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 Puyallup, WA 98371

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Document Title: Stormwater Outfall Management & BMP Facilities Agreement

Grantee: City of Puyallup

Grantor: The Cafaro Northwest Partnership

Abbreviated Legal Description: A PORTION OF LOT 9, SOUTH HILL MALL PHASE II BINDING SITE PLAN AS RECORDED UNDER AUDITOR'S FEE NUMBER 9505310496

Complete Legal Description on Pages 4-5 of this Document

Assessor's Tax Parcel or Account Number(s): 6021590090

Reference Number of Related Document(s):

Stormwater Management & BMP Facilities Agreement

- A. Parties.** The parties to this agreement are Grantee City of Puyallup, a Washington State municipal corporation (City), and Grantor landowner The Cafaro Northwest Partnership, an Ohio general partnership (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: 3601 9th St SW, Puyallup, WA 98373.
- C. Development Plan & Stormwater Facilities.** The site, subdivision or other development plan (Plan) for the Property, specifically known, entitled or described as Homewood Suites Stormwater O&M Plan, 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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December 4, 2017
Revised February 20, 2018

State of Washington
County of Pierce
City of Puyallup

SOUTH HILL MALL

LEGAL DESCRIPTION

Unit 95
Demised Premises

Situated in the State of Washington, County of Pierce, and City of Puyallup and being part of Section 4, T-19-N, R-4-E of the Willamette Meridian, and being more fully described as follows:

Beginning at the intersection of the centerline of S.R. 161 (South Meridian Street) and the centerline of 39th Avenue SW (112th Street East), also being known as the southeast corner of the southeast 1/4 of section 4 and being further identified as a brass pin in a 2" iron pipe encased in concrete;

Thence N 89° 22' 01" W, along the centerline of 39th Avenue SW (112th Street East), a distance of 2,741.97 feet to the intersection of the centerline of 39th Avenue SW (112th Street East), and the centerline of 9th Street SW (94th Avenue East), also being the south quarter corner of Section 4, T-19-N, R-4-E;

Thence N 00° 00' 00" E, along the centerline of 9th Street SW (94th Avenue East), a distance of 1,413.14 feet;

Thence N 90° 00' 00" E, leaving the centerline of 9th Street SW (94th Avenue East), a distance of 99.76 feet to the intersection of the easterly right-of-way line of 9th Street SW (94th Avenue East), and the southerly right-of-way line of State Route 512;

Thence S 88° 26' 42" E, leaving the easterly right-of-way line of 9th Street SW (94th Avenue East), and along the southerly right-of-way line of State Route 512, a distance of 315.92 feet;

Thence S 76° 29' 26" E, continuing along the southerly right-of-way line of State Route 512, a distance of 230.14 feet;

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Unit 95
Demised Premises

December 4, 2017
Revised February 20, 2018

South Hill Mall
Legal Description

Thence N 84° 14' 26" E, continuing along the southerly right-of-way line of State Route 512, a distance of 109.68 feet;

Thence N 67° 19' 52" E, continuing along the southerly right-of-way line of State Route 512, a distance of 328.38 feet;

Thence S 22° 40' 08" E, leaving the southerly right-of-way line of State Route 512, and entering upon the lands of The Cafaro Northwest Partnership as recorded under number 9105300698 in Book 0686, Page 3462 as records at the Pierce County Auditor Office, Washington, a distance of 46.79 feet and being the **TRUE PLACE OF BEGINNING** for the herein described parcel of land;

Thence N 67° 19' 22" E, a distance of 198.76 feet to a point of curvature of a curve to the right;

Thence along the arc of a curve to the right, a distance of 24.03 feet to a point of tangency, having a radius of 35.00 feet and a central angle of 39° 19' 53", with a chord bearing N 86° 59' 18" E, and a chord distance of 23.56 feet;

Thence S 73° 20' 46" E, a distance of 54.32 feet;

Thence S 00° 55' 49" W, a distance of 442.89 feet;

Thence S 44° 47' 46" W, a distance of 99.62 feet;

Thence N 89° 54' 16" W, a distance of 183.62 feet;

Thence N 00° 15' 31" E, a distance of 450.92 feet and returning to the **True Place of Beginning** and enclosing an area of 125,222.93 square feet or 2.8747 acres of land.

