

STORMWATER QUALITY

3.00 DESIGN STANDARDS

3.01 STORMWATER QUALITY DESIGN STANDARDS

The City of Springfield staff has reviewed stormwater quality ~~facility~~ design standards from several jurisdictions in developing the standards contained in this Manual. ~~Interim acceptable design standards are outlined below. For future updates of this manual, staff~~ Springfield is considering emulating one of the following manuals: City of Portland Bureau of Environmental Services' *Stormwater Management Manual*; Unified Sewerage Agency's (*Clean Water Services*) *Design and Construction Standards*; or the City of ~~therefore~~ utilizing portions of Eugene's ~~Stormwater Quality BMP Manual~~. *Stormwater Management Manual relating to construction and maintenance of stormwater treatment facilities, as modified below, for conditions specific to Springfield. Stormwater quality facilities in compliance with these standards shall be provided for all new developments within Springfield's planning jurisdiction. The standards for Eugene can be found on the Internet at:*

Please note that it is the general <http://www.eugene-or.gov/portal/server.pt?open=512&objID=689&PageID=1795&cached=true&mode=2&userID=2>

IT IS Springfield's intent ~~of the City of Springfield~~ to provide maintenance ~~by the City~~ to assure the proper functioning of all portions of a stormwater system ~~which provide~~ that provides collection and/or conveyance and/or stormwater ~~drainage or water~~ quality service to ~~multiple properties, including~~ the public right-of-way, ~~including water or other publicly owned property, and to any affiliated stormwater~~ quality and detention ~~ponds which serve such purposes~~ facilities. All ~~such of these~~ facilities shall, ~~therefore~~, be designed in accordance with all requirements of design and maintenance access as laid out in this ~~Section 3.00 Stormwater Quality or Section Chapter, Chapter~~ 4.00 Stormwater Capacity ~~of this Manual~~, or as specifically directed by the City Engineer. ~~or~~

For those portions of the system ~~which that~~ remain in private ownership, such as those ~~water stormwater~~ quality or detention ~~ponds facilities~~ owned by ~~homeowners homeowners'~~ associations in subdivisions, ~~the City~~ Springfield's maintenance rights and responsibilities will be ~~laid out specified~~ in an agreement with the underlying facility owner. ~~It is~~

IT IS NOT ~~the~~ Springfield's intent ~~of the City~~ that ~~storm drainage stormwater systems~~ or ~~water stormwater~~ quality facilities ~~which that~~ serve ~~single ownerships private development~~, or for some other reason are not deemed to be "public" in nature, be maintained by the City. ~~These shall be maintained by~~ Rather, the private ~~property~~ owners ~~of the facilities shall maintain these facilities in accordance with requirements set forth in this Chapter.~~

3.02 INTERIM DESIGN STANDARDS

As interim design standards for stormwater quality, the City of Springfield Public Works Department will accept stormwater quality facilities designed pursuant to the policies and procedures of either the City of Portland (BES) or the Clean Water Services (CWS), as modified below for conditions specific to the City of Springfield. Stormwater quality facilities in compliance with one or both of these standards shall be provided for all new developments within Springfield planning jurisdiction. The standards for BES and USA can be found on the

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Internet at:

BES: <http://www.portlandonline.com/bes/index.cfm?c=35122>

USA: <http://www.cleanwaterservices.org>

3.03 STORMWATER QUALITY DESIGN CRITERIA

~~In response to~~ There are numerous ~~recent~~ regulatory programs and requirements dealing with the environmental impacts of urban runoff. ~~In response,~~ the ~~Public Works~~ ~~Department~~ Director, ~~pursuant to his~~ ~~in accordance with the~~ authority ~~granted~~ in Springfield Development Code (SDC) Article 32.110(5), finds that the following drainage management practices, in conjunction with the provisions of 4.3-110 (regarding stormwater quality protection Citywide), and SDC Article 32.1103.4-2701 (regarding stormwater facilities in Glenwood), and the other applicable standards contained in this Manual, ~~are~~ ~~is~~ required "to promote ~~water~~ ~~stormwater~~ quality, to preserve groundwater and the vegetation and rivers it supports." These ~~drainage~~ ~~stormwater~~ management practices also specifically implement Metro Plan Environmental Resources Element ~~Policy 22~~ ~~Policies C.25 and C.26~~ and are an ~~interim step toward~~ ~~important element for~~ addressing City's responsibilities under the Endangered Species Act 4(d) Rules, the Clean Water Act, and the Safe Drinking Water Act.

