

Filed for Record at Request of:  
Law Offices of Gregory E. Thulin, PS  
2200 Rimland Drive, Suite 115  
Bellingham, WA 98226



Skagit County Auditor  
7/27/2016 Page 1 of 21 \$166.00  
4:13PM

**Grantor:** Turnkey Devco LLC  
**Grantee:** Turnkey Devco LLC  
**Abbreviated legal description:** Lots 1, 2, 3 & 4, City of Sedro Woolley  
S.P.- SW 2015-174  
**Tax Parcel Numbers:** 4169-001-005-0002, P76860

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**DECLARATION OF COVENANTS AND INGRESS, EGRESS,  
UTILITIES  
AND DRAINAGE EASEMENT**

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THIS DECLARATION OF COVENANTS AND INGRESS, EGRESS, UTILITIES AND DRAINAGE EASEMENT ("Declaration"), is executed this 27 day of July, 2016, and by Turnkey Devco LLC, a Washington limited liability company ("Turnkey").

**I. RECITALS**

1.1. Turnkey is the owner of the following legally described real property:

LOTS 1, 2, 3 and 4, CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW 2015-174, AS PER THE MAP THEREOF, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201607270194. SITUATE IN THE CITY OF SEDRO WOOLLEY, SKAGIT COUNTY, WASHINGTON.

Hereinafter individually referred to as "Lot 1", "Lot 2", "Lot 3" and "Lot 4", and collectively referred to as "Property".

1.2. Turnkey seeks to declare covenants, conditions and restrictions that bind the Property.

1.3. Turnkey seeks to declare and establish an easement for the purposes of ingress, egress and utilities for the mutual benefit of Lot 3 and Lot 4.

1.4. Turnkey also seeks to declare and establish a drainage easement for the mutual benefit of the Property.

1.5. Turnkey desires to declare maintenance responsibilities for the easements declared herein.

## II. DEFINITIONS

2.1 "Ingress, Egress & Utilities Easement". The ingress, egress and utilities easement granted herein is legally described on Exhibit "A" attached hereto and incorporated herein.

2.2 "Access Easement Area". The location of the Ingress, Egress and Utilities Easement is more specifically depicted by cross-hatchings on Exhibit "B" attached hereto.

2.3 "Drainage Easement". The drainage easement granted herein consists of the northerly five (5') feet and easterly five (5') feet of Lot 1, and the northerly five (5') feet of Lot 3.

2.4 "Drainage Easement Area". The location of the drainage easement is more specifically depicted by cross-hatchings on Exhibit "B" attached hereto.

2.5 "Operations and Maintenance Manual". The Operations and Maintenance Manual is the document outlining the maintenance and operations responsibilities of the Unit Owners within the Property. A copy of the Operations and Maintenance Manual is attached as Exhibit "C" and incorporated herein.

2.6 "Unit". Unit means any single-family residential dwelling located within the Property.

2.7 "Unit Owner". Unit Owner means the owner of the real property and improvements of a Unit. For purposes of this Declaration, each Unit Owner is entitled to one vote.

## III. SUBMISSION OF PROPERTY

Turnkey, as the owner in fee simple of the Property, hereby declares that the Property shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, all of which are for the purpose of enhancing

and protecting the value, desirability, and attractiveness of the Property. These easements, covenants, restrictions and conditions shall run with the Property and shall be binding on all parties having or acquiring any right, title or interest in the described properties or any part thereof, and shall inure to the benefit of each Unit Owner thereof.

#### **IV. DECLARATION AND GRANT OF EASEMENT**

4.1 Ingress, Egress & Utilities Easement. There is hereby declared and granted over, under and across the Access Easement Area, an easement for ingress, egress and utilities for the benefit of Lot 3 and Lot 4 within the Property. This easement area also includes stormwater facilities associated with the shared access road.

4.2 Drainage Easement. There is hereby declared and granted over, under and across the Drainage Easement Area, an easement for drainage for the benefit of Lot 1, Lot 2, Lot 3 and Lot 4 within the Property.

