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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: Western Washington Fair Association, Corp.
Abbreviated Legal Description: Portion of Section 33 Township 20 Range 4 Quarter 11
Complete Legal Description on Page 4 of this Document
Assessor's Tax Parcel or Account Number(s): 0420331121
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 Western Washington Fair Association, a Washington Profit Corporation (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: 110 9th Avenue Southwest, Puyallup, WA 98371.

C. Development Plan & Stormwater Facilities. The site, subdivision or other development plan (Plan) for the Property, specifically known, entitled or described as Gold Gate Redevelopment, International Village & Redevelopment, Barn M Improvements 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 – WASHINGTON STATE FAIR

A PORTION OF PIERCE COUNTY TAX PARCEL 0420331121

The northeast quarter of the northeast quarter and the north half of the southeast quarter of the northeast quarter of Section 33, Township 20 North, Range 4 East, W.M., in Pierce County, Washington, lying easterly of 5th Street Southwest and westerly of State Highway 512;

Except roads; and

Except that portion conveyed to the City of Puyallup by deed recorded under Recording Number 200701040072;

Together with that portion of the west half of vacated 5th Street Southwest abutting thereto and attached by operation of law, as vacated by City of Puyallup Ordinance No. 2865 and recorded under Recording Number 200701300188.

Situate in the County of Pierce, State of Washington.

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Western Washington Fair Association, Corp.

BY: _____
Renee McClain
Chief Executive Officer

Dated: 8/8/2025

City of Puyallup

Dated: 8/11/2025

BY: Signed by: Kenneth Cook
Accepted by:
Kenneth Cook
Development Eneigneering Manager

City of Puyallup

Dated: 8/5/2025

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

STATE OF Washington)
) -ss
COUNTY OF Pierce)

On this 8 day of August, 2025, before me personally appeared Renee McClain, to me known to be the Chief Executive Officer of Western Washington Fair Association, Corp. 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 on oath 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.

KELLY KIEHN
Notary Public
State of Washington
Commission # 24003348
My Comm. Expires Dec 2, 2027

Kelly Kiehn
Printed Name:
Notary Public in and for the State of Washington
Residing in: Puyallup
My appointment expires: December 2, 2027

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Exhibit 'A'
Operations and Maintenance Manual

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Washington State Fair - Gold Gate, International Village, Barn M Operation and Maintenance Manual

Stormwater from the Gold Gate, International Village, and Barn M development project areas are collected and infiltrated or detained. Infiltration or detention is used to meet the stormwater Minimum Requirements per the 2019 Department of Ecology Stormwater Management Manual for Western Washington.

Roof downspouts collect stormwater and are routed to an infiltration gallery on the north side of the Gold Gate site. Unlike the roof runoff areas, the other Gold Gate hardscape runoff areas are either collected through surface flow to a trench drain or surface flow to new permeable asphalt pavements. Runoff routed to the trench drain is eventually conveyed to the proposed infiltration gallery and permeable pavement runoff infiltrates on site.

Similarly to the Gold Gate project, the International Village building roof runoff is collected with roof downspouts, but the stormwater is instead routed to a detention tank. Adjacent hardscape area runoff sheet flows onto new permeable pavement and infiltrates onsite.

Barn M stormwater is routed to new type 1 catch basins. The type 1 catch basins collect and convey runoff to the existing stormwater system.

This document provides guidelines for the operation and maintenance of the stormwater management facilities at the Fair site. Much of this O & M Manual is adapted from the *2021 Pierce County Stormwater Management and Site Development Manual*, 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 gallery on site is designed to provide stormwater flow control through the infiltration of stormwater runoff generated on site. The infiltration gallery receives runoff from the canopy drains and leaders, which are collected through stormwater pipes and conveyed to the infiltration gallery. A portion of the paver runoff is collected in a trench drain and conveyed to the infiltration gallery as well.

The infiltration gallery has been sized using the WWHM based on the following criteria:

- Gallery Length x Width: 41.0' x 24.0'
- Effective Permeable Ballast Depth of 1.83-feet
- Design Infiltration Rate of 10.3 in/hr

- Side slopes H/V: 0
- Infiltrate 100% of runoff up to of the 100-year storm

An overflow pipe conveys any runoff, that exceeds a 100-year storm, to an existing stormwater manhole. The overflow pipe is set to at a higher elevation than the outflow in the manhole. Any runoff in an event that exceeds a 100-year storm overflows into the existing manhole.

Operation and Maintenance

The infiltration gallery requires 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 pond 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 upturned tees 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 infiltrates the runoff generated from the permeable asphalt and adjacent impermeable asphalt & concrete areas.

