LDAP Permit Process

LAND AND DRAINAGE ALTERATION PROGRAM (**LDAP**)

Do I need an LDAP?

Will the activity result in soil disturbance?
- No → No LDAP required, but general water quality outcomes still apply.
- Yes ↓

Will the site disturb: 50-cubic-yards or more of soil, 7,000-square-feet or more of soil, or support a structure?
- No → No LDAP required, but general water quality outcomes still apply.
- Yes ↓

Will the activity disturb an area of five (5) acres or larger?*
- Yes → **REGISTRATION REQUIRED,** *under the NPDES 1200-C General Permit through the Oregon Department of Environmental Quality (DEQ).* and ↓
- No ↓

Does the site contain any of the following?
- *Drainageway or Swale.*
- *15% Slopes or inclusion in a Hillside Overlay District.*
- *Wetland.*
- *Flood plain.*
- *Commercial, Industrial, or Multi-unit Residential Development.*

Yes → **LDAP PERMIT REQUIRED.** *Obtain an application and a standard notes fact sheet. Available at City Hall, Public Works Department's front counter. 1200-CN coverage automatically applied to sites that disturb between one and five acres.*

No ↓

SHORT FORM LDAP PERMIT REQUIRED.
*Obtain a Short Form LDAP application from **bit.ly/springfieldLDAP** or from the Development Center's front counter at Springfield City Hall. This permit is issued over the counter.*

National Pollutant Discharge Elimination System (NPDES) registration with Oregon DEQ is required for sites that exceed one acre of disturbance. The **1200-CN General Permit issued by Oregon DEQ provides automatic coverage for sites that obtain and maintain a valid LDAP for sites that disturb one to five acres.*

About Springfield's LDAP

To protect local waterways, all construction sites located in Springfield that disturb land are required to comply with grading, public safety, and water quality standards as specified in Springfield's Municipal Code (SMC), Chapter 8.

All sites are required to protect water quality; however, not all sites will be required to obtain a Land & Drainage Alteration Permit (LDAP). Sites that are exempted from LDAP permitting are still required to meet the general water quality outcomes required of permitted sites as listed in SMC 8.408.

What is affected?

All construction activities that result in land disturbance or that otherwise negatively impact stormwater quality are affected. Construction activities that do not disturb the land such as interior remodeling and emergency-related circumstances such as those caused by floods and fires are excluded.

What are examples of land-disturbing activities?

Examples of land disturbance include, but are not limited to grading, grubbing, logging, excavating or filling.

Are permits required?

Grading activities that are intended to support a structure are required to obtain an LDAP prior to any ground disturbance. All other grading activity will require an LDAP unless all applicable exemptions are met (Springfield Municipal Code 8.412).

Fact sheets on Best Management Practices (BMPs) are available at the City Hall Public Works front counter.

What does the LDAP require?

All LDAP submittals require a plan for managing stormwater runoff from the proposed construction site. A standard LDAP requires a site plan that illustrates the BMPs that will be used to control runoff, prevent erosion and sedimentation, and protect public waterways from pollutants. Sites that meet

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specific criteria are eligible for issuance of a Short Form LDAP that is issued over the counter and includes a standardized plan for addressing these items.

Are there special qualifications to prepare these plans?

LDAP site plans for single family dwellings may be prepared by the owner or applicant. Plan templates are available to aid applicants in designing a site plan for projects that do not qualify for a Short Form LDAP.

Multifamily, commercial, and industrial projects require submittal of an LDAP packet prepared by a qualified design professional. This may include: civil engineers, environmental engineers, landscape architects, geologists, or Certified Professionals in Erosion and Sediment Control (CPESC), or any other qualified person determined by the Director.

Are fees required?

Yes, the amount varies depending on the type of permit and the size of the disturbance. Please refer to the City of Springfield Master Fees & Charges Schedule on the City of Springfield website for current fees.

Why do construction sites matter?

