

CITY OF OTHELLO

LETTER OF UNDERSTANDING

BETWEEN CITY OF OTHELLO AND DEVELOPER

This Letter of Understanding is entered into on the last date below written between the City of Othello, Adams, County, Washington, a Municipal Corporation (the "CITY"), and Olsen Homes, LLC, owner and developer of Phase 3 of the Ashwood Notch Major Plat (the "DEVELOPER").

The Developer agrees to construct a 12-inch diameter storm sewer system between the existing storm sewer system at the intersection of Scootney Street and Capstone Avenue and the point of termination of the storm sewer system in Scootney Street at the westerly end of Phase 3 of the Ashwood Notch Major Plat (See attached Exhibit A, Scootney West Storm Sewer Sketch). The storm sewer system will be constructed in accordance with the latest editions of the City's Municipal Code and Public Works Design Standards (See attached exhibit B). The storm sewer system shall be complete, operational, and accepted by the City prior to the completion of infrastructure construction of Phase 3 of the Ashwood Notch Major Plat.

The City agrees to assume the responsibility for any storm drainage downstream of the points of connection (to the City's system) of the storm sewage system within Phase 3 and Phase 4 of the Ashwood Notch Major Plat.

IN WITNESS WHEREOF, the parties hereto have executed, or cause to be executed by their duly authorized officials, this Letter of Understanding on the respective dates indicated below.

CITY OF OTHELLO
By: Shawn R Logon
(Signature)

Name: Shawn R Logon (Mayor)
(Print)

By: [Signature]
(Signature)

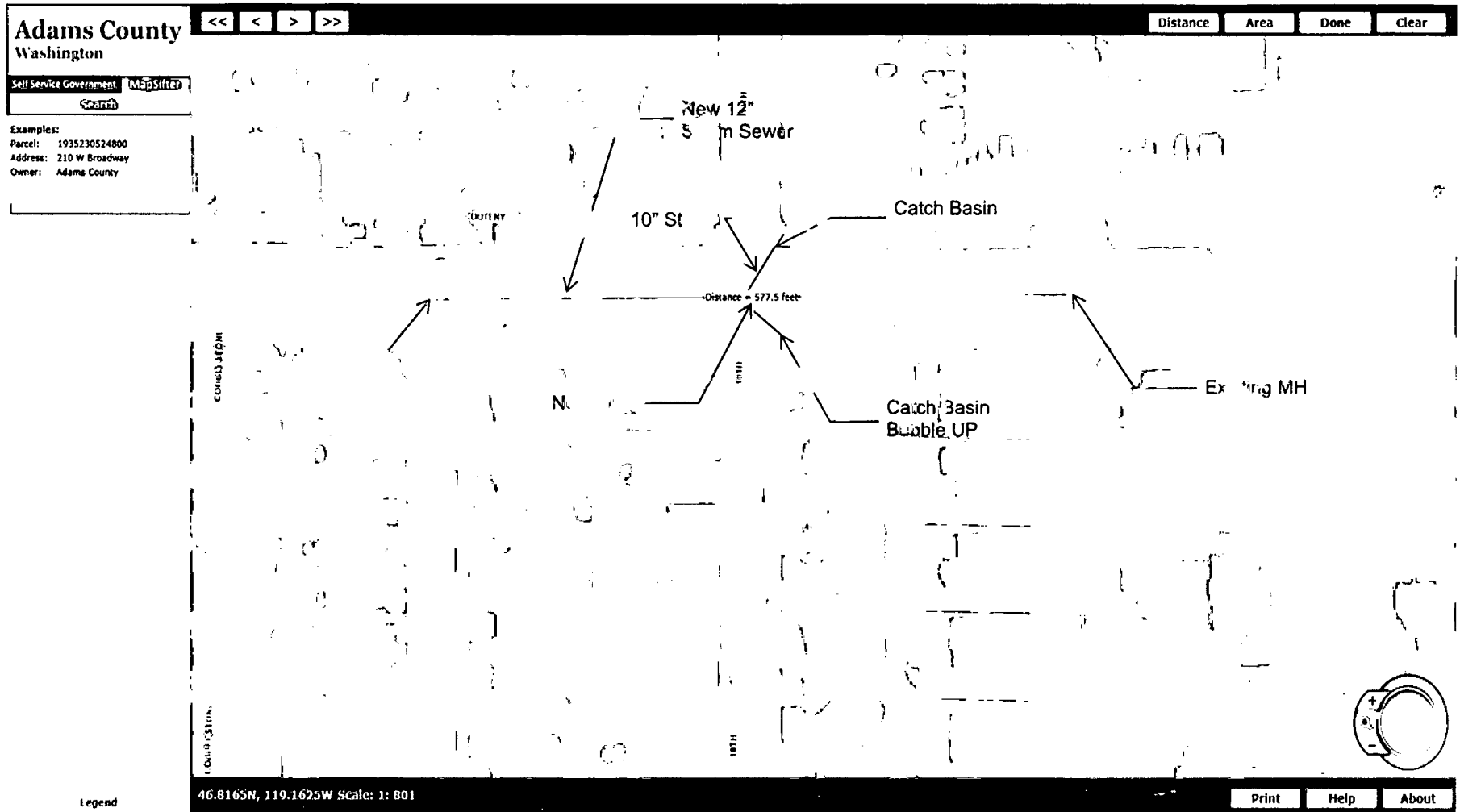
Name: Wade Farris (Administrator)
(Print)

