

State of North Carolina

Wake County

Stormwater Control Operation and Maintenance Agreement

Preserve at Jones Dairy South

Preserve at Jones Dairy Community Association, Inc.
2530 Meridian Parkway
Durham, NC 27713

Operation & Maintenance Agreement

Project Name: Preserve at Jones Dairy South
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):

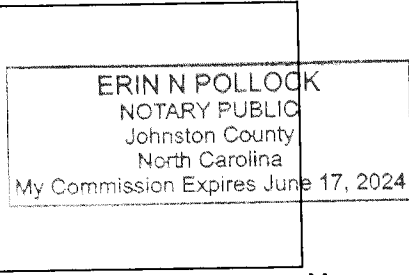
Infiltration Basin	Quantity:		Location(s):	
Infiltration Trench	Quantity:		Location(s):	
Bioretention Cell	Quantity:	1	Location(s):	central portion of site
Wet Pond	Quantity:		Location(s):	
Stormwater Wetland	Quantity:		Location(s):	
Permeable Pavement	Quantity:		Location(s):	
Sand Filter	Quantity:		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: The Preserve at Jones Dairy Community Association, Inc
 Title & Organization: _____
 Street address: 2530 Meridian Parkway
 City, state, zip: Durham, NC 27713
 Phone number(s): 904-461-5556
 Email: _____

Signature: *Jimmy Gaskins* **DIRECTOR**
THE PRESERVE AT JONES DAIRY
COMMUNITY ASSOCIATION INC. Date: 9-28-23

I, Erin N Pollock, a Notary Public for the State of North Carolina
 County of Johnston, do hereby certify that Jimmy Gaskins
 personally appeared before me this 28th day of September, 2023 and
 acknowledge the due execution of the Operations and Maintenance Agreement.
 Witness my hand and official seal, Erin N Pollock.



My commission expires June 17, 2024

Important operation and maintenance procedures

- Immediately after the bioretention cell is established, the plants will be watered twice weekly if needed until the plants become established (commonly six weeks).
- Snow, mulch or any other material will NEVER be piled on the surface of the bioretention cell.
- Heavy equipment will NEVER be driven over the bioretention cell.
- Special care will be taken to prevent sediment from entering the bioretention cell.
- Once a year, a soil test of the soil media will be conducted.
- Remove top layer of fill media when the pool does not drain quickly. Based on the media specification, the pool should drain within 24 hours.

After the bioretention cell 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.

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

SCM element:	Potential problem:	How to remediate the problem:
The entire bioretention cell	Trash/debris is present.	Remove the trash/debris.
The perimeter of the bioretention cell	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 flow diversion structure (if applicable)	The structure is clogged.	Unclog the structure and dispose of any sediment on-site.
	The structure is damaged.	Make any necessary repairs or replace if the damage is too much for repair.
The inlet device	The inlet pipe is clogged (if applicable).	Unclog the pipe and dispose of any sediment in a location where it will not cause impacts to streams or
	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 erosion problems.
	Stone verge is clogged or covered in sediment (if applicable).	Remove sediment and clogged stone and replace with clean stone.
The pretreatment area	Flow is bypassing pretreatment area and/or gullies have formed.	Regrade if necessary to route all flow to the pretreatment area. Restabilize the area after grading.
	Sediment has accumulated to a depth greater than three inches.	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.

SCM element:	Potential problem:	How to remediate the problem:
<p>Bioretention cell vegetation</p>	<p>Best professional practices show that pruning is needed to maintain optimal plant health.</p>	<p>Prune according to best professional practices. Maintain lines of sight between 2'-6'.</p>
	<p>Plants are dead, diseased or dying.</p>	<p>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. If sod was used, check to see that it was not grown on clay or impermeable soils.</p>
	<p>Weeds are present.</p>	<p>Remove the weeds, preferably by hand. If pesticide is used, wipe it on the plants rather than spraying.</p>
	<p>Tree stakes/wires are present six months after planting.</p>	<p>Remove tree stake/wires (which can kill the tree if not removed).</p>
<p>Bioretention cell mulch and media</p>	<p>Mulch is breaking down or has floated away.</p>	<p>Spot mulch if there are only random void areas. Replace whole mulch layer if necessary. Remove the remaining mulch and replace with triple shredded hard wood mulch at a maximum depth of four inches.</p>
	<p>Soils and/or mulch are clogged with sediment.</p>	<p>Determine the extent of the clogging - remove and replace either just the top layers or the entire media as needed. Dispose of the spoil in an appropriate off-site location. Use triple shredded hard wood mulch at a maximum depth of four inches. Search for the source of the sediment and remedy the problem if</p>
	<p>An annual soil test shows that pH has dropped or heavy metals have accumulated in the</p>	<p>Dolomitic lime shall be applied as recommended per the soil test and toxic soils shall be removed, disposed of properly and replaced with new planting media.</p>
<p>The underdrain, filter fabric element, and outlet system</p>	<p>Clogging has occurred.</p>	<p>Wash out the underdrain system.</p>
	<p>Clogging has occurred.</p>	<p>Clean out the drop inlet. Dispose of the sediment in a location where it will not cause impacts to streams or</p>
	<p>The drop inlet is damaged.</p>	<p>Repair or replace the drop inlet.</p>
<p>The receiving water</p>	<p>Erosion or other signs of damage have occurred at the outlet.</p>	<p>Repair the damage and improve the flow dissipation structure.</p>
	<p>Discharges from the bioretention cell are causing erosion or sedimentation in the receiving water.</p>	<p>Contact the local NCDEQ Regional Office.</p>