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CH Creek, LLC
504 E Fairhaven Avenue
Burlington WA 98233

Skagit County Auditor

\$76.00

7/27/2016 Page

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4 10:55AM

Document Title(s) (or transactions contained herein):

Agreement for Maintenance of Storm Pond (During Construction Phases)

() Additional Reference Numbers on page ____ of document

Grantor(s) (Last name, first name and initials):

1. CH Creek, LLC
- 2.
- 3.
- 4.

() Additional names on page ____ of document

Grantee(s) (Last name, first name and initials):

1. City of Mount Vernon
- 2.
- 3.
- 4.

() Additional names on page ____ of document

Legal Description (Abbreviated: i.e. lot, block, plat or quarter, section, township and range):

Ptn NE 1/4 SW 1/4 Sec 22 Twp 34 N Rge 4 E and
Ptn NW 1/4 SE 1/4 Section 22, Twp 34 N Rge 4 E

() Additional legal(s) on page ____ of document

Assessor's Parcel/Tax I.D. Number:

Portions of P-125820 and P-27571

() Tax Parcel Number(s) for additional legal(s) on page ____ of document

Agreement for Maintenance of Stormwater Pond during Construction Phases

CH Creek, LLC hereby certify that, as the Developer and Owner of Woodside PUD (FKA: Cedar Heights PUD Phase 2), will perform the maintenance activities as outlined below and will collaborate and coordinate with the City of Mount Vernon Public Works Department to ensure the proper and long-term functions of the Cedar Heights pond. This is a City owned regional drainage facility used by hundreds of homes from other subdivisions, as well as the Woodside PUD currently under construction. We understand that once the final phase of Woodside PUD subdivision has been recorded, we will no longer be held to this Maintenance Agreement. As referenced in the Condition of Approval, Resolution 797 dated November 4, 2009, the pond maintenance bond shall remain until a minimum of one year after the recording of the Final Plat for the last division. We further certify that if ownership is transferred, we will ensure the new owner is aware of their maintenance responsibilities and will provide Public Works Stormwater Division with documentation of the ownership transfer.

Developer Responsibilities

1. **Inspections:** shall be performed at least once a year and/or before Final Plat approval for each subsequent Plat division, whichever comes first, until one year after all 9 Divisions of the Plat are complete and upon satisfactory inspection by the City of Mount Vernon.

Maintenance:

2. **Inlet and Outlet structures** – any blockage of inlets and outlets structures shall be removed. Inlets and outlets protection shall be repaired or replaced as needed.
3. **Sediment removal** – ponds will trap sediments and other settling materials especially during construction phases. Sediment shall be removed once the accumulated sediment exceeds 10% of the designed pond depth or before Final Plat approval of the last Plat division, whichever comes first.
4. **Slope stabilization and structural integrity** – scouring or eroded conditions within the pond due to increased runoff from additional development shall be repaired by the developer as soon as these are discovered

5. **Contaminants and pollution** - evidence of oil, gasoline or undesirable liquids entering the pond as a result of Woodside related construction activities shall be immediately removed and cleaned-up by the developer

Kendra Decker
CH Creek, LLC

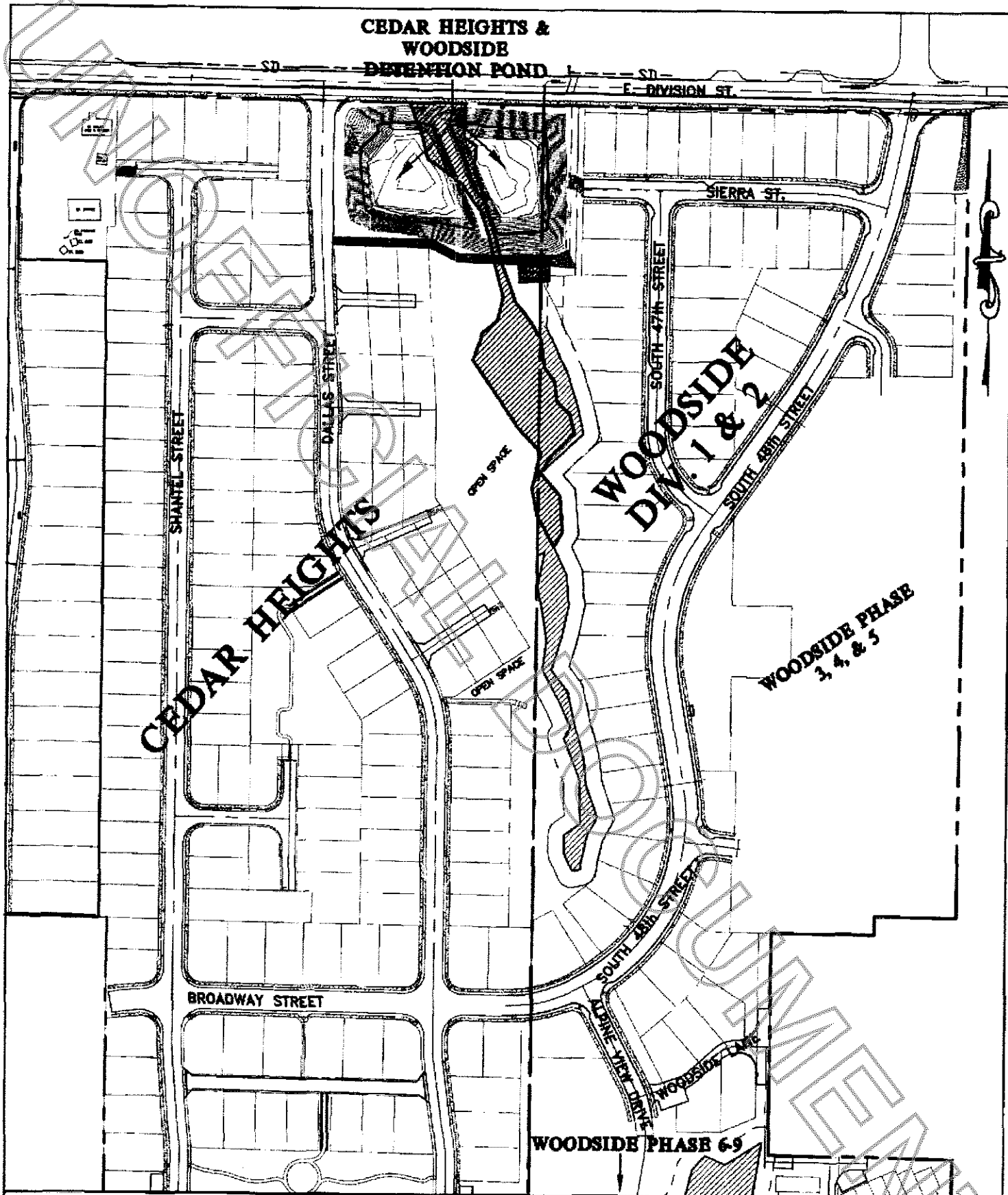
7/1/16
Date

By ~~Brian D. Gentry, it's Manager~~
Kendra F. Decker

Ana Chesterfield
City of Mount Vernon

7/1/16
Date

By Ana Chesterfield, Dev. Services Engineering Manager
Name Title



Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98223
PH: (360) 797-2948 FAX: (360) 797-2216

SHEET DESCRIPTION:

**CEDAR HEIGHTS &
WOODSIDE
DETENTION POND**

SCALE: 1"=200'

DRAWN BY: D. REMSEN

JOB NO. 14028

DATE: 06.10.16