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07/22/2025 8:18 AM

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After recording return to:

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

info@puyallupwa.gov

Document Title: Stormwater Outfall Management & BMP Facilities Agreement**Grantee:** City of Puyallup**Grantor:** Puyallup TT, LLC**Abbreviated Legal Description:** SW 1/4 of NE 1/4 of Sec 27, T20N, R4E W.M.**Complete Legal Description on Page 4 of this Document****Assessor's Tax Parcel or Account Numbers:** 0420271174**Reference Number of Related Document(s):** N/A

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 Puyallup TT, LLC, a Washington 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: 1127 E Main, Puyallup, WA 98372.
- C. Development Plan & Stormwater Facilities.** The site, subdivision or other development plan (Plan) for the Property, specifically known, entitled or described as Taco Time, 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.

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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 A. 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 B.
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.

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- 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

Parcels 1 and 2, CITY OF PUYALLUP BOUNDARY LINE REVISION NO.
03-84-004, according to Map recorded May 28, 2003, under recording No.
200305285004, records of Pierce County Auditor.

EXCEPT that portion thereof conveyed to the City of Puyallup in deed recorded under
recording No. 200409020634.

AND EXCEPT that portion thereof conveyed to the City of Puyallup in deed recorded
under recording No. 200806040024.

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Puyallup TT, LLC

Dated: 7/21/25

BY: *Chris Th*
Christopher Tonkin
Manager

City of Puyallup

Dated: 7/21/2025

BY: *Kenneth Cook*
Accepted by:
Kenneth Cook
Development Engineering Manager

City of Puyallup

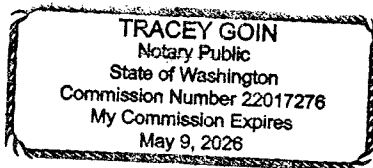
Dated: 7/21/2025

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

STATE OF Washington)
COUNTY OF King) -SS

On this 21st day of July, 2025, before me personally appeared Christopher Tonkin, to me known to be the Manager of Puyallup TT, LLC that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and stated that he or she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



Tracey Goin
Printed Name: Tracey Goin
Notary Public in and for the State of WA
Residing in: Benton, WA
My appointment expires: 5/9/26

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Exhibit A



AZURE | GREEN CONSULTANTS

+feasibility +planning +engineering +surveying

Taco Time

Operation and Maintenance Manual

FOR: Taco Time NW
3300 Maple Valley Hwy
Renton, WA 98058
206.255.3633
rtonkin@tacotimenw.com

BY: Azure Green Consultants
409 East Pioneer
Puyallup, WA 98372
253.770.3144

DATE: July 16, 2025

JOB NO: 2935

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The storm drainage improvements for this project will be privately owned and operated. The property owner will be responsible for operation and maintenance of the drainage systems. The storm drainage facilities consist of:

- Conveyance System (new and existing)
- Downspout Infiltration Trench
- Existing Infiltration Trench
- StormFilter catch basin
- Dispersion Trench

Storm Drain – Catch Basins & Conveyance System

Surface runoff from the paved areas will be collected at low points at catch basins. The runoff will then be conveyed underground in pipes first to a StormFilter catch basin for treatment, then to an existing infiltration trench for flow control. Roof runoff will be conveyed through underground pipes to the downspout infiltration trench. The conveyance system should be inspected annually and after large (2 inches in 24 hours) storm events. The conveyance system should be inspected for sediment accumulation, blockage, and overflow. Maintenance tables for catch basin, conveyance pipe, and manhole follow..

Downspout Infiltration Trench & Existing Infiltration Trench

Roof runoff will be routed to a downspout infiltration trench and a portion of existing parking lot runoff will be routed to an existing infiltration trench for infiltration of runoff into the native soil. The infiltration trenches consists of a gravel filled trench and perforated pipe with inflow from the roof or parking lot conveyance. Runoff will flow into the systems and then into the native soil. When the inflow rate exceeds the capacity of the soil to infiltrate, runoff will fill the voids of the drainrock and be stored in the trenches. The trenches should be inspected annually and after major storm events to identify and repair any physical defects. Primary routine maintenance will be to ensure debris is not blocking flows at the inlet structure, to assess accumulated sediment level and determine if removal is necessary, and to ensure that the infiltration trench is discharging into the soil as intended. Maintenance tables for downspout infiltration trench and infiltration trench follow.

