
STORM WATER MANAGEMENT PROGRAM PLAN (SWMPP)

**MOBILE COUNTY COMMISSION
PHASE II MS4**



December 2016

Revised December 11, 2017

Mobile County Commission Environmental
Services Department 205 Government Street
Mobile, Alabama 36644-1700

SIGNATORY AND CERTIFICATION REQUIREMENTS

NPDES PHASE II MS4 PERMIT

For

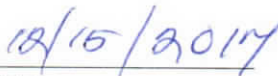
**Mobile County Commission
Mobile, Alabama**

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitted false information, including the possibility of fines and imprisonment for knowing violations.


2017 Storm Water Management Plan



Mercena Ludgood, President
Mobile County Commission



Date



Jay M. Ross
Mobile County Attorney

Address: Mobile Government Plaza
205 Government Street
Mobile, Alabama 36644-1600

Phone: (251) 574-3229

RESOLUTION

WHEREAS, the Mobile County Commission recognizes that the waterways in Mobile County are some of its greatest assets; and

WHEREAS, Mobile County desires to preserve and protect its rivers, streams, and tributaries by controlling runoff from land disturbing activities, illicit discharges, and high risk commercial and industrial property uses; and

WHEREAS, the federal Clean Water Act (33 U.S.C. §1251, *et seq.*, as amended), the Alabama Water Pollution Control Act (Ala. Code (1975) § 22-22-1, *et seq.*), and the Alabama Environmental Management Act (Ala. Code (1975) § 22-22A-1, *et seq.*) require the County to follow best management practices to regulate the discharge of non-stormwater into the County's municipal separate stormwater system ("MS4") through the development and implementation of a Stormwater Management Plan ("SWMP"); and

WHEREAS, the Alabama Storm Water Act (Ala. Code (1975) § 11-89C-1, *et seq.*, as amended), further authorizes and requires counties and municipalities to promote effective and efficient compliance with federal and state laws and regulations relating to stormwater discharges; and,

WHEREAS, the Mobile County Commission finds that it is in the public interest to amend its SWMP to further improve the operation of the County's MS4 in compliance with federal and state laws and in the interest of the health, safety, and welfare of the citizens of Mobile County; and

WHEREAS, the Mobile County Environmental Services Department has developed a revised SWMP to enable the County to more efficiently and effectively comply with federal and state laws and regulations relating to discharges into the County's MS4.

NOW, THEREFORE, BE IT RESOLVED BY THE MOBILE COUNTY COMMISSION THAT MOBILE COUNTY'S REVISED STORMWATER MANAGEMENT PLAN IS HEREBY APPROVED.

DONE this 11 day of December, 2017, at Mobile County, Alabama.

MOBILE COUNTY COMMISSION

By: 
MERCERIA LUDGOOD, PRESIDENT

ATTEST:


JOHN PAFENBACH, Administrator

TABLE OF CONTENTS

SIGNATORY AND CERTIFICATION REQUIREMENTS.....		<i>ii</i>
1.0	Introduction.....	1
1.1	Permit History.....	1
1.2	Watersheds.....	1
1.3	Impaired Waters.....	3
1.4	Responsible Party.....	4
1.5	Program Implementation.....	5
2.0	Public Education and Public Involvement (MCM-1).....	6
2.1	Goal.....	6
2.2	Strategies.....	6
2.3	Evaluation Measures.....	8
2.4	Responsible Department.....	8
3.0	Illicit Discharge Detection and Elimination (MCM-2).....	9
3.1	Goal.....	9
3.2	Legal Authority: Administrative and Regulatory Mechanisms.....	9
3.3	Strategies.....	9
3.4	Evaluation Measures.....	11
3.5	Responsible Department.....	11
4.0	Construction Site Storm Water Runoff Control (MCM-3).....	12
4.1	Goal.....	12
4.2	Legal Authority: Administrative and Regulatory Mechanisms.....	12
4.3	Strategies.....	12
4.4	Evaluation Measures.....	14
4.5	Responsible Department.....	14
5.0	Post-Construction Storm Water Management (MCM-4).....	15
5.1	Goal.....	15
5.2	Legal Authority: Administrative and Regulatory Mechanisms.....	15
5.3	Strategies.....	15
5.4	Evaluation Measures.....	16
5.5	Responsible Department.....	16
6.0	Pollution Prevention/Good Housekeeping for Municipal Operations (MCM-5).....	17
6.1	Goal.....	17
6.2	Strategies.....	17
6.3	Evaluation Measures.....	18
6.4	Responsible Department.....	18
7.0	Water Quality Monitoring.....	19
8.0	Annual Reporting.....	20

LIST OF TABLES

Table 1: Watershed Areas Within Mobile County’s MS4	3
Table 2: Impaired Bodies of Water within the Mobile County MS4.....	4

LIST OF FIGURES

Figure 1: Mobile County.....	2
Figure 2: Known Outfall Map.....	10

LIST OF APPENDICES

Appendix A: Mobile County Junk Control Ordinance
Appendix B: Storm Water Collection SOP and Illicit discharge checklists
Appendix C: Subdivision Regulations
Appendix D: Engineering Requirements and Construction Specifications
Appendix E: Commercial Site Plan Requirements
Appendix F: Facility BMP Plans
Appendix G: Water Quality Monitoring Plan

LIST OF ACRONYMS

ADEM	Alabama Department of Environmental Management
BMP	Best Management Practices
CAST	Coastal Alabama Stormwater Team
CFR	Code of Federal Regulations
DAMP	Drainage Area Management Plan
EPA	Environmental Protection Agency
GIS	Geographic Information System
HUC	Hydrologic Unit Code
IDDE	Illicit Discharge Detection and Elimination
IT	Information Technology
MCC	Mobile County Commission
MCM	Minimum Control Measure
MCRC	Mobile County Recycle Center
MEP	Maximum Extent Practicable
MOU	Memorandum of Understanding
MS4	Municipal Separate Storm Sewer System
NPDES	National Pollutant Discharge Elimination System
PSA	Public Service Announcement
QCI	Qualified Credentialed Inspector
QCP	Qualified Credentialed Professional
SOP	Standard Operating Procedure
SWMP	Storm Water Management Plan
SWMPP	Storm Water Management Program Plan
TMDL	Total Maximum Daily Load

1.0 Introduction

The Mobile County Storm Water Management Program (SWMP) Plan was adopted by resolution of the Mobile County Commission on December 11, 2017. This plan document presents the Mobile County Commission's (MCC) Storm Water Management Program Plan (SWMPP) as required by the Alabama Department of Environmental Management's (ADEM) National Pollutant Discharge Elimination System (NPDES) Phase II Municipal Separate Storm Sewer System (MS4) permit. The overall goal of the Mobile County Storm Water Management Program (SWMP) is to protect water quality by reducing to the maximum extent practicable (MEP) the discharge of pollutants in storm water. Addressing the effects of storm water runoff due to quantity of discharge is addressed through other means by Mobile County and not the intent of this Plan.

1.1 Permit History

The National Pollutant Discharge Elimination System (NPDES) program separates MS4s into two categories, Phase I and Phase II. Phase I requires medium and large cities or certain counties with populations of 100,000 or more to obtain NPDES permit coverage for their storm water discharges. A Phase I MS4 includes "large" MS4s (population of 250,000 or more) and "medium" MS4s (population of 100,000 or more but less than 250,000). Phase II requires regulated small MS4s in urbanized areas, as well as small MS4s outside the urbanized areas that are designated by the permitting authority, to obtain NPDES permit coverage for their storm water discharges. In 2012, the Mobile County Commission requested and subsequently received re-designation from a Phase I Municipal Separate Storm Sewer System (MS4) permittee to a Phase II MS4 permittee. The regulated MS4 area encompasses the unincorporated 2010 Urbanized Boundary Area as designated by the US Census Bureau. Figure 1 shows the Mobile County MS4 boundary map.

1.2 Watersheds

The Mobile County MS4 permit area contains portions of 22 watersheds with a 12-digit Hydrologic Unit Code (HUC 12). These watershed areas are summarized in Table 1. The majority of the watersheds within the MS4 boundary drain to either Mobile River or Mobile Bay. Portions of the remaining watersheds drain to the Escatawpa River and Mississippi Sound.

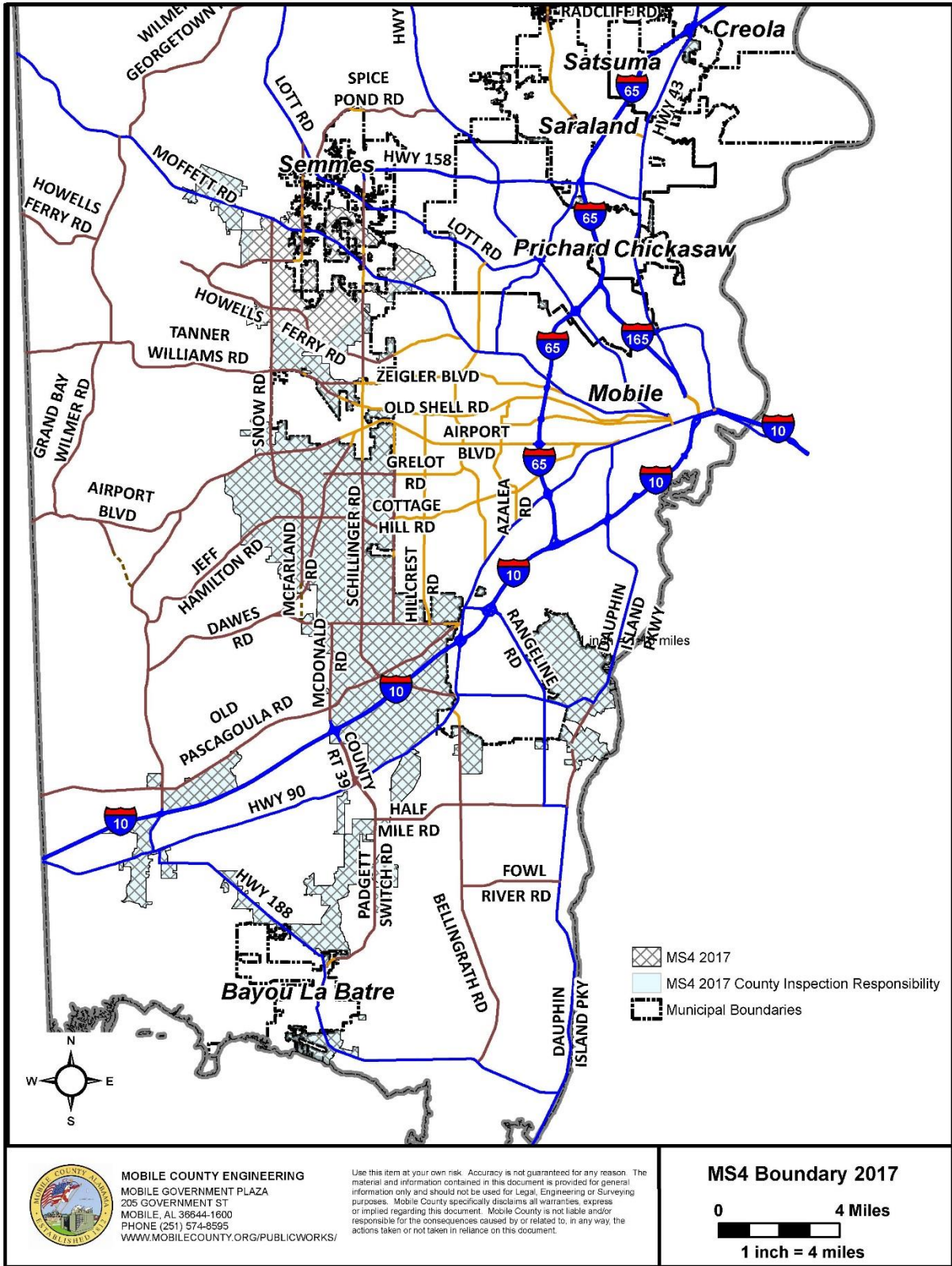


Figure 1. Mobile County MS4 Boundary Map

Table 1. Watersheds Under MS4 Boundary

HUC12 Name	Area (acres)	Area (%)
Fowl River	9,578.8	16.775%
Halls Mill Creek	9,230.4	16.165%
Lower Dog River	7,838.3	13.727%
Miller Creek	7,497.9	13.131%
Big Creek – Hamilton Creek	7,323.8	12.826%
Eightmile Creek	3,585.7	6.280%
Bayou La Batre River	3,281.0	5.746%
Franklin Creek	2,706.0	4.739%
Big Creek-Pierce Creek	2,155.3	3.775%
Deer River	1,553.8	2.721%
Jackson Creek	834.2	1.461%
West Fowl River	697.0	1.221%
Gunnison Creek	194.4	0.341%
Bayou Sara	163.1	0.286%
Lower Chasaw Creek	160.4	0.281%
Bayou Heron – Grand Bay Swamp	124.7	0.218%
Seabury Creek	107.1	0.188%
Three Mile Creek	30.8	0.054%
Mifflin Lake	26.0	0.046%
Mississippi Sound	8.7	0.015%
Middle Mobile Bay	1.4	0.002%
Upper Dog River	1.4	0.002%
TOTALS	57,100.2	100%

1.3 Impaired Waters

There are two (2) EPA approved TMDLs for streams located within the MS4 boundary (Table 2). These streams include portions of Rabbit Creek and Dog River which are listed for Pathogens and Organic Enrichment/Dissolved Oxygen. The Dog River Watershed is composed of the Halls Mill Creek, Upper Dog River and Lower Dog River Watersheds, which covers approximately 93 square miles. The Mobile County MS4 Area contains approximately 12 square miles of the Dog River Watershed (14%). As a result, developments within the Mobile County MS4 Area may only impact approximately 14% of the total Dog River watershed and approximately 16% of the Halls Mill Creek watershed.

The two water bodies that have the impairment status of 303(d) have been listed since 1996 (Middle Fork Deer River) and 2012 (Halls Mill Creek). Middle Fork Deer River and Halls Mill Creek are listed for organic enrichment and siltation, respectively. Middle Fork has a draft date for its TMDL listed for 2013 while Halls Mill Creek's draft date is proposed as 2018.

NAME	STATUS	IMPAIRMENT	CAUSE
Dog River	TMDL	Pathogens (fecal coliform bacteria)	Urban runoff/ septic system overflow
Rabbit Creek	TMDL	Pathogens (fecal coliform bacteria)	Urban runoff/ septic system overflow
Middle Fork Deer River	303(d)	Organic enrichment	Urban runoff/ septic system overflow
Halls Mill Creek	303(d)	Siltation	Land development

1.4 Responsible Party

The Mobile County Commission is the body responsible for providing the mandate and resources required to implement the SWMP. The SWMP is coordinated and managed by the Mobile County Environmental Services Department which is an arm of the Mobile County Administration Department. Various Mobile County departments are tasked with implementing different components of the program. A brief description of key departments and primary departmental duties are listed below:

- **Environmental Services Department-** Administers overall program and permit compliance; coordinates public education and involvement activities as well as staff training, manages water quality sampling and illicit discharge detection programs, coordinates response to non-hazardous and hazardous waste spills, coordinates assembly of Annual Report.
- **Engineering Department-** Designs and manages the construction of roads and bridges.
- **Public Works Department-** Maintains good housekeeping for operations facilities, inspects and maintains rights of way and easements, performs drainage infrastructure repairs and inspections.
- **Inspection Services Department-** Administers compliance with plan review component of subdivision regulations and commercial site plan requirements.

Administers compliance with building construction, permitting, inspections, and enforcement of construction regulations, and flood damage prevention ordinance and Land Disturbance Permitting.

- **IT/GIS Department-** Updates GIS data base to include drainage infrastructure, subdivisions, corporate boundaries.
- **Environmental Enforcement Department-** coordinates clean-up activities on County right of way, coordinates Clean Sweep events, enforces Mobile County Junk Control Ordinance.
- The person responsible for the overall management and implementation of Mobile County's Storm Water Management Program is as follows:

G. William (Bill) Melton, P.E.
 Environmental Services Director
 Mobile County Commission
 205 Government Street
 Mobile, Alabama 36644-1700
billmelton@mobilecounty.net

1.5 Program Implementation

It is the goal of the SWMP to reduce the discharge of pollutants to and from the MS4, to the MEP. The SWMPP covers the term of the permit and is updated as necessary, or as required by ADEM, to ensure compliance with the statutory requirements of the Clean Water Act and the NPDES Program. This SWMPP document and appendices, as well as any future revisions, are hereby incorporated by reference. Mobile County's SWMPP addresses the following five Minimum Storm Water Control Measures (MCM):

1. Public Education and Public Involvement on Storm Water Impacts
2. Illicit Discharge Detection and Elimination (IDDE) Program
3. Construction Site Storm Water Runoff Control
4. Post-Construction Storm Water Management in New Development and Redevelopment
5. Pollution Prevention/Good Housekeeping for Municipal Operations

2.0 PUBLIC EDUCATION AND INVOLVEMENT (MCM-1)

In order to meet the requirements of the Public Education, Outreach and Involvement component, MCC executes strategies to engage public participation with water quality protection and storm water pollution prevention. Strategies focus on storm water education and volunteer community actions to restore and protect local water resources. The primary target audience, as identified in the permit, includes public service employees, homeowners, citizens, businesses, schools, developers, property managers, engineers and contractors, as well as elected officials. The outreach and education effort is designed to specifically address topics relative to each audience. The topics involve the non-point source pollutants found in storm water such as litter, floatables, sediment, pathogens, fertilizers, pesticides, pet waste, and oil and grease. Information is available concerning pollution prevention, illegal dumping, illicit discharges, proper use of fertilizers, pesticides, and herbicides, home auto repair, oil and grease, and impacts from development.

GOAL

The goal if this control measures to implement a county wide Public Education, Outreach and Involvement program designed to:

- Increase public knowledge and support about the storm drainage system and storm water quality and the relation to a healthy environment and protecting local waterways;
- Promote stewardship behavior through education and support of active participation in water pollution prevention and clean-up efforts: and,
- Inform citizens of steps they can take to reduce pollutants in storm water runoff.

STRATEGIES

Strategy 1. Generate Public Awareness By Providing Information via Websites

The Environmental Services webpage will include a separate item for storm water and will be located on the Mobile County Commission's website. The webpage will contain information available for citizens who would like to learn more about watershed protection, the storm water cycle, common pollutants, proper and improper use, storage and disposal of household chemicals. A calendar of community events will notify and encourage the community to participate in events hosted by The County and its local environmental partners. Additionally, the site will provide links to storm water resources; and provide contact information for reporting illicit discharges or other storm water complaints. The website will include a link to the SWMPP and the most current annual report.

Strategy 2: Promote Stakeholder Input on Mobile County SWMPP

MCC will invite public comments on the SWMPP document and the most recent annual report by posting these documents online at www.mobilecountyal.gov/stormwater, making them available for review. The email, stormwater@mobilecounty.net, will be provided on the website for stakeholders to submit comments, questions or concerns regarding implementation of the SWMPP. MCC Environmental staff will review comments and respond accordingly. Social media sites will be used to promote and encourage feedback.

Strategy 3: Address Storm Water Concerns

A storm water hotline, 251-574-6511, has been established and the number is posted on the webpage and print materials. This enables the public to voice complaints or concerns regarding storm water issues and the SWMPP. The information is used to determine how best to incorporate the public's needs and desires into the overall goals of the storm water management program.

Strategy 4: Engage Storm Water Community CollaborationResources and Support to Other Agencies

Provide annual appropriations to agencies whose mission is to undertake ongoing education and involvement in environmental stewardship. For example, MCC partners with the Mobile Bay National Estuary Program and provides funding to support a wide variety of activities that target large audiences. The primary focus is protecting water quality and fostering community awareness. The Mobile County Soil and Water Conservation District and the Alabama Forestry Commission receive annual appropriations to undertake outreach activities targeted to the general public and towards best practices in agriculture and timber management. The date, time and location of activities or programs will be posted on the webpage calendar.

Examples of such programs are:

- Low Impact Development
- Watershed Clean up and Restoration
- Alabama Storm Water Forum
- Marine Debris Clean Up
- Alabama Coastal Foundation Water Festival
- Clear Water Alabama Annual Conference

Coastal Alabama Stormwater Team

Work with the Coastal Alabama Stormwater Team (CAST) to develop and implement a storm water education campaign for the Mobile Bay area. The campaign is a collaborative network of agencies and organizations whose missions intersect with storm water pollution prevention. Public service announcements (TV and radio) targets the general public. Examples of created materials include brochures, pocket guides, videos, and helpful web links can be seen at www.cleanwaterfuture.com.

Strategy 5: Facilitate Storm Water Education, Outreach and InvolvementMobile County Recycling Program

The Mobile County Recycling Center (MCRC) began operation in 2014 and is available to all Mobile County residents. The Mobile County Commission's continuing funding support and commitment are vital to making recycling a success for the community. The primary purpose of the center is to increase sustainability by reducing the amount of recyclable materials that enter the environment. The MCRC offers various educational events throughout the year targeting kindergarten through high school students about recycling and protecting water quality. Paper, cardboard, glass, plastics, aluminum, steel and computers are recycled by the center. Since opening, the center has collected and processed more than 5 million pounds of recyclable material.

Operation Clean-Sweep

Operation Clean Sweep provides a central location where residents may dispose of trash, including furniture, clothing, scrap metal, appliances, household items and yard debris. Mobile County Commission hosts several Operation Clean Sweep events throughout the year. The events date, time

and location will be posted to the calendar on the webpage.

Mobile Area Earth Day

Participate in at least one community environmental event and promote public participation and awareness during recognition of Earth Day. The events date, time and location will be posted to the calendar on the MCC webpage, PSA's and emailed to partnering groups to include in E newsletters and print. Distribute promotional giveaways to the general public at a variety of events and festivals. These items may include: tote bags, compasses, rain gauges, coloring books and crayons and other materials.

Clean Parks = Clean Water Education Program

Mobile County parks and recreation facilities encompass over 1,200 acres of beautifully designed properties that offer scenic viewing of Mobile Bay and other waterways, fishing, hiking, biking, canoeing, kayaking, disc golf, picnic areas, and ball fields

Public parks offer a prime opportunity to inform a broad audience about the impacts that everyday activities can have on water quality. Mobile County coordinates efforts to heighten awareness and specific action that can help improve water quality, preserve green space and prevent degradation of the waterways. Brochures, flyers and signage are distributed at the parks emphasizing topics such as: pet waste clean-up, litter reduction, recycling, promoting the Clean Marina Program for active boaters, instilling "green camping" behavior and supporting environmental education events at the parks.

EVALUATION MEASURES

Performance is measured based on the following:

- number of "hits" on the webpage;
- number and nature of comments or questions on the SWMPP;
- number of educational materials developed and distributed and the avenue of distribution;
- weight of collected recyclables, type of recyclables disposed and number of daily vehicles that drop off;
- number of Clean Sweep participants and by the volume of waste collected;
- number of student, volunteers and visitors that participate in the recycling efforts, clean up and stewardship events, and pollution prevention programs;
- results of park visitor use surveys

RESPONSIBLE DEPARTMENT

Mobile County Environmental Services Department is responsible for administering the Public Education, Outreach and Involvement component strategies of the SWMPP.

3.0 ILLICIT DISCHARGE DETECTION AND ELIMINATION PROGRAM (MCM-2)

An Illicit discharge is defined as any discharge to an MS4 that is not composed entirely of storm water, except allowable discharges pursuant to an NPDES permit, including those resulting from firefighting activities (40 CFR 122.26 (b)(2)). These illicit discharges can enter the storm water system either by direct connection or indirectly by spills, dumped materials, and cracks in pipes. Illicit discharges have the potential to be major sources of storm water pollution.

GOAL

Mobile County is required to develop a program to detect, and remove illicit discharges and improper disposal to the maximum extent practicable. The Illicit Discharge Detection and Elimination (IDDE) minimum control measure includes an ongoing program to detect and eliminate illicit discharges into Mobile County's MS4.

LEGAL AUTHORITY: ADMINISTRATIVE AND REGULATORY MECHANISMS

The Limited Self Governance Act authorizes Mobile County to prohibit dumping and littering. The Mobile County Junk Control Ordinance (Appendix A) includes direction pertaining to prohibitions and removal of improperly disposed items. The Junk Control Ordinance also includes procedures for eliminating discharges and enforcement procedures. Reviews of legal authority and the ordinances permitting or prohibiting them will be conducted on an annual basis.

STRATEGIES

Strategy 1: Storm Water Outfalls and Infrastructure Map Update

Update the existing storm water outfall inventory map to include new outfalls located within the urbanized area of the County. The map will include Waters of the State that receive discharges from these outfalls and the map (Figure 2) will include structural BMPs owned and maintained by the Mobile County Commission and be updated annually.

Strategy 2: Procedures for Locating the Source and Reporting Illicit Discharges to ADEM

The procedures for locating suspected Illicit Discharges can be found in the SOP for Illicit Discharge Elimination (Appendix B). If problems occur that require additional enforcement authority not granted by the Junk Control Ordinance or discharges from an adjacent MS4, MCC will contact the ADEM Mobile field office for enforcement assistance.

Strategy 3: Dry Weather Screening Field Assessments and Site Inspections

The dry weather screening SOP outlines the procedures for prioritizing and performing the applicable screening for illicit discharges. Environmental Services staff will survey 20% of known outfalls per year so that 100% are screened within 5 years.

The Mobile County Public Works staff regularly performs maintenance and cleaning on roadways, ditches, and culverts. Employees utilize information cards kept in their vehicle to guide illicit discharge response activities. A copy of the IDDE cards are put in the County vehicles.

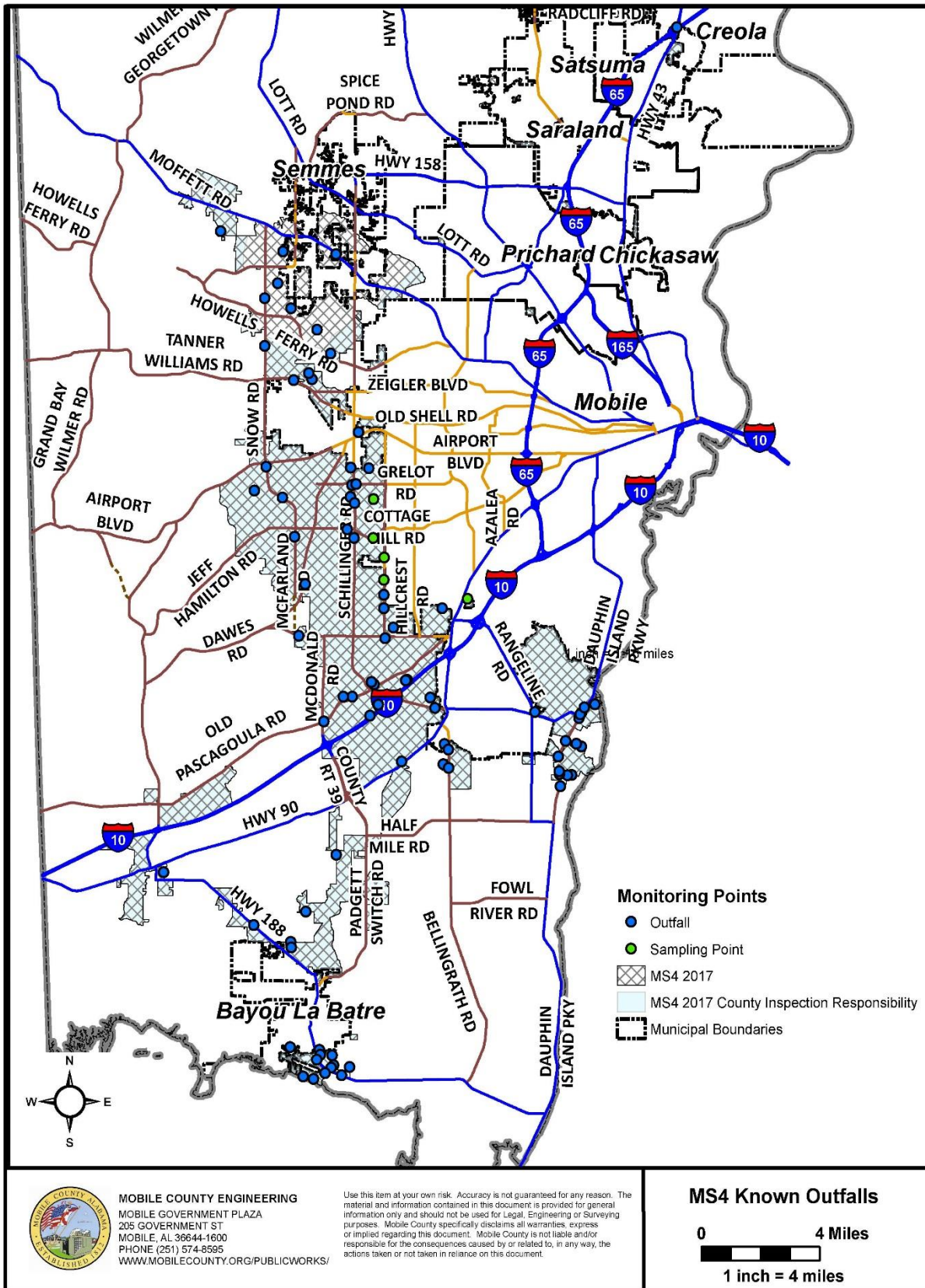


Figure 2: Known Outfalls Map

Strategy 4: Public Reporting of Illicit Discharges

Mobile County citizens may report illicit discharges by using the stormwater hotline, 251-574-6511 or MS4 email address stormwater@mobilecounty.net. The phone number and email can be found on the MS4 page of the Mobile County Environmental Services website www.mobilecountyal.gov/stormwater. The County investigates and documents the reported illicit discharges.

Strategy 5: Staff Training

Mobile County Environmental Services coordinates annual training opportunities for staff involved with inspection and reporting illicit discharge activities related to illicit discharges (Engineering, Public Works, Inspections, and Environmental Enforcement employees)

EVALUATION MEASURES

The IDDE program is evaluated based on:

- number of outfalls dry weather screened
- number of illicit discharges found
- number of illicit discharges eliminated during each year's screening process
- amount of litter collected
- number of people trained annually

RESPONSIBLE DEPARTMENT

The Environmental Services department is responsible for the Illicit Discharge Detection & Elimination Program.

4.0 CONSTRUCTION SITE STORM WATER RUNNOFF CONTROL (MCM-3)

GOAL

The goal is to implement a program to reduce pollutants to the *maximum extent practicable* in any storm water runoff from qualifying construction sites to Mobile County's MS4 conveyance system. The program must include specific procedures for review and approval of planned erosion prevention and sediment controls, periodic inspections during construction, and an enforcement strategy that includes notifying ADEM when the County's enforcement methods are considered unsuccessful. A training program for site inspection personnel and a method for the public to report complaints is also included in the program. Compliance is systematically documented and summaries of the same included in the Annual Report.

