

202502180513

Electronically Recorded

Pierce County, WA ACLARK1
 02/18/2025 3:29 PM

Pages: 35 Fee: \$337.50

RANGE	TOWNSHIP	SECTION	QUARTER		
04E-	19 N-	10	1/4	050	1/35
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

After recording return to:

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

Document Title: Stormwater Outfall Management & BMP Facilities Agreement

Grantee: City of Puyallup

Grantor: Copperberry Condominiums LLC

Abbreviated Legal Description: LOT 18, HARTLAND

Complete Legal Description: Exhibit A on Page 5

Assessor's Tax Parcel or Account Numbers: 4389000181

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 Copperberry Condominiums LLC, a Washington State Limited Liability Company (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:
 4002 10th Street SE, Puyallup, WA 98374.
- C. Development Plan & Stormwater Facilities.** The site, subdivision or other development plan (Plan) for the Property, specifically known, entitled or described as **Copperberry Operations and Maintenance manual**, provides for detention, retention, treatment or management of stormwater that is associated with the Property using 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.

RANGE	TOWNSHIP	SECTION	QUARTER		
04E-	19 N-	10	1/4	050	2/35
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

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 homeowner's 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 B**. 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 to satisfy the design and performance standards of the Plan.
3. Landowners 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 a part of **Exhibit C**.
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. The landowner shall be entitled to have a representative accompany the City during such an inspection. The City shall provide Landowner with copies of written inspection reports.

RANGE	TOWNSHIP	SECTION	QUARTER		
04E-	19 N-	10	1/4	050	3/35
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

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. See **Exhibit C**, Annual Inspection Report to be completed and provided to the City of Puyallup annually.
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 Pierce County Superior Court.

RANGE	TOWNSHIP	SECTION	QUARTER		
04E-	19 N-	10	1/4	050	4/35
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

CopperBerry Condominiums, LLC

Dated: 2-18-2025BY: William Riley
MemberDated: 2/18/2025

City of Puyallup

BY: Accepted by:
Kenneth Cook
Development Engineering ManagerDated: 2/14/2025

City of Puyallup

BY: DocuSigned by:
Approved as to form:
Joseph N. Beck
City Attorney

STATE OF WASHINGTON)

COUNTY OF PIERCE)

-SS

Signed or attested before me on 2-18-25 by William Riley as member of CopperBerry Condominiums, LLC.Dated: 2-18-25Printed Name: Lori D. Morrison

Notary Public, State of: WASHINGTON

My appointment expires: 1-21-27

RANGE	TOWNSHIP	SECTION	QUARTER	050	5/35
04E-	19 N-	10	1/4		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

Exhibit A

LOT 18, HARTLAND, ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECORDING NO. 8008200268, as amended by Declaration recorded under Recording No. 202311220214, RECORDS OF PIERCE COUNTY, WASHINGTON.

RANGE	TOWNSHIP	SECTION	QUARTER	050	6/35
04E-	19 N-	10	1/4		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

Exhibit B

In addition to Best Management Practices, Exhibit B, the following manuals will be used to maintain the Copperberry Storm System.

Isolator Row Plus, O and M Manual

<https://assets.adspipe.com/m/292e4d80b2391a8a/original/Isolator-Row-Plus-O-M-Manual.pdf>

Storm Filter Inspection and Maintenance Procedures

<https://www.conteches.com/media/hjzhmqyv/stormfilter-maintenance-guide.pdf>

RANGE	TOWNSHIP	SECTION	QUARTER	050	7/35
04E-	19 N-	10	1/4		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

Exhibit B

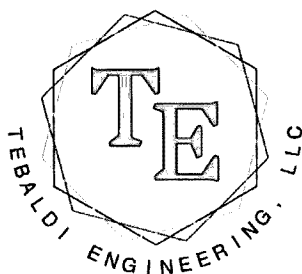
OPERATIONS AND MAINTENANCE MANUAL

Copperberry Condominiums4002 10th Street SE

Puyallup, WA 98374

Prepared For:**Bill Riley Communities Family**1002 39th Avenue SW, Suite 104

Puyallup, WA 98373

Date: January 16, 2025

P.O. Box 121, Sumner, WA 98390

(206) 450-5096

www.tebaldiengineering.com

RANGE	TOWNSHIP	SECTION	QUARTER	050	8/35
04E-	19 N-	10	1/4		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

TABLE OF CONTENTS

1.0 PROJECT OVERVIEW

Figure 1 – Vicinity Map

2.0 MAINTENANCE REQUIREMENTS

3.0 SOURCE CONTROL REQUIREMENTS

4.0 MAINTENANCE RESPONSIBILITY AND COSTS

APPENDIX A – STORMWATER SYSTEM MAP

APPENDIX B – MAINTENANCE CHECKLISTS

APPENDIX C – SOURCE CONTROL REQUIREMENTS

RANGE	TOWNSHIP	SECTION	QUARTER	050	9/35
04E-	19 N-	10	1/4		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

1.0 PROJECT OVERVIEW

The proposed project site is located within a portion of the NE ¼ of Section 10, Township 19 North, Range 4 East of the Willamette Meridian with a total project site area of 0.86 acres. More specifically, the site is located at 4002 10th Street SE, Puyallup, WA 98374 on tax parcel number 4389000181. See Figure 1.1-Vicinity Map in this section for the location of the proposed project site.