3.0302.1 WaterStormwater Quality Design Storm

Runoff volumes and flow rates shall be determined in accordance with the hydrologic calculation methods contained in ~~the~~ ~~Chapter 4~~ Stormwater Capacity ~~Design Standards~~ ~~Section 4.00 of this Manual~~.

- A. When permitted in ~~Section~~ ~~Chapter 4.00, Stormwater Capacity,~~ ~~in order~~ to use the Rational Method, the ~~water~~ ~~stormwater~~ quality design storm event intensity shall be 0.25 inches per hour.
- B. When required in ~~Section~~ ~~Chapter 4.00, Stormwater Capacity,~~ ~~in order~~ to use an Urban Hydrograph Method, the ~~water~~ ~~stormwater~~ quality design storm event shall be 0.83 inches per 24-hour period.

3.0302.2 Retention/Protection/Preference for Open Watercourses and Water Bodies

To the extent practicable, existing water bodies and watercourses shall remain in place and intact, and associated existing native vegetation shall be retained. ~~Unless otherwise approved on a case-by-case basis by the City Engineer, intermittent and perennial watercourses shall not be piped or closed over.~~ ~~The City Engineer may approve the relocation of a watercourse provided~~ ~~such~~ ~~the~~ relocation is designed, constructed, maintained, and enhanced to provide its properly functioning condition, and all other necessary state and federal permits and approvals have been obtained.

3.0302.3 WaterStormwater Quality Pollutants of Concern

~~Urbanization is recognized as having a detrimental impact on receiving waters. As land is developed, impervious area and surface runoff increases. This runoff collects and transports pollutants to downstream receiving waters. Pollutants of concern include:~~

- ~~• Suspended solids (sediment)~~
- ~~• Heavy metals (dissolved and particulate, such as lead, copper, zinc, and cadmium)~~
- ~~• Nutrients (such as nitrogen and phosphorus)~~
- ~~• Bacteria and viruses~~
- ~~• Organics (such as oil, grease, hydrocarbons, pesticides, and fertilizers)~~
- ~~• Floatable debris (primarily trash)~~

- Increased thermal load (temperature)

In response to the stormwater quality impacts of urbanization, Congress passed the Clean Water Act amendments of 1987, mandating the U.S. Environmental Protection Agency (EPA) to issue regulations to control urban stormwater pollution. The regulations, published in 1990, require larger cities such as Springfield to obtain a National Pollutant Discharge Elimination System (NPDES) Stormwater Discharge Permit for their municipal separate storm sewer discharges (MS4). Compliance with the NPDES MS4 permit requires Springfield to establish a comprehensive stormwater management program. Springfield's stormwater management program includes design standards for source control devices as well as Best Management Practices (BMPs) designed to improve stormwater quality.

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3.0302.3.A Temperature Standard

The Oregon lists the Willamette and McKenzie Rivers are both listed as water quality limited streams by the state as 303 (d) Water Quality Limited Streams for exceeding the warm weather statewide temperature standard of 64 degrees Fahrenheit. ~~Until~~As a result, the Oregon Department of Environmental Quality (DEQ) adopted a Temperature Total Maximum Daily Load (TMDL) ~~is established~~ for these rivers, ~~all in 2006 and the City adopted a TMDL Implementation Plan in 2009.~~ All new development and public works projects shall implement design features, ~~to the maximum extent practicable, to~~ reduce thermal loadings into the public ~~storm drainag~~stormwater system and all receiving waters. ~~Such to the maximum extent practicable.~~ These design features may include:

- A. ~~Increased~~Increasing large-canopy tree planting.
- B. Surface infiltration of “clean” surface water runoff.
- C. Underground Injection of “clean” surface water runoff. (a permit and approval from the DEQ will be required- <http://www.deq.state.or.us/wq/uic/uic.htm>)
- D. ~~Decreased~~Decreasing the percentage of impervious surfaces on the site.

