

## MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING ("Agreement") made this day by and between the CITY OF CAMAS, a municipal corporation of the State of Washington, hereinafter referred to as "City", and ARCHERY HOLDINGS LLC, a Washington limited liability company, hereinafter referred to as "Archery".

### RECITALS

1. "Archery" owns or controls certain real property which is located in the City of Camas, Washington.

2. "Archery" submitted a subdivision application under City File No. SUB15-03, and a Final Plat map thereof was approved by the City on November 6, 2017.

3. During the course of development of the subdivision as noted herein, "Archery" has caused to be installed a storm water collection main line (Main) for the benefits of the "Archery" property, which line has been upsized. See Exhibit "A".

4. The City has determined that the upsizing of the Main benefits the Larkspur Street Improvement Project (Project), as well as to certain real properties located to the west thereof.

5. Attached as Exhibit "B" is a cost analysis associated with the alteration of the storm water main line.

6. Said cost analysis indicates that the overall reimbursement for the upsizing is the amount of \$20,942.64, which the City has agreed to pay pursuant to this agreement.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN, CITY AND ARCHERY AGREE AS FOLLOWS:

1. The City will collect the storm water from the Project and, at its discretion, direct the storm water through the Main.

2. Within 30 days of execution of this memorandum, the City shall pay the sum of \$20,942.64 to "Archery".

3. This Agreement is binding on and shall inure to the benefit of the parties and their successors and assigns.

4. This Agreement shall be enforceable by the parties in accordance with Washington law.

5. This Agreement shall not in any way supplant the development process and requirements as provided by local, state, and federal codes, regulations, and standards.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

“CITY OF CAMAS”

By: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF WASHINGTON )  
 ) ss:  
County of Clark )

I certify that \_\_\_\_\_ appeared personally before me and that I know or have satisfactory evidence that he/she signed this instrument as the \_\_\_\_\_ of the City of Camas, and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

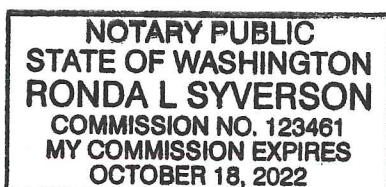
DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public for State of Washington  
Residing at \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

STATE OF WASHINGTON )  
 ) ss:  
County of Clark )

I certify that Kevin Charles DeFord appeared personally before me and that I know or have satisfactory evidence that he/she signed this instrument as the Member/Manager of “Archery” at Parklands LLC, and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 9 day of May, 2019.



