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**Document Title:** Stormwater Outfall Management & BMP Facilities Agreement  
**Grantee:** City of Puyallup  
**Grantor:** Benaroya Capital Company LLC  
**Abbreviated Legal Description:** Lots 1-3, City of Puyallup BLR No. P-21-0138, under recording No. 202203225003  
**Complete Legal Description:** See Exhibit 'A'  
**Assessor's Tax Parcel or Account Number(s):** 0419034036, 0419034037, 0419034038  
**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 Benaroya Capital Company, 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: 1015, 1019-1021, & 1023 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 Centeris and Puyallup Public Safety Building provide 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 **B**. 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 **C**.
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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Benaroya Capital Company, LLC

Dated: 6/2/26

BY: *Larry R. Benaroya*  
 Larry R. Benaroya  
 Manager

City of Puyallup

Dated: 6/3/2026

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

City of Puyallup

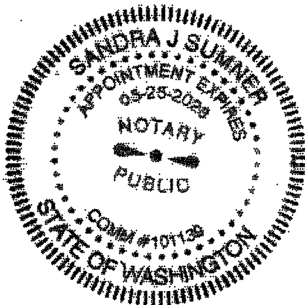
Dated: 6/4/2026

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

STATE OF Washington )  
 )  
 COUNTY OF King ) -ss

On this 2nd day of June, 2026, before me personally appeared Larry R. Benaroya, to me known to be the Manager of Benaroya Capital Company, LLC that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, 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 limited liability company.

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



*Sandra Joan Sumner*  
 Printed Name: Sandra Joan Sumner  
 Notary Public in and for the State of Washington  
 Residing in: Mountlake Terrace  
 My appointment expires: May 25, 2028

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**Exhibit A**

LOTS 1 THROUGH 3, CITY OF PUYALLUP BOUNDARY LINE REVISION NO.  
P-21-0138, RECORDED MARCH 22, 2022 UNDER RECORDING NO. 202203225003, IN  
PIERCE COUNTY, WASHINGTON.

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EXHIBIT B

# OPERATIONS AND MAINTENANCE MANUAL FOR STORM DRAINAGE FACILITIES

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## Centeris & Puyallup Public Safety Building

1015, 1019-1021, & 1023 39<sup>th</sup> Avenue SE  
Puyallup, WA 98374

Prepared for:  
Benaroya Capital Company , LLC  
9675 SE 36<sup>th</sup> Avenue, Suite 115  
Mercer Island, WA 98040

May 15, 2026  
Our Job No. 18111&23796

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**1.0 SITE ADDRESS**

The site is located at 1015, 1019-1021, and 1023 39th Avenue SE within the City of Puyallup, Washington and encompasses three existing tax parcels (0419034036, 0419034037, and 0419034038).

**2.0 INTRODUCTION**

The site has a drainage system that needs periodic maintenance in order to function properly. This report describes the storm drainage system and delineates operation and maintenance responsibilities and requirements for the site.

The design of the drainage facilities discussed in this manual can be found in the Centeris and Puyallup Public Safety Building construction drawings and stormwater site plan on file with the City of Puyallup.

The entire site is approximately 77 acres in size. The purpose of this manual is to address maintenance of stormwater facilities installed with the construction of the projects. For the Centeris project, these stormwater facilities are intended to retain stormwater runoff from the redeveloped portions of the site of approximately 1.1 acres in size. Runoff on the Centeris project site is sent to the storm water retention pond via underground pipes. For the Puyallup Public Safety Building project, the redevelopment project drains to both existing and proposed storm drainage catch basins and pipes.

**3.0 PLAN GOAL**

The specific purpose of the stormwater facilities present on this project are to collect, convey, and retain runoff on the site.

**4.0 MAINTENANCE AND OPERATIONAL RESPONSIBILITIES**

Owners/Tenants have the following Operations and Maintenance responsibilities, which include:

- I. Inspection and maintenance of all on-site drainage facility components (storm manholes, pipes, retention pond) at least twice annually:
  - A. Remove accumulated sediment and debris from all pipes, structures, and retention pond (any debris and/or sediment collected shall be disposed of in accordance with applicable State and Federal requirements).
  - B. Inspect and repair any damage, including; cracks, unsealed joints and pipes that deviate from their design shape
  - C. Maintain access points including manhole hole lids, grates and ladders
  - D. Debris and leaves shall be removed from catch basin grates
  - E. General site surroundings:
    - 1) Maintaining good housekeeping practices on the site will reduce the amount of trash, debris, and sediment that reaches the storm system.

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- 2) The owner, tenants and anyone doing landscaping on the property must be careful to avoid introducing landscape fertilizer to receiving waters or groundwater.

**5.0 REPORTING**

The above maintenance activities will be documented each year and kept in a log book. Maintenance logs shall be made available to the City of Puyallup upon request. This manual and the logs should be kept on-site, preferably in an office belonging to the person tasked with ensuring the system is function as intended.

