

Denis Law Mayor



Public Works Department - Gregg Zimmerman, P.E., Administrator

June 29, 2018

Mr. Ed Gullekson
Fernwood North Homeowners Association
PO Box 2364
Renton, WA 98056-0364

RE: Private Storm Water Facility Inspection Program and the Storm Water Facility within the Fernwood North Plat

Dear Mr. Gullekson:

This letter conveys important information to property owners within the Fernwood North Plat regarding your private storm water management facility. These are facilities that are designed and constructed, within a permitted development, to control the change in quantity and quality of storm water runoff from your neighborhood. Storm water facilities reduce downstream flooding, prevent property damage, and protect water quality, habitat and environmental resources, which are important for maintaining the quality of life in our City.

All property owners have an equal share in ownership and maintenance responsibilities for these storm water management facilities. Please see the enclosed brochure for background information about these facilities.

**MAINTENANCE ASSUMPTION POLICY:
City Proposes to Assume Responsibility for Future Storm Water Facility Maintenance**

The City of Renton is now offering to assume maintenance responsibility for storm water management facilities in single-family residential plats with public streets. This policy was approved by the City Council on October 18, 2010. (See the enclosed brochure.)

The program budget to fund the resources required for the City to assume maintenance of these stormwater facilities was approved by City Council on November 14, 2011, with the 2012 budget adjustment. The SWU started the process of inspecting facilities and identifying maintenance that needs to be done prior to the City accepting the facilities. The SWU began accepting facilities in January 2012.

The decision to transfer ownership of the storm water facility will be up to the property owners within the Plat. To be eligible, the storm water facilities must meet the City's maintenance standards, which

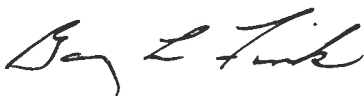
was a requirement established by the City Council when they approved the storm water facility maintenance transfer program. Prior to private facilities being turned over to the City for maintenance, any one-time 'catch-up' maintenance, repairs, access issues, and other deficiencies will be the responsibility of the facilities' owners. Transfer of maintenance responsibility requires the recording of a maintenance easement, which the City would prepare.

Facility owners who choose not to transfer maintenance responsibility will continue to be responsible for the future maintenance of the facility and the City will be conducting future inspections of the facility as required by the NPDES permit.

The first step in assuring that your storm water facilities are operating properly and you plan to transfer maintenance to the City is to ensure that your facilities meet City maintenance standards. The City performed an inspection of the Fernwood North Detention facility on May 14, 2018, with a follow-up site meeting May 31st. A copy of the Maintenance Correction Report (MCR) from this inspection is attached. Please complete the identified maintenance items listed in the MCR. An area map showing locations of maintenance items and the As-built construction plans for the Fernwood North storm water facility (Detention Pond) are also enclosed for your reference.

I will be happy to address any questions you may have about the Maintenance Correction Report and the facility maintenance transfer program. Please contact me at 425-430-7392 or by email at gfink@rentonwa.gov.

Sincerely,



Gary Fink
Surface Water Utility Civil Engineer II

Enclosures: Private Storm Water Facilities Inspection Program Brochure
Maintenance Correction Report
Area Map
As-built Drawing

cc: Gregg A. Zimmerman, P.E., Public Works Administrator
Lys Hornsby, P.E., Utility Systems Director
Ron Straka, P.E., Surface Water Utility Engineering Manager
Richard Marshall, Surface/Waste Water Special Operation Services Manager





MAINTENANCE CORRECTION REPORT Report Date: **June 28, 2018**

Plat: **Fernwood North**

Private Stormwater Detention Facility (**Facility ID #111388, in Tract B**)

As a requirement for the transfer of facility maintenance responsibility to the City of Renton, all required maintenance actions listed below are to be completed and this Maintenance Correction Report signed and returned. Mail to Gary Fink, Utility Systems, City of Renton, 1055 S Grady Way, Renton WA 98057, or fax to (425) 430-7241. Following receipt of your signed Maintenance Correction Report, we will schedule a follow-up inspection to ensure compliance with the Maintenance Correction List.

Notes:

- 1) That portion of Tract 'B' for maintenance and subsequent transfer is detailed in the Fernwood North as-built construction drawing, sheet 18 (Renton #R-148803) "Detention Pond Detail".
- 2) Care must be taken during maintenance to avoid disturbing the stream channel within Tract 'B'.

