

SITE NAME	DATE	NEW	FOLLOW UP	LOCATION	HUA	COMPLY	issue	VIOLATION	RESOLVED
car tech	1/2/18	n	y	fox		106	CEP		
cancer center		n	y	professional drive		102	idle		
Thompson carriers		y	y	south Uniroyal		106	clearing pines		
Firestone		n	y	Interstate dr		202	bricking up		
Eagle Ridge	1/4/18	n	y	veterans		102	pad work		
Aldi		y	y	Fredrick		102	idle PRE		
Fredrick ext.		n	y	Fredrick		102	curbing		
Thompson tractor		n	y	col Blvd.		106	out building		
THOMPSON BORROW	1/5/18	N	Y		280	106	hauling		
FIRESTONE		N	Y	enterprise		202	bricking up		
CAR TECH	1/9/18	N	Y	FOX		106	road mud		
COURTHOUSE		N	Y	B AVE		102	road mud		
Fredrick road	1/11/18	n	y	Fredrick		102	ongoing		
town lakes		n	y	north Uniroyal		107	muddy streets		
courthouse		n	y	ave. b		102	1CEP down		
cancer center		n	y	professional pkwy		102	curbing work		
court house	1/12/18	n	y	Ave B		102	gate locked		
Fredrick road ext.		n	y	Fredrick		102	based and some mulching		
Cat tech		n	y	fox		106	using wheel wash !!		
Eagle Ridge		n	y	Veterans		102	idle		
Courthouse	1/18/18	n	y	B ave. & 10th		102	new cep		
Thompson tractor		n	y	South Uniroyal		106	burning		
Fredrick rd.		n	y	Fredrick		102	base work		
Thompson tractor	1/19/18	n	y	Col Pkwy		106	base and backlot		
safe spray		n	y	Industrial Blvd.		202	poured parking		
wyndham whse		n	y	industrial Blvd.		202	idle		
Thompson tractor	1/23/18	n	y	col Blvd.		106	new stone		
towne lakes		n	y	north Uniroyal		107	idle		
Hamilton lakes		n	y	Hamilton lakes		202	street mud into inlets		
courthouse ext.		n	y	B ave.		102	B ave.		
Car tech		n	y	fox		106	2" rainy streams		
car tech	1/24/18	n	y	fox		106	431 tracked		
Northbrook		n	y	Northbrook		102	complaints		
West Fraser		n	y	industrial Blvd.		107	muddy		
fox chase		n	y	hwy 51		401	idle OK		
mill lakes	1 25 18	n	y		280	102	ok		
cancer ctr		n	y	professional		102	1 small breach		
car tech		n	y	fox		106	pumping		
aero costa		n	y	fox		106	done, piles idle		
west Fraser		n	y	industrial Blvd.		107	upper road extended, needs stone		
dollar gen		n	y	Samford		106	parking lot landscaping		
Joe Hudson	1/26/18	y	y	col pkwy		106	pre pix		
Fredrick rd. ext.		n	y	Fredrick		102	silt fence ck		
estates II		y	y	Northwick		102	pre pix		
eagle ridge		n	y	veterans		102	idle		
RTJ		n	y	rtj		102	maint needed		
Fredrick road ext.	1/29/18	n	y	Fredrick		102	2.15 ok		
safe spray		n	y	wyndham ind		202	sloppy		
goo goo		n	y	wyndham ind		202	paved, poured ok		
west Fraser		n	y	industrial Blvd.		107	upset event		
car tech		n	y	fox		106	ok 2.15"		
Fredrick rd.	1/30/18	n	y	Fredrick		102	ok silt repaired		
West Fraser	1/31/18	n	y	industrial Blvd.		107	STAFF MEETING ON ESC issues		
Courthouse	2/1/18	n	y	B ave.		102	ongoing, no issues		
cancer center		n	y	Professional pkwy		102	curbing		
Northbrook		n	y	Northbrook		102	silt curtains in det pond		
Nettles surveying		y	y	Yarbrough st.		102	new lot		
McDonalds Downs		n	y	Harwell sub		102	silt fencing ok		
Car Tech		n	y	Fox		106	replace waddles on street		
west Fraser	2/5/18	n	y	interatrial		107	repairs needed		
Northbrook		n	y	Northbrook		102	det cleaned out		
Eagle Ridge		n	y	veterans		102	active CEP leaking		
cook out	2/6/18	y	y	Interstate dr		202	first visit		
OPS		n	y	fox trail		106	solar display bare		
Hamilton Gables		n	y	ham gables dr		202	dirty street		

Thompson borrow	2/7/18	n	y	south Uniroyal	106	cep good
towne lakes		n	y	north uni royal	106	streets ok
Towne lakes 4		n	y	north Uniroyal	106	off site bleed over
La Quinta		n	y	Capps	202	final stages but slow
Hamilton gables	2/8/18	n	y	Hamilton lakes	202	final few houses
Northbrook		n	y	Northbrook	102	building, with warnings
West Fraser	2/9/18	n	y	industrial dr	107	repaired
Columbus Pkwy	2/13/18	n	y		280 106	silt fence issues
Northbrook		n	y	Northbrook	102	street fines
eagle ridge		n	y	veterans	102	cep
McDonald Downs		n	y	McDonald	102	ok
cancer center	2/14/18	n	y	Professional	102	curbing
courthouse		n	y	ave. b	102	cep
Fredrick road ext.		n	y	Fredrick	102	base to pave
Towne Lakes		n	y	north Uniroyal	106	silt fence up now
fire station		n	y	ave. c	106	final
Thompson tractor	2/15/18	n	y	col pkwy	106	stone sub base
Fredrick rd.		n	y	Fredrick	102	paving planned per rain
eagle ridge		n	y	veterans	102	cep repaired
Northbrook		n	y	Northbrook	102	street fines
glynn smith	2/16/18	n	y		280 106	several improvements made
firestone		N	Y	interstate drive	202	plumbing connections
Eagle Ridge	2/19/18	n	y	veterans	102	hydro seeded
Fredrick rd.		n	y	Fredrick rd.	102	base and paving
Title max		n	y	Pepperell pkwy	102	talked to prop mgr. in TX
Firestone	2/20/18	n	y	enterprise dr	102	sewer tie in
Fredrick ext.		n	y	Fredrick ext.	102	paving planned per rain
west Fraser		n	y	industrial dr	107	maintained
Car Tech		n	y	fox trail	106	moving dirt
McDonald downs		n	y	McDonald	102	sewer and storm going in
FREDRICK	2/22/18	N	Y	FREDRICK	102	paving planned per rain
Sports plex rd.	2/23/18	n	y	Andrews	102	pre pix
Towne lakes	2/27/17	n	y	n Uniroyal	107	pad construction
Sports plex RD		y	y	Andrews rd.	107	1 dozer in
Aero costa	2/28/18	n	y	fox	106	post bmp
Thompson borrow pit		n	y	s Uniroyal	102	idle
Eagle ridge		n	y	veterans	102	new cep area
KFC		n	y	6th	102	cleaned up
Title max		n	y	pp	102	open cap
title max	3/1/18	n	y	pp	102	cap installed
McDonald downs		n	y	McDonalds	102	ok
Sports plex rd.		Y	y	Andrews	107	clearing row
marsh lots	3/2/18	y	y	Waverly	102	lot clearing
Century stockpile		n	y	century	102	hauling out
Growing pains		n	y	Thomason	102	slow, curbing
Sports plex rd.		n	y	Andrews	107	centerline
Towne lakes		n	y	sub d	106	roads
growing tree	3/5/18	n	y	Thomason	102	curbing
sports plex		n	y	Andrews	107	center line
towne lakes		n	y	north Uniroyal	107	grading
Car tech	3/6/18	n	y	fox	106	building
Northbrook		n	y	north brook	102	building
sports plex rd.	3/7/18	n	y	Andrews	107	timber harvesting
towne lakes		n	y	north Uniroyal	106	pad work
cancer center		n	y	proff dr	102	idle
Eagle ridge apts		n	y	veterans	102	seeded, idle
car tech		n	y	fox	106	on going
J G BROS	3/8/18	Y	Y	wyndham ind Blvd.	202	pre pix
firestone		n	y	interstate dr	202	paved, poured ok
back yard burger		n	y	interstate dr	202	slab
Hamilton gables		n	y	Hamilton lakes	202	new build
Hamilton lakes		n	y	stone brook	202	single lots
Northbrook	3/12/18	n	y	Northbrook	102	rain 2.0
sports plex		n	y	Andrews	107	cep, idle
marsh Estes Dev		Y	y	Waverly	102	idle
McDonalds downs		n	y	McDonald	102	idle

Eagle ridge apts	3/9/18	n	y	veterans	102	dirt work
Northbrook		n	y	Northbrook	102	cautioned waddle
west Fraser		n	y	industrial Blvd.	107	ongoing
AERO COSTA	3/13/18	N	Y	FOX	106	stock pile
safe spray	3/14/18	n	y	wyndham Blvd.	202	parking lot
goo goo		n	y	wyndham Blvd.	202	landscaping
La quinta		n	y	Capps	202	building
cook ut		n	y	interstate dr	202	studs
firestone		n	y	interstate dr	202	;landscaping
Hamilton gables		n	y	Hamilton lakes	202	retaining wall
pet place		Y	y	enterprise dr	202	silt fencing
eagle ridge condos		n	y	veterans	102	clean out retention #2
Finchley		n	y	Finchley	102	ok
marsh lots		Y	y	Southwick	102	idle
Northbrook		n	y	Northbrook	102	building/slag
sports plex rd.		n	y	Andrews	107	clearing, idle
towne lakes		n	y	y	106	lot work
Thompson tractor		n	y	y	106	paved and working on entrance
cook out burger	3/19/18	n	y	interstate dr	202	siding
farm credit		y	y	Fredrick	202	silt fence
sports plex	3/21/18	n	y	Andrews	107	clearing
Aero Costa		n	y	fox	106	moving stock pile
Car tech		n	y	fox	106	parking curbing
West Fraser		n	y	industrial	107	erecting
Northbrook		n	y	Northbrook	102	building
McDonald downs		n	y	Harwell sub	102	base work
Cancer center		n	y	professional drive	102	sub base work
Courthouse		n	y	Ave B	102	siding
Fires station		n	y	Ave C	102	side walks
Cancer ctr	3/22/18	n	y	professional drive	102	stocking materials
Sports plex		n	y	Andrews	107	Clearing
Thompson tractor	3/23/18	n	y	col pkwy	106	paving, needs veg
Firestone		n	y	interstate dr	202	paving
cook out		n	y	interstate dr.	202	curbing
Goo Goo	3/26/18	n	y	wyndham Blvd.	202	closing out
OA news		y	y	society hill	202	less than 1 ac
PetSmart		y	y	enterprise dr	202	shaping lot
towne lakes 4	3/29/18	n	y	north uni royal	106	grading
cook out		n	y	enterprise dr	202	bricking
car tech		n	y	fox trail	106	grading and hydro seeding
Cunningham br	4/2/18	y	y	Cunningham rd.	102	pre-con meeting
sports plex rd.		n	y	Andrews rd.	107	CLAERING STUMPS
Towne lakes		n	y	n Uniroyal	107	grading
Northbrook sub	4/3/18	n	y	Northbrook	102	building
Eagle ridge		n	y	veterans	102	footings
Cunningham rd.		n	y	Cunningham	107	idle
Thompson		n	y	Col pkwy	106	mulched
Pet smart	4/4/18	y	y	enterprise dr	202	clearing
Growing Room		n	y	Thomason	102	landscaping & paving
pets smart	4/5/18	n	y	enterprise	202	sewer line
LaQuinta		n	y	Capps	202	curbing
Car teck		n	y	fox	106	detention basin
sports plex		n	y	Andrews	107	grading/piping
farm credit	4/6/18	y	y	Fredrick	102	CEP in and layout
Fredrick rd.		n	y	Fredrick	102	side curbing
Estates 2	4/10/18	y	y	Northwick	102	pre-con meeting
cook out		n	y	interstate dr	202	veneer siding
sports plex rd.		n	y	Andrews	107	west side
Towne lakes 5		n	y	n Uniroyal	106	sub grading
Joe Hudson		Y	y	col pkwy	106	silt fence
car tech		n	y	fox	106	detention grading
Cunningham	4/11/18	y	y	Cunningham	102	destruction of bridge
cancer center		n	y	professional pkwy	102	forming wall
McDonald downs		n	y	McDonalds	102	base for asphalt
sports plex		n	y	Andrews rd.	107	sub drains
court house	4/12/18	n	y	B ave.	102	siding, removing curbing

Cunningham	n	y	Cunningham	102	hauling out	
firing pin	y	y	1st	102	demolition	
pet smart	n	y	enterprise	202	storm sewer piping	
Aldi	y	y	Fredrick	Fredrick	meeting	
OA news addition	n	y	society hill	202	framing	
Emerald Lake	n	y	Marvin pkwy	401	STILL IN DESIGN	
west Fraser	4/13/18	n	y	industrial Blvd.	107	construction
sports plex	n	y	Andrews	107	piping 72"	
Cunningham	n	y	Cunningham	102	demo	
Thompson	n	y	col pkwy	106	landscaping	
joe Hudson	n	y	col pkwy	106	cut fill	
eagle ridge	n	y	veterans	102	hydroseeded bank	
joe Hudson	4/16/18	n	y	col pkwy	106	lot prep
court house	n	y	B ave.	102	siding	
firing pin	y	y	1st ave.	102	clearing	
Cunningham br	n	y	Cunningham	102	demo	
eagle ridge	n	y	veterans	102	site prep	
john marsh	n	y	Waverly	102	idle	
Northbrook	n	y	Northbrook	102	building	
west Fraser	n	y	industrial Blvd.	107	erecting	
sports plex rd.	n	y	Andrews	107	dirt work and piping	
towne lakes	n	y	north Uniroyal	107	sub drains	
car tech	n	y	fox	106	detention seeding	
safe spray	4/17/18	n	y	wyndham Blvd.	202	COMPLETED
RTJ	n	y	RTJ trail	102	grounds	
Sports plex rd.	n	y	Andrews	107	rock excavation	
CUNNINGHAM BR	4/18/18	n	y	Cunningham	102	boring machinery for casons
Aldi	n	y	Fredrick	102	pre conference meeting	
farm credit	n	y	Fredrick	202	batter boards. Silt fences up	
Marsh prop	n	y	Waverly	102	utilities o road shoulder	
Cancer ctrr	n	y	professional way	102	footings	
Thompson tractor	n	y	col pkwy	106	landscaping	
eagle ridge	n	y	veterans	102	filling lot	
Cunningham bra	4/19/18	n	y	Cunningham	102	casons drilling
LaQuinta	n	y	Capps	202	siding	
enterprise strip	n	y	enterprise	202	dumping fill	
Hamilton lake	n	y	scenic hills	202	building/paving	
Cunningham br	4/20/18	n	y	Cunningham	102	casons drilling
firing pin	y	y	1st	102	sub drain 48"	
joe Hudson	y	y	col pkwy	106	PERMIT POSTED	
car tech	n	y	fox	106	detention pit dig	
sports plex rd.	n	y	Andrews	107	SEEDING	
pet smart	4/23/18	n	y	interstate dr	202	sub drains
Cunningham br	n	y	Cunningham	102	wet rain out	
eagle ridge apts	n	y	veterans	102	idle	
Northbrook	n	y	Northbrook	102	building	
sports plex rd.	n	y	Andrews	107	grading	
joe Hudson	n	y	col pkwy	106	2 detention dug, cut bank done.	
towne lakes IV	n	y	n Uniroyal	106	working. Wet	
cancer center	n	y	professional drive	102	wrecking out forms	
Emerald Lake	n	y	South Uniroyal	104	sewer lines	
Joe Hudson	n	y	col pkwy	106	detentions	
Wyndham gate	n	y	wyndhalgate	202	curbing last section	
Hampstead	4/25/18	y	y	Hampstead	102	clearing
Cunningham	n	y	Cunningham	102	2nd bore	
Eagle ridge	n	y	academy	102	idle	
Aldi	n	y	Fredrick	102	silt fencing	
sports plex rd.	n	y		29 107	GRADDING	
firing pin	4/26/18	n	y	1st	102	sub drains
Cunningham br	n	y	Cunningham	102	3rd casons	
eagle ridge	n	y	academy	102	wattle changed	
Aldi	n	y	Fredrick	102	hoe on site. Silt fence	
cook out	n	y	interstate	202	laying sod	
Hampstead/estates	n	y	Hampstead	102	cleared/silt fence	
joe Hudson	n	y	col pkwy	106	hydro seeded	
FRM CREDIT	4/27/18	n	y	Fredrick	102	framing

Fires station 1	n	y	B ave.	102	moved in	
Courthouse	n	y	Ave a	102	siding	
Cancer center	n	y	Professional pkwy	102	slab work	
Eagle ridge	n	y	academy	102	pouring floor	
Estates II	n	y	Hampstead	102	clearing	
Cunningham br	n	y	Cunningham	102	2nd pour	
pets plus	n	y	Enterprise dr	202	forming floor	
cook out	n	y	interstate dr	202	seeking CO, sodding	
Aldi	n	y	Fredrick	102	silt fence	
Firing pin	n	y	1st	102	sub drains	
Cannon Gate 2	4/30/18	y	y	Northridge	102	pre con meeting
Eagle Ridge	n	y	academy	102	check gutter dirt	
Estates 2	n	y	Hampstead	102	cep check	
Cunningham br	n	y	Cunningham	102	boring	
Firing pin	n	y	1st	102	remove piping	
Aldi	n	y	Fredrick	102	CLAERING STUMPS	
Cunningham br	5/1/18	n	y	Cunningham	102	BORING & POUR
cannon 2	n	y	north gate	102	check roadway	
Emerald Lake 2	y	y	ski cove	202	pre con	
sports plex rd.	5/2/18	n	y	Andrews rd.	107	boring for blasting
Car Tech	n	y	car tech	106	check creek	
Joe Hudson	n	y	col pkwy106	106	WETLAND ROUTES	
Cunningham Br	5/4/18	n	y	Cunningham	102	south boring
cannon gate 2	n	y	Northgate	102	Northgate	
Car tech	n	y	fox	106	group meeting	
McDowell downs	n	y	McDonald	102	paved	
Century stockpile	n	y	century	102	idle	
Cartech	n	y	fox	106	base & detention	
Pet smart	n	y	enterprise	202	footings	
Firing pin	n	y	1st	102	pad	
Cancer center	n	y	professional	102	floor	
Calcutta	y	y	Calcutta	102	pre con meeting	
cannon gate 2	5/7/18	n	y	Northgate	102	logging
Calcutta sub	y	y	Calcutta	102	pre con	
Aldi	n	y	Fredrick	102	clearing	
Cunningham br	n	y	Cunningham	102	pouring/boring	
sports plex	n	y	Andrews	107	grad work	
town lakes	n	y	n Uniroyal	106	grade work	
Joe Hudson	n	y	col pkwy	106	sewer	
Car Tech	n	y	fox	106	paving	
Fox road pre con	y	y	fox	106	pre con	
West/Fraser	n	y	industrial Blvd.	107	tower crane	
Century stockpile	5/9/18	n	y	century	102	working
Canongate 2	n	y	Northgate	102	swept street	
eagle ridge apts	5/11/18	n	y	veterans	102	mulched
Southwick/Marsh	n	y	Southwick	102	grading for slab	
Estates 2	n	y	Hampstead	102	clearing	
Cunningham	n	y	Cunningham	102	idle, poured finished for casons	
Aldi	n	y	Fredrick	102	hauling debris	
Century stockpile	n	y	century	102	ready for veg	
Firing pin	n	y	2nd	102	pad done	
Calcutta	y	y	Calcutta	102	no start	
Pet smart	5/14/18					
RTJ						
car tech & road						
eagle ridge condos	5/16/18	n	n	academy	silt fence breach	
Waverly willows	n	n	Waverly		aggravated neighbor, various	
Waverly willows	5/21/18	n	y		many corrective actions done	
eagle ridge	5/23/18	n	n	academy	sediment in street/gutter	
Waverly willows	n	y	Waverly		silt fence and other BMPs failed	
Northbrook	n	n	Northbrook		Pond full and turbid	
Canongate 2	n	n	Northgate		turbid water in neighbors drive	
sports plex	n	n	Andrews		downstream pond turbid	
new construction	5/25/18	n	n	wyndham ind.	good condition	
Waverly willos	n	y	Waverly		several improvements	
eagle ridge	n	y	academy		erosion on site. No inlet pro.	

