



200910260112

Skagit County Auditor

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Document Title: STORM WATER MAINTENANCE PLAN

Reference Number :

Grantor(s): ☐ additional grantor names on page ____.

1. CITY OF SEDRO-WOOLLEY

2.

Grantee(s): ☐ additional grantee names on page ____.

1. GRANOVUE HOMES, LLC

2. PUBLIC

Abbreviated legal description: ☐ full legal on page(s) ____.

LT1 SPSW-02-452

SEC. 23 TWN 35 RG 4

Assessor Parcel / Tax ID Number: ☐ additional tax parcel number(s) on page ____.

P# 76943

Trail Road 4-Plex Grandview Homes, LLC PO Box 159 Arlington, WA 98223 (360) 435-7171 Contact: Scott Wammack	Site Address: 728 Trail Road Sedro-Woolley, WA 98284
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Application: Parking Lot Spill Control Separator
Number: 1

Spill Control Separator Maintenance Plan:

1. Spill control separator shall be inspected within the first two months of operation and assessed for oil and debris content.
2. Spill control separator shall be inspected every six months after initial assessment.
3. Spill control separator shall be pumped completely and inspected every 12 months.

At any time it is determined the schedule does not meet the environmental requirements, the schedule will be modified to correct the problem.

Inspections and pumping will be dispatched through Grandview Maintenance Services, LLC along with a maintenance contract set up with an approved contractor. Maintenance logs shall be completed in their entirety and left at the project location for review. The records shall be maintained for three years.

City of Sedro-Woolley Environmental Requirements:

Frequency of Oil and Debris Removal from Spill Control Separator: The spill control separator shall be pumped out completely when the oil level on top reaches one inch in thickness or the debris or sludge level occupies twenty-five percent of the volume, or more frequently, as required by the City. Pumping shall include the complete removal of all contents including floating materials, wastewater, bottom sludge, and debris.

Maintenance Requirements: Each person who engages in waste handling shall maintain all vehicles, hoses, pumps, tanks, tools, and equipment associated with waste handling in good repair, free of leaks, and in a clean and sanitary condition. All hoses and valves on waste handling vehicles or tanks shall be tightly capped or plugged after each use to prevent leakage, dripping, spilling, or other discharge of grease wastes onto any public or private property.



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Maintenance Records: A log indicating each pumping of the spill control separator for the previous twelve months shall be maintained by the owner or his representative. This log shall include date, time, amount pumped, hauler and disposal site, and shall be kept in a conspicuous location for inspection by health department or city personnel. The maintenance record log shall be recorded in the format on file with the city.

Failure to Maintain: If a failure to maintain the spill control separator which results in partial or complete blockage and overflow damages a receiving stream or the environment of the City's storm water system, regional or municipal ponds, the building storm system, private storm system, or requires excessive maintenance by the City, or poses a possible health hazard, the discharge responsible for the facilities shall be subject to costs associated for cleaning and maintaining the City's storm water drainage system and its components along with compliance with the Department of Ecology requirements.

If a failure to maintain the spill control separator results in partial or complete blockage of the building sewer, private sewer system discharge to the City's sewer system, or other parts of the City's sewer system, or adversely affects the treatment of transmission capabilities of the POTW, or requires excessive maintenance by the City, or poses a possible health hazard, the discharger responsible for the facilities shall be subject to costs associated for cleaning and maintaining the City's sewer.

The City shall contract directly with an outside contractor to clear the blockage and/or clean the sewer and bill the owner for the cost of the work, plus an administrative fee of ten percent. The City shall bill and collect said charges in the same manner as other sewer utility rates are collected including, but not limited to, the sewer lien procedures provided under Chapter 35.67 RCW.

All records and reports required by this chapter, any applicable state and federal regulation, or any permit or order issued hereunder, will be available on site for review by the City during business hours, when activities are being conducted at the facility, and at all reasonable times. (Ord. 1575-07 § 2 (part), 2007) These records shall remain available for a period of at least three years. This period shall be automatically extended for the duration of any litigation concerning the user or POTW, or where the user has been specifically notified of a longer retention period by the city. (Ord. 1575-07 § 2 (part), 2007)

The attached log will be used by the inspection and/or pumping firm and left at the site. Multiple copies of the log shall be made available.



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Scope of Work: Parking Lot Spill Control Separator Maintenance Log Form

Owner/Maintenance Manager/Phone #	Maintenance Vendor/Phone #
Heat Ticket #	Date of Inspection or Pumping
Date of Issue	Signature

Inspection Items:

	Pass	Fail
Inspect oil level using a measuring device (Maximum of 1" of oil standing on top)		
Inspect sludge/sediment level (sludge/sediment must not hamper water flow)		
Inspect for debris and floating material (remove if possible)		
Inspect inlet and outlet pipes for blockage (remove if possible)		
Inspect condition of separator walls and pipes (look for cracks or leaks)		

Pump Out Log

	Comments/Initials	Date
Spill Control Separator pumped out completely (perform inspections, record gallons removed)		
Contents transported by certified contractor (leave copy of transport manifest at site)		
Contents disposed at a certified facility (list disposal facility on manifest and leave on site)		
If entering the separator, confined space entry procedures must be followed. (C.S.E.P.)		
Bolt down and secure all lids after pumping		



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