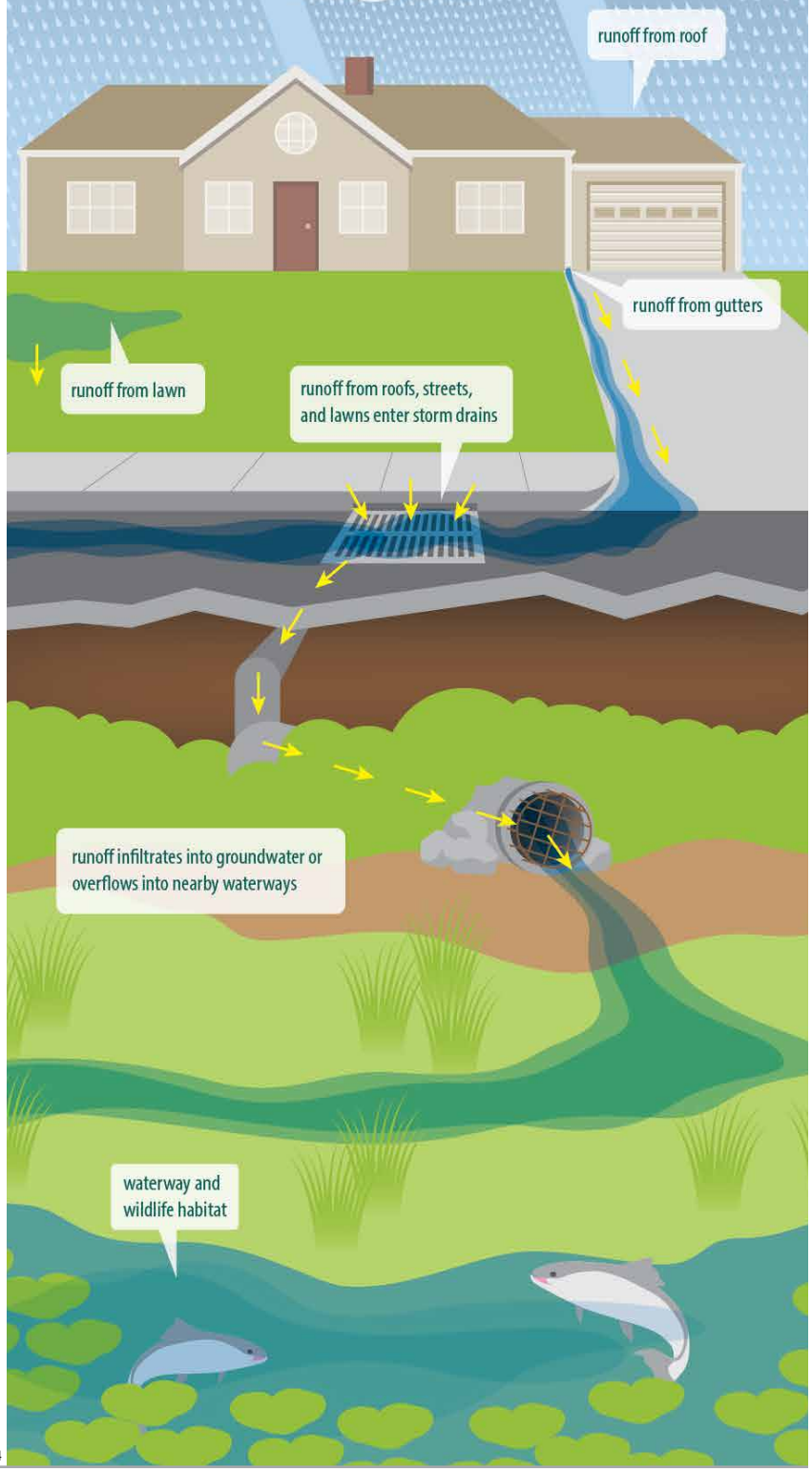
The City's stormwater system consists of open channels, creeks, wetlands, and pipes that carry untreated runoff to the McKenzie and Willamette Rivers. Construction activities can cause erosion and sedimentation which reduces the capacity of the stormwater system to convey water away from homes and businesses and reduces water quality. This may lead to impaired drainage and flooding, polluted drinking water sources, impaired water quality that is detrimental to aquatic life, and an overall reduction of other beneficial uses.

What are examples of stormwater pollutants?

Anything other than rain that enters the stormwater system is considered a pollutant. This includes soil sediment, fertilizer, paint, solvents, concrete slurry, organic debris, and any other solid or liquid waste product.

Springfield Stormwater

Stormwater is rain that washes over the city, into the stormwater system, and out to local waterways. It is also sometimes called runoff or urban runoff.



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