4.3 Purpose.

- a. Ingress, Egress & Utilities Easement. The Ingress, Egress and Utilities Easement granted herein is for the primary purpose of allowing the Unit Owners within Lot 3 and Lot 4 of the Property the right to utilize the Access Easement Area for ingress and egress and utilities to Lot 3 and Lot 4 within the Property.
- b. Drainage Easement. The Unit Owners of Lot 1, Lot 2, Lot 3 and Lot 4 will each be required to install an adequately sized dispersion trench on their respective Lot with an overflow draining within the Drainage Easement granted herein. The Drainage Easement granted herein is for the primary purpose of directing and draining surface and stormwater from Lot 1, Lot 2, Lot 3 and Lot 4.

#### **V. MAINTENANCE**

5.1 Ingress, Egress & Utilities Easement. The Unit Owners within Lot 3 and Lot 4 shall be equally responsible for the maintenance, repairs and improvements associated with the Ingress, Egress & Utilities Easement, subject to the provisions of Section 5.3, hereinbelow.

5.2 Drainage Easement.

- a. Lot 1, Lot 2, Lot 3 and Lot 4: The Unit Owners within Lot 1, Lot 2, Lot 3 and Lot 4 shall be equally responsible for the maintenance, repairs and improvements associated with the Drainage Easement along the northerly five (5') feet of Lot 1, subject to the provisions of Section 5.3, hereinbelow. Maintenance shall be in accordance with the Operations and Maintenance Manual.
- b. Lot 2: In addition to the maintenance responsibilities set forth in Section 5.2.a. herein, the Unit Owners within Lot 2 shall be wholly responsible for the maintenance, repairs and improvements associated with the Drainage Easement along the easterly five (5') feet of Lot 1, subject to the provisions of Section 5.3, hereinbelow. Maintenance shall be in accordance with the Operations and Maintenance Manual.
- c. Lot 3 and Lot 4: In addition to the maintenance responsibilities set forth in Section 5.2.a. herein, the Unit Owners within Lot 3 and Lot 4 shall be equally responsible for the maintenance, repairs and improvements associated with the Drainage Easement along the northerly five (5') feet of Lot 3, subject to the provisions of Section 5.3, hereinbelow. Maintenance shall be in accordance with the Operations and Maintenance Manual.
- d. Generally: As a general condition and subject to the provisions of Section 5.2.a - c. herein, each Unit Owner is primarily responsible for the maintenance of the dispersion system on their respective Lot.

5.3 Notice. Prior to any Unit Owner commencing repairs or improvements to the Access & Utilities Easement or the Drainage Easement, notice shall be provided to all other Unit Owners of the Lots that are required to share in the costs therein. The notice shall contain an estimated cost of the repair and/or improvement, as well as a timeline within which the repair and/or improvement is proposed to take place. Before the repair and/or improvement takes place and the cost shared by the Unit Owners of the applicable Lots that are required to share in the costs therein, at least a majority of the Unit Owners within the Lots required to share in the maintenance costs, shall consent to the repair and/or improvement as well as the estimated cost.

5.4 Enforcement. It is hereby agreed that should any Unit Owner within the Property fail to pay their respective share of any costs to improve, repair or maintain the

applicable Easement Area as outlined in this Declaration, the remaining Unit Owners may pay for the non-paying Unit Owner's share. In such event, the paying Unit Owners shall have a lien against the non-paying Unit Owner's Unit. The lien arising under this section may be enforced judicially by the paying Unit Owners or their authorized representative in the manner set forth in chapter 61.12 RCW. The paying Unit Owners or their authorized representative shall have the power to purchase the non-paying Unit Owner's real property and improvements at the foreclosure sale and to acquire, hold, lease, mortgage, or convey the same. Upon an express waiver in the complaint of any right to a deficiency judgment in a judicial foreclosure action, the period of redemption shall be eight months. The paying Unit Owners may elect to take a deed in lieu of foreclosure in any such proceeding.