StormFilter Catch Basin

Runoff from the existing parking lot currently routed to a bioswale will be routed to a StormFilter catch basin for treatment of runoff prior to entering the existing infiltration trench. Runoff enters the structure through a pipe in the side of the structure. Primary routine maintenance will be to ensure the filter cartridges are not clogged and floating debris does not build up in the structure. Maintenance table for media cartridge filters follows.

Dispersion - Dispersion Trench & Sheet Flow Dispersion

Drainage from the new parking lot will be conveyed to a dispersion trench for release into the dispersion area to the north of the improvements. The dispersion trench consists of a 50 foot long trench filled with drain rock, and a perforated pipe to deliver flows into the trench. The trench includes a level grade board at the surface to ensure flows come out level and spread out. Runoff that doesn't happen to infiltrate within the trench will overtop the board and disperse downstream. A 100-foot flowpath with native vegetation is required downstream of the dispersion trench. Areas that sheet flow to the north require a 25-foot flowpath through native vegetation. Maintenance table for energy dissipater follows.

MAINTENANCE ACTIVITY LOG

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Catch Basin

Catch Basin			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
Note: table spans multiple pages.			
General	Trash and 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%.	No trash or debris located immediately in front of catch basin or on grate opening.
		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.	No trash or debris in the catch basin.
		Trash or debris in any inlet or outlet pipe blocking more than 1/3 of its height.	Inlet and outlet pipes free of trash or debris.
		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 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.)	Top slab is free of holes and cracks.
		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.	Frame is sitting flush on the riser rings or top slab and firmly attached.
	Fractures or Cracks in	Maintenance person judges that structure is unsound.	Basin replaced or repaired to design standards.

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	Basin Walls/ Bottom	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.	Pipe is regouted and secure at basin wall.
	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.
	Vegetation Inhibiting System	Vegetation growing across and blocking more than 10% of the basin opening.	No vegetation blocking opening to basin.
		Vegetation growing in inlet/outlet pipe joints that is more than six inches tall and less than six inches apart.	No vegetation or root growth present.
	Contaminants and Pollution	Any evidence of oil, gasoline, contaminants, or other pollutants. Sheen, obvious oil, or other contaminants present. • Identify and remove source	No contaminants or pollutants present.
Catch Basin Cover	Cover Not in Place	Cover is missing or only partially in place. Any open catch basin requires maintenance.	Catch basin cover is closed.
	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. One or more bolts are missing.	Mechanism opens with proper tools. All bolts are seated and no bolts are missing. Cover is secure.
	Cover Difficult to Remove	One maintenance person cannot remove lid after applying normal lifting pressure (Intent is to keep cover from sealing off access to maintenance).	Cover can be removed by one maintenance person.
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 and meets design standards.
Oil/Debris Trap (If Applicable)	Dislodged	Oil or debris trap is misaligned with or dislodged from the outlet pipe.	Trap is connected to and aligned with outlet pipe.

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Conveyance Pipe

Conveyance Pipe			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
General	Contaminants and Pollution	Any evidence of oil, gasoline, contaminants, or other pollutants. Sheen, obvious oil, or other contaminants present. <ul style="list-style-type: none">Identify and remove source.	No contaminants or pollutants present.
	Obstructions, Including Roots	Root enters or deforms pipe, reducing flow.	Roots have been removed from pipe (using mechanical methods; do not put root-dissolving chemicals in storm sewer pipes). If necessary, vegetation over the line removed.
	Sediment and Debris	Sediment depth is greater than 20% of pipe diameter.	Pipe has been cleaned and is free of sediment/ debris. (Upstream debris traps installed where applicable.)
	Debris Barrier or Trash Rack Missing	Stormwater pipes > than 18 inches need debris barrier.	Debris barrier present on all stormwater pipes 18 inches and greater.
	Damage to protective coating or corrosion	Protective coating is damaged; rust or corrosion is weakening the structural integrity of any part of pipe.	Pipe repaired or replaced.
	Damaged	Any dent that decreases the cross section area of pipe by more than 20% or is determined to have weakened structural integrity of the pipe.	Pipe repaired or replaced.