CUNNINGHAM BR	5/29/18	n		Cunningham	102		idle TS Alberto
CALCUTTA CIR		n	y	Calcutta	102		1 lot and new CEP
car tech		n	y	car tech	106		road idle
pet smart		n	y	enterprise	202		washing dirt into drains
La Quinta		n	y	Capps	202		needs sod
cannon gate 2	5/30/18	n	y	Northgate	102		idle
pet smart		n	y	enterprise dr	202	TS	block
Emerald lake		n	y	ski spray pt.	202	Alberto	sewer trenching
Creek stone		y	x	south Uniroyal	106		idle
Thompson Borrow		n	y	south Uniroyal	106		to be grassed
Town lakes		n	y	north Uniroyal	106		muddy. Sewer
sports plex		n	y	Andrews rd.	107		idle
cancer center		n	y	professional	102		steel erection
Eagle Ridge		n	y	veterans	102		framing, messy
Estates II		n	y	Northwick	102		idle
Northgate		n	y	Northgate	102		idle
Aldi		n	y	Fredrick	202		idle
Plex	5/31/18	n	y	Andrews	107		idle turb 12.9
Towne4 lakes		n	y	n Uniroyal	106		muddy, det issues
Firing pin		n	y	1st	102		idle
Cunningham		n	y	Cunningham	102		idle
Spring lakes		n	y		280 102		clear gutters
Cannon gate 2		n	y	Northgate	102		cep work repair
Calcutta		n	y	Calcutta	102		clearing
Estates II		n	n	Hampstead	102		earthwork
Aldi	6/1/18	n	y	Fredrick	102		idle
Cunningham		n	y	Cunningham	102		forming head walls
Car Tech		n	y	car tech	106		? Needs veg
Eagle Ridge		n	y	veterans	102		no action
Calcutta		n	y	Calcutta	102		street cep
First Pres		y	y	2nd	102		lay out
Fredrick		n	y	Fredrick	102		mud on shoulder
eagle ridge apts	6/4/18	n	y	veterans	102		repairs on CEP/fence
Estates II		n	y	Hampstead	101		idle
Southwick/Marsh		n	y	Southwick	102		ok
car tech rd.		n	y	Car tech	106		right lane mixing
Sports plex		n	y	Andrews	107		idle
West Fraser		n	y	industrial Blvd.	107		needs severe attention
cancer center	6/5/18	n	y	professional dr	102		ok
Aldi		n	y	Fredrick	102		digging debris
Cunningham br		n	y	Cunningham	102		forming for pour
Pets plus		n	y	enterprise	202		ok
Estates 2		n	y	Hampstead	102		detention outlet
Cannon Gate 2		n	y	Northgate	102		new CEP
Calcutta		n	y	Calcutta	102		1 lot road dirt
Cunningham br	6/6/18	n	y	Cunningham	102		waiting for concrete
Eagle Ridge		n	y	academy	102		No action
Aldi		n	y	Fredrick	102		hauling
Town lakes II		n	y	north Uniroyal	106		improvements made to pond
Emerald Lakes		n	y	ski spray point	202		earthwork. Good condition
Cunningham br	6/7/18	n	y	Cunningham	102		forming
Car tech		n	y	car tech	106		final repairs to detention
Thompson borrow		n	y	s Uniroyal	106		idle
Pres ch		n	y	2nd	102		silt fencing
West Fraser		n	y	industrial	107		outline for maint.
cancer ctr	6/8/18	n	y	professional	102		pile driving
per smart		n	y	enterprise	202		roofing
eagle ridge apts		n	y	academy	102		silt fence maint.
Farm credit		n	y	Fredrick	202		idle
Car tech		n	y	car tech	106		hydro seeding
Towne lakes		n	y	north Uniroyal	106		mulched detention !!
Aero Costa		n	y	fox	106		hauling stick piles
car tech	6/11/18	n	y	car tech	106 jh		final veg
eagle ridge		n	y	academy	102		repaired
Estates 2		n	y	Hampstead	102		storm sewer piping
Cannon Gate 2		n	y	Northgate	102		new cep

Calcutta	n	y	Calcutta	102	single lot poured	
Northbrook	n	y	Northbrook	102	ok	
West Fraser	n	y	ind Blvd.	107	shaping dirt	
JG Bros	y	y	wyndham indl Blvd.	202	detention roughed in	
Cunningham br	n	y	Cunningham	102	3rd beam	
Cunningham	6/12/18	n	y	Cunningham	102 jh	pour 4th Friday
West Fraser	n	y	ind Blvd.	107	hydro seeded	
Creekstone	y	y	Creekstone	106	brush clearing	
emerald lake	n	y	pebble shore	106	grading	
sports plex	n	y	Andrews	107	idle	
Waverly willows	6/13/18	n	n	Waverly parkway	#####	good condition
Century stockpile	n	y	century	102	seeded, idle	
firing pin	n	y	plumbing slab	102	silt fence attention	
Cunningham	n	y	sweeping street, pouring		pouring 3rd beam	
cancer center	n	y	messy street	102	ongoing	
Mill Lakes	n	y	ongoing.	102	ongoing	
RTJ	n	y	trail	102	erosion at new wing Not vegetated	
car tech	6/14/18	n	y	car tech	106	curbing
west Fraser	n	y	industrial Blvd.	107	stopped on ESC	
ALDI	n	y	Fredrick	102	house demolished	
Cunningham	n	y	Cunningham	102	last beam pour tomorrow	
airport	y	y	runway drive	202	cep down	
Century stockpile	6/16/18	n	y	century	102	"stabilized"
eagle ridge condos	n	y	academy	102	grass coming up	
executive park dr	6/18/18	n	y	same	102	detention issues
McDonald downs	n	y	McDonald	102	no new dev. Road completed.	
estates 2	n	y	Hampstead	102	stockpiling dirt	
west Fraser	n	y	industrial	107	build new entrance	
emerald lake	6/19/18	n	n	51 401	idle	
Trillium	y	y	rocky brook	102	cep	
W/Fraser	n	y	industrial	107	silt fencing repairs	
aborts plex pickle	y	y	young	202	grubbing	
Cunningham	6/20/18	n	y	same	102	rip-rap placement
Aldi	n	y	Fredrick	102	sub base work	
La Quinta	n	y	Capps	202	slow	
Century stockpile	n	y	century	102	coming up VEG.	
Cancer center	n	y	professional	102	floor pour	
cancer center	6/21/18	n	y	professional dr	102	forming, maintaining
JG Bros	n	y	wyndham ind Blvd.	202	pad ready, ok	
Courthouse	n	y	10th	102	laying brick	
Towne lakes 4	n	y	n Uniroyal	106	mulching al lots-super	
La Quinta	n	y	Capps	202	mapped BMPs, close to finishing SLOW!!	
Cunningham	n	y	Cunningham	102	beams on site	
sports plex road	n	n	sports plex	107	final grading. P'ball grading begun	
veterans comm.	y	n	veterans	102	grubbing and BMP install	
Joe Hudson	6/22/18	n	y	col pkwy	106	idle
Aero Costa	n	y	fox	106	seed bed prep	
Car tech	n	y	car tech	106	seed bed prep	
firing pin	6/25/18	n	y	1st	102	tracking
sports plex	n	y	Andrews rd.	107	idle	
Cunningham	n	y	Cunningham	102	rip-rap placement	
Chimneys	y	y	west point pkwy	106	cutting trees	
Aldi	n	y	Fredrick	102	grading	
pickle ball cts	6/26/18	y	y	Andrews	107	grade work
sports plex rd.	n	y	Andrews	107	idle	
Cunningham br	n	y	Cunningham	102	placing rip-rap	
west Fraser.	n	y	industrial Blvd.	107	street check OK	
firing pin	6/27/18	n	y	1st	102	rain cleared street
Century stockpile	n	y	century	102	new dirt has been deposited	
veterans comm.	n	n	veterans	102	complete silt fence and stone	
Aero costa	6/28/18	N	y	fox	106	mulching 10 ac
Cunningham br	N	y	Cunningham	102	rip-rap placement	
court house	N	y	B ave.	102	bricking	
Aldi	N	y	Fredrick	102	grade work	
Pet Smart	N	y	enterprise	202	grounds	
Interstate round a bout	Y	y	enterprise	202	layout	

LaQuinta	N	y	Gateway	202	sodding
the chimney's	6/29/18	y	west point tpkwy	106	cep timber & silt fencing
FIRST PRES	n	y	10th	102	street silt
Canongate 2	n	y	Northgate	102	idle
Calcutta	n	y	Calcutta	102	idle
Trillium	n	y	rocky brook	102	cutting trees
West Fraser	n	y	industrial	107	sweeping streets
west Fraser	7/2/18	n	industrial	107	slow
Cunningham	n	y	Cunningham	102	idle 4th week
Aldi	n	y	Fredrick	102	slow
Century stockpile	n	y	century	102	tracked
sports plex	n	y	Andrews	107	idle 4th week
eagle ridge	7/3/18	n	academy	102	head wall 2
Southwick	n	y	Southwick	102	no berm
estates 2	n	y	Hampstead	102	storm water piping
west Fraser	7/5/18	N*	industrial Blvd.	107	grading,
farm credit	7/6/18	n	Fredrick	102	bricking
Cunningham	n	y	Cunningham	102	idle
Fredrick/auburn st.	n	y	Fredrick	102	sidewalks
Aldi	n	y	Fredrick	102	excavation
Hamilton lakes	7/9/18	n	Stoney point	202	AB COMPLAINT
joe Hudson	n	y	col Blvd.	106	no issues, slab
trillium	n	y	rocky brook	102	clearing bare.
Aercoasta dirt pile	n	y	fox	106	hydro seeding today
fox paving	n	y	car tech	106	half tacked down
estates 2	n	y	Hampstead	102	sweep etc.
Aero costa	7/10/18	n	fox	106	final hydroseeding
west Fraser	n	y	industrial	107	site grading, late project
the chimney's	n	y	west point tpkwy	106	stock piling
Towne lakes 4	n	y	north Uniroyal	106	water sewer
Creekstone	n	y	south Uniroyal	106	grading, bare
Thompson borrow	n	y	south Uniroyal	106	vegetated
Canongate 2	7/11/18	n	Northgate	102	grading, soon to open front CEP
First pres	n	y	10th/oak bowery	102	framing
pet smart	7/12/18	n	enterprise	202	sidewalks
Aldi	n	y	Fredrick	102	grading
Cunningham br	n	y	Cunningham	102	pan forms
Firing pin	n	y	1st	102	wall building
farm Credit	n	y	Fredrick	102	bricking
Joe Hudson	n	y	col pkwy	106	curbing
Waverly willows	n	y	Waverly parkway	102	trash and dumpster improv.
Century stockpile	n	y	century	102	great grass stand
veterans comm.	n	n	veterans	102	none
Courthouse	7/16/18	n	B ave.	102	bricking exterior, messy street
Cunningham	n	y	Cunningham	102	pan forms
RTJ hotel	n	y	RTJ Blvd.	102	til needs grassing
Courthouse	7/17/18	n	B ave.	102	sweeping streets
Pet Smart	n	y	Enterprise dr	202	sidewalks
McDonald downs	n	y	McDonalds dr	102	paved, utilities going in
Estates II	n	y	Hampstead	102	dirt and grading 2 det ponds
Joe Hudson	n	y	Col pkwy	106	street dirt, building shell iron-
Sports plex rd.	n	y	Andrews	107	idle, shooting grades
Emerald lake	7/18/18	N	SKI SPRAY PT	202	storm pipes
Cunningham	N	Y	CUNNIMNGHAM	102	pan forms
towne lakes 4	n	y	north Uniroyal	106	need veg at pond for ss hookup
Cancer center	7/19/18	n	professional dr	102	pouring vault floor, street mud
Trillium	n	y	rocky brook	102	silt fence ok CEP short by 5'
Northbrook	n	y	Northbrook	102	mowed lots. Good veg covert
Cannon Gate 2	n	y	oak bowery	102	street tracking
Calcutta	n	y	Calcutta	102	more site prep on 12 lots
West Fraser	7/23/18	n	industrial dr	107	2.4 upset change of bank with rock
cannon gate 2	n	y	Northpointe	102	no issues
cancer center	n	y	professional	102	street clean , more stone down
Aldi	n	y	Fredrick	102	no issues
national guard Amory	y	y	consumer ave.	107	silt fencing up
the chimneys	n	n	west point pkwy	106	over flo under silt fence

Chimneys	7/27/19	n	y	west point pkwy	106	silt fence repair
joe Hudson		n	y	col pkwy	106	no issues
car tech st.		n	y	car tech	106	paving st.
Yarbrough detention		y	y	Yarbrough dr	102	hydroseeded
Estates 2			y	Hampstead	102	mulched back det
Eagle Ridge		n	y	veterans	102	no runoff
First Pres		n	y	10th	102	no escapes
Patton dev		n	y	8th	106	stone in street
Cunningham	7/30/18	n	y	Cunningham	102	rebar placing
Sports plex		n	y	Andrews rd.	107	grade work
W Fraser		n	y	industrial Blvd.	107	hauling in stone
Natl guard Amory		n	y	consumer ave.	107	silt fencing low
Amory	7/31/18	n	y	consumer ave.	107	silt fence repaired
West Fraser		n	y	industrial Blvd.	107	new stone
Chimneys	8/1/18	n	y	west point pkwy	106	idle fm rain
Pepperell Village		y	y	Pepperell pkwy	102	per pix
Sports plex rd.	8/2/18	n	y	Andrews	107	silt fence failed
Cunningham br		n	y	Cunningham	102	rained out
cancer center		n	y	professional	102	working
Canongate 2		n	y	Northgate	102	idle, rain
firing pin		n	y	1st	102	no issues
cancer center	8/6/18	n	y	Professional pkwy	102	ongoing
Northbrook		n	y	Northbrook	102	no issues
RTJ Marriott		n	y	RTJ Blvd.	102	new lots open
pet smart	8/3/18	n	y	Enterprise	202	sidewalks
Aldi		n	y	Fredrick	102	site work
sports plex	8/7/18	n	y	Andrews	107	basing road
The Chimneys		n	y	west point pkwy	106	ROW work
Cunningham	8/8/18	n	y	Cunningham	102	poured 1 deck
Eagle ridge		n	y	academy	102	entrance work
Aldi		n	y	Fredrick	102	base pad
Calcutta	8/9/18	n	y	Calcutta	102	idle
eagle ridge	8/10/18	n	y	academy	102	p. lot and base
cancer center		n	y	professional	102	pour
Cunningham br	8/14/18	n	y	Cunningham	102	pre pour 2
eagle ridge		n	y	academy	102	blow out rain 2"
Sports plex	8/16/18	n	y	Andrews	107	re seeding banks and pickle ball dirt
cancer center		n	y	professional	102	swept street clean!!
Cunningham		n	y	Cunningham	102	2nd pour done. Last maybe tomorrow
Canongate 2		n	y	north gate	102	no issues
Calcutta		n	y	Calcutta	102	slight dusting on street. CEP stone down now.
emerald lake		n	y	creek side silt fence	202	need work overall
eagle ridge condos		n	y	academy	102	improvements noted
Executive park dr	8/20/18	n	y	executive park	102	no action after threat
Waverly willows		n	y	Waverly hwy	102	some sod, some disturbed
Eagle ridge		n	y	academy	102	cleaned up, no change
Southwick dr		n	y	Southwick dr	102	all contained
PetSmart		n	y	enterprise drive	202	ready for landscaping
farm south credit		n	y	Frederick road	202	good condition of BMP's
eagle ridge	8/21/18	n	y	Academy	102	rebuilt bmps
cancer center		n	y	professional	102	ongoing
sports plex		n	y	Andrews	107	base down, dirty lake below
Towne lakes 4	8/22/18	n	y	n Uniroyal	106	road base
Northbourne		n	y	Anderson rd.	102	silt issue in pond
Calcutta	8/23/18	n	y	Calcutta	102	road sand
Cannon Gate 2		n	y	Northgate	102	ok sewer lines
Emerald lake FOX cha		n	y		51 202	bridge work
Eagle ridge	8/24/19	n	y	academy	102	grading entrance
Cunningham br		n	y	Cunningham	102	pulling forms
Aldi		n	y	Fredrick	102	footings
Calcutta		n	y	Calcutta	102	light dust
Northbourne	8/27/18	n	y	Anderson rd.	107	batter boards, some new silt fence
Sports plex rd.		n	y	Andrew's	107	grading final for pave
Eagle ridge		n	y	Academy	102	stone base, no bar
Cunningham br		n	y	Cunningham	102	tamping approach base
pickle ball court	8/28/18	n	y	sports Lex	107	slope failure noted

RTJ	n	y	grand national	102	sod and landscaping	
RTJ	8/29/18	F	Final	GN trail	102	Finialed post BMP form-completed
RNR Tires	Y	Y	Pepperrell pkwy	102	pre pix	
car tech rd.	8/30/18	n	y	car tech rd.	106	paved, silt
WYNDHAM 4	n	y	gateway	202	paving	
JG bros	n	y	wyndhamgate	202	slab	
sports plex rd.	n	ny	Andrew's	107	paving	
sports plex	8/31/18	n	y	Andrew's	107	paving
chimneys	n	y	west point pkwy	106	cut down earth work	
trillium	n	y	rocky brook	102	idle 2 slab s	
Northbrook	n	y	Northbrook	102	rain issue	
Northbrook	9/4/18	n	y	northb rook	102	met Travis
Cancer Center	n	y	professional	102	road debris	
Cardiac center	y	y	professional	102	cutting trees on new site	
airport	9/6/18	n	y	ope/aub	102	auburn contract
eagle ridge	n	y	academy	102	2nd CEP	
cancer center	n	y	professional	102	ongoing	
cardiac ctr	n	y	professional	102	clearing	
progress B C	n	y	Waverly	102	agreement with CSX	
Cunningham bridge	n	y	Cunningham	102	idle	
west Fraser	n	y	industrial	107	final stages but slow	
sports plex	n	y	Andrew's	107	shoulder grading, paved	
Hamilton lakes	n	y	lakeshore	202	2 lot issues	
Emerald Lakes	n	y	ski spray	202	work in creek	
Eagle ridge	9/7/18	n	y	academy	102	landscaping
Aldi			Fredrick	102	utilities	
Chimney			west point pkwy	106	boring to blast	
town lakes	n	y	north Uniroyal	102	good condition. Road prep.	
Creekstone	n	y	south Uniroyal	102	seed and mulch on site	
Aldi	9/10/18	n	y	Fredrick	102	needs seeding behind 3 months
Cunningham	n	y	Cunningham	102	pouring last apron to approach	
Emerald Lake	n	y	ski spray	202	footings on bridge	
Eagle ridge	n	y	academy	102	hauling debris	
Sports plex rd.	9/12/18	n	y	Andrews	107	last paving
Calcutta	n	y	Calcutta	102	sewer and storm going in	
Cannon Gate 2	n	y	Northgate	102	crossing pipe	
PetSmart	n	y	enterprise	202	landscaping	
Cancer center	9/17/18	n	y	village pro dr	102	masonry work, dusty
Cardio center	n	y	village pro dr	102	grading, burning	
Cunningham Bridge	n	y	Cunningham	102	curbing machine	
Sports plex rd.	n	y	Andrew's	107	paving 1 lane final. Dry	
PetSmart	n	y	enterprise	202	completed ext. & landscaping	
JGs	9/18/18	n	y	wyndham gate	202	roofing
Wyndham gates	n	y	wyndham gate	202	clearing lots	
Fox Chase	n	y	Ski spray	202	bridge framing	
Cunningham br	n	y	Cunningham	102	water line and rails	
Estates	n	y	Academy	102	earthwork	
Towne Lakes	n	y	north Uniroyal	106	CO sought for north half	
national village 6A	9/19/18	y	rtj Blvd.	102	pre con	
west Fraser	n	y	industrial Blvd.	107	ponds stabilized/hydroseeded	
Cunningham br	9/20/18	n	y	Cunningham	102	water line hung
cardio center	n	y	site prepped	102	ready for footings	
Towne lakes	n	y	seeded and mulched	106	seeded and mulched phase 1 of the 4	
Columbus pkwy	9/24/18	n	y	Columbus parkway	106	some improvements, silt fence
Northbrook	n	y	Northbrook drive	102	lots landscaped	
chimneys	9/25/18	n	y	west point pkwy	106	grading. Need veg at pond
veterans comm.	n	y	veterans	102	some new grading. Still idle.	
cannon gate 2	9/27/18	n	y	oak bowery	102	entrances good condition
emerald lakes	9/28/18	n	y	ski spray point	202	pouring inlet tops
Chimneys	10/1/18	n	y	west point pkwy	106	need veg at pond
RTJ	n	y	rtj	102	earthwork	
Cunningham	n	y	Cunningham	102	idle	
Eagle Ridge	n	y	academy	102	some inlet protection improv.	
eagle ridge	10/2/18	n	y	academy	102	new berm mulched/greening up
Estates 2	n	y	Hampstead	102	storm pipe, open site	
Aldi	n	y	Fredrick	102	slab forms ready to pour	

