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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: Pierce College
Abbreviated Legal Description: Section 03, Township 19, Range 04
Complete Legal Description on Page 4 of this Document
Assessor's Tax Parcel or Account Number(s): 0419034039
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 Pierce College, a public community college of the State of Washington (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: 1601 39th Ave 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 Puyallup Campus Parking Expansion for Lots B and C, 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. The City shall defend, indemnify and hold the Landowner, 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 negligent activities or operations, performed by the City or on the City's behalf, that relate to the Stormwater Facilities and the subject matter of this agreement.

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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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Parcel 0419034039 Legal Description

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 2 AND OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 3, SAID POINT BEARS NORTH 00°13'37" EAST 60.10 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 3 AND IS ALSO THE NORTH MARGIN OF 112TH STREET EAST (39TH AVENUE SE); THENCE ALONG SAID NORTH MARGIN NORTH 86°30'40" WEST 1015.14 FEET TO THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN PIERCE COUNTY AUDITOR'S NUMBER 2362554; THENCE NORTH 00°13'59" EAST 1758.59 FEET; THENCE NORTH 45°03'08" EAST 722.96 FEET TO THE WESTERLY MARGIN OF WILDWOOD PARK DRIVE (SCHOOL ROAD EAST), AS CONVEYED TO PIERCE COUNTY BY INSTRUMENT RECORDED UNDER AUDITOR'S NO. 3125764 AND 2135764; THENCE ALONG SAID WESTERLY MARGIN THE FOLLOWING COURSE: SOUTH 08°28'11" EAST 195.80 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 331.56 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 79°33'34" A DISTANCE OF 460.40 FEET; THENCE SOUTH 88°01'45" EAST 289.96 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 760.23 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 82°42'29" A DISTANCE OF 1097.41 FEET; THENCE SOUTH 05°19'16" EAST 19.70 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 848.57 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 22°18'00" A DISTANCE OF 330.27 FEET; THENCE SOUTH 27°37'16" EAST 106.86 FEET; THENCE SOUTH 62°34'14" WEST 37.70 FEET; THENCE SOUTH 37°57'43" WEST 64.30 FEET; THENCE SOUTH 65°18'15" WEST 74.47 FEET; THENCE SOUTH 12°29'28" WEST 53.54 FEET; THENCE SOUTH 64°36'58" WEST 64.85 FEET; THENCE SOUTH 49°35'52" WEST 94.92 FEET; THENCE SOUTH 23°59'34" WEST 126.39 FEET; THENCE SOUTH 21°03'12" WEST 264.77 FEET; THENCE SOUTH 09°30'04" WEST 146.09 FEET TO SAID NORTH MARGIN OF 112TH STREET EAST; THENCE ALONG SAID MARGIN NORTH 88° 31'34" WEST 610.67 FEET TO EAST LINE OF SAID SECTION 3; THENCE NORTH 00°13'37" EAST 5.09 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

(Wetlands Parcel)THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON; DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 2, SAID POINT BEARS NORTH 00°13'37" EAST 55.01 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 2 AND IS ALSO THE NORTH MARGIN OF 112TH STREET EAST (39TH AVENUE SE); THENCE ALONG SAID NORTH MARGIN SOUTH 88°31'34" EAST 610.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 09°30'04" WEST 146.09 FEET; THENCE NORTH 21°03'12" EAST 264.77 FEET; THENCE NORTH 23°59'34" EAST 126.39 FEET; THENCE NORTH 49°35'52" EAST 94.92 FEET; THENCE NORTH 64°36'58" EAST 64.85 FEET; THENCE NORTH 12°29'28" EAST 53.54 FEET; THENCE NORTH 65°18'15" EAST 74.47 FEET; THENCE NORTH 37°57'43" EAST 64.30 FEET; THENCE NORTH 62°34'14" EAST 37.70 FEET TO A POINT OF THE WESTERLY MARGIN OF WILDWOOD PARK DRIVE (SCHOOL ROAD EAST); THENCE SOUTH 27°37'16" EAST ALONG SAID WESTERLY MARGIN A DISTANCE OF 51.87 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 920.34 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 29°05'30" A DISTANCE OF 467.30 FEET; THENCE SOUTH 01°28'14" WEST 259.81 FEET TO THE SAID NORTH MARGIN OF 112TH STREET EAST; THENCE ALONG SAID NORTH MARGIN NORTH 88°31'34" WEST 470.95 FEET; THENCE SOUTH 10°42'07" WEST 5.07 FEET; THENCE NORTH 88°31'34" WEST 55.77 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH ALL EASEMENTS OF RECORD.

