



**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? #

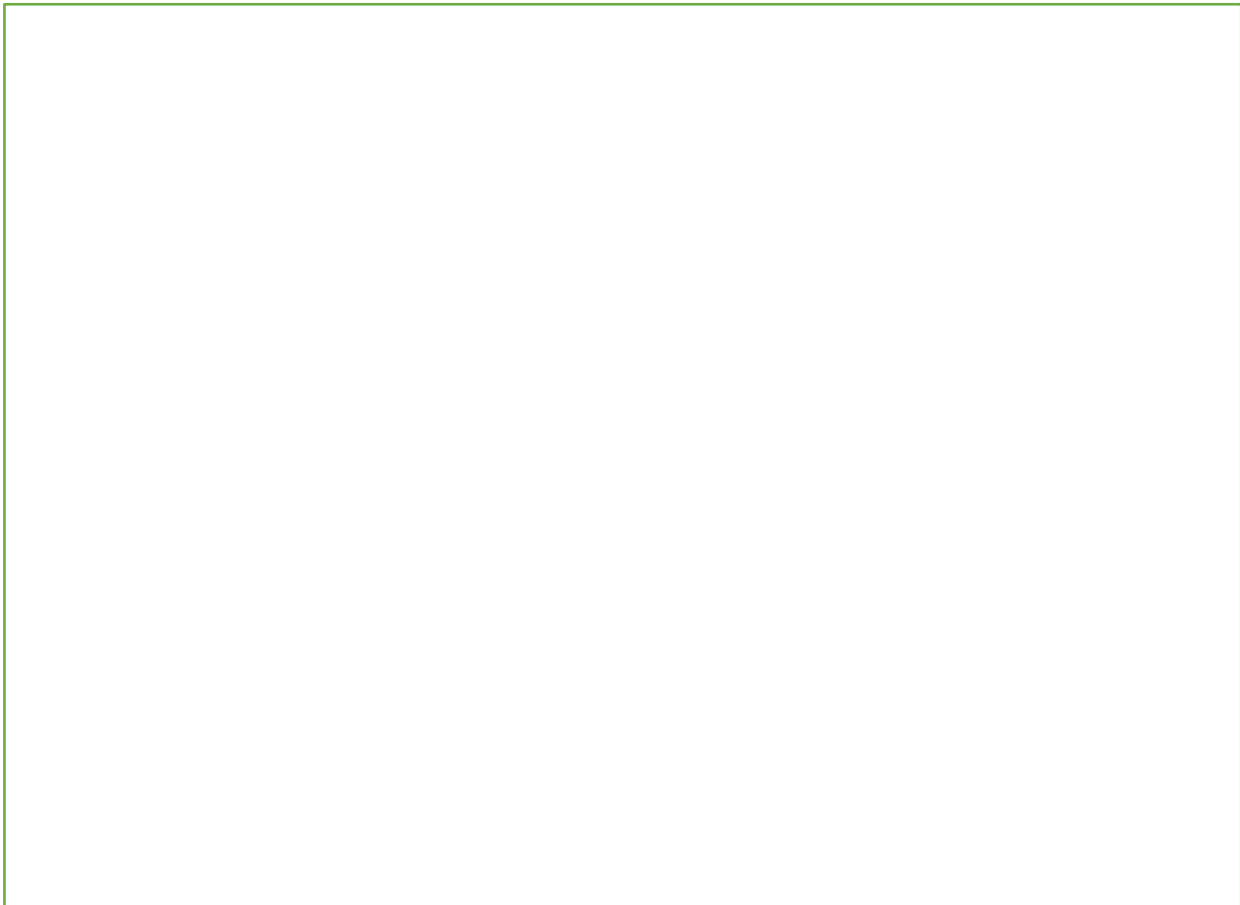
How many exterior sub-surface or pipe outlets does this facility have? #

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

Do any of the outlets drain directly to Waters of the US? (Runningstream) 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 footprint 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*

**Page 1.**

<https://www.opelika-al.gov/DocumentCenter/View/104/Post-Construction-BMP-Inspection-Form-PDF>

See Exhibit A for possible BMPs used area wide

**POST Construction BMP  
Annual O&M Inspection  
Opelika Alabama**

**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.**

**Type of Post-BMPs measures for this site/entity:** NEW DEVELOPMENT \_\_\_\_\_ RE-Development \_\_\_\_\_  
Structural \_\_\_\_\_ Non-Structural \_\_\_\_\_ (LID) Low impact development \_\_\_\_\_ (GI) Green infrastructure \_\_\_\_\_

