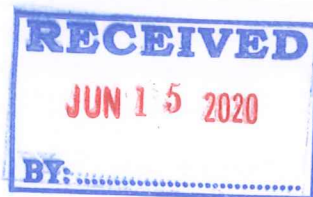




June 8, 2020



Site ID # 15530  
Inspector: Chris Gallagher

JC Higgins & Associates  
Attn: Lorne Martin, Community Association Manager  
PO Box 731029  
Puyallup, WA 98383

Subject: **Annual Stormwater Management Facilities Inspection Results**  
Ashford – Silver Creek  
182<sup>nd</sup> St E & 90<sup>th</sup> Ave E, Puyallup, WA 98375

Dear Lorne Martin,

On March 31, 2020, Pierce County Surface Water Management inspection staff conducted an annual inspection of the stormwater management facilities and site operations that serve the Ashford – Silver Creek subdivision.

The inspection of your stormwater management facilities documented the following maintenance that must be implemented in order to meet Pierce County maintenance standards, ensure your stormwater facilities function as designed, and to remain in the Credit Program.

**Required Maintenance, Repairs and BMPs:**

**1. Catch Basins**

(refer to maintenance checklist #5 – Catch Basins enclosed)

- a. Remove sediment from 5 catch basins throughout the subdivision. Sediment levels in these catch basins exceed maintenance standards. Refer to the enclosed map for the locations of the catch basins with required maintenance.

**2. Pre-Settling Vaults**

(refer to maintenance checklist #3 - Vaults enclosed)

- a. Remove sediment from the inlet chamber of the northwest pre-settling vault (access through northern lid); approximately 2-feet of sediment has accumulated.
- b. Expose the access lids for the northeast pre-settling vault and inspect structure for maintenance needs. This vault is located on the northeast corner of the 178<sup>th</sup> St Ct E & 87<sup>th</sup> Ave E intersection. The lids could not be located and therefore could not be inspected.

- c. Ensure the access lids to the pre-settling vaults remain exposed and do not become covered with landscaping bark or vegetation. Access needs to be maintained for inspection and maintenance purposes.

**Recommended Maintenance, Repairs and BMPs:**

**1. Catch Basins**

- a. Remove sediment from 4 catch basins throughout the subdivision. Sediment levels in the catch basins that do not have required maintenance are approaching the threshold where sediment removal will be required. The location of the catch basins with recommended maintenance is identified on the enclosed map.

Pierce County Public Works, Surface Water Management, conducts annual inspections of private stormwater management facilities throughout the County for proper implementation of maintenance standards and source control best management practices (BMPs).

The Planning & Public Works Director has since authorized a one-time opportunity for the reinstatement of the Ashford subdivision to the Pre-2017 Credit Program for 2021 with 85% credit if the subdivision meets the requirements for the Pre-2017 Credit Program in 2020. This includes:

- Compliance with maintenance and Best Management Practices (BMP) standards,
- Submit a 5-year recertification form for by October 1, 2020,
- All maintenance **completed and verified** by the Owner of Record by October 1, 2020.

I have tentatively scheduled a re-inspection in October to ensure the deficiencies have been addressed and your facilities meet or exceed current NPDES Stormwater Permit requirements. Failure to make the identified corrections and submit the Recertification form by **October 1, 2020** will result in denial to be reinstated into the Credit Program. If the maintenance is completed prior to the deadline, please contact your inspector to schedule a re-inspection.

Should you fail to implement the required maintenance and BMPs within the Credit Program's timeline, you will still be subject to the maintenance timelines imposed through Pierce County's Phase 1 Municipal Stormwater Permit. The permit allows the County one year to bring facilities into compliance.

Maintenance standards are set forth in the County's 2015 Stormwater Management and Site Development Manual (Stormwater Manual) and codified in Chapter 11.05.050.A of Pierce County Code. To download or review a copy of the Stormwater Manual, go to;  
<http://piercecountywa.org/index.aspx?nid=2969> .

