

This Agreement Prepared by:
DAVID W. SHREVE, ESQUIRE
County Attorney for Campbell County
POST OFFICE BOX 547
ALTAVISTA, VIRGINIA 24517
VSB #16624

TAX PARCEL NUMBER: _____

STORMWATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT

E & S Permit #: _____

THIS AGREEMENT, made and entered into this ___ day of _____, 20___, by and between _____, Grantor, hereinafter called the "Owner," whose legal address is _____, and the **COUNTY OF CAMPBELL, VIRGINIA**, a political subdivision of the Commonwealth of Virginia, acting by and through its **BOARD OF SUPERVISORS**, Grantee, hereinafter called the "County," whose legal address is 47 Courthouse Lane, Post Office Box 100, Rustburg, Virginia 24588;

WITNESSETH:

WHEREAS, _____ is the Owner of that certain parcel of land lying and being in the _____ Magisterial District of Campbell County, Virginia, identified as Tax Parcel # _____, being of record in the Clerk's Office of the Circuit County of Campbell County, Virginia, in Deed Book ___ at Page ___ or Deed Instrument No. _____, referred to herein as the "Property," which Property is briefly described as follows: _____;

WHEREAS, Owner desires the approval of an Erosion and Sediment Control Plan (Plan File # _____), referred to as the "Plan," for erosion and sediment control measures, including stormwater management measures and facilities, as required by the County, a copy of which Plan is attached hereto and which is expressly incorporated by reference herein; and

WHEREAS, the Plan provides for a stormwater management facility and other drainage conveyance channels or permanent erosion and sediment control measures and improvements within the confines of the Property, referred to as the "Facilities"; and

WHEREAS, the County and the Owner agree that the health, safety, and general welfare of the residents of Campbell County, Virginia require that on-site stormwater management Facilities as shown on the Plan be constructed on the Property by the Owner and adequately maintained by the Owner;

NOW, THEREFORE, in consideration of the foregoing Property, the mutual benefits and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. The on-site stormwater management Facilities shall be constructed by the Owner in accordance with the attached Plan and specifications, and, upon completion of construction of such Facilities Owner shall provide written certifications required by §8-8(c) of the Campbell County Code of 1988.

2. The Owner shall maintain the Facilities in accordance with the maintenance procedures shown on the attached Plan in order to assure good working order acceptable to the County. Such maintenance procedures shall meet or exceed those maintenance requirements set forth in Chapter 8 of the Campbell County Code of 1988, particularly in §8-8.1 thereof, *which provisions are incorporated herein by reference*, and pertinent state statutes and regulations, whichever standard is more stringent. For the purposes of this Agreement, maintenance shall include site stabilization, clean-out of silt and sediment upon completion of land-disturbing activities and at regular intervals thereafter, maintenance of safety fencing when required by Plan, clearing of undergrowth, trees, and other debris at least three (3) times a year, periodic inspections by Owner and necessary remediation of problems by Owner, and such other repair, reconstruction or replacement of Facilities as necessary to meet the standards in this Agreement.

3. In addition to the above requirements, the long-term maintenance Plan for any Facility expected to “pond” water at a normal depth of more than two (2) feet for more than thirty (30) minutes at a time shall be certified by a Professional Engineer licensed to practice in Virginia. The Plan shall place particular emphasis on operating and maintaining the Facility in compliance with the project design in such manner as to maintain its structural integrity, safety, and effectiveness during both normal and abnormal conditions which may reasonably be expected to occur during its planned life.

4. (a) The Owner identifies _____ as the person responsible *for performing* the required maintenance of the Facilities. The street address and telephone number where such person may be contacted are: _____; (____) ____-____.

(b) Owner hereby acknowledges that identification of such person shall not be deemed to relieve Owner, its administrators, executors, assigns, heirs, and any other successors in interest of its/their ultimate responsibilities under the provisions of this Agreement or under the pertinent provisions of Chapter 8 of the Campbell County Code of 1988 or applicable statutes or regulations.

(c) Owner further agrees to provide written notification to the County of the name, address, and telephone number of any person whom Owner may identify subsequently as the person responsible *for performing* required maintenance.

