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RANGE	TOWNSHIP	SECTION	QUARTER	095	1/ 23
04E-	20 N-	27	02		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

Document Title: Stormwater Outfall Management & BMP Facilities Agreement

Grantee: City of Puyallup

Grantor: DOCE LLC

Abbreviated Legal Description: A portion of the NW 1/4 of the NW 1/4 of SEC. 27, TWN. 20 N., RGE. 04 E. W.M. and Lots 1, 2, 3, Block 4, Shuman's Second Addition to Puyallup

Complete Legal Description on Page 4 of this Document

Assessor's Tax Parcel or Account Number(s): 7600200051

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 DOCE LLC, a Washington limited liability company (Landowner).
- B. Property.** Landowner is the owner of certain real property (Property), which is legally described in this document and is located at the following address: 501 2nd St. NE, Puyallup, WA 98372.
- C. Development Plan & Stormwater Facilities.** The site, subdivision or other development plan (Plan) for the Property, specifically known, entitled or described as 2nd Street Apartments 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.

RANGE	TOWNSHIP	SECTION	QUARTER		2/
04E-	20 N-	27	02	095	23
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

D. Agreement. On the terms and conditions set forth herein, the City and Landowner agree as follows:

1. The Stormwater Facilities shall be constructed, operated, used, maintained and repaired by Landowner in accordance with the requirements of the Plan, and any other applicable law or regulation.
2. Landowner (which expressly includes its agents, successors and assigns, including any 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.

RANGE	TOWNSHIP	SECTION	QUARTER	095	3/ 23
04E-	20 N-	27	02		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

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>

RANGE	TOWNSHIP	SECTION	QUARTER	095	4/ 23
04E-	20 N-	27	02		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

LEGAL DESCRIPTION

(PER OLD REPUBLIC TITLE, LTD., ORDER NUMBER 5217024093-CB, EFFECTIVE DATE MAY 23, 2018, AT 8:00 A.M.):

PARCEL A:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST BOUNDARY OF 2ND STREET N.E. IN THE CITY OF PUYALLUP, 149.78 FEET NORTH OF THE SOUTHWEST CORNER OF BLOCK 4, SHUMAN'S SECOND ADDITION TO PUYALLUP, PIERCE COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 99, RECORDS OF PIERCE COUNTY, WASHINGTON;

THENCE CONTINUE NORTH ON SAID BOUNDARY, 130.22 FEET;
 THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 4, 120 FEET;
 THENCE SOUTH PARALLEL WITH SAID EAST BOUNDARY OF 2ND STREET N.E., 130.22 FEET TO THE NORTH LINE OF SAID BLOCK 4;
 THENCE WEST 120 FEET TO THE POINT OF BEGINNING.

PARCEL B:

LOTS 1, 2 AND 3, BLOCK 4, SHUMAN'S SECOND ADDITION TO PUYALLUP, PIERCE COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 99, RECORDS OF PIERCE COUNTY, WASHINGTON.

BOTH SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

RANGE	TOWNSHIP	SECTION	QUARTER	095	6/ 23
04E-	20 N-	27	02		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

Exhibit A

RANGE	TOWNSHIP	SECTION	QUARTER		7/23
04E-	20 N-	27	02	095	
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

1.0 Project Description

The 2nd Street Apartments project in Puyallup, referred to herein as the “project site” or “site”, is located northeast of the intersection of 2nd Street NE and 5th Avenue NE on Tax Parcel 7600200051 and is located within the Northwest Quadrant of the Northwest Quadrant of Section 27, Township 20 North, Range 4 East, Willamette Meridian, within the city limits of Puyallup, Washington. The project is bounded to the north by an auto sales lot and a single-family residence, and to the east by a single-family residence and an apartment building. Access will be provided from 5th Avenue NE and 2nd Street NE. The site is currently zoned as central business district (CBD). Refer to Exhibit C-1 for a Vicinity Map.

The project proposes the construction of an apartment building with a footprint of approximately 7,600 square feet. Other improvements will include driveways, site paving, landscaping, and improvements to the adjacent right-of-way. Proposed utilities include storm drainage, a sanitary sewer connection, and a water system.

This report presents a maintenance program that meet the requirements of the 2021 Pierce County *Stormwater Management and Site Development Manual (SMSDM)*. This document provides the guidelines for facilities to be maintained in a timely and conscientious manner. If the stormwater facilities and conveyance systems are not adequately inspected and maintained periodically, it could lead to local flooding and increased erosion potential. Siltation, debris, or lack of general maintenance can reduce the performance capabilities of the facilities.