farm credit	10/3/18	n	y	fredrick	202	fredrick
OPD		n	y	10th	106	layout of drains
Joe Hudson		n	y	col pakwy	106	landscaping
ALDI	10/4/18	N	Y	fredrick	102	poured
EMERALD LAKES/FOX CHASE		N	Y	ski spray	202	bridge forming
Aldi	10/8/18	n	y	fredrick	102	pouring floor, hydro seeding
Firing Pin	10/9/18	n	y	1st ave	102	studs
Court house				B ave.	102	curbing
	10/10/18					4.85" rain Hurricane Michael
Cunningham bridge	10/11/18	n	y	Cunningham	102	idle
Cardio center		n	y	professional way	102	graded, left open
Emerald Lake		n	y	ski spray	202	idle, bridge in water
COBBLESTONE	10/12/18	n	y	sou Uniroyal	401	grading sewage
north town		n	y	Anderson rd.	107	9 lots open and exposed
Aldi	10/15/18	n	y	Fredrick rd.	102	bar joist
White Wave		y	y	corporate	202	moving in eqipt.
8th and D	10/17/18	n	y	d ave	106	ok
NorthTowne		n	y	Anderson rd.	107	No repairs or floc logs
northtowne	10/18/18	n	y	Anderson rd.	107	floc logs placed
sporplex rd		n	y	andrews	107	striped and DONE
white wave		n	y	corporate dr	202	silt fencing up
Pres church		n	y	10th	102	landscaping
Cunningham br	10/19/18	n	y	cunningham	102	idle
aldi		n	y	fredrick	102	repaired
Eagle Ridge		n	y	academy	102	part 2
Estates II		n	y	hampstead	102	grading fro streets
Cannon Gate 2		n	y	oak bowery	102	pipe crossing in
FARMERS MARKET	10/23/18	n	y	1st	102	annual POST BMP
aldi		n	y	fredrick	102	grading parking
white wave		n	y	corporate	202	grad work
Chimneys		n	y	west point pkwy	106	blasting done.
white wave	10/24/18	n	y	corporate dr	202	sub earth work
cunningahm br		n	y	cunningham	102	idle, water line
Pepperell village		n	y	Pepperell pkwy	102	idle
cancer center		n	y	village professional	102	masonary
cardio center		n	y	village professional	102	grading
west Fraser		n	y	industrial	107	final veg applied
RSA spa	10/26/18	n	y	rtj marriott	102	landscaping
Creekstone	10/29/18	n	y	south uniroyal	106	lot scaping
cunningham br		n	y	cunningham br	102	fusing water pipe
ABBA llc storage		y	y	Fredrick	202	clearing site
Emerald Lake	10/31/18	n	y	ski spray	202	utilities and seeding, bridge work
Reserve wyndham		n	y	gateway	202	drained detention
J Gs warehouse		n	y	wyndham indl Blvd.	202	bare but built
Joe Hudson	11/1/18	n	y	Columbus parkway	106	final
ABBA llc storage		y	y	fredrick	202	silt fencing, detention
White Wave		n	y	coporate dr	202	site prep
northtowne		n	y	anderson dr	107	final yard sodding
Fox Run 108	11/2/18	y	y	McCoy	106	pre pix
creekstone	11/5/18	n	y	south uniroyal	106	improvements noted
northtowne		n	y	Anderson rd.	107	more sod laid, more needed
Camelot		y	y		431 102	Land grading for a month. ??
Joe Hudson	11/6/18	n	y	Col pkwy	106	final
police station		n	y	10th	106	CEP issues
Aldi		n	y	fredrick	102	Back entrance
White Wave		n	y	Corporate dr	202	idle
Cunningham Br		n	y	Cunningham	102	idle
RTJ 6A	11/8/18	n	y	Grand National	102	idle
Estates II		n	y	Hampstead	102	road base down. Site wet.
Veterans Comm.	11/9/18	n	y	veterans	102	brush piles noted. Minimal dist.
Waverly Willows		n	y	waverly pkwy	102	landscaping done. Good veg.
Emerald Lakes		n	y	ski spray point	202	tracking at back entrance
Dorsey st Fuller TP		n	y	airport rd	102	messy street
aldi		n	y	fredrick	102	good control
8th and D	11/14/18	n	y	8th	106	start 2nd hse
police station		n	y	10th	106	new CEP

Eagle Ridge	n	y	vetrans	102	new CEP
Estates II	n	y	Hampstead	102	road base down, needs veg.
Priester 1	11/15/18	y	priester	102	idle, soon
Pepper Village	y	n	pep pkwy	102	clearing brush
Fuller TP	n	y	Dorsey	102	muddy
White wave	n	y	Corporate Dr	202	idle OK
Calcutta	11/16/18	n	calcutta	102	curbing n base
CREEKSTONE	11/19/18	n	so uniroyal	106	diversion
White wave	n	y	corporate	202	base parkin glot
cunningham br	n	y	cunningham	102	11/20/18pre paving, mulched
aldi	n	y	fredrick	102	AC roof
Eagle ridge	11/20/18	n	vetrans	102	phase 2 sewer/storm
Farm credit	n	y	fredrick	102	completed
Cunnungham	11/21/18	n	cunningahm	102	guard rails/paving
Rtj 6 dev	n	y	rtj Blvd.	102	idle
camelot 2	y	n		431 102	clearing
towne lakes	11/26/18	n	north uniroyal	107	slabs
the chimney	n	y	west poitn pkwy	106	blasting/stormwater pipe
creekstone	n	y	south uniroyal	106	pond gone. Seed & mulch added
JG brothers	n	y	wyndham industrial	202	driveway and parking lot paved
northbrook	11/27/18	n	northbrook	102	idle, on
Northtowne	n	y	Anderson	107	laying sod
eagle ridge	n	y	veterans	102	cutting in new entrance, sub work
pepper village	n	y	Pepperell pkwy	102	demolition
Aldi	11/28/18	n	fredrick	102	parking lot base
cancer ctr	11/29/18	n	professional	102	digging basement
Rtj 6 dev	n	y	rtj Blvd.	102	idle, but graded
calcutta	n	y	calcutta	102	entrance and water service
cannon gate 2	n	y	oak bowery	102	idle
opd	n	y	10th st	106	cep messy
OPD	11/30/18	n	10th	106	cep road sand
JG	n	y	Wyndhamgate ind	202	bare soils
Fox Chase	n	y	ski spray	202	bridge filling
Calcutta	12/3/18	n	calcuta	102	entrance work/water line
Camelot	n	y	Old lafayette	102	silt fence overtopping
Pepperell Village	y	y	Pepperell pkwy	102	off site sediment
ALdi	12/4/18	n	fredrick	102	base fil for parking
White wave	n	y	corporate	202	curbing
Saughhatchee lake	n	y	tiftom way	102	17 lots left
RNR Tires	y	y	Pepperell pkwy	102	silt fencing
OPD	n	y	10th	106	CEP messy , sweeping
ABBA llc storage	n	y	Fredrick	202	idle
Town Lakes	n	y	north uniroyal	106	skimmer at pond bad condition
Towne lakes	12/5/18	n	north uniroyal	107	isle
RTR tire	n	y	pep pkwy	102	CEP
OPD	12/6/18	n	10th	106	clods removed from street
Camelot	n	y	Old lafayette	102	silt fence not repaired
cunningham br	12/7/18	n	cunningahm dr	102	roda mud
Pepperell village	n	y	parkway	102	road mud
JG whse	n	y	wyndahm ind blvd	202	idle
Eagle ridge	n	y	vetrans	102	needs seeding
Pepperell village	n	y	parkway	102	road mud
Estates II	n	y	hampstead	102	needs sweeping
RNR Tires	n	y	peperll pkwy	102	foundation
Cunnimngham Br	n	y	cunningham	102	road mud
aldi	12 12 18	n	fredrick	102	parking lot
cannon gate 2	n	y	oak bowery	102	grading.
Aldi	12/13/18	n	fredrick	102	parkign base
Cunningham	n	y	cunningham	102	completed but muddy
Pepperell village	n	y	pepperell pkwy	102	hauling debris
Cunningham	12/14/18	n	Cunningham	102	road mud
white wave	n	y	corporate	202	idle
police station	12/17/18	n	geneva & mlk	102	meeting with personnel
towne lakes	12/19/18	n	n uniroyal	106	crew working on erosion items
north towne	n	y	andrews	107	seed and mulch and sod in place
police station	n	y	geneva & mlk	102	follow up for ADEM WL

12/28/18

5" rains

TO ADEM

**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.

Mr Bulits Inc

Business name

Annual Inspection Form

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.

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

Date Inspected 01 / 16 / 20 19

10/2016

Signature Zy Bunker

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

Page 2

POST Construction BMP
Annual O&M Inspection
Opelika Alabama

Name of Entity/Business Mr Bults Inc

Date 01/16/2019

Name of Inspector Larry Barber

Contact E-mail: larry.barber@mrbults.com

Address of facility 1300 Old Columbus Road Opelika AL Maintenance Responsibility _____

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

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

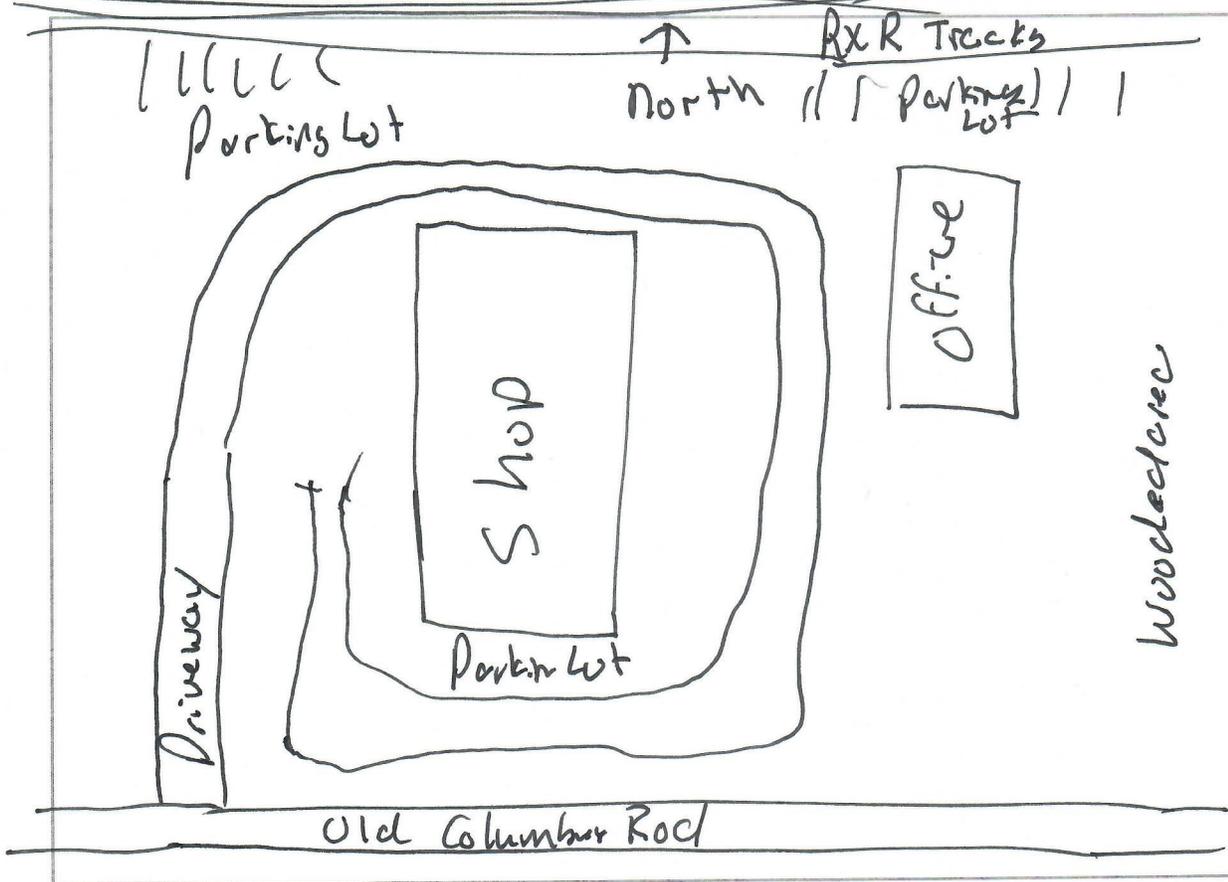
How many exterior sub-surface or pipe outlets does this facility have? # _____

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

Page 1

Form Available on line at:
[http://www.opelika-al.gov/Sites/Opelika/Documents/Engineering/POST2inspection17%20-%20Copy-REV\).pdf](http://www.opelika-al.gov/Sites/Opelika/Documents/Engineering/POST2inspection17%20-%20Copy-REV).pdf)

See Exhibit A for possible BMPs used area wide

POST/NEW 2018	BMP	O&M	LOG	Notes
Entity	Address	Contact	Phone/E-mail	Date
1 Mt Transfig Church	3125 Wyndham Blvd	Jerome Gunn	334-444-0137	1/22/2019 Met with Rob Houston
2 Aero Costa	685 Fox Trail	Chris E Han	info@agsnainc.com	2/28/2018 mgr
3 Dollar General	23 Samford	Garrett James	garrettburnsred@live.com	3/8/2018 team mgr
4 Goo Goo whse	2900 Wyndham Blvd	Darren Bradham	706-681-4552	4/4/2018 owner
5 Growing Room	1755 Thomason dr	Laura Smith	706-888-9597	4/9/2018 owner
6 Firestone	2200 Interstate dr	James Durney	478-718-9984	4/10/2018 manager
7 Safe Spray	2850 Wyndham Blvd.	John Carney	205-209-4747	4/20/2018 Owner
8 Thompson Tractor	508 Columbus Pkwy	Kelso Hamilton, mgr.	321-2030, kelsohamiltom@thompsontractor.com	6/27/2018 branch mgr
9 Cook Out	2168 Interstate Dr.	Addison Klodsimski	cookout@addison@gmail.com	5/8/2018 dist mgr
10 Fire station 1 HQ	604 B ave	Storm water coord	705-5454	4/27/2018 city coordinator
11 RTJ Marriott	3700 RTJ trail	Amanda Wyatt	amanda.wyatt@marriottgrandnational.com	8/29/2018 facilities mgr
12 Car Tech	600 Car tech dr	Mrs Kim GM	334-203-1023	7/17/2018 welcomed this form
13 LaQunita	3151 Capps Way	Jason Headley, GM	334-748-9000	7/16/2018 met, understood
14 Baseline survey	2004 Yarbrough	Ledge Nettles	334-740-5259	8/10/2018 welcome
15 Pet Smart	2495 Interstsate Dr.	Felicic Reese	334-363-3161	10/30/2018 Deon asst.
16 FARM CREDIT	NOT 1 ACRE .75	NA	NA	10/31/2018 NA
17 joe hudson	700 col pkwy	Robyn Horne	rhorne@ihcc.com	12/12/2018 understands
18				
19				
20				



ENGINEERING

700 Fox Trail • P.O. Box 390
Opelika, AL 36803-0390
(p) 334-705-5450
www.opelika-al.gov

February 20, 2019

Address: Jay Knight
Knight Homes
9497 Thornton Blvd.
Jonesboro, Ga. 30236
877-564-4489

Re: Post-Construction Detention Inspection/Maintenance.
Village at Waterford Phase I, Detention Pond # 150

Mr. Knight:

The Alabama Department of Environmental Management (ADEM) requires that all MS 4 municipalities in the State of Alabama develop and implement a comprehensive Storm Water Management Program (SWMP) that addresses five (5) minimum control measures, including post-construction runoff control. One of these control measures is management of post-construction detention/retention ponds. Regular maintenance activities are needed to maintain the functions of storm water practices. The City is required to monitor and inspect the operation and maintenance of these pond systems regularly. This is done in accordance with ADEM requirements and Chapter 7, Article IV of the City of Opelika's Code of Ordinances. Ord. No. 107-14, § 1, 3-18-14)

Therefore, as the owner/HOA you are required to maintain and operate the storm water detention pond located on your property. This includes conducting routine maintenance inspections and vegetation management. Failure to properly maintain and operate the storm water detention/retention pond, including required documentation, will result in a violation of the Opelika City Code of Ordinances enforceable by civil penalties, criminal penalties or both. Furthermore, a malfunctioning storm water detention/retention pond may cause impacts to adjacent properties such as flooding, erosion or a discharge of storm water pollutants. These impacts may also violate state and federal laws and therefore be subject to additional civil fines and/or criminal actions.

On 2/13/18 & Wednesday February 20th, 2019 I performed a routine inspection of the storm water detention/retention pond and identified one or more deficiencies. My overview included trash & debris, poisonous weeds and brush, misquotes, rodents, erosion, sediment accumulation, inlets & outlets, trash racks, emergency over flow, fencing and gates. Your basin is overgrown.





ENGINEERING

700 Fox Trail • P.O. Box 390
Opelika, AL 36803-0390
(p) 334-705-5450
www.opelika-al.gov

ACTION REQUIRED: Detention Basin # 150

Cut brush out, at ground level. Dispose of cuttings in an approved manner. This structure should not hold water year-round. Silt and organic mulch may need to be removed at the basin outlet inside the structure.

Our goal is to ensure proper maintenance of the storm water detention/retention pond(s). If you are not the responsible party or believe that you have received this letter in error, please contact me as the Opelika Storm Water Coordinator by telephone, 334-705-5454 or by email at jharris@opelika-al.gov.

You may also contact me if you wish to set up an onsite inspection of this property. Thank you for your cooperation in this effort to protect our local waterways. Failure to comply with relevant Opelika and ADEM requirements may result in additional enforcement actions. Managing storm water run-off and its effects on our local water resources takes a partnership.

Thank you for your attention in this matter, and I look forward to your response.

John M. Harris

Storm Water Coordinator

cc: file







Storm Water Management Program

In May 2001, the governmental agencies that make up ALOA joined together to address EPA's upcoming Phase II requirements.

This brochure is one of a series of publications regarding storm water issues in Lee County.

The series is produced by the ALOA Storm Water Advisory Panel and is intended to protect, maintain, and restore the chemical, physical, and biological integrity of local waters in order to enhance the quality of life for Lee County citizens.



Cleaner streams provide a benefit to all.

Low Impact Development



A recently installed rain garden at the Auburn University Arboretum

CONTACT INFORMATION

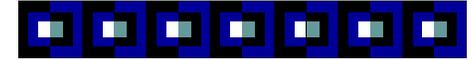
For more information regarding your community's storm water program, please contact the following agencies:

City of Auburn – Water Resource Management Department
334-501-3077
www.auburnalabama.org/water/phase2stormwater.html

Lee County – County Engineer
334-745-9792

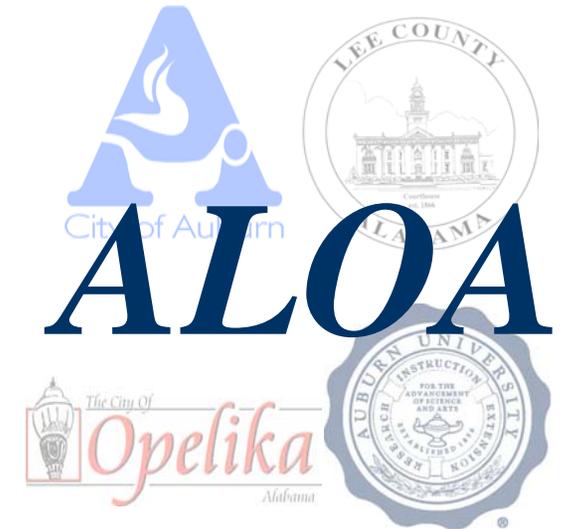
City of Opelika – Department of Public Works
334-705-5400
www.opelika.org

Auburn University – Risk Management and Safety
334-844-4805
www.auburn.edu/administration/rms/



STORM WATER MANAGEMENT PROGRAM

Low Impact Development



“Local Citizen Groups and Governments Working Together for Clean Water”

WHAT IS LOW IMPACT DEVELOPMENT?

Low Impact Development (LID) is a modern style of development that uses innovative stormwater technologies to reduce the negative effects of stormwater runoff. LID practices attempt to reduce the immediate volume of stormwater runoff while simultaneously increasing the quality of stormwater runoff. Source control is often the preferred method of LID and can include such measures as grass swales, permeable pavement, bioretention facilities, rain gardens, increased stream buffer width, and open space planning. In addition to the environmental benefits, LID measures have been found to require less maintenance than traditional stormwater management techniques and are often less costly to install.



