

Stormwater Management Facility Operations and Maintenance Agreement



OWNER INFORMATION		
Company or Organization (if applicable):		
Name and Title:		
Mailing Address:		
City:	State:	ZIP:
Telephone Number:	Email Address:	

OWNER'S REPRESENTATIVE <i>(If different than above)</i>		
Company or Organization (if applicable):		
Name and Title:		
Mailing Address:		
City:	State:	ZIP:
Telephone Number:	Email Address:	

SITE INFORMATION
Site Address(es):
Assessor's Map and Tax Lot Numbers:
Planning or Building Case File Number:

STORMWATER FACILITIES INFORMATION	
Facility Types and Number:	
<input type="checkbox"/> Eco-Roofs: _____	<input type="checkbox"/> Rain Gardens: _____
<input type="checkbox"/> Stormwater Planters: _____	<input type="checkbox"/> Sand Filters: _____
<input type="checkbox"/> Permeable Pavement: _____	<input type="checkbox"/> Soakage Trenches: _____
<input type="checkbox"/> Swales (Vegetated, Grassy and Street): _____	<input type="checkbox"/> Wet, Extended Wet, and Dry Ponds: _____
<input type="checkbox"/> Level Spreaders: _____	<input type="checkbox"/> Constructed Treatment Wetlands: _____
<input type="checkbox"/> Vegetated Filter Strips: _____	<input type="checkbox"/> Underground Tanks, Vaults, and Pipes: _____
<input type="checkbox"/> Contained Planters: _____	<input type="checkbox"/> Drywells: _____
<input type="checkbox"/> Proprietary Facilities: _____	<input type="checkbox"/> Spill Control Manholes: _____
<input type="checkbox"/> Other (Describe): _____	

REQUIRED ATTACHMENTS

The following documents and plans are attached hereto and incorporated by this reference:

- A. Stormwater Management Site Plan as approved in the above-listed planning decision or building permit. Minimum size 8½" by 11".
- B. Landscape Plan showing the location, density, plant size, quantity, and species by scientific and common name.
- C. Stormwater Management Facility Inspection and Maintenance Log as provided in Springfield Development Code Appendix C.
- D. Facility-Specific Operations and Maintenance (O&M) Plan(s) consistent with Springfield Development Code Appendix D or as approved in the above-listed planning decision. An O&M Plan must be attached for each type of facility that is shown on the Stormwater Management Site Plan.

TERMS AND CONDITIONS

The Owner(s) are responsible for operating and maintaining the Facilities identified herein according to the requirements in the O&M Plan(s) attached hereto, and the following terms and conditions:

1. Scope of O&M Agreement. This Agreement applies to all stormwater management facilities constructed on the site including but not limited to all facilities for which O&M Plan(s) are attached hereto.
2. Regular Inspections. The Owner or its designee must inspect the facilities at least twice a year, or more frequently if specified by the O&M Plan.
3. General Maintenance Requirements. In addition to specific requirements in the attached O&M Plan(s), the following general requirements apply:
 - 3.1. All oils, sediment, and debris must be removed to ensure proper functioning, and deposited in an approved disposal location. Particular attention must be given to sedimentation and pollution control manholes and outlet structures.
 - 3.2. Any damaged equipment or structure that impacts the designed function of a facility must be repaired promptly.
 - 3.3. The grates of all catch basins must be kept free of debris and leaves.
 - 3.4. Inlet and outlet structures must be checked for sediment accumulation. Sediment must be removed as necessary to maintain the required volume and to ensure proper function as designed.
 - 3.5. The overflow and outlet control structures must be inspected at the frequency stated in the O&M Plan or once per year, whichever is more frequent, to assure that all parts are intact and the orifice is free of any debris that could cause malfunction.
 - 3.6. All vegetated facilities must be maintained with approved species at 90% plant cover or greater. Dead or dying plants must be replaced to achieve at least 90% cover with approved species at maturity.
 - 3.7. All stormwater facilities that include soils in the treatment and/or retention process must maintain soil permeability.
4. Inspection and Maintenance Logs. Consistent with the Springfield Development Code (and Lane Code for properties outside city limits), Inspection and Maintenance Logs must be kept on file by the Owner. Logs must note all inspection dates, the Facilities and/or facility elements that were inspected, and any maintenance or repairs made. Logs must include the information listed in the form included in this appendix. The Owner or their designee must retain all logs on the site for a minimum of 2 years following the date the log was made.
5. Access for Inspections. Owner(s) hereby grant the City and its employees, officers, and agents (including Lane County if the property is not within city limits) the right to come onto the Property to periodically inspect and sample the stormwater facilities for compliance with the requirements of this Agreement. This includes but is not limited to maintaining, cleaning, repairing, and/or replacing components of the Facilities as necessary. Nothing in this section is intended to limit the

authority of the City or County to enter onto property under any other lawful source of authority, including but not limited to for abatement or inspection of code violations or public nuisances. The right to come onto the property under this paragraph is limited to the following time(s):

- Commercial or industrial property/business: During regular business hours.
- Multiple Unit Residential: During regular business hours of any on-site property manager, or between the hours of 8 am to 6 pm, Monday through Friday, if there is no on-site property manager.
- Single-Unit Residential, Duplex, or Middle Housing: Between the hours of 8 am to 6 pm, Monday through Friday. The City will attempt to notify resident(s) at least 24 hours in advance, but such notification is not required.
- Other: _____

6. Amendments. Changes to this Agreement, including changes to the O&M Plan(s) for specific facilities, must be agreed to by both parties in writing. Amendments to this Agreement that require development approval are not effective until approved by the City in writing subject to all applicable requirements of the Springfield Development Code and/or Lane Code.

SIGNATURE

By signing this application, I acknowledge and agree that:

- I have authority to enter into this agreement.
- I must maintain, or as applicable to require the tenant to maintain, the stormwater management facilities according to the requirements in this Agreement.
- If I fail to maintain (or require the tenant to maintain) the stormwater management facilities, the City may take any of the following actions against me as the Owner(s) and/or against the Property: administrative abatement and assessment of costs; civil or administrative citations and penalties; civil action to enforce this Agreement; revocation of development permit(s) or approval(s); or other action authorized by state law or local ordinances.

Owner's Name: (Please Print)	Date:
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Title	Owner's Signature:
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STATE OF OREGON
County of Lane

Individual Form
This instrument was acknowledged before me on _____, by _____.

Business/Entity Form
This instrument was acknowledged before me on _____, by _____,
as _____ of _____.

Notary Public for Oregon My Commission Expires

Authorized Representative Name: (Please Print)	Date:
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Title of Authorized Representative	Authorized Representative Signature (if different than Applicant):
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