



City of Fairhope Building Department

Storm Water Management: BMP Minimum Requirements: Erosion & Sediment Control Guidelines

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. "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. These are the basics for EVERY job site in the City of Fairhope Planning Jurisdiction:

STAGE ONE: BEFORE YOU BEGIN, BMP INSTALLATION:

1. Install a construction (or rocked) entry ; this includes individual residential lots, too. Recommended: 1" or larger rock/busted concrete, 6" deep; underlain filter fabric (to keep rocks in place); 50 feet long, or, for single family homes, 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 (not backfilled) or it is not effective.** Type A silt fencing (reinforced with a wire/mesh fence with steel posts) is recommended for residential sites; **mandatory for commercial and environmentally sensitive residential sites (sites with extreme slopes or those near wetlands, tributaries, etc.).**
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; 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 device and NOT to block water flow.
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.)

STAGE TWO: BMP MAINTENANCE AND CORRECTIVE ACTION

1. Check your BMPs daily
2. Vehicle Tracking: Clean streets 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-slopped disturbed areas should be secured with temporary seed/mulch or sod. Water in to get it "green".
4. Detention / Sediment Basins: dredge out before it becomes overloaded

Off site sedimentation, including turbid water, into city storm drains, inlets, ditches etc, is considered an "Illicit Discharge". Furthermore, building inspections will NOT be performed if there are issues (including lack of proper BMPs) with Storm Water Management. Thanks for your help and for protecting water quality!