



201712050080

Skagit County Auditor

\$79.00

12/5/2017 Page

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6 3:07PM

DOCUMENT TITLE: WATER CONVEYANCE SYSTEM

FOR: KOSKOVICH RESIDENCE A NEW CONSTRUCTION SITE

LOCATED AT: 2418 12th St, Anacortes WA. 98221

REVISED 12-5-17; ORIGINALLY SIGNED: 7-27-17

GRANTER(S): Dave and Lori Lean

LEGAL DESCRIPTION:

1100 A Ave, Anacortes WA 98221

Parcel #P31541 NW Quarter Section 13, Township 35 North, Range 01 East, Wilamette Meridan.

XrefID 350113-0-054-0008

GRANTEE(S): Allen and Patty Koskovich

LEGAL DESCRIPTION:

2418 12th St. Anacortes, WA 98221

Parcel #129965 NW Quarter Section 24, Township 35, Range 01 XrefID 3772-243-015-0108

Owners Allen and Patty Koskovich recommend that storm water from roof downspouts and footing drains at 2418 12th St. Anacortes be collected at the preexisting Catch Basin located across A Avenue at 1100 A Ave for their SWIPP Plan. This connection is where the water will disperse in a 6" pipe from the Catch Basin to an exit point near the beach.

The Catch Basin for this residence was designed with a 6" pipe. The engineer designing the Catch Basin agrees the design will accept a second residence, has a second port and has signed in agreement. This also supports Jon Koloski's geotechnical report confirming the lot is not suitable for a storm water infiltration system (filed with the city of Anacortes).

Engineer: Jim Schemmer of the SG Schemmer Group Engineering PLLC #360-293-9006

301 30th St Suite C, Anacortes WA 98221

KOSKOVICH RESIDENCE
NEW CONSTRUCTION SITE
2418 12th St, Anacortes WA. 98221
7-27-17
Parcel # P129965

SWIPP PLAN
CATCH BASIN-ATTACHMENT

Owners Allen and Patty Koskovich recommend that storm water from roof downspouts and footing drains at 2418 12th St. Anacortes be collected at the preexisting Catch Basin located across A Avenue at 1100 A Ave. This connection is where the water will disperse in a 6" pipe from the Catch Basin to an exit point near the beach.

The Catch Basin for this residence was designed with a 6" pipe (see attached plans). The engineer designing the Catch Basin agrees the design will accept a second residence and has a second port.

The Engineer designing the Existing catch basin:
Jim Schemmer of the SG Schemmer Group Engineering PLLC
301 30th St Suite C, Anacortes WA 98221
#360-293-9006

Note: See Jon Koloski's geotechnical report turned in with the permit application. This is the suggested approach as the soils test determined the lot is not suitable for a storm water infiltration system.

The owners at 1100 A Ave and the owners of 2418 12th St are agreed in this approach and have a mutual maintenance agreement between both parties.

I give my permission to the current owners, Allen and Patty Koskovich, of 2418 12th St. Anacortes, WA 98221 to tie into the 1100 A Avenue Catch Basin. This agreement is binding for the current owners only.

David Lean

Date 9-28-17

The Owner of the Residence at 1100 Avenue A:
Dave and Lori Lean
516 Bennington Drive, Fairbanks AK. 99709
#907-322-6410

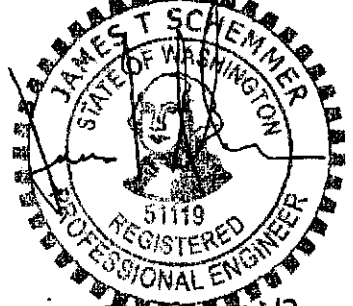
KOSKOVICH RESIDENCE
NEW CONSTRUCTION SITE
2418 12th St, Anacortes WA. 98221
7-27-17
Parcel # P129965

SWIPP PLAN
CATCH BASIN-ATTACHMENT

Owners Allen and Patty Koskovich recommend that storm water from roof downspouts and footing drains be collected at the preexisting Catch Basin located across A Avenue where the water will disperse below the residence at 1100 A Avenue at an exit point near the beach. This is the suggested approach as the soils test determined the lot is not suitable for a storm water infiltration system. (see soils report from Jon Koloski's geotechnical report)

The Catch Basin for this residence was designed with a 6" pipe (see attached plans). The engineer designing the Catch Basin agrees the design will accept a second residence and has a second port. We will attach our storm water runoff to this port to control drainage.