5.5 City Requirements.

a. The Unit Owners shall collectively have the authority reserved herein, and specified in Chapter 64.38 RCW, to enforce the provisions of these covenants and maintenance obligations as they relate to stormwater facilities maintenance.

b. The Unit Owners shall comply with the Storm Water Maintenance Plan attached hereto, the conditions of subdivision and development approval, and the City of Sedro-Woolley Stormwater Maintenance Ordinance as now existing or hereafter amended.

c. If the Unit Owners fail to comply with the plan, conditions, and ordinance referenced above after appropriate notice from the City of Sedro-Woolley, the City may, in its sole discretion, perform said obligations on behalf of the Unit Owners, collect the cost thereof from the Unit Owners, and enforce any such claim in the same manner as a lien on the benefited properties. The City has the right to enter onto the above-described premises for these purposes. These rights are in addition to any other rights of the City to enforce its ordinances and the obligations of the plat and development approval.

d. Nothing in this Section 5.5 is intended to create any rights in third parties to compel the City of Sedro-Woolley to take any enforcement action or perform any duties.

e. This Section 5.5 and the obligations of the Unit Owners to respecting Storm Water Maintenance may not be amended by the Unit Owners without the consent of the City of Sedro-Woolley.

**VI. GENERAL PROVISIONS**

6.1 Binding Effect. This Declaration and the easements declared herein, shall be perpetual and shall be covenants running with the land.

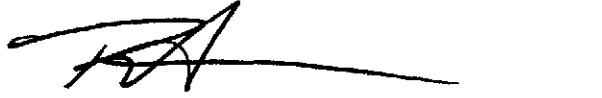
6.2 Litigation. In the event any action is brought by any party to enforce the terms of this Declaration, or for damages resulting from a breach of this Declaration and the agreements contained therein, the prevailing party in such action shall be entitled to reasonable attorneys' fees, statutory costs, and all other litigation related costs, including deposition and expert witness fees.

6.3 Applicable Law. This Declaration shall be deemed to be made and shall be construed and enforced in accordance with the laws of the State of Washington.

6.4 Amendment. The covenants, restrictions and easements of this Declaration shall run with and bind the Property, and shall inure to the benefit of and be enforceable by the Unit Owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors, and assigns, indefinitely. The covenants, restrictions and easement within this Declaration may be amended by an instrument signed by not less than two-thirds (2/3) of the Unit Owners. Any amendment must be properly recorded.

IN WITNESS WHEREOF, the undersigned, being the fee owner of the Property described herein, has hereunto set its hand and seal this \_\_\_\_\_ day of June, 2016.

TURNKEY DEVCO LLC



By: Roger Anderson, Member  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX



By: ACR Enterprises, LLC, Member  
Robert Hayden, its managing member

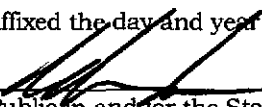
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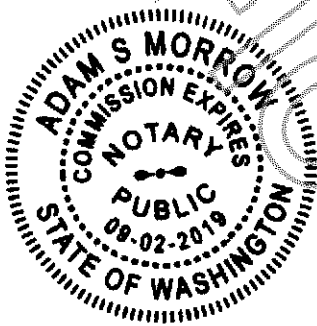
Amount Paid \$  $\phi$   
Skagit Co. Treasurer  
By  Deputy

STATE OF WASHINGTON )  
 )  
 ss.  
 )  
 COUNTY OF WHATCOM )

On this 19<sup>th</sup> day of JULY, 2016, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Roger Anderson, to me known to be the Manager of Turnkey Devco LLC, the company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath, stated that he is authorized to execute the instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

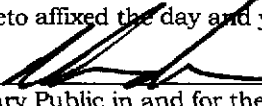
  
\_\_\_\_\_  
Notary Public in and for the State of Washington  
Print Name: ADAM MORROW  
My commission expires 9-2-19

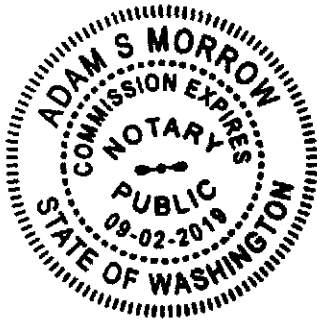


STATE OF WASHINGTON )  
 )  
 ss.  
 )  
 COUNTY OF WHATCOM )

On this 19<sup>th</sup> day of JULY, 2016, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Robert Hayden, to me known to be the Manager of ACR Enterprises, LLC, the company that executed the foregoing instrument as co-Managing Member of Turnkey Devco LLC, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath, stated that he is authorized to execute the instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

  
\_\_\_\_\_  
Notary Public in and for the State of Washington  
Print Name: ADAM MORROW  
My commission expires 9-2-19





