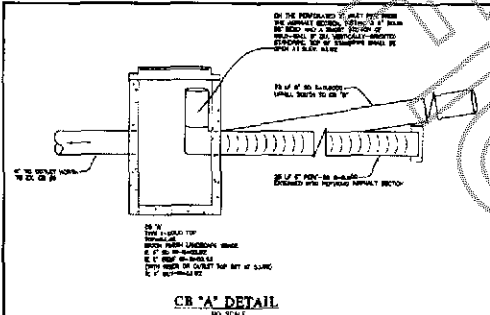
SITE PLAN

CHESTNUT COVE
 MULTI-FAMILY APARTMENTS
 500 & 502 TRAIL ROAD
 SECTION 23, T. 35 N., R. 4 E., W.M.

DRAWING NO. 14020
 SHEET NO. 3 OF 10

UNOFFICIAL

CRIMINAL



CALL TWO BUSINESS DAYS BEFORE YOU DIG "811"

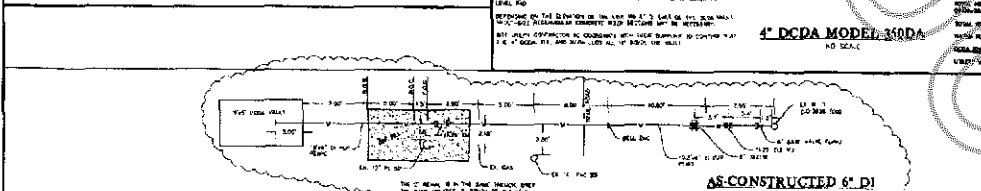
P.L.D. NO. 1 OF SHERIFF COUNTY ENGINEERING DEPARTMENT APPROVAL

This plan has been reviewed and approved by Sheriff Paul J. ...

DATE: _____

DATE: _____

DATE: _____



REV. NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
 CIVIL ENGINEERING & LAND-USE PLANNING
 401 LINDAWOOD LANE, BOX 344
 LINDSEY, VA 22643
 TEL: 540-703-2848 FAX: 540-703-2236

DETAILS

SCALE: AS SHOWN	CHESTNUT COVE MULTI-FAMILY APARTMENTS	DRAWING NO. 1407/027-430-009
DESIGNED BY: J. RAMBO	500 & 502 TRAIL ROAD	JOB NO. 14070
CHECKED BY: J. RAMBO	SECTION 23, T. 35 N., R. 4 E., W.M.	SHEET NO. 7 OF 10
DATE: 11.26.12		