

Declaration of Covenant
EXHIBIT B

MAINTENANCE INSTRUCTION FOR FULL DISPERSION

Your property contains a stormwater management flow control BMP (best management practice) called "full dispersion." Full dispersion is a strategy for minimizing the area disturbed by development (i.e., impervious or non-native pervious surfaces, such as concrete areas, roofs, and lawns) relative to native vegetated areas (e.g., forested surface) together with the application of dispersion techniques that utilize the natural capacity of the native vegetated areas to mitigate the stormwater runoff quantity and quality impacts of the developed surfaces. This flow control BMP has two primary components that must be maintained: (1) the devices that disperse runoff from the developed surfaces and (2) the native vegetated area.

Dispersion Devices

The dispersion devices used on your property include the following as indicated on the flow control BMP site plan: splash blocks, rock pads, gravel filled trenches, sheet flow. The size, placement, composition, and downstream flowpaths of these devices as depicted by the flow control BMP site plan and design details must be maintained and may not be changed without written approval either from the City of Renton or through a future development permit from the City of Renton. Dispersion devices must be inspected annually and after major storm events to identify and repair any physical defects. When native soil is exposed or erosion channels are present, the sources of the erosion or concentrated flow need to be identified and mitigated. Bare spots should be re-vegetated with native vegetation. Concentrated flow can be mitigated by leveling the edge of the pervious area and/or regrading or replenishing the rock in the dispersion device, such as in rock pads and gravel-filled trenches.

Native Growth Retention Area

The native vegetated surface required for full dispersion is delineated as a "native growth retention area" on the flow control BMP site plan. The trees, vegetation, ground cover, and soil conditions in this area may not be disturbed, except as allowed by the following provisions for that portion of the native growth retention area outside of critical areas and critical area buffers:

1. Trees may be harvested in accordance with a City of Renton-approved forest management plan. Individual trees that have a structural defect due to disease or other defects, and which threaten to damage a structure, road, parking area, utility, or place of employment or public assembly, or block emergency access, may be topped, pruned, or removed as needed to eliminate the threat.
2. Dead or fallen trees, tree limbs within ten feet of the ground, and branches overhanging a residence may be removed to reduce the danger of wildfire.
3. Noxious weeds (i.e., plant species listed on the State noxious weed list in Chapter 16-750 WAC) and invasive vegetation (i.e., plant species listed as obnoxious weeds on the noxious weed list adopted by the City of Renton) may be removed.
4. Passive recreation uses and related facilities, including pedestrian, equestrian community and bicycle trails, nature viewing areas, fishing and camping areas, and other similar uses that do not require permanent structures, are allowed if clearing and soil compaction associated with these uses and facilities does not exceed eight percent of the native growth retention area.

**Declaration of Covenant
EXHIBIT B**

MAINTENANCE INSTRUCTION FOR FULL INFILTRATION

Your property contains a stormwater management flow control BMP (best management practice) called "full infiltration," which was installed to mitigate the stormwater quantity and quality impacts of some or all of the impervious surfaces on your property. Full infiltration is a method of soaking runoff from impervious area (such as paved areas and roofs) into the ground. If properly installed and maintained, full infiltration can manage runoff so that a majority of precipitation events are absorbed. Infiltration devices, such as gravel filled trenches, drywells, and ground surface depressions, facilitate this process by putting runoff in direct contact with the soil and holding the runoff long enough to soak most of it into the ground. To be successful, the soil condition around the infiltration device must be reliably able to soak water into the ground for a reasonable number of years.

The infiltration devices used on your property include the following as indicated on the flow control BMP site plan: gravel filled trenches, drywells, ground surface depressions. The size, placement, and composition of these devices as depicted by the flow control BMP site plan and design details must be maintained and may not be changed without written approval either from the City of Renton or through a future development permit from the City of Renton.

