

Grading

Residential and Commercial



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GRADING PERMIT SUBMITTAL GUIDELINES

The following is an outline of the requirements that need to be addressed when submitting for a grading permit. The outline is for reference purposes only and may not represent all of the requirements for approval.

1. GENERAL REQUIREMENTS FOR SUBMITTAL

- **Plan Requirements**
 - For residential grading, two sets of plans are required. If the grading is over an acre, one extra is needed.
 - For commercial grading, two sets of plans are required.
 - When required by the Building Official, the plans and specifications shall be prepared and signed by an individual licensed by the State of Nevada to prepare such plans and specifications.
 - The following information must be clearly and accurately shown on the plan(s):
 - A plan showing the general vicinity of the site: (refer to Figure 1)
 - Show north arrow, date and scale.
 - Site plan drawn to scale showing: (refer to Figure 2)
 - Owner's name.
 - Mailing address.
 - Project address.
 - Township, Range and Section or block and subdivision.
 - Assessor's parcel number.
 - Contact Information.
 - E-mail address, cellular number, fax, office phone, home phone.
 - The location and limits of all work to be performed.
 - The location of all proposed and existing structures on the lot.
 - The location of any structures on adjacent parcels that are within 15 feet of the proposed work site's parcel boundary.
 - Existing and proposed surface drainage patterns.
 - Sufficient elevation data to show the drainage will work as proposed.
 - The quantities of excavation, fill, and disturbed surface area shall be calculated and shown.
 - If material is to be removed from the site, the amount to be removed, the proposed disposal area, and the disposition of the fill, shall be stated.

2. SPECIFIC REQUIREMENTS

- All commercial and residential projects that disturb over 25,000 square feet of area must submit the following additional information:
 - Existing contours.
 - Proposed contours.

- Existing drainage (natural and man-made).
- Limiting dimensions of cut and fill.
- Proposed BMP's (Best Management Practices) for controlling water and wind erosion if a disturbed area is left undeveloped for over 30 days.

3. SETBACKS – CUT AND FILL SLOPES FROM PROPERTY BOUNDARY

- From the top of a cut slope, the setback must be one-fifth (1/5) of the vertical height of the cut slope with a minimum of 2 feet but need not exceed ten (10) feet (Figure 3a).
- The setback from the toe of a fill slope must be one-half (1/2) the vertical height of the fill slope with a minimum of 2 feet but need not exceed twenty (20) feet (Figure 3b).

4. SETBACKS – STRUCTURES FROM A SLOPE

- From the face of the structure to the toe of the slope, the setback shall be one-half (1/2) the vertical height of the slope but need not exceed 15 feet (Figure 3c).
- From the face of the structure's footing to the top of the slope, the setback shall be one-third (1/3) of the vertical height but need not exceed 40 feet (Figure 3d).

5. OTHER GENERAL REQUIREMENTS if the Project disturbs an acre or more of land, the applicant must:

- Contact the Air Quality Management Division of the District Health Department to obtain a dust control permit.
- Contact the Nevada Division of Environmental Protection (NDEP) to obtain a Notice of Intent (NOI) and construction storm water discharge permit (or waiver).
- Contact the Pershing County Planning & Building Department for a grading permit.
- In all areas of the fill, all sod and vegetation is to be removed prior to placement of the fill.
- A soils and geology analysis and report may be required.
- A bond to insure completion and/or restoration of the work may be required.
- Where slopes steeper than 3 horizontal to 1 vertical (3:1) are allowed, slopes shall not exceed 2 horizontal to 1 vertical (2:1) without slope stabilization and engineering.
- All cut and fill slopes are not to exceed 6 feet of vertical height before providing a minimum 6-foot wide terrace. Rockery, not riprap, shall be used in construction of the walls.
- All projects shall perpetuate existing off site drainage which reaches the property. Lot shall be graded so water will not flow onto adjacent properties. Drainage shall terminate at an approved drainage easement or to an approved street drainage system. (refer to 8. below)
- The maximum driveway gradient shall not exceed 14%.
- The faces of cut and fill slopes shall be prepared and maintained to control against erosion.

6. CERTIFICATIONS AND REPORTS

- Certification by a licensed engineer or surveyor of lot grading for drainage, soil suitability and slope setbacks will be required prior to the issuance of a Certificate of Occupancy.

7. FLOOD PLAINS AND DRAINAGE WAYS

- If a structure is in a FEMA flood plain, the requirements of County Code Chapter 15.08 (Flood Plain Management) must be followed.
- If a structure is in a flood plain other than those designated by FEMA or within a natural drainage way, a hydrology/hydraulic analysis performed by a Nevada Registered Engineer must be submitted to the Pershing County Planning & Building Department for review and approval. Special construction requirements for protection of proposed and existing downstream structures may be required.

Project Location

VICINITY MAP
NOT TO SCALE

FIGURE 1

SETBACKS STRUCTURES

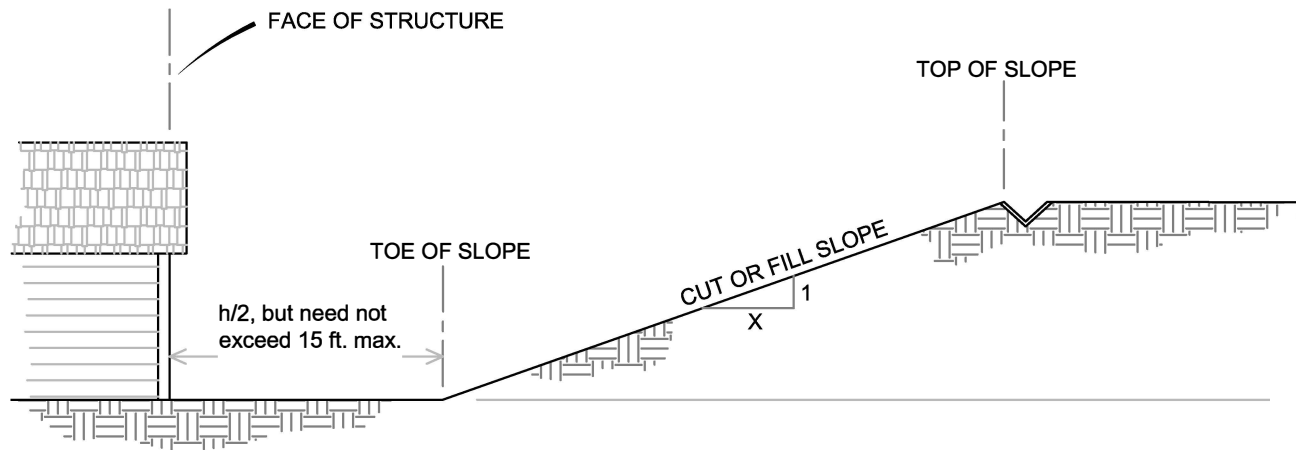


FIGURE 3C

SETBACKS PROPERTY BOUNDARY

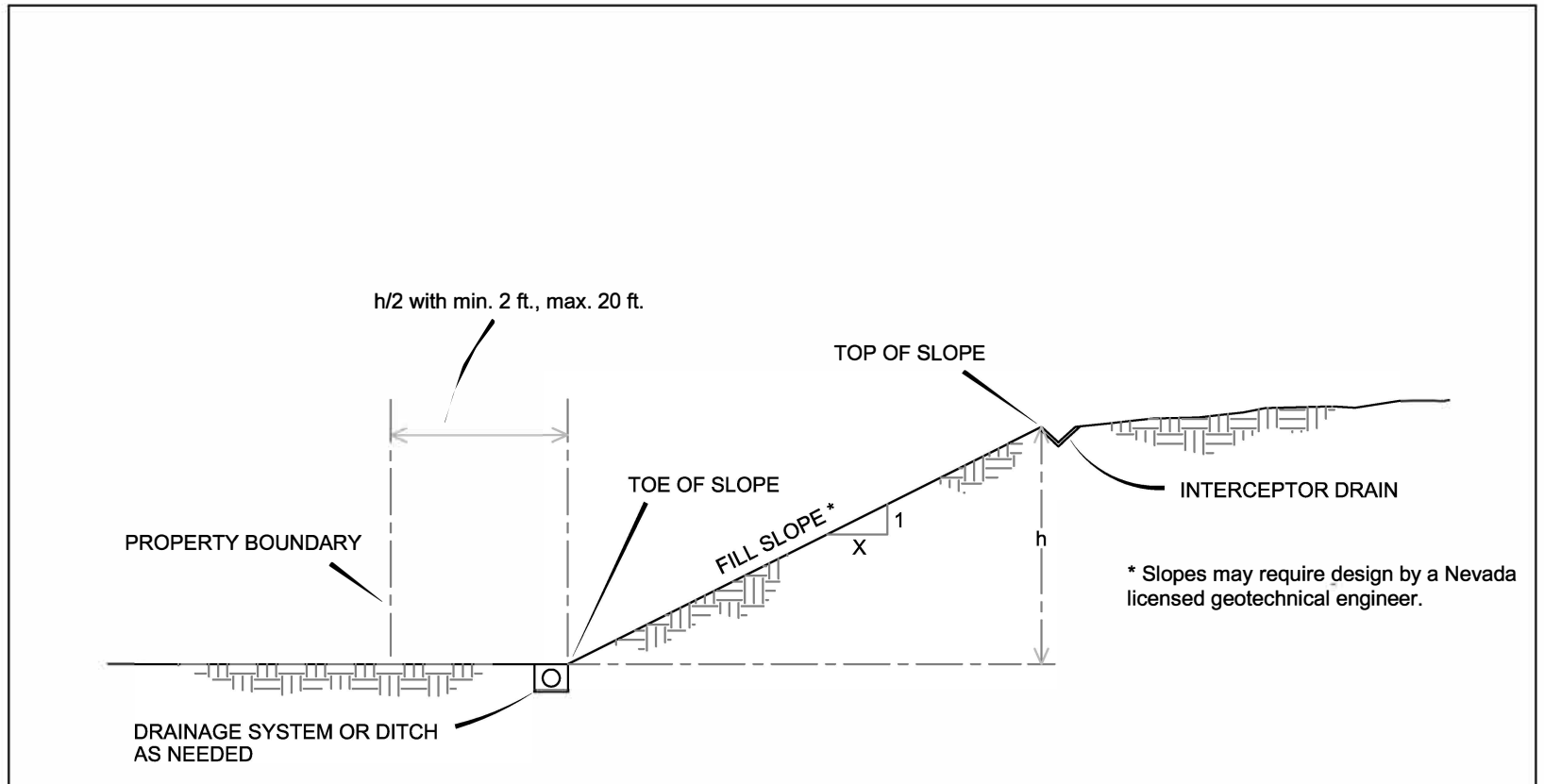


FIGURE 3B

SETBACKS PROPERTY BOUNDARY

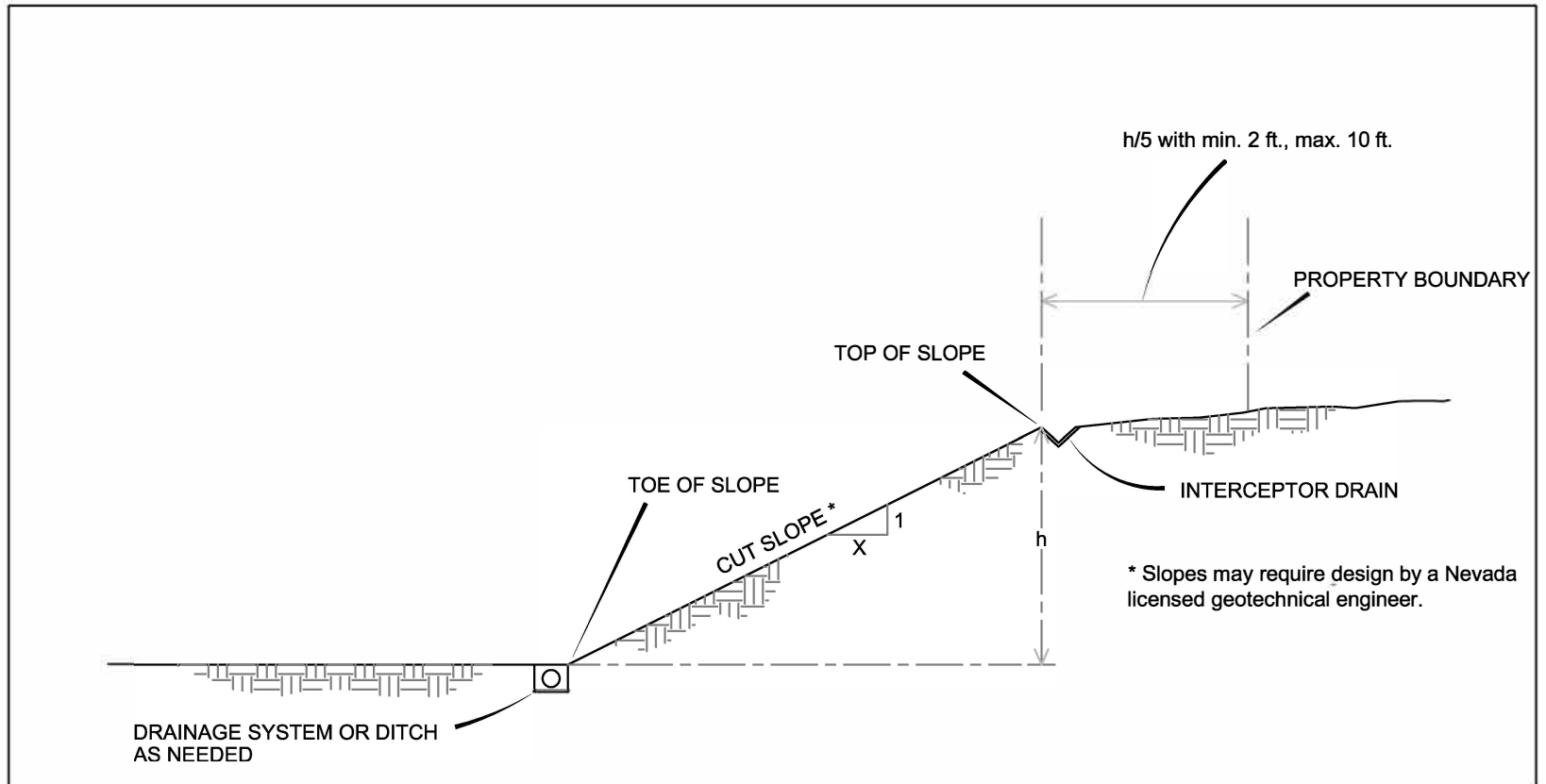


FIGURE 3A

SETBACKS STRUCTURES

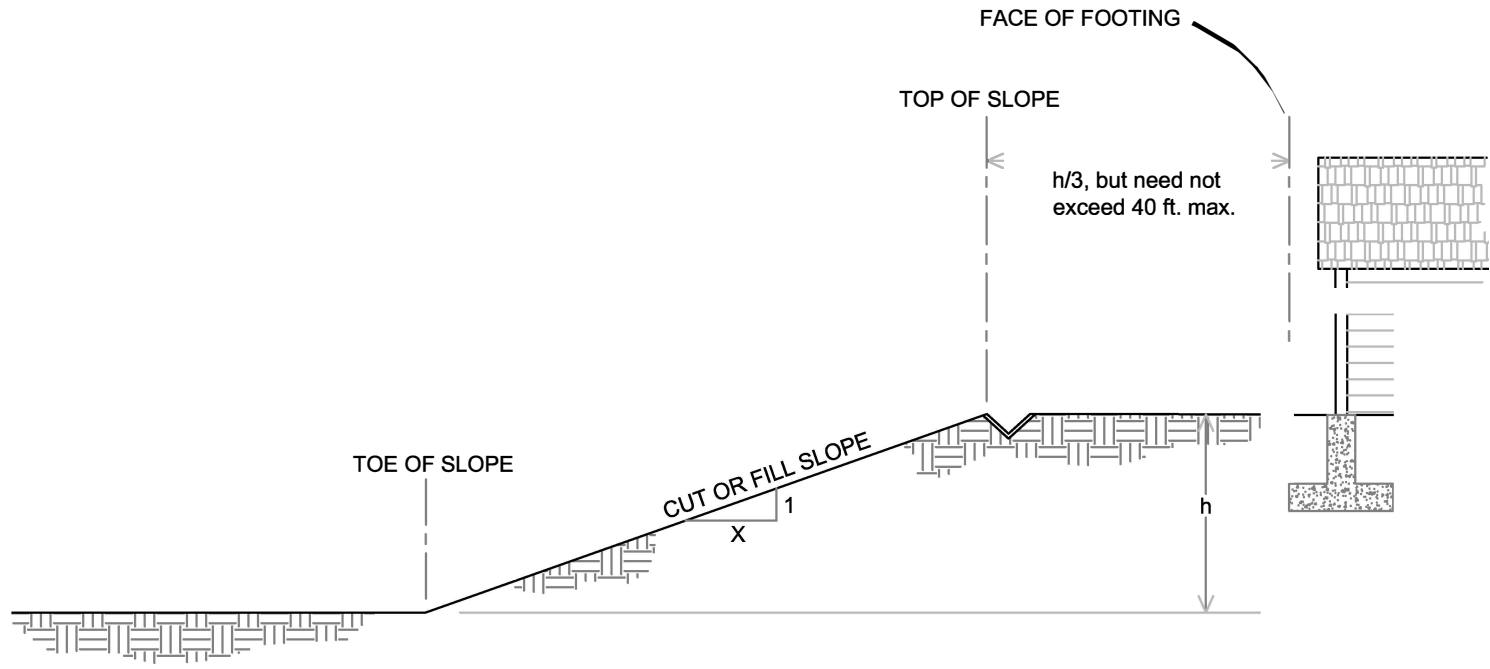


FIGURE 3D