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Page 1 of 5
OFFICIAL RECORDS OF WAKE COUNTY
Tammy L. Brunner, Register of Deeds
04/06/2026 12:21 PM Recording Fee: $26.00

Operation & Maintenance Agreement

Project Name:	**Wallbrook**
Project Location:	**Rolesville, NC**

Cover Page

Maintenance records shall be kept on the following SCM(s). This maintenance record shall be kept in a log in a known set location. Any deficient SCM elements noted in the inspection will be corrected, repaired, or replaced immediately. These deficiencies can affect the integrity of structures, safety of the public, and the pollutant removal efficiency of the SCM(s).

The SCM(s) on this project include (check all that apply & corresponding O&M sheets will be added automatically):

Infiltration Basin	Quantity:		Location(s):	
Infiltration Trench	Quantity:		Location(s):	
Bioretention Cell	Quantity:		Location(s):	
Wet Pond	Quantity:	2	Location(s):	Wallbrook Development
Stormwater Wetland	Quantity:		Location(s):	
Permeable Pavement	Quantity:		Location(s):	
Sand Filter	Quantity:		Location(s):	
Rainwater Harvesting	Quantity:		Location(s):	
Green Roof	Quantity:		Location(s):	
Level Spreader - Filter Strip	Quantity:		Location(s):	
Proprietary System	Quantity:		Location(s):	
Treatment Swale	Quantity:		Location(s):	
Dry Pond	Quantity:		Location(s):	
Disconnected Impervious Surface	Present:	No	Location(s):	
User Defined SCM	Present:	No	Location(s):	
Low Density	Present:	No	Type:	

I acknowledge and agree by my signature below that I am responsible for the performance of the maintenance procedures listed for each SCM above, and attached O&M tables. I agree to notify NCDEQ of any problems with the system or prior to any changes to the system or responsible party.

Responsible Party:	CRP/C4 Wallbrook Village Owner, LLC
Title & Organization:	Timothy B. Sittema, Manager
Street address:	801 East Blvd, Suite 200
City, state, zip:	Charlotte, NC 28202
Phone number(s):	704-561-5297
Email:	tsittema@csere.com

Signature: _____ Date: 4/2/2026

I, Kristin R. Wood, a Notary Public for the State of North Carolina

County of Mecklenburg, do hereby certify that Timothy B. Sittema

personally appeared before me this 2nd day of April, 2026 and

acknowledge the due execution of the Operations and Maintenance Agreement.

Witness my hand and official seal, _____.

KRISTIN R. WOOD NOTARY PUBLIC MECKLENBURG COUNTY, NC

Seal

My commission expires May 11, 2030

Attachment

Wet Pond Maintenance Requirements

Important operation and maintenance procedures:

- Immediately after the wet detention basin is established, the plants on the vegetated shelf and perimeter of the basin should be watered twice weekly if needed, until the plants become established (commonly six weeks).
- No portion of the wet pond should be fertilized after the initial fertilization that is required to establish the plants on the vegetated shelf.
- Stable groundcover will be maintained in the drainage area to reduce the sediment load to the wet pond.
- If the pond must be drained for an emergency or to perform maintenance, the flushing of sediment through the emergency drain will be minimized as much as possible.
- At least once annually, a dam safety expert will inspect the embankment. Any problems that are found will be repaired immediately.
- The measuring device used to determine the sediment elevation shall be such that it will give an accurate depth reading and not readily penetrate into accumulated sediments.

After the wet pond is established, it will be inspected **quarterly and within 24 hours after every storm event greater than 1.0 inches (or 1.5 inches if in a Coastal County)**. Records of operation and maintenance shall be kept in a known set location and shall be available upon request.

Inspection activities shall be performed as follows. Any problems that are found shall be repaired immediately.

