



**Engineering Department**  
City of Opelika, Alabama  
700 Fox Trail  
Opelika, Alabama 36801  
Phone: 334.705.545 Fax: 334.705.5452

## **Required Maintenance and O&M Inspection Plan POST-CONSTRUCTION BMPs**

May, 2017

RE: New & Redevelopment construction in Opelika, Alabama

In April of 2017, the City of Opelika adopted an amended Post-Construction Ordinance to comply with ADEM's newly adopted guidelines on post construction runoff. Post construction sites are developments that have completed construction and now require an annual evaluation of on-site water quality Best Management Practices (BMPs)

This Ordinance affects new and redevelopment sites only. Before the City will issue a certificate of occupancy, the owner, entity, corporate management, or HOA must submit an O&M outline or plan for the specific site, tract, or property. A generic inspection form is enclosed as a starting point. You may modify, amend, or submit your own form or your inspection performed by your staff or an outside vendor. The enclosed form has a list of area wide BMPs (exhibit A) that may have been altered by such construction and/or development. This list considers the stewardship of storm water quantity and quality.

### Most affected sites

#### **Industrial sites**

Grounds, heavy use areas, storage areas, detention basins, roof runoff, riprap structures, flumes

#### **Commercial Properties**

Storm water outlet pipes, detentions ponds, parking lot trash, erosion control, sub surface drains

#### **Residential HOA's**

Detention pond maintenance, nutrient management, erosion control, grass swales, ground keeping

If you are receiving this handout, you must submit your maintenance plan and inspection schedule to the Storm Water Coordinator for review and approval. Inspections must be completed annually and provided to the Opelika Engineering Department, 700 Fox Trail or e-mailed for review to [jharris@opelika-al.gov](mailto:jharris@opelika-al.gov). The Storm Water Coordinator can be reached at 334-705-5454

POST Construction BMP  
Annual O&M Inspection  
Opelika Alabama

Name of Entity/Business \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/20\_\_\_\_

Name of Inspector \_\_\_\_\_ Contact E-mail: \_\_\_\_\_

Address of facility \_\_\_\_\_ Maintenance Responsibility \_\_\_\_\_

What is the drainage area of your facility, if known? \_\_\_\_\_

How many exterior surface storm water inlets does this facility have? #

How many exterior sub-surface or pipe outlets does this facility have? #

Are any detergents flushed or used outdoors for any reason \_\_\_\_\_?

Do any of the outlets drain directly to Waters of The US? (Running stream) Y \_\_\_\_\_ N \_\_\_\_\_

Is the street number/address visibly displayed and can be seen from the street? Y \_\_\_\_\_ N \_\_\_\_\_

Draw a North arrow (  ) and **sketch the foot print of the building**; streets, parking lots, storm drains and drainage features. Natural areas, vegetative BMPs, ponds, ditches or other elements that are present around this building.



*Optional free hand sketch does not have to be drawn to scale*

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**A “BMP” (Best Management Practice) is a structural or non-structural land applied treatment to enhance, filter and protect storm water as it runs off your property, eventually contributing to the ground water supply. See Exhibit A list, page 3.**

Annual Inspection Form

\_\_\_\_\_ *Business name*

Please take a minute to walk around the grounds of the business area and inspect the site and answer the questions below. A copy of this report should be kept on file and be presented to the City of Opelika Department of Revenue for the renewal of this year’s business license (2017). If there are any questions regarding this inspection or other requirements please call the Storm Water Division in the Opelika Engineering Department at 334-705-5454.

<b>12 Inspection Items</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
1. Is there a routine schedule for litter pick up around your grounds?			
2. Are garbage dumpsters accessible, secure, maintained and serviced?			
3. Are litter receptacles accessible, secure and maintained?			
4. Are the storm drains clean of debris and trash?			
5. Has there ever been any hazardous material poured into the storm drains? (oil, grease, soap, chemicals) If yes, call 705-5454 for reporting			
6. Are natural areas around the business maintained?			
7. Are there any damp or seep areas present with foul odors?			
8. Is there a detention pond on the property?			
9. If YES, is the detention pond maintained and inspected? (Call 705-5454 for assistance)			
10. Is there <b>any erosion</b> or bare soils present on the premises?			
11. Do employees know how to report hazardous spills?			
12. Do you feel that the storm water that runs off the business property is fit to enter the streams?			

