



City of Fairhope, Alabama  
MS4 Program  
Phase II General Permit # ALR040040

2024 Annual Report  
(April 1, 2024-March 31, 2025)



Report Prepared By:  
City of Fairhope  
555 South Section Street  
Fairhope, AL 36532



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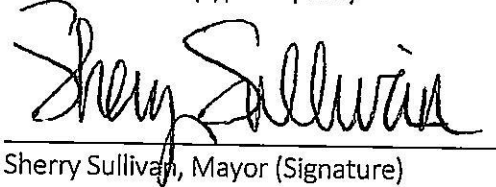
## 1.0 Contact List and Introduction

### 1.1 Certification

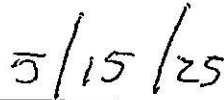
I certify under penalty of law that this document and all attachments are prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage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

Sherry Sullivan, Mayor

Name and Title (type or print)



Sherry Sullivan, Mayor (Signature)



Date

### 1.2 List of Contacts

Address: City of Fairhope  
Post Office Drawer 429  
Fairhope, AL 36533

Phone: (251) 928-2136

Contact  
Person: Ms. Nicole Love  
City of Fairhope  
161 North Section Street  
Fairhope, AL 36532

Phone: (251) 517-5011

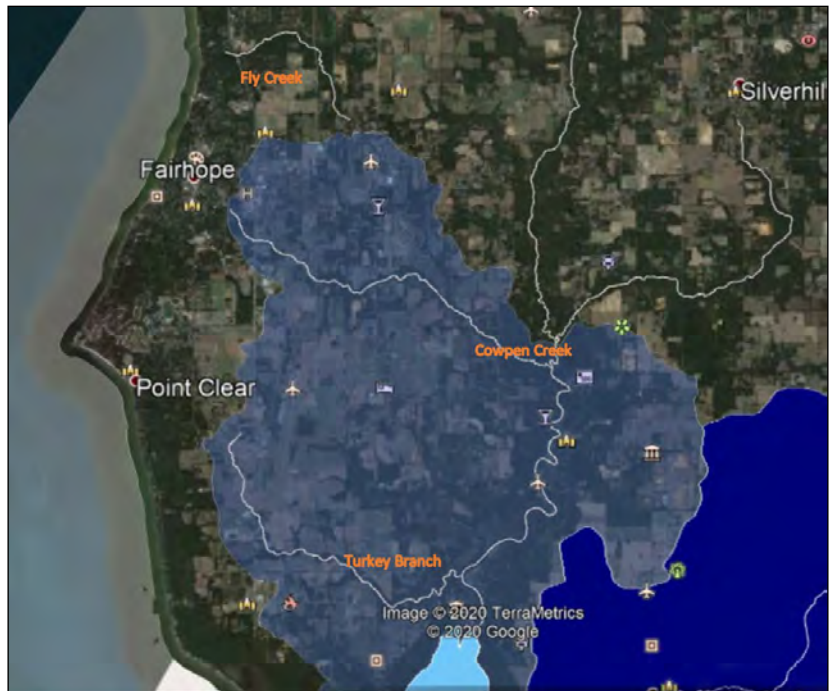
### 1.3 General Introduction

The City of Fairhope operates under the MS4 Phase II General Permit ALR040040. The MS4 2024 Annual Report reporting dates are April 1, 2024, through March 31, 2025. The Fairhope MS4 area, also the city annexed area, encompasses approximately 9995 acres, or 15 square miles. An updated Stormwater Management Program Plan (SWMPP) is submitted to ADEM yearly if there are any updates. In 2024, there were no updates, thus no SWMPP was submitted to ADEM. The Storm Sewer Outfall Inventory and Mapping project, a permit requirement completed in 2012, is being updated yearly by the Planning and Zoning Department as new stormwater facilities are added. A hard copy of this inventory (organized by watershed) is available in the Planning and Zoning Department. The original 2012 inventory is available on-line (<https://www.fairhopeal.gov/departments/planning-and-zoning/storm-sewer-inventory-mapping-project-2012>).

There are three main receiving streams within these area limits (Fly Creek, Rock Creek and Cowpen Creek). As of January 1, 2025, there are three (3) 303(d) impaired streams listed by ADEM:

1. Cowpen Creek is identified as a 303 (d) stream due to the presence of atmospheric mercury deposition. It is not anticipated that the land uses in the City of Fairhope MS4 watersheds are contributors to the atmospheric deposition of mercury.
2. Fly Creek is identified as a 303 (d) stream due to presence of pathogens from “pasture grazing”. It is not anticipated that the land uses in the City of Fairhope are contributors to this impairment since the Fly Creek watershed has no listed “agricultural” (district R-A) uses in the city limits.
3. Turkey Branch is identified as a 303 (d) stream due to the presence of pathogens, likely from cattle grazing, and atmospheric mercury deposition.

Note: There are no known cattle grazing activities in the Fly Creek or Turkey Branch watersheds within the city limits. There are no known activities which might contribute to atmospheric mercury deposition. <http://adem.alabama.gov/programs/water/wquality/2020AL303dList.pdf>



**Figure 1: Locations of Fairhope’s 303 (d) impaired streams**

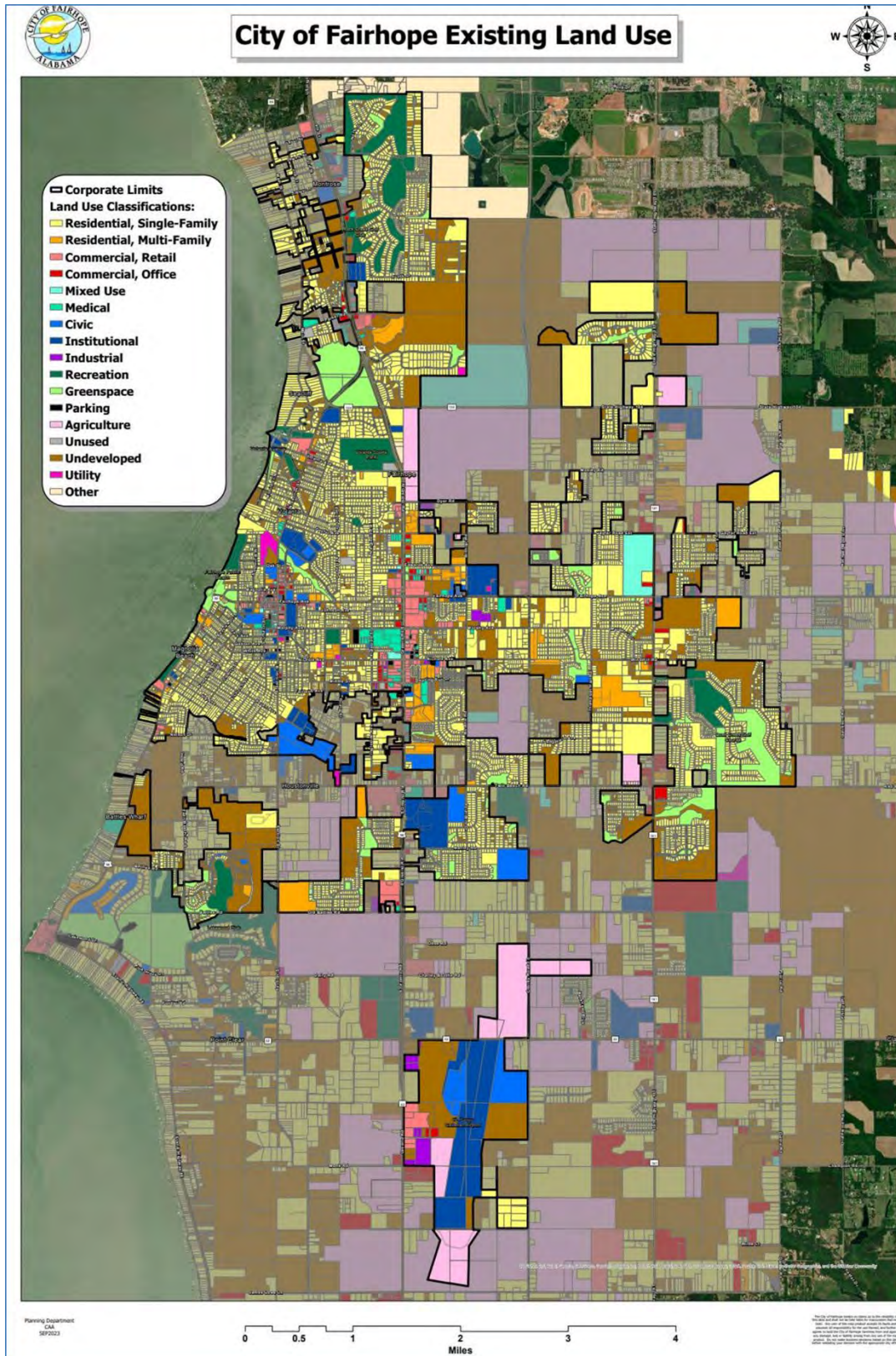


Figure 2: City of Fairhope Existing Land Use Map including agriculture districts.

## 1.4 Background

The City of Fairhope is situated in Baldwin County on the eastern shore of Mobile Bay, in southwest Alabama. Fairhope's rainfall averages more than 73" inches per year, according to a 5-year average as reported by the Wastewater Treatment Plant on N. Church Street. In the 2024 MS4 permit period, the City of Fairhope received approximately 76" of rain. The 2020 US Decennial Census Bureau projects the City's population to be 22,477. This includes incorporated and unincorporated limits. The incorporated (annexed) limits, which are also the MS4 area limits, comprise roughly 15 square miles.

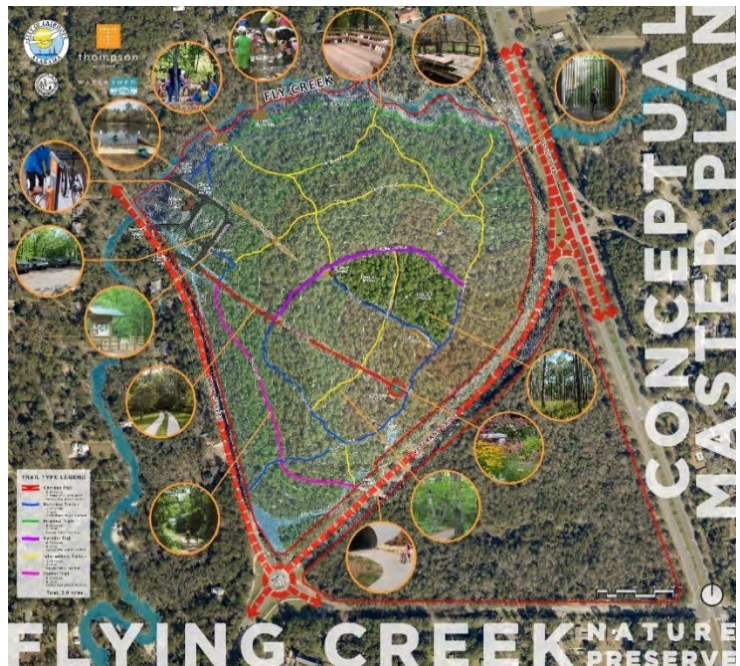
Sustainable development continues to be a priority in preserving Fairhope's natural resources. Of primary concern is stormwater quality and ultimately the protection of aquatic resources. Conservation of public property, critical areas, and wetland and stream buffers is also a priority.

