



**STATE OF GEORGIA
FULTON COUNTY
CITY OF JOHNS CREEK**

Stormwater Facilities Maintenance Agreement

WHEREAS, the Property Owner, _____ recognizes that the wet or extended detention facility or facilities (hereinafter referred to as "the facility" or "facilities") must be maintained for the development called, _____, located in Land Lot(s) _____, District(s) _____, of Fulton County, Georgia; and,

WHEREAS, the Property Owner is the owner of real property more particularly described on the attached **Exhibit 'A'** (hereinafter referred to as "the Property"), and,

WHEREAS, Johns Creek (hereinafter referred to as "the City") and the Property Owner, or its administrators, executors, successors, heirs, or assigns, agree that the health, safety and welfare of the citizens of the City require that the facilities be constructed and maintained on the property, and,

WHEREAS, the Code of the City of Johns Creek requires that facility or facilities as shown on the approved development plans and specifications be constructed and maintained by the Property Owner, its administrators, executors, successors, heirs, or assigns.

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:

SECTION 1

The facility or facilities shall be constructed by the Property Owner in accordance with the plans and specifications for the development.

SECTION 2

The Property Owner, its administrators, executors, successors, heirs or assigns shall maintain the facility or facilities in good working condition acceptable to the City, including pipes, channels or other conveyances 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, and in accordance with the schedule of long term maintenance activities agreed hereto and attached as **Exhibit 'B'**.

SECTION 3

The Property Owner, its administrators, executors, successors, heirs and assigns hereby grants permission to the City, its authorized agents and employees, to enter upon the property and to inspect the facilities whenever the City deems necessary. Whenever possible, the City shall provide notice prior to entry. The Property Owner shall execute an access easement in favor of Johns Creek to allow the City to inspect, observe, maintain, and repair the facility as deemed necessary. A fully executed original access easement is attached to this Agreement as **Exhibit 'C'** and by reference made a part hereof.

SECTION 4

In the event the Property Owner, its administrators, executors, successors, heirs or assigns fails to maintain the facility or facilities as shown on the approved plans and specifications in good working order acceptable to the City and in accordance with the maintenance schedule incorporated in this Agreement, and in the event the violation constitutes an immediate danger to public health or public safety, the City, with due notice, may enter the property and take whatever steps it deems necessary to return the facility or facilities to good working order. This provision shall not be construed to allow the City to erect any structure of a permanent nature on the property. It is expressly understood and agreed that the City is under no obligation to maintain or repair the facility or facilities and in no event shall this Agreement be construed to impose any such obligation on the City.

SECTION 5

In the event the City, pursuant to this Agreement, performs work of any nature, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, and the like, the Property Owner shall reimburse the City, or shall forfeit any required bond upon demand within thirty (30) days of receipt thereof for all the costs incurred by the City hereunder. If not paid within the prescribed time period, the City shall secure a lien against the real property in the amount of such costs. The actions described in this section are in addition to and not in lieu of any and all legal remedies available to the City as a result of the Property Owner's failure to maintain the facility or facilities.

SECTION 6

It is the intent of this Agreement to insure the proper maintenance of the facility or facilities by the Property Owner; provided, however, that this Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or caused by storm water runoff.

SECTION 7

Sediment accumulation resulting from the normal operation of the facility or facilities will be catered for. The Property Owner will make accommodation for the removal and disposal of all accumulated sediments. Disposal will be provided onsite in a reserved area(s) or will be removed from the site. Reserved area(s) shall be sufficient to accommodate for a minimum of two dredging cycles.

SECTION 8

The Property Owner shall provide the City with a bond or a letter of credit providing for the maintenance of the facility or facilities pursuant to the City's Code concerning Maintenance Agreements.

SECTION 9

The Property Owner shall use the standard BMP Operation and Maintenance Inspection Report attached to this agreement as **Exhibit 'D'** and by this reference made a part hereof for the purpose of a minimal annual inspection of the facility or facilities by a qualified inspector.

SECTION 10

The Property Owner, its administrators, executors, successors, heirs and assigns hereby indemnifies and holds harmless the City and its authorized agents and employees for any and all damages, accidents, casualties, occurrences or claims which might arise or be asserted against the City from the construction, presence, existence or maintenance of the facility or facilities by the Property Owner or the City. In the event a claim is asserted against the City, its authorized agents or employees, the City shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such claim. If any judgment or claims against the City, its authorized agents or employees shall be allowed, the Property Owner shall pay for all costs and expenses in connection herewith.

SECTION 11

This Agreement shall be recorded among the deed records of the Clerk of Superior Court of Fulton County and shall constitute a covenant running with the land and shall be binding on the Property Owner, its administrators, executors, heirs, assigns and any other successors in interest.