LID Illustration for Single Family Home

A BRIEF HISTORY OF LID

The first LID practices were designed and implemented by Prince George's County, Maryland in the early 1990's. Prince George's County has acted as a pioneer in the widespread use of LID and alternative stormwater detention and treatment. The goal of LID is to mimic the pre-development hydrologic conditions by using alternative stormwater practices such as the methods described above. Recent environmental and economic studies have shown that these measures work and that they can dramatically decrease total development costs by reducing the amount of infrastructure necessary to meet state and national stormwater regulations.



Chewacla Creek—Below Lake Ogletree

WHY IS LID IMPORTANT?

As development increases, the potential for adverse water quality impacts and other detrimental environmental impacts increases unless the development is managed in an

environmentally conscious manner. LID provides a much needed avenue to these economically and environmentally effective alternatives. Conventional stormwater control practices are costly and often do not fully address stormwater quality on a micro-management level.



Adversely Impacted Stream

ADVANTAGES OF LID

Low Impact Development utilizes many environmentally effective, as well as cost effective, stormwater quality and quantity control measures. Some of the advantages of these measures can include:

- **Pollutant Removal**—Various LID practices aid in the removal of pollutants and total suspended solids found in stormwater runoff. Practices such as stream buffers, bioretention facilities, rain gardens, and permeable pavement all function to reduce runoff volume, heavy metal contaminants, nutrients, and total suspended solids within the “first flush” of a storm event.
- **Reduction of Impervious Surface**—LID practices often reduce the need for traditional stormwater infrastructure such as subsurface stormwater collection systems and the need for curb and gutter. Additionally, permeable pavement and vegetated roof tops allow for greater stormwater infiltration and can drastically reduce the amount of stormwater runoff. These measures can also serve as divides between necessary impervious surfaces.
- **Enhanced Wildlife Habitat**—Studies have shown that increasing the impervious surface in a watershed can reduce aquatic wildlife habitat quality in streams, lakes, and other surface waters. As impervious surfaces increase within a watershed, infiltration decreases, causing an increase in volume, flow velocity, and thermal fluctuation in receiving water bodies. LID also promotes connectivity between greenspace, thus providing a safe corridor for terrestrial wildlife.
- **Economic Value**—LID practices have the potential to reduce the amount of traditional infrastructure necessary to meet state and federal stormwater regulation. This reduction in infrastructure can drastically reduce construction costs associated with traditional stormwater control measures. Additionally, some studies have shown that the increased aesthetic appearance of LID techniques can have a positive impact on land value.

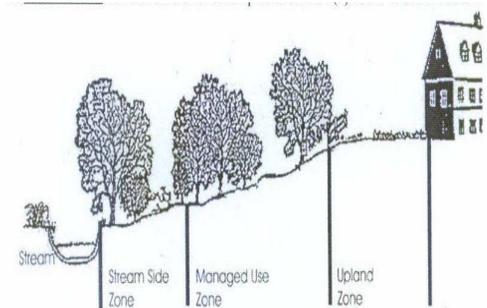


Permeable Pavement Cutout

LOCAL LID/CONSERVATION SUBDIVISION ORDINANCE

The City of Auburn recently adopted a Conservation Subdivision Ordinance and a Stream Buffer Ordinance promoting the use of Low Impact Development technologies and community planning. Some of the benefits and requirements of these ordinances are described below.

- **Conservation Subdivision Ordinance**—This ordinance allows for greater flexibility in housing density while promoting an increase in greenspace size and connectivity and the use of alternative stormwater treatment technologies. More efficient use of land, better natural resource management, and a reduction in urban sprawl are all expressed purposes for the creation of the Conservation Subdivision Ordinance. Information on updated zoning ordinances may be obtained through the City of Auburn Planning Department and may be accessed online at www.auburnalabama.org/planning.
- **Stream Buffer Ordinance**—The new stream buffer ordinance utilizes a multi-zone approach to adequately protect stream and riparian corridors within the City limits. Details of this ordinance can be reviewed by contacting the City of Auburn Water Resource Management Department.



WEBSITES FOR ADDITIONAL INFORMATION

Low Impact Development Center
www.lowimpactdevelopment.org/

Puget Sound Action Team
www.psat.wa.gov/Programs/LID.htm

EPA Non-Point Source Office
www.epa.gov/owow/nps/lid/

Auburn University Cooperative Extension Program
www.aces.edu/waterquality/nemo/lid.htm

For information regarding your community's stormwater program or efforts to promote Low Impact Development, please contact the entities listed on the back of this brochure.

Erosion and Sediment Control

City of Opelika



What is Erosion Control?

- The practice of preventing or controlling wind or water **erosion** in agriculture, land development, coastal areas, riverbanks and construction.
- Effective **erosion controls** are important techniques in preventing water pollution, soil loss, wildlife habitat loss and human property loss.



What is Sediment Control?

- The practice or device designed to keep eroded soil on a construction site, so that it does not wash off and cause water pollution to a nearby stream, river, lake, or sea.



What is a BMP?

- A Best Management Practice (BMP) is a measure or practice used to reduce or eliminate the amount of erosion or sediment released from a construction site. Common BMPs are:



Erosion Control Blanket



Silt Fence



Sediment Basin



Inlet Protection

Common Issues on Construction Sites

- Improperly installed BMPs
- Unmaintained BMPs
- Unforeseen Rain Events





If you see a construction site issue within the City, please contact:

Scott Parker, P.E.

City Engineer

City of Opelika

334-705-5450

sparker@opelika-al.gov

John Gwin

Assistant City Engineer

City of Opelika

334-705-5450

jgwin@opelika-al.gov

2017-2018 Land Disturbance Permits

Development Name	Land Disturbance ENGP number	Address	Contractor/applicant	Area of Disturbance	Date of approval	Fee Collected	SDEV #
Thompson Tractor	ENGP-004313-2017	508 Columbus Parkway	Scott Land and Bridge Co	< 5 Acres	5/17/2017	Abated	SDEV-000709-2017
UPS Expansion	ENGP-003570-2017	800 Fox Trail Parkway	Borrios Engineering LLC--Hillary Hepp	< 5 Acres	6/12/2017	\$ 60.00	SDEV-000588-2017
The Chimney's SD	ENGP-003832-2017	Westpoint Parkway	Tiger Town Development	5-10 Acres	7/10/2017	\$ 90.00	SUBD-000621-2017
Frederick Road Extension	ENGP-004314-2017	Frederick Road	City of Opelika	<5 Acres	7/13/2017	Abated	SDEV-000710-2017
West Fraser Site and Building	ENGP-004321-2017	2100 Industrial Blvd	ForeSITE Group--Parker Ross	15-20	7/25/2017	Abated	SDEV - 000660-2017
Sportsplex Road Extension	ENGP-005534-2018	Sportsplex Road	Barrett-Simpson Inc. - Blake Rice	15-20 Acres	2/26/2018	Abated	SDEV-000904-2018
280 Development and stores	ENGP-004122-2017	1400 block Columbus Parkway	Hydro Engineering--Sam Crim JR	10-15 Acres	9/27/2017	\$ 120.00	SUBD - 000641-2017
Spraysafe Pest Control	ENGP - 004309-2017	2850 Wyndham Industrial	Pinnacle Group--David Slocum	<5 Acres	11/9/2017	\$ 60.00	SDEV - 000659-2017
Wyndham Warehouse	ENGP - 004310-2017	2900 Wyndham Industrial	Bolt Engineering	<5 Acres	9/29/2017	\$ 60.00	SDEV - 000703-2017
EAMC Cancer Center	ENGP-004315-2017	2501 Village Professional Drive	Harmon Engineering	10 - 25 Acres	10/3/2017	\$ 120.00	SDEV-0007112017
Cannon Gate Phase II	ENGP-004221-2017	Extension of Cannon Gate Dr.	Bolt Engineering	10 - 25 Acres	2/5/2018	\$ 120.00	SUBD-00493-2017
Creekstone Phase 3	ENGP-001021-2016	South Uniroyal Road	Pinnacle Group--David Slocum	10 - 25 Acres	5/17/2018	\$ 120.00	SUBD-00136-2016
Eagle Ridge Condominium	ENGP - 004307-2017	110 Veterans Parkway	Barrett-Simpson Inc. - Blake Rice	<5 Acres	10/23/2017	\$ 60.00	SDEV-000707-2017
Fox Chase at Emerald Lake	ENGP-004218-2017		Barrett-Simpson Inc. - Blake Rice	5 - 10 Acres	9/14/2017	\$ 90.00	SDEV - 000696-2017
Firestone	ENGP-002855-2017	2200 Interstate Drive	CEI Engineering Associates, Inc	<5 Acres	10/26/2017	\$ 60.00	SDEV-000495-2017
Calcutta Circle SD	ENGP-005489-2018	1900 block of Calcutta Drive	Bolt Engineering	5 - 10 Acres	5/8/2018	\$ 90.00	SUBD-000691-2017
McDonald Downs Phase II	ENGP-004637-2017	Extension of McDonald Drive	Bolt Engineering	5 - 10 Acres	10/27/2017	\$ 90.00	SUBD-000684-2017
Wyndham Gates Phase II	ENGP-004638-2017	Wyndham Gates	Greg Dewberry	10-15 Acres	10/25/2017	\$ 120.00	SUBD-000688-2017
Town Lakes Phase 4	ENGP-004629-2017	Town Lakes	Barrett-Simpson Inc. - Blake Rice	25-50 Acres	3/14/2018	\$ 150.00	SUBD-000685-2017
Rapid Tire	ENGP-004631-2017	1440 Gateway Drive	Barrett-Simpson Inc. - Blake Rice	<5 Acres			SDEV-000739-2017
First South Farm Credit	ENGP-004708-2017	1613 Frederick Road	Bolt Engineering	<5 Acres	11/13/2017	\$ 60.00	SDEV-000759-2017
ALDI	ENGP-005488-2018	2400 Frederick Road	Georgia Civil	5-10 Acres	3/13/2018	\$ 90.00	SDEV-000749-2017
Pet Smart	ENGP-004837-2017	2495 Enterprise Drive	ForeSITE Group--Parker Ross	<5 Acres	1/30/2018	\$ 60.00	SDEV-000786-2017
Tiger Town I and J Strip Retail	ENGP-004836-2017	2776 Enterprise Drive	ForeSITE Group--Parker Ross	<5 Acres	1/30/2018	\$ 60.00	SDEV-000785-2017
Estates S/D Phase II	ENGP-005170-2018	Hampstead Lane	Barrett-Simpson Inc. - Blake Rice	10-25 Acres	4/9/2018	\$ 120.00	SUBD-000636-2017
Joe Hudson Collision Center	ENGP-005460-2018	700 Columbus Parkway	Gonzalez-Strength	<5 Acres	3/2/2018	\$ 60.00	SDEV-000889-2018
Warehouse for JG Bro const	ENGP-005487-2018	2975 Wyndham Industrial BLVD	Bolt Engineering	<5 Acres	3/7/2018	\$ 60.00	SDEV-000897-2018
Firing Pin	ENGP-005746-2018	2195 1st Avenue	ForeSITE Group--Parker Ross	<5 Acres	4/10/2018	\$ 60.00	SDEV-000924-2018
EAMC Village Prof. NW & SW	ENGP-005702-2018	2600 Village Professional Drive	Harmon Engineering	5-10 Acres			SDEV-000925-2018
EAMC Village Prof. NE	ENGP-005700-2018	2700 Village Professional Drive	Harmon Engineering	<5 Acres			SDEV-000926-2018
First Presbyterian Education	ENGP-005706-2018	900 2nd Avenue	Praestare Engineering	<5 Acres	5/2/2018	N/A	SDEV-000942-2018
Veterans Commercial Park	ENGP-005749-2018	221 Veterans Parkway	Pinnacle Group--David Slocum	<5 Acres	5/14/2018	\$ 60.00	SUBD-000891-2018
National Village Phase 6A	ENGP-005758-2018	Robert Trent Jones Pkwy	Goodwyn, Mills & Cawood--Max Vaughn	5-10 Acres	6/14/2018	\$ 90.00	SUBD-000864-2018
Trillium Phase II	ENGP-007547-2018	India Road/Rockybrook Rd	Barrett-Simpson Inc. - Blake Rice	50-75 Acres	12/18/2018	\$ 180.00	SUBD-000935-2018
Harper Plaza	ENGP-006354-2018	ML King Blvd./Magnolia St.	Precision Survey-Mike Mahr	<5 Acres		\$	SUBD-000945-2018
RNR Tire	ENGP-006739-2018	3501 Pepperell Parkway	Baseline Survey-Ledge Nettles	<5 Acres	11/28/2018	\$ 60.00	ENGP-006738-2018
Trillium Rocky Brook	ENGP-006344-2018	1900 Block of Rocky Brook Rd	Stone Martin Builders	<5 Acres	6/14/2018	\$ 60.00	
Pepperell Village	ENGP-006504-2018	2810 Pepperell Parkway	Barrett-Simpson Inc. - Blake Rice	5-10 Acres	8/30/2018	\$ 90.00	
White Wave	ENGP-0065569-2018	2620 Corporate Park Drive	Harmon Engineering	<5 Acres	7/19/2018	\$ 60.00	ENGP-0065568-2018
Hidden Lakes North-PH1	ENGP-008064-2019	Sportsplex Road	Barrett-Simpson Inc. - Blake Rice	>100 Acres		\$ -	SUBD-001038-2018
Hidden Lakes -PH 2		1520 Westpoint Parkway	Barrett-Simpson Inc. - Blake Rice				SUBD-001039-2018
Camelot SD (New Phase)	ENGP-006981-2018		Barrett-Simpson Inc. - Blake Rice	25-50 Acres	9/7/2018	\$ 150.00	SUBD-001031-2018
EAMC Cardiovascular	ENGP-006939-2018	2601 Village Professional Drive	Harmon Engineering	<5 Acres	8/30/2018	\$ 60.00	SDEV-001213-2018
Bryant Calloway SD	ENGP-007666-2019	Oak Bowery Road	Pinnacle Group--David Slocum	<5 Acres			SUBD-001107-2018
Village at Waterford Ph 3	ENGP-007311-2018	Crawford Road (AL 169)	ForeSITE Group--Parker Ross	10-25 Acres	2/12/2019	\$ 120.00	SUBD-001114-2018
Crossing Apt 2--one O'Eight	ENGP-007235-2018	McCoy St. and S. Fox Run	Barrett-Simpson Inc. - Blake Rice	10-25 Acres	1/2/2019	\$ 90.00	SDEV-001163-2018
Priester SD Phase 1	ENGP-007265-2018	Priester Road	Baseline Survey-Ledge Nettles	5-10 Acres			SUBD-000768-2017
Frederick Rd. Climate Control	ENGP-007274-2018	3008 Frederick Rd.	Pinnacle Group--David Slocum	<5 Acres	10/30/2018	\$ 60.00	
Northbrook SD (New Phase)		Northbrook Rd Ext. east	Barrett-Simpson Inc. - Blake Rice	10-25 Acres			SUBD-001202-2018
Providence Park		1700 block Century Blvd	Barrett-Simpson Inc. - Blake Rice	<5 Acres			
Bush Car Wash		2015 Gateway Drive	ForeSITE Group--Parker Ross	<5 Acres			
AL Solar C PV Solar Panels	ENGP-007633-2019	NEOIP	Harris-Gray--Scott Harris PE	>100 Acres	1/11/2019	\$ 240.00	
New Tunnel Carwash	ENGP-007640-2019	1531 2nd Avenue	F4 Design	<5 Acres	1/23/2019	\$ 60.00	
EA ENT Addition	ENGP-007747-2019	1965 1st Avenue	Barrett-Simpson Inc. - Blake Rice	<5 Acres	3/20/2019	\$ 60.00	ENGP-007746-2019
TK's Shopping Center	ENGP-007782-2019	1911 Centruy Boulevard	Pinnacle Group--David Slocum	<5 Acres			ENGP-007781-2019
Wyndham Office and Warehouse	ENGP-0007884-2019	2920 Wyndham Industrial Dr.	Bolt Engineering	<5 Acres			ENGP-007883-2019
Fiesta Supermarket	ENGP-008104-2019	1904 Pepperell Parkway	Pinnacle Group--David Slocum	<5 Acres			ENGP-008104-2019
Mando Parking Expansion	ENGP-008106-2019	4201 Northpark Drive	Harmon Engineering	<5 Acres	4/1/2019	Abated	
						\$ 3,420.00	



Engineering Department
City of Opelika, Alabama
700 Fox Trail
Opelika, Alabama 36801
Phone: 334.705.5450 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. The Storm Water Coordinator can be reached at 334-705-5454.

[http://www.opelika-al.gov/Sites/Opelika/Documents/Engineering/POST2inspection17%20-%20Copy-REV\).pdf](http://www.opelika-al.gov/Sites/Opelika/Documents/Engineering/POST2inspection17%20-%20Copy-REV).pdf)

**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.

Firing Pin _____ 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. 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.

12 Inspection Items	YES	NO	N/A
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 any erosion 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	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 and Sediment 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 post-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: The purpose of this form is to document observations made during the inspection of inventoried detention/retention ponds.

Section I: INSPECTION INFORMATION

INSPECTION TYPE:	INITIAL	ROUTINE	X	FOLLOW-UP	OTHER:
POND LOCATION (associated address or location description):					
WEATHER CONDITIONS (note any rainfall within last 24 hours):					
POND NUMBER: 167	OUTFALL NUMBER (if applicable):				
INSPECTOR NAME:	INSPECTION DATE & TIME:				
PROPERTY OWNER:	SITE CONTACT:				
PHONE NUMBER:	EMAIL:				
POND TYPE:	DETENTION	RETENTION			

Section II: ASSESSMENT

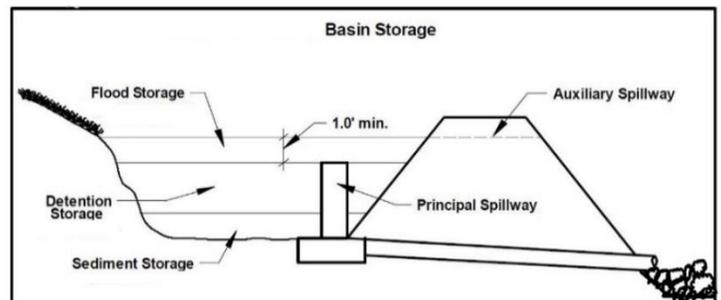
POND CONDITION	YES	NO
IS THE DETENTION AREA ACCESSIBLE FOR MAINTENANCE		
DOES THE POND SHOW SIGNS OF SETTLING, SLOUGING, OR OTHER PROBLEMS		
IS THERE EVIDENCE OF WILDLIFE THAT COULD CONTRIBUTE TO INSTABILITY		
DOES THE POND SLOPES OR SPILLWAY SHOW SIGNS OF EROSION OR INSTABILITY		
DOES THE GRASS NEED 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		

NOTES:

Section III: FURTHER 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



POST/NEW 2017	BMP	O&M	LOG	Notes	ann return	2018	2019	2020
Entity	Address	Contact	Phone/E-mail	Date				
Parkway Farmers Mkt	2180 1St. Ave.	Mitch Nix	706-302-0054	6/2/2017 OK	11/29/2018	x		
PETRA storage/IRON GUARD	500 N 26th St.	rachel Nunnley	705-2099	6/2/2017 petra@ironguardstorage	10/24/2018	x		
Adams Beverage	2800 Wyndham Blvd.	Chris Buck - Ops mgr	749-3488, ext 211	6/9/2017 chrisbuck@adamsbeverages.net	11/26/2018	x		
GSF	4801 NorthPark Dr	Craig Baxter	334-610-3547	8/1/2017 very willing	11/27/2018	x		
Auburn Bank Fredrick rd.	1851 Fredrick Rd	ANGIE MCGINTY	AMcGinty@auburnbank.com	9/20/2017 great	10/24/2018	x		
Wild Wings Café	3040 Caps way	Ted Caldwell	Ted.wwc31909@gmail.com	9/20/2017 willing and understood	11/29/2018	x		
Pediatrics Assoc	2901 Corporate Dr	Ellen Royal	ellenroyal@bellsouth.net	10/20/2017 understood diane Carlton Off mgr.	10/18/2018	x		
Beshear Tractor	1809 Col Pkwy	Jessie Beshear	jessi@beshearskubota.com	10/19/2017 Willing understood	11/1/2018	x		
UPS	800 Fox Trail	Robert Fetner	rfetner@ups.com	11/29/2017 on leave, acting emp.	11/19/2018	x		
Mt Transfigure Church	3125 Wyndham Ind Blvd.	Pastor Hartman	706-464-6692	1/5/2018 acting deacon robhov63@gmail.com	emailed came back			

addison 5-8-18

5-8-18

POST Construction BMP
Annual O&M Inspection
Opelika Alabama

Addison Klodzinski

COOK-OUT Addison@Comail.com
Name of Entity/Business COOK-OUT

Date ___/___/20___

Name of Inspector _____ Contact E-mail: _____

Address of facility 2168 INTERSTATE DR. Maintenance Responsibility _____

What is the drainage area of your facility? 1.45 ac.