5. The Owner hereby grants permission to the County, its authorized agents and employees to enter upon the Property and to inspect the Facilities upon providing Owner ten (10) days written notice by first class mail. Such notice requirement may be waived or modified by agreement between the Owner and the County. Such right of access will *allow* the County to inspect the facility, but the County is under no obligation to conduct periodic inspections.

Defects or deficiencies discovered during any such inspection shall be documented and specific measures to be taken to remedy such defect or deficiency shall be described in writing, a copy of which shall be provided to Owner. Owner agrees to perform promptly all needed maintenance and correct defects and/or deficiencies reported to it by County. Such defects and/or deficiencies shall be corrected within a reasonable period of time as determined between Owner and the County, but such period shall not exceed fifteen (15) days.

6. Owner further agrees to waive the notice requirement specified in Paragraph 5 above when the County determines that an immediate inspection of the Facilities is necessary due to threat of imminent danger to life or property or other emergency. The County, or its agents, may enter immediately upon the Property and take whatever reasonable steps it deems necessary to mitigate the danger or emergency. The County shall notify the Owner of such entrance as soon as possible but in no event later than twenty-four (24) hours after such entry. Alternatively, the County may notify the Owner by telephone to take necessary action within a specified time period. Should Owner fail to respond, or should Owner inform County that it does not intend to act with the specified time period, then County, or its agents, may enter immediately upon the Property and take whatever reasonable steps it deems necessary to mitigate the danger or emergency.

7. In the event of notice being required under Paragraph 5 above or any other provision of this Agreement, such notice shall be deemed to have been given when put in writing and deposited in the U. S. Mail (first class mail with postage prepaid) to the following:

If to the Owner:

Name of person: _____ **OR**
Name of entity if a corporation, partnership, etc.: _____
Name of officer and title if a corp. or partnership, etc.: _____
Address: _____
Telephone number: _____

If to County:

County Administrator
County of Campbell
Post Office Box 100
Rustburg, Virginia 24588

Owner further agrees to notify County in writing at the above address immediately upon any change in legal status, address, or telephone number of Owner.

8. In the event the Owner fails to maintain the Facilities, as shown on the attached Plan, in good working order acceptable to the County, or to promptly correct defects and/or deficiencies reported to it by County within the prescribed time period, the County may enter upon the Property after notice as required in Paragraph 5 above and take whatever steps it deems necessary to maintain said Facilities. This provision shall not be construed to allow the County to erect any structure of a permanent nature on the land of the Owner without first obtaining written approval of the Owner. It is expressly understood and agreed that the County

is under no obligation to maintain or repair said Facilities, and in no event shall this Agreement be construed to impose any such obligations on the County.

9. In the event the County, 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 Owner, its administrators, executors, assigns, heirs, and any other successors in interest shall reimburse the County upon demand, within thirty (30) days of receipt thereof for all costs incurred by the County hereunder.

10. Notwithstanding the above-mentioned remedies, Owner and County acknowledge that the County may take such other additional enforcement actions as are set forth in Chapter 8 of the Campbell County Code of 1988, including, but not limited to, those prescribed in §8-11 of that chapter, as the County may deem necessary.

11. It is the intent of this Agreement to ensure the proper maintenance of on-site Facilities by the Owner; provided, however, that this Agreement shall not be deemed to create or affect any additional liability of any party for damage alleged to result from or be caused by stormwater damage.

12. The Owner, its executors, administrators, assigns, heirs, and other successors of interest shall indemnify and hold the County and its agents and employees harmless for any and all damages, accidents, casualties, occurrences, or claims which might arise or be asserted against the County from the construction and/or maintenance of the described on-site Facilities by the Owner or the County.

In the event a claim is asserted against the County, its agents or employees, the County shall promptly notify the Owner and the Owner shall defend, at its own expense, any suit based on such claim. If any judgment or claim against the County, its agents or employees shall be allowed, the Owner shall pay all costs and expenses in connection therewith.

