

What are the different types of Best Management Practices?

- Erosion Control Practices
- Sediment Control Practices
- Chemical Control Measures

Erosion Control Practices

- **Weather Planning** - Check weather report and try to clear and grade at least a few days prior to predicted rain days.
- **Clear and Grade** - Clear and grade only areas being constructed, not the entire site.
- **Slope Protection** - Protect slopes from eroding into water bodies.
- **Natural Vegetation** - Protect natural vegetation with fencing, tree armoring, etc...

Sediment Control Practices

- **Filter Fabric/Class A Silt Fence** - filter fabric is used to hold the soil in place and prevent small soil particles, such as plant debris, from entering and clogging the drainage. Class A silt fence is a temporary barrier made of 5' minimum steel T posts, composed of a 39" wire support fence and an attached 48" synthetic woven filter fabric that is used to catch sediment-laden runoff from small areas of disturbed soil.
- **Wattle** - material installed across or at the toe of a slope and used to slow and/or control sheet flow and filter pollutants.
- **Inlet Protection** - prevent sediment from entering storm drainage systems.

Chemical Control Measures

- Properly store, handle, apply, and dispose pesticides and petroleum products
- Store, cover, and isolate construction materials and chemicals, to prevent runoff.
- Provide disposal facilities for waste products and materials during construction.

What is the purpose of Construction

Best Management Practices?

- To minimize the amount of disturbed soil
- To prevent storm water from coming in contact with disturbed soil and chemicals
- To protect natural vegetation and other undisturbed areas
- To prevent dirt, chemicals and pollutants from entering inlets, ditches and other drainage systems
- To treat storm water (if polluted) and remove sediments before it leaves the site
- To prevent dirt, chemicals and pollutants from entering creeks, streams, and other water bodies

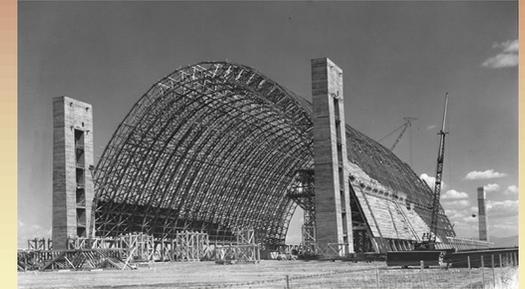
Impact on Storm water

Construction activities significantly impact storm water and human living conditions. Whenever natural ground is disturbed, loose material is exposed and it "runs off" if rainfall occurs when exposed. Some of the harmful impacts of construction are:

- Clogs storm drainage systems and causes flooding
- Harms or kills fish or other wildlife
- Destroys aquatic habitats
- Causes stream bank erosion
- Pollutes waters with chemical, sediment and debris

Executive Director
Planning and Development
City of Mobile

CONSTRUCTION ACTIVITIES



Erosion Control Practices
Sediment Control Practices
Chemical Control Measures



Storm Water Management
Educational Series

Mobile City Ordinance

(A) **Land Disturbance Permit.** A permit from the director of Urban Development is required for any land disturbing activity within the city unless exempted. Land Disturbance Permits expire upon completion of the work authorized or not later than one (1) year from the date of issuance, whichever shall first occur. Permittee may be granted an extension, at no additional cost, by contacting the Urban Development Department in writing. Disturbed property may not remain denuded longer than thirteen (13) days without establishing vegetation or the application of suitable ground cover for the control of erosion and sedimentation. Specific requirements for obtaining a Land Disturbance Permit include but are not limited to:

- (1) Approval of the related site grading and drainage plan and or subdivision construction plans by the City Engineer;
- (2) Compliance with all regulations (including Federal and State) and approval from the City Urban Development, Right-of-Way, and Traffic Engineering Departments;
- (3) Documentation that all necessary permits have been received from governmental agencies from which approval is required by law; and
- (4) Compliance with Federal Emergency Management Agency (FEMA) Flood Plain Regulations as specified in this article.
- (5) Exemption. Note: All land disturbing activities, including those exempted from Land Disturbance Permitting, must be conducted with proper control of sedimentation and runoff to the MS4. Refer to City Ordinance No. 17-025-2014 Section 8.B for a complete list of exempted activities. Example activities for which a Land Disturbance Permit will not be required:
 - a. Building operations less than 4,000 square feet which will not have any land disturbing activity apart from the building area;
 - b. Minor land disturbing activities such as gardens; landscaping on individual residential lots; minor home repairs; home maintenance work; or individual

connections to utility services and sewer services;

- c. Emergency utility repairs;
- d. Agricultural operations;
- e. Silviculture (timber harvesting does require a permit); and
- f. Single family residences separately built where the residence, including driveways and other improvements, does not increase the impervious surface area more than 4,000 square feet of land surface area. However, the builder will be required to install silt barriers and use best management practices as necessary to prevent erosion of dirt, rock debris, and building materials onto public or private property and into drainage systems and streets and comply with all City ordinances.

(B) **Building Permit.** A permit from the director of the Urban Development Department is required to erect, construct, reconstruct, enlarge, extend or structurally alter any building or structure, including interior alterations, within the city. Specific requirements for obtaining a Building Permit include:

- (1) An approved Land Disturbance Permit authorized by the City's Engineering Department and Urban Development Department and approval of the City's Right-of-Way and Traffic Engineering Department;
- (2) A permit application in compliance with all flood plain requirements as set forth in this section and division 2 of this article;
- (3) Satisfactory evidence that permits have been received from governmental agencies for which approval is required by federal or state law; and
- (4) Plans for building structures in compliance with all applicable building codes, policies and regulations of Urban Development.

(C) **Clearing and grubbing permit.**

- (1) A Land Disturbance "Clearing Only" Permit from the director of Urban Development is required for timber harvesting operations that

involve stump/root removal, earthwork or cutting undergrowth.

(2) A timber harvesting permit from the Urban Forestry Department is required for harvesting operations that involve cutting or harvesting trees without constructing access roads, stump/root removal, earthwork or cutting undergrowth, but a Land Disturbance Permit will not be required.

(3) A Land Disturbance Permit from the director of Urban Development is required, without exemption or exception, for clearing and/or grubbing operations in special flood hazard areas.

(4) A Land Disturbance Permit is not required for clearing and/or grubbing less than one (1) acre of private residential property associated with construction of a residential structure.

(5) A Land Disturbance Permit is not required for clearing and/or grubbing less than one (1) acre of private residential property not associated with construction of a residential structure unless the property is located within a special flood hazard area.

(6) A Land Disturbance Permit from the director of Urban Development is required for clearing and/or grubbing one (1) acre or more within city limits.

(7) Other obligations. Clearing and/or grubbing performed with one (1) of the above stated exemptions, or obtaining a permit for clearing and/or grubbing does not relieve permittee of its duty to:

- a. Observe erosion and sedimentation control requirements found in this article; or;
- b. Obtain all other necessary permits, licenses and authority and to pay all fees required by any other city, county, state, or federal rules, laws or regulation

Any tree or trees to be removed must be in compliance with the City Code regarding Tree Preservation, in addition to any state, federal, and local laws pertaining to tree protection, within the city limits of Mobile.

(State Act 61-929; City Code Chapters 17, 57, and 64; and Ord. No. 17-025-2014)