



Pierce County
Planning & Public Works

2702 South 42nd Street, Suite 109
Tacoma, Washington 98409-7315
piercecountywa.gov/ppw

Dennis Hanberg—Director
dennis.hanberg@piercecountywa.gov

June 1, 2020

Site ID # 15525
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
Brookfield – Silver Creek
97th Ave E & Gem Heights Dr E, Puyallup, WA 98375

Dear Lorne Martin,

On March 26, 2020, Pierce County Surface Water Management inspection staff conducted an annual inspection of the stormwater management facilities that serve the Brookfield – 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 and debris from 25 catch basins throughout the neighborhood. Sediment and debris levels in these catch basins exceed maintenance standards. Refer to the enclosed map for the locations of the catch basins with required maintenance.

Recommended Maintenance, Repairs and BMPs:

1. **Catch Basins**
 - a. Remove sediment from all 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.

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 Brookfield 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://piercecounitywa.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; 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

Recommended Maintenance:
- Remove sediment from all catch basins throughout the subdivision.



-  Inspection Site
 Approx Parcel Location
Drain Structure
 Catch Basin - Type1
 Catch Basin - Type2
 Inlet Component
 Solid Pipe
 Pond Cell



0 25 50 100 150 Feet
Aerial Photo from 2018
Created: 4/24/2020

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED "AS IS" AND "WITH ALL FAULTS". The County makes no warranty of fitness for a particular purpose.

#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.

#5 – Maintenance Checklist for Catch Basins:

Drainage System Feature	Defect or Problem	Condition When Maintenance Is Needed	Results Expected When Maintenance Is Performed
General	Vegetation	Vegetation growing in inlet/outlet pipe joints that is more than 6 inches tall and less than 6 inches apart.	No vegetation or root growth present.
General	Contamination and Pollution	Any evidence of oil, gasoline, contaminants or other pollutants.	No contaminants or pollutants present. <i>(Coordinate removal/cleanup with Pierce County Surface Water Management 253-798-2725 and/or Dept. of Ecology Spill Response 800-424-8802.)</i>
Catch Basin Cover	Cover Not in Place	Cover is missing or only partially in place. Any open catch basin requires maintenance.	Catch basin cover is in place and secured.
Catch Basin Cover	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.	Mechanism opens with proper tools.
Catch Basin Cover	Cover Difficult to Remove	One maintenance person cannot remove lid after applying normal lifting pressure. (Intent is keep cover from sealing off access to maintenance.)	Cover can be removed by one maintenance person.
Ladder	Ladder Rungs Unsafe	Ladder is unsafe due to missing rungs, not securely attached to basin wall, misalignment, rust, cracks, or sharp edges.	Ladder meets design standards and allows maintenance person safe access.
Grates	Grate Opening Unsafe	Grate with opening wider than seven-eighths of an inch.	Grate opening meets design standards.
Grates	Trash and Debris	Trash and debris that is blocking more than 20 percent of grate surface inletting capacity.	Grate free of trash and debris.
Grates	Damaged or Missing	Grate missing or broken member(s) of the grate.	Grate is in place and meets design standards.

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



Pierce County

Credit Program 5-Year Recertification

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

SUBMITTAL DEADLINE: No Later Than October 1st, 2020

Site ID #: 15525

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

Part 4**Property Owner's or Property Representative's Statement of Certification**

This recertification is to request continued credit towards the Pierce County Utility Service Charge, applied to parcels within unincorporated Pierce County, as authorized by PCC 11.02.050. I understand that Code Title 11, Chapter 11.02, governs the qualification for service charge credit. I understand credit is given for sites with properly maintained and functioning drainage facilities. I understand all costs associated with the certification, operation, and maintenance of the drainage facilities are the responsibility of the property owner.

I hereby certify all specified maintenance has been performed in accordance with the facilities operation and maintenance manual, and to Pierce County standard; as outlined in a letter sent to me by the County Stormwater Inspector. Additionally, **there have been no alterations to the drainage facilities since the last service charge credit was assessed; if alterations were done to the stormwater facilities, contact the Credit Program Administrator immediately.**

Signature of Property Owner or Property Representative

Date

Part 5**Drainage Facility Alterations**

- ☐ Drainage facility alterations are **not** planned.
- ☐ Drainage facility alterations are planned.

IF drainage facility alterations are being considered, the following shall be prepared and stamped by the Owner's Engineer and submitted no later than June 1st of the year prior to the facility alterations.

- A copy of the completed permit from Pierce County Planning and Land Services, Engineering Department.
- A copy of the revised Engineering Drainage Report.
- A copy of the revised "As Constructed Plans" (as-builts).
- A new Maintenance and Operation Plan.

Part 1: Addendum

Site location and tax parcels previously granted credit.