Date Inspected \_\_\_\_\_/\_\_\_\_\_/20\_\_\_\_\_

10/2016

Signature \_\_\_\_\_

**Retain a copy for your records and file for five (5) years.**

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POST Construction BMP  
Annual O&M Inspection

10/12/2016

POST-CONSTRUCTION MAINTENANCE BMP'S	<i>Structural &amp; Non-structural items</i>
Bio Retention Areas	Pond-Shallow Water Reservoirs
Buffer Zones	Retention/Detention Basins
Chemical Handling Facility	Prescribed Burning
Dust Control	Pumping Plants
Riprap Flumes	Retaining Walls & weep drains
Riprap Structures	Recreation Areas
Rock Chutes	Firebreaks
Roof Runoff Structures	Grazing Systems
Sod	Fuel Breaks
Sediment Basins	Grass Swale
Shallow Water Developments	Grade Stabilization Structures
Spring Developments	Grassed Waterways
Storm water Runoff Control Bridge and all components Streambank and	Heavy Use Area Protection
Shoreline Protection Structures for Wildlife	Hedgerow Planting
Subsurface Drains	Irrigation Systems
Terraces	Filter Strips
Trails and Walkways	Storm Debris management
Tree/Shrub Pruning	Composting
Underground Outlets	Buffer Strips
Vegetated Filters	Critical Area Planting
Waste Storage Facility Structures	Cultural Resources Identification
Fences	Diversions or Dikes
Wastewater Treatment Strips	Discharge Pipe Drop Structures
Water and Sediment Control Basins	Drainage Water Management
Water Harvesting Catchment	Erosion and Sediment Control
Water Wells	Fabric Drop Inlets
Wetland Wildlife Habitat Management	Floating Turbidity Barriers
Irrigation Water Management	Freeze-Proof Water Supply
Toxic Discharge Control	Nutrient Management- Nitrogen
Lined Swales	Nutrient Management - Phosphorus
Litter Management	Brush Management
Preservation of Vegetation	Grade Stabilization Structure
LID strategies	Grounds Keeping
Emergency Spill Response Plan	Vegetation Plan
	Accidental Discharge
	Green Infrastructure
	Porous pavement

*Opelika Storm water coordinator's office can provide a one-time site and plan review as your partner.*

### Exhibit A

*This agreement to annually inspect and maintain past-construction BMP's, named or un-named above, is a requirement for ordinance compliance & annual business license renewal by the City of Opelika. The developer-owner-operator is required to submit said annual inspection to Opelika license Department each year and keep a file of past-construction inspection records for a period of 5 years. Until the annual inspection is submitted to City business license division (Ord. No. 107-14 & 1, 3-18-14) a business license will not be issued. This responsibility is transferrable to another party with owner or operatorship.*



**Purpose:** The purpose of this form is to document the observations made during an inspection of Detention/Retention ponds.

**Inspection Information**

OUTFALL # \_\_\_\_\_ if applies

Pond Number: \_\_\_\_\_ Inspection Type:  Initial  Routine  Follow-up

Pond location: \_\_\_\_\_

Inspector Name: \_\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / 20\_\_

Property owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Phone \_\_\_\_\_ E-mail: \_\_\_\_\_

Weather Conditions:  Clear  Cloudy  Rain

Previous Rainfall: \_\_\_\_\_. inches. TYPE POND: DETENTION \_\_\_\_\_ RETENTION \_\_\_\_\_

**Pond Condition**

Is the detention area accessible for maintenance equipment? Yes No : \_\_\_\_\_

Does the pond show signs of settling, sloughing or other problems? Yes No: \_\_\_\_\_

Does the slopes or spillway show signs of erosion or instability? Yes No: \_\_\_\_\_

Is there evidence of animals that could contribute to pond instability? Yes No: \_\_\_\_\_

Does the grass need mowing? Yes No Are there areas that need to be grassed? Yes No

Does brush or debris need clearing, i.e. cattails, trees willows? Yes No

Is there an accumulation of trash, debris and/or litter to be removed? Yes No

Any signs of vandalism that could affect the pond performance? Yes No \_\_\_\_\_

Any signs of pollution in standing water? Yes No No standing water : \_\_\_\_\_

Abnormally high water level? Yes No Erosion at high water mark? Yes No : \_\_\_\_\_

Other comments: \_\_\_\_\_

**Structural Components**

Are to pipes/inlets going into or out of the pond clogged or obstructed? Yes No : \_\_\_\_\_

Is the outfall channel from the pond functioning appropriately and stable? Yes No \_\_\_\_\_

Is the inflow trickle channel working properly? Yes No : \_\_\_\_\_

Is the detention structure orifice or overflow obstructed? Yes No : \_\_\_\_\_

Are the frames and covers with the outfall channel in good condition? Yes No : \_\_\_\_\_

Other Comments: \_\_\_\_\_

**Plan of Action**

- \_\_\_ Notify property owner of the inspection by certified mail within two days of inspection.
- \_\_\_ Request an acknowledgement within 5 days of receipt of inspection report
- \_\_\_ Request a plan of action within two weeks of receipt of inspection report
- \_\_\_ Require maintenance noted within two months of receipt of inspection report.
- \_\_\_ Continue Normal Inspection Schedule

8-2019