Three significant land acquisitions in the past have helped to preserve or limit development in natural areas:

1. *Flying Creek Nature Preserve* (formerly Dyas Triangle Property) at 104 and Veteran's Drive (Fly Creek watershed) – 108 acres
2. CR 13 at CR 32, agricultural area (Waterhole Branch / Cowpen Creek) – 113 acres
3. Rivermill Park: Rivermill at Highway 48: A 1.8-acre drainage area in the Cowpen Creek watershed was donated to the city by the Fairhope Single Tax Corporation. Drainage has been improved with plans for parklands in the future.

Three (3) of the thirteen watersheds in Fairhope have undergone formal studies in the past ten years (Tatumville, Volanta and Fly Creek), giving a path to better environmental stewardship and stormwater management. Additionally, City of Fairhope staff have been active members on the Steering Committees for the Mobile Bay NEP Weeks Bay Watershed Management Plan (2017) and the Eastern Shore Watershed Management Plan (2023) which both include Fairhope watersheds and subwatersheds.

The aquatic resources of the Fairhope region, including Mobile Bay, Cowpen Creek, Fly Creek and Rock Creek, are essential to the area's economy and the attractiveness of the community to both residents and visitors. Preserving these resources and keeping them healthy is of primary interest to the community and to area leaders.



**Figure 3: Flying Creek Nature Preserve Master Plan**

## 1.5 Program Management

Several departments within the City of Fairhope have a role in Fairhope’s MS4 program. The City of Fairhope’s Planning and Zoning Department and Grants Department serve as lead coordinators of the MS4 program, including the Stormwater Management Program Plan (SWMPP). The Public Works Department is also a key player and includes several sub-departments: Horticulture/Landscape, Waste Management and Streets/Construction. The City of Fairhope has a City Engineer on staff. The current Mayor serves as the Utility Director for the City of Fairhope. A general contact number for everyone is: (251) 928-8003. Below is the management flow chart as of 3/31/25:

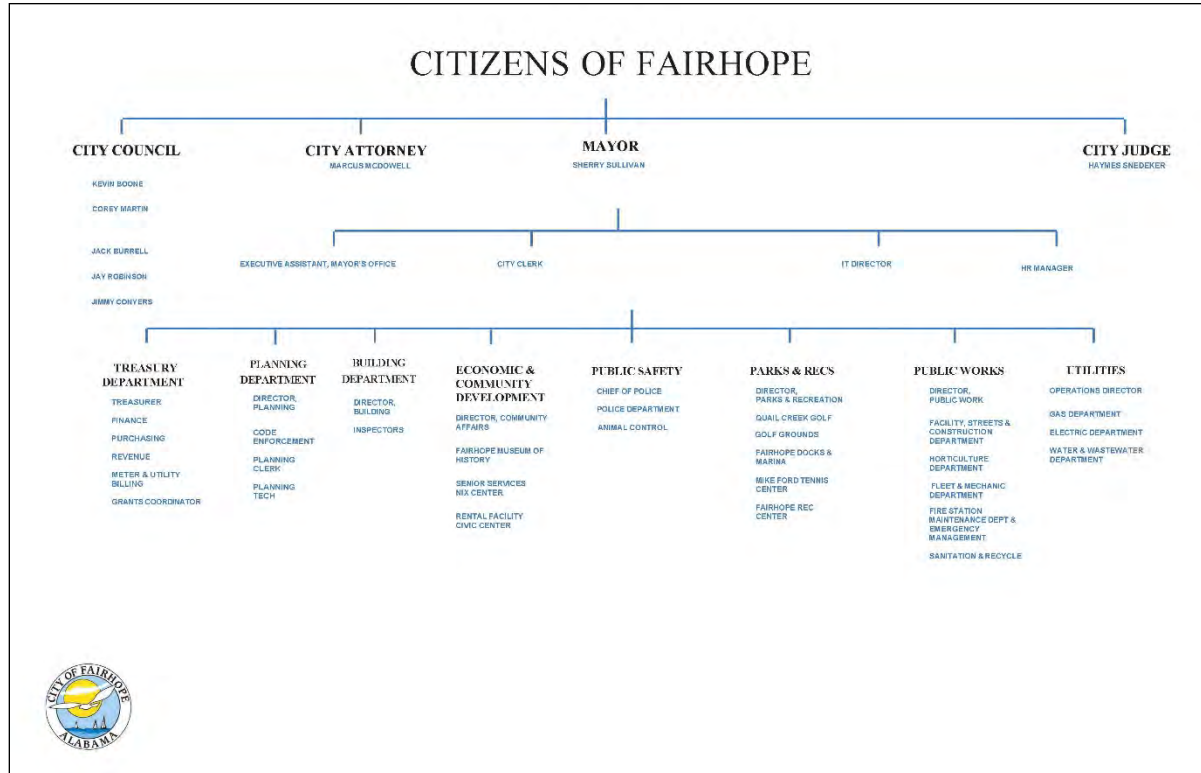


Figure 4: City of Fairhope Organizational Chart (2025)

## **2.0 PROGRAM EVALUATION**

### **2.1 Overview of MS4 Program Area**

The City of Fairhope uses a watershed-based approach to stormwater management. The MS4 area limits (also the annexed City limits) encompass 13 watersheds and 9,995 acres, roughly 15 square miles. Fairhope watersheds include:

(Drains to directly to Mobile Bay):

- Fly Creek
- Rock Creek
- Red Gum Gully
- Volanta Gully
- Big Mouth Gully
- Stack Gully
- Tatumville Gully
- Point Clear Creek

(Drains to Weeks Bay before entering Mobile Bay):

- Pensacola Branch
- Cowpen Creek
- Turkey Branch
- Waterhole Branch
- Green Branch

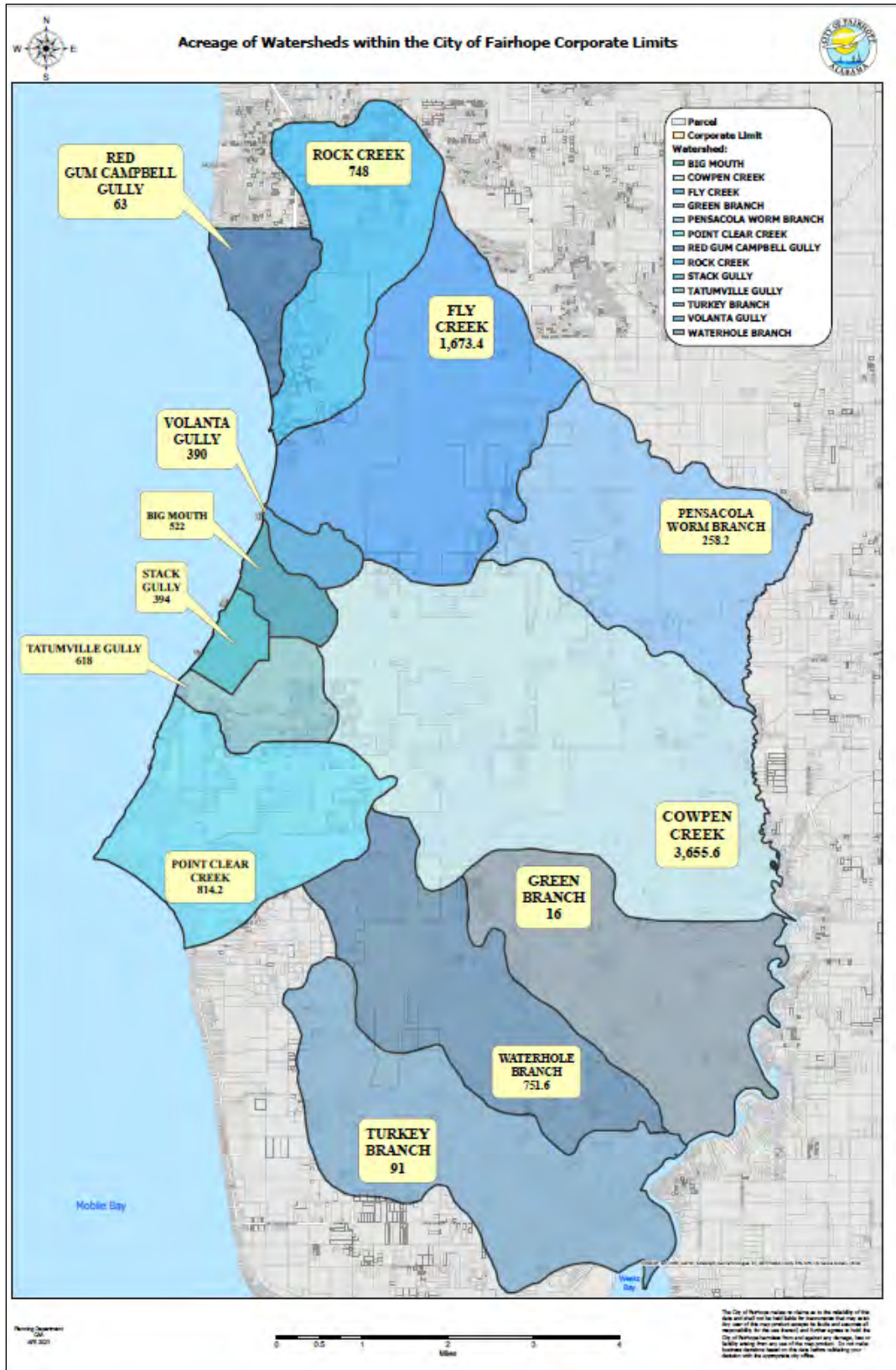


Figure 5: Watershed Map with acreage, updated April 2024 by Planning and Zoning GIS

## 2.2 Major activities/accomplishments:

- The previous MS4 coordinator for the City (Kim Burmeister) retired in December 2023. Primary MS4 coordination has been assigned to Nicole Love, Grants Coordinator. However, many other City Departments have major roles in implementing MCM strategies:
  - Planning and Zoning Department is responsible for implementing code enforcement, BMP inspections, Operations and Maintenance, and stormwater outfall inspections. Stormwater outfall inspections are completed in coordination with Public Works and the Grants Coordinator. BMP inspections are also partially handled by the Building Department as building staff are routinely on-site and are able report potential violations to the Code Enforcement Officer.
  - Public outreach and education and water quality monitoring are handled by the Grants Coordinator and Code Enforcement Officer.
  - Social media and media presence are handled by Community Affairs Department.
- AWW monitoring of Fly Creek was reinstated at three (3) sites.
  - City of Fairhope staff monitor 2 sites and AWW volunteers monitor 1 site.
- Eleven (11) City staff are QCI Certified Inspectors.
- Through a RESTORE Act grant the City has kicked off a Stormwater Inventory project which will map out the entirety of the City's stormwater system and identify potential problem areas.

## 2.3 Program Strengths/Weaknesses:

- The main strength of the City of Fairhope's MS4 program is Education Outreach and Public Involvement. Fairhope has a history of involving the public in many of the projects that are happening in the City. Social media, City Scoop newsletter, and the City's Facebook page are all major ways we get information out to the citizens.
  - Our weakness this year is that we still do not have enough staff to be able to do as many education events as we have done in past years. Also, one of our big educational events, Earth Day Mobile Bay, was moved over to Mobile County due to construction at the normal site on Mobile Bay and we were unable to participate.
- Another strength is the City's ability to work across Departments (Public Works, Planning and Zoning) to complete outfall assessments every year in a timely and coordinated manner.
- The City's GIS Database continues to be used as an important planning tool and is extremely useful in making future land decisions. The GIS Team has customized the Survey 123 application as a means of data entry and collection. As of this year, all stormwater outfalls will be digitized in the Survey123 application.

## 2.4 Future Direction of the Program:

The future direction of the City of Fairhope's MS4 program will be geared towards implementing any changes to the State of Alabama's MS4 permit ALR040000. In addition, the City of Fairhope plans to broaden Education and Outreach Minimum Control Measures by creating more outreach opportunities for citizens, developers and contractors.