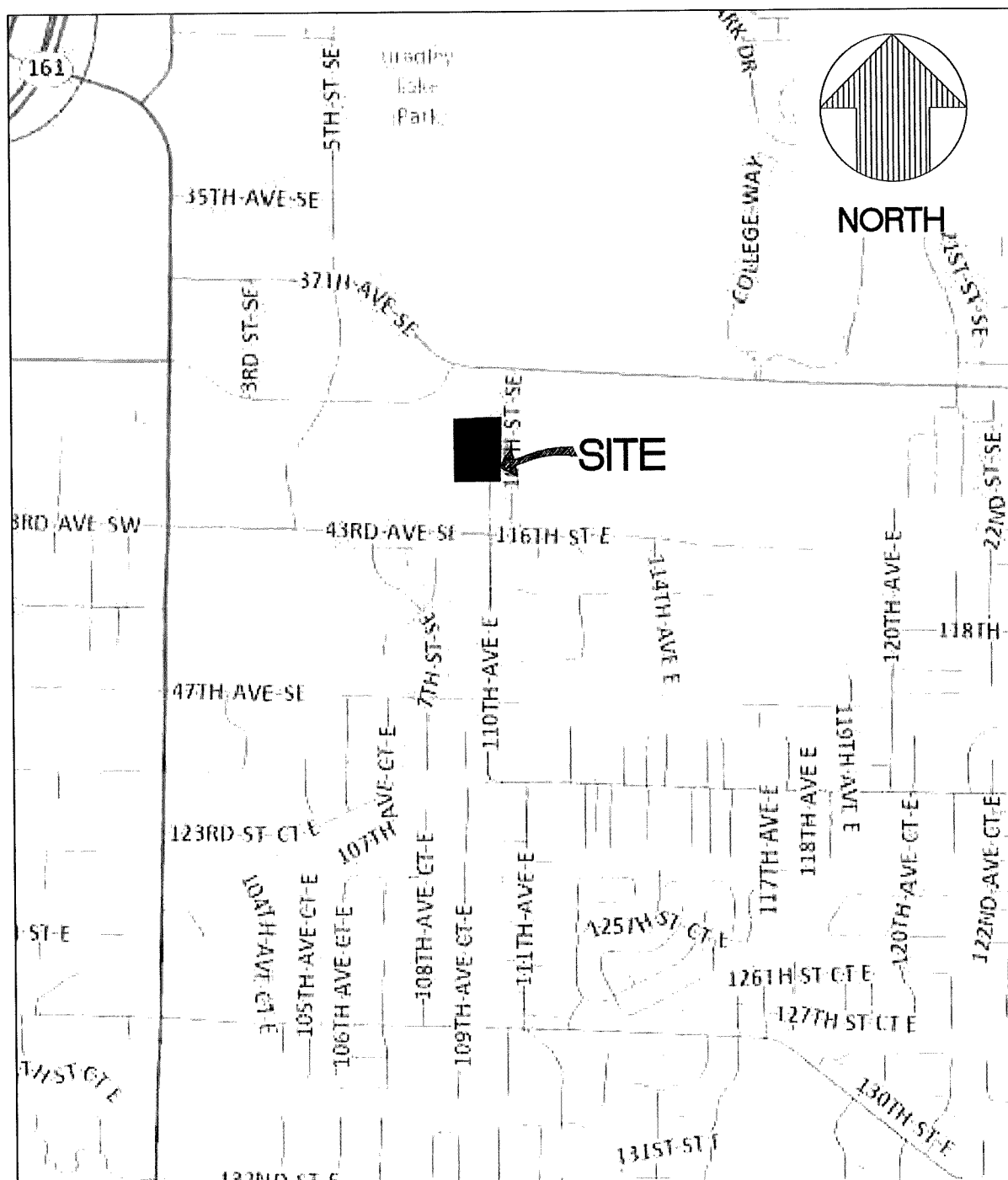
The proposed development includes two new six plex condominiums along with the associated driveway and utilities. The project will involve the removal and disturbance of existing on-site soils and vegetation, and installation of site improvements required for development. The site is gently sloped, with approximately 20 feet of topographic relief from east to west. The existing site contains one storm drainage conveyance line along the western boundary.

The project site consists of a single Threshold Discharge Area and intends to match the existing drainage patterns on site. Under this proposal, the project contains 0.54 acres of new impervious surface, which is subject to all minimum requirements as specified in the flow chart (Figure 1.2) of this report. As part of the drainage requirements, the project intends to infiltrate all runoff from the improvements associated with the development.

No critical areas have been identified on the project site.

Area Summary		
	Pre-Developed	Developed
Parcel Area	37,501 SF	37,501 SF
Project Area (clearing limits)	31,124 SF	31,124 SF
Pervious	31,124 SF	7,746 SF
Driveway (PGIS)	-	8,259 SF
North Building Roof	-	5,739 SF
South Building Roof	-	6,343 SF
Walk	-	3,307 SF
Total Impervious	0 SF	23,378 SF

RANGE	TOWNSHIP	SECTION	QUARTER	050	10/35
04E-	19 N-	10	1/4		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER



TEBALDI ENGINEERING, LLC 4625 - 126TH AVENUE EAST EDGEWOOD, WA 98372	FOR: COPPERBERRY CONDOS	JOB #
	TITLE: VICINITY MAP	

RANGE	TOWNSHIP	SECTION	QUARTER		
04E-	19 N-	10	1/4	050	11/ 35
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

2.0 MAINTENANCE REQUIREMENTS

The stormwater facilities used on site will have differing maintenance schedules, as outlined in the following information sheets. The following is a summary of the types of facilities and the type of maintenance that will be required:

Infiltration Gallery

Contech Stormfilter Catch Basin

Catch Basin

Storm Drainage Pipes

The maintenance schedules and checklists are included in Appendix B.

RANGE	TOWNSHIP	SECTION	QUARTER	050	12/ 35
04E-	19 N-	10	1/4		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

3.0 SOURCE CONTROL REQUIREMENTS

The project will implement non-structural Source Control BMPs in accordance with the 2019 Department of Ecology Stormwater Manual and City of Puyallup requirements. The BMPs have been included in Appendix C.

RANGE	TOWNSHIP	SECTION	QUARTER	050	13/ 35
04E-	19 N-	10	1/4		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

4.0 MAINTENANCE RESPONSIBILITIES AND COST

The property owners will be responsible for all maintenance associated with the site stormwater system. A copy of the Operations and Maintenance Manual will be provided to the owner of the property.

