



Triangle Pond Management
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Maintenance Service Report

Customer Name:		Date:	
Chandler Woods MOA		10/24/2025	
Address:			
214 Abbot Pl			
Aquatic Technician:			
Jordan Woosley			
Time of Arrival:	Time of Departure:	Drive Time:	
11:08 AM	12:36 PM	17 min	
Type of Device(s) Maintained:			
BMP 1, BMP 2, BMP 3			

Unwanted Vegetation:			
☐ Filamentous Algae	☐ Planktonic Algae	☐ Emergent Aquatics	☐ Submersed Aquatics
☐ Free Floating Aquatics	☒ Broadleaf/Invasive Grasses	☐ Other (see additional notes)	
Method of Treatment Used:			
☐ Algaecide	☐ Herbicide	☐ Dye (Black/Blue)	☒ Other (see additional notes)

General Inspection:	Comment:
Was any trash found in or around the devices?	Yes Trash was removed
Were the Inlets & Outlets clear of all debris and functioning properly?	No Debris was cleared
Was the Rip Rap clear of any unwanted vegetation?	No Minor vegetation was controlled
Was the required beneficial vegetation healthy and flourishing?	Yes
Was any Beaver/Muskrat activity observed?	No
Was the water at the proper elevation?	No Low due to drought
Were the devices draining properly?	Yes
Was the Riser/Trash Rack clear of trash and debris?	Yes
Was any erosion observed during the visit?	No

Optional Services:		Comment:
Were Mowing services completed?	No	
Was the Rip Rap in the correct position?	Yes	
Were overseeding services preformed this visit?	No	
Was the Drain Valve exercised?	No	Failed drain valve
Was the Fountain/Aerator functioning properly?	N/A	

Wildlife Observations

Healthy for Aquatic Environment:		Unhealthy for Aquatic Environment (Removal/Remediation Recommended):
☐ Bass	☒ Bluegill/Sunfish	☐ Geese
☐ Grass Carp	☒ Minnows/Gambusia	☐ Excessive Turtles
☐ Cray Fish ☐ Turtles	☒ Snakes	

Repairs?	Comment:
Are repairs required? No	

Overall Condition of Devices:
☐ Excellent ☒ Good ☐ Fair ☐ Poor

Additional Notes:
Each device was walked, trash and debris was removed. Woody saplings and unwanted herbaceous vegetation were hand pulled around each device. Unwanted vegetation in the rip rap of each device and basin of BMP3 was controlled. Mulch was raked and redistributed along portions of the BMP3 basin, however, water flow has washed out large areas of mulch. It may be necessary to add supplemental mulch to cover the exposed areas. Attempted to exercise drain valves at BMP 1/2, however both valves seem to be seized. The riser hatches at BMP 1/2 were locked shut preventing access to the riser interior which would be necessary to exercise the stuck drain valves. Water levels were low due to drought, all devices appeared to be draining properly. Observed minor seepage/leak in the BMP2 riser. All other components were functioning properly. Please contact our office with any additional questions, concerns, or to schedule repairs.

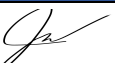
Technician's Signature:


Photo 1:	Photo 2:
	
BMP1 overview	BMP1 overview
Photo 3:	Photo 4:
	
BMP1 riser note: low water level	BMP1 riser interior

Photo 5:	Photo 6:
	
BMP1 lock on riser	BMP1 outlet
Photo 7:	Photo 8:
	
BMP1 outlet	BMP1 inlet

Photo 9:	Photo 10:
	
BMP1 fore-bay weir/spillway	BMP1 backside of dam
Photo 11:	Photo 12:
	
BMP2 overview	BMP2 overview

Photo 13:	Photo 14:
 A photograph showing the exterior of a concrete BMP2 riser structure situated in a pond. The structure has a metal grate on top and a yellow pipe extending from the bottom. The water is murky brown, and there are green reeds in the foreground.	 A photograph showing the interior of the BMP2 riser. A red circle highlights a leak/seepage area near the bottom of the structure. The concrete walls are visible, and the water level is low.
BMP2 riser	BMP2 riser interior note: leak/seepage near bottom of riser
Photo 15:	Photo 16:
 A close-up photograph of the BMP2 lock mechanism on the riser. The lock is a small, rectangular metal device mounted on the concrete structure. The background shows the metal grate and the concrete walls of the riser.	 A photograph showing the exterior of the BMP2 outlet structure. The structure is made of concrete and is surrounded by a gravel bed. The area is overgrown with grass and weeds, and there are fallen leaves on the ground.
BMP2 lock on riser	BMP2 outlet

Photo 17:	Photo 18:
	
BMP2 outlet	BMP2 inlet
Photo 19:	Photo 20:
	
BMP2 backside of dam	BMP3 overview

Photo 21:	Photo 22:
 A wide-angle photograph of a Best Management Practice (BMP3) system. It shows a large, rectangular concrete structure with a metal grate cover, situated in a grassy area. The structure is surrounded by a gravel bed and a concrete curb. In the background, there are trees and a blue building.	 A close-up photograph of the BMP3 riser. It shows a concrete structure with a metal grate cover, situated in a gravel bed. The structure is surrounded by a concrete curb and a gravel bed.
BMP3 overview	BMP3 riser
Photo 23:	Photo 24:
 An interior photograph of the BMP3 riser. It shows a concrete structure with a metal grate cover, situated in a gravel bed. The structure is surrounded by a concrete curb and a gravel bed. The photograph shows the interior of the structure, with a concrete wall and a metal grate cover.	 A photograph of the BMP3 inlet. It shows a concrete structure with a metal grate cover, situated in a gravel bed. The structure is surrounded by a concrete curb and a gravel bed. The photograph shows the inlet of the structure, with a concrete wall and a metal grate cover.
BMP3 riser interior	BMP3 inlet

Photo 25:	Photo 26:
	
BMP3 outlet	BMP3 outlet
Photo 27:	Photo 28:
	
BMP3 washed out areas	BMP3 washed out areas