## 2.5 SWMPP effectiveness:

- The City of Fairhope's SWMPP is very effective in dealing with the City's commitment to the protection of Alabama's water resources.

- The last SWMPP was updated and approved in January 2024. The City did not update the SWMPP in the 2024 reporting period.
- It is expected that the SWMPP will be updated in the 2025 reporting period.

## **2.6 Measurable goals not performed:**

All measurable goals were performed.

## **2.7 Evaluation of monitoring data:**

Water quality monitoring of Fly Creek was restarted in May 2024. Code Enforcement Officer and Grants Coordinator were both certified as Alabama Water Watch volunteers. Grants Coordinator was certified in Chemistry and Bacteriological and Code Enforcement Officer was certified in Bacteriological. Three (3) of the previous sites on Fly Creek were restarted (marina, Main Street Bridge, and US98 at the Woodlands). In previous years, only bacteriological samples had been taken so this would be the first year that water chemistry would be monitored as well. We also had a volunteer start monitoring the marina site who also records water chemistry and bacteria. All data can be found on Alabama Water Watch's website at the link below.

<https://auaww.azurewebsites.net/aww/default.aspx>

Several high E. coli events were recorded which corresponded to one or two days following a severe rain event. During periods of dry weather E. coli counts were zero. The City has been looking into doing more intense water quality monitoring to determine where the bacterial sources are coming from and have been working with partners on collaborations for this. Our hopes are to have some forward momentum on this in the next MS4 Annual Report.

# **3.0 REQUIREMENTS**

## **3.1 Compliance with MS4**

Compliance mechanisms and goals regarding the five minimum control requirements are listed in Section 3.6. Non-compliance issues, as addressed in Section 3.6.2 (Illicit Discharge Detection and Elimination) and Section 3.6.3 (Construction Site Stormwater Runoff Control) were addressed as per Standard Operating Procedures for Illicit Discharges and Standard Operating Procedures for Non-compliant Construction Sites. Over 193 stormwater enforcement actions (Stop Work Orders (9), Notice of Violations (184)) were issued from the Planning and Zoning Department in the report period for non-compliant BMPs on job sites. Fourteen (14) illicit discharge complaints were received by the Planning and Zoning Department in the report period, and all were investigated and resolved. This does not include illicit discharges from sanitary sewer overflows (SSOs) which are reported under permit # AL0020842. The City of Fairhope effectively reduces, to the maximum extent practicable, the discharge of pollutants, including sediment on construction sites, by requiring structural and non-structural controls, as set forth in plan and development reviews, BMP Inspections, enforcement of the Erosion and Sediment Control Ordinance, BMP Minimum Requirements, and the stormwater standards (within the Subdivision Regulations). Approximately 2,425 inspections (initial and follow-up) were conducted by the Planning and Zoning Department in the reporting period, averaging 202 per month.

### 3.2 Monitoring

The City of Fairhope's Phase II General Permit did not have monitoring requirements.

### 3.3 Stormwater Activities

In the reporting period for 2024, Public Works conducted eight (8) stormwater projects impacting all watersheds within the City limits:

- ✓ 2024 projects - new or continuing:
  - Fly Creek: *Fairhope Docks: Clean and Resilient Marina assessment* was performed to establish goals for Clean Marina certification. Assessment performed by staff from: MS-AL Sea Grant, AU and MS Dept. of Marine Resources (February 17, 2023). Harbor Master is working on finishing up some needed components. The City has applied for a grant in 2024 to finish up those components. Expect to have Clean Marina Certification by end of 2025.
  - Stack Gully: *Working Waterfront and Greenspace Project*: Phase II construction started in August 2024. The goal is for the project to be complete by 2025 annual report. Website to learn more about the Working Waterfront and Greenspace Project is <https://www.fairhopeal.gov/community/working-waterfront>
  - All watersheds: *Drone Aerials*: Planning and Zoning GIS implemented the use of a drone to provide aerials of development sites to give a better idea of site conditions prior to final plat approval.
  - Multiple watersheds: In April 2022 the RESTORE funded sewer upgrade project began. This project will provide major rehabilitation measures, including the complete replacement or rehabilitation of nine priority lift stations, the addition of four stream storage facilities and the rehabilitation of existing sewer lines and manholes throughout the system. As of this report the project is about 70% complete.
  - Stack Gully: GOMESA grant funded Magnolia Beach Shoreline Restoration project. The project will create breakwaters offshore and beach renourishment. The breakwaters will help maintain the sand that is placed on the beach and may even recruit more sand. This area has undergone significant erosion over the years and several beach renourishments projects only to have them wash away.
  - NEW All watersheds: RESTORE Bucket 2 Water Quality grant to conduct a stormwater inventory within City boundaries and update the SWMPP.
  - NEW All watersheds: RESTORE Bucket 2 Water Quality grant to purchase bypass pumps for twenty (20) priority lift stations throughout the City. This will prevent SSO's in the event of a natural disaster where there is a loss of power throughout the City.
  - NEW Multiple watersheds: ADEM/GOMESA Litter Abatement grant to install twelve (12) litter interceptors in various storm drains to collect litter before it enters the drain. The contractor monitors the drains and cleans them out routinely as part of the grant. Data is collected and reported.

Proposed stormwater projects for 2025:

- Multiple Watersheds: Continuation of RESTORE funded sewer upgrades. Completion date 2025.
- All watersheds: Continuation of RESTORE funded stormwater inventory. Completion date 2026.
- All watersheds: Continuation of RESTORE funded bypass pump installation. Completion date 2025.

- Multiple watersheds: Continuation of ADEM/GOMESA Litter Abatement project. Completion date 2026.
- Stack Gully: Continuation of GOMESA Magnolia Beach Shoreline Restoration project. Completion date 2026.
- Multiple watersheds: Replacement of corrugated metal pipe (CMP) with high-density polyurethane pipe (HDPP) and rebuilt inlets under three (3) different roadways to avoid the aging CMP from collapsing.
- NEW Stack Gully: Gully has eroded significantly overtime and caused significant exposure of infrastructure and road collapse. The gully will be stabilized and aging, outdated pipes and boxes will be replaced. The road will also be repaired and stabilized.
- NEW Big Mouth Gully: Gully has eroded significantly overtime and caused significant exposure of infrastructure. Aging, outdated pipe will be replaced with more sustainable pipe, boxes will be replaced, a berm system will be built on the west side with a new catch base and outfall, the gully slopes will be protected by armoring with riprap and a new curbing system at the road.
- NEW Tatumville Gully: Pecan Ave Drainage – Move and replace the outfall structure with new RCP and build a new outfall system.

### 3.4 SWMPP Changes

No changes in 2024.

### 3.5 Government Entity Alliances

While the City of Fairhope is under an individual Phase II general permit separate from any other municipality or county entity, education and data is frequently shared with Daphne, Spanish Fort, Baldwin County and AL-DOT (our MS4 neighboring partners).

### 3.6 Minimum Control Measures

The SWMPP addresses the five Minimum Control Measure (MCM) requirements:

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

#### 3.6.1 Public Education and Public Involvement on Stormwater Impacts (MCM1)

Seek and consider input from the public in development of SWMPP

Status: Did not update SWMPP this year.

Responsible Department: Planning and Zoning, Grants

Description of activities used to involve groups and/or individuals in the development of SWMPP

Status: Did not update SWMPP this year.

Responsible Department: Planning and Zoning, Grants

Description of targeted pollutant sources the education and involvement program addressed

Status: Ongoing

Responsible Department: Planning and Zoning, Water/ Wastewater, Public Works, Grants, Community Development

- ✓ Pathogens - high priority stormwater concern; sanitary sewer overflows (SSOs) are taken seriously. Initiatives for pathogen considerations:
  - ❖ ADEM Beach Monitoring link is available on the city website to inform residents of most recent pathogen levels tested for three locations; Orange Street Pier, Fairhope Public Beach, and Volanta Avenue. Signage is available at City Park swimming areas (North Beach Park and Orange Street Pier) notifying visitors of recent testing results.
  - ❖ Sanitary Sewer Overflow signage placement to warn citizens of areas of impacts of SSO's.
  - ❖ Park signage to include "DO NOT FEED DUCK OR GEESE" to help discourage the bird population at the swimming areas of beach. Bird fecal matter is suspected to be one source of pathogens in Mobile Bay.
  - ❖ Pet Waste Bags in Parks - Pet waste bag dispensers and bags are available in City parks to encourage removal of pet waste from public areas. The Animal Control Officer is responsible for keeping pet waste bag dispensers full, and for enforcement of City Ordinance #988 - Section 5-10 (b), which requires owners to clean up after their pets on public property. This helps keep pet waste (and therefore pathogens) out of storm drains and area waters. Currently the City of Fairhope has thirteen (13) pet waste stations in North Beach Park, Municipal Pier area, Knoll Park, Magnolia Beach Park, Community Park, Mike Ford Tennis Center and the dog park at Volanta Park.



Figure 6: Signage used to notify public of areas impacted by SSO's

- ✓ Pesticides, herbicides and fertilizers - As a result of an action item from the Weeks Bay Watershed Management Plan, Weeks Bay Foundation and the Weeks Bay National Estuarine Research Reserve worked with Fairhope staff to create the brochure "*A Homeowner Guide to Stormwater Detention Pond Maintenance*" <https://www.fairhopeal.gov/home/showpublisheddocument/30498/638514747757930000>). This brochure is available on-line and is also used as a hard copy attachment for drainage/stormwater facility notifications to property owners from the Public Works Department and the Planning and Zoning Department. Additionally, this brochure is sent out to all subdivision HOA's, most recently in October 2024. In addition to information on maintaining stormwater facilities, this brochure includes a reference to limiting the use of pesticides and fertilizers. The City of Fairhope also uses the "*Greener*

by the Yard” and “Alabama Smart Yards” publications (link available on the City’s website) which offer advice on green lawn care practices.

- ❖ In 2024, the City of Fairhope has two (2) certified Commercial Pesticide Applicators (Public Works and Recreation Department). It is a measurable goal that at least one person in Public Works and one person in Parks and Recreation maintain a commercial pesticide applicators license, to ensure correct application with minimal negative impact to the environment.
- ✓ Sediment - Sediment deposition is a major concern in Fairhope, since it is a terrain bordered by many gully systems, tributaries and three major creeks (Fly Creek, Rock Creek and Cowpen Creek). Rainfall in Fairhope averages more than 72” year (based on data from the last five years). 76” of rain was received in 2024. With the issuance of over 303 earth-disturbing permits issued in the city limits during this reporting period, construction standards are continually being reviewed.

Description of activities used to address reduction of litter

Status: Ongoing

Responsible Department: Planning and Zoning, Grants, Community Development

- ✓ Alabama Coastal Clean Up: City provided garbage pickup for this event. 3,000 lbs. of materials were recovered at the 2024 Coastal Clean Up Event on September 21, 2024 (500 lbs. recycled materials; 2,500 lbs. junk debris).
- ✓ America Recycles Day – April 19, 2024: City hosted America Recycles Day at the Pecan Street Building, shredding, and recycling paper for the community. Public Works received and recycled approximately 200 pounds of electronics and 8,500 pounds of paper for recycling. Paper was shredded on site for recycling.
- ✓ Anti-Litter Campaign – April 2024
  - Students in the 5th grade at Fairhope West Elementary, Fairhope East Elementary and J. Larry Newton Elementary took part in a contest to design an anti-litter campaign for the City of Fairhope. The winner’s design was printed on T-shirts and handed out to all 5<sup>th</sup> grade classes.