The Engineer designing the Existing catch basin:
Jim Schemmer of the SG Schemmer Group Engineering PLLC
301 30th St Suite C, Anacortes WA 98221
#360-293-9006



I give my permission for the Koskovichs to tie into the 1100 A Avenue Catch Basin

James T. Schemmer

Date 7-31-2017

The Owner of the Residence at 1100 Avenue A:
Dave and Lori Lean
516 Bennington Drive, Fairbanks AK. 99709
#907-322-6410

I give my permission for the Koskovichs to tie into the Catch Basin located at 1100 A Avenue

See And letter to David Lean

Date _____

N21°36'44"W
225.63'

PLACE 50 LF OF SILT FENCE
PER COA STANDARD

ORTMAN FAMILY LLC

VERTICAL DATUM: NAVD88

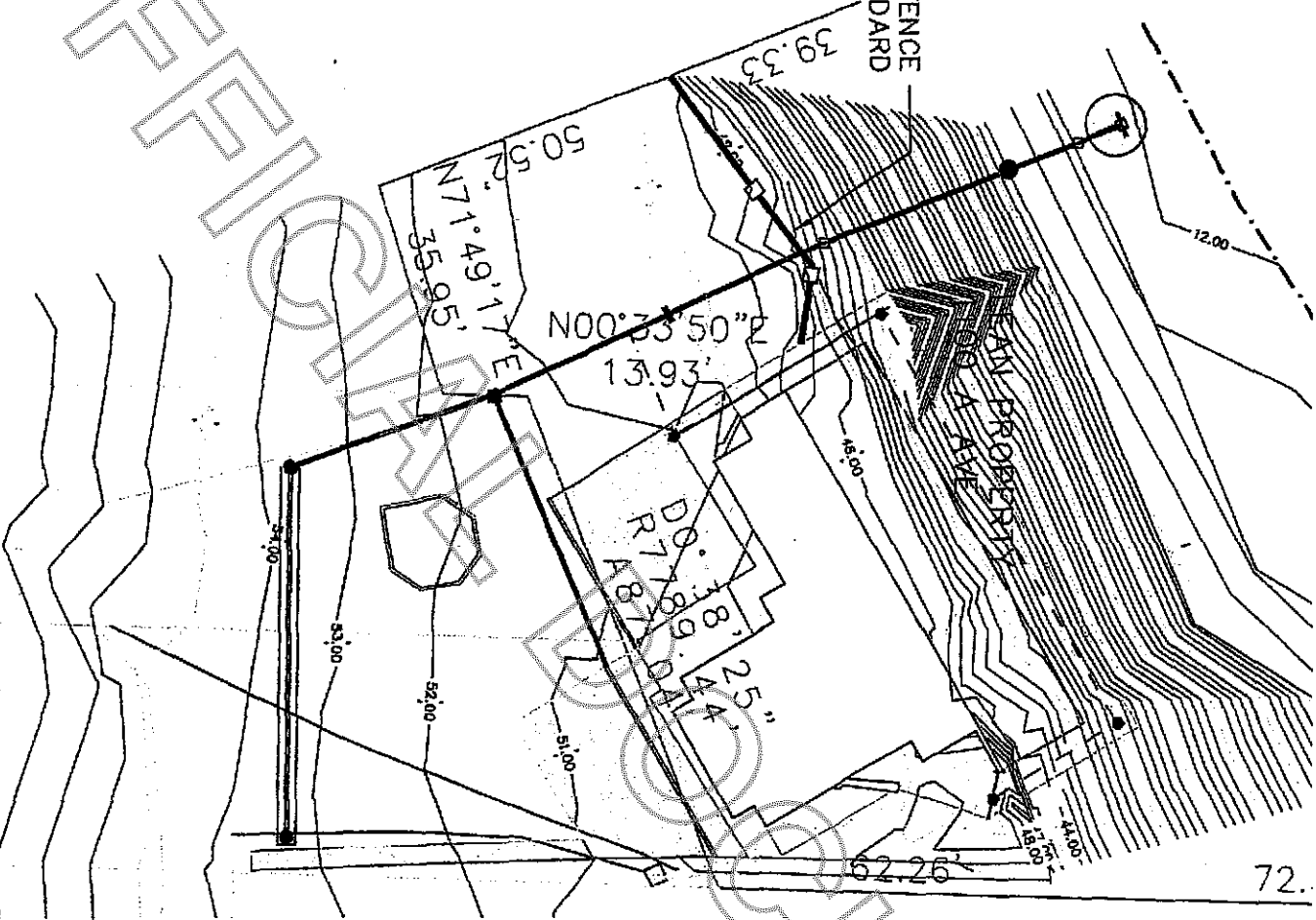
SCALE 1"=30'