LEGAL AUTHORITY: ADMINISTRATIVE AND REGULATORY MECHANISMS:

The Mobile County Commission currently has two regulatory and one administrative mechanism in place with regard to new construction projects. One regulatory mechanism relies on the Subdivision Regulations to regulate subdivision development in unincorporated Mobile County outside any Municipal Planning Jurisdiction. To supplement the Subdivision Regulations and provide controls inside a Municipal Planning Jurisdiction, there is an administrative mechanism including certain Engineering Requirements and Construction Specifications. The other regulatory mechanism relies on the enforcement authority within the adopted building codes.

The Subdivision Regulations (in areas outside Municipal Planning Jurisdictions, Appendix C) and supplemental Engineering Requirements and Construction Specifications (Appendix D) govern subdivision development within the unincorporated portion of the county and require the control of storm water runoff as it affects the County's right-of-way. Written certifications are required from the Engineer of Record that facilities have been constructed to the standards to which they were designed.

The County requires compliance with adopted building codes for construction sites within the unincorporated area of the County where a municipality has not exercised their permit policing authority. The Building Code adoption and review process includes the Commercial Site Plan Requirements (Appendix E) used in the review and approval of commercial site plans. The Building Code process also requires a land disturbance permit prior to the construction of subdivision developments and commercial sites.

STRATEGIES

Strategy 1: Construction Plan Review Procedures:

All subdivision construction plans within the County's MS4 permit boundary are subject to review. The County requires an engineer's certification that the erosion and sediment control plan is in conformance with the *Alabama Handbook for Erosion Control, Sediment Control, and Stormwater Management on Construction Sites and Urban Areas*. Proof of ADEM NPDES Permit is also required, where applicable.

All construction sites within the County's MS4 boundary are subject to an administrative review. The County requires a credentialed individual (QCI/QCP) to certify that the erosion and sediment control plan is in conformance with the *Alabama Handbook for Erosion Control, Sediment Control, and*

Stormwater Management on Construction Sites and Urban Areas. Proof of ADEM NPDES Permit is also required, where applicable.

Any municipality with inspection authority within the County's MS4 boundary shares storm water responsibilities with the County pursuant to a Memorandum of Understanding (MOU). Construction plan review, permit issuance, and inspection roles and responsibilities are defined in the MOU.

Strategy 2: Construction Site Inspections:

Subdivision construction within the County MS4 boundary requires the engineer of record and/or other appropriately credentialed individual to submit storm water inspection reports on a monthly basis during construction. Subdivision development construction sites require a Land Disturbance Permit and are inspected on a monthly basis by the Inspection Services Department.

Construction sites within the County's MS4 boundary are inspected for storm water controls by the Inspection Services Department during the routine inspections performed for various building permit inspections. Construction sites are also inspected during the Land Disturbance process. Priority construction sites (i.e. those within the Halls Mill Creek watershed) are inspected at least once each month.

Failure to maintain storm water controls results in an escalating enforcement strategy including verbal and/or written warnings, failed inspections, Stop Work Orders, and fees if work continues without remedying deficient items. ADEM is notified once it is determined that the County's enforcement methods are considered unsuccessful. ADEM is also notified if a qualifying inspected construction site does not have an NPDES permit.

Construction sites within the County's MS4 boundary but outside the County's inspection authority rely on the municipality's authority to inspect construction site storm water controls in accordance with their procedures. A memorandum of understanding between the County and that municipality will define responsibilities.

Strategy 3: Training of MS4 Site Inspection Staff

All site inspection staff within the County's Inspection Services Department are trained and certified as Qualified Credentialed Inspectors (QCI) for identifying appropriate construction best management practices.

Strategy 4: Information Submitted by the Public

Mobile County citizens may report problems with construction site storm water by using the MS4 complaint line or MS4 email address. The phone number and email can be found on the MS4 page of the Mobile County Environmental Services website. The Mobile County Inspection Services Department investigates and documents construction site storm water complaints.

EVALUATION MEASURES

Performance is measured based on the following:

- Number of construction site inspections
- Number of non-compliant construction site referrals and/or enforcement actions and description of violations
- Number of construction site runoff complaints received
- Number of MS4 staff/inspectors trained

RESPONSIBLE DEPARTMENT

The Public Works Inspection Services Department is responsible for implementing the Construction Minimum Control Measure.

5.0 POST-CONSTRUCTION STORM WATER MANAGEMENT IN NEW DEVELOPMENT AND REDEVELOPMENT (MCM-4)

GOAL

The goal of this post-construction program is to address, to the *maximum extent practicable*, storm water runoff from qualifying new development and redevelopment projects within Mobile County's MS4 conveyance system. The program must include specific procedures for review and approval of storm water controls so that the County will receive documentation that post-construction storm water controls were installed per design specifications. This program also includes enforceable procedures for bringing noncompliant projects into compliance.

LEGAL AUTHORITY: REGULATORY AND ADMINISTRATIVE MECHANISMS

There are two administrative mechanisms in place with regard to post-construction storm water management. One mechanism relies on the Engineering Requirements and Construction Specifications. The other administrative mechanism relies on the enforcement authority within the adopted building codes.

The Engineering Requirements and Construction Specifications (Appendix D) govern subdivision development within the unincorporated portion of the county and require the control of storm water runoff as it affects the County's right-of-way and dictate when storm water detention is required. Written certifications are required from the Engineer of Record that facilities are constructed to the standards to which they were designed.

The County requires compliance with adopted building codes for construction sites within the unincorporated area of the County where a municipality has not exercised their permit policing authority. The Building Code process includes the Commercial Site Plan Requirements (Appendix E) used in the review and approval of commercial site plans and includes post construction regulatory elements.

STRATEGY

Strategy 1: Post-Construction Storm Water Management - Detention/Retention Ponds:

All proposed subdivision detention/retention ponds that outfall to the County's MS4 conveyance system will be designed for a minimum 10yr-24hr storm event to detain the increase due to development. A required land covenant establishes that the owner/developer as the responsible party for maintenance of the detention/retention ponds. Maintenance responsibility includes the submittal of annual inspection reports of the detention/retention ponds by a qualified credentialed professional. The maintenance covenant shall run with the land and have language that it is enforceable by anyone damaged by the failure to maintain the facility. A Detention Area Maintenance Plan (DAMP) shall be included as part of the covenants. The covenants ensure that the property owners bear 1/nth responsibility in the case the Home Owner's Association or Property Owner's Association goes defunct. The County Inspection Services Department will notify the owner if inspection reports are not received, followed by a second reminder with notice to ADEM, if necessary. Finally, legal action may proceed pursuant upon the language within the covenants.

Detention/retention ponds associated with commercial construction sites that outfall to the County's MS4 conveyance system and are within the County's inspection authority will be designed for a

minimum 10yr-24hr storm event to detain the increase due to development. A covenant is required to establish that the owner/developer is responsible for maintenance of the detention/retention pond. Covenants and DAMP maintenance responsibilities include the submittal to the County of an annual inspection of the detention/retention pond by a qualified credentialed professional.

Detention/retention ponds associated with commercial construction sites that outfall to the County's MS4 conveyance system but outside the County's inspection authority will rely on the municipality with the jurisdiction to require post-construction storm water management in accordance with their procedures. A memorandum of understanding between the County and the municipality will define responsibilities for the purpose of permit compliance.

EVALUATION MEASURES

Performance will be measured based on the following:

- A list of the post-construction structural controls installed and inspected during the permit year
- Updated inventory of post-construction structural controls including those owned by the Permittee
- Number of inspections performed on post-construction structural controls
- Summary of enforcement actions.

RESPONSIBLE DEPARTMENT

The Inspection Services Department is responsible for implementing the Post-Construction Minimum Control Measure.

6.0 POLLUTION PREVENTION/GOOD HOUSEKEEPING FOR MUNICIPAL OPERATIONS (MCM-5)

GOAL

The goal of the control measure is to develop and implement a program that o prevents storm water pollution and promote good housekeeping at the various County operations. The permit requires the development and implementation of an employee training program designed to prevent and reduce storm water pollution, to the MEP, from activities such as vehicle parking, fleet and building maintenance, and other applicable municipal operations. The potential benefits realized include reduced storm water pollution from County operations and increased employee awareness regarding the effect of their daily activities on storm water management.

STRATEGIES

Strategy 1: Facility Inventory

The MS4 area contains two facilities maintained by the Public Works Road and Bridge Camp Maintenance crews (Camp 1 and Camp 2). Both facilities are utilized for road equipment parking, vehicle washing, fueling and storage. West Mobile County Park is also located in the area. New facilities within the permit area will be added to the inventory each year.

Strategy 2: Implementing BMPs

The County's pollution prevention/good housekeeping program for daily operations targets non-point source pollutants. These pollutants include, but are not limited to, sediment, trash, nutrients, pathogens and, oil and grease. Each County facility is equipped with a standard operating BMP plan and inspection checklist. The sites are inspected and reports are generated quarterly. The BMP Plans are located in Appendix F

Strategy 3: Training

Staff is trained on pollution prevention measures and methods (e.g., regular street sweeping, proper use of pesticides/herbicides, frequency of cleaning drainage structures). The training is based upon the "*Rain Check Stormwater Pollution Prevention for MS4s*". "Rain Check" instructs employees on how to practice good housekeeping, spill response, materials management, vehicle fueling and washing and the other good housekeeping measures. This training is provided annually to Mobile County employees and to all new hires. Employees also attend various workshops and training events throughout the year.

Strategy 4: Right of Way Maintenance and Litter Control

Public Works employees continuously maintain roadside shoulders, and embankment vegetation. Staff is responsible for vehicle and equipment maintenance, facility maintenance, paint and materials storage and disposal. The road and bridge maintenance crews perform removal of pollutant causing agents found in roadway and ditch areas (e.g., storm drains and catch basins). Public Works is also involved in sediment removal from road and drainage system after significant rain events that cause any sediment deposition within the maintained right of way which could create any form of public safety concern.

The Environmental Enforcement Department addresses clean-up of litter, tires, junk, and other wastes in the County MS4 permitted area.

EVALUATION MEASURES

The effectiveness of the Pollution Prevention/Good House Keeping Program will be determined by annual review of the BMP inspections done by Mobile County Employees. A quality control inspection, based on the quarterly BMP inspections is done annually by the Environmental Services Department.

RESPONSIBLE DEPARTMENT

The Mobile County Public Works Department is responsible for BMPs at Mobile County Facilities and Operations. The Environmental Enforcement Department is responsible for the control of litter and junk removal and the documentation of these efforts.

7.0 WATER QUALITY MONITORING

MS4 Phase II permittees that discharge to an impaired water included on the ADEM 303(d) list or for which a TMDL has been approved, may have monitoring requirements under Part IV.D of the permit and must submit a monitoring plan within 6 months of the date of coverage of the permit.

There are two (2) EPA approved TMDLs for streams located within the Mobile County MS4 boundary. These streams are portions of Rabbit Creek and Dog River and are listed for Pathogens and Organic Enrichment/Dissolved Oxygen. There are two water bodies that have impairment status of 303(d) and have been listed since 1996. Middle Fork Deer River and Halls Mill Creek are listed for organic enrichment and siltation, respectively (Table 1).

The Mobile County MS4 does not impact the majority of the Dog River watershed or the Rabbit Creek watershed. The primary storm water influences to the Middle Fork Deer River watershed appear to be industrial facilities.

Monitoring for turbidity is performed quarterly. Monitoring locations (Halls Mill 1 and Halls Mill 2) are located at overpasses on upper Halls Mill Creek at Cody/Sollie Road. The Water Quality Monitoring Plan is included as Appendix G.

8.0 ANNUAL REPORTING

The County's MS4 Phase II NPDES permit requires the submission of an annual report. This report is certified by the governing body and contains the following information:

- Status of compliance with permit conditions
- Status of the identified measurable goals of reducing the discharge of pollutants and protecting water quality
- Results of information collected and analyzed, including monitoring data, if any, during the reporting period
- A summary of the storm water activities the Permittee plans to undertake during the next reporting cycle
- An assessment of the appropriateness and effectiveness of the identified BMPs
- Any proposed changes to the SWMP along with justification why the change(s) are necessary; and any change in person or persons implementing and coordinating the SWMP.

The Mobile County Environmental Services Department is responsible for assembling information from the various County departments to compile the Annual Report.

Questions or comments regarding the Storm Water Management Program Plan should be directed to:

G. William (Bill) Melton, P.E.
Environmental Services Director
Mobile County Commission
205 Government Street
Mobile, Alabama 36644
billmelton@mobilecounty.net

Appendix A

Mobile County Junk Control Ordinance

TO: S-8 in
J-1

MOBILE COUNTY
JUNK CONTROL ORDINANCE

NO. 07-_____

The Mobile County Commission finds that the adoption and implementation of an ordinance regulating junk and the accumulation of litter, rubbish and junk serves the public interest by affording protection from unhealthy and unsightly conditions in the unincorporated areas of the County. Therefore, pursuant to the authority granted by the Alabama Limited Self Governance Act, the following Junk Control Ordinance was adopted at the regular meeting of the Mobile County Commission convened on the 13th day of August, 2007, as evidenced by the Resolution attached hereto as Addendum A.

BE IT ORDAINED BY THE COUNTY COMMISSION OF MOBILE COUNTY, ALABAMA:

SECTION 1. Short Title

This Ordinance shall be known and may be cited as the "Mobile County Junk Control Ordinance."

SECTION 2. Definitions

The following definitions shall apply in this Ordinance:

- (a) Chief Environmental Officer: That person designated by the County Commission who shall be primarily responsible for the enforcement of this Ordinance, and who directs and supervises all environmental officers and staff.
- (b) Environmental Enforcement Department: The department formerly known as the Litter Patrol Department, which is charged with the enforcement of this Ordinance and operates under the authority of the County Commission.
- (c) Junk: Old or scrap copper, brass, rope, rags, batteries, paper trash, rubber debris, waste or junked, dismantled or wrecked automobiles, or parts thereof, iron, steel, and other old or scrap ferrous or nonferrous material.
- (c) Junkyard: An establishment or place of business which is maintained, operated, or used for storing, keeping, buying or selling junk, or for the maintenance or operation of an automobile graveyard.
- (d) Litter: Rubbish, refuse, waste material, garbage, dead animals or fowl, offal, paper, glass, cans, bottles, trash, scrap metal, debris, or any foreign substance of whatever kind and description, and whether or not it is of value. Any agricultural product in its natural state that is unintentionally deposited on a public highway, road, street, or public right-of-way shall not be deemed litter and the unintentional deposit of an agricultural product in its natural state on a public highway, road, street, or right-of-way shall not constitute a violation of this Ordinance.

(e) Rubbish: Nonputrescible solid wastes, excluding ashes, consisting of both combustible and noncombustible wastes. Combustible rubbish includes paper, rags, cartons, wood, furniture, rubber, plastics, yard trimmings, leaves, and similar materials. Noncombustible wastes include glass, crockery, metal cans, metal furniture, and like materials which will not burn at ordinary incinerator temperatures, not less than 1600 degrees Fahrenheit.

(f) Owner: Any person having an ownership interest in real property, or who leases or manages such property.

(g) Public nuisance: An accumulation of junk which works hurt, inconvenience or damage to all persons who come within the sphere of its operation, though it may vary in its effects on individuals. Absent other welfare, health and safety threats, the mere presence of junk on property in the unincorporated areas of Mobile County shall not constitute a public nuisance if

(1) An automobile is being retained primarily as an antique collector's item and is registered under state law as an antique vehicle; or

(2) The junk is completely screened from public view by fencing, landscaping, berms or other means; or

(3) The junk is stored on land properly licensed as a junkyard under the Mobile County Junkyard Regulations and applicable state law and is in all respects in compliance with the same; or

(4) The junk is stored in an enclosed building which is not in violation of any local, state or federal regulations.

SECTION 3. Control of Junk, Litter and Rubbish

(a) It shall be a violation of this Ordinance for any owner to allow, permit, or suffer the accumulation of junk, litter or rubbish for more than seven (7) days, excluding noncommercial composting and commercial composting for which a valid permit has been obtained, and also excluding the storage of building materials used in constructing or repairing a building or other structure and stored at the site of such building or structure.

(b) The owner of any property on which there exists a public nuisance shall be in violation of this Ordinance.

SECTION 4. Penalties

A civil penalty in the amount of One Hundred Fifty Dollars (\$150.00) per day shall be assessed for each violation of this Ordinance. Each day in which a violation continues shall constitute a separate offense, and a separate penalty shall be assessed for each separate violation; provided, however, that no person shall pay a penalty in excess of Five Thousand Dollars (\$5,000.00) for any one violation.

SECTION 5. Record Keeping

It shall be the duty of the chief environmental officer to keep, or cause to be kept, accurate records of all matters arising under this Ordinance including, but not limited, to all monies collected in the enforcement thereof, and the cost of its implementation and enforcement.

SECTION 6. Applicability

This Ordinance shall apply to and be enforced in all unincorporated areas of Mobile County and any incorporated area which adopts an Ordinance incorporating the terms hereof.

SECTION 7. Severability

The provisions of this Ordinance are severable. Should any provision shall be declared invalid for any reason, such invalidity shall not affect the validity of the remainder.

SECTION 8. Effective Date

This Ordinance shall become effective on October 1, 2007.

6/14/2010

#27

MOBILE COUNTY

JUNK CONTROL ORDINANCE

NO. 07-_____

AS AMENDED JUNE 14, 2010

P-3
T-3

6/14/2010

#27

The Mobile County Commission finds that the adoption and implementation of an ordinance regulating junk and the accumulation of litter, rubbish and junk serves the public interest by affording protection from unhealthy and unsightly conditions in the unincorporated areas of the County. Therefore, pursuant to the authority granted by the Alabama Limited Self Governance Act, the following Junk Control Ordinance was adopted at the regular meeting of the Mobile County Commission convened on the 13th day of August, 2007, and amended on June 14, 2010.

BE IT ORDAINED BY THE COUNTY COMMISSION OF MOBILE COUNTY, ALABAMA:

SECTION 1. Short Title

This Ordinance shall be known and may be cited as the "Mobile County Junk Control Ordinance."

SECTION 2. Definitions

The following definitions shall apply in this Ordinance:

- (a) Chief Environmental Officer: That person designated by the County Commission who shall be primarily responsible for the enforcement of this Ordinance, and who directs and supervises all environmental officers and staff.
- (b) Environmental Enforcement Department: The department formerly known as the Litter Patrol Department, which is charged with the enforcement of this Ordinance and operates under the authority of the County Commission.
- (c) Junk: Old or scrap copper, brass, rope, rags, batteries, paper trash, rubber debris, waste or junked, dismantled or wrecked automobiles, or parts thereof, iron, steel, and other old or scrap ferrous or nonferrous material.
- (c) Junkyard: An establishment or place of business which is maintained, operated, or used for storing, keeping, buying or selling junk, or for the maintenance or operation of an automobile graveyard.
- (d) Litter: Rubbish, refuse, waste material, garbage, dead animals or fowl, offal, paper, glass, cans, bottles, trash, scrap metal, debris, or any foreign substance of whatever kind and description, and whether or not it is of value. Any agricultural product in its natural state that is unintentionally deposited on a public highway, road, street, or public right-of-way shall not be deemed litter and the unintentional deposit of an agricultural product in its natural state on a public highway, road, street, or right-of-way shall not constitute a violation of this Ordinance.

(e) Rubbish: Nonputrescible solid wastes, excluding ashes, consisting of both combustible and noncombustible wastes. Combustible rubbish includes paper, rags, cartons, wood, furniture, rubber, plastics, yard trimmings, leaves, and similar materials. Noncombustible wastes include glass, crockery, metal cans, metal furniture, and like materials which will not burn at ordinary incinerator temperatures, not less than 1600 degrees Fahrenheit.

SECTION 3. Control of Junk, Litter and Rubbish

It shall be a violation of this Ordinance for any person having an ownership interest in real property, or who leases or manages such property, to allow, permit, or suffer the accumulation of junk, litter or rubbish for more than fourteen (14) days, excluding noncommercial composting and commercial composting for which a valid permit has been obtained, and also excluding the storage of building materials used in constructing or repairing a building or other structure and stored at the site of such building or structure; provided, this ordinance shall not apply to junk stored on land properly licensed as a junkyard under the Mobile County Junkyard Regulations and applicable state law.

SECTION 4. Penalties

A civil penalty in the amount of One Hundred Fifty Dollars (\$150.00) per day shall be assessed for each violation of this Ordinance. Each day in which a violation continues shall constitute a separate offense, and a separate penalty shall be assessed for each separate violation; provided, however, that no person shall pay a penalty in excess of Five Thousand Dollars (\$5,000.00) for any one violation.

SECTION 5. Record Keeping

It shall be the duty of the chief environmental officer to keep, or cause to be kept, accurate records of all matters arising under this Ordinance including, but not limited, to all monies collected in the enforcement thereof, and the cost of its implementation and enforcement.

SECTION 6. Applicability

This Ordinance shall apply to and be enforced in all unincorporated areas of Mobile County and any incorporated area which adopts an Ordinance incorporating the terms hereof.

SECTION 7. Severability

The provisions of this Ordinance are severable. Should any provision shall be declared invalid for any reason, such invalidity shall not affect the validity of the remainder.

SECTION 8. Effective Date

This Ordinance shall become effective on October 1, 2007; provided, the amendments adopted on June 14, 2010 shall be effective immediately upon their adoption.

MOBILE COUNTY
JUNK CONTROL ORDINANCE
NO. 07-_____
AS AMENDED NOVEMBER 8, 2010

The Mobile County Commission finds that the adoption and implementation of an ordinance regulating junk and the accumulation of litter, rubbish and junk serves the public interest by affording protection from unhealthy and unsightly conditions in the unincorporated areas of the County. Therefore, pursuant to the authority granted by the Alabama Limited Self Governance Act, the following Junk Control Ordinance was adopted at the regular meeting of the Mobile County Commission convened on the 13th day of August 2007, and amended on June 14, 2010 and November 8, 2010.

BE IT ORDAINED BY THE COUNTY COMMISSION OF MOBILE COUNTY,
ALABAMA:

SECTION 1. Short Title

This Ordinance shall be known and may be cited as the "Mobile County Junk Control Ordinance."

SECTION 2. Definitions

The following definitions shall apply in this Ordinance:

(a) Chief Environmental Officer: That person designated by the County Commission who shall be primarily responsible for the enforcement of this Ordinance, and who directs and supervises all environmental officers and staff.

(b) Environmental Enforcement Department: The department formerly known as the Litter Patrol Department, which is charged with the enforcement of this Ordinance and operates under the authority of the County Commission.

(c) Junk: Old or scrap copper, brass, rope, rags, batteries, paper trash, rubber debris, waste or junked, dismantled or wrecked automobiles, or parts thereof, iron, steel, and other old or scrap ferrous or nonferrous material.

(d) Junkyard: An establishment or place of business which is maintained, operated, or used for storing, keeping, buying or selling junk, or for the maintenance or operation of an automobile graveyard.

(e) Litter: Rubbish, refuse, waste material, garbage, dead animals or fowl, offal, paper, glass, cans, bottles, trash, scrap

metal, debris, or any foreign substance of whatever kind and description, and whether or not it is of value. Any agricultural product in its natural state that is unintentionally deposited on a public highway, road, street, or public right-of-way shall not be deemed litter and the unintentional deposit of an agricultural product in its natural state on a public highway, road, street, or right-of-way shall not constitute a violation of this Ordinance.

(f) Rubbish: Nonputrescible solid wastes, excluding ashes, consisting of both combustible and noncombustible wastes. Combustible rubbish includes paper, rags, cartons, wood, furniture, rubber, plastics, yard trimmings, leaves, and similar materials. Noncombustible wastes include glass, crockery, metal cans, metal furniture, and like materials which will not burn at ordinary incinerator temperatures, not less than 1600 degrees Fahrenheit.

SECTION 3. Control of Junk, Litter and Rubbish

It shall be a violation of this Ordinance for any person having an ownership interest in real property, or who leases or manages such property, to allow, permit, or suffer the accumulation of junk, litter or rubbish for more than fourteen (14) days, excluding noncommercial composting and commercial composting for which a valid permit has been obtained, and also excluding the storage of building materials used in constructing or repairing a building or other structure and stored at the site of such building or structure; provided, this ordinance shall not apply to junk stored on land properly licensed as a junkyard under the Mobile County Junkyard Regulations, the ordinances of any municipality which has contracted with the County Commission for enforcement of this ordinance, or applicable state law.

SECTION 4. Penalties

A civil penalty in the amount of One Hundred Fifty Dollars (\$150.00) per day shall be assessed for each violation of this Ordinance. Each day in which a violation continues shall constitute a separate offense, and a separate penalty shall be assessed for each separate violation; provided, however, that no person shall pay a penalty in excess of Five Thousand Dollars (\$5,000.00) for any one violation.

SECTION 5. Record Keeping

It shall be the duty of the chief environmental officer to keep, or cause to be kept, accurate records of all matters arising under this Ordinance including, but not limited, to all monies

collected in the enforcement thereof, and the cost of its implementation and enforcement.

SECTION 6. Applicability

This Ordinance shall apply to and be enforced in all unincorporated areas of Mobile County and the police jurisdiction of any municipality which has contracted with the County Commission for enforcement of this Ordinance.

SECTION 7. Severability

The provisions of this Ordinance are severable. Should any provision be declared invalid for any reason, such invalidity shall not affect the validity of the remainder.

SECTION 8. Effective Date

This Ordinance shall become effective on October 1, 2007; provided, the amendments adopted on June 14, 2010 and November 8, 2010 shall be effective immediately upon their adoption.

P-2
T
10
AM

MOBILE COUNTY
JUNK CONTROL ORDINANCE

The Mobile County Commission finds that the adoption and implementation of an ordinance regulating junk and the accumulation of litter, rubbish and junk serves the public interest by affording protection from unhealthy and unsightly conditions in the unincorporated areas of the County. Therefore, pursuant to the authority granted by the Alabama Limited Self Governance Act, the following Junk Control Ordinance was adopted at the regular meeting of the Mobile County Commission convened on the 13th day of August, 2007, and amended on June 14, 2010, November 8, 2010, and November 28, 2011.

BE IT ORDAINED BY THE COUNTY COMMISSION OF MOBILE COUNTY, ALABAMA:

SECTION 1. Short Title

This Ordinance shall be known and may be cited as the "Mobile County Junk Control Ordinance."

SECTION 2. Definitions

The following definitions shall apply in this Ordinance:

- (a) Chief Environmental Officer: That person designated by the County Commission who shall be primarily responsible for the enforcement of this Ordinance, and who directs and supervises all environmental officers and staff.
- (b) Environmental Enforcement Department: The department formerly known as the Litter Patrol Department, which is charged with the enforcement of this Ordinance and operates under the authority of the County Commission.
- (c) Junk: Old or scrap copper, brass, rope, rags, batteries, paper trash, rubber debris, waste, iron, steel, and other old or scrap ferrous or nonferrous material,
- (d) Junked Motor Vehicle: Any vehicle which is partially dismantled, nonoperative, wrecked, junked, or discarded, or parts thereof. A vehicle will be considered nonoperative if it cannot be safely operated or if it is incapable of being moved under its own power or if it may not be legally operated due to lack of any legal requirement including a current license tag. Provided, such term shall not include any vehicle in an enclosed building, any vehicle on the premises of a business enterprise operated in a lawful place and manner if the vehicle is necessary to the operation of the enterprise, or any vehicle in the process of repair or restoration on property under the control of the owner of the vehicle. Any such repair or restoration shall be accomplished in a reasonable time not to exceed six months and vehicles held for repair or restoration shall not be utilized for storage, and vegetation shall not be allowed to grow up and around them and, after six months, such vehicles shall be removed to an enclosed building or to a site where they may not be observed from the roadway or adjoining property.
- (e) Junkyard: An establishment or place of business which is maintained, operated, or used for storing, keeping, buying or selling junk, or for the maintenance or operation of an automobile graveyard.

(f) Litter: Rubbish, refuse, waste material, garbage, dead animals or fowl, offal, paper, glass, cans, bottles, trash, scrap metal, debris, or any foreign substance of whatever kind and description, and whether or not it is of value. Any agricultural product in its natural state that is unintentionally deposited on a public highway, road, street, or public right-of-way shall not be deemed litter and the unintentional deposit of an agricultural product in its natural state on a public highway, road, street, or right-of-way shall not constitute a violation of this Ordinance.

(f) Rubbish: Nonputrescible solid wastes, excluding ashes, consisting of both combustible and noncombustible wastes. Combustible rubbish includes paper, rags, cartons, wood, furniture, rubber, plastics, yard trimmings, leaves, and similar materials. Noncombustible wastes include glass, crockery, metal cans, metal furniture, and like materials which will not burn at ordinary incinerator temperatures, not less than 1600 degrees Fahrenheit.

SECTION 3. Control of Junk, Litter and Rubbish

It shall be a violation of this Ordinance for any person having an ownership interest in real property, or who leases or manages such property, to allow, permit, or suffer the accumulation of junk, junked motor vehicles, litter or rubbish for more than fourteen (14) days, excluding noncommercial composting and commercial composting for which a valid permit has been obtained, and also excluding the storage of building materials used in constructing or repairing a building or other structure and stored at the site of such building or structure; provided, this ordinance shall not apply to junk stored on land properly licensed as a junkyard under the Mobile County Junkyard Regulations, the ordinances of any municipality which has contracted with the County Commission for enforcement of this ordinance, or applicable state law.

SECTION 4. Penalties

A civil penalty in the amount of One Hundred Fifty Dollars (\$150.00) per day shall be assessed for each violation of this Ordinance. Each day in which a violation continues shall constitute a separate offense, and a separate penalty shall be assessed for each separate violation; provided, however, that no person shall pay a penalty in excess of Five Thousand Dollars (\$5,000.00) for any one violation.

SECTION 5. Record Keeping

It shall be the duty of the chief environmental officer to keep, or cause to be kept, accurate records of all matters arising under this Ordinance including, but not limited, to all monies collected in the enforcement thereof, and the cost of its implementation and enforcement.

SECTION 6. Applicability

This Ordinance shall apply to and be enforced in all unincorporated areas of Mobile County and the police jurisdiction of any municipality which has contracted with the County Commission for enforcement of this Ordinance.

SECTION 7. Severability

The provisions of this Ordinance are severable. Should any provision be declared invalid for any reason, such invalidity shall not affect the validity of the remainder.

SECTION 8. Effective Date

This Ordinance shall become effective on October 1, 2007; provided, the amendments adopted on June 14, 2010, November 8, 2010, and November 28, 2011 shall be effective immediately upon their adoption.

STATE OF ALABAMA)

COUNTY OF MOBILE)

I, Glenn L. Hodge, Deputy Administrator, Mobile County Commission, hereby certify the foregoing is a true and correct copy of the County Junk Ordinance approved August 13, 2007, and as amended November 8, 2010.

IN WITNESS WHEREOF, I hereunto set my hand and the official seal of the Mobile County Commission on this the 17th day of June, 2014.