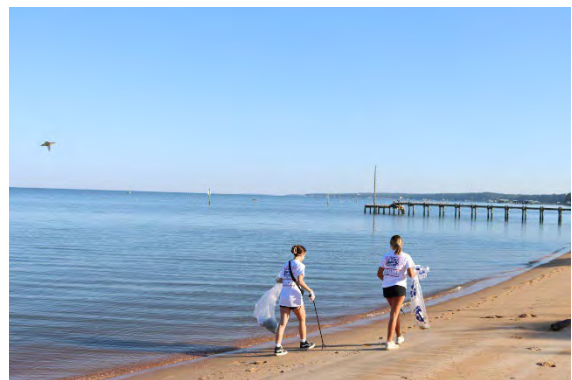


Figure 7: Students at Alabama Coastal Clean

Description of communication mechanisms or advertisements used to inform individuals, etc. and the quantity delivered

Status: Ongoing

Responsible Department: Planning and Zoning, Community Development, Grants

- ✓ Fairhope Environmental Advisory Board (FEAB) Meetings - FEAB currently has 9 members (as of March 31, 2024). FEAB is an environmental advisory board which is scheduled to meet monthly (the second Friday of every month at Fairhope Public Library). In the 2024 reporting



Figure 8: Winner of the Anti-Litter Campaign

period, FEAB met in person and with quorum nine (9) times. Topics of discussion for 2024 included park management plans, greenspace initiative, native habitats and natural/nature-based solutions. Grants Coordinator and Code Enforcement Officer serve as city liaisons and post agenda and minutes on-line.

- ✓ Planning Commission Meetings - The Planning Commission is a formal public forum which meets monthly, offering the community an opportunity to learn more about upcoming development projects. The City of Fairhope Planning and Zoning Department provides notifications and postings for these public meetings, which are held monthly. The Planning Commission met 13 times in the 2024 program period. Minutes of the Planning Commission and the FEAB, once approved, are posted on-line at: [https://fairhopeal.portal.civicclerk.com/?category\\_id=27](https://fairhopeal.portal.civicclerk.com/?category_id=27)

- ✓ Arbor Day: On February 24, 2024, City of Fairhope gave away approximately 1,000 seedlings to the community to encourage tree plantings. Trees are crucial to the environment as they serve to help manage stormwater and keep soil in place.



**Figure 9: Mayor, City Council members, and student winners of Arbor Day art contest.**

- ✓ Baldwin County Rain Barrel Workshop – June 8, 2024

- The City partnered with Baldwin County, City of Daphne and Foley, Mobile Bay NEP, and Weeks Bay NEP to host a Rain

Barrel Workshop. Approximately 35 people were in attendance and all went home with a rain barrel that was ready to use. The partners and volunteers assisted the participants in building their rain barrels. (Flyer for workshop is included in Appendix A)

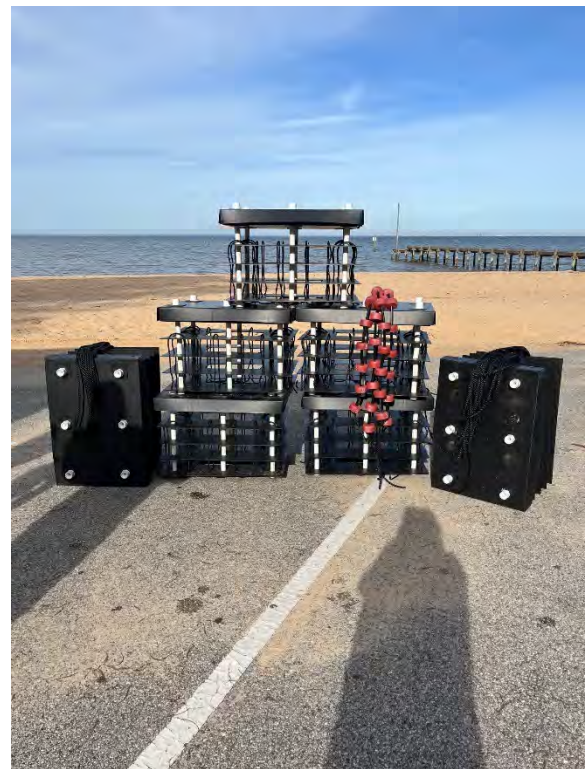
- ✓ Clear Water Alabama Conference – September 2024

- Grants Coordinator and Code Enforcement Officer attended the annual Clear Water Alabama conference.

- ✓ Brochures / publications / media

- *Greener by the Yard*, Weeks Bay Watershed Project
- *Fairhope Gullies*, joint effort of Mobile Bay National Estuary Program, Fairhope Single Tax, and the City of Fairhope
- *Parks of Fairhope*, joint effort of the FEAB and the City of Fairhope
- *Field Guide for Erosion and Sediment Control on Construction Sites in Alabama*, by Alabama Soil and Water Conservation Committee
- *City of Fairhope Facebook page*: Fairhope used Facebook as one means of advertising events and releasing information on new policies and procedures.

- *Understanding Your Stormwater Management Program*; this 5-minute video, produced by the Mobile Bay National Estuary Program, is an informational source for elected officials, and the general public.
- ✓ Stormwater Alliances
  - Create a Clean Water Future Program – logo is used on stormwater information, city vehicles and some staff business cards.
  - Mobile Bay National Estuary Program (MBNEP)
    - Grants Coordinator is a member of the Program Implementation Committee (PIC) and attends the Government Networks Committee (GNC) for the Mayor.
  - Baldwin County Commission
  - Alabama Stormwater Association
    - Grants Coordinator attended Table Talk on April 17, 2024.
  - Coastal Alabama Stormwater Team (CAST)
  - Grants Coordinator and Code Enforcement Officer attended the CAST meeting on August 28, 2024.
  - Fairhope Educational Enrichment Foundation (FEEF) - Pelican’s Nest: City owns the property on South Summit Street which houses Pelican’s Nest. The Pelican’s Nest serves as a hub for elementary environmental lessons for Baldwin County.
  - Fairhope High School Environmental and Marine Life Club: Fairhope partners with these environmental groups offering insight on locations for litter pick up.
- ✓ Existing Demonstration projects (wetland pond)
  - Wetland Pond @ North Beach Park – this simulated Wetland Pond was created in 2001 to reduce pathogens entering Mobile Bay, from duck pond water runoff. The pond features native plants and is a joint project from the MBNEP and City of Fairhope. Public Works maintains this pond on an as-needed basis. Educational signage on site.
  - Eagle Reef installation – Eagle Reef is an Eagle Scout project to deploy mini, dock-based artificial marine reefs. The reefs act as habitat for many different organisms with the hope of growing oysters or other filter feeding animals to help filter the waters of Mobile Bay. The City of Fairhope deployed 13 reefs on 4 City docks. As of 2024 approximately half of the reefs remain. Others were destroyed during heavy storms with higher than normal tides and wave energy. More information on the Eagle Reefs can be found at [www.theeaglereef.com](http://www.theeaglereef.com)
- ✓ City Website
  - Alabama Water Watch (“Visiting”)
  - ADEM Water Quality Testing

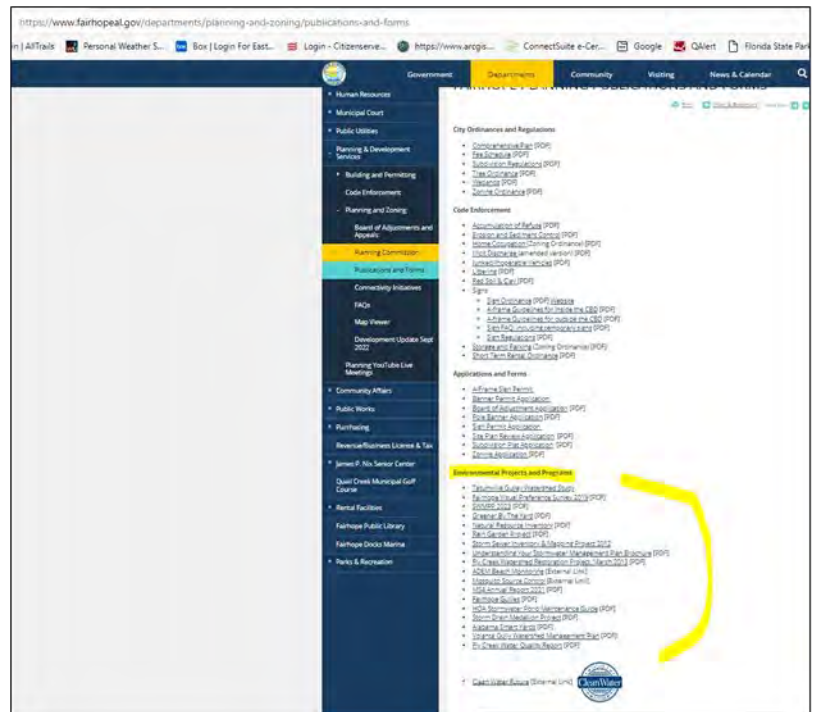


**Figure 10: Eagle Reefs prior to deployment**

- Create a Clean Water Future
- Waste Management (“Public Works”)
- MS4 Annual Report / Stormwater Management Program Plan (“Planning and Zoning Dept.”)
- Zoning Ordinance / Subdivision Regulations (“Planning and Zoning Department”)—includes LID Component in each.
- *Understanding Your Stormwater Management Program*; 5-minute video produced and shared with the permission of the Mobile Bay National Estuary Program. It is an informational source for elected officials and the general public. This media clip briefly explains the importance and requirements of our local MS4 program. Available on the Planning and Zoning Department page.

✓ Watershed Studies:

- Eastern Shore Watershed Management Plan (2023)
- Weeks Bay Watershed Management Plan (2017)
- Fly Creek Watershed Restoration Project (2013)
- Fly Creek Water Assessment (2018)
- Volanta Gully (2012)
- Tatumville Gully (2019)
- Sewer Capacity Study (2017)



✓ Notifications for Public Meetings are posted at City Hall and/or in the newspaper as required by State Law.

✓ Subdivision Property Owners Associations list for internal use only. It is a way for the Planning and Zoning Department to reach homeowner groups such as Property Owner and Homeowner Associations via email. As of March 31, 2024, there are approximately 110 subdivisions/contacts listed (City limits). Uses in 2024 included monthly notifications of Planning Commission agendas as well as sharing of the “A Homeowner Association Guide to Stormwater Detention Maintenance” – updated May 2023 to include aerator guidance. (Appendix B)

Make SWMPP and annual reports available to the public.

Status: Complete

Responsible Department: Planning and Zoning, Grants

- ✓ The 2024 SWMPP is posted on the City of Fairhope’s website
- ✓ Current (2023) MS4 Annual Report is posted on the City’s website and 2024 will be posted when finalized.

### Citizen Complaints / Comments

Status: Ongoing

Responsible Department: Planning and Zoning, Building, Public Works

- ✓ The City of Fairhope receives complaints and comments, including stormwater issues, from citizens by having a “General Contact” number listed on the City of Fairhope website. The general phone number (251) 928-8003 is available 24/7 (directed to the Police Department after hours). Citizens can also enter a “Request for Service” through the City’s 311 system on-line (city website), which is directed to the appropriate department. During the reporting period 805 complaints were received and inspected.

### **3.6.2 Illicit Discharge Detection and Elimination (IDDE) (MCM2)**

List of outfalls observed in the annual reporting year to demonstrate that 100% of the outfalls are screened at least once per 5 years during the dry weather screening.