**6.0 RESPONSIBLE PARTY/ORGANIZATION**

Benaroya Capital Company, LLC  
 9675 36th Street, Suite 115  
 Bellevue, WA 98040

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Access Road/Easement			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
General	Erosion	Soils are bare or eroded.	Erosion repaired and soils have been protected (through seeding/matting/etc.).
	Road Surface	Condition of road surface may lead to erosion of the facility or limit access.	Road repaired, repaved, or resurfaced to restore access.
	Erosion of Ground Surface	Noticeable rills are seen in landscaped areas.	Eroded areas are filled, contoured, and seeded. Affected areas regraded as necessary. Steps have been taken to eliminate source of erosion (dispersing flows, energy dissipation, etc.).
	Trash & Debris / Litter	Litter accumulation exceeds 1 cubic foot per 1,000 square feet.	No trash or debris present.
	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.	Eradication of Class A weeds as required by State law. Control of other listed weeds as directed by local policy.  Apply requirements of adopted IMP plan for use of herbicides.
	Tree Growth and Hazard Trees	Tree growth does not allow maintenance access or interferes with maintenance activity (i.e., slope mowing, silt removal, vacuuming, or equipment movements). If trees are not interfering with access or maintenance, do not remove.  If dead, diseased, or dying trees are identified.  (Use a certified Arborist to determine health of tree or removal requirements.)	Trees do not hinder maintenance activities. Harvested trees should be recycled into mulch or other beneficial uses (e.g., alders for firewood).  Remove hazard trees.
Trees or shrubs that have been blown down or knocked over.			
	Weeds (Nonpoisonous)	Weeds growing in more than 20% of the landscaped area (trees and shrubs only).	Weeds present in less than 5% of the landscaped area.
	Insects	When insects such as wasps and hornets interfere with maintenance activities.	Insects destroyed or removed from site.  Apply insecticides in compliance with adopted IPM Plan.

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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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Catch Basin			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
	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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Compost-Amended Soil			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
Soil Media	Soils Waterlogged or Not Infiltrating	Soils become waterlogged, or otherwise do not appear to be infiltrating.	Soils have been aerated or amended such that infiltration occurs and soils to not remain completely saturated, per design specifications.
	Erosion/Scouring	Areas of potential erosion are visible, such as gullies or scouring.	Any eroded areas have been repaired, and sources of erosion addressed to prevent further soil erosion.
Vegetation	Vegetation in Poor Health	Less than 75% of planted vegetation is healthy with a generally good appearance.	At least 75% of planted vegetation is healthy with generally good appearance. Any conditions found that were deleterious to plant health have been corrected where possible.  Routine maintenance schedule has been updated as necessary to ensure continued plant health and satisfactory appearance.
	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 Present	Other weeds (not listed on City/State noxious weed lists) are present on site.	Weeds have been removed per the routine maintenance schedule, following IPM protocols.

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

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Conveyance Pipe			
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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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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Downspout Splash Block			
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.
	Inspection Frequency	Annually and after large storms.	Rain harvesting equipment is functioning normally.
Splash Block	Water Directed Towards Building	Water is being directed towards building structure.	Water is directed away from foundations and other building structures.
	Downspout water misdirected	Water coming from the downspout is not discharging to the dispersal area.	Water is discharging normally to the dispersal area.
	Dislodged	Splash block moved from outlet of downspout.	Splash block correctly positioned to catch discharge from downspout.
	Trash and Debris	Trash and debris accumulated on the splash block.	Splash block site free of any trash or debris.
	Erosion	Water coming off the splash block causing erosion.	
		Water disrupts soil media.	Water is dispersed into soil/mulch/plantings in a manner that does not create erosion or other issues due to concentrated flows.

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## Energy Dissipater / Outfall Protection

Energy Dissipaters			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
<b>External:</b>			
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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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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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 (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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Infiltration Basin			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
Note: table spans multiple pages.			
General	Trash and Debris	Any trash and debris which exceed 1 cubic foot per 1,000 square feet. In general, there should be no visual evidence of dumping.  If less than threshold all trash and debris will be removed as part of next scheduled maintenance.	Site is free of trash and debris.
	Poisonous Plants and Noxious Weeds	Any poisonous or nuisance vegetation which may constitute a hazard to maintenance personnel or the public.  Any evidence of noxious weeds as defined by State or local regulations.  (Apply requirements of adopted IPM policies for the use of herbicides.)	No danger of poisonous vegetation where maintenance personnel or the public might normally be.  Complete eradication of noxious weeds may not be possible. Compliance with State or local eradication policies required.
	Contaminants and Pollution	Any evidence of oil, gasoline, contaminants, or other pollutants.  (Coordinate removal/cleanup with local water quality response agency.)	No contaminants or pollutants present.
	Rodent Holes	Any evidence of rodent holes if facility is acting as a dam or berm, or any evidence of water piping through dam or berm via rodent holes.	Rodents destroyed and dam or berm repaired.
Storage Area	Sediment Reducing Infiltration Rate	Water ponding in infiltration pond after rainfall ceases and appropriate time allowed for infiltration. Treatment basins should infiltrate Water Quality Design Storm Volume within 48 hours, and empty within 24 hours after cessation of most rain events.  (A percolation test pit or test of facility indicates facility is only working at 90% of its designed capabilities. Test every 2 to 5 years. If two inches or more sediment is present, remove.)	Sediment is removed and/or facility is cleaned so that infiltration system works according design standards.
Filter Bags (If Applicable)	Filled with Sediment and Debris	Sediment and debris fill bag more than 1/2 full.	Filter bag has been replaced or system is redesigned.
Rock Filters	Sediment and Debris	By visual inspection, little or no water flows through filter during heavy rain storms.	Gravel in rock filter is replaced.

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

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

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To view the CENTERIS (civil construction permit PRCCP20240183) stormwater site plan pages, go to the City of Puyallup City View permit portal using the web address shown below:

<https://permits.puyallupwa.gov/Portal/Permit/GetFile?docId=160043>

To view the CITY OF PUYALLUP PUBLIC SAFETY BUILDING (civil construction permit PRCCP20250372) stormwater site plan pages, go to the City of Puyallup City View permit portal using the web address shown below:

<https://permits.puyallupwa.gov/Portal/Permit/GetFile?docId=188780>

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# Exhibit C

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**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