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Downspout Infiltration - Infiltration Trench

Downspout Infiltration - Infiltration Trench			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
Infiltration Trench	Drainage Slow	Decreased capacity that indicates slow drainage.	Perforated drain pipe has been cleaned and drainage rates are per design specifications. (Do not allow removed sediment and water to discharge back into the storm sewer.)
	Damage to or Trash/Sediment Accumulation Around Pipes	Accumulation of trash, debris, or sediment in roof drains and gutters. Pipe from sump to trench has accumulated sediment or is plugged. Cracked, collapsed, broken, or misaligned drain pipes.	Trash, debris, and sediment is cleared from dispersion trench components (gutters, pipes, etc.). Pipes are free of damage or defects that hinder system from functioning according to design.

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Energy Dissipater / Outfall Protection

Energy Dissipaters			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
External:			
Rock Pad	Missing or Moved Rock	Only one layer of rock exists above native soil in area five square feet or larger, or any exposure of native soil.	Rock pad has been replaced to design function.
	Erosion	Soil erosion in or adjacent to rock pad.	Rock pad has been replaced to design function.
	Sediment	Sediment on top of rock pad exceeds 10% of the surface.	Rock pad has been cleared of sediment.
	Poisonous Plants and Noxious Weeds	Any poisonous plants or nuisance vegetation which may constitute a hazard to maintenance personnel or the public. Any evidence of noxious weeds as defined by State or local regulations.	No danger of poisonous vegetation where maintenance personnel or the public might normally be. Eradication of Class A weeds as required by State law. Control of other listed weeds as directed by local policies. Apply requirements of adopted IPM policy for the use of herbicides.
	Other Weeds	Other weeds (not listed on State noxious weed lists) are present on the rock pad.	Weeds have been removed per the routine maintenance schedule, following IPM protocols.
Dispersion Trench	Pipe Plugged with Sediment	Accumulated sediment that exceeds 20% of the design depth.	Pipe is free of sediment and meets design specifications.
	Not Discharging Water Properly	Visual evidence of water discharging at concentrated points along trench (normal condition is a "sheet flow" of water along trench). Intent is to prevent erosion damage.	Trench has been repaired or modified such that it does not discharge at concentrated points and meets design function.
	Perforations Plugged	Over 1/2 of perforations in pipe are plugged with debris and sediment.	Perforated pipe has been cleaned or replaced and <25% of perforations are plugged.
	Water Flows Out Top of "Distributor" Catch Basin	Maintenance person observes or receives credible report of water flowing out during any storm less than the design storm or its causing or appears likely to cause damage.	Facility rebuilt per design specifications or redesigned to meet approved City standards.
	Receiving Area Over-Saturated	Water in receiving area is causing or has potential of causing landslide problems.	No danger of landslides.
Gabions	Damaged Mesh	Mesh of gabion broken, twisted or deformed so structure is weakened or rock may fall out.	Mesh is intact, no rock missing.
	Corrosion	Gabion mesh shows corrosion through more than 1/4 of its gage.	All gabion mesh capable of containing rock and retaining designed form.

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Energy Dissipaters			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
	Collapsed or Deformed Baskets	Gabion basket shape deformed due to any cause.	All gabion baskets intact, structure stands as designed.
	Missing Rock	Any rock missing that could cause gabion to lose structural integrity.	No rock missing.
Internal:			
Manhole/ Chamber	Worn or Damaged Post, Baffles, Side of Chamber	Structure dissipating flow deteriorates to 1/2 of original size or any concentrated worn spot exceeding one square foot which would make structure unsound.	Structure replaced to design standards.