Deputy Administrator
MOBILE COUNTY COMMISSION

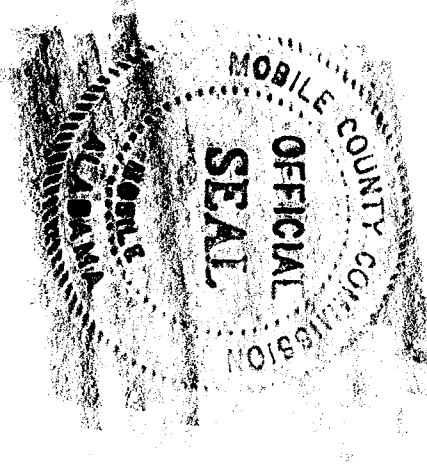


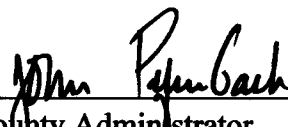
STATE OF ALABAMA }
COUNTY OF MOBILE }

CERTIFICATE

I, John F. Pafenbach, County Administrator, Mobile County Commission, hereby certify the foregoing is a true and correct copy of the Mobile County Junk Ordinance approved August 13, 2007, and as amended November 28, 2011.

IN WITNESS WHEREOF, I hereunto set my hand and the official seal of the Mobile County Commission on this the 23rd day of June, 2014.





County Administrator
MOBILE COUNTY COMMISSION

Appendix B

Storm Water Collection SOP and Illicit Discharge Checklist

Illicit Discharge Inspection SOP

Illicit Discharge Potential Determination

Compile and evaluate the information to define risk ranking to determine which sub-watersheds are high, medium, or low priority using the following score. Based on the risk ranking score, prioritize the screening areas.

Score Category	Land Use	303 (d) list	Stormwater outfall density	Average Age of Development	Past discharge complaints
High (3)	Industrial	Impaired by illicit discharge or stormwater	>20	>50	>10
Medium (2)	Commercial	Impaired by other sources	10 - 20	25-50	5-10
Low (1)	Residential	Not impaired	< 10	<25	<5

Dry Weather Screening Checklist

The purpose of this procedure is to provide direction for early detection and elimination of any illicit discharge into surface water within the Mobile County boundary. The following process should be utilized when screening for illicit discharges:

1. Review GIS stormwater outfall maps.
2. Review and identify low, medium, and high risk sub-watershed areas based on illicit discharge potential areas, based on:
 - ✓ Past discharge complaints/reporting area,
 - ✓ Poor dry weather water quality,
 - ✓ Density of stormwater outfalls, and
 - ✓ Average age of development.
3. Prioritize the screening areas based on risk ranking.
4. Visit and conduct visual inspection of each outfall starting with high priority sub-watersheds.
5. Follow the Illicit Discharge Detection & Elimination Standard Operating Procedure (SOP) for all outfall inspections.
6. If discharge is detected, take sample and deliver to the appropriate lab for testing. Make sure to:
 - ✓ Take photograph, GPS location, and directions to the discharge.
7. Report to the Environmental Director.
8. Attempt to track down the source and if source is identified, refer to *Illicit Discharge Detection and Elimination a Guidance Manual for Program Development and Technical Assessments* about investigation and/or fixing the illicit discharge.
9. Keep all IDDE documentation on file.

Visual Inspection

1. The staff should be trained in field safety and proper sample collection techniques. The visual inspection should be completed during dry weather conditions to minimize the possibility of general groundwater input. A 72-hour antecedent dry period should be observed prior to the site visit to reduce the possibility of observing stormwater runoff rather than illicit discharges.
2. Complete an IDDE Field Checklist and follow the SOP for each outfall. It is important to record information in the Collector app for accurate outfall location.
3. If flow at the outfall is observed, make sure to describe the flow on the field checklist.

If Illicit Discharge is Detected Use Sample Kit

If Flow Present - Sample Collection

A 72-hour antecedent dry period should be observed prior to sampling. Always wear disposable latex gloves when sampling and conducting field analyses. Samples should be collected using the following methods:

1. Using a clean wide mouth glass bottle, collect a sample directly from the flow. Take the grab sample from the horizontal and vertical center of the channel, if possible. Hold the container so the opening faces upstream.
2. Rinse the bottle once with water from the channel for conditioning and discard.
3. Collect a sample for laboratory or office analysis. Transfer samples into proper containers (e.g., from glass bottle to sample container). The land use surrounding the outfall will determine what parameters the discharge should be monitored for. Refer to the SOP and/or flow chart for more information.
4. Label the sample bottles with the site ID.
5. Place sample containers on-ice for transport to the laboratory.
6. Complete the Chain-of-Custody form and deliver to the analytical laboratory immediately following sample collection.
7. Record all additional relevant information in field note book and complete the Chain-of-Custody documentation for the Report.

DRY WEATHER MONITORING/ILLCIT DISCHARGE FIELD SCREENING INSPECTION CHECKLIST

(Now in Collector App)

Outfall Location

Outfall ID:	Date:	Time:
Last Rainfall: <input type="checkbox"/> < 24 Hours <input type="checkbox"/> < 48 Hours <input type="checkbox"/> < 72 Hours <input type="checkbox"/> > 72 Hours		
Land Use: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Undeveloped		

Inspection

Clarity: <input type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input type="checkbox"/> Opaque <input type="checkbox"/> SUS Solids <input type="checkbox"/> Other
Color: <input type="checkbox"/> Clear <input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green <input type="checkbox"/> Grey <input type="checkbox"/> Brown <input type="checkbox"/> Other
Odor: <input type="checkbox"/> None <input type="checkbox"/> Musty <input type="checkbox"/> Sewage <input type="checkbox"/> Rotten Eggs <input type="checkbox"/> Petroleum/Gas <input type="checkbox"/> Other
Floatables: <input type="checkbox"/> None <input type="checkbox"/> Oily Sheen <input type="checkbox"/> Garbage/Sewage <input type="checkbox"/> Foam <input type="checkbox"/> Other
Deposits/Stains: <input type="checkbox"/> None <input type="checkbox"/> Sediments <input type="checkbox"/> Oily <input type="checkbox"/> Other
Flow: <input type="checkbox"/> None <input type="checkbox"/> Trickle <input type="checkbox"/> Moderate <input type="checkbox"/> Substantial
Condition of Outfall: <input type="checkbox"/> Vegetation <input type="checkbox"/> Concrete <input type="checkbox"/> Rip-Rap <input type="checkbox"/> Bare <input type="checkbox"/> Other
Comments:

Appendix C

Subdivision Regulations

2005043548 Book-5793 Page-1256
Total Number of Pages: 23

SUBDIVISION REGULATIONS

MOBILE COUNTY, ALABAMA

Adopted

December 13 , 2004

Amended

April 26, 2005

Prepared by

The Mobile County Engineering Department

CONTENTS

	Page
Section 1. General Provisions	2
1.1 Authority.....	2
1.2 Jurisdiction.....	2
1.3 Purpose.....	2
1.4 Policy.....	2
1.5 Application of Regulations.....	3
1.6 Interpretation.....	3
1.7 Validity.....	3
1.8 Effective Date.....	3
Section 2. Definitions.....	4
2.1 Usage.....	4
2.2 Words and Phrases Defined.....	4-9
Section 3. Procedures for Plat Approval.....	10
3.1 General.....	10
3.2 Preliminary Conference.....	10
3.3 Preliminary Plat and Engineering Plan Review.....	11
3.4 Final Plat.....	13
3.5 Minor Subdivisions.....	14
Section 4. Design Guidelines.....	14
4.1 General Requirements.....	14
4.2 Streets.....	15
4.3 Blocks.....	17
4.4 Lots.....	17
4.5 Drainage Easements.....	18
Section 5. Improvements.....	18
5.1 General Requirements.....	18
5.2 Engineering Requirements.....	18
5.3 Maintenance Bond.....	18
5.4 Formal Acceptance of Public Rights-of-Way.....	19
Section 6. Modifications.....	19
Section 7. Private Subdivisions.....	19
7.1 Policy.....	19
7.2 General Requirements.....	19
7.3 Geometric Design.....	20
7.4 Structural Requirements for Roadways in Private Road Subdivision.....	20
7.5 Design Requirements.....	20
Section 8. Special Watershed Protections.....	20
8.1 Detention Requirements.....	20
8.2 Maintenance.....	21
Section 9. Administration, Enforcement and Amendment.....	21
9.1 Administration.....	21
9.2 Enforcement.....	21
9.3 Amendment.....	22
9.4 Appeal Process.....	22

SECTION 1. GENERAL PROVISIONS

1.1 Authority

Pursuant to authority granted under Title 11, Chapter 24, Sections 1 through 9, Code of Alabama, 1975 and 1986 Cumulative Supplement, the Mobile County Commission does hereby exercise the power and authority to review, approve and disapprove plats for subdivisions within the subdivision jurisdiction of Mobile County, Alabama, as set forth in these Regulations.

1.2 Jurisdiction

From and after the date of adoption, these Regulations shall govern each and every subdivision of land in all unincorporated areas of Mobile County that do not lie within the planning jurisdiction of any municipal planning commission presently organized and functional or which shall become organized and functional within six months of the date the Mobile County Commission assumes such jurisdiction by publishing and adopting notice thereof.

1.3 Purpose

The purpose of these Regulations is to establish procedures and guidelines for the development of subdivisions or proposed additions to existing subdivisions within the subdivision jurisdiction of Mobile County, Alabama, in order to regulate the minimum size of lots, the planning and construction of all streets, roads and drainage features, and to require the proper installation of water and sewer facilities as required by the Board of Health.

1.4 Policy

1.41 Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace, and land shall not be subdivided until proper provision has been made for drainage, potable water, sewerage disposal and access.

1.42 Any owner of land, which lies within the area of jurisdiction of the Mobile County Commission, who wishes to subdivide or re-subdivide such land into two (2) or more lots, parcels, plats, or other divisions of land for the purpose, whether immediate or future, of sale or of building development, shall submit to the County Engineer and County Health Department, if individual septic tanks are to be used for approval, a plat of the subdivision which shall conform to the minimum requirements set forth in these Regulations.

1.43 No subdivider shall proceed with any improvements or with the installation of utilities in a subdivision until such subdivision plat shall have been reviewed and the Construction Plans administratively approved by the County Engineer and written

approval by the Mobile County Health Department, if individual septic tanks are to be used.

1.44 No subdivider shall proceed with the sale of lots or the erection of buildings, excluding required public improvements and utility structures, within a subdivision until such subdivision plat shall have been granted Final Plat approval entered in writing on the plat and signed by the County Engineer and recorded in the Office of the Probate Judge of Mobile County by the Developer.

1.5 Application of Regulations

From and after the date of filing a certified copy of these Regulations with the Probate Judge, no subdivision plat of land within the planning jurisdiction of these Regulations shall be filed or recorded, nor shall any lots be sold until the plat shall have been submitted to and approved by the County Engineer and County Health Department if individual septic tanks are to be used and recorded with the Probate Judge. The Probate Judge, upon receipt of a copy of these Regulations, shall not thereafter file or record a plat of a subdivision of land located within the County's subdivision jurisdiction, as defined herein, without the approval of such plat in accordance with these Regulations.

1.6 Interpretation

In their interpretation and application, the provisions of these Regulations shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

Where any provision of these Regulations impose restrictions different from those imposed by any other provision of these Regulations, or any other ordinance, rule or regulation, or other provisions of law, whichever provisions are more restrictive or impose higher standards shall control.

1.7 Validity

The requirements and provisions of these Regulations are severable, and should any section or part thereof be declared by any court of competent jurisdiction to be unconstitutional or invalid, the decision of the court shall not affect the validity of the Regulations as a whole or any section or part thereof other than the section or part so declared to be unconstitutional or invalid.

1.8 Effective Date

These Regulations shall take effect six months from the date of adoption and publication as required by law.

Adopted: December 13, 2004

SECTION 2. DEFINITIONS

2.1 Usage

For the purpose of these Regulations, certain words and phrases used herein are defined in this section. Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; the plural number includes the singular number; shall is always mandatory.

2.2 Words and Phrases Defined

ACCESSORY BUILDING/STRUCTURE

A detached, subordinate building or structure, located on the same building site with the main structure, the use of which is incidental to that of the main structure.

ALLEY

A public right-of-way primarily designed to serve as a secondary access to the side or rear of properties whose principal frontage is on some other street.

ARTERIAL

A road or street which connects areas that produce a large amount of trip generation. Arterials have dual function to move traffic and to provide access to land uses, particularly the high trip-generating commercial activities.

BLOCK

A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad right-of-way, shorelines of waterways, or other boundary lines.

BUILDING

Any structure built for the support, shelter, or enclosure of persons, animals, chattels, or moveable property of any kind.

BUILDING SETBACK LINE

A line generally parallel to and measured from the front property line in front of which no structure may be erected.

BUFFER ZONE

The area: Within 100 feet of a public drinking water source; within 50 feet of perennial streams and their associated wetlands; and within 25 feet of natural drainage features and their associated wetlands. This zone only applies to Section 8 of these regulations.

BUILDING SITE

The land occupied or to be occupied by a principal structure and any accessory structures including open spaces, required yards and parking.

COLLECTOR STREET

A route whose primary function is to collect traffic from an area and move it to the arterial street system while also providing substantial service to abutting land use, and which typically does not have extensive continuity.

CORNER LOT

A lot which occupies the interior angle at the intersection of two (2) street lines.

COUNTY

Mobile County, Alabama.

COUNTY ADMINISTRATOR

The duly designated Administrator of Mobile County, Alabama.

COUNTY COMMISSION

The Mobile County Commission or its assigns.

COUNTY ENGINEER

The duly designated Engineer of Mobile County, Alabama.

COUNTY SPECIFICATIONS

All construction specifications which have been adopted by the County Commission or as approved by the County Engineer.

CUL-DE-SAC

A minor street with only one outlet and having an appropriate terminal for the safe and convenient reversal of traffic movement.

DEDICATION

The transfer of property from private to public ownership.

DEPTH OF LOT

The mean horizontal distance between the front and rear lot lines.

DEVELOPER

The owner or his designated representative of land proposed to be subdivided.
Consent shall be required from the legal owner of the premises.

DOUBLE FRONTAGE LOT

A lot having a frontage on two (2) non-intersecting streets as distinguished from a corner lot.

DWELLING

Any covered structure intended for the shelter, housing or enclosure of persons.

EASEMENT

A grant by a property owner of the use of land for a specified purpose or purposes by the general public or a corporation, or person(s); or as created by operation of law.

ENGINEER

An engineer properly licensed in the State of Alabama.

ENGINEERING PLANS

The drawings on which the proposed subdivision improvements are shown and which, if approved, will be used for construction of the improvements.

FINAL PLAT

A plat of a tract of land which meets the requirements of these Regulations and is in proper form for recording in the Office of the Probate Judge of Mobile County, Alabama.

FLOOD WAY

The stream channel and the portion of the adjacent flood plain which must be reserved solely for the passage of flood waters in order to prevent an increase in upstream flood heights of more than one (1) foot above the pre-development conditions.

For the purpose of these Regulations, flood ways shall be defined as follows:

The flood ways as identified or delineated in the Flood Insurance Study for Mobile County, Alabama.

Reference is hereby directed to Section 4.11 of this Regulation.

HEALTH DEPARTMENT

The Mobile County Health Department.

HUNDRED (100) YEAR FLOOD

A flood which has, on the average, a one (1) percent chance of being equaled or exceeded in any given year.

IMPROVEMENTS

Street surfacing, curb and gutter, water mains, sanitary sewers, storm sewers, utilities, monuments, and other appropriate items.

LAND SURVEYOR

A land surveyor properly licensed in the State of Alabama.

LOT

A tract, plot, or portion of land in a subdivision or other parcel of land intended as a unit separated from other parcels by description, for the purpose, whether immediate or future, of transfer of ownership or for building development.

LOT OF RECORD

A lot which is part of a subdivision, the plat of which has been recorded in the Office of the Probate Judge of Mobile County.

MAJOR LOCAL ROAD

A street that serves as a link to communities or significant areas. Links streets of equal or higher functional classification. Access to abutting property is moderate.

MAJOR SUBDIVISION

A subdivision not classified as a minor subdivision, including but not limited to subdivisions of six (6) or more lots, or any size subdivision requiring any new streets or extension of the local governmental facilities, or the creation of any public improvements.

MINOR LOCAL ROAD

A street that serves as a link to an isolated area and typically is the only access road from a higher functional classification street. Access to abutting property is moderate to high.

MINOR SUBDIVISION

A subdivision containing not more than five (5) acres nor more than five (5) contiguous lots fronting on an existing street, not involving any new street or road or the extension of public facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property.

OWNER

Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient proprietary interest in the land sought to be subdivided under these Regulations.

PRELIMINARY PLAT

A tentative plan of the proposed subdivision submitted to the County Engineer and County Health Department if individual septic tanks are to be used.

PRIVATE ROAD

Road not owned or maintained by County, Municipal, State or Federal Agency, whether or not it has public access.

PRIVATE ROAD SUBDIVISION

A Subdivision, as defined herein, in which no roadway, drainage structure or other infrastructure is dedicated to, accepted by, or maintained by the County.

PROBATE JUDGE

The Judge of Probate of Mobile County, Alabama.

RESERVE STRIP

A strip of land retained for private ownership for the purpose of controlling access to land dedicated or intended to be dedicated for a street or other public use.

RESIDENTIAL STREET

A street that serves to link residential areas to streets of a higher functional classification, or may be part of an internal grid of residential streets serving as the only access to residential properties.

RESUBDIVISION

A change in a map of an approved or recorded subdivision plat if such change affects any street layout on such map or area reserved thereon for public use, or any lot line; or if it affects any map or plan legally recorded prior to the adoption of any Regulations controlling subdivisions.

ROAD OR STREET

A public right-of-way for vehicular traffic that affords the principal means of access to abutting property.

ROADWAY

The portion of a street available for vehicular traffic; where curbs are laid, the portion between curbs; an open ditch section would include the travelway and shoulders. A roadway does not include a private driveway serving an individual lot or a private driveway serving more than one lot, all of which are not located in a subdivision.

SKETCH PLAN

The sketch plan is drawn prior to the preparation of the Preliminary Plans (or Final Plat in cases of minor subdivisions) to enable the applicant to save time and expense in reaching general agreement with the County Engineer as to the form of the plat and the objectives of these regulations.

SUBDIVIDER

Any person who (1) having an interest in land, causes it, directly or indirectly, to be divided into a subdivision or who (2), directly or indirectly, sells, leases, or develops, or offers to sell, lease, or develop, or advertises for sale, lease or development, any interest, lot, parcel, site, unit, or plat in a subdivision, and who (3) is directly or indirectly controlled by, or under direct, or indirect, common control with any of the foregoing.

SUBDIVISION

The division of a lot, tract, or parcel of land into two (2) or more lots, plats, sites, or other division of land for the purpose, whether immediate or future, of sale or of building development. It includes resubdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory being subdivided. It shall include all divisions of land involving the dedication of a new street or a change

in existing streets. However, the following shall not be included within this definition or be subject to the requirements thereof:

1. Property that is divided by a court order.
2. The division of land into parcels of five (5) acres or more where no new street or roadway access to the lots is involved.
3. The public acquisition by gift or purchase of strips or parcels of land for the widening or opening of streets or for other public uses.
4. The sale, deed or transfer of land by owner to an immediate family member within the meaning of *Code of Alabama (1975), Section 11-24-2(c)*.
5. The construction or development of roads or buildings on private property to be used for agricultural purposes within the meaning of *Code of Alabama (1975), Section 11-24-1(a)(4)*.

SUBDIVISION JURISDICTION

The territorial jurisdiction of the Mobile County Commission over the subdivision of land including all unincorporated areas of the county except areas within the jurisdiction of any organized and functional municipal planning commission.

SURETY

Any surety bond, certificate of deposit, cashiers check, or other acceptable surety as approved by the County Engineer.

TRAVELWAY

The portion of the roadway that is used for the movement of vehicles, exclusive of the shoulders, curb and gutter or asphalt wing.

WATERCOURSE

Any depression serving to give direction to a flow of water, having a bed and well-defined banks and which shall, upon the rule or order of the County Commission also include other generally or specifically designated areas where flooding may occur. The flow of water need not be on a continuous basis but may be intermittent, resulting from the surface runoff of precipitation.

WIDTH OF LOT

The mean horizontal distance between the two side lot lines.

SECTION 3. PROCEDURES FOR PLAT APPROVAL

3.1 General

The procedures for review and approval of subdivision plats by the County consist of the following steps.

- 3.11 Preliminary Conference The subdivider or his agent may present a sketch plat for review and consultation with the County Engineer to obtain information, advice and assistance or may submit a preliminary plat for review and approval before incurring the costs associated with the Final Plat. This will enable him to become familiar with the County Subdivision Regulations and other requirements which might affect the proposed subdivision. During this review, the subdivision will be classified as a major or minor development in compliance with the definitions in Section 2.2.
- 3.12 Engineering Plan Review The subdivider or his agent shall present the Preliminary Plat to the County Health Department if individual septic tanks are to be used and Engineering Plans to the County Engineer for administrative review and approval. The Preliminary Plat and required construction plans shall conform to these Regulations unless special conditions exist which justify any modification of these requirements.
- 3.13 Final Plat The subdivider or his agent shall present the Final Plat of the development for official staff review. Staff approval is indication that the subdivision has been constructed in compliance with approved Engineering Plans and then signed by the County Engineer and recorded by the Developer in Probate Court.

3.2 Preliminary Conference (Optional)

- 3.21 Purpose The purpose of the Preliminary Conference is to enable the subdivider to become familiar with the County Subdivision Regulations and to obtain advice and assistance from the County Engineer's office on his sketch plat prior to incurring the expense of preparing the Preliminary and/or Final Plat. Subdivisions shall be classified as major or minor during this review.
- 3.22 Filing and Review The subdivider shall contact the County Engineer's office to make an appointment for the Conference and sketch review of the proposed development. The sketch plan shall be reviewed by the staff with the applicant and/or his agent at the appointed time. During the review, the applicant shall be advised regarding existing regulatory requirements and ensuing procedures leading to subdivision approval. Developments classified as major subdivisions shall comply with procedures required in Sections 3.3 and 3.4 of these Regulations. Developments classified as minor subdivisions shall be expedited through the abbreviated review procedures detailed in Section 3.5 of these Regulations.

- 3.23 Documents Documents required include the sketch plat which shall be drawn at an approximate scale of one inch to 100 feet and shall show the proposed street layout, ROW width, lot sizes and arrangement, approximate location and sizes of nearest water and sewer lines, existing structures, adjoining streets, north arrow, and proposed use of the land.
- 3.24 Effect of Review The Preliminary Conference should enable the subdivider to proceed with the preparation of a Preliminary Plat and Engineering Plans that will be approvable under the County Regulations.
- 3.25 Time Table for Approval Process County Engineer shall provide approval, or all recommended changes or revisions of the preliminary plat within fourteen (14) calendar days from date of submission. Date of submission receipt required.

3.3 Preliminary Plat and Engineering Plan Review

3.31 Purpose The purpose of the Engineering Plan Review is to provide the preliminary plat and detailed plans and specifications in compliance with the requirements of these Regulations and the detailed construction specifications and engineering requirements to the County. This will enable the County Engineer, with input from other officials and agencies concerned, to hear, administratively review and act on the proposed development.

3.32 Filing and Review The subdivider shall provide the County Engineer's office two (2) copies of the Preliminary Plat and the required Engineering Plans. The Preliminary Plat and Engineering Plans shall be evaluated for accuracy and compliance with these Regulations and the detailed specifications obtained from the County Engineer's Office, by the staff of the Engineering Department. The documents may also be reviewed by other local officials and agencies with jurisdiction governing the development.

3.33 Specifications for Preliminary Plat

1. Name of owner(s) of record;
2. Proposed name of subdivision, date, north arrow, scale, and vicinity map;
3. Name of Land Surveyor;
4. Vicinity map showing location of the subdivision;
5. Boundaries of the tract of land being subdivided shown with bearings and distances;
6. Wetland areas;

7. The location of existing right-of-ways and or easements of record, water courses, on or abutting to the tract being subdivided;
8. Proposed rights-of-way or easements, including locations, widths, purposes, and street names;
9. Proposed lot lines with approximate bearings and approximate distances and lot and block numbers;
10. Site data:
 - a. Acreage in total tract;
 - b. Smallest lot size;
 - c. Total number of lots;
 - d. Linear feet in streets.
11. A flood hazard notation indicating the zone(s) in which the property lies according to the latest Flood Insurance Rate Map (FIRM) for the area shall also be annotated on the plat.

3.34 Specifications for Engineering Plans

Detailed construction specifications and engineering requirements may be obtained from the County Engineer's Office.

3.35 Approval Duration

Approval of the Preliminary Plat and Construction Plans authorizes the applicant to proceed with the construction of the improvements and development of the subdivision within the limitations and conditions set forth in the approval, subject to other required permits from appropriate federal, state and local agencies.

Preliminary Plat and Construction Plan approval shall be effective for one (1) year, unless, upon application in writing, the subdivider requests an extension and the same is granted for one (1) year period of time by the County Engineer. Any plat not receiving final approval within the specified time period shall be null and void, and the applicant shall be required to resubmit a new plat for preliminary approval subject to all subdivision regulations in effect at that time.

Final Plat approval during the period of validity of a Preliminary Plat of any phase or part of a subdivision shall automatically extend the Preliminary Plat approval for the rest of the subdivision for a period of one year from the date of such Final Plat approval of the phase or part of the subdivision, and the same automatic extension shall govern in subsequent cases of submission of a Final Plat of any part of the subdivision. However, any time after the expiration of the initial one-year period during which the Preliminary Plat approval is effective, the County Engineer may notify the subdivider of changes that will be required to meet new or changed

conditions, and a corrected Preliminary Plat (and revised Construction Plans, if applicable) complying with such changes and conditions shall be submitted by the subdivider to the County Engineer prior to the construction or installation of any improvements. Should subdivision be under construction within one (1) year of initial approval, no further extension nor changes in approved plans and specifications shall be required.

3.36. Time Table for Approval Process

County Engineer shall provide approval, or recommend changes or revisions of the construction plans within fourteen (14) calendar days from date of submission of the plans and County Health Department approval if individual septic tanks are to be used. Date of submission receipt required.

3.4 Final Plat

3.41 Purposes The Final Plat shall be based on the approved Preliminary Plat with any required conditions and changes, and shall provide an accurate record of the subdivision as constructed. It shall contain all required signatures and be suitable for recording by the Probate Judge.

3.42 Filing and Review The subdivider shall file with the County Engineer's office an original reproducible Final Plat. The review shall be accomplished by the County Engineer or his designee and shall involve a site inspection and evaluation of the constructed improvements. The review shall take into consideration conformance to the approved Preliminary Plat and Construction Plans, and fulfillment of any conditions of such approval.

3.43 Specifications for Final Plat

The Final Plat shall conform in all respects with the approved Preliminary Plat, including all conditions and required changes. In addition, the Final Plat shall contain:

1. A notarized certification by the land owner of the adoption of the plat and the dedication of streets and easements.
2. A certification by a Land Surveyor that the plat represents a survey made by him, that the monuments shown on the plat actually exist as located, and that all dimensional and other data are correct. The plat shall conform to the *Standards of Practice for Surveying in the State of Alabama*.
3. A certification that the Final Plat has been approved for recording. Such certification shall have a space for the signature of the County Engineer.

3.44 Effect of Review Upon satisfactory review, site inspection and evaluation of improvements, Final Plat approval shall be given within 14 calendar days. In such case, the County Engineer shall sign the plat. If the review is unsatisfactory due to

discrepancies in the preliminary plat as approved and construction plans as approved, the County Engineer shall disapprove the plat and state the grounds for disapproval and the conditions under which it may be resubmitted for reconsideration. An approved Final Plat shall be recorded in the Office of the Probate Judge of Mobile County within twelve (12) months of the date of approval, and within 14 calendar days of acceptance of the roads for County Maintenance by the County Commission; otherwise, such approval shall be null and void.

3.5 Minor Subdivisions

- 3.51 Purpose The purpose of this section is to simplify the preparation and to expedite the review of plats for minor subdivisions. A minor subdivision is one containing not more than five contiguous lots where every lot fronts on an existing public roadway and which development does not require any improvements or the extension of any public facilities.
- 3.52 Filing and Review The subdivider shall consult with the County Engineer to determine eligibility for filing under this section prior to having a plat prepared. Upon concurrence of the County Engineer, the subdivider shall prepare and submit an original reproducible of a Final Plat to the County Engineer's office. Review of the plat shall be accomplished by the County Engineer or his designee and shall take into consideration conformance with the requirements of these Regulations and other applicable standards and requirements.
- 3.53 Specifications for Final Plat The Final Plat shall conform in all respects and details with the specifications for Final Plats in Section 3.43.
- 3.54 Effect of Review Upon satisfactory review and site inspection (if necessary), Final Plat approval shall be given within 14 calendar days. In all other respects, the effect of review for Final Plats in Section 3.44 shall apply to minor subdivisions.

SECTION 4. DESIGN GUIDELINES

4.1 General Requirements

Detailed construction specifications and engineering requirements may be obtained from the County Engineering Department.

- 4.11 Land Subject to Flooding Subdivision and other new construction that encroaches upon a federally-designated special flood hazard area as delineated on the most currently adopted Mobile County Federal Insurance Rate Maps shall conform to the Mobile County Flood Damage Prevention Ordinance.

1. Subdivision Review

Delineation of the Flood Zone shall be shown on a subdivision plat by elevation.

2. Fill and/or Excavation is Prohibited Unless a FLOOD WAY is Designated. Administration of floodplain regulations will include the prohibition of new construction, substantial improvements, or other development (including fill) within "A" zones until a FLOOD WAY is delineated. This fill will include on-site sewage disposal systems with mound designs. Fill in this case will also include fill used for bulkheads and pier construction that includes a design with any form of siding or other surface area that may result in a hydraulic impedance such as a boat house. Any fill in an "A" zone will require a permit from the Building Inspection Services Department and/or a detailed flood way analysis or no-impact certification from an Alabama licensed professional engineer. Waivers to the regulation are not allowed, except by the County Engineer.

3. Tide/Storm Surge Influenced Areas Areas under possible influence of tides or storm surge require case-by-case consideration. An analysis for a flood way determination will use a 1% chance (100-year) storm and mean high tide conditions. Some conditions may warrant approval with the submission of a certification from a Professional Engineer stating that in his opinion no impact to the base flood elevation or floodplain width is possible from the proposed design.

4.12 Natural Features The design of subdivisions shall be such as to protect streams or other water bodies. All other appropriate Federal and State permits must be acquired. A written statement that all applicable Federal and State permits have been acquired shall be provided to the County Engineer prior to approval of the Construction Plans.

4.13 Names The names of subdivisions and proposed new streets shall not duplicate nor phonetically closely approximate existing names of subdivisions or streets in Mobile County. The subdivider shall check the proposed subdivision and street names with the County Engineer prior to preparing the Preliminary Plat. Street names shall be subject to approval of the County Engineer.