2.0 Maintenance Importance and Intent

The importance of maintenance for the proper functioning of stormwater control facilities cannot be overemphasized. A substantial portion of failures (clogging of filters, resuspension of sediments, loss of storage capacity, etc.) are due to inadequate maintenance. Stormwater Best Management Practice (BMP) maintenance is essential to ensure that BMPs function as intended throughout their life cycle.

The fundamental goals of maintenance activities are to ensure the entire flow regime and treatment train designed for this site continue to fully function. For this site, these include:

- Maintain designed stormwater infiltration capacity.
- Maintain ability to safely convey design stormwater flows.
- Maintain ability to treat stormwater runoff quality.
- Preserve soil and plant health, as well as stormwater flow contact with plant and soil systems.
- Clearly identify systems so they can be protected.
- Keep maintenance costs low.
- Prevent large-scale or expensive stormwater system failures.
- Prevent water quality violations or damage to downstream properties.

The intent of this section and manual is to pass on to the responsible parties all information critical to understanding the design of the system, risks and considerations for proper use, suggestions for maintenance frequencies, and cost so that realistic budgets can be established.



RANGE	TOWNSHIP	SECTION	QUARTER		8/
04E-	20 N-	27	02	095	23
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

3.0 Responsible Parties

This project includes a mix of public and private facilities. The permeable concrete sidewalk located within the right-of-way is to be dedicated to City of Puyallup to own and maintain. The private stormwater facilities within the site shall be owned and maintained by SPP Manufacturing’s maintenance personnel.

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.

4.0 Facilities Requiring Maintenance

A system of catch basins and pipes will convey stormwater from the proposed parking lot to one of three Contech StormFilter units before it reaches the underground gravel infiltration trench. The apartment buildings’ roof downspouts will drain directly to the trench. A 1-foot wide gravel ditch along the east property line will infiltrate runoff from the property’s east landscape buffer.

5.0 Maintenance Instructions

The parties responsible for maintenance must review and apply the maintenance requirements contained herein. These maintenance instructions outline conditions for determining whether maintenance actions are required, as identified through inspection. However, they are not intended to be measures of the facility's required condition at all times between inspections. Exceedance of these conditions at any time between inspections or maintenance activity does not automatically constitute a violation of these standards. However, based on inspection observations, the inspection and maintenance presented in the checklists shall be adjusted to minimize the length of time that a facility is in a condition that requires a maintenance action. For facilities not owned and maintained by the City, a log of maintenance activity that indicates what actions were taken must be kept onsite and be available for inspection by the City.

Maintenance should be conducted monthly from November through April, once in later summer (preferably September), and after any major storm event. Additional maintenance may be required to respond to unusual storm events or reduced performance of the facilities. A copy of the recommended maintenance schedule is included in Exhibit A and may be photocopied and used as inspection records. Inspection reports should be completed annually.

Routine inspection and maintenance apply to the following systems that are considered an integral part of the onsite stormwater and pollution prevention facilities:

- Catch Basins.
- Filter Cartridges.
- Gravel Trench.
- Roof Downspouts.
- Landscaping and Trees.



RANGE	TOWNSHIP	SECTION	QUARTER	095	9/ 23
04E-	20 N-	27	02		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

Exhibit A-1 contains a stormwater facility maintenance schedule. A maintenance guide for the storm filters is included in Exhibit A-2. Plan to complete a checklist for all system components per the following schedule:

- Monthly from November through April.
- Once in later summer (preferably September).
- After any major storm events.

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.

6.0 Vegetation Maintenance

The maintenance schedules in Exhibit A provide guidance on vegetation control and management within stormwater facilities and general ground maintenance. 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.

7.0 Pollution Source Control Measures

Pollution source control is the application of pollution prevention practices on a developed site to reduce contamination of stormwater runoff at its source. Site-specific BMPs have been incorporated into the site plan to reduce contaminants used or discharged to the environment. Refer to Exhibit B for Source Control BMPs for commercial facilities.

This Stormwater Maintenance and Source Control Plan is developed for the operation of the Puyallup 2nd Street Apartments 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.



Allyson Burket
Project Engineer

AB/lsk

December 2021
Revised October 2024

RANGE	TOWNSHIP	SECTION	QUARTER	095	10/ 23
04E-	20 N-	27	02		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

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.

RANGE	TOWNSHIP	SECTION	QUARTER	095	11/ 23
04E-	20 N-	27	02		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

	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.

RANGE	TOWNSHIP	SECTION	QUARTER	095	12/ 23
04E-	20 N-	27	02		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

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.	

RANGE	TOWNSHIP	SECTION	QUARTER	095	13/ 23
04E-	20 N-	27	02		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

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.