REQUIRED MAINTENANCE ACTIONS

- Install a lockable 8 foot wide access gate at the southwest corner of tract. Location of the gate is to be coordinated with City Maintenance personnel.
- Clear vegetation to open a three foot wide maintenance path to the facility outlet structure. Remove any nuisance weeds (i.e. blackberries and scotch broom).
- Clear vegetation within a ten-foot radius of outlet pipes. Remove any litter or debris.
- Mow grass in the open northern section of the facility to maintain a height no greater than six inches. (Reference attached area map)
- Remove boundary fir trees that are dead or dying. Thin to a spacing of six feet to improve access and reduce crowding. Cut any stumps to ground level and kill stumps. Note: A representative from the City Maintenance department can assist in identifying trees for removal upon request.
- Trim the lower branches of the remaining boundary fir trees to eight feet above the ground to allow maintenance access.

I, the undersigned, do hereby certify that the materials have been furnished and properly installed, the services rendered, and the necessary labor performed as described in the above list of Required Maintenance Actions.

Facility Owner/Representative Name _____

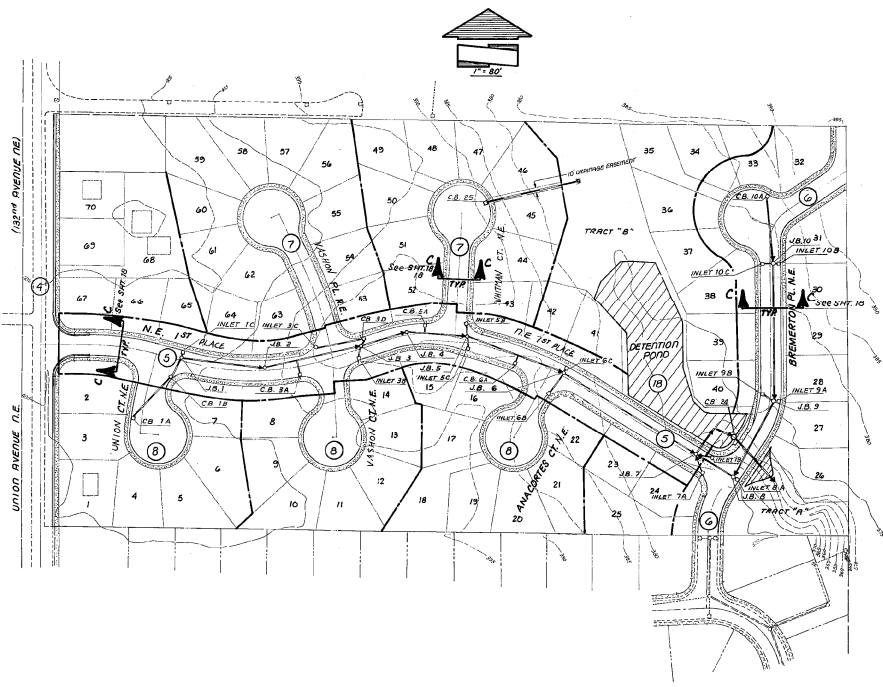
Representative's Signature _____ Date _____

If A Service Provider Performed The Work:

Business Name _____ Printed Name of Rep. _____

Representative's Signature _____ Date _____

- GENERAL NOTES:
1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RENTON (UNIFORM) STANDARDS AND SPECIFICATIONS.
 2. ALL LOCATIONS OF EXISTING UTILITIES SHALL BE APPROXIMATE AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATIONS TO AVOID DAMAGE OR INTERFERENCE.
 3. ALL INLETS AND CATCH BASIN FRAME AND GRATES SHALL NOT BE ADJUSTED UNTIL IMMEDIATELY PRIOR TO THE POURING OF CONCRETE CURB.
 4. ALL 18" & 12" GUTTER SCAVED PIPE TO BE CONCRETE, NON-REINFORCED, ASTM D14, CLASS II, TONGUE AND GROOVE OR HELL & SPUR WITH WELL REMOVED WITH IN INLETS CATCH BASINS OR 16 GAGE HELIUM ALUMINUM CORRUGATED METAL PIPE OR EQUIVALENT.