Infiltration devices must be inspected annually and after major storm events to identify and repair any physical defects. Maintenance and operation of the system should focus on ensuring the system's viability by preventing sediment-laden flows from entering the device. Excessive sedimentation will result in a plugged or non-functioning facility. If the

infiltration device has a catch basin, sediment accumulation must be removed on a yearly basis or more frequently if necessary. Prolonged ponding around or atop a device may indicate a plugged facility. If the device becomes plugged, it must be replaced. Keeping the areas that drain to infiltration devices well swept and clean will enhance the longevity of these devices. For roofs, frequent cleaning of gutters will reduce sediment loads to these devices.

Declaration of Covenant
EXHIBIT B

MAINTENANCE INSTRUCTION FOR LIMITED INFILTRATION

Your property contains a stormwater management flow control BMP (best management practice) called "limited infiltration," which was installed to mitigate the stormwater quantity and quality impacts of some or all of the impervious surfaces on your property. Limited infiltration is a method of soaking runoff from impervious area (such as paved areas and roofs) into the ground. Infiltration devices, such as gravel filled trenches, drywells, and ground surface depressions, facilitate this process by putting runoff in direct contact with the soil and holding the runoff long enough to soak most of it into the ground. To be successful, the soil condition around the infiltration device must be able to soak water into the ground for a reasonable number of years.

Infiltration Devices

The infiltration devices used on your property include the following as indicated on the flow control BMP site plan: gravel filled trenches, drywells. The size, placement, and composition of these devices as depicted by the flow control BMP site plan and design details must be maintained and may not be changed without written approval either from the City of Renton or through a future development permit from the City of Renton.

Infiltration devices must be inspected annually and after major storm events to identify and repair any physical defects. Maintenance and operation of the system should focus on ensuring the system's viability by preventing sediment-laden flows from entering the device. Excessive sedimentation will result in a plugged or non-functioning facility. If the infiltration device has a catch basin, sediment accumulation must be removed on a

yearly basis or more frequently if necessary. Prolonged ponding around or atop a device may indicate a plugged facility. If the device becomes plugged, it must be replaced. Keeping the areas that drain to infiltration devices well swept and clean will enhance the longevity of these devices. For roofs, frequent cleaning of gutters will reduce sediment loads to these devices.

**Declaration of Covenant
EXHIBIT B**

MAINTENANCE INSTRUCTION FOR BASIC DISPERSION

Your property contains a stormwater management flow control BMP (best management practice) called "basic dispersion," which was installed to mitigate the stormwater quantity and quality impacts of some or all of the impervious surfaces or non-native pervious surfaces on your property. Basic dispersion is a strategy for utilizing any available capacity of onsite vegetated areas to retain, absorb, and filter the runoff from developed surfaces. This flow control BMP has two primary components that must be maintained: (1) the devices that disperse runoff from the developed surfaces and (2) the vegetated area over which runoff is dispersed.

Dispersion Devices

The dispersion devices used on your property include the following as indicated on the flow control BMP site plan: splash blocks, rock pads, gravel filled trenches, sheet flow. The size, placement, composition, and downstream flowpaths of these devices as depicted by the flow control BMP site plan and design details must be maintained and may not be changed without written approval either from the City of Renton or through a future development permit from the City of Renton.

Dispersion devices must be inspected annually and after major storm events to identify and repair any physical defects. When native soil is exposed or erosion channels are present, the sources of the erosion or concentrated flow need to be identified and mitigated. Concentrated flow can be mitigated by leveling the edge of the pervious area and/or realigning or replenishing the rocks in the dispersion device, such as in rock pads and gravel filled trenches.

Vegetated Flowpaths

The vegetated area over which runoff is dispersed must be maintained in good condition free of bare spots and obstructions that would concentrate flows.

Declaration of Covenant
EXHIBIT B

MAINTENANCE INSTRUCTION FOR RAIN GARDEN

Your property contains a stormwater management flow control BMP (best management practice) called a "rain garden," which was installed to mitigate the stormwater quantity and quality impacts of some or all of the impervious or non-native pervious surfaces on your property. Rain gardens, also known as "bioretention," are vegetated closed depressions or ponds that retain and filter stormwater from an area of impervious surface or non-native pervious surface. The soil in the rain garden has been enhanced to encourage and support vigorous plant growth that serves to filter the water and sustain infiltration capacity. Depending on soil conditions, rain gardens may have water in them throughout the wet season and may overflow during major storm events.