I addressed this letter to the listed property owner(s) or property representative on record. If you are no longer the property owner or property representative, or you have hired a Property Management Company to maintain your system, call me to update our records.

I can be reached at (253) 798-2493 or email me at [PCSWMCredit@co.pierce.wa.us](mailto:PCSWMCredit@co.pierce.wa.us); be sure to reference your **Site ID#**, listed at the top of this letter, with all correspondence.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Gallagher", with a stylized flourish at the end.

Chris Gallagher  
Water Quality Specialist

CG:KJ

Enc: Inspection Results Map, Checklists, Credit Program Recertification Form

Cc: File  
Silver Creek HOA Board



Ashford (Site ID# 15530)



Required Maintenance

Network Structure -

Locate and expose the NE Wet Vault



The map features are approximate and are intended only to provide an indication of field features. Additional areas that have not been mapped may be present. This map is not a legal document. All data is for informational purposes only. The County makes no warranty of fitness for a particular purpose.



### #3 – Maintenance Checklist for Closed Detention Systems (Tanks/Vaults):

Drainage System Feature	Defect or Problem	Condition When Maintenance Is Needed	Results Expected When Maintenance Is Performed
Storage Area	Plugged Air Vents	One-half of the cross-section of a vent is blocked at any point or the vent is damaged.	Vents open and functioning. Remove blockage or replace air vent if damaged.
Storage Area	Debris and Sediment	Accumulated sediment depth exceeds 10 percent of the diameter of the storage area for one-half length of storage vault or any point depth exceeds 15 percent of diameter.	All sediment and debris removed from storage area.
Storage Area	Joints Between Tank/Pipe Section	Any openings or voids allowing material to be transported into facility. (Will require engineering analysis to determine structural stability.)	All joint between tank/pipe sections are sealed.
Storage Area	Tank Pipe Bent Out of Shape	Any part of tank/pipe is bent out of shape more than 10 percent of its design shape. (Review required by engineer to determine structural stability.)	Tank/pipe repaired or replaced to design.
Storage Area	Vault Structure Includes Cracks in Wall, Bottom, Damage to Frame and/or Top Slab	Cracks wider than one-half inch and any evidence of soil particles entering the structure through the cracks, or maintenance/inspection personnel determines that the vault is not structurally sound.	Vault replaced or repaired to design specifications and is structurally sound.
Storage Area	Vault Structure Includes Cracks in Wall, Bottom, Damage to Frame and/or Top Slab	Cracks wider than one-half inch at the joint of any inlet/outlet pipe or any evidence of soil particles entering the vault through the walls.	No cracks more than one-fourth inch wide at the joint of the inlet/outlet pipe. No water or soil entering vault through joints or walls.
Crest Gauge	Crest Gauge Missing/Broken	Crest gauge is not functioning properly, has been vandalized, or is missing.	Crest gauge present and functioning. <i>Repair/replace crest gauge if missing or broken.</i>
Manhole	Cover Not in Place	Cover is missing or only partially in place. Any open manhole requires maintenance.	Manhole access cover/ lid is in place and secure.
Manhole	Locking Mechanism Not Working	Mechanism cannot be opened by one maintenance person with proper tools. Bolts into frame have less than one-half inch of thread (may not apply to self-locking lids).	Mechanism opens with proper tools.
Manhole	Cover Difficult to Remove	One maintenance person cannot remove lid after applying normal lifting pressure. Intent is to keep cover from sealing off access to maintenance.	Cover can be removed and reinstalled by one maintenance person.
Manhole	Ladder Rungs Unsafe	Ladder is unsafe due to missing rungs, misalignment, not securely attached to structure wall, rust, or cracks.	Ladder meets design standards. Allows maintenance person safe access.

If you are unsure whether a problem exists, contact a professional engineer.

Tanks and vaults are a confined space. Visual inspections should be performed aboveground. If entry is required, it should be performed by qualified personnel.

