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Skagit County Auditor

**Permanent Stormwater Control Facilities
Operation and Maintenance (O&M) Manual**

for:

Abbott's Alley

Located at:

107, 117, 127, 108, 118 and 128 Abbott's Alley, Sedro-Woolley, WA 98284

Prepared for:

City of Sedro-Woolley

Prepared by:

Martha Rose

Grantor - Martha Rose

Grantee - Sedro-Woolley Public

Parcel Numbers - P77549 + P77546

Assessor Number - 4177-017-005-0107 + 4177-017-002-0001

Sec/Twp/Rng - 24/35/4

Storm Water Maintenance Plan for Abbott's Alley

Description of the Storm System

The main component is a basin twelve feet wide by three feet deep that runs nearly the entire length of the alley, about 110 feet long. The basin was excavated and filled with railroad ballast (quarried rock of a standard size, approximately 2" with 38% voids when compacted).

A series of trench drains and small catch basins collect rain water from roofs, parking pads and the alley. Dirt and debris settle to the bottom of the catch basins and the water flows out of the upper part of the catch basin into the railroad ballast storage facility.

All of the storm water from the buildings, parking, and alley is stored in the rock basin until it has a chance to infiltrate into the sandy soils below. The water is purified by both the angular rock and the soils below. Microbes in the soil help to break down petrochemicals, and organic matter in the soil binds up heavy metals. The result is water that is purified before reaching Puget Sound.

Maintenance Requirements

On a regular basis, but no less than twice a year, the catch basin lids need to be removed and any debris that is present, cleaned from the bottom. If the trench drains have accumulated debris, a hose can be used to clear them so the litter ends up in the catch basin where it can easily be removed with a shop vacuum.

If the trench drains cannot be cleaned with a hose, then the grates must be removed to gain better access to the debris.

Maintenance Responsibilities and Reporting

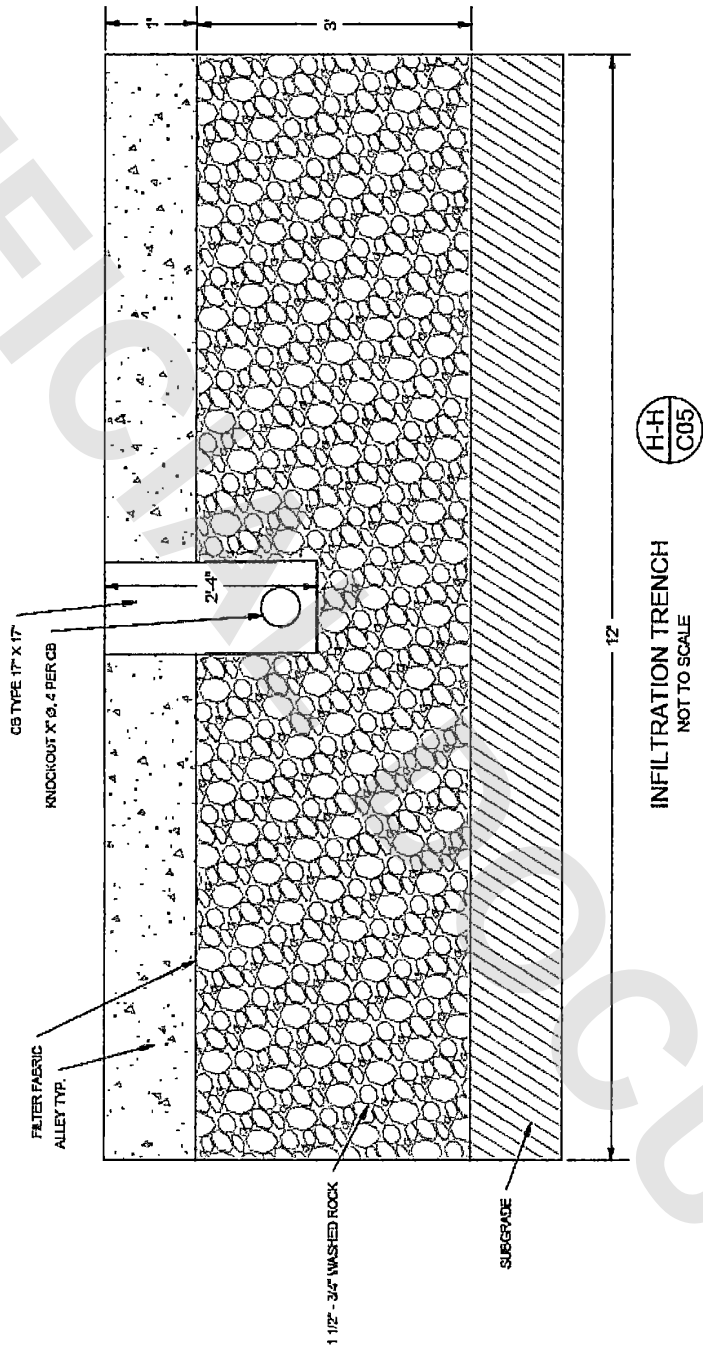
All permanent storm water facilities, as described in the first paragraph above and the two drawings that are attached as part of this recorded document, both within the road right of way and on individual lots shall be maintained in perpetuity in a manner that allows them to function as originally designed.