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

- 4” Permeable Asphalt/Permeable Concrete
- 1” ASTM #8 Stone
- 5” Permeable Ballast
- Design Infiltration Rate of 10.3 in/hr (Gold Gate), 2.0 in/hr (International Village)
- Infiltrate 100% of runoff up to of the 100-year storm

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Operation and Maintenance

Permeable pavements provide a path for animal waste to get into groundwater and the stormwater conveyance system. Therefore, any animal traffic should be directed away from permeable pavements.

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.

During non-storm events, the permeable pavement should be evaluated annually 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.

Closed Detention System

Design

The proposed detention tank on site is designed to provide stormwater flow control through the detention of stormwater runoff generated on site. The detention tank receives runoff from the roof drains and leaders, which is collected through stormwater pipes and conveyed to the detention vault.

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The detention vault has been sized using the WWHM based on the following criteria:

- Bottom Area: 71.0' x 20.1'
- Effective Depth of 2.19-feet
- 0.5' sediment storage at bottom of the pond
- Side slopes H/V: 2
- Control Structure to meet DOE flow control standards

Runoff from the control structure gravity flows to an existing manhole. The runoff discharged into the manhole is conveyed to the existing stormwater system.

Operation and Maintenance

Detention ponds require periodic maintenance to prevent clogging and maintain detention capacity, including:

- Clearing debris from pugged air vents
- Clearing accumulated sediment if exceeds thresholds stated in Appendix A
- Inspect for any openings or voids in conveyance system
- Maintain emergency overflow free of debris and vegetation.
- Clearing sediment from drain pipes/cleanouts
- Inspect for structure damage

See Appendix A for detention tank maintenance standards, procedures, and tracking log.

Inspection

The detention tank should be inspected annually during a storm event for detention capacity.

During non-storm events, the detention tank should be evaluated annually or after a storm event for deposited soil, sediment, debris, trash, vegetation and/or other materials.

Catch Basin

Design

The proposed catch basins on site are designed to capture stormwater and/or convey the stormwater to a new or existing stormwater system.

Gold Gate's proposed stormwater system uses solid lid type 1 catch basins to convey canopy runoff to the new infiltration gallery and existing roof runoff to the existing stormwater system.

The proposed International Village stormwater system also uses solid lid type 1 catch basins to convey roof runoff to a proposed detention tank. An additional solid lid type 1 catch basin is also used to convey any permeable pavement overflow to the existing stormwater system.

Barn M's proposed stormwater system primarily uses open-grate type 1 catch basins to collect and convey hardscape runoff to the existing stormwater system. One solid lid type 1 catch basin is used to convey hardscape runoff to the existing stormwater system.

Operation and Maintenance

Catch basins require periodic maintenance to prevent clogging and maintain collection and conveyance, including:

- Clearing trash and debris in front of and on top of catch basin grate
- Clearing trash and debris inside of catch basin, in inlets, and in outlets
- Remove any dead animal or vegetation present within the catch basin
- Clearing accumulated sediments
- Inspect for holes and cracks in the top slab or structure
- Inspect for misalignment, detachment, and/or settlement of frame and riser ring/top slab
- Inspect for openings or voids in conveyance system
- Inspect for any vegetation growing
- Inspect for any evidence of contaminants or pollutants
- Ensure catch basin covers are not missing or partially in place
- Ensure locking and removal mechanisms are working

See Appendix A for catch basin maintenance standards, procedures, and tracking log.

Inspection

The catch basins should be inspected annually during a storm event for collection and conveyance capacity.

During non-storm events, the catch basins should be evaluated annually or after a storm event for deposited soil, sediment, debris, trash, vegetation and/or other materials.

Manhole

Design

The proposed manholes on site are designed to convey the stormwater to a new or existing stormwater system.

Gold Gate does not propose any manholes.

The proposed International Village stormwater system also uses a solid lid manhole to route stormwater from proposed detention tank to the existing stormwater system.

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Barn M's proposed stormwater system uses a solid lid manhole to route stormwater from the proposed open-grate type 1 catch basins too the existing stormwater system.

Operation and Maintenance

Catch basins require periodic maintenance to prevent clogging and maintain conveyance, including:

- Clearing any trash, debris, or sediment located immediately in front of the inlet, outlet or sump.
- Clearing any dead animals or vegetation
- Inspect for holes and cracks in the top slab or structure
- Inspect for misalignment, detachment, and/or settlement of frame and riser ring/top slab
- Inspect for openings or voids in conveyance system
- Inspect for any vegetation growing
- Inspect for any evidence of contaminants or pollutants
- Ensure catch basin covers are not missing or partially in place
- Ensure locking and removal mechanisms are working
- Inspect that ladder meets design standards

See Appendix A for catch basin maintenance standards, procedures, and tracking log.