## **Pacific Surveying & Engineering, Inc**

land surveying • civil engineering • consulting • planning • gis

1812 Cornwall Avenue, Bellingham, WA 98225  
Phone 360.671.7387 Facsimile 360.671.4685 Email info@psurvey.com

### **EXHIBIT 'A'**

#### **EASEMENT DESCRIPTION**

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, LOCATED OVER THOSE PORTIONS OF LOTS 2, 3 AND 4, SEDRO WOOLLEY SHORT PLAT NO. 2015-174, ACCORDING TO THE MAP THEREOF, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201607270194, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, BEING A POINT ON THE EAST MARGIN OF N. MURDOCK STREET FROM WHICH THE CENTERLINE MEASURES 30.00 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOTS 3 AND 4 NORTH 87°54'40" EAST 309.05 FEET TO THE EAST LINE OF SAID LOT 4; THENCE ALONG SAID EAST LINE NORTH 02°06'29" WEST 30.00 FEET; THENCE DEPARTING SAID WEST LINE AND PARALLEL WITH SAID SOUTH LINE SOUTH 87°54'40" WEST 44.37 FEET TO A POINT OF CURVATURE, FROM WHICH THE RADIUS POINT BEARS NORTH 02°19'46" WEST 28.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°59'56" AN ARC DISTANCE OF 43.98 FEET TO A POINT OF TANGENCY; THENCE PARALLEL WITH THE WEST LINE OF SAID LOT 4 NORTH 02°19'46" WEST 32.12 FEET; THENCE PARALLEL WITH SAID SOUTH LINE SOUTH 87°54'40" WEST 24.00 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID LOT 3 SOUTH 02°19'46" EAST 31.88 FEET TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 87°40'19" WEST 28.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°59'48" AN ARC DISTANCE OF 43.98 FEET TO A POINT OF TANGENCY; THENCE PARALLEL WITH SAID SOUTH LINE SOUTH 87°54'40" WEST 184.80 FEET TO THE WEST LINE OF SAID LOT 2; THENCE ALONG THE WEST LINE OF SAID LOTS 2 AND 3 SOUTH 02°19'46" EAST 30.00 FEET TO THE POINT OF BEGINNING.

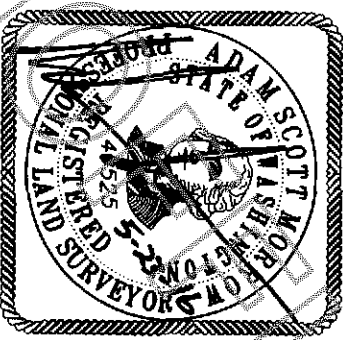
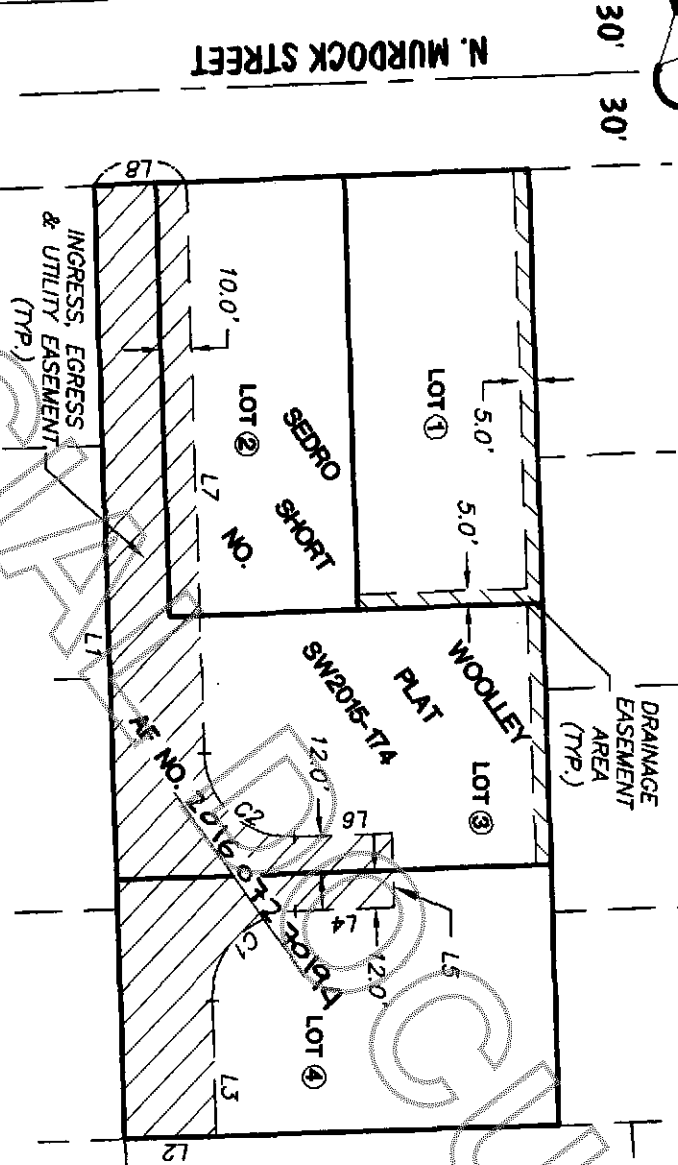
SITUATE IN THE CITY OF SEDRO WOOLLEY, SKAGIT COUNTY, WASHINGTON.





