

AMENDMENT 3

AN AMENDMENT TO THE GILPIN COUNTY BUILDING CODE REGULATING GRADING IN EXCESS OF 3500 CUBIC YARDS

1. Intent: It is the intent of this amendment to provide grading standards that would result in aesthetically pleasing vacant sites that mimic the natural landscape as nearly as possible while minimizing soil erosion.

2. Applicability:

Grading activity in excess of 3500 cubic yards for the purpose of filling, cutting, reshaping and/or re-contouring vacant land, when said activity is not part of a specific and complete development plan.

3. Permit Requirements: Projects to which this amendment applies shall require permitting via Special Use Review.

4. Definitions:

Grading Quantities – The sum total of all cut and fill operations.

5. Required Submittals:

- Operations plan
- Final Grading plan or final grading performance standards
- Final Landscape plan (including cost estimate)
- Erosion Control plan
- Dust Control plan
- Noise Impact Mitigation plan
- Transportation plan (Access, traffic control and road maintenance/cleaning)

6. Additional Submittals if Applicable:

- Phase I Environmental Assessment
- Site contamination remediation plan
- Origin, destination and chemical analysis of import/export material
- Section 404 permit
- Division of Water Resources permits

- Flood storage impact study
- FEMA LOMA/LOMR
- NPDES water quality permit

7. Performance Standards:

7.1 Finish Contours

- Finished grading shall result in a naturally undulating landscape.
- Except for designed water features, all areas shall drain sufficiently to prevent isolated depressions capable of puddling or ponding.

7.2 Re-vegetation

- A performance bond in the amount of 110% of landscaping costs (6" top soil, seed, installation, watering and weed control) shall be deposited with Gilpin County for a period not less than 2 full growing seasons to ensure proper vegetative cover over all disturbed lands.
- Proper vegetative cover shall be achieved when areal coverage meets or exceeds 50%; and, intended permanent native plant individuals comprise a minimum of 90% of all individuals; and, A and B List noxious weed plant individuals shall comprise less than 2% of all individuals.

8. Fees:

Permit fees shall be a function of grading quantities as follows:

<u>Cubic Yards</u>	<u>Cost per Cubic Yard</u>
3500 – 9,999	.02
10,000 – 19,999	.03
20,000 – 39,999	.04
40,000 – 99,999	.05
100,000+	.06