SCM element:	Potential problem:	How to remediate the problem:	Additional Notes:
The entire wet pond	Trash/debris is present.	Remove the trash/debris.	Use berm and SCM Access Easement route to access pond. Drain pond as necessary to allow movement on the vegetated shelf. Use trackhoe or bulldozer to get down 3:1 slope to vegetated shelf. Use vegetated shelf to access areas of pond as necessary. Move wet dirt to area as shown on exhibits, let dry. Once dry, load onto track loader and carry out. Regrade areas affected by the equipment and replant vegetation. See Exhibit "A" for SCM "A" and Exhibit "B" for SCM "B".
The perimeter of the wet pond	Areas of bare soil and/or erosive gullies have formed.	Regrade the soil if necessary to remove the gully, plant ground cover and water until it is established. Provide lime and a one-time fertilizer application.	
The inlet device	The inlet pipe is clogged (if applicable).	Unclog the pipe. Dispose of the sediment off-site.	
	The inlet pipe is cracked or otherwise damaged (if applicable).	Repair or replace the pipe.	
	Erosion is occurring in the swale (if applicable).	Regrade the swale if necessary and provide erosion control devices such as reinforced turf matting or riprap to avoid future problems with erosion.	
The forebay	Sediment has accumulated to a depth greater than the original design depth for sediment storage.	Search for the source of the sediment and remedy the problem if possible. Remove the sediment and dispose of it in a location where it will not cause impacts to streams or the SCM.	
	Erosion has occurred.	Provide additional erosion protection such as reinforced turf matting or riprap if needed to prevent future erosion problems.	
	Weeds are present.	Remove the weeds, preferably by hand. If pesticide is used, wipe it on the plants rather than spraying.	

Wet Pond Maintenance Requirements (Continued)

SCM element:	Potential problem:	How to remediate the problem:	
The main treatment area	Sediment has accumulated to a depth greater than the original design sediment storage depth.	Search for the source of the sediment and remedy the problem if possible. Remove the sediment and dispose of it in a location where it will not cause impacts to streams or the SCM.	Use berm and SCM Access Easement route to access pond. Drain pond as necessary to allow movement on the vegetated shelf. Use trackhoe or bulldozer to get down 3:1 slope to vegetated shelf. Use vegetated shelf to access areas of pond as necessary. Move wet dirt to area as shown on exhibits, let dry. Once dry, load onto track loader and carry out. Regrade areas affected by the equipment and replant vegetation. See Exhibit "A" for SCM "A" and Exhibit "B" for SCM "B".
	Algal growth covers over 50% of the area.	Consult a professional to remove and control the algal growth.	
	Cattails, phragmites or other invasive plants cover 50% of the basin surface.	Remove the plants by wiping them with pesticide (do not spray).	
The vegetated shelf	Best professional practices show that pruning is needed to maintain optimal plant health.	Prune according to best professional practices.	
	Plants are dead, diseased or dying.	Determine the source of the problem: soils, hydrology, disease, etc. Remedy the problem and replace plants. Provide a one-time fertilizer application to establish the ground cover if a soil test indicates it is necessary.	
	Weeds are present.	Remove the weeds, preferably by hand. If pesticide is used, wipe it on the plants rather than spraying.	

The embankment	Shrubs have started to grow on the embankment.	Remove shrubs immediately.
	Evidence of muskrat or beaver activity is present.	Consult a professional to remove muskrats or beavers and repair any holes or erosion.
	A tree has started to grow on the embankment.	Consult a dam safety specialist to remove the tree.
	An annual inspection by an appropriate professional shows that the embankment needs repair.	Make all needed repairs immediately.
The outlet device	Clogging has occurred.	Clean out the outlet device and dispose of any sediment in a location where it will not cause impacts to streams or the SCM.
	The outlet device is damaged.	Repair or replace the outlet device.
Floating wetland island (if applicable)	Weeds or volunteer trees are growing on the mat.	Remove the weeds or trees.
	The anchor cable is damaged, disconnected or missing.	Restore the anchor cable to its design state.

Wet Pond Maintenance Requirements (Continued)

SCM element:	Potential problem:	How to remediate the problem:
The receiving water	Erosion or other signs of damage have occurred at the outlet.	Repair the damage and improve the flow dissipation structure.
	Discharges from the wet pond are causing erosion or sedimentation in the receiving water.	Contact the local NCDEQ Regional Office.