13. The County shall not pay any compensation to Owner, its administrators, executors, assigns, heirs, or any other successors in interest at any time for its use of the Property in any way necessary for the inspection and maintenance of the Facilities, including access to the Facilities.

14. This Agreement shall be governed by the laws of the Commonwealth of Virginia.

15. Plans and specifications for stormwater management facilities and measures to be undertaken on the subject property shall be attached hereto and are hereby incorporated by reference as a part of this Agreement.

16. This Agreement shall be recorded among the land records in the Clerk's Office of the Circuit Court of Campbell County, Virginia, and shall constitute a covenant running with the land, and shall be binding on the Owner, its administrators, executors, assigns, heirs, and any other successors in interest.

17. Such covenant running with the land shall be described in full or incorporated by reference into each deed of conveyance out of the described Property, and such covenant shall be noted on any subsequently recorded plat of subdivision or re-subdivision of Property.

IN WITNESS WHEREOF, _____, Owner, has affixed his signature and seal; **OR IN WITNESS WHEREOF**, _____, a Virginia Corporation, pursuant to a Resolution duly adopted on the ____ day of _____, 20__, has caused this instrument to be executed by _____, its _____, on behalf of the Corporation; and

IN FURTHER WITNESS WHEREOF, the BOARD OF SUPERVISORS of the COUNTY OF CAMPBELL, VIRGINIA, has caused this instrument to be executed by Paul E. Harvey Director Community Development, on behalf of the BOARD OF SUPERVISORS of the COUNTY OF CAMPBELL, VIRGINIA.

[Signature] _____ (SEAL)
[Print name] _____

OR

[Name of corporation, partnership] _____
[Signature of officer] By: _____ (SEAL)
[Print name of officer and his title] _____

STATE OF VIRGINIA,
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, **Owner**.

(SEAL) _____
Notary Public

My commission expires: _____.

OR

**THE BOARD OF SUPERVISORS OF CAMPBELL
COUNTY, VIRGINIA**

By: _____(SEAL)
Paul E. Harvey, Director Community Development

STATE OF VIRGINIA,
COUNTY OF CAMPBELL, to-wit:

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by PAUL E, HARVEY, Director Community Development for the County of Campbell, Virginia, on behalf of the BOARD OF SUPERVISORS of the COUNTY OF CAMPBELL, VIRGINIA.

(SEAL)

Notary Public

My commission expires: _____.

[A resolution, or a certified copy thereof, authorizing a designated officer of the corporation or other entity to execute this Agreement on behalf of the corporation or other entity shall be attached to this Agreement and recorded with said Agreement in the Clerk's Office of the Circuit Court of Campbell County, Virginia.]

[ATTACHMENT]

RESOLUTION

I, _____, the duly elected and qualified Secretary of _____, a Virginia Corporation duly organized, validly existing and in good standing under the laws of Virginia, hereby certify that at a legally convened meeting of the Board of Directors of _____, duly called and held on the ____ day of _____, 20 __, the following Resolution was duly adopted in accordance with the articles of incorporation and bylaws of _____, and is now in full force and effect:

BE IT RESOLVED by the Board of Directors of _____, a Virginia Corporation, that the _____ [specify office], _____ [name of officer], of this Corporation is authorized to execute, acknowledge, and deliver on behalf of the Corporation any deed or other instrument conveying or encumbering land, or interest therein, including but not limited to a Stormwater Management Facility Maintenance Agreement by and between the Corporation and the County of Campbell, Virginia, or granting any easement or right-of-way over land owned by the Corporation.

BE IT FURTHER RESOLVED that the Secretary of the Corporation shall attach to such deed or other instrument a copy of this Resolution by the Board of Directors authorizing the above-named officer of the Corporation to execute, acknowledge, and deliver such deed or instrument on behalf of the Corporation.

I further certify that _____ is the duly elected and acting _____ [specify office] of the Corporation and, as such, has the authority to perform the powers listed above.

IN WITNESS WHEREOF, I have hereunto subscribed my name hereto as Secretary of _____, on the ____ day of _____, 20__.

[Name of Corporation] _____
[Signature of Corporate Secretary] _____ SEAL]
[Print name of Secretary] _____, Secretary