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State of Washington
State Board for Community and Technical Colleges

Dated: 7/28/2025

BY: ______________________
Christopher C. Bailey
Interim Executive Director for the Washington State Board for Community and Technical Colleges on behalf of Pierce College

City of Puyallup

Dated: 8/11/2025

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

City of Puyallup

Dated: 7/23/2025

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

STATE OF Washington)
) -ss
COUNTY OF Thurston)

On this 28 day of July, 2025, before me personally appeared Christopher C. Bailey, to me known to be the Interim Executive Director for the Washington State Board for Community and Technical Colleges on behalf of Pierce College 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.

MARIANNA WATSON
APPOINTMENT EXPIRES February 27, 2029
NOTARY PUBLIC
COMM # 25007644
STATE OF WASHINGTON

____
Printed Name: Marianna Watson
Notary Public in and for the State of WA
Residing in: Lakewood, WA
My appointment expires: 2/27/2029

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Exhibit A

Operation and Maintenance Manual

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Private Stormwater Facilities Operation & Maintenance Manual

PREPARED FOR:

McGranahan Architects
Contact: Mr. Andy Hartung
2111 Pacific Avenue, Suite 100
Tacoma, WA 98402

PROJECT:

Pierce College Puyallup
Campus Parking Expansion
Puyallup, WA
2200718.12

PREPARED BY:

Claire Hovde, PE
Project Engineer

REVIEWED BY:

William J. Fierst, PE
Principal

DATE

November 2023

Civil Engineers • Structural Engineers • Landscape Architects • Community Planners • Land Surveyors

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1.0 Introduction

The Pierce College Puyallup Campus maintenance staff shall be responsible for maintaining properly functioning stormwater control facilities. This report presents a maintenance program that meets City of Puyallup maintenance requirements. The private stormwater facilities for this project include a system of catch basins and pipes to collect surface runoff and route it through bioretention facilities for stormwater treatment, prior to routing to either a detention facility or a level spreader.

It is vitally important that the proponent/owner maintain these facilities in a timely and conscientious manner to ensure the facilities function as designed. Siltation, debris, or lack of maintenance can reduce the capabilities of the conveyance system, which can lead to localized flooding. If bioretention facilities are not maintained in accordance with the attached maintenance checklist, onsite stormwater can contribute to negative water quality to downstream waterbodies of the state.

2.0 Responsibility

The private stormwater facilities will be owned and maintained by Pierce College Puyallup Campus maintenance personnel.

Property Owner

Pierce College Puyallup Campus
1601 39th Avenue SE
Puyallup, WA 98374
(253) 840-8400

3.0 Schedule

Maintenance of the stormwater facilities shall follow the schedule as specified in the attached maintenance checklists and as recommended by the media filter manufacturer guidelines. Additional maintenance may be required to respond to unusual storm events or reduced performance of the treatment system. A copy of the Pierce County-recommended maintenance schedule is attached and may be photocopied and used as inspection records. An annual inspection report must be submitted to City of Puyallup in accordance with the Maintenance Agreement.

It is recommended that the dispersion trench and the area directly downstream be inspected yearly and maintained. It is also recommended that the dispersion trench and area downstream be inspected after heavy precipitation events during the rainy season to evaluate if maintenance is necessary.

4.0 Cost

The following is an estimate of the average annual cost of maintenance for the stormwater control facilities within the scope of this project.

Vactor truck @ $200/hour x 12 hours	$2,400
Personnel @ $25/hour x 12 hours	$300
Dumping Fees @ $50/ton x 12 tons	$600
Sweep Parking Lots Once Yearly	$1,500
Total Estimated Annual Cost	**$4,800**

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5.0 Vegetation Management Plan

The attached maintenance schedule provides guidance on vegetation control and management. Irrigation and other maintenance, as necessary, shall be provided to ensure that vegetation remains viable and that a hardy root structure forms in the first year. Vegetation planting shall be provided, as described in the construction documents.

