

Introduction

Proper maintenance of private stormwater facilities is necessary to insure they serve their intended function. Without adequate maintenance, sediment and other debris can quickly clog facilities making them useless. Rehabilitation of such facilities is expensive, and in the case of infiltration systems may be impossible. Polluted water and sediments removed during the cleaning operation must be properly disposed of.

Maintenance Standards

The Lynnesfield Homeowner's Association agrees to maintain the private stormwater facility constructed to serve Lynnesfield Planned Unit Development (PUD). Maintenance shall be provided to the following standards:

1. Catchbasins, stormwater detention and treatment systems shall be inspected at least annually. A representative of the City shall be invited to participate in the annual inspection of the facilities to insure compliance by the Lynnesfield Homeowner's Association with the following maintenance requirements.
2. Any deterioration threatening the structural integrity of the facilities shall be immediately repaired by the Lynnesfield Homeowner's Association. These include such things as replacement of clean-out gates, catchbasins lids, and rock located in emergency spillways.
3. A catchbasin shall be cleaned if the depth of deposits are equal to or greater than 1/3 the depth from the basin to the invert of the lowest pipe into or out of the basin. If a catch basin is found during an annual inspection to significantly exceed this standard, it shall be cleaned every six months.
4. Debris shall be regularly removed from surface basins used for either peak-rate control or stormwater treatment.

The Lynnesfield Homeowner's Association at its own expense agrees to adhere to the above-mentioned maintenance standards on a continuing basis, commencing from the date of construction of the stormwater facilities.

Submitted on behalf of the Lynnesfield Homeowner's Association

Lloyd R. Campbell
Owner

5/3/96
Date

Approved on behalf of the City of Port Townsend

Robert W. ...
Director
Department of Public Works

5/11/96
Date

This Agreement is based on maintenance criteria developed in the Stormwater Management Manual for the Puget Sound Basin (IV-4 10 BMP 52 for Maintenance of Storm Drainage Facilities; pp. IV-4-25, February, 1992)

COPIED TO COUNCIL

BY SS

DATE 11/29/95

EXHIBIT
PUDA-13

Covenants, Conditions, & Restrictions for Lynnesfield Planned Unit Development

Exhibit F: Stormwater Maintenance Agreement

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