



Annual Inspection and Maintenance Reports for Stormwater Control Measures (SCMs)

COVER SHEET

Section 5.4.8 (c) of the Chapel Hill Land Use Management Ordinance requires that "All stormwater management facilities must be inspected by the responsible party, in accordance with the approved schedule in the stormwater operation and maintenance plan, to identify maintenance and repair needs, and to ensure compliance with the requirement of the recorded operation and maintenance plan."

GENERAL INFORMATION

Please use one Cover Sheet per site and one Inspection Report Form for each SCM on the site. Please include captioned color photographs of each main component of the SCM at the end of the Inspection Report Form.

SITE		INSPECTOR	
Site / Owner Name:	Chandler Woods	Inspector Name:	Timothy P. Grady
Site Street Address:	Abbot Place	Company Name:	G2 Design, P.A
Site PIN:	9870617474	Mailing Address:	PO Box 297
Owner Mailing Address:	P.O. Box 3674Chapel Hill, NC 27515		Apex, NC 27502
Phone Number:	919-612-2032	Phone Number:	919-321-0638
Owner Email Address:	Tom@tracmanagement.com	Email Address:	tgrady@g2designpa.com

INSPECTION REPORT FORMS

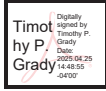
Indicate the quantity of each SCM on the site in the table below. Please use one form for each SCM and submit all forms together with photographs as a single PDF report with this Cover Sheet as the first page.

SCM	QUANTITY	SCM	QUANTITY
Bioretention Cell	1	Permeable Pavement	
Constructed Wetlands		Sand Filter	
Dry Pond		StormFilter	
Grassed Swale		Underground Detention	
Hydrodynamic Separator		Wet Pond	2
Level Spreader		Other (Describe)	

INSPECTION RESULTS

Please note all required maintenance or repairs on the individual inspection forms. A re-inspection and certification must be completed within 60 days of failed report date. It is highly recommended that the inspector be part of the repair process in order to ensure that repairs are being performed promptly and properly.

PASS



The certifying professional must sign and seal below.

FAIL



If any of the components of the SCM Inspection is coded FAIL, the entire SCM and the entire site fails inspection.

MAINTENANCE RECORDS

Please attach records of routine SCM maintenance since the last inspection and maintenance report submittal to the Town. *Routine maintenance is required for each SCM per Town ordinance and per the recorded maintenance covenants.*

Are records available?

YES



(Attach to PDF)

NO



If not available, please provide a brief explanation:

PROFESSIONAL CERTIFICATION

Certification shall be provided by a registered North Carolina Professional Engineer or Landscape Architect with qualified professional Stormwater Control Management (SCM) Inspection and Maintenance training.

I, Timothy P. Grady, as a duly registered RLA in the State of North Carolina, attest that I have performed a thorough inspection for all SCMs associated with this site. I further attest that all SCMs (please circle appropriate response) are or are not performing as designed and in compliance with the Town of Chapel Hill ordinances and the terms and conditions of the recorded maintenance agreement.



Date: 4/29/2026

Signature: _____

Timothy P. Grady

NCSU BMP Certification Number or list similar training credential:

023



CHANDLER WOODS – CHAPEL HILL, NC
Stormwater Control Measure (SCM) Location Map

10.19.2022



Annual Inspection and Maintenance Reports for
Stormwater Control Measures (SCMs)

BIORETENTION

Important: Please note that this inspection checklist is not an exhaustive list of inspection items for any particular SCM. It is the responsibility of the professional inspecting the facility to perform a comprehensive inspection and to note additional items as necessary.

GENERAL INFORMATION

Site Name:	Chandler Woods	Date:	04/24/2026
SCM Location:	Abbot Place	SCM ID Number: (if applicable, per approved plans)	

CODE KEY

N/A = Not Applicable	M = Monitor; Minor Maintenance Needed (SCM is Functioning as Designed)
PASS = No Maintenance Needed; Functioning as Designed	FAIL = Maintenance Required; SCM <i>not</i> Functioning as Designed

INLET DEVICES

ASSESSMENT	CODE	COMMENTS
Obstruction: Vegetation, Debris, Sediment, Other	M	Sediment present; see photographic journal
Velocity Dissipator Pad Condition	PASS	
Structural Condition	PASS	
Erosion or Undercutting	PASS	
Other (describe)		

BIORETENTION CELL

ASSESSMENT	CODE	COMMENTS
Overgrown Vegetation	PASS	
Standing Water for > 12 Hours Post Rain Event	PASS	
Plants are Dead, Diseased or Dying	PASS	
Soils and/or Mulch Clogged with Sediment	PASS	
Invasive Vegetation (Estimate %)	PASS	
Mulch Depth and Condition	M	Displaced mulch; see photographic journal
Erosion or Gullies Present	PASS	
Underdrain System	PASS	
Ponding Depth	PASS	
		Design Ponding Depth: 12"
		Existing Ponding Depth: 12"
Other (describe)		