6.0 Instructions for Person Maintaining Stormwater System

The attached Maintenance Checklists specify maintenance schedules for stormwater facilities onsite. Plan to complete a checklist for all system components per the following schedule:

1. Monthly from November through April.
2. Once in late summer (preferably September).
3. After any major storm event (items marked "S" only).

Using photocopies of the attached pages, check off the problems that are noted each time the item is inspected. Document comments on problems found and the corrective action taken. The Inspection Checklist sheets should be kept on file and used to prepare the annual report required by Pierce County, due on or before **May 15** of each year. Use the Pierce County suggested inspection frequency at the left of each item as an inspection guide.

As described in Section 3.0 of this report, it is recommended that the dispersion trench and the area directly downstream be inspected yearly and after heavy precipitation events during the rainy season. If erosion or other issues are observed, additional slope surface care may be provided by placing straw wattles or other similar erosion control devices. Replanting, energy dissipators, and/or silt fence may be placed near drain outlets to further slow water and the effects of erosion. The owner shall ensure the current vegetation of the downslope portion of the dispersion area remains intact and the area remains uninhabited.

7.0 Conclusion

This Maintenance Manual is developed for the operation of the Pierce College Puyallup Campus Parking Expansion private stormwater systems. This maintenance document has been prepared within the guidelines of the City of Puyallup Construction Standards. If this plan is implemented, the owner can expect the stormwater system to function as designed.

AHBL, Inc.

Claire Hovde, PE
Project Engineer

CFH/lsk

November 2023

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Maintenance Checklists

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Basic Biofiltration Swale

Basic Biofiltration Swale			
Drainage System Feature	Potential Defect	Conditions When Needed	Minimum Performance Standard Note: table spans multiple pages.
General	Sediment Accumulation on Grass	Sediment depth exceeds 2 inches.	Grass treatment area of the swale is free of accumulated sediment deposits. Swale bottom is level from side to side and drains freely toward outlet. There should be no areas of standing water once inflow has ceased.
	Standing Water	When water stands in the swale between storms and does not drain freely.	Water drains from swale per design standards after a storm. (Any of the following may apply: remove sediment or trash blockages, improve

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Basic Biofiltration Swale			
Drainage System Feature	Potential Defect	Conditions When Needed	Minimum Performance Standard Note: table spans multiple pages.
			grade from head to foot of swale, remove clogged check dams, add underdrains, or convert to a wet biofiltration swale.)
	Flow Spreader	Flow spreader uneven or clogged so that flows are not uniformly distributed through entire swale width.	Spreader is level and clean so that flows are spread evenly over entire filter width.
	Constant Baseflow	When small quantities of water continually flow through the swale, even when it has been dry for weeks, and an eroded, muddy channel has formed in the swale bottom.	A low-flow pea-gravel drain the length of the swale has been added or a by-pass created for the baseflow around the swale.
	Poor Vegetation Coverage	When grass is sparse or bare or eroded patches occur in more than 10% of the swale bottom.	Grass coverage has been restored to good condition and facility meets design function.
	Vegetation	When the grass becomes excessively tall (greater than 10 inches); when nuisance weeds and other vegetation starts to take over.	Vegetation is mowed to less 3"-4" height. Nuisance vegetation has been removed such that flow is not impeded. Grass clippings removed from swale.
	Excessive Shading	Grass growth is poor because sunlight does not reach swale.	Overhanging limbs and brushy vegetation on adjacent slopes has been trimmed back to (extent based on acceptable aesthetics and maintained plant health) to allow adequate sunlight to reach grass in swale.
	Inlet/ Outlet	Inlet/outlet areas clogged with sediment and/or debris.	Material has been removed and there is no clogging or blockage in the inlet and outlet area.
	Trash and Debris Accumulation	Trash and debris accumulated in the bio-swale.	Remove trash and debris from bioswale.
	Erosion/Scouring	Eroded or scoured swale bottom due to flow channelization, or higher flows.	Eroded/scoured areas have been repaired and facility filters stormwater per design function. (Ruts or bare areas less than 12 inches wide may be repaired filling damaged portion with crushed gravel; grass will creep in over the rock in time. For large bare areas [generally >12" wide], the swale should be re-graded and re-seeded. For smaller bare areas, over-seed when bare spots are evident, or take plugs of grass from the upper slope and plant in the swale bottom at 8-inch intervals.)

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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.

