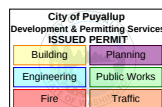


After recording return to:

City Clerk  
City of Puyallup  
333 South Meridian  
Puyallup, WA 98371

info@puyallupwa.gov

PRPF20241043



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**Document Title:** Stormwater Outfall Management & BMP Facilities Agreement

**Grantee:** City of Puyallup

**Grantor:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**Complete Legal Description on \_\_\_\_ Page of this Document**

**Assessor's Tax Parcel or Account Numbers:** \_\_\_\_\_

**Reference Number of Related Document(s):** \_\_\_\_\_

## Stormwater Management & BMP Facilities Agreement

- A. Parties.** The parties to this agreement are Grantee City of Puyallup, a Washington State municipal corporation (City), and Grantor landowner \_\_\_\_\_ (Landowner).
- B. Property.** Landowner is the owner of certain real property (Property), which is legally described in this document and is located at the following address:  
\_\_\_\_\_.
- C. Development Plan & Stormwater Facilities.** The site, subdivision or other development plan (Plan) for the Property, specifically known, entitled or described as \_\_\_\_\_, provides for detention, retention, treatment or management of stormwater that is associated with the Property through the use of identified stormwater facilities or best management practices (collectively, Stormwater Facilities). Upon approval of the Plan by the City, the Plan shall be incorporated herein by this reference. In accordance with the Plan, Landowner shall adequately construct, operate, use, maintain and repair the Stormwater Facilities.

**D. Agreement.** On the terms and conditions set forth herein, the City and Landowner agree as follows:

1. The Stormwater Facilities shall be constructed, operated, used, maintained and repaired by Landowner in accordance with the requirements of the Plan, and any other applicable law or regulation.
2. Landowner (which expressly includes its agents, successors and assigns, including any homeowners association) shall adequately and properly operate, use, maintain and repair the Stormwater Facilities as described in the maintenance and operations manual, which is on file with the City, and may be attached and recorded herewith as Exhibit \_\_\_\_\_. This duty extends to all associated pipes and channels, as well as all structures, improvements, and vegetation that are provided to control the quantity and quality of the stormwater. Adequate maintenance shall mean maintenance that is sufficient to keep the Stormwater Facilities in good working order and operating so as to satisfy the design and performance standards of the Plan.
3. Landowner shall regularly inspect the Stormwater Facilities and shall submit an inspection report to the City at least once a year on a date prescribed by the City. The purpose of the inspection(s) is to ensure that the Stormwater Facilities are safe and functioning properly. The scope of the inspection shall include the entire Stormwater Facilities, including but not limited to, berms, outlet structures, pond areas, access roads, and so forth. Deficiencies and any performance or other related issues shall be noted by Landowner in the inspection report. The annual report shall be in a form and include content as prescribed from time to time by the City. An example copy of the report form may be attached hereto as Exhibit \_\_\_\_\_.
4. Landowner hereby grants permission to the City to enter upon the Property to inspect the Stormwater Facilities. Except in case of emergency, the City shall provide Landowner with at least forty-eight (48) hours written notice prior to entering on to the Property. Landowner shall be entitled to have a representative accompany the City during such inspection. The City shall provide Landowner with copies of written inspection reports.
5. If Landowner fails to adequately and properly operate, use, maintain or repair the Stormwater Facilities, the City shall notify Landowner in writing and provide Landowner with a reasonable opportunity to cure. If Landowner fails to timely cure, then the City may enter upon the Property and remedy the issue(s) identified in the notice and those reasonably related thereto; Furthermore, if the City performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like while remedying the identified issues, the City may charge the cost of the remedy to Landowner, and Landowner shall promptly pay the costs to the City. Notwithstanding the foregoing, the City shall be under no obligation to inspect, maintain or repair the Stormwater Facilities.
6. Landowner shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with activities or operations, performed by Landowner, or on Landowner's behalf, that relate to the Stormwater Facilities and the subject matter of this agreement, except for injuries and damages caused by the negligence of the City.

- E. Covenant.** The terms and provisions of this agreement constitute a covenant, which is subject to the following: This covenant is an equitable covenant. It touches and concerns the land that is described as the Property herein. The parties intend that this covenant shall bind the parties' successor and assigns. This covenant shall run with the land that is described as the Property herein, and shall bind whoever has possession of the land, in whole or in part, without regard to whether the possessor has title, or has succeeded to the same estate that granting parties have or had. Possessors shall include, but are not limited to, leasehold tenants, contract purchasers, subtenants, and adverse possessors. This covenant shall run with the land even in the absence of the transfer of some interest in land, other than the covenant itself, between Landowner and the City. This covenant shall not be governed by the mutuality rule. The burden of the covenant can run independently from the benefit of the covenant, and the benefit need not run. The benefit may be in gross or personal to Landowner or the City. Landowner waives its right to assert any defenses to the enforcement of this covenant, including, but not limited to, the change of neighborhood doctrine, laches, estoppel, balancing of hardships, and abandonment. If Landowner breaches any term of this covenant and agreement, then all remedies in equity and at law, including, but not limited to, injunctions, mandamus, declaratory judgments, and damages, shall be available to the City.
- F. Governing Law & Venue.** This agreement shall be governed by and construed in accordance with the laws of the State of Washington. The venue for any action that arises from or out of this instrument shall be the Pierce County Superior Court.