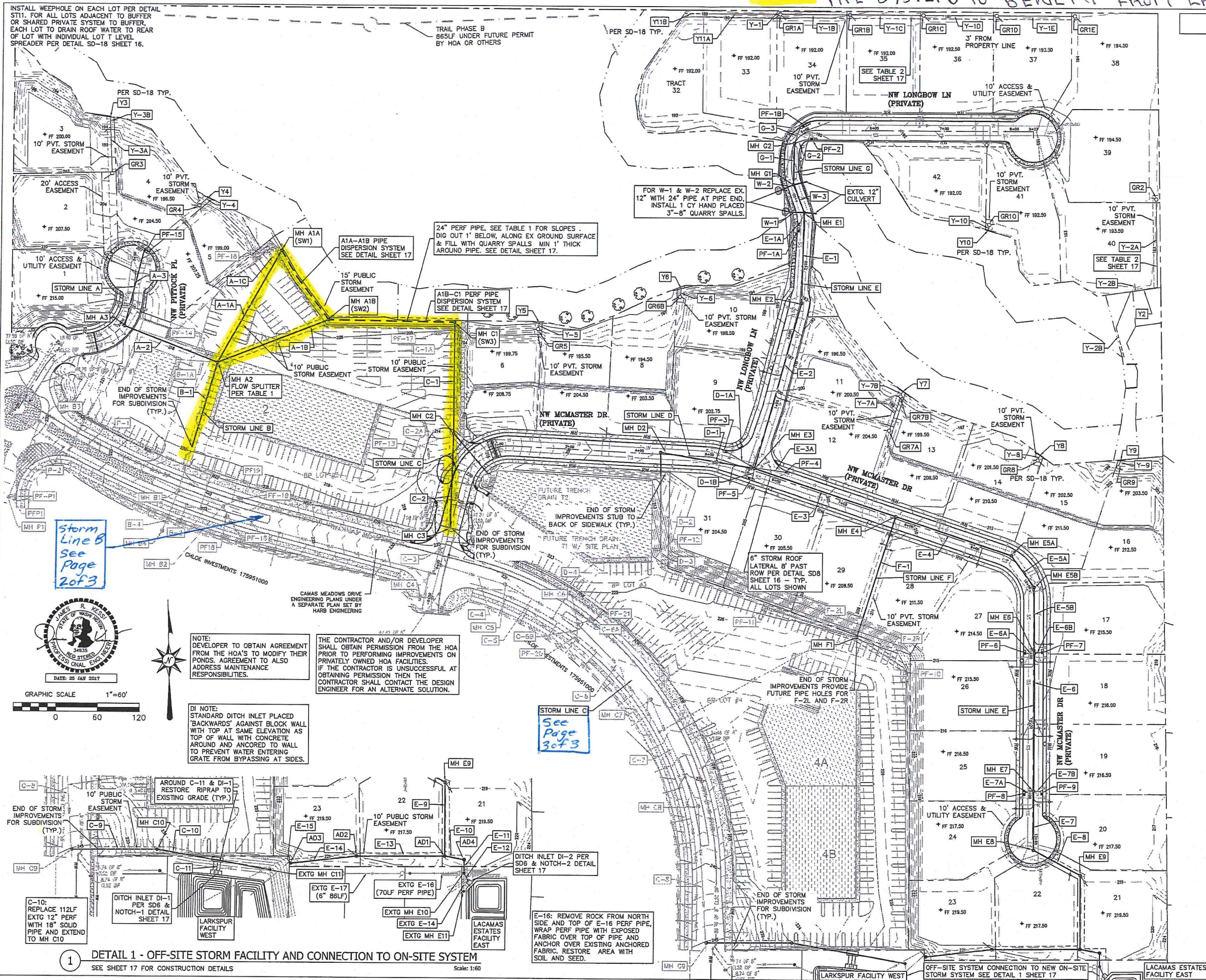
Ronda L. Syverson  
Notary Public for State of Washington  
Residing at Camas  
My Commission Expires: 10/18/2022



## PIPE SYSTEMS TO BENEFIT FROM LARKSPUR IMPROVEMENTS

TABLE 1 - STORM SYSTEM SUMMARY  
SEE SHEET 9.1

EXHIBIT A  
PAGE 1 OF 3



RECORD DRAWINGS JUNE 2018

CONSULTING  
PLANNING  
CIVIL ENGINEERING  
PROJECT MANAGEMENT

**K**

**KESSI ENGINEERING**  
6400 NE HWY 99 #G-169  
VANCOUVER, WA 98665  
Tel: (360) 991-9300  
[www.KessiConsulting.com](http://www.KessiConsulting.com)

DATE: 19 JAN 2017  
JUNE 2018

|                            |
|----------------------------|
| PARKLANDS AT CAMAS MEADOWS |
| STORM FACILITY PLAN        |

SHEET  
9





**HARB ENGINEERING**  
LAND DEVELOPMENT   PLANNING   ENGINEERING  
CONSTRUCTION   MANAGEMENT  
701 COLUMBIA STREET, SUITE 111   VANCOUVER, WA 98660  
PHONE: (360) 695-6520   WWW.HARBENGINEERING.COM