OUTLET DEVICE

ASSESSMENT	CODE	COMMENTS
Obstruction: Vegetation, Debris, Sediment, Other	M	Sediment present; see photographic journal
Structural Condition	PASS	
Velocity Dissipator Pad Condition	PASS	
Pipe Condition	PASS	
Erosion or Undercutting	PASS	
High-flow Bypass	PASS	Turf emergency spillway stable with established vegetation
Other (Describe)		

MISCELLANEOUS

ASSESSMENT	CODE	COMMENTS
Trash or Debris	PASS	
Access	PASS	
Vandalism	PASS	
Signage	N/A	
Other (Describe)		
Other (Describe)		
Other (Describe)		

PHOTOGRAPHS

Please attach digital photographs of the site and each main component of the SCM with descriptive captions.



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WET POND

Important: Please note that this inspection checklist is not an exhaustive list of inspection items for any particular SCM. It is the responsibility of the professional inspecting the facility to perform a comprehensive inspection and to note additional items as necessary.

GENERAL INFORMATION

Site Name:	Chandler Woods	Date:	04/24/2026
SCM Location:	Abbot Place	SCM ID Number: (if applicable, per approved plans)	WP #1

CODE KEY

N/A = Not Applicable	M = Monitor; Minor Maintenance Needed (SCM is Functioning as Designed)
PASS = No Maintenance Needed; Functioning as Designed	FAIL = Maintenance Required; SCM <i>not</i> Functioning as Designed

INFLOW POINTS

ASSESSMENT	CODE	COMMENTS
Obstruction: Vegetation, Debris, Sediment, Other	PASS	
Velocity Dissipator Condition	PASS	
Pipe Condition	PASS	Partially submerged at normal pool per design
Erosion or Undercutting	PASS	
Other (describe)		

FOREBAY

ASSESSMENT	CODE	COMMENTS
Sediment and Debris Accumulation	PASS	
Side Slope Erosion	PASS	
Invasive Vegetation	PASS	
Other (describe)		

VEGETATED SHELF / MAIN TREATMENT AREA

ASSESSMENT	CODE	COMMENTS
Sediment and Debris Accumulation	PASS	
Visible Pollution or High Turbidity	PASS	
Plants are Dead, Diseased or Dying	M	See photographic journal
Vegetation Height and Density	PASS	
Bare Soils or Erosive Gullies	M	Bare/sparse areas at inner slope; see photographic journal
Invasive Vegetation (Estimate %)	PASS	
Algae or Aquatic Weed Cover (Estimate %)	PASS	
Other (describe)		

EMBANKMENT

ASSESSMENT	CODE	COMMENTS
Erosion or Loss of Dam Material	PASS	
Shrubs or Trees Present	PASS	
Animal Burrows	PASS	
Soft or Boggy Areas	PASS	
Other (Describe)		

OUTLET DEVICE

ASSESSMENT	CODE	COMMENTS
Obstruction: Vegetation, Debris, Sediment, Other	PASS	
Structural Condition	PASS	
Velocity Dissipator Pad Condition	PASS	
Pipe Condition	PASS	
Orifice Condition	PASS	
Erosion or Undercutting	PASS	
High-flow Bypass	PASS	
Other (describe)	M	Seepage at riser outlet structure; see photographic journal

MISCELLANEOUS

ASSESSMENT	CODE	COMMENTS
Trash or Debris	PASS	
Access	PASS	
Vandalism	PASS	
Fish or Wildlife Observations	PASS	
Fence Condition	N/A	
Signage	N/A	
Other (describe)		
Other (describe)		
Other (describe)		

PHOTOGRAPHS

Please attach digital photographs of the site and each main component of the SCM with descriptive captions.



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WET POND

Important: Please note that this inspection checklist is not an exhaustive list of inspection items for any particular SCM. It is the responsibility of the professional inspecting the facility to perform a comprehensive inspection and to note additional items as necessary.

