



BMP
STORMWATER SOLUTIONS

A DIVISION OF BOMMARITO CONSTRUCTION

OWNERSHIP & MAINTENANCE

introducing

BMP STORMWATER SOLUTIONS

WHO WE ARE.

BMP Stormwater Solutions is a full service division of Bommarito Construction focusing on the maintenance and repair of BMP stormwater facilities and systems.

WHAT WE DO.

BMP Stormwater Solutions provides maintenance and repair services to BMP owners. We provide a variety of services, from required inspection reports and scheduled maintenance to BMP repair and full BMP facility construction.



what is a BMP & why do you have one?

BMP SYSTEMS ARE USED TO PREVENT OR REDUCE POLLUTANTS IN STORMWATER RUNOFF.

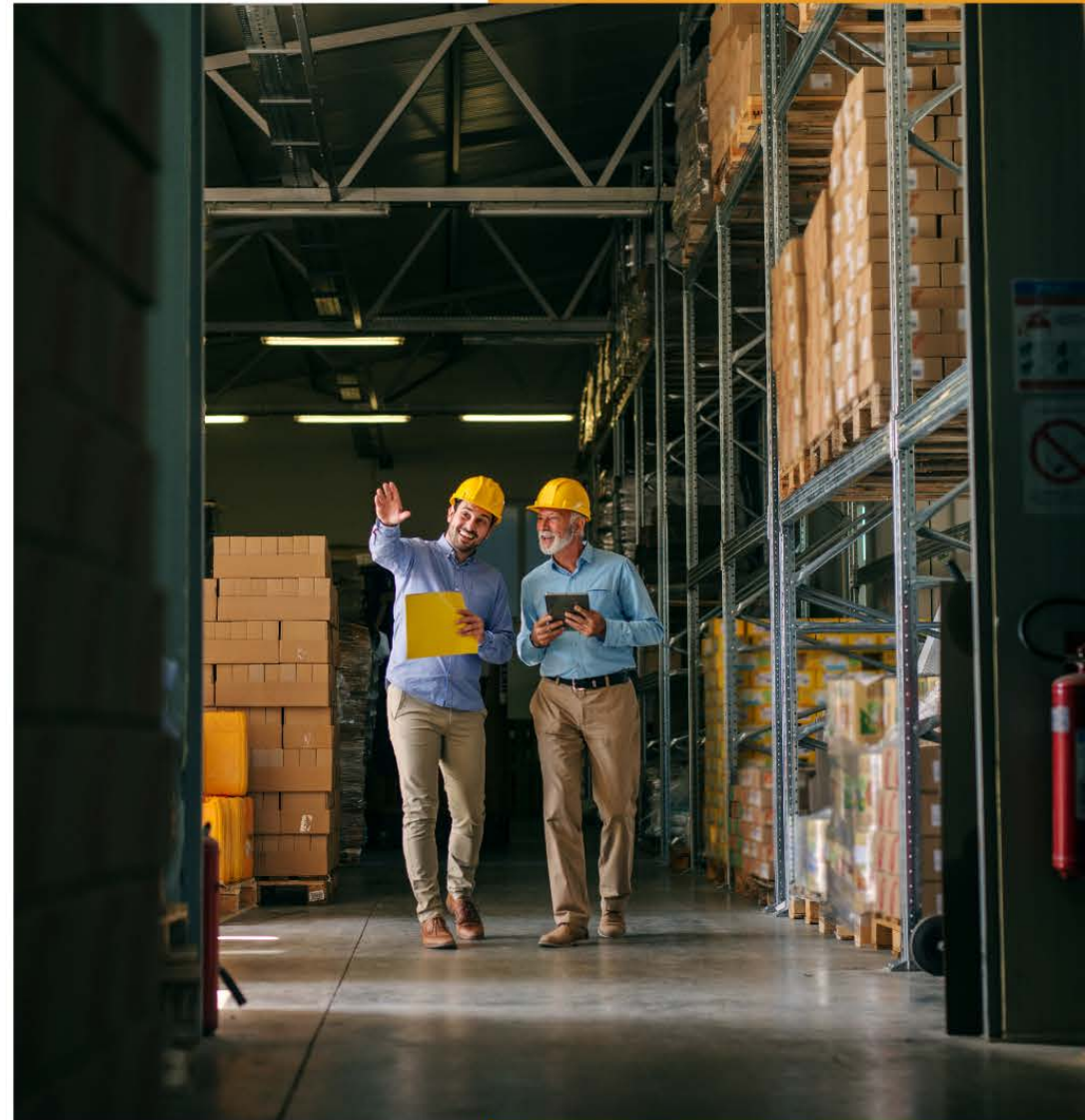
BMP systems are private stormwater facilities used to prevent or reduce pollutants in stormwater runoff. There are many types of BMP systems constructed in St. Louis - in accordance with both state and federal laws. BMP systems can be visible and/or concealed underground.

BMP SYSTEMS MUST BE DESIGNED INTO ALL NEW DEVELOPMENT AND REDEVELOPMENT PROJECTS.

All new development and redevelopment projects over 1 acre designed, after 2006, require a stormwater management system. MSD requires BMP integration because a BMP system ensures that your property can adequately drain and return stormwater runoff to the groundwater supply while preventing and reducing pollutants.

OWNERSHIP

As an owner of land that contains a BMP system and/or facility it is your responsibility to maintain, repair, and potentially replace, the BMP throughout the duration of your ownership. This is a deed restricted facility, and could therefore affect a future sale. The owners are obligated to keep the BMP system and/or facility as it was constructed and approved by MSD.



your responsibilities as a BMP OWNER

MAINTENANCE

Maintenance, both routine and non-routine, are required to ensure the maximum life cycle of your BMP System and Facility. This is a deed restricted facility, and therefore may affect liquidity in the event of a future sale, negatively impacting a sale and/or resulting in possible litigation. Performing regular and scheduled maintenance will both prevent the need for repairs and reduce costs of BMP ownership.