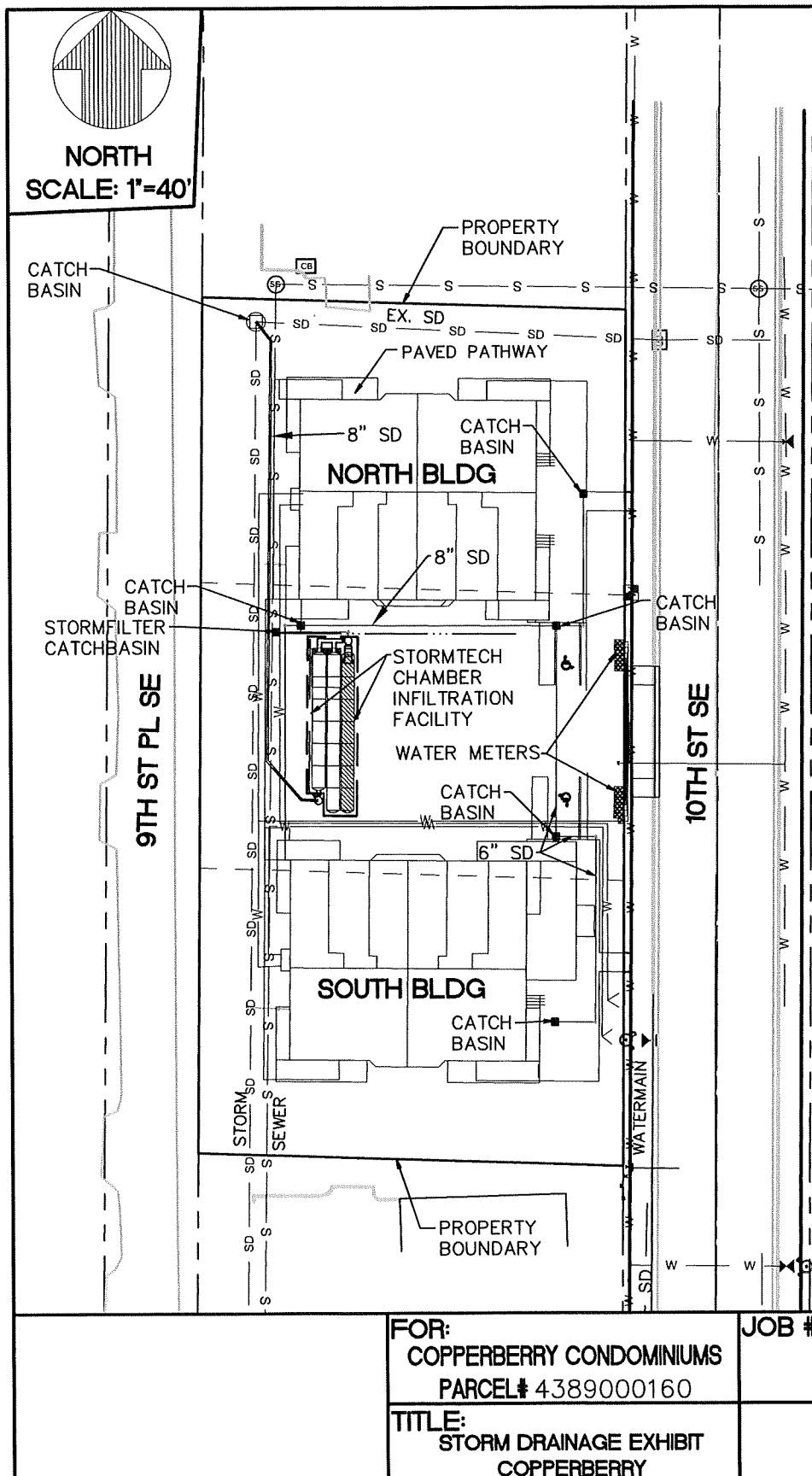
The parties responsible for maintenance must review and apply the maintenance requirements contained herein. These maintenance instructions outline conditions for determining if maintenance actions are required, as identified through inspection. Based upon inspection observations, the inspection and maintenance presented in the checklists shall be adjusted to minimize the length of time that a facility is in a condition that requires a maintenance action.

An annual budget for stormwater facility maintenance is estimated to be \$1,000. That annual expense includes inspection and maintenance of the items included with the storm drainage system.

RANGE	TOWNSHIP	SECTION	QUARTER	050	14/ 35
04E-	19 N-	10	1/4		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

APPENDIX A

RANGE	TOWNSHIP	SECTION	QUARTER	050	15/35
04E-	19 N-	10	1/4		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER



Docusign Envelope ID: 96E5B05E-CC5E-490F-BE67-CF0F6364E529

RANGE	TOWNSHIP	SECTION	QUARTER		
04E-	19 N-	10	1/4	050	16/ 35
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

APPENDIX B

RANGE	TOWNSHIP	SECTION	QUARTER		
04E-	19 N-	10	1/4	050	17/35
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

CATCH BASINS AND MANHOLES			
Maintenance Component	Defect or Problem	Conditions When Maintenance is Needed	Results Expected When Maintenance is Performed
Structure	Sediment	Sediment exceeds 60% of the depth from the bottom of the catch basin to the invert of the lowest pipe into or out of the catch basin or is within 6 inches of the invert of the lowest pipe into or out of the catch basin.	Sump of catch basin contains no sediment.
	Trash and debris	Trash or debris of more than ½ cubic foot which is located immediately in front of the catch basin opening or is blocking capacity of the catch basin by more than 10%.	No Trash or debris blocking or potentially blocking entrance to catch basin.
		Trash or debris in the catch basin that exceeds 1/3 the depth from the bottom of basin to invert the lowest pipe into or out of the basin.	No trash or debris in the catch basin.
		Dead animals or vegetation that could generate odors that could cause complaints or dangerous gases (e.g., methane).	No dead animals or vegetation present within catch basin.
		Deposits of garbage exceeding 1 cubic foot in volume.	No condition present which would attract or support the breeding of insects or rodents.
	Damage to frame and/or top slab	Corner of frame extends more than ¾ inch past curb face into the street (If applicable).	Frame is even with curb.
		Top slab has holes larger than 2 square inches or cracks wider than ¼ inch.	Top slab is free of holes and cracks.
		Frame not sitting flush on top slab, i.e., separation of more than ¾ inch of the frame from the top slab.	Frame is sitting flush on top slab.
	Cracks in walls or bottom	Cracks wider than ½ inch and longer than 3 feet, any evidence of soil particles entering catch basin through cracks, or maintenance person judges that catch basin is unsound.	Catch basin is sealed and is structurally sound.
		Cracks wider than ½ 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.	No cracks more than 1/4 inch wide at the joint of inlet/outlet pipe.
	Settlement/misalignment	Catch basin has settled more than 1 inch or has rotated more than 2 inches out of alignment.	Basin replaced or repaired to design standards.