4.2 Streets

4.21 Frontage on Improved Roads Proposed subdivision developments shall have frontage on and access from an existing federal, state or county highway; or a proposed new street shown on a Preliminary Plat submitted for approval. All new streets shall be paved and constructed to guidelines obtained from the County Engineer. Where a subdivision borders on or contains an existing or proposed arterial or collector, the County may require that access to such arterial or collector street be limited by use of the following means:

1. Lots shall be laid out so as to back onto the arterial and front on a parallel minor street; no access shall be provided from the arterial or collector street directly to the lots.

2. The subdivision shall be designed with a series of cul-de-sacs, short loops, or U-shaped streets entered from and designed generally at right angles to such parallel street, with the rear lines of their terminal lots backing onto the arterial or collector street.

4.22 Intersections Street intersections shall be at right angles or nearly so. Where, for topographic or other reasons, an intersection cannot be at right angles, it shall be so designed as to insure safety. There shall be a minimum number of intersections of minor streets with arterials or collectors. Street jogs with centerline offsets less than 150 feet should be avoided if practical.

4.23 Construction Specifications All streets in any subdivision, whether such streets shall be private or dedicated for public use, shall be paved, and constructed to County requirements. Detailed construction specifications and engineering requirements may be obtained from the County Engineer's office.

The following guidelines shall apply:

	Arterial Street	Collector Street	Major Local	Minor Local	Residential	Cul-de-Sac (Turnaround)	Private Road
Minimum Right-of-Way	100'	80'	60'	50'	50'	(100' diam.)	50'
Minimum Travelway	Note ¹	Note ¹	22'	20'	20'	(80' diam.)	18'
Maximum Grade	Note ¹	Note ¹	10%	12%	16%	10%	16%
Minimum Angle of Intersection	Note ¹	Note ¹	75°	75°	75°	75°	
Minimum Intersection Offset	Note ¹	Note ¹	150'	150'	150'		150'
Minimum Curb Radius at Intersection	Note ¹	Note ¹	25'	25'	20'	20'	20'
Minimum Horizontal Curve Radius	Note ¹	Note ¹	Note ¹	Note ¹	100'	100'	100'
Minimum Reverse Curve Tangent	Note ¹	Note ¹	Note ¹	Note ¹	100'		100'

Note¹: Refer to Design Criteria in current AASHTO Policy

4.3 Blocks

The lengths, widths and shapes of blocks shall be determined with due consideration of the limitations and opportunities of topography, the provision of building sites suitable to the intended uses, and the need for convenient access, circulation, safety, and control of traffic. Blocks shall normally have two tiers of lots of appropriate depths, although single-tier lots may be permitted in blocks adjacent to expressways, arterials, collector streets, railroads and watercourses to separate residential development from non-residential uses and through vehicular traffic.

4.4 Lots

4.41 Size and Shape of Lots The size, shape and orientation of lots shall be appropriate to the location of the subdivision and to the type of development and use contemplated.

4.42 Minimum Dimensions Minimum lot sizes shall be as follows or as required by the Board of Health:

1. Where served by an approved public or private water supply and sanitary sewer system, lots shall be a minimum of 6,000 square feet in area and not less than 25 feet wide at the right-of-way line. Innovative subdivisions with lots less than the minimum square feet as specified above may be acceptable and approved.
2. Where served by an approved public or private water supply but not by an approved public or private sanitary sewer system, lots shall be a minimum of 15,000 square feet in area and not less than 25 feet wide at the right-of-way line.
3. Where approved public or private water and sewer services are not provided, lots shall be a minimum of 20,000 square feet in area and not less than 25 feet wide at the right-of-way line.

4.43 Setbacks Front building setbacks shall be a minimum of 25 feet.

4.44 Corner Lots Corner lots intended for residential use shall have adequate width and depth to provide front setbacks for structures to face either street.

4.45 Side Lot Lines Side lot lines shall be approximately at right angles or radial to Street lines.

4.46 Street Access Every lot in a subdivision shall abut on and have adequate access to an existing street or to a proposed new subdivision Street that will be constructed to County requirements. All subdivision streets, except Private Roads, shall be dedicated for public use at the time of Final Plat approval.

4.5 **Drainage Easements**

Whether it be by means of open ditches, closed storm drains, or curbs and gutters, the subdivision shall have an adequate storm water collection system. Easements for the maintenance and repair of the drainage system shall be reflected on the Preliminary and Final Plats, as well as the Construction Plans.

SECTION 5. IMPROVEMENTS

5.1 **General Requirements**

Street, utility, and other improvements shall be installed in each new subdivision in accordance with the standards and requirements of these Regulations and the detailed construction specifications and engineering requirements. Approval of the Final Plat shall be subject to the proper installation of such improvements, as determined by the County Engineer, or the posting of a surety or irrevocable letter of credit in such form and amount as approved by the County Engineer, such amount not to exceed 125% of the estimated cost of completion, to secure the actual construction of such improvements.

5.2 **Engineering Requirements**

5.21 Improvements shall be made in accordance with good engineering practices and in compliance with the requirements of these Regulations and the detailed construction specifications and engineering requirements, and any other applicable agency requirements.

5.22 Water Supply Where a public water supply is reasonably accessible, as determined by the Board of Health, the subdivider shall construct a water supply system connected to such public water supply with a stub-out for each lot in the subdivision.

5.23 Sanitary Sewers Where a public sanitary sewer is reasonably accessible, as determined by the Board of Health, the subdivider shall construct a sewer collection system and connect to such public sewer system with a stub-out for each lot in the subdivision.

5.3 **Maintenance Bond**

Upon approval by the County Engineer and prior to the acceptance by the County of any improved street or roadway intended for dedication to public use, the owner may be required to post a maintenance bond with the County in an amount considered adequate by the County Engineer to assure the satisfactory construction of the improvements for a period of time to be set by the County.

5.4 Formal Acceptance of Public Rights-of-Way

The platting of streets, approval of plats by the County, recording of plats in the Probate Judge's Office, and dedication on plats of public rights-of-way do not constitute acceptance by the County Commission for public ownership and maintenance of any rights-of-way or other areas intended for public use shown on the plats. The County Commission accepts streets or other areas for public ownership and maintenance only by formal resolution specifying the street names and segments upon recommendation by the County Engineer.

SECTION 6. MODIFICATIONS

In cases where the strict application of any of these Regulations would result in peculiar and practical difficulties that are not self-imposed, the County may modify the application of the Regulations to relieve such difficulty. The difficulty must be inherent in the exceptional topographic or other extraordinary or exceptional characteristics of the tract proposed to be subdivided and shall not be the result of actions of the subdivider. No modification shall be made that will produce a conflict with the intent and purposes of these Regulations, and any modification shall be the minimum modification that will make possible the reasonable subdivision of the land.

SECTION 7. PRIVATE SUBDIVISIONS

7.1 Policy

No Subdivisions with unpaved roads, whether private or public, will be permitted. Private Road Subdivisions will be allowed. All such Private Road Subdivisions must be paved but may be constructed to a lesser standard than that required of publicly maintained Subdivisions as is more fully set out herein. It is the policy of the Mobile County Commission not to impose any paving standards on private driveways. Nothing contained herein shall be construed to restrict or prohibit a private driveway serving a single lot or a private driveway serving more than one lot.

7.2 General Requirements

7.21 Plats All roadways, drainage structures and other infrastructure shall be plainly marked and identified on all Private Subdivision Plats as "Private - Not To Be Maintained By The State of Alabama Or By Mobile County."

7.22 Licensed Professional Engineer All Private Road Subdivision plans must bear the signature and seal of a Licensed Professional Engineer who designed the Subdivision. Upon completion of construction of the Subdivision, the Licensed Professional Engineer must certify to Mobile County that all work has been done in accordance with the plans and specifications.

7.3 Geometric Design

Depending on the size of the Private Subdivision and anticipated traffic volume, the minimum design standards for "Residential or Single Purpose Local Street Subdivision" or "Two Directional One Lane Residential or Single Purpose Local Street Subdivision" shall be used.

7.31 Residential or Single Purpose Local Street Subdivision
Design for this Category of Private Subdivision will follow Chapter 3 of the *Mobile County Commission Design Policy for Paving Dirt Roads*, Current Edition.

7.32 Two Directional One Lane Residential or Single Purpose Local Street Subdivision
Design for this Category of Private Subdivision will follow Chapter 4 of the *Mobile County Commission Design Policy for Paving Dirt Roads*, Current Edition.

7.4 Structural Requirements For Roadways In Private Road Subdivisions

Over an improved subgrade, a minimum of six (6) inches of granular soil base must be constructed, overlaid by a minimum of 135 pounds per square yard of hot mix asphalt (HMA).

7.5 Design Requirements

Good engineering practice, judgment and criteria shall be employed to control storm water runoff, and water detention shall be employed where required by such good engineering practice, judgment and criteria. Best management practices (BMP) shall be used during construction.

SECTION 8. SPECIAL WATERSHED PROTECTIONS

8.1 Detention Requirements

In any watershed which contains a public drinking water source, including, but not necessarily limited to, the J. B. Converse Watershed, no field lines or septic tanks may be constructed or maintained within a "flood prone area" as defined in *Code of Alabama (1975), Section 11-19-1(3)* or within a "Buffer Zone" as defined herein. Within any such watershed, storm water detention facilities are required in any Subdivision whether a Private Subdivision or a subdivision which will be accepted by the County. Detention criteria shall include a maximum release rate equivalent to the 10 year storm pre-development rate. The minimum detention capacity shall accommodate the volume of a 50 year post development storm. The licensed Professional Engineer must certify that the design of the Private Road Subdivision and its storm water detention features are designed in accord with these Regulations. Any storm water detention facility must be shown in the plans and on the recorded subdivision plat as a common area not maintained by Mobile County or the State of Alabama.

8.2 Maintenance

The Licensed Professional Engineer must submit a plan for maintenance of any drainage easements not maintained by the County and storm water detention facilities. The owner of any subdivision must provide a signed acknowledgment as to who will own and maintain any such storm water detention facilities and easements, and such owner must covenant that the maintenance responsibility will run with the land and is enforceable by any person or entity damaged by an owner's failure to maintain such facilities. Where the maintenance responsibility is vested in a property owners' association, articles of incorporation for such property owners' association must be submitted which must state that such association has perpetual maintenance responsibility for any such storm water detention facilities and easements, and that such maintenance responsibility constitutes a covenant that will run with the land and is enforceable by any person or entity damaged by an owner's failure to maintain such facilities. Such signed acknowledgments and articles of incorporation must be recorded of record with the Judge of Probate of Mobile County.

Each five years after initial submission of a plan for maintenance and immediately upon any change in ownership, the owner of the subdivision storm water detention facilities shall re-submit the maintenance plan with a professional engineer's statement affirming the current operation of the facilities related to the initial and ongoing intended purpose. If any deficiency exists, the statement shall describe the correcting actions and schedule for completing these actions.

SECTION 9. ADMINISTRATION, ENFORCEMENT AND AMENDMENT

9.1 Administration

The County Engineer is appointed by the Mobile County Commission and acts as their authorized agent in the interpretation and enforcement of the plans, specifications and requirements of these Regulations. The County Engineer or his authorized agent, shall determine the amount, quality, and acceptability of the work as specified in these Regulations.

9.2 Enforcement

General It shall be the duty of the County Engineer to enforce these Regulations and to bring to the attention of the County Commission and County Attorney any violations or lack of compliance with these Regulations.

9.21 Violations No owner, or agent of the owner, of any lot located within a subdivision may transfer title of any land by reference to or exhibition of or by other use of a plat of a subdivision, before such plat has been given Final Plat approval by the County Engineer and recorded with the County Probate Judge. The description of such a lot or parcel by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from any penalties or remedies herein prescribed.

9.22 Enforcement Enforcement of these regulations shall be in the manner provided by *Code of Alabama, Section 11-24-3*, as amended. Any owner or developer violating any these regulations shall be fined not less than two hundred fifty dollars (\$250) nor more than one thousand dollars (\$1,000) per lot that has been sold, offered for sale, transferred, or leased to the public. The County Commission shall have the right to enjoin action of the developer or owner by a civil action for the injunction brought in any court of competent jurisdiction in the county commission may recover the penalty set out above in any court of competent jurisdiction.

9.3 Amendment

For the purposes of providing for the public health, safety and general welfare, the County Commission may from time to time amend the provisions imposed by these Regulations. Any article, section, subsection, or provision of these Subdivision Regulations proposed for amendment shall be subject to a public hearing. Said public hearing shall be advertised a minimum of fifteen (15) days prior to the date of the hearing. Notice of the public hearing shall be published in a newspaper of general circulation published in the County and shall contain the time, place of the hearing, and description of the proposed amendment.

9.4 Appeal Process

Subdivider, owner, or its agent, may appeal any administrative decision made by County Engineer or his designee to the Mobile County Commission for its review and approval or may take further action through the appropriate judicial process.

State of Alabama-Mobile County
I certify this instrument was filed on:
June 13, 2005 @ 3:49:30 PM
S.R. FEE \$2.00
RECORDING FEES \$58.50
TOTAL AMOUNT \$60.50

2005043548
Don Davis, Judge of Probate

Appendix D

Engineering Requirements and Construction Specifications

Assistant County Engineer
W. Bryan Kegley II, P.E., P.L.S.

Engineering Manager - Design
Kimberly N. Sanderson, P.E.

Engineering Manager - Construction
James Vorpahl, P.E.



Deputy Public Works Director
Richard A. Mitchell, P.E.

Engineering Manager - Development
Matthew D. Barclift, P.E., CFM

Traffic Manager
James D. Foster

MOBILE COUNTY PUBLIC WORKS

CONSTRUCTION SPECIFICATIONS AND ENGINEERING REQUIREMENTS FOR SUBDIVISIONS IN MOBILE COUNTY, ALABAMA

Table of Contents

- I. Jurisdiction
 - II. Purpose
 - III. Specifications
 - IV. Design Guidelines
 - A. Roadways
 - B. Drainage
 - C. Detention/Retention
 - D. Flood Zones
 - E. Utilities
 - V. Construction Guidelines
 - Exhibit A – Typical Curb and Gutter Section
 - Exhibit B – Typical Open Ditch Section
 - Exhibit C – Typical R-5 (Roll Curb) Section
 - Exhibit D – Typical R-3 (Valley Curb) Section
 - Exhibit E – Type “X” Inlet Detail
- Appendix A: Subdivision Checklist and Subdivision Application
Appendix B: Certifications, Release & Servitude, Warranty Deed Samples
Appendix C: Permit to Develop

**CONSTRUCTION SPECIFICATIONS AND
ENGINEERING REQUIREMENTS FOR SUBDIVISIONS
IN MOBILE COUNTY, ALABAMA**

- I. JURISDICTION: Unincorporated areas of Mobile County, Alabama.
- II. PURPOSE: Promulgate the guidelines for the design and construction of the roadway & drainage features of major subdivisions. Detail the submittal, administrative review and inspection procedures necessary to facilitate the Mobile County Commission's approval of subdivision developments and acceptance of the constructed subdivision streets for maintenance.
- III. SPECIFICATIONS: Materials and workmanship shall be in accordance with the "Current Edition of the Alabama Department of Transportation Standard Specifications for Highway Construction." References to any applicable "State of Alabama Special and Standard Highway Drawings" shall be the Current Edition.
- IV. DESIGN GUIDELINES:
- A. Roadways
1. All reference to *Alabama Department of Transportation Standard Specifications for Highway Construction* shall be the Current Non-Metric Edition. All reference to State of Alabama Special and Standard Highway Drawings shall be the current edition.
 2. The signature area where the County Engineer is to sign shall read "Administrative Approval: Assistant County Engineer." The design speed is to be noted on the title sheet. All sheets shall have P.E. seal on them.
 3. A written acknowledgment of the design guidelines used for the roadway system must be provided on the title sheet. Provide a vicinity map of appropriate scale on the title sheet.
 4. If the subdivision is located within a Planning Commission jurisdiction, a copy of the Planning Commission's preliminary approval with any conditions of approval shall be submitted.
 5. The roads shall be given names for the purpose of assigning addresses.
 6. A summary of quantities should be included in the construction plans.
 7. Under-drains are to be placed around Common Areas within platted right-of-way, prior to placement of pavement if these areas are capable of receiving any type of sprinkler system. Under-drains are to discharge to the drainage system.

8. All stub streets must be paved. A ravel curb shall be placed at the terminus of dead end roads. County of Mobile will install the permanent end of roadway sign.
9. Two or more underground utilities are required to be installed during construction if a 50' width right-of-way is to be used. Otherwise, a minimum of 60' width right-of-way will be required.
10. Provide a four (4) feet (minimum) taper width at the tie-in to the edge of pavement on existing County roads.
11. A joint detail on how new pavement joins existing pavement shall be provided.
12. A minimum of sixteen (16) feet of lane width shall be provided on each lane of the entrance when islands are incorporated in the design.
13. The nose of the island at the entrance shall be ten (10) feet from the edge of pavement of an existing County road.
14. Place a note on the construction plans that the shoulder width and slope of the existing County road must be maintained in the area of the subdivision entrance.
15. Address the intersection sight distances as defined by the "A.A.S.H.T.O. Policy on Geometric Design of Highways and Streets", Chapter 9, for each proposed intersection with an existing County or State maintained road. The stopping sight distances are to be noted at each station on the plan/profile sheets.
16. Cross sections of the streets are required. Proposed undercut depths, limits of proposed right-of-way and slope easements and proposed roadway section shall be shown.
17. Curb and gutter roadways must provide A.D.A. compliant wheelchair ramps at locations where sidewalks will be constructed. A detail of said ramps will be required. Lot slopes must be designed to allow sidewalk installations to meet A.D.A. requirements, including at driveway crossings.
18. Provide a buried pipe installation detail for the pipe within the right-of-way indicating material requirements and compaction requirements.
19. Some written indication must be provided stating that all other appropriate federal and state permit(s) have been obtained.

20. If the project disturbs more than 1.0 acre, provide a copy of the A.D.E.M. NPDES permit and CBMPP where appropriate.
21. Provide a copy of the geotechnical recommendations for the proposed roadway build-up. The recommendations should be based upon bores taken at approximate 300 feet intervals along the proposed alignment and at areas of concern. The recommendations shall be incorporated into the roadway design. Any variation from the geotechnical recommendation must be justified in writing by the consulting engineers to the County and subsequently approved by the County prior to constructing.
22. All cul-de-sacs shall be constructed within areas which will be dedicated right-of-way upon acceptance of maintenance by the County and recording of the plat. If a proposed street is more than 300 feet in length or serves more than three (3) lots and does not connect to another existing County maintained road, or does not connect to a street proposed in the unit of the subdivision being submitted for administrative review, then the following will apply:
 - a.) Within a planning commission jurisdiction
 - 1.) A 40 feet radius (min.) bituminous concrete surfaced cul-de-sac shall be constructed. Typical section shall be approved by the County.

or
 - 2.) Provide a copy of the applicable planning commission waiver of bituminous concrete surfaced cul-de-sac, and a cashier check in the amount of \$30,000 made payable to the “Mobile County Gas Tax Fund (7¢).”

and

Construct a temporary 40 feet radius (min.) aggregate surfaced cul-de-sac of adequate typical section as approved by the County.
 - b.) Outside of a planning commission jurisdiction
 - 1.) Construct a permanent 40 feet radius (min.) bituminous concrete surfaced cul-de-sac of adequate typical section approved by the County.

or
 - 2.) Construct a temporary 40 feet radius (min.) bituminous concrete surfaced or aggregate surfaced cul-de-sac of adequate typical section approved by the County.

and

Provide a cashier check in the amount of \$30,000 made payable to the “Mobile County Gas Tax Fund (7¢).”

The Cashier Check will be returned upon completion of the roadway which eliminates the need for the temporary cul-de-sac.

23. Provide a signed and sealed *Certificate of Professional Engineering Design for Acceptance of a Subdivision in Mobile County*.
24. A Traffic Control Plan shall be included in the plan set. The Traffic Control Plan will be reviewed and approved by the County. The Traffic Control Plan should conform to the M.U.T.C.D.
25. If the site is located adjacent to a State right-of-way, a copy of the permit from the Department of Transportation shall be supplied to the Mobile County Engineering Department prior to approval.
26. The signature of the County Engineer or Assistant County Engineer on the title sheet shall serve as the permit from the County to perform work *within the County right-of-way*. The Engineer will not allow improvements associated with the subdivision or land disturbing activity to be constructed within the County right-of-way prior to obtaining approval of the Construction Plans or a Permit to Develop.
27. Prior to any land disturbing activity, including but not limited to, clearing and grubbing, grading, or excavation, a "Permit to Develop" must be obtained from Mobile County Public Works. Issuance of this permit will be subject to compliance with all other requirements set out herein.
28. See attached Exhibits A, B, C, & D for roadway typical sections and material requirements.

B. Drainage

1. A written statement of the Design Criteria utilized for the drainage system must be provided. Design Criteria includes, but is not limited to, return periods for sizing infrastructure and methodology used for calculation of runoff and detention/retention volumes and release rates.
2. All circular pipes beneath a roadway used within proposed rights-of-way in Mobile County are to be reinforced concrete pipe with rubber gaskets. All arch pipes beneath a roadway used within proposed rights-of-way in Mobile County shall be reinforced concrete pipe with ram neck seals.
3. Cross drains are to be designed based on a 25-year storm event. 15 inch diameter or an equivalent size arch pipe is the minimum pipe size allowed.
4. Drainage easements should be indicated on the plans. All easements should be denoted for dimensions and function.

5. Provide storm drainage calculations showing pre and post development discharge for 10-year, 50-year and 100-year storms. The drainage calculations must bear the stamp and signature of the design engineer. Show the Q_{10} value at all discharge points on the plans.
6. A note should be added to the set of plans stating that the contractor shall adhere to “The Alabama Handbook for Erosion Control, Sediment Control, and Stormwater Management on Construction Sites and Urban Areas, Volumes 1 & 2, Current Edition.” The plan shall provide appropriate notes, details, and methods for the prevention of sediment laden storm water runoff or eroded materials from leaving the construction site. A grading plan shall be provided demonstrating site layout with appropriate BMP’s shown. The Engineer of Record should provide monthly reports during construction that document compliance with the above requirements.
7. A Release & Servitude Agreement in favor of Mobile County is required from the owner of the property upon which storm water from an existing County right-of-way or a right-of-way that the County is requested to inspect and accept for maintenance, is discharged upon.
8. The S-type inlets at curves of radii less than 100' should be relocated from these curves to minimize damage caused by turning vehicles. A Type “X” inlet should be utilized within a curve if an inlet is necessary within a curve. See attached Exhibit E.

C. Detention/Retention

Reference is made to Section 8 of the Subdivision Regulations of Mobile County, Alabama for Special watershed protections.

1. In any watershed which contains a public drinking water source, including, but not necessarily limited to, the J. B. Converse Watershed, or any 303(d) watershed impacted by land development, or any property located within the Mobile County MS4 Boundary, storm water detention facilities are required.
2. Detention criteria shall include a maximum release rate equivalent to the 10 year storm pre-development rate. The minimum detention capacity shall accommodate the increase in volume for a 100 year post development storm. The Alabama licensed Professional Engineer must certify that the design of the subdivision development and its storm water detention features are designed in accord with these Requirements. Any storm water detention facility must be shown in the plans as an area not maintained by Mobile County or the State of Alabama.
3. An Alabama Licensed Professional Engineer must submit a plan for

maintenance of any drainage easements not maintained by the County and any storm water detention facilities. This Detention Area Maintenance Plan (DAMP) shall include an annual inspection and reporting requirement with reports to be forwarded to Mobile County Public Works. The owner of any subdivision development must provide a signed acknowledgment as to who will own and maintain any such storm water detention facilities and easements, and such owner must covenant that the maintenance responsibility will run with the land and is enforceable by any person or entity damaged by an owner's failure to maintain such facilities.

4. Where the maintenance responsibility is vested in a property owners' association, articles of incorporation for such property owners' association must be submitted which must state that such association has perpetual maintenance responsibility for any such storm water detention facilities and easements, and that such maintenance responsibility constitutes a covenant that will run with the land and is enforceable by any person or entity damaged by an owner's failure to maintain such facilities. In the event the property owners' association becomes defunct, the property owners in the subdivision shall bear 1/nth responsibility for compliance with the maintenance plans and annual reporting. Such signed acknowledgments and articles of incorporation must be recorded with the Judge of Probate of Mobile County.
5. **Each year** after initial submission of a plan for maintenance and immediately upon any change in ownership, the owner of the subdivision development's storm water detention facilities shall submit to the County an update to the maintenance plan with a qualified professional's statement affirming the current operation of the facilities related to the initial and ongoing intended purpose. If any deficiency exists, the statement shall describe the corrective actions and the schedule for completing these actions. A permit may be required for these improvements.

For areas outside of special watersheds and the Mobile County MS4 Boundary the following criteria will be applicable:

6. If any drainage is to be connected to a County right-of-way, pre-development and post-development drainage calculations based on a 10-year storm (minimum) prepared by a Professional Engineer Licensed in the State of Alabama shall be submitted with the plan. If the storm flows are increased more than 1.0 c.f.s., a facility to detain/retain said flows shall be designed. Minimal requirements shall include routing the 10-year, 50-year and 100-year (24 hour storms) and detaining any flows greater than the applicable pre-developed discharge. The control structure and outfall shall be profiled, and an emergency relief provided. Calculations indicating the storage volume, sizing of the orifice and discharge rate are

required.

7. For drainage flows not coming to a County right-of-way, detention is not mandated, but is recommended. If detention is provided, the criteria listed for flows coming to the County right-of-way (see Item 6 above) should be utilized. If detention is not provided, a “Release and Servitude Agreement” in favor of Mobile County, shall be obtained from the adjacent property owner(s) on which flows will be discharged. A copy of the “Release and Servitude Agreement” must be submitted with the final documentation, prior to the County placing the subdivision on the Mobile County Commission Agenda for acceptance of maintenance. The Alabama Licensed Professional Engineer shall submit with the drainage calculations a narrative report of the downstream effects from additional runoff at the storm water outfall indicating that consideration of this effect had been taken into account. The narrative and drainage calculations must bear the seal and signature of the design engineer.
8. Any area within an island or area containing a detention/retention basin should be shown on the plans and on the final plat as a common area not maintained by Mobile County or the State of Alabama.
9. Provide a signed acknowledgment from the owner of the property as to who will own and maintain the detention pond facilities. Where the maintenance responsibility is vested in a property owners’ association, covenants and maintenance plan should be submitted that include language such that in the event the property owners’ association becomes defunct, the property owners in the subdivision shall bear 1/nth responsibility for compliance with the maintenance plans and reporting.

D. Flood Zones

1. The flood zone designation, community panel number, & map number as obtained from a Federal Emergency Management Agency Flood Hazard Boundary Map dated March 17, 2010, or subsequent LOMR, shall be shown. Flood zones (and floodways, if established), shall be delineated on the subdivision plan. If the subdivision site contains a flood zone designated as A1 - A30 or “AE” zone, then the limits of the “A” flood zone shall be delineated by physical elevations corresponding to the established base flood elevation from the F.E.M.A. Flood Insurance Rate Map. The method of determination shall be stated on the plat. If improvements which involve filling are proposed within an “A” zone without an established base flood elevation, or an “A” zone with a B.F.E. without a delineated floodway, the developer shall provide a flood study with the subdivision submittal insuring that the proposed fill will not raise the water surface elevation more than 1.0 foot. No improvements will be permitted within a designated floodway

2. Reference should be made to the Mobile County Flood Damage Prevention Ordinance. Any proposed development that lies within a Special Flood Hazard Area, whether in whole or in part, shall submit a “Permit to Develop in a Special Flood Hazard Area.”
3. Reference is hereby made to Section 4.1 of the Subdivision Regulations of Mobile County, Alabama.

E. Utilities

1. All applicable specifications and details shall be provided within the construction plan set or references provided to applicable specifications.
2. Thrust block details and other pertinent details of the water line are to be shown and included within the plans. Fire hydrants and light poles are to be located outside of the clear zone.
3. Indicate the proposed location and the termination of utilities with reference to the right-of-way and/or a property corner or other definable object. Actual locations will be indicated on the As-Built documents.

V. CONSTRUCTION GUIDELINES

Reference is hereby made to Section 5 of the Subdivision Regulations of Mobile County, Alabama.

1. The “Permit to Develop” must be placed in a conspicuous location on the construction site so that anyone can see the permit. This permit must be posted and visible throughout the entire construction process. Failure to have the permit posted may result in a Stop Work Order.
2. The name of the State Licensed Contractor who is to perform the construction of the subdivision and their License Number should be provided to the County Engineer’s office prior to the beginning of construction. The Engineer will be responsible for insuring that the Prime Contractor has at least one of the following major classifications of license per Section 230-X-1-.27 of the State of Alabama Licensing Board for General Contractors Administrative Code:
 - b.) Highways and Streets
 - c.) Municipal and Utility
 - d.) Heavy and Railroad Construction
3. The Engineer of Record shall be responsible for inspecting the construction of the roadways, drainage system and any utilities detailed in the plan set, to insure compliance with the construction plans submitted to the County Engineer. The

Engineer of Record is responsible to provide monthly reports to Mobile County summarizing progress and adherence to the CBMPP or SWPP. Failure to provide timely reports to the County may result in the issuance of Stop Work Orders or delays in the approval or acceptance of developments.

4. The Engineer shall notify each utility affected by the development, providing each utility a copy of the proposed plat and request that each affected utility provide a written report as to whether all provisions affecting the service to be provided by the utility are reasonable and adequate.
5. A sign fee of \$100.00 per intersection shall be submitted upon request for final acceptance of each subdivision.
6. An End of Roadway Signage fee of \$200.00 per terminus shall be submitted upon request for final acceptance of each subdivision.
7. It is expected that all the Engineer's punch list items will be completed prior to inspection by the Mobile County Engineer's office.
8. When the Final Inspection is requested, it is to be done so in writing, and the following materials are to be presented and approved prior to placing the subdivision on the next Mobile County Commission Agenda.
 - a.) Two (2) sets of As-Built Subdivision Plans with a cover sheet bearing the signature of the Assistant County Engineer. All sheets must be sealed by a Professional Engineer Licensed in the State of Alabama.
 - b.) Two (2) copies of the Material Test Reports and Laboratory Certification.
 - c.) Grass Bond.
 - d.) Intersection Signage Fee. (Make check payable to "Mobile County 7¢ Gas Tax Fund").
 - e.) End of Roadway Signage Fee. (Make check payable to "Mobile County 7¢ Gas Tax Fund").
 - f.) Release & Servitude Agreements for storm-water discharge.
 - g.) A copy of each "utility report" noted in Item 4 above. If an affected utility does not provide the Engineer a "utility report" within ten (10) working days of notification by the Engineer, then the Engineer may provide a copy of the notification letter in lieu of the "utility report".
 - h.) A letter from each Public Water Authority or Public Sewer Authority which will be accepting maintenance responsibility of the constructed water/sewer facilities, signed by an authorized agent of said Public

- Water/Sewer Authority, stating that the Authority has accepted the constructed water/sewer facilities for maintenance or that the Authority will accept the constructed water/sewer facilities upon recordation of the record plat.
- i.) *Certificate of Construction for Acceptance of a Subdivision in Mobile County.*
 - j.) One copy of the Final plat.
 - k.) An executed Warranty Deed for proposed Public Rights of Way.
 - l.) Maintenance Covenants and Detention Area Maintenance Plan (DAMP)
 - m.) A letter from the Regional Postmaster for the U.S.P.S. approving the location for the proposed Community Mailbox (CMB).
 - n.) A copy of the video log for pipes within the proposed County Rights of Way and Engineer's Certification that the pipe installations meet the specifications.
8. Upon a satisfactory inspection, or a letter from the consulting engineer stating that all County punch list items generated during the final inspection have been completed in accordance with the project specifications, the subdivision final plat, with all signatures except the County Engineer, shall be submitted to the County Engineer's Office.