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Infiltration Trench

Infiltration Trench			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
General	Contaminants and Pollution	Any evidence of oil, gasoline, contaminants, or other pollutants. Sheen, obvious oil, or other contaminants present. • Identify and remove source.	No contaminants or pollutants present.
	Sediment Depth (via Surface/ Observation Well Inspection)	Sediment depth greater than one foot above stone aggregate or the surface inlet or 20% of the pipe diameter.	No sediment in infiltration trench.
	Drainage Slow	Decreased capacity that indicates slow drainage. Does not meet facility design infiltration rate. The Water Quality Design Storm Volume does not infiltrate within 48 hours. Water remains in the trench for greater than 24 hours after the end of most moderate rainfall events.	Perforated drain pipe has been cleaned and drainage rates are per design specifications. (Do not allow removed sediment and water to discharge back into the storm sewer.)
	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%.	No trash or debris located immediately in front of catch basin or on grate opening.

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Manhole			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
Note: table spans multiple pages.			
General	Trash and Debris	Trash or debris which is located immediately in front of the opening or is blocking inletting capacity of the basin by more than 10%.	No trash or debris located immediately in front of manhole or on grate opening.
		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.	No trash or debris in the basin.
		Trash or debris in any inlet or outlet pipe blocking more than 1/3 of its height.	Inlet and outlet pipes free of trash or debris.
		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 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 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 manhole.)	Top slab is free of holes and cracks.
		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.	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.	Basin replaced or repaired to design standards.
		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 manhole through cracks.	Pipe is regouted and secure at basin wall.

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Manhole			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
	Settlement/ Misalignment	Manhole has settled more than 1 inch or has rotated more than 2 inches out of alignment.	Manhole replaced or repaired to design standards.
	Vegetation Inhibiting System	Vegetation growing across and blocking more than 10% of the opening.	No vegetation blocking opening to manhole.
		Vegetation growing in inlet/outlet pipe joints that is more than six inches tall and less than six inches apart.	No vegetation or root growth present.
	Contaminants and Pollution	Any evidence of oil, gasoline, contaminants, or other pollutants. Sheen, obvious oil, or other contaminants present. • Identify and remove source.	No contaminants or pollutants present.
Manhole Cover	Cover Not in Place	Cover is missing or only partially in place. Any open manhole is a safety hazard and requires immediate maintenance.	Manhole cover is closed.
	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. One or more bolts are missing.	Mechanism opens with proper tools. All bolts are seated and no bolts are missing. Cover is secure.
	Cover Difficult to Remove	One maintenance person cannot remove lid after applying normal lifting pressure (Intent is to 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 manhole 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 and meets design standards.

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Media Cartridge Filters			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
Note: table spans multiple pages.			
General	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 vault.)	Top slab is free of holes and cracks.
		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.	Frame is sitting flush on the riser rings or top slab and firmly attached.
Forebay	Sediment Accumulation	Sediment accumulation exceeds 6 inches or 1/3 of available sump.	All sediment removed from storage area.
Media Filter Vault	Sediment Accumulation on Top Media Filters (Cartridges)	Sediment depth exceeds 0.25-inches (on top of filter cartridges).	No sediment deposits which would impede permeability of the compost media. No sediment deposits on top of cartridges. (Sediment on cartridges likely indicates that cartridges are plugged and require maintenance.)
	Sediment Accumulation in Vault	Sediment depth exceeds 4 inches in chamber. Look for other indicators of clogged cartridges or overflow.	No sediment deposits in vault bottom of first chamber. Cartridges have been checked and replaced or serviced as needed.
	Trash and Debris Accumulation	Trash and debris accumulated in vault.	No trash or debris in vault.
	Sediment in Drain Pipes/Clean-Outs	When drain pipes, clean-outs, become full with sediment and/or debris.	Sediment and debris has been removed.
	Damaged Pipes	Any part of the pipes that are crushed or damaged due to corrosion and/or settlement.	Pipe repaired and/or replaced to design specifications.
	Cover/lid not in place	Cover/lid is missing or only partially in place. Any open manhole requires immediate maintenance.	Manhole access covered.
	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.
	Vault Structure Includes Cracks in Wall, Bottom, Damage to	Cracks wider than 1/2 inch or evidence of soil particles entering the structure through the cracks, or maintenance/inspection personnel determine that the vault is not structurally sound.	Vault replaced or repairs made so that vault meets design specifications and is structurally sound.