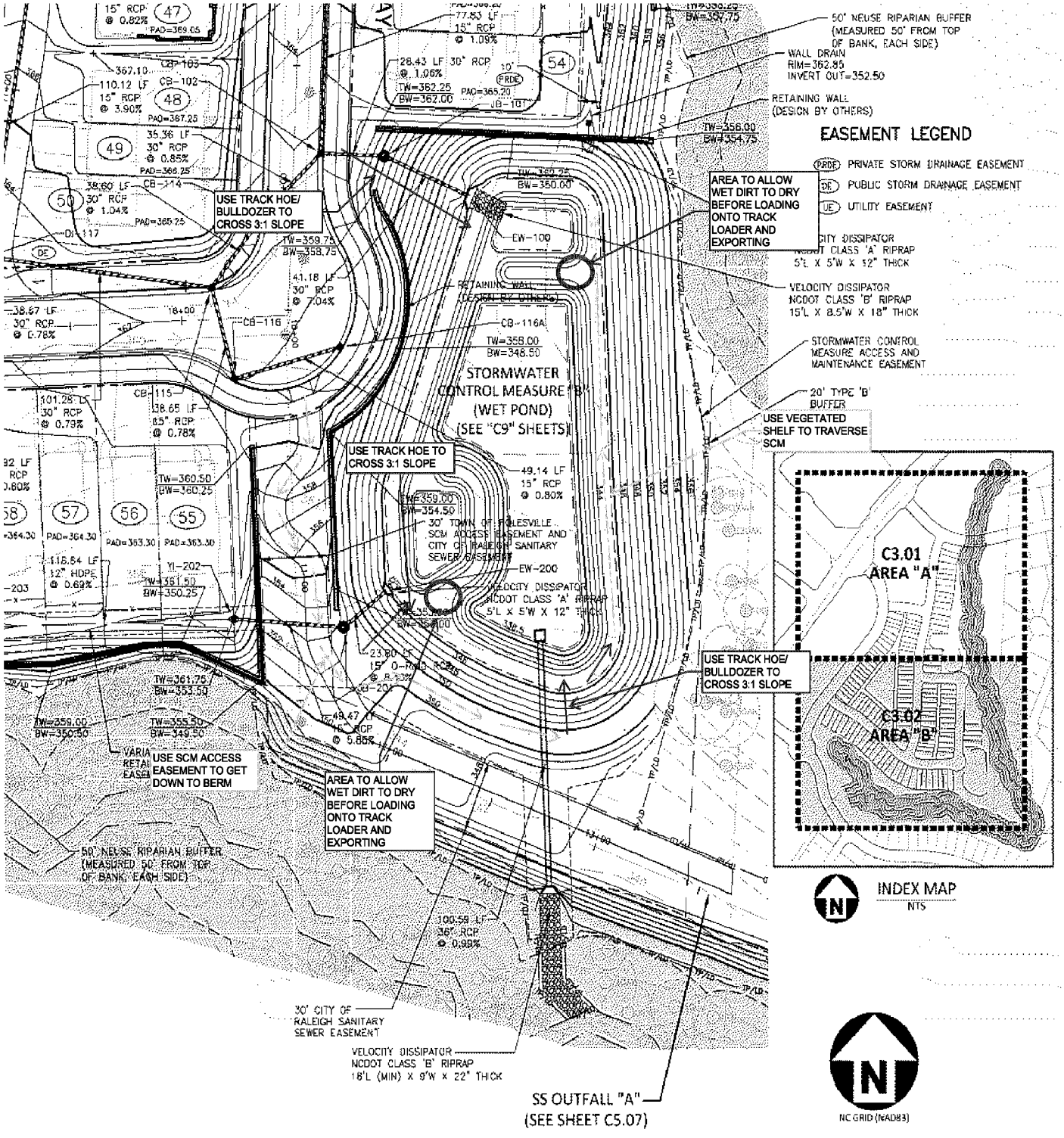
Wet Detention Pond Design Summary

Wet Pond Diagram

WET POND ID	SCM A	SCM B
Pretreatment other than Has Veg. Filter?	No	No
FOREBAY		
Permanent Pool El.	370	344
Temporary Pool El:	371.33	345.59
Clean Out Depth:	3	3
Sediment Removal El	367	341
Bottom Elevation:	366	340.5
MAIN POND		
Permanent Pool El.	370	344
Temporary Pool El:	371.33	345.59
Clean Out Depth:	4	5
Sediment Removal El	366	339
Bottom Elevation:	365	338.5

