



DEPARTMENT OF PUBLIC WORKS
 50 PARK PLACE
 BRISBANE, CA 94005
 PHONE: 415.508.2130
 FAX: 415.467.5547
INSPECTOR: 415.760.3053
www.brisbaneca.org

DATE: _____
 PROJECT ADDRESS: _____
 ASSESSOR'S PARCEL No: _____

GRADING PERMIT APPLICATION

(SEE BRISBANE MUNICIPAL CODE SECTION 15.01.090 FOR APPLICATION PACKET REQUIREMENTS)

APPLICANT/PERMITTEE NAME	CONTRACTOR NAME
COMPANY	COMPANY
ADDRESS	ADDRESS
TELEPHONE	TELEPHONE
OWNER NAME AND ADDRESS	CONTRACTOR'S LICENSE NO: BRISBANE CITY LICENSE NO:
TELEPHONE	24 HOUR TELEPHONE
SOILS ENGINEER OF RECORD NAME	CIVIL ENGINEER/ARCHITECT OF RECORD NAME
TELEPHONE	TELEPHONE

Project related to current building permit: YES NO If YES, Building permit No.: _____
 Planning Application No. (required if ≥250 cubic yards total or ≥ 50 cubic yards of export) _____

Property within Habitat Conservation Plan Boundaries? Yes / No Site Activity Permit attached if Yes? Yes / No / N/A

APPLICATION IS MADE TO PERFORM GRADING AT THE LOCATIONS STATED ABOVE AND AS STATED BELOW:

PER PLANS DIAGRAM

START DATE:	COMPLETION DATE:
ESTIMATED COST:	BASED ON ATTACHED <input type="checkbox"/> BID <input type="checkbox"/> CONTRACT <input type="checkbox"/> ENGINEER'S ESTIMATE

CUBIC YARDS: CUT	FILL	IMPORT	EXPORT
Average % of slope on property:	Square footage of land to be disturbed:	Convert SF to acres:	

SUBMITTED:

- SITE MAP and GRADING PLAN DRAINAGE PLAN & HYDRAULICS CALCULATIONS HAUL ROUTE WORK SCHEDULE
 SOILS REPORT GEOLOGY REPORT SOILS ENGINEER'S INSTRUCTION LETTER
 NOTICE OF INTENT (COPY) - required if disturbing >= 1 acre of land
 INTERIM EROSION AND SEDIMENT CONTROL PLAN PERMANENT EROSION CONTROL PLAN

Project creates or replaces > 2500 SF impervious surface: YES (PCD Clearance Required) NO

PLANNING & COMMUNITY DEVELOPEMNT (PCD) CLEARANCE FOR STORMWATER CONTROLS APPROVED DENIED

DATE: _____ BY: _____

INSURANCE: GENERAL LIABILITY AUTOMOBILE LIABILITY WORKERS COMPENSATION

I HEREBY AGREE TO ACCEPT AND ABIDE BY THE PROVISIONS OF THIS PERMIT, AND CHAPTER 15.01 OF THE BRISBANE MUNICIPAL CODE.

THIS PERMIT IS NOT VALID UNTIL SIGNED BY THE CITY OF BRISBANE

PERMITTEE _____ DATE _____
 TITLE _____ COMPANY _____
CONTRACTOR _____ DATE _____
 TITLE _____ COMPANY _____

DATE GRANTED: _____ BY: _____

DATE EXPIRES: _____ DATE EXTENDED/BY: _____ DATE EXTENDED/BY: _____
 Expires within 90 days of "Date Granted" if work has not commenced by that time.