Appendix E

Commercial Site Plan Requirements



MOBILE COUNTY PUBLIC WORKS

COMMERCIAL SITE PLAN REQUIREMENTS

For LAND DISTURBANCE PERMITTING

And INTERNATIONAL BUILDING CODE COMPLIANCE (106)

These items are required for the submittal of a commercial site plan. This submittal and its subsequent satisfactory review is required for the purpose of obtaining a building permit. This site plan will be reviewed for its impact on the Mobile County right-of-way and adherence to stormwater requirements within the County's MS4 Boundary (Section 10). It is the Owner and Design Engineer's responsibility to consider the impact on adjacent private properties. These requirements are subject to change without notice.

1. All subdivisions associated with Commercial or Residential Development within a municipal planning commission jurisdiction (which may reach up to five (5) miles into the County from the City Limits) and/or Mobile County's Jurisdiction shall be approved by that entity before the developer submits the site plan to the Mobile County Engineering Department for review.
2. Each site plan submittal shall include a "*Certification of Professional Engineering Design For Site Plan Approval Of A Commercial Site Plan*" as obtained from the County Engineer's Office. Said certification shall have an original signature and seal of an Alabama Licensed Professional Engineer.
3. Three (3) copies of the site plan along with one (1) copy of the Building Construction Plan shall be submitted for every Commercial Development requesting a Building Permit. The one (1) copy of the building construction plans shall be submitted directly to the office of the building inspector. Site plan drawings shall bear the original seal of an Alabama Licensed Professional Engineer.
4. A vicinity map shall be included on the site plan. Include a legal description of property. Provide a copy of the executed lease if site is a lease situation.
5. The site plan shall clearly indicate all accesses to County roads. Maximum driveway width at the right-of-way is 40 feet. Minimum driveway width at the right-of-way is 20 feet and minimum distance between driveways is 20 feet. Driveways will slope away from roads a minimum of ½ in. per ft. for a minimum of 8 feet. Storm water runoff is not allowed to enter into the travelway. There shall be an adequate cover above any driveway pipe. Only reinforced rubber gasket concrete pipe (15" min.) or reinforced ram-neck joint arch concrete pipe can be used within the County right-of-way. If driveways are existing then they shall be noted as existing with radii, pipe size, length & headwalls detailed on the site plan. All accesses to County right-of-way shall be improved to match roadway surfacing.

6. The site plan shall provide appropriate notes, details, and methods for the prevention of sediment laden storm water runoff or eroded materials from leaving the construction site. A grading plan shall be provided demonstrating site layout with appropriate BMP's shown. Reference shall be made to the *Alabama Handbook for Erosion Control, Sediment Control and Stormwater Management on Construction Sites and Urban Areas, Current Edition*. If applicable, a copy of the NPDES permit and CBMPP shall be submitted.
7. The site plan shall have existing and proposed contours at one (1) foot intervals. The site plan shall have all proposed site improvements detailed as to dimensions and construction materials. All surface materials shall be clearly identified and a weighted storm water runoff coefficient shall be determined. Existing facilities shall be noted as Existing. Only that portion of the property that presently drains to the County right-of-way in its pre-development state can be drained to the right-of-way after the property is developed.
8. Pre-development and post-development drainage calculations based on 10-year, 50-year and 100-year storms, prepared and sealed by an Alabama Licensed Professional Engineer shall be submitted with the site plan. Outside of the County's MS4 Boundary, if any drainage is to be connected to a County right-of-way, a detention or retention facility will be required to hold the increase in run-off for a 10-year storm (minimum) due to the development. The engineer shall submit calculations insuring that the detention system will safely pass the resulting flows of the 50-year and 100-year storms. A note should be placed on the site plan stating which entity other than the County of Mobile is responsible for the maintenance of the detention/retention facility.
9. The site plan shall also have all existing and proposed drainage detailed. Any required detention or retention basin shall be detailed. The control structure and outfall shall be profiled, and an emergency relief provided. Calculations demonstrating the storage volume, sizing of the orifice, and discharge rate are required and shall bear the original seal of an Alabama Licensed Professional Engineer.
10. In any watershed which contains a public drinking water source, including, but not necessarily limited to, the J. B. Converse Watershed, or any 303(d) watershed impacted by land development, or any property located within the Mobile County MS4 Boundary, storm water detention facilities are required. Detention criteria shall include a maximum release rate equivalent to the 10 year storm pre-development rate. The minimum detention capacity shall accommodate the increase in volume for a 100 year post development storm. The Alabama Licensed Professional Engineer must certify that the design of the Commercial Site and its storm water detention features are designed in accord with these Requirements. Any storm water detention facility must be shown in the plans as an area not maintained by Mobile County or the State of Alabama.
- 10a. The Alabama Licensed Professional Engineer must submit a plan for maintenance of any drainage easements and storm water detention facilities. The owner of any Commercial Site must provide a signed acknowledgment as to who (other than Mobile County or the State) will own and maintain any such storm water detention facilities and easements, and such owner must covenant that the maintenance responsibility will run with the land and is enforceable by any person or entity damaged by an owner's failure to maintain such facilities. Where the maintenance responsibility is vested in a property owners' association, articles of incorporation for such property owners' association must be

- submitted to the County which must state that such association has perpetual maintenance responsibility for any such storm water detention facilities and easements, and that such maintenance responsibility constitutes a covenant that will run with the land and is enforceable by any person or entity damaged by an owner's failure to maintain such facilities. Such signed acknowledgments and articles of incorporation must be recorded with the Judge of Probate of Mobile County prior to issuance of a Certificate of Occupancy.
- 10b. Each year after initial submission of a plan for maintenance and immediately upon any change in ownership, the owner of the Commercial Site's storm water detention facilities shall submit an update to the maintenance plan with a qualified professional's statement affirming the current operation of the facilities related to the initial and ongoing intended purpose. If any deficiency exists, the statement shall describe the corrective actions and the schedule for completing these actions and an application for a new permit may be required.
 11. Reference should be made to the Mobile County Flood Damage Prevention Ordinance. Any proposed development that lies within a Special Flood Hazard Area, whether in whole or in part, shall submit a "Permit to Develop in a Special Flood Hazard Area."
 12. The flood zone designation, community panel number, map number & date as obtained from a Federal Emergency Management Agency Flood Insurance Rate Map dated March 17, 2010, or subsequent LOMR, shall be shown on the site plan. Flood zones (and floodways, if established), shall be delineated on the site plan. If the commercial site contains a flood zone designated as A1 - A30 or "AE" zone, then the limits of the "A" flood zone shall be delineated by physical elevations corresponding to the established base flood elevation. If improvements which involve filling are proposed within an "A" zone without an established base flood elevation, or an "A" zone with a B.F.E. without a delineated floodway, the developer shall provide a flood study with the commercial site plan submittal insuring that the proposed fill will not raise the water surface elevation more than 1.0 foot. No improvements will be permitted within a designated floodway.
 13. The Alabama Licensed Professional Engineer shall show the A.A.S.H.T.O. intersection sight distances for each proposed intersection with an existing County maintained road. Sites that significantly impact the existing traffic patterns shall depict the adjacent accesses to County right-of-way.
 14. A note shall be added to the site plan requiring the contractor to contact the Mobile County Public Works Engineering Manager at 574-4030 to discuss the conditions of the County maintained road leading to the construction site prior to performing any work within the County maintained right-of-way.
 15. All materials and workmanship proposed within a County right-of-way shall conform to the *Alabama Department of Transportation Standard Specifications for Highway Construction*, Current Edition.
 16. If the site is located adjacent to a State right-of-way, a copy of the permit from the Alabama Department of Transportation shall be supplied to the Mobile County Engineering Department prior to approval by said Mobile County.

CERTIFICATION OF PROFESSIONAL ENGINEERING DESIGN & CONSTRUCTION
FOR SITE PLAN APPROVAL OF A COMMERCIAL SITE PLAN

I, _____, a Professional Engineer registered in the State of Alabama, Registration Number _____, do hereby certify that the commercial site plan for _____, that is hereby submitted to the County Engineer has been designed under my supervision.

I further certify that the drainage system for this site development has been designed to meet, at a minimum, the ten (10) year flood storm criteria. This design will ensure that all drainage waters occurring during a storm of less than ten (10) year storm magnitude will be released onto the County Right of Way or drainage easement at a rate that is less than or equal to the rate being released onto said Right of Way or easement prior to construction of this site as shown on the accompanying drainage calculations submitted with this certification.

I further certify that this site has been designed in accordance with *Alabama Handbook for Erosion Control, Sediment Control and Stormwater Management on Construction Sites and Urban Areas, Current Edition* as shown on the site plans submitted to the County Engineer.

I further certify that I will watch over and assure to the County that all site work will be performed in accordance with the site plans submitted to the County Engineer.

I acknowledge that in the event that Certification given herein shall be determined by the County Engineer to be grossly incorrect, the County may thereafter refuse to accept the certification of the undersigned.

NAME _____

P.E. # _____

TITLE _____

FIRM _____

DATE _____

Rainfall Data for Mobile, AL

Duration (min)	2 YR	10 YR	25 YR	50 YR	100 YR
5	6.05	8.75	9.1	10.1	11
6	5.9	8.42	9	9.9	10.9
7	5.7	8.13	8.85	9.7	10.5
8	5.4	7.86	8.5	9.5	10.2
9	5.3	7.61	8.35	9.2	10
10	5.1	7.38	8	9	9.8
11	5	7.15	7.9	8.65	9.5
12	4.9	6.95	7.75	8.5	9.2
13	4.7	6.75	7.6	8.4	9
14	4.5	6.57	7.4	8.15	8.7
15	4.4	6.4	7.1	7.9	8.5
20	3.9	5.7	6.35	7	7.5
25	3.5	5.17	5.6	6.45	6.9
30	3.2	4.75	5.1	5.75	6.3
40	2.7	4.1	4.4	4.9	5.5
50	2.4	3.61	3.8	4.4	4.7
60	2.1	3.25	3.4	3.9	4.3
120	1.3	1.85	2.2	2.4	2.7
180	0.94	1.45	1.7	1.85	2
240	0.78	1.2	1.4	1.5	1.7
300	0.65	1	1.2	1.3	1.4
360	0.57	0.9	1.1	1.15	1.3
480	0.47	0.73	0.85	0.9	1.1
600	0.4	0.62	0.75	0.83	0.9
720	0.35	0.55	0.65	0.74	0.8
1080	0.26	0.45	0.49	0.55	0.6
1440	0.23	0.35	0.4	0.45	0.5

Rainfall Data for Mobile, AL

PDS-based precipitation frequency estimates with 90% confidence intervals (in inches/hour)¹							
Duration	Average recurrence interval (years)						
	2	10	25	50	100	200	500
5-min	8.68 (7.20-10.4)	11.8 (9.71-14.2)	13.8 (10.9-17.1)	15.3 (11.9-19.2)	16.9 (12.6-21.7)	18.5 (13.1-24.3)	20.6 (14.0-27.8)
10-min	6.35 (5.27-7.60)	8.65 (7.11-10.4)	10.1 (8.00-12.5)	11.2 (8.68-14.1)	12.4 (9.20-15.9)	13.5 (9.62-17.8)	15.1 (10.3-20.3)
15-min	5.16 (4.29-6.18)	7.03 (5.78-8.47)	8.21 (6.50-10.2)	9.13 (7.06-11.4)	10.1 (7.48-12.9)	11 (7.82-14.5)	12.3 (8.36-16.5)
30-min	3.62 (3.00-4.33)	4.99 (4.10-6.01)	5.85 (4.64-7.25)	6.52 (5.04-8.18)	7.2 (5.36-9.23)	7.88 (5.60-10.4)	8.79 (5.99-11.8)
60-min	2.38 (1.97-2.84)	3.3 (2.71-3.97)	3.9 (3.10-4.86)	4.39 (3.40-5.52)	4.89 (3.65-6.29)	5.41 (3.85-7.13)	6.13 (4.18-8.28)
2-hr	1.47 (1.23-1.75)	2.05 (1.69-2.45)	2.44 (1.95-3.02)	2.76 (2.15-3.46)	3.09 (2.32-3.96)	3.44 (2.47-4.52)	3.93 (2.70-5.28)
3-hr	1.11 (0.932-1.32)	1.56 (1.30-1.86)	1.88 (1.51-2.33)	2.14 (1.68-2.68)	2.42 (1.82-3.09)	2.71 (1.96-3.55)	3.13 (2.16-4.20)
6-hr	0.685 (0.576-0.806)	0.993 (0.827-1.18)	1.21 (0.982-1.50)	1.4 (1.10-1.74)	1.59 (1.21-2.03)	1.8 (1.31-2.35)	2.1 (1.46-2.81)
12-hr	0.411 (0.348-0.481)	0.62 (0.519-0.729)	0.768 (0.625-0.942)	0.891 (0.706-1.10)	1.02 (0.781-1.29)	1.16 (0.850-1.51)	1.36 (0.956-1.81)
24-hr	0.243 (0.206-0.282)	0.372 (0.313-0.434)	0.464 (0.381-0.567)	0.542 (0.432-0.668)	0.626 (0.481-0.788)	0.716 (0.526-0.923)	0.844 (0.595-1.11)
2-day	0.14 (0.119-0.161)	0.211 (0.178-0.244)	0.263 (0.218-0.321)	0.308 (0.248-0.379)	0.357 (0.277-0.448)	0.411 (0.304-0.527)	0.487 (0.346-0.640)
3-day	0.101 (0.087-0.116)	0.152 (0.129-0.175)	0.189 (0.157-0.229)	0.221 (0.178-0.269)	0.255 (0.198-0.318)	0.292 (0.217-0.373)	0.346 (0.247-0.452)
4-day	0.081 (0.069-0.092)	0.12 (0.102-0.138)	0.148 (0.123-0.179)	0.173 (0.139-0.210)	0.199 (0.155-0.247)	0.228 (0.169-0.290)	0.268 (0.192-0.350)
7-day	0.053 (0.045-0.060)	0.075 (0.064-0.086)	0.091 (0.076-0.109)	0.105 (0.085-0.127)	0.12 (0.094-0.149)	0.137 (0.103-0.173)	0.161 (0.115-0.208)

PERMIT TO DEVELOP

STATE OF ALABAMA, MOBILE COUNTY

Permit No. _____ Issuance Date _____

This permit expires ONE YEAR from the Issuance Date.

DEVELOPMENT OR SUBDIVISION NAME _____

DEVELOPER _____

TYPE: (CHECK ONE) Minor Major – NPDES No. _____

LOCATION _____

_____ County Commission Proposed Plat Approval _____ Planning Commission Proposed Plat Approval _____ Not Applicable

Date _____ No. Proposed Lots _____

Authorized County Signature _____

For Inspections or Complaints Call INSPECTION SERVICES at (251) 574-3507 or Email INSPECTIONS@MOBILECOUNTY.NET

THIS CARD MUST BE POSTED ON-SITE AT ALL TIMES DURING ANY CONSTRUCTION ACTIVITY.

Appendix F

Facility BMP Plans

BEST MANAGEMENT PRACTICES (BMP) PLAN

MOBILE COUNTY COMMISSION

**CAMP 1 FACILITY
1150 SCHILLINGER ROAD
MOBILE, ALABAMA 36608**

December 2017

Prepared for

**MOBILE COUNTY COMMISSION
205 GOVERNMENT STREET, 7th FLOOR
MOBILE, ALABAMA 36644**

Prepared by

PAYNE ENVIRONMENTAL SERVICES
A Division of Payne Management, Inc.
**7320 HITT ROAD
MOBILE, ALABAMA 36695**
www.Payne-Env.com

TABLE OF CONTENTS

<u>SECTION NO.</u>	<u>TITLE</u>	<u>PAGE NO.</u>
1.0	INTRODUCTION AND GENERAL INFORMATION	1
1.1	Purpose and Organization of This Plan	1
1.2	General Facility Description	1
2.0	ORGANIZATIONAL RESPONSIBILITIES (BEST MANAGEMENT PRACTICES TEAM)	2
3.0	ASSESSMENT	3
3.1	Potential Stormwater Pollution Sources	3
3.2	Potential Spills and Leaks	3
3.3	Assessment Summary	3
3.4	In Place Pollution Prevention.....	3
4.0	GENERAL BEST MANAGEMENT PRACTICES	4
4.1	Good Housekeeping.....	4
4.2	Preventive Maintenance.....	4
4.3	Visual Inspections.....	5
4.4	Spill Prevention and Response.....	6
4.5	Sediment and Erosion Control.....	6
4.6	Management of Runoff.....	7
5.0	SPECIFIC BEST MANAGEMENT PRACTICES	8
5.1	Machine/Vehicle Washing Areas	8
5.2	Painting Activities.....	8
5.3	Engine Maintenance and Storage Activities.....	9
5.4	Material Handling: Containerized Material Storage.....	9
5.5	Material Handling: Designated Material Mixing Areas	10
5.6	Fueling Activities.....	10
5.7	Scrap Material and Stockpiles	10
6.0	IMPLEMENTATION	11
6.1	Employee Training.....	11
7.0	PLAN REVIEW AND UPDATE PROCEDURES	12

LIST OF FIGURES

- Figure 1 Site Vicinity Map
- Figure 2 Site Topographic Map
- Figure 3 Facility Layout Map

LIST OF APPENDICES

- Appendix A Related BMP Documentation

1.0 INTRODUCTION AND GENERAL INFORMATION

1.1 Purpose and Organization of This Plan

Mobile County Commission has prepared this Best Management Practices (BMP) plan to mitigate adverse environmental effects from everyday operation. This plan is designed to minimize the potential for the release of pollutants into waters of the United States from material storage areas, facility site runoff, and waste management.

Following this Introduction (Section 1), the text of this plan comprises separate sections for: Organizational Responsibilities (Section 2); Assessment (Section 3); General Best Management Practices (Section 4); Specific Best Management Practices (Section 5); Implementation (Section 6); and Plan Review and Revision (Section 7).

1.2 General Facility Description

The Mobile County Commission Camp 1 Facility is a vehicle maintenance, fueling station, material storage, and soil and stone stockpile facility located in Mobile, Mobile County, Alabama (see Figure 1). Principal facility components include:

- 1) Fueling area
- 2) Engine maintenance area
- 3) Equipment storage and repair areas
- 4) Scrap material and material stockpile areas
- 5) Paint and solvent storage areas

Products and raw materials stored and handled at the facility include paints and solvents, scrap metal, new and used oil, and periodically, used batteries.

The aforementioned materials and facility components can be seen in the facility layout map (Figure 3).

2.0 ORGANIZATIONAL RESPONSIBILITIES (BEST MANAGEMENT PRACTICES TEAM)

Supervisory and/or field personnel are responsible for maintaining the environmental integrity of the property. These responsibilities are assigned to the following personnel as described below:

Facility Manager:

The Facility Manger is responsible for the overall implementation and management of this BMP Plan. This includes, but is not limited to:

1. Employing new BMPs where applicable.
2. Providing guidance to and directing employees to maintain effectiveness of BMPs in accordance with regulations.
3. Ensuring inspections are in accordance with the BMP checklist provided at the end of this plan.

3.0 ASSESSMENT

3.1 Potential Stormwater Pollution Sources

Potential sources of stormwater pollution are primarily associated with vehicle maintenance, equipment fueling station, and material and waste storage, as well as runoff from exposed and/or stockpiled soils. These potential sources of stormwater contamination include:

- 1) Runoff from fueling areas
- 2) Sedimentation from exposed dirt and/or material stockpiles
- 3) Vehicle Maintenance facility
- 4) Materials storage area
- 5) Effluent from trash receptacles

The standard operating procedures performed at the facility should reduce the chance of stormwater contamination. A site location map, a topographic map, and facility layout map are presented in Figure 1, Figure 2, and Figure 3, respectively.

3.2 Potential Spills and Leaks

Potential spill and leak locations have been considered in the preparation of this plan. Spills and leaks could occur as a result of human or mechanical error.

3.3 Assessment Summary

A review of the data and information, as previously described, has indicated that there are potential sources of stormwater contamination. The Mobile County Commission is constantly striving to improve procedures and operations to eliminate pollution at Camp Facilities.

3.4 In Place Pollution Prevention

Active measures to decrease/remove pollution from stormwater runoff include but are not limited to:

- Appropriate storage of hazardous wastes, paints and solvents, and new and used oil. This includes avoiding open containers when and where ever possible, limiting opportunities for wastes, paints, and oils to spill, and keeping materials under cover.
- Absorbents are placed throughout the facility where they are readily accessible to all work and storage areas
- Trash receptacles in designated areas where they are readily accessible (a few steps away) from all work and storage areas
- Vehicle washdown area with washwater sump is properly maintained and kept clean.
- Oil filter press should be kept clean and well maintained

4.0 GENERAL BEST MANAGEMENT PRACTICES

4.1 Good Housekeeping

Generally, good housekeeping involves sound practice in operations and maintenance of industrial machinery and processes, material storage practices, material inventory controls, routine and regular clean-up schedules, maintaining well organized work areas, and educational programs for employees about all of these practices. Good housekeeping best management practices include:

- Regular grounds maintenance, routine clean-up of trash and other waste materials, and ensuring dumpsters are closed and other receptacles are under cover.
- Routine visual inspection of vehicles and maintenance equipment for leaks or spills of fluids, oils, and fuels.
- Handling, labeling and storage of hazardous materials, oils, wastes and chemicals in a safe and orderly manner.
- Hazardous materials, oils, wastes, and chemicals should be stored under cover and have the proper lid securely closed.
- Maintenance of an up-to-date inventory of hazardous materials and wastes for proper disposal.

4.2 Preventive Maintenance

Preventive Maintenance includes regular inspections and evaluations of equipment and systems in order to prevent accidental discharges of products or wastes, which could adversely affect the environment. Preventive Maintenance as part of this Best Management Practices Plan supplements the current preventive maintenance schedule to include equipment and systems which, in the event of a release, could adversely impact stormwater. Examples of said equipment and systems are fueling pumps, used oil pumps, vehicle washdown area, parts washers, lawn and landscape maintenance machines, road maintenance equipment, oil filter press, etc. Preventive Maintenance Best Management Practices include:

- Determination of equipment and systems that could potentially impact stormwater.
- Periodic inspections of equipment and systems which could potentially impact stormwater.
- Adjustment, repair, or replacement of the equipment and/or systems as necessary.

4.3 Visual Inspections

Visual inspections comprise one method of reviewing the effectiveness of overall stormwater pollution prevention measures but are not meant to be a comprehensive evaluation of the entire Stormwater Pollution Prevention Program. Primarily, visual inspections are used to evaluate possible conditions that may impact stormwater. Visual Inspection Best Management Practices include:

- On a regular basis, visually inspect areas that potentially could adversely impact stormwater to determine if good housekeeping and preventive maintenance measures are adequately performing to prevent stormwater pollution.
- Review results of the visual inspections and make corrective actions if preventive measures are not adequately performing to expectations.
- Maintain visual inspection records in order to track problem areas, systems, or equipment.
- Provide routine inspections at a minimum of once a month of designated equipment and structures that function to prevent stormwater pollution or to remove pollutants from stormwater and of the facility to ensure that the BMP is continually implemented and effective. A log of routine inspections will be maintained at the facility. The log will contain records of all inspections performed for the last three (3) years and the person performing the inspection shall sign each entry.
- A site checklist can be found in Appendix A.

4.4 Spill Prevention and Response

Generally, proper spill prevention and response measures mostly involve good housekeeping, preventive maintenance, and visual inspections to avoid costly spills. If a spill occurs, regardless of severity, immediate and appropriate response is necessary to limit the impact of the spill to the environment. Spill Prevention and Response Best Management Practices include:

- Preventive maintenance of pumps and other equipment.
- Visual inspection of equipment and systems on a regular basis for leaks.
- Load and unload product or materials in accordance with established standard operating procedures.
- Ensure spill kits contain adequate absorbents and are appropriately staged around fueling areas, maintenance shops, and anywhere that includes oil transfer or is subject to oil spilling, regardless of severity.
- Clean up all spills regardless of severity.
- Spent clean up materials are disposed of properly (used oil containers are disposed of by a registered oil disposal company).
- Clean-up of spills must begin immediately. Do not delay response.
- Keep all containers closed to prevent overflows to stormwater.
- Should a spill occur outside of, or escape any of the secondary containment areas, immediate measures (after arresting the spill source and mitigation of fire/explosion hazard) should be taken to block the flow of a spill and prevent it from reaching surface waters.
- Any spill of any magnitude shall be reported to management for appropriate response actions (see Section 1.2 for referenced spill control and/or response manuals).

4.5 Sediment and Erosion Control

Sediment and erosion control measures are used to protect surface water, via stormwater runoff, from suspended material, which can adversely affect water quality. Sediment and erosion control Best Management Practices include:

- Adjust downspouts, drainage and equipment so that their function does not create erosion.
- Limit vehicle washdowns only to the vehicle washing area so that runoff enters the sump and cannot reach other areas.
- Patch or fill holes with gravel in the asphalt and/or concrete to reduce the rate of erosion.
- Institute structural or stabilization measures along natural drainage channels and man-made drainage points to limit erosion.

4.6 Management of Runoff

Runoff management measures are traditional stormwater management practices used to eliminate or reduce pollutants in stormwater. Management of Runoff Best Management Practices include:

- Inspect scrap metal and trash receptacles and remove any improperly handled waste or debris, on a routine basis.
- Inspect flow control devices (weirs, grates, grit chambers, etc.) for soundness on a regular basis.
- Ensure that all dumpsters are closed and other trash receptacles (55-gallon drums) are under cover.

5.0 SPECIFIC BEST MANAGEMENT PRACTICES

5.1 Machine/Vehicle Washing Areas

Pressure washing activities occur primarily in a designated area where sediment cannot enter stormwater sewer systems. The following are Best Management practices for the Pressure washing areas:

- Washout and cleanout activities should be located as far away as possible from surface waters, stormwater inlets, and conveyances.
- Perform pressure washing only in designated area where washwater containment can be effectively achieved, if contaminants are present. Otherwise, collect washwater drainage for settling and/or additional treatment for proper disposal.
- Inspect washout area on a regular basis to clear any debris/sediment that may block the intake grate.
- Only biodegradable and phosphate free detergents and/or surfactants are to be used in cleaning activities that result in a discharge.
- Pressure wash water that is contaminated with paint chips must be collected and properly disposed off-site, or treated prior to discharge.

5.2 Painting Activities

Painting activities occur primarily in designated, closed areas. The following are Best Management practices for the painting areas:

- Keep paint containers securely closed and under cover when not in use.
- Enclose, cover, or contain spray painting activities to the extent practical to prevent or minimize over-spray from reaching the receiving water.
- Mix paints and solvents in designated areas (preferably indoors or under cover) to prevent spills or releases from entering drains, ditches, and surface water.
- Prohibit spray painting activities from being performed during windy conditions that could render the containment ineffective.
- Prohibit un-contained spray painting activities over open water.
- Have absorbent materials and other cleanup items readily available for immediate cleanup of spills.
- Allow empty paint cans and drums to dry before disposal.
- Keep paint and paint thinner only in designated areas.
- Recycle paint, paint thinner and other solvents when possible. Otherwise, properly dispose as required by applicable regulations.
- Train employees on proper painting and spraying techniques, and use effective spray equipment that delivers more paint to the target area and less over-spray.

5.3 Engine Maintenance and Storage Activities

The following are Best Management Practices for Engine Maintenance and Storage Activities:

- Maintain an organized inventory of materials used in the maintenance area.
- Maintain an adequate amount of absorbents throughout the facility, staged appropriately so that they are readily accessed from all work and storage areas.
- Dispose of greasy rags, oil filters, batteries, spent coolant, and degreasers properly in the correct waste containers.
- Label, if necessary for identification, and track the recycling of waste materials (i.e., used oil, spent solvents, batteries).
- Drain oil filters before disposal or recycling.
- Have absorbent materials and other cleanup items readily available for immediate cleanup of spills.
- Store cracked batteries in a non-leaking secondary container.
- Promptly transfer used fluids to the proper container. Do not leave open full drip pans or other open containers around the maintenance area. Empty and clean drip pans and containers.
- Do not pour waste into drains or other containers that could potentially impact the sanitary sewer system or the stormwater drainage system.
- Inspect the maintenance area regularly for proper implementation of control measures.
- Train employees on proper waste control and disposal procedures.

5.4 Material Handling: Containerized Material Storage

The following are Best Management Practices for containerized material storage:

- Store containerized materials (fuels, paints, solvents, etc.) in a protected, secured location and provide sufficient control to prevent releases to the sanitary sewer or adjacent waterways in the event of spills or releases.
- Store reactive, ignitable, or flammable liquids in compliance with the local fire code.
- Identify potentially hazardous materials, their characteristics, and use.
- Keep records to identify quantity, receipt date, service life, users, and disposal routes for all hazardous materials.
- Secure and carefully monitor hazardous materials to prevent theft, vandalism, and misuse of materials.
- Educate personnel for proper storage, use, cleanup, and disposal of materials.
- Use temporary containment where required by portable drip pans.
- Use spill troughs for drums with taps.

5.5 Material Handling: Designated Material Mixing Areas

The following are Best Management Practices for designated material mixing areas:

- Mix paints and solvents in designated areas to prevent spills or releases from entering drains, ditches, and surface waters. Locate designated areas preferably indoors or under a shed.
- If spills occur,
 - (1) Stop the source of the spill immediately.
 - (2) Contain the liquid until cleanup is complete.
 - (3) Deploy oil containment booms if the spill may reach the water.
 - (4) Cover the spill with absorbent material.
 - (5) Keep the area well ventilated.
 - (6) Dispose of cleanup materials properly.
 - (7) Do not use emulsifier or dispersant.

5.6 Fueling Activities

Machine and vehicle fueling activities occur primarily at the covered fueling station. The following are best management practices for the fueling areas:

- Ensure spill kits are staged appropriately, are readily accessible from all work and storage areas, and contain adequate absorbents for minor spills.
- Conduct fueling operations at designated areas, under cover to prevent fuel and/or oil from being exposed to stormwater.
- Personnel fueling machine and/or vehicle must supervise fueling operation from start to finish.
- Set portable containers on the ground before fueling.
- Only fill containers appropriate for fuel storage.

