



CITY OF GOLDEN

Grading Permit

Fact Sheet

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GOLDEN, CO 80401
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When is a Grading Permit Required?

In general, it shall be unlawful for any person to perform any grading without first obtaining a permit for such from the Public Works Department. "Grading" means the mechanical removal or deposit of any rock or soil, or any combination thereof.

Exemptions From the Requirement of a Permit

The following grading activities may be done without obtaining a permit:

- a. Minor projects which meet both of the following criteria:
 - (1) Involve the placement or removal of less than 50 cubic yards (YD³) of earth material. Material removed from a cut and subsequently placed as fill adjacent to the cut shall not be considered separate disturbances for the purpose of determining whether the 50 cubic yards minor project exemption has been exceeded.
 - (2) Involve less than ½ acre of graded area. Individual lots in subdivision developments under the same ownership, involving less than ½ acre of graded area, shall not be considered separate projects if they are contiguous. Any series of related projects or connected projects on one site, which together exceed the ½ acre limitation or involve the placement or removal of more than 50 cubic yards shall be considered a single project. For example, several ½ acre segments which connect to form a road would be considered a single project.
- b. An excavation below finished grade only to the extent necessary for basements and foundations for structures for which a building permit has been issued, including the placement of the resulting excavated material anywhere on the property covered under the grading permit.
- c. Grading work being done pursuant to and in conformance with an approved grading plan in conjunction with an approved recorded plat or minor plat.
- d. Grading work being done pursuant to an approved building permit.
- e. Tillage of agricultural land is exempt from all permit requirements. Agricultural uses of land zoned agricultural, other than tillage, which disturb greater than ½ acre and/or involve the placement or removal of more than 200 cubic yards of earth material are exempt from the filing requirements, provided a conservation plan for the proposed grading activities using the most current United States Department of Agriculture Soil Conservation Service standards is approved by the Jefferson County Soil Conservation District. A copy of the conservation plan shall be submitted to the Public Works Department prior to the commencement of grading activities.
- f. Trenching incidental to the construction, maintenance and installation of underground pipelines, swimming pools, electrical or communication facilities, and drilling or excavation for wells or post holes:
- g. Grading for utility installation or maintenance within a City right-of-way.
- h. Maintenance and cleaning of ditches, lakes, ponds, and water storage reservoirs.
- i. Maintenance and resurfacing of existing roads, trail systems, and railroad beds.
- j. Performance of emergency work necessary to prevent or mitigate an immediate threat to life, property, or the environment. The person performing such emergency work shall immediately notify the Public Works Department of the emergency and work required. If the emergency work would not otherwise be exempt from a permit, a permit shall be obtained as soon as possible.

What is Necessary to Obtain a Grading Permit?

- An applicant shall submit an application, one (1) site plan and three (3) grading plans.
 - Attached 'General Grading Notes' required on all grading plans
- When review and approval are complete, the applicant will pay the required fees, submit the required security and obtain the permit.
 - Security shall be in the form of cash escrow, letter of credit, or bond.
 - If the applicant prefers to submit one security to cover both the Grading and Stormwater Permits, said security shall be either in cash escrow or letter of credit (no bonds will be accepted).
 - Security shall remain in effect until final acceptance of the work by the City. Partial reductions may be requested in writing by the permittee.
- The applicant shall apply for and obtain a Stormwater Permit either before or in conjunction with the Grading Permit.

GENERAL GRADING NOTES

1. The Contractor is responsible for implementing and maintaining erosion and sediment control measures at all times before, during and after construction to prevent damaging flows on the site and adjacent property.
2. Natural vegetation shall be retained and protected wherever possible. Exposure of soil to water and wind by removal or disturbance of vegetation shall be limited to the area required for immediate construction operations and for the shortest practicable period of time.
3. All topsoil, where physically practicable, shall be salvaged and on topsoil shall be removed from the site except as set forth in the approved plans. Topsoil and overburden shall be segregated and stockpiled separately as designated by the Developer. Topsoil and overburden shall be redistributed within the graded area after a rough grading to provide a suitable base for the areas that will be seeded and planted.
4. Any construction debris or mud tracking in the public right-of-way resulting from the construction shall be removed immediately by the Contractor.
5. Fugitive dust emissions resulting from grading activities and/or wind shall be controlled using the best available technology. A water truck shall be used within twenty-four (24) hours of the City's request for dust control on site.
6. The City of Golden may modify the plan as field conditions warrant.