DATE WORK COMPLETED _____ AS-BUILTS RECEIVED MAINTENANCE BOND REQUIRED, AMOUNT _____

FINAL SOILS REPORT RECEIVED

DATE BONDS RELEASED: PERFORMANCE _____ MAINTENANCE _____

FINAL INSPECTION: DATE: _____ INSPECTOR: _____

cc: DPW Inspector, NPDES Coordinator
Encl: CA Civil Code Section 832, Current Stormwater Quality Control Requirements Construction Best Management Practices

GENERAL GRADING PROVISIONS

1. All work shall be done strictly in conformance with the approved plans.
2. This permit shall be kept on the premises at all times.
3. Permittee shall notify Public Works Department at least 24 hours in advance of any required inspections.
4. No work shall be performed during hours other than normal working hours which are Monday through Friday 8:00 a.m. to 5:00 p.m. For working hours other than specified, a special request in writing must be submitted for approval and the appropriate fees will be collected.
5. No work shall be done on the weekend without a special weekend permit issued by the Director of Public Works/City Engineer.
6. Construction noise limitations shall be as specified in Brisbane Municipal Code 8.28.60 A and 8.28.60 B.
7. All Contractors and subcontractors shall obtain a City of Brisbane business license prior to performing any work within the City.
8. All projects with 1 acre or more of disturbed area must file a Notice of Intent (NOI) with the State Water Resources Control Board to obtain coverage under the State General Construction Activity NPDES Permit and a Storm Water Pollution Prevention Plan (SWPPP) must be prepared and implemented. A copy of the project's NOI and SWPPP shall be submitted to City prior to issuance of a grading permit.
9. Erosion and sediment control measures shall be in place, operational and continuously maintained during the rainy season, defined by the Municipal Code as October 15 through April 15. An effective erosion and sediment control plan shall be prepared, submitted to the City for review and approval, and implemented prior to start of the rainy season. Temporary erosion and sedimentation controls shall remain in place until permanent post construction controls have been established.
10. All construction sites shall have site specific, and seasonally and phase appropriate, effective Best Management Practices (BMPs) in the following six categories:
 - Erosion Control
 - Run-on and Run-Off Control
 - Sediment Control
 - Active Treatment Systems (as necessary)
 - Good Site Management
 - Non Stormwater Management
11. Site specific BMPs for the six categories in paragraph 10 may be a combination of BMPs from:
 - California BMP Handbook, Construction, January 2003.
 - Caltrans Stormwater Quality Handbooks, Construction Site Best Management Practices Manual, March 2003, and addenda.
 - California Regional Water Quality Control Board, San Francisco Bay Region, Erosion and Sediment Control Field Manual, 2002.

- New BMPs available since the release of these Handbooks.

City reserves the right to require immediate additional measures if in the City Engineer's sole judgment such additional measures are necessary.

12. Discharge of all potential pollutants, including but not limited to, petroleum products, solid wastes, and construction materials and pumped groundwater that occur on-site during construction shall be controlled and prevented from discharging into the storm drain system and watercourses. Appropriate construction site BMPs shall be continuously employed.
13. Dust created by the grading operation shall be controlled per Section 15.01.330 of the Brisbane Municipal Code , and per the Bay Area Air Quality Management District's standard dust control measures for all construction sites (BAAQMD CEQA Guidelines, Table 2), and to the satisfaction of the City Engineer.
14. TRAFFIC CONTROL PLANS

All City Highways

No work will be performed during other than normal work hours of 8:00 a.m. to 5:00 p.m. Monday through Friday. For work hours other than specified, a special request in writing must be submitted for approval and the appropriate fees will be collected.

No work will be done on the weekend without a special weekend permit issued by the Director of Public Works/City Engineer.

Contractor's traffic control plan shall provide two-way traffic on all two-way streets at all times. If required to maintain two-way traffic, contractor shall provide flaggers with radios at each end of construction detour.

"Standard" plans may be used when the activity site is consistent with typical work zone layouts shown in the latest edition of the Work Area Traffic Control Handbook or with typical applications shown in the latest edition of the California Manual for Uniform Traffic Control Devices.

Dependent on the location of the work, the City may require the submittal of typical plans with site-specific details including street names, existing traffic control signals/devices, intersections, driveways, etc.

Advance warning signs for parking restrictions and lane closures/detours shall be placed 72 hours in advance of implementing traffic control.