*<signature page to follow>*

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**LEGAL DESCRIPTION – PUYALLUP HIGH SCHOOL NEW PORTABLES**  
**A PORTION OF PIERCE COUNTY TAX PARCEL 5870000191**

Section 28 Township 20 Range 04 Quarter 13 MILLERS A J TO PUYALLUP REVISED LOT 1 OF LOT COMBO 2024-06-07-0138 DESC AS L 3, 4, 5 & 9 TOG W/ W 7.1 FT OF L 2 B 7 EASE OF REC APPROVED COMBO BY CY OF PUYALLUP PLAN DEPT 06/03/24 COMB OF 587000-019-0 & 023-1 SEG 2025-0004 06/12/2024MC

**LEGAL DESCRIPTION – PUYALLUP HIGH SCHOOL NEW PORTABLES**  
**A PORTION OF PIERCE COUNTY TAX PARCEL 5870000200**

Section 28 Township 20 Range 04 Quarter 13 MILLERS A J TO PUYALLUP: MILLERS A J TO PUYALLUP L 6 B 7

## **Exhibit A**

# Puyallup High School New Portables Operation and Maintenance Manual

Stormwater from the Puyallup High School (PHS) New Portables development project area is collected and infiltrated using an infiltration gallery and permeable pavement. Roof downspouts will collect stormwater and be routed to an infiltration gallery on the west side of the site. Runoff from the new asphalt walkway will infiltrate below permeable asphalt pavements section on site.

This document provides guidelines for operation and maintenance of the stormwater management facilities at the PHS New Portables site. Much of this O&M Manual is adapted from the Puget Sound Partnership's *Low Impact Development Technical Guidance Manual for Puget Sound, December 2012* (LID Manual) and the Department of Ecology's 2019 *Stormwater Management Manual for Western Washington* (DOE Manual).

## Infiltration Gallery

### Design

The proposed infiltration trenches on site are designed to provide stormwater flow control through the infiltration of stormwater runoff generated on site. The infiltration trenches receive runoff from the proposed portables roof, which is collected through stormwater pipes and conveyed to the infiltration trenches.

The infiltration trench has been sized using DOE Manual pre-sized standard based of the following criteria:

- Soil Type: Fine sand, loamy sand
- Min. Trench Length Required: 435 LF (75 LF per 1,000 SF of Roof Area)
- Trench Width x Depth: 2-feet x 1.5-feet

An overflow pipe located at roof downspouts will convey and sheet flow any runoff, that exceeds a 100-year storm, to the lawn space around the site. Runoff will then infiltrate into native soil or surface flows into the City's stormwater system.

## Operation and Maintenance

Infiltration basins require periodic maintenance to prevent clogging and maintain infiltration capacity, including:

- Clearing debris from pipe inlets.
- Clearing accumulated trash, debris, excessive vegetation and sediment from inlet pipes.
- Maintain emergency overflow free of debris and vegetation.
- Clearing sediment from drain pipes/cleanouts

See Appendix A for infiltration basins maintenance standards, procedures, and tracking log.

## Inspection

Infiltration Basins should be inspected annually during a storm event for infiltration capacity. The overflow control structure should be monitored for water levels at or above the outfall pipe and tracked in the log. Water levels in the overflow manhole should be checked during the storm event and the 3 days following the storm event and tracked in the log. If high water levels remain 3 days after a storm event the system is not operating properly and should be evaluated for potential causes.

Roof leader sumps should be visually inspected for the accumulation of sediment and debris that could restrict stormwater from reaching the infiltration basins. Accumulated debris shall be removed regularly.

## Permeable Pavement

### Design

The proposed permeable pavement on site is designed to provide stormwater flow control through the infiltration of stormwater runoff generated on site. The permeable asphalt will infiltrate the runoff generated from the permeable asphalt.