Contractor Registration #: _____ Date: _____

Property Owner: _____ Phone: _____ Fax: _____

Address: _____ City & State: _____ Zip: _____

Contractor: _____ Phone: _____ Fax: _____

Address: _____ City & State: _____ Zip: _____

Job Location: _____

Work Description: _____

Earth Moving Quantities: Cut: _____ yd³ Fill: _____ yd³ Valuation of Work: \$ _____

Expected Start Date: _____ Expected Completion Date: _____

Job Site Contact: _____ Phone: _____ Mobile: _____

PERMIT IS VALID FOR 180 DAYS

NOTICE: It is the obligation of the Owner/Contractor to ensure that erosion control measures shall be in prior to commencement of grading, or stockpiling, and shall be maintained throughout construction. A Storm Water Quality Permit for Erosion & Sediment Control must be obtained in conjunction with this Grading Permit. The Owner/Contractor expressly grants the authority for the City to enter upon the premises to inspect the work.

I hereby certify that I have obtained a copy of Chapter 15.18 of Golden's Municipal Code pertaining to grading and am responsible for complying with the regulations contained therein.

Owner Signature: _____ Date: _____

FOR OFFICE USE ONLY

Plan Approval Comments:	Special Conditions:

Fee Calculations

Plan Check Fee (See Section 15.18.030):	Permit Fee (See Section 15.18.030):

Improvement Security (if required): _____ Plan Check Fee = \$ _____
 1.15 X Valuation = \$ _____ Permit Fee = \$ _____
 Method of Payment: _____ **Total = \$ _____**

Issued By: _____ Date Approved: _____

Initial Inspection Completed: _____ Date: _____ By: _____

Comments: _____

Warranty Inspection Completed: _____ Date: _____ By: _____

Comments: _____



GRADING PLAN REVIEW FEES

201 to 1,000 yd ³ (77.2 m ³ to 764.6 m ³)	\$22.50
1,001 to 10,000 yd ³ (765.3 m ³ to 7645.5 m ³)	\$30.00
10,001 to 100,000 yd ³ (7646.3 m ³ to 76455 m ³)	\$30.00 for the first 10,000 yd ³ (7645.5 m ³), plus \$15.00 for each additional 10,000 yd ³ (7645.5 m ³) or fraction thereof.
100,001 to 200,000 yd ³ (76456 m ³ to 152911 m ³)	\$165.00 for the first 100,000 yd ³ (76455 m ³), plus \$9.00 for each additional 10,000 yd ³ (7645.5 m ³) or fraction thereof.
200,000 yd ³ (152912 m ³) or more	\$255.00 for the first 200,000 yd ³ (152912 m ³), plus \$4.50 for each additional 10,000 yd ³ (7645.5 m ³) or fraction thereof.

GRADING PERMIT FEES

201 to 1,000 yd ³ (77.2 m ³ to 764.6 m ³)	\$22.50 for the first 100 yd ³ (76.5 m ³), plus \$10.50 for each additional 100 yd ³ (76.5 m ³) or fraction thereof.
1,001 to 10,000 yd ³ (765.3 m ³ to 7645.5 m ³)	\$117.00 first 1,000 yd ³ (764.6 m ³), plus \$9.00 for each additional 1,000 yd ³ (764.6 m ³) or fraction thereof.
10,001 to 100,000 yd ³ (7646.3 m ³ to 76455 m ³)	\$198.00 for the first 10,000 yd ³ (7645.5 m ³), plus \$40.50 for each additional 10,000 yd ³ (7645.5 m ³) or fraction thereof.
100,001 (76456 m ³) or more	\$562.50 for the first 100,000 yd ³ (76455 m ³), plus \$22.50 for each additional 10,000 yd ³ (7645.5 m ³) or fraction thereof.

Additional Permit, Plan Review, Inspection and Miscellaneous Fees

1. Additional Plan Review required by changes, additions or revisions to approved plans.	\$30.00 per hour*
2. Inspection outside of normal business hours. (minimum charge of two hours)	\$30.00 per hour*
3. Reinspection Fee	\$50.00 per hour*
4. Inspections for which no fee is specifically defined. (minimum charge of one half hour)	\$30.00 per hour*

* Or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.