Inspection

The manholes should be inspected annually during a storm event for conveyance capacity.

During non-storm events, manholes should be evaluated annually or after a storm event for deposited soil, sediment, debris, trash, vegetation and/or other materials.

Conveyance Pipe

Design

The proposed conveyance pipes on site are designed to convey the stormwater to a new or existing stormwater system.

Gold Gate's proposed stormwater system uses conveyance pipes to route stormwater to the proposed infiltration basin or existing stormwater system.

The proposed International Village stormwater system also uses conveyance pipes to route stormwater to the proposed detention tank or existing stormwater system.

Barn M's proposed stormwater system uses conveyance pipes to route stormwater to the existing stormwater system.

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Operation and Maintenance

Catch basins require periodic maintenance to prevent clogging and maintain conveyance, including:

- Inspect for any evidence of contaminants or pollutants
- Removed obstructions (such as roots), sediment, and debris
- Inspect if protective coating is damaged
- Inspect for dents that decrease the cross-section area by at least 20%.

See Appendix A for catch basin maintenance standards, procedures, and tracking log.

Inspection

During non-storm events, the catch basins should be evaluated annually or after a storm event for deposited soil, sediment, debris, trash, vegetation and/or other materials.

Sources:

Pierce County Stormwater Management and Site Development Manual 2021
Puget Sound Partnership Low Impact Development Technical Guidance Manual for Puget Sound, December 2012
Department of Ecology Stormwater Management Manual for Western Washington 2019

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APPENDIX A

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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: (_____) _____

Part of Facility Checked	***Observations (List things that should be done)***	***Follow-up Actions Taken***	***Date Action Taken***

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Infiltration Basin

Infiltration Basin			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
			Note: table spans multiple pages.
General	Trash and Debris	Any trash and debris which exceed 1 cubic foot per 1,000 square feet. In general, there should be no visual evidence of dumping. If less than threshold all trash and debris will be removed as part of next scheduled maintenance.	Site is free of trash and debris.
	Poisonous Plants and Noxious Weeds	Any poisonous 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. (Apply requirements of adopted IPM policies for the use of herbicides.)	No danger of poisonous vegetation where maintenance personnel or the public might normally be. Complete eradication of noxious weeds may not be possible. Compliance with State or local eradication policies required.
	Contaminants and Pollution	Any evidence of oil, gasoline, contaminants, or other pollutants. (Coordinate removal/cleanup with local water quality response agency.)	No contaminants or pollutants present.
	Rodent Holes	Any evidence of rodent holes if facility is acting as a dam or berm, or any evidence of water piping through dam or berm via rodent holes.	Rodents destroyed and dam or berm repaired.
Storage Area	Sediment Reducing Infiltration Rate	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. (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.)	Sediment is removed and/or facility is cleaned so that infiltration system works according design standards.
Filter Bags (If Applicable)	Filled with Sediment and Debris	Sediment and debris fill bag more than 1/2 full.	Filter bag has been 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.

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Infiltration Basin			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
			Note: table spans multiple pages.
Side Slopes of Pond	Erosion	Eroded damage over 2 inches deep where cause of damage is still present or where there is potential for continued erosion. Any erosion observed on a compacted berm embankment.	Slopes have been stabilized using appropriate erosion control measure(s), e.g., rock reinforcement, planting of grass, compaction. If erosion is occurring on compacted berms a licensed civil engineer should be consulted to resolve source of erosion.
Pond Berms (Dikes)	Settlement	Any part of berm which has settled 4 inches lower than the design elevation.	Dike has been built back to the design elevation.
		If settlement is apparent, measure berm to determine amount of settlement.	
		Settling can be an indication of more severe problems with the berm or outlet works. A licensed civil engineer should be consulted to determine the source of the settlement.	
	Tree Growth	Tree growth on berms over 4 feet in height may lead to piping through the berm which could lead to failure of the berm.	Trees removed. If root system is small (base less than 4 inches) the root system may be left in place. Otherwise the roots should be removed and the berm restored. A licensed civil engineer should be consulted for proper berm/spillway restoration.
	Piping	Discernible water flow through pond berm. Ongoing erosion with potential for erosion to continue. (Recommend a Geotechnical engineer be called in to inspect and evaluate condition and recommend repair of condition.)	Piping eliminated. Erosion potential resolved.