3.0302.3.B Bacteria & Mercury Standards

The Willamette and McKenzie Rivers both have bacteria and mercury TMDL standards established by the DEQ. All new development and public works projects shall implement design features to reduce bacteria and mercury loadings into the public stormwater system and all receiving waters, to the maximum extent practicable. These design features may include:

- A. Surface infiltration, treatment and/or filtering of “clean” surface water runoff.
- B. Underground Injection of “clean” surface water runoff. (a permit and approval from the DEQ will be required - <http://www.deq.state.or.us/wq/uic/uic.htm>)
- C. Low impact development techniques, such as those described in Section 4.17.

3.02.3.D Total Suspended Solids (TSS) Standard

In addition to requirements listed ~~below~~ in Section 3.0302.5 ~~of this document~~, all public and private development and redevelopment projects shall employ a system of one or more post-development ~~Best Management Practices (BMP's)~~BMPs that in combination are designed to achieve at least a 70 percent reduction in TSS in the runoff generated by that development.

3.0302.3.CE DEQ Stormwater Discharge Benchmarks

All public and private development and redevelopment projects shall employ a system of one or more post-development ~~Best Management Practices (BMP's)~~BMPs that in combination are

designed to achieve the discharge benchmarks established by DEQ for NPDES permitting. These benchmarks can be found on the Internet at the following locations:

General Industrial Stormwater Permit:

<http://www.deq.state.or.us/wq/wqpermit/stormwaterhome/stormwater/stormwater.htm>

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Statewide Water Quality Criteria:

<http://www.deq.state.or.us/wq/wqrules/wqrulesstandards/standards.htm>

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3.0302.4— Special Considerations for Higher-Risk Activities

Higher-risk activities are those that may generate pollutants that are not addressed solely by the standards and criteria listed above. ~~The Springfield considers the~~ following list of activities ~~shall be considered~~ as higher-risk activities and stormwater quality measures shall be designed accordingly. The City Engineer may also designate other developments or activities as being a higher-risk activity based upon the specific characteristics of ~~that~~the development.

3.0302.4.A BESEugene Stormwater Management Manual, Chapter 4

Chapter 4 ~~of the BES Manual~~(Source Controls) ~~of Eugene's Stormwater Management Manual~~ includes the following list of higher-risk activities, and the appropriate design standards for each. Please refer to the ~~Stormwater Management Manual~~Eugene Stormwater Management Manual for a discussion of each of these activities and their associated design standards:

- A. Fuel Dispensing Facilities. (Chapter 4.2)
- B. ~~Above ground~~Aboveground Storage of Liquid Materials. (Chapter 4.3)
- C. Solid Waste Storage Areas, Containers, and Trash Compactors. (Chapter 4.4)
- D. ~~Exterior~~Outdoor Storage of Bulk Materials. (Chapter 4.5)
- E. Material Transfer Areas/~~Loading~~ Docks. (Chapter 4.6)
- F. Equipment and/or Vehicle Washing Facilities. (Chapter 4.7)
- G. Stormwater ~~And~~and Groundwater Management ~~For~~for Development ~~On~~ on Land ~~With~~with Suspected ~~Or~~ or Known Contamination. (Chapter 4.8)
- H. Covered Vehicle Parking ~~Areas~~Structures. (Chapter 4.9)

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Additional restrictions may apply to the above activities depending on the Wellhead Time of Travel (TOT) zone that the proposed development is located in, as specified Section 3.0302.4.D and in SDC 3.3-200 Drinking Water Protection Overlay District.