RANGE	TOWNSHIP	SECTION	QUARTER		
04E-	19 N-	10	1/4	050	18/35
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

	Damaged pipe joints	Cracks wider than ½-inch at the joint of the inlet/outlet pipes or any evidence of soil entering the catch basin at the joint of the inlet/outlet pipes.	No cracks more than ¼-inch wide at the joint of inlet/outlet pipes.
	Contaminants and pollution	Any evidence of contaminants or pollution such as oil, gasoline, concrete slurries or paint.	Materials removed and disposed of according to applicable regulations. Source control BMPs implemented if appropriate. No contaminants present other than a surface oil film.
Inlet/Outlet Pipes	Sediment accumulation	Sediment filling 20% or more of the pipe.	Inlet/outlet pipes clear of sediment.
	Trash and debris	Trash and debris accumulated in inlet/outlet pipes (includes floatables and non-floatables).	No trash or debris in pipes.
	Damaged	Cracks wider than ½-inch at the joint of the inlet/outlet pipes or any evidence of soil entering at the joints of the inlet/outlet pipes.	No cracks more than ¼-inch wide at the joint of the inlet/outlet pipe.
Metal Grates (Catch Basins)	Unsafe grate opening	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.	Grate free of trash and debris.
	Damaged or missing	Grate missing or broken member(s) of the grate. Any open structure requires urgent maintenance.	Grate is in place and meets design standards.
Manhole Cover/Lid	Cover/lid not in place	Cover/lid is missing or only partially in place. Any open structure requires urgent maintenance	Cover/lid protects opening to structure.
	Locking mechanism Not Working	Mechanism cannot be opened by one maintenance person with proper tools. Bolts cannot be seated. Self-locking cover/lid does not work.	Mechanism opens with proper tools.
	Cover/lid difficult to Remove	One maintenance person cannot remove cover/lid after applying 80 lbs. of lift.	Cover/lid can be removed and reinstalled by one maintenance person.

Docusign Envelope ID: 96E5B05E-CC5E-490F-BE67-CF0F6364E529

RANGE	TOWNSHIP	SECTION	QUARTER	050	19/ 35
04E-	19 N-	10	1/4		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

APPENDIX C

RANGE	TOWNSHIP	SECTION	QUARTER	050	20 /35
04E-	19 N-	10	1/4		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

S440 BMPs for Pet Waste

Description of Pollutant Sources: Pets and pet-care can generate pollutants from waste, animal washing, and cage or kennel cleaning. Pet waste that washes into lakes, streams or Puget Sound begins to decay, using up oxygen and releasing ammonia. Low oxygen levels and ammonia combined with warm water can kill fish. Pet waste also contains nutrients that encourage weed and algae growth, and contribute to low oxygen and high pH in waters we use for swimming, boating and fishing. Most importantly, pet waste can carry viruses and bacteria that could cause disease and lead to beach or shellfish harvesting closures.

Pollutant Control Approach: Use a plastic bag or pooper scooper to clean up after pets. Properly dispose of pet waste.

Recommended Operational BMPs for Pet Owners

- Regularly pick up and dispose of pet waste deposited on walks and at home.
- Put pet waste in a securely closed bag and deposit it in the trash. Do not place pet waste in yard waste containers because pet waste may carry diseases, and composting may not kill disease-causing organisms.
- Do not compost or use pet waste as fertilizer. Harmful bacteria, worms, and parasites that can transmit disease can live in the soil for years even after the solid portion of the pet waste has dissolved.
- Do not dispose of unused pet pharmaceuticals in a storm drain, in a toilet, or down a sink. Check with your local refuse collector for proper disposal locations of pet medications.
- When cleaning out cages and kennels, dispose of wash water down the toilet or a mop sink. Otherwise, wash directly over lawn areas or make sure the wash water drains to a vegetated area.
- Bathe pets indoors or in a manner that wash water won't be discharged to storm drains, ditches, or surface waters of the state.

Recommended Operational BMPs for Recreation Areas and Multi-Family Properties

- Post signs at recreation areas and multi-family properties (that allow pets) reminding residents and visitors to pick up after their pets.
- Carefully consider the placement of pet waste stations at recreation sites and near multi-family properties that allow pets. Choose locations convenient for dog walkers to pick up a bag at the start of their walk and locations for them to dispose of it at mid-walk or at the end of their walk.
- Check pet waste stations on a regular basis to keep pet waste bags stocked and disposal stations empty. Consider signage to keep regular trash out of pet waste disposal stations to avoid filling them too quickly. Make sure pet waste disposal stations have a cover to keep out water.
- At multi-family properties with roof-top dog runs, ensure that stormwater from the dog run is

DocuSign Envelope ID: 96E5B05E-CC5E-490F-BE67-CF0F6364E529

RANGE	TOWNSHIP	SECTION	QUARTER	050	21/
04E-	19 N-	10	1/4		35
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

not discharged to the stormwater system. Check with the local jurisdiction regarding roof-top dog run connections to sanitary sewer.

RANGE	TOWNSHIP	SECTION	QUARTER		
04E-	19 N-	10	1/4	050	22 /35
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

Figure IV-7.5: Example of a Pet Waste Station**Example of a Pet Waste Station**

Revised May 2019

RANGE	TOWNSHIP	SECTION	QUARTER		
04E-	19 N-	10	1/4	050	23/ 35
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

S442 BMPs for Labeling Storm Drain Inlets On Your Property

Description of Pollutant Sources: Waste materials dumped into storm drain inlets can have severe impacts on receiving waters. Posting notices regarding discharge prohibitions at storm drain inlets can prevent waste dumping. Storm drain signs and stencils are highly visible source controls that are typically placed directly adjacent to storm drain inlets.

Pollutant Control Approach: The stencil, affixed sign, or metal grate contains a brief statement that prohibits dumping of improper materials into the urban runoff conveyance system. Storm drain messages have become a popular method of alerting the public about the effects of and the prohibitions against waste disposal.