Highways with Restricted Work Hours (work is permitted only between 9 AM and 4 PM)

No work, traffic control, lane closures, or traffic detours will be allowed within traffic lanes of the following highways before 9:00 a.m. or after 4:00 p.m.:

Bayshore Boulevard
Guadalupe Canyon Parkway
Valley Drive
North Hill Drive
Tunnel Avenue
Lagoon Way
Sierra Point Parkway

Restricted Conditions (TCP must be prepared by a licensed professional)

Traffic control plans for the following highways and for the listed conditions shall be signed and stamped plans prepared by a California licensed civil engineer or traffic engineer:

Bayshore Boulevard
Guadalupe Canyon Parkway
Valley Drive
Lagoon Way
Sierra Point Parkway

Night Work
Full Road Closure

14. Staging, including the storage of equipment and stock piling of materials, shall not be allowed within the public right-of-way. Upon demand of City, Permittee shall provide written proof of permission to utilize private property within City limits for staging.
15. Construction equipment will be allowed to transit the public right-of-way with proper traffic control, including flagging, in order to access the jobsite. Permittee shall provide proper safety measures at all times. No open trenches shall be allowed next to live traffic without proper safety controls, to include K-rail, trench shoring, and other measures necessary to protect motorists.
16. Trucks delivering materials shall not block public traffic at any time except for deliveries incorporated into an approved traffic control plan.
17. Permittee shall obtain prior approval from the city's utility division before discharging any fluids into City sanitary sewer system. This flow shall be metered, and a volume and strength charge will be assessed.
18. Trenches not protected by K-rail shall be plated at the end of every workday. Only nonskid steel traffic plates shall be used to cover the trench. Trenches protected by K-rail may be left open at night provided that plastic barricade fencing or some other barricade acceptable to the City Engineer is used to secure the open trench and prevent access from unauthorized personnel during non-work hours.
19. Underground Service Alert shall be contacted 48 hours prior to start of work.
20. In the event of an accidental discovery of human remains of historical or unique archaeological resources during the course of grading and construction, work shall cease until in compliance with State CEQA guidelines Sections 15064.5(e) & (f).
21. Prior to issuance of a grading permit, the applicant shall pay the Grading Permit Plan fee, shall provide the Grading Permit Inspection fee (or provide the force account deposit amount), shall provide the Grading Security Deposit, and shall provide the Grading Cash Deposit for Street Repair/Cleaning.

SPECIAL GRADING PROVISIONS

A.

California Civil Code Section 832 (Chapter 1 – Rights of Owners)

Each coterminous owner is entitled to the lateral and subjacent support which his land receives from the adjoining land, subject to the right of the owner of the adjoining land to make proper and usual excavations on the same for purposes of construction or improvement, under the following conditions:

1. Any owner of land or his lessee intending to make or to permit an excavation shall give reasonable notice to the owner or owners of adjoining lands and of buildings or other structures, stating the depth to which such excavation is intended to be made, and when the excavating will begin.

2. In making any excavation, ordinary care and skill shall be used, and reasonable precautions taken to sustain the adjoining land as such, without regard to any building or other structure which may be thereon, and there shall be no liability for damage done to any such building or other structure by reason of the excavation, except as otherwise provided or allowed by law.

3. If at any time it appears that the excavation is to be of a greater depth than are the walls or foundations of any adjoining building or other structure, and is to be so close as to endanger the building or other structure in any way, then the owner of the building or other structure must be allowed at least 30 days, if he so desires, in which to take measures to protect the same from any damage, or in which to extend the foundations thereof, and he must be given for the same purposes reasonable license to enter on the land on which the excavation is to be or is being made.

4. If the excavation is intended to be or is deeper than the standard depth of foundations, which depth is defined to be a depth of nine feet below the adjacent curb level, at the point where the joint property line intersects the curb and if on the land of the coterminous owner there is any building or other structure the wall or foundation of which goes to standard depth or deeper then the owner of the land on which the excavation is being made shall, if given the necessary license to enter on the adjoining land, protect the said adjoining land and any such building or other structure thereon without cost to the owner thereof, from any damage by reason of the excavation, and shall be liable to the owner of such property for any such damage, excepting only for minor settlement cracks in buildings or other structures.