\_\_\_\_\_ 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 ConstructionBMP  
Annual O&M Inspection

10/12/2016

POST-CONSTRUCTION MAINTENANCE BMP'S	Structural & Non-structural items
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	Cultural Resources Identification
Structures	Diversions or Dikes
Fences	Discharge Pipe Drop Structures
Wastewater Treatment Strips	Drainage Water Management
Water andSediment Control Basins	Erosion and Sediment Control
Water Harvesting Catchment	Fabric Drop Inlets
Water Wells	Floating Turbidity Barriers
Wetland Wildlife Habitat Management	Freeze-Proof Water Supply
Irrigation Water Management	Nutrient Management- Nitrogen
Toxic Discharge Control	Nutrient Management - Phosphorus
Lined Swales	Brush Management
Litter Management	Grade Stabilization Structure
Preservation of Vegetation	Grounds Keeping
LID strategies	Vegetation Plan
Emergency Spill Response 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.*

See Exhibit A for possible BMPs used area wide



# Post-Construction Detention/Retention Pond Inspection

Engineering Department – Stormwater Division



334-705-5450 - Public Works Facility - 700 Fox Trail Opelika, AL

**Purpose:** This form is to document observations made during the inspection of inventoried detention/retention ponds.

## Section I: INSPECTION INFORMATION

INSPECTION TYPE:	INITIAL	ROUTINE	FOLLOW-UP	OTHER:	MS4 : INSIDE _____ OUTSIDE _____	2/2021
POND LOCATION (associated address or location description):						
WEATHER CONDITIONS (note any rainfall within last 24 hours):						
POND NUMBER:				OUTFALL NUMBER (if applicable):		
INSPECTOR NAME:				INSPECTION DATE & TIME:		
PROPERTY OWNER:				SITE CONTACT:		
PHONE NUMBER:				EMAIL:		
CIRCLE POND TYPE: - DETENTION - RETENTION				Does a long-term maintenance agreement exist: Y___ N___ Unknown ___		

## Section II: ASSESSMENT

POND CONDITION	YES	NO
IS THE DETENTION AREA ACCESSIBLE FOR MAINTENANCE		
DOES THE POND SHOW SIGNS OF SETTLING, SLOUGHING, OR OTHER PROBLEMS		
IS THERE EVIDENCE OF WILDLIFE THAT COULD CONTRIBUTE TO INSTABILITY		
DOES THE POND SLOPES OR SPILLWAY SHOW SIGNS OF EROSION OR INSTABILITY		
DOES THE GRASS NEED MOWING		
ARE THERE AREAS THAT NEED TO BE GRASSED		
DOES BRUSH OR PLANT MATERIAL/DEBRIS NEED CLEARING (willows, cattails, etc.)		
HAS TRASH, LITTER, OR OTHER DEBRIS ACCUMULATED AND NEED REMOVING		
ARE THERE SIGNS OF VANDALISM THAT COULD AFFECT POND PERFORMANCE		
ARE THERE ANY SIGNS OF POLLUTION IN STANDING WATER		
IS THERE AN ABNORMALLY HIGH-WATER LEVEL IN THE POND		
IS EROSION PRESENT AT THE HIGH-WATER MARK		
STRUCTURAL COMPONENTS	YES	NO
IS THE POND INLET STRUCTURE(S) UNOBSTRUCTED AND FUNCTIONING PROPERLY		
IS THE POND OUTFALL STRUCTURE STABLE AND FUNCTIONING PROPERLY		
IS THE RISER, SPILLWAY, OR ALTERNATE OVERFLOW DEVICE UNOBSTRUCTED AND FUNCTIONING PROPERLY		
IS THE OUTFALL CHANNEL STABLE AND IN GOOD CONDITION		

Signature of inspector: \_\_\_\_\_

NOTES:

## Section III: Select future action:

- CONTINUE NORMAL INSPECTION SCHEDULE
- REQUIRE NOTICE OF COMPLETED MAINTENANCE WITHIN 2 MONTHS
- REQUEST A PLAN OF ACTION WITHIN 2 WEEKS
- REQUEST ACKNOWLEDGEMENT OF INSP. REPORT RECEIPT WITHIN 5 DAYS
- NOTIFY OWNER OF INSPECTION VIA CERTIFIED MAIL