Applicable Operational BMPs:

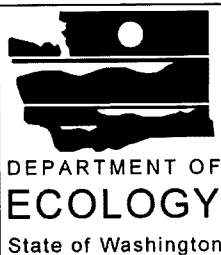
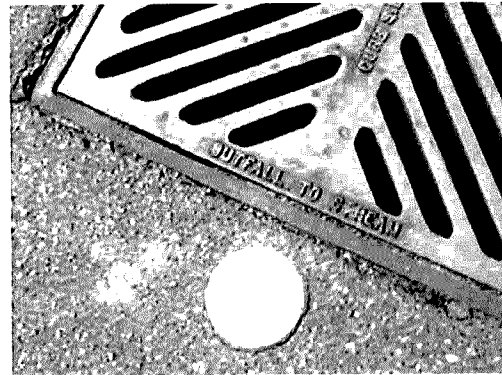
- Label storm drain inlets in residential, commercial, industrial areas, and any other areas where contributions or dumping to storm drains is likely.
- Stencil or apply storm drain markers adjacent to storm drain inlets to help prevent the improper disposal of pollutants. Or, use a storm drain grate stamped with warnings against polluting.
- Place the marker in clear sight facing toward anyone approaching the inlet from either side.
- Use a brief statement and / or graphical icons to discourage illegal dumping. Examples include:
 - "No Dumping – Drains to Stream"
 - "No Pollutants – Drains to Puget Sound"
 - "Dump No Waste – Drains to Lake"
 - "No Dumping – Puget Sound Starts Here"
- Check with your local government agency to find out if they have approved specific signage and / or storm drain message placards for use. Consult the local agency stormwater staff to determine specific requirements for placard types and methods of application.
- Maintain the legibility of markers and signs. Signage on top of curbs tends to weather and fade. Signage on face of curbs tends to be worn by contact with vehicle tires and sweeper brooms.
- When painting stencils or installing markers, temporarily block the storm drain inlet so that no pollutants are discharged from the labeling activities.

Optional Operational BMPs:

Use a stencil in addition to a storm drain marker or grate to increase visibility of the message.

Reference for this BMP: (CASQA, 2003)

RANGE	TOWNSHIP	SECTION	QUARTER	050	24/ 35
04E-	19 N-	10	1/4		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

Figure IV-7.6: Storm Drain Inlet Labels

Storm Drain Inlet Labels

Revised October 2017

Please see <http://www.ecy.wa.gov/copyright.html> for copyright notice including permissions, limitation of liability, and disclaimer.

RANGE	TOWNSHIP	SECTION	QUARTER		
04E-	19 N-	10	1/4	050	25/ 35
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

S443 BMPs for Fertilizer Application

Description of Pollutant Sources: Poor application of fertilizers can cause appreciable storm-water contamination. Fertilizers can leach phosphorous, nitrogen, and coliform bacteria. Fertilizers can contribute to algae blooms, increase nutrient concentrations, and deplete oxygen in receiving waters.

Pollutant Control Approach: Minimize the amount of fertilizer necessary to maintain vegetation. Control the application of fertilizer to prevent the discharge of stormwater pollution.

Applicable Operational BMPs:

- Apply the minimum amount of slow-release fertilizer necessary to achieve successful plant establishment.
- Do not fertilize when the soil is dry or during a drought.
- Never apply fertilizers if it is raining or about to rain.
- Do not apply fertilizers within three days prior to predicted rainfall. The longer the period between fertilizer application and either rainfall or irrigation, the less fertilizer runoff occurs.
- Determine the proper fertilizer application for the types of soil and vegetation involved.
- Follow manufacturers' recommendations and label directions.
- Train employees on the proper use and application of fertilizers.
- Keep fertilizer granules off impervious surfaces. Clean up any spills immediately. Do not hose down to a storm drain, conveyance ditch, or water body.
- If possible, do not fertilize areas within 100 feet of water bodies including wetlands, ponds, and streams.
- Avoid fertilizer applications in stormwater ditches, stormwater facilities, and drainage systems.
- In areas that drain to sensitive water bodies, apply no fertilizer at commercial and industrial facilities, to grass swales, filter strips, or buffer areas unless approved by the local jurisdiction.
- Use slow release fertilizers such as methylene urea, isobutylidene, or resin coated fertilizers when appropriate, generally in the spring. Use of slow release fertilizers is especially important in areas with sandy or gravelly soils.
- Apply fertilizers in amounts appropriate for the target vegetation and at the time of year that minimizes losses to surface and ground waters.
- Time the fertilizer application to periods of maximum plant uptake. Ecology generally recommends application in the fall and spring, although Washington State University turf specialists recommend four fertilizer applications per year.
- Do not use turf fertilizers containing phosphorous unless a soil sample analysis taken within

RANGE	TOWNSHIP	SECTION	QUARTER	050	26/
04E-	19 N-	10	1/4		35
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

the past 36 months indicates the soil of the established lawn is deficient in phosphorus. For more information about restrictions on turf fertilizers containing phosphorus, see the following website:

<https://agr.wa.gov/departments/pesticides-and-fertilizers/fertilizers/fertilizers-containing-phosphorus>

Recommended Operational BMPs:

Test soils to determine the correct fertilizer application rates.

- Evaluation of soil nutrient levels through regular testing ensures the best possible efficiency and economy of fertilization.
- Fertilization needs vary by site depending on plant, soil, and climatic conditions.
- Choose organic fertilizers when possible.
- For details on soils testing, contact the local Conservation District, a soils testing professional, or a Washington State University Extension office.

S446 BMPs for Well, Utility, Directional and Geotechnical Drilling

Description of Pollutant Sources: This activity applies to drilling water wells and utilities, environmental protection and monitoring wells, and geotechnical borings that use machinery in the drilling. It does not apply to the use of devices such as hand augers, or for large structural drilling such as drilled shafts.

Drilling activities can expose soil and contaminated soil. These activities may cause the discharge of stormwater contaminated with sediments and other contaminants. This risk increases when drilling in areas with contaminated soils.

Pollutant Control Approach: Reduce sediment runoff from drilling operations.