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3.02.4.B Underground Injection Control (UIC)

The ~~Oregon~~ DEQ has prepared rules for regulating ~~Underground Injection Control~~UIC use as specified in Oregon Administrative Rule (OAR) 340-044. Furthermore, OAR 340-040-0020 (3) states that all groundwater in the state shall be protected as a potential source of drinking water.

In response to the above ~~OAR's~~OARs, and the fact that ~~at~~over 90 percent of Springfield's public drinking water supply is from ground water, the City Engineer finds that the following UIC design standards are necessary to protect the groundwater resources in Springfield.

Springfield's UIC Design Standards:

Any stormwater infiltration facility designed and constructed within the definitions of ~~an~~ waste disposal well or other underground injection well (activities as specified in OAR 340-044) shall be registered with the ~~Oregon~~-DEQ, with proof of registration being provided to ~~the~~ City of Springfield prior to operating the facility. See the DEQ UIC program webpage for more information: <http://www.deq.state.or.us/wq/uic/uic.htm>.

- A. ~~Pursuant to~~ In accordance with SDC ~~Article 17.0703.3-235~~, no UIC receiving runoff from surfaces other than residential building roofs shall be allowed within the 0-to-5-year time of travel zones of any public drinking water wellhead.
- B. No UIC shall receive runoff from any surface, other than residential building roofs, that has not first been treated by one or more of the ~~BMP's contained in the BES or USA~~ BMPs contained in Eugene's Stormwater Management Manual design standards referenced above.
- C. No UIC shall be located closer than ten feet to any building footing line or property line, nor located within any public or private easement.
- D. Prior to approval of the final site plan for a private development or redevelopment, the applicant shall provide infiltration testing of the on-site soils and an engineered design for the size of each UIC.
- E. All ~~UIC's~~ UICs shall be provided with an overflow pipe that is connected either to the site ~~storm drainage~~ stormwater system or to the public ~~storm drain~~ stormwater system.
- F. ~~Unless otherwise permitted by the DEQ, a~~ minimum of two ~~ten~~ feet of native soils shall separate the bottom of the UIC from the seasonal high water table as indicated in the ~~Soil Survey of Lane County~~ Natural Resource Conservation Service (NRCS) Soil Survey of Lane County. See the NRCS Web Soil Survey for more information: <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- G. Roof drain drywells shall be designed and constructed in compliance with Springfield Standard Drawing 4-20, *Individual Lot/Roof Drain Drywell Schematic*.

3.0302.4.C Roof-mounted Equipment

All ~~building~~ rooftop mounted equipment, or other fluid containing equipment located outside of ~~the~~ building, shall be provided with secondary containment or a weather resistant enclosure to ensure that, in the event of a leak or spill, any fluids ~~will not be able to~~ cannot migrate into ~~the storm drainage~~ Springfield's stormwater system or any UIC facility.

3.0302.4.D Drinking Water Protection (DWP) Overlay District

~~Springfield Development Code (SDC) Article 17~~ SDC 3.3-200 establishes a zoning overlay district and associated land use restrictions based upon the time of travel to each public drinking water wellhead for Springfield. All public and private development and redevelopment shall comply with the appropriate provisions in SDC ~~Article 17~~ 3.3-200. In addition, the Springfield Utility Board (SUB) has requirements for stormwater quality swale design for groundwater protection. The specific requirements can be found in the report titled "Mitigation of Impact of Stormwater Infiltrating Through Grassy Swales on Groundwater" available from the SUB Water Department.

3.0302.5 Parking Lots/Paved Areas

Runoff from parking lots and paved areas with vehicle ~~traffic~~ circulation contains pollutants ~~which that~~ have detrimental effects on stormwater quality. Pollutants from brake pads, exhaust emissions, oil leaks, etc. accumulate during dry weather periods and increase the concentration

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of hydrocarbons, metals, suspended solids, and organics (among others) in stormwater runoff during the first ~~flush (the first~~ rain event after a period of dry weather).