Status: Complete

Responsible Department: Planning and Zoning, Public Works, Grants

- ✓ Eighty-three (83) out of 792 inventoried outfalls were assessed in 2024. This includes outfalls in Rock Creek watershed. Overall, zero (0) outfalls were found deficient and in need of maintenance or further assessment. (Appendix C)

#### **Standard Operating Procedures (SOP) for outfall inspections:**

1. Use “Checklist” on Survey 1-2-3 as a guide
2. Take and upload picture for each outfall even if outfall requires no maintenance
3. If outfall requires maintenance, take a picture, upload each maintenance item
4. Do not access county outfalls or outfalls maintained by AL-DOT; let us know if any on the list appear to be county or AL-DOT
5. If outfalls require maintenance, make sure to note if it is “routine” or “urgent”
6. If outfalls require maintenance, make inspection as “unacceptable”; mark as “acceptable” if no action is required. General overgrowth may still warrant an “acceptable” grade on the inspection, if not impacting drainage.
7. Hit **“send” while you are still at the outfall location**, so Survey 1-2-3 pings correct location
8. Two teams of two people each are suggested.
9. Note that areas are not necessarily in page number order, and not all outfalls in the listed subdivisions will be assessed. Outfalls have been organized by area.

Updated MS4 map unless there are no changes then that must be stated.

Responsible Department: Planning and Zoning, GIS

Status: Complete

- ✓ No changes were made to the MS4 map. See Figure 11 below.

# City of Fairhope Stormwater Outfall Map

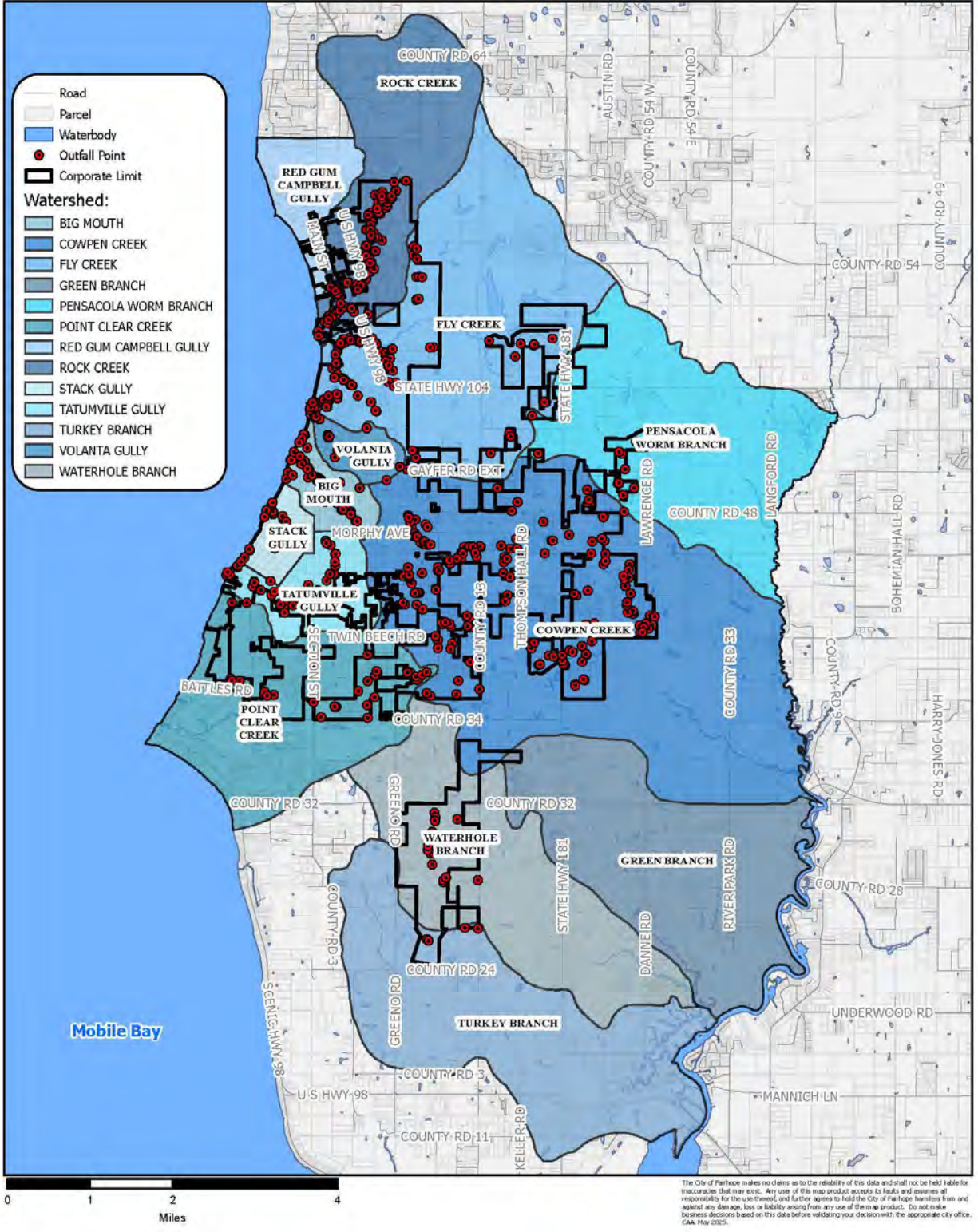


Figure 11: Updated MS4 Outfall Map

Copies of or link to IDDE ordinance or other regulatory mechanism

Status: Ongoing

Responsible Department: Planning and Zoning, Public Works – Sanitation, Building Department

- ✓ There have been no changes to the City's IDDE program or Illicit Discharge Ordinance (Ordinance # 1516). Procedures for tracing and removing the source of the illicit discharge are written into the ordinance, as well as the City of Fairhope Standard Operation Procedure for Illicit Discharge (Appendix D).
  - Illicit Discharge Ordinance #1516 prohibits anything other than rainwater from entering City drains. Penalty for non-compliance: \$500.
- ✓ Code Enforcement Officer (Planning and Zoning Department)
  - The Planning and Zoning Department has one (1) full-time Code Enforcement Officer. Code enforcement investigates and issues corrective action on illicit discharges issues, as per Standard Operating Procedures (SOPs).
  - Planning Technician is QCI certified and assists with BMP inspections.
- ✓ Sanitation Officer (Public Works Department)
  - The City of Fairhope Public Works Department employs an Environmental Officer (Sanitation Officer) full-time, in part to manage the waste management operations, and to enforce waste management laws of the city.
- ✓ Residential Curbside Cooking Oil Recycling Program
  - Sanitation and recycling crews are trained in Public Works staff meetings to report illegal dumping / rinsing activities, including inappropriate disposal of cooking oil. The City of Fairhope has a curbside cooking oil recycling program for residents. In 2024, approximately 430 gallons of cooking oil were reclaimed, and this includes grease collected at the annual Arts and Crafts festival (March). Containers for cooking oil collection are available free upon request to residents. The collection container for used cooking oil is stored at the Transfer Station of Public Works. Restaurants are not allowed to dispose of oil within the City of Fairhope garbage stream.
- ✓ Household Hazardous Waste drop off site for residents
  - Public Works Department manages a household hazardous waste (HHW) drop-off site for residents, free of charge. Overall, approximately 806 gallons of hazardous materials (paints, thinners, motor oil and anti-freeze) were recycled in 2024. The HHW drums are kept secured and closed when not in use. HHW drums are stored at the Transfer Station (which drains to the Wastewater Treatment Plant) as well as a bermed collection area at the Recycle Center. The HHW encourages the correct disposal of paints, motor oil and other chemicals.
  - The city mechanic shop operates under its own ADEM permit number. This shop manages hazardous waste (mineral spirits, motor oil, anti-freeze) from its daily operation. All containers are kept closed, secured and covered at all times (and drums are placed on convex spill proof pallets or other secondary containment measures).

Dates of training conducted for appropriate personnel

Status: Complete

Responsible Department: Planning and Zoning, Building, Public Works, Grants

- ✓ Public Works, Planning and Zoning Department and Building Department hold weekly staff meetings.
- ✓ City of Fairhope Planning and Zoning / Building Department hosted a 1.5-hour event on November 15, 2024, which educated City staff on stormwater rules and regulations in our area. Public Works Director, City Engineer, Building Director and the Code Enforcement Officer spoke at this event. This year's training saw the highest attendance ever with over one hundred (100) staff including; public works, planning and zoning, utilities, water/wastewater, and parks and recreation. Flyer and sign-in sheet Appendices E and F.



Figures 12a and b: City of Fairhope Staff BMP Training

Number of illicit discharges investigated, screening results, and summary of corrective actions taken.

Status: Ongoing

Responsible Department: Planning and Zoning, Water/Wastewater

- ✓ Since there is no industry within Fairhope, monitoring emphasis is placed on municipal activities, restaurants, automobile repair shops, and those areas zoned M-1 (Light Industrial). Non-compliance issues are documented and followed up on with appropriate enforcement action, as per the Illicit Discharge SOP, which is included below.
  - In 2024, the Planning and Zoning Department responded to nine (9) illicit discharge complaints. All were investigated and resolved. This does not include Sanitary Sewer Overflows (SSOs) which are managed by the Water and Sewer Department under a separate ADEM permit. All illicit discharges and pictures are in Appendix G.

✓ SSO (Sanitary Sewer Overflows) Reporting

- In the 2024 program period, the City of Fairhope experienced approximately 17 sanitary sewer overflows (SSOs) in and outside the MS4 area. For more information on these overflows visit the ADEM e-file portal [eFile: Main \(alabama.gov\)](http://eFile: Main (alabama.gov))
- Reference the City of Fairhope permit # AL0020842. In addition to complying with ADEM reporting requirements, the Water and Wastewater Director works with the Community Development Director to build community partnerships to help reduce overflows. Information is put out on social media to notify the public of the overflow, as well as offering guidelines for prevention. Signs are also placed at the site of the overflow location. In 2023, the City of Fairhope Water and Sewer Department made significant RESTORE project capital improvements, significantly decreasing SSO's:

Projects in Capital Improvements Plan				
Wastewater Projects 2022-2024		% Complete Design	% Complete Construction	Total Percentage Complete
1	Sewer Force main from Ingleside on Fairhope Avenue to Bishop Road 4200 ft 16" HDPE force main Directional Bore	100%	100%	100%
2	Force Main Upgrade from Bishop to Publix Grocery on Hwy 104 @181	100%	<u>100%</u>	<u>100%</u>
3	Installation of MISSION SCADA at remaining Lift Stations	NA	100%	100%
4	RESTORE Lift Station Upgrades (6 Lift Stations)	100%	<u>80%</u>	<u>90%</u>
5	RESTORE Side Stream Storage (3 Lift Stations)	100%	<u>73%</u>	<u>86.5%</u>
6	RESTORE Manhole and Gravity Sewer Rehab	100%	100%	100%
7*	<b>Sewer Force Main Upgrade from New Twin Beech Station to Church Street</b>	<u>100%</u>	0%	<u>50%</u>
8	Valley Lift Station Rehabilitation	100%	100%	100%
9	Upgrade of UV Light Treatment System at WWTP	100%	100%	100%

Figure 13: Capital Improvement Plan October 2024

✓ City of Fairhope Storm Sewer Inventory Map/GIS Data / Storm Sewer Inventory Booklet

- The City of Fairhope hired a local engineering firm to locate and collect data at outfalls and structural BMPs (including privately owned stormwater facilities) in 2012. Over 600 data points were shot. Current inventory has 792 outfalls. There are no known outfalls in Red Gum or Green Branch city areas. The 2012 City of Fairhope Storm Sewer Inventory consists of:
  - Mapping of the major outfalls
  - Mapping of 792+ minor outfalls / stormwater facilities (these include gully outfalls, detention ponds, retention ponds, etc.)
  - Data sheet on each outfall, including new stormwater facilities
  - Storm Sewer Inventory Booklet (which contains a hard copy sheet of each data sheet for each point of interest).