The Permeable Pavement has been sized using WWHM based on the following criteria:

- 4" Permeable Asphalt
- 6" Permeable Ballast
- Corrected Design Infiltration Rate of 0.64 in/hr
- Infiltrate 100% of runoff up to of the 100-year storm

### Operation and Maintenance

Permeable Pavement require periodic maintenance to prevent clogging and maintain infiltration capacity, including:

- Check if elevation of adjacent planted area is too high, or slopes towards pavement and can be regraded (protect permeable pavement with temporary plastic prior to regrading)
- Mulch and/or plant all of the exposed soils that may erode to the pavement surface
- Clean surface debris from pavement surface using one or a combination of the following methods:
  - Vacuum/sweep permeable paved walkways and paved parking lot with brush brooms and high efficiency regenerative air or vacuum sweeper, respectively.
  - Clearing deposited soil, sediment, debris, trash, vegetation and/or other materials from permeable pavement or adjacent surfacing.
  - Wash permeable pavement with hand held pressure washers with rotating brushes.
- Fill potholes or small cracks with patching mixes.
- Cut and replace areas with large cracks and settlement.

See Appendix A for permeable pavement maintenance standards, procedures, and tracking log.

## Inspection

Permeable pavement should be inspected annually during a storm event for infiltration capacity. The permeable pavement should be monitored for ponding on the surface or if the water flows off the permeable pavement surface during a rain event. If this occurs, the permeable pavement should be evaluated for potential causes.

Permeable pavement should be evaluated annually during non-storm events or after a storm event for deposited soil, sediment, debris, trash, vegetation and/or other materials. Permeable pavement should also be evaluated annually for major cracks or trip hazards and concrete spalling and raveling.

During the Summer, permeable pavement should be checked for moss growth that could inhibit infiltration or pose a safety hazard.

### Sources:

*Puget Sound Partnership Low Impact Development Technical Guidance Manual for Puget Sound, December 2012*  
*Department of Ecology Stormwater Management Manual for Western Washington 2019*

## Appendix A

## Log Sheet

Use copies of this log sheet to keep track of when maintenance checks occur and what items, if any, are repaired or altered. The completed sheets will serve as a record of past maintenance activities and will provide valuable information on how your facilities are operating. This information will be useful for future requirements regarding the types of facilities that are installed. It helps to keep all log sheets in a designated area so that others can easily access them.

**Date Checked:** \_\_\_\_/\_\_\_\_/\_\_\_\_  
**Checked By:** \_\_\_\_\_  
**Name:** \_\_\_\_\_  
**Position:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_  
**Phone Number:** (\_\_\_\_) \_\_\_\_\_

[illegible]

**Table V-A.2: Maintenance Standards - Infiltration**

| Maintenance Component                                        | Defect                                              | Conditions When Maintenance Is Needed                                                                                                                                                                                                                        | Results Expected When Maintenance Is Performed                                                        |
|--------------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| General                                                      | Trash & Debris                                      | See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>                                                                                                                                                                                     | See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>                              |
|                                                              | Poisonous/Noxious Vegetation                        | See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>                                                                                                                                                                                     | See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>                              |
|                                                              | Contaminants and Pollution                          | See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>                                                                                                                                                                                     | See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>                              |
|                                                              | Rodent Holes                                        | See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>                                                                                                                                                                                     | See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>                              |
| Storage Area                                                 | Sediment                                            | Water ponding in infiltration pond after rainfall ceases and appropriate time allowed for infiltration. Treatment basins should infiltrate Water Quality Design Storm Volume within 48 hours, and empty within 24 hours after cessation of most rain events. | Sediment is removed and/or facility is cleaned so that infiltration system works according to design. |
|                                                              |                                                     | (A percolation test pit or test of facility indicates facility is only working at 90% of its designed capabilities. Test every 2 to 5 years. If two inches or more sediment is present, remove).                                                             |                                                                                                       |
| Filter Bags (if applicable)                                  | Filled with Sediment and Debris                     | Sediment and debris fill bag more than 1/2 full.                                                                                                                                                                                                             | Filter bag is replaced or system is redesigned.                                                       |
| Rock Filters                                                 | Sediment and Debris                                 | By visual inspection, little or no water flows through filter during heavy rain storms.                                                                                                                                                                      | Gravel in rock filter is replaced.                                                                    |
| Side Slopes of Pond                                          | Erosion                                             | See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>                                                                                                                                                                                     | See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>                              |
| Emergency Overflow Spillway and Berms over 4 feet in height. | Tree Growth                                         | See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>                                                                                                                                                                                     | See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>                              |
|                                                              | Piping                                              | See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>                                                                                                                                                                                     | See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>                              |
| Emergency Overflow Spillway                                  | Rock Missing                                        | See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>                                                                                                                                                                                     | See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>                              |
|                                                              | Erosion                                             | See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>                                                                                                                                                                                     | See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>                              |
| Pre-settling Ponds and Vaults                                | Facility or sump filled with Sediment and/or debris | 6" or designed sediment trap depth of sediment.                                                                                                                                                                                                              | Sediment is removed.                                                                                  |