R-148802

1488

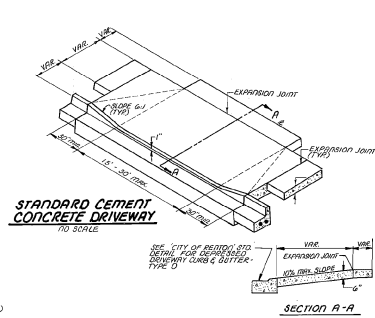
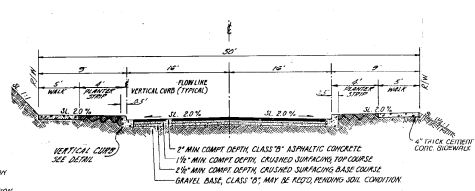
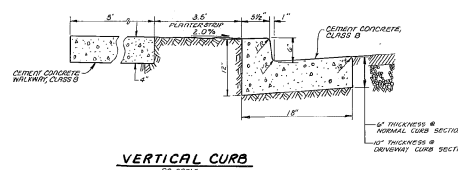
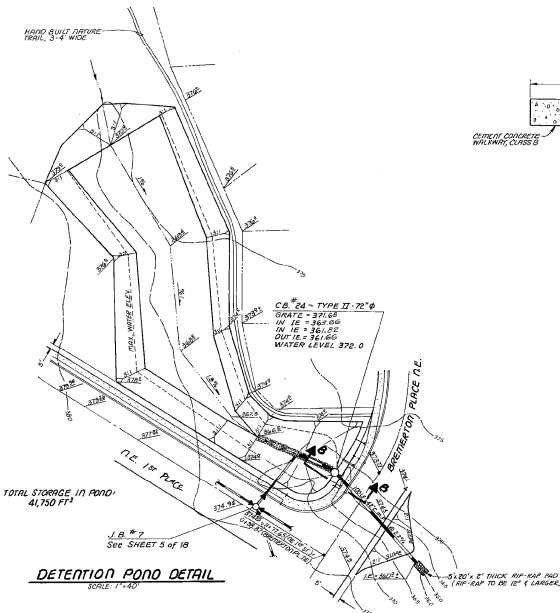


CITY OF RENTON
 DEPARTMENT OF PUBLIC WORKS
FERWOOD NORTH
PAVING & DRAINAGE PLAN

DESIGNED: SM	DATE: 12-83	FILE NO.
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CHECKED:	APPROVED:	SHEET: 3 OF 19

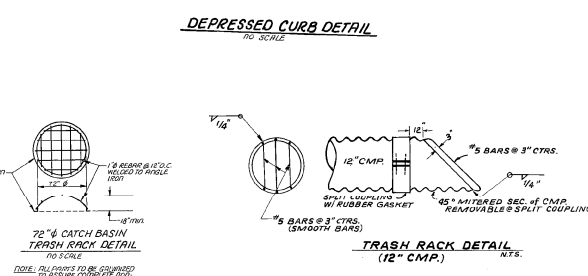
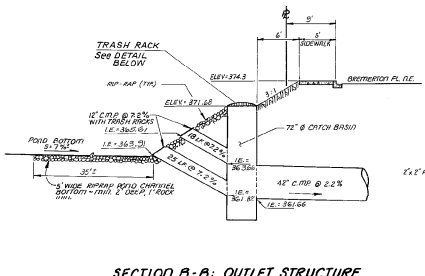
T20-60-1488

NO. REVISION BY APPR. DATE APPROVAL
 C/D: R-148802 SCANNED JUL 15 2003 2-1488 JOB NO. 31235.04



- GENERAL NOTES:**
1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF RENTON STANDARDS AND SPECIFICATIONS.
 2. ALL FILL AREAS SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM RELATIVE DENSITY AS DETERMINED BY SSC-0-00.31 (1410) OF THE WASHINGTON STATE HIGHWAY DEPT., 1976 STANDARD SPECIFICATIONS.
 3. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH PERENNIAL GROUND COVER TO PREVENT EROSION.

R-148803



AS-BUILT
MAY 22, 1994

CITY OF RENTON			
DEPARTMENT OF PUBLIC WORKS			
FERNWOOD NORTH			
DETAIL SHEET			
DESIGNED: G.M.	DATE: 1-84	FILE NO.	
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TEC-80-1488

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NEW POLICY FOR PRIVATE STORM WATER MANAGEMENT FACILITIES

The city proposes to assume maintenance for facilities within single-family plats that receive storm water from public roads.

