

STORMWATER MANAGEMENT/BMP FACILITIES MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____, 20____, between _____ hereinafter called

(Insert Full Name of Owner)

the "Landowner", and the City of Roanoke, hereinafter called the "City". WITNESSETH, that WHEREAS, the Landowner is the owner of certain real property described as:

_____ recorded by plat in

(City Tax Map/Parcel Identification Number)

the land records of the City, Virginia, Map Book _____ Page _____, hereinafter called the "Property".

WHEREAS, the Landowner is proceeding to build on and develop the property; and WHEREAS, the Site Plan/Subdivision Plan known as _____ (Name of Plan/Development), hereinafter called the "Plan", which is expressly made a part hereof, as approved or to be approved by the City, provides for treatment of stormwater within the confines of the property; and

WHEREAS, the City and the Landowner, its successors and assigns, including any homeowners association, agree that the health, safety, and welfare of the residents of the City, Virginia, require that on-site stormwater management/BMP facilities be constructed and maintained on the Property; and

WHEREAS, the City requires that on-site stormwater management/BMP facilities as shown on the Plan be constructed and adequately maintained by the Landowner, its successors and assigns, including any homeowners association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The on-site stormwater management/BMP facilities shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications identified in the Plan.

2. The Landowner, its successors and assigns, including any homeowners association, shall adequately maintain the stormwater management/BMP facilities. This includes all pipes and channels built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions.

3. The Landowner, its successors and assigns, shall periodically inspect the stormwater management BMP facilities. The purpose of the inspection is to assure safe and proper

functioning of the facilities. The inspection shall cover the entire facilities, berms, outlet structure, pond areas, access roads, etc. Deficiencies shall be noted in the inspection report.

4. The Landowner, its successors and assigns, shall document all inspections, maintenance activities and repairs that are performed on the stormwater management BMP facilities. Documents shall be maintained for a minimum period of five (5) years and they shall be made available for review by, or copies shall be provided to, the City upon request.

5. The Landowner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the stormwater management/BMP facilities periodically and whenever the City deems necessary. The purpose of inspection is to verify that proper maintenance is occurring and/or to follow-up on reported deficiencies and/or to respond to citizen complaints. The City shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence with the maintenance or repairs if necessary.

6. In the event the Landowner, its successors and assigns, fails to maintain the stormwater management/BMP facilities in good working condition acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Landowner outside of the easement for the stormwater management/BMP facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the City.

7. The Landowner, its successors and assigns, will perform the work necessary to comply with the attached maintenance schedule, including sediment removal, and as otherwise required to keep these facilities in good working order as appropriate.

8. In the event the City pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City hereunder.

9. This Agreement imposes no liability of any kind whatsoever on the City and the Landowner agrees to hold the City harmless from any liability in the event the stormwater management/BMP facilities fail to operate properly.

10. This Agreement shall be recorded among the land records of the City and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any homeowners association.

WITNESS the following signatures and seals:

Owner:

Individual/Corporation/Partnership Name (Seal)

By: _____

(Type Name)

(Type Title)

STATE OF _____

CITY / COUNTY OF _____

The foregoing Agreement was acknowledged before me this ____ day of _____, 20__, by _____

NOTARY PUBLIC

My Commission Expires: _____

CITY OF ROANOKE, VIRGINIA

By: _____

(Type Name)

(Type Title)

STATE OF _____

CITY / COUNTY OF _____

The foregoing Agreement was acknowledged before me this ____ day of _____, 20__, by _____

NOTARY PUBLIC

My Commission Expires: _____

Approved as to Form:

City Attorney Date