

A Guide to Earth Change and Erosion Control Requirements

City of
Sand Springs, Oklahoma

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www.sandspringsok.org



Why regulate Soil disturbances?

Sand Springs has topography that is the envy of most communities in Oklahoma. The rolling hills and abundance of trees create a pristine setting.



Many regional developers have capitalized on this scenery to build some of the Tulsa area's finest homes and businesses. Keeping developments environmentally friendly is a challenge. The hills, trees and soils must be effectively preserved if Sand Springs is to balance growth with its natural amenities.

To maintain this balance, the City Council has adopted regulations to assure protections are in place when developments significantly disturb the earth. With more developments occurring in environmentally sensitive areas, these measures will allow growth to continue without marring the beauty that Sandites hold dear.

The regulations affect all new development activities in the city limits. Existing and expanding work ARE also be subject to erosion protection measures.

Earth Change Permits

As in the past, new residential or commercial developments will be evaluated for their topography and drainage characteristics. This is done by the City's engineers working with the developer's engineers and consultants. Protections are designed to control drainage during large rainfall events. These are typically installed before building permits are issued.

When building permits are sought for new homes or businesses, as well as expansion of existing structures, the applicant will be asked to submit information regarding soils disturbance. In most cases, the only information needed will be site plan elevations showing the height difference between the building's floor and the lowest or highest point of disturbed ground. An actual finished floor elevation (above sea level) is acceptable. However, in most cases, the applicant may consider the floor or pad elevation as 100, then show the lowest or highest point of disturbed soils as a lesser or greater number.

An earth change permit is not required unless the difference exceeds six feet. For example: If disturbed soils are 3 feet below or above floor or pad elevation, an earth change permit would not be required. However, if a cut and/or fill resulted in disturbed soils of 7 feet from floor or pad elevation, an earth change permit would be required.

When an earth change permit is required, building permit applicants will need to submit more extensive site grading and drainage plans for review by the City Engineer.

The City Engineer will determine if the plans are adequate to issue a permit. The determinations are binding on all parties. However, an appeal can be made to the City Council.



Retaining Walls

Retaining walls shall be required for developed properties with a slope exceeding one vertical foot per three horizontal feet. Retaining walls must be built and maintained in a secure manner and must meet applicable building codes. Public Works staff will review plans and inspect all retaining walls four feet high or higher.

Inspections

During construction of all buildings in the City Limits, building inspectors will monitor compliance with disturbed soils regulations. In cases where earth change permits are issued, Public Works staff will inspect the site at various intervals to assure approved plans are implemented.

Siltation a Violation ...

Siltation of streets, drainageways or other public facilities is prohibited in the City of Sand Springs. Adequate erosion prevention measures must be maintained wherever any type of soil disturbance is occurring. When siltation occurs, responsible persons need to make immediate cleanup arrangements. Otherwise, the City will make cleanup arrangements and bill those responsible for all costs involved. Violators may also be subject to criminal penalties, including a maximum fine of \$500 and/or imprisonment, for each day siltation occurs.

**Earth Change Permit Questions
Public Works Department
(918) 246-2588**

**Siltation or Erosion Complaints
Public Works Department
Storm Water Management
(918) 246-2589**

**Building Permits and Inspections
Neighborhood Services
(918) 246-2572**



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