- Planning Department Planning Tech is adding data points to new GIS system for each outfall as they are assessed in the field, rebuilding the electronic mapping of outfalls.

The Planning and Zoning Department updated the Storm Sewer (outfall) Inventory in March 2025 to include new data sheets, which includes nine (9) new outfalls including:

1. Overland Subdivision (1); Cowpen Creek
  - a. CC-618027
2. Encounter Development (1); Fly Creek
  - a. FC-108453
3. Harvest Green East Phase I (6); Fly Creek
  - a. FC-626786
  - b. FC-626734-A
  - c. FC-626734-B
  - d. FC-626557-A
  - e. FC-626557-B
  - f. FC-626560
4. Hilltop Phase II (1); Point Clear Creek
  - a. PCC-389630

\*Source: City of Fairhope "Access": Subdivision Case Index  
See Appendix H for new outfall data sheets.

- ✓ Volunteer Fire Department/Fuel Spills
  - o The Fairhope Volunteer Fire Department responds to hazardous waste and fuel spills as first response. Fire Department (Chief) reported one (1) spill response in the 2024 program period – a vehicle had spilled ~1-3 gallons of fuel that was quickly cleaned up by the gas station.



Fairhope Volunteer Fire Department  
Station: **ALL**

Location: 20390 State Highway 181 HWY Fairhope AL 36532  Lat/Long: N 30° 31' 21.46" W 87° 51' 5.85"  Zone: City Limits - Fairhope City Limits Location Type: 1 - Street address	Incident Type: 411 - Gasoline or other flammable liquid spill  FID: 00502 Incident #: 2024-387 Exposure ID: 79485321 Exposure #: 0 Incident Date: 04/26/2024 Dispatch Run #: 24-0039544
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<b>Report Completed by:</b>	Ellis, Chris	<b>ID:</b> 5801	<b>Date:</b> 05/04/2024
<b>Report Reviewed by:</b>	Ellis, Chris	<b>ID:</b> 5801	<b>Date:</b> 05/04/2024
<b>Report Printed by:</b>	Ellis, Chris	<b>ID:</b> 5801	<b>Date:</b> 5/8/2025 <b>Time:</b> 14:17

Structure Type:	Property Use: 571 - Service station, gas station		
Automatic Extinguishment System Present:	<input type="checkbox"/>	Detectors Present:	<input type="checkbox"/>
Cause of Ignition:			
Aid Given or Received:	None	Primary action taken:	86 - Investigate
<b>Losses</b>	<b>Pre-Incident Values</b>		
Property:		Civilian Injuries:	0
Contents:		Civilian Fatalities:	0
Total:		Total Casualties:	0
Total # of apparatus on call:	2	Total # of personnel on call:	9

<b>Neighboring Agencies</b>
Agency Name: Baldwin County EMA
Agency ID:
Agency Type: Other

<b>NARRATIVE (2)</b>
Narrative Title: n/a Narrative Author: Ellis, Chris Narrative Date: 05/04/2024 11:32:36 Narrative Apparatus ID: n/a Narrative: Dispatched to Murphy's gas station for vehicle leaking fuel. On arrival found that owner had moved vehicle away from fuel pumps. Employee had covered all the fuel with absorbent. Some fuel had possibly entered storm drain. Baldwin County EMA was notified as a precaution. Owner was having vehicle towed. BLS.

<https://secure.emergencyreporting.com/infr/print.asp?printtype=2&printtype=3&printOption=1&id=79485321&printtype=3&printOption=8&userid=61535...> 1/2

Figure 14: Fuel spill incident and response

- ✓ Creek/Shoreline Assessment of MS4 area via kayak
  - November 8, 2024: Code Enforcement Officer and Grants Coordinator assessed 5,300 meters of the MS4 in Fly Creek, inspecting (3) inventoried outfalls along the way. Monofilament line was removed from underneath the piers along the way. Any other potential problems were identified and recorded in Survey123.



Figure 15: Map of Fly Creek Kayak Assessment

### 3.6.3 Construction Site Runoff Control (MCM3)

#### Development Review

Status: Ongoing

Responsible Department: Planning and Zoning

- ✓ In the 2024 reporting period, according to the Subdivision Case Index Files, the City of Fairhope reviewed through development review and Planning Commission (Source: Planning Commission agendas, 4/1/2024-3/31/2025):

- (5) Preliminary approvals
- (3) Final approvals for major subdivisions or phases under development
- (4) Minor subdivisions
- (10) Site Plan Reviews
- (18) Utility Reviews
- (2) Informal Reviews

- ✓ New development projects approved in 2024:

- Major Subdivisions (8):
  - Battles Trace, Phase 8
  - Harvest Green West, Phase 1
  - Harvest Green East, Phase 1
  - Encounter Commercial Retail Center
  - Overland, Phase 2
  - Resubdivision of Lot 1 – Rockwell Place
  - Battles Trace, Phase 9
  - Harvest Green East, Phase 2
- Minor subdivisions (5):
  - Montrose Preserve PUD, Phase 1
  - Morphy Grove
  - Gayfer Place, Phase 2
  - 211 South Section
  - Magnolia Beach Estates
- Multi-Occupancy Projects (8):
  - The Proper
  - Hill Top – Lot 29
  - Highlands at Fairhope Village Subdivision, Phase 2
  - Aubergine
  - Rockwell Place
  - Staggers Mixed-Use Project
  - Windrow Subdivision
  - Advanced Dental

#### Minor or Major Subdivision?

- **Minor: 4 lots or less (with no needed infrastructure or improvements)**
- **Major: 5+ lots**
- **Plat Approval:**  
Notification is sent to adjacent property owners as per State law requirements.
- **After preliminary plat approval, applicant can apply for land disturbance permit to begin site work.**
- **If final plat approval is granted, applicant can apply for construction permits of structures/homes**

Description of any completed or planned revisions to the ordinance or regulatory mechanism and the most recent copy.

Status: Complete – there have been no changes to the subdivision regulations or zoning ordinances during the 2024 period.

Responsible Department: Planning and Zoning, Building

- ✓ Municipal ordinances utilized for erosion, sediment and waste control on construction sites:
  - Erosion and Sediment Control (#1398 and #1603)
  - Ordinance 1603 is an amendment/addition to #1398, added in 2017
  - Red Soil & Clay Ordinance (#1423)
  - Construction Site Waste (#958)
  
- ✓ Procedures for non-compliant sites (Code Enforcement) as per Erosion and Sediment Control Ordinance 1398:
  - Notice of Violation (written or verbal)
  - Withheld Construction Inspections
  - Stop Work Orders
  - Authorize Street Sweeper at \$300 minimum charge
  - Municipal Offense Ticket
  - ADEM notification if water quality impact has occurred
  - Standard Operating Procedures (SOP)
  
- ✓ Subdivision Regulations: Construction, development and re-development standards for stormwater are listed here.
  - Stormwater Standards: Article V F:  
<https://www.fairhopeal.gov/home/showdocument?id=21418>
  - Flood Control Structures definition: *“Those physical structural works for which funds have been authorized, appropriated and expended and which have been constructed specifically to modify flooding in order to reduce the extent of areas within the city subject to a “special flood hazard” and water depths associated with flooding. Flood control structures typically include hurricane tidal barriers, dam, reservoirs, levees or dikes. Typically flood control structures are located perpendicular to a stream and within the stream buffer.”*
  - LID Requirements: (Revised in 2018) Required Use of Low Impact Development (LID) Techniques
    - The use of LID techniques is required in any and all proposed developments where the stormwater regulations apply. The design engineer shall rely on verifiable professional engineering judgment on which LID techniques to deploy in each proposed development based on the particular characteristics of the subject property. The intent of the requirements for the use of LID techniques is that the development shall implement as many LID techniques as practical and appropriate for the development. Plans and calculations shall show the efficacy of each LID technique and include a quantitative analysis of their performance. Plans shall clearly identify each LID technique on a grading and drainage plan with appropriate details and cross-references to the drainage calculations.
    - If a project, due to the natural characteristics of the property, cannot successfully implement any of the LID techniques the applicant may submit a waiver request for Article V Section F. Planning Design Standards Storm Water Standards

FAIRHOPE SUBDIVISION REGULATIONS 66 consideration. The waiver request shall be submitted at the time of the application and provide verifiable engineering documentation that LID techniques cannot be used. The City shall have the right, but not the obligation, to engage such third-party engineers, consultants and other professionals as necessary and appropriate to advise the City as to whether a particular application complies with and is otherwise in concert with this subsection 10 (a “Third Party Professional”). In the event the City engages a Third-Party Professional in connection with a particular application, the City will forward all application materials to the Third Party Professional along with a request for a cost estimate from the Third Party Professional for his/her role in the review of such application. Upon presentation by the Third-Party Professional of a cost estimate to the City, the City shall provide same to the applicant, and the applicant shall deposit with the City a cash sum equal in amount to the cost estimate of the Third-Party Professional (the “Cash Deposit”). Upon completion of all work by the Third-Party Professional relative to such application and payment by the City of all fees and expenses of the Third-Party Professional from the Cash Deposit, if any portion of the Cash Deposit remains, the City shall refund it to the applicant. If the Cash Deposit is insufficient to pay the fees and costs of the Third-Party Professional, the applicant shall immediately remit to the City such funds as are necessary to make up any shortfall.

- The Third-Party Professional shall submit a finding report to the City Planning Department. The City Planning Department shall forward a copy of the finding to the applicant or the applicant’s agent. The City Planning Department shall include, as part of the application materials to the Planning Commission a recommendation regarding the waiver.
  - The Planning Commission shall consider the waiver, the applicant’s documentation, and Third Part Professional finding and City Planning Department recommendation and make a final determination as to the waiver request.
- The following LID techniques are available for use by applicants given the circumstances and characteristics of the proposed subdivision:
- Wet Basins: The City finds the potential benefits of wet basins are, among other items, allowing sedimentation to fall out of stormwater, attenuating flows, assisting in evapotranspiration, and improving the stormwater quality. Special design considerations are: groundwater elevations, large surface areas are encouraged, special attention should be given in pervious soil, surface area of the basin should take into account nutrient loading from lawns for example in order to treat and improve stormwater quality to the maximum extent possible, ensuring that an adequate base flow is provided to maintain water levels, they are not recommended to be constructed in an inline facility, utilize low slopes, the use of forbays are recommended, upstream and downstream areas shall be considered in the design in accordance with Fairhope standards. Recommended characteristics are: The approach slopes should be 4:1 or less around the perimeter, side slopes 3:1 or less (below the water level, beyond the safety bench), safety bench just below water elevation (4’ wide, 6”-12” deep), energy is dissipated prior to entering the basin, can be excavated below the ground surface.