**Table V-A.5: Maintenance Standards - Catch Basins**

| Maintenance Component        | Defect                                     | Conditions When Maintenance is Needed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Results Expected When Maintenance is performed                                                                                                                                                                                                    |
|------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| General                      | Trash & Debris                             | Trash or debris which is located immediately in front of the catch basin opening or is blocking inletting capacity of the basin by more than 10%.<br>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 six inches clearance from the debris surface to the invert of the lowest pipe.<br>Trash or debris in any inlet or outlet pipe blocking more than 1/3 of its height.<br>Dead animals or vegetation that could generate odors that could cause complaints or dangerous gases (e.g., methane). | No Trash or debris located immediately in front of catch basin or on grate opening.<br>No trash or debris in the catch basin.<br>Inlet and outlet pipes free of trash or debris.<br>No dead animals or vegetation present within the catch basin. |
|                              | 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                                                                                                                                                                                                                    |
|                              | Structure Damage to Frame and/or Top Slab  | Top slab has holes larger than 2 square inches or cracks wider than 1/4 inch. (Intent is to make sure no material is running into basin).<br>Frame not sitting flush on top slab, i.e., separation of more than 3/4 inch of the frame from the top slab. Frame not securely attached                                                                                                                                                                                                                                                                                                                                                                        | Top slab is free of holes and cracks.<br>Frame is sitting flush on the riser rings or top slab and firmly attached.                                                                                                                               |
|                              | Fractures or Cracks in Basin Walls/ Bottom | Maintenance person judges that structure is unsound.<br>Grout fillet has separated or cracked wider than 1/2 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.                                                                                                                                                                                                                                                                                                                                                                                                       | Basin replaced or repaired to design standards.<br>Pipe is regouted and secure at basin wall.                                                                                                                                                     |
|                              | Settlement/ Mis-alignment                  | If failure of basin has created a safety, function, or design problem.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Basin replaced or repaired to design standards.                                                                                                                                                                                                   |
|                              | Vegetation                                 | Vegetation growing across and blocking more than 10% of the basin opening.<br>Vegetation growing in inlet/outlet pipe joints that is more than six inches tall and less than six inches apart.                                                                                                                                                                                                                                                                                                                                                                                                                                                              | No vegetation blocking opening to basin.<br>No vegetation or root growth present.                                                                                                                                                                 |
|                              | Contamination and Pollution                | See <a href="#">Table V-A. 1: Maintenance Standards - Detention Ponds</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No pollution present.                                                                                                                                                                                                                             |
| Catch Basin Cover            | Cover Not in Place                         | Cover is missing or only partially in place. Any open catch basin requires maintenance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Cover/grate is in place, meets design standards, and is secured                                                                                                                                                                                   |
|                              | Locking Mechanism Not Working              | Mechanism cannot be opened by one maintenance person with proper tools. Bolts into frame have less than 1/2 inch of thread.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Mechanism opens with proper tools.                                                                                                                                                                                                                |
|                              | Cover Difficult to Remove                  | One maintenance person cannot remove lid after applying normal lifting pressure.<br>(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.                                                                                                                                                                          |
| Metal Grates (If Applicable) | Grate opening Unsafe                       | Grate with opening wider than 7/8 inch.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Grate opening meets design standards.                                                                                                                                                                                                             |
|                              | Trash and Debris                           | Trash and debris that is blocking more than 20% of grate surface inletting capacity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Grate free of trash and debris.                                                                                                                                                                                                                   |
|                              | Damaged or Missing.                        | Grate missing or broken member(s) of the grate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Grate is in place, meets the design standards, and is installed and aligned with the flow path.                                                                                                                                                   |

**Table V-A.6: Maintenance Standards - Debris Barriers (e.g., Trash Racks)**

| Maintenance Components | Defect                 | Condition When Maintenance is Needed                                           | Results Expected When Maintenance is Performed    |
|------------------------|------------------------|--------------------------------------------------------------------------------|---------------------------------------------------|
| General                | Trash and Debris       | Trash or debris that is plugging more than 20% of the openings in the barrier. | Barrier cleared to design flow capacity.          |
| Metal                  | Damaged/ Missing Bars. | Bars are bent out of shape more than 3 inches.                                 | Bars in place with no bends more than 3/4 inch.   |
|                        |                        | Bars are missing or entire barrier missing.                                    | Bars in place according to design.                |
|                        |                        | Bars are loose and rust is causing 50% deterioration to any part of barrier.   | Barrier replaced or repaired to design standards. |
|                        | Inlet/Outlet Pipe      | Debris barrier missing or not attached to pipe                                 | Barrier firmly attached to pipe                   |