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Infiltration Basin			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
Emergency Overflow/ Spillway	Tree Growth	Tree growth on emergency spillways creates blockage problems and may cause failure of the berm due to uncontrolled overtopping.	Trees removed. If root system is small (base less than 4 inches) the root system may be left in place. Otherwise the roots should be removed and the berm restored. A licensed civil engineer should be consulted for proper berm/spillway restoration.
	Rock Missing	Only one layer of rock exists above native soil in area five square feet or larger, or any exposure of native soil at the top of flow path of spillway. (Rip-rap on inside slopes need not be replaced.)	Rocks and pad depth are restored to design standards.
	Erosion	Eroded damage over 2 inches deep where cause of damage is still present or where there is potential for continued erosion. Any erosion observed on a compacted berm embankment.	Slopes have been stabilized using appropriate erosion control measure(s), e.g., rock reinforcement, planting of grass, compaction. If erosion is occurring on compacted berms a licensed civil engineer should be consulted to resolve source of erosion.
Presettling Ponds and Vaults	Facility or Sump Filled With Sediment and/or Debris	6" or designed sediment trap depth of sediment.	Sediment is removed.

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Permeable Pavement			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
			Note: table spans multiple pages.
Permeable Pavements (all)	Material Deposited on Pavement	Runoff from adjacent pervious areas deposits soil, mulch, or sediment on paving.	Soil, mulch, or sediment from adjacent areas has been removed from permeable pavement and measures taken to prevent further deposition of soil/ mulch material from adjacent areas on permeable pavement.
	Vegetative Debris	Accumulation of organic debris and leaf litter. Vegetation related fallout clogs or will potentially clog voids.	Vegetative debris removed and sources trimmed/ pruned as appropriate to reduce further debris accumulation. Water infiltrates per design function.
Porous Asphalt or Pervious Concrete	Surface Clogged	Surface is clogged: Ponding on surface or water flows off the permeable pavement surface during a rain event (does not infiltrate). Infiltration rate testing using ASTM C1701 indicates an infiltration rate of 10 inches per hour or less.	Surface has been cleaned/ cleared of sediment, debris, vegetation or other material and water infiltrates per design function.
	Sediment on Surface	Sediment present at the surface of the pavement.	Source of sediment has been identified and addressed, if possible. Surface of pavement is free of sediment.
	Moss Growth on Pavement	Moss growth inhibits infiltration or poses slip safety hazard.	Moss removed such that there is not a slip safety hazard and pavement infiltrates per design function.
	Pavement Damaged	Major cracks or trip hazards and concrete spalling and raveling.	Cracks or other damage to pavement repaired to grades and tolerances per design specifications; infiltration functions per design.
Interlocking Concrete Paver Blocks and Aggregate Pavers	Surface Clogged	Surface is clogged: Ponding on surface or water flows off the permeable pavement surface during a rain event (does not infiltrate).). Infiltration rate testing using ASTM C1701 indicates an infiltration rate of 10 inches per hour or less.	Surface has been cleaned/ cleared of sediment, debris, vegetation or other material and water infiltrates per design function.
	Settlement	Settlement of pavement surface (may indicate other problems).	Pavement restored to finished grades per design specifications and record drawings. Surface drainage function restored.
	Sediment on Surface	Sediment present at the surface of the pavement.	Surface of pavement is free of sediment and infiltrates per design function.
	Moss Growth on Pavement	Moss growth inhibits infiltration or poses slip safety hazard.	Moss removed such that there is not a slip safety hazard and pavement infiltrates per design function.
	Pavers Missing/ Damaged	Paver block(s) are missing or damaged.	Paver blocks repaired or replaced per design specifications and record drawings.
	Loss of Aggregate	Loss of aggregate material between paver blocks.	Aggregate replaced per design specifications and paver manufacturer's recommendations.