5.7 Scrap Material and Stockpiles

The following are Best Management Practices for the storage of scrap material and material stockpiles:

- Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, and other materials present on the site to precipitation and to stormwater
- Cover soil stockpiles to prevent erosion from precipitation
- Place silt fence around soil stockpiles present on the site to prevent fines from contaminating the stormwater.
- Place material stockpiles in such a manner that untreated stormwater runoff will not enter stormwater sewer system.

6.0 IMPLEMENTATION

6.1 Employee Training

Training shall be provided for personnel required to implement the BMP Plan and documentation of such training will be kept at the facility. Training is required to be performed prior to the implementation date of the BMP and annually thereafter. Employee training at a minimum will address facility processes previously mentioned in this BMP Plan.

7.0 PLAN REVIEW AND UPDATE PROCEDURES

Periodic review of this plan shall be performed. The BMP Plan will be modified whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to a water of the state. Revisions shall be made as soon as practicable following any significant change affecting the plan and as necessary for routine updating. Responsibility for review and revisions is that of the Facility Manager or his designee.

FIGURES



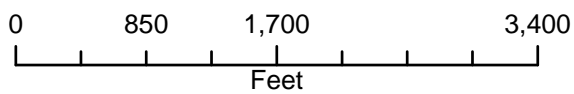
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

LEGEND



Approximate Site Boundary

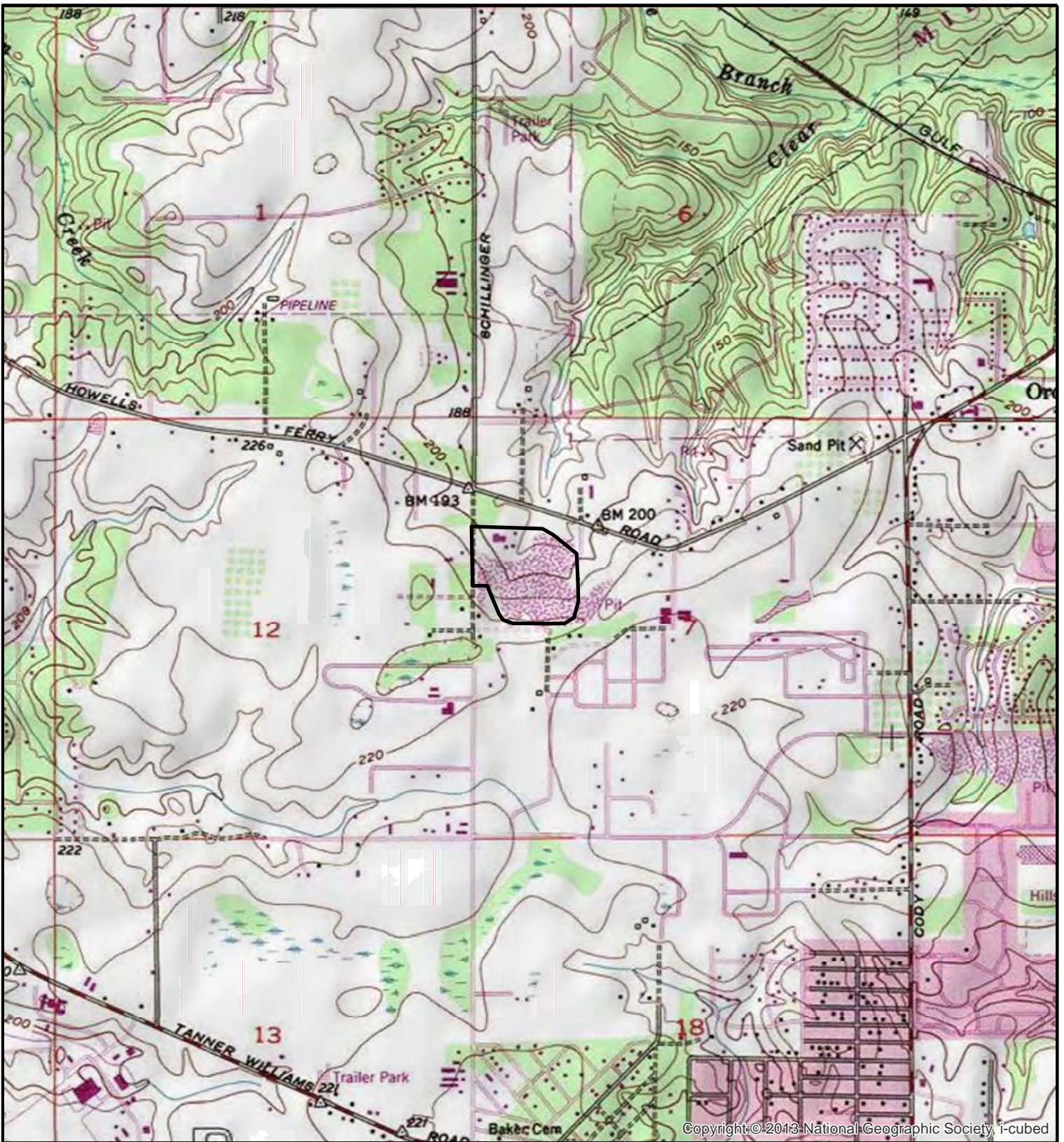
Scale



Mobile County Commission Camp 1
1150 Schillinger Road
Mobile, Mobile County, Alabama


PAYNE
ENVIRONMENTAL
SERVICES

Figure 1
Site Vicinity Map

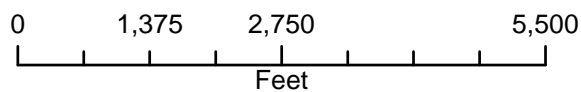


Copyright © 2013 National Geographic Society, i-cubed

LEGEND

 Approximate Site Boundary

Scale



Job No. 17-054-00

Moible County Commission Camp 1
 1150 Schillinger Road
 Mobile, Mobile County, Alabama

PAYNE
ENVIRONMENTAL
SERVICES

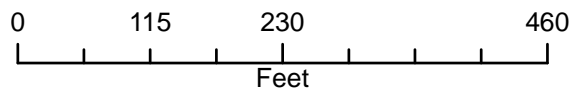
Figure 2
 Site Topographic Map

Drawn By: JPC



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Scale



Job No. 17-054-00

Mobile County Commission Camp 1
 1150 Schillinger Road
 Mobile, Mobile County, Alabama



Figure 3
Facility Layout Map

Drawn By: JPC

APPENDIX A

BMP Plan Related Documentation

MONTHLY INSPECTION CHECKLIST FOR CAMP 1

Inspected by: _____

Date: _____

Time: _____

ITEM	YES	NO	CORRECTIVE ACTION – DATE
DRAINAGE:			
1. Any noticeable oil sheen on runoff or in drainage systems?			
2. Containment area drainage valves are closed and locked?			
3. Standing water in containment areas?			
4. Facility stormwater inlets clean of debris?			
5. Noticeable increase in erosion around stormwater drainage?			
FUELING AREA:			
6. Signs of corrosion to fuel lines?			
7. Fueling pumps condition good?			
8. Pump foundations intact?			
9. Signs of a recent spill?			
10. Are fuels stored in approved containers?			
MAINTENANCE SHOP:			
11. Are used oil apparatuses covered?			
12. Are adequate absorbents present?			
13. Is there any visible spilled oil?			
14. Are any batteries visibly leaking?			
15. Is there any trash and/or used rags on the ground?			
SOLVENTS AND PAINT STORAGE:			
16. Are all containers securely closed?			
17. Are materials stored in appropriate containers?			
18. Are containers in good condition?			
19. Are containers in the appropriate location?			
ABOVEGROUND STORAGE TANKS:			
20. Are tanks in good condition?			
21. Are the level gauges working properly?			
22. Valves, flanges, and gaskets are free from leaks?			
23. Does containment area have a visible sheen?			
MATERIAL STOCKPILES:			
24. Do the stockpiles show evidence of heavy erosion?			
25. Are there signs of contaminated stormwater runoff? (sediment, fines, etc. displaced by runoff)			
26. Are preventative measures working properly?			

Inspector Signature: _____

END OF DOCUMENT

(This page was intentionally left blank)

**BEST MANAGEMENT PRACTICES
(BMP) PLAN**

MOBILE COUNTY COMMISSION

**CAMP 2 FACILITY
7075 MCDONALD ROAD
IRVINGTON, ALABAMA 36544**

December 2017

Prepared for

**MOBILE COUNTY COMMISSION
205 GOVERNMENT STREET, 7th FLOOR
MOBILE, ALABAMA 36644**

Prepared by

PAYNE ENVIRONMENTAL SERVICES
A Division of Payne Management, Inc.
**7320 HITT ROAD
MOBILE, ALABAMA 36695**
www.Payne-Env.com

TABLE OF CONTENTS

<u>SECTION NO.</u>	<u>TITLE</u>	<u>PAGE NO.</u>
1.0	INTRODUCTION AND GENERAL INFORMATION	1
1.1	Purpose and Organization of This Plan	1
1.2	General Facility Description	1
2.0	ORGANIZATIONAL RESPONSIBILITIES (BEST MANAGEMENT PRACTICES TEAM)	2
3.0	ASSESSMENT	3
3.1	Potential Stormwater Pollution Sources	3
3.2	Potential Spills and Leaks	3
3.3	Assessment Summary	3
3.4	In Place Pollution Prevention.....	4
4.0	GENERAL BEST MANAGEMENT PRACTICES	5
4.1	Good Housekeeping.....	5
4.2	Preventive Maintenance.....	5
4.3	Visual Inspections	6
4.4	Spill Prevention and Response.....	7
4.5	Sediment and Erosion Control	7
4.6	Management of Runoff.....	8
5.0	SPECIFIC BEST MANAGEMENT PRACTICES	9
5.1	Machine/Vehicle Washing Areas	9
5.2	Engine Maintenance and Storage Activities	9
5.3	Material Handling: Containerized Material Storage.....	10
5.4	Material Handling: Designated Material Mixing Areas	10
5.5	Fueling Activities.....	11
5.6	Scrap Material and Stockpiles	11
6.0	IMPLEMENTATION	12
6.1	Employee Training.....	12
7.0	PLAN REVIEW AND UPDATE PROCEDURES	13

LIST OF FIGURES

- Figure 1 Site Vicinity Map
- Figure 2 Site Topographic Map
- Figure 3 Facility Layout Map

LIST OF APPENDICES

- Appendix A Related BMP Documentation

1.0 INTRODUCTION AND GENERAL INFORMATION

1.1 Purpose and Organization of This Plan

Mobile County Commission has prepared this Best Management Practices (BMP) plan to mitigate adverse environmental effects from everyday operation. This plan is designed to minimize the potential for the release of pollutants into waters of the United States from material storage areas, facility site runoff, and waste management.

Following this Introduction (Section 1), the text of this plan comprises separate sections for: Organizational Responsibilities (Section 2); Assessment (Section 3); General Best Management Practices (Section 4); Specific Best Management Practices (Section 5); Implementation (Section 6); and Plan Review and Revision (Section 7).

1.2 General Facility Description

The Mobile County Commission Camp 2 Facility is a vehicle maintenance, fueling station, material storage, and soil and stone stockpile facility located in Mobile, Mobile County, Alabama (see Figure 1). Principal facility components include:

- 1) Fueling area
- 2) Engine maintenance area
- 3) Equipment storage and repair areas
- 4) Scrap material and material stockpile areas
- 5) New and used oil storage areas

Products and raw materials stored and handled at the facility include paints and solvents, scrap metal, and periodically, used batteries.

The aforementioned materials and facility components can be seen in the site layout map (Figure 3).

2.0 ORGANIZATIONAL RESPONSIBILITIES (BEST MANAGEMENT PRACTICES TEAM)

Supervisory and/or field personnel are responsible for maintaining the environmental integrity of the property. These responsibilities are assigned to the following personnel as described below:

Facility Manager:

The Facility Manger is responsible for the overall implementation and management of this BMP Plan. This includes, but is not limited to:

1. Employing new BMPs where applicable.
2. Providing guidance to and directing employees to maintain effectiveness of BMPs in accordance with regulations.
3. Ensuring inspections are in accordance with the BMP checklist provided at the end of this plan.

3.0 ASSESSMENT

3.1 Potential Stormwater Pollution Sources

Potential sources of stormwater pollution are primarily associated with vehicle maintenance, equipment fueling station, and material and waste storage, as well as runoff from exposed and/or stockpiled soils. These potential sources of stormwater contamination include:

- 1) Runoff from fueling areas
- 2) Sedimentation from exposed dirt and/or material stockpiles
- 3) Vehicle Maintenance facility
- 4) Materials storage area
- 5) Effluent from trash receptacles

The standard operating procedures performed at the facility should reduce the chance of stormwater contamination. A site location map, a topographic map, and a facility layout map are presented in Figure 1, Figure 2 and Figure 3, respectively.

3.2 Potential Spills and Leaks

Potential spill and leak locations have been considered in the preparation of this plan. Spills and leaks could occur as a result of human or mechanical error.

3.3 Assessment Summary

A review of the data and information, as previously described, has indicated that there are potential sources of stormwater contamination. The Mobile County Commission is constantly striving to improve procedures and operations to eliminate pollution at Camp Facilities.

3.4 In Place Pollution Prevention

Active measures to decrease/remove pollution from stormwater runoff include but are not limited to:

- Appropriate storage of hazardous wastes and new and used oil. This includes avoiding open containers when and where ever possible, limiting opportunities for wastes, paints, and oils to spill, and keeping materials under cover.
- Absorbents are placed throughout the facility where they are readily accessible to all work and storage areas
- Trash receptacles in designated areas where they are readily accessible (a few steps away) from all work and storage areas
- Vehicle washdown area with washwater sump is properly maintained and kept clean
- Oil filter press should be kept clean and well maintained
- There are two weirs maintained on site in the stormwater conveyance channels to decrease the amount of suspended solids.
- Silt fence is maintained around exposed material stockpiles

4.0 GENERAL BEST MANAGEMENT PRACTICES

4.1 Good Housekeeping

Generally, good housekeeping involves sound practice in operations and maintenance of industrial machinery and processes, material storage practices, material inventory controls, routine and regular clean-up schedules, maintaining well organized work areas, and educational programs for employees about all of these practices. Good housekeeping best management practices include:

- Regular grounds maintenance and clean-up of trash and other waste materials, and ensuring dumpsters are closed and other receptacles are under cover.
- Routine visual inspection of vehicles and maintenance equipment for leaks or spills of fluids, oils, and fuels.
- Handling, labeling and storage of hazardous materials, oils, wastes and chemicals in a safe and orderly manner.
- Hazardous materials, oils, wastes, and chemicals should be stored under cover and have the proper lid securely closed.
- Maintenance of an up-to-date inventory of hazardous materials and wastes for proper disposal.

4.2 Preventive Maintenance

Preventive Maintenance includes regular inspections and evaluations of equipment and systems in order to prevent accidental discharges of products or wastes, which could adversely affect the environment. Preventive Maintenance as part of this Best Management Practices Plan supplements the current preventive maintenance schedule to include equipment and systems which, in the event of a release, could adversely impact stormwater. Examples of said equipment and systems are fueling pumps, used oil pumps, vehicle washdown area, parts washers, lawn and maintenance machines, earth moving machines, oil filter press, etc. Preventive Maintenance Best Management Practices include:

- Determination of equipment and systems that could potentially impact stormwater.
- Periodic inspections of equipment and systems which could potentially impact stormwater.
- Adjustment, repair, or replacement of the equipment and/or systems as necessary.

4.3 Visual Inspections

Visual inspections comprise one method of reviewing the effectiveness of overall stormwater pollution prevention measures but are not meant to be a comprehensive evaluation of the entire Stormwater Pollution Prevention Program. Primarily, visual inspections are used to evaluate possible conditions that may impact stormwater. Visual Inspection Best Management Practices include:

- On a regular basis, visually inspect areas that potentially could adversely impact stormwater to determine if good housekeeping and preventive maintenance measures are adequately performing to prevent stormwater pollution.
- Review results of the visual inspections and make corrective actions if preventive measures are not adequately performing to expectations.
- Maintain visual inspection records in order to track problem areas, systems, or equipment.
- Provide routine inspections at a minimum of once a month of designated equipment and structures that function to prevent stormwater pollution or to remove pollutants from stormwater and of the facility to ensure that the BMP is continually implemented and effective. A log of routine inspections will be maintained at the facility. The log will contain records of all inspections performed for the last three (3) years and the person performing the inspection shall sign each entry.
- A site checklist can be found in Appendix A.

4.4 Spill Prevention and Response

Generally, proper spill prevention and response measures mostly involve good housekeeping, preventive maintenance, and visual inspections to avoid costly spills. If a spill occurs, regardless of severity, immediate and appropriate response is necessary to limit the impact of the spill to the environment. Spill Prevention and Response Best Management Practices include:

- Preventive maintenance of pumps and other equipment.
- Visual inspection of equipment and systems on a regular basis for leaks.
- Load and unload product or materials in accordance with established standard operating procedures.
- Ensure spill kits contain adequate absorbents and are appropriately staged around fueling areas, maintenance shops, and anywhere that includes oil transfer or is subject to oil spilling, regardless of severity.
- Clean up all spills regardless of severity.
- Spent clean up materials are disposed of properly (used oil containers are disposed of by a registered oil disposal company).
- Clean-up of spills must begin immediately. Do not delay response.
- Keep all containers closed to prevent overflows to stormwater.
- Should a spill occur outside of, or escape any of the secondary containment areas, immediate measures (after arresting the spill source and mitigation of fire/explosion hazard) should be taken to block the flow of a spill and prevent it from reaching surface waters.
- Any spill of any magnitude shall be reported to management for appropriate response actions (see Section 1.2 for referenced spill control and/or response manuals).

4.5 Sediment and Erosion Control

Sediment and erosion control measures are used to protect surface water, via stormwater runoff, from suspended material, which can adversely affect water quality. Sediment and erosion control Best Management Practices include:

- Adjust downspouts, drainage, and equipment so that their function does not create erosion.
- Limit vehicle washdowns only to vehicle washing area so that runoff enters the sump and cannot reach other areas
- Inspect and maintain silt fencing around exposed stock piles and stormwater conveyance systems
- Patch or fill holes with gravel in the asphalt and/or concrete to reduce the rate of erosion
- Institute structural or stabilization measures along natural drainage channels and man-made drainage points to limit erosion.

4.6 Management of Runoff

Runoff management measures are traditional stormwater management practices used to eliminate or reduce pollutants in stormwater. Management of Runoff Best Management Practices include:

- Inspect scrap metal and trash receptacles and remove any improperly handled waste or debris, on a routine basis.
- Inspect and maintain flow control devices (weirs, grates, grit chambers, etc.) for soundness on a regular basis.
- Ensure that all dumpsters are closed and other trash receptacles (55-gallon drums) are under cover.

5.0 SPECIFIC BEST MANAGEMENT PRACTICES

5.1 Machine/Vehicle Washing Areas

Pressure washing activities occur primarily in designated areas where sediment cannot enter stormwater sewer systems. The following are Best Management practices for the Pressure washing areas:

- Washout and cleanout activities should be located as far away as possible from surface waters, stormwater inlets, and conveyances.
- Perform pressure washing only in designated areas where washwater containment can be effectively achieved, if contaminants are present. Otherwise, collect washwater drainage for settling and/or additional treatment for proper disposal.
- Inspect washout area on a regular basis to clear any debris/sediment that may block the intake grate.
- Only biodegradable and phosphate free detergents and/or surfactants are to be used in cleaning activities that result in a discharge.
- Pressure wash water that is contaminated with paint chips must be collected and properly disposed off-site, or treated prior to discharge.

5.2 Engine Maintenance and Storage Activities

The following are Best Management Practices for Engine Maintenance and Storage Activities:

- Maintain an organized inventory of materials used in the maintenance area.
- Maintain an adequate amount of absorbents throughout the facility, staged appropriately so that they are readily accessed from all work and storage areas.
- Dispose of greasy rags, oil filters, batteries, spent coolant, and degreasers properly in the correct waste containers.
- Label, if necessary for identification, and track the recycling of waste materials (i.e., used oil, spent solvents, batteries).
- Drain oil filters before disposal or recycling.
- Have absorbent materials and other cleanup items readily available for immediate cleanup of spills.
- Store cracked batteries in a non-leaking secondary container.
- Promptly transfer used fluids to the proper container. Do not leave open full drip pans or other open containers around the maintenance area. Empty and clean drip pans and containers.
- Do not pour waste into drains or other containers that could potentially impact the sanitary sewer system or the stormwater drainage system.
- Inspect the maintenance area regularly for proper implementation of control measures.
- Train employees on proper waste control and disposal procedures.

5.3 Material Handling: Containerized Material Storage

The following are Best Management Practices for containerized material storage:

- Store containerized materials (fuels, paints, solvents, etc.) in a protected, secured location and provide sufficient control to prevent releases to the sanitary sewer or adjacent waterways in the event of spills or releases.
- Store reactive, ignitable, or flammable liquids in compliance with the local fire code.
- Identify potentially hazardous materials, their characteristics, and use.
- Keep records to identify quantity, receipt date, service life, users, and disposal routes for all hazardous materials.
- Secure and carefully monitor hazardous materials to prevent theft, vandalism, and misuse of materials.
- Educate personnel for proper storage, use, cleanup, and disposal of materials.
- Use temporary containment where required by portable drip pans.
- Use spill troughs for drums with taps.

5.4 Material Handling: Designated Material Mixing Areas

The following are Best Management Practices for designated material mixing areas:

- Mix paints and solvents in designated areas to prevent spills or releases from entering drains, ditches, and surface waters. Locate designated areas preferably indoors or under a shed.
- If spills occur,
 - (1) Stop the source of the spill immediately.
 - (2) Contain the liquid until cleanup is complete.
 - (3) Deploy oil containment booms if the spill may reach the water.
 - (4) Cover the spill with absorbent material.
 - (5) Keep the area well ventilated.
 - (6) Dispose of cleanup materials properly.
 - (7) Do not use emulsifier or dispersant.

5.5 Fueling Activities

Machine and vehicle fueling activities occur primarily at the covered fueling station. The following are best management practices for the fueling areas:

- Ensure spill kits are staged appropriately, are readily accessible from all work and storage areas, and contain adequate absorbents for minor spills.
- Conduct fueling operations at designated areas, under cover to prevent fuel and/or oil from being exposed to stormwater.
- Personnel fueling machine and/or vehicle must supervise fueling operation from start to finish.
- Set portable containers on the ground before fueling.
- Only fill containers appropriate for fuel storage.

5.6 Scrap Material and Stockpiles

The following are Best Management Practices for the storage of scrap material and material stockpiles:

- Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, and other materials present on the site to precipitation and to stormwater
- Cover or temporarily seed soil stockpiles to prevent erosion from precipitation
- Place silt fence around soil stockpiles present on the site to prevent fines from contaminating the stormwater.
- Place material stockpiles in such a manner that untreated stormwater runoff will not enter stormwater sewer system.

6.0 IMPLEMENTATION

6.1 Employee Training

Training shall be provided for personnel required to implement the BMP Plan and documentation of such training will be kept at the facility. Training is required to be performed prior to the implementation date of the BMP and annually thereafter. Employee training at a minimum will address facility processes previously mentioned in this BMP Plan.

7.0 PLAN REVIEW AND UPDATE PROCEDURES


Periodic review of this plan shall be performed. The BMP Plan will be modified whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to a water of the state. Revisions shall be made as soon as practicable following any significant change affecting the plan and as necessary for routine updating. Responsibility for review and revisions is that of the Facility Manager or his designee.

FIGURES

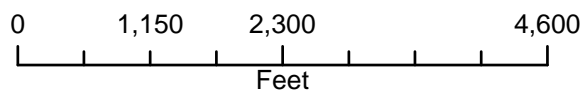


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

LEGEND

 Approximate Site Boundary

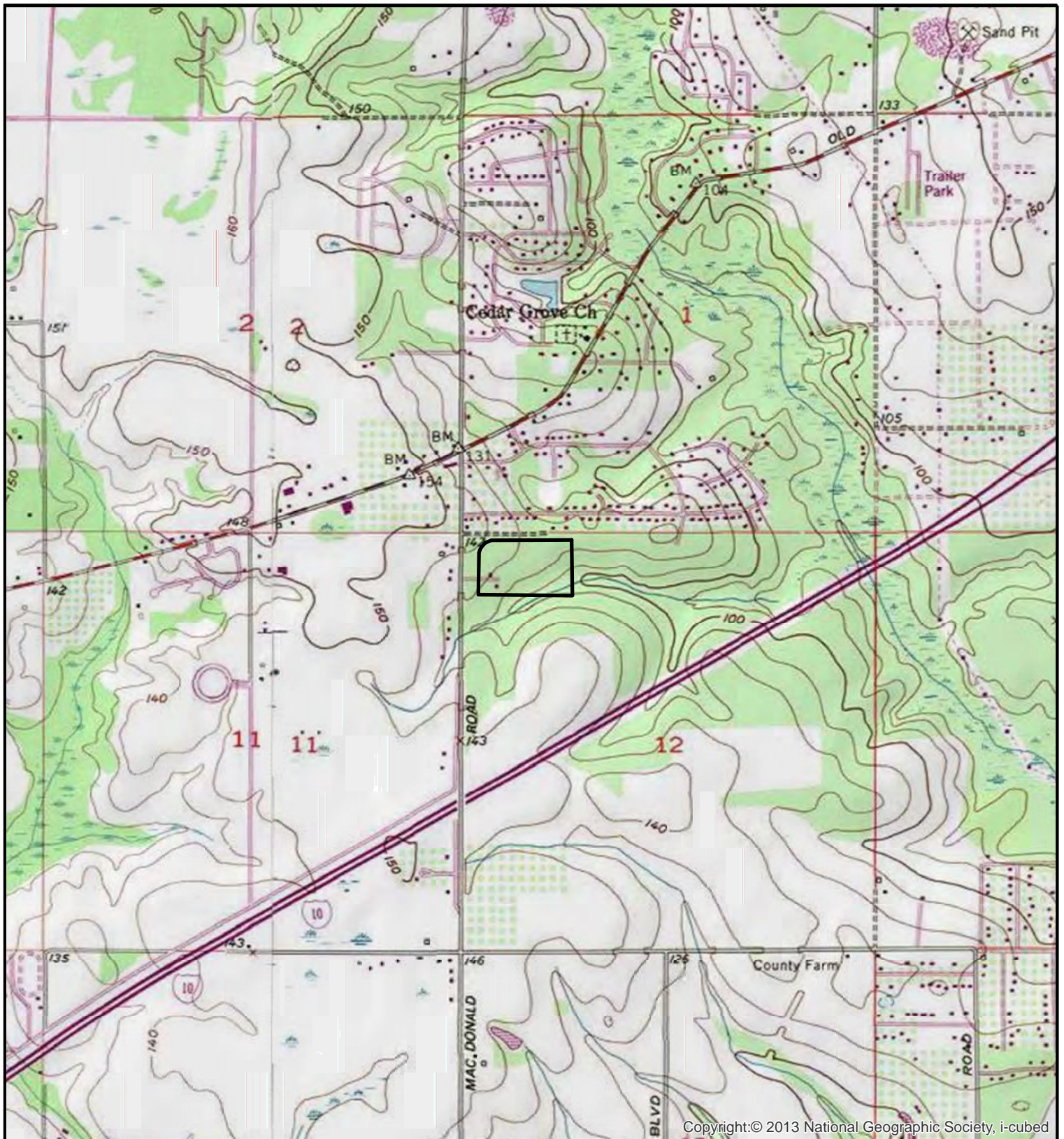
Scale



Mobile County Commission Camp 2
7075 McDonald Road
Irvington, Mobile County, Alabama


PAYNE
ENVIRONMENTAL
SERVICES

Figure 1
Site Vicinity Map

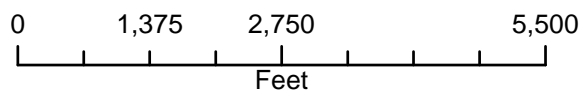


Copyright © 2013 National Geographic Society, i-cubed

LEGEND

 Approximate Site Boundary

Scale



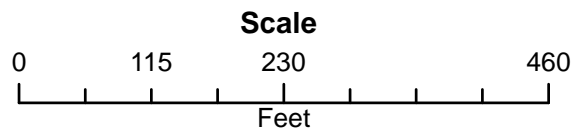
Mobile County Commission Camp 2
7075 McDonald Road
Irvington, Mobile County, Alabama

PAYNE
ENVIRONMENTAL
SERVICES

Figure 2
Site Topographic Map

Job No. 17-054-00

Drawn By: JPC



Job No. 17-054-00

Mobile County Commission Camp 2
 7075 McDonald Road
 Irvington, Mobile County, Alabama

PAYNE
ENVIRONMENTAL
SERVICES

Figure 3
Facility Layout Map

Drawn By: JPC

APPENDIX A

BMP Plan Related Documentation

MONTHLY INSPECTION CHECKLIST FOR CAMP 2

Inspected by: _____

Date: _____

Time: _____

ITEM	YES	NO	CORRECTIVE ACTION – DATE
DRAINAGE:			
1. Any noticeable oil sheen on runoff or in drainage systems?			
2. Containment area drainage valves are closed and locked?			
3. Standing water in containment areas?			
4. Facility stormwater inlets clean of debris?			
5. Noticeable increase in erosion around stormwater drainage?			
FUELING AREA:			
6. Signs of corrosion to fuel lines?			
7. Fueling pumps condition good?			
8. Pump foundations intact?			
9. Signs of a recent spill?			
10. Are fuels stored in approved containers?			
MAINTENANCE SHOP:			
11. Are used oil apparatuses covered?			
12. Is there any visible spilled oil?			
13. Are any batteries visibly leaking?			
14. Is there any trash and/or used rags on the ground?			
STORMWATER CONVEYANCE:			
15. Are there signs of stormwater pollution?			
16. Are the weirs working properly?			
17. Are there any signs of bank erosion?			
18. Are culverts free from obstructions?			
ABOVEGROUND STORAGE TANKS:			
19. Are tanks in good condition?			
20. Are the level gauges working properly?			
21. Valves, flanges, and gaskets are free from leaks?			
22. Does containment area have a visible sheen?			
MATERIAL STOCKPILES:			
23. Do the stockpiles show evidence of heavy erosion?			
24. Are there signs of contaminated stormwater runoff? (sediment, fines, etc. displaced by runoff)			
25. Are preventative measures working properly?			