**Table V-A.22: Maintenance Standards - Permeable Pavement**

| Component                           | Recommended Frequency <sup>a</sup> |                     | Condition when Maintenance is Needed (Standards)                                                                                   | Action Needed (Procedures)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------|------------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     | Inspection                         | Routine Maintenance |                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Surface/Wearing Course              |                                    |                     |                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Permeable Pavements, all            | A, S                               |                     | Runoff from adjacent pervious areas deposits soil, mulch or sediment on paving                                                     | <ul style="list-style-type: none"><li>Clean deposited soil or other materials from permeable pavement or other adjacent surfacing</li><li>Check if surface elevation of planted area is too high, or slopes towards pavement, and can be regraded (prior to regrading, protect permeable pavement by covering with temporary plastic and secure covering in place)</li><li>Mulch and/or plant all exposed soils that may erode to pavement surface</li></ul>                                                                                                                                                                                                                                                                                                                                                            |
| Porous asphalt or pervious concrete |                                    | A or B              | None (routine maintenance)                                                                                                         | <p>Clean surface debris from pavement surface using one or a combination of the following methods:</p> <ul style="list-style-type: none"><li>Remove sediment, debris, trash, vegetation, and other debris deposited onto pavement (rakes and leaf blowers can be used for removing leaves)</li><li>Vacuum/sweep permeable paving installation using:<ul style="list-style-type: none"><li>Walk-behind vacuum (sidewalks)</li><li>High efficiency regenerative air or vacuum sweeper (roadways, parking lots)</li><li>ShopVac or brush brooms (small areas)</li></ul></li><li>Hand held pressure washer or power washer with rotating brushes Follow equipment manufacturer guidelines for when equipment is most effective for cleaning permeable pavement. Dry weather is more effective for some equipment.</li></ul> |
|                                     | A <sub>b</sub>                     |                     | Surface is clogged: Ponding on surface or water flows off the permeable pavement surface during a rain event (does not infiltrate) | <ul style="list-style-type: none"><li>Review the overall performance of the facility (note that small clogged areas may not reduce overall performance of facility)</li><li>Test the surface infiltration rate using ASTM C1701 as a corrective maintenance indicator. Perform one test per installation, up to 2,500 square feet. Perform an additional test for each additional 2,500 square feet up to 15,000 square feet total. Above 15,000 square feet, add one test for every 10,000 square feet.</li><li>If the results indicate an infiltration rate of 10 inches per hour or less, then perform corrective maintenance to restore permeability. To clean clogged pavement surfaces, use one or combination of the following methods:</li></ul>                                                                |

**Table V-A.22: Maintenance Standards - Permeable Pavement (continued)**

| Component                                               | Recommended Frequency <sup>a</sup> |                     | Condition when Maintenance is Needed (Standards)                                                                                   | Action Needed (Procedures)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------|------------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                         | Inspection                         | Routine Maintenance |                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                                         |                                    |                     |                                                                                                                                    | <ul style="list-style-type: none"> <li>◦ Combined pressure wash and vacuum system calibrated to not dislodge wearing course aggregate.</li> <li>◦ Hand held pressure washer or power washer with rotating brushes</li> <li>◦ Pure vacuum sweepers</li> </ul> <p>Note: If the annual/biannual routine maintenance standard to clean the pavement surface is conducted using equipment from the list above, corrective maintenance may not be needed.</p>                                                                                                                                                                                                                                                                                                                           |
|                                                         | A                                  |                     | Sediment present at the surface of the pavement                                                                                    | <ul style="list-style-type: none"> <li>• Assess the overall performance of the pavement system during a rain event. If water runs off the pavement and/or there is ponding then see above.</li> <li>• Determine source of sediment loading and evaluate whether or not the source can be reduced/eliminated. If the source cannot be addressed, consider increasing frequency of routine cleaning (e.g., twice per year instead of once per year).</li> </ul>                                                                                                                                                                                                                                                                                                                     |
|                                                         | Summer                             |                     | Moss growth inhibits infiltration or poses slip safety hazard                                                                      | <ul style="list-style-type: none"> <li>• Sidewalks: Use a stiff broom to remove moss in the summer when it is dry</li> <li>• Parking lots and roadways: Pressure wash, vacuum sweep, or use a combination of the two for cleaning moss from pavement surface. May require stiff broom or power brush in areas of heavy moss.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                         | A                                  |                     | Major cracks or trip hazards and concrete spalling and raveling                                                                    | <ul style="list-style-type: none"> <li>• Fill potholes or small cracks with patching mixes</li> <li>• Large cracks and settlement may require cutting and replacing the pavement section. Replace in-kind where feasible. Replacing porous asphalt with conventional asphalt is acceptable if it is a small percentage of the total facility area and does not impact the overall facility function.</li> <li>• Take appropriate precautions during pavement repair and replacement efforts to prevent clogging of adjacent porous materials</li> </ul>                                                                                                                                                                                                                           |
| Interlocking concrete paver blocks and aggregate pavers |                                    | A or B              | None (routine maintenance)                                                                                                         | <p>Clean pavement surface using one or a combination of the following methods:</p> <ul style="list-style-type: none"> <li>• Remove sediment, debris, trash, vegetation, and other debris deposited onto pavement (rakes and leaf blowers can be used for removing leaves)</li> <li>• Vacuum/sweep permeable paving installation using: <ul style="list-style-type: none"> <li>◦ Walk-behind vacuum (sidewalks)</li> <li>◦ High efficiency regenerative air or vacuum sweeper (roadways, parking lots)</li> <li>◦ ShopVac or brush brooms (small areas)</li> </ul> </li> </ul> <p>Note: Vacuum settings may have to be adjusted to prevent excess uptake of aggregate from paver openings or joints. Vacuum surface openings in dry weather to remove dry, encrusted sediment.</p> |
|                                                         | A <sub>b</sub>                     |                     | Surface is clogged: Ponding on surface or water flows off the permeable pavement surface during a rain event (does not infiltrate) | <ul style="list-style-type: none"> <li>• Review the overall performance of the facility (note that small clogged areas may not reduce overall performance of facility)</li> <li>• Test the surface infiltration rate using ASTM C1701 as a corrective maintenance indicator. Perform one test per installation, up to 2,500 square feet. Perform an additional test for each additional 2,500 square feet up to 15,000 square feet total. Above 15,000 square feet, add one test for every 10,000 square feet.</li> <li>• If the results indicate an infiltration rate of 10 inches per hour or less, then perform corrective maintenance to restore permeability.</li> </ul>                                                                                                     |