INSPECTIONS

Inspections are an essential aspect of BMP ownership. Inspections are required quarterly, per MSD maintenance agreement. These inspections will also provide early detection of issues or failures, allowing for timely repairs to ensure the maximum usable life of your BMP System and Facility.

ANNUAL REPORTS

MSD requires a quarterly report on all BMP Systems and Facilities. These quarterly reports are annually reported to MSD showing that your BMP System and Facility is in proper working order and is continuing to prevent and reduce pollutants in stormwater runoff. This also ensures that the owner of the BMP system and facility is in compliance with MSD's maintenance agreement.

REPAIRS

Repairs may be necessary over the lifespan of your BMP System and Facility. Repairs are essential to ensuring that your BMP System and Facility continues to adequately prevent and reduce pollutants in stormwater runoff. MSD requires repairs to be made by the owner in perpetuity.

RECONSTRUCTION

All BMP Systems and Facilities will, at some point, require replacement or reconstruction. While regular maintenance and repairs will prolong the lifespan of your BMP, the lifespan of your BMP System and Facility depend on the type of BMP system installed and a multitude of environmental factors.

BUDGET FOR SUCCESSFUL OWNERSHIP

The cost of owning a BMP System can vary depending on the type of BMP System and Facility installed. However, budgeting for both routine and non-routine maintenance can help reduce and mitigate those costs.

THE KEY TO SUCCESSFUL OWNERSHIP

It is essential to follow the guidelines provided in your Stormwater Management Facilities Report (SWMFR), written by your property's design engineer, which outlines the proper maintenance and inspection schedule as it is required by MSD.

MAINTENANCE

Maintaining your BMP System and Facilities will ensure a longer usable life cycle of your BMP and will mitigate the need for major BMP repairs or premature reconstruction of your BMP.



BMP System & Facilities MAINTENANCE

INSPECTIONS

Regular, scheduled inspections help minimize the need for major repairs and will prolong the lifespan of your BMP System and Facility. Inspections should be documented and any corrective actions taken should be included in inspection reports.

ANNUAL REPORTS

Annual reports are required by MSD prior to March 31 of each calendar year. This documentation insures compliance with MSD ordinances instituted upon completion of your development project. The annual report provides documentation of measures taken to insure the proper performance of your BMP System Facility and insures your BMP is preventing and reducing pollutants in storm water runoff,

REPAIRS

During regular scheduled inspections, repairs may be deemed necessary to keep your BMP in good working order. Any needed repairs that are completed will be documented, along with photographs, to insure you, as a property owner, are complying with MSD ordinances.

RECONSTRUCTION

At some point in the life span of your BMP System, it may be recommended that a replacement BMP System Facility is deemed necessary to adhere with MSD ordinances. Due to environmental conditions over a period of time, pollutants and weather conditions may decrease the effectiveness of your BMP System Facility to effectively prevent or reduce pollutants in storm water runoff.

INSPECTIONS

The effectiveness of your BMP System and Facility depend on regular inspections. MSD may, at anytime, inspect your BMP System and Facility to monitor compliance. BMP Stormwater Solutions provides regular, scheduled inspection services to ensure your BMP is not only in proper working order but that it is in compliance with MSD regulations and requirements.

ANNUAL REPORTS

MSD ordinances require an Annual Report to be submitted by March 31 of each calendar year. This insures that your BMP System Facility is properly preventing or reducing pollutants in the stormwater runoff at your property. This annual report provides documentation of maintenance, as outlined in your Stormwater Management Facilities Report (SWMFR). The report will provide a maintenance log and/or inspection list accompanied by a description of any corrective actions taken, including photographs of any needed repairs.

REPAIRS

During scheduled maintenance of your BMP System Facility, a recommendation for needed repairs may be offered to insure your BMP is performing in accordance with MSD ordinances. The owner is obligated to maintain the system, in perpetuity, as it was constructed and approved by MSD. Upon completion, these repairs will increase the life cycle of your BMP and reduce the need for premature reconstruction of your BMP System Facility.

RECONSTRUCTION

Each BMP System Facility is installed to insure a reduction or prevention of pollutants in storm water runoff. In the event that repairs can no longer prevent these pollutants from entering nearby water systems, it is necessary to reconstruct your BMP Facility System. The guidelines provided in your Stormwater Management Facilities Report (SWMFR), signed upon your development's completion, deems the property owner responsible for coordinating proper restoration and/or reconstruction of BMPs as needed under construction approval.

INSPECTIONS



**ANNUAL
REPORTING**



REPAIRS



RECONSTRUCTION



types of



BMP SYSTEMS & FACILITIES

DETENTION
POND-BASINS

RETENTION
POND-BASINS

PERMEABLE
PAVEMENT

BIORETENTION
RAIN GARDENS

GRASS
SWALES

UNDERGROUND
DETENTION

AMENDED
SOILS

BLUE AND GREEN
ROOFS

HYDRODYNAMIC
SEPARATORS

STORMWATER
CISTERNS

INFILTRATION
TRENCHES

WETLAND
FACILITIES

PLEASE NOTE YOUR PARTICULAR BMP TYPE IS LISTED ON YOUR INDIVIDUALIZED PROPERTY OWNER DESCRIPTION . THIS DESCRIPTION IS PROFESSIONALLY ENGINEERED TO ADHERE AND PREFORM ACCORDING TO DESIGN.



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