**EXHIBIT 'B'**

SITUATE IN A PORTION OF THE NW 1/4, NE 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., CITY OF SEDRO WOOLLEY, SKAGIT COUNTY, WASHINGTON



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	28.00'	89°59'56"	43.98'
C2	28.00'	89°59'48"	43.98'

LINE TABLE		
LINE	LENGTH	BEARING
L1	309.05	S87°54'40"W
L2	30.00	N2°06'29"W
L3	44.37	N87°54'40"E
L4	32.12	S2°19'46"E
L5	24.00	N87°54'40"E
L6	31.88	N2°19'46"W
L7	184.80	N87°54'40"E
L8	30.00	N2°19'46"W



DRAWN BY: TJM CHECKED BY: ASM DATE: 5/20/2016 DWG. NO. 2015102\_SVX\_ESMT

Exhibit "C"

**MURDOCK STREET SHORT PLAT**

SEDRO-WOOLLEY, WASHINGTON

**OPERATION & MAINTENANCE PLAN**

**FOR**

**STORMWATER FACILITIES**

Prepared by:

Pacific Surveying and Engineering Services, Inc.  
1812 Cornwall Avenue  
Bellingham, Washington 98225  
(360) 671-7387

July, 2015

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## **SECTION 1.0 DESCRIPTION OF PROGRAM**

This document is an Operations and Maintenance Program for all stormwater facilities within the Murdock Street Short Plat.

The relevant facilities include all stormwater conveyance pipelines, catch basins and infiltration area on the project site.

The stormwater facilities within the Murdock Street Short Plat include:

- 1) All drains, storm sewers, catch basins, and Orenco catch basins located near or on the project site.
- 2) The infiltration area on the project site.

These facilities are shown in the exhibit in Appendix B. This program is based on guidelines presented in the Department of Ecology Stormwater Management Manual for Western Washington (August 2012) and the Low Impact Development Technical Guidance Manual for Puget Sound (December 2012).

It is assumed that:

- 1) The Murdock Street Short Plat owners will learn themselves, or train designated personnel on appropriate inspection, record keeping, and maintenance procedures.
- 2) The Murdock Street Short Plat owners will prepare, regularly update, and implement an Operation and Maintenance Record for Stormwater Management Facilities. The Record will include all operations and maintenance documentation of the practices recommended herein.
- 3) The designated operators or owners will inspect stormwater facilities bi-annually to ensure proper operation. Inspections will also be made during and immediately after a large storm event of greater than 1 inch of rainfall in 24 hours.
- 4) The city of Sedro-Woolley has the right to inspect CB #1 to insure the infiltration systems are functioning properly. Should city inspection reveal the system is not functioning properly, the City reserves the right to inspect all other elements of the on-site stormwater facilities to determine the problem area and require the appropriate lot owners to repair or provide

necessary maintenance standards. The City also reserves the right, but not the obligation, to perform repairs and maintenance to insure proper operations and to charge the appropriate lot owners for all labor, equipment and material costs. Failure to properly maintain the stormwater facilities may also result in City levied fines in accordance with Sedro-Woolley Municipal Code Title 13, Division II.