~~The City of~~ Springfield requires that 100 ~~%~~ percent of parking lots and paved areas be pre-treated for stormwater quality (excluding ~~on-site~~ sidewalks). Developments or re-developments creating less than 500 square feet of new non-~~building~~ rooftop impervious areas are exempt from this requirement.

3.0302.6 Vegetative Treatment Requirements

In addition to the requirements listed in Section 3.0302.5.4 ~~above~~, and unless otherwise approved during the land use review and approval processes required in the ~~Springfield Development Code~~ SDC, a minimum of 50% ~~percent~~ of the non-~~building~~ rooftop impervious area on a site shall be treated for stormwater quality improvement using vegetative methods. To the maximum extent practicable, the site design shall utilize the on-site landscaping areas required during the land use review process for stormwater quality treatment areas. Vegetative treatment facilities shall be designed ~~pursuant to the interim design standards presented as specified in Chapter~~ Section 3.02 of this manual. For private developments, vegetative treatment facilities shall be located outside of ~~Public Utility Easements. Exception~~ public utility easements. An ~~exception~~ may be made for non-structural grass swale facilities, provided ~~that~~ the flow control is located outside all easements and the swale allows compliance with building setback requirements, ~~where applicable~~. Swales may be allowed within ~~Public Sewer~~ public sewer easements where other utilities and uses are excluded. ~~Lists of suitable and prohibited vegetation are specified in Chapter 6 for all facilities.~~

~~All vegetative treatment facilities serving private development will require an Operations and Maintenance (O&M) Plan submittal and approval as specified in Section 3.03.5.C~~

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3.02.7 Parking Lot Maintenance

In addition to the above requirements, ~~the City of~~ Springfield highly recommends routine surface cleaning of parking lots. The use of “dry” cleaning techniques (sweeping, vacuuming, etc.) is highly preferred because they eliminate water discharges to the storm system. Absorbent material ~~should~~ shall be used on particularly oily or dirty surfaces prior to cleaning. Generally, parking lots should be cleaned prior to the wet season (i.e. October) to dampen the effects of the first flush. Additional cleanings can be determined through on-site observations and accumulations of sediments. Parking lot debris from cleanup ~~should~~ shall be disposed of at a landfill.

Wet cleaning techniques (pressure washing, garden hoses, etc.) involving water for parking lot cleanup are highly discouraged ~~and regulated by the Springfield Municipal Code (SMC), Sections 4.370 and 4.372~~. If parking lots must be washed with water, ~~please call the City of Springfield Public Works Department~~ contact the Environmental Services Division for information regarding ~~requirements and~~ disposal of cleaning water. Wash water shall not be directed into the ~~storm drainage~~ stormwater system under any circumstances ~~without required BMPs being implemented~~.

~~Routine area drain and catch basin cleaning shall also be done as part of parking lot cleaning activities. Storm catch basins collect debris such as oils, paper, sediments and other trash. If not routinely cleaned this debris will plug the discharge pipe and cause flooding as well as~~

discharging polluted water into the public stormwater system. Discharge of polluted stormwater is a violation of the SMC Section 3.372(6) and is subject to a fine.

3.03.8 PRIVATE STORMWATER MAINTENANCE REQUIREMENTS

Private stormwater management facilities are a primary mechanism for ~~the City of~~ Springfield to meet the stormwater quality requirements of the Clean Water Act. ~~The city~~ Springfield requires ~~all private~~ stormwater quality facilities ~~that are a condition of the development agreement~~ to have ongoing maintenance ~~agreement~~ to ensure ~~the effectiveness of the treatment systems function as designed.~~ All proposed and constructed private facilities shall be subject to an Operation and Maintenance (O&M) Plan submittal and approval process as outlined in Section 3.03.1. ~~The maintenance agreement submitted to the city will contain the following:~~