The size, placement, and design of the rain garden as depicted by the flow control BMP site plan and design details must be maintained and may not be changed without written approval either from the City of Renton or through a future development permit from the City of Renton. Plant materials may be changed to suit tastes, but chemical fertilizers and pesticides must not be used. Mulch may be added and additional compost should be worked into the soil over time.

Rain gardens must be inspected annually for physical defects. After major storm events, the system should be checked to see that the overflow system is working properly. If erosion channels or bare spots are evident, they should be stabilized with soil, plant material, mulch, or landscape rock. A supplemental watering program may be needed the first year to ensure the long-term survival of the rain garden's vegetation. Vegetation should be maintained as follows: 1) replace all dead vegetation as soon as

possible; 2) remove fallen leaves and debris as needed; 3) remove all noxious vegetation when discovered; 4) manually weed without herbicides or pesticides; 5) during drought conditions, use mulch to prevent excess solar damage and water loss.

**Declaration of Covenant
EXHIBIT B**

MAINTENANCE INSTRUCTION FOR PERMEABLE PAVEMENT

Non-vegetated Permeable Pavement

Your property contains a stormwater management flow control BMP (best management practice) called "permeable pavement," which was installed to minimize the stormwater quantity and quality impacts of some or all of the paved surfaces on your property. Permeable pavements reduce the amount of rainfall that becomes runoff by allowing water to seep through the pavement into a free-draining gravel or sand bed, where it can be infiltrated into the ground.

The type(s) of permeable pavement used on your property is: porous concrete, porous asphaltic concrete, permeable pavers, modular grid pavement.

The area covered by permeable pavement as depicted by the flow control BMP site plan and design details must be maintained as permeable pavement and may not be changed without written approval either from the City of Renton or through a future development permit from the City of Renton.

Permeable pavements must be inspected after one major storm each year to make sure it is working properly. Prolonged ponding or standing water on the pavement surface is a sign that the system is defective and may need to be replaced. If this occurs, contact the pavement installer or the City of Renton for further instructions. A typical permeable pavement system has a life expectancy of approximately 25-years. To help extend the useful life of the system, the surface of the permeable pavement should be kept clean and free of leaves, debris, and sediment through regular sweeping or vacuum sweeping.

The owner is responsible for the repair of all ruts, deformation, and/or broken paving units.

Vegetated Permeable Pavement

Your property contains a stormwater management flow control BMP (best management practice) called "grassed modular grid pavement," which was installed to minimize the stormwater quantity and quality impacts of some or all of the paved surfaces on your property. Grassed modular grid pavement has the runoff characteristics of a lawn while providing the weight-bearing capacity of concrete pavement. The grassed surface not only minimizes runoff quantity, it helps to filter pollutants generated by vehicular use of the surface.

The composition and area of grassed modular grid pavement as depicted by the flow control BMP site plan and design details must be maintained and may not be changed without written approval either from the City of Renton or through a future development permit from the City of Renton.

Grassed modular grid pavement must be inspected after one major storm each year to make sure it is working properly. Prolonged ponding or standing water on the pavement surface is a sign that the system is defective and may need to be replaced. If this occurs, contact the pavement installer or the City of Renton for further instructions. The grassed surface of the pavement must be regularly mowed and maintained in a good condition. Bare spots must be replanted in the spring or fall.

Declaration of Covenant
EXHIBIT B

MAINTENANCE INSTRUCTION FOR RAINWATER HARVESTING

Your property contains a stormwater management flow control BMP (best management practice) called "rainwater harvesting," which was installed to minimize the stormwater runoff impacts of impervious surface on your property. Rainwater harvesting is a means for the collection and storage of roof runoff for domestic or irrigation use. Rainwater harvesting systems include a collection area, a filtering system, a storage device, and an outflow device.