The above said legal description is not based on an actual field survey but is based on a survey performed by Mark S. Harrison, Washington Professional Land Surveyor No. 21467 of Barghausen Consulting Engineers, Inc. originally dated April 4, 1994 as shown on drawings 1 thru 10, entitled, "South Hill Mall, Phase II, Binding Site Plan," and recorded under recording number 9505310496 on May 5, 1995.

The Cafaro Northwest Partnership

File No. 21 Final

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The Cafaro Northwest Partnership

BY: Anthony M. Cafaro Jr.
 Anthony M. Cafaro, Jr.
 Authorized Agent

Dated: October 27, 2025

City of Puyallup

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

Dated: 10/28/2025

City of Puyallup

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

Dated: 9/25/2025

STATE OF Ohio)
)
 COUNTY OF Trumbull)

-ss

On this 27th day of October, 2025, before me personally appeared Anthony M. Cafaro, Jr., to me known to be the Authorized Agent of The Cafaro Northwest Partnership that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said partnership, 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 partnership.

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



Nina M. Seifert
 Notary Public, State of Ohio
 My Commission Expires
 July 4, 2028

Nina M. Seifert
 Printed Name: Nina M. Seifert
 Notary Public in and for the State of Ohio
 Residing in: Trumbull County
 My appointment expires: July 4, 2028

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Exhibit A

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Homewood Suites

**Stormwater Operations
& Manual Plan**

**3500 S Meridian
Puyallup, WA 98373**

**Prepared by:
Blue Environmental, LLC
800 5th Ave #101-251
Seattle, WA 98104
(206) 669-5965**

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Stormwater Operations and Maintenance Plan

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Stormwater Operations and Maintenance Plan

1. Purpose and Background

This Operations and Maintenance (O&M) Plan describes the permanent stormwater facilities installed at the Homewood Suites in Puyallup, WA. The purpose of this plan is to ensure long-term functionality of the stormwater system, prevent localized flooding, protect water quality, and meet the City of Puyallup Stormwater Management Program (SMP) requirements.

The property owner is responsible for conducting inspections, performing maintenance, and keeping records for all stormwater facilities. Records must be available to City staff upon request.

2. Stormwater Collection and Conveyance Systems

2.1. Type I and Type II Catch Basins

2.1.1. Location

Catch basins are located in the parking and driveway areas.

2.1.2. Function

A catch basin is an underground chamber designed to capture and temporarily hold stormwater runoff. It includes a sediment sump at the bottom to trap debris, sediment, and pollutants before the water enters the storm drain system. The primary purpose of catch basins is to prevent blockages in downstream pipes and to convey collected runoff into the underground stormwater system.

2.1.3. Inspection and Maintenance

Inspection to all catch basins must be performed **quarterly** and **after major storms** (>2" rainfall in 24 hrs). The maintenance table can be found in [Appendix A](#).

The following are triggers for when to perform inspections and maintenance to the catch basins:

- Sediment in the basin exceeds 60% sump or there is less than a minimum of 6" clearance from the sediment to surface to the lowest pipe
- Debris, trash, or vegetation are blocking grates.

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- Structural damage to the catch basin is visible, such as cracks or mis-alignment
- Cover is missing or grate opening is more than 7/8 inch
- Ladder is missing rungs

The table in [Section 3](#) outlines the inspection and maintenance schedule.

2.2. Stormwater Conveyance Pipes & Manholes

2.2.1. Location

The stormwater pipes and manholes are located underground and connect the catch basins and vaults to the outfall.

2.2.2. Function

The storm drain pipes and manholes form the conveyance system that transports stormwater collected from catch basins to the detention vaults and outfall. Manholes provide access points for inspection, cleaning, and maintenance of the underground piping network, helping to ensure the system remains clear and functional.