~~A signed and notarized maintenance agreement~~

~~A maintenance plan listing all stormwater treatment facilities required by the development agreement and the required maintenance of the stormwater treatment facilities~~

~~A site plan showing location of the required facilities and landscaping. If there is any change in location or type of stormwater maintenance facilities during construction a new stormwater treatment maintenance agreement reflecting these changes will be required.~~

~~A blank inspection and maintenance log~~

3.03.8.1 Private Stormwater Maintenance Agreement

~~The maintenance agreement gives notice to property owners~~

3.03.1 O&M Plan Submittal for Privately Maintained Facilities

An O&M Plan submittal for private stormwater facilities must be submitted for review at the time of final site plan or plat submittal. Upon approval by Springfield, the O&M agreement must be recorded with Lane County prior to occupancy. The O&M Plan submittal for private stormwater quality facilities shall include the following:

- A recorded copy of the “Notice of Operation & Maintenance Agreement” (NOMA) (see Appendix 3 for a template NOMA);
- An “Operations & Maintenance Agreement” (see Appendix 3 for a template Agreement) including the Stormwater Management Site Plan detailing stormwater management for the development, a Landscape Plan, and the Facility Specific O&M Plans (see Appendix 3-A for Facility Specific O&M Plans) for the facilities used on the site; and
- A proposed Stormwater Management Facility Inspection and Maintenance Log (see Appendix 3 for a template Log).

Notice of Operations & Maintenance Agreement (NOMA)

The NOMA is recorded with Lane County, identifies the property as having a stormwater management facility, and identifies the financial method used to guarantee future operations and maintenance. It gives notice that stormwater runoff from impervious surfaces ~~constructed on their property~~ requires on the site require stormwater ~~treatment management~~ facilities that are located, designed, and constructed in compliance with ~~the City of Eugene Stormwater Management this Manual-Ch 2;~~ and that ~~the property~~ owners are ~~of the property~~ are required to operate and maintain these facilities ~~as stated in the maintenance agreement accordance with the approved O&M Plan.~~

The maintenance agreement NOMA must be signed and notarized by both the city and the property owners completed and recorded against the property at Lane County Deeds and Records.

~~After the signatures are obtained the maintenance agreement will be recorded at the County Recorder's Office, Lane County Deeds and Records, 125 E 8th Ave, Eugene, OR 97401. This applies only to the maintenance agreement itself, the plan and log. Signatures on the NOMA shall be incorporated by notarized. The NOMA shall be printed on legal-sized (8 ½ x 14) paper to facilitate the recording process. The property description on the NOMA must be a legal description and may not be an Assessor's Map and tax lot number reference, not recorded with the maintenance agreement.~~

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<maintenance plan example>

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3.03.8. Operation and Maintenance Agreement (O&M Agreement)

The completed O&M Agreement must identify the owner's name, address, and phone number, the site address, the financially responsible party's method used to guarantee future operation and maintenance of the facility, and parties responsible for inspecting and maintaining the facility. The O&M Agreement does not need to be recorded. The following documents must be attached to the O&M Agreement:

- A copy of the Stormwater Management Site Plan, typically approved as part of the development agreement, must show the location of the facility on the site, the sources of runoff entering the facility, and the ultimate stormwater destination;
- A copy of the Landscape Plan approved as part of the development agreement; and
- Copies or details of the Pre-approved Facility Specific O&M Plans found in this Manual or any proprietary plan requirements.

Note: The Stormwater Management Site Plan and the Landscape Plan shall be legible with a font size no smaller than 11 points and a page size no smaller than 8 ½ x 11 – inches.

Stormwater Management Facility Inspection and Maintenance Log

Facility owners shall keep stormwater management facility inspection and maintenance logs on file at the site. The logs shall note all inspection dates, the facility components that were inspected, and any maintenance or repairs made. The Facility Specific O&M plans can serve as a checklist for what should be included in the log (e.g. the facility elements that need to be inspected, frequency of inspection, conditions that indicate maintenance is needed, etc.).