Date: Aug 5, 2014

OLSEN HOMES, LLC
By: [Signature]
(Signature)

Name: Pete Olsen
(Print)

Date: 8-7-14



Where the ground surface slopes upwards from a sidewalk, the City may require that a subsurface drain be installed behind the sidewalk to collect groundwater and shallow surface runoff to avoid icing, moss, and staining on the sidewalk.

8.02 Design Standards

The design of storm drainage and detention systems shall depend on their type and local site conditions. The design elements of storm drainage systems shall conform to the OMC and the City Standards as set forth herein. The following design considerations shall apply:

The use of commercial parking lots for detention of stormwater will be reviewed by the City and approved or denied based on the design, location and general parameters of the project. The detention area shall be situated away from areas of pedestrian movement. The maximum depth of water in parking lot storage shall be limited to six inches. Curbs cannot be used for storage.

Maximum catch basin spacing shall be 200 feet on road grades up to three percent, 300 feet when the road grade is three percent or greater, and 500 feet ← maximum on main storm drains between access structures, whether catch basins or manholes. No surface water (unless otherwise approved in writing by the City) shall cross any roadway.

Where storm systems are located outside an existing public right-of-way, permanent easements will be required for public or private maintenance of the system. Such easement shall be a minimum of 15 feet in width or twice the bury depth of the utility whichever is greater.

When appropriate, storm drain pipelines shall be sized and installed to the far property line(s) to serve tributary areas. They shall be appropriately sized to accommodate anticipated flows as further identified herein.

8.03 Conveyance

Storm drain pipe within a public right-of-way or easement shall be sized to carry the maximum anticipated runoff (25-year design storm) from the possible contributing tributary area.

The minimum pipe size shall be 12 inches in diameter. Runoff shall be computed and, if the flow requires it, a larger pipe shall be used. Nothing shall preclude the City from requiring the installation of a larger sized main if the City determines a larger size is needed to serve adjacent areas or for future service.

When appropriate, storm drainage pipelines shall be sized and installed to the far property line(s) to serve tributary areas. They shall be appropriately sized to accommodate anticipated flows as further identified herein.

No storm drain pipe shall be buried deeper than 20 feet except that installation to a depth greater than 20 feet can be approved to avoid the need for a pump system.

Unless otherwise approved by the City, pipes shall not be located underneath sidewalks, driveways, walls, or landscaped areas except for where drain pipes cross perpendicular to these areas.

Unless otherwise approved by the City, pump systems will not be allowed for conveying storm runoff to a detention or treatment system.

Where frontage improvements are required by the City, the Developer shall include in the detention calculations, the right-of-way improvements and provide detention and treatment for those improvements.

Where allowed, underground vaults or tanks shall not be located underneath public roads or recreation facilities.

Underground vaults or tanks shall not protrude above the ground surface more than 4-feet in any location. All portions protruding above the ground surface shall have an architectural facing approved by the City and landscaping provided for screening.

Where allowed, underground vaults shall be equipped with a hatch as described in the 2005 Department of Ecology Eastern Washington Storm Water Management Manual, rather than a standard manhole cover.

Where allowed, underground vaults and tanks shall be accommodated with easements or setbacks large enough to provide for the complete replacement (without encroaching on any other structures or roads) of the structure should replacement be required in the future.

Open vaults with vertical side(s) shall be prohibited.

Bioswales shall only be constructed where approved by the City. Specifically, bioswales shall not be constructed in areas that are shaded during the growing season or between single family residences or commercial buildings.

Bioswales shall not be constructed with vertical side(s) unless approved by the City.

Bioswales shall not be designed with a longitudinal slope less than 1.5 percent.

All ponds shall be constructed with interior and exterior side slopes no steeper than 3 horizontal to 1 vertical. Ponds shall not be constructed with vertical side(s) unless approved by the City.

All pond access roads shall be connected to the public street in at least one