RANGE	TOWNSHIP	SECTION	QUARTER	095	14/ 23
04E-	20 N-	27	02		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

Media Cartridge Filters			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
Note: table spans multiple pages.			
General	Structure Damage to Frame and/or Top Slab	Top slab has holes larger than 2 square inches or cracks wider than 1/4 inch. (Intent is to make sure no material is running into vault.)	Top slab is free of holes and cracks.
		Frame not sitting flush on top slab, i.e., separation of more than 3/4 inch of the frame from the top slab. Frame not securely attached.	Frame is sitting flush on the riser rings or top slab and firmly attached.
Forebay	Sediment Accumulation	Sediment accumulation exceeds 6 inches or 1/3 of available sump.	All sediment removed from storage area.
Media Filter Vault	Sediment Accumulation on Top Media Filters (Cartridges)	Sediment depth exceeds 0.25-inches (on top of filter cartridges).	No sediment deposits which would impede permeability of the compost media. No sediment deposits on top of cartridges. (Sediment on cartridges likely indicates that cartridges are plugged and require maintenance.)
	Sediment Accumulation in Vault	Sediment depth exceeds 4 inches in chamber. Look for other indicators of clogged cartridges or overflow.	No sediment deposits in vault bottom of first chamber. Cartridges have been checked and replaced or serviced as needed.
	Trash and Debris Accumulation	Trash and debris accumulated in vault.	No trash or debris in vault.
	Sediment in Drain Pipes/Clean-Outs	When drain pipes, clean-outs, become full with sediment and/or debris.	Sediment and debris has been removed.
	Damaged Pipes	Any part of the pipes that are crushed or damaged due to corrosion and/or settlement.	Pipe repaired and/or replaced to design specifications.
	Cover/lid not in place	Cover/lid is missing or only partially in place. Any open manhole requires immediate maintenance.	Manhole access covered.
	Locking mechanism not working	Mechanism cannot be opened by one maintenance person with proper tools. Bolts cannot be seated. Self-locking cover/lid does not work.	Mechanism opens with proper tools.
	Cover/lid difficult to remove	One maintenance person cannot remove cover/lid after applying 80 lbs. of lift.	Cover/lid can be removed and reinstalled by one maintenance person.
Vault Structure Includes Cracks in Wall, Bottom, Damage to	Cracks wider than 1/2 inch or evidence of soil particles entering the structure through the cracks, or maintenance/inspection personnel determine that the vault is not structurally sound.	Vault replaced or repairs made so that vault meets design specifications and is structurally sound.	

RANGE	TOWNSHIP	SECTION	QUARTER	095	15/ 23
04E-	20 N-	27	02		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

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

RANGE	TOWNSHIP	SECTION	QUARTER	095	16/ 23
04E-	20 N-	27	02		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

Infiltration Trench

Infiltration Trench			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
General	Contaminants and Pollution	Any evidence of oil, gasoline, contaminants, or other pollutants. Sheen, obvious oil, or other contaminants present. • Identify and remove source.	No contaminants or pollutants present.
	Sediment Depth (via Surface/ Observation Well Inspection)	Sediment depth greater than one foot above stone aggregate or the surface inlet or 20% of the pipe diameter.	No sediment in infiltration trench.
	Drainage Slow	Decreased capacity that indicates slow drainage. Does not meet facility design infiltration rate. The Water Quality Design Storm Volume does not infiltrate within 48 hours. Water remains in the trench for greater than 24 hours after the end of most moderate rainfall events.	Perforated drain pipe has been cleaned and drainage rates are per design specifications. (Do not allow removed sediment and water to discharge back into the storm sewer.)
	Trash & Debris	Trash or debris which is located immediately in front of the catch basin opening or is blocking inletting capacity of the basin by more than 10%.	No trash or debris located immediately in front of catch basin or on grate opening.

RANGE	TOWNSHIP	SECTION	QUARTER	095	17/ 23
04E-	20 N-	27	02		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

Downspout Infiltration - Infiltration Trench

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

RANGE	TOWNSHIP	SECTION	QUARTER		18/
04E-	20 N-	27	02	095	23
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

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.

RANGE	TOWNSHIP	SECTION	QUARTER		19/
04E-	20 N-	27	02	095	23
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

Contech StormFilter product manual can be accessed at:

<https://www.conteches.com/stormwater-management/filtration/stormfilter/>

RANGE	TOWNSHIP	SECTION	QUARTER	095	20/ 23
04E-	20 N-	27	02		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

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=164684>

RANGE	TOWNSHIP	SECTION	QUARTER		
04E-	20 N-	27	02	095	21/ 23
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

Exhibit B

RANGE	TOWNSHIP	SECTION	QUARTER	095	22/ 23
04E-	20 N-	27	02		
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

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