Site Names	Brookfield – Silver Creek Subdivision
Site ID #	15525

Parcel	Credit
6024980010	85%
6024980020	85%
6024980030	85%
6024980040	85%
6024980050	85%
6024980060	85%
6024980070	85%
6024980080	85%
6024980090	85%
6024980100	85%
6024980110	85%
6024980120	85%
6024980130	85%
6024980140	85%
6024980150	85%
6024980160	85%
6024980170	85%
6024980180	85%
6024980190	85%
6024980221	85%
6024980241	85%
6024980251	85%
6024980261	85%
6024980271	85%
6024980281	85%
6024980291	85%
6024980301	85%
6024980361	85%
6024980381	85%
6024980391	85%
6024980411	85%
6024980451	85%
6024980461	85%

Parcel	Credit
6024980471	85%
6024980481	85%
6024980491	85%
6024980501	85%
6024980511	85%
6024980521	85%
6024980531	85%
6024980560	85%
6024980570	85%
6024980580	85%
6024980590	85%
6024980600	85%
6024980610	85%
6024980620	85%
6024980630	85%
6024980640	85%
6024980650	85%
6024980660	85%
6024980670	85%
6024980680	85%
6024980690	85%
6024980700	85%
6024980710	85%
6024980720	85%
6024980730	85%
6024980740	85%
6024980750	85%
6024980760	85%
6024980770	85%
6024980780	85%
6024980790	85%
6024980800	85%
6024980810	85%

Parcel	Credit
6024980820	85%
6024980830	85%
6024980840	85%
6024980850	85%
6024980860	85%
6024980870	85%
6024980880	85%
6024980890	85%
6024980900	85%
6024980910	85%
6024980920	85%
6024980930	85%
6024980940	85%
6024980950	85%
6024980960	85%
6024980970	85%
6024980980	85%
6024980990	85%
6024981000	85%
6024981010	85%
6024981020	85%
6024981030	85%
6024981040	85%
6024981050	85%
6024981060	85%
6024981070	85%
6024981080	85%
6024981090	85%
6024981100	85%
6024981110	85%
6024981120	85%
6024981130	85%
6024981140	85%

6024981150	85%
6024981160	85%
6024981170	85%
6024981180	85%
6024981190	85%
6024981200	85%
6024981210	85%
6024981220	85%
6024981230	85%
6024981240	85%
6024981250	85%
6024981260	85%
6024981270	85%
6024981280	85%
6024981290	85%
6024981300	85%
6024981310	85%
6024981320	85%
6024981330	85%
6024981340	85%
6024981350	85%
6024981360	85%
6024981370	85%
6024981380	85%
6024981390	85%
6024981400	85%
6024981410	85%
6024981420	85%
6024981430	85%
6024981440	85%
6024981450	85%
6024981460	85%
6024981470	85%
6024981480	85%
6024981490	85%
6024981500	85%
6024981510	85%
6024981520	85%
6024981530	85%
6024981540	85%
6024981550	85%

6024981560	85%
6024981570	85%
6024981580	85%
6024981590	85%
6024981600	85%
6024981610	85%
6024981620	85%
6024981630	85%
6024981640	85%
6024981650	85%
6024981660	85%
6024981670	85%
6024981680	85%
6024981690	85%
6024981700	85%
6024981710	85%
6024981720	85%
6024981730	85%
6024981740	85%
6024981750	85%
6024981760	85%
6024981770	85%
6024981780	85%
6024981790	85%
6024981800	85%
6024981810	85%
6024981820	85%
6024981830	85%
6024981840	85%
6024981850	85%
6024981860	85%
6024981870	85%
6024981880	85%
6024981890	85%
6024981900	85%
6024981910	85%
6024981920	85%
6024981930	85%
6024981940	85%
6024981950	85%
6024981960	85%

6024981970	85%
6024981980	85%
6024981990	85%
6024982000	85%
6024982010	85%
6024982020	85%
6024982030	85%
6024982040	85%
6024982050	85%
6024982060	85%
6024982070	85%
6024982080	85%
6024982090	85%
6024982100	85%
6024982110	85%
6024982120	85%
6024982130	85%
6024982140	85%
6024982150	85%
6024982160	85%
6024982170	85%
6024982180	85%
6024982190	85%
6024982200	85%
6024982210	85%
6024982220	85%
6024982230	85%
6024982240	85%
6024982250	85%
6024982260	85%
6024982270	85%
6024982280	85%
6024982290	85%
6024982300	85%
6024982310	85%
6024982320	85%
6024982330	85%
6024982340	85%
6024982350	85%
6024982360	85%
6024982370	85%

6024982380	85%
6024982390	85%
6024982400	85%
6024982410	85%
6024982420	85%
6024982430	85%
6024982440	85%
6024982450	85%
6024982460	85%

6024982470	85%
6024982480	85%
6024982490	85%
6024982500	85%
6024982510	85%
6024982520	85%
6024982530	85%
6024982540	85%
6024982550	85%

6024982560	85%
6024982570	85%
6024982580	85%
6024982590	85%
6024982600	85%
6024982610	85%
6024982620	85%