Inspector Signature: _____

END OF DOCUMENT

(This page was intentionally left blank)

**BEST MANAGEMENT PRACTICES
(BMP) PLAN**

MOBILE COUNTY COMMISSION

**CAMP 3 FACILITY
18325 HIGHWAY 45 NORTH
CITRONELLE, ALABAMA 36522**

December 2017

Prepared for

**MOBILE COUNTY COMMISSION
205 GOVERNMENT STREET, 7th FLOOR
MOBILE, ALABAMA 36644**

Prepared by

PAYNE ENVIRONMENTAL SERVICES
A Division of Payne Management, Inc.
**7320 HITT ROAD
MOBILE, ALABAMA 36695**
www.Payne-Env.com

TABLE OF CONTENTS

<u>SECTION NO.</u>	<u>TITLE</u>	<u>PAGE NO.</u>
1.0	INTRODUCTION AND GENERAL INFORMATION	1
1.1	Purpose and Organization of This Plan	1
1.2	General Facility Description	1
2.0	ORGANIZATIONAL RESPONSIBILITIES (BEST MANAGEMENT PRACTICES TEAM)	2
3.0	ASSESSMENT	3
3.1	Potential Stormwater Pollution Sources	3
3.2	Potential Spills and Leaks	3
3.3	Assessment Summary	3
3.4	In Place Pollution Prevention.....	4
4.0	GENERAL BEST MANAGEMENT PRACTICES	5
4.1	Good Housekeeping.....	5
4.2	Preventive Maintenance.....	5
4.3	Visual Inspections	6
4.4	Spill Prevention and Response.....	7
4.5	Sediment and Erosion Control	7
4.6	Management of Runoff.....	8
5.0	SPECIFIC BEST MANAGEMENT PRACTICES	9
5.1	Machine/Vehicle Washing Areas	9
5.2	Engine Maintenance and Storage Activities	9
5.3	Material Handling: Containerized Material Storage.....	10
5.4	Material Handling: Designated Material Mixing Areas	10
5.5	Fueling Activities.....	11
5.6	Scrap Material and Stockpiles	11
6.0	IMPLEMENTATION	12
6.1	Employee Training.....	12
7.0	PLAN REVIEW AND UPDATE PROCEDURES	13

LIST OF FIGURES

Figure 1	Site Vicinity Map
Figure 2	Site Topographic Map
Figure 3	Facility Layout Map

LIST OF APPENDICES

Appendix A	Related BMP Documentation
------------	---------------------------

1.0 INTRODUCTION AND GENERAL INFORMATION

1.1 Purpose and Organization of This Plan

Mobile County Commission has prepared this Best Management Practices (BMP) plan to mitigate adverse environmental effects from everyday operation. This plan is designed to minimize the potential for the release of pollutants into waters of the United States from material storage areas, facility site runoff, and waste management.

Following this Introduction (Section 1), the text of this plan comprises separate sections for: Organizational Responsibilities (Section 2); Assessment (Section 3); General Best Management Practices (Section 4); Specific Best Management Practices (Section 5); Implementation (Section 6); and Plan Review and Revision (Section 7).

1.2 General Facility Description

The Mobile County Commission Camp 3 Facility is a vehicle maintenance, fueling station, material storage, and soil and stone stockpile facility located in Mobile, Mobile County, Alabama (see Figure 1). Principal facility components include:

- 1) Fueling area
- 2) Engine maintenance area
- 3) Equipment storage and repair areas
- 4) Scrap material and material stockpile areas
- 5) New and used oil storage areas

Products and raw materials stored and handled at the facility include paints and solvents, scrap metal, and periodically, used batteries.

The aforementioned materials and facility components can be seen in the facility layout plan (Figure 3).

2.0 ORGANIZATIONAL RESPONSIBILITIES (BEST MANAGEMENT PRACTICES TEAM)

Supervisory and/or field personnel are responsible for maintaining the environmental integrity of the property. These responsibilities are assigned to the following personnel as described below:

Facility Manager:

The Facility Manger is responsible for the overall implementation and management of this BMP Plan. This includes, but is not limited to:

1. Employing new BMPs where applicable.
2. Providing guidance to and directing employees to maintain effectiveness of BMPs in accordance with regulations.
3. Ensuring inspections are in accordance with the BMP checklist provided at the end of this plan.

3.0 ASSESSMENT

3.1 Potential Stormwater Pollution Sources

Potential sources of stormwater pollution are primarily associated with vehicle maintenance, equipment fueling station, and material and waste storage, as well as runoff from exposed and/or stockpiled soils. These potential sources of stormwater contamination include:

- 1) Runoff from fueling areas
- 2) Sedimentation from exposed dirt and/or material stockpiles
- 3) Vehicle Maintenance facility
- 4) Materials storage area
- 5) Effluent from trash receptacles

The standard operating procedures performed at the facility should reduce the chance of stormwater contamination. A site location map, a topographic map, and a facility layout map are presented in Figure 1, Figure 2, and Figure 3, respectively.

3.2 Potential Spills and Leaks

Potential spill and leak locations have been considered in the preparation of this plan. Spills and leaks could occur as a result of human or mechanical error.

3.3 Assessment Summary

A review of the data and information, as previously described, has indicated that there are potential sources of stormwater contamination. The Mobile County Commissions constantly striving to improve procedures and operations to eliminate pollution at Camp Facilities.

3.4 In Place Pollution Prevention

Active measures to decrease/remove pollution from stormwater runoff include but are not limited to:

- Appropriate storage of hazardous wastes and new and used oil. This includes avoiding open containers when and where ever possible, limiting opportunities for wastes, paints, and oils to spill, and keeping materials under cover.
- Absorbents are placed throughout the facility where they are readily accessible to all work and storage areas
- Stormwater conveyance channels are maintained through the facility and drain into a retention pond
- Rip-rap is strategically placed within the stormwater conveyance channels as section breaks, slowing down the velocity of runoff and collecting sediment.
- A retention pond is maintained on site to allow stormwater to settle out
- Trash receptacles in designated areas where they are readily accessible (a few steps away) from all work and storage areas
- Vehicle washdown area with washwater sump is properly maintained and kept clean
- Silt fence is maintained around exposed material stockpiles and vehicle washdown area

4.0 GENERAL BEST MANAGEMENT PRACTICES

4.1 Good Housekeeping

Generally, good housekeeping involves sound practice in operations and maintenance of industrial machinery and processes, material storage practices, material inventory controls, routine and regular clean-up schedules, maintaining well organized work areas, and educational programs for employees about all of these practices. Good housekeeping best management practices include:

- Regular grounds maintenance and clean-up of trash and other waste materials, and ensuring dumpsters are closed and other receptacles are under cover.
- Routine visual inspection of vehicles and maintenance equipment for leaks or spills of fluids, oils, and fuels.
- Handling, labeling and storage of hazardous materials, oils, wastes and chemicals in a safe and orderly manner.
- Hazardous materials, oils, wastes, and chemicals should be stored under cover and have the proper lid securely closed.
- Maintenance of an up-to-date inventory of hazardous materials and wastes so that proper disposal, if necessary, can be expedited.

4.2 Preventive Maintenance

Preventive Maintenance includes regular inspections and evaluations of equipment and systems in order to prevent accidental discharges of products or wastes, which could adversely affect the environment. Preventive Maintenance as part of this Best Management Practices Plan supplements the current preventive maintenance schedule to include equipment and systems which, in the event of a release, could adversely impact stormwater. Examples of said equipment and systems are fueling pumps, used oil pumps, vehicle washdown area, lawn and landscape maintenance machines, road maintenance equipment, etc. Preventive Maintenance Best Management Practices include:

- Determination of equipment and systems that could potentially impact stormwater.
- Periodic inspections of equipment and systems which could potentially impact stormwater.
- Adjustment, repair, or replacement of the equipment and/or systems as necessary.

4.3 Visual Inspections

Visual inspections comprise one method of reviewing the effectiveness of overall stormwater pollution prevention measures but are not meant to be a comprehensive evaluation of the entire Stormwater Pollution Prevention Program. Primarily, visual inspections are used to evaluate possible conditions that may impact stormwater. Visual Inspection Best Management Practices include:

- On a regular basis, visually inspect areas that potentially could adversely impact stormwater to determine if good housekeeping and preventive maintenance measures are adequately performing to prevent stormwater pollution.
- Review results of the visual inspections and make corrective actions if preventive measures are not adequately performing to expectations.
- Maintain visual inspection records in order to track problem areas, systems, or equipment.
- Provide routine inspections at a minimum of once a month of designated equipment and structures that function to prevent stormwater pollution or to remove pollutants from stormwater and of the facility to ensure that the BMP is continually implemented and effective. A log of routine inspections will be maintained at the facility. The log will contain records of all inspections performed for the last three (3) years and the person performing the inspection shall sign each entry.
- A site checklist can be found in Appendix A.

4.4 Spill Prevention and Response

Generally, proper spill prevention and response measures mostly involve good housekeeping, preventive maintenance, and visual inspections to avoid costly spills. If a spill occurs, regardless of severity, immediate and appropriate response is necessary to limit the impact of the spill to the environment. Spill Prevention and Response Best Management Practices include:

- Preventive maintenance of pumps and other equipment.
- Visual inspection of equipment and systems on a regular basis for leaks.
- Load and unload product or materials in accordance with established standard operating procedures.
- Ensure spill kits contain adequate absorbents and are appropriately staged around fueling areas, maintenance shops, and anywhere that includes oil transfer or is subject to oil spilling, regardless of severity.
- Clean up all spills regardless of severity.
- Spent clean up materials are disposed of properly (used oil containers are disposed of by a registered oil disposal company).
- Clean-up of spills must begin immediately. Do not delay response.
- Keep all containers closed to prevent overflows to stormwater.
- Should a spill occur outside of, or escape any of the secondary containment areas, immediate measures (after arresting the spill source and mitigation of fire/explosion hazard) should be taken to block the flow of a spill and prevent it from reaching surface waters.
- Any spill of any magnitude shall be reported to management for appropriate response actions (see Section 1.2 for referenced spill control and/or response manuals).

4.5 Sediment and Erosion Control

Sediment and erosion control measures are used to protect surface water, via stormwater runoff, from suspended material, which can adversely affect water quality. Sediment and erosion control Best Management Practices include:

- Adjust downspouts, drainage, and equipment so that their function does not create erosion.
- Limit vehicle washdowns only to the vehicle washing area so that runoff enters the sump and cannot reach other areas.
- Inspect and maintain silt fencing around exposed stock piles and vehicle washdown area
- Patch or fill holes with gravel in the asphalt and/or concrete to reduce the rate of erosion
- Institute structural or stabilization measures along natural drainage channels and man-made drainage points to limit erosion.

4.6 Management of Runoff

Runoff management measures are traditional stormwater management practices used to eliminate or reduce pollutants in stormwater. Management of Runoff Best Management Practices include:

- Inspect scrap metal and trash receptacles and remove any improperly handled waste or debris, on a routine basis.
- Inspect and maintain flow control devices (weirs, grates, grit chambers, etc.) for soundness on a regular basis.
- Ensure that all dumpsters are closed and other trash receptacles (55-gallon drums) are under cover.

5.0 SPECIFIC BEST MANAGEMENT PRACTICES

5.1 Machine/Vehicle Washing Areas

Pressure washing activities occur primarily in designated areas where sediment cannot enter stormwater sewer systems. The following are Best Management practices for the Pressure washing areas:

- Washout and cleanout activities should be located as far away as possible from surface waters, stormwater inlets, and conveyances.
- Perform pressure washing only in designated areas where washwater containment can be effectively achieved, if contaminants are present. Otherwise, collect washwater drainage for settling and/or additional treatment for proper disposal.
- Inspect washout area on a regular basis to clear any debris/sediment that may inhibit the effectiveness of the silt fence.
- Only biodegradable and phosphate free detergents and/or surfactants are to be used in cleaning activities that result in a discharge.
- Pressure wash water that is contaminated with paint chips must be collected and properly disposed off-site, or treated prior to discharge.

5.2 Engine Maintenance and Storage Activities

The following are Best Management Practices for Engine Maintenance and Storage Activities:

- Maintain an organized inventory of materials used in the maintenance area.
- Maintain an adequate amount of absorbents throughout the facility, staged appropriately so that they are readily accessed from all work and storage areas.
- Dispose of greasy rags, oil filters, batteries, spent coolant, and degreasers properly in the correct waste containers.
- Label, if necessary for identification, and track the recycling of waste materials (i.e., used oil, spent solvents, batteries).
- Drain oil filters before disposal or recycling.
- Have absorbent materials and other cleanup items readily available for immediate cleanup of spills.
- Store cracked batteries in a non-leaking secondary container.
- Promptly transfer used fluids to the proper container. Don not leave open full drip pans or other open containers around the maintenance area. Empty and clean drip pans and containers.
- Do not pour waste into drains or other containers that could potentially impact the sanitary sewer system or the stormwater drainage system.
- Inspect the maintenance area regularly for proper implementation of control measures.
- Train employees on proper waste control and disposal procedures.

5.3 Material Handling: Containerized Material Storage

The following are Best Management Practices for containerized material storage:

- Store containerized materials (fuels, paints, solvents, etc.) in a protected, secured location and provide sufficient control to prevent releases to the sanitary sewer or adjacent waterways in the event of spills or releases.
- Store reactive, ignitable, or flammable liquids in compliance with the local fire code.
- Identify potentially hazardous materials, their characteristics, and use.
- Keep records to identify quantity, receipt date, service life, users, and disposal routes for all hazardous materials.
- Secure and carefully monitor hazardous materials to prevent theft, vandalism, and misuse of materials.
- Educate personnel for proper storage, use, cleanup, and disposal of materials.
- Use temporary containment where required by portable drip pans.
- Use spill troughs for drums with taps.

5.4 Material Handling: Designated Material Mixing Areas

The following are Best Management Practices for designated material mixing areas:

- Mix paints and solvents in designated areas to prevent spills or releases from entering drains, ditches, and surface waters. Locate designated areas preferably indoors or under a shed.
- If spills occur,
 - (1) Stop the source of the spill immediately.
 - (2) Contain the liquid until cleanup is complete.
 - (3) Deploy oil containment booms if the spill may reach the water.
 - (4) Cover the spill with absorbent material.
 - (5) Keep the area well ventilated.
 - (6) Dispose of cleanup materials properly.
 - (7) Do not use emulsifier or dispersant.

5.5 Fueling Activities

Machine and vehicle fueling activities occur primarily at the covered fueling station. The following are best management practices for the fueling areas:

- Ensure spill kits are staged appropriately, are readily accessible from all work and storage areas, and contain adequate absorbents for minor spills.
- Conduct fueling operations at designated areas, under cover to prevent fuel and/or oil from being exposed to stormwater.
- Personnel fueling machine and/or vehicle must supervise fueling operation from start to finish.
- Set portable containers on the ground before fueling.
- Only fill containers appropriate for fuel storage.

5.6 Scrap Material and Stockpiles

The following are Best Management Practices for the storage of scrap material and material stockpiles:

- Minimize the exposure of building materials, building products, constructions wastes, trash, landscape materials, and other materials present on the site to precipitation and to stormwater
- Cover soil stockpiles to prevent erosion from precipitation
- Place silt fence around soil stockpiles present on the site to prevent fines from contaminating the stormwater.
- Place material stockpiles in such a manner that untreated stormwater runoff will not enter stormwater sewer system.

6.0 IMPLEMENTATION

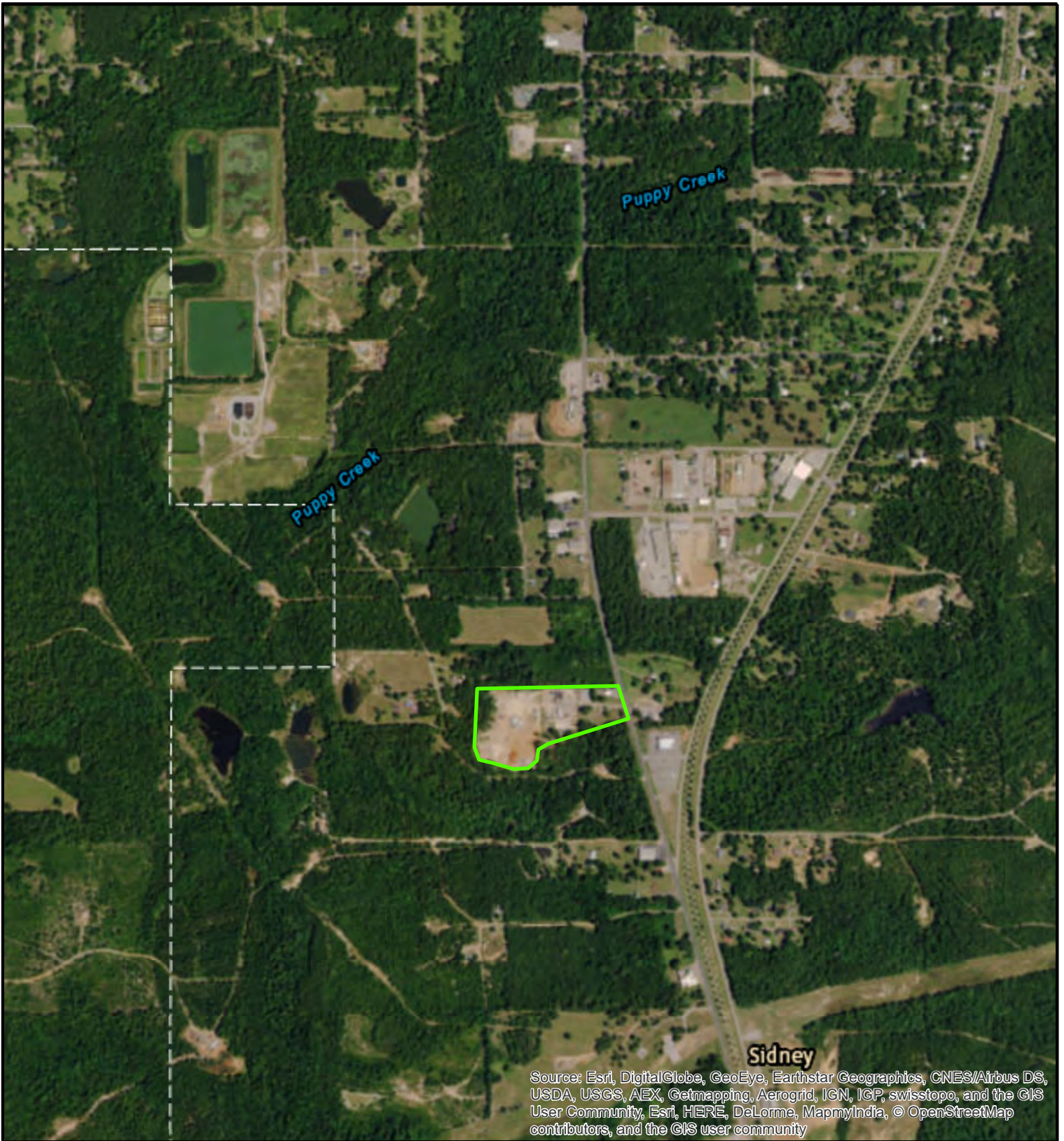
6.1 Employee Training

Training shall be provided for personnel required to implement the BMP Plan and documentation of such training will be kept at the facility. Training is required to be performed prior to the implementation date of the BMP and annually thereafter. Employee training at a minimum will address facility processes previously mentioned in this BMP Plan.

7.0 PLAN REVIEW AND UPDATE PROCEDURES

Periodic review of this plan shall be performed. The BMP Plan will be modified whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to a water of the state. Revisions shall be made as soon as practicable following any significant change affecting the plan and as necessary for routine updating. Responsibility for review and revisions is that of the Facility Manager or his designee.

FIGURES

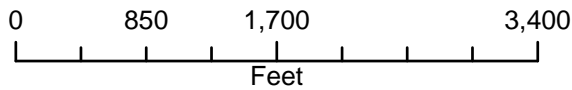


LEGEND



Approximate Site Boundary

Scale



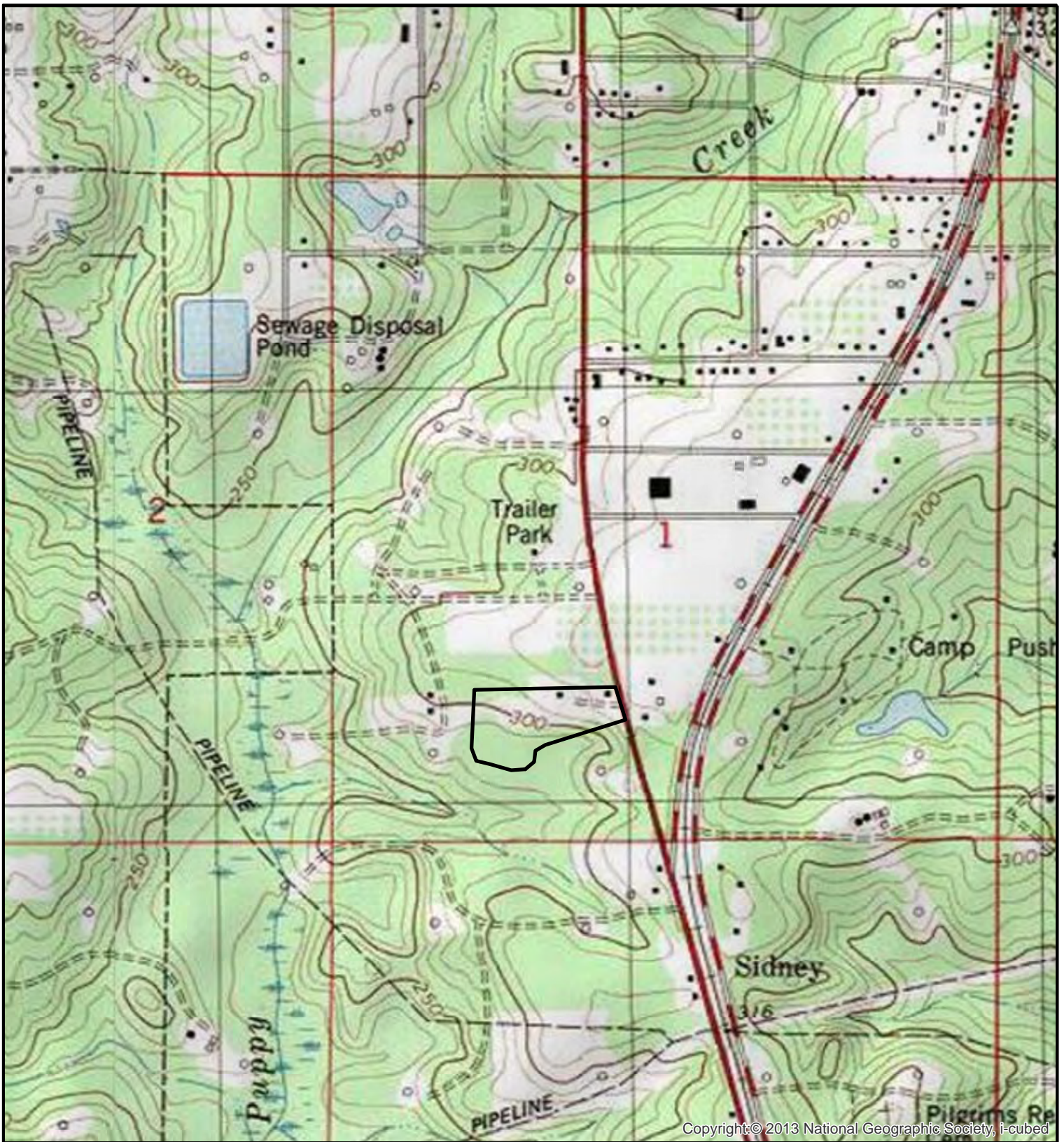
Job No. 17-054-00

Mobile County Commission Camp 3
18325 Highway 45 North
Citronelle, Mobile County, Alabama

PAYNE
ENVIRONMENTAL
SERVICES

Figure 1
Site Vicinity Map

Drawn By: JPC



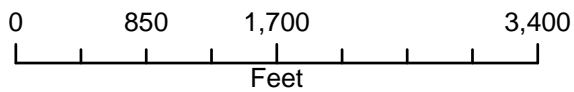
Copyright © 2013 National Geographic Society, i-cubed

LEGEND



Approximate Site Boundary

Scale



Job No. 17-054-00

Mobile County Commission Camp 3
 18325 Highway 45 North
 Citronelle, Mobile County, Alabama

PAYNE
ENVIRONMENTAL
SERVICES

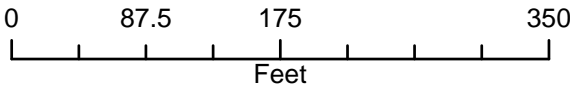
Figure 2
Site Topographic Map

Drawn By: JPC



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Scale



Job No. 17-054-00

Mobile County Commission Camp 3
 18325 Highway 45 North
 Citronelle, Mobile County, Alabama



Figure 3
 Facility Layout Map

Drawn By: JPC

APPENDIX A

BMP Plan Related Documentation

MONTHLY INSPECTION CHECKLIST FOR CAMP 3

Inspected by: _____

Date: _____

Time: _____

ITEM	YES	NO	CORRECTIVE ACTION – DATE
DRAINAGE:			
1. Any noticeable oil sheen on runoff or in drainage systems?			
2. Containment area drainage valves are closed and locked?			
3. Standing water in containment areas?			
4. Facility stormwater inlets clean of debris?			
5. Noticeable increase in erosion around stormwater drainage?			
FUELING AREA:			
6. Signs of corrosion to fuel lines?			
7. Fueling pumps condition good?			
8. Pump foundations intact?			
9. Signs of a recent spill?			
10. Are fuels stored in approved containers?			
MAINTENANCE SHOP:			
11. Are used oil apparatuses covered?			
12. Is there any visible spilled oil?			
13. Are any batteries visibly leaking?			
14. Is there any trash and/or used rags on the ground?			
STORMWATER CONVEYANCE:			
15. Are conveyance channels free from obstructions?			
16. Are there any signs of retention pond failure?			
17. Are there signs of sediment build up in the rip-rap?			
18. Are culverts free from obstruction?			
ABOVEGROUND STORAGE TANKS:			
19. Are tanks in good condition?			
20. Are the level gauges working properly?			
21. Valves, flanges, and gaskets are free from leaks?			
22. Does containment area have a visible sheen?			
MATERIAL STOCKPILES:			
23. Do the stockpiles show evidence of heavy erosion?			
24. Are there signs of contaminated stormwater runoff? (sediment, fines, etc. displaced by runoff)			
25. Are preventative measures working properly?			

Inspector Signature: _____

END OF DOCUMENT

(This page was intentionally left blank)

**BEST MANAGEMENT PRACTICES
(BMP) PLAN**

MOBILE COUNTY COMMISSION

**CAMP 4 FACILITY
560 VIRGINIA STREET
MOBILE, ALABAMA 36603**

December 2017

Prepared for

**MOBILE COUNTY COMMISSION
205 GOVERNMENT STREET, 7th FLOOR
MOBILE, ALABAMA 36644**

Prepared by

PAYNE ENVIRONMENTAL SERVICES
A Division of Payne Management, Inc.
**7320 HITT ROAD
MOBILE, ALABAMA 36695**
www.Payne-Env.com

TABLE OF CONTENTS

<u>SECTION NO.</u>	<u>TITLE</u>	<u>PAGE NO.</u>
1.0	INTRODUCTION AND GENERAL INFORMATION	1
1.1	Purpose and Organization of This Plan	1
1.2	General Facility Description	1
2.0	ORGANIZATIONAL RESPONSIBILITIES (BEST MANAGEMENT PRACTICES TEAM)	2
3.0	ASSESSMENT	3
3.1	Potential Stormwater Pollution Sources	3
3.2	Potential Spills and Leaks	3
3.3	Assessment Summary	3
3.4	In Place Pollution Prevention.....	3
4.0	GENERAL BEST MANAGEMENT PRACTICES	4
4.1	Good Housekeeping.....	4
4.2	Preventive Maintenance.....	4
4.3	Visual Inspections	5
4.4	Spill Prevention and Response.....	6
4.5	Sediment and Erosion Control	6
4.6	Management of Runoff.....	7
5.0	SPECIFIC BEST MANAGEMENT PRACTICES	8
5.1	Machine/Vehicle Washing Areas	8
5.2	Painting Activities.....	8
5.3	Engine Maintenance and Storage Activities	9
5.4	Material Handling: Containerized Material Storage.....	9
5.5	Material Handling: Designated Material Mixing Areas	10
5.6	Fueling Activities.....	10
5.7	Scrap Material and Stockpiles	10
6.0	IMPLEMENTATION	11
6.1	Employee Training.....	11
7.0	PLAN REVIEW AND UPDATE PROCEDURES	12

LIST OF FIGURES

- Figure 1 Site Vicinity Map
- Figure 2 Site Topographic Map
- Figure 3 Facility Layout Map

LIST OF APPENDICES

- Appendix A Related BMP Documentation

1.0 INTRODUCTION AND GENERAL INFORMATION

1.1 Purpose and Organization of This Plan

Mobile County Commission has prepared this Best Management Practices (BMP) plan to mitigate adverse environmental effects from everyday operation. This plan is designed to minimize the potential for the release of pollutants into waters of the United States from material storage areas, facility site runoff, and waste management.

Following this Introduction (Section 1), the text of this plan comprises separate sections for: Organizational Responsibilities (Section 2); Assessment (Section 3); General Best Management Practices (Section 4); Specific Best Management Practices (Section 5); Implementation (Section 6); and Plan Review and Revision (Section 7).

1.2 General Facility Description

The Mobile County Commission Camp 4 Facility is a vehicle maintenance, fueling station, and an automotive painting facility located in Mobile, Mobile County, Alabama (see Figure 1). Principal facility components include:

- 1) Fueling area
- 2) Engine maintenance area
- 3) Vehicle washdown area
- 4) Automotive painting area

Products and raw materials stored and handled at the facility include new and used oil, automotive body paint, and new and used batteries.

2.0 ORGANIZATIONAL RESPONSIBILITIES (BEST MANAGEMENT PRACTICES TEAM)

Supervisory and/or field personnel are responsible for maintaining the environmental integrity of the property. These responsibilities are assigned to the following personnel as described below:

Facility Manager:

The Facility Manger is responsible for the overall implementation and management of this BMP Plan. This includes, but is not limited to:

1. Employing new BMPs where applicable.
2. Providing guidance to and directing employees to maintain effectiveness of BMPs in accordance with regulations.
3. Ensuring inspections are in accordance with the BMP checklist provided at the end of this plan.

3.0 ASSESSMENT

3.1 Potential Stormwater Pollution Sources

Potential sources of stormwater pollution are primarily associated with vehicle, fuel, and waste storage, as well as runoff from exposed and/or stockpiled soils. These potential sources of stormwater contamination include:

- 1) Runoff from fueling areas
- 2) Vehicle maintenance facility
- 3) Effluent from trash receptacles
- 4) Sedimentation and/or oil from vehicle washdown area

The standard operating procedures performed at the facility should reduce the chance of stormwater contamination. A site location map, a topographic map, and facility layout plan are presented in Figure 1, Figure 2, and Figure 3, respectively.

3.2 Potential Spills and Leaks

Potential spill and leak locations have been considered in the preparation of this plan. Spills and leaks could occur as a result of human or mechanical error.

3.3 Assessment Summary

A review of the data and information, as previously described, has indicated that there are potential sources of stormwater contamination. The Mobile County Commission is constantly striving to improve procedures and operations to eliminate pollution at Camp Facilities.