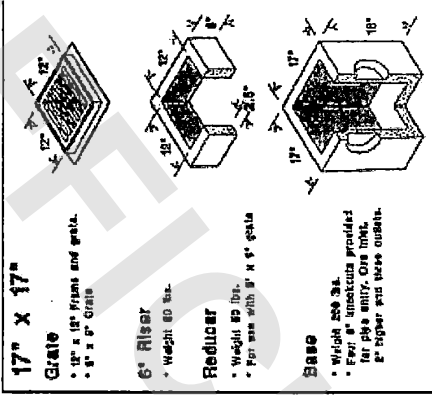
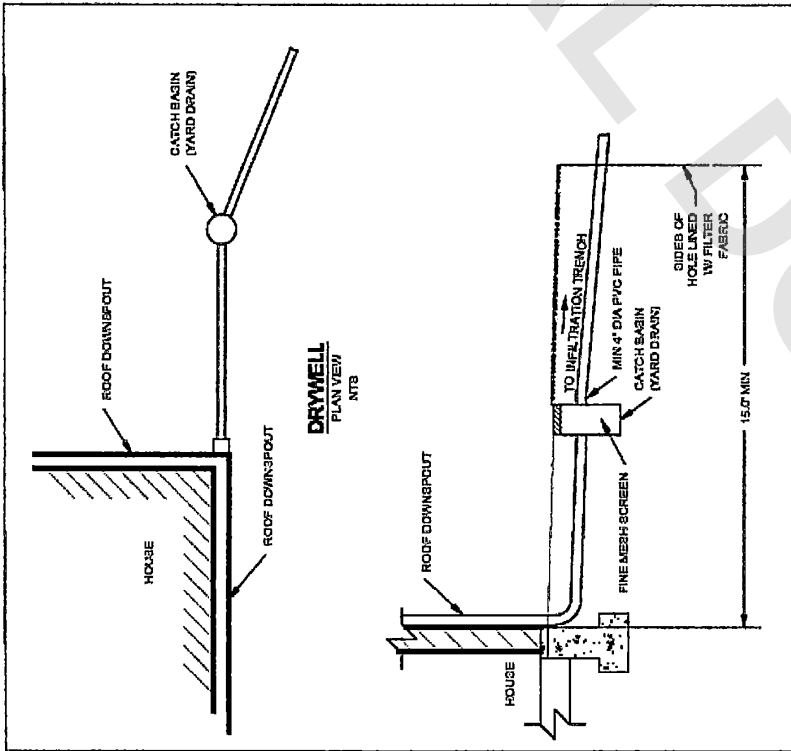
The owners of the properties, **Abbott's Alley Cats Association**, (sometimes referred to as simply the **Association**), is solely responsible for the inspection, maintenance, repair and replacement of all permanent storm water facilities located on site (both within the road right of way and on individual lots) and any and all costs associated therewith. The City of Sedro-Woolley is under no

obligation to maintain or repair permanent storm water facilities located on this site.

Abbott's Alley Cats Association shall submit an annual operation and maintenance report for the permanent storm water facilities to the City of Sedro-Woolley Public Works Department *on or before March 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.

The City shall have the right to enter onto the property for inspection and compliance purposes. Should inspection reports (either by the Association or by the City) indicate the permanent storm water facilities are not being properly maintained or show signs of failure and the Association has not remedied any noted repairs or exceeded maintenance standards, the City of Sedro-Woolley reserves the right but not the obligation to perform work that is necessary to maintain the permanent storm water facilities that have not been maintained by the **Abbott's Alley Cats Association**, and recover any and all costs so incurred by the City from the Association.





CATCH BASIN / DRIVEWAY
NOT TO SCALE