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Control Structure/Flow Restrictor

Control Structure/Flow Restrictor			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
Structure	Trash and debris	Trash or debris of more than ½ cubic foot which is located immediately in front of the structure opening or is blocking capacity of the structure by more than 10%.	No Trash or debris blocking or potentially blocking entrance to structure.
		Trash or debris in the structure 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 structure.
		Deposits of garbage exceeding 1 cubic foot in volume.	No condition present which would attract or support the breeding of insects or rodents.
	Sediment	Sediment exceeds 60% of the depth from the bottom of the structure to the invert of the lowest pipe into or out of the structure or the bottom of the FROP-T section or is within 6 inches of the invert of the lowest pipe into or out of the structure or the bottom of the FROP-T section.	Sump of structure contains no sediment.
	Damage to frame and/or top slab	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 structure through cracks, or maintenance person judges that structure is unsound.	Structure is sealed and 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 structure through cracks.	No cracks more than 1/4 inch wide at the joint of inlet/outlet pipe.
	Settlement/ misalignment	Structure has settled more than 1 inch or has rotated more than 2 inches out of alignment.	Basin replaced or repaired to design standards.
	Damaged pipe joints	Cracks wider than ½-inch at the joint of the inlet/outlet pipes or any evidence of soil entering the structure 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.
	Ladder rungs missing or unsafe	Ladder is unsafe due to missing rungs, misalignment, rust, cracks, or sharp edges.	Ladder meets design standards and allows maintenance person safe access.
FROP-T Section	Damage	T section is not securely attached to structure wall and outlet pipe structure should support at least 1,000 lbs of up or down pressure.	T section securely attached to wall and outlet pipe.
		Structure is not in upright position (allow up to 10% from plumb).	Structure in correct position.
		Connections to outlet pipe are not watertight or show signs of deteriorated grout.	Connections to outlet pipe are water tight; structure repaired or replaced and works as designed.
		Any holes—other than designed holes—in the structure.	Structure has no holes other than designed holes.
Shear Gate	Damaged or missing	Shear gate is missing.	Replace shear gate.
		Shear gate is not watertight.	Gate is watertight and works as designed.

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		Gate cannot be moved up and down by one maintenance person.	Gate moves up and down easily and is watertight.
		Chain/rod leading to gate is missing or damaged.	Chain is in place and works as designed.
Orifice Plate	Damaged or missing	Control device is not working properly due to missing, out of place, or bent orifice plate.	Plate is in place and works as designed.
	Obstructions	Any trash, debris, sediment, or vegetation blocking the plate.	Plate is free of all obstructions and works as designed.
Overflow Pipe	Obstructions	Any trash or debris blocking (or having the potential of blocking) the overflow pipe.	Pipe is free of all obstructions and works as designed.
	Deformed or damaged lip	Lip of overflow pipe is bent or deformed.	Overflow pipe does not allow overflow at an elevation lower than design
Inlet/Outlet Pipe	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 (If Applicable)	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.	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.

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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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Fencing/Gates/Bollards/Water Quality Sign

Fencing/Gates/Bollards/Water Quality Sign			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
Fencing (Site)	Site erosion or holes under fence	Erosion or holes more than 4 inches high and 12-18 inches wide permitting access through an opening under a fence.	No access under the fence.
Fencing (Wood Posts, Boards, and Cross Members)	Missing or damaged parts	Missing or broken boards, post out of plumb by more than 6 inches or cross members broken	No gaps on fence due to missing or broken boards, post plumb to within 1½ inches, cross members sound.
	Weakened by rotting or insects	Any part showing structural deterioration due to rotting or insect damage	All parts of fence are structurally sound.
	Damaged or failed post foundation	Concrete or metal attachments deteriorated or unable to support posts.	Post foundation capable of supporting posts even in strong wind.
Fencing (Metal Posts, Rails, and Fabric)	Damaged parts	Post out of plumb more than 6 inches.	Post plumb to within 1½ inches.
		Top rails bent more than 6 inches.	Top rail free of bends greater than 1 inch.
		Any part of fence (including post, top rails, and fabric) more than 1 foot out of design alignment.	Fence is aligned and meets design standards.
		Missing or loose tension wire.	Tension wire in place and holding fabric.
	Deteriorated paint or protective coating	Part or parts that have a rusting or scaling condition that has affected structural adequacy.	Structurally adequate posts or parts with a uniform protective coating.
	Openings in fabric	Openings in fabric are such that an 8-inch diameter ball could fit through.	Fabric mesh openings within 50% of grid size.
Chain Link Fencing Gate	Damaged or missing members	Missing gate.	Gates in place.
		Broken or missing hinges such that gate cannot be easily opened and closed by a maintenance person.	Hinges intact and lubed. Gate is working freely.
		Gate is out of plumb more than 6 inches and more than 1 foot out of design alignment.	Gate is aligned and vertical.
		Missing stretcher bar, stretcher bands, and ties.	Stretcher bar, bands, and ties in place.
	Locking mechanism does not lock gate	Locking device missing, non-functioning or does not link to all parts.	Locking mechanism prevents opening of gate.
	Openings in fabric	Openings in fabric are such that an 8-inch diameter ball could fit through.	Fabric mesh openings within 50% of grid size.