2.2.3. Inspection and Maintenance

Inspection to all pipes and manholes must be performed **annually** and **after major storm events** (>2” rainfall in 24 hrs). The maintenance table can be found in [Appendix B](#).

The following are triggers for when to perform inspections and maintenance to the pipes and manholes:

- Pipe flow is obstructed or slowed due to a blockage.
- Trash, debris, or other materials accumulate near or around the manhole cover.
- Manholes show signs of structural damage or sediment accumulation exceeding 6 inches.

The table in [Section 3](#) outlines the inspection and maintenance schedule.

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2.3. Detention Vaults

2.3.1. Location

The detention vaults are located on either side of the hotel building, near the southside of the site.

2.3.2. Function

The detention vaults are designed to temporarily store stormwater, provide treatment by allowing sediment and pollutants to settle, and release the water at a controlled rate to reduce downstream flooding and erosion.

2.3.3. Inspection and Maintenance

Inspection to both vaults must be performed **quarterly** and **after major storm events** (>2" rainfall in 24 hrs). The maintenance table can be found in [Appendix C](#).

The following are triggers for when to perform inspections and maintenance to the vaults:

- A quarterly inspection is due or a major storm has passed.
- Visible structural damage is observed, such as cracks or a missing cover.
- Sediment accumulation exceeds 6 inches in depth.
- The orifice plate or outlet shows signs of clogging.
- Access hatches or ladders are damaged or unsafe to use.

The table in [Section 3](#) outlines the inspection and maintenance schedule.

2.4. Outfall Structure

2.4.1. Location

The outfall structure is located downstream of the vault system.

2.4.2. Function

The outfall conveys stormwater from the site to the public stormwater system, ensuring controlled discharge.

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2.4.3. *Inspection and Maintenance*

Inspection to the outfall pipe must be performed **quarterly** and **after major storm events** (>2" rainfall in 24 hrs). The maintenance table can be found in [Appendix D](#).

The following are triggers for when to perform inspections and maintenance to the outfall pipe:

- A quarterly inspection is due.
- The outlet pipe shows signs of blockage or structural damage.
- Debris or vegetation is present that could obstruct flow.

The table in [Section 3](#) outlines the inspection and maintenance schedule.

2.5. Contech StormFilter Standard East and West

2.5.1. *Location*

The Contech Stormfilters are located on the north end of the east and west vaults.

2.5.2. *Function*

The Contech StormFilter is an underground water quality vault containing filter cartridges designed to remove fine sediment, oils, nutrients, and metals from stormwater runoff.

2.5.3. *Inspection and Maintenance*

Per the Contech StormFilter Inspection and Maintenance guide, included in Appendix F, the filters should be inspected at **least once a year**. Cartridge replacement and sediment removal typically required every 1–5 years, depending on sediment loading and site conditions. Maintenance should occur during dry weather months (late summer to early fall) when the vault can be safely accessed

3. Maintenance and Inspections Schedules

The table below outlines the required maintenance and frequency for each stormwater structure.

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Stormwater Operations and Maintenance Plan

Stormwater Structure	Inspection Frequency	Maintenance Trigger
Catch Basins	Quarterly & after major storms	<ul style="list-style-type: none"> Sediment > 6", sediment exceeds 60% sump, or blocked inlet Trash or debris immediately in front of catch basin Structural damage
Storm Pipes and Manholes	Annually & after major storms	<ul style="list-style-type: none"> Blockages, structural damage, sediment > 6"
Vaults	Quarterly & after major storms	<ul style="list-style-type: none"> Replace media, remove oil/sediment Sediment > 6", clogged outlet, access issues
Outfall	Quarterly	<ul style="list-style-type: none"> Blockages, erosion, damage
StormFilters	Annual, ideally before winter	<ul style="list-style-type: none"> Sediment overload, water not filtering

4. Recordkeeping Requirements

Maintain inspection and maintenance records for at least 5 years.

Records must be available to the City of Puyallup upon request.

Records should include:

- Date of inspection/maintenance
- Name of inspector/contractor
- Observations and measurements (e.g., sediment depth)
- Maintenance performed
- Photos (recommended)

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Inspection reports for each stormwater structure are provided in the corresponding appendix.