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Media Cartridge Filters			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
	Frame and/or Top Slab	Cracks wider than 1/2 inch at the joint of any inlet/outlet pipe or evidence of soil particles entering through the cracks.	Vault repaired so that no cracks exist wider than 1/4 inch at the joint of the inlet/outlet pipe.
	Baffles Damaged	Baffles corroding, cracking, warping, and/or showing signs of failure as determined by maintenance/inspection person.	Baffles repaired or replaced to design specifications.
	Access Ladder Damaged	Ladder is corroded or deteriorated, not functioning properly, not securely attached to structure wall, missing rungs, cracks, and misaligned.	Ladder replaced or repaired and meets design specifications, and is safe to use as determined by inspection personnel.
Below Ground Cartridge Type	Compost Media Clogging	Drawdown of water through the media takes longer than 1 hour, and/or overflow occurs frequently.	Media cartridges have been replaced and drawdown time and overflow frequency are per design standards.
	Short Circuiting	Flows do not properly enter filter cartridges.	Flows are properly entering filter cartridges. Cartridges have been replaced if necessary.
	Filter Cartridges Submerged	Filter vault does not drain within 24 hours following storm. Look for evidence of submergence due to backwater or excessive hydrocarbon loading.	Filter media have been checked and replaced if needed and vault drains down within 24 of a storm event. (If cartridges are plugged with oil, additional treatment or source control BMP may be needed.)

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Sheet Flow and Concentrated Flow Dispersion			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
General	Pests	Signs of pest infestations (IPM protocol threshold(s) are exceeded), including rodent holes or mounds that disturb dispersion flow paths.	Pests are not present or engaged in activities that present a significant public health risk or compromise to the intended design function of the facility. Pests that have exceeded acceptable thresholds have been addressed using appropriate IPM measures.
Dispersion Trench	Concentrated Discharge	Visual evidence of water discharging at concentrated points along trench (normal condition is a "sheet flow" from edge of trench; intent is to prevent erosion damage).	Water is discharging as a sheet flow and any disruptive material (e.g. trash, debris, sediment accumulation) has been removed from trench surface.
	Surface of Trench	Accumulated trash, debris, or sediment on drain rock surface impedes sheet flow from facility. Vegetation/moss present on drain rock surface impedes sheet flow from facility.	Surface of drain rock is free of trash, debris, and sediment accumulation. Rock surface is open, free of vegetation buildup, and drains freely.
	Damage to or Trash/Sediment Accumulation Around Pipes	Accumulation of trash, debris, or sediment in driveway drains and area drains, etc. Pipe from sump to trench has accumulated sediment or is plugged. Cracked, collapsed, broken, or misaligned drain pipes.	Trash, debris, and sediment is cleared from dispersion trench components. Pipes are free of damage or defects that hinder system from functioning according to design.
Rock Pad	General	Only one layer of rock exists above native soil in area 6 square feet or larger, or any exposure of native soil. Soil erosion in or adjacent to rock pad.	Rock pad has been repaired or replaced to meet design standards.
Dispersal Area	Erosion or Sediment Accumulation	Erosion (gullies/ rills) greater than 2 inches deep in dispersal area. Accumulated sediment or debris to extent that blocks or channelizes flow path.	Cause of erosion has been eliminated and the damaged area has been repaired and stabilized.
	Standing Water After Storm Event	Standing surface water in dispersion area remains for more than 3 days after the end of a storm event.	Standing water drains within 72 hours of a storm event.
	Transition Zone Erosion and Sizing	Adjacent soil erosion; uneven surface creating concentrated flow discharge; or less than two feet of width.	Transition zone meets design criteria and does not exhibit erosion or other evidence of concentrated flows.
	Poor Vegetation Cover	Poor vegetation cover such that erosion is occurring.	Vegetation has been properly watered and established to meet facility design specifications.
	Excessive Vegetation Cover	Vegetation inhibits dispersed flow along flow path.	Vegetation has been weeded, trimmed, pruned, or thinned to meet facility design criteria.

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To view the stormwater site plan, please visit the City of Puyallup CityView permit portal using the following web address:

<https://cityview.puyallupwa.gov/Workspace/CityViewDMS/Document?id=166868>

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Exhibit B

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

Facility Name

Address

Begin DateEnd 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.
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

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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