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Fencing/Gates/Bollards/Water Quality Sign			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
Bollards	Damaged or missing	Bollard broken, missing, does not fit into support hole or hinge broken or missing.	No access for motorized vehicles to get into facility.
	Does not lock	Locking assembly or lock missing or cannot be attached to lock bollard in place.	No access for motorized vehicles to get into facility.
Water Quality Sign	Sign is Damaged or Missing	Water quality sign is leaning more than 8 inches off vertical.	Sign reset to plumb.
		Water quality sign is missing or 20% of the surface is unreadable.	Sign replaced.

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Grounds

Grounds (Landscaping)			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
Site	Trash or litter	Any trash and debris which exceed 1 cubic foot per 1,000 square feet (this is about equal to the amount of trash it would take to fill up one standard size office garbage can). In general, there should be no visual evidence of dumping.	Trash and debris cleared from site.
	Noxious weeds	Any noxious or nuisance vegetation which may constitute a hazard to County personnel or the public.	Noxious and nuisance vegetation removed according to applicable regulations. No danger of noxious vegetation where County personnel or the public might normally be.
	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.
	Grass/groundcover	Grass or groundcover exceeds 18 inches in height.	Grass or groundcover mowed to a height no greater than 6 inches.
Trees and Shrubs	Hazard	Any tree or limb of a tree identified as having a potential to fall and cause property damage or threaten human life. A hazard tree identified by a qualified arborist must be removed as soon as possible.	No hazard trees in facility.
	Damaged	Limbs or parts of trees or shrubs that are split or broken which affect more than 25% of the total foliage of the tree or shrub.	Trees and shrubs with less than 5% of total foliage with split or broken limbs.
		Trees or shrubs that have been blown down or knocked over.	No blown down vegetation or knocked over vegetation. Trees or shrubs free of injury.
		Trees or shrubs which are not adequately supported or are leaning over, causing exposure of the roots.	Tree or shrub in place and adequately supported; dead or diseased trees removed.

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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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Debris Barrier & Access Barrier (e.g. Trash Rack)

Debris Barrier			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
General	Trash and Debris	Trash or debris that is plugging more than 20% of the openings in the barrier.	Barrier cleared to design flow capacity.
	Damaged/ Missing Bars	Bars are bent out of shape more than 3 inches.	Bars in place with no bends more than 3/4 inch.
		Bars are missing or entire barrier missing.	Bars in place according to design specifications.
		Bars are loose and rust is causing 50% deterioration to any part of barrier.	Barrier replaced or repaired to design specifications.
	Missing or Damaged Debris Barrier	Debris barrier missing or not attached to inlet/ outlet pipe.	Barrier is in place and firmly attached to 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. • 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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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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Bioretention System