Appendices

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Appendix A - Catch Basin Maintenance Table

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Catch Basin

Catch Basin			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
Note: table spans multiple pages.			
General	Trash and Debris	Trash or debris which is located immediately in front of the catch basin opening or is blocking inletting capacity of the basin by more than 10%.	No trash or debris located immediately in front of catch basin or on grate opening.
		Trash or debris (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of six inches clearance from the debris surface to the invert of the lowest pipe.	No trash or debris in the catch basin.
		Trash or debris in any inlet or outlet pipe blocking more than 1/3 of its height.	Inlet and outlet pipes free of trash or debris.
		Dead animals or vegetation that could generate odors that could cause complaints or dangerous gases (e.g., methane).	No dead animals or vegetation present within the catch basin.
	Sediment	Sediment (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of 6 inches clearance from the sediment surface to the invert of the lowest pipe.	No sediment in the catch basin.
	Structure Damage to Frame and/or Top Slab	Top slab has holes larger than 2 square inches or cracks wider than 1/4 inch. (Intent is to make sure no material is running into basin.)	Top slab is free of holes and cracks.
		Frame not sitting flush on top slab, i.e., separation of more than 3/4 inch of the frame from the top slab. Frame not securely attached.	Frame is sitting flush on the riser rings or top slab and firmly attached.
	Fractures or Cracks in	Maintenance person judges that structure is unsound.	Basin replaced or repaired to design standards.

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	Basin Walls/ Bottom	Grout fillet has separated or cracked wider than 1/2 inch and longer than 1 foot at the joint of any inlet/outlet pipe or any evidence of soil particles entering catch basin through cracks.	Pipe is regouted and secure at basin wall.
	Settlement/ Misalignment	Catch basin has settled more than 1 inch or has rotated more than 2 inches out of alignment.	Basin replaced or repaired to design standards.
	Vegetation Inhibiting System	Vegetation growing across and blocking more than 10% of the basin opening.	No vegetation blocking opening to basin.
		Vegetation growing in inlet/outlet pipe joints that is more than six inches tall and less than six inches apart.	No vegetation or root growth present.
	Contaminants and Pollution	Any evidence of oil, gasoline, contaminants, or other pollutants. Sheen, obvious oil, or other contaminants present. • Identify and remove source	No contaminants or pollutants present.
Catch Basin Cover	Cover Not in Place	Cover is missing or only partially in place. Any open catch basin requires maintenance.	Catch basin cover is closed.
	Locking Mechanism Not Working	Mechanism cannot be opened by one maintenance person with proper tools. Bolts into frame have less than 1/2 inch of thread. One or more bolts are missing.	Mechanism opens with proper tools. All bolts are seated and no bolts are missing. Cover is secure.
	Cover Difficult to Remove	One maintenance person cannot remove lid after applying normal lifting pressure (Intent is to keep cover from sealing off access to maintenance).	Cover can be removed by one maintenance person.
Metal Grates (If Applicable)	Grate Opening Unsafe	Grate with opening wider than 7/8 inch.	Grate opening meets design standards.
	Trash and Debris	Trash and debris that is blocking more than 20% of grate surface inletting capacity.	Grate free of trash and debris.
	Damaged or Missing	Grate missing or broken member(s) of the grate.	Grate is in place and meets design standards.
Oil/Debris Trap (If Applicable)	Dislodged	Oil or debris trap is misaligned with or dislodged from the outlet pipe.	Trap is connected to and aligned with outlet pipe.