GENERAL INFORMATION

Site Name:	Chandler Woods	Date:	04/24/2026
SCM Location:	Abbot Place	SCM ID Number: (if applicable, per approved plans)	WP #2

CODE KEY

N/A = Not Applicable	M = Monitor; Minor Maintenance Needed (SCM is Functioning as Designed)
PASS = No Maintenance Needed; Functioning as Designed	FAIL = Maintenance Required; SCM <i>not</i> Functioning as Designed

INFLOW POINTS

ASSESSMENT	CODE	COMMENTS
Obstruction: Vegetation, Debris, Sediment, Other	PASS	
Velocity Dissipator Condition	PASS	
Pipe Condition	PASS	
Erosion or Undercutting	PASS	
Other (describe)		



FOREBAY

ASSESSMENT	CODE	COMMENTS
Sediment and Debris Accumulation	PASS	
Side Slope Erosion	PASS	
Invasive Vegetation	PASS	
Other (describe)	PASS	Non-vegetated earthen berm w/ top at normal pool per design

VEGETATED SHELF / MAIN TREATMENT AREA

ASSESSMENT	CODE	COMMENTS
Sediment and Debris Accumulation	PASS	
Visible Pollution or High Turbidity	PASS	
Plants are Dead, Diseased or Dying	PASS	
Vegetation Height and Density	PASS	
Bare Soils or Erosive Gullies	PASS	
Invasive Vegetation (Estimate %)	PASS	
Algae or Aquatic Weed Cover (Estimate %)	PASS	
Other (describe)	M	Overgrowth at perimeter fencing; see photographic journal

EMBANKMENT

ASSESSMENT	CODE	COMMENTS
Erosion or Loss of Dam Material	PASS	
Shrubs or Trees Present	M	Remove overgrowth/debris along toe of dam; see photographic 
Animal Burrows	PASS	
Soft or Boggy Areas	PASS	
Other (Describe)	M	Maintenance required at landscaped portions; see photo journal 

OUTLET DEVICE

ASSESSMENT	CODE	COMMENTS
Obstruction: Vegetation, Debris, Sediment, Other	PASS	
Structural Condition	PASS	
Velocity Dissipator Pad Condition	M	Displaced stone; see photographic journal
Pipe Condition	PASS	
Orifice Condition	PASS	
Erosion or Undercutting	PASS	
High-flow Bypass	PASS	
Other (describe)	M	Seepage at riser outlet structure; see photographic journal

MISCELLANEOUS

ASSESSMENT	CODE	COMMENTS
Trash or Debris	PASS	
Access	PASS	
Vandalism	PASS	
Fish or Wildlife Observations	PASS	
Fence Condition	PASS	
Signage	N/A	
Other (describe)		
Other (describe)		
Other (describe)		

PHOTOGRAPHS

Please attach digital photographs of the site and each main component of the SCM with descriptive captions.



P: 919.321.0638

F: 919.321.8311

PO BOX 297
APEX, NC 27502

PHOTOGRAPHIC JOURNAL

SCM #1 – WET DETENTION POND #1 (WEST)



A: VIEW OF WET DETENTION POND



B: VIEW OF FOREBAY AND INLET



C: VIEW OF DAM EMBANKMENT



D: VIEW OF SIDE SLOPES



E: VIEW OF RISER EXTERIOR AND INTERIOR



F: VIEW OF OUTLET DISCHARGE AREA

SCM #2 – WET DETENTION POND #2 (NORTH)



A: VIEW OF WET DETENTION POND



B: VIEWS OF FOREBAY AND INLET



C: VIEW OF DAM EMBANKMENT



D: VIEW OF SIDE SLOPES AND RETAINING WALLS



E: VIEW OF RISER EXTERIOR AND INTERIOR



F: VIEW OF OUTLET DISCHARGE AREA

SCM #3 – BIORETENTION (EAST)



A: VIEW OF BIORETENTION



B: VIEW OF NORTH END OF CELL WITH INLET



C: VIEWS OF SIDE SLOPES



D: VIEW OF RISER OUTLET STRUCTURE EXTERIOR AND INTERIOR



E: VIEWS OF OUTLET CONDUIT DISCHARGE

SUMMARY OF MISC. REQUIRED REMEDIATION (CRITICAL COMPLETION TIMEFRAMES NOTED)

ALL TASKS CONTRACTED FOR UNDER REPAIRS OR CURRENT MAINTENANCE

SCM #1 – WET DETENTION POND #1 (WEST)



A: IN SEPT. 2026, REMEDIATE SPARSE/BARE TURF AREAS ALONG INNER SLOPES (AEROVATE, AMEND WITH LIME/FERTILIZER, SEED W/ TALL FESCUE AND MAT); REPLENISH MULCH IN PLANT BEDS



B: PRIOR TO IMPLEMENTING ITEM C. BELOW, REMEDIATE LOW POOL LEVEL RESULTING FROM LEAKS IN OUTLET STRUCTURE: PUMP TO REMOVE STANDING WATER IN SUMP; THOROUGHLY ASSESS & REMEDIATE ALL AREAS OF BYPASS FLOW USING NON-SHRINK HYDRAULIC CEMENT (SUCCESSFUL REPAIR TO BYPASS FLOW IS CRITICAL FOR LITTORAL SHELF PLANT ESTABLISHMENT)