REFERENCE:
TITLE: ESC PLAN
PURPOSE: BANK PROTECTION FOR DAVID
LEAN
DATUM: NAVD88
ADJACENT PROPERTY OWNERS:

NAME: DAVE LEAN
SITE ADDRESS:
1100 A AVENUE
ANACORTES, WA 98221
LAT: 48.513735 N
LONG: -122.636185

PROPOSED: DRAINAGE &
FOUNDATION IMPROVEMENTS
IN: GUEMIS CHANNEL
NEAR/AIT: ANACORTES
COUNTY: SKAGIT STATE: WA



A GRAVEL CONSTRUCTION ROAD SHALL BE INSTALLED AS MUCH MUD AND DIRT FROM THE VEHICLES AS POSSIBLE ENTERING THE PUBLIC ROADWAY. THE EFFECTIVENESS OF THE REMOVAL SHALL BE TO THE SATISFACTION OF THE OWNER.

IF CONDITIONS ARE SUCH THAT AN INSUFFICIENT AMOUNT OF MUD AND DIRT CAN BE REMOVED FROM THE TIRES BY CONTACT WITH THE SILT FENCE, THE SILT FENCE SHALL BE WASHED PRIOR TO ENTERING THE PUBLIC ROADWAY. THE SILT FENCE SHALL BE DIRECTED TO A POND OR OTHER APPROPRIATE SEDIMENT TRAP PRIOR TO RELEASE TO THE PUBLIC STORM WATER.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT PREVENTS THE TRACKING OR FLOW OF MUD ONTO THE RIGHT-OF-WAY. PERIODIC MAINTENANCE OF THE SILT FENCE SHALL BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE REMOVAL AND REPLACEMENT OF AGGREGATE SHALL BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE REMOVAL. THE SILT FENCE SHALL BE MAINTAINED IN A CONDITION THAT PREVENTS THE TRACKING OR FLOW OF MUD ONTO THE RIGHT-OF-WAY. PERIODIC MAINTENANCE OF THE SILT FENCE SHALL BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE REMOVAL.

SOIL STABILIZATION

2. ALL EXPOSED SOILS SHALL BE PREVENTED FROM BEING ERODED BY THE TRACKING OR FLOW OF MUD ONTO THE RIGHT-OF-WAY. PERIODIC MAINTENANCE OF THE SILT FENCE SHALL BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE REMOVAL.

PROTECTION OF ADJACENT PROPERTY

3. ADJACENT PROPERTIES SHALL BE PROTECTED FROM EROSION BY THE TRACKING OR FLOW OF MUD ONTO THE RIGHT-OF-WAY. PERIODIC MAINTENANCE OF THE SILT FENCE SHALL BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE REMOVAL.