Q: WHAT ARE THE BENEFITS OF THE CITY ASSUMING THE MAINTENANCE OF FACILITIES WITHIN SINGLE FAMILY PLATS?

A: These facilities manage runoff from public right-of-ways and serve multiple properties. Maintenance by the city would provide the following benefits:

- Equitable service provided to similar customers.
- Compliance with NPDES Municipal Permit ensured.
- Reduced need for city enforcement of maintenance as required by the NPDES Permit.
- Prevention of problems with new projects that drain to facilities that would otherwise be maintained by homeowners.

PROCESS FOR CITY ASSUMPTION OF MAINTENANCE

- ✓ City Surface Water Utility inspects each facility to identify maintenance needs.
- ✓ The facility owners and/or Homeowners Association (HOA) perform the required maintenance to city standards. For more information about city standards, visit rentonwa.gov and search for the "2016 City of Renton Surface Water Design Manual" and see Appendix A.
- ✓ The HOA decides the type of transfer (maintenance easement only or transfer of maintenance and ownership).
- ✓ The facility maintenance responsibility is formally transferred to the city.

Q: WHICH FACILITIES ARE ELIGIBLE FOR CITY ASSUMPTION OF MAINTENANCE?

A: Facilities eligible for city assumption of maintenance include storm water facilities within single-family plats that receive storm water from public roads. This does not include plats with storm water facilities that only serve private roads and private residential structures, or storm water facilities on commercial and industrial properties.



Typical facility control structure.

To arrange an inspection of your facility and for additional information regarding the assumption process, contact:

Gary Fink
Surface Water Utility Civil Engineer
gfink@rentonwa.gov
425-430-7392



Private Storm Water Facilities Inspection Program



Maintaining
a Healthy Community
by Protecting Our Water
and Environmental
Resources



RENTON: AHEAD OF THE CURVE

City of
Renton
Public Works Department



Q: WHY MANAGE STORM WATER RUNOFF?

A: When it rains or snows in urban areas, the storm water runs off impervious surfaces (such as roofs and paved areas) instead of soaking into the ground. Unmanaged runoff can have harmful impacts including:

- Flooding and erosion of natural water ways, and damage to roads, property, and aquatic habitat.
- Transporting oil, pesticides, metals, sediment, and other pollutants that harm water quality and fish habitat.
- Transference of heat (during warm weather) from impervious surfaces – increasing stream water temperatures, causing negative impacts to aquatic life.
- Reducing ground water levels which reduces summer stream flows, potentially harming fish habitat.

Storm water management facilities are designed to help mitigate the negative effects of storm water runoff from developed urban areas.



Typical manhole access to control structure.



Typical detention facility with control structures.

Q: WHAT ARE STORM WATER MANAGEMENT FACILITIES?

A: Storm water management facilities are structures designed and constructed within a permitted development to control variations in the quantity and quality of storm water runoff from impervious surfaces.

- Quantity — Retention and detention facilities (ponds or vaults) capture and store storm water for later slow release.
- Quality — Treatment facilities remove oils, chemicals, metals, and sediment from storm water prior to discharge from the property. Common treatment facilities include wetponds, sandfilters, biofiltration swales, and wetland ponds.

Q: WHO IS RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES IN RENTON?

A: Some storm water facilities are maintained by the city and some by private property owners:

Privately Owned Facilities within Single-Family Plats with Public Roads

213 facilities (currently) — maintenance responsibility equally shared by the property owners within the plat.

Other Privately Owned Facilities

These include facilities in multi-family housing developments, commercial properties and single-family plats with private roads. Maintenance of storm water facilities that serve these properties is the responsibility of the property owners.

City Owned & Maintained Facilities

The Surface Water Utility currently maintains 100 facilities.

PRIVATE STORM WATER FACILITIES INSPECTION PROGRAM

The Surface Water Utility inspects all privately maintained storm water facilities as required by the NPDES Phase II Municipal Stormwater Permit. The inspections are done to determine if the facility needs maintenance and, if so, what maintenance activities must be performed to meet standards.