SECTION 12

This Agreement may be enforced by proceedings at law or in equity by or against the parties hereto and their respective successors in interest.

SECTION 13

Invalidation of any one of the provisions of this Agreement shall in no way effect any other provisions and all other provisions shall remain in full force and effect.

SECTION 14

Any notice, demand, request or other communication required or permitted to be given hereunder (a "Notice") shall be in writing and either (i) personally delivered, or (ii) sent by U.S. certified or registered mail, return receipt requested, postage pre-paid, or (iii) sent by Federal Express or similar service to the party being given such notice at the following address:

Property Owner: _____

Attention: _____

City of Johns Creek: City of Johns Creek
11360 Lakefield Drive
Johns Creek, Georgia 30097
Attention: Land Development Manager

All notices shall be effective (and the time period in which a response to any notice must be given, if any, shall commence to run on such effective date) depending on the form of delivery, as follows: (i) If personally delivered, on the date of receipt; or (ii) if sent by U.S. certified or registered mail, three (3) days after being deposited in the U.S. mail; or (iii) if sent by Federal Express or similar service, on the date of receipt. Rejection or failure to claim delivery of any such Notice, demand or request, or the inability to deliver because of changed address of which no Notice was given, shall be deemed to be receipt of the Notice, demand or request sent three (3) days after being deposited in the U.S. mail or the date of attempted personal delivery, as the case may be. By giving at least thirty (30) days written notice thereof, any party shall have the right from time to time and at any time to change their respective addresses.

SO AGREED this _____ day of _____, 20____.

PROPERTY OWNER CORPORATION

Name of Corporation:

Printed or Typed Name

BY: _____
Signature

Attest: _____
Signature of Witness

Typed or Printed Name

Typed or Printed Name

Title: _____

Title: _____

(CORPORATE SEAL)

Notary: _____

JOHNS CREEK, GEORGIA

By: _____
City of Johns Creek
Director of Community Development

Attachments:

- Exhibit A (Plat and Legal Description)
- Exhibit B (Maintenance and Inspection Schedule)
- Exhibit C (Access Easement)
- Exhibit D (Standard BMP Operation and Maintenance Inspection Report)

SO AGREED this _____ day of _____, 20____.

**PROPERTY OWNER
PARTNERSHIP**

Name of Partnership: _____, A Georgia General
Printed or Typed Name Partnership Corporation

BY: _____ (Seal)
Signature

Attest: _____
Signature of Witness

Printed or Typed Name

Printed or Typed Name

Title: _____
General Partner

Title: _____ (Seal)
Notary Public

JOHNS CREEK, GEORGIA

By : _____
City of Johns Creek
Director of Community Development

Attachments:

- Exhibit A (Plat and Legal Description)
- Exhibit B (Maintenance and Inspection Schedule)
- Exhibit C (Access Easement)
- Exhibit D (Standard BMP Operation and Maintenance Inspection Report)

SO AGREED this _____ day of _____, 20____.

**PROPERTY OWNER
LIMITED LIABILITY CORPORATION**

Name of LLC: _____,
Printed or Typed Name

BY: _____
Signature

Printed or Typed Name

Title: _____
Managing Person

Attest: _____
Signature of Witness

Printed or Typed Name

Title: _____ (Seal)
Notary Public

JOHNS CREEK, GEORGIA.

By : _____
City of Johns Creek
Director of Community Development

Attachments:

- Exhibit A (Plat and Legal Description)
- Exhibit B (Maintenance and Inspection Schedule)
- Exhibit C (Access Easement)
- Exhibit D (Standard BMP Operation and Maintenance Inspection Report)

SO AGREED this _____ day of __, 20____

**PROPERTY OWNER
INDIVIDUAL OR PROPERTY OWNED JOINTLY BY SEVERAL INDIVIDUALS**

By: _____ Attest: _____
Signature of Owner Signature of Witness

Printed or Typed Name

Printed or Typed Name

By: _____ Attest: _____
Signature of Owner Signature of Witness

Printed or Typed Name

Printed or Typed Name

By: _____ Attest: _____
Signature of Owner Signature of Witness

Printed or Typed Name

Printed or Typed Name

_____(Seal)
Notary Public

JOHNS CREEK, GEORGIA.

By: _____
City of Johns Creek
Director of Community Development

Attachments: Exhibit A (Plat and Legal Description)
 Exhibit B (Maintenance and Inspection Schedule)
 Exhibit C (Access Easement)
 Exhibit D (Standard BMP Operation and Maintenance Inspection Report)

EXHIBIT 'C'

PERMANENT WATER QUALITY BMP AND ACCESS EASEMENT AGREEMENT

STATE OF GEORGIA
COUNTY OF FULTON
CITY OF JOHNS CREEK

THIS EASEMENT granted this ____ day of _____, 20 ____ between the property owner _____ as party of the first part, hereinafter referred to as Grantor, and CITY OF JOHNS CREEK, a political subdivision of the State of Georgia, as party of the second part, hereinafter referred to as Grantee.