Applicable Operational BMPs:

- When drilling in areas of known or suspected soil contamination, test and characterize soil cuttings and accumulated sediment to determine proper management and disposal methods. If applicable, generator knowledge may be used to characterize the soil cuttings and accumulated sediment.
- Obtain permits for drilling activities, and for clearing and grading the access routes and the work site.
- Protect environmentally sensitive areas (streams, wetlands, floodplains, floodways, erosion hazards, and landslide hazards) within the area of influence of the work site.
- Mitigate potential impacts to surrounding areas and/or the drainage system.
- For horizontal directional drilling, take measures to capture and contain drilling fluids and

RANGE	TOWNSHIP	SECTION	QUARTER		
04E-	19 N-	10	1/4	050	27/ 35
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

intercepting surface drainage to retain their diversion shape and capability.

- Use temporary erosion and sediment control measures or re-vegetate as necessary to prevent erosion during ditch reshaping.
- Do not leave ditch cleanings on the roadway surfaces. Sweep, collect, and dispose of dirt and debris remaining on the pavement at the completion of ditch cleaning operations as described below:
 - Consider screening roadside ditch cleanings, not contaminated by spills or other releases and not associated with a stormwater treatment system such as a bioswale, to remove litter. Separate screenings into soil and vegetative matter (leaves, grass, needles, branches, etc.) categories. Compost or dispose of the vegetative matter in a municipal waste landfill. Consult with the jurisdictional health department to discuss use or disposal options for the soil portion. For more information, see [Appendix IV-B: Management of Street Waste Solids and Liquids](#).
 - Roadside ditch cleanings contaminated by spills or other releases known or suspected to contain dangerous waste must be handled following the Dangerous Waste Regulations ([Chapter 173 303 WAC](#)). If testing determines materials are not dangerous waste but contaminants are present, consult with the jurisdictional health department for disposal options.
- Examine culverts on a regular basis for scour or sedimentation at the inlet and outlet, and repair as necessary. Give priority to those culverts conveying perennial and/or salmon-bearing streams and culverts near streams in areas of high sediment load, such as those near subdivisions during construction. Maintain trash racks to avoid damage, blockage, or erosion of culverts.

Recommended Treatment BMPs:

Install biofiltration swales and filter strips (see [V-7 Biofiltration BMPs](#)) to treat roadside runoff wherever practicable and use engineered topsoils wherever necessary to maintain adequate vegetation. These systems can improve infiltration and stormwater pollutant control upstream of roadside ditches.

S417 BMPs for Maintenance of Stormwater Drainage and Treatment Systems

Description of Pollutant Sources: Facilities include roadside catch basins on arterials and within residential areas, conveyance systems, detention facilities such as ponds and vaults, oil/water separators, biofilters, settling basins, infiltration systems, and all other types of stormwater treatment systems presented in [Volume V](#). Oil and grease, hydrocarbons, debris, heavy metals, sediments and contaminated water are found in catch basins, oil and water separators, settling basins, etc.

Pollutant Control Approach: Provide maintenance and cleaning of debris, sediments, and other pollutants from stormwater collection, conveyance, and treatment systems to maintain proper operation.

RANGE	TOWNSHIP	SECTION	QUARTER	050	28/ 35
04E-	19 N-	10	1/4		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

Applicable Operational BMPs:

Maintain stormwater treatment facilities per the operations and maintenance (O&M) procedures presented in Appendix V-A: BMP Maintenance Tables in addition to the following BMPs:

- Inspect and clean treatment BMPs, conveyance systems, and catch basins as needed, and determine necessary O&M improvements.
- Promptly repair any deterioration threatening the structural integrity of stormwater facilities. These include replacement of clean-out gates, catch basin lids, and rock in emergency spillways.
- Ensure adequacy of storm sewer capacities and prevent heavy sediment discharges to the sewer system.
- Regularly remove debris and sludge from BMPs used for peak-rate control, treatment, etc. and discharge to a sanitary sewer if approved by the sewer authority, or truck to an appropriate local or state government approved disposal site.
- Clean catch basins when the depth of deposits reaches 60 percent of the sump depth as measured from the bottom of basin to the invert of the lowest pipe into or out of the basin. However, in no case should there be less than six inches clearance from the debris surface to the invert of the lowest pipe. Some catch basins (for example, WSDOT's *Catch Basin Type 1L* (WSDOT, 2011)) may have as little as 12 inches sediment storage below the invert. These catch basins need frequent inspection and cleaning to prevent scouring. Where these catch basins are part of a stormwater collection and treatment system, the system owner/operator may choose to concentrate maintenance efforts on downstream control devices as part of a systems approach.
- Properly dispose of all solids, polluted material, and stagnant water collected through system cleaning. Do not decant water back into the drainage system from eductor trucks or vacuum equipment since there may be residual contaminants in the cleaning equipment. Do not jet material downstream into the public drainage system.
- Clean woody debris in a catch basin as frequently as needed to ensure proper operation of the catch basin.
- Post warning signs; "Dump No Waste - Drains to Ground Water," "Streams," "Lakes," or emboss on or adjacent to all storm drain inlets where possible.
- Disposal of sediments and liquids from the catch basins must comply with Appendix IV-B: Management of Street Waste Solids and Liquids.

S421 BMPs for Parking and Storage of Vehicles and Equipment

Description of Pollutant Sources: Public and commercial parking lots such as retail store, fleet vehicle (including rent-a-car lots and car dealerships), equipment sale and rental parking lots, and

RANGE	TOWNSHIP	SECTION	QUARTER	050	29/ 35
04E-	19N-	10	1/4		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

IV-1 Source Control BMPs Applicable to All Sites

S410 BMPs for Correcting Illicit Discharges to Storm Drains

Description of Pollutant Sources: Illicit discharges are unpermitted sanitary or process wastewater discharges to a storm sewer or to surface water, rather than to a sanitary sewer, industrial process wastewater, or other appropriate treatment. They can also include swimming pool water, filter backwash, cleaning solutions/washwaters, cooling water, etc. Experience has shown that illicit discharges are common, particularly in older buildings.

Pollutant Control Approach: Identify and eliminate unpermitted discharges or obtain an NPDES permit, where necessary, particularly at industrial and commercial facilities.