C: NOT LATER THAN 7/15/26, AND AFTER NORMAL POOL IS RESTORED (RELATED REPAIR UNDER ITEM B ABOVE), ASSESS SHORTFALLS AND IMPLEMENT SUPPLEMENTAL PLANTING
2024/2025 COMPREHENSIVE PLANTING INEFFECTIVE DUE TO LACK OF POOL

SCM #2 – WET DETENTION POND #2 (NORTH)



A: CUT/REMOVE IMMATURE WOODY VEGETATION TO DAM TOE/MATURE TREE LINE; STRING-TRIM REMAINING HERBACEOUS GROWTH



B: REMEDIATE LOW POOL LEVEL: THOROUGHLY CLEAN AND SEAL W/ NON-SHRINK HYDRAULIC CEMENT ALL SEEPAGE POINTS, PRIMARILY AT EMERGENCY DRAIN & PIPE/RISER CONNECTION



C: CUT AND REMOVE VOLUNTEER VEGETATION WITHIN FENCE, 3' OUTSIDE OF FENCE, AND BETWEEN FENCE AND TOP OF RETAINING WALL OVER ITS ENTIRE LENGTH



D: RESTORE STONE IN VOID FORMED AT OUTLET DISSIPATER: EITHER REPOSITION EXISTING SMALL STONE AND APPLY LIGHT CONCRETE SLURRY TO HOLD IN PLACE, OR SUPPLEMENT WITH CLASS B RIP-RAP



E: REMOVE GROUND VEGETATION AND SUCKER GROWTH FROM LANDSCAPE BED WITH NURSERY TREES ALONG DAM DOWNSLOPE AT WESTERN END; REPLENISH MULCH

SCM #3 – BIORETENTION (EAST)



A: REMOVE SEDIMENT FROM INTERIOR OF INLET PIPE AND FIRST PORTION OF STONE DISSIPATER TO RESTORE CLEAN STONE PROFILE



B: SUPPLEMENT TRIPLE-SHREDDED HARDWOOD MULCH & RAKE LEVEL TO RESTORE UNIFORM 3" COVERAGE THROUGHOUT BASIN (LACKING COVER AT INLET AREA)



C: REMOVE STONE FROM OUTLET DISCHARGE PIPE FES; REMOVE ACCUMULATED SEDIMENT UP PIPE THE DISTANCE OF A LONG-HANDLED SHOVEL OR HOE

- End of Report -



Stormwater Operations and Maintenance

Log Sheet

Facility Name: Chandler Woods		Permit Number:	
Address: 214 Abbot Place Chapel Hill, NC 27516			
Owner: Chandler Woods MOA PO Box 20969 Raleigh, NC 27619		E-mail: Tom@tracmanagement.com	Phone: (919) 612-5296
Qualified Professional: Triangle Pond Management		E-mail: cs@trianglepondmanagement.com	Phone: 919-398-3221
Begin Date: May 2025		End Date: April 2026	Signature: <i>Charles Robertson</i>

Date	BMP Type and ID#	Inspected By:	Cause for Inspection	Conditions Requiring Correction	Comments and Actions Taken
5/30/25	All	Nick C.	Maintenance/Mowing	Trash/Debris/Woody Vegetation	Removed/Controlled
6/16/25	All	Andrew D.	Maintenance	Trash/Woody Vegetation/Mulch	Removed/Controlled/Redistributed
7/28/25	All	Nick C.	Maintenance/Mowing	Trash/Debris/Leaves	Removed
8/25/25	All	Jordan W.	Maintenance	Trash/Unwanted Vegetation/Sediment/Mulch	Removed/Controlled/Redistributed
9/26/25	All	Nick C.	Maintenance/Mowing	Trash/Debris/Unwanted Vegetation	Removed/Controlled
10/24/25	All	Jordan W.	Maintenance	Trash/Woody Vegetation/Mulch	Removed/Controlled/Redistributed

Instructions: Record all inspections and maintenance activities for all SCMs at the facility on this form. Use additional log sheets and/or attach extended comments or documentation as necessary. Submit a copy of this completed Stormwater Operations and Maintenance Log Sheet in the Annual Inspection Report. Start a new log at the time of submission. More instructions about SCM inspection submittal guidelines can be found at this [website](#). The following notes provide guidance for completing the Stormwater Operations and Maintenance Log Sheet.

- BMP ID# — If applicable, use ID# from the approved site plan.
- Inspected by — Note all inspections and maintenance activities on this form, including the required independent annual inspection.
- Cause for inspection — Note if the inspection is routine, pre-rainy-season, post-storm, annual, or in response to a noted problem or complaint.
- Conditions Requiring Correction — Note any condition that requires correction or indicates a need for maintenance.
- Comments and Actions Taken — Describe any maintenance performed or will need to be performed in the future.