WITNESSETH THAT: Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) in hand paid at and before the sealing and delivery of this easement and in consideration of the agreements and covenants contained in this document and the Maintenance Agreement between Grantor and Grantee, hereby grants unto the Grantee an easement in and to that portion of the property shown on Exhibit "A" to the Maintenance Agreement, as shown and identified on the plat attached hereto as **Exhibit "1"**.

The purpose of this easement is to allow Grantee, or its agents, access for inspection to determine any required maintenance activities to the Water Quality Best Management Practice (BMP) facility, and to prevent development of the property within the easement following issuance of the Certificate of Occupancy or in the case of a residential subdivision, the approval of the Final Plat, without written permission from the Johns Creek Department of Community Development. This easement is required by the provisions of the Maintenance Agreement executed by and between the Grantor and Grantee.

PERMANENT WATER QUALITY BMP AND ACCESS EASEMENT AGREEMENT

SO AGREED this _____ day of _____, 20____.

PROPERTY OWNER

INDIVIDUAL OR PROPERTY OWNED JOINTLY BY SEVERAL INDIVIDUALS

By: _____ Attest: _____
Signature of Owner Witness

Printed or Typed Name Printed or Typed Name

By: _____ Attest: _____
Signature of Owner Signature of Witness

Printed or Typed Name Printed or Typed Name

By: _____ Attest: _____
Signature of Owner Signature of Witness

Printed or Typed Name Printed or Typed Name

(Seal) _____
Notary Public

Attachments: Exhibit 1 (Plat of Easement)

PERMANENT WATER QUALITY BMP AND ACCESS EASEMENT AGREEMENT

SO AGREED this _____ day of _____, 20____.

**PROPERTY OWNER
CORPORATION**

Name of Corporation: _____, A Georgia Corporation
Printed or Typed Name

By: _____ Attest: _____
Signature Signature of Witness

Printed or Typed Name

Printed or Typed Name

Title: _____ Title: _____
(President or Vice President) (Corporate Secretary or
Corporate Secretary Assistant)

(CORPORATE SEAL)

Attachments: Exhibit 1 (Plat of Easement)

PERMANENT WATER QUALITY BMP AND ACCESS EASEMENT AGREEMENT

SO AGREED this _____ day of _____, 20____.

**PROPERTY OWNER
PARTNERSHIP**

Name of Partnership: _____, A Georgia Corporation
Printed or Typed Name

By: _____ (Seal) Attest: _____
Signature Signature of Witness

Printed or Typed Name

Printed or Typed Name

Title: _____
General Partner

Notary Public (Seal)

Notary Public

Attachments: Exhibit 1 (Plat of Easement)

PERMANENT WATER QUALITY BMP AND ACCESS EASEMENT AGREEMENT

SO AGREED this _____ day of _____, 20____.

**PROPERTY OWNER
LIMITED LIABILITY CORPORATION**

Name of LLC: _____,
Printed or Typed Name

By: _____
Signature

Attest: _____
Signature of Witness

Printed or Typed Name

Printed or Typed Name

Title: _____
Managing Person

_____(Seal)
Notary Public

Attachments:

Exhibit 1 (Plat of Easement)

Operation and Maintenance Inspection Report

Site Name	
Site Address	
Property Owner/Manager	
Inspector(s)	
Date	
Time	
Weather	
Last rainfall date / amount	
Plans/Survey/As-built Available?	

Stormwater Conveyance Infrastructure

Maintenance Item	Inspected (Y / N / N/A)	Maintenance (Y / N)	Maintenance Completed/ Observations & Remarks
Stormwater Inlets and Manholes			
Trash/Debris/Sediment accumulation at inlets (throat/grate)			
Trash/Debris/Sediment accumulation at structure sump			
Cracks, spalling, joint failure			
Interior access acceptable			
Steps/Ladder acceptable			
Conveyances (ditches, culverts, pipes)			
Undercutting, scouring, or slumping			
Trash/Debris/Sediment accumulation along conveyance			
Check dams			
Vegetation and Ground Cover			
Surface Erosion			
Undesirable Plantings			

Stormwater Ponds

Maintenance Item	Inspected (Y / N / N/A)	Maintenance (Y / N)	Maintenance Completed/ Observations & Remarks
Accessibility			
Vehicular access acceptable			
Perimeter/Safety fence			
Public Hazards			
Pond Dam Embankment and Emergency Spillways			
Vegetation and Ground Cover			
Surface Erosion			