The facility-specific maintenance standards presented are intended to be conditions for determining if maintenance actions are required as identified through inspection. They are not intended to be measures of the facility's required condition at all times between inspections. In other words, the exceeding of these conditions at any time between inspections and / or maintenance does not automatically constitute a violation of these standards. However, based upon inspection observations, the inspection and maintenance schedules shall be adjusted to minimize the length of time that a facility is in a condition that requires a maintenance action.

## **SECTION 2.0 MAINTENANCE & OPERATION PROGRAM**

The components of the subject stormwater conveyance system are designed to operate with minimum maintenance; however, some maintenance will be required. This document describes each of these components, how they are supposed to operate, and what maintenance activities should be followed. A checklist in Appendix A is to be copied and used throughout routine inspections. The facilities requiring inspection are depicted in Appendix B.

Stormwater generated from the driveways, shared access road, and roof runoff will be collected and conveyed to infiltration facilities shown in Appendix B. All stormwater conveyed to the infiltration areas will be treated by infiltration of 100% of the runoff. In the event of failure of saturation of the infiltration area, an overflow catch basin exists with a discharge pipe to the municipal storm sewer system in North Murdock Street for all downspout infiltration trenches. See Infiltration checklist in Appendix A for maintenance procedures for the infiltration area. Observation ports will be installed in all infiltration areas for maintenance purposes. The water level of the facility can also be observed from these observation ports.

Inspection of catch basin #1 is necessary after or during large storm events. If water is observed flowing through catch basin #1, the infiltration system may be failing and in need of maintenance.

The stormwater conveyance system is designed to operate trouble-free for many years. There are no operational needs for the system other than the maintenance functions in Appendix A.

UNOFFICIAL DOCUMENT

## No. 2 – Infiltration

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is Performed
General	Trash & Debris	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Poisonous/Noxious Vegetation	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Contaminants and Pollution	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Rodent Holes	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
Storage Area	Sediment	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 to design.
Filter Bags (if applicable)	Filled with Sediment and Debris	Sediment and debris fill bag more than 1/2 full.	Filter bag is 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.
Side Slopes of Pond	Erosion	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
Emergency Overflow Spillway and Berms over 4 feet in height.	Tree Growth	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Piping	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
Emergency Overflow Spillway	Rock Missing	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Erosion	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
Pre-settling Ponds and Vaults	Facility or sump filled with Sediment and/or debris	6" or designed sediment trap depth of sediment.	Sediment is removed.

### No. 5 – Catch Basins

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is performed
General	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.
		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 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 catch basin through cracks.	Pipe is regouted and secure at basin wall.
	Settlement/ Misalignment	If failure of basin has created a safety, function, or design problem.	Basin replaced or repaired to design standards.
Vegetation	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.	
Contamination and Pollution	See "Detention Ponds" (No. 1).	No pollution present.	

### No. 5 – Catch Basins

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is performed
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.	Mechanism opens with proper tools.
	Cover Difficult to Remove	One maintenance person cannot remove lid after applying normal lifting pressure. (Intent is 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 basin 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.

