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DEED BOOK: 5643 PAGE: 128-135 INSTRUMENT # 2020668270
Real Estate Excise Tax: $0.00 Deputy/Assistant Register of Deeds: LaWanda Neal

Permit Number: 19-120-P
BMP ID #: 1

Wet Detention Basin Operation and Maintenance Agreement

I will keep a maintenance record on this BMP. This maintenance record will be kept in a log in a known set location. Any deficient BMP 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 removal efficiency of the BMP.

The wet detention basin system is defined as the wet detention basin, pretreatment including forebays and the vegetated filter if one is provided.

This system (*check one*):
☐ **does** ☒ **does not** **incorporate a vegetated filter at the outlet.**

This system (*check one*):
☐ **does** ☒ **does not** **incorporate pretreatment other than a forebay.**

Important 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 detention pond should be fertilized after the first initial fertilization that is required to establish the plants on the vegetated shelf.
- Stable groundcover should be maintained in the drainage area to reduce the sediment load to the wet detention basin.
- If the basin must be drained for an emergency or to perform maintenance, the flushing of sediment through the emergency drain should be minimized to the maximum extent practical.
- Once a year, a dam safety expert should inspect the embankment.

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After the wet detention pond is established, it should be inspected **once a month and within 24 hours after every storm event greater than 1.0 inches.** Records of operation and maintenance should be kept in a known set location and must be available upon request. **An inspection report certified by a qualified professional engineer will be submitted to the Johnston County Stormwater Administrator on a annual basis.**

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

BMP element:	Potential problem:	How I will remediate the problem:
The entire BMP	Trash/debris is present.	Remove the trash/debris.
The perimeter of the wet detention basin	Areas of bare soil and/or erosive gullies have formed.	Regrade the soil if necessary to remove the gully, and then plant a ground cover and water until it is established. Provide lime and a one-time fertilizer application.
	Vegetation is too short or too long.	Maintain vegetation at a height of approximately six inches.
The inlet device: pipe or swale	The pipe is clogged.	Unclog the pipe. Dispose of the sediment off-site.
	The pipe is cracked or otherwise damaged.	Replace the pipe.
	Erosion is occurring in the swale.	Regrade the swale if necessary to smooth it over 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 BMP.
	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.
The vegetated shelf	Best professional practices show that pruning is needed to maintain optimal plant health.	Prune according to best professional practices

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BMP element:	Potential problem:	How I will remediate the problem:
The vegetated shelf	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 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 BMP.
	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 embankment	Shrubs have started to grow on the embankment.	Remove shrubs immediately.
	Evidence of muskrat or beaver activity is present.	Use traps to remove muskrats and consult a professional to remove beavers.
	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. (if applicable)	Make all needed repairs.
The outlet device	Clogging has occurred.	Clean out the outlet device. Dispose of the sediment off-site.
	The outlet device is damaged	Repair or replace the outlet device.
The receiving water	Erosion or other signs of damage have occurred at the outlet.	Contact the Johnston County Stormwater Administrator at (919) 209-8333.

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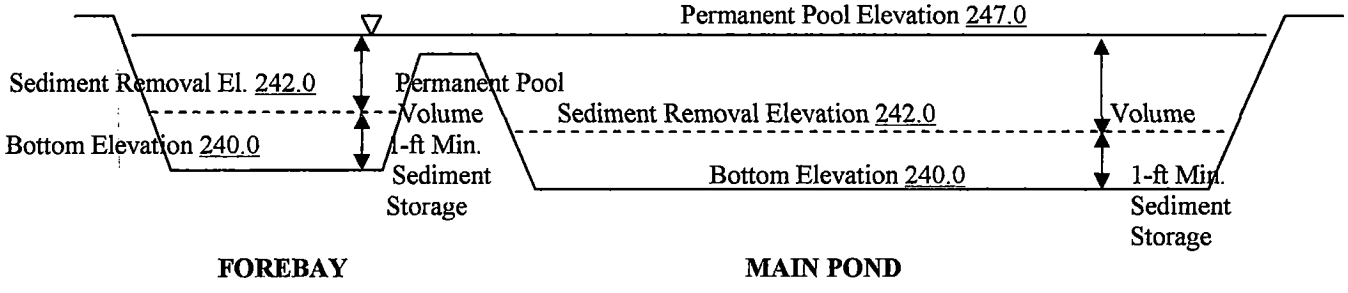
The measuring device used to determine the sediment elevation shall be such that it will give an accurate depth reading and not readily penetrate into accumulated sediments.

When the permanent pool depth reads _5.0_ feet in the main pond, the sediment shall be removed.

When the permanent pool depth reads _5.0_ feet in the forebay, the sediment shall be removed.

BASIN DIAGRAM

(fill in the blanks)



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The obligations incurred herein by owner and applicant are appurtenant and run with the property. This agreement is and shall be recorded in the Johnston County Registry, at the expense of the Applicant, and it is and shall be binding upon all subsequent owners, successors, and assigns of the project or any parcel thereof.