How many exterior surface storm water inlets does this facility have? # 4

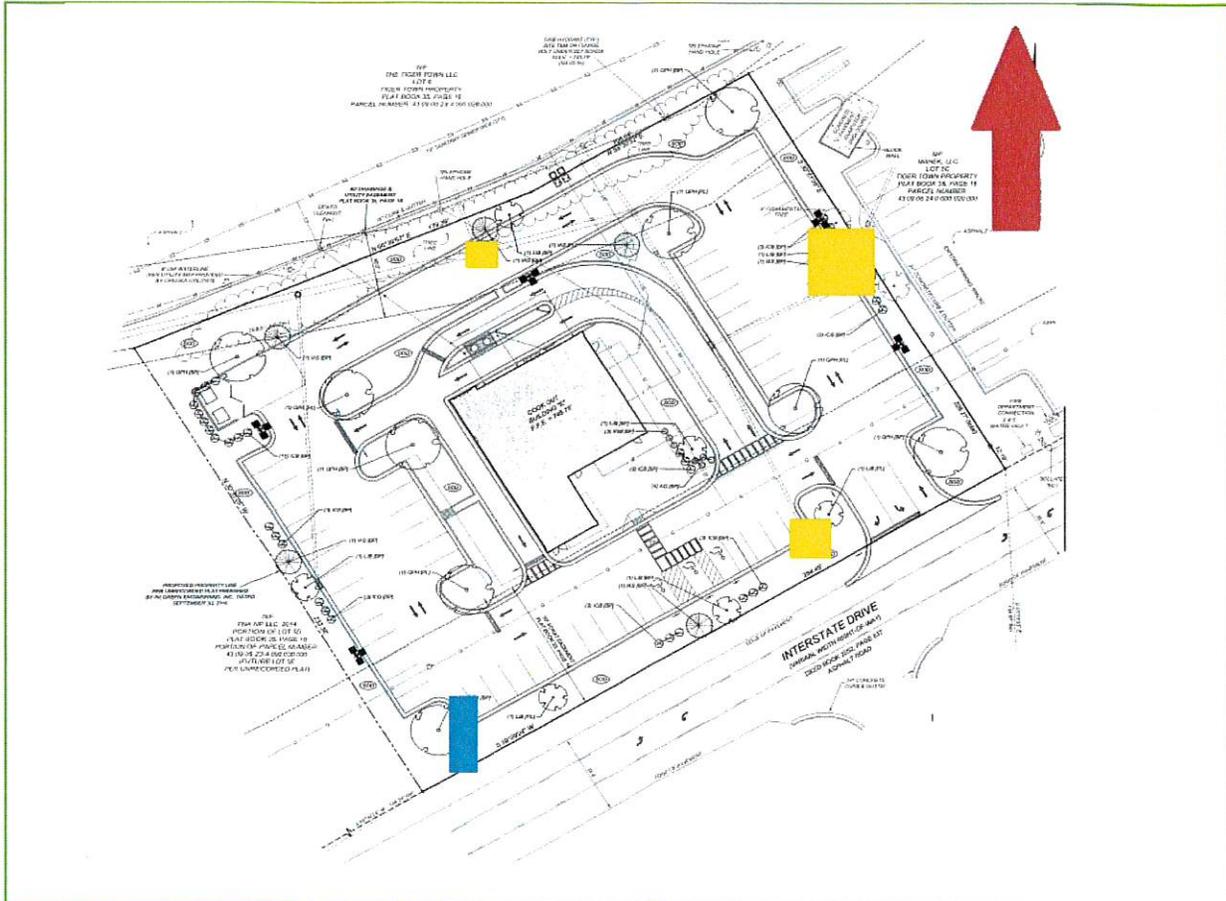
How many exterior sub-surface or pipe outlets does this facility have? # 0

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 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

Page 1

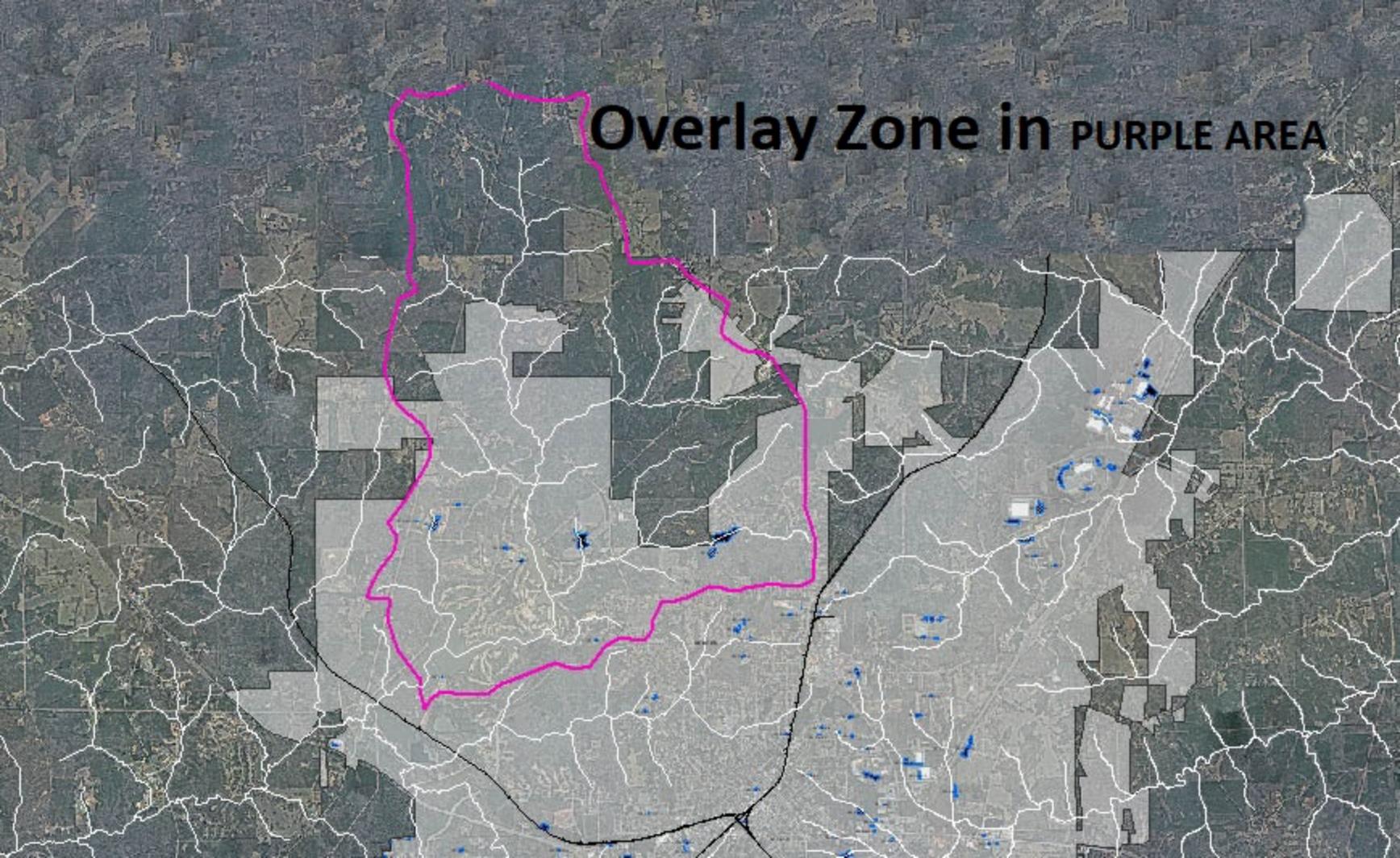
Form Available on line at:

[http://www.opelika-al.gov/Sites/Opelika/Documents/Engineering/POST2inspection17%20-%20Copy-REV\).pdf](http://www.opelika-al.gov/Sites/Opelika/Documents/Engineering/POST2inspection17%20-%20Copy-REV).pdf)

See Exhibit A for possible BMPs used area wide

Line No	A	B	C	D	E	F	G	H	I	J	K	L	M	N
Line No	FACILITYID	BASIN	XCoord	YCoord	Date Inspected	Inspector	NOTES	2015	2016	2017	2018	2019	2020	
1	0	Pepperell Creek			3/7/2018	JH	inspected in 8/2014 weedy and holding as retention. It is a det.							
2	1	Pepperell Creek	-85.439300	32.638216		JH	reworked for eagle ridge condos				X			
3	2	Pepperell Creek	-85.437500	32.630480	6/13/2016	JH	great grass		X					
4	3	Pepperell Creek	-85.438700	32.630156										
5	4	Pepperell Creek	-85.421000	32.635014										
6	5	Pepperell Creek	-85.420500	32.635105										
7	6	Pepperell Creek	-85.421000	32.635014										
8	7	Pepperell Creek	-85.420600	32.635105										
9	8	Pepperell Creek	-85.431400	32.641245										
10	9	Pepperell Creek	-85.402500	32.640044	2/14/2018	CO	good condition. Some minor veg obstructing outflow.					X		
11	10	Pepperell Creek	-85.403100	32.639033	2/14/2018	CO	great condition. No work needed.					X		
12	11	Pepperell Creek	-85.401700	32.638712	2/14/2018	CO	NOT A POND, DITCH WITH NO RISER. WILL REMOVE FROM INVENTORY					X		
13	12	Pepperell Creek	-85.403100	32.636798	2/29/2016	JH	OK		X					
14	13	Pepperell Creek	-85.402900	32.634723	2/19/2016	JH	needs cleaning		X					
15	14	Pepperell Creek	-85.402800	32.634571										
16	15	Pepperell Creek	-85.399800	32.639564	2/14/2018	CO	good condition. Veg. in pond will eventually need removing.					X		
17	16	Pepperell Creek	-85.392100	32.642294										
18	17	Pepperell Creek	-85.392300	32.641062	5/2/2016	JH	Good condition OK		X					
19	18	Pepperell Creek	-85.392600	32.641565										
20	19	Pepperell Creek	-85.413000	32.630177	1/10/2018	JH	idle WQ pond for closed Pepperell mill, closed off ind. Pond. 3 gates not det pond					X		
21	20	Pepperell Creek	-85.419100	32.623171										
22	21		-85.383400	32.614372	4/20/2016	JH	vegetate sides		X					
23	22		-85.384000	32.613700	4/20/2016	JH	needs draining		X					
24	23		-85.384700	32.612159	4/12/2016	JH	weedy		X					
25	24	Moore's Mill Creek	-85.405500	32.611873	7/14/2015	BP	grown up	X	X					
26	25	Moore's Mill Creek	-85.423100	32.614677										
27	26	Moore's Mill Creek	-85.427300	32.614916										
28	27		-85.430400	32.618849										
29	28	Robinson Creek	-85.371100	32.624550	4/28/2016	JH	Great grass OK		X					
30	29	Pepperell Creek	-85.376400	32.627587	8/24/2016	JH	OK maintain		X					
31	30	Granberry Creek	-85.351200	32.652157	10/13/2016	JH	some brush and woody vegetation noted							
32	31	Granberry Creek	-85.353300	32.652301										
33	32	Granberry Creek	-85.357500	32.647813										
34	33	Granberry Creek	-85.371700	32.639315	3/2/2017	JH	needs mowing			X				
35	34	Granberry Creek	-85.369500	32.652348	2/15/2017	JH	ok	X						
36	35	Granberry Creek	-85.359100	32.651797	2/15/2017	JH	brush noted			X				
37	36	Granberry Creek	-85.347200	32.656314										
38	37	Granberry Creek	-85.351800	32.653880										
39	38	Granberry Creek	-85.360500	32.656343										
40	39	Granberry Creek	-85.363300	32.660969	1/27/2017	JH	planted trees in basin Great shape			X				
41	40	Granberry Creek	-85.363000	32.658096	1/27/2017	JH	frags today Good cover			X				
42	41	Granberry Creek	-85.365300	32.658621										
43	42	Granberry Creek	-85.363600	32.665982	1/23/2017	JH	weedy, DET could use clearing. Trash but hidden in privet			X				
44	43	Granberry Creek	-85.362100	32.667607	1/24/2016	JH	ret big pool. Outlet stable	X						
45	44	Granberry Creek	-85.351500	32.661149	3/2/2018	JH	clear ok				X			
46	45	Granberry Creek	-85.349100	32.664078	3/2/2018	JH	woody, needs cleanout. Private ownership				X			
47	46	Pepperell Creek	-85.416900	32.644644	1/19/2017	JH	same			X				
48	47	Pepperell Creek	-85.417000	32.644665	1/19/2017	JH	OK, routine			X				
49	48	Rocky Creek	-85.382800	32.674372	2/26/2016	JH	needs spillway vegetation and trash rack		X					
50	49	Rocky Creek	-85.380800	32.674919	2/26/2016	JH	needs reseeding or sodding		X					
51	50	Creek C	-85.371800	32.677000	12/11/2017	CO	good condition. Minor weed control needed			X				
52	51	Creek C	-85.373800	32.676332	12/14/2017	CO	good condition			X				
53	52	Rocky Creek	-85.379800	32.650222	1/23/2017	JH	holding water from rain. Needs sod. Dewatering ok			X				
54	53	Pepperell Creek	-85.381900	32.645475										
55	54	Granberry Creek	-85.370300	32.652240	8/15/2017	JH	great			X				
56	55	Granberry Creek	-85.389000	32.658346	8/14/2015	BP	ok	X						
57	56	Granberry Creek	-85.368300	32.659491	1/27/2017	JH	Great shape OK			X				
58	57	Pepperell Creek	-85.405600	32.641848										
59	58	Moore's Mill Creek	-85.410600	32.613485	7/10/2015	BP	okay	X						
60	59	Moore's Mill Creek	-85.408700	32.614845										
61	60	Moore's Mill Creek	-85.408300	32.614718	7/10/2015	BP	brushy	X						
62	61	Moore's Mill Creek	-85.410800	32.615169	12/22/2016	JH	OK routine		X					
63	62	Moore's Mill Creek	-85.416200	32.612623	7/10/2015	BP	not a detention, actual pond	X						
64	63	Pepperell Creek	-85.400300	32.623219										
65	64	Moore's Mill Creek	-85.401500	32.619307	7/10/2015	JH	good condition	X						
66	65	Moore's Mill Creek	-85.399800	32.619258	5/2/2016	JH	good cover ok		X					
67	66	Pepperell Creek	-85.409200	32.623327										
68	67	Pepperell Creek	-85.408600	32.626333										
69	68	Pepperell Creek	-85.410100	32.625894	1/9/2017	JH	OK			X				
70	69	Pepperell Creek	-85.411100	32.625623										
71	70	Pepperell Creek	-85.412200	32.620175										
72	71	Pepperell Creek	-85.406800	32.626812										
73	72	Pepperell Creek	-85.406500	32.627094	7/13/2015	BP	okay	X						
74	73	Pepperell Creek	-85.401400	32.625602	11/28/2017	CO	good condition. Some minor bare areas			X				
75	74	Pepperell Creek	-85.400300	32.624418										
76	75	Pepperell Creek	-85.402100	32.628124										
77	76	Pepperell Creek	-85.407300	32.632096										
78	77	Pepperell Creek	-85.414500	32.641168	2/29/2016	JH	some erosion within basin		X					
79	78	Pepperell Creek	-85.413100	32.638057	2/29/2016	JH	topsoil and 1 area grassed		X					
80	79	Pepperell Creek	-85.410400	32.638576	2/29/2016	JH	needs cutting inside		X					
81	80	Pepperell Creek	-85.417600	32.638553	11/7/2017	CO	Some sediment accumulation noted			X				
82	81	Pepperell Creek	-85.423600	32.637131	11/27/2017	CO	great condition. Good structures			X				
83	82	Pepperell Creek	-85.424100	32.636661	12/5/2018	CO	recently cleared. Some litter noted. Overall good condition.				X			
84	83	Pepperell Creek	-85.435200	32.626564										
85	84	Pepperell Creek	-85.438300	32.625948										
86	85		-85.387100	32.614836	8/16/2016	JH	stable and OK		X					
87	86		-85.382300	32.616304										
88	87	Robinson Creek	-85.377800	32.616629	2/28/2018	CO	lots of trees and thorns on the banks that need removing/clearing.				X			
89	88	Robinson Creek	-85.375600	32.617505	2/28/2018	CO	good condition. Some excessive trees and shrubs/thorns.			X				
90	89	Pepperell Creek	-85.395800	32.628981	7/13/2015	BP	okay	X						
91	90	Pepperell Creek	-85.396600	32.620288	7/13/2015	BP	okay	X						
92	91	Moore's Mill Creek	-85.395800	32.621602										
93	92	Granberry Creek	-85.342900	32.656326										
94	93	Pepperell Creek	-85.374749	32.626330										
95	94	Pepperell Creek	-85.376354	32.627641										
96	95	Robinson Creek	-85.380556	32.622222	2/13/2018	JH	new discovered. No HOA JH 1-24-18				X			
97	96	Granberry Creek	-85.375382	32.642623	2/14/2018	JH	OK, new pond mapped				X			
98	97	Pepperell Branch	-85.409414	32.625931	2/15/2018	JH	new pond mapped				X			
99	98	Granberry Creek	-85.339317	32.642876	2/15/2018	JH	new pond mapped				X			
100	99	Moore's Mill Creek	32.611995	-85.385441	2/20/2018	CO	new pond. Good condition.				X			
101	100	Moore's Mill Creek	32.615527	-85.386963	2/20/2018	CO	new pond. Good condition.				X			
102	101	Moore's Mill Creek	32.616932	-85.387540	2/20/2018									

Overlay Zone in PURPLE AREA



Subdivision Regulations

Section 3.9 Size, Shape, and Improvements of Lots in the Saugahatchee Watershed

PURPOSE

The purpose of these regulations is to prevent water quality degradation of the Saugahatchee Watershed and to ensure the adequate protection of our present and future drinking water supply source by minimizing the amount of pollution, contaminants, and sedimentation discharged in the Watershed from agricultural, industrial, urban, or construction related land use activities. The regulations establish subdivision controls within the watershed and the application of Best Management Practices (BMPs) that have proven to be effective in maintaining or improving water quality by controlling agricultural, urban, or construction related surface water runoff, erosion, and sedimentation.

DEFINITIONS

Best Management Practices (BMP). A structural or nonstructural management-based practice used singularly or in combination to reduce nonpoint source inputs to receiving waters in order to achieve water quality protection goals.

Buffer. An area of natural or planted vegetation through which stormwater runoff flows in a diffuse manner so that the runoff does not become channelized and which provides for infiltration of the runoff and filtering of pollutants. The buffer is measured landward from the full pool elevation of impounded structures and from the top of the bank of each side of streams or rivers.

Building. Any structure having a roof supported by columns or by walls, and intended for shelter, housing or enclosure of persons, animals or property. The connection of two buildings by means of an open porch, breezeway, passageway, carport or other such open structure, with or without a roof, shall not be deemed to make them one building.

Cluster Development. The grouping of buildings in order to conserve land resources and provide for innovation in the design of the project. This term includes non-residential development as well as single-family residential subdivisions and multi-family developments that do not involve the subdivision of land.

Critical Area. The area adjacent to a water supply intake or reservoir where risk associated with pollution is greater than from the remaining portions of the watershed. The critical area is defined as that area within the watershed extending 2500 feet from the full pool elevation of the reservoir in which a water supply intake is located and areas of the watershed within 1000 feet measured from the center line of major tributaries. Major landmarks such as highways or property lines may be used to delineate the outer boundary of the critical area if these landmarks are immediately adjacent to the appropriate outer boundary of one mile. The critical area may be extended as needed.

Development. Any land disturbing activity which adds to or changes the amount of impervious or partially impervious cover on a land area or which otherwise decreases the infiltration of precipitation into the soil.

Dwelling Unit. A building, or portion thereof, providing complete and permanent living facilities for one family.

Existing Development. Those projects that are built or those projects that at a minimum have established a vested right based on at least one of the following criteria:

- 1) substantial expenditures of resources (time, labor, money) based on reliable evidence or testimony from an municipal official authorizing a project to proceed, or
- (2) having an outstanding valid building permit, or
- (3) having received conditional use approval or at least preliminary subdivision plat approval

Full Pool Elevation. Elevation of the principle spill-way of the reservoir impounding structure and/or the elevation established by the United States Army Corps of Engineers.