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Appendix B - Stormwater Pipes and Manholes Maintenance
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Conveyance Pipe

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

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Manhole			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
Note: table spans multiple pages.			
General	Trash and Debris	Trash or debris which is located immediately in front of the opening or is blocking inletting capacity of the basin by more than 10%.	No trash or debris located immediately in front of manhole or on grate opening.
		Trash or debris (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of six inches clearance from the debris surface to the invert of the lowest pipe.	No trash or debris in the basin.
		Trash or debris in any inlet or outlet pipe blocking more than 1/3 of its height.	Inlet and outlet pipes free of trash or debris.
		Dead animals or vegetation that could generate odors that could cause complaints or dangerous gases (e.g., methane).	No dead animals or vegetation present within the catch basin.
	Sediment	Sediment (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of 6 inches clearance from the sediment surface to the invert of the lowest pipe.	No sediment in the basin.
	Structure Damage to Frame and/or Top Slab	Top slab has holes larger than 2 square inches or cracks wider than 1/4 inch. (Intent is to make sure no material is running into manhole.)	Top slab is free of holes and cracks.
		Frame not sitting flush on top slab, i.e., separation of more than 3/4 inch of the frame from the top slab. Frame not securely attached.	Frame is sitting flush on the riser rings or top slab and firmly attached.
	Fractures or Cracks in Basin Walls/ Bottom	Maintenance person judges that structure is unsound.	Basin replaced or repaired to design standards.
		Grout fillet has separated or cracked wider than 1/2 inch and longer than 1 foot at the joint of any inlet/outlet pipe or any evidence of soil particles entering manhole through cracks.	Pipe is regouted and secure at basin wall.

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Manhole			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
	Settlement/ Misalignment	Manhole has settled more than 1 inch or has rotated more than 2 inches out of alignment.	Manhole replaced or repaired to design standards.
	Vegetation Inhibiting System	Vegetation growing across and blocking more than 10% of the opening.	No vegetation blocking opening to manhole.
		Vegetation growing in inlet/outlet pipe joints that is more than six inches tall and less than six inches apart.	No vegetation or root growth present.
	Contaminants and Pollution	Any evidence of oil, gasoline, contaminants, or other pollutants. Sheen, obvious oil, or other contaminants present. • Identify and remove source.	No contaminants or pollutants present.
Manhole Cover	Cover Not in Place	Cover is missing or only partially in place. Any open manhole is a safety hazard and requires immediate maintenance.	Manhole cover is closed.
	Locking Mechanism Not Working	Mechanism cannot be opened by one maintenance person with proper tools. Bolts into frame have less than 1/2 inch of thread. One or more bolts are missing.	Mechanism opens with proper tools. All bolts are seated and no bolts are missing. Cover is secure.
	Cover Difficult to Remove	One maintenance person cannot remove lid after applying normal lifting pressure (Intent is to keep cover from sealing off access to maintenance).	Cover can be removed by one maintenance person.
Ladder	Ladder Rungs Unsafe	Ladder is unsafe due to missing rungs, not securely attached to manhole wall, misalignment, rust, cracks, or sharp edges.	Ladder meets design standards and allows maintenance person safe access.
Metal Grates (If Applicable)	Grate Opening Unsafe	Grate with opening wider than 7/8 inch.	Grate opening meets design standards.
	Trash and Debris	Trash and debris that is blocking more than 20% of grate surface inletting capacity.	Grate free of trash and debris.
	Damaged or Missing	Grate missing or broken member(s) of the grate.	Grate is in place and meets design standards.

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Stormwater Operations and Maintenance Plan

Appendix C - Detention Vault Maintenance Table

RANGE	TOWNSHIP	SECTION	QUARTER	033	24/ 32
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Wet Vault			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
General	Trash/Debris Accumulation	Trash and debris accumulated in vault, pipe, or inlet/outlet (includes floatables and non-floatables).	Vault is free of trash and debris.
	Sediment Accumulation in Vault	Sediment accumulation in vault bottom exceeds the depth of the sediment zone plus 6-inches.	Vault is free of sediment.
	Damaged Pipes	Inlet/outlet piping damaged or broken and in need of repair.	Pipe has been repaired and/or replaced to design specifications.
	Access Cover Damaged/Not Working	Cover cannot be opened or removed, especially by one person.	Cover repaired or replaced to design specifications.
	Blocked Ventilation	Ventilation area blocked or plugged.	Blocking material has been cleared from ventilation area and removed. A specified % of the vault surface area must provide ventilation to the vault interior (see design specifications).
	Damage – Includes Cracks in Walls Bottom, Damage to Frame and/or Top Slab	Maintenance/inspection personnel determine that the vault is not structurally sound.	Vault replaced or repairs made such that vault meets design specifications and is structurally sound.
		Cracks wider than 1/2 inch at the joint of any inlet/outlet pipe or evidence of soil particles entering through the cracks.	Vault repaired so that no cracks exist wider than 1/4-inch at the joint of the inlet/outlet pipe.
	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.
	Baffles	Baffles corroding, cracking, warping and/or showing signs of failure as determined by maintenance/inspection staff.	Baffles repaired or replaced to design specifications.
	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.
	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.