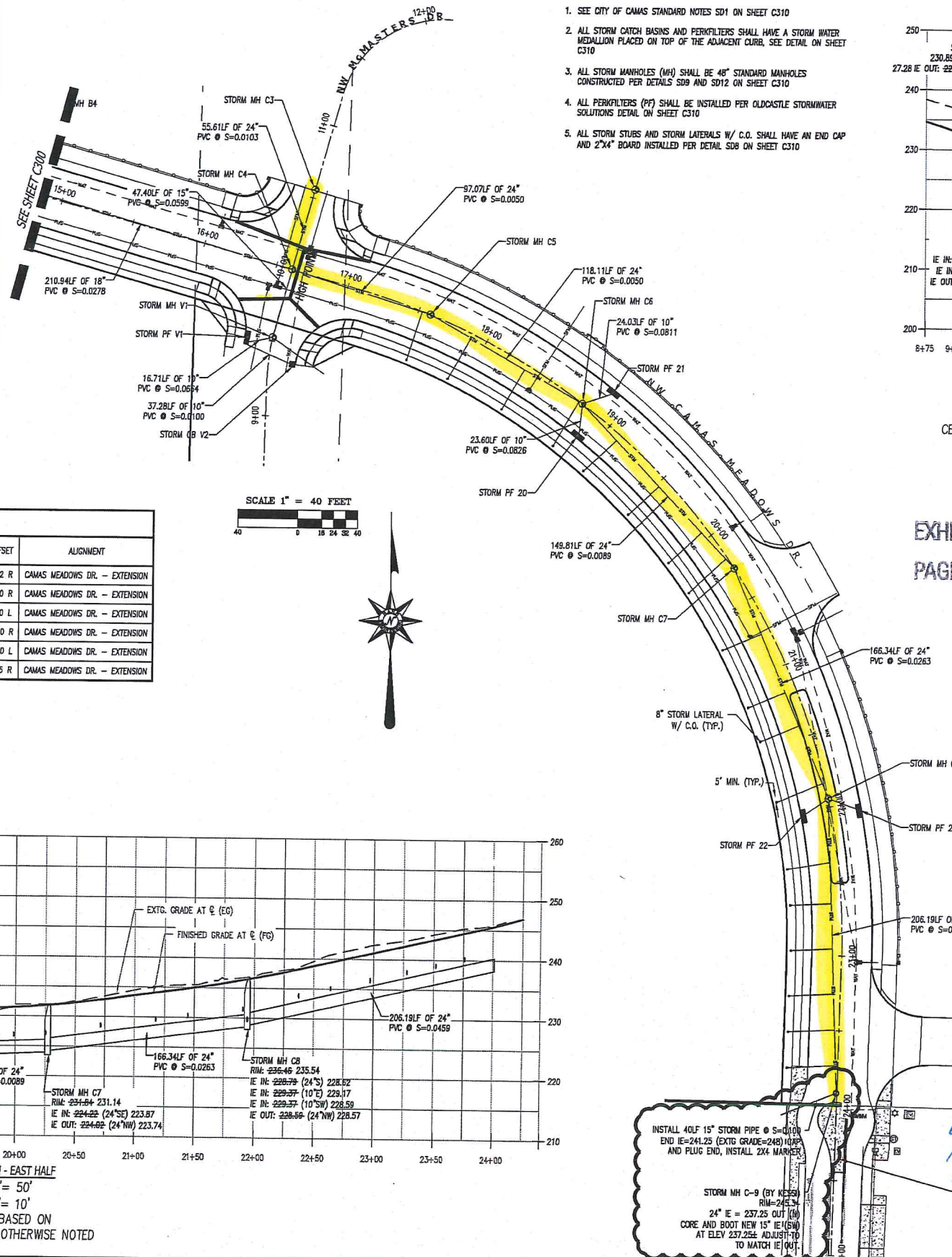
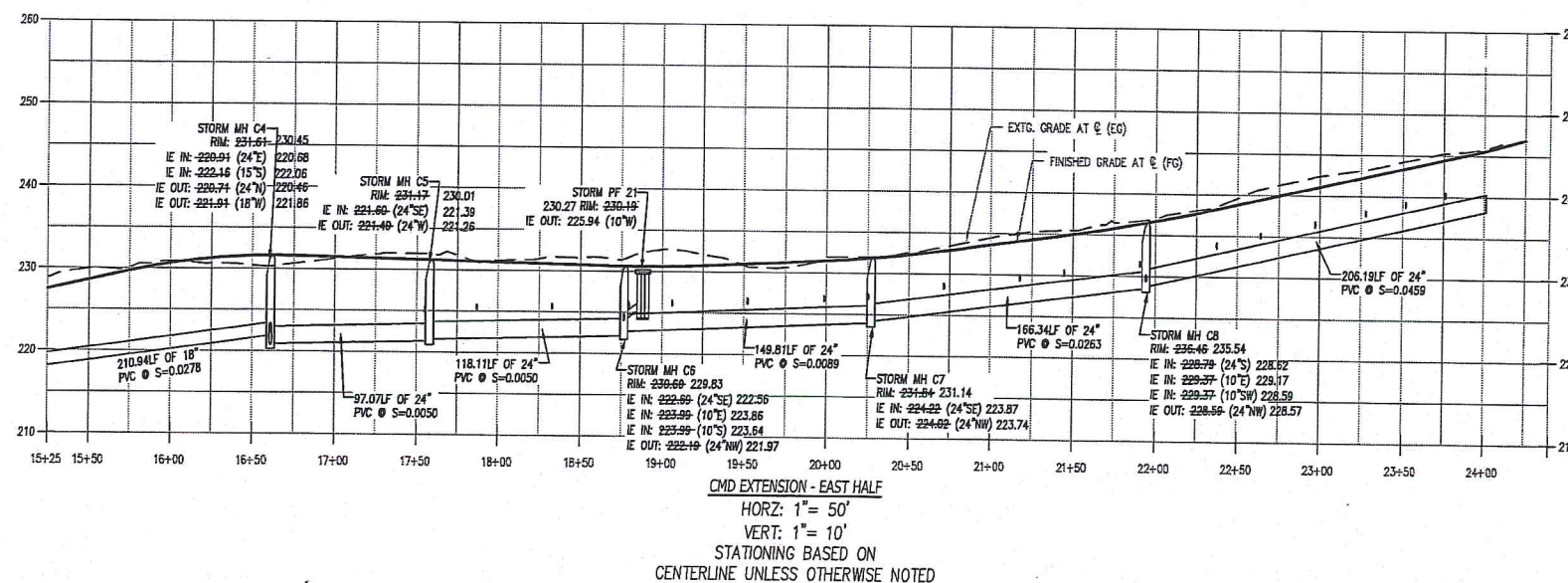
## PIPE SYSTEMS TO BENEFIT FROM LARKSPUR IMPROVEMENTS