Impervious Surface. Impervious surfaces shall include that portion of a development project that is covered by impervious or partially impervious cover including buildings, driveways, pavement, roads, recreation facilities i.e., tennis courts, swimming pool (Note: Wooden slatted decks over pervious surfaces and natural materials on pervious surfaces, i.e., mulch playgrounds or walking trails are considered pervious.)

Major Tributaries. A stream with an annual average flow rate of 7 cfs (cubic feet per second)

Non-residential Development. All development other than residential development, agriculture and silviculture.

Residential Development. Buildings for residence such as attached and detached single-family dwellings, apartment complexes, condominiums, townhouses, cottages, etc. and their associated outbuildings such as garages, storage buildings, gazeboes, etc. and customary home occupations.

Single Family Residential. Any development where: 1) no building contains more than one dwelling unit, 2) every dwelling unit is on a separate lot, and 3) where no lot contains more than one dwelling unit. Family is defined as one or more persons related by blood, marriage, or legal adoption, or not more than 6 unrelated persons occupying a dwelling unit and living as a single housekeeping unit and doing their cooking on the premises.

Structure. Anything constructed or erected, including but not limited to buildings, which requires location on the land or attachment to something having permanent location on the land.

Water Dependent Structure. Any structure for which the use requires access to or proximity to or citing within surface waters to fulfill its basic purpose, such as boat ramps, boat houses, docks and bulkheads. Ancillary facilities such as restaurants, outlets for boat supplies, parking lots and commercial boat storage areas are not water dependent structures.

Watershed. The entire land area contributing surface drainage to a specific point (e.g. the water supply intake.) as shown on the Saugahatchee Watershed map.

Watershed Administrator. the General Manager of the Utilities Board or his designee

Applicability

These regulations shall apply to those properties within the city limits of Opelika, the planning jurisdiction, and the Saugahatchee Watershed as shown on the map entitled “Saugahatchee Watershed” which is adopted as a part of these regulations.

The Saugahatchee Watershed is hereby divided into two areas:

1. Watershed Critical Area (WCA) – Those areas within 2,500 feet measured from full pool elevation and within 1,000 feet measured from center line of major tributaries as shown on the map entitled “Saugahatchee Watershed ”
2. Watershed Protected Area (WPA) – all other areas of the watershed outside the WCA.

Uses Allowed for the WCA and the WPA

Land uses within the City limits of Opelika shall be those uses outright allowed or allowed with conditional use approval as provided in the Zoning Ordinance, Section 7.3 C. *Use Categories.*

Development Regulations- WCA

Any new development activities that require an erosion and sediment control plan, under State or local law, or a building permit are required to meet the provisions of these regulations when located in the WCA area of the watershed.

Density and Impervious Surface Area with public sewer:

- a. Single-Family Residential developments shall not exceed two dwelling units per acre on a project-by-project basis. No single family residential lot shall be less than one-half

(1/2) acre (21,780 sq. ft.) except within an approved Planned Unit Development or cluster development.

b. All multi family or non-residential development shall not exceed twenty-four percent (24%) impervious surface area on a project-by-project basis. For the purpose of calculating the impervious surface area, total project area shall include total acreage in the tract on which the project is to be developed.

Density and impervious surface area without public sewer

a. When public sewer is not available the following shall apply: A minimum of three (3) acres shall be required for each single-family residential lot. All multifamily developments shall be allowed 24% impervious surface area. Higher density may be permitted by the Watershed Administrator if demonstrated that equal or better water quality protection is provided.

Development Regulations- WPA

Any new development activities that require an erosion and sediment control plan, under State or local law, or a building permit are required to meet the provisions of these regulations when located in the WPA area of the watershed.

Density and Impervious surface Area with public sewer:

a. Detached single-family residential uses shall develop at a maximum density of two (2) dwelling units per acre. Three dwelling units per acre may be developed without curb and gutter if the Watershed Administrator approves BMPs for stormwater controls. A single-family residential lot shall be no less than 20,000 square feet with a curb and gutter system or 15,000 square feet for projects without a curb and gutter system.

b. All multi family residential and non-residential developments shall be allowed at a maximum of twenty-four percent (24%) impervious surface area. For projects without a curb and gutter street system, development shall not exceed thirty-six percent (36%) impervious surface area on a project-by-project basis.

Density and Impervious surface Area without public sewer

c. A minimum of three (3) acres shall be required for each single family residential lot. All multifamily developments shall be allowed 24% Impervious Surface area or a 36% Impervious Surface area for projects without curb and gutter. However, higher density may be permitted by the Watershed Administrator if demonstrated that equal or better water quality protection is provided.

Best Management Practices – BMPs

Development plans for the construction of buildings and/or streets shall incorporate Best Management Practices as recommended by ADEM and as provided in the City of Opelika's erosion and sediment control ordinance (Ord. #116-02) in order to minimize impervious surface areas, direct stormwater away from surface waters, and minimize water quality impacts. Animal operations greater than 100 animal units shall also employ Best Management Practices as recommended by the Soil and Water Conservation Commission.

Exceptions to Applicability.

Existing developments, as defined in these regulations, are not subject to these requirements. Expansions to structures classified as existing development must meet these requirements, however, if a new development is proposed on a parcel that has existing development, then the impervious surface area of the existing development is not required to be included in the impervious surface area calculations of the new development.

Cluster Development.

Clustering of development is allowed in all Watershed Areas under the following conditions:

- a. Minimum lot sizes are not applicable to single-family cluster development projects. The total number of lots may exceed density allowed for multi family developments in the underlying zoning district with approval. Refer to Section 7.3 in the Opelika Zoning Ordinance.
- b. Impervious surface area or stormwater control requirements of the project shall not exceed that allowed by these regulations for the watershed area in which the project is located.
- c. All impervious surface areas shall be designed and located to minimize stormwater runoff impact to the receiving waters and minimize concentrated stormwater flow.
- d. The remainder of the tract shall remain in a vegetated or natural state. Where the development has an incorporated property owners association, the title of the open space area shall be conveyed to the association for management. Where a property association is not incorporated, a maintenance agreement shall be filed with the property deeds.

Buffer Area and Building Setback Requirements.

a. A minimum one hundred (100) foot undisturbed vegetative buffer strip for slopes less than 10% or a two hundred (200) foot undisturbed vegetative buffer strip for slopes greater than 10% is required for development activities along all perennial and intermittent waters.

A minimum three hundred (300) foot building setback is required for slopes less than 10% or a five hundred (500) foot building setback is required for slopes greater than 10% along all perennial and intermittent waters.

The perennial and intermittent waters above shall be determined from the most recent versions of U.S.G.S. 1:24,000 (7.5 minute) scale topographic maps, local government studies, or a survey prepared by a licensed surveyor. The map deemed the most accurate and reliable as determined by the Watershed Administrator shall be used.

The buffer strip and building setbacks shall be required unless the applicant demonstrates to the Watershed Administrator that a lesser distance (but not less than thirty (30) feet) is adequate by using BMPs to reduce stream pollution. Other evidence to reduce buffer distances may be based on topography, soils, geology, and other pertinent information or an impact study prepared by a professional engineer may be required.

b. No new development is allowed in the buffer except for water dependent structures and public projects such as road crossings and greenways where no practical alternative exists. These activities should minimize impervious surface area, direct runoff away from the surface waters and maximize the utilization of stormwater Best Management Practices. Desirable artificial streambank or shoreline stabilization is permitted.

c. To avoid a loss of effectiveness in protecting streams, the stream buffer shall remain in natural undisturbed vegetation, except as provided below.

1. Clearing, grading or other land disturbing activities which would reduce the effectiveness of the buffer shall be revegetated.

2. Buildings and other features that require grading and construction shall be set back at least ten (10) feet from the edge of the buffer. Crossings by streets, driveways, culverts, railroads, recreational features, intakes, docks, utilities, bridges or other facilities shall be designed to minimize the amount of intrusion into the buffer. The buffer can serve to meet minimum lot size requirements if there is sufficient buildable area remaining on the lot.

3. Stream buffers can be used for passive recreational activities such a walking and bicycling trails, provided that service facilities for such activities, including but not limited to parking, picnicking and sanitary facilities are located outside the buffer. Trails running parallel to the stream shall be located at least ten (10) feet from the edge of

the stream. Water oriented recreational facilities, such as boat or fishing piers shall require an approved use permit from the Watershed Administrator of the City of Opelika.

4. Clearing and re-vegetating the stream buffer for the purposes of improving its pollutant removal efficiency may be permitted.

Rules Governing the Interpretation of Watershed Area Boundaries.

Where uncertainty exists, the Watershed Administrator shall interpret the location of the Watershed boundaries. A surveyed plat prepared by a registered land surveyor may be submitted to the Watershed Administrator as evidence that one or more properties along these boundaries are not within the watershed.

Existing Development.

Any existing development may be continued and maintained subject to the provisions provided herein. Expansions to structures classified as existing development must meet these requirements. However, the impervious surface area of the existing development is not required to be included in the density calculations.

a. Vacant Lots. This category consists of vacant lots for which plats or deeds have been recorded in the Lee County courthouse. Lots within the Watershed and within the City limits of Opelika may be used for any of the uses allowed as provided in the Zoning Ordinance, Section 7.3 *Use Categories* provided the following:

1. Where the lot area is below the minimum required the Watershed Administrator of the City of Opelika is authorized to issue a Watershed Protection Permit.

2. Notwithstanding the foregoing, whenever two or more contiguous residential vacant lots of record are in single ownership at any time after the adoption of this regulation. and such lots individually have less area than the minimum requirements for residential purposes for the watershed area in which such lots are located such lots shall be combined to create one or more lots that meet the standards of these regulations, or, if this is impossible, reduce to the extent possible the nonconformity of the lots.

b. Occupied Lots. This category consists of lots, occupied for residential purposes at the time of the adoption of these regulations. These lots may continue to be used provided that whenever two or more adjoining lots of record, one of which is occupied, are in single ownership at any time after the adoption of these regulations, and such lots individually or together have less area than the minimum requirements for residential purposes for the watershed area in which they are located. Such lots shall be combined to create lots which meet the minimum size requirements or which minimize the degree of nonconformity.

c. Reconstruction of Buildings or Impervious Surface Areas. There are no restrictions on single family residential development. Any other existing building or impervious surface area not in conformance with these regulations that have been damaged or removed may be repaired and/or reconstructed provided:

1. Repair or reconstruction is initiated within twelve (12) months and completed within two (2) years of such damage.
2. The total amount of space devoted to impervious surface areas may not be increased unless stormwater control that equals or exceeds the previous development is provided.

Watershed Protection Permit.

a. No building or impervious surface area shall be erected, moved, enlarged or structurally altered, nor shall any building permit be issued nor shall any change in the use of any building or land be made until the Watershed Administrator has issued a Watershed Protection Permit. No Watershed Protection Permit shall be issued except in conformity with the provisions of these regulations.

b. Watershed Protection Permit applications shall be filed with the Watershed Administrator. The application shall include supporting documentation deemed necessary by the Watershed Administrator.

c. A Watershed Protection Permit shall expire if the applicant does not obtain a Building Permit within twelve (12) months from the date of issuance.

Building Permit Required.

No building permit that is required shall be issued for any activity for which a Watershed Protection Permit is required until the Watershed Protection Permit permit has been issued.



SUBDIVISION REGULATIONS

OPELIKA, ALABAMA

**THE CITY OF OPELIKA, ALABAMA
&
THE OPELIKA CITY PLANNING COMMISSION**

SEPTEMBER 24, 1991

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SECTION I

AUTHORITY AND JURISDICTION

SECTION 1.1 AUTHORITY AND JURISDICTION¹

In pursuance of the authority granted by Title 11, Article 2, Chapter 52, Sections 30-36, inclusive, of the 1975 Code of Alabama, the Planning Commission of the City of Opelika hereby adopts the following rules and regulations to regulate the subdivision of land lying within the corporate limits of the City of Opelika and all land lying within three (3)² miles of the corporate limits.

These rules and regulations supercede all subdivision regulations heretofore adopted by the Opelika Planning Commission.

These regulations shall govern all subdivisions of land within the corporate limits of the City of Opelika and extending to three (3)² miles beyond the city limits of Opelika, as now or hereafter established.

Any owner of land within the limits of said subdivision jurisdiction wishing to subdivide land, shall submit to the Planning Commission a plat of the subdivision which shall conform to the maximum requirements set forth in Article III of these regulations. No plat of a subdivision lying within such territory or part thereof, shall be filed or recorded in the Office of the Judge of Probate and no sub-divider shall proceed with improvement or sale of land until a plat of said subdivision has been first submitted to the Opelika Planning Commission and its approval noted thereon in writing by the Chairman of the Planning Commission. (See Article IV Approval of Plats)

SECTION 1.2 PENALITES

Any person violating any provision of this ordinance, upon conviction, shall be punished by a fine of not more than five hundred dollars (\$500) and by imprisonment in the city jail for not more than six months or by both such fine and imprisonment and also costs of court for each offense. Each day such violation continues shall constitute a separate offense; in addition, no utilities shall be connected, no building permit, certificate of occupancy, or equivalent shall be issued until such time as the subdivision has been given such formal approval by the Planning Commission and legally recorded in the office of the Probate Judge.

The City of Opelika may enjoin any such transfer, or sale, or agreement, by action for injunction brought in any court of competent jurisdiction, or may recover the same penalty by civil fine in any court of competent jurisdiction.

¹Date of Amendment: May 27, 2008

Res. No. 01-08 Increase PJ from 3 miles to 5 miles.

² Date of Amendment: November 17, 2011

Res. No. 02-11 Reduce PJ from 5 miles to 3 miles.

SECTION II
DEFINITIONS

SECTION 2.1 GENERAL

All definitions are found in Section II of the City of Opelika Zoning Ordinance and are made a part of this regulation by reference.

SECTION III

GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN FOR THE SUBDIVISION OF LAND

SECTION 3.1 EXCEPTION

The following planning and design standards shall be complied with no higher standard may be required by the Planning Commission except where because of exceptional and unique conditions of topography, location, shape, size drainage or other physical features of the site, or where minimum standards specified herein would not reasonably protect or provide for public health, safety, and welfare. Any higher standard required shall be reasonable and shall be limited to the minimum additional improvements necessary to protect the public health, safety and welfare.

SECTION 3.2 GENERAL REQUIREMENTS

A. Conformity to the Elements of the Opelika Comprehensive Plan

All proposed subdivisions shall conform to the City Zoning Ordinance, Subdivision Regulations, and to all elements of the city's Comprehensive Plan. Whenever a tract to be subdivided embraces any thoroughfare or part thereof designated on the Comprehensive (Major Thoroughfare) Plan, such part of such proposed public way shall be platted by the subdivider in the same location and at the same width as indicated on such city plan.

SECTION 3.3 STREET LAYOUT

A. General Requirements

The arrangement, character, extent width, grade, and location of all streets shall conform to the Comprehensive Plan and Public Works Manual and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.

B. Relation to Adjoining Streets System

When proposed new streets shall extend existing streets or their projections, the widths of the new streets shall be approved by the Planning Commission, but in no case shall the streets be less than the minimum required width, unless variations may be deemed necessary by the Planning Commission for reasons of topography or design. Where, in the opinion of the Planning Commission, it is desirable to provide street access to adjoining property, for public convenience and safety proposed streets shall extend to the boundary of such property.

C. Alleys

Alleys shall be provided along the rear or side of all lots as required for public health safety and/or welfare. Provision for alleys is optional except where such alleys are advisable to provide for adequate access for municipal services, or utilities. Alley intersections and alignment geometries shall be consistent with requirements established in the Public Works Manual.

D. Street Improvements

Street Improvements shall be required as set for in the Public Works Manual.

E. Sidewalks

Sidewalks shall be provided consistent with requirements established in the Public Works Manual. Sidewalks will be required where considered necessary for public health safety and welfare.

SECTION 3.4 BLOCKS

A. General Requirements

The length, width and shapes of blocks shall be determined with due regard to:

1. Provisions of adequate building sites suitable to the special needs to the type of use contemplated.
2. Zoning Ordinance and Health Department requirements as to lot size and dimensions.
3. Needs for convenient access, circulation, control and safety of street traffic.
4. Limitation due to topography.

B. Size, Shape, and Arrangement

Blocks shall not be less than four hundred (400) feet no more than twelve hundred (1200) feet in length measured from centerline to centerline, except as the Planning Commission considers necessary to secure efficient use of land or desired features of street pattern. Block length is considered to be the long axis of the block. Blocks greater than twelve hundred (1200) feet in length shall not adversely affect public health, safety and welfare.

Blocks shall be wide enough to allow two (2) rows or tiers of lots except where reverse frontage on a major street is provided or where prevented by topographical conditions or size of the property; in which case the Planning Commission may approve a single row or tier of lots of minimum depths.

SECTION 3.5 LOTS

A. General Requirements

All building lots platted and developed in flood hazard areas in the City of Opelika will comply with applicable provisions of the Opelika Zoning Ordinance and all subsequent amendments and provide all data required in the Ordinance. Development in flood hazard areas outside the city limits of Opelika but within the jurisdiction of the Planning Commission shall be consistent with ordinances and regulations established by Lee County, Alabama.

B. Size, Shape, and Arrangement

The size, shape, and orientation of lots shall be appropriate for the location of the proposed subdivision, and for the type of development contemplated, and shall conform to the following:

1. Every lot shall have access to a public street. Minimum lot frontage at the street right-of-way shall be as approved by the Planning Commission to assure adequate access for health, safety and welfare.
 - a. Within the city limits minimum lot dimensions must meet the requirements of the Zoning Ordinance, and/or the requirements of the County Health Department as reflected by percolation test data. In such cases where requirements may conflict, the larger requirements shall conflict, the larger requirement shall govern.
 - b. Within the subdivision jurisdiction limits of the Planning Commission beyond the City Limits, the size and shape of lots shall be such as the Planning Commission deems appropriate for the type of use contemplated and/or requirements of the County Health Department. As a minimum, R-2 standard shall apply.
 - c. Where frontage is provided for access only, a minimum width of sixty (60) feet shall extend for the total length of access, except for the provisions applying to flag lots.
2. Double frontage and reverse frontage residential lots shall be avoided except where essential to provide separation of residential development from traffic arteries or so as to overcome specific disadvantages of topography orientation. The subdivider shall provide a Planting Screen Buffer Easement of not less than ten (10) feet in width, along the line of lots abutting such an artery or other undesirable features.

3. Corner lots shall be large enough to allow houses to conform to building lines on both the front and side streets except where the Planning Commission specifically permits waiver of the requirement.
4. Side lot lines shall be approximately at right angles or radial to curved street 1 lines on which the lot faces.
5. Flag lots shall be permitted when they meet the following conditions.
 - a. Where the flag lot makes it possible to better utilize irregularly shaped properties or areas with resource limitations.
 - b. The “pole” portion of a flag lot shall not be included as part of the lot area for the purpose of determining average lot area and the “pole” shall have a minimum width on a public street right-of-way of not less than thirty (30) feet.
 - c. Flag lots shall not be permitted whenever their effect would be to increase the number of lots taking access to a collector or arterial road. This criterion prohibits one of the most common abuses, the use of flag lots to avoid the development costs of roads. These sites are best developed without flag lots; even if the cost of the lots is thereby increased, since controlling access reduces congestion on major roads.
 - d. Minimum lot area for flag lots shall be at least twice that of the zoning district in which the flag lot is located.
 - e. Side and rear yard requirements shall be met on the lot excluding the “pole” portion of the lot.
 - f. The maximum length of the “pole” portion of the lot shall be no more than three times the lot width measured where the lot abuts the rear of the lot(s) between it and the street. This may be greater in the Agricultural Zones or in the Planning Jurisdiction outside the city limits.
 - g. City services shall be provided at the public road right-of-way.
 - h. A minimum frontage of 30 feet shall apply to lots which front upon the turn around portion of a cul-de-sac.

SECTION 3.6 PUBLIC USE, NATURAL FEATURES AND EASEMENTS

A. Public Use

Due consideration shall be given to the allocation of suitable areas for parks and play around and open space consistent with the Comprehensive Plan to be acquired for public use by the city.

B. Natural Features

Due regard shall be shown for all natural features such as large trees, water courses, historic spots, and similar community assets which, if preserved, will add attractiveness and value to the property.

C. Reserved Areas

There shall be no reserved areas for public use except those which are conveyed to or accepted by the government having jurisdiction.

D. Easements

1. Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary and their width shall be as required by the proposed utility and/or Public Works Manual.
2. Where a subdivision is traversed by a watercourse, drainage way, channel, or stream or if such a proposed drainage way is reflected in an adopted drainage plan, there shall be provided a storm water drainage easement or right-of-way conforming substantially with the lines of such drainage. The easement or right-of-way shall be sufficient to contain the ultimate channel and maintenance way for the tributary area upstream. All drainage plans shall be consistent with the flood boundary and floodway maps and applicable provisions of the Zoning Ordinance of the City of Opelika.