3.03.2 Specific Requirements of the Maintenance O & M Plan

~~Pre-Approved Maintenance plans. The City of Springfield will provide a maintenance plan detailing required maintenance for~~Pre-approved Facility Specific O&M Plans identify activities required for maintenance of any of the stormwater quality facilities listed in Chapter 2 of the City of Eugene Stormwater Manual. –The property owner/developerA Facility Specific O&M Plan for every type of stormwater facility used on site must be included in the O&M Plan submittal and approved as part of the development agreement. Applicants may also choose to submit a maintenance plan for any facility the~~the pre-approved Facility Specific O&M Plans, or may develop will utilize, their own maintenance plan for city approval if they so desire, review by the City Engineer. If the property owner/developer~~applicant proposes a proprietary mechanical stormwater treatment facility, the maintenance schedule recommended by the manufacturer will~~shall~~be used.

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The ~~plan~~O&M Plan may be modified with consent of the City of Springfield ~~Engineer~~ and the property owner. ~~Requests for maintenance plan~~Letters requesting modifications ~~should to an existing O&M Plan shall~~ be submitted to the Environmental Services division at the City of Springfield Public Works Department, 225 Fifth St, Springfield, OR, along with the proposed amended O&M Plan, to the City Engineer. Any modification request ~~must~~shall demonstrate the continuing ~~effective functioning~~effectiveness and functionality of the stormwater facilities in compliance with the requirements in ~~chapter 3.03.8 of the EDSPM~~this Chapter and Chapter 4 Stormwater Capacity.

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Maintenance Logs ~~The private development is required to keep a basic maintenance log stating when and what maintenance actions were performed and when inspections were conducted.~~ O&M activities for each type of stormwater facility include inspection as well as maintenance responsibilities. Facility owners shall document and keep on file facility inspection and maintenance logs. The logs must note all inspection dates, the facility components that were inspected, and any maintenance or repairs made to the facility. The Facility Specific O&M Plans can serve as a checklist for what should be included in the log (e.g. the facility elements that need to be inspected, frequency of inspection, conditions that indicate maintenance is needed, etc.). Proprietary and manufactured stormwater facility owners are required to submit a stormwater facility maintenance log that conforms to maintenance requirements of the manufacturer.

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Inspection Access ~~By signing the maintenance agreement~~O&M Agreement, the property owner/developer agrees to allow ~~city~~Springfield staff ~~limited~~access to the site ~~only~~for inspection purposes. ~~The access to the property is~~will be limited to the area of the stormwater treatment facility and the needed ~~ingress and~~ egress to inspect the facility.

Enforcement Actions ~~Stormwater facilities constructed to comply with the requirements of this manual must~~Manual shall be properly operated and maintained for the life of the facility. The ~~maintenance agreement will~~O&M Agreement must identify the parties responsible for the on-going operations and maintenance of the stormwater treatment facilities. ~~The City~~Springfield has the right and responsibility to inspect private facilities to assure they are being operated and maintained in accordance with the approved ~~site plan, the stormwater maintenance agreement, stormwater maintenance plan and the EDSPM~~.

3.04 — Best Management Practices for Public Street Designs

~~Reserved for future use (Pending ACWA report on BMP Effectiveness. Report under contract).~~

3.05 — Wetlands Banking

~~Reserve for future use~~design, the O&M Agreement, the Facility Specific O&M Plan, and this Manual. In the event that the City finds that one or more of the stormwater facilities on a site do not comply with the terms of the Development Agreement, including the O&M Plan required by this Chapter, a written notice shall be given to the property owner listing the non-compliant aspects of the stormwater facility, including a time line for achieving compliance. In the event that the owner does not bring the stormwater facility into compliance the City may, at its discretion, restore the stormwater facility to compliance and bill the property owner for the cost of the remedial actions required to restore the stormwater facility to an operational condition.