- Rain Gardens: The City finds the potential benefits of rain gardens are, among other items, small scale flow attenuation, infiltration, limited Article V Section F. Planning Design Standards Storm Water Standards FAIRHOPE SUBDIVISION REGULATIONS 67 evapotranspiration, allowing sediments to be trapped, and water quality treatment. Special design considerations are: Typically, smaller areas and drainage areas are used for rain garden design, special attention should be given in pervious soils, recommended for use in hydrologic soil groups A and B, not recommended in high swell soils. Recommended characteristics are: Small scale and frequent use in drainage areas, the choice of landscaping materials, soil mix, and other characteristics are crucial to the success of a rain garden. Rain gardens can be highly visible and utilized as a visual amenity in a proposed development.
- Permeable Pavement Systems: The City finds the potential benefits of permeable pavement systems are, among other items, flow attenuation, infiltration, and filtration of stormwater. There are many products and strategies that can be utilized and the City is open to the use of varied products in accordance with manufacture recommendations. Consultation with the city prior to design of the product to be utilized is suggested. Special design consideration are: Use in areas with hydrologic soil groups A and B, special attention should be given in pervious conditions, not recommended in areas with high swell soils, ground water tables should not impact the ability of water to infiltrate, the technique works best in low slopes.
- Sand Filter: The City finds that the potential benefits of sand filters are, among other items, flow attenuation, infiltration, reducing sedimentation, and providing filtration of storm water. Special design considerations are: Best used in small drainage areas, special attention should be given in pervious soils, recommended use in areas with soils with good permeability in hydrological soil groups A and B, not recommended in high swell soils.
- Grass Swales: The City finds that the potential benefits of grass swales are, among other items, in straining stormwater, providing limited quality treatments, while providing some moderate flow attenuation. Special design considerations are: Typically work best in smaller drainage areas where volumes are reduced, special consideration should be given in pervious soils, not recommended with high swell soils, should have low slopes, adjacent areas and layout should be considered in the design. Suggested characteristics where topography, soils, and slope permit vegetated open channels and spaces should be considered as a significant or a primary means of stormwater conveyance.
- Grass Buffers: The City finds that the potential benefits of grass buffers are, among other items, in straining stormwater, providing limited quality treatments, while providing some moderate flow attenuation. Article V Section F. Planning Design Standards Storm Water Standards FAIRHOPE SUBDIVISION REGULATIONS 68 Special design considerations are: Typically work best in smaller drainage areas where volumes are reduced, special consideration should be given in pervious soils, not

recommended with high swell soils, should have low slopes, adjacent areas and layout should be considered in the design. Suggested characteristics where topography, soils, and slope permit vegetated open channels and spaces should be considered as a significant or a primary means of stormwater conveyance.

- Constructed wetland channels or wetlands: The City finds that the potential benefits of constructed wetland channels or wetlands are, among other items, flow attenuation, buffering of flooding events, evapotranspiration, sedimentation, and treatment of stormwater quality. Special design considerations are: Not recommended in high swell soils, low slope, forebay is recommended, primary benefit of pollutant removal, not volume reduction, adjacent areas should be considered in the design.
- Step Pool Stormwater Conveyance Structures: The City finds that a step pool stormwater conveyance structure may attenuate stormwater flows, provides evapotranspiration, reduce sediment transport, and water quality treatment. Special design considerations are: Not recommended in high swell soils. Adjacent areas should be taken into consideration in order to ensure long term viability of step pool structures and adjacent erosion.
- In-line stormwater storage: The City finds that in-line storage may provide for attenuation and limits sedimentation. Special design considerations are: Designed to be self-cleaning where possible or suitable clean out access is provided and designed into the system, designed to surcharge non-sensitive areas with no flooding in parking lots, structures, or other typically occupied spaces.
- Site design for habitat, wetland, and water body conservation: The City finds that site design that incorporates the natural features of the property can help to minimize erosion and reduce stress on natural water conveyance and attenuation systems by preserving a natural vegetated state of native plants, water courses, and flood prone areas. Suggested characteristics are: The technique may be used in conjunction with the City's planned unit development or village subdivision processes to propose alternative street layouts and design so that impervious areas and other improvements are sited with due regard to the natural elements of the property. Special design considerations: To consider adjacent areas in the design since important natural features that utilize this LID technique often extends past property lines or the phases of proposed development. Article V Section F. Planning Design Standards Storm Water Standards FAIRHOPE SUBDIVISION REGULATIONS 69
- Restoration of Habitat or Wetlands and Water Bodies: The city finds that the restoration of habitat or wetland and water bodies can be productive to improve the environment by minimizing erosion and reducing stress on natural water conveyance and attenuation systems by preserving a natural vegetated state of native plants, water courses, and flood prone areas. Suggested characteristics are: This technique may be used in conjunction with the City's planned unit development or village subdivision processes to propose alternative street layouts and design so

that impervious areas and other improvements are sited with due regard to the natural elements of the property. Use only native plants in the development process and take special consideration to restore portions of the site to predevelopment native ecological communities, water bodies or wetlands with more than 10% of the development footprint. Special design considerations: To consider adjacent areas in the design since important natural features that utilize this LID technique often extend past property lines or the phases of proposed development.

- Greenways: The City finds that greenways provide beneficial use of LID for potentially active and passive recreation opportunities and wildlife corridors. This technique allows for creative integration into a development proposal that is frequently linked with other natural or recreation systems that extend past the property lines of the proposed development. Suggested characteristics: Typically greenways are easier to integrate into a development proposal on larger acreages. They are frequently utilized as linear parks and often include sensitive wetland areas, steep slopes, gullies or other natural land forms, creeks, and unique wildlife habitat for protected species.
- Restoring Channel Morphology and Natural Function: The City finds that restoring channel morphology and natural function provides for flow attenuation, infiltration, and reduces sedimentation. Special considerations are: Typically works most effectively in larger development proposals where a substantial linear footage of channel can be restored. It is important to consider the upstream and downstream current and future characteristics so conversation of land use in accounted for in the design.
- Bio-Retention: The City finds that bio-retention provides for flow attenuation, infiltration, limited evapotranspiration, reduced sedimentation, and stormwater quality treatment. Suggested characteristics are: To be used as both a stormwater and aesthetic feature frequently throughout developments. Special attention should be given to plant and ground cover considerations given the volume and duration of the designed stormwater. Article V Section F. Planning Design Standards Storm Water Standards FAIRHOPE SUBDIVISION REGULATIONS 70 Special design considerations are: Typically work best in small drainage areas with frequent use and distribution, special attention is required in pervious soils and should be used in areas with high permeable soils (hydrologic soils groups A and B), not recommended in high swell soils.
- Level Spreader: The City finds that level spreaders can be an effective tool to evenly distribute flows and return volumes and velocity to a predevelopment distribution pattern. There are limited stormwater straining and water quality improvements. Suggested characteristics are Level spreaders are intended to work in a complimentary fashion with other LID techniques such as, but not limited to, sand filters and grass buffers. Special design considerations are: Typically level spreaders are used downstream of an outfall and have a low slope with stabilized and vegetated buffers both up and downstream. They typically are installed a

suitable distance from the property line (30'-35' is suggested) so that flow energy is dissipated, and predevelopment sheet flow characteristics are generated. Special consideration should be given in areas with highly erodible soils.

- Additional information regarding LID techniques is included in the document Planning for Stormwater, Developing a Low Impact Solution, a publication of the Alabama Cooperative Extension Service. This document is available for download from the Alabama Cooperative Extension Service website.



**Figure 16: Wetland Buffer installed in the Point Clear Creek Watershed, Hill Top subdivision, March 2023**

- ✓ Buffers (as defined in Article V, Section F. 4. "Stream Buffers")
  - Stream and Wetland buffer signs are required for placement every 100' and must be permanently installed. This helps protect critical areas even after development is complete.
- ✓ Zoning Ordinance: available on-line for the public to view. Construction, development and re-development standards for stormwater are listed here.
  - Stormwater Management Standards: [www.cofairhope.com/departments/planning-and-building/publications-and-forms](http://www.cofairhope.com/departments/planning-and-building/publications-and-forms)
  - Common compliance items are silt fence repair, construction entrance repair, street tracking clean up and inlet protection maintenance.

Number of construction site inspections

Status: Ongoing

Responsible Department: Planning and Zoning, Building

- ✓ In the 2024 program period, Planning and/or Building Department staff reviewed (City limits only):
  - Single family residential sites - 191
  - Commercial and non-residential buildings - 12
  - Land disturbances/Site Work/Right of Way - 265
  - Development projects (utility, major subdivision, minor subdivision, multi-occupancy, PUD, informal and site plan review) - 46

Number of non-compliant construction site referrals and/or enforcement actions.

Status: Ongoing

Responsible Department: Planning and Zoning, Building

- ✓ Total number of inspections for the performance period was 2,425. Of that, 230 were BMP inspections. 1,519 were BMP follow-ups. 184 notice of violations were issued and 136 notice of violation follow-ups were performed.

Number of MS4 state inspectors trained.

Status: Ongoing

Responsible Department: Planning and Zoning, Building, Public Works, Grants

- ✓ QCI Certification/Recertification for 11 City staff in Building Department, Planning and Zoning Department, and Public Works.

QCI Trained Inspectors					
Name	Department	Certification Date	Certification Expiration Date	Certification Company	QCI #
Shawn Bradley	Building	5/12/2025	5/12/2026	Thompson	T6889
Cameron Nixon	Building	2/5/2025	2/5/2026	Thompson	T6435
David Thomas	Public Works (ROW)	2/24/2025	2/24/2026	Thompson	T7813
John Thomas	Public Works	3/12/2025	3/12/2026	Thompson	T6856
Nicole Love	Treasury	10/7/2024	10/7/2025	Thompson	T7734
Christina LeJeune	Planning	3/29/2024	3/29/2025	Thompson	T8242
Eddie Tucker	Building	5/16/2025	5/16/2026	Thompson	T8248
Gina Burns	Planning	3/14/2025	3/14/2026	Thompson	T8226
Michelle Melton	Planning	3/21/2025	3/21/2026	Thompson	T8230
Richard Taylor	Building	7/12/2024	7/12/2025	Thompson	T8451
Anders Bjorkner	Public Works	1/9/2025	1/9/2026	Thompson	T8615

Figure 17: City of Fairhope QCI Trained Inspectors

**3.6.4 Post-construction Stormwater Management – New Development and Re-development (MCM4)**

Ordinance/s

Status: Ongoing

Responsible Department: Planning and Zoning, Building, Public Works

- ✓ Stormwater Facility Inspection Requirement (Annual requirement and 5-year inspection requirement): The O & M and stormwater regulations set forth in the subdivision regulations require developers / property owners to visually inspect stormwater facilities periodically. In 2023, Planning and Zoning Staff sent out five (5) letters for overdue O&M inspections. Furthermore, the O&M requirements call for a professional assessment every 5 years. The report is sent to the City of Fairhope Planning and Zoning Department. Planning and Zoning Code Enforcement tracks the 5-year requirement.
- ✓ Post-construction stormwater management from the Subdivision Regulations:
  - *LID Component:*
    - Compact Car Parking Requirement: Compact car parking spaces shall be a minimum of 30% of the required parking spaces and no more than a maximum of 40% of the required

parking spaces. Compact car spaces shall be grouped together to the greatest extent possible. Compact car spaces shall be designated by paint at the entrance of the parking stall.