The size, components, and configuration of the rainwater system as depicted by the flow control BMP site plan and design details must be maintained and may not be changed without written approval either from the City of Renton or through a future development permit from the City of Renton.

The collection area (e.g., roof) should be routinely inspected for debris and other material that could impede the entrance and/or exit of surface flows. The filtering system should be periodically inspected for effectiveness and replaced or replenished as recommended by the manufacturer. The storage device must be drained completely during the dry season (May - September) in order to provide the needed capacity for an entire wet season. A maintenance log should be kept on site with the aforementioned information and dates of maintenance performance. City of Renton inspection staff may request to view the maintenance log at any time.

Declaration of Covenant
EXHIBIT B

MAINTENANCE INSTRUCTION FOR VEGETATED ROOFS

Your property contains a stormwater management flow control BMP (best management practice) called a "vegetated roof," which was installed to minimize the stormwater runoff impacts of the impervious surfaces on your property. Vegetated roofs (also called green roofs) consist of a pervious growing medium, plants, and a moisture barrier. The benefits of this device are a reduction in runoff peaks and volumes due to the storage capabilities of the soil and increased rate of evapotranspiration.

The composition and area of vegetated roof as depicted by the flow control BMP site plan and design details must be maintained and may not be changed without written approval either from the City of Renton or through a future development permit from the City of Renton. Vegetated roofs must not be subject to any use that would significantly compact the soil.

Vegetated roofs must be inspected annually for physical defects and to make sure the vegetation is in good condition. If erosion channels or bare spots are evident, they should be stabilized with additional soil similar to the original material. A supplemental watering program may be needed the first year to ensure the long-term survival of the roof's vegetation. Vegetation should be maintained as follows: (1) replace all dead vegetation as soon as possible; (2) remove fallen leaves and debris; (3) remove all noxious vegetation when discovered; and (4) manually weed without herbicides or pesticides.

**Declaration of Covenant
EXHIBIT B**

MAINTENANCE INSTRUCTION FOR REDUCED IMPERVIOUS SURFACE CREDIT

Restricted Footprint

Your property contains a stormwater management flow control BMP (best management practice) known as "restricted footprint," the practice of restricting the amount of impervious surface that may be added to a property so as to minimize the stormwater runoff impacts caused by impervious surface. The total impervious surface on your property may not exceed _____ square feet without written approval either from the City of Renton or through a future development permit from the City of Renton.

Wheel Strip Driveways

Your property contains a stormwater management flow control BMP (best management practice) called a "wheel strip driveway," which was installed to minimize or mitigate for the stormwater runoff impacts of some or all of the impervious surfaces on your property. The placement and composition of the wheel strip driveway as depicted by the flow control BMP site plan and design details must be maintained and may not be changed without written approval either from the City of Renton or through a future development permit from the City of Renton.

Minimum Disturbance Foundations

Your property contains a stormwater management flow control BMP (best management practice) known as a "minimum disturbance foundation," which was installed to minimize or mitigate for the stormwater runoff impacts of some or all of the impervious surfaces on your property. This means that all or a portion of the finished living space in

your house is elevated over a pervious surface through the use of piers or piles. The pervious surface is intended to provide additional capacity to absorb and store the stormwater runoff from your roof and surrounding areas.

The design of this system as depicted by the flow control BMP site plan and design details must be maintained and may not be changed without written approval either from the City of Renton or through a future development permit from the City of Renton. In addition, the pervious surface beneath the elevated portion of your house must not be used in manner that compacts the soil.

Open Grid Decking Over Pervious Surface

Your property contains a stormwater management flow control BMP (best management practice) called "open grid decking over pervious surface," which was installed to minimize or mitigate for the stormwater runoff impacts of some or all of the impervious surfaces on your property. The decking has evenly spaced openings that allow rain water to reach the uncompacted soil below, where it has an opportunity to soak into the ground.