Bioretention System			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
			Note: table spans multiple pages.
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. Standing water that may allow mosquito breeding has been removed and cause of standing water has been addressed (see "Ponded Water").
Facility Area	Trash and Debris	Trash and debris present in facility area.	Pest-damaged vegetation has been removed. Facility area is free of trash and debris.
	Pet Waste	Large volumes of feces from domestic pets are present.	Pet waste removed. Pet waste station or additional signage installed, if appropriate.
	Mulch	Mulch depth is less than 2 inches or the facility has bare spots without mulch cover.	Mulch has been restored to a depth of 2 to 3 inches and is appropriate to the location within the facility (e.g. compost mulch in the bottom and wood chips on side slopes).
Facility Bottom Area	Sediment	Sediment accumulated to extent that infiltration rate is reduced, water can be seen to be ponding, or surface storage capacity is significantly impacted.	Source of sediment has been identified and controlled. Excess sediment has been removed, and damaged vegetation and mulch has been replaced.
	Leaves	After fall leaf drop, leaves have accumulated in the facility in a manner to pose a risk of impeding water flow or clogging the outlet.	Leaves have been removed.
	Ponded Water	Water overflows during storms smaller than the design event, or ponded water remains in the basin more than 48 hours after the end of a storm.	Cause of excessive ponding has been identified by investigating: 1) potential that debris build-up is impeding infiltration; 2) condition of underdrain (if present); 3) potential that other water inputs are present (e.g. groundwater, illicit connections); 4) facility size is appropriate to contributing area; and 5) condition of bioretention soil media.

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Bioretention System			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
			Note: table spans multiple pages.
			Cause of excessive ponding has been corrected. Engineer has been consulted where necessary.
Earthen Side Slopes and Berms	Erosion at Inlets/ Outlets	Erosion (gullies/ rills) greater than 2 inches deep around inlets, outlet, and alongside slopes.	For channels or cuts over 3 inches deep, temporary erosion control measures have been put into place until permanent repairs are made. Source of erosion has been addressed/ eliminated and eroded areas repaired per design specifications, with additional stabilizing material (cobbles, vegetation, etc.) added as necessary.
	Erosion of Side Slopes	Erosion of sides causes slope to become a hazard.	Source of erosion has been addressed and side slopes repaired to design specifications. Slopes have stabilizing material where necessary.
	Settlement	Settlement greater than 3 inches (relative to undisturbed sections of berm).	Slopes and berm have been restored to design elevations/ heights.
	Berm Leaking	Downstream face of berm wet; seeps or leaks evident.	Any seeps or leaks have been plugged and berm material and compaction are per design specifications. Engineer has been consulted where necessary.
	Rodents in Berm	Any evidence of rodent holes or water piping in berm.	Rodents have been eradicated (see "Pests in Facility"). Holes have been filled and berm compacted (see "Berm Leaking").
Amended Soil	Soil Nutrients	Soil not providing plant nutrients.	Soil providing plant nutrients.
	Bare Spots	Bare spots on soil in bioretention area.	No bare spots. Bioretention area covered with vegetation or mulch mixed into the underlying soil.
	Compaction	Poor infiltration due to soil compaction in the bioretention area.	No soil compaction in the bioretention area.
Low Permeability Check Dams and Weirs	Sediment or Other Debris Blocking	Sediment, vegetation, or debris accumulated at or blocking (or having the potential to block) check dam, flow control weir or orifice.	No blockage present of check dam, flow control weir, or orifice. Any likely immediate sources of additional debris or sediment (e.g. additional dead plant material, erosion issue, etc. upstream) addressed or removed.
	Erosion or Undercutting	Erosion and/or undercutting present.	Eroded and/or undercut areas have been repaired and sources of issue addressed to prevent further erosion/undercutting at weir.
	Grade Board Not Level	Grade board or top of weir damaged or not level.	Grade board is undamaged (repaired or replaced) and level.