Parking Dimension and Size:

	1) Standard parking lot dimensions		
	2) Compact car parking dimensions		
	<u>90°angle</u>	<u>60°angle</u>	<u>45°angle</u>
width	8'	8'	8'
depth	15'	16.8'	16.5'

- Low Impact Development (LID) Parking Requirements
  - Landscaping is required for all parking lots. The interior parking lot landscaping requirements shall use LID techniques and be designed by an Alabama licensed Professional Engineer and an Alabama licensed Landscape Architect or designer. The following LID techniques shall be used in the interior of all parking lots containing 12 or more parking spaces. The LID parking requirement landscape plan will be reviewed in accordance with the Tree Ordinance. Any landscaping plan submitted in accordance with this subsection shall include technique 5 below and at least one of the other following techniques:
    - 1) First Flush Treatment: The LID landscaping design shall be sized appropriately to treat the first one inch of runoff into the receiving parking lot LID area.
    - 2) Bio-retention.
    - 3) Rain Garden.
    - 4) Vegetated Swale.
    - 5) Permeable Pavement Systems: Permeable pavement systems are a required LID technique. 100% of parking provided over and above the minimum parking requirements shall be permeable pavement systems. Typical systems are brick pavers, pervious asphalt, and pervious concrete. Other systems may be approved if the design engineer provides adequate documentation that demonstrates the proposed technique is equally or more effective than the typical permeable systems listed. Approval of a proposed technique is at the sole discretion of the City during the permitting process.
    - 6) Tree and Ground Cover Plantings: When trees are required in a parking lot by the Tree Ordinance they shall be included and integrated into the LID design. Species shall be as approved by the City Horticulturist and must be suggested by the landscape architect or designer. There shall be no bare ground exposed and all ground cover proposed shall be integral to the success of LID techniques. All ground cover shall be as approved by the City Horticulturist and must be suggested by the landscape architect or designer.

### Summary of enforcement actions

Status: Ongoing

Responsible Department: Planning and Zoning, Building

- ✓ The City of Fairhope requires a 2-year maintenance bond for the infrastructure to be accepted by the City of Fairhope.
- ✓ At time of permit issuance, permittees are given a copy of the *BMP Minimum Requirements* (a one-page document created in-house to give builders a quick reference tool for BMP requirements). The *Field Guide for Erosion and Sediment Control on Construction sites in Alabama* is also available upon request.
- ✓ 3-5 year O&M inspections

### **3.6.5 Pollution Prevention/Good Housekeeping for Municipal Operations**

#### Updates to municipal facility inventory

Status: Complete

Responsible Department: Public Works, Treasury, City Clerk

- ✓ City facilities include (and separate State or County permit number, if applicable):
  - Mechanic Shop (ADEM Permit # AL0000324764)
  - Wastewater Treatment Plant (ADEM Permit #AL0020842)
  - Golf Course (Quail Creek)/ Maintenance Shop
  - Founders Park / Maintenance Shop
  - Fairhope Soccer Complex / Maintenance Shop
  - Volanta Sports Park / Maintenance Shop
  - Stimpson Field
  - C & D Landfill (ADEM Permit # 02-07)
  - Transfer Station (Health Dept. Permit # 05-TS-002)
  - Recycle Center
  - Greenhouses (Nichols Avenue; City Warehouse)
  - Mosquito Control Operations: ADEM Reg. # ALG870037
  - Building Department
  - Utilities Barns (Gas, Water, Electric)
  - Police Department
  - Volunteer Fire Department:
    - Station #1: 198 S. Ingleside Drive
    - Station #2: 19875 Thompson Hall Road
    - Station #3: 8600 CR 32 (Airport)
    - Station #4: 7752 Parker Road
  - City Hall / Civic Center
  - The Haven (Animal Shelter)
  - City Marina: Fairhope Docks at Sea Cliff Drive (Fairhope Pier marina is now for transient boat traffic only; no overnight boats or boat slip rentals)
  - Pecan Street (East): Symbol Clinic; Planning and Zoning Department; Water & Sewer Staging area; Public Works Conference Room

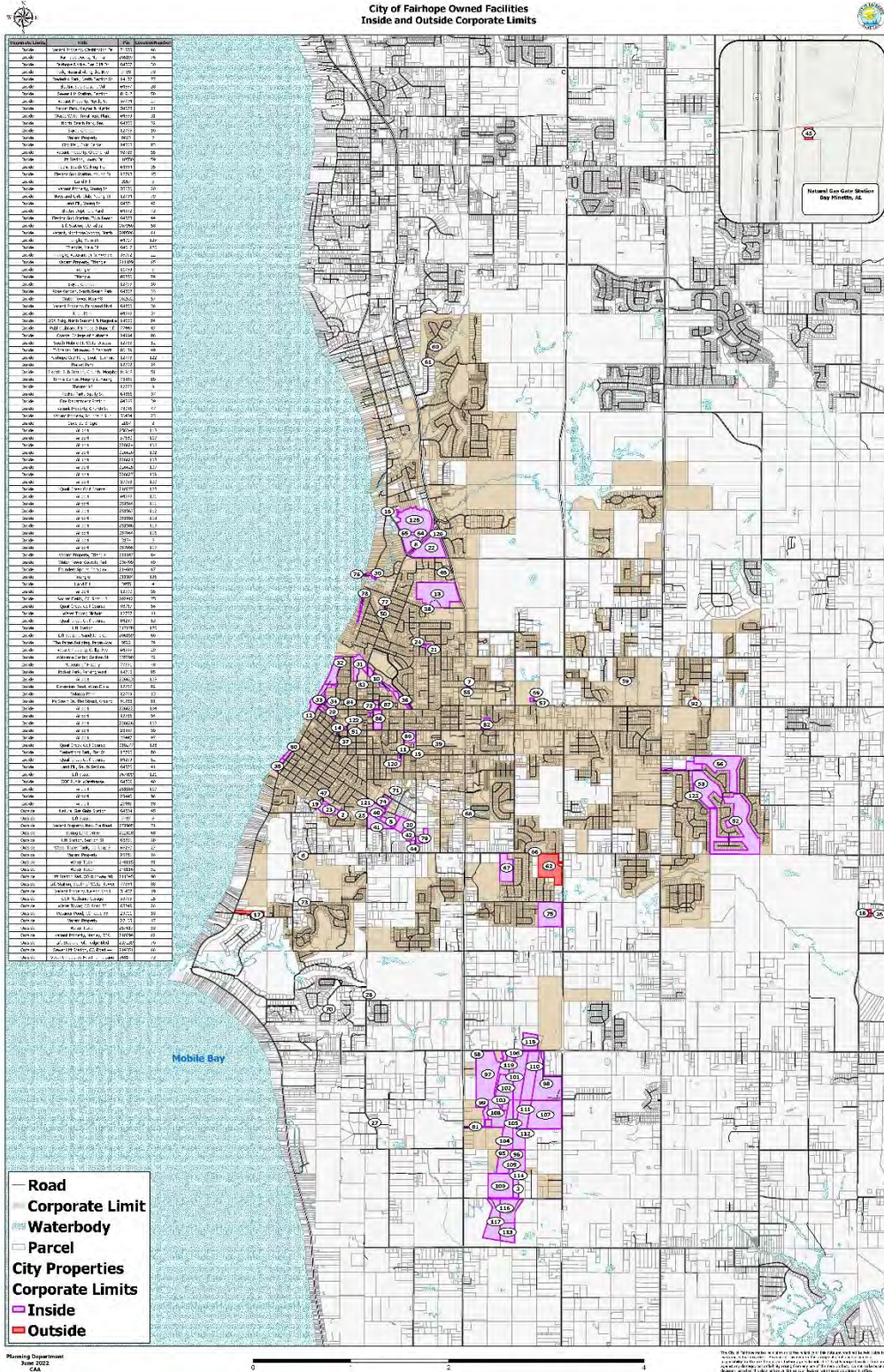


Figure 18: Map of City facilities

Estimated amount of floatable material collected from MS4 area

Status: Ongoing

Responsible Department: Public Works

- ✓ The City of Fairhope provides garbage, trash and recycling pickup weekly (garbage twice weekly), and this aids in keeping our storm drains clean. Numbers for 2024 period:
  1. 829.35 tons of recyclable materials (paper, cardboard, glass, plastic, metals and e-waste).
  2. 7,701 cubic yards of yard waste and other bulk trash was removed from City right of ways. This is a weekly service for Fairhope residents, contributing to keeping the storm drains clean. The city has a yard waste pile (at 555 South Section Street) for mulching, grinding or land reclamation efforts. Other organic material is deposited in the city C&D landfill.
  3. 12,933.27 tons of garbage were removed from residential and commercial locations in Fairhope. This service is offered by the City two times per week for residents, and up to five times per week for commercial businesses. Garbage is disposed of in Magnolia Springs landfill. There is a drop-off site at the Public Works facility for garbage, trash, HHW and recycling.
  4. 806.3 gallons (13.2 55-gallon drums) of HHW were collected and reclaimed through the HHW drop off site at Public Works (Paints, paint thinners, antifreeze, motor oil). Source: Piedmont Chemicals, Atlanta, GA
  5. 430 gallons of cooking oil were recycled.

Updates to the inspection plan

Status: In progress

Responsible Department: Planning and Zoning, Public Works

- ✓ The Sanitation Department is currently reviewing departmental structure due to staff changes. It is expected that during the next reporting cycling there will be updates to the inspection plan. We have included the current inspection plan in this reporting cycling. (Appendix I)
- ✓ Inspection was performed on December 13, 2024. See Appendix J for the updated report.

Updates to SOP good housekeeping practices

Status: Complete

Responsible Department: Planning and Zoning, Public Works, Building, Gas, Water/Wastewater, Parks and Recreation

- ✓ All department supervisors are responsible for pollution prevention / good housekeeping in each respective department, and have been given assessment guidelines for their facility, regarding stormwater compliance. A Standard Operating Procedure (SOP) for municipal activities was revised in 2022 to specify that (Appendix J):

*The designated wash rack at Public Works is used for vehicle and equipment washing. This includes vehicles and equipment from all departments within Public Works and utilities.*
- ✓ The City of Fairhope owns and operates two marinas:
  1. Fairhope Docks at the end of Sea Cliff Drive on Fly Creek.
    - There is a marine pump out on site at the Fairhope Docks location that was used 120 times in the program period.
    - There is no vessel maintenance or repair offered at either marina at this time.
    - Fairhope Docks offers boat slips for rent but as of 2023, does not allow live on boards.



## **Measurable Goals For 2025:**

### **Stormwater Education / Seminar**

- Goal: Staff shall attend at least one stormwater-related workshop, conference or seminar annually
  - Responsible Department: Planning and Zoning Department, Grants, Building
  - Due: December 2025
- Goal: Host a Low Impact Development Best Management Practices Training for Developers and Contractors
  - Responsible Department: Grants, Planning and Zoning Department
  - Due: November 2025

### **Stormwater Article on Social Media (FB)**

- Goal: Ensure there is at least one stormwater related article on social media such as Facebook, per year
  - Responsible Department: Grants, Community Development
  - Due: December 2025

### **SWMPP Review**

- Goal: Review the Stormwater Management Program Plan and related ordinances in a public forum such as the Planning Commission meeting.
  - Responsible Department: Planning and Zoning Department, Building Department, Grants
  - Due: December 2025

### **Public Educational / Input Meeting for Stormwater Issues**

- Goal: Facilitate at least one educational meeting per year (such as FEAB, Comprehensive Plan meetings and/or Planning Commission). This meeting will allow the public to offer input on the City of Fairhope's stormwater plans and policies (new and improved development).
  - Responsible Department: Planning and Zoning Department, Grants
  - Due: December 2025

### **Illicit Discharge Detection and Elimination (IDDE)**

- Goal: Stormwater Outfall Inventory Update
  - Responsible Department: Public Works, Planning and Zoning, Grants
  - Due: December 2025
- Goal: Public Works Illicit Discharge Detection Meeting
  - Responsible Department: Planning and Zoning, Building, Public Works, Grants
  - Due: December 2025
- Goal: Dry Weather Screening of Outfalls / Outfall Assessment
  - Responsible Department: Planning and Zoning, Building, Public Works, Grants
  - Due: January 2026

**Construction Site Storm Water Runoff Control**

- Goal: QCI Recertification of Code Enforcement Officer, Building Inspectors, Right of Way Inspectors, Grants Coordinator, Planning Technician
  - Responsible Department: Planning and Zoning, Building, Grants
  - Due: January 2026