The area and openings of the decking as depicted by the flow control BMP site plan and design details must be maintained and may not be changed without written approval either from the City of Renton or through a future development permit from the City of Renton. In addition, the pervious surface beneath the decking must not be used in manner that compacts the soil.

**Declaration of Covenant
EXHIBIT B**

MAINTENANCE INSTRUCTION FOR NATIVE GROWTH RETENTION CREDIT

Your property contains a stormwater management flow control BMP (best management practice) known as "native growth retention," the practice of preserving a portion of a property in a native vegetated condition (e.g., forest) so as to minimize increases in stormwater runoff from clearing and to offset the stormwater runoff impacts caused by impervious surfaces on your property. This native vegetated area on your property was set aside by covenant as "native growth retention area."

The "native growth retention area" is delineated on the flow control BMP site plan attached to the covenant. The trees, vegetation, ground cover, and soil conditions in this area may not be disturbed, except as allowed by the following provisions:

1. Trees may be harvested in accordance with a City of Renton-approved forest management plan.
2. Individual trees that have a structural defect due to disease or other defects, and which threaten to damage a structure, road, parking area, utility, or place of employment or public assembly, or block emergency access, may be topped, pruned, or removed as needed to eliminate the threat.
3. Dead or fallen trees, tree limbs within ten feet of the ground, and branches overhanging a residence may be removed to reduce the danger of wildfire.
4. Noxious weeds (i.e., plant species listed on the State noxious weed list in Chapter 16-750 WAC) and invasive vegetation (i.e., plant species listed as obnoxious weeds on the noxious weed list adopted by the City of Renton) may be removed.
5. Passive recreation uses and related facilities, including pedestrian, equestrian community and bicycle trails, nature viewing areas, fishing and camping areas, and

other similar uses that do not require permanent structures, are allowed if clearing and soil compaction associated with these uses and facilities does not exceed eight percent of the native growth retention area.

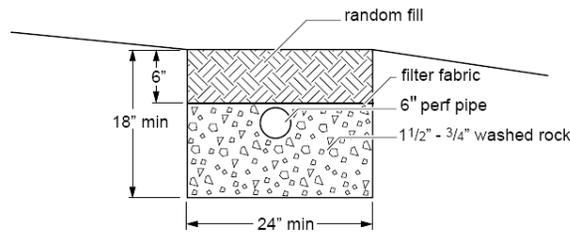
**Declaration of Covenant
EXHIBIT B**

MAINTENANCE INSTRUCTION FOR PERFORATED PIPE CONNECTION

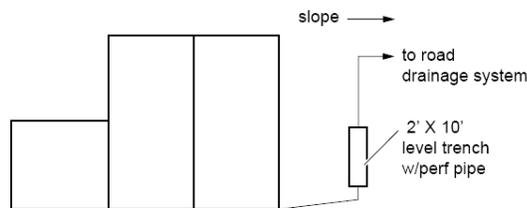
Your property contains a stormwater management flow control BMP (best management practice) called a "perforated pipe connection," which was installed to reduce the stormwater runoff impacts of some or all of the impervious surface on your property. A perforated pipe connection is a length of drainage conveyance pipe with holes in the bottom, designed to "leak" runoff, conveyed by the pipe, into a gravel filled trench where it can be soaked into the surrounding soil. The connection is intended to provide opportunity for infiltration of any runoff that is being conveyed from an impervious surface (usually a roof) to a local drainage system such as a ditch or roadway pipe system.

The size and composition of the perforated pipe connection as depicted by the flow control BMP site plan and design details must be maintained and may not be changed without written approval either from the City of Renton or through a future development permit from the City of Renton. The soil overtop of the perforated portion of the system must not be compacted or covered with impervious materials.

**PERFORATED PIPE CONNECTION FOR A SINGLE FAMILY RESIDENCE
STANDARD DETAIL**



**TRENCH X-SECTION
NTS**



**PLAN VIEW OF ROOF
NTS**