### No. 6 – Debris Barriers (e.g., Trash Racks)

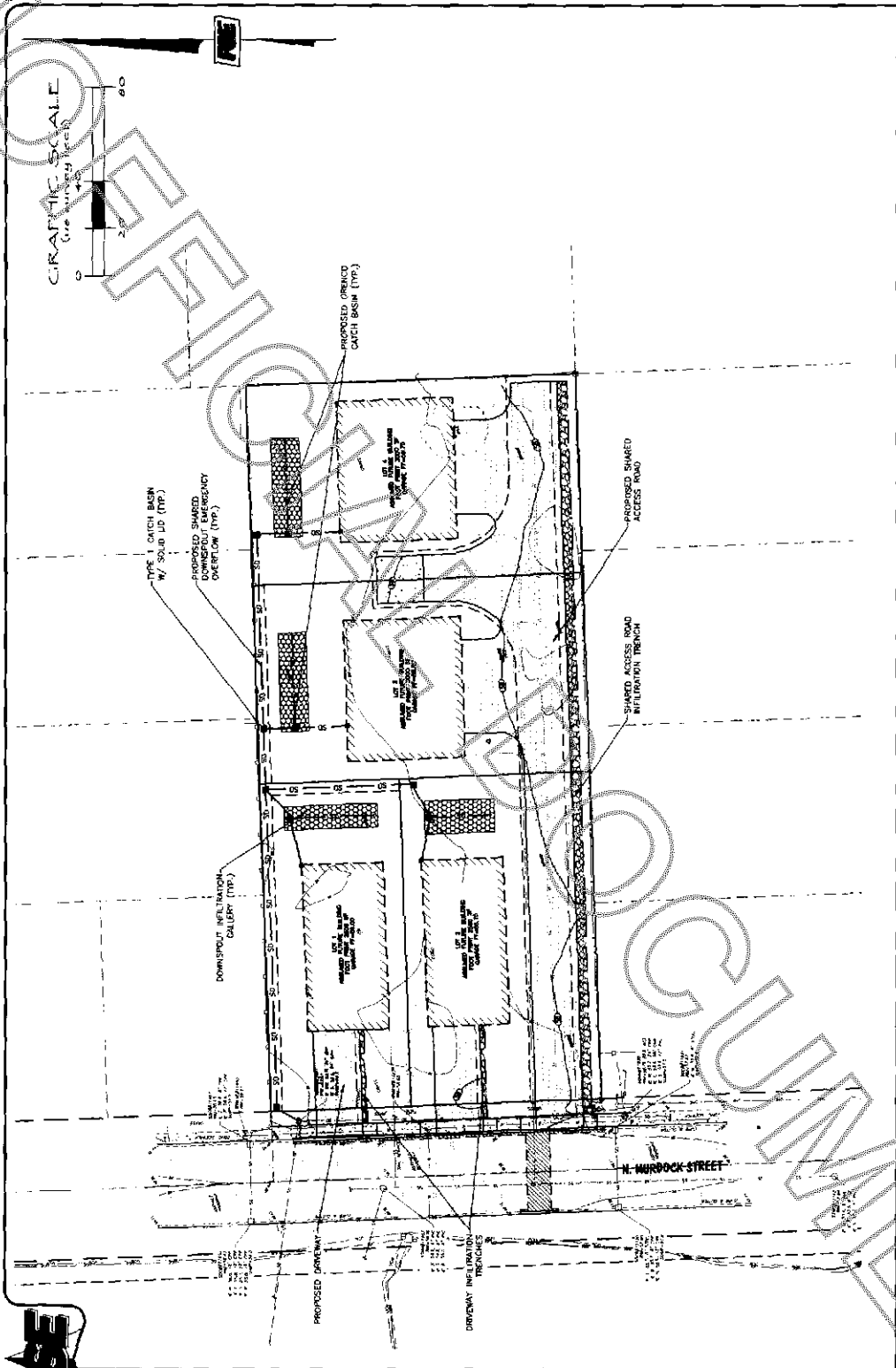
Maintenance Components	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
General	Trash and Debris	Trash or debris that is plugging more than 20% of the openings in the barrier.	Barrier cleared to design flow capacity.
Metal	Damaged/ Missing Bars.	Bars are bent 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.
		Bars are loose and rust is causing 50% deterioration to any part of barrier.	Barrier replaced or repaired to design standards
Inlet/Outlet Pipe		Debris barrier missing or not attached to pipe	Barrier firmly attached to pipe

**No. 18 – Catchbasin Inserts**

<b>Maintenance Component</b>	<b>Defect</b>	<b>Conditions When Maintenance Is Needed</b>	<b>Results Expected When Maintenance is Performed</b>
General	Sediment Accumulation	When sediment forms a cap over the insert media of the insert and/or unit.	No sediment cap on the insert media and its unit.
	Trash and Debris Accumulation	Trash and debris accumulates on insert unit creating a blockage/restriction.	Trash and debris removed from insert unit. Runoff freely flows into catch basin.
	Media Insert Not Removing Oil	Effluent water from media insert has a visible sheen.	Effluent water from media insert is free of oils and has no visible sheen.
	Media Insert Water Saturated	Catch basin insert is saturated with water and no longer has the capacity to absorb.	Remove and replace media insert
	Media Insert Oil Saturated	Media oil saturated due to petroleum spill that drains into catch basin.	Remove and replace media insert.
	Media Insert Use Beyond Normal Product Life	Media has been used beyond the typical average life of media insert product.	Remove and replace media at regular intervals, depending on insert product.

UNOFFICIAL DOCUMENT

UNOFFICIAL



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