Permeable Pavement			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
			Note: table spans multiple pages.
	Settlement	Surface has settled in a manner that poses a safety hazard or inhibits infiltration.	Pavers restored to finished grades per design specifications and record drawings.
Open-Celled Paving Grid With Gravel	Aggregate Clogged	Aggregate is clogged: Ponding on surface or water flows off the permeable pavement surface during a rain event (does not infiltrate).	Aggregate has been cleaned/ cleared of sediment, debris, vegetation or other material and water infiltrates per design function.
	Paving Grid Missing/ Damaged	Paving grid missing or damaged.	Paving grid replaced or restored per design specifications and record drawings.
	Settlement	Settlement of pavement surface (may indicate other problems).	Pavement restored to finished grades per design specifications and record drawings.
	Loss of Aggregate	Loss of aggregate in paving grid.	Aggregate replaced per design specifications.
Open-Celled Paving Grid With Grass	Aggregate Clogged	Aggregate is clogged: Ponding on surface or water flows off the permeable pavement surface during a rain event (does not infiltrate).	Surface has been rehabilitated per manufacturer's recommendations and water infiltrates per design function.
	Paving Grid Missing/ Damaged	Paving grid missing or damaged.	Paving grid and grass surface replaced or restored per design specifications and record drawings.
	Settlement	Settlement of pavement surface (may indicate other problems).	Pavement restored to finished grades per design specifications and record drawings.
	Poor Grass Coverage	Poor grass coverage in paving grid.	Grass coverage restored per design specifications and manufacturer's recommendations.
Inlets/ Outlets/ Pipes	Inlet/ Outlet Pipe Damaged	Pipe is damaged.	Damaged pipe has been repaired/ replaced and flow capacity functions per design.
	Inlet/ Outlet Pipe Clogged	Pipe is clogged.	Pipe has been cleared and flow capacity functions per design.
	Underdrain Pipe Clogged	Plant roots, sediment or debris reducing capacity of underdrain (may cause prolonged drawdown period).	Pipe has been cleared and infiltration rate/ flow capacity of system functions per design.
	Raised Subsurface Overflow Pipe Clogged	Plant roots, sediment or debris reducing capacity of underdrain.	Pipe has been cleared and infiltration rate/ overflow capacity of system functions per design specifications.
	Outlet Structure Clogged	Sediment, vegetation, or debris reducing capacity of outlet structure.	Blockage has been cleared and outlet structure functions at full capacity per design.
	Erosion at Overflow	Native soil is exposed or other signs of erosion damage are present at discharge point.	Erosion has been repaired and eroded area stabilized.
Observation Port	Water Visible in Storage Aggregate	Water remains in the storage aggregate longer than anticipated by design after the end of a storm.	Cause or ponding investigated and addressed as needed to bring facility into conformance with design function.

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Closed Detention System (Tank/Vault)

Closed Detention System (Tanks/Vaults)			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
			Note: table spans multiple pages
Storage Area	Plugged Air Vents	One-half of the cross section of a vent is blocked at any point or the vent is damaged.	Vents open and functioning.
	Debris and Sediment	Accumulated sediment depth exceeds 10% of the diameter of the storage area for 1/2 length of storage vault or any point depth exceeds 15% of diameter. (Example: 72-inch storage tank would require cleaning when sediment reaches depth of 7 inches for more than 1/2 length of tank.)	Storage area free of sediment and debris.
	Joints Between Tank/Pipe Section	Any openings or voids allowing material to be transported into facility. (Will require engineering analysis to determine structural stability.)	All joint between tank/pipe sections are sealed.
	Tank Pipe Bent Out of Shape	Any part of tank/pipe is bent out of shape more than 10% of its design shape. (Review required by engineer to determine structural stability.)	Tank/pipe repaired or replaced to design.
	Vault Structure Includes Cracks in Wall, Bottom, Damage to Frame and/or Top Slab	Cracks wider than 1/2-inch and any evidence of soil particles entering the structure through the cracks, or maintenance/inspection personnel determines that the vault is not structurally sound.	Vault replaced or repaired to design specifications and is structurally sound.
		Cracks wider than 1/2-inch at the joint of any inlet/outlet pipe or any evidence of soil particles entering the vault through the walls.	No cracks more than 1/4-inch wide at the joint of the inlet/outlet pipe.
	Vegetation Encroachment	Root encroachment of tree or shrub have impacted function or integrity of wetvault.	Roots are found in vault to be removed and repair vault.
Access Manhole	Cover Not in Place	Cover is missing or only partially in place. Any open manhole requires maintenance.	Manhole is closed.

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Closed Detention System (Tanks/Vaults)			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
			Note: table spans multiple pages
	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 (may not apply to self-locking lids).	Mechanism opens with proper tools.
	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 and reinstalled by one maintenance person.
	Ladder Rungs Unsafe	Ladder is unsafe due to missing rungs, misalignment, not securely attached to structure wall, rust, or cracks.	Ladder meets design specifications. Allows maintenance person safe access.
Frame and Top Slab	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.

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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 regrouted 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.

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 regrouted 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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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. • 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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To view the stormwater site plans, please visit the City of Puyallup CityView permit portal using the following web addresses:

Gold Gate Redevelopment
https://cityview.puyallupwa.gov/Workspace/CityViewDMS/Document?id=143371

International Village & Redevelopment
https://cityview.puyallupwa.gov/Workspace/CityViewDMS/Document?id=161095

Barn M Improvements
https://cityview.puyallupwa.gov/Workspace/CityViewDMS/Document?id=185813

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Exhibit 'B'
Annual Inspection Report Form

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.
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