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Bioretention System			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
			Note: table spans multiple pages.
Inlet	Erosion at Inlet	Concentrated flows are causing erosion at inlet.	A cover of rock or cobbles or other erosion protection measure (e.g., matting) is in place to protect the ground where concentrated water enters the facility (e.g., a pipe, curb cut or swale).
Splash Block Inlet	Water Misdirected from Inlet	Water is not being directed properly to the facility and away from the inlet structure.	Splash block(s) reconfigured/ repaired to direct water to facility and away from structure.
Curb Inlet/Outlet	Leaf Accumulation at Curb Cut	Accumulated leaves or other debris at curb cuts (inlets and outlets) can block water flow and proper function of the facility. Maintenance is particularly important in the fall.	Curb cuts and adjacent gutters are free of leaves and debris, and water can flow freely into (and out of) the facility.
Pipe Inlet/Outlet	Pipe is Damaged	Pipe is damaged.	Pipe repaired or replaced to design specifications.
	Pipe is Clogged	Pipe is clogged, completely or partially. Problem material may include leaves, debris, trash, roots, sediment, or other material.	Pipe is unclogged and free of any obstructions. Pipe functioning at design capacity.
	Access is Blocked	Vegetation is blocking access for inspection.	Area within 1 foot of inlets/outlets is clear of vegetation, and access pathways are clear and maintained where necessary.
Trash Rack	Trash and Debris	Trash or other debris is present on trash rack. Capacity may be reduced by buildup of trash or debris.	Trash rack is free of trash, leaves, debris, or other foreign material.
	Bar Screen Damage	Bar screen on trash rack is damaged or missing.	Bar screen has been repaired/ replaced to design specifications.
Overflow	Overflow Blocked	Overflow capacity is reduced by sediment or debris.	Overflow area is free of sediment and debris and capacity functions per design standards.
Underdrain Pipe	Reduced Capacity	Plant roots, sediment, or debris may reduce the capacity of the underdrain. Symptoms may include ponded water in facility bottom area.	Underdrain pipe is free or plant roots, sediment, and debris. Infiltration and pipe capacity functioning per design function.
Vegetation (continues on next page)	Plant Health	Plants not thriving across at least 80% of the entire design vegetated area within the BMP; overly dense vegetation requiring pruning.	Healthy water tolerant plants in bioretention area, plants thriving across at least 80% of the entire design vegetated area within the facility.

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Bioretention System			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
			Note: table spans multiple pages.
	Diseased Plant Material	Diseased plants or plant material is present in the facility.	Diseased plants and plant parts have been removed and disposed of in an approved location (off-site). Potential sources of and conditions exacerbating disease have been addressed (see Pacific Northwest Plant Disease Management Handbook). Vegetated areas replanted as necessary to maintain vegetative coverage per design.
	Vegetation Needs Pruning	Trees and shrubs need regular maintenance and/or corrective pruning.	Trees and shrubs pruned per routine maintenance schedule, appropriate to individual species and age of plants. All pruning of mature trees done under direct supervision of ISA certified arborist.
	Large Trees and Shrubs Interfering	Large trees and shrubs interfere with operation of the facility or access for maintenance.	Trees and shrubs have been pruned using most current ANSI A300 standards and ISA BMPs. Trees and shrubs removed if necessary for operation of facility per design function.
	Dead Vegetation	Standing dead vegetation is present (particularly in fall and spring).	Standing dead vegetation has been removed from site; gaps in vegetation have been replaced with new plantings where necessary, or appropriate erosion control measures put in place until vegetation replacement is feasible.
	Maintenance Needed Around Mature Trees	If conditions warrant maintenance work or planting of new vegetation around mature trees (within the dripline), appropriate care must be taken to avoid adverse impacts to the mature tree(s).	The most current ANSI A300 standards and ISA BMPs have been followed to the extent practicable (e.g., take care to minimize any damage to tree roots and avoid compaction of soil) when working around and under mature trees. New plantings under mature trees include mainly plants that come as bulbs, bare root or in 4-inch pots; new plants in no larger than 1-gallon containers.
	Stakes or Guys Present	Stakes or guys present in plantings installed for over 1 year.	Stakes or guys have been removed from new vegetation after 1 year since installation. Holes have been backfilled where necessary.
	Vehicular Sight Lines Impaired by Vegetation	Vegetation causes some visibility (line of sight) or driver safety issues.	Vegetation has been pruned to appropriate height and spread to maintain sight clearances. If continued (regular) pruning of a given plant have been necessary, plant(s) have been relocated to a more appropriate location and replaced with plant(s) of appropriate mature size.
	Emergent Vegetation Compromises Conveyance	Emergent vegetation compromises conveyance (may become too dense).	Emergent vegetation has been thinned and does not impede conveyance.

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Bioretention System			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
			Note: table spans multiple pages.
	Noxious Weeds Present	Noxious weeds are present among the site vegetation. Remove, bag, and dispose of Class A & B noxious weeds immediately per WA law. Make reasonable attempts to remove and dispose of Class C noxious weeds. See http://www.nwcb.wa.gov/. Follow Integrated Pest Management (IPM) protocols.	Noxious weeds are not present on site above thresholds established by WA law.

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To view the stormwater site plan pages, go to the City of Puyallup CityView permit portal using this web address:

https://permits.puyallupwa.gov/Portal/Permit/GetFile/106963

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04E-	19 N-	03	4/4		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

Exhibit B

Annual Inspection Report Example

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