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Wet Vault			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
Ladder	Access Ladder Damage	Ladder is corroded or deteriorated, not functioning properly, not attached to structure wall, missing rungs, has cracks and/or misaligned. Confined space warning sign missing.	Ladder replaced or repaired to design specifications, and is safe to use as determined by inspection personnel. Confined space entry warning and requirements sign is present, clean, and legible. Ladder and entry notification complies with OSHA standards.
Access Manhole	Cover/lid not in place	Cover/lid is missing or only partially in place. Any open manhole requires immediate maintenance.	Manhole access covered.
	Locking mechanism not working	Mechanism cannot be opened by one maintenance person with proper tools. Bolts cannot be seated. Self-locking cover/lid does not work.	Mechanism opens with proper tools.
	Cover/lid difficult to remove	One maintenance person cannot remove cover/lid after applying 80 lbs of lift.	Cover/lid can be removed and reinstalled by one maintenance person.

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Stormwater Operations and Maintenance Plan

Appendix D - Outfall Maintenance Table

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Facility Discharge Points (Outfall)

Facility Discharge Point (Outfall)			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
Monitoring	Contaminants in Discharge Water	Any evidence of oil, gasoline, contaminants, or other pollutants. Sheen, obvious oil, or other contaminants present. • Identify and remove source.	Effluent discharge from facility is clear.
	Receiving Area Saturated	Water in receiving area is causing substrate to become saturated and unstable.	Receiving area is sound and not saturated.
	Ditch or Stream Banks Eroding (via Off Site Assessment)	Erosion, scouring, or headcuts in ditch or stream banks downstream of facility discharge point due to flow channelization or higher flows.	Ditch or stream banks are stable.
	Access	Vegetation is overgrown and there is no access to the outfall.	Vegetation is removed and/or path is cleared to access the outfall.
	Stains or Deposits	Stains or deposits present within the discharge area that are not natural occurring.	No stains or deposits exist and the source has been eliminated, unless the source is determined to be natural occurring.
	Stormwater Flow	Flow exists during the summer dry months when no flows should be present.	Source of the flows has been eliminated or source has been determined to be groundwater interflow.
General	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 replaced to design function.
	Erosion	Soil erosion in or adjacent to rock pad.	Rock pad replaced to design function.
	Obstructions, Including Roots	Roots or debris enters pipe 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.
	Pipe Rusted or Deteriorated	Any part of the pipe that is broken, crushed, or deformed more than 20% or any other failure to the piping.	Pipe repaired or replaced to design standards.

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Stormwater Operations and Maintenance Plan

Appendix E - Contech StormFilter Manufacturer Maintenance Procedures

The following manual will be used to maintain the Homewood Suites StormFilter.

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

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To view the stormwater site plan pages, go to the City of Puyallup City View permit portal using the web address shown below:

<https://cityview.puyallupwa.gov/Workspace/CityViewDMS/Document?id=73770>

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Exhibit B

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

Facility Name _____

Address _____

Begin Date _____ End Date _____

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

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

BMP ID# — Always use ID# from the Operation and Maintenance Manual.
Inspected by — Note all inspections and maintenance on this form, including the required independent annual inspection.
Cause for inspection — Note if the inspection is routine, pre-rainy-season, post-storm, annual, or in response to a noted problem or complaint.
Exceptions noted — Note any condition that requires correction or indicates a need for maintenance.
Comments and actions taken — Describe any maintenance done and need for follow-up.

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

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