MAINTENANCE

4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AND REGULARLY INSPECTED BY THE OWNER TO INSURE CONTINUED PERFORMANCE DURING CONSTRUCTION. (NOTE: WITHOUT PROPER MAINTENANCE, THE EFFECTIVENESS OF THE MEASURES WILL BE REDUCED.)

UNUSUAL EVENTS

5. ANY ADVERSE EFFECTS OF INCREASED RUNOFF (STORM EVENTS) RESULTING FROM LAND DISTURBANCE SHALL BE CONTROLLED BY APPROPRIATE MEASURES AS SOON AS POSSIBLE. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IF YOUR PROJECT IS LOCATED ADJACENT TO A CRITICAL AREA OR OTHER APPROPRIATE SEDIMENT TRAP PRIOR TO RELEASE TO THE PUBLIC STORM WATER.

POLLUTION CONTROL

6. ALL WATER USED TO DEMOLISH CONCRETE IS TO BE DISCHARGED OFF SITE TO AN APPROVED WASTE TREATMENT FACILITY. CONCRETE WASTE IS TO BE COLLECTED AND REMOVED FROM THE SITE.

CATCH BASIN MAINTENANCE AND DRAINAGE AGREEMENT

1100 A Avenue, Anacortes WA 98221

9-12-2017

This letter serves as a formal agreement whereby David and Lori Lean at 1100 A Ave Anacortes WA agree to allow the connection and use of the existing Catch Basin in A Avenue for construction of the New Residence at 2418 12th St. Anacortes WA owned by Allen and Patty Koskovich for storm water drainage. The connection is allowed for construction of a new home owned by Allen and Patty Koskovich solely and if ownership should change prior to this connection the approval is withdrawn.

This conveyance system is a private Catch basin installed in the easement on A Street and runs the length of the property at 1100 A Ave. It was installed per David Lean's request and the engineering was done by Jim Schemmer.

This agreement between the owner's David and Lori Lean and the owner's Allen and Patty Koskovich is made to insure the rights and responsibilities of both owners.

OWNERSHIP

David and Lori Lean- trust fund

All pipe under 1100 Ave A belongs to 1100 Ave A (this also applies to redrawn property lines).

APPROVAL

It is agreed that both parties involved approve this connection.

Jim Schemmer, engineer, must approve that the 1100 A Ave system can handle a residence at 2418 12th St. (see approval letter)

SHARE OF RESPONSIBILITY

Maintenance will be shared by David Lean and Allen Koskovich:

1100 A Ave will maintain the manhole and all piping downstream from the manhole.

2418 12 St maintains the connection to the manhole from their side and all piping upstream.

SHARE OF MAINTANENCE

The line from 2418 12th St will only carry rain/snow/water from its roof, elevated decks, and from the foundation's underground perimeter.

It is understood that the roof water will have minor vegetation in it, so the gutters should be cleared of vegetation and debris.

Any hydrocarbons in 2418 water flow requires 2418 to cease their flow.

If 2418 12th St overloads 1100 A Ave then 2418 12th St. must cease their water flow.

Visually inspect catch basin area monthly; inspect catch basin for any sheen or sediment.

TERM OF AGREEMENT

In the event that either party should sell their residence and ownership changes hands these terms will be binding for any new owners, including any rental property owners.

DISCLAIMER

If government regulations preclude this type of water disposal then 2418 must cease use of this system.
If licensing, fees or taxes are required in the future then 2418 is responsible or can cease use.

In the event of catastrophic events per natural disasters such as earthquakes, vandalism or other unplanned events occurring not due to normal maintenance neither party is liable for damages.

Sign: David Leam Date: 9-28-17

Sign: Lori Leam Date: 9-28-17

Sign: Alvin L. Kiskavich Date: 10/1/17

Sign: Patricia J. Kiskavich Date: 10-1-17