SECTION 3.7 IMPROVEMENTS

A. General Requirements

All improvements required under these regulations shall be constructed in accordance with specifications in the Public Works Manual and the requirements of Chapter 7 of the Code of Ordinances of the City of Opelika³. All sewers, drains, water lines, and other underground structures shall be installed before streets, sidewalks, or alleys are paved, with water and sewer connections provided for each lot as required by criteria established in the Public Works Manual. The end of service connections will be marked as required

³ Date of Amendment: January 28, 2003 --- Res. No. 01-03 Add Chapter 7 ... City of Opelika.

by the Public Works Department. All sanitary and storm sewers shall be of sufficient size to provide for future extensions to serve all tributary areas. Provision of facilities to accommodate tributary areas will be consistent with practices established by the Public Works Manual.

B. Roadways

All roadways within the City Limits and police jurisdiction shall be constructed to meet the minimum standards of the Public Works Manual.

C. Water Lines

1. The subdivider shall provide suitable water mains and provide a water-connection for each lot where a public water supply is reasonably accessible.
2. Where a public water main is beyond a reasonable distance or will not be accessible within a reasonable period of time, the subdivider may provide a central water system according to standards set forth by the Water Works Board of the City of Opelika and approved by the Lee County Health Department and the State Department of Health. The system shall comply with all provisions set forth herein for domestic and fire use.
3. Water mains shall be sufficient size to meet or exceed requirements for domestic service and fire protection established by the Water Board and the Fire Department of the City of Opelika.

D. Sanitary Sewers

All sewer line connections are required to be constructed at the property line or easement boundary. The cleanout and actual connection to the sewer lateral shall be installed at the property line or easement boundary⁴

1. Where a public sanitary sewer is reasonable accessible, the subdivider shall connect with such sanitary sewer and provide a connection for each lot.
2. Where sanitary sewers are not reasonably accessible, the subdivider shall by restrictions require the disposal of sanitary sewage by the installation of septic tanks or other treatment systems, designed and installed according to the standards of the Lee County Health Department and the State Department of Health.

E. Storm Sewers and Drainage

1. Storm Drainage Systems

⁴ Date of Amendment: September 27, 2011 Res. No. 01-11 Add "All sewer.....easement boundry."

Storm sewers, drains, and catch basins shall be provided in each subdivision. Drainage System Design shall meet requirements and standards established and set forth in the Public Works Manual and as required by the Zoning Ordinance. These storm drain systems shall discharge only into existing drains or ditches as approved by the City Engineer.

2. Drainage and Inundation

- a. A drainage Plan shall be made for each subdivision by the subdivider or his agent for review by the City Engineer. The Drainage Plan shall take into account the tributary area in which the proposed subdivision is located. Adequate provisions shall be made within each subdivision to provide drainage facilities needed within the subdivision. All proposed design and construction shall comply with the Public Works Manual.
- b. The City Engineer and/or the Planning Commission may require whatever additional engineering information deemed necessary to make a decision on subdivisions and other developments in an area of questionable drainage.
- c. Storm sewers shall be designed in accordance with good, accepted engineering practice, and in accordance with requirements established in the Public Works Manual.

F. Monuments

All survey monuments shall be installed to conform to the "Minimum Technical Standards for Land Surveys in the State of Alabama, as revised; published by the Alabama Society of Professional Land Surveyors.

G. Signing

Street name markers shall be placed at the corners of all street intersections in the city as required by the Public Works Manual.

SECTION 3.8 NON-RESIDENTIAL SUBDIVISION

A. Procedure

The procedure for filing and receiving review of non-residential plats or development plans shall be the same as specified in Article IV.

B. Minimum Design Standards

The minimum design standards for non-residential plats shall be the same as specified in Section 3.7, unless specifically altered by requirements of the Public Works Manual.

SECTION 3.9 SIZE, SHAPE, AND IMPROVEMENT OF LOTS IN THE SAUGAHATCHEE WATERSHED⁵

PURPOSE

The purpose of these regulations is to prevent water quality degradation of the Saugahatchee Watershed and to ensure the adequate protection of our present and future drinking water supply source by minimizing the amount of pollution, contaminants, and sedimentation discharged in the Watershed from agricultural, industrial, urban, or construction related surface water runoff, erosion, and sedimentation.

DEFINITIONS

Best Management Practices (BMP). A structural or nonstructural management-based practice used singularly or in combination to reduce non-point source inputs to receiving waters in order to achieve water quality protection goals.

Buffer. An area of natural or planted, vegetation through which storm water runoffs flows in a diffuse manner so that the runoff does not become channelized and which provides for infiltration of the runoff and filtering of pollutants. The buffer is measured landward from the full pool elevation of impounded structures and from the top of the bank of each side of streams or rivers.

Building. Any structure having a roof supported by columns or by walls, and intended for shelter, housing or enclosure of persons, animals or property. The connection of two buildings by means of an open porch, breezeway, passageway, carport or other such open structure, with or without a roof, shall not be deemed to make them one building.

Cluster Development. The grouping of buildings in order to conserve land resources and provide for innovation in the design of the project. This term includes non-residential development as well as single-family residential subdivisions and multi-family developments that do not involve the subdivision of land.

Critical Area. The area adjacent to a water supply intake or reservoir where risk associated with pollution is greater than from the remaining portions of the watershed. The critical area is defined as that area within the watershed extending 2,500 feet from the full pool elevation of the reservoir in which a water supply intake is located and areas of the watershed within 1,000 feet measured from the center line of major tributaries. Major landmarks such as highways or property lines may be used to delineate the outer

⁵ Date of Amendment: July 27, 2004

Resolution No. 02-04

boundary of the critical area if these landmarks are immediately adjacent to the appropriate outer boundary of one mile. The critical area may be extended as needed.

Development. Any land disturbing activity which adds to or changes the amount of impervious or partially impervious cover on a land area or which otherwise decreases the infiltration of precipitation into the soil.

Dwelling Unit. A building or portion thereof, providing complete and permanent living facilities for one family.

Existing Development. Those projects that are built or those projects that at a minimum have established a vested right based on at least one of the following criteria:

1. substantial expenditures of resources (time, labor, money) based on reliable evidence or testimony from a municipal official authorizing a project to proceed, or
2. having an outstanding valid building permit, or
3. having received conditional use approval or at least preliminary subdivision plat approval

Full Pool Elevation. Elevation of the principle spill-way of the reservoir impounding structure and/or the elevation established by the United States Army Corps of Engineers.

Impervious Surface. Impervious surfaces shall include that portion of a development project that is covered by impervious or partially impervious cover including buildings, driveways, pavement, roads recreation facilities i.e., tennis courts swimming pool (Note: Wooden slatted decks or pervious surfaces and natural materials on pervious surfaces, I.e., mulch playgrounds or walking trails are considered pervious).

Major Tributaries. A stream with an annual average flow rate of 7 cfs (cubic feet per second).

Non-residential Development. All development other than residential development, agriculture and silviculture.

Residential Development. Buildings for residence such as attached and detached single-family dwellings, apartment complexes, condominiums, townhouses, cottages, etc., and their associated outbuildings such as garages, storage buildings, gazebos, etc., customary home occupations.

Single Family Residential. Any development where: 1) no building contains more than one dwelling unit, 2) every dwelling unit is on a separate lot, and 3) where no lot contains more than one dwelling unit. Family is defined as one or more persons related by blood, marriage, or legal adoption, or not more than six unrelated persons occupying a

dwelling unit and living as a single housekeeping unit and doing their cooking on the premises.

Structure. Anything constructed or erected, including but not limited to buildings, which requires location on the land or attachment to something having permanent location on the land.

Water Dependent Structure. Any structure for which the use requires access to or proximity to or citing within surface waters to fulfill its basic purpose, such as boat ramps, boat houses, docks and bulkheads. Ancillary facilities such as restaurants, outlets for boat supplies, parking lots and commercial boat storage areas not water dependent structures.

Watershed. The entire land area contributing surface drainage to a specific point (e.g. the water supply intake), as shown on the Saugahatchee Watershed map.

Watershed Administrator. The General Manager of the Utilities Board or his designee.

Applicability.

These regulations shall apply to those properties within the city limits of Opelika, the planning jurisdiction, and the Saugahatchee Watershed as shown on the map entitled “Saugahatchee Watershed” which is adopted as a part of these regulations.

The Saugahatchee Watershed is hereby divided into two areas:

1. Watershed Critical Area (WCA) – Those areas within 2,500 feet measured from full pool elevation and within 1,000 feet measured from center line of major tributaries as shown on the map entitled “Saugahatchee Watershed.”
2. Watershed Protected Area (WPA) – all other areas of the watershed outside the WCA.

Uses Allowed for the WCA and the WPA

Land uses within the City limits of Opelika shall be those uses outright allowed or allowed with conditional use approval as provided in the Zoning Ordinance, Section 7.3 C. *Use Categories*

Development Regulations – WCA

Any new development activities that require an erosion and sediment control plan, under State or local law, or a building permit are required to meet the provisions of these regulations when located in the WCA area of the watershed.

Density and Impervious Surface Area with public sewer:

- a. Single-Family Residential developments shall not exceed two dwelling units per acre on a project-by-project basis. No single family residential lot shall be less than one-half (1/2) acre (21,780 sq. ft.) except within an approved Planned Unit Development or cluster development.
- b. All multi-family or non-residential development shall not exceed twenty-four percent (24%) impervious surface area on a project-by-project basis. For the purpose of calculating the impervious surface area, total project area shall include total acreage in the tract on which the project is to be developed.

Density and impervious surface area without public sewer.

- a. When public sewer is not available and following shall apply: A minimum of three (3) acres shall be required for each single-family residential lot. All multifamily developments shall be allowed 24% impervious surface area. Higher density may be permitted by the Watershed Administrator if demonstrated that equal or better water quality protection is provided.

Development Regulations – WPA

Any new development activities that require an erosion and sediment control plan, under State or local law, or a building permit are required to meet the provisions of these regulations when located in the WPA area of the watershed.

Density and Impervious Surface Area with public sewer:

- a. Detached single-family residential uses shall develop at a maximum density of two (2) dwelling units per acre. Three dwelling units per acre may be developed without curb and gutter if the Watershed Administrator approves BMPs for stormwater controls. A single-family residential lot shall be no less than 20,000 square feet with a curb and gutter system or 15,000 square feet for projects without a curb and gutter system.
- b. All multi family residential and non-residential developments shall be allowed at a maximum of twenty-four percent (24%) impervious surface area. For projects without a curb and gutter street system, development shall not exceed thirty-six percent (36%) impervious surface area on a project-by-project basis. Density and Impervious Surface Area without public sewer.
- c. A minimum of three (3) acres shall be required for each single-family residential lot. All multifamily developments shall be allowed 24% Impervious Surface area or a 36% Impervious Surface area for projects without curb and gutter. However, higher density may be permitted by the Watershed Administrator if demonstrated that equal or better water quality protection is provided.

Best Management Practice – BMP's

Development plans for the construction of buildings and/or streets shall incorporate Best Management Practices as recommended by ADEM and as provided in the City of Opelika's erosion and sediment control ordinance (Ord. #116-02) in order to minimize impervious surface areas, direct storm-water away from surface waters, and minimize water quality impacts. Animal operations greater than 100 animal units shall also employ Best Management Practices as recommended by the Soil and Water Conservation Commission.

Exceptions to Applicability.

Existing developments, as defined in these regulations, are not subject to these requirements. Expansions to structures classified as existing development must meet these requirements, however, if a new development is proposed on a parcel that has existing development, then the impervious surface area calculations of the new development.

Cluster Development.

Clustering of development is allowed in all Watershed Areas under the following conditions:

- a. Minimum lot sizes are not applicable to single-family cluster development projects. The total number of lots may exceed density allowed for multi-family developments in the underlying zoning district with approval. Refer to section 7.3 in the Opelika Zoning Ordinance.
- b. Impervious Surface area or storm water control requirements of the project shall not exceed that allowed by these regulations or the watershed area in which the project is located.
- c. All impervious surfaces shall be designed and located to minimize storm-water run-off impact to the receiving waters and minimize concentrated storm-water flow.
- d. The remainder of the tract shall remain in a vegetated or natural state. Where the development has an incorporated property owners association, the title of the open space area shall be conveyed to the association for management. Where a property association not incorporated, a maintenance agreement shall be filed with the property deeds.

Buffer Area and Building Setback Requirements.

- a. A minimum one hundred (100) foot undisturbed vegetative buffer strip for slopes less than 10% or a two hundred (200) foot undistributed vegetative buffer strip for slopes

greater than 10% is required for development activities along all perennial and intermittent waters.

A minimum three hundred (300) foot building setback is required for slopes less than 10% or a five hundred (500) foot building setback is required for slopes greater than 10% along all perennial and intermittent waters.

The perennial and intermittent waters above shall be determined from the most recent versions of U.S.G.S 1:24,000 (7.5 minute) scale topographic maps, local government and reliable as determined by the Watershed Administrator shall be used.

The buffer strip and building setbacks shall be required unless the applicant demonstrates to the Watershed Administrator that a lesser distance (but not less than thirty (30) feet) is adequate by using BMP's to reduce stream pollution. Other evidence to reduce buffer distances may be based on topography, soils, geology, and other pertinent information or an impact study prepared by a professional engineer may be required.

- b. No new development is allowed in the buffer except for water dependent structures and public projects such as road crossings and greenways where no practical alternative exists. These activities should minimize impervious surface area, direct runoff away from the surface waters and maximize the utilization of storm-water Best Management Practices. Desirable artificial stream-bank or shoreline stabilization is permitted.
- c. To avoid a loss of effectiveness in protecting streams, the stream buffer shall remain in natural undisturbed vegetation, except as provided below.
 1. Clearing, grading or other land disturbing activities which would reduce effectiveness of the buffer shall be re-vegetated.
 2. Buildings and other features that require grading and construction shall be set back at least ten (10) feet from the edge of the buffer. Crossings by streets, driveways, culverts, railroads, recreational features, intakes, docks, utilities, bridges or other facilities shall be designed to minimize the amount of intrusion into the buffer. The buffer can serve to meet minimum lot size requirements if there is sufficient buildable area remaining on the lot.
 3. Stream buffers can be used for passive recreational activities such a walking and bicycling trails, provided that service facilities for such activities, including but not limited to parking, picnicking and sanitary facilities, such as boat for fishing piers shall require an approved use permit from the Watershed Administrator of the City of Opelika.
 4. Clearing and re-vegetating the stream buffer for the purposes of improving its pollutant removal efficiency may be permitted.

Pond Construction.

All recreational and storm water detention ponds shall be designed by a professional engineer licensed in the State of Alabama. The engineer shall submit all hydraulic and structural drawings and calculations to the Utilities Board for review and approval prior to construction. The engineer shall also perform periodic site inspections throughout the entire construction process to ensure compliance with the design.

The owner, developer, and/or homeowner's association shall implement a pond maintenance program at the completion of construction. The program shall include the regular cleaning of spillways, overflow structures and outfalls, and tree and brush removal on dams.

The owner, developer, and/or homeowner's association representative shall submit an annual written report to the Utilities Board. The report shall state the condition of the pond and structures and contain a certified statement that the pond is being inspected and properly maintained.⁶

Rules Governing the Interpretation of Watershed Area Boundaries.

Where uncertainty exists, the Watershed Administrator shall interpret the location of the Watershed boundaries. A surveyed plat prepared by a registered land surveyor may be submitted to the Watershed Administrator as evidence that one or more properties along these boundaries are not within the watershed.

Existing Development.

Any existing development may be continued and maintained subject to the provisions provided herein. Expansions to structures classified as existing development must meet these requirements. However, the impervious surface area of the existing development is not required to be included in the density calculations.

- a. Vacant Lots. This category consists of vacant lots for which plats or deeds have been recorded in the Lee County courthouse. Lots within the Watershed and within the City limits of Opelika may be used for any of the uses allowed as provided in the Zoning Ordinance, Section 7.3 *Use Categories* provided the following:
 1. Where the lot area is below the minimum required the Watershed Administrator of the City of Opelika is authorized to issue a Watershed Protection Permit.
 2. Notwithstanding the foregoing, whenever two or more contiguous residential vacant lots of record are in single ownership at any time after the adoption of this regulation, and such lots individually have less area than the minimum requirements for residential purposes for the watershed area in which such lots are located such lots shall be combined to create one or more lots that meet the

⁶ Date of Amendment: October 25, 2005 Res. No. 02-05

standards of these regulations, or, if this is possible, reduce to the extent possible the nonconformity of the lots.

- b. Occupied Lots. This category consists of lots, occupied for residential purposes at the time of the adoption of these regulations. These lots may continue to be used provided that whenever two or more adjoining lots of record, one of which is occupied are in single ownership at any time after the adoption of these regulations, and such lots individually or together have less area than the minimum requirements for residential purposes for the watershed area in which they are located. Such lots shall be combined to create lots which meet the minimum size requirements or which minimize the degree of nonconformity.
- c. Reconstruction of Buildings or Impervious Surface Areas. There are no restrictions on single-family residential development. Any other existing building or impervious surface area not in conformance with these regulations that have been damaged or removed may be repaired and/or reconstructed provided:
 - 1. Repair or reconstruction is initiated within twelve (12) months and completed within two (2) years of such damage.
 - 2. The total amount of space devoted to impervious surface areas may not be increased unless storm water control that equals or exceeds the previous development is provided.

Watershed Protection Permit.

- a. No building or impervious surface area shall be erected, moved enlarged or structurally altered, nor shall any building permit be issued nor shall any change in the use of any building or land be made until the Watershed Administrator has issued a Watershed Protection Permit. No Watershed Protection Permit shall be issued except in conformity with the provisions of these regulations.
- b. Watershed Protection Permit applications shall be filed with the Watershed Administrator. The application shall include supporting documentation deemed necessary by the Watershed Administrator.
- c. A Watershed Protection Permit shall expire if the applicant does not obtain a Building Permit within twelve (12) months from the date of issuance.

Building Permit Required.

No building permit that is required shall be issued for any activity for which a Watershed Protection Permit is required until the Watershed Protection permit has been issued.

SECTION IV

APPROVAL OF PLATS

SECTION 4.1 PROCEDURE FOR REVIEW AND APPROVAL

The procedure for review and approval of a subdivision plat consists of three (3) separate steps. The initial step is the preparation and submission of a Sketch Plan of the proposed subdivision to the Planning Commission for their advice and review. This step is optional and is provided for the convenience of the developer. The second step is the preparation and submission of a Preliminary Plan of the proposed subdivision for Planning Commission approval. The third and final step is the preparation and submission to the Planning Commission of a Final Plat together with all required certificates. This Final Plat becomes the instrument to be recorded in the Office of the Judge of Probate when duly signed by the Planning Commission.

SECTION 4.2 SKETCH PLAN REVIEW AND APPROVAL

A. General

The purpose of this review is to give the subdivider and/or his agent an opportunity to confer with the Planning Commission about the proposed subdivision in order to eliminate wasted engineering time, money, and effort.

The Planning Commission recommendation concerning a subdivision sketch plan is primarily an assistance and advisory service based on general information and is not studied or reviewed in depth and is not binding toward Preliminary Plat approval by the Planning Commission.

B. Steps in Obtaining Approval

The subdivider or his agent should submit eighteen (18) copies of the sketch plan to the City Planner in order to obtain their specifications and recommendations.

1. General

A sketch plan if submitted shall be drawn at an approximate scale of not less than one hundred (100) feet to one (1) inch or smaller scale as approved by the City Engineer where needed for platting clarify. The subdivider or his agent shall submit the following required information to the Planning Commission at least fifteen (15) days prior to the regular monthly meeting of the Planning Commission, at which the Sketch Plan is to be considered. Three (3) copies of the plat shall be on sheets at least 24" x 36" in size and fifteen may be reduced copies on 11" x 17" paper.

The following information is required for sketch subdivision layouts:

- a. Existing covenants; if applicable;
- b. Number of and type lots;
- c. Typical lot width, depth, and area;
- d. Proposed utilities drainage and street improvements (not detailed engineering);
- e. Name of subdivision or other identification;
- f. Boundary lines of the proposed subdivision;
- g. Location of all streets within subdivision boundary;
- h. A sketch vicinity map showing the location of the proposed subdivision to the surrounding area;
- i. Approximately Flood Hazard Area.

The Sketch Plan is reviewed for conformance to Subdivision Regulations, Zoning Ordinance, the Comprehensive Plan, the Public Works Manual, and other land regulating policies or plans.