Animal Burrows			
Unauthorized Plantings			
Dam cracking, bulging, or sliding			
Pond, toe & chimney drains clear and functioning			
Seeps/Leaks on Downstream Face			
Slope Protection or Riprap Failures			
Vertical and Horizontal Alignment of Top of Dam as per As-built Plans or Record Drawing			
Emergency spillway clear of obstructions			
Forebays			
Undesirable Vegetative Growth			
Trash/Debris/Sediment buildup			
Visible pollution (i.e. oil, etc.)			
Riprap failure			
Outlet Control Structure and Principal Spillway			
Orifice(s) clear of obstructions			
Weir(s) clear of obstructions			
Trash Rack corrosion/obstruction			
Interior access acceptable			
Steps/Ladder acceptable			
Sediment accumulation (in/out)			
Cracks, spalling, joint failure			
Metal Pipe Condition			
Control Valve accessible/functional			
Pond Drain accessible/functional			
Outfall pipe clear and functional			
Permanent Pool – Wet Ponds			
Undesirable Vegetative Growth			
Trash/Debris/Sediment buildup			
Visible pollution (i.e. oil, etc.)			
Pool elevation at design elevation			
Shoreline issues			
Dry Pool Bottom – Dry Ponds			
Undesirable Vegetative Growth			
Trash/Debris/Sediment buildup			
Visible pollution (i.e. oil, etc.)			
Standing water or wet spots			
Outfalls into Pond			
Riprap failure			
Slope invert erosion			

Condition of storm pipes			
Condition of headwalls			
Overall Condition of Facility			
Functioning as designed			
Evidence of recent maintenance			

Bioretention Systems

Maintenance Item Description / Question	Response (Y / N / N/A)	Maintenance Needed? (Y / N / N/A)	Maintenance Completed/ Observations & Remarks
Inlets			
Water enters facility as designed			
Trash/Debris/Sediment accumulation at inlets			
Trash/Debris/Sediment accumulation at forebays			
Displaced Stone			
Erosion around inlets/outlets			
Standing water in inlet			
Bioretention Basin			
Filter Media acceptable			
Mulch present			
Exposed filter media			
Sediment and debris build up			
Standing water in basin			
Observation Wells / Underdrains			
Do observation wells exist			
Are observation wells capped			
Standing water in underdrain			
Underdrains free of debris			
Underdrains functioning			
Outlet Control Structure			
Inlet Grate/Trash Rack present			
Riser/Outlet acceptable			
Trash/Debris/Sediment accumulation at outlets			
Displaced Stones			
Outlets free of obstructions			
Mulch being flushed out			
Outfall barrel acceptable			
Embankment Berm			

Embankment berm present			
Woody growth or unauthorized plantings present			
Berm erosion			
Animal burrows			
Property Vegetated			
Vegetation			
Plant species matches plan specifications			
Plant coverage matches plan specifications			
Plants in healthy condition			
Plants need water			
Undesirable vegetation (weeds, etc.)			
Overall Condition of Facility			
Functioning as designed			
Evidence of recent maintenance			

Underground Infiltration Systems

Maintenance Item	Inspected? (Y / N / N/A)	Maintenance Needed? (Y / N)	Maintenance Completed/ Observations & Remarks
Accessibility			
Vehicular access acceptable			
Manhole / Frames acceptable			
Settlement around structures			
Public Hazards			
Control Structure			
Access steps present			
Lid / Grate functional			
Cracks, spalling, joint failure			
Sediment / Debris buildup			
Trash rack present			
Trash rack corrosion			
Orifice(s)/Weir(s) clear of obstructions			
Storage Chambers			
Sediment / Debris buildup			
Misaligned joints/seams			
Cracks, spalling, joint failure			
Inflow Pipes clear			

Outflow Pipes clear			
Monitoring well present			
Oils present			
Standing water present			
Evidence of clogged bedding			
Overall Condition of Facility			
CCTV Inspection recommended			
Jet Vac recommended			
Functioning as designed			

Underground Filtration Structures

Maintenance Item	Inspected? (Y / N / N/A)	Maintenance Needed? (Y / N)	Maintenance Completed/ Observations & Remarks
Structure is accessible			
Access Door / Hatch / Ladder			
Standing Water			
Sediment / Debris present			
Inflow pipe clear			
Outflow pipe joints			
Structure / Vault damage			
Evidence of erosion			
Filter media canisters			
Filter media permeability			

Summary

Inspectors Notes:

Overall Condition of Facility :

I hereby certify under penalty of perjury that I have performed the inspections and made a good faith effort to identify the items that need maintenance. I further certify that failure to inspect or misrepresent the need for maintenance could result in my liability for personal or property damage.

Signed: _____

Date: _____

Inspector