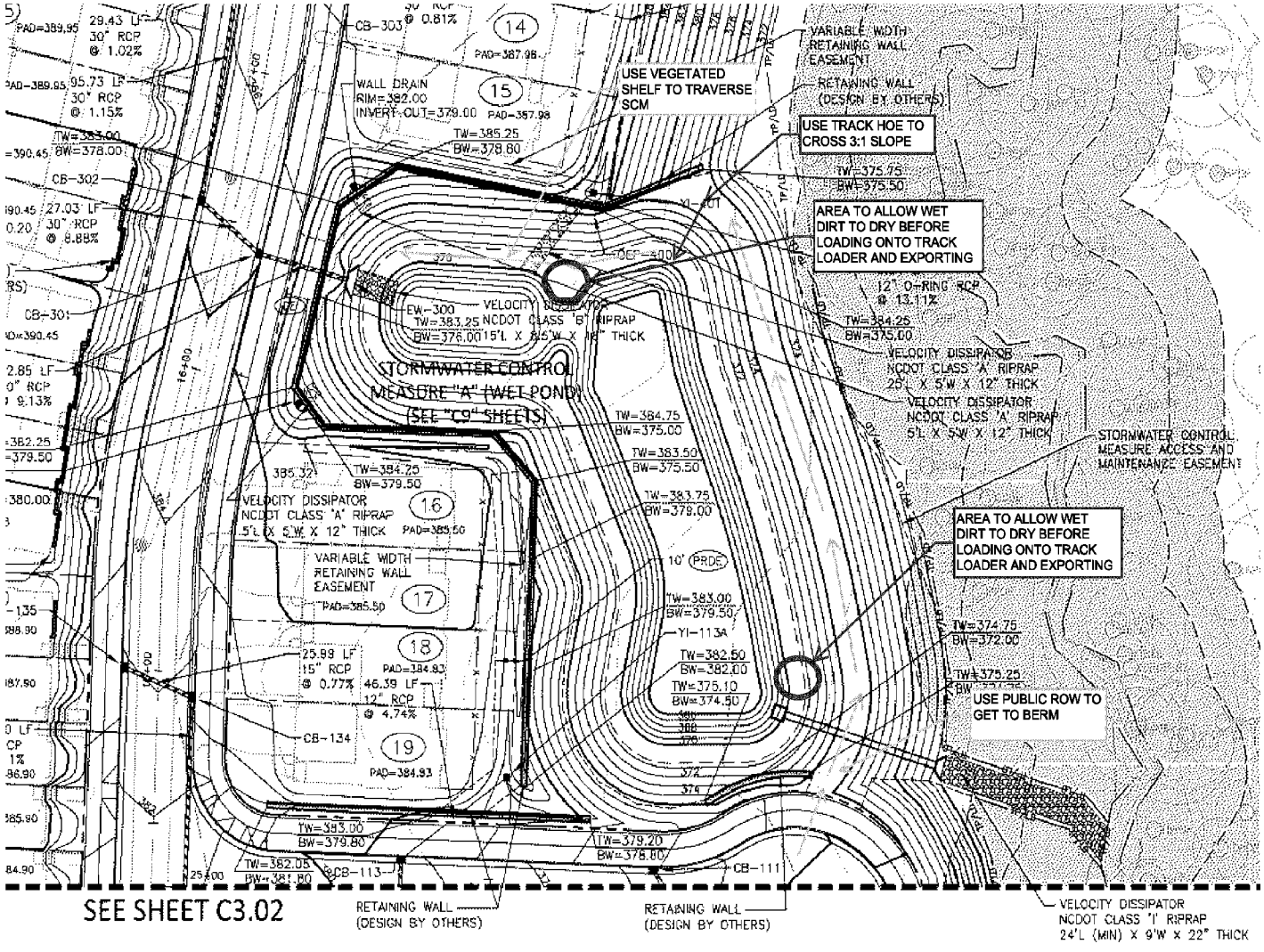
ATTACH ADDITIONAL SHEETS IF NECESSARY

EQUIPMENT TO BE USED FOR MAINTENACE:
-Caterpillar 336 Excavator or Similar can be used for crossing 3:1 slopes into the vegetated shelf and removing sediment into areas to dry.
-Caterpillar D6K Dozer or Similar can be used for crossing 3:1 slopes into the vegetated shelf and dozing extra sediment into areas to dry.
-Compact Track Loader to carry dry dirt to berm or out to the street for the dump truck.
-Compact Skid Steer Loader to Carry dirt from berm to the street for the dumb truck.



This map may not be a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development with requirements for plats.

EXHIBIT 'A'



This map may not be a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development with requirements for plats.

EXHIBIT 'B'