**Table V-A.22: Maintenance Standards - Permeable Pavement (continued)**

| Component                           | Recommended Frequency <sup>a</sup> |                     | Condition when Maintenance is Needed (Standards)                                                                                     | Action Needed (Procedures)                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------|------------------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     | Inspection                         | Routine Maintenance |                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                     |                                    |                     |                                                                                                                                      | <ul style="list-style-type: none"> <li>Clogging is usually an issue in the upper 2 to 3 centimeters of aggregate. Remove the upper layer of encrusted sediment, and fines, and/or vegetation from openings and joints between the pavers by mechanical means and/or suction equipment (e.g., pure vacuum sweeper).</li> <li>Replace aggregate in paver cells, joints, or openings per manufacturer's recommendations</li> </ul>                            |
|                                     | A                                  |                     | Sediment present at the surface of the pavement                                                                                      | <ul style="list-style-type: none"> <li>Assess the overall performance of the pavement system during a rain event. If water runs off the pavement and/or there is ponding, then see above.</li> <li>Determine source of sediment loading and evaluate whether or not the source can be reduced/eliminated. If the source cannot be addressed, consider increasing frequency of routine cleaning (e.g., twice per year instead of once per year).</li> </ul> |
|                                     | Summer                             |                     | Moss growth inhibits infiltration or poses slip safety hazard                                                                        | <ul style="list-style-type: none"> <li>Sidewalks: Use a stiff broom to remove moss in the summer when it is dry</li> <li>Parking lots and roadways: Vacuum sweep or stiff broom/power brush for cleaning moss from pavement surface</li> </ul>                                                                                                                                                                                                             |
|                                     | A                                  |                     | Paver block missing or damaged                                                                                                       | Remove individual damaged paver blocks by hand and replace or repair per manufacturer's recommendations                                                                                                                                                                                                                                                                                                                                                    |
|                                     | A                                  |                     | Loss of aggregate material between paver blocks                                                                                      | Refill per manufacturer's recommendations for interlocking paver sections                                                                                                                                                                                                                                                                                                                                                                                  |
|                                     | A                                  |                     | Settlement of surface                                                                                                                | May require resetting                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Open-celled paving grid with gravel |                                    | A or B              | None (routine maintenance)                                                                                                           | <ul style="list-style-type: none"> <li>Remove sediment, debris, trash, vegetation, and other debris deposited onto pavement (rakes and leaf blowers can be used for removing leaves)</li> <li>Follow equipment manufacturer guidelines for cleaning surface.</li> </ul>                                                                                                                                                                                    |
|                                     | A <sub>b</sub>                     |                     | Aggregate is clogged: Ponding on surface or water flows off the permeable pavement surface during a rain event (does not infiltrate) | <ul style="list-style-type: none"> <li>Use vacuum truck to remove and replace top course aggregate</li> <li>Replace aggregate in paving grid per manufacturer's recommendations</li> </ul>                                                                                                                                                                                                                                                                 |
|                                     | A                                  |                     | Paving grid missing or damaged                                                                                                       | <ul style="list-style-type: none"> <li>Remove pins, pry up grid segments, and replace gravel</li> <li>Replace grid segments where three or more adjacent rings are broken or damaged</li> <li>Follow manufacturer guidelines for repairing surface.</li> </ul>                                                                                                                                                                                             |
|                                     | A                                  |                     | Settlement of surface                                                                                                                | May require resetting                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                     | A                                  |                     | Loss of aggregate material in paving grid                                                                                            | Replenish aggregate material by spreading gravel with a rake (gravel level should be maintained at the same level as the plastic rings or no more than 1/4 inch above the top of rings). See manufacturer's recommendations.                                                                                                                                                                                                                               |
|                                     |                                    | A                   | Weeds present                                                                                                                        | <ul style="list-style-type: none"> <li>Manually remove weeds</li> <li>Presence of weeds may indicate that too many fines are present (refer to Actions Needed under "Aggregate is clogged" to address this issue)</li> </ul>                                                                                                                                                                                                                               |
| Open-celled paving grid with grass  |                                    | A or B              | None (routine maintenance)                                                                                                           | <ul style="list-style-type: none"> <li>Remove sediment, debris, trash, vegetation, and other debris deposited onto pavement (rakes and leaf blowers can be used for removing leaves)</li> <li>Follow equipment manufacturer guidelines for cleaning surface.</li> </ul>                                                                                                                                                                                    |