3.4 In Place Pollution Prevention

Active measures to decrease/remove pollution from stormwater runoff include but are not limited to:

- Appropriate storage of paints and associated products, and new and used oil. This includes avoiding open containers when and where ever possible, limiting opportunities for wastes, paints, and oils to spill, and keeping materials under cover.
- Absorbents are placed throughout the facility where they are readily accessible to all work and storage areas
- Trash receptacles in designated areas where they are readily accessible (a few steps away) from all work and storage areas
- Vehicle washdown area with washwater sump is properly maintained and kept clean
- Oil filter press is kept clean and well maintained

4.0 GENERAL BEST MANAGEMENT PRACTICES

4.1 Good Housekeeping

Generally, good housekeeping involves sound practice in operations and maintenance of industrial machinery and processes, material storage practices, material inventory controls, routine and regular clean-up schedules, maintaining well organized work areas, and educational programs for employees about all of these practices. Good housekeeping best management practices include:

- Regular grounds maintenance and clean-up of trash and other waste materials, and ensuring dumpsters are closed and other receptacles are under cover.
- Routine visual inspection of vehicles and maintenance equipment for leaks or spills of fluids, oils, and fuels.
- Handling, labeling and storage of hazardous materials, oils, wastes and chemicals in a safe and orderly manner.
- Hazardous materials, oils, wastes, and chemicals should be stored under cover and have the proper lid securely closed.
- Maintenance of an up-to-date inventory of hazardous materials and wastes so that proper disposal, if necessary, can be expedited.

4.2 Preventive Maintenance

Preventive Maintenance includes regular inspections and evaluations of equipment and systems in order to prevent accidental discharges of products or wastes, which could adversely affect the environment. Preventive Maintenance as part of this Best Management Practices Plan supplements the current preventive maintenance schedule to include equipment and systems which, in the event of a release, could adversely impact stormwater. Examples of said equipment and systems are fueling pumps, oil filter press, vehicle washdown area, painting systems, etc. Preventive Maintenance Best Management Practices include:

- Determination of equipment and systems that could potentially impact stormwater.
- Periodic inspections of equipment and systems which could potentially impact stormwater.
- Adjustment, repair, or replacement of the equipment and/or systems as necessary.

4.3 Visual Inspections

Visual inspections comprise one method of reviewing the effectiveness of overall stormwater pollution prevention measures but are not meant to be a comprehensive evaluation of the entire Stormwater Pollution Prevention Program. Primarily, visual inspections are used to evaluate possible conditions that may impact stormwater. Visual Inspection Best Management Practices include:

- On a regular basis, visually inspect areas that potentially could adversely impact stormwater to determine if good housekeeping and preventive maintenance measures are adequately performing to prevent stormwater pollution.
- Review results of the visual inspections and make corrective actions if preventive measures are not adequately performing to expectations.
- Maintain visual inspection records in order to track problem areas, systems, or equipment.
- Provide routine inspections at a minimum of once a month of designated equipment and structures that function to prevent stormwater pollution or to remove pollutants from stormwater and of the facility to ensure that the BMP is continually implemented and effective. A log of routine inspections will be maintained at the facility. The log will contain records of all inspections performed for the last three (3) years and the person performing the inspection shall sign each entry.
- A site checklist can be found in Appendix A.

4.4 Spill Prevention and Response

Generally, proper spill prevention and response measures mostly involve good housekeeping, preventive maintenance, and visual inspections to avoid costly spills. If a spill occurs, regardless of severity, immediate and appropriate response is necessary to limit the impact of the spill to the environment. Spill Prevention and Response Best Management Practices include:

- Preventive maintenance of pumps and other equipment.
- Visual inspection of equipment and systems on a regular basis for leaks.
- Load and unload product or materials in accordance with established standard operating procedures.
- Ensure spill kits contain adequate absorbents and are appropriately staged around fueling areas, maintenance shops, and anywhere that includes oil transfer or is subject to oil spilling, regardless of severity.
- Clean up all spills regardless of severity.
- Spent clean up materials are disposed of properly (used oil containers are disposed of by a registered oil disposal company).
- Clean-up of spills must begin immediately. Do not delay response.
- Keep all containers closed to prevent overflows to stormwater.
- Should a spill occur outside of, or escape any of the secondary containment areas, immediate measures (after arresting the spill source and mitigation of fire/explosion hazard) should be taken to block the flow of a spill and prevent it from reaching surface waters.
- Any spill of any magnitude shall be reported to management for appropriate response actions (see Section 1.2 for referenced spill control and/or response manuals).

4.5 Sediment and Erosion Control

Sediment and erosion control measures are used to protect surface water, via stormwater runoff, from suspended material, which can adversely affect water quality. Sediment and erosion control Best Management Practices include:

- Adjust drainage and equipment so that their function does not create erosion.
- Patch or fill holes with gravel in the asphalt and/or concrete to reduce the rate of erosion.
- Institute structural or stabilization measures along natural drainage channels and man-made drainage points to limit erosion.

4.6 Management of Runoff

Runoff management measures are traditional stormwater management practices used to eliminate or reduce pollutants in stormwater. Management of Runoff Best Management Practices include:

- Inspect scrap metal and trash receptacles and remove any improperly handled waste or debris, on a routine basis.
- Inspect flow control devices (weirs, grates, grit chambers, etc.) for soundness on a regular basis.
- Ensure that all dumpsters are closed and other trash receptacles are under cover.

5.0 SPECIFIC BEST MANAGEMENT PRACTICES

5.1 Machine/Vehicle Washing Areas

Pressure washing activities occur primarily in designated areas where sediment cannot enter stormwater sewer systems. The following are Best Management practices for the Pressure washing areas:

- Washout and cleanout activities should be located as far away as possible from surface waters, stormwater inlets, and conveyances.
- Perform pressure washing only in designated areas where washwater containment can be effectively achieved, if contaminants are present. Otherwise, collect washwater drainage for settling and/or additional treatment for proper disposal.
- Inspect washout area on a regular basis to clear any debris/sediment that may block the intake grate.
- Only biodegradable and phosphate free detergents and/or surfactants are to be used in cleaning activities that result in a discharge.
- Pressure wash water that is contaminated with paint chips must be collected and properly disposed off-site, or treated prior to discharge.

5.2 Painting Activities

- Keep paint containers securely closed and under cover when not in use.
- Enclose, cover, or contain spray painting activities to the extent practical to prevent or minimize over-spray from reaching the receiving water.
- Mix paints and solvents in designated areas (preferably indoors or under cover) to prevent spills or releases from entering drains, ditches, and surface water.
- Prohibit spray painting activities from being performed during windy conditions that could render the containment ineffective.
- Prohibit un-contained spray painting activities over open water.
- Have absorbent materials and other cleanup items readily available for immediate cleanup of spills.
- Allow empty paint cans and drums to dry before disposal.
- Keep paint and paint thinner only in designated areas.
- Recycle paint, paint thinner and other solvents when possible. Otherwise, properly dispose as required by applicable regulations.
- Train employees on proper painting and spraying techniques, and use effective spray equipment that delivers more paint to the target area and less over-spray.

5.3 Engine Maintenance and Storage Activities

The following are Best Management Practices for the Pump and Engine Maintenance and Storage Activities:

- Maintain an organized inventory of materials used in the maintenance area.
- Maintain an adequate amount of absorbents throughout the facility, staged appropriately so that they are readily accessed from all work and storage areas.
- Dispose of greasy rags, oil filters, batteries, spent coolant, and degreasers properly in the correct waste containers.
- Label, if necessary for identification, and track the recycling of waste materials (i.e., used oil, spent solvents, batteries).
- Drain oil filters before disposal or recycling.
- Have absorbent materials and other cleanup items readily available for immediate cleanup of spills.
- Store cracked batteries in a non-leaking secondary container.
- Promptly transfer used fluids to the proper container. Do not leave open full drip pans or other open containers around the maintenance area. Empty and clean drip pans and containers.
- Do not pour waste into drains or other containers that could potentially impact the sanitary sewer system or the stormwater drainage system.
- Inspect the maintenance area regularly for proper implementation of control measures.
- Train employees on proper waste control and disposal procedures.
- Store spent batteries on appropriate containment apparatuses.

5.4 Material Handling: Containerized Material Storage

The following are Best Management Practices for containerized material storage:

- Store containerized materials (fuels, paints, solvents, etc.) in a protected, secured location and provide sufficient control to prevent releases to the sanitary sewer or adjacent waterways in the event of spills or releases.
- Store reactive, ignitable, or flammable liquids in compliance with the local fire code.
- Identify potentially hazardous materials, their characteristics, and use.
- Keep records to identify quantity, receipt date, service life, users, and disposal routes for all hazardous materials.
- Secure and carefully monitor hazardous materials to prevent theft, vandalism, and misuse of materials.
- Educate personnel for proper storage, use, cleanup, and disposal of materials.
- Use temporary containment where required by portable drip pans.
- Use spill troughs for drums with taps.

5.5 Material Handling: Designated Material Mixing Areas

The following are Best Management Practices for designated material mixing areas:

- Mix paints and solvents in designated areas to prevent spills or releases from entering drains, ditches, and surface waters. Locate designated areas preferably indoors or under a shed.
- If spills occur,
 - (1) Stop the source of the spill immediately.
 - (2) Contain the liquid until cleanup is complete.
 - (3) Deploy oil containment booms if the spill may reach the water.
 - (4) Cover the spill with absorbent material.
 - (5) Keep the area well ventilated.
 - (6) Dispose of cleanup materials properly.
 - (7) Do not use emulsifier or dispersant.

5.6 Fueling Activities

Machine and vehicle fueling activities occur primarily at the covered fueling station. The following are best management practices for the fueling areas:

- Ensure spill kits are staged appropriately, are readily accessible from all work and storage areas, and contain adequate absorbents for minor spills.
- Conduct fueling operations at designated areas, under cover to prevent fuel and/or oil from being exposed to stormwater.
- Personnel fueling machine and/or vehicle must supervise fueling operation from start to finish.
- Set portable containers on the ground before fueling.
- Only fill containers appropriate for fuel storage.

5.7 Scrap Material and Stockpiles

The following are Best Management Practices for the storage of scrap material and material stockpiles:

- Minimize the exposure of building materials, building products, constructions wastes, trash, landscape materials, and other materials present on the site to precipitation and to stormwater
- Cover soil stockpiles to prevent erosion from precipitation
- Place silt fence around soil stockpiles present on the site to prevent fines from contaminating the stormwater.
- Place material stockpiles in such a manner that untreated stormwater runoff will not enter stormwater sewer system.

6.0 IMPLEMENTATION

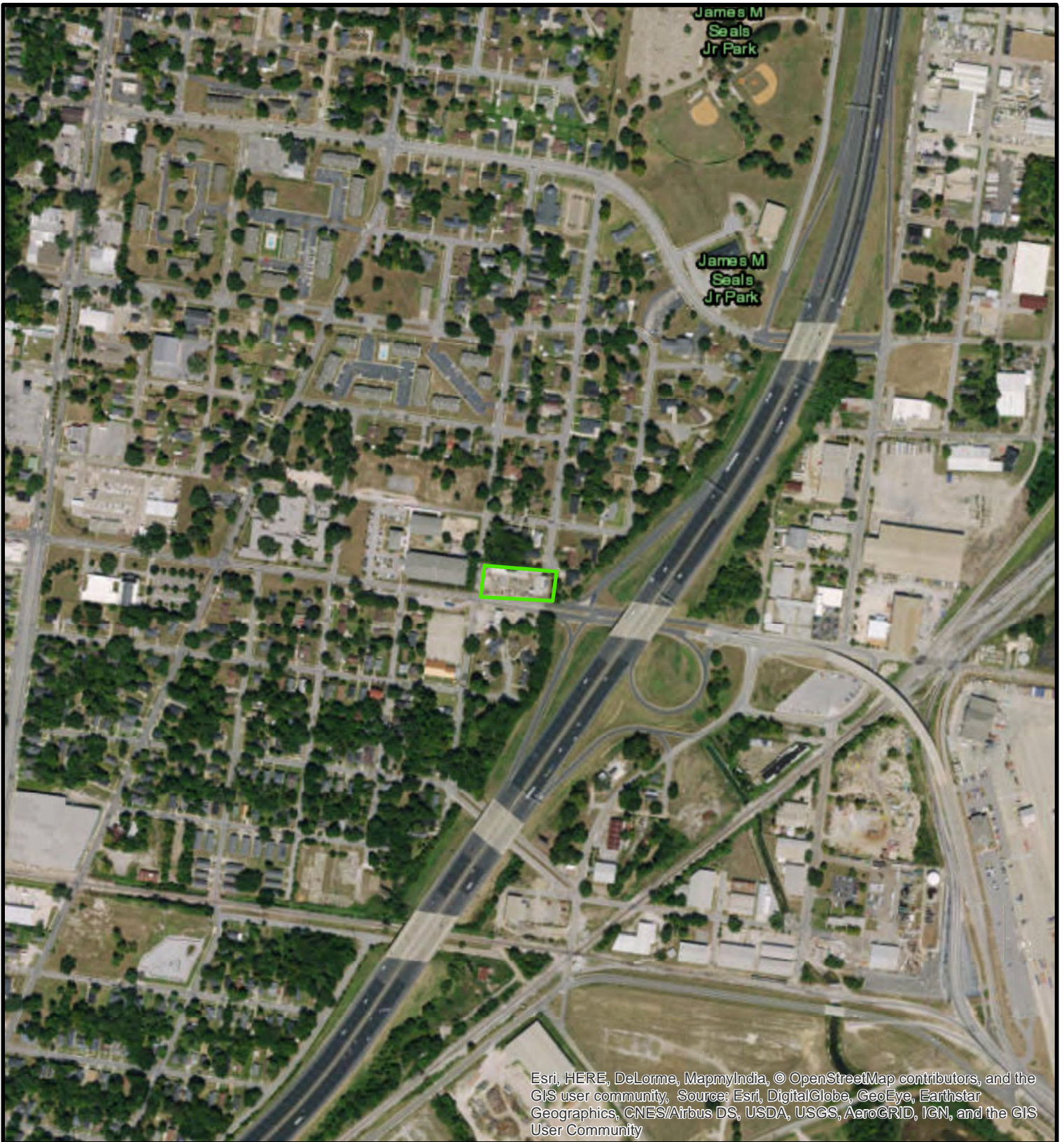
6.1 Employee Training

Training shall be provided for personnel required to implement the BMP Plan and documentation of such training will be kept at the facility. Training is required to be performed prior to the implementation date of the BMP and annually thereafter. Employee training at a minimum will address facility processes previously mentioned in this BMP Plan.

7.0 PLAN REVIEW AND UPDATE PROCEDURES

Periodic review of this plan shall be performed. The BMP Plan will be modified whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to a water of the state. Revisions shall be made as soon as practicable following any significant change affecting the plan and as necessary for routine updating. Responsibility for review and revisions is that of the Facility Manager or his designee.

FIGURES

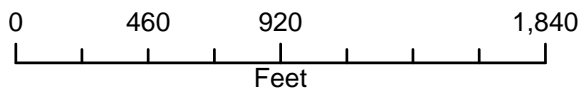


Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

LEGEND

 Approximate Site Boundary

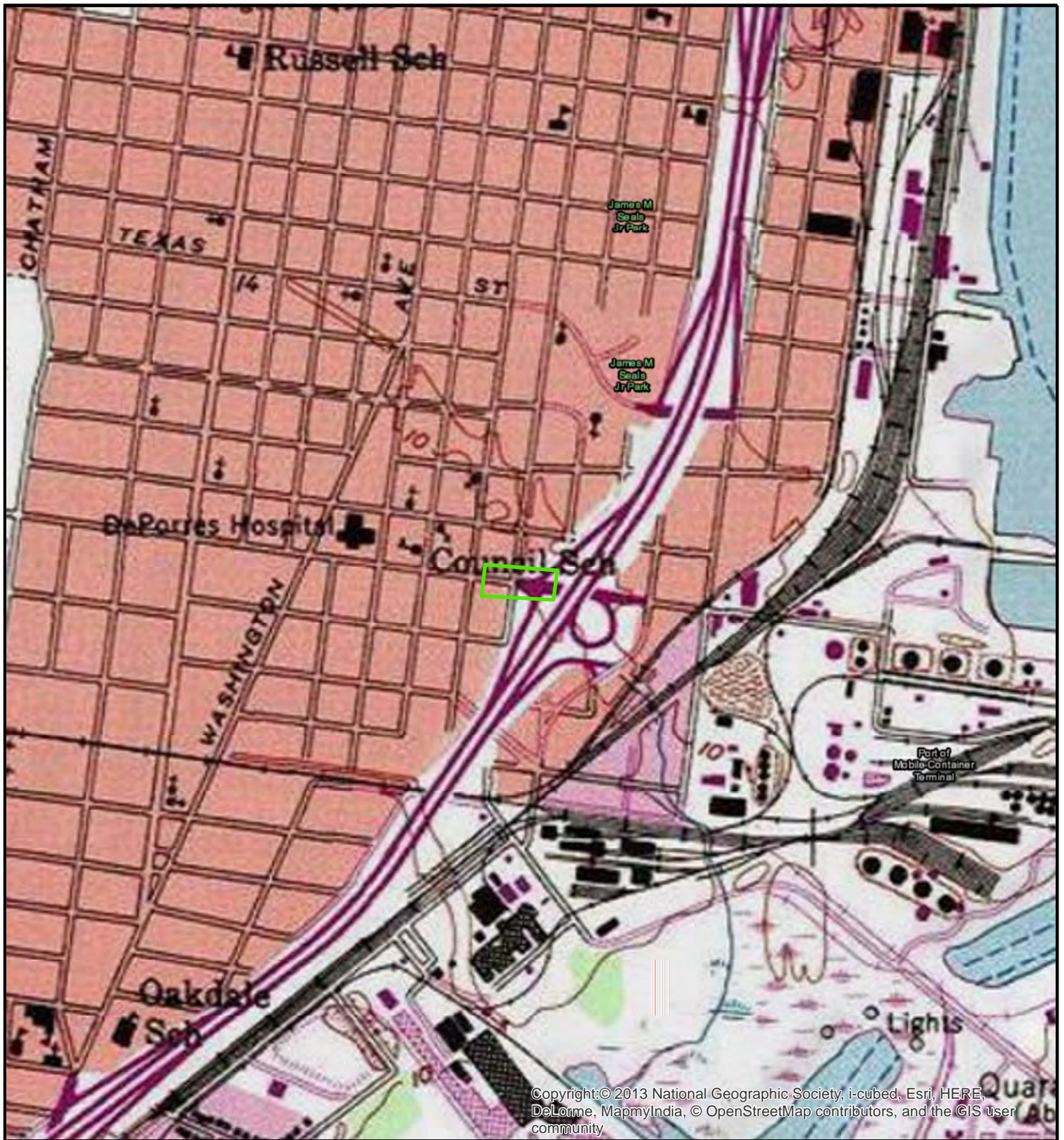
Scale



Mobile County Commission Camp 4
560 Virginia Street
Mobile, Mobile County, Alabama


PAYNE
ENVIRONMENTAL
SERVICES

Figure 1
Site Vicinity Map

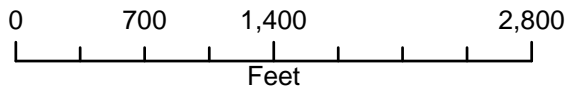


Copyright © 2013 National Geographic Society, i-cubed, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

LEGEND

 Approximate Site Boundary

Scale



Job No. 17-054-00

Mobile County Commission Camp 4
560 Virginia Street
Mobile, Mobile County, Alabama

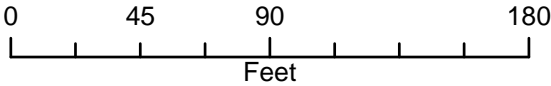
PAYNE
ENVIRONMENTAL
SERVICES

Figure 2
Site Topographic Map

Drawn By: JPC



Scale



Job No. 17-054-00

Mobile County Commission Camp 4
560 Virginia Street
Mobile, Mobile County, Alabama



Figure 3
Facility Layout Map

Drawn By: JPC

APPENDIX A

BMP Plan Related Documentation

MONTHLY INSPECTION CHECKLIST FOR CAMP 4

Inspected by: _____

Date: _____

Time: _____

ITEM	YES	NO	CORRECTIVE ACTION – DATE
DRAINAGE:			
1. Any noticeable oil sheen on runoff or in drainage systems?			
2. Containment area drainage valves are closed and locked?			
3. Standing water in containment areas?			
4. Facility stormwater inlets clean of debris?			
5. Noticeable increase in erosion around stormwater drainage?			
MACHINES AND EQUIPMENT:			
6. Signs of corrosion to fuel lines?			
7. Do the machines show any signs of leaking?			
MAINTENANCE/PAINTING SHOP:			
8. Are all storage containers labeled correctly and closed?			
9. Is there an adequate amount of absorbents available?			
10. Any signs of containers leaking?			

Inspector Signature: _____

END OF DOCUMENT

(This page was intentionally left blank)

Appendix G

Water Quality Monitoring Plan

STORM WATER MONITORING PLAN

MOBILE COUNTY COMMISSION PHASE II MS4



December 2016

Revised December 11, 2017

Mobile County Commission
Environmental Services Department
205 Government Street
Mobile, Alabama 36644-1600

TABLE OF CONTENTS

1.0 Introduction 4

2.0 Objectives 6

3.0 Monitoring..... 7

3.1 Monitoring Approach 7

3.2 Monitoring Locations 7

3.3 Responsible Department..... 7

4.0 Quality Assurance 8

5.0 Record Keeping..... 8

6.0 Sampling Exception..... 8

TABLES

Table 1: Impaired Bodies of Water within the Mobile County MS4..... 4

Table 2: Monitoring Site Locations 7

FIGURE

Figure 1: Mobile County MS4 Boundary Map..... 5

1.0 INTRODUCTION

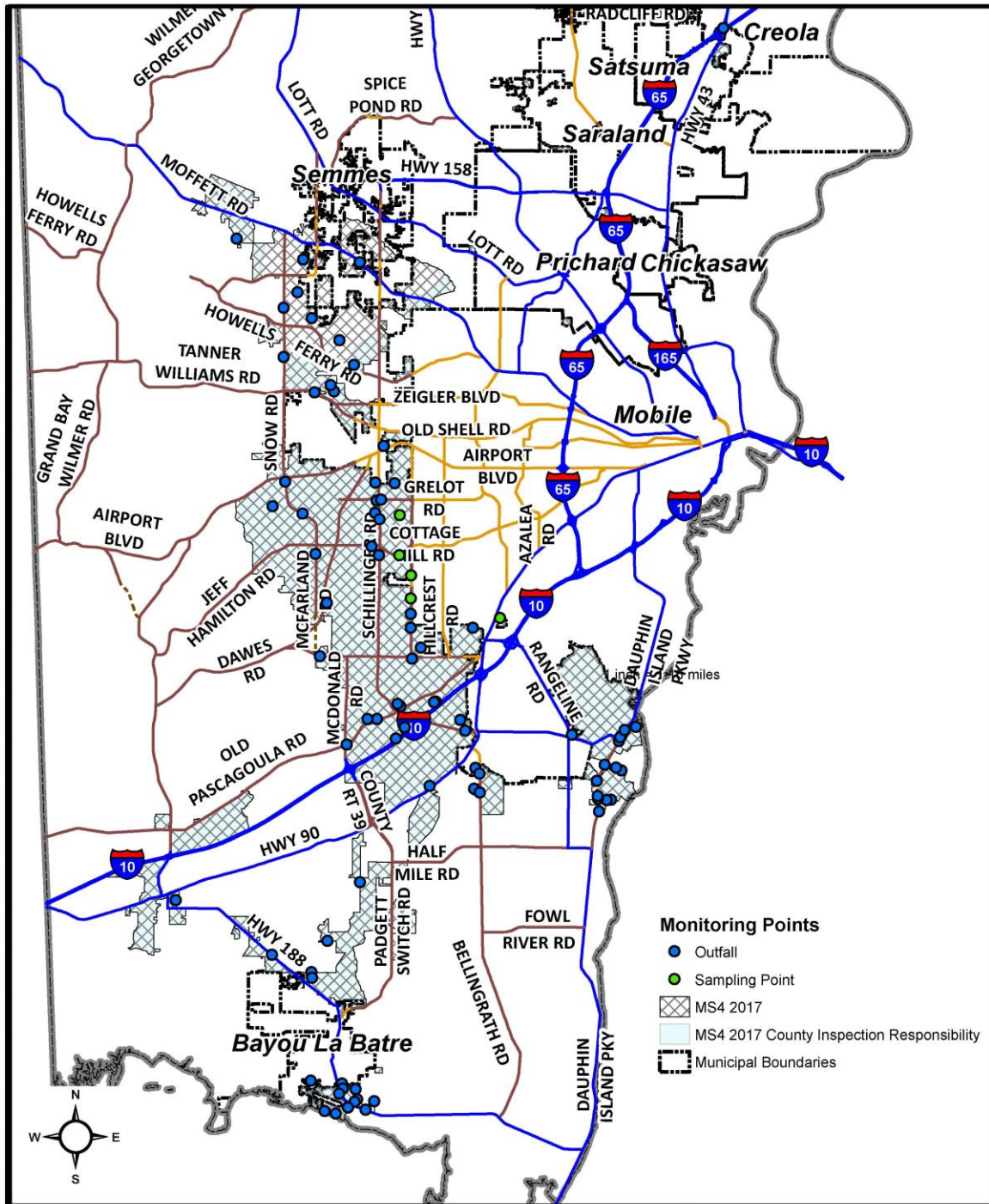
MS4 Phase II permittees that discharge to an impaired water included on the ADEM 303(d) list or for which a TMDL has been approved, may have monitoring requirements under Part IV.D of the permit and must submit a monitoring plan within 6 months of the date of coverage of the permit.

There are two (2) EPA approved TMDLs for streams located within the Mobile County MS4 boundary. These streams are portions of Rabbit Creek and Dog River and are listed for Pathogens and Organic Enrichment/Dissolved Oxygen. There are two water bodies that have impairment status of 303(d) and have been listed since 1996. Middle Fork Deer River and Halls Mill Creek are listed for organic enrichment and siltation, respectively (Table 1).

The Mobile County MS4 does not impact the majority of the Dog River watershed or the Rabbit Creek watershed. The primary storm water influences to the Middle Fork Deer River watershed appear to be industrial facilities.

NAME	STATUS	IMPAIRMENT	CAUSE
Dog River	TMDL	Pathogens (fecal coliform bacteria)	Urban runoff/ septic system overflow
Rabbit Creek	TMDL	Pathogens (fecal coliform bacteria)	Urban runoff/ septic system overflow
Middle Fork Deer River	303(d)	Organic enrichment	Urban runoff/ septic system overflow
Halls Mill Creek	303(d)	Siltation	Land development

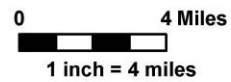
MOBILE COUNTY STORM WATER MANAGEMENT PROGRAM PLAN



MOBILE COUNTY ENGINEERING
 MOBILE GOVERNMENT PLAZA
 205 GOVERNMENT ST
 MOBILE, AL 36644-1600
 PHONE (251) 574-8595
WWW.MOBILECOUNTY.ORG/PUBLICWORKS/

Use this item at your own risk. Accuracy is not guaranteed for any reason. The material and information contained in this document is provided for general information only and should not be used for Legal, Engineering or Surveying purposes. Mobile County specifically disclaims all warranties, express or implied regarding this document. Mobile County is not liable and/or responsible for the consequences caused by or related to, in any way, the actions taken or not taken in reliance on this document.

MS4 Known Outfalls



- Limited sampling locations to obtain viable sampling results with acceptable mixing zone to obtain viable results.
- Sampling limitations restrict the County's ability to differentiate its impacts from the City of Mobile's impacts.

Based on the above, MCC developed this Monitoring Plan to fulfill the MS4 Permit requirements related to the Halls Mill Creek watershed and to guide future stormwater monitoring. This Plan is incorporated in future annual reports and is consistent with the Stormwater Management Program Plan (SWMPP). Stormwater monitoring activities pursuant to this Plan are conducted within the Halls Mill Creek watershed and will be specific only to the MCC Phase II NPDES General Permit requirements.

2.0 OBJECTIVES

The objectives of this Stormwater Monitoring Plan are to:

- Ensure and evaluate compliance with the MS4 Phase II Permit
- Identify potential water quality problems that relate to stormwater runoff

It is the primary focus of this Monitoring Plan to identify and assess sources that contribute to siltation in the unincorporated area of the Halls Mill Creek watershed that falls within the MS4 permit area. Therefore, turbidity will be the parameter of highest concern.

3.0 MONITORING

3.1 Monitoring Approach

Mobile County utilizes a monitoring approach designed to characterize the levels of sedimentation occurring in storm water discharge from the MS4 to Halls Mill Creek. This approach focuses on monitoring turbidity at two (2) selected sites. The stormwater sampling protocol is performed in general conformance with EPA 833-B-92-001 “EPA NPDES Stormwater Sampling Guidance Document” (July 1992).

Monitoring is conducted via grab sample using the appropriate meter for measuring turbidity on a quarterly basis. In order to evaluate hot spots and problem areas, additional sampling is conducted as related to construction sites and rain events if deemed necessary.

3.2 Monitoring Locations

MCC has selected the sites to best represent the regulated MS4 Permit area that falls within the Halls Mill Creek watershed. These sites are located at bridge/culvert crossings over stream segments within Mobile County right-of-ways or on Mobile County property.

Table 2 Monitoring Site Locations		
Monitored Location ID	Location Description	Latitude/ Longitude
Halls Mill Creek 1	Sollie Rd ~.95 mile south of Cottage Hill Rd	30°37'34.292" 88°12'28.046"
Halls Mill Creek 2	Sollie Rd ~ 1.7 miles south of Cottage Hill Rd	30°36'56.72" 88°12'27.871"

3.3 Responsible Department(s)

The MCC Environmental Services Department is responsible for developing and implementing the Phase II MS4 Stormwater Monitoring Program.

4.0 QUALITY ASSURANCE

All samples shall be collected and analyzed in accordance with the methods specified in 40 CFR Part 136.

5.0 RECORD KEEPING

MCC will retain records, as required by the NPDES Phase II General Permit, of all monitoring information for a period of at least three years from the date of the sample. The following records must be kept:

- Date, exact place, and time of sampling or measurements;
- Name(s) of the individual(s) who performed the sampling or measurements;
- Date(s) analyses were performed;
- Names of the individuals who performed the analyses;
- Analytical techniques or methods used;
- Results of such analyses and copies of monitoring reports; and
- All calibration and maintenance records

6.0 SAMPLING EXCEPTIONS

In the MCC permit boundary, there are three streams (Chickasaw Creek, Fowl River, and Mobile River) on the 303(d) list because of mercury. Upon further investigation, ADEM found that the streams were polluted by mercury from atmospheric deposition. Since mercury levels cannot be abated by Mobile County, ADEM has released MCC from monitoring requirements of the three impaired streams.

Furthermore, as described previously, the remaining impaired streams within the MS4 permit area, three are primarily affected by entities other than Mobile County. A certified letter was sent to ADEM on September 6, 2013, requesting that Mobile County be exempted from monitoring requirements of Dog River, Rabbit Creek, and Middle Fork Deer River.