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3 INCH AREA ABOVE - LEAVE BLANK (FOR RECORDERS OFFICE USE ONLY)

DOCUMENT TYPE: STORMWATER MAINTENANCE AGREEMENT

DATE OF DOCUMENT:

GRANTOR (LANDOWNER):

GRANTEE (CITY): CITY OF KIRKWOOD  
139 SOUTH KIRKWOOD ROAD,  
KIRKWOOD, MISSOURI 63122

PROPERTY ADDRESS:  
KIRKWOOD, MISSOURI 63122

COUNTY LOCATOR #:

CITY/MUNICIPALITY: KIRKWOOD, MISSOURI

LEGAL DESCRIPTION: PART OF LOT [ ] OF [ ]  
SUBDIVISION, ACCORDING TO THE PLAT THEREOF  
RECORDED IN PLAT BOOK [ ], PAGE [ ] OF THE  
SAINT LOUIS COUNTY RECORDS IN ST. LOUIS  
COUNTY, MISSOURI

DEED DOCUMENT NUMBER:

OR DEED BOOK: PAGE:

CITY OF KIRKWOOD, ST. LOUIS, COUNTY, MISSOURI

Property Address: \_\_\_\_\_

## STORM WATER MANAGEMENT BMP FACILITIES MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2024 by and between, \_\_\_\_\_ hereinafter call the “Landowner, and the City of Kirkwood, Missouri, hereinafter call the “City”.

WITNESSETH:

WHEREAS, the Landowner(s) is the owner of certain real property described as St. Louis County, Missouri Parcel Locator Number: \_\_\_\_\_ as acquired by the deed in the land records of the St. Louis County, Missouri Assessor’s Office, Deed book \_\_\_\_\_ page \_\_\_\_\_ or Document Number \_\_\_\_\_, legally described as \_\_\_\_\_

\_\_\_\_\_ hereinafter called the “Property”.

WHEREAS, the Landowner(s) is/are proceeding to build on and develop the Property, and

WHEREAS, \_\_\_\_\_, hereinafter called the “Plan”, which is expressly made a part hereof, as approved or to be approved by the City, provides for detention and/or on-site treatment of storm water within the confines of the property; and

WHEREAS, the City requires that the on-site storm water management/best management practices (BMP) facilities as shown on the Plan be constructed and adequately maintained by the Landowner, its successors and assigns.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and condition, the parties hereto agree as follows:

1. The on-site storm water BMP facilities shall be constructed by the Landowner(s) in accordance with the plans and specification identified in the Plan or issued by the manufacturer, as applicable.
2. The Landowner(s) shall maintain the storm water BMP facilities as shown on the Plan in proper working condition to meet City storm water requirements.
3. The Landowner(s) hereby grants permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the storm water BMP facilities once a year or when a storm water complaint is to be investigated.

4. In the event the Landowner(s) fails to maintain the storm water BMP facilities, as shown on the Plan, in proper working condition to meet City storm water requirements, the City will issue a citation in accordance with City ordinances.
5. It is the intent of this Agreement to ensure the proper maintenance of on-site storm water BMP facilities by the Landowner(s); 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 be caused by storm water drainage.
6. The Landowner(s), its executors, administrators, assigns, heirs, and any other successors in interest, shall indemnify and hold harmless the City and its 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 storm water BMP facilities by the Landowner(s).
7. In the event a claim is asserted against the City, its agents or employees, concerning the BMP Facilities on Landowner(s) Property, the City shall promptly notify the Landowner(s), and the Landowner(s) shall defend, at his/her own expense, any suit based on such claim. If any judgment or claims against the City, its agents or employees, shall be allowed, the Landowner(s) shall pay all costs and expenses in connection herewith.
8. This maintenance agreement shall be recorded with the St. Louis County Recorder of Deed by the Landowner. Landowner shall provide the City with a copy of the Maintenance Agreement verifying that it has been recorded.

WITNESS the following signature and seals:

\_\_\_\_\_  
Landowner Signature

\_\_\_\_\_  
Print or Type Name

\_\_\_\_\_  
Title

ATTEST:

\_\_\_\_\_  
COUNTY OF \_\_\_\_\_

STATE OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_ in the year 2024, before me, the undersigned notary public, personally appeared \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public

WITNESS the following signature and seals:

\_\_\_\_\_  
Director of Public Services or Designee

\_\_\_\_\_  
Print or Type Name

\_\_\_\_\_  
Title

ATTEST:

\_\_\_\_\_  
COUNTY OF St. Louis

STATE OF Missouri

On this \_\_\_\_\_ day of \_\_\_\_\_ in the year 2024, before me, the undersigned notary public, personally appeared \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public