**Table V-A.22: Maintenance Standards - Permeable Pavement (continued)**

| Component                          | Recommended Frequency <sup>a</sup> |                                                                                       | Condition when Maintenance is Needed (Standards)                                                                                     | Action Needed (Procedures)                                                                                                                                                                                                                                    |
|------------------------------------|------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                    | Inspection                         | Routine Maintenance                                                                   |                                                                                                                                      |                                                                                                                                                                                                                                                               |
|                                    | A <sub>b</sub>                     |                                                                                       | Aggregate is clogged: Ponding on surface or water flows off the permeable pavement surface during a rain event (does not infiltrate) | Rehabilitate per manufacturer's recommendations.                                                                                                                                                                                                              |
|                                    | A                                  |                                                                                       | Paving grid missing or damaged                                                                                                       | <ul style="list-style-type: none"> <li>Remove pins, pry up grid segments, and replace grass</li> <li>Replace grid segments where three or more adjacent rings are broken or damaged</li> <li>Follow manufacturer guidelines for repairing surface.</li> </ul> |
|                                    | A                                  |                                                                                       | Settlement of surface                                                                                                                | May require resetting                                                                                                                                                                                                                                         |
|                                    | A                                  |                                                                                       | Poor grass coverage in paving grid                                                                                                   | <ul style="list-style-type: none"> <li>Restore growing medium, reseed or plant, aerate, and/or amend vegetated area as needed</li> <li>Traffic loading may be inhibiting grass growth; reconsider traffic loading if feasible</li> </ul>                      |
|                                    |                                    | As needed                                                                             | None (routine maintenance)                                                                                                           | Use a mulch mower to mow grass                                                                                                                                                                                                                                |
|                                    |                                    | A                                                                                     | None (routine maintenance)                                                                                                           | <ul style="list-style-type: none"> <li>Sprinkle a thin layer of compost on top of grass surface (1/2" top dressing) and sweep it in</li> <li>Do not use fertilizer</li> </ul>                                                                                 |
|                                    |                                    | A                                                                                     | Weeds present                                                                                                                        | <ul style="list-style-type: none"> <li>Manually remove weeds</li> <li>Mow, torch, or inoculate and replace with preferred vegetation</li> </ul>                                                                                                               |
| <b>Inlets/Outlets/Pipes</b>        |                                    |                                                                                       |                                                                                                                                      |                                                                                                                                                                                                                                                               |
| Inlet/outlet pipe                  | A                                  |                                                                                       | Pipe is damaged                                                                                                                      | Repair/replace                                                                                                                                                                                                                                                |
|                                    | A                                  |                                                                                       | Pipe is clogged                                                                                                                      | Remove roots or debris                                                                                                                                                                                                                                        |
| Underdrain pipe                    | Clean pipe as needed               | Clean orifice at least biannually (may need more frequent cleaning during wet season) | Plant roots, sediment or debris reducing capacity of underdrain (may cause prolonged draw-down period)                               | <ul style="list-style-type: none"> <li>Jet clean or rotary cut debris/roots from underdrain(s)</li> <li>If underdrains are equipped with a flow restrictor (e.g., orifice) to attenuate flows, the orifice must be cleaned regularly</li> </ul>               |
| Raised subsurface overflow pipe    | Clean pipe as needed               | Clean orifice at least biannually (may need more frequent cleaning during wet season) | Plant roots, sediment or debris reducing capacity of underdrain                                                                      | <ul style="list-style-type: none"> <li>Jet clean or rotary cut debris/roots from under-drain(s)</li> <li>If underdrains are equipped with a flow restrictor (e.g., orifice) to attenuate flows, the orifice must be cleaned regularly</li> </ul>              |
| Outlet structure                   | A, S                               |                                                                                       | Sediment, vegetation, or debris reducing capacity of outlet structure                                                                | <ul style="list-style-type: none"> <li>Clear the blockage</li> <li>Identify the source of the blockage and take actions to prevent future blockages</li> </ul>                                                                                                |
| Overflow                           | B                                  |                                                                                       | Native soil is exposed or other signs of erosion damage are present at discharge point                                               | Repair erosion and stabilize surface                                                                                                                                                                                                                          |
| <b>Aggregate Storage Reservoir</b> |                                    |                                                                                       |                                                                                                                                      |                                                                                                                                                                                                                                                               |
| Observation port                   | A, S                               |                                                                                       | Water remains in the storage aggregate longer than anticipated by design after the end of a storm                                    | If immediate cause of extended ponding is not identified, schedule investigation of subsurface materials or other potential causes of system failure.                                                                                                         |