Applicable Operational BMPs:

- For all real properties, responsible parties must examine their plumbing systems to identify any potential illicit discharges. Review site plans, engineering drawings, or other sources of information for the plumbing systems on the property.
- If an illicit discharge is suspected, trace the source using an appropriate method such as visual reconnaissance, smoke test, flow test, dye test with a nontoxic dye, or closed circuit television (CCTV) inspection. These tests are to be performed by qualified personnel such as a plumbing contractor. Note: Contact Ecology prior to performing a dye test which may result in a discharge to a receiving water.
- If illicit connections are found, permanently plug or disconnect the connections.
- Eliminate prohibited discharges to storm sewer, ground water, or surface water.
- Convey unpermitted discharges to a sanitary sewer if allowed by the local sewer authority, or to other approved treatment.
- Obtain all necessary permits for altering or repairing side sewers and plumbing fixtures. Restrictions on certain types of discharges, particularly industrial process waters, may require pretreatment of discharges before they enter the sanitary sewer. It is the responsibility of the property owner or business operator to obtain the necessary permits and to replace the connection.
- Obtain appropriate state and local permits for these discharges.

Recommended Additional Operational BMPs:

At commercial and industrial facilities, conduct a survey of wastewater discharge connections to storm drains and to surface water as follows:

RANGE	TOWNSHIP	SECTION	QUARTER	050	30/ 35
04E-	19 N-	10	1/4		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

- Conduct a field survey of buildings, particularly older buildings, and other industrial areas to locate storm drains from buildings and paved surfaces. Note where these discharge.
- During non-stormwater conditions, inspect each storm drain for non-stormwater discharges. Record the locations of all non-stormwater discharges. Include all permitted discharges.
- If useful, prepare a map of each area. Show on the map the known location of storm sewers, sanitary sewers, and permitted and unpermitted discharges. Aerial photos may be useful. Check records such as piping schematics to identify known side sewer connections and show these on the map. Consider using smoke, dye, or chemical analysis tests to detect connections between two conveyance systems (e.g., process water and stormwater). If desirable, conduct TV inspections of the storm drains and record the footage on videotape.
- Compare the observed locations of connections with the information on the map and revise the map accordingly. Note suspect connections that are inconsistent with the field survey.
- Identify all connections to storm sewers or to surface water and take the actions specified above as applicable BMPs.

S453 BMPs for Formation of a Pollution Prevention Team

The pollution prevention team should be responsible for implementing and maintaining all BMPs and treatment for the site. This team should be able to address any corrective actions needed on site to mitigate potential stormwater contamination. The team members should:

- Consist of those people who are familiar with the facility and its operations.
- Possess the knowledge and skills to assess conditions and activities that could impact stormwater quality at your facility, and who can evaluate the effectiveness of control measures.
- Assign pollution prevention team staff to be on duty on a daily basis to cover applicable permittee facilities when those facilities are in operation.
- Have the primary responsibility for developing and overseeing facility activities necessary to comply with stormwater requirements.
- Have access to all applicable permit, monitoring, SWPPP, and other records.
- Be trained in the operation, maintenance and inspections of all BMPs and reporting procedures.
- Establish responsibilities for inspections, operation, maintenance, and emergencies.
- Regularly meet to review overall facility operations and BMP effectiveness.

RANGE	TOWNSHIP	SECTION	QUARTER	050	31/ 35
04E-	19 N-	10	1/4		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

S454 BMPs for Preventive Maintenance / Good Housekeeping

Preventative maintenance and good housekeeping practices reduce the potential for stormwater to come into contact with pollutants and can reduce maintenance intervals for the drainage system and sewer system.

Applicable BMPs:

- Prevent the discharge of unpermitted liquid or solid wastes, process wastewater, and sewage to ground or surface water, or to storm drains that discharge to surface water, or to the ground. Conduct all oily parts cleaning, steam cleaning, or pressure washing of equipment or containers inside a building, or on an impervious contained area, such as a concrete pad. Direct contaminated stormwater from such an area to a sanitary sewer where allowed by local sewer authority, or to other approved treatment.
- Promptly contain and clean up solid and liquid pollutant leaks and spills including oils, solvents, fuels, and dust from manufacturing operations on an exposed soil, vegetation, or paved area.
- If a contaminated surface must be pressure washed, collect the resulting washwater for proper disposal (usually involves plugging storm drains, or otherwise preventing discharge and pumping or vactoring up washwater, for discharge to sanitary sewer or for vactor truck transport to a waste water treatment plant for disposal).
- Do not hose down pollutants from any area to the ground, storm drains, conveyance ditches, or receiving water. Convey pollutants before discharge to a treatment system approved by the local jurisdiction.
- Sweep all appropriate surfaces with vacuum sweepers quarterly, or more frequently as needed, for the collection and disposal of dust and debris that could contaminate stormwater. Use mechanical sweepers, and manual sweeping as necessary to access areas that a vacuum sweeper can't reach to ensure that all surface contaminants are routinely removed.
- Do not pave over contaminated soil unless it has been determined that ground water has not been and will not be contaminated by the soil. Call Ecology for assistance.
- Construct impervious areas that are compatible with the materials handled. Portland cement concrete, asphalt, or equivalent material may be considered.
- Use drip pans to collect leaks and spills from industrial/commercial equipment such as cranes at ship/boat building and repair facilities, log stackers, industrial parts, trucks and other vehicles stored outside.
- At industrial and commercial facilities, drain oil and fuel filters before disposal. Discard empty oil and fuel filters, oily rags, and other oily solid waste into appropriately closed and properly labeled containers, and in compliance with the Uniform Fire Code or International Building Code.
- For the storage of liquids use containers, such as steel and plastic drums, that are rigid and

RANGE	TOWNSHIP	SECTION	QUARTER	050	32/ 35
04E-	19 N-	10	1/4		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

durable, corrosion resistant to the weather and fluid content, non-absorbent, water tight, rodent-proof, and equipped with a close fitting cover.