| STORM LATERAL/ C.O. TABLE |        |         |              |        |        |        |          |           |          |                               |           |
|---------------------------|--------|---------|--------------|--------|--------|--------|----------|-----------|----------|-------------------------------|-----------|
| LOT #                     | RIM    | DEPTH ± | IE           | PIPE   | SUMP   | SLOPE  | LENGTH** | ALIGNMENT | STATION  |                               |           |
| 1                         | 231.49 | 232.25  | -8.71 - 7.68 | 224.78 | 228.57 | 8" PVC | 2.000    | 0.0245    | 33.70 LF | CAMAS MEADOWS DR. - EXTENSION | 17+54.74  |
| 2                         | 231.33 | 232.39  | -8.21 - 7.65 | 225.13 | 226.74 | 8" PVC | 2.000    | 0.0252    | 31.32 LF | CAMAS MEADOWS DR. - EXTENSION | 17+87.35  |
| 3                         | 231.11 | 234.19  | -7.70 - 8.11 | 225.31 | 228.08 | 8" PVC | 2.000    | 0.0250    | 30.53 LF | CAMAS MEADOWS DR. - EXTENSION | 18+32.615 |
| 4                         | 230.91 | 233.96  | -7.32 - 7.44 | 225.59 | 228.52 | 8" PVC | 2.000    | 0.0241    | 34.30 LF | CAMAS MEADOWS DR. - EXTENSION | 18+78.345 |
| 5                         | 230.83 | 233.33  | -7.13 - 6.70 | 225.81 | 228.43 | 8" PVC | 2.000    | 0.0255    | 30.09 LF | CAMAS MEADOWS DR. - EXTENSION | 19+06.938 |
| 6                         | 231.59 | 233.19  | -7.16 - 6.70 | 226.13 | 228.69 | 8" PVC | 2.000    | 0.0258    | 37.94 LF | CAMAS MEADOWS DR. - EXTENSION | 19+52.171 |
| 7                         | 231.75 | 233.42  | -7.01 - 6.74 | 226.54 | 228.63 | 8" PVC | 2.000    | 0.0251    | 29.84 LF | CAMAS MEADOWS DR. - EXTENSION | 19+87.845 |
| 8                         | 232.10 | 234.87  | -7.29 - 6.80 | 226.51 | 230.07 | 8" PVC | 2.000    | 0.0241    | 33.56 LF | CAMAS MEADOWS DR. - EXTENSION | 20+24.065 |
| 9                         | 233.14 | 235.09  | -6.94 - 7.04 | 228.20 | 230.05 | 8" PVC | 2.000    | 0.0260    | 27.92 LF | CAMAS MEADOWS DR. - EXTENSION | 20+72.227 |
| 10                        | 234.40 | 236.41  | -7.09 - 6.78 | 229.31 | 231.63 | 8" PVC | 2.000    | 0.0258    | 26.59 LF | CAMAS MEADOWS DR. - EXTENSION | 21+17.880 |
| 11                        | 235.12 | 236.65  | -7.14 - 6.94 | 229.58 | 231.72 | 8" PVC | 2.000    | 0.0253    | 27.73 LF | CAMAS MEADOWS DR. - EXTENSION | 21+44.011 |
| 12                        | 236.88 | 238.84  | -7.43 - 6.97 | 231.16 | 233.87 | 8" PVC | 2.000    | 0.0243    | 38.34 LF | CAMAS MEADOWS DR. - EXTENSION | 21+88.320 |
| 13                        | 238.57 | 240.06  | -7.67 - 6.73 | 233.51 | 235.33 | 8" PVC | 2.000    | 0.0253    | 28.89 LF | CAMAS MEADOWS DR. - EXTENSION | 22+38.292 |
| 14                        | 239.75 | 241.60  | -7.60 - 6.73 | 234.76 | 236.87 | 8" PVC | 2.000    | 0.0258    | 27.32 LF | CAMAS MEADOWS DR. - EXTENSION | 22+64.426 |
| 15                        | 241.22 | 245.05  | -7.66 - 6.75 | 236.16 | 238.34 | 8" PVC | 2.000    | 0.0255    | 29.51 LF | CAMAS MEADOWS DR. - EXTENSION | 22+97.153 |
| 16                        | 242.81 | 244.28  | -7.68 - 6.68 | 237.58 | 239.58 | 8" PVC | 2.000    | 0.0249    | 27.87 LF | CAMAS MEADOWS DR. - EXTENSION | 23+27.762 |
| 17                        | 243.89 | 244.82  | -6.88 - 6.66 | 238.71 | 240.16 | 8" PVC | 2.000    | 0.0249    | 31.08 LF | CAMAS MEADOWS DR. - EXTENSION | 23+51.757 |
| 18                        | 244.77 | 245.35  | -6.84 - 6.65 | 239.83 | 240.80 | 8" PVC | 2.000    | 0.0247    | 32.53 LF | CAMAS MEADOWS DR. - EXTENSION | 23+75.755 |

## INSTALL C.O. 3' INSIDE OF R/W

| BASIN # AND<br>STRUCTURE TYPE | RIM    | IE IN  | IE OUT | SUMP   | RIM TO SUMP<br>HEIGHT* | PIPE  | SLOPE     | LENGTH  | DS MH  | STATION & OFFSET | ALIGNMENT   |                  |                               |
|-------------------------------|--------|--------|--------|--------|------------------------|-------|-----------|---------|--------|------------------|-------------|------------------|-------------------------------|
| STORM CB V2                   | 234-26 | 230.89 |        | 227-06 | 227.26                 | 1.50' | 5.64 5.11 | 10" PVC | 0.0100 | 37.28 LF         | STORM PF V1 | 18+80.63 60.62 R | CAMAS MEADOWS DR. - EXTENSION |
| STORM PF F20                  | 230-19 | 230.22 |        | 225.94 |                        | 0.00' | 4.25      | 10" PVC | 0.0826 | 23.60 LF         | STORM MH C6 | 18+87.58 20.00 R | CAMAS MEADOWS DR. - EXTENSION |
| STORM PF F21                  | 230-19 | 230.27 |        | 225.94 |                        | 0.00' | 4.25      | 10" PVC | 0.0811 | 24.03 LF         | STORM MH C6 | 18+88.05 20.00 L | CAMAS MEADOWS DR. - EXTENSION |
| STORM PF F22                  | 236-38 | 236.44 |        | 232.13 |                        | 0.00' | 4.25      | 10" PVC | 0.1274 | 21.65 LF         | STORM MH C8 | 22+02.81 20.00 R | CAMAS MEADOWS DR. - EXTENSION |
| STORM PF F23                  | 236-51 | 236.59 |        | 232.26 |                        | 0.00' | 4.25      | 10" PVC | 0.1240 | 23.27 LF         | STORM MH C8 | 22+05.98 20.00 L | CAMAS MEADOWS DR. - EXTENSION |
| STORM PF V1                   | 230-94 | 230.93 | 228.69 | 228.69 |                        | 0.00' | 4.25      | 10" PVC | 0.0684 | 16.71 LF         | STORM MH C6 | 18+43.43 52.35 R | CAMAS MEADOWS DR. - EXTENSION |

\* IF NO SUMP THEN HEIGHT IS MEASURED TO LOWEST INVERT



STORM SEWER NOTES:

1. SEE CITY OF CAMAS STANDARD NOTES SD1 ON SHEET C310
2. ALL STORM CATCH BASINS AND PERKINERS SHALL HAVE A STORM WATER MEDALLION PLACED ON TOP OF THE ADJACENT CURB. SEE DETAIL ON SHEET C310
3. ALL STORM MANHOLES (MH) SHALL BE 48" STANDARD MANHOLES CONSTRUCTED PER DETAILS SD9 AND SD12 ON SHEET C310
4. ALL PERKINERS (PF) SHALL BE INSTALLED PER OLDCASTLE STORMWATER SOLUTIONS DETAIL ON SHEET C310
5. ALL STORM STUITS AND STORM LATERALS 16" C.O. SHALL HAVE AN END CAP AND 2'x4" BOARD INSTALLED PER DETAIL SD8 ON SHEET C310

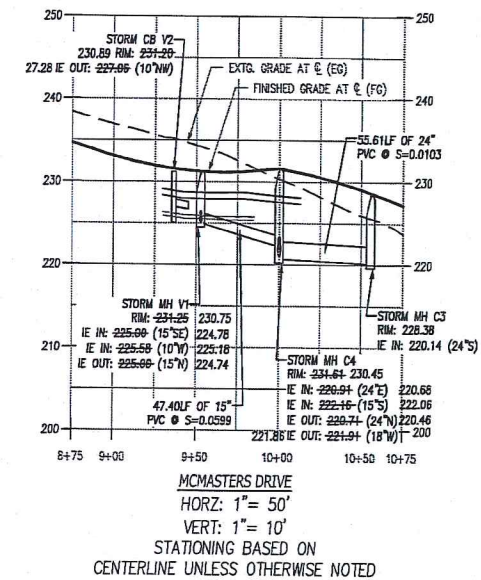


EXHIBIT A  
PAGE 3 OF 3

**HARB ENGINEERING**  
LAND DEVELOPMENT PLANNING ENGINEERING  
CONSTRUCTION MANAGEMENT

701 COLUMBIA STREET, SUITE 111 VANCOUVER, WA 98660  
PHONE: (360) 695-6520 [WWW.HARBENGINEERING.COM](http://WWW.HARBENGINEERING.COM)



**CAMAS MEADOWS  
DRIVE EXTENSION  
(PUBLIC IMPROVEMENTS)  
AS-BUILTS**

SHEET NAME:  
STORM DRAINAGE  
PLAN AND  
PROFILES

DRAWN BY:  
G.G.H.

DESIGNED BY:  
G.G.H.

CHECKED BY:  
G.G.H.

SHEET #  
C-301

Larkspur Street  
improvements  
North End  
STORM PIPE ADDED 12-14-2017



**EXHIBIT B COST ANALYSIS**  
**INSTALLED COST DIFFERENCE FOR PIPE SYSTEMS (AS-BUILT) AND SIZED FOR**  
**PARKLANDS THE VILLAGE DEVELOPED AND THE OFFSITE AREA AS PRESENT CONDITION**

Determine pipe size installed cost totals

| Offsite Pre-developed - Line A and B |                       |                         |                |                               | Extg Condition |                      | As-Built (FBO)  |                      |                 |
|--------------------------------------|-----------------------|-------------------------|----------------|-------------------------------|----------------|----------------------|-----------------|----------------------|-----------------|
|                                      | Upstream Structure ID | Downstream Structure ID | Pipe Length ID | Pipe Length cntr to cntr (ft) | Pipe Size (in) | Install Cost (\$/LF) | Total Cost (\$) | Install Cost (\$/LF) | Total Cost (\$) |
| FBO                                  | MH C4                 | MH B4                   | ---            | 210.9                         | 18             |                      |                 | 75.79                | \$15,987.14     |
| EXTG                                 |                       |                         |                |                               | 18             | 75.79                | \$15,987.14     |                      |                 |
| FBO                                  | MH B4                 | MH B2                   | ---            | 111.2                         | 18             |                      |                 | 75.79                | \$8,429.36      |
| EXTG                                 |                       |                         |                |                               | 18             | 75.79                | \$8,429.36      |                      |                 |
| FBO                                  | MH B2                 | MH B1                   | B-2            | 111.4                         | 18             |                      |                 | 75.37                | \$8,394.71      |
| EXTG                                 |                       |                         |                |                               | 12             | 61.37                | \$6,835.39      |                      |                 |
| FBO                                  | MH B1                 | MH A2                   | B-1            | 188.8                         | 18             |                      |                 | 81.57                | \$15,400.42     |
| EXTG                                 |                       |                         |                |                               | 18             | 81.57                | \$15,400.42     |                      |                 |
| FBO                                  | MH A2                 | MH A1A                  | A-1A           | 184.0                         | 15             |                      |                 | 88.91                | \$16,359.44     |
| EXTG                                 |                       |                         |                |                               | 15             | 88.91                | \$16,359.44     |                      |                 |
| FBO                                  | MH A2                 | MHA1B                   | A-1B           | 170.0                         | 15             |                      |                 | 89.79                | \$15,264.30     |
| EXTG                                 |                       |                         |                |                               | 15             | 89.79                | \$15,264.30     |                      |                 |
| FBO                                  | MH A1B                | MH C1                   | A1B-C1         | 180.0                         | 24             |                      |                 | 87.73                | \$15,791.40     |
| EXTG                                 |                       |                         |                |                               | 18             | 72.75                | \$13,095.00     |                      |                 |
| FBO                                  | MH A1A                | MH A1B                  | A1A-A1B        | 124.0                         | 24             |                      |                 | 90.81                | \$11,260.44     |
| EXTG                                 |                       |                         |                |                               | 18             | 74.36                | \$9,220.64      |                      |                 |
| 1069.4                               |                       |                         |                |                               | Total          | \$100,591.69         |                 | Total                | \$106,887.21    |
|                                      |                       |                         |                |                               |                |                      |                 | Increase             | \$6,295.52      |

|       |                       |                         |                |                               | Extg Condition |                      | As-Built (FBO)  |                      |                 |
|-------|-----------------------|-------------------------|----------------|-------------------------------|----------------|----------------------|-----------------|----------------------|-----------------|
|       | Upstream Structure ID | Downstream Structure ID | Pipe Length ID | Pipe Length cntr to cntr (ft) | Pipe Size (in) | Install Cost (\$/LF) | Total Cost (\$) | Install Cost (\$/LF) | Total Cost (\$) |
| FBO   | MH C9                 | MH C8                   | C-8            | 200.0                         | 24             |                      |                 | 102.21               | \$20,442.00     |
| EXTG  |                       |                         |                |                               | 18             | 85.78                | \$17,156.00     |                      |                 |
| FBO   | MH C8                 | MH C7                   | C-7            | 166.3                         | 24             |                      |                 | 121.85               | \$20,263.66     |
| EXTG  |                       |                         |                |                               | 18             | 85.78                | \$14,265.21     |                      |                 |
| FBO   | MH C7                 | MH C6                   | C-6            | 149.8                         | 24             |                      |                 | 91.91                | \$13,768.12     |
| EXTG  |                       |                         |                |                               | 24             | 91.91                | \$13,768.12     |                      |                 |
| FBO   | MH C6                 | MH C5                   | C-5            | 118.1                         | 24             |                      |                 | 94.76                | \$11,191.16     |
| EXTG  |                       |                         |                |                               | 24             | 94.76                | \$11,191.16     |                      |                 |
| FBO   | MH C5                 | MH C4                   | C-4            | 96.4                          | 24             |                      |                 | 98.63                | \$9,507.93      |
| EXTG  |                       |                         |                |                               | 24             | 98.63                | \$9,507.93      |                      |                 |
| FBO   | MH C4                 | MH C3                   | C-3            | 55.6                          | 24             |                      |                 | 95.94                | \$5,334.26      |
| EXTG  |                       |                         |                |                               | 24             | 95.94                | \$5,334.26      |                      |                 |
| FBO   | MH C3                 | MH C2                   | C-2            | 134.0                         | 18             |                      |                 | 73.79                | \$9,887.86      |
| EXTG  |                       |                         |                |                               | 15             | 69.83                | \$9,357.22      |                      |                 |
| FBO   | MH C2                 | MH C1                   | C-1            | 158.5                         | 18             |                      |                 | 73.79                | \$11,695.72     |
| EXTG  |                       |                         |                |                               | 15             | 69.73                | \$11,052.21     |                      |                 |
| Total |                       |                         |                |                               |                | \$91,632.11          |                 | Total                | \$102,090.70    |
|       |                       |                         |                |                               |                |                      |                 | Increase             | \$10,458.59     |

| Extg Condition | As-Built (FBO) |
|----------------|----------------|
| \$100,591.69   | \$106,887.21   |
| \$91,632.11    | \$102,090.70   |
| \$192,223.80   | \$208,977.91   |

Cost Difference **\$16,754.11**

Total Reimbursement with Additional 25% for engineering, design, and development costs **\$ 20,942.64**