



City of Fairhope Planning Department and Building Department

## **Storm Water Management: BMP Minimum Requirements: Erosion & Sediment Control**

Now that you have obtained a permit, it is important that you know what will be expected of you on your job site, in regards to sediment and erosion control.

Please read through this carefully, and make sure that you have ALL of your BMP's (Best Management Practices) in place BEFORE you disturb any land or begin your project. **CONSTRUCTION INSPECTIONS WILL NOT BE PERFORMED IF BMPS ARE NOT INSTALLED/APPROVED.**

“Stage and phase” land disturbance, if at all possible. Keeping vegetation intact for as long as possible is your **cheapest, easiest and most effective** defense against sedimentation and erosion.

### *STAGE ONE: BEFORE YOU BEGIN, BMP INSTALLATION:*

1. Residential and commercial new and re-construction sites require a construction (or rocked) entry ; Minimum 10 x 20 for residential. 20 x 50 for commercial lots. Recommended: 1” or larger rock/busted concrete, 6” deep; underlain filter fabric (to keep rocks in place). Construction entrance should be long enough to accommodate the longest piece of equipment. **Confine site entry to your construction entrance.**
2. Silt Fences should be placed around the perimeter of the property (where clear cut and/or where sediment could potentially run off). **Silt fence should be entrenched.** Type A silt fencing (reinforced with a wire/mesh fence with steel posts) is recommended for residential sites; **mandatory for commercial and all sites in critical areas.** Use hay bales in front of silt fences for extra protection, especially for sloped areas. Always stake in hay bales.
3. Storm drains or inlets at or directly downhill of the property should be protected. Hay bales, which break down and clog drains, should NOT be used as inlet protection. Recommended: mulch wattles; rock bags; or filter cloth sock pipe used in conjunction with cinder block (which prevents pipe from becoming lodged in the drain). Remember that your intent is to capture any off site sediment from entering the inlet and filtering, NOT blocking, storm water flow. Safety first: check your inlet devices during rain events to ensure they are not causing street flooding.
4. Install any other BMP as may be dictated on your BMP plan (which is specific to your site; i.e. stream protection, ditch line protection, etc.) BMP installation should only require a minimum of clearing activity. Reference “The Alabama Handbook” for installation procedures. **LITTER CONTROL IS IMPORTANT: ALL LITTER/TRASH MUST BE CONTAINED.**

### *STAGE TWO: BMP MAINTENANCE AND CORRECTIVE ACTION*

1. Check your BMPs daily
2. Vehicle Tracking: Clean streets / sidewalks daily where there is evidence of vehicle tracking
2. Off Site Sedimentation : If any sediment migrates off site, it must be removed daily (this includes ditches, adjacent properties, etc.).
3. Secure exposed slopes with sod or erosion control mats/seeds. Slopes should be secured at the end of the day; install erosion / visqueen sheeting (tacked in) as is necessary for temporary cover. Non-sloped disturbed areas should be secured with temporary seed/mulch or sod. Remember that sod is a “permanent” stabilizer where as seed / mulch (and erosion control matting) is a temporary measure. Water in to get it “green”.
4. Detention / Sediment Basins: dredge out before it becomes overloaded

All land disturbing and construction sites must comply with the City of Fairhope Erosion and Sediment Control Ordinance #1398. Protect the watershed you are working in!