- For the temporary storage of solid wastes contaminated with liquids or other potential polluted materials use dumpsters, garbage cans, drums, and comparable containers, which are durable, corrosion resistant, non-absorbent, non-leaking, and equipped with either a solid cover or screen cover to prevent littering. If covered with a screen, the container must be stored under a roof or other form of adequate cover.
- Where exposed to stormwater, use containers, piping, tubing, pumps, fittings, and valves that are appropriate for their intended use and for the contained liquid.
- Clean oils, debris, sludge, etc. from all stormwater facilities regularly, including catch basins, settling/detention basins, oil/water separators, boomed areas, and conveyance systems to prevent the contamination of stormwater. Refer to Ecology Requirements for Generators of Dangerous Wastes in I-2.15 Other Requirements for references to assist in handling potentially dangerous waste.
- Promptly repair or replace all substantially cracked or otherwise damaged paved secondary containment, high-intensity parking, and any other drainage areas, subjected to pollutant material leaks or spills. Promptly repair or replace all leaking connections, pipes, hoses, valves, etc., which can contaminate stormwater.
- Do not connect floor drains in potential pollutant source areas to storm drains, surface water, or to the ground.

Recommended BMPs:

- Where feasible, store potential stormwater pollutant materials inside a building or under a cover and/or containment.
- Minimize use of toxic cleaning solvents, such as chlorinated solvents, and other toxic chemicals.
- Use environmentally safe raw materials, products, additives, etc. such as substitutes for zinc used in rubber production.
- Recycle waste materials such as solvents, coolants, oils, degreasers, and batteries to the maximum extent feasible. Contact Ecology's *Hazardous Waste & Toxics Reduction Program* at <https://ecology.wa.gov/About-us/Get-to-know-us/Our-Programs/Hazardous-Waste-Toxics-Reduction> for recommendations on recycling or disposal of vehicle waste liquids and other waste materials.
- Empty drip pans immediately after a spill or leak is collected in an uncovered area.
- Stencil warning signs at stormwater catch basins and drains, e.g., "Dump no waste – Drains to waterbody".
- Use solid absorbents, e.g., clay and peat absorbents and rags for cleanup of liquid spills/leaks, where practicable.
- Promptly repair/replace/reseal damaged paved areas at industrial facilities.

RANGE	TOWNSHIP	SECTION	QUARTER	050	33/
04E-	19 N-	10	1/4		35
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

- Recycle materials, such as oils, solvents, and wood waste, to the maximum extent practicable.

Note: Evidence of stormwater contamination by oils and grease can include the presence of visible sheen, color, or turbidity in the runoff, or present or historical operational problems at the facility. Operators can use simple pH tests, for example with litmus or pH paper. These tests can screen for high or low pH levels (anything outside a 6.5-8.5 range) due to contamination in stormwater.

S455 BMPs for Spill Prevention and Cleanup

Description of Pollutant Sources: Spills and leaks can damage public infrastructure, interfere with sewage treatment, and cause a threat to human health or the environment. Spills are often preventable if appropriate chemical and waste handling techniques are practiced effectively and the spill response plan is immediately implemented. Additional spill control requirements may be required based on the specific activity occurring on site.

Applicable BMPs:

Spill Prevention

- Clearly label or mark all containers that contain potential pollutants.
- Store and transport liquid materials in appropriate containers with tight-fitting lids.
- Place drip pans underneath all containers, fittings, valves, and where materials are likely to spill or leak.
- Use tarpaulins, ground cloths, or drip pans in areas where materials are mixed, carried, and applied to capture any spilled materials.
- Train employees on the safe techniques for handling materials used on the site and to check for leaks and spills.

Spill Plan

- Develop and implement a spill plan and update it annually or whenever there is a change in activities or staff responsible for spill cleanup. Post a written summary of the plan at areas with a high potential for spills, such as loading docks, product storage areas, waste storage areas, and near a phone. The spill plan may need to be posted at multiple locations. Describe the facility, including the owner's name, address, and telephone number; the nature of the facility activity; and the general types of chemicals used at the facility.
- Designate spill response employees to be on-site during business activities. Provide a current list of the names and telephone numbers (home and office) of designated spill response employees who are responsible for implementing the spill plan.
- Provide a site plan showing the locations of storage areas for chemicals, inlets/catch basins, spill kits and other relevant infrastructure or materials information.
- Describe the emergency cleanup and disposal procedures. Note the location of all spill kits in

RANGE	TOWNSHIP	SECTION	QUARTER	050	34/ 35
04E-	19 N-	10	1/4		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

the spill plan.

- List the names and telephone numbers of public agencies to contact in the event of a spill.

Spill Cleanup Kits

- Store all cleanup kits near areas with a high potential for spills so that they are easily accessible in the event of a spill. The contents of the spill kit must be appropriate to the types and quantities of materials stored or otherwise used at the facility, and refilled when the materials are used. Spill kits must be located within 25 feet of all fueling/fuel transfer areas, including on-board mobile fuel trucks.

Note: Ecology recommends that the kit(s) include salvage drums or containers, such as high density polyethylene, polypropylene or polyethylene sheet-lined steel; polyethylene or equivalent disposal bags; an emergency response guidebook; safety gloves/clothes/equipment; shovels or other soil removal equipment; and oil containment booms and absorbent pads; all stored in an impervious container.

Spill Cleanup and Proper Disposal of Waste

- Stop, contain, and clean up all spills immediately upon discovery.
- Implement the spill plan immediately.
- Contact the designated spill response employees.
- Block off and seal nearby inlets/catch basins to prevent materials from entering the drainage system or combined sewer.
- Use the appropriate material to clean up the spill.
- Do not use emulsifiers or dispersants such as liquid detergents or degreasers unless disposed of properly. Emulsifiers and dispersants are not allowed to be used on surface water, or in a place where they may enter storm drains, surface waters, treatments systems, or sanitary sewers.
- Immediately notify Ecology and the local jurisdiction if a spill has reached or may reach a sanitary or storm sewer, ground water, or surface water. Notification must comply with state and federal spill reporting requirements.
- Do not wash absorbent material into interior floor drains or inlets/catch basins.
- Place used spill control materials in appropriate containers and dispose of according to regulations.

S456 BMPs for Employee Training

Train all employees that work in pollutant source areas about the following topics:

- Identifying Pollution Prevention Team Members.
- Identifying pollutant sources.

Exhibit C
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

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.

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

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

RANGE	TOWNSHIP	SECTION	QUARTER		
04E-	19 N-	10	1/4	050	35/35
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER