



Public Works Department
City of Bellingham

July 21, 2020

The Commons at Cordata Condominium Owner's Association
Attn: Meri McCormick COA President
900 Dupont St.
Bellingham, WA., 98225

Ref: Stormwater Facility at West Cordata Green – South Phases 3 & 4

Dear Ms. McCormick,

Inspection of the private stormwater mitigation facility at West Cordata Green – South Phases 3 & 4, Bellingham, Washington revealed that the facility requires some maintenance and repair to comply with Bellingham Municipal Code Chapter 15.42. Enclosed is the Private Facility Inspection Report describing the portions of the stormwater system which need maintenance or repair. Specified maintenance or repairs to the stormwater system should be completed and ready for re-inspection by February 2021. In lieu of a re-inspection, an invoice, or other records for completed work may be provided.

We appreciate your cooperation in bringing the stormwater mitigation system into proper working condition. It is necessary for private stormwater facilities to function properly in order to ensure water quality and/or flood protection. Our preference is to assist property owners in achieving voluntary compliance rather than moving to the next step of issuing a Notice of Non-Compliance if the specified maintenance or repairs are not completed. Please do not hesitate to contact me at (360) 778-7947 or klmarcel@cob.org for technical assistance in bringing your stormwater facility into compliance with Bellingham Municipal Code.

If you have any questions concerning this letter; or if you are not able to complete the required actions prior to the completion date, please contact me at (360) 778-7947 or klmarcel@cob.org so I can answer those questions, or discuss an acceptable timetable for the required maintenance.

Sincerely,

Katie Marcel
(married 2021 - Katie Miller)

Katie Marcel, Stormwater Inspector
City of Bellingham, Public Works Department
Natural Resources Division, Stormwater Section

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Enclosures: Private Facility Inspection Report

Cc: Nick Hill-Vice President; vicepres.commonscsa@gmail.com



Public Works Department
City of Bellingham

Private Facility Inspection Report

July 20, 2020

Facility Name: West Cordata Green – South Phases 3 & 4
Address: Fuchsia/Kodiak/Dandelion

Description: The Private Stormwater Mitigation Facility consists of:

- Gutters and Downspouts
- Catch Basins and Conveyance Piping
- Contech Stormfilter Catch Basin (5 total)
- Stormtech Detention System
- Control Structure
- Pump Station
- Dispersion Trenches (2 total)

Inspection Conducted: July 10, 2020
Last Inspected: n/a

General Condition: The overall condition of the stormwater mitigation facility is good. Addressing several issues involving repair and maintenance will bring this facility in line with the City of Bellingham's stormwater ordinance and minimize future, more expensive maintenance problems.

System Component: Gutters and Downspouts

Existing conditions: Appear to be in good working condition.

Maintenance needed: None at this time, continue with routine maintenance as needed.

System Component: Catch Basins (CBs), and Conveyance Piping (CP)

Existing conditions: Most CBs with minor sediment levels. A few CBs along Kodiak Ln. with sediment levels > 60% of sump or within 6 inches of outlet pipe. CB located at the turn around at the end of Kodiak Ln. may have a construction sediment sock at the bottom of the sump (unable to visualize due to water level in basin)

Maintenance needed: Clean affected CBs in Kodiak Ln. & remove/dispose of sediment sock in sump. Please complete this maintenance by February 2021 (recommend complete by end of summer to take advantage of dryer weather); please provide images or invoice for completed maintenance. You may do this maintenance yourself or you may wish to have this done when you contract someone to clean & replace media in your stormfilter basin's.

*Flip page for more inspection details

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Fuchsia Drive Stormwater Components:

System Component: Stormfilter Catch Basin (SDCB #1 – near neighborhood library)

Existing conditions: Few inches of debris observed & a pronounced scum line present above the top of cartridges indicating that the media is becoming blocked.

Maintenance needed: Clean of all sediment and debris; replace media with like kind (PHS). Dispose of materials in accordance with local and state regulations.

System Component: Stormfilter Catch Basin (SDCB #15 – on Fuchsia Dr. near Dandelion)

Existing conditions: Moderate sediment in the sump side of the catch basin. Thin coating of sediment on top of canister and on side walls.

Maintenance needed: Recommend removing sediment from the sump (may help extend life of the media by preventing blockages). Though media replacement is not indicated at this time, it may be necessary to clean and replace next year.

System Component: Stormfilter Catch Basin (SDCB #21 – end of Fuchsia Drive)

Existing conditions: Few inches of debris observed in the sump and a more pronounced scum line in the media vault area.

Maintenance needed: Clean of all sediment & debris; replace media with like kind (PHS). Dispose of materials in accordance with local and state regulations.

System Component: Dispersion Trench

Existing conditions: Dispersion trench washed rocks are becoming overgrown with vegetation; some areas the rocks are also filling with sediment. Northern end of the dispersion trench has a low elevation that could allow stormwater flow to redirect in this direction instead of overtopping the v-notched boards for even dispersal.

Maintenance needed: As a part of routine maintenance, remove vegetation from the washed rocks & remove accumulated sediments from the rocks where necessary to ensure dispersion trench works as designed. Close off the north end of the dispersion trench using a board or other common construction practice so stormwater evenly overtops the v-notched boards as designed.

Kodiak Lane Stormwater Components:

System Component: Stormfilter Catch Basin (SDCB #5 – on Kodiak near Fuchsia)

Existing conditions: Minor sediment in the sump side of the catch basin and overall appears to be in good working condition.

Maintenance needed: None at this time though replacement of media may be indicated next year.

System Component: Stormtech Detention System

Existing conditions: Appears to be in good working condition as observed through the inlet and outlet structures to this system.

Maintenance needed: None at this time, continue with routine maintenance as needed.

*Flip page for more inspection details

System Component: Control Structure

Existing conditions: Unable to exercise shear gate control arm & the control structure itself was not secure to the wall (there was a noticeable amount of play to the control structure & the support bands appear loose around the structure).

Maintenance needed: Provide maintenance to the shear gate so that it can open and close easily, being sure the shear gate is closed water-tight following maintenance. Provide maintenance to tighten the bands and to secure the control structure.

System Component: Stormfilter Catch Basin (SDMH #2 – near visitor parking on Kodiak Ln.)

Existing conditions: High water level mark observed in the stormfilter catch basin. This may indicate that the stormfilter media is blocked and needs replacement but it could also be an indication that water is backing up into the structure due to an issue at the pump station.

Maintenance needed: First check the pump station to ensure it is in good working order and the pump turns on at the elevation indicated on the Record Drawings. If there are no issues with the pump, then the media is likely clogged, and replacement of media is indicated. Please provide records showing completed maintenance.

System Component: Pump Station

Existing conditions: Unable to inspect the pump station – needs special tool to unlock lid. During inspection process the pump did activate and was observed discharging stormwater to the catch basin it flows to. Very high water level mark observed in the Stormfilter Catch Basin that discharges water to the sump; this may indicate that the pump is not working as designed or that the floating mechanism that turns the pump on may not be set to the correct elevation. High water level may also indicate that the media is blocked and needs replacement, but I would recommend having the pump checked before replacing the media.

Maintenance needed: Have the pump inspected by a qualified professional to ensure it is working and turns on at the elevation indicated in the Record Drawings (see drawing D on Sheet C22).

System Component: Dispersion Trench

Existing conditions: During the inspection, the pump station began releasing water to the downstream section of the system. Stormwater was observed to be flowing through the catch basin risers as well as under the dispersion trench board where erosion has occurred. Stormwater should evenly distribute through the perforated pipes and overflow the v-notched dispersion trench boards. Also observed that the frame that holds the catch basin lid is not securely attached to the risers. Some weeds observed in the trench rocks.

Maintenance needed: Work with a qualified professional to seal the catch basin risers and repair the eroded area under the trench boards so that the dispersion trench works as designed. Secure the frame to the risers. As a part of routine maintenance, remove weeds and any other debris from the trench rocks.

General Note: Vegetation maintenance within stormwater systems should be done manually (by hand or other appropriate tools) and without the use of herbicides/pesticides. Additionally, regular cleaning of accumulated sediments to the catch basins and stormfilter catch basin's may help to extend the life of the stormfilter media (by preventing a blockage of the media).

Katie Marcel, Stormwater Inspector
City of Bellingham, Public Works Department
Natural Resources Division, Stormwater Section



Public Works Department
City of Bellingham

Private Facility Inspection Report

July 15, 2020

Facility Name: June Road Pond
Address: 849 June Road

Description: The Private Stormwater Mitigation Facility consists of:

- Detention Pond
- Catch Basin
- Control Structure

Inspection Conducted: June 30, 2020
Last Inspected: April 12, 2017

General Condition: The overall condition of the stormwater mitigation facility is good. Addressing several issues involving repair and maintenance will bring this facility in line with the City of Bellingham's stormwater ordinance and minimize future, more expensive maintenance problems.

System Component: Detention Pond

Existing conditions: Cat tail growth observed on the north end of the pond; unable to locate/observe inlet pipe due to cat tails and/or high-water level. Blackberry brush, volunteer trees and other vegetation growing on the pond emergency overflow spillway. Volunteer trees becoming established near the outlet pipe/berm on north end. Some volunteer trees and blackberry observed around the inside perimeter of pond.

Maintenance needed: As a part of routine maintenance perform vegetation maintenance to keep emergency overflow spillway free and clear. Remove cat tails from the area around the inlet pipe to keep inlet area clear. Cut level to the ground the volunteer trees at the outlet pipe/berm (to help prevent roots from doing damage to pipe). Remove volunteer trees and blackberry as a part of routine maintenance to prevent from becoming established.

System Component: Catch Basin

Existing conditions: Little to no sediment in catch basin.

Maintenance needed: None at this time, continue with routine maintenance as needed.

System Component: Control Structure

Existing conditions: Little to no sediment in control structure. One of the bands that supports the control structure appears to have come apart or detached from wall of structure. Some overhanging tree limbs.

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Maintenance needed: Repair support band to secure the structure to wall as per Record Drawings. Trim overhanging tree limbs (only to extent needed to keep access free to the control structure as this is a conservation area).

Katie Marcel, Stormwater Inspector
City of Bellingham, Public Works Department
Natural Resources Division, Stormwater Section



Public Works Department
City of Bellingham

July 15, 2020

Ref: Stormwater Facility at 849 June Road (June Road Pond)

To All Concerned Parties,

Inspection of the private stormwater facility at June Road Pond, Bellingham, WA, revealed that it is working as required by Bellingham Municipal Code 15.42.

While the stormwater system is in compliance, there were some items noted during the inspection that should be addressed to avoid more costly repairs in the future. Please refer to the enclosed Private Facility Inspection Report. Maintenance and repairs to the system(s) should be done by persons knowledgeable in maintenance and aware of construction practices. If there are any questions about the inspection report, you can contact us at (360) 778-7947 or email klmarcel@cob.org.

We appreciate your cooperation in maintaining your site stormwater system in proper working condition. It is necessary for private storm systems to function properly in order to assure water quality and/or flood protection.

The estimated date of the next inspection of this facility is June 2021.

Please contact me at (360) 778-7947 if you have any questions concerning this letter.

Thank you for your cooperation.

Sincerely,

Katie Marcel

Katie Marcel, Stormwater Inspector
Storm and Surface Water Utility Section
Public Works Natural Resources; City of Bellingham

Enclosure: Private Facility Inspection Report

Cc: The Commons at Cordata Condominium Owner's Association
President-Meri McCormick; president.commonscoba@gmail.com
Vice President-Nick Hill; vicepres.commonscoba@gmail.com

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The June Road Cottages Condominium Owner's Association
President-Kate McDonald; president2020.jrccoa@gmail.com



Public Works Department
City of Bellingham

Private Facility Inspection Report

July 13, 2020

Facility Name: The Commons at Cordata Condominium
Address: Fuchsia Dr., Fuchsia Loop & Verbena Ln. (south of June Rd.)

Description: The Private Stormwater Mitigation Facility consists of:

- Catch Basins and Conveyance Piping
- Storm Detention Pipes
- Control Structure

Inspection Conducted: June 30, 2020
Last Inspected: May 15, 2019

General Condition: The overall condition of the stormwater mitigation facility is excellent. Addressing several issues involving repair and maintenance will bring this facility in line with the City of Bellingham's stormwater ordinance and minimize future, more expensive maintenance problems.

System Component: Catch Basins (CBs), and Conveyance Piping (CP)

Existing conditions: Little to no sediment in the CBs and CPs. Appear to be in good working condition.

Maintenance needed: None at this time, continue with routine maintenance as needed.

System Component: Storm Detention Pipes.

Existing conditions: Appear to be in good working order.

Maintenance needed: None at this time, continue with routine maintenance as needed.

System Component: Control Structure (CS)

Existing conditions: Little to no sediment observed in the control structure; some floating mulch observed. Shear gate handle was extended by a chain; exercised shear gate.

Maintenance needed: Scoop out and dispose of floating mulch. Continue with routine maintenance as needed.

Katie Marcel, Stormwater Inspector
City of Bellingham, Public Works Department
Natural Resources Division, Stormwater Section

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Public Works Department
City of Bellingham

July 13, 2020

The Commons at Cordata Condominium Owner's Association
Attn: Meri McCormick COA President
900 Dupont St.
Bellingham, WA., 98225

Ref: Stormwater Facility at Fuchsia Dr., Fuchsia Loop & Verbena Ln. (south of June Rd.)

Dear Ms. McCormick,

Inspection of the private stormwater facility at Fuchsia Dr., Fuchsia Loop & Verbena Ln., Bellingham, WA, revealed that it is working as required by Bellingham Municipal Code 15.42.

We appreciate your cooperation in maintaining your site stormwater system in proper working condition. It is necessary for private storm systems to function properly in order to assure water quality and/or flood protection.

The estimated date of the next inspection of this facility is June 2021.

Please contact me at (360) 778-7947 if you have any questions concerning this letter.

Thank you for your cooperation.

Sincerely,

Katie Marcel

Katie Marcel, Stormwater Inspector
Storm and Surface Water Utility Section
Public Works Natural Resources; City of Bellingham

Enclosure: Private Facility Inspection Report

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