### #5 – Maintenance Checklist for Catch Basins:

Drainage System Feature	Defect or Problem	Condition When Maintenance Is Needed	Results Expected When Maintenance Is Performed
General	"Dump no pollutants" (or similar) stencil or stamp not visible	Stencil or stamp should be visible and easily read.	Warning signs (e.g., "Dump No Waste-Drains to Stream" or "Only rain down the drain"/ "Puget Sound starts here") painted or embossed on or adjacent to all storm drain inlets.
General	Trash and Debris	Trash or debris which is located immediately in front of the catch basin opening or is blocking inlet capacity by more than 10 percent.	No trash or debris located immediately in front of catch basin or on grate opening.
General	Trash and Debris	Trash or debris (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of 6 inches clearance from the debris surface to the invert of the lowest pipe.	No trash or debris in the catch basin.
General	Trash and Debris	Trash or debris in any inlet or outlet pipe blocking more than one-third of its height.	Inlet and outlet pipes free of trash or debris.
General	Trash and Debris	Dead animals or vegetation that could generate odors that could cause complaints or dangerous gases (e.g., methane).	No dead animals or vegetation present within the catch basin.
General	Sediment	Sediment (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of 6 inches clearance from the sediment surface to the invert of the lowest pipe.	No sediment in the catch basin.
General	Structure Damage to Frame and/or Top Slab	Top slab has holes larger than 2 square inches or cracks wider than one-fourth inch.	No holes and cracks in the top slab allowing material to run into the basin.
General	Structure Damage to Frame and/or Top Slab	Frame not sitting flush on top slab, i.e., separation of more than three-fourth inch of the frame from the top slab. Frame not securely attached.	Frame is sitting flush on the riser rings or top slab and firmly attached.
General	Fractures or Cracks in Basin Walls/ Bottom	Maintenance person judges that structure is unsound.	Basin replaced or repaired to design standards.
General	Fractures or Cracks in Basin Walls/ Bottom	Grout fillet has separated or cracked wider than one-half-inch and longer than 1 foot at the joint of any inlet/outlet pipe or any evidence of soil particles entering catch basin through cracks.	Pipe is regouted and secure at basin wall.
General	Settlement/ Misalignment	If failure of basin has created a safety, function, or design problem.	Basin replaced or repaired to design standards.
General	Vegetation	Vegetation growing across and blocking more than 10 percent of the basin opening.	No vegetation blocking opening to basin.





Pierce County

# Credit Program 5-Year Recertification

Pierce County Surface Water Management  
Attn: SWM Credit Program  
2702 S. 42<sup>nd</sup> St., Suite 201  
Tacoma, WA 98409-7322  
[pcswmcredit@co.pierce.wa.us](mailto:pcswmcredit@co.pierce.wa.us)  
(253) 798-2725

**SUBMITTAL DEADLINE: No Later Than October 1<sup>st</sup>, 2020**

**Site ID #: 15530**

Recertification is for Credit in: 2021

**\*Completion of the entire form is required\***

## COUNTY USE ONLY

Application Received \_\_\_\_\_

Credit Percentage Granted \_\_\_\_\_

Approved by \_\_\_\_\_ Date \_\_\_\_\_

### Part 1 Tax Parcels to be Granted Credit

Note: Refer to attached addendum for list of tax parcels to be granted credit.

### Part 2 Property Owner or Property Representative Information

Full Name/ Company:

Name of Company Contact:

Title:

Phone:

Cell:

Email:

Postal Address:

City:

State:

ZIP:

### Part 3 Engineer's Statement of Certification

I have physically inspected the drainage facilities that manage stormwater flows from the listed parcels on this form, on \_\_\_\_\_ (date), including the entire collection system within the property limits; all detention and/or retention facilities, control structures, and conveyance features of the facilities. I have reviewed the drainage facilities in accordance with the engineered plans and calculations dated, \_\_\_\_\_. I hereby certify that this system has been properly maintained, is operating as designed, and has not been altered in the last five (5) years; if alterations were done to the stormwater facilities, contact the Credit Program Administrator immediately.

\_\_\_\_\_  
Signature of Property Owner's Engineer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Washington State Engineering License Number