We will perform any and all maintenance directed by Johnston County Public Utilities. If we fail to do so, Johnston County reserves the right to perform the work directed and assess the costs to the undersigned. Furthermore, any owner of property served by the project shall be jointly responsible with the undersigned to Johnston County for the maintenance of the facility and liable for any costs incurred by Johnston County pursuant to this agreement.

We acknowledge and agree by our signatures below that we are responsible for the performance of this maintenance agreement. We agree to notify the Johnston County Stormwater Administrator of any problems with the system or prior to any changes to the system or responsible party.

Project name: West Hales Street Subdivision

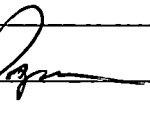
BMP ID# (as shown on plans): Wet Pond #1

Print name of Applicant: ABJ Investments, LLC – Brian Raynor

Title: Owner

Address: 2031 Middle Road, Fayetteville, NC 28312

Phone: 910-485-5790

Signature: 

Date: 7/9/20

Print name of Owner (If different from Applicant): _____

Signature: _____

Date: _____

Note: The legally responsible party should not be a homeowners association unless more than 50% of the lots have been sold and a resident of the subdivision has been named the president.

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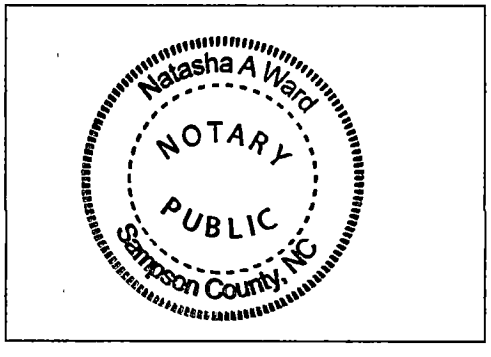
I, Natasha A Ward, a Notary Public for the State of North Carolina, County of Sampson, do hereby certify that Brian Raynor personally appeared before me this 9th day of July, 2025, and acknowledge the due execution of the forgoing wet detention basin maintenance requirements. Witness my hand and official seal,



SEAL

My commission expires 4/30/25

Inspection and Maintenance Agreement

Pond name or BMP Type: West Hales Street Subdivision Storm Pond
Owner: ABJ Investments, LLC
Location: On the south side of West Hales Street near its intersection with North Ryals Street in Benson North Carolina

Monthly Inspection:

☐ A. Remove debris from primary and emergency spillways

☐ B. Check groundcover for signs of erosion or failure
1. On embankment
2. In pond

☐ C. Check draw down pipe for blockage

☐ D. Inspect the embankment, primary spillway and underdrain for signs of seepage or erosion
1. If seepage is found, note approximate flow rate, color of discharge, location of slumps, wetness on slope, etc.
2. Draw a map of the structure noting any erosion, wetness, slumps, etc.

3-Month Inspection:

☐ A. Remove debris

☐ B. Check pipes for undercutting. Replace riprap and repair broken pipes.

☐ C. Reseed grass swales, the channel between the forebay and permanent pool, and the pond embankment.

6-Month Inspection:

☐ A. Remove accumulated sediment from the permanent pool, the forebay and the outlet of the pond if needed.

12-Month Inspection:

☐ A. Submit report to the Environmental Protection Administrator with the following information:
- Site map with specific BMP identified by number or letter
- Owner name
- Inspector name, Professional Engineer registration seal, signature and date
- Weather at time of inspection
- Most recent rain event date and approximate amount
- BMP type
- Specific information about the condition of the BMP (for example: vegetation sparse, spillway blocked, cattails growing in wetland). Note signs of vandalism, repair needs, cracked concrete, seepage, ponded water, dead vegetation, algal growth, and/or debris in BMP.
- Note any repairs needed or made
- Provide at least two (2) pictures of the structure, showing the inflow area and the outflow area

General maintenance

☐ Mow the side slopes for the embankment and the ponded area (not including the shelf) according to the growing season of the grass

☐ Keep cattails from clogging the pond and spillways.

Special Maintenance Requirements:

☐ None

I, Brian Raynor, hereby acknowledge that I am the financially responsible party for maintenance and inspection of this detention pond. I will perform the maintenance as outlined above, to comply with the Johnston County Stormwater Management Ordinance and the Stormwater Management permit received for this project. Furthermore, I attest that this Inspection and Maintenance Agreement is on file with the Register of Deeds.

Brian Raynor 7/9/20

Signature Date

I, Natasha A Ward, a Notary Public for the state of North Carolina, County of Sampson, do hereby certify that Brian Raynor personally appeared before me this day 9th of July, 2020, and acknowledge the due execution of the foregoing instrument. Witness my hand and official seal,

Natasha A Ward Seal

My commission expires 4/30/25

Natasha A Ward NOTARY PUBLIC Sampson County, NC