**Table V-A.22: Maintenance Standards - Permeable Pavement (continued)**

| Component                                                                                                                                                                                                                                                                                                             | Recommended Frequency <sup>a</sup> |                                                                                      | Condition when Maintenance is Needed (Standards)                               | Action Needed (Procedures)                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                       | Inspection                         | Routine Maintenance                                                                  |                                                                                |                                                                                                                                                                                                                                |
| Vegetation                                                                                                                                                                                                                                                                                                            |                                    |                                                                                      |                                                                                |                                                                                                                                                                                                                                |
| Adjacent large shrubs or trees                                                                                                                                                                                                                                                                                        |                                    | As needed                                                                            | Vegetation related fallout clogs or will potentially clog voids                | <ul style="list-style-type: none"><li>Sweep leaf litter and sediment to prevent surface clogging and ponding</li><li>Prevent large root systems from damaging subsurface structural components</li></ul>                       |
|                                                                                                                                                                                                                                                                                                                       |                                    | Once in May and Once in September                                                    | Vegetation growing beyond facility edge onto sidewalks, paths, and street edge | Edging and trimming of planted areas to control groundcovers and shrubs from overreaching the sidewalks, paths and street edge improves appearance and reduces clogging of permeable pavements by leaf litter, mulch and soil. |
| Leaves, needles, and organic debris                                                                                                                                                                                                                                                                                   |                                    | In fall (October to December) after leaf drop (1-3 times, depending on canopy cover) | Accumulation of organic debris and leaf litter                                 | Use leaf blower or vacuum to blow or remove leaves, evergreen needles, and debris (i.e., flowers, blossoms) off of and away from permeable pavement                                                                            |
| Note that the inspection and routine maintenance frequencies listed above are recommended by Ecology. They do not supersede or replace the municipal stormwater permit requirements for inspection frequency required of municipal stormwater permittees for "stormwater treatment and flow control BMPs/facilities". |                                    |                                                                                      |                                                                                |                                                                                                                                                                                                                                |
| a Frequency: A= Annually; B= Biannually (twice per year); S = Perform inspections after major storm events (24-hour storm event with a 10-year or greater recurrence interval).                                                                                                                                       |                                    |                                                                                      |                                                                                |                                                                                                                                                                                                                                |
| b Inspection should occur during storm event.                                                                                                                                                                                                                                                                         |                                    |                                                                                      |                                                                                |                                                                                                                                                                                                                                |

## **Exhibit B**

**Annual Inspection Report**  
**City of Puyallup - Stormwater BMP Facilities Inspection and Maintenance Log**

Facility Name \_\_\_\_\_

Address \_\_\_\_\_

Begin Date \_\_\_\_\_ End Date \_\_\_\_\_

| Date | BMP ID# | BMP Facility Description | Inspected by: | Cause for Inspection | Exceptions Noted | Comments and Actions Taken |
|------|---------|--------------------------|---------------|----------------------|------------------|----------------------------|
|      |         |                          |               |                      |                  |                            |
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**Instructions:**

Record all inspections and maintenance for all treatment BMPs on this form. Use additional log sheets and/or attach extended comments or documentation as necessary. Submit a copy of the completed log with the Annual Independent Inspectors' Report to the City, and start a new log at that time.

BMP ID# — Always use ID# from the Operation and Maintenance Manual.

Inspected by — Note all inspections and maintenance on this form, including the required independent annual inspection.

Cause for inspection — Note if the inspection is routine, pre-rainy-season, post-storm, annual, or in response to a noted problem or complaint.

Exceptions noted — Note any condition that requires correction or indicates a need for maintenance.

Comments and actions taken — Describe any maintenance done and need for follow-up.

Return Form to: Stormwater Engineer/City of Puyallup  
333 South Meridian  
Puyallup, WA 98371

# **Annual Inspection Report** **City of Puyallup - Stormwater BMP Facilities Inspection and Maintenance Log**

Facility Name \_\_\_\_\_

| Date | BMP ID# | BMP Facility Description | Inspected by: | Cause for Inspection | Exceptions Noted | Comments and Actions Taken |
|------|---------|--------------------------|---------------|----------------------|------------------|----------------------------|
|      |         |                          |               |                      |                  |                            |
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