The Planning Commission will review the Sketch Plan as submitted or as last modified and will recommend conditions or reservation; or recommend disapproval of the Sketch Plan. The Planning Commission will notify the subdivider or his agent of their recommendations.

The Planning Commission may hold a public hearing regarding the subdivision, if deemed advisable. All Commission action will be recorded in the Planning Commission minutes.

SECTION 4.3 PRELIMINARY PLAT REVIEW AND APPROVAL

A. General

The subdivider must formally make application for Preliminary Approval which is mandatory before the Subdivision can be reviewed for Final Approval. Preliminary Approval shall be tentative in nature and shall in no way constitute a waiver of the requirements to be met for Final Plat Approval, and shall lapse if Final Plat Approval is not obtained within one (1) year, unless such period of time is extended by the Planning Commission.

B. Procedure Requirements

The subdivider or his agent shall submit twenty-six (26) copies of the Preliminary Plan to the City Planner at least twenty-one (21)¹ calendar days prior to the Planning Commission meeting at which it is to be considered. Four (4) copies of the plat shall be on sheets at 24" x 36" in size and twenty-one (21) copies of the "11 x 17" paper.

¹ Date of Amendment: April 26, 2005

Res. No. 01-05

Change from 15 days to 21 days

1. General

A Preliminary Plan of the proposed subdivision at a scale not smaller than one hundred (100) feet to the inch or smaller scale as approved by the City Engineer where needed for platting clarity shall be submitted to the Planning Commission.

2. Preliminary Plat Data

The following information is required for Preliminary Plan layouts.

- a. Location sketch map showing relationship of subdivision site to area.
- b. The subdivision name, the names and addresses of the owners and of the designee of the plat shall appear on the plat.
- c. All water lines, sanitary sewers, storm sewers and drainage, grading and paving shall be designed to meet the specifications of the City of Opelika and conform with requirements of the Public Works Manual.
- d. Preliminary Sketch Plans of proposed utility layouts (sewer, water, electricity) duly approved by the appropriate utility departments indicating pipe sizes and the location of valves and fire hydrants, and showing feasible connection, where possible, to existing and proposed utility systems.
- e. Date, approximate north direction, and scale.
- f. The location of existing and platted property lines, streets, buildings, water courses, railroads, sewers, bridges, culverts, drainpipes, water mains, and any easements, both of the land subdivided and on the adjoining land.
- g. The names of adjacent subdivisions and the names and addresses of record of owners of adjoining parcels of land as they appear on the current tax records.
- h. The names, locations, widths, and the dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines, and building lines.
- i. Contours at vertical intervals of not more than five (5) feet when required by the Planning Commission (depending upon topography).
- j. Profiles of all proposed streets showing natural and finished grades drawn to a scale of not less than one inch equals one hundred (100) feet

horizontal and one inch equals twenty (20) feet vertical and such plans as may be specifically required under Section 32.

- k. Flood Hazard Area as indicated on the City of Opelika, Alabama Flood Boundary and floodway map, produced by the National Flood Insurance Program. Location shall be shown on plat. If not affected, that shall be noted on plat.

C. The Planning Commission's Review

The Planning Commission's Review of this preliminary plan shall be governed by the procedure set forth in Title II, Article II, Section 11-52-30 through Sections 11-52-36 of the 1940 Code of Alabama, (recompiled 1975 and 1981 Cumulative as amended). The Planning Commission, in its review, shall transmit the proposed plan to any other interested city or county department for review and recommendation in relation to specific service problems.

D. Approval Conditions

The approval of the preliminary plat and proposed street and utility improvements shall not be deemed final acceptance but rather an expression of approval of the layout as submitted on the preliminary plat; such approval shall not be noted on the preliminary plat. One copy of the preliminary plat shall be retained in the Planning Commission files.

SECTION 4.4 FINAL PLAT APPROVAL

A. General

The final plat shall conform substantially to the preliminary plat as approved and shall be submitted to the Planning Commission in quadruplicate (4) at least twenty-one (21)² calendar days prior to the meeting at which is to be considered; one copy of which shall be the original drawings. Unless this is done within one year of the Planning Commission's approval of the preliminary plat, such preliminary approval shall lapse. This may be extended for up to ninety (90) days by the City Planner if reasonable progress is being made on improvements.

Final plat approval shall not be given at the same meeting as preliminary plat approval unless the plat does not involve the construction of any public improvements. When public improvements are constructed, a minimum of twenty (20) days shall elapse between preliminary and final approval.

² Date of Amendment: April 26, 2005

Res. No. 01-05

Change from 15 days to 21 days

B. Improvements^{3,4}

If desired by the subdivider, the final plat may constitute only that portion of the approved preliminary plat which he proposes to record and develop at the time; all of this provided, however, that such portion conforms to all requirements of these regulations.

Final Approval of a subdivision by the Planning Commission is required prior to the recording of the plat in the Office of the Probate Judge. It is not legal to "transfer or sell" any land in said subdivision until the Plat is recorded.

No building permit or Certificate of Occupancy will be issued until such time as the subdivision has been given final approval, with signatures as required below [D. Final Plat requirement] and recorded.

1. After infrastructure improvements (street, street name signs⁴, curb & gutter, sanitary sewer, water, storm drain system) are installed, constructed and completed prior to recording of the final plat, the City Engineer and Public Works Director⁵ must certify that all streets shown on the plat have been graded and improved, except for the final asphalt wearing surface, and that the sanitary sewer system, water lines, and storm water facilities have been installed, tested, and are functioning according to the City or utility provider specifications and the approved construction plans.

The conduit for all utilities (water, power, sewer, gas, telephone, cable) crossing roadbeds of new streets shall be installed before the final plat is recorded. (See Section 26-69, Work in the Public Right-of-way in the Code of Ordinances – City of Opelika, Alabama.) The developer shall use property pins as reference points to locate the conduit across roadbeds and the rights-of-way. Unless otherwise directed by the appropriate utility company, the developer shall be responsible for digging the trench, installing conduit, and backfilling for the purpose of installing road crossings, in accordance to the utility's design drawing and specifications. All conduits shall be plugged and stringed. If the utility company encounters obstructions which prevent the utility line from being pulled, the developer will be required to correct the conduit system. The developer shall use conduit material per utility provider specifications. The monitoring and installation of conduit will be subject to inspection and written approval by the appropriate utility company. The appropriate utility company reserves the right to require the developer to suspend work in the event the utility has any concerns with the construction or installation. In the event the conduit system is covered prior to inspection or deviates significantly from the approved utility design drawing, the appropriate utility may require that the conduit system be uncovered as necessary to determine that the conduit was constructed and installed according to the utility design drawings or

³ Date of Amendment: November 28, 2006

Res. No. 01-06 Update of 4.4 B, C, & D

⁴ Date of Amendment: July 22, 2014

Res. No. 01-14 Update wording, add PWD

the appropriate utility specifications. Following approval and acceptance of the installation, the conduit shall be owned and maintained by the appropriate utility company.

If a revision of the said approved preliminary plat is necessary and lot lines are relocated, the developer shall provide to the said utility companies the revised preliminary plat approved by the Planning Commission. The developer shall also be responsible for all costs that occur because of revisions to the preliminary plat as determined by the appropriate utility.

1. Construction drawings shall be submitted prior to construction according to the requirements of subsection C of this section.
2. A Performance Security in the form of a cash escrow, an irrevocable letter of credit, or performance bond guarantee in the installation of the infrastructure improvements and the conduit across roadbeds shall be provided to the Engineering Department after the notification that the construction plans have been reviewed and approved by the City Engineer and Public Works Director. The Land Disturbance Fee is also required according to Chapter 7 of the Code of Ordinances of the City of Opelika. A written approval, notice to proceed for construction and Land Disturbance will be issued after the Performance Security and Land Disturbance Fee is received.
 - a) The amount of said Performance Security shall be 150% of the cost of the actual infrastructure cost as determined by a construction cost estimate and approved by the City Engineer and Public Works Director.
 - b) A Performance Security shall be provided to the Planning Director guaranteeing the installation of all recreational amenities (clubhouse, pool(s), trails, tennis courts, golf course and any other recreational amenity), if any. The amount of said security shall be 125% of the cost of the actual amenity cost as determined by a certified and/or licensed professional for the amenity.
 - c) The Performance Security will be returned to the developer after a final inspection of the infrastructure improvements listed above and an administrative approval by the City Engineer and Public Works Director in the form of a Letter of Acceptance.
3. Upon final plat approval from the Planning Commission, including recordation of the plat, and acceptance of infrastructure improvements by the City Engineer, Public Works Director, and appropriate City departments, and acceptance of recreational amenities if any by the Planning Director, the developer/sub-divider shall post a Warranty Bond. The value of this Warranty Bonds shall be determined by the City Engineer and Public Works Director.

- a) The value will be in the amount equal to 50% of the actual construction, design, or material defects or failures within the public rights-of-way or easements in the development, or required offsite improvements including recreational amenities, if any. No building permits shall be issued until the Warranty Bond is submitted to the City Engineer and Public Works Director.
 - b) The effective term of the Warranty Bond shall be at least three (3) years following the city approval and acceptance by the City Engineer, Public Works Director, and Planning Director (if necessary for recreational amenities).
 - c) A final street wearing surface on all public rights of way shall be completed within one (1) year of Planning Commission approval and recordation of the final plat.
 - d) The City will give notice of observed failures in the infrastructure or improvements. Thereafter, the developer shall have thirty (30) days to initiate corrective measures. If corrective measures are not satisfactorily completed promptly, the City may exercise its right under the bond and submit a written notice to the parties of the bond explaining the default. It is the responsibility of the developer to ask for a release of the bond.
 - e) Eligibility for a final release of the bond shall require two (2) signatures, the City Engineer and Public Works Director for approval and acceptance of the installed infrastructure improvements.
 - f) If recreational amenities are included, the Planning Director signature shall be required. The final release of the bond shall be subject to the terms of the bond or released by the City at the expiration of its effective period.
4. An assessment petition, approved by the City Attorney, whereby the City is put in an assured position to make these improvements and to install these utilities and facilities at any time and without cost to the City.

A receipt of a certificate from a land surveyor that permanent reference monuments of suitable size and materials have been placed in the subdivision and that a satisfactory survey defines such permanent monuments in relation to located section corners or the coordinate system of the State of Alabama.

C. Public Works Construction Drawings^{6,7,8}

The developer/subdivider shall provide drawings indicating the locations of all said infrastructure and utilities installed across road crossings. The preferred drawings are “as- built” drawings, but if utility installation deviates from the original design drawings then general design drawings of the location of utilities are accepted. Drawings shall be prepared, certified and signed by either a registered land surveyor or a professional engineer. Drawings shall be submitted to the Engineering Department and Public Works Department for review to construction. Rights of way, easements, street names, and lot lines shall be accurately shown. The drawings shall include the horizontal and vertical location of sewer and water lines, gas lines, cable, telecommunications and electrical lines, including the necessary utility accessories as required by the appropriate City department. The said drawings shall include the storm drainage system with the locations and elevations of all drainage structures. Five (5) copies of the drawings drawn to scale on 24” x 36” paper shall be provided. Drawings shall also be provided in an AutoCAD (.dwg) and Adobe (.PDF) file formats or another format approved by the City Engineering Department. The said drawing shall be referenced to the NAD 1983 Alabama State Plane Coordinate system.

D. Final Plat Requirements⁹

The final plat shall be drawn on film or Mylar on twenty-four (24”) by thirty-six (36”) inches and shall be at a scale of one hundred (100) feet to one (1) inch or at a suitable engineering scale as approved by the City Engineer where needed for platting clarity. Where necessary the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. The final plat shall show the following:

1. Primary control points, or description and "ties" to such control points to which all dimensions, angles, bearings, and similar data on the plat shall be referred.
2. Tract boundary line, right-of-way lines of streets, easements, and other rights-of-way and property lines of residential lots and other sites with accurate dimensions; radius, and length of curve, for all curves.
3. Name and right-of-way width of each street or other right-or-way.
4. Location, dimensions and purpose of any easements.
5. Provision of utility easement as required for electrical utilities.
6. Purpose for which sited, (other than residential lots) if lots are reserved or dedicated for other purposes.
7. Locations and description of monuments.
8. Names and addresses of record owners of adjoining land, including property with frontage along rights-of-way which bound the subject property.

⁶ Date of Amendment October 23, 2012

Res. No. 01-12

⁷ Date of Amendment: November 28, 2006

Res. No. 01-06

⁸ Date of Amendment: July 22, 2014

Res. No. 01-14 Update wording and add PWD

⁹ Date of Amendment: October 28, 2008

Res. No. 04-08

9. Reference to recorded subdivision plats or adjoining platted land by record name, date and number.
10. Certification of surveyor certifying to accuracy of the survey via seal and signature; plus signature by owner and notary prior to 12:00pm (Noon) on the scheduled public hearing day of the City of Opelika Planning Commission.¹⁰
11. Certification of title showing that applicant is the land owner.
12. Title, scale, north direction, and date.
13. Certificate by the County Health Officer when individual sewage disposal or water systems are to be installed.
14. Certificate for approval by the Planning Commission.
15. Flood Hazard Area as indicated on the City of Opelika, Alabama flood boundary and floodway map produced by the National Flood Insurance Program.
16. Certificate by County Engineer that all conditions have been met.
17. Certificate of easement statement¹¹
18. Certificate of approval by the Utility Board¹²
19. Certificate of approval by Opelika Power Services, if served by Opelika Power Services
20. Certificate by the City Engineer that all conditions have been met.¹³
21. Certificate by the City Planner that all conditions have been met.¹⁴
22. Certificate of Approval by the Public Works Director.¹⁵
23. ¹⁶NO BUILDING PERMIT SHALL BE ISSUED UNTIL AN APPROVED STREET NAME SIGN AND TRAFFIC SIGNS¹⁷ HAVE BEEN INSTALLED

SECTION 4.5 RECORDING OF PLAT AND HOUSE NUMBER ASSIGNMENT

Upon approval of the plat a legible Mylar reproducible of the plat with all required certifications shall be in the files of the Planning Commission; one (1) copy upon which the City Engineer shall assign house numbers to each lot, and one (1) copy to be retained in the City Engineer's Office. In addition, a digital version of the same final plat shall be submitted to the Engineering Department. The preferred format for digital plats is .DWG (AutoCAD) and PDF (Adobe)¹⁸. Another format may be submitted with approval by the Engineering Department. If a digital file contains errors the applicant shall be responsible to make corrections and resubmit the file.¹⁹

¹⁰ Date of Amendment: October 23, 2012

Res. No. 01-12

¹¹ Date of Amendment: June 27, 2000

Res. No. 01-00 Add #17

¹² Date of Amendment: June 27, 2000

Res. No. 01-00 Add #18&19

¹³ Date of Amendment: May 27, 2008

Res. No. 01-08 Add #20

¹⁴ Date of Amendment: May 27, 2008

Res. No. 01-08 Add #21

¹⁵ Date of Amendment: November 23, 2008

Res. No. 03-08 Add #22

¹⁶ Date of Amendment: October 28, 2008

Res. No. 04-08 Add # 23

¹⁷ Date of Amendment: July 22, 2014

Res. No. 01-14 Add Traffic Signs

¹⁸ Date of Amendment: July 22, 2014

Res. No. 01-14 Add PDF(Adobe)

¹⁹ Date of Amendment: January 27, 2004

Res. No. 01-04

SECTION 4.6 AUTOMATIC APPROVAL

Failure for the Planning Commission to approve or disapprove the final plat within thirty (30) days after submission shall be deemed approval of the plat. Automatic Sketch Plan or Preliminary Plat approval does not constitute final acceptance. Automatic approval applies only to the level for which acceptance has been applied.

SECTION 4.7 PLAT DISAPPROVAL

If the plat is disapproved, the grounds for disapproval shall be stated upon the records of the Planning Commission.

SECTION 4.8 FAILURE TO RECORD FINAL PLAT²⁰

Approval of the final plat by the Planning Commission shall be null and void if the Plat is not recorded within one year after the approval date, unless a written application for an extension of time is made during said one year to the Planning Commission and granted.

Approval of the final plat by the Planning Commission shall be null and void if the Plat is not recorded within one year after the approval date, unless a written application for an extension of time is made during said one year to the Planning Commission and granted.

SECTION 4.9 STREET AND UTILITY MAINTENANCE

No street or utility facility as shown on the plat shall be accepted for maintenance by the City unless the developer shall fully comply with all requirements imposed by this Section. The requirements for obtaining an acceptance of the dedication of streets and utilities are as follows:

- A. All streets and utilities shall be installed as platted or mapped and in accordance with City Specifications (including all street and traffic signs)²¹.
- B. Upon completion of such streets and utilities, the City Engineer and Public Works Director²² shall conduct inspections to determine compliance or noncompliance with the terms of this Section. If said streets and utilities are in compliance, the City Engineer shall issue a certificate as provided in Section 42.2.A.
- C. The developer shall submit a deed, in form as approved by the City Attorney, granting to the public the premises intended for public streets and utilities and assenting to the maintenance of all streets and utilities for a period of one (1) year from the date of acceptance of the dedication thereof by the City Council.

²⁰ Date of Amendment: November 28, 2006

Res. No. 01-06 Update Section 4.8

²¹ Date of Amendment: July 22, 2014

Res. No. 01-14 Add ()

²² Date of Amendment: July 22, 2014

Res. No. 01-14 Add PWD

- D. The City Council shall acknowledge its acceptance of the dedication of such streets and utilities by a formal resolution recognizing them as dedicated streets and utilities. Upon the expiration of one (1) year from the date of such acceptance by the City Council, the City of Opelika shall be responsible for each street and utility which has been accepted by the City Council.

SECTION 4.10 PRIVATE SUBDIVISIONS

- A. A private subdivision is one in which road systems and utilities are not dedicated to the public.
- B. Improvements within proposed private subdivisions shall meet regular subdivision standards and the private status shall not be effective until final plat recording.
- C. A gate may be established after construction to limit access.
- D. The private status of the subdivision shall be clearly stated on the record final plat.
- E. As long as the subdivision remains private, the roads, structures and drainage shall be maintained by the developer and/or property owners. This shall be clearly stated to those who purchase a parcel(s) within the subdivision and shall be stated in writing on each property deed. The procedure for accomplishing this shall be outlined in a letter to the Opelika Planning Director for his file.
- F. A subdivision will not be considered as a “Private Subdivision” if the proposed development prevents access or “land locks” adjoining property.
- G. If a private subdivision is recorded in Lee County Probate Office and the property owners (100%) at some future date desire to eliminate the private subdivision and substitute in its place a city maintained subdivision, the owners must petition the City of Opelika for tentative approval. If the City of Opelika gives tentative approval of the petition, the owners shall submit subdivision plans to the Planning Commission including improvements and repairs that may be required according to Opelika Subdivision Regulations effective on the date of the petition. It shall be the responsibility of the owners to prepare the revised final plat according to existing standards for approval and recording to Lee County Probate Office.

SECTION 4.11 ADMINISTRATIVE SUBDIVISION

- A. Purpose.** For the purpose of this section an administrative subdivision is re-subdivision involving not more than four (4) contiguous lots fronting on an existing street, and which requires no new streets or easements; and when in the opinion of the City Engineer no engineering service is required. Except as otherwise specified the re-subdivision and plat thereof shall conform to all requirements of the Subdivision Regulations of the City of Opelika, adopted September 24, 1991.
- B. Submission.** No preliminary plat or engineering plans are required to be submitted of an administrative subdivision. A final plat shall be submitted which conforms to all requirements and provides all information specified for a final plat as described in Sections 4.3, 4.4, and 4.5 of the Subdivision Regulations of the City of Opelika, adopted September 24, 1991.
- C. Review and Approval.** Formal submission and approval by the Planning Commission shall not be required for an administrative subdivision. Where a proposed re-subdivision upgrades or maintains relatively constant lot sizes or conditions and the subdivider has secured a written waiver of legal notice and hearing from the immediately adjoining property owners, the Planning Commission Chairman or Vice-Chairman, City Planner and City Engineer may, after investigation, approve said re-subdivision for immediate recording. The Planning Commission shall ratify its approval at its next regular meeting at which time said application shall appear on its agenda. However, the City Planner may require that an administrative subdivision be presented to the Planning Commission for consideration for approval.

SECTION V
FOR FUTURE USE

SECTION VI
SEVERABILITY

If any section, subsection, clause or phrase of this regulation is for any reason held to be unconstitutional, void, invalid, the validity of the remaining portions of this regulation shall not be affected thereby, it being the intent of the Planning Commission in adopting these regulations that no portion hereof or provision of the regulations contained herein, shall become inoperative or failed by reason of the unconstitutionality or invalidity of